



AGENDA FOR THE REGULAR MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER AND ELECTRONICALLY (HYBRID) FROM CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON MONDAY, SEPTEMBER 21, 2026 AT 6:00 PM

Watch Livestream at cnv.org/LiveStreaming
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The City of North Vancouver respectfully acknowledges that this Council meeting is held on the traditional and unceded territories of the Skwxwú7mesh (Squamish) and sə́lílwətaʔ (Tsleil-Waututh) Nations.

CALL TO ORDER

APPROVAL OF AGENDA

1. Regular Council Meeting Agenda, September 21, 2026

ADOPTION OF MINUTES

2. Regular Council Meeting Minutes, July 20, 2026
3. Special Council Meeting Minutes, July 27, 2026
4. Special Council Meeting Minutes, September 3, 2026

PROCLAMATIONS

Truth and Reconciliation Day – September 30, 2026

Canadian Library Month – October 2026

PUBLIC INPUT PERIOD

CONSENT AGENDA

Items *5, *6, *7, *8, *9 and *10 are listed in the Consent Agenda and may be considered separately or in one motion.

BYLAWS – ADOPTION

- *5. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2026, No. 9134”
(154 East 17th Street, CD-769)
- *6. “Housing Agreement Bylaw, 2026, No. 9135”
(154 East 17th Street, CD-769, Rental Housing Commitments)
- *7. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9139”
(341-347 West 4th Street, CD-770)
- *8. “Housing Agreement Bylaw, 2025, No. 9140”
(341-347 West 4th Street, CD-770, Rental Housing Commitments)

CONSENT AGENDA – Continued

REPORTS

- *9. Metro 2050 Type 3 Proposed Amendment – City of Vancouver (Molson Site)
- *10. Metro 2050 Type 3 Proposed Amendment – City of Surrey (105 - 175A Street)

PRESENTATION

Remembrance Day Parade Banners and Cenotaph Rededication
– Director, Transportation

REPORT

- 11. Remembrance Day Parade Banners and Cenotaph Rededication

BYLAW – SECOND AND THIRD READINGS

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

PUBLIC CLARIFICATION PERIOD

COUNCIL INQUIRIES

NEW ITEMS OF BUSINESS

NOTICES OF MOTION

ADJOURN

CALL TO ORDER

APPROVAL OF AGENDA

1. Regular Council Meeting Agenda, September 21, 2026

ADOPTION OF MINUTES

2. Regular Council Meeting Minutes, July 20, 2026
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PUBLIC INPUT PERIOD

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

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

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

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

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

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

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

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

CONSENT AGENDA

Items *5, *6, *7, *8, *9 and *10 are listed in the Consent Agenda and may be considered separately or in one motion.

RECOMMENDATION:

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

START OF CONSENT AGENDA

BYLAWS – ADOPTION

- *5. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2026, No. 9134” (154 East 17th Street, CD-769)

RECOMMENDATION:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2026, No. 9134” (154 East 17th Street, CD-769) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

- *6. “Housing Agreement Bylaw, 2026, No. 9135” (154 East 17th Street, CD-769, Rental Housing Commitments)

RECOMMENDATION:

THAT “Housing Agreement Bylaw, 2026, No. 9135” (154 East 17th Street, CD-769, Rental Housing Commitments) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

- *7. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9139” (341-347 West 4th Street, CD-770)

RECOMMENDATION:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9139” (341-347 West 4th Street, CD-770) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

- *8. “Housing Agreement Bylaw, 2025, No. 9140” (341-347 West 4th Street, CD-770, Rental Housing Commitments)

RECOMMENDATION:

THAT “Housing Agreement Bylaw, 2025, No. 9140” (341-347 West 4th Street, CD-770, Rental Housing Commitments) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

CONSENT AGENDA – Continued

REPORTS

- *9. Metro 2050 Type 3 Proposed Amendment – City of Vancouver (Molson Site)
– File: 01-0400-60-0006/2026

Report: Manager, City Design and Planning, September 2, 2026

RECOMMENDATION:

PURSUANT to the report of the Manager, City Design and Planning, dated September 2, 2026, entitled “Metro 2050 Type 3 Proposed Amendment – City of Vancouver (Molson Site)”:

THAT staff be directed to respond to Metro Vancouver’s correspondence to Council, dated July 27, 2026, entitled “Metro 2050 Type 3 Proposed Amendment – City of Vancouver (Molson Site)”, outlining indirect impacts to the City of North Vancouver, as outlined in the “Proposed Response”;

AND THAT a copy of the correspondence to Metro Vancouver be distributed to Council.

- *10. Metro 2050 Type 3 Proposed Amendment – City of Surrey (105 - 175A Street)
– File: 01-0400-60-0006/2026

Report: Manager, City Design and Planning, September 2, 2026

RECOMMENDATION:

PURSUANT to the report of the Manager, City Design and Planning, dated September 2, 2026, entitled “Metro 2050 Type 3 Proposed Amendment – City of Surrey (105 - 175A Street)”:

THAT staff be directed to respond to Metro Vancouver’s correspondence to Council, dated July 2, 2026, entitled “Metro 2050 Type 3 Proposed Amendment, Bylaw No. 1463, 2026 City of Surrey (105 - 175A Street)”, outlining indirect impacts to the City of North Vancouver, as outlined in the “Proposed Response”;

AND THAT a copy of the correspondence to Metro Vancouver be distributed to Council.

END OF CONSENT AGENDA

PRESENTATION

Remembrance Day Parade Banners and Cenotaph Rededication
– Director, Transportation

Item 11 refers.

REPORT

11. Remembrance Day Parade Banners and Cenotaph Rededication
– File: 13-6750-20-0010/1

Report: Project Manager, Public Realm Infrastructure, and Section Manager,
Parks Planning and Design, September 2, 2026

RECOMMENDATION:

PURSUANT to the report of the Project Manager, Public Realm Infrastructure, and the Section Manager, Parks Planning and Design, dated September 2, 2026, entitled “Remembrance Day Parade Banners and Cenotaph Rededication”:

THAT the North Shore Veterans’ Council of Canada (NSVCC) initiative to add an inscription to the Victoria Park Cenotaph for the “Gulf War 1990-1991” be endorsed.

BYLAW – SECOND AND THIRD READINGS

12. “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 second and third readings.

PUBLIC CLARIFICATION PERIOD

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

COUNCIL INQUIRIES

NEW ITEMS OF BUSINESS

NOTICES OF MOTION

ADJOURN



**MINUTES OF THE REGULAR MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER AND ELECTRONICALLY (HYBRID) FROM CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON
MONDAY, JULY 20, 2026**

PRESENT:

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

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

APPROVAL OF AGENDA

Moved by Councillor Shahriari, seconded by Councillor Valente

1. Regular Council Meeting Agenda, July 20, 2026

THAT the Regular Agenda of July 20, 2026 be amended by moving Item 6 – “North Shore Wastewater Treatment Plant – Application of Settlement Proceeds, Independent Review, and Request for Public Inquiry by BC Inspector of Municipalities” after Item 3, as part of the Consent Agenda;

AND THAT the Agenda, as amended, be approved.

CARRIED UNANIMOUSLY

R2026-07-20/1

ADOPTION OF MINUTES

Moved by Councillor Back, seconded by Councillor McIlroy

2. Regular Council Meeting Minutes, July 13, 2026

CARRIED UNANIMOUSLY

R2026-07-20/2

PROCLAMATION

Mayor Buchanan declared the following proclamation:

Pride Week – July 25 - August 2, 2026 – read by Councillor Back

PUBLIC INPUT PERIOD

Moved by Councillor Bell, seconded by Councillor Shahriari

THAT the Public Input Period be extended to hear all the speakers listed on the sign-up sheet.

CARRIED UNANIMOUSLY

- Mike McGraw, North Vancouver, spoke regarding Item 9 – Harbour Swimming Deck.
- Dennis Hilton, North Vancouver, spoke regarding municipal priorities.
- Ryan Benson, North Vancouver, spoke regarding Item 9 – Harbour Swimming Deck.
- Richard Short, North Vancouver, spoke regarding Item 9 – Harbour Swimming Deck.
- Tom Woywitka, North Vancouver, spoke regarding Item 9 – Harbour Swimming Deck.
- Andrew Robertson, North Vancouver, spoke regarding Item 8 – Establishing a Cooling Strategy for Multi-Unit Residential Buildings.
- Stephanie Wilson, North Vancouver, spoke regarding excessively loud vehicles in Lower Lonsdale.

CONSENT AGENDA

Moved by Councillor McIlroy, seconded by Councillor Valente

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

CARRIED UNANIMOUSLY

START OF CONSENT AGENDA

BYLAW – ADOPTION

3. “Taxation Exemption Bylaw, 2026, No. 9156”

Moved by Councillor McIlroy, seconded by Councillor Valente

THAT “Taxation Exemption Bylaw, 2026, No. 9156” be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

(CARRIED UNANIMOUSLY BY CONSENT)

R2026-07-20/3

CONSENT AGENDA – Continued

MOTION

6. North Shore Wastewater Treatment Plant – Application of Settlement Proceeds, Independent Review, and Request for Public Inquiry by BC Inspector of Municipalities – File: 01-0400-60-0006/2026

Submitted by Mayor Buchanan

Moved by Councillor McIlroy, seconded by Councillor Valente

THAT Council amend the following resolution from the July 6, 2026 Regular meeting to replace the phrase “section 765 of the *Local Government Act*” with the phrase “relevant legislation, including section 59 of *An Act to Incorporate the Greater Vancouver Sewerage and Drainage District* and section 765 of the *Local Government Act*”:

WHEREAS the City of North Vancouver has repeatedly raised concerns regarding the cost escalation of the North Shore Wastewater Treatment Plant (NSWWTP) from an original estimate of \$700 million to \$3.86 billion, and the disproportionate burden this places on North Shore residents;

WHEREAS on March 5, 2026, the Mayors of the City and District of North Vancouver met with the Premier of British Columbia and Minister of Housing and Municipal Affairs, and by joint letter dated April 28, 2026 reaffirmed the requests for a public inquiry into the NSWWTP cost overruns by the province, a provincial review of Metro Vancouver's governance framework, and a fairness mechanism to protect municipalities from bearing the cost of uncontrolled escalations on regional mega-projects;

WHEREAS on May 13, 2026, the GVS&DD Board announced a mediated settlement of its litigation with Acciona Wastewater Solutions LP under which Acciona provided \$235 million to the GVS&DD, and the GVS&DD has not confirmed how those proceeds will be applied;

WHEREAS Metro Vancouver has since announced a review of the NSWWTP Program that is commissioned and funded by Metro Vancouver will proceed as litigation is complete;

WHEREAS a review commissioned by the very entity whose governance and processes are under examination cannot provide the independence, public confidence, and accountability that residents require and deserve;

AND WHEREAS the District of North Vancouver Council is concurrently considering a resolution to submit a complaint to the Inspector of Municipalities pursuant to relevant legislation, including section 59 of *An Act to Incorporate the Greater Vancouver Sewerage and Drainage District* and section 765 of the *Local Government Act*, and a united North Shore position materially strengthens both requests;

Continued...

CONSENT AGENDA – Continued

MOTION – Continued

6. North Shore Wastewater Treatment Plant – Application of Settlement Proceeds, Independent Review, and Request for Public Inquiry by BC Inspector of Municipalities – File: 01-0400-60-0006/2026 – Continued

THEREFORE BE IT RESOLVED:

1. THAT Council write to the GVS&DD Board requesting that the full \$235 million settlement received by the GVS&DD from Acciona be applied to the North Shore subregion to reduce the cost of the NSWWTP, with the benefit allocated to North Shore ratepayers;
2. THAT Council re-affirm in writing to the Chair, Metro Vancouver Board of City of North Vancouver's position that any review of the NSWWTP Program must be truly independent, commissioned at arm's length from Metro Vancouver, preferably by the Province of British Columbia or the Inspector of Municipalities, with terms of reference not determined by Metro Vancouver;
3. THAT the Mayor, on behalf of Council, submit a complaint to the Inspector of Municipalities of British Columbia pursuant to relevant legislation, including section 59 of *An Act to Incorporate the Greater Vancouver Sewerage and Drainage District* and section 765 of the *Local Government Act*, regarding Metro Vancouver's management of the NSWWTP, specifically requesting: (a) a public inquiry into the NSWWTP cost overruns to establish an independent record of what occurred with recommendations; (b) a provincial review of Metro Vancouver's governance framework, particularly the *GVS&DD Act* and the mechanisms by which it can borrow billions of dollars on behalf of member municipalities without their meaningful consent; and (c) a fairness mechanism to protect municipalities from bearing the cost of massive, uncontrolled escalations on regional mega-projects over which they have no effective oversight;
4. AND THAT copies of this resolution be forwarded to the Premier of British Columbia; the Minister of Housing and Municipal Affairs; the Inspector of Municipalities; the Chair of the Metro Vancouver Board of Directors; the Chair of the GVS&DD Board; and the Councils of the District of North Vancouver and the District of West Vancouver.

(CARRIED UNANIMOUSLY BY CONSENT)

R2026-07-20/6

END OF CONSENT AGENDA

DELEGATION

Jennifer Belak, Executive Director, and Farah Steen, Director, Stakeholder and Community Engagement, Vancouver's North Shore Tourism Association (VNSTA)

Re: Major Initiatives and Program Highlights

Jennifer Belak and Farah Steen, Vancouver's North Shore Tourism Association, provided a video presentation regarding the "VNSTA's Major Initiatives and Program Highlights" and responded to questions from Council.

CORRESPONDENCE

4. Jennifer Belak, Executive Director, Vancouver's North Shore Tourism Association, June 4, 2026 – File: 01-0230-20-0037/2026

Re: Update on Vancouver's North Shore Tourism Association's Activities and Accomplishments

Moved by Councillor McIlroy, seconded by Councillor Girard

THAT the correspondence from Jennifer Belak, Executive Director, Vancouver's North Shore Tourism Association, dated June 4, 2026, regarding the "Update on Vancouver's North Shore Tourism Association's Activities and Accomplishments", be received for information with thanks.

CARRIED UNANIMOUSLY

R2026-07-20/4

PRESENTATIONS

- A. Public Safety Fire and Bylaws 2025 Annual Report – General Manager, Public Safety and Fire Chief; Deputy Fire Chief, Prevention and Public Safety; Deputy Fire Chief, Operations & Support; and Manager, Bylaw Services

Public Safety staff provided a PowerPoint presentation regarding the "Public Safety Fire and Bylaws 2025 Annual Report" and responded to questions from Council.

Councillor Girard left the meeting at 7:09 pm and returned at 7:11 pm.

- B. E-Mobility Education and Safety-Focused Enforcement – Director, Transportation

Infrastructure, Transportation & Parks and Public Safety staff provided a PowerPoint presentation regarding "E-Mobility Education and Safety-Focused Enforcement" and responded to questions from Council.

Mayor Buchanan declared a recess at 8:45 pm and reconvened the meeting at 8:49 pm with all members of Council present.

PRESENTATIONS – Continued

- C. Harbour Swim Deck Project – Gregory Ford, Vice President, Swim Drink Fish, and Lake Ontario Waterkeeper

Gregory Ford, Swim Drink Fish, and Infrastructure, Transportation & Parks staff provided a PowerPoint presentation regarding the “Harbour Swim Deck Project” and responded to questions from Council.

RECESS TO CLOSED SESSION

Moved by Councillor McIlroy, seconded by Councillor Girard

THAT Council recess to the Committee of the Whole, Closed Session, pursuant to the *Community Charter*, Section 90(1)(g) [legal matter].

CARRIED UNANIMOUSLY

The meeting recessed to the Committee of the Whole, Closed Session at 9:36 pm and reconvened at 9:43 pm with all members of Council present.

REPORT

5. 2026 Appropriation #2 – File: 05-1705-30-0019/2026

Report: Chief Financial Officer, July 2, 2026

Moved by Councillor Valente, seconded by Councillor McIlroy

PURSUANT to the report of the Chief Financial Officer, dated July 2, 2026, entitled “2026 Appropriation #2”:

THAT the 2026-2030 Financial Plan Specific Appropriations, as set out in Attachment #1, be approved;

AND THAT should any of the amounts remain unexpended as at December 31, 2029, the unexpended balances shall be returned to the credit of the respective reserves.

CARRIED UNANIMOUSLY

R2026-07-20/5

MOTION

6. North Shore Wastewater Treatment Plant – Application of Settlement Proceeds, Independent Review, and Request for Public Inquiry by BC Inspector of Municipalities – File: 01-0400-60-0006/2026

Item 6 was considered under the Consent Agenda.

NOTICES OF MOTION

7. Enhancing Pedestrian Safety Through E-Mobility Signage – File: 01-0530-12-0001/2026

Submitted by Councillor Shahriari

Moved by Councillor Shahriari, seconded by Councillor Back

WHEREAS the City of North Vancouver supports the safe and responsible use of electric mobility devices as an important transportation option for many residents and visitors;

WHEREAS the number and variety of electric mobility devices, including electric scooters, electric bicycles, electric cargo bicycles, and other forms of micromobility, have increased significantly in recent years, resulting in greater use of shared public spaces by both riders and pedestrians;

WHEREAS the City of North Vancouver participates in the Provincial Electric Kick Scooter Pilot Project and has regulations governing where electric mobility devices may operate, including restrictions on sidewalks, crosswalks, and certain roadways;

WHEREAS many residents, visitors, and riders may be unaware of these regulations and of where electric mobility devices may legally operate within the City;

WHEREAS Council has previously directed staff to explore opportunities to improve safety through education related to the use of electric mobility devices;

AND WHEREAS location-specific signage and pavement markings can improve public awareness, reduce conflicts between pedestrians and riders, and promote the safe sharing of public spaces;

THEREFORE BE IT RESOLVED THAT staff be directed to report back to Council with options, costs, and potential locations for a phased Pedestrian Safety and E-Mobility Signage Program that would:

- a. Identify opportunities for early implementation of signage and pavement markings at priority “hot spot” locations, based on factors such as reported collision data, pedestrian volumes, and community feedback, to improve pedestrian safety and awareness of existing regulations governing electric mobility devices;
- b. Consider ways to promote safe and lawful use of electric mobility devices in areas of high pedestrian activity, including shared pathways where signage may assist in promoting pedestrian priority, yielding behaviour, and safe interactions between riders and pedestrians;
- c. Explore opportunities to improve public awareness of existing rules and regulations through signage at strategic locations throughout the City; and
- d. Explore opportunities for consistent signage and messaging across the North Shore to improve public understanding and regional consistency.

CARRIED UNANIMOUSLY

R2026-07-20/7

Moved by Councillor Valente, seconded by Councillor Back

THAT the meeting continue past 10:30 pm.

CARRIED UNANIMOUSLY

NOTICES OF MOTION – Continued

8. Establishing a Cooling Strategy, including Maximum Indoor Temperature Standard, for Multi-Unit Residential Buildings – File: 01-0530-12-0001/2026

Submitted by Councillor Girard

Moved by Councillor Girard, seconded by Councillor Bell

WHEREAS it is known that the human body normally regulates its internal temperature through sweating, and during extended periods of extreme heat in the summer, the body's internal systems become increasingly stressed and for some, unable to cool the body effectively, with known impacts to and increased strain of the body's nervous, circulatory and respiratory systems;

WHEREAS the threat of the summer's extreme heat affects our community's most vulnerable members, such as seniors, children, individuals living with chronic diseases, and/or individuals living in housing without adequate cooling systems, and the risk to them of heat-related deaths and other serious health effects increases as the number of days of extreme heat increases;

WHEREAS while the City of North Vancouver has taken proactive measures to respond to times of prolonged extreme heat by providing cooling stations around the City for community members to seek respite during these times;

WHEREAS in 2024, the Provincial Government changed the B.C. Building Code to mandate that every Multi-Unit Residential Building have at least one "cool" room – by their definition, it must be cooler than 26°C;

WHEREAS Multi-Unit Residential Buildings built after 2024 will need to meet this Provincial requirement, and there are no requirements within the B.C. Building Code to require Multi-Unit Residential Buildings built before 2024 to meet this one "cool" room requirement;

WHEREAS a Toolkit was created for "Thermal Safety in Existing Multi-Unit Residential Buildings" which includes a series of recommendations for actions both at the municipal and provincial level;

WHEREAS the City of Vancouver recently considered a report dated May 5, 2026 entitled "Report Back – Giving Effect to Cooling Rights in a Climate Emergency Through the Licence Bylaw", which recommended, among other things, that Council request the Province amend the *Vancouver Charter* – the distinct provincial legislation that governs the City of Vancouver – to permit Vancouver to establish maximum indoor temperature standards, as Vancouver's own enabling legislation currently authorizes only the regulation of minimum indoor temperature;

Continued...

NOTICES OF MOTION – Continued

8. Establishing a Cooling Strategy, including Maximum Indoor Temperature Standard, for Multi-Unit Residential Buildings – File: 01-0530-12-0001/2026 – Continued

WHEREAS the City of North Vancouver is governed not by the *Vancouver Charter* but by the *Community Charter* and the *Local Government Act*, together with the provincial *Building Act*, which set out different rules than those applicable to the City of Vancouver regarding local government authority over building and temperature standards;

AND WHEREAS the City of New Westminster, a municipality governed by the *Community Charter*, as is the City of North Vancouver, has already enacted amendments to its Business Regulations and Licensing (Rental Units) Bylaw (May 2025 and June 2026) prohibiting restrictions on cooling devices and requiring at least one living space in a rental unit to be maintained at or below 26°C between 8:00 p.m. and 8:00 a.m., indicating that municipalities governed by the *Community Charter* may already have some authority to act in this area, distinct from the position of the City of Vancouver;

THEREFORE BE IT RESOLVED THAT staff investigate and report back on a Cooling Strategy for the City of North Vancouver to address periods of extreme heat and summertime cooling, which should include research on the City's existing authority under the *Community Charter* and *Building Act* to establish a maximum indoor temperature bylaw – set at 26°C – for existing and future rental Multi-Unit Residential Buildings;

THAT in the proposed Cooling Strategy, staff consider the following in their review:

- increased size of openable windows within the units themselves;
- mandatory HVAC cooling system for a building's common areas and within the units, with priority on the installation of heat pumps;
- accommodations for portable AC cooling devices and/or heat pumps where a building's HVAC cooling system does not extend to each individual unit; and
- investigate options for those who are unable to purchase a portable AC cooling device during extended times of extreme heat;

AND THAT the Mayor, on behalf of City Council, write to the BC Minister of Housing and Municipal Affairs to:

- advocate for the inclusion of the Right to Cool for Multi-Unit Residential Buildings in the *Strata Property Act* and the *Residential Tenancy Act*, and to prohibit landlords and strata corporations from restricting or preventing residents from using portable cooling devices; and
- request an update on the Province's effort to support Metro Vancouver local governments, outside the City of Vancouver, in establishing standards for cooling in Multi-Unit Residential Buildings.

CARRIED UNANIMOUSLY

R2026-07-20/8

NOTICES OF MOTION – Continued

9. Harbour Swimming Deck – File: 01-0530-12-0001/2026

Submitted by Councillor Bell, Councillor Back and Councillor Shahriari

Moved by Councillor Bell, seconded by Councillor Back

WHEREAS the initial Public Engagement Process for the proposed Harbour Swimming Deck at Waterfront Park has now concluded and several questions are now being raised by the public;

THEREFORE BE IT RESOLVED THAT staff report back to Council with respect to the following items in relation to the Harbour Swimming Deck:

- Health risk to swimmers due to acknowledged industrial and harbour-related pollutants in the Vancouver Inner Harbour;
- Safety of swimmers, particularly young swimmers with typically lower body mass, in the traditionally cold temperatures of the relatively deep waters in the area of the proposed Deck Pool;
- Public release of the Feasibility Study for the projected capital and annual operating costs of the Swimming Deck;
- Indication as to what shoreside construction and facilities related to the Swimming Deck are planned or required, and how this affects the future overall plan for the future of Waterfront Park; and
- Consideration of any impact of the recently Federally announced dredging of the harbour bottom area East of the Second Narrows.

Moved by Mayor Buchanan, seconded by Councillor McIlroy

THAT the motion be amended by adding the following clause:

AND THAT staff report back with recommendations on how the City can collaborate with the Tsleil-Waututh Nation and the Province of British Columbia, building on the səlilwət/Burrard Inlet Water Quality Objectives established as formal Ministry policy, to advance ongoing water quality monitoring, scientific research, habitat restoration, public education, pollution reduction initiatives and long-term improvements to the ecological health of Burrard Inlet.

Amendment motion, **CARRIED UNANIMOUSLY**

Continued...

NOTICES OF MOTION – Continued

9. Harbour Swimming Deck – File: 01-0530-12-0001/2026 – Continued

Main motion, as amended:

WHEREAS the initial Public Engagement Process for the proposed Harbour Swimming Deck at Waterfront Park has now concluded and several questions are now being raised by the public;

THEREFORE BE IT RESOLVED THAT staff report back to Council with respect to the following items in relation to the Harbour Swimming Deck:

- Health risk to swimmers due to acknowledged industrial and harbour-related pollutants in the Vancouver Inner Harbour;
- Safety of swimmers, particularly young swimmers with typically lower body mass, in the traditionally cold temperatures of the relatively deep waters in the area of the proposed Deck Pool;
- Public release of the Feasibility Study for the projected capital and annual operating costs of the Swimming Deck;
- Indication as to what shoreside construction and facilities related to the Swimming Deck are planned or required, and how this affects the future overall plan for the future of Waterfront Park; and
- Consideration of any impact of the recently Federally announced dredging of the harbour bottom area East of the Second Narrows;

AND THAT staff report back with recommendations on how the City can collaborate with the Tsleil-Waututh Nation and the Province of British Columbia, building on the səlilwəṭ/Burrard Inlet Water Quality Objectives established as formal Ministry policy, to advance ongoing water quality monitoring, scientific research, habitat restoration, public education, pollution reduction initiatives and long-term improvements to the ecological health of Burrard Inlet.

Main motion, as amended, **CARRIED UNANIMOUSLY**

R2026-07-20/9

PUBLIC CLARIFICATION PERIOD

Bonnie Miller asked clarification questions regarding the Harbour Swim Deck.

COUNCIL INQUIRIES

10. Canadian Legion Building – File: 01-0220-01-0001/2026

Inquiry by Mayor Buchanan

Mayor Buchanan inquired about the possibility of extending financial support to the Royal Canadian Legion Branch #118 to assist with a new building levy fee.

R2026-07-20/10

COUNCIL REPORTS

Councillor Bell commended the Royal Canadian Legion Branch #118 on their 100th Birthday on July 17, 2026.

Mayor Buchanan extended her thanks to all staff and stakeholder organizations that supported the Uber Eats Canada Soccer House at The Shipyards in support of the FIFA World Cup games.

NEW ITEMS OF BUSINESS

Nil.

NOTICES OF MOTION

Nil.

RECESS TO CLOSED SESSION

Moved by Councillor Valente, seconded by Councillor Back

THAT Council recess to the Committee of the Whole, Closed Session, pursuant to the *Community Charter*, Section 90(1)(e) [land matter].

CARRIED UNANIMOUSLY

The meeting recessed to the Committee of the Whole, Closed Session at 10:56 pm and reconvened at 11:18 pm with all members of Council present.

A motion was passed in the Closed Session to continue the meeting past 11:00 pm.

REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)

Moved by Councillor Valente, seconded by Councillor Bell

THAT the actions directed regarding the following items from the Committee of the Whole (Closed Session) of July 20, 2026, be ratified:

11. Land Matter – File: 06-2260-01-0001/2026

Report: Manager, Real Estate, and General Manager, Planning, Development and Real Estate, July 2, 2026

PURSUANT to the report of the Manager, Real Estate, and the General Manager, Planning, Development and Real Estate, dated July 2, 2026, regarding a land matter:

THAT the wording of the resolution and the report of the Manager, Real Estate, and the General Manager, Planning, Development and Real Estate, dated July 2, 2026, remain in the Closed session.

R2026-07-20/11

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

12. Land Matter – File: 02-0890-20-0092/1

Report: General Manager, Planning, Development and Real Estate, July 13, 2026

PURSUANT to the report of the General Manager, Planning, Development and Real Estate, dated July 13, 2026, regarding a land matter:

THAT the wording of the resolution and the report of the General Manager, Planning, Development and Real Estate, dated July 13, 2026, remain in the Closed session.

R2026-07-20/12

13. Legal Matter – File: 01-0110-10-0001/2026

Report: Chief Administrative Officer and City Solicitor, July 20, 2026

PURSUANT to the report of the Chief Administrative Officer and the City Solicitor, dated July 20, 2026, regarding a legal matter:

THAT the wording of the resolution and the report of the Chief Administrative Officer and the City Solicitor, dated July 20, 2026, remain in the Closed session.

R2026-07-20/13

CARRIED UNANIMOUSLY

ADJOURN

Moved by Councillor Girard, seconded by Councillor Back

THAT the meeting adjourn.

CARRIED UNANIMOUSLY

The meeting adjourned at 11:19 pm.

“Certified Correct by the Corporate Officer”

CORPORATE OFFICER

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MINUTES OF 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

PRESENT:

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

**participated electronically*

The meeting was called to order at 6:02 pm.

APPROVAL OF AGENDA

Moved by Councillor Bell, seconded by Councillor Back

1. Special Council Meeting Agenda, July 27, 2026

CARRIED UNANIMOUSLY

S2026-07-27/1

REPORT

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

Report: Planner 2, July 22, 2026

Moved by Councillor McIlroy, seconded by Councillor Back

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.

CARRIED UNANIMOUSLY

S2026-07-27/2

BYLAW – FIRST READING

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

Moved by Councillor Back, seconded by Councillor McIlroy

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

CARRIED UNANIMOUSLY

S2026-07-27/3

ADJOURN

Moved by Councillor Shahriari, seconded by Councillor Bell

THAT the meeting adjourn.

CARRIED UNANIMOUSLY

The meeting adjourned at 6:06 pm.

“Certified Correct by the Corporate Officer”

CORPORATE OFFICER



**MINUTES OF THE SPECIAL MEETING OF COUNCIL HELD IN
CONFERENCE ROOM A/B AND ELECTRONICALLY (HYBRID) FROM
CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC,
ON THURSDAY, SEPTEMBER 3, 2026**

PRESENT:

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

**participated electronically*

ABSENT:

Councillor J. McIlroy

The meeting was called to order at 3:03 pm.

APPROVAL OF AGENDA

Moved by Councillor Shahriari, seconded by Councillor Back

1. Special Council Meeting Agenda, September 3, 2026

CARRIED UNANIMOUSLY

S2025-09-03/1

RECESS TO SPECIAL CLOSED SESSION

Moved by Councillor Back, seconded by Councillor Bell

THAT Council recess to the Special Committee of the Whole, Closed Session pursuant to the *Community Charter*, Sections 90(1)(g) [legal matter] and 90(1)(i) [legal advice].

CARRIED UNANIMOUSLY

The meeting recessed to the Committee of the Whole, Closed Session at 3:05 pm and reconvened at 4:21 pm with the same members of Council present.

REPORT OF THE SPECIAL COMMITTEE OF THE WHOLE, CLOSED SESSION

Moved by Councillor Back, seconded by Councillor Bell

THAT the following items from the Special Committee of the Whole, Closed Session of September 3, 2026, be ratified:

2. Legal Matter / Legal Advice – File: 01-0110-10-0001/2026

Report: Chief Administrative Officer and City Solicitor, August 31, 2026

PURSUANT to the report of the Chief Administrative Officer and the City Solicitor, dated August 31, 2026, regarding a legal matter and legal advice:

THAT the wording of the resolution and the report of the Chief Administrative Officer and the City Solicitor, dated August 31, 2026, remain in the Closed session.

S2025-09-03/2

CARRIED UNANIMOUSLY

ADJOURN

Moved by Councillor Shahriari, seconded by Councillor Back

THAT the meeting adjourn.

CARRIED UNANIMOUSLY

The meeting adjourned at 4:21 pm.

“Certified Correct by the Corporate Officer”

CORPORATE OFFICER



Office of the Mayor

CITY OF NORTH VANCOUVER
BRITISH COLUMBIA

Proclamation

TRUTH AND RECONCILIATION DAY

Whereas

on September 30, Canadians will be provided the opportunity to deepen their understanding of Indigenous history and advancing reconciliation;

Whereas

the City of North Vancouver values Indigenous lives and is committed to strengthening its relationships with First Nations, Métis and Inuit peoples;

Whereas

the City of North Vancouver recognizes that public commemoration of the history and legacy of residential schools remains a vital component of reconciliation;

Whereas

the Truth and Reconciliation Commission's Call to Action #80 called on the Federal government to establish, as a statutory holiday, a National Day for Truth and Reconciliation to honour survivors of residential schools, their families and communities;

Whereas

the government of Canada and the Province of British Columbia mark September 30th as a day of public commemoration and reflection;

And Whereas

the City of North Vancouver Council identified Equity, Diversity, Inclusion and Reconciliation as essential components to the City's vision of being the Healthiest Small City in the World;

Now Therefore

I, Linda Buchanan, Mayor of the City of North Vancouver, do hereby proclaim **September 30, 2026** as **Truth and Reconciliation Day** in the City of North Vancouver, the traditional territories of the Squamish and Tsleil-Waututh Nations.

So proclaimed on Monday, September 21, 2026

Linda C. Buchanan

Mayor Linda Buchanan



Office of the Mayor

CITY OF NORTH VANCOUVER
BRITISH COLUMBIA

Proclamation

CANADIAN LIBRARY MONTH

Whereas

the City of North Vancouver is a city for people – deeply invested in the health and wellbeing of its residents and committed to equitable access and inclusion;

Whereas

the North Vancouver City Library, other public libraries, academic libraries and school libraries add immensely to the culture, creativity and growth of citizens by promoting and supporting lifelong learning by helping people to access the information and tools they need to live, learn and work; inspiring wonder, curiosity, creativity and promoting dialogue and understanding;

And Whereas

this October, communities across Canada are celebrating the important role libraries play in enhancing the quality of life for all Canadians;

Now Therefore

I, Linda Buchanan, Mayor of the City of North Vancouver, do hereby proclaim **October 2026** as **Canadian Library Month** in the City of North Vancouver, the traditional territories of the Squamish and Tsleil-Waututh Nations.

So proclaimed on Monday, September 21, 2026

Mayor Linda Buchanan

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9134

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. 9134**” (154 East 17th Street, CD-769).
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 154 East 17th Street and legally described below as henceforth being transferred, added to and forming part of CD-769 (Comprehensive Development 769 Zone):

PID: 010-899-634	LOT 4 OF LOT C BLOCK 5 OF BLOCK 18 DISTRICT LOT 549 PLAN 6468
PID: 010-899-618	LOT 3 OF LOT C BLOCK 5 OF BLOCK 18 DISTRICT LOT 549 PLAN 6468

from zone RM-1

3. Part 12 of Division VI: Comprehensive Development Regulations of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended by:

A. Adding the following Comprehensive Development to Section 1201 in numerical order:

CD-769 Comprehensive Development 769 Zone (154 East 17th Street)

In the CD-769 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 the RM-1 Zone, except that:

- (1) One Principal Building shall be permitted on the Lot;
- (2) The permitted Principal Use on the Lot shall be limited to:
 - (a) Rental Residential Apartment Use;
 - i. Accessory Home Occupation Use, subject to Section 507(6), (7) and (8) of this Bylaw;
 - ii. Accessory Home Office Use, subject to Section 507(6) of this Bylaw;
 - iii. Accessory Off-Street Loading Use;
 - iv. Accessory Off-Street Parking Use;
- (3) Gross Floor Area:
 - (a) Combined and in total, shall not exceed 2.6 times the Lot Area;

(4) Height:

- (a) Height of Principal Building shall not exceed six storeys and 20.0 metres (65.6 feet) as measured from the average Building Grades at the north property line;
- (b) The Heights of Buildings and Structures permitted elsewhere in the Bylaw may be exceeded for:
 - i. Mechanical rooms, ventilating machines, elevator overruns, parapet walls, architectural appurtenances, guard rails, Garden Structures, staircase and elevator structures by not more than 6.1 metres (20 feet);
 - ii. Fully screened mechanical equipment, located at least 2 metres (9.8 feet) from the roof edge, by not more than 6.1 metres (20 feet);

(5) Siting:

- (a) Principal Building shall be sited in accordance with the following:
 - i. from the Front Lot Line (southern boundary):
 - 1. No less than 6 metres (19.6 foot) to the basement levels;
 - 2. No less than 6 metres (19.6 feet) to upper-level walls;
 - 3. No less than 4 metres (13.1 feet) to an unenclosed balcony;
 - ii. from the Rear Lot Line (northern boundary):
 - 1. No less than 0.1 metres (0.3 foot) to the basement levels;
 - 2. No less than 9.0 metres (29.5 feet) to upper-level walls;
 - 3. No less than 7.5 metres (24.6 feet) to an unenclosed balcony;
 - iii. from the Interior Side Lot Line (western boundary):
 - 1. No less than 0.1 metres (0.3 foot) to the basement levels;
 - 2. No less than 3.3 metres (10.8 feet) to upper-level walls;
 - 3. No less than 1.5 metres (4.9 feet) to an unenclosed balcony;
 - iv. from the Interior Side Lot Line (eastern boundary):
 - 1. No less than 0.1 metres (0.3 foot) to the basement levels;
 - 2. No less than 2.7 metres (8.8 feet) to upper-level walls;
 - 3. No less than 1.5 metres (4.9 feet) to an unenclosed balcony;
- (b) Section 410(3), "Siting Exceptions" is varied as follows:
 - i. Steps, including parking exit stairs, and ramps for accessible entry, can be positioned to project beyond the face of the Principal Building;

(6) Section 510(2), Unit Separation, shall be waived;

(7) Section 510(3), Building Width and Length, shall be waived;

(8) Section 1105(2), Minimum Unit Size, shall be waived.

READ a first time on the 22nd day of June,
2026.

READ a second time on the 22nd day of June,
2026.

READ a third time on the 22nd day of June,
2026.

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

MAYOR

CORPORATE OFFICER

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9135

A Bylaw to enter into a Housing Agreement (154 East 17th Street)

WHEREAS Section 483 of the *Local Government Act* R.S.B.C. 2015 c.1 permits a local government to enter into a housing agreement for rental housing.

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

1. This Bylaw shall be known and cited for all purposes as “**Housing Agreement Bylaw, 2026, No. 9135**” (154 East 17th Street, CD-769, Rental Housing Commitments).
2. The Council hereby authorizes The Corporation of the City of North Vancouver to enter into a Housing Agreement to secure rental housing commitments with the owner of lands having a civic address of 154 East 17th Street, North Vancouver, legally described as: PID: 010-899-634; LOT 4 OF LOT C BLOCK 5 OF BLOCK 18 DISTRICT LOT 549 PLAN 6468; and PID: 010-899-618; LOT 3 OF LOT C BLOCK 5 OF BLOCK 18 DISTRICT LOT 549 PLAN 6468 substantially in the form attached to this bylaw.
3. The Mayor and Corporate Officer are authorized to execute the Housing Agreement and any documents required to give effect to the Housing Agreement.

READ a first time on the 22nd day of June,
2026.

READ a second time on the 22nd day of June,
2026.

READ a third time on the 22nd day of June,
2026.

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

MAYOR

CORPORATE OFFICER

PART 2 – TERMS OF INSTRUMENT

RENTAL HOUSING AGREEMENT AND SECTION 219 COVENANT

THIS AGREEMENT,

BETWEEN:

583230 B.C. LTD, INC.NO. 583230
212-168 EAST 13TH STREET
NORTH VANCOUVER, BC,
V7L 4W8

(the “Owner”)

AND:

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

(the “City”)

WHEREAS:

- A. The Owner is the registered and beneficial owner of the Lands.
- B. The City is a municipal corporation incorporated pursuant to the *Local Government Act*, RSBC 2015, c. 1 and the *Community Charter*, SBC 2003, c. 26.
- C. Section 219 of the *Land Title Act*, RSBC 1996, c. 250 (the “**Land Title Act**”) permits registration of a covenant in favour of a municipality in respect of the use of land or the use of a building on or to be erected on land, that land is or is not to be built on except in accordance with the covenant and that land is not to be subdivided except in accordance with the covenant.
- D. Section 483 of the Act permits a local government to, by bylaw, enter into a housing agreement that may include terms and conditions regarding the occupancy of the housing units identified in the agreement, including respecting the form of tenure of the housing units, the availability of the housing units to classes of persons, the administration and management of the housing units and the rents and lease, sale or share prices that may be charged.
- E. The City has adopted a bylaw authorizing this Agreement.
- F. The Owner and the City wish to enter into this Agreement pursuant to Section 219 of the *Land Title Act* and section 483 of the Act.

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

1. DEFINITIONS

- (a) **“Act”** means the *Local Government Act*, RSBC 2015, c.1 as amended from time to time;
- (b) **“Affordable Rent”** means with respect to each Mid-Market Rental Unit a rent payment amount equal to 10% below the “Private Apartment Average Rents” for the corresponding bedroom type in the City of North Vancouver as established by CMHC’s Housing Market Information Portal for the year the tenancy is entered into;
- (c) **“Agreement”** means this agreement as amended from time to time;
- (d) **“Commencement Date”** has the meaning set out in section 2.1 herein;
- (e) **“Council”** means the municipal council for the City of North Vancouver;
- (f) **“CMHC”** means Canada Mortgage and Housing Corporation;
- (g) **“Director, Planning and Development”** means the chief administrator of the Department of Planning of the City and their successors in function and their respective nominees;
- (h) **“Dwelling Unit”** means a dwelling unit as defined in the City of North Vancouver’s “Zoning Bylaw 1995, No. 6700” as amended from time to time;
- (i) **“Lands”** means those lands and premises legally described as:

PID: 010-899-634;
LOT 4 OF LOT C BLOCK 5 OF BLOCK 18 DISTRICT LOT 549 PLAN 6468; and
PID: 010-899-618;
LOT 3 OF LOT C BLOCK 5 OF BLOCK 18 DISTRICT LOT 549 PLAN 6468
- (j) **“Mid-Market Rental Units”** means the six (6) Dwelling Units in the Residential Building to be constructed on the Lands that are rented to tenants for Affordable Rent;
- (k) **“Market Rental Units”** means all Dwelling Units in the Residential Building other than the Mid-Market Rental Units;
- (l) **“Maximum Household Income”** means an annual gross household income determined by multiplying Affordable Rent by 12 to yield the households’ annual housing costs, and divide by 30% (0.30) to meet the standard definition of affordability;
- (m) **“Rental Purposes”** means an occupancy or intended occupancy which is or would be governed by a tenancy agreement as defined in Section 1 of the *Residential Tenancy Act*, SBC 2002 c. 78 as amended from time to time between the Owner and the tenant;
- (n) **“Rental Units”** means the Market Rental Units and the Mid-Market Rental Units;

- (o) **“Residential Building”** means the 6 storey building to be constructed on the Lands to be used for Rental Purposes with 57 Dwelling Units, of which 51 Dwelling Units will be Market Rental Units and 6 Dwelling Units will be Mid-Market Rental Units;
- (p) **“RT Act”** means the *Residential Tenancy Act*, SBC 2002 c. 78;
- (q) **“Rezoning Bylaw”** means the rezoning bylaw applicable to the Lands described as “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2026, No. 9134”;
- (r) **“Section 219 Covenant”** means a covenant pursuant to Section 219 of the *Land Title Act*;
- (s) **“Tenancy Agreement”** means an agreement, whether written or oral, express or implied, between the Owner and a tenant respecting possession or occupancy of a Rental Unit;
- (t) **“Tenant Relocation Plan”** means the Tenant Relocation Plan dated April 20, 2026, as prepared by the Owner and approved by the City, to meet the requirements of the City’s Residential Tenant Displacement Policy, version H18 and dated as of July 21, 2021, a copy of which is attached as Schedule A to this Agreement; and
- (u) **“Term”** has the meaning set out in section 2.1 herein.

2. TERM

- 2.1 This Agreement will commence upon adoption by the City’s Council of “Housing Agreement Bylaw, 2026, No. 9135” (154 East 17th Street, CD-769, Rental Housing Commitments) (the **“Commencement Date”**) and will continue until the date this Agreement is terminated in accordance with sections 2.2 or 8.3(c) (the **“Term”**).
- 2.2 This Agreement will terminate immediately upon the removal or destruction of the Residential Building provided the Residential Building is not repaired or rebuilt following the destruction thereof.
- 2.3 Subject to section 7.3, upon termination of this Agreement, this Agreement will be at an end and of no further force and effect.

3. SECTION 219 COVENANT

- 3.1 The Owner covenants and agrees with the City as a covenant in favour of the City pursuant to Section 219 of the *Land Title Act*, that during the Term of this Agreement, it being the intention and agreement of the Owner that the provisions in this Agreement be annexed to, and run with and be a charge upon the Lands, that notwithstanding the Rezoning Bylaw, the Lands will be used and built on only in strict compliance with the terms and conditions of this Agreement and that:
 - (a) the Lands must not be subdivided or stratified;
 - (b) the Rental Units in the Residential Building must be used for Rental Purposes only and all Rental Units must be owned and operated by the Owner, provided that the

Mid-Market Rental Units may be operated by a non-profit entity engaged by the Owner and having expertise in non-market housing, with the approval of the Director, Planning and Development; and

- (c) no Rental Unit in the Residential Building must be occupied for any purpose except for Rental Purposes pursuant to a Tenancy Agreement.
- 3.2 The Owner further covenants and agrees with the City that the Lands and any buildings or structures constructed thereon including the Residential Building must be developed, built, and maintained in accordance with all City bylaws, regulations and guidelines as amended from time to time.
- 3.3 Section 7.1 and 7.2 of this Agreement are integral to and form part of this Section 219 Covenant.

4. TENANCY RESTRICTIONS

- 4.1 The unit mix for Rental Units in the Residential Building will be no fewer than 6 three-bedroom units, 6 two-bedroom units, 17 one-bedroom units and 28 studio units or as otherwise approved in writing by the Director, Planning and Development in their discretion.
- 4.2 The Mid-Market Rental Units will be provided in the following unit mix: 3 studio units, 2 one-bedroom units, and 1 three-bedroom unit. The Owner may only change this mix with the approval in writing by the Director, Planning and Development with such approval to be granted in their discretion. The Owner will be entitled to determine the locations of the six (6) Mid-Market Rental Units within the Residential Building.
- 4.3 Notwithstanding the number of Dwelling Units that are required to be Mid-Market Rental Units as specified in the definitions for Mid-Market Rental Units and Residential Building in this Agreement, the Director of Planning and Development may, at their discretion, approve a change to the number of Dwelling Units in the Residential Building and, consequently, the number of Dwelling Units that are required to be Mid-Market Rental Units, provided that such number remains equal to or greater than 10% of the total number of Dwelling Units in the Residential Building.
- 4.4 The Owner will enter into a minimum 1 year Tenancy Agreement for each of the Mid-Market Rental Units which will convert to a month to month tenancy at the end of the 1 year term. If such a tenancy is ended prior to the end of the Term, the Owner must rent the Mid-Market Rental Unit at Affordable Rent. For greater certainty, at the end of each tenancy, the Mid-Market Rental Unit will continue to be rented as a Mid-Market Rental Unit at Affordable Rent, which obligation will be ongoing at all times during the Term.

5. OWNER'S OBLIGATIONS

- 5.1 Without limiting section 3.1 of this Agreement:
 - (a) Management and administration: the management, administration, and associated costs with the management and administration of the Rental Units, including the Mid-Market Rental Units, will be borne by the Owner or its designated rental agent, unless otherwise approved by the City in writing and all Mid-Market Rental Units must be managed by one rental agent;

- (b) Compliance with Tenant Relocation Plan: The Owner will fulfil all of the commitments set out in the Tenant Relocation Plan and if requested by the City at any time, will provide information to the City to confirm compliance with the Tenant Relocation Plan;
- (c) Advertisement: when the Mid-Market Rental Units first become available, the Owner will advertise such units for a minimum of one month on at least two common rental property search platforms that allow potential tenants to view available properties for rent in North Vancouver without payment of a fee or requirement for registration, and the Owner will feature the tenure restrictions set out in this Agreement prominently in all advertising of Mid-Market Rental Units. When a Mid-Market Rental Unit becomes available for a subsequent, new tenancy, the Owner will advertise the unit in accordance with the foregoing requirements for a period of at least one week;
- (d) Tenant Selection: the Owner will make the Mid-Market Rental Units available, both at the first tenancy and each subsequent tenancy, in the following order of priority:
 - (i) If the Residential Building replaces an existing rental building, then tenants from the existing rental building on the Lands being replaced who have household incomes at or below the Maximum Household Income will be provided first right of refusal in the Mid-Market Rental Units, and have first priority, provided that if there are multiple applicants in this category for one unit, then applicant families with one or more dependents will have priority for units with two or more bedrooms and if applicants are equal in this regard, then applications will be considered on a first come-first-served basis;
 - (ii) Households who have been displaced from redevelopment elsewhere in the City who have household incomes at or below the Maximum Household Income will have second priority, provided that if there are multiple applicants in this category for one unit, then applicant families with one or more dependents will have priority for units with two or more bedrooms and if applicants are equal in this regard, then applications will be considered on a first come-first-served basis
 - (iii) The Owner will then make any remaining Mid-Market Rental Units not rented by tenants from the existing building on the Lands available to tenants with an annual household income at or below that the Maximum Household Income who are either current residents of the City of North Vancouver or who work in the City of North Vancouver and have done so for at least six months, provided that if there are multiple applicants in this category for one unit, then applicant families with one or more dependents will have priority for units with two or more bedrooms and if applicants are equal in this regard, then applications will be considered on a first come-first-served basis;
 - (iv) If there are any remaining Mid-Market Rental Units not rented by tenants who meet the criteria in sections 5.1(d)(i) to (iii) after the expiry of the one-month advertising period, then the Owner will make such units available to tenants who meet the Maximum Household Income requirement; and

- (v) Tenants in Mid-Market Rental Units must not have an ownership interest in a residential property in the City or in a neighbouring municipality which the tenant could otherwise occupy and the Owner will require confirmation from the prospective tenant that they meet this requirement at the time of tenancy;
- (vi) In determining whether a tenant meets the Maximum Household Income requirements or the requirement in section 5.1(d)(v), the Owner or its rental agent, so long as it acts honestly and in good faith, is entitled to rely on all information provided by the prospective tenant and the Owner will have no liability if the prospective tenant intentionally or unintentionally provides any incorrect information. The Owner is under no obligation to monitor or update the financial circumstances of the tenant once the lease is signed.
- (e) Rent Amount and Permitted Increases: Affordable Rent for Mid-Market Rental Units is to be determined at the time of tenancy. Rent amounts may be subsequently increased below or at the permitted annual rent increase then set under the RT Act;
- (f) Compliance with applicable laws: without restricting the foregoing, the Owner will comply with all applicable provisions of the RT Act and any other provincial or municipal enactments imposing obligations on landlords in relation to residential tenancies;
- (g) Performance: the Owner will perform its obligations under this Agreement diligently and in good faith;
- (h) Information Regarding Unit Availability: If the City establishes a register for availability of Mid-Market Rental Units within the City, the Owner will provide to the City information regarding any Mid-Market Rental Units that become available for rent, in a form acceptable to the Director, Planning and Development;
- (i) Evidence of compliance: provided that the same can be done without breaching the *Personal Information Protection Act*, SBC 2003, c. 63 (as amended from time to time) the Owner will, on an annual basis at the time of Business License renewal and upon any other request by the City, supply to the City copies of any documentation in possession of the Owner necessary to establish compliance with the Owner's obligations under this Agreement.

6. DEFAULT AND REMEDIES

- 6.1 The City may, acting reasonably, give to the Owner a written notice (in this section 6.1, the "**Notice**") requiring the Owner to cure a default under this Agreement within 30 days of receipt of the Notice. The Notice must specify the nature of the default. The Owner must act with diligence to correct the default within the time specified.
- 6.2 If the default is not corrected within the time specified, the Owner will pay to the City on demand by the City 200 percent of the difference between current market rent, as determined by a third-party appraiser, and Affordable Rent for each Mid-Market Rental Unit in default for the default year to the end of the Term of the Agreement. The monies collected from default will be deposited to the City's Affordable Housing Reserve Fund.

- 6.3 The Owner will pay to the City on demand by the City all the City's costs of exercising its rights or remedies under this Agreement, on a full indemnity basis.
- 6.4 The Owner acknowledges and agrees that in case of a breach of this Agreement which is not fully remediable by the mere payment of money and promptly so remedied, the harm sustained by the City and to the public interest will be irreparable and not susceptible of adequate monetary compensation.
- 6.5 Each party to this Agreement, in addition to its rights under this Agreement or at law, will be entitled to all equitable remedies including specific performance, injunction and declaratory relief, or any of them, to enforce its rights under this Agreement.
- 6.6 The Owner acknowledges and agrees that it is entering into this Agreement to benefit the public interest in providing housing for Rental Purposes, and that the City's rights and remedies under this Agreement are necessary to ensure that this purpose is carried out and that the City's rights and remedies under this Agreement are fair and reasonable and ought not to be construed as a penalty or forfeiture.
- 6.7 No reference to nor exercise of any specific right or remedy under this Agreement or at law or at equity by any party will prejudice, limit or preclude that party from exercising any other right or remedy. No right or remedy will be exclusive or dependent upon any other right or remedy, but any party, from time to time, may exercise any one or more of such rights or remedies independently, successively, or in combination. The Owner acknowledges that specific performance, injunctive relief (mandatory or otherwise) or other equitable relief may be the only adequate remedy of a default by the Owner under this Agreement.

7. LIABILITY

- 7.1 Pursuant to Section 219(6) of the *Land Title Act*, except for the negligence of the City or its employees, agents or contractors, the Owner will indemnify and save harmless each of the City and its elected officials, board members, officers, directors, employees, and agents, and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, actions, loss, damage, costs and liabilities, which all or any of them will or may be liable for or suffer or incur or be put to by reason of or arising out of:
- (a) any act or omission, negligent or otherwise, by the Owner, or its officers, directors, employees, agents, contractors, or other persons for whom at law the Owner is responsible;
 - (b) the Owner's default under this Agreement; and
 - (c) the Owner's ownership, operation, management or financing of the Lands for the provision of housing for Rental Purposes.
- 7.2 Except to the extent such advice or direction is given negligently, the Owner hereby releases and forever discharges the City, its elected officials, board members, officers, directors, employees and agents, and its and their heirs, executors, administrators, personal representatives, successors and assigns from and against all claims, demands, damages, actions or causes of action by reason of or arising out of advice or direction respecting the ownership, operation or management of the Lands for the provision of housing for Rental Purposes which has been or hereafter may be given to the Owner by all or any of them.

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

8. GENERAL PROVISIONS

- 8.1 The Owner agrees to reimburse the City for all legal costs reasonably incurred by the City for the preparation, execution and registration of this Agreement and notice of this Agreement which is required to be filed pursuant to the Act. The Owner will bear their own costs, legal or otherwise, connected with the preparation, execution or registration of this Agreement.

- 8.2 Nothing in this Agreement:

- (a) affects or limits any discretion, rights, powers, duties or obligations of the City under any enactment or at common law, including in relation to the use or subdivision of land;
- (b) affects or limits any enactment relating to the use of the Lands or any condition contained in any approval including any development permit concerning the development of the Lands; or
- (c) relieves the Owner from complying with any enactment, including the City's bylaws in relation to the use of the Lands.

- 8.3 The Owner and the City agree that:

- (a) this Agreement is entered into only for the benefit of the City;
- (b) this Agreement is not intended to protect the interests of the Owner, occupier or user of the Lands or any portion of it including the Rental Units and the Limited Common Property; and
- (c) without limiting part 2 of this Agreement, the City may at any time execute a release and discharge of this Agreement in respect of the Lands, without liability to anyone for doing so.

- 8.4 This Agreement burdens and runs with the Lands and any part into which any of them may be subdivided or consolidated, by strata plan or otherwise. All of the covenants and agreements contained in this Agreement are made by the Owner for itself, its successors and assigns, and all persons who acquire an interest in the Lands after the date of this Agreement. Without limiting the generality of the foregoing, the Owner will not be liable for any breach of any covenant, promise or agreement herein in respect of any portion of the Lands sold, assigned, considered or otherwise disposed of, occurring after the Owner has ceased to be the owner of the Lands.

- 8.5 The covenants and agreements on the part of the Owner in this Agreement have been made by the Owner as contractual obligations as well as being made pursuant to section 483 of the Act and as such will be binding on the Owner.

- 8.6 The Owner will, at its expense, do or cause to be done all acts reasonably necessary to ensure this Agreement and notice of this Agreement is registered against the title to the Lands, including any amendments to this Agreement as may be required by the Land Title Office or the City to effect such registration.
- 8.7 The City and the Owner each intend by execution and delivery of this Agreement to create both a contract and a deed under seal.
- 8.8 An alleged waiver by a party of any breach by another party of its obligations under this Agreement will be effective only if it is an express waiver of the breach in writing. No waiver of a breach of this Agreement is deemed or construed to be a consent or waiver of any other breach of this Agreement.
- 8.9 If a Court of competent jurisdiction finds that any part of this Agreement is invalid, illegal, or unenforceable, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part.
- 8.10 Every obligation of a party which is set out in this Agreement will extend throughout the Term and, to the extent that any obligation ought to have been observed or performed prior to or upon the expiry or earlier termination of the Term, such obligation will survive the expiry or earlier termination of the Term until it has been observed or performed.
- 8.11 All notices, demands, or requests of any kind, which a party may be required or permitted to serve on another in connection with this Agreement, must be in writing and may be served on the other parties by registered mail, by facsimile or e-mail transmission, or by personal service, to the following address for each party:

City: The Corporation of the City of North Vancouver
141 West 14th Street
North Vancouver, British Columbia
V7M 1H9
Attention: Director, Planning & Development
Facsimile: 604.985.0576
Email: planning@cnv.org

The Owner: 583230 B.C. LTD.,
212-168 EAST 13TH STREET
NORTH VANCOUVER, BC,
V7L 4W8
Attention: Ali Kazemi
Email: alirkazemi@hotmail.com
Phone: 604-720-2913

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

designate a different address or different or additional persons to which all notices, demands, or requests are to be addressed.

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

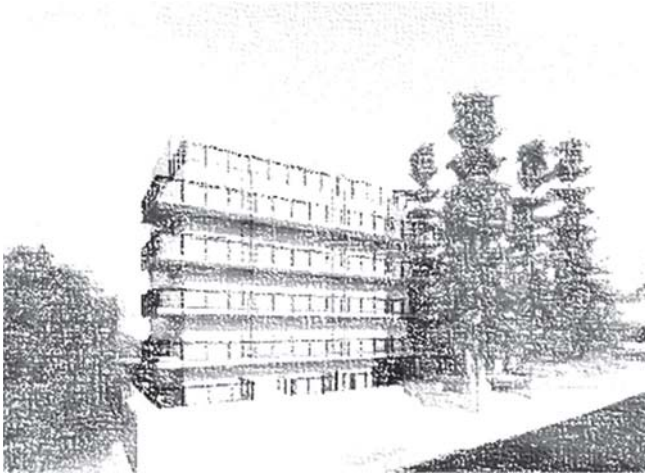
9. INTERPRETATION

- 9.1 Gender specific terms include both genders and include corporations. Words in the singular include the plural, and words in the plural include the singular.
- 9.2 The division of this Agreement into sections and the use of headings are for convenience of reference only and are not intended to govern, limit or aid in the construction of any provision. In all cases, the language in this Agreement is to be construed simply according to its fair meaning, and not strictly for or against either party.
- 9.3 The word "including" when following any general statement or term is not to be construed to limit the general statement or term to the specific items which immediately follow the general statement or term to similar items whether or not words such as "without limitation" or "but not limited to" are used, but rather the general statement or term is to be construed to refer to all other items that could reasonably fall within the broadest possible scope of the general statement or term.
- 9.4 The words "must" and "will" are to be construed as imperative.
- 9.5 Any reference in this Agreement to any statute or bylaw includes any subsequent amendment, re-enactment, or replacement of that statute or bylaw.
- 9.6 This is the entire agreement between the City and the Owner concerning its subject, and there are no warranties, representations, conditions or collateral agreements relating to the subject matter of this Agreement, except as included in this Agreement. This Agreement may be amended only by a document executed by the parties to this Agreement and by bylaw, such amendment to be effective only upon adoption by City Council of an amending bylaw to "Housing Agreement Bylaw, 2026, No. 9135".
- 9.7 This Agreement is to be governed by and construed and enforced in accordance with the laws of British Columbia and the laws of Canada applicable therein.
- 9.8 This Agreement can be signed in counterpart.

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

**SCHEDULE A
TENANT RELOCATION PLAN**

[see attached]



TENANT RELOCATION PLAN REV.4

154 East 17 St, North Vancouver
April 20, 2026

ABSTRACT

The following Tenant Relocation Plan is part of 583239 BC Ltd's development application submission to assist tenants with finding alternative accommodations, and to demonstrate our commitment to providing enhanced communication and support beyond the minimum requirements of the Residential Tenancy Act (RTA).

583239 BC Ltd.

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INTERACTION TIMELINE

Date	Tenant Interaction
August 30, 2024	Application submitted to CNV
November 23, 2024	Development Sign erected on property
November 25, 2024	Development Sign Erected on Property
November 27, 2024	Development Notice in North Shore News
December 3, 2024	Development Notice in North Shore News
December 10, 2024	Virtual Developer Information Session
Dec 10 – Dec 25, 2024	VDIS Question Period
January 21, 2025	First Letter to the Tenants
July 24, 2025	Second Letter to the Tenants
August 14, 2025	All Tenants Meeting
September 11, 2025	Letter to the Tenants – Change of TRC
September 15, 2025	All Tenants Meeting
November 26, 2025	All Tenants Meeting

583239 BC Ltd. PROPOSED RESIDENTIAL TENANT RELOCATION PLAN – 154 EAST 17 ST APARTMENTS

The following Tenant Relocation Plan is part of 583239 BC Ltd's development application submission to assist tenants with finding alternative accommodations, and to demonstrate our commitment to providing enhanced communication and support beyond the minimum requirements of the *Residential Tenancy Act (RTA)*.

OCCUPANCY REPORT

Documentation on the existing rental building is provided to the City which includes the following information:

- Number of units (occupied/vacant)
- Unit types and sizes (number of bedrooms);
- Rental rates for each unit;
- Type of tenancy (fixed-term / periodic)
- Length of tenancy for each unit; and
- Relevant demographic profiles (mobility/accessibility issues, seniors, low income, etc.)

This documentation of existing tenancies in the Occupancy Report helps inform tenant eligibility for assistance. Tenancies active when the Development Application is submitted to the City are eligible for compensation, and relocation support under the Residential Tenant Displacement Policy (H18). Tenants that move in after the Development Application is submitted, do not qualify for assistance or compensation.

VULNERABLE TENANTS

583239 BC Ltd. is committed to providing additional support for vulnerable tenants. This will be assessed on an individual basis as part of the Occupancy Report. Tenants will be provided a voluntary Tenant Household Needs Assessment Form as part of the Tenant Assistance Package to help identify vulnerable tenants. Vulnerable tenants who do not initially identify a need for additional assistance in the Occupancy Report should will not be denied reasonable additional assistance at a later date if needed.

Vulnerable tenants are defined as those:

- With disabilities that have a recognized disability pension or are considered disabled for income tax purposes, and/or seniors aged 55 or older, as per BC Housing definitions;
- Who qualify for deep subsidy and Rent Geared to Income (RGI) units, according to BC Housing eligibility criteria;
- Low Income households whose income is below 50% of gross median household income for that household size. In general terms:
 - a) Households without dependents with Gross Annual Income < \$35,000
 - b) Households with dependents with Gross Annual Income < \$60,000

Additional relocation assistance for vulnerable tenants requires the TRC to:

- c) Identify non-market, subsidized units as options for vulnerable tenants
- d) Identify accessible unit options, including those that are also non-market, subsidized options, as required;
- e) Work with non-profit/non-market housing providers to find accommodations for vulnerable tenants;

- f) Assist vulnerable tenants in making arrangements to apply for, visit/view (including reasonable transportation costs) and acquire these units, including communicating with property managers on tenants' behalf to find units;
- g) Assist with activities such as packing (additional funding for movers); and
- h) Assist vulnerable tenants in applying for rent supplements, as required;
- i) If the Occupancy Report indicates there are tenants that do not have disabilities and/or are not seniors, but they qualify for RGI rents or rent supplements, the TRC is to provide additional assistance in finding suitable accommodations for these tenants and helping them apply for rent supplements, as required and upon request.

Any vulnerable tenants who would like to receive additional support can request this by contacting the TRC by email or phone. Alternatively, the TRC is always available at the end of the 'all tenants meeting' to discuss any matters further.

TENANT COMMUNICATION STRATEGY

The following Tenant Communication Strategy outlines how 583239 BC Ltd. will be proactively engaged in notifying tenants of the development application process and timeline, opportunities for input, where to direct enquires, and any applicable tenant resources.

583239 BC Ltd. will advise tenants that it has officially submitted development applications to the City of North Vancouver to Amend the Zoning Bylaw, apply for a Development Permit. The timeline to process these applications is approximately 12-18 months. Affected tenants will be informed in a timely manner throughout the development application process and formal notice shall be provided as follows:

1. Notice of Application Submission:

Notice of a development application submission shall be given to existing tenants within 30 days of application approval by the City of North Vancouver Staff. The Notice shall include a date of the first Tenant Information Meeting, copy of the Tenant Relocation Plan, Tenant Assistance Package, and the applicable sections of the Residential Tenancy Act. All new tenancies beginning after the application submission must also be provided with a copy of the Tenant Relocation Plan and Tenant Assistance Plan and made aware of the development application.

Timely process updates will be provided to the tenants by 583239 BC Ltd., including notice of applicable Tenant Information Meetings, City Council meetings, Public Hearing and methods for providing input to City staff and Council.

2. Formal Notice:

Upon issuance of a Demolition Permit, which cannot be issued until the development application is approved by City Council, a minimum of four months formal notice to end tenancy for demolition of a rental unit shall be given to residents upon issuance of a Development Permit.

3. Advanced Notice of CNV Council Meetings

At this time a date for the projects first council meeting has not been confirmed, once the CNV provide confirmation of this date the TRC will provide tenants with notice of the date, time and purpose of the council meeting. This process will be repeated for all council meetings.

4. 583239 BC Ltd. Contact Information

Mailing: PO Box 33037, West Vancouver, BC V7V 4W7
Telephone: 778-990-2119 c/o Drift Project Management Ltd. (Owner's Representative)
E-mail: nicholas@driftpm.ca

A dedicated Google Drive folder will be setup and access given to tenants and staff members at the City. The shared folder will provide pdf copies of all posted publications and relevant resources for tenants including the Tenant Relocation Plan, Tenant Assistance Plan, Upcoming Tenant Information meeting dates, City Council Meeting Dates, Financial Compensation to Tenants, Moving Expenses, etc. In addition, hard copies of all official notices will also be either mailed or hand-delivered to each suite, posted in the lobby of 154 East 17th Apartments.

TENANT RELOCATION COORDINATOR

583239 BC Ltd. has appointed Jon Wells as the Tenant Relocation Coordinator (TRC) as part of the Tenant Relocation Plan (TRP) to facilitate direct communication with tenants and provide ongoing support and assistance on securing suitable replacement accommodations in accordance with the provisions outlined in the TRP. The Coordinator will be funded by 583239 BC Ltd. and have regular hours and contact information for when he will be available to tenants.

Altruistic Project Management

Business Hours: 9AM-5PM Weekdays

Telephone: **604-908-6858**

E-mail: tenantrelocation583230@gmail.com

Note: The TRC changed in September 2025 due to circumstances beyond our control. Refer to "Letter to Tenants – Change of TRC" on page 5 of this report.

RELOCATION ASSISTANCE

For eligible tenants who want assistance in finding new rental accommodation, the Tenant Relocation Coordinator will identify at least 3 comparable rental dwelling units for each tenant household. The comparable units should have the same number of bedrooms as the current unit and be located in the City of North Vancouver unless otherwise specified by the household. Other needs and preferences specified by the tenant household, will be reflected in the comparable units presented.

The maximum rent for the comparable units found by the TRC will be no more than the greater of:

- a) 10% above the tenant's current rent; or
- b) 10% above the most recently published CMHC average rent level, by number of bedrooms, for the City of North Vancouver (or Metro Vancouver if CNV data is unavailable).

At the time of DP application submission, the 2024 data for City of North Vancouver available:

	Bachelor	1-BR Unit	2-BR Unit
CMHC Average Rent/mth 2024	\$1,608	\$1,802	\$2,309
10% Above CMHC Average Rent	\$1,769	\$1,982	\$2,540

FINANCIAL COMPENSATION

Financial Compensation shall be provided to all eligible tenants based on length of tenancy and can be in the form of free rent, lump sum payment, or combination of the two. Compensation is to be paid out no later than the date the tenants move out after Final Adoption of the Zoning Bylaw, if already vacated the property, or if not moving out early, at the time of move out whether or not a demolition permit has been obtained or an eviction notice has been served.

Length of Tenancy at time of DPA submission	Financial Compensation
≤ 5 years / 60 months	4 months' rent
> 5 years	4 months + (#months tenancy – 60 months) x (\$25/mth)

If an eligible tenant moves out prior to approval of the rezoning application, financial compensation (including the moving expenses detailed below) will be provided to the tenant no later than immediately following final adoption of the rezoning bylaw(s). For all other eligible tenants, financial compensation is to be provided to the tenant no later than the date they move out, whether or not a demolition permit has been obtained or an eviction notice has been served.

MOVING EXPENSES

583239 BC Ltd. shall pay amounts listed in the table below for an insured moving company to relocate existing tenants into their new accommodation or provide an equivalent flat rate payout. Note: the below rates will increase in line with CPI on an annual basis from the date the bylaw was adopted.

Type of Unit	Compensation Provided
Studio & 1 Bedroom	\$1,140
2 Bedroom	\$1,425
3 Bedroom	\$1,904

FIRST RIGHT OF REFUSAL

583239 BC Ltd. is proposing a development with purpose-built rental units. All displaced tenants will be offered the first right of refusal to live in any purpose-built rental units in the new building, with the particulars of the units to be negotiated between the property owner and individual tenants.

Where the new building includes mid-market rent (MMR) units, tenants will have the first right of refusal to rent an MMR unit in the new building, provided the tenant meets the eligibility requirements for the MMR unit at the time the unit is first available for rent. To ensure that displaced tenants receive notification when the MMR units are becoming available, they will need to confirm during the relocation process that they want to exercise their first right of refusal.

TENANT ASSISTANCE PACKAGE

583239 BC Ltd. shall provide the Tenant Assistance Package designed for use by tenants to clearly communicate our commitment to actively engaging tenants in the development process as outlined in the Tenant Relocation Plan.

The Tenant Assistance Package shall include the following:

- a) Timeline and overview of the development application process
- b) Development Application submitted to CNV staff on August 15, 2024 and subsequently reviewed by staff;
- c) A commitment by 583239 BC Ltd. to provide advanced notifications and updates to tenants on upcoming Tenant Information Meetings, Council Meetings, Public Hearing relating to the application;
- d) Contact information of the dedicated Tenant Relocation Coordinator;
- e) Methods for advising City staff and City Council of concerns;
- f) Financial compensation provided by 583239 BC Ltd., including First Right of refusal;
- g) Method of requesting additional support by low income tenants and others facing barriers;
- h) Current copy of the British Columbia Residential Tenancy Act;
- i) A copy of the City of North Vancouver's Tenant Relocation Policy H18
- j) Copies of applicable Tenant Resources (BC Tenant Resource and Advisory Centre (TRAC), etc.)

583239 BC Ltd. shall provide copies of all written correspondence and confirmation that the Tenant Assistance Package has been provided to tenants, and City staff prior to staff bringing forward a report to Council for consideration of the development application.

FINAL TENANT RELOCATION REPORT

The Final Tenant Relocation Report shall be submitted to City staff prior to receiving the demolition permit for the property. The Final Tenant Relocation Report shall provide details for each displaced tenant on the following:

- a) An update to the outcome on the relocation of displaced tenants, including evidence that tenant have been satisfactorily assisted by 583239 BC Ltd. in locating alternate accommodations;

- b) The amount of compensation given to each tenant including monetary compensation, free rent, cost of moving, and any additional assistance or services that were provided to the tenants.

Appendix 1: April 2026 TENANCY REPORT

154 17th St E								
Unit #	#Bedrooms	Tenancy Type	Tenancy Start	Tenancy Agreement (y/n)	Expected Compensation (Under 5 Years)	Additional Expected Compensation (Over 5 Years) - Nov 2025	Moving Expenses	Remarks
1A	2	month to month	1993-08-01	Y	\$4,588	\$8,175	\$1,425	
1B	2	month to month	2001-02-01	Y	\$4,260	\$5,925	\$1,425	
1CA	2	month to month	2017-03-01	Y	\$5,396	\$1,100	\$1,425	
1	2	month to month	2019-06-01	Y	\$6,832	\$425	\$1,425	
2	2	month to month	2020-01-01	N	\$8,400	\$250	\$1,425	
3	2	month to month	2019-07-01	Y	\$5,655	\$400	\$1,425	
4	1	month to month	2023-04-01	Y	\$6,800	n/a	\$1,140	
5	1	month to month	2020-10-01	N	\$5,883	\$25	\$1,140	Baby due 31.12.2025 (third dependent)
6	1	month to month	2021-08-01	N	\$6,624	n/a	\$1,140	
7	2	month to month	2024-08-01	Y	\$9,476	\$0	\$1,425	
8	2	month to month	1992-10-01	Y	\$4,386	\$8,425	\$1,425	
9	2	month to month	2020-12-01	Y	\$7,141	\$0	\$1,425	
10 (Previous)	2	month to month	2022-03-01	Y	\$8,000.00	\$0	\$1,425	Tenant Moved
10	2	month to month	2025-01-15	Y	n/a	n/a	\$0	New Tenant
11	2	month to month	2020-05-01	N	\$6,900	\$150	\$1,425	
12	2	month to month	2012-03-01	Y	\$5,172	\$2,600	\$1,425	

12A	1	month to month	2021-02-01	N	\$5,701	\$0	\$1,140	
14	1	month to month	2019-12-01	Y	\$5,590	\$275	\$1,140	
15	1	month to month	2014-01-01	Y	\$4,332	\$3,150	\$1,140	
16	2	month to month	2017-04-01	Y	\$6,388	\$1,075	\$1,425	
17	2	month to month	2017-06-01	Y	\$5,942	\$1,025	\$1,425	
18	2	month to month	2017-04-01	Y	\$6,172	\$1,075	\$1,425	
19	3	month to month	2023-03-01	N	\$11,980	\$0	\$1,904	

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9139

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, 2025, No. 9139**” (341-347 West 4th Street, CD-770).
2. Division VII: 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 341-347 West 4th Street and legally described below as henceforth being transferred, added to and forming part of CD-770 (Comprehensive Development 770 Zone):

PID: 009-746-668, 009-746-650	LOT F BLOCK 135 DISTRICT LOT 271 PLAN 9122 LOT E BLOCK 135 DISTRICT LOT 271 PLAN 9122
----------------------------------	--

from zone RM-1

3. Part 12 of Division VI: Comprehensive Development Zones of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended by:

- A. Adding the following Comprehensive Development Zone to Section 1201 in numerical order:

“CD-770 Comprehensive Development 770 Zone” (341-347 West 4th Street)

In the CD-770 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RM-1 Zone, except that:

- (1) One Principal Building shall be permitted on one Lot;
- (2) The permitted Principal Uses on the Lot shall be limited to:
 - (a) Rental Apartment Residential Use:
 - i. Accessory Home Occupation Use, subject to Sections 507(6), (7), and (8) of this Bylaw;
 - ii. Accessory Off-Street Parking Use;
 - iii. Accessory Home Office Use;
- (3) Gross Floor Area:
 - (a) Combined and in total, shall not exceed 1.6 times the Lot Area;
 - (b) Maximum Gross Floor Area may be further increased to a maximum of 2.6 times the Lot Area, upon entering into a Housing Agreement with the City;

BASE DENSITY			
OCP Schedule 'A'		1.60 FSR	
ADDITIONAL (BONUS) DENSITY			
ADDITIONAL DENSITY CATEGORY	DESCRIPTION	ADDITIONAL DENSITY (BONUS)	POLICY REFERENCE
Rental Housing	100% rental housing; 10% mid-market rental units	1.00 FSR	OCP Section 2.2
TOTAL DENSITY			
		2.6 FSR	

- (4) Lot Coverage for the Principal Building shall not exceed 51%;
- (5) Height:
- (a) Height of Principal Buildings shall not exceed six storeys and 19 metres (62.33 feet) as measured from the average Building Grades at the north property line;
 - (b) The Heights of Buildings and Structures permitted elsewhere in the Bylaw may be exceeded for:
 - i. Mechanical rooms, ventilating machines, elevator overruns, parapet walls, architectural appurtenances, guard rails, Garden Structures, staircase and elevator structures by not more than 6.1 metres (20 feet);
 - ii. Fully screened mechanical equipment, located at least 2 metres (9.8 feet) from the roof edge, by not more than 6.1 metres (20 feet);
- (6) Principal Buildings shall be sited in accordance with the following:
- (a) from the Front Lot Line (north):
 - i. No less than 0.3 metres (1 foot) to the basement levels;
 - ii. No less than 4.5 metres (14.7 feet) to upper level walls;
 - (b) from the Rear Lot Line (south):
 - i. No less than 0.62 metres (2 feet) to the basement levels;
 - ii. No less than 6.0 metres (19.6 feet) to upper level walls;
 - (c) from the Interior Side Lot Lines (east and west):
 - i. No less than 2.8 metres (9.1 feet) to the basement levels;
 - ii. No less than 2.8 metres (9.1 feet) to upper level walls;

- (d) The Siting of Buildings and Structures permitted elsewhere in this Bylaw may be exceeded for:
- i. Where canopies, eaves, or roof overhangs project beyond the face of the Principal Building, the minimum distance to an abutting Lot Line may be reduced by 2 metres (6.56 feet);
 - ii. Where unenclosed patios and stairs project beyond the face of the Principal Building at the Rear Lot Line (south), the minimum distance to an abutting Lot Line may be reduced by 3.0 metres (9.8 feet);
 - iii. Where unenclosed patios and stairs project beyond the face of the Principal Building at the Front Lot Line (north), the minimum distance to an abutting Lot Line may be reduced by 2.5 metres (8.2 feet);
- (7) Section 510(2), Unit Separation, shall be waived;
- (8) Section 510(3), Building Width and Length, shall be waived;
- (9) Part 11: Inclusionary Zoning Requirements for Residential Development, shall be waived.

READ a first time on the 1st day of December, 2025.

READ a second time on the 1st day of December, 2025.

READ a third time on the 1st day of December, 2025.

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

MAYOR

CORPORATE OFFICER

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9140

A Bylaw to enter into a Housing Agreement (341-347 West 4th Street)

WHEREAS Section 483 of the *Local Government Act* R.S.B.C. 2015 c.1 permits a local government to enter into a housing agreement for rental housing.

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

1. This Bylaw shall be known and cited for all purposes as “**Housing Agreement Bylaw, 2025, No. 9140**” (341-347 West 4th Street, CD-770, Rental Housing Commitments).
2. The Council hereby authorizes The Corporation of the City of North Vancouver to enter into a Housing Agreement to secure rental housing commitments with the owner of lands having a civic address of 341-347 West 4th Street, North Vancouver, legally described as: PID: 009-746-668, 009-746-650; LOT F BLOCK 135 DISTRICT LOT 271 PLAN 9122, LOT E BLOCK 135 DISTRICT LOT 271 PLAN 9122, substantially in the form attached to this bylaw.
3. The Mayor and Corporate Officer are authorized to execute the Housing Agreement and any documents required to give effect to the Housing Agreement.

READ a first time on the 1st day of December, 2025.

READ a second time on the 1st day of December, 2025.

READ a third time on the 1st day of December, 2025.

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

MAYOR

CORPORATE OFFICER

PART 2 – TERMS OF INSTRUMENT

RENTAL HOUSING AGREEMENT AND SECTION 219 COVENANT

THIS AGREEMENT,

BETWEEN:

583230 B.C. LTD., INC. NO. BC0583230
303 - 255 WEST 1ST STREET
NORTH VANCOUVER, BC
V7M 3G8

(the “Owner”)

AND:

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

(the “City”)

WHEREAS:

- A. The Owner is the registered and beneficial owner of the Lands.
- B. The City is a municipal corporation incorporated pursuant to the *Local Government Act*, RSBC 2015, c. 1 and the *Community Charter*, SBC 2003, c. 26.
- C. Section 219 of the *Land Title Act*, RSBC 1996, c. 250 (the “**Land Title Act**”) permits registration of a covenant in favour of a municipality in respect of the use of land or the use of a building on or to be erected on land, that land is or is not to be built on except in accordance with the covenant and that land is not to be subdivided except in accordance with the covenant.
- D. Section 483 of the Act permits a local government to, by bylaw, enter into a housing agreement that may include terms and conditions regarding the occupancy of the housing units identified in the agreement, including respecting the form of tenure of the housing units, the availability of the housing units to classes of persons, the administration and management of the housing units and the rents and lease, sale or share prices that may be charged.
- E. The City has adopted a bylaw authorizing this Agreement.
- F. The Owner and the City wish to enter into this Agreement pursuant to Section 219 of the *Land Title Act* and section 483 of the Act.

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

1. DEFINITIONS

- (a) **“Act”** means the *Local Government Act*, RSBC 2015, c.1 as amended from time to time;
- (b) **“Affordable Rent”** means with respect to each Mid-Market Rental Unit a rent payment amount equal to 10% below the “Private Apartment Average Rents” for the corresponding bedroom type in the City of North Vancouver as established by CMHC’s Housing Market Information Portal for the year the tenancy is entered into;
- (c) **“Agreement”** means this agreement as amended from time to time;
- (d) **“Commencement Date”** has the meaning set out in section 2.1 herein;
- (e) **“Council”** means the municipal council for the City of North Vancouver;
- (f) **“CMHC”** means Canada Mortgage and Housing Corporation;
- (g) **“Director, Planning and Development”** means the chief administrator of the Department of Planning of the City and their successors in function and their respective nominees;
- (h) **“Dwelling Unit”** means a dwelling unit as defined in the City of North Vancouver’s “Zoning Bylaw 1995, No. 6700” as amended from time to time;
- (i) **“Lands”** means those lands and premises legally described as:

Parcel Identifier: 009-746-668
Lot F
Block 135
District Lot 271
Plan 9122; and

Parcel Identifier: 009-746-650
Lot E
Block 135
District Lot 271
Plan 9122;
- (j) **“Mid-Market Rental Units”** means the 7 Dwelling Units in the Residential Building to be constructed on the Lands that are rented to tenants for Affordable Rent;
- (k) **“Market Rental Units”** means all Dwelling Units in the Residential Building other than the Mid-Market Rental Units;
- (l) **“Maximum Household Income”** means an annual gross household income determined by multiplying Affordable Rent by 12 to yield the households’ annual housing costs, and divide by 30% (0.30) to meet the standard definition of affordability;

- (m) **“Rental Purposes”** means an occupancy or intended occupancy which is or would be governed by a tenancy agreement as defined in Section 1 of the *Residential Tenancy Act*, SBC 2002 c. 78 as amended from time to time between the Owner and the tenant;
- (n) **“Rental Units”** means the Market Rental Units and the Mid-Market Rental Units;
- (o) **“Residential Building”** means the 6 storey building to be constructed on the Lands to be used for Rental Purposes with 69 Dwelling Units, of which 62 Dwelling Units will be Market Rental Units and 7 Dwelling Units will be Mid-Market Rental Units;
- (p) **“RT Act”** means the *Residential Tenancy Act*, SBC 2002 c. 78;
- (q) **“Rezoning Bylaw”** means the rezoning bylaw applicable to the Lands described as “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9139”;
- (r) **“Section 219 Covenant”** means a covenant pursuant to Section 219 of the *Land Title Act*;
- (s) **“Tenancy Agreement”** means an agreement, whether written or oral, express or implied, between the Owner and a tenant respecting possession or occupancy of a Rental Unit;
- (t) **“Tenant Relocation Plan”** means the Tenant Relocation Plan dated November 5, 2025, as prepared by the Owner and approved by the City, to meet the requirements of the City’s Residential Tenant Displacement Policy, version H18 and dated as of July 12, 2021, a copy of which is attached as Schedule A to this Agreement; and
- (u) **“Term”** has the meaning set out in section 2.1 herein.

2. TERM

- 2.1 This Agreement will commence upon adoption by the City’s Council of “Housing Agreement Bylaw, 2025, No. 9140” (341-347 West 4th Street, CD-770, Rental Housing Commitments) (the **“Commencement Date”**) and will continue until the date this Agreement is terminated in accordance with sections 2.2 or 8.3(c) (the **“Term”**).
- 2.2 This Agreement will terminate immediately upon the removal or destruction of the Residential Building provided the Residential Building is not repaired or rebuilt following the destruction thereof.
- 2.3 Subject to section 7.3, upon termination of this Agreement, this Agreement will be at an end and of no further force and effect.

3. SECTION 219 COVENANT

- 3.1 The Owner covenants and agrees with the City as a covenant in favour of the City pursuant to Section 219 of the *Land Title Act*, that during the Term of this Agreement, it being the intention and agreement of the Owner that the provisions in this Agreement be annexed to, and run with and be a charge upon the Lands, that notwithstanding the Rezoning

Bylaw, the Lands will be used and built on only in strict compliance with the terms and conditions of this Agreement and that:

- (a) the Lands must not be subdivided or stratified;
 - (b) the Rental Units in the Residential Building must be used for Rental Purposes only and all Rental Units must be owned and operated by the Owner, provided that the Mid-Market Rental Units may be operated by a non-profit entity engaged by the Owner and having expertise in non-market housing, with the approval of the Director, Planning and Development; and
 - (c) no Rental Unit in the Residential Building must be occupied for any purpose except for Rental Purposes pursuant to a Tenancy Agreement.
- 3.2 The Owner further covenants and agrees with the City that the Lands and any buildings or structures constructed thereon including the Residential Building must be developed, built, and maintained in accordance with all City bylaws, regulations and guidelines as amended from time to time.
- 3.3 Section 7.1 and 7.2 of this Agreement are integral to and form part of this Section 219 Covenant.

4. TENANCY RESTRICTIONS

- 4.1 The unit mix for Rental Units in the Residential Building will be no fewer than 24 three-bedroom units, 20 one-bedroom units and 25 studio units or as otherwise approved in writing by the Director, Planning and Development in their discretion.
- 4.2 The Mid-Market Rental Units will be provided in the following unit mix: 3 three-bedroom units, 1 one-bedroom units and 3 studio units. The Owner may only change this mix with the approval in writing by the Director, Planning and Development with such approval to be granted in their discretion. The Owner will be entitled to determine the locations of the 7 Mid-Market Rental Units within the Residential Building.
- 4.3 Notwithstanding the number of Dwelling Units that are required to be Mid-Market Rental Units as specified in the definitions for Mid-Market Rental Units and Residential Building in this Agreement, the Director of Planning and Development may, at their discretion, approve a change to the number of Dwelling Units in the Residential Building and, consequently, the number of Dwelling Units that are required to be Mid-Market Rental Units, provided that such number remains equal to or greater than 10% of the total number of Dwelling Units in the Residential Building.
- 4.4 The Owner will enter into a minimum 1 year Tenancy Agreement for each of the Mid-Market Rental Units which will convert to a month to month tenancy at the end of the 1 year term. If such a tenancy is ended prior to the end of the Term, the Owner must rent the Mid-Market Rental Unit at Affordable Rent. For greater certainty, at the end of each tenancy, the Mid-Market Rental Unit will continue to be rented as a Mid-Market Rental Unit at Affordable Rent, which obligation will be ongoing at all times during the Term.

5. OWNER'S OBLIGATIONS

- 5.1 Without limiting section 3.1 of this Agreement:

- (a) Management and administration: the management, administration, and associated costs with the management and administration of the Rental Units, including the Mid-Market Rental Units, will be borne by the Owner or its designated rental agent, unless otherwise approved by the City in writing and all Mid-Market Rental Units must be managed by one rental agent;
- (b) Compliance with Tenant Relocation Plan: The Owner will fulfil all of the commitments set out in the Tenant Relocation Plan and if requested by the City at any time, will provide information to the City to confirm compliance with the Tenant Relocation Plan;
- (c) Advertisement: when the Mid-Market Rental Units first become available, the Owner will advertise such units for a minimum of one month on at least two common rental property search platforms that allow potential tenants to view available properties for rent in North Vancouver without payment of a fee or requirement for registration, and the Owner will feature the tenure restrictions set out in this Agreement prominently in all advertising of Mid-Market Rental Units. When a Mid-Market Rental Unit becomes available for a subsequent, new tenancy, the Owner will advertise the unit in accordance with the foregoing requirements for a period of at least one week;
- (d) Tenant Selection: the Owner will make the Mid-Market Rental Units available, both at the first tenancy and each subsequent tenancy, in the following order of priority:
 - (i) If the Residential Building replaces an existing rental building, then tenants from the existing rental building on the Lands being replaced who have household incomes at or below the Maximum Household Income will be provided first right of refusal in the Mid-Market Rental Units, and have first priority, provided that if there are multiple applicants in this category for one unit, then applicant families with one or more dependents will have priority for units with two or more bedrooms and if applicants are equal in this regard, then applications will be considered on a first come-first-served basis;
 - (ii) Households who have been displaced from redevelopment elsewhere in the City who have household incomes at or below the Maximum Household Income will have second priority, provided that if there are multiple applicants in this category for one unit, then applicant families with one or more dependents will have priority for units with two or more bedrooms and if applicants are equal in this regard, then applications will be considered on a first come-first-served basis
 - (iii) The Owner will then make any remaining Mid-Market Rental Units not rented by tenants from the existing building on the Lands available to tenants with an annual household income at or below that the Maximum Household Income who are either current residents of the City of North Vancouver or who work in the City of North Vancouver and have done so for at least six months, provided that if there are multiple applicants in this category for one unit, then applicant families with one or more dependents will have priority for units with two or more bedrooms and if applicants are equal in this regard, then applications will be considered on a first come-first-served basis;

- (iv) If there are any remaining Mid-Market Rental Units not rented by tenants who meet the criteria in sections 5.1(d)(i) to (iii) after the expiry of the one-month advertising period, then the Owner will make such units available to tenants who meet the Maximum Household Income requirement; and
 - (v) Tenants in Mid-Market Rental Units must not have an ownership interest in a residential property in the City or in a neighbouring municipality which the tenant could otherwise occupy and the Owner will require confirmation from the prospective tenant that they meet this requirement at the time of tenancy;
 - (vi) In determining whether a tenant meets the Maximum Household Income requirements or the requirement in section 5.1(d)(v), the Owner or its rental agent, so long as it acts honestly and in good faith, is entitled to rely on all information provided by the prospective tenant and the Owner will have no liability if the prospective tenant intentionally or unintentionally provides any incorrect information. The Owner is under no obligation to monitor or update the financial circumstances of the tenant once the lease is signed.
- (e) Rent Amount and Permitted Increases: Affordable Rent for Mid-Market Rental Units is to be determined at the time of tenancy. Rent amounts may be subsequently increased below or at the permitted annual rent increase then set under the RT Act;
 - (f) Compliance with applicable laws: without restricting the foregoing, the Owner will comply with all applicable provisions of the RT Act and any other provincial or municipal enactments imposing obligations on landlords in relation to residential tenancies;
 - (g) Performance: the Owner will perform its obligations under this Agreement diligently and in good faith;
 - (h) Information Regarding Unit Availability: If the City establishes a register for availability of Mid-Market Rental Units within the City, the Owner will provide to the City information regarding any Mid-Market Rental Units that become available for rent, in a form acceptable to the Director, Planning and Development;
 - (i) Evidence of compliance: provided that the same can be done without breaching the *Personal Information Protection Act*, SBC 2003, c. 63 (as amended from time to time) the Owner will, on an annual basis at the time of Business License renewal and upon any other request by the City, supply to the City copies of any documentation in possession of the Owner necessary to establish compliance with the Owner's obligations under this Agreement.

6. DEFAULT AND REMEDIES

- 6.1 The City may, acting reasonably, give to the Owner a written notice (in this section 6.1, the "**Notice**") requiring the Owner to cure a default under this Agreement within 30 days of receipt of the Notice. The Notice must specify the nature of the default. The Owner must act with diligence to correct the default within the time specified.

- 6.2 If the default is not corrected within the time specified, the Owner will pay to the City on demand by the City 200 percent of the difference between current market rent, as determined by a third-party appraiser, and Affordable Rent for each Mid-Market Rental Unit in default for the default year to the end of the Term of the Agreement. The monies collected from default will be deposited to the City's Affordable Housing Reserve Fund.
- 6.3 The Owner will pay to the City on demand by the City all the City's costs of exercising its rights or remedies under this Agreement, on a full indemnity basis.
- 6.4 The Owner acknowledges and agrees that in case of a breach of this Agreement which is not fully remediable by the mere payment of money and promptly so remedied, the harm sustained by the City and to the public interest will be irreparable and not susceptible of adequate monetary compensation.
- 6.5 Each party to this Agreement, in addition to its rights under this Agreement or at law, will be entitled to all equitable remedies including specific performance, injunction and declaratory relief, or any of them, to enforce its rights under this Agreement.
- 6.6 The Owner acknowledges and agrees that it is entering into this Agreement to benefit the public interest in providing housing for Rental Purposes, and that the City's rights and remedies under this Agreement are necessary to ensure that this purpose is carried out and that the City's rights and remedies under this Agreement are fair and reasonable and ought not to be construed as a penalty or forfeiture.
- 6.7 No reference to nor exercise of any specific right or remedy under this Agreement or at law or at equity by any party will prejudice, limit or preclude that party from exercising any other right or remedy. No right or remedy will be exclusive or dependent upon any other right or remedy, but any party, from time to time, may exercise any one or more of such rights or remedies independently, successively, or in combination. The Owner acknowledges that specific performance, injunctive relief (mandatory or otherwise) or other equitable relief may be the only adequate remedy of a default by the Owner under this Agreement.

7. LIABILITY

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

- 7.2 Except to the extent such advice or direction is given negligently, the Owner hereby releases and forever discharges the City, its elected officials, board members, officers, directors, employees and agents, and its and their heirs, executors, administrators, personal representatives, successors and assigns from and against all claims, demands, damages, actions or causes of action by reason of or arising out of advice or direction respecting the ownership, operation or management of the Lands for the provision of housing for Rental Purposes which has been or hereafter may be given to the Owner by all or any of them.
- 7.3 The covenants of the Owner set out in sections 7.1 and 7.2 of this Agreement will survive the expiration or the earlier termination of this Agreement and will continue to apply to any breach of the Agreement and to any claims arising under this Agreement during the ownership by the Owner of the Lands.

8. GENERAL PROVISIONS

- 8.1 The Owner agrees to reimburse the City for all legal costs reasonably incurred by the City for the preparation, execution and registration of this Agreement and notice of this Agreement which is required to be filed pursuant to the *Act*. The Owner will bear their own costs, legal or otherwise, connected with the preparation, execution or registration of this Agreement.
- 8.2 Nothing in this Agreement:
- (a) affects or limits any discretion, rights, powers, duties or obligations of the City under any enactment or at common law, including in relation to the use or subdivision of land;
 - (b) affects or limits any enactment relating to the use of the Lands or any condition contained in any approval including any development permit concerning the development of the Lands; or
 - (c) relieves the Owner from complying with any enactment, including the City's bylaws in relation to the use of the Lands.
- 8.3 The Owner and the City agree that:
- (a) this Agreement is entered into only for the benefit of the City;
 - (b) this Agreement is not intended to protect the interests of the Owner, occupier or user of the Lands or any portion of it including the Rental Units and the Limited Common Property; and
 - (c) without limiting part 2 of this Agreement, the City may at any time execute a release and discharge of this Agreement in respect of the Lands, without liability to anyone for doing so.
- 8.4 This Agreement burdens and runs with the Lands and any part into which any of them may be subdivided or consolidated, by strata plan or otherwise. All of the covenants and agreements contained in this Agreement are made by the Owner for itself, its successors and assigns, and all persons who acquire an interest in the Lands after the date of this Agreement. Without limiting the generality of the foregoing, the Owner will not be liable for any breach of any covenant, promise or agreement herein in respect of any portion of the

Lands sold, assigned, considered or otherwise disposed of, occurring after the Owner has ceased to be the owner of the Lands.

- 8.5 The covenants and agreements on the part of the Owner in this Agreement have been made by the Owner as contractual obligations as well as being made pursuant to section 483 of the Act and as such will be binding on the Owner.
- 8.6 The Owner will, at its expense, do or cause to be done all acts reasonably necessary to ensure this Agreement and notice of this Agreement is registered against the title to the Lands, including any amendments to this Agreement as may be required by the Land Title Office or the City to effect such registration.
- 8.7 The City and the Owner each intend by execution and delivery of this Agreement to create both a contract and a deed under seal.
- 8.8 An alleged waiver by a party of any breach by another party of its obligations under this Agreement will be effective only if it is an express waiver of the breach in writing. No waiver of a breach of this Agreement is deemed or construed to be a consent or waiver of any other breach of this Agreement.
- 8.9 If a Court of competent jurisdiction finds that any part of this Agreement is invalid, illegal, or unenforceable, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part.
- 8.10 Every obligation of a party which is set out in this Agreement will extend throughout the Term and, to the extent that any obligation ought to have been observed or performed prior to or upon the expiry or earlier termination of the Term, such obligation will survive the expiry or earlier termination of the Term until it has been observed or performed.
- 8.11 All notices, demands, or requests of any kind, which a party may be required or permitted to serve on another in connection with this Agreement, must be in writing and may be served on the other parties by registered mail, by facsimile or e-mail transmission, or by personal service, to the following address for each party:

City: The Corporation of the City of North Vancouver
141 West 14th Street
North Vancouver, British Columbia
V7M 1H9
Attention: Director, Planning & Development
Facsimile: 604.985.0576
Email: planning@cnv.org

The Owner: 583230 B.C. LTD., INC.NO. BC0583230
303 - 255 WEST 1ST STREET
NORTH VANCOUVER, BC
V7M 3G8
Attention: Ali-Reza Kazemi, Owner
Email: alirkazemi@hotmail.com
Phone: 604-720 2913

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

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

9. INTERPRETATION

- 9.1 Gender specific terms include both genders and include corporations. Words in the singular include the plural, and words in the plural include the singular.
- 9.2 The division of this Agreement into sections and the use of headings are for convenience of reference only and are not intended to govern, limit or aid in the construction of any provision. In all cases, the language in this Agreement is to be construed simply according to its fair meaning, and not strictly for or against either party.
- 9.3 The word "including" when following any general statement or term is not to be construed to limit the general statement or term to the specific items which immediately follow the general statement or term to similar items whether or not words such as "without limitation" or "but not limited to" are used, but rather the general statement or term is to be construed to refer to all other items that could reasonably fall within the broadest possible scope of the general statement or term.
- 9.4 The words "must" and "will" are to be construed as imperative.
- 9.5 Any reference in this Agreement to any statute or bylaw includes any subsequent amendment, re-enactment, or replacement of that statute or bylaw.
- 9.6 This is the entire agreement between the City and the Owner concerning its subject, and there are no warranties, representations, conditions or collateral agreements relating to the subject matter of this Agreement, except as included in this Agreement. This Agreement may be amended only by a document executed by the parties to this Agreement and by bylaw, such amendment to be effective only upon adoption by City Council of an amending bylaw to "Housing Agreement Bylaw, 2025, No. 9140".
- 9.7 This Agreement is to be governed by and construed and enforced in accordance with the laws of British Columbia and the laws of Canada applicable therein.
- 9.8 This Agreement can be signed in counterpart.

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

**SCHEDULE A
TENANT RELOCATION PLAN**

CD# 2739074

TENANT RELOCATION PLAN REV.1

341-347 West 4th St, North Vancouver
November 5, 2025

ABSTRACT

The following Tenant Relocation Plan is part of 583239 BC Ltd's development application submission to assist tenants with finding alternative accommodations, and to demonstrate our commitment to providing enhanced communication and support beyond the minimum requirements of the Residential Tenancy Act (RTA).

583239 BC Ltd.

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Interaction Timeline

Date	Tenant Interaction
December 5, 2023	Application submitted to CNV
October 28, 2024	Development Sign erected on property
November 6, 2024	Development Notice in North Shore News
November 9, 2024	Development Mailer Delivered
November 13, 2024	Development Notice in North Shore News
November 21, 2024	Virtual Developer Information Session
Nov 21 – Dec 6, 2024	VDIS Question Period
January 21, 2025	First Letter to the Tenants
July 24, 2025	Second Letter to the Tenants
August 14, 2025	All Tenants Meeting
September 24, 2025	Letter to the Tenants – Change of TRC
November 26, 2025	All Tenants Meeting (future interaction)

Virtual Developer Information Session Notification

PLANNING APPLICATION

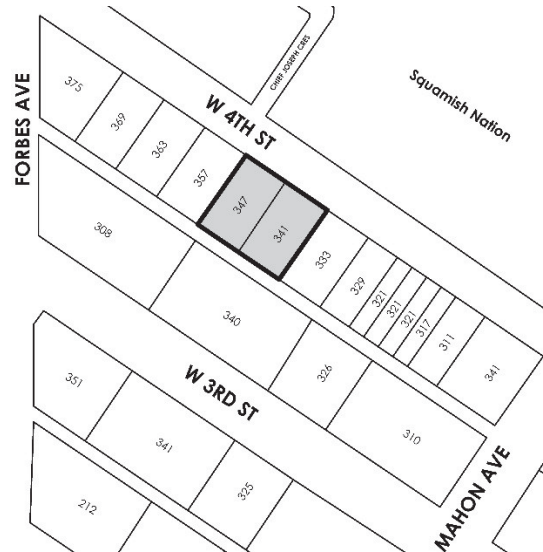
341 – 347 4th Street West, North Vancouver

583230 BC Ltd has applied for a Zoning Bylaw Amendment to rezone the property from the RM-1 Zone to a new Comprehensive Development (CD) Zone to allow for a 6-storey residential building with 55 rental units. The proposal includes 39 vehicle parking stalls and 104 secure bicycle parking stalls.

PROPOSED BUILDING



LOCATION



TO LEARN MORE & TO PROVIDE INPUT

COMMENT ONLINE BY:

Dec 5, 2024

cnv.org/Applications

Search by property address



VIRTUAL DEVELOPER'S INFORMATION SESSION:

DATE: Nov 21, 2024

TIME: 6pm

REGISTER: Should you wish to join the online Developer Information Session, please request the MS Teams link by emailing hello@driftpm.ca

APPLICANT

Ian Guan
Gradual Architecture Inc.
ian@gradualarchitecture.com
604-733-7679

CITY OF NORTH VANCOUVER

Linden Mulleder
Planning & Development
141 West 14th Street, North Vancouver
planning@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, visit cnv.org/City-Hall/Council-Meetings

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: 341 – 347 4th Street West, North Vancouver

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

FIRST LETTER TO TENANTS

Date: January 21, 2025

To: Residential Tenants Residing at 341-347 West 4th St, North Vancouver

We are writing today to inform you that we have submitted a redevelopment application to the City of North Vancouver Planning and Development Department, for the purpose of demolishing the existing buildings and redeveloping the property. Our redevelopment proposal consists of a Rezoning Bylaw application, and a Development Permit application.

If this development proposal is approved by North Vancouver City Council, the new development will consist of one building with an approximate total of 69 apartment units, of which 62 will be market rental units, and 7 units mid-market rental (MMR). We anticipate construction in 2026 with an approximate construction schedule of 24 months.

We will be mailing you updates in the upcoming weeks and months to ensure you are kept well informed on the status of our application, the timing of this development application being presented to Council and the Public Hearing on this application, and the impact it will have on your residency.

According to the City of North Vancouver Residential Tenant Displacement Policy, the City of North Vancouver requests developers to voluntarily commit to the following when proposing to redevelop an existing rental building:

- 1) Occupancy Report
- 2) Tenant Relocation Plan
- 3) Relocation Assistance
 - a. Designating a Tenant Relocation Coordinator.
 - b. Assistance finding new accommodations and relocation.
 - c. Financial compensation based on length of tenancy and *Residential Tenancy Act (RTA)*
 - d. Financial compensation for moving expenses at a flat rate payout based on number of bedrooms.
 - e. Additional assistance for low-income tenants and others facing barriers.
 - f. First right of refusal to rent any purpose-built rental units in the new building. Where the new building includes mid-market rental (MMR) units, tenants will have the first right of refusal to rent an MMR unit in the new building, provided the tenant meets the eligibility requirements at the time the unit is first available for rent.

In closing, 583239 BC Ltd. will be providing relocation assistance based on Council policy H18 and is committed to providing enhanced communication with you regarding this redevelopment proposal. 583239 BC Ltd. has designated Jonathan Beck, a local property management professional with 15 years of experience, as our designated relocation coordinator. Jonathan can be reached by telephone at 604-999-8098 or email at tenantrelocation583230@gmail.com during regular business hours if you have any questions or require assistance.

Sincerely,

Ali Kazemi
583239 BC Ltd.

SECOND LETTER TO TENANTS

Tenant Assistance Package

Date: July 24, 2025

To: Residential Tenants Residing at 341-347 4th Street, North Vancouver

We are writing today as a second letter to you regarding the redevelopment application to the City of North Vancouver Planning and Development Department, for the purpose of demolishing the existing building and redeveloping the property.

Communications will continue to be available by phone and email. Notices of in person meetings and city communications will also be delivered by mail.

Our first Tenant Information Meeting details are below. Please come by with any questions.

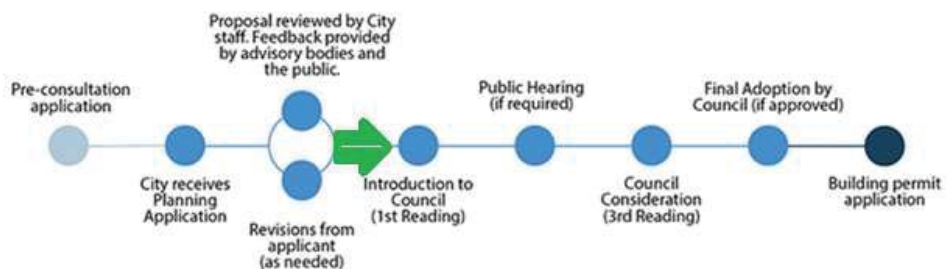
TENANT INFORMATION MEETING

Date: Thursday August 14, 2025

Where: 341 4th Street, Lobby/Front area

Time: 5:30-6:30PM

APPLICATION STATUS



This development application has not yet been formally approved and that Tenants do not have to move out until they are served with formal notice to vacate. If you choose to vacate before the formal notice, relocation assistance will remain available at any time throughout the process. If you choose to move out prior to approval of the rezoning, financial compensation and moving expenses will be provided no later than immediately following final adoption of the zoning bylaw. For eligible tenants who do not move out early, financial compensation and moving expenses will be paid no later than the date you move out.

We will continue to provide advanced notice and updates on city Council Meetings and Public Hearing related to this application.

TENANT RELOCATION ASSISTANCE

In the first Letter to Tenants dated January 21, 2025 we outlined the responsibilities of 583239 BC Ltd to provide assistance for relocation as outline in the Tenant Relocation Plan. We would like to reemphasize a few points within the Residential Tenant Displacement Policy H18. Please see below some key considerations with regards to Financial Compensation, Moving Expenses and the First Right of Refusal.

Relocation Assistance: For eligible tenants who want assistance in finding new rental accommodation, the Tenant Relocation Coordinator will identify at least 3 comparable rental dwelling units for each tenant household.

Dedicated Relocation Coordinator: Jonathan Beck, 604-999-8098, tenantrelocation583230@gmail.com

Financial compensation: all eligible tenants will receive compensation based on length of tenancy and can be in the form of free rent, lump sum payment, or combination of the two. Compensation is to be paid out no later than the date the tenants move out, whether or not a demolition permit has been obtained or an eviction notice has been served.

≤ 5 years = 4 months' rent

> 5 years = 4 months + (#months tenancy – 60 months) x (\$25/mth)

Moving Expenses: 583239 BC Ltd. shall pay amounts listed in the table below for an insured moving company to relocate existing tenants into their new accommodation or provide an equivalent flat rate payout.

Studio & 1 Bedroom = \$1,115

2 Bedroom = \$1,392

3 Bedroom \$1,670

First Right of Refusal: All displaced tenants will be offered the first right of refusal to live in any purpose-built rental units in the new building, with the particulars of the units to be negotiated between the property owner and individual tenants. Where the new building includes mid-market rent (MMR) units, tenants will have the first right of refusal to rent an MMR unit in the new building, provided the tenant meets the eligibility requirements for the MMR unit at the time the unit is first available for rent. To ensure that displaced tenants receive notification when the MMR units are becoming available, they will need to confirm during the relocation process that they want to exercise their first right of refusal.

Tenant Household Needs Assessment Form: Thank you to those who completed this form already. It is attached again. Completion of this form is voluntary, but it is recommended so that your housing needs can be considered. Low Income tenants and others facing barriers should complete this form

Signed

Jonathan Beck

Tenant Relocation Coordinator

E: tenantrelocation583230@gmail.com

T: 604-999-8098

July 23, 2025

LETTER TO TENANTS – CHANGE OF TRC

September 19, 2025

To: Tenants of 341-347 4th Street West, North Vancouver

Re: Change of Tenant Relocation Coordinator

Dear Tenants,

We are writing to inform you that there will be a change in the Tenant Relocation Coordinator (TRC) for the project at **341&347 4th Street West, North Vancouver**.

Effective immediately, Jonathan Beck will no longer be involved in this project, a new Tenant Relocation Coordinator will assume this role. Please note that the same email address will continue to be used, so your ability to contact the TRC will not be affected in any way.

The services provided by the Tenant Relocation Coordinator will remain the same, and you will not experience any change in the support or assistance available to you.

New tenant Relocation Coordinator Contact Information:

Name: Jon Wells

Email: tenantrelocation583230@gmail.com **[same as before]**

Phone: 604-908-6858

We thank you for your understanding on this matter.

Should any tenants wish to have a private online meeting with me, don't hesitate to reach out.

Sincerely,

Jon Wells

Tenant Relocation Coordinator

583239 BC Ltd. PROPOSED RESIDENTIAL TENANT RELOCATION PLAN – 154 EAST 17 ST APARTMENTS

The following Tenant Relocation Plan is part of 583239 BC Ltd's development application submission to assist tenants with finding alternative accommodations, and to demonstrate our commitment to providing enhanced communication and support beyond the minimum requirements of the *Residential Tenancy Act (RTA)*.

OCCUPANCY REPORT

Documentation on the existing rental building is provided to the City which includes the following information:

- Number of units (occupied/vacant)
- Unit types and sizes (number of bedrooms);
- Rental rates for each unit;
- Type of tenancy (fixed-term / periodic)
- Length of tenancy for each unit; and
- Relevant demographic profiles (mobility/accessibility issues, seniors, low income, etc.)

This documentation of existing tenancies in the Occupancy Report helps inform tenant eligibility for assistance. Tenancies active when the Development Application is submitted to the City are eligible for compensation, and relocation support under the Residential Tenant Displacement Policy (H18). Tenants that move in after the Development Application is submitted, do not qualify for assistance or compensation.

VULNERABLE TENANTS

583239 BC Ltd. is committed to providing additional support for vulnerable tenants. This will be assessed on an individual basis as part of the Occupancy Report. Tenants will be provided a voluntary Tenant Household Needs Assessment Form as part of the Tenant Assistance Package to help identify vulnerable tenants. Vulnerable tenants who do not initially identify a need for additional assistance in the Occupancy Report should will not be denied reasonable additional assistance at a later date if needed.

Vulnerable tenants are defined as those:

- With disabilities that have a recognized disability pension or are considered disabled for income tax purposes, and/or seniors aged 55 or older, as per BC Housing definitions;
- Who qualify for deep subsidy and Rent Geared to Income (RGI) units, according to BC Housing eligibility criteria;
- Low Income households whose income is below 50% of gross median household income for that household size. In general terms:
 - a) Households without dependents with Gross Annual Income < \$35,000
 - b) Households with dependents with Gross Annual Income < \$60,000

Additional relocation assistance for vulnerable tenants requires the TRC to:

- c) Identify non-market, subsidized units as options for vulnerable tenants
- d) Identify accessible unit options, including those that are also non-market, subsidized options, as required;
- e) Work with non-profit/non-market housing providers to find accommodations for vulnerable tenants;

- f) Assist vulnerable tenants in making arrangements to apply for, visit/view (including reasonable transportation costs) and acquire these units, including communicating with property managers on tenants' behalf to find units;
- g) Assist with activities such as packing (additional funding for movers); and
- h) Assist vulnerable tenants in applying for rent supplements, as required;
- i) If the Occupancy Report indicates there are tenants that do not have disabilities and/or are not seniors, but they qualify for RGI rents or rent supplements, the TRC is to provide additional assistance in finding suitable accommodations for these tenants and helping them apply for rent supplements, as required and upon request.

Any vulnerable tenants who would like to receive additional support can request this by contacting the TRC by email or phone. Alternatively, the TRC is always available at the end of the 'all tenants meeting' to discuss any matters further.

TENANT COMMUNICATION STRATEGY

The following Tenant Communication Strategy outlines how 583239 BC Ltd. will be proactively engaged in notifying tenants of the development application process and timeline, opportunities for input, where to direct enquires, and any applicable tenant resources.

583239 BC Ltd. will advise tenants that it has officially submitted development applications to the City of North Vancouver to Amend the Zoning Bylaw, apply for a Development Permit. The timeline to process these applications is approximately 12-18 months. Affected tenants will be informed in a timely manner throughout the development application process and formal notice shall be provided as follows:

1. Notice of Application Submission:

Notice of a development application submission shall be given to existing tenants within 30 days of application approval by the City of North Vancouver Staff. The Notice shall include a date of the first Tenant Information Meeting, copy of the Tenant Relocation Plan, Tenant Assistance Package, and the applicable sections of the Residential Tenancy Act. All new tenancies beginning after the application submission must also be provided with a copy of the Tenant Relocation Plan and Tenant Assistance Plan and made aware of the development application.

Timely process updates will be provided to the tenants by 583239 BC Ltd., including notice of applicable Tenant Information Meetings, City Council meetings, Public Hearing and methods for providing input to City staff and Council.

2. Formal Notice:

Upon issuance of a Demolition Permit, which cannot be issued until the development application is approved by City Council, a minimum of four months formal notice to end tenancy for demolition of a rental unit shall be given to residents upon issuance of a Development Permit.

3. Advanced Notice of CNV Council Meetings

At this time a date for the projects first council meeting has not been confirmed, once the CNV provide confirmation of this date the TRC will provide tenants with notice of the date, time and purpose of the council meeting. This process will be repeated for all council meetings.

4. 583239 BC Ltd. Contact Information

Mailing: PO Box 33037, West Vancouver, BC V7V 4W7

Telephone: 778-990-2119 c/o Drift Project Management Ltd. (Owner's Representative)

E-mail: nicholas@driftpm.ca

A dedicated Google Drive folder will be setup and access given to tenants and staff members at the City. The shared folder will provide pdf copies of all posted publications and relevant resources for tenants including the Tenant Relocation Plan, Tenant Assistance Plan, Upcoming Tenant Information meeting dates, City Council Meeting Dates, Financial Compensation to Tenants, Moving Expenses, etc. In addition, hard copies of all official notices will also be either mailed or hand-delivered to each suite, posted in the lobby of 341 & 347 4th St West Apartments.

TENANT RELOCATION COORDINATOR

583239 BC Ltd. has appointed Jon Wells as the Tenant Relocation Coordinator (TRC) as part of the Tenant Relocation Plan (TRP) to facilitate direct communication with tenants and provide ongoing support and assistance on securing suitable replacement accommodations in accordance with the provisions outlined in the TRP. The Coordinator will be funded by 583239 BC Ltd. and have regular hours and contact information for when he will be available to tenants.

Altruistic Project Management

Business Hours: 9AM-5PM Weekdays

Telephone: **604-908-6858**

E-mail: tenantrelocation583230@gmail.com

Note: The TRC changed in September 2025 due to circumstances beyond our control. Refer to "Letter to Tenants – Change of TRC" on page 5 of this report.

RELOCATION ASSISTANCE

For eligible tenants who want assistance in finding new rental accommodation, the Tenant Relocation Coordinator will identify at least 3 comparable rental dwelling units for each tenant household. The comparable units should have the same number of bedrooms as the current unit and be located in the City of North Vancouver unless otherwise specified by the household. Other needs and preferences specified by the tenant household, will be reflected in the comparable units presented.

The maximum rent for the comparable units found by the TRC will be no more than the greater of:

- a) 10% above the tenant's current rent; or
- b) 10% above the most recently published CMHC Average rent level, by number of bedrooms, for the City of North Vancouver (or Metro Vancouver if data for CNV is not available).

At this time, the 2024 data for City of North Vancouver is available:

	Bachelor	1-BR Unit	2-BR Unit
CMHC Average Rent/mth 2024	\$1,608	\$1,802	\$2,309
10% Above CMHC Median Rent	\$1,769	\$1,982	\$2,540

FINANCIAL COMPENSATION

Financial Compensation shall be provided to all eligible tenants based on length of tenancy and can be in the form of free rent, lump sum payment, or combination of the two. Compensation is to be paid out no later than the date the tenants move out, whether or not a demolition permit has been obtained or an eviction notice has been served.

Length of Tenancy at time of DPA submission	Financial Compensation
≤ 5 years / 60 months	4 months' rent
> 5 years	4 months + (#months tenancy – 60 months) x (\$25/mth)

If an eligible tenant moves out prior to approval of the rezoning application, financial compensation (including the moving expenses detailed below) will be provided to the tenant no later than immediately following final adoption of the rezoning bylaw(s). For all other eligible tenants, financial compensation is to be provided to the tenant no later than the date they move out, whether or not a demolition permit has been obtained or an eviction notice has been served.

MOVING EXPENSES

583239 BC Ltd. shall pay amounts listed in the table below for an insured moving company to relocate existing tenants into their new accommodation or provide an equivalent flat rate payout. Note: the below rates will increase in line with CPI on an annual basis from the date the bylaw was adopted.

Type of Unit	Compensation Provided
Studio & 1 Bedroom	\$1,140
2 Bedroom	\$1,425
3 Bedroom	\$1,904

FIRST RIGHT OF REFUSAL

583239 BC Ltd. is proposing a development with purpose-built rental units. All displaced tenants will be offered the first right of refusal to live in any purpose-built rental units in the new building, with the particulars of the units to be negotiated between the property owner and individual tenants.

Where the new building includes mid-market rent (MMR) units, tenants will have the first right of refusal to rent an MMR unit in the new building, provided the tenant meets the eligibility requirements for the MMR unit at the time the unit is first available for rent. To ensure that displaced tenants receive notification when the MMR units are becoming available, they will need to confirm during the relocation process that they want to exercise their first right of refusal.

TENANT ASSISTANCE PACKAGE

583239 BC Ltd. shall provide the Tenant Assistance Package designed for use by tenants to clearly communicate our commitment to actively engaging tenants in the development process as outlined in the Tenant Relocation Plan.

The Tenant Assistance Package shall include the following:

- a) Timeline and overview of the development application process
- b) Development Application submitted to CNV staff November 2023 and subsequently reviewed by staff;
- c) A commitment by 583239 BC Ltd. to provide advanced notifications and updates to tenants on upcoming Tenant Information Meetings, Council Meetings, Public Hearing relating to the application;
- d) Contact information of the dedicated Tenant Relocation Coordinator;
- e) Methods for advising City staff and City Council of concerns;
- f) Financial compensation provided by 583239 BC Ltd., including First Right of refusal;
- g) Method of requesting additional support by low income tenants and others facing barriers;
- h) Current copy of the British Columbia Residential Tenancy Act;
- i) A copy of the City of North Vancouver's Tenant Relocation Policy H18
- j) Copies of applicable Tenant Resources (BC Tenant Resource and Advisory Centre (TRAC), etc.)

583239 BC Ltd. shall provide copies of all written correspondence and confirmation that the Tenant Assistance Package has been provided to tenants, and City staff prior to staff bringing forward a report to Council for consideration of the development application.

FINAL TENANT RELOCATION REPORT

The Final Tenant Relocation Report shall be submitted to City staff prior to receiving the demolition permit for the property. The Final Tenant Relocation Report shall provide details for each displaced tenant on the following:

- a) An update to the outcome on the relocation of displaced tenants, including evidence that tenant have been satisfactorily assisted by 583239 BC Ltd. in locating alternate accommodations;
- b) The amount of compensation given to each tenant including monetary compensation, free rent, cost of moving, and any additional assistance or services that were provided to the tenants.

LEVEL OF SERVICE PROVIDED: TENANT INTERACTIONS

The following table of activities showcases the level of assistance currently being provided to tenants at 341 & 347 4th Street West. We expect the level of involvement of the TRC to increase substantially in the next 12 months with the TRC expecting to assist tenants with sourcing alternative accommodation, applications to non-profit, social housing and both private and public sector rental home providers. This will be in addition to ongoing day-to-day communications to assist tenants with any other questions, requests and assistance needed regards their relocation.

Unit Number	Date	Interaction Mode	Tenant Item / Comment / Question	TRC Response
N/A	21.11.2024 to 06.12.2024	Virtual Dev. Information Session & Question period.	Many questions asked	See full VDIS Report Q&A Section in Appendix 1 of this report
Redacted	29.09.2025	Email	Concerns regarding tenancy agreement	Advised tenant to go directly to the developer with this issue
Redacted	30.09.2025	Email	Rent increase questions	Recommended referring to bc tenancy act and to go directly to the developer for lease specific items
Redacted	01.10.2025	Phone	Questions from tenant regarding eligibility	Provided response on the eligibility rule & referenced conv website and policy h18 which the tenant can review for further background information
Redacted	01.10.2025	Phone	Questions regarding permitting & moving requirements	Referenced tenant letter & stated there would be regular follow ups
Redacted	01.10.2025	Phone	Questions from tenant regarding process and timing	Provided explanation & would follow up with email
Redacted	02.10.2025	Email	Responded to tenancy agreement question	Provided response on timing
Redacted	08.02.2025	Email	Requesting clarifications on relocation assistance and further information on the process	We will be hosting a in-person meeting at the building shortly at which all of the matters will be discussed in detail.
Redacted	09.09.2025	Email	Provided needs assessment form and requested additional information on the expected date of demolition	Confirmed to the tenant that the building demolition is not expected until summer 2026 at the earliest and that once a demolition permit is issued that tenants will be provided a 4 month notice to vacate.

Redacted	09.09.2025	Email	Requested clarification on their financial compensation	Confirmed that per the CNV policy they are entitled to compensation in line with the TRP at whatever time they decide to vacate the building.
Redacted	12.08.2025	Email	Requested clarification of the next scheduled in-person meeting	Confirmed a meeting will be occurring in September 2025, the final date is tbc but notice will be provided to all tenants
Redacted	15.09.2025	Email	Wanted to know the amount of compensation that the tenant is entitled to	Provided the tenant with calculation for determining the compensation based on length of tenancy as well as the moving expenses per unit type.
Redacted	09.08.2025	Email	Tenant is on a joint lease with a roommate, requested clarification on how compensation works if one decided to leave.	Shortly after an initial response that we would need to do additional research on this matter, the tenant informed us that the situation has changed on the tenants will no longer be moving out at different times.

OCCUPANCY REPORT OCTOBER 2025

341 4th St W		Preliminary Identification of Potentially Vulnerable Tenants													
Unit #	#Bedrooms	Tenancy Type	Tenancy Start	Tenancy Agreement (y/n)	Rent	Disability	55+	Dependents	Low income	Language barriers	Other possible barriers requiring additional support	Rent Changes	Expected Compensation (Under 5 Years)	Additional Expected Compensation (Over 5 Years) - Oct 2025	Remarks
100	b	month to month	2021-05-01	N	\$994.00	no	no	no	no	no	no	\$1,026	\$4,102	\$0	
101	2	month to month	2025-06-15	Y	\$2,175.00	no	no	no	no	no	no	\$2,100	n/a	n/a	New Tenant
101 (Previous)	2	month to month	2023-09-01	N	\$2,175.00	n/a	n/a	n/a	n/a	n/a	n/a	\$2,175	\$8,700	\$0	Tenant Moved
102	2	month to month	2023-03-01	Y	\$2,000.00	no	no	1	no	no	no	\$2,132	\$8,528	\$0	
201	1	month to month	2020-01-01	Y	\$1,260.75	no	no	no	no	no	no	\$1,313	\$5,252	\$225	
202	1	month to month	2015-08-01	N	\$1,991.00	no	no	1	no	no	no	\$2,157	\$8,627	\$1,550	
203	2	month to month	2025-09-15	Y	\$2,500.00	?	?	?	?	?	?	\$2,500	n/a	n/a	New Tenant
203 (Previous)	2	month to month	2024-05-01	N	\$2,700.00	n/a	n/a	n/a	n/a	n/a	n/a	\$2,700	n/a	\$0	Tenant Moved
204	1	month to month	2024-03-01	Y	\$1,600.00	no	no	no	no	no	no	\$1,600	n/a	n/a	New Tenant
204 (Previous)	1	month to month	2023-05-01	Y	\$1,236.00	n/a	n/a	n/a	n/a	n/a	n/a	\$1,236	\$4,944	\$0	Tenant Moved
301	1	month to month	2020-10-01	Y	\$1,350.00	no	no	no	no	no	no	\$1,461	\$5,842	\$0	
302	1	month to month	2020-01-01	Y	\$1,473.90	no	no	1	no	no	no	\$1,571	\$6,285	\$225	
303	2	month to month	2021-10-01	N	\$1,973.00	no	no	no	no	no	no	\$2,066	\$8,264	\$0	
304	1	month to month	2017-09-01	Y	\$1,140.87	no	no	no	yes	no	no	\$1,931	\$7,725	\$925	
401	2	month to month	2008-03-16	Y	\$925.00	no	no	no	no	no	no	\$925	\$3,700	\$3,775	

347 4th St W		Preliminary Identification of Potentially Vulnerable Tenants													
Unit #	BR	Tenancy Type	Tenancy Start	Tenancy Agreement (y/n)	\$ Rent/month	Disability	55+	Dependents	Low income	Language barriers (preferred language)	Other possible barriers requiring additional support	Rent Changes	Expected Compensation (Under 5 Years)	Additional Expected Compensation (Over 5 Years) - Oct 2025	Remarks
101	2	month to month	2025-02-01	N	\$2,200.00	no	no	no	no	no	no	\$2,200	n/a	n/a	New Tenant
101 (Previous)	2	month to month	2023-01-01	N	\$2,000.00	n/a	n/a	n/a	n/a	n/a	n/a	\$2,000	\$8,000	\$0	Tenant Moved
102	2	month to month	2024-09-01	N	\$2,500.00	no	no	1	no	no	no	\$2,500	n/a	n/a	New Tenant
102 (Previous)	2	month to month	2020-08-01	N	\$1,760.00	n/a	n/a	n/a	n/a	n/a	n/a	\$1,760	\$7,040	\$0	Tenant Moved
103	2	month to month	2018-02-01	Y	\$1,643.50	no	yes	no	no	no	no	\$1,752	\$7,006	\$800	
201	2	month to month	2017-09-01	Y	\$1,565.00	no	no	1	no	no	no	\$1,668	\$6,673	\$925	
202	2	month to month	2024-12-15	N	\$2,300.00	no	no	no	no	no	no	\$2,300	n/a	n/a	New Tenant
202 (Previous)	2	month to month	2022-10-01	N	\$2,100.00	n/a	n/a	n/a	n/a	n/a	n/a	\$2,100	\$8,400	\$0	Tenant Moved
203	2	month to month	2025-03-15	N	\$2,000.00	no	no	2	no	no	no	\$2,000	n/a	n/a	New Tenant
203 (Previous)	2	month to month	2022-12-01	N	\$2,000.00	n/a	n/a	n/a	n/a	n/a	n/a	\$2,000	\$8,000	\$0	Tenant Moved
204	2	month to month	2017-10-01	Y	\$1,406.55	no	no	2	no	no	no	\$1,499	\$5,998	\$900	
301	2	month to month	2019-07-01	Y	\$1,656.48	no	no	1	no	no	no	\$1,766	\$7,064	\$375	
302	2	month to month	2025-09-01	Y	\$2,300.00	no	no	no	no	no	no	\$2,300	n/a	n/a	New Tenant
302 (Previous)	2	month to month	2023-09-01	Y	\$2,300.00	n/a	n/a	n/a	n/a	n/a	n/a	\$2,300	\$9,200	\$0	Tenant Moved
303	2	month to month	2012-12-01	Y	\$1,450.00	no	no	1	no	no	no	\$1,450	\$5,800	\$2,350	
304	2	month to month	2019-10-01	Y	\$1,725.50	no	no	no	no	no	no	\$1,839	\$7,358	\$300	
401	2	month to month	2025-09-01	Y	\$2,875.00	no	no	no	no	no	no	\$2,875	n/a	n/a	New Tenant
401 (Previous)	2	month to month	2011-06-01	Y	\$1,856.00	n/a	n/a	n/a	n/a	n/a	n/a	\$1,856	\$7,424	\$2,775	Tenant Moved

Appendix 2: Tenant Household Needs Assessment Form

TENANT HOUSEHOLD NEEDS ASSESSMENT FORM

583239 BC Ltd. is intending to submit a Detailed Planning Application to the City of North Vancouver to rezone the property located at 341, 347 4th St West, North Vancouver, BC. As part of this Application, the City requires landlords to complete a Tenant Relocation Assistance Plan which outlines relocation assistance for existing tenants that would be relocated because of approval of the redevelopment proposal. To develop a Tenant Relocation Plan that meets the needs of existing tenants, landlords are expected to provide all tenant households with a Tenant Household Needs Assessment form.

Completion of this form is voluntary, but it is recommended that you complete this form so that your housing needs can be considered.

By way of submission of a Detailed Planning Application, the landlord will provide the City of North Vancouver with a copy of this form which contains information regarding your tenancy in order to assess their proposal. If you have any questions about the Detailed Planning Application review process, please contact the City of North Vancouver at planning@cnv.org

A. Tenancy Information	
Tenant Name	
Address	
#Occupants in household	
Length of Tenancy	
B. Specific Tenant Household Characteristics	
Mobility or accessibility features:	
# Dependents:	
Low income:	
Language(s):	
Proximity to school:	
Parking space(s):	
Pet(s):	
Age requirements:	
Other: <i>Note: this list should be considered as a preliminary assessment of your current needs. Any additional needs you may identify at a later time should be brought to the attention of your landlord.</i>	
C. Return to the New Building (if redevelopment proposal is approved)	
Would you be interested in renting in the new building?	☐ Yes ☐ No
Signature	
Date	

The collection of your personal information is for the purpose of evaluating a Tenant Relocation Assistance Plan by the City of North Vancouver to be submitted with the Detailed Planning Application. The legislated authority to collect your personal information is section 26(e) of the Freedom of Information and Protection of Privacy Act. If you require additional information about the collection of your personal information, please contact the City of North Vancouver's Privacy Coordinator at 41 West 14th Street, North Vancouver, BC V7M 1H9 or FOIPrivacy@cnv.org or 604-985-7761

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

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Daniella Fergusson, Manager, City Design and Planning

Subject: METRO 2050 TYPE 3 PROPOSED AMENDMENT – CITY OF VANCOUVER (MOLSON SITE)

Date: September 2, 2026 File No: 01-0400-60-0006/2026

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

RECOMMENDATION

PURSUANT to the report of the Manager, City Design and Planning, dated September 2, 2026, entitled “Metro 2050 Type 3 Proposed Amendment – City of Vancouver (Molson Site)”:

THAT staff be directed to respond to Metro Vancouver’s correspondence to Council, dated July 27, 2026, entitled “Re: Metro 2050 Type 3 Proposed Amendment – City of Vancouver (Molson Site)” outlining indirect impacts to the City of North Vancouver, as outlined in the “Proposed Response”;

AND THAT a copy of the correspondence to Metro Vancouver be distributed to Council.

ATTACHMENTS

1. Letter from Metro Vancouver to Council titled “Re: Metro 2050 Type 3 Proposed Amendment – City of Vancouver (Molson Site)” dated July 27, 2026 (CityDocs [2836187](#))
2. City of Vancouver ‘Molson Site’ – Proposed Regional Land Use Designation (CityDocs [2832256](#))
3. City of Vancouver ‘Molson Site’ – Former Molson Brewery Site: Guiding Principles and Rezoning Guidelines (CityDocs [2832258](#))
4. Report from Metro Vancouver staff to Metro Vancouver Regional Planning Committee titled “Metro 2050 Type 3 Proposed Amendment – City of Vancouver (Molson Site)” (CityDocs [2833780](#))

SUMMARY

The City of Vancouver has requested an amendment to *Metro 2050*, Metro Vancouver's Regional Growth Strategy. The amendment is to redesignate the former Molson Brewery Site located at 1550 Burrard Street and 1655 West 1st Avenue from "Industrial" to "General Urban" to accommodate a mixed-use neighbourhood in the future.

Unlike a typical amendment application, this application is not occurring in the context of an active rezoning or adoption of an area plan. There is no site or concept plan accompanying this application. Instead, the City of Vancouver has provided Guiding Principles and Rezoning Guidelines, which are intended to guide future development on the site.

Metro Vancouver has reviewed this request and has written directly to Councils of member municipalities to seek further feedback for the Metro Vancouver Regional District (MVRD) Board's consideration at fourth and final reading. Since Metro Vancouver's correspondence was directed to Council, this report seeks Council's direction to respond to Metro Vancouver.

Staff have assessed the proposed amendment along with Metro Vancouver's analysis and do not have any have objections.

BACKGROUND

Metro 2050 is an integrated land use and transportation plan for managing population and job growth in the Metro Vancouver region to the year 2050. Occasionally, member municipalities may request amendments to *Metro 2050* - often in response to municipal policy changes or development proposals.

On June 3, 2026, the City of Vancouver formally submitted a request to Metro Vancouver to amend *Metro 2050* to change the regional land use designation of the former Molson Brewery site located at 1550 Burrard Street and 1655 West 1st Avenue from "Industrial" to "General Urban" (Attachment 2) to accommodate a mixed-use neighbourhood in the future. This is a City of Vancouver-initiated *Metro 2050* amendment, rather than a developer-initiated amendment.

Metro 2050 is intended to be a stable 30-year vision. Recognizing that the plan may need to be changed from time to time, it has a built-in amendment process. Through that process, three types of amendments to *Metro 2050* are possible and they have differing approval thresholds depending on the level of regional significance the change would have. The proposed amendment from the City of Vancouver is classified as a Type 3 Amendment. A Type 3 Amendment has the lowest voting threshold out of the three types of amendments, requiring an affirmative majority (50% +1) weighted vote of the MVRD Board.

At the July 24, 2026 regular meeting, the MVRD Board granted initial readings to *Metro 2050* Amendment Bylaw No. 1470, 2026. In accordance with Section 6.4.2 of *Metro 2050*, local governments were subsequently notified of the proposed amendment and

provided an opportunity to comment. Municipalities have until September 16, 2026 to provide comment, which will be considered by the MVRD at the fourth and final reading.

DISCUSSION

The subject property is a 3.1-hectare site located at 1550 Burrard Street and 1655 West 1st Avenue and is both within the Urban Containment Boundary and Vancouver Sewerage Area. The surrounding area contains a variety of land uses including residential, light industrial and employment, and parks. Notably, the subject property is adjacent to Squamish Nation lands (northeast of the subject site), which houses the recent development *Señákw*.

Requests for an amendment to *Metro 2050* are typically in the context of developer-initiated applications, where the land uses contained in *Metro 2050* would have to be redesignated so that proposed changes to a municipal Zoning Bylaw or Official Community Plan (OCP)/Official Development Plan (ODP) are consistent with the regional plan. In this instance, there is no specific development plan. Instead, the City of Vancouver has initiated the amendment through submission of a set of Guiding Principles and Rezoning Guidelines, which are included as Attachment 3. The Guiding Principles are as listed below:

- Reconciliation
- Land Use
- Urban Design
- Transportation and Connectivity
- Public Benefits and Public Spaces
- Implementation and Delivery

These Guiding Principles were the basis for Metro Vancouver staff's evaluation of the proposed amendment. On the premise that these principles would be implemented through the rezoning and subsequent development process, Metro Vancouver staff concluded that the resulting development would be generally consistent with *Metro 2050* (Attachment 4).

City of North Vancouver staff have reviewed the proposed amendment and generally agree with the assessment undertaken by Metro Vancouver.

IMPLICATIONS

The proposed amendment is within the City of Vancouver's Urban Containment Boundary and Vancouver Sewerage Area. Metro Vancouver staff have also reviewed the application against *Metro 2050* and have determined that the proposed amendment would not conflict with the achievement of *Metro 2050* goals.

PROPOSED RESPONSE

If directed by Council, staff will respond to Metro Vancouver staff with the following:

The City of North Vancouver supports Metro 2050's goals to develop our region in a socially, economically, and environmentally healthy way that makes efficient use of public facilities and services, land, and other resources. The City recognizes that a regional planning analysis has been conducted by Metro Vancouver staff, determining the proposed amendment to be supportable. The City has reviewed Metro Vancouver's evaluation and has no objections to the recommendation provided by Metro Vancouver staff for the proposal from the City of Vancouver (Molson Site).

RESPECTFULLY SUBMITTED:



Daniella Fergusson
Manager, City Design and Planning

Office of the Chair
Tel. 604-432-6215 or via Email
CAOAdministration@metrovancover.org

July 27, 2026

File: CR-12-01
Ref: RD 2026 06 26

Mayor Linda Buchanan and Council
City of North Vancouver
141 West 14th Street
North Vancouver, BC V7M 1H9
VIA EMAIL: citycouncil@cnv.org

Dear Mayor Linda Buchanan and Council:

Re: Metro 2050 Type 3 Proposed Amendment – City of Vancouver (Molson Site)

At its July 24, 2026 regular meeting, the Metro Vancouver Regional District Board of Directors (MVRD Board) granted initial readings to Regional Growth Strategy Amendment Bylaw No. 1470, 2026 and initiated a comment period on the proposed amendment.

With this notification, Metro Vancouver invites your written comments on the proposed amendment by **September 16, 2026**. Correspondence received during this notification process will be conveyed to the MVRD Board for its consideration at fourth and final reading. The proposed amendment requires an affirmative majority (50% + 1) weighted vote of the MVRD Board to be adopted.

The proposed amendment was requested by the City of Vancouver and seeks to change the [regional land use designation](#) of the property located at 1550 Burrard Street and 1655 West 1st Avenue (the Molson site) from Industrial to General Urban to accommodate a mixed-use neighbourhood. The subject site is within the Urban Containment Boundary and Vancouver Sewerage Area and currently contains the former Molson brewery building that has not been operational since 2019. The site is adjacent to the new Seáákw residential development and the federal Seaforth Armoury and Hoffmeister Building, and is surrounded by parks, residential and commercial uses, and employment areas. Regional Planning analysis concluded that, on balance, the proposed amendment is supportable.

The full text of the MVRD Board's July 24, 2026 resolution, along with other pertinent details about the proposed *Metro 2050* amendment, are contained in the enclosed MVRD Board report, titled "Metro 2050 Type 3 Proposed Amendment – City of Vancouver (Molson Site)." The report also includes Regional Planning's evaluation of the application.

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If you have any questions about the proposed amendment, please contact Jonathan Cote, Deputy General Manager, Regional Planning and Housing Development, by email at jonathan.cote@metrovancover.org.

Yours sincerely,

A handwritten signature in black ink, appearing to read "M Hurley". The signature is fluid and cursive, with the first letter "M" being large and prominent.

Mike Hurley
Board Chair

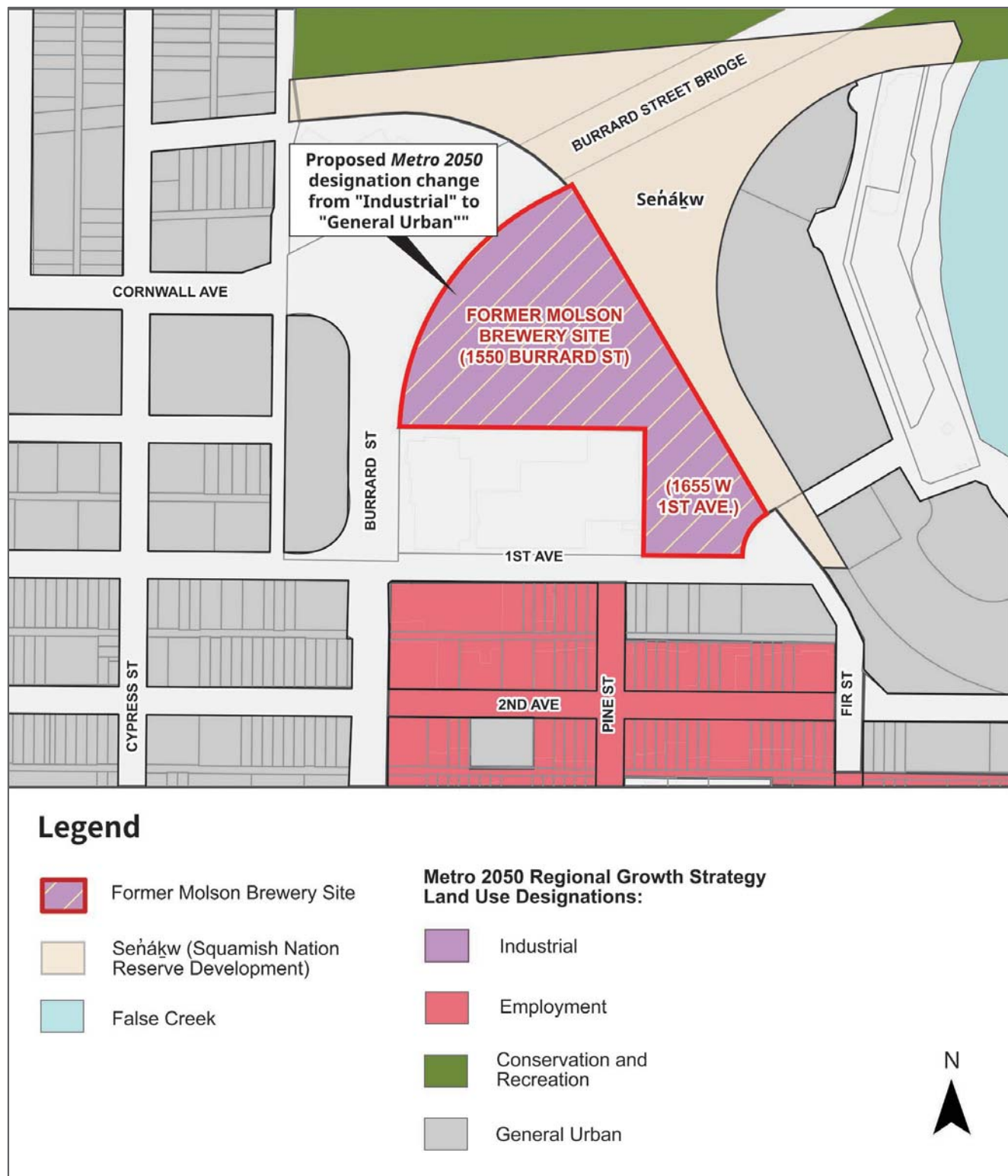
MH/JC/ms

cc: Leanne McCarthy, Chief Administrative Officer, City of North Vancouver
Amelia Cifarelli, Corporate Officer, City of North Vancouver
Heather McNell, Acting Commissioner/Chief Administrative Officer, Metro Vancouver

Encl: [MVRD Board report dated June 19, 2026, titled "Metro 2050 Type 3 Proposed Amendment – City of Vancouver \(Molson Site\)" \(pg. 481\)](#)

86356629

Proposed Regional Growth Strategy Land Use Designation Amendment



**Former Molson Brewery Site: Guiding Principles and
Rezoning Guidelines**

Guidelines

Former Molson Brewery Site:
Guiding Principles and Rezoning Guidelines

Approved by Council Month Day, Year



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1 BACKGROUND AND CONTEXT

In July 2025, Council directed staff through a [Council Motion](#) to report back with site-specific information on the future role and land use considerations for five exceptional industrial sites/areas to identify sites that are appropriate for housing development and consideration for redesignation from “Employment or Industrial” to “General Urban” in the [Metro 2050: Regional Growth Strategy](#) (Metro 2050: RGS). The sites/areas are:

- i. The former Molson Brewery site,
- ii. The former industrial sites near Main Street and Terminal Avenue,
- iii. The Railtown industrial district,
- iv. The Marine Gateway area, and
- v. The Mount Pleasant industrial area.

The former Molson Brewery site is the only self-contained site of the five sites/areas identified in the Council Motion and is not contiguous with any other industrial lands. In 2026, Council directed staff to start the process to enable redesignating and redeveloping this exceptional site as a comprehensive mixed-use development, rather than a stand-alone industrial site. Figure 1 shows the location of the Molson site within its surrounding context.

Figure 1: Former Molson Brewery site and context



The Molson Brewery was constructed in 1953 when False Creek was surrounded by heavy industrial uses and connected regionally via the now de-commissioned CP Railway tracks. The [M-2 zoning](#) permits “industrial and other uses that are generally incompatible, potentially dangerous, or environmentally incompatible when situated in or near residential districts.” The 26,300 m² (283,000 ft²) brewery once

employed up to 250 people, but ceased operations in 2019 when it relocated to a larger brewing facility in Chilliwack with direct access to Highway 1. There has been no industrial activity on the site since the brewery's closure, with limited interim uses such as movie sets and parking.

Over the past 70 years, the surrounding area has transformed into a mixed-use neighbourhood comprising residential uses to the east (False Creek South), light/creative industrial and employment uses to the south and east (the Burrard Slopes' Armoury District and Granville Island), residential uses to the west (Kits Point) and park space to the north (Vanier Park). The Skwxwú7mesh Úxwumixw (Squamish Nation) is developing the Señákw development on the Skwxwú7mesh (Squamish) Reserve, a high-density mixed-use project of 6,000+ purpose-built rental units immediately adjacent to the Northeast, sharing a 275 metre (900 foot) property line with the Molson site.

Typical heavy industrial uses under the Molson site's existing [M-2 zoning](#) (e.g. manufacturing, distribution and repair) generate air and noise contamination through combustion of fuel and metals, handling of solid bulk materials, and food and animal food processing. Considering the site's proximity to high-density residential uses including and its lack of connectivity to key trucking routes or rail network critical for goods movement, the site is no longer suitable for stand-alone heavy industrial uses.

There is a unique and significant opportunity to capitalize on the 7.7-acre site's central location within Vancouver's Metro Core area through a mixed-use redevelopment which delivers new and diversified job space, together with residential uses and supporting public amenities. More suitable job spaces for the site could include compatible light industrial uses such as Laboratories, Production Studios and Creative Manufacturing, Digital Entertainment and Information Communication Technology (DEICT), Office, Hotel, Service and Retail uses. Light industrial uses can be co-located with housing subject to mitigation measures required under the [Vancouver Building By-law](#).

This redevelopment opportunity aligns with the "Metro Core/Broadway" Neighbourhood Type and advances other policy objectives in the [Vancouver Official Development Plan](#) ("Vancouver ODP").

In 2026, amendments to the *Vancouver ODP* were brought forward to Council to redesignate the former Molson Brewery site from "Industrial and Employment" to "Mixed-Use High-Rise 2."

2 INTENT

The following guiding principles are intended to establish high-level direction to inform the preparation and review of a rezoning application for the site. They identify key planning objectives and considerations, providing a framework for evaluating proposed land use, built form, public realm and public benefit outcomes as the project advances.

The guiding principles will also be used to support an application by the City to Metro Vancouver to amend the site's *Metro 2050: RGS* designation from "Industrial" to "General Urban".

At this early stage, the guiding principles are deliberately broad and strategic in nature. They reflect a preliminary level of technical analysis and initial engagement with the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səliłwətał (Tsleil-Waututh) Nations, Department of National Defence, Provincial Government (Ministries of Transportation and Transit, Housing and Municipal Affairs, and Jobs and Economic Growth), Metro Vancouver, TransLink, Vancouver School Board, Conseil scolaire

francophone, and the general public. They are not intended to pre-determine specific design solutions, densities or regulatory outcomes. Rather, they set out the overarching intent for the site's redevelopment, recognizing that further work and engagement is required to test options and respond to technical, policy and contextual considerations.

The rezoning process will provide the opportunity to translate the principles into zoning regulations, development obligation agreements and design guidelines. Through this process, City staff will undertake further engagement, assess site-specific opportunities and impacts, infrastructure / servicing needs and other technical requirements, and identify and address any necessary trade-offs between competing objectives.

3 GUIDING PRINCIPLES

3.1 Reconciliation

3.1.1 Honour the City's commitment to reconciliation with xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish) and səilwətał (Tsleil-Waututh) Nations:

The former Molson Brewery site is located on the traditional and unceded territories of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səilwətał (Tsleil-Waututh) Nations. In alignment with the City of Vancouver's commitment to advancing reconciliation through its [UNDRIP Strategy](#), planning for the redevelopment of the site should be guided by early and ongoing mutual collaboration with the local Nations and respect for their rights, cultures, and self-determination.

The site is located near False Creek and the Burrard Inlet, areas of important historical and ongoing cultural significance to all three local Nations since time immemorial.

Through meaningful and mutually beneficial engagement and collaboration, the rezoning process should explore opportunities to honour the location of the site, and strengthen cultural representation and visibility by embedding the local Nations' culture, art, and history into the site's design and public realm.

3.2 Land Use

3.2.1 Deliver significant new job and employment space:

At the height of its operation, the former Molson Brewery contained 26,300 m² (283,000 ft²) of industrial space and employed 250 people. Heavy industrial uses are no longer compatible on the site given its proximity to high-density residential uses.

Redevelopment of the site should include a minimum 1:1 replacement of the floor space previously dedicated to heavy industrial uses with job space that is compatible with on-site and nearby residential uses. Provision of additional net new job space is strongly encouraged.

Types of job space could include light industrial, tech and office, tourism and hotel, retail and service (including grocery stores and restaurants), educational, cultural, and arts uses to meet the needs of businesses, residents and visitors.

Inclusion of significant job space in this central location supports the [Metro 2050: RGS](#) Goal #2 to “Support a Sustainable Economy” to ensure a diverse economy and jobs close to where people live. It also aligns with job space objectives for the Metro Core/Broadway Neighbourhood Type in the [Vancouver ODP](#) (Policy FG1.4.2).

3.2.2 Support a diverse and affordable housing mix:

Redevelopment of the site should deliver a variety of new housing opportunities which could include strata, purpose-built rental, affordable and social housing to support a diversity of household types, incomes, and backgrounds.

The City’s [10 Year Affordable Housing Delivery and Financial Strategy](#) identifies large developments as important opportunities to contribute to the delivery of social and supportive housing options for lower-income households, and housing for moderate income households. The affordable housing requirements for the Molson site will follow requirements outlined in the [Rezoning Policy for Sustainable Large Developments](#), or whichever applicable policies are in place at the time of rezoning.

This principle is closely aligned with the [Metro 2050: RGS](#) Goal #4 to “Provide Diverse and Affordable Housing” by increasing the supply, variety, and affordability of housing, particularly in transit-oriented locations, to create complete communities. It also aligns with [Vancouver ODP](#) objectives to expand affordable housing supply in Metro Core/Broadway (Policy FG1.4.1).

3.3 Urban Design

3.3.1 Encourage contextual design and neighbourhood integration:

The site planning and built form of new development on the former Molson Brewery site should establish a cohesive and mutually complementary relationship with the local context.

The tallest buildings should be located closest to the Seḥákw development on the Skwxwú7mesh (Squamish) Reserve and step down toward surrounding areas to thoughtfully integrate with the existing neighbourhood.

High-quality architecture, landscape design, and building forms should respond to the local urban context, as well as to the historical and ongoing cultural importance of the area to the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səliłwətał (Tsleil-Waututh) Nations.

Careful consideration should be given to solar access on the public realm and open spaces in accordance with applicable City policies and guidelines and the “Mixed-Use High-Rise 2” designation. Built form should contribute cohesively to the surrounding city’s evolving skyline.

The site is centrally located within Vancouver's Metro Core area and aligns well with [Metro 2050: RGS](#) Goal #1 to "Create a Compact Urban Area" by encouraging efficient land use, reducing sprawl, and enhancing urban centres.

3.3.2 Advance regenerative and climate-responsive site design

Redevelopment of the site should explore regenerative, nature-based site design that protects and enhances ecological systems, and reduces lifecycle greenhouse gas emissions, while meaningfully increasing resilience to climate change.

New buildings and public realm should be designed as integrated systems, where siting, massing, landscape treatment, and servicing collectively reduce energy and water demand, manage rainwater on site, and help mitigate urban heat, flooding, and climate hazards. Consistent with the City of Vancouver's [Green Buildings Policy for Rezoning](#)s, [Zero Emissions Building Plan](#), and [Rain City Strategy](#), sustainable site design should:

- minimize site disturbance and protect natural features where feasible;
- support permeability, urban biodiversity, tree planting and landscape enhancement
- incorporate green rainwater infrastructure and opportunities for rainwater reuse where appropriate and
- support compact, low-carbon urban form.

Through these measures, redevelopment is intended to contribute to long-term environmental resilience, climate adaptation, and emissions reduction, while creating a healthy, livable, and ecologically functional neighbourhood aligned with the [Metro 2050: RGS](#) Goal #3 to "Protect the Environment and Respond to Climate Change." This principle also aligns with [Vancouver ODP](#) objectives for climate change adaptation (Policy 3.2.2) and ecology (Policy FG1.2.4).

3.4 Transportation and Connectivity

3.4.1 Support healthy and accessible transportation options:

Concentrating people close to jobs and transit is critical to meeting the City's [Transportation 2040](#) and [Climate Emergency Action Plan](#) goal that at least two-thirds (~66%) of all trips made by Vancouver residents should be by walking, cycling, rolling, or transit, rather than private vehicles. The mixed-use redevelopment of the site should connect communities through a network of convenient transportation options, including robust transit and safe active transportation (walking/cycling/rolling), to support a reduction in car dependency

Accessibility and universal design should be prioritized across the site, emphasizing walking, cycling, rolling, and transit for people of all ages and abilities with integration into the existing active mobility network.

This site is well-located to encourage reduced vehicle trip demand as it is in proximity to major cycling infrastructure, such as the Burrard Bridge, the Seaside Greenway, York Avenue, and Cypress Street. The site should leverage and improve existing cycling routes to strengthen active transportation connections, including to rapid transit stations (Millennium Line, Canada Line and the Frequent Transit Network).

The street network should provide adequate infrastructure (e.g. greenways, protected intersections, signals, bus shelters, and public bike share stations) to ensure the comfort and safety of people walking, cycling, rolling, or taking transit.

The site design should support a car-lite community through the provision of off-street accessible parking, visitor parking, bicycle parking, passenger and goods loading, while minimizing general purpose vehicle parking, in accordance with the [Parking By-law](#).

The design should provide transportation connections to nearby neighbourhoods (False Creek South, Burrard Slopes' Armoury District, Kits Point) to limit impacts to the existing street network and ensure connectivity to the city and region's broader transportation networks. The site design should also be coordinated with adjacent development to develop a mutually beneficial access, egress and circulation system for the area.

The site is located immediately adjacent to the Seaforth Armoury and the Hoffmeister Building, both of which are owned and operated by the Government of Canada (Department of National Defence). Daily operations at these facilities involve critical circulation and parking for large military vehicles, deliveries and the movement of hundreds of workers and military personnel. Any proposed rezoning or development of the site should carefully consider and mitigate potential impacts to the ongoing and essential operations of these facilities.

3.4.2 Seek opportunities to improve transit access and connectivity in collaboration with partners:

The site is located in an area served by existing bus routes that connect to downtown Vancouver and TransLink's Frequent Transit Network. In partnership with TransLink, opportunities for better transit connections and improved transit service to the site should be explored, beginning with the recently completed Burrard Peninsula Area Transport Plan. These include new and improved transit connections across the Burrard Bridge, to rapid transit stations (Millennium and Canada Lines), and along existing east-west transit corridors, subject to regional priorities, fleet availability, and funding.

The site should leverage the proposed Burrard Bridge transit hub, anticipated to be delivered by the Seákw development on the Skwxwú7mesh (Squamish) Reserve, by providing new pedestrian and cycling connections from the site to the transit hub.

Both Guiding Principles 3.4.1 and 3.4.2 align with the [Metro 2050: RGS](#) Goal #5 to "Support Sustainable Transportation Choices". These principles also align with [Vancouver ODP](#) objectives related to connectivity, safety and sustainable transportation (Policies FG1.3.5, 5.1.4, 5.2.1, 5.2.4 and 5.2.9).

3.5 Public Benefits and Public Spaces

3.5.1 Public benefits to support an equitable, livable and inclusive complete neighbourhood:

The former Molson Brewery site should be highly livable and meeting the needs of all ages, incomes and abilities. It should include shops, services, public spaces and community amenities (e.g. childcare, arts/culture spaces) that address the impacts of increased density in the neighbourhood and meet the demand from new residents.

Impacts on school enrolment and capacity will be considered and addressed through the rezoning process in collaboration with the local school boards (Vancouver School Board and Conseil scolaire francophone).

3.5.2 Create public spaces that support community life:

Public open space should be a key organizing element of the site design, with strong connections to existing parks and public spaces in the neighbourhood such as Vanier Park and the seawall.

The site should deliver a diverse mix of urban public spaces for a range of users, including parks and green spaces, plazas, areas for gathering, rooftop gardens and opportunities for local retail activation.

These spaces should receive sunlight at key times and support safety and social interaction, access to nature, and cultural expression.

Design of public spaces should incorporate measures to deter trespassing and maintain appropriate security buffers to the adjacent Department of National Defence property.

Both Guiding Principles 3.5.1 and 3.5.2 align with [Vancouver ODP](#) public realm objectives for the Metro Core/Broadway and broader public space network (Policies FG1.4.5, 9.3.1 and 9.3.2).

3.6 Implementation and Delivery

3.6.1 Phased and predictable implementation:

Development phasing should be planned and coordinated to ensure the timely provision of job space, mixed-tenure housing, municipal infrastructure, amenities and services to ensure growth is adequately supported.

A phasing and implementation plan will be developed at the time of rezoning to ensure the timely delivery of agreed-upon public benefits.

To: Regional Planning Committee

From: Mark Seinen, Senior Planner, Regional Planning and Housing Services

Date: June 19, 2026 Meeting Date: July 2, 2026

Subject: **Metro 2050 Type 3 Proposed Amendment – City of Vancouver (Molson Site)**

RECOMMENDATION

THAT the MVRD Board:

- a) initiate the *Metro 2050* amendment process for the City of Vancouver's requested regional land use designation amendment from Industrial to General Urban for the site located at 1550 Burrard Street and 1655 West 1st Avenue;
 - b) give first, second, and third readings to "*Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1470, 2026*";
 - c) notify affected local governments and post the application on the Metro Vancouver website to provide an opportunity for comment on the proposed amendment as per Section 6.4.2 of *Metro 2050*; and
 - d) direct staff to notify local First Nations via referral offices to provide an opportunity for comment on the proposed amendment.
-

EXECUTIVE SUMMARY

The City of Vancouver is requesting a Type 3 amendment to *Metro 2050* for 1550 Burrard Street and 1655 West 1st Avenue (the Molson site). The proposed amendment would re-designate Industrial lands to General Urban to accommodate a mixed-use neighbourhood. The subject site is within the Urban Containment Boundary and Vancouver Sewerage Area and currently contains the former Molson brewery building that has not been operational since 2019. The site is adjacent to the significant new Señákw residential development and the federal Seaforth Armoury and Hoffmeister Building, and is surrounded by parks, residential and commercial uses, and employment areas.

Regional Planning analysis concludes that, on balance, the proposed amendment is supportable. The proposed amendment reflects the site's unique context and strategic location within the Metropolitan Core, where a transition to mixed-use development can deliver significant benefits, including new housing supply, expanded employment opportunities, and a more complete, transit-oriented community. While the amendment involves the loss of regionally-designated Industrial lands, this trade-off is acceptable given the site's limited suitability for continued industrial use and the potential to advance broader regional objectives related to housing, economic diversification, and sustainable urban growth.

The requested *Metro 2050* Type 3 amendment bylaw requires adoption through an affirmative 50% + 1 weighted vote of the MVRD Board.

PURPOSE

This report provides the Regional Planning Committee and the MVRD Board with the opportunity to consider the City of Vancouver's request to amend *Metro 2050* for the Molson site.

BACKGROUND

On June 2, 2026, Vancouver City Council passed a resolution requesting that the MVRD Board consider a Type 3 Amendment to *Metro 2050* for the site located at 1550 Burrard Street and 1655 West 1st Avenue (“Molson Site”). On June 4, 2026, Metro Vancouver received the City of Vancouver’s request to consider the proposed amendment (**Attachment 1**).

SITE CONTEXT

The Molson Site is located at the southern foot of the Burrard Bridge. Vancouver’s application materials note that, at the time of construction in 1953, “False Creek was surrounded by heavy industrial uses and connected regionally via the now de-commissioned CP Railway.” Today, the area contains a number of land uses, including residential, light industrial and employment, and parks. Most immediately, the triangular-shaped Molson Site is adjacent to the federal Seaforth Armoury and Hoffmeister Building (to the south) and the Squamish Reserve (to the east and north). The latter is home to a significant residential development known as Señákw. Across Burrard Street are parks, commercial and residential uses, while the Burrard Slopes employment area is located across 1st Avenue to the south (i.e. vehicle sales and repair, light manufacturing, creative industries, showrooms, and offices).

Figure 1. Sub-Regional Context

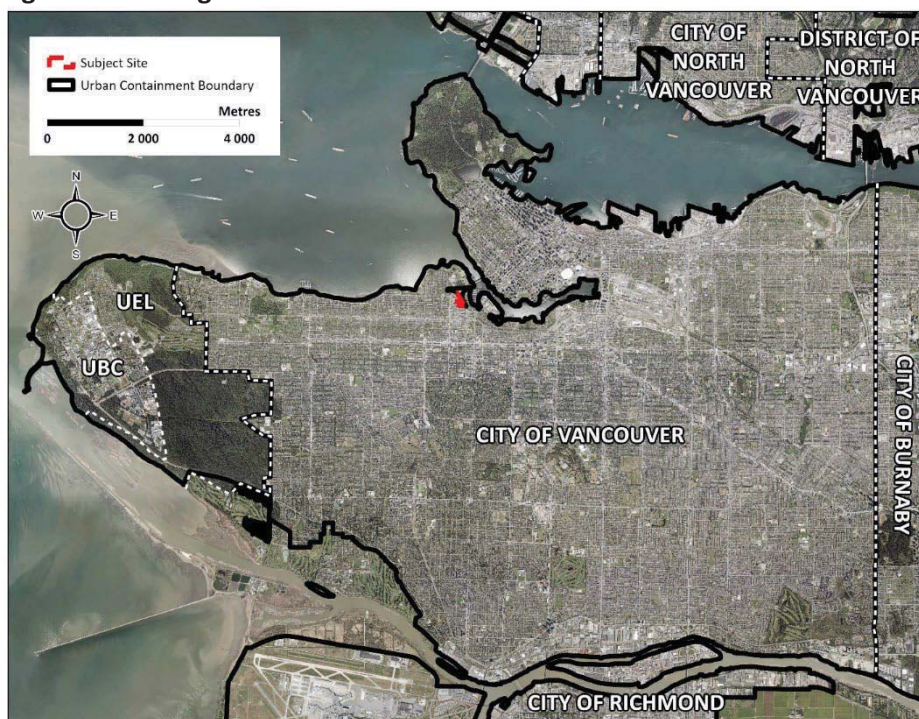
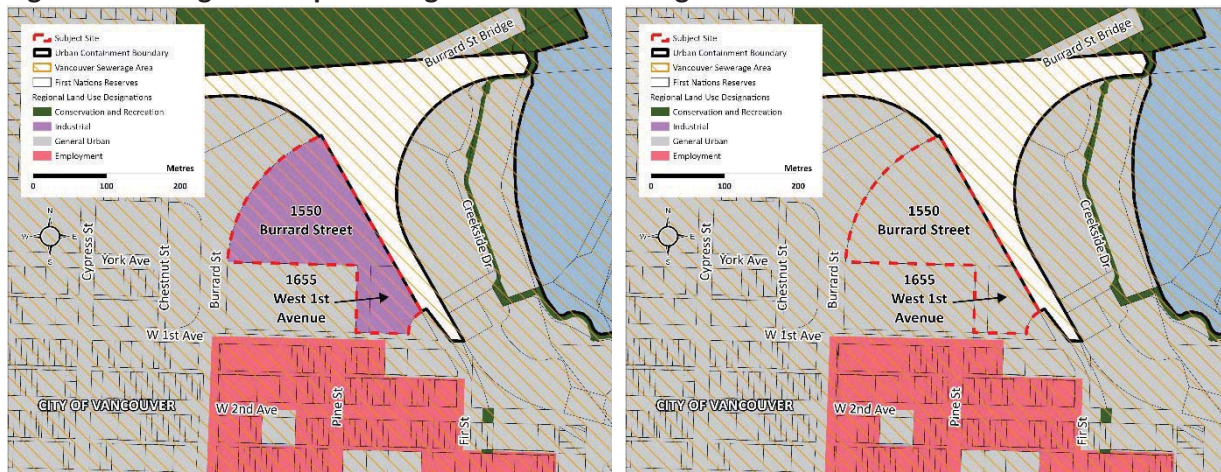


Figure 2. Site Context



Figure 3. Existing and Proposed Regional Land Use Designations – Industrial to General Urban



PROPOSED REGIONAL LAND USE DESIGNATION AMENDMENT

The City of Vancouver is proposing a *Metro 2050* amendment to re-designate the Molson Site from Industrial to General Urban to accommodate a mixed-use neighbourhood. Since the subject site is within the Urban Containment Boundary, this is a Type 3 amendment as per *Metro 2050* policy 6.3.4 (b). Type 3 amendments require an affirmative 50% + 1 weighted vote of the MVRD Board at each reading.

Metro 2050 Type 3 Proposed Amendment – City of Vancouver (Molson Site)

Regional Planning Committee Regular Meeting Date: July 2, 2026

Page 4 of 9

Table 1. Proposed Amendment

Address	1550 Burrard Street and 1655 West 1st Avenue
Site Size	3.1 hectares (7.7 acres)
Metro 2050 Regional Land Use Designation	Industrial (Current) General Urban (Proposed)
ODP Designation	Industrial and Employment (Current) Mixed-Use High-Rise 2 (Proposed)
Zoning	M-2 (Current) <i>No rezoning proposed</i>
Within the Urban Containment Boundary	Yes
In the Vancouver Sewerage Area	Yes
In an Urban Centre or FTDA	Yes

Guiding Principles and Rezoning Guidelines

Requests from member jurisdictions to amend *Metro 2050* typically occur in the context of an active rezoning or adoption of an area plan – both of which usually involve amendments to the overarching Official Community Plan (OCP) or Official Development Plan (ODP). In this instance, no site or concept plan has been provided. In the absence of this information, the City of Vancouver has provided Guiding Principles and Rezoning Guidelines for the Former Molson Brewery Site (“Guiding Principles”), which are included in **Attachment 1**. The Guiding Principles are summarized below:

Reconciliation: The Reconciliation principle emphasizes that redevelopment should be guided by ongoing collaboration with the Musqueam, Squamish, and Tsleil-Waututh Nations, respecting their rights, cultures, and self-determination. It recognizes the site’s location on unceded territories of cultural significance and calls for integrating Indigenous knowledge, presence, and cultural expression into the planning, design, and public realm.

Land Use: The Land Use principle emphasizes redevelopment of the site as a mixed-use neighbourhood that delivers significant new job space alongside a diverse range of housing options. It calls for a minimum 1:1 replacement of existing industrial floor space with employment uses that are compatible with nearby residential development, while encouraging additional job growth through a mix of light industrial, commercial, institutional, and service uses. In parallel, the principle supports the provision of a range of housing types, including market, rental, and affordable housing.

Urban Design: The Urban Design principle emphasizes development that is contextually responsive and integrated with the surrounding neighbourhood, with built form that transitions in scale, enhances the public realm, and reflects the area’s cultural significance. It supports high-quality design that contributes to a cohesive urban form within the Metro Core, while advancing regenerative, climate-responsive approaches that reduce emissions, enhance resilience, and incorporate nature-based systems.

Transportation and Connectivity: The Transportation and Connectivity principle emphasizes creating a highly accessible, transit-oriented, and car-lite community that prioritizes walking, cycling, rolling, and transit use. It supports integrating the site into the broader transportation network through improved active transportation connections, enhanced transit access, and coordinated planning with adjacent developments, while ensuring accessibility for people of all ages and abilities. The principle also highlights opportunities to collaborate with partners to strengthen transit service and connectivity, supporting reduced car dependency.

Public Benefits and Public Spaces: The Public Benefits and Public Spaces principle emphasizes creating a complete, livable, and inclusive community supported by a range of amenities, services, and infrastructure to meet the needs of a growing and diverse population. It highlights the importance of delivering well-designed public spaces as a central organizing element of the site, including parks, plazas, and gathering areas that are connected to the broader public realm.

Implementation and Delivery: The Implementation and Delivery principle emphasizes a coordinated and phased approach to redevelopment to ensure that job space, housing, infrastructure, and amenities are delivered in a timely manner to support growth. It highlights the role of the rezoning process in establishing a phasing and implementation plan to help ensure the timely delivery of agreed-upon public benefits.

The Guiding Principles are the basis of Metro Vancouver’s staff assessment of the proposed amendment. An overarching theme of the staff assessment is that the Guiding Principles, if effectuated through the rezoning process, would result in a development generally consistent with *Metro 2050*. However, given the Guiding Principles’ lack of policy or bylaw status, responsibility for incorporating and implementing the Guiding Principles in the development plan rests with the City of Vancouver through its rezoning and approval processes.

It is worth noting that, once a site is re-designated to a new Regional Land Use Designation, any development consistent with the new designation may theoretically occur, even if it diverges from the original site or area plan considered by the MVRD Board. This represents a risk for any *Metro 2050* amendment, although it can be mitigated to some extent if detailed planning and consultation has occurred. In this way, the proposal for the Molson Site is not significantly different from other area plan-based Regional Growth Strategy amendments that request changes to Regional Land Use Designations without detailed development plans.

REGIONAL PLANNING ANALYSIS

The City of Vancouver’s proposed *Metro 2050* amendment has been assessed in relation to the applicable *Metro 2050* goals and policies. The intent of the assessment is to identify any potential regional planning implications and the regional significance of the proposed land use changes with respect to *Metro 2050*, not to duplicate the municipal planning process.

Municipal Benefits

The redevelopment of the Molson site would provide the City and the region with long-term benefits and support the critical need for more housing (including rental and affordable options), as well as employment space and jobs. The City’s application highlights how the site is no longer suited to the current heavy industrial zoning given the changes to the surrounding area, including a lack of connectivity to trucking and rail routes. The City also highlights its diversity of industrial and mixed employment areas that each serve distinct needs, and how transitioning this site to mixed use would best fit the surrounding neighbourhoods and objectives for the area.

Alignment with Metro 2050

Goal 1: Create a Compact Urban Area

Goal 1 of *Metro 2050* includes strategies to concentrate urban development within the Urban Containment Boundary and to direct the majority of growth to Urban Centres and transit corridors.

The subject site is located within both the Urban Containment Boundary and the Vancouver Sewerage Area. It is also located within the Metropolitan Core, one of the major Urban Centres for the region.

Although the proposal does not detail a specific number of dwelling units or amount of job space, any residential or employment development within the Metropolitan Core advances the achievement of dwelling unit and employment growth targets set out in Table 2 of *Metro 2050*. Additionally, the proposal emphasizes the provision of a connected and complete community with a range of services and amenities in alignment with Strategy 1.3.

Goal 2: Support a Sustainable Economy

Goal 2 of *Metro 2050* includes strategies to promote land development patterns that support a diverse regional economy.

The proposal for employment uses in this location contributes to the aims of Strategy 2.1, to support employment opportunities close to where people live. The proposal highlights how the City of Vancouver would seek to secure a minimum 1:1 replacement of existing job space on the (283,000 sf) through a rezoning process, and strongly encourages net new job space, suggesting a range of options including light industrial, office, retail, and institutional. From a regional perspective, a focus on the re-provision of light industrial job space is recommended to help mitigate the impacts of loss of industrial land on the region's economy.

However, the proposed amendment would result in the loss of 7.7 acres of regionally-designated Industrial lands, which does not align with Strategy 2.2 that seeks to protect the region's limited supply of Industrial lands. As a large industrial site, the location presents a strong opportunity for industrial intensification, as encouraged by *Metro 2050* Policy 2.2.9(c)(iv). While heavy industrial uses may no longer be appropriate in view of the site's proximity to high-density residential uses, the development of intensified light industrial activities could be brought forward under the existing Industrial land use designation.

Goal 3: Protect the Environment, Address Climate Change, and Respond to Natural Hazards

Goal 3 of *Metro 2050* includes strategies to protect, enhance, restore, and connect ecosystems while advancing land uses that reduce greenhouse gas emissions and improve resilience to climate change impacts.

As a former industrial site, there are no significant ecosystems on site. The proposal highlights City policies that would guide the future development around green building, zero emissions, and stormwater management that align with Goal 3.

Goal 4: Provide Diverse and Affordable Housing Choices

Goal 4 of *Metro 2050* includes strategies that encourage greater supply and diversity of housing to meet a variety of needs, expand rental housing supply, and meet the housing needs of lower income households.

The Guiding Principles state that "redevelopment of the site should deliver a variety of new housing opportunities which could include strata, purpose-built rental, affordable and social housing to support a diversity of household types, incomes, and backgrounds." It further notes that the affordable housing requirements for the Molson Site will follow the City's requirements outlined in the *Rezoning Policy for Sustainable Large Developments* or applicable policies in place at the time of rezoning. The City's current policy requires a minimum of 30% total residential floor area for affordable housing including 20% social housing and 10% secured rental and below-market rental housing. While no specifics are provided around the amount of housing, the proposal notes the site could accommodate "thousands" of new homes, suggesting the proposed amendment could result in a significant amount of new housing,

including rental and affordable options, that would undoubtedly advance *Metro 2050* Goal 4, as well as the regional target to achieve 15% of newly completed housing near transit as affordable rental housing.

Goal 5: Support Sustainable Transportation Choices

Goal 5 of *Metro 2050* includes strategies to coordinate land use and transportation to encourage transit, multiple-occupancy vehicles, cycling and walking, while supporting the safe and efficient movement of vehicles for goods and services.

The site is strategically located in proximity to Downtown Vancouver and served by the Frequent Transit Network. It is about 1.1 km walking distance from the South Granville SkyTrain Station, which is part of the Broadway Subway Project that is scheduled to open in 2027. It is well-served by sidewalks and bike lanes, including protected bikeways on both Burrard Street and 1st Avenue. The site is located along a designated municipal truck route (Burrard Street), which would facilitate goods movement to and from the site and support industrial or employment activities.

The Guiding Principles describe several improvements that ought to be included as part of the development. These include prioritizing accessibility, improving existing active transportation connections (including to rapid transit stations), minimizing general purpose vehicle parking, and coordinating with surrounding land uses. The Guiding Principles also note that transit improvements in the area are already planned as a result of the newly-adopted Burrard Peninsula Area Transport Plan and the neighbouring Seákw development, the latter of which is expected to deliver the proposed Burrard Bridge transit hub.

IMPLICATIONS FOR METRO VANCOUVER UTILITY SERVICES

Below is a summary of anticipated impacts on Metro Vancouver's utility services.

Liquid Waste Services (GVS&DD)

The proposed development will be serviced by the City of Vancouver's municipal sewer system, which will convey flows to the GVS&DD's 8th Avenue Interceptor and the Iona Wastewater Treatment Plant. During dry weather conditions, the additional flows are expected to have minimal impact on the regional sewers. However, depending on the scale and timing of development, wet weather conditions could increase both the volume and duration of combined sewer overflows within the Vancouver Sewerage Area.

As such, more detailed utility planning by both the City and GVS&DD will be required to ensure that regional systems can accommodate the additional growth. Once more detailed development information is available, it should be shared with GVS&DD staff for incorporation into the regional sewer model dataset. Metro Vancouver staff recommended that the City of Vancouver continue to reduce wet weather flows to the 8th Avenue Interceptor via its sewer separation initiatives.

Water Services (GVWD)

The proposed redevelopment would ultimately be supplied by GVWD's Capilano Mains 4 and 5 and the City of Vancouver's municipal distribution system. Without further details to estimate the projected water demand for the development, Metro Vancouver staff are unable to comment on the impact on GVWD's transmission system.

NEXT STEPS

The City of Vancouver's application notes that this amendment is being submitted to Metro Vancouver concurrently with a referral to a local Public Hearing (i.e. at the time of first reading). Typically, *Metro 2050* amendments are received following municipal third reading. However, Metro Vancouver can

receive applications at earlier stages of the municipal process, provided that no changes occur following subsequent municipal readings. In this instance, if the Vancouver Official Development Plan amendment is changed or refused by City Council at Public Hearing, the City intends to update or withdraw the *Metro 2050* amendment.

If the Type 3 amendment is initiated by the MVRD Board and the associated bylaw receives an affirmative 50% + 1 weighted vote at first, second, and third readings, it will then be referred to all affected local governments (including member jurisdictions, TransLink, and adjacent regional districts), and local First Nations. It will also be posted on the Metro Vancouver website for a minimum of 45 days to provide an opportunity for comment. All comments received will be summarized and included in a report advancing the bylaw to the MVRD Board for consideration of final adoption. If advanced by the Board it is intended that the amendment would be brought back for consideration at the September Board meeting. Given that the consultation period would occur over the summer months, the comment period will be extended to mid-September to provide greater opportunity for engagement with member jurisdictions and stakeholders.

An updated Regional Context Statement (RCS) that reflects the proposed regional land use designation change is required from the City of Vancouver to be considered prior to fourth reading of the amendment bylaw. It is expected that the City will submit the updated RCS to Metro Vancouver if the MVRD Board chooses to initiate the proposed amendment process for *Metro 2050* and gives first, second, and third readings to the amendment bylaw. This process is in alignment with *Metro 2050* and its associated implementation guidelines.

ALTERNATIVES

1. THAT the MVRD Board:
 - a) initiate the *Metro 2050* amendment process for the City of Vancouver's requested regional land use designation amendment from Industrial to General Urban for the site located at 1550 Burrard Street and 1655 West 1st Avenue;
 - b) give first, second, and third readings to "*Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1470, 2026*";
 - c) notify affected local governments and post the application on the Metro Vancouver website to provide an opportunity for comment on the proposed amendment as per Section 6.4.2 of *Metro 2050*; and
 - d) direct staff to notify local First Nations via referral offices to provide an opportunity for comment on the proposed amendment.
2. THAT the MVRD Board decline the proposed amendment for the site located at 1550 Burrard Street and 1655 West 1st Avenue and notify the City of Vancouver of the decision.

FINANCIAL IMPLICATIONS

If the MVRD Board chooses Alternative 1, there are no financial implications for Metro Vancouver. If the MVRD Board chooses Alternative 2, a dispute resolution process may take place as prescribed by the Local Government Act. The cost of a dispute resolution process is prescribed based on the proportion of assessed land values. Metro Vancouver would be responsible for most of those associated costs.

OTHER IMPLICATIONS

An information report on the amendment application was provided to the Regional Planning Advisory Committee (RPAC) for discussion on June 19, 2026. Staff from the City of Vancouver and Metro Vancouver presented the proposed amendment and were available to answer questions from committee members.

Metro 2050 Type 3 Proposed Amendment – City of Vancouver (Molson Site)

Regional Planning Committee Regular Meeting Date: July 2, 2026

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Questions and comments from RPAC members addressed:

- How on- or off-site replacement of existing industrial capacity is considered as part of Metro Vancouver's assessment; and
- The City of Vancouver's approach to reconciliation.

As part of the standard Regional Growth Strategy amendment process under Metro 2050, the application will be circulated to First Nations referral offices for review and comment. Any feedback received from First Nations will be documented and reported back to the Board as part of the final consideration of the bylaw.

CONCLUSION

The City of Vancouver has requested a Type 3 amendment to *Metro 2050* to change the regional land use designation of the Molson site from Industrial to General Urban to accommodate a mixed-use neighbourhood. The subject site is within the Urban Containment Boundary and Vancouver Sewerage Area. Regional Planning analysis concludes that the proposed amendment is supportable, however, it does involve the trade-off of regionally limited Industrial designated lands in exchange for a mix of residential and employment uses that meet other important regional needs. Staff recommend Alternative 1, to initiate the amendment process.

ATTACHMENTS

1. Letter re City of Vancouver Regional Growth Strategy Amendment Application for the Former Molson Brewery Site (1550 Burrard Street and 1655 West 1st Avenue), dated June 3, 2026.
2. *Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1470, 2026.*
3. Presentation re: Metro 2050 Type 3 Proposed Regional Land Use Amendment.

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

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Daniella Fergusson, Manager, City Design and Planning

Subject: METRO 2050 TYPE 3 PROPOSED AMENDMENT – CITY OF SURREY
(105 - 175A STREET)

Date: September 2, 2026 File No: 01-0400-60-0006/2026

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

RECOMMENDATION

PURSUANT to the report of the Manager, City Design and Planning, dated September 2, 2026, entitled “Metro 2050 Type 3 Proposed Amendment – City of Surrey (105 - 175A Street)”:

THAT staff be directed to respond to Metro Vancouver’s correspondence to Council, dated July 2, 2026, entitled “Metro 2050 Type 3 Proposed Amendment, Bylaw No. 1463, 2026 City of Surrey (105 - 175A Street)”, outlining indirect impacts to the City of North Vancouver, as outlined in the “Proposed Response”;

AND THAT a copy of the correspondence to Metro Vancouver be distributed to Council.

ATTACHMENTS

1. Letter from Metro Vancouver to Council entitled “Metro 2050 Type 3 Proposed Amendment, Bylaw No. 1463, 2026 City of Surrey (105 - 175A Street)” dated July 2, 2026 (CityDocs [2829291](#))
2. City of Surrey 105 - 175A Street – Existing Site Aerial Photo (CityDocs [2845055](#))
3. Report from Metro Vancouver staff to Metro Vancouver Regional Planning Committee titled “Metro 2050 Type 3 Proposed Amendment, Bylaw No. 1463, 2026 – City of Surrey (105 - 175A Street)” (CityDocs [2832857](#))

SUMMARY

The City of Surrey has requested an amendment to *Metro 2050*, Metro Vancouver's Regional Growth Strategy, to redesignate a property from "Employment" to "General Urban" to accommodate the development of 20 residential homes in South Surrey.

Metro Vancouver has reviewed this request and has written directly to Councils of member municipalities to seek further feedback for the Metro Vancouver Regional District (MVRD) Board's consideration at fourth and final reading. Since Metro Vancouver's correspondence was directed to Council, this report seeks Council's direction to respond to Metro Vancouver.

Staff have assessed the proposed amendment along with Metro Vancouver's analysis and do not have any objections.

BACKGROUND

Metro 2050 is an integrated land use and transportation plan that provides a vision and supporting strategies for managing population and job growth in the region to the year 2050. Member municipalities may request amendments to *Metro 2050* from time to time – often in response to municipal policy changes or development proposals.

On April 2, 2026, Metro Vancouver received a request from the City of Surrey to amend *Metro 2050* to change the regional land use designation of a property in South Surrey from "Employment" to "General Urban" to accommodate the development of 20 single-detached homes.

Recognizing that *Metro 2050* may need to be changed from time to time, the plan contains a defined procedure for the consideration of amendments. Three types of amendments to *Metro 2050* are possible, each with differing approval thresholds depending on the level of regional significance the change would have. The proposed amendment from the City of Surrey is classified as a Type 3 Amendment. A Type 3 Amendment has the lowest voting threshold out of the three types of amendments, requiring an affirmative majority (50% +1) weighted vote of the MVRD Board.

At the June 26, 2026 regular meeting, the MVRD Board initiated the *Metro 2050* amendment process and gave first, second, and third readings to the associated amending bylaw. In accordance with Section 6.4.2 of *Metro 2050*, local governments were subsequently notified of the proposed amendment and provided an opportunity to comment. Municipalities have until September 16, 2026 to provide comment, which will be considered by the MVRD at the fourth reading.

DISCUSSION

The subject property, as shown in Attachment 2, is a 1.1-hectare site located at 105 - 175A Street, approximately 190 metres north of the United States border in the Douglas neighbourhood of South Surrey. The site is vacant and bounded by residential uses on three sides, including single-detached homes to the west, townhouses to the north, and an RV park to the south. Commercial uses border the final side to the east.

Metro Vancouver staff have conducted an assessment of the proposal (Attachment 3) and determined that the redesignation of 105 - 175A Street from “Employment” to “General Urban” does not conflict with the intent of *Metro 2050* goals and strategies. Their analysis notes that the subject site:

- is located within the Urban Containment Boundary;
- has been vacant for several years, indicating a lack of market demand for employment space in this location;
- is directly adjacent to residential uses; and
- is not contiguous with other employment or industrial lands.

City of North Vancouver staff have reviewed the proposed amendment and generally agree with the assessment undertaken by Metro Vancouver.

IMPLICATIONS

The proposed amendment is deemed to be minor in scale and limited to a single site within the Urban Containment Boundary. The proposed development is also within the Fraser Sewerage area and will have minimal impacts on the region’s utility systems.

Given the scale, location, and nature of the proposal, no meaningful implications are anticipated for the City of North Vancouver. Metro Vancouver staff have also reviewed the application against *Metro 2050* and have determined that the proposed amendment would not conflict with the achievement of *Metro 2050* goals.

PROPOSED RESPONSE

If directed by Council, staff will respond to Metro Vancouver staff with the following:

The City of North Vancouver supports Metro 2050’s goals to develop our region in a socially, economically, and environmentally healthy way that makes efficient use of public facilities and services, land, and other resources. The City recognizes that Metro Vancouver staff have evaluated the proposal against the goals, strategies, and policies set out in *Metro 2050* and have determined it to be consistent. The City has reviewed Metro Vancouver’s evaluation and has no objections to the recommendation provided by Metro Vancouver staff for the proposal from the City of Surrey (105 - 175A Street).

RESPECTFULLY SUBMITTED:



Daniella Fergusson
Manager, City Design and Planning

Office of the Chair
Tel. 604-432-6215 or via Email
CAOAdministration@metrovancover.org

July 2, 2026

File: CR-12-01
Ref: RD 2026 06 26

Mayor Linda Buchanan and Council
City of North Vancouver
141 West 14th Street
North Vancouver, BC V7M 1H9
VIA EMAIL: citycouncil@cnv.org

Dear Mayor Linda Buchanan and Council:

**Re: Metro 2050 Type 3 Proposed Amendment, Bylaw No. 1463, 2026 City of Surrey
(105 – 175A Street)**

At its June 26, 2026 regular meeting, the Metro Vancouver Regional District Board of Directors (MVRD Board) granted initial readings to Regional Growth Strategy Amendment Bylaw No. 1463, 2026 and initiated a comment period on the proposed amendment.

With this notification, Metro Vancouver invites your written comments on the proposed amendment by **September 16, 2026**. Correspondence received during this notification process will be conveyed to the MVRD Board for its consideration at fourth and final reading. The proposed amendment requires an affirmative majority (50% + 1) weighted vote of the MVRD Board to be adopted.

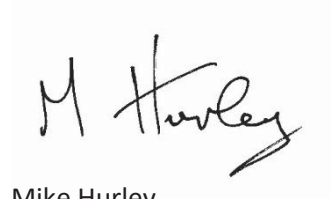
The proposed amendment was requested by the City of Surrey and seeks to change the [regional land use designation](#) of the property located at 105 - 175A Street from Employment to General Urban to accommodate 20 single-detached homes. The proposed development is minor and involves a single parcel that is already within both the Urban Containment Boundary and Fraser Sewerage Area. Regional Planning analysis concluded that the proposed amendment would have negligible impact and would not conflict with the intent of *Metro 2050* goals and objectives.

The full text of the MVRD Board's June 26, 2026 resolution, along with other pertinent details about the proposed *Metro 2050* amendment, are contained in the enclosed MVRD Board report, titled "Metro 2050 Type 3 Proposed Amendment, Bylaw No. 1463, 2026 City of Surrey (105 – 175A Street)." The report also includes Regional Planning's evaluation of the application.

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If you have any questions about the proposed amendment, please contact Jonathan Cote, Deputy General Manager, Regional Planning and Housing Development, by email at jonathan.cote@metrovanancouver.org.

Yours sincerely,

A handwritten signature in black ink, appearing to read "M Hurley", is displayed on a light gray rectangular background.

Mike Hurley
Board Chair

MH/JC/ms

cc: Leanne McCarthy, Chief Administrative Officer, City of North Vancouver
Amelia Cifarelli, Corporate Officer, City of North Vancouver
Jerry W. Dobrovlny, Commissioner/Chief Administrative Officer, Metro Vancouver
Heather McNell, Deputy Chief Administrative Officer, Policy and Planning, Metro Vancouver

Encl: [MVRD Board report dated May 11, 2026, titled "Metro 2050 Type 3 Proposed Amendment, Bylaw No. 1463, 2026 City of Surrey \(105 – 175A Street\)" \(pg. 466\)](#)

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City of Surrey 105 – 175A Street Type 3 Amendment Proposal



Existing Site

To: Regional Planning Committee

From: Mark Seinen, Senior Planner, Regional Planning and Housing Services

Date: May 11, 2026 Meeting Date: June 11, 2026

Subject: **Metro 2050 Type 3 Proposed Amendment, Bylaw No. 1463, 2026 – City of Surrey (105 - 175A Street)**

RECOMMENDATION

THAT the MVRD Board:

- a) initiate the *Metro 2050* amendment process for the City of Surrey's requested regional land use designation amendment from Employment to General Urban for the property located at 105 - 175A Street;
 - b) give first, second, and third readings to "*Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1463, 2026*";
 - c) notify affected local governments and post the application on the Metro Vancouver website to provide an opportunity for comment on the proposed amendment as per Section 6.4.2 of *Metro 2050*; and
 - d) direct staff to notify local First Nations via referral offices to provide an opportunity for comment on the proposed amendment.
-

EXECUTIVE SUMMARY

The City of Surrey is requesting a Type 3 amendment to *Metro 2050* to change the regional land use designation of the property located at 105-175A Street from Employment to General Urban to accommodate 20 single-detached homes in the Douglas neighbourhood of South Surrey.

The proposed development involves a single parcel that is already within both the Urban Containment Boundary and Fraser Sewerage Area. The site is surrounded by established residential uses on three sides, including single-detached housing, townhouses, and an RV park, with commercial uses located to the east across 175A Street. The proposed amendment would not result in region-wide planning implications, and would have no meaningful impact on advancing the regional goals included in *Metro 2050*. The proposed Type 3 amendment is supportable as a small, localized adjustment within the existing urban area that is not inconsistent with *Metro 2050's* goals and strategies.

PURPOSE

This report provides the Regional Planning Committee and the MVRD Board with the opportunity to consider the City of Surrey's request to amend *Metro 2050*.

BACKGROUND

On February 23, 2026, Surrey City Council passed a resolution requesting that the MVRD Board consider a Type 3 Amendment to *Metro 2050*. On April 2, 2026, Metro Vancouver received the City of Surrey's request to consider the proposed amendment for the property at 105-175A Street (**Attachment 1**).

PROPOSED REGIONAL LAND USE DESIGNATION AMENDMENT

The City of Surrey is proposing a *Metro 2050* amendment to re-designate the property at 105-175A Street from Employment to General Urban to accommodate 20 single-detached homes. Since the property is within the Urban Containment Boundary, this is a Type 3 amendment as per *Metro 2050* policy 6.3.4 (b). Type 3 amendments require an affirmative 50% + 1 weighted vote of the MVRD Board at each reading.

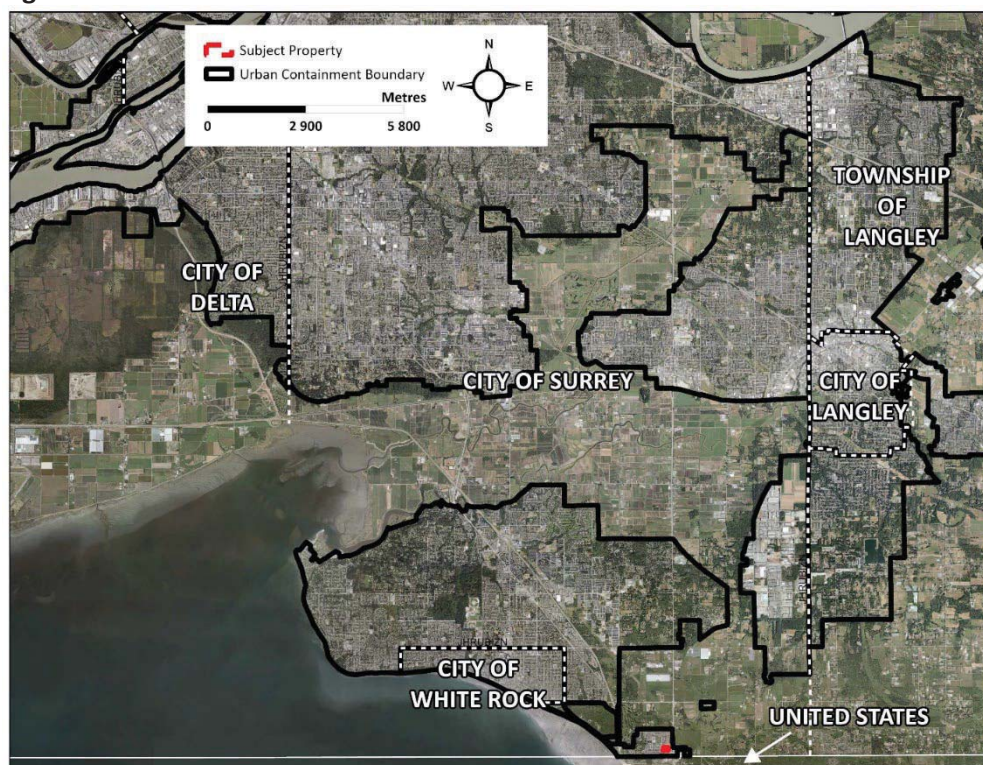
Table 1. Proposed Amendment

Address	105 - 175A Street
Site Size	1.1 hectares (2.7 acres)
<i>Metro 2050</i> Regional Land Use Designation	Employment (Current) General Urban (Proposed)
OCP Designation	Mixed Employment (Current) Urban (Proposed)
Zoning	Business Park 3 (Current) Small Lot Residential (Proposed)
Within the Urban Containment Boundary	Yes
In the Fraser Sewerage Area	Yes
In the Agricultural Land Reserve	No
In an Urban Centre or FTDA	No

Site Context

The property at 105 - 175A Street is approximately 190 metres north of the United States border in the Douglas neighbourhood of South Surrey. It is bounded on three sides by residential uses, including single-detached homes to the west, townhouses to the north (under construction), and an RV park to the south (designated Employment). To the east, across 175A Street, are commercial uses – notably, the West Coast Tax & Duty Free.

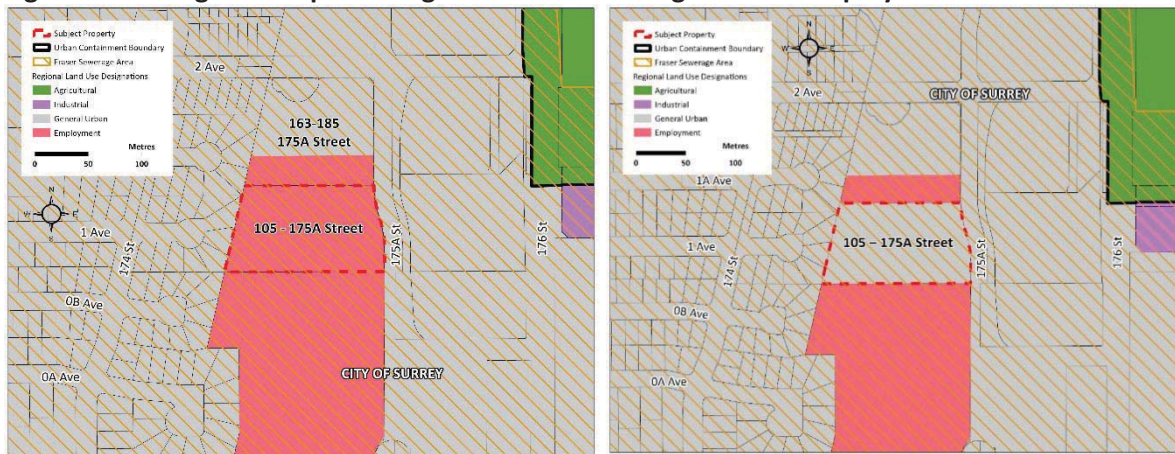
Figure 1. Site Context



Metro 2050 Type 3 Proposed Amendment – City of Surrey (105 - 175A Street)

Regional Planning Committee Regular Meeting Date: June 11, 2026

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Figure 2. Site Context**Figure 3. Existing and Proposed Regional Land Use Designations – Employment to General Urban****REGIONAL PLANNING ANALYSIS**

The proposed amendment is minor in scale and relates to a single small site within an established urban area. Typically, amendments to *Metro 2050* are reviewed against the full range of goals and strategies contained in the Regional Growth Strategy. However, given the limited scope of this application, its localized nature, and the absence of broader regional implications, a comprehensive assessment against all *Metro 2050* strategies would not be relevant or appropriate in this context. The analysis below focuses on the areas of *Metro 2050* that are most relevant to the proposed amendment.

Goal 2: Support a Sustainable Regional Economy

Goal 2 of *Metro 2050* includes strategies to promote land development patterns that support a diverse regional economy. This includes protecting and enhancing the region's supply of industrial and agricultural lands while supporting employment opportunities close to where people live.

The proposed amendment would result in the loss of a small area of *Metro 2050*-designated Employment lands. The subject site has been vacant for several years, indicating a lack of market demand for employment space in this location. Together with one adjacent site, the subject site forms part of a 3.7 ha area of Employment lands. The area is directly adjacent to residential uses and is not contiguous with other Employment or Industrial lands. Redesignation of the subject site could set a precedent for other Employment or Industrial lands in the vicinity, but the impact is likely to be limited to the adjacent site, which is also not in use for employment purposes. Overall, given the small land area in question and lack of employment activity, the amendment would have negligible impact to *Metro 2050* Goal 2.

Goal 4: Provide Diverse and Affordable Housing Choices

Goal 4 of *Metro 2050* includes strategies that encourage greater supply and diversity of housing to meet a variety of needs. The proposed amendment would facilitate the subdivision of a vacant parcel into 20 lots and rezoning to Small Lot Residential Zone (R4). While this zoning supports up to four dwelling units per lot, the developer's current intention is to develop a detached house with a secondary suite on each lot. As proposed, the development would add a modest number of housing units, which are likely to be larger units appropriate for families. The proposed development includes secondary suites, which may contribute to the secondary rental market, a form of housing tenure that is needed within the region. Overall, the proposed RGS amendment would have a negligible impact on *Metro 2050* Goal 4.

IMPLICATIONS FOR METRO VANCOUVER UTILITY SERVICES

Below is a summary of anticipated impacts on Metro Vancouver's utility services.

Liquid Waste Services (GVS&DD)

The proposed development is approximately 15 km from the nearest Metro Vancouver sanitary sewer facility, the Rosemary Heights pressure sewer. The projected sanitary flows from the 20 proposed homes are estimated to be in the range of 1.0–1.25 L/s under wet weather flow conditions. Given the small scale of the development, the incremental increase in sanitary flows is expected to have a negligible impact on the regional sewer system.

Water Services (GVWD)

The proposed development would ultimately be supplied by the GVWD's Grandview Reservoir via the City of Surrey's Grandview Pump Station and municipal distribution system. The proposed land uses are expected to have negligible hydraulic impacts on GVWD's transmission system.

NEXT STEPS

If the Type 3 amendment is initiated and the associated bylaw receives an affirmative 50% + 1 weighted vote of the MVRD Board at first, second, and third readings, it will then be referred to all affected local governments (including member jurisdictions, TransLink, and adjacent regional districts), and local First Nations. It will also be posted on the Metro Vancouver website for a minimum of 45 days to provide an opportunity for comment. All comments received will be summarized and included in a report advancing the bylaw to the MVRD Board for consideration of final adoption.

Staff will note in the correspondence the negligible impact of the proposed amendment on the Regional Growth Strategy's goals and policies.

An updated Regional Context Statement (RCS) that reflects the proposed regional land use designation change is required from the City of Surrey to be considered concurrently with fourth reading of the amendment bylaw. It is expected that the City will submit the updated RCS to Metro Vancouver if the MVRD Board chooses to initiate the proposed amendment process for *Metro 2050* and gives first, second, and third readings to the amendment bylaw. This process is in alignment with *Metro 2050* and its associated implementation guidelines.

ALTERNATIVES

1. THAT the MVRD Board:
 - a) initiate the *Metro 2050* amendment process for the City of Surrey's requested regional land use designation amendment from Employment to General Urban for the property located at 105 -175A Street;
 - b) give first, second, and third readings to "*Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1463, 2026*";
 - c) notify affected local governments and post the application on the Metro Vancouver website to provide an opportunity for comment on the proposed amendment as per Section 6.4.2 of *Metro 2050*; and
 - d) direct staff to notify local First Nations via referral offices to provide an opportunity for comment on the proposed amendment.
2. THAT the MVRD Board decline the proposed amendment for the property located at 105 - 175A Street and notify the City of Surrey of the decision.

FINANCIAL IMPLICATIONS

If the MVRD Board chooses Alternative 1, there are no financial implications for Metro Vancouver. If the MVRD Board chooses Alternative 2, a dispute resolution process may take place as prescribed by the *Local Government Act*. The cost of a dispute resolution process is prescribed based on the proportion of assessed land values. Metro Vancouver would be responsible for most of those associated costs.

OTHER IMPLICATIONS

An information report on the amendment application was provided to the Regional Planning Advisory Committee (RPAC) for information and discussion on May 15, 2026. Staff from the City of Surrey and Metro Vancouver presented the proposed amendment and were available to answer questions from committee members. No concerns were identified by RPAC members.

OPPORTUNITIES FOR PROCESS IMPROVEMENT

The proposed amendment represents a minor, site-specific application with limited regional implications, involving a single parcel within the Urban Containment Boundary and resulting in negligible impacts on regional systems and *Metro 2050* objectives.

This application is being processed in accordance with the existing *Metro 2050* amendment framework. However, as identified in the April 2026 Board report, there is direction to pursue process improvements to streamline amendment procedures and reduce timelines, particularly for straightforward applications. In this context, the application serves as a clear example of a minor amendment where a more proportionate and efficient review process could be applied in the future, supporting ongoing work to improve timelines while maintaining appropriate regional oversight.

Metro 2050 Type 3 Proposed Amendment – City of Surrey (105 - 175A Street)

Regional Planning Committee Regular Meeting Date: June 11, 2026

Page 6 of 6

CONCLUSION

The City of Surrey has requested a Type 3 amendment to *Metro 2050* to change the regional land use designation of the property located at 105 - 175A Street from Employment to General Urban to accommodate 20 single-detached homes. The proposed development involves a single parcel that is already within both the Urban Containment Boundary and Fraser Sewerage Area. Regional Planning analysis concludes that the proposed amendment would not conflict with the achievement of *Metro 2050* goals. Staff recommend Alternative 1, to initiate the amendment process.

ATTACHMENTS

1. City of Surrey Regional Growth Strategy Amendment Application, dated April 2, 2026.
2. Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1463, 2026.
3. Presentation re: Metro 2050 Type 3 Proposed Regional Land Use Amendment.

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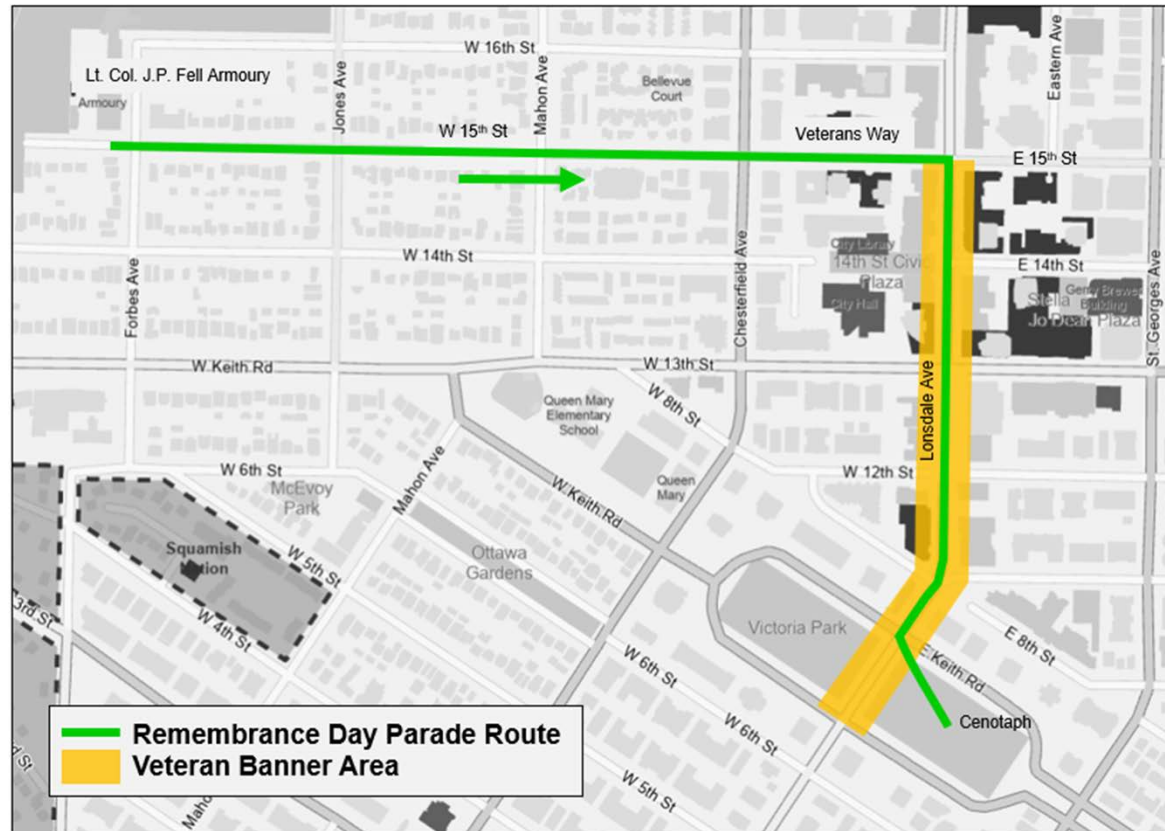
Remembrance Day Parade Banners & Cenotaph Rededication



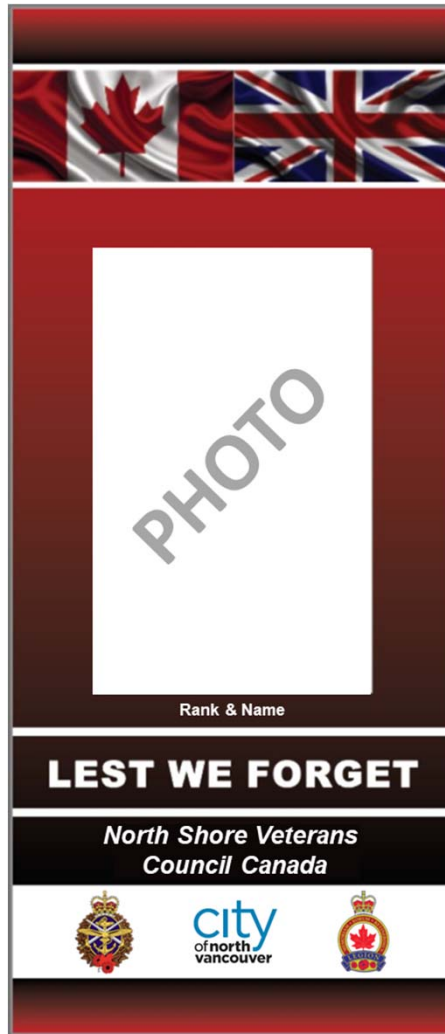
Presented September 2026

Infrastructure, Transportation & Parks

Parade Route & Banner Area



Banner Design



Featured Veterans & Service Support (Example)



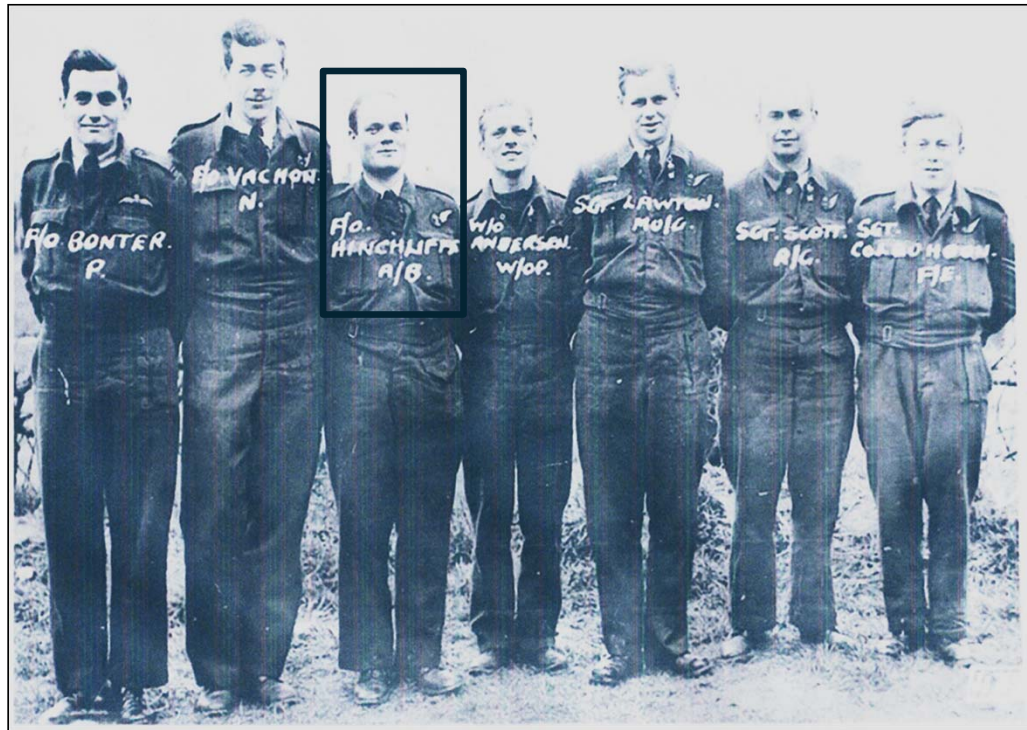
Cpl. Donald Hastings
Canadian Army

Featured Veterans & Service Support (Example)



Lance Cpl. Reginald Dominic
Royal Canadian Army Service Corps

Featured Veterans & Service Support (Example)



Flying Officer Arthur Hinchliffe
Royal Canadian Air Force

Featured Veterans & Service Support (Example)



S.S. Westend Park

Victoria Park Cenotaph Rededication & Inscription

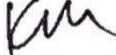




Thank you.

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The Corporation of **THE CITY OF NORTH VANCOUVER**
INFRASTRUCTURE, TRANSPORTATION & PARKS DEPARTMENT

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Douglas Adams, Project Manager, Public Realm Infrastructure
Chandra Lesmeister, Section Manager, Parks Planning and Design

Subject: REMEMBRANCE DAY PARADE BANNERS AND CENOTAPH
REDEDICATION

Date: September 2, 2026 File No: 13-6750-20-0010/1

RECOMMENDATION

PURSUANT to the report of the Project Manager, Public Realm Infrastructure, and the Section Manager, Parks Planning and Design, dated September 2, 2026, entitled "Remembrance Day Parade Banners and Cenotaph Rededication":

THAT the North Shore Veterans' Council of Canada (NSVCC) initiative to add an inscription to the Victoria Park Cenotaph for the "Gulf War 1990-1991" be endorsed.

ATTACHMENTS

1. Council Motion – Veteran Street Banner Program (CityDocs [2755161](#))

SUMMARY

The City is currently working in collaboration with the North Shore Veterans' Council of Canada (NSVCC) on two initiatives in advance of the City's remembrance day event. The first, as directed by Council motion in late 2025, is the installation of banners honouring local veterans who served in the Canadian Armed Forces, to be displayed along the Lonsdale portion of the parade route. Each banner will feature a photo, name, and rank of a local veteran. The banners will be displayed from mid-October to late November, providing a meaningful tribute to local veterans and their service. The second initiative involves rededication of the cenotaph to include the Gulf War. NSVCC has received conditional approval from Veterans Affairs Canada for their funding application to rededicate the Victoria Park Cenotaph and add an inscription for

the “Gulf War 1990-1991”. For NSVCC to proceed with the inscription, Veterans Affairs Canada requires Council’s support.

BACKGROUND

Banner Program

On December 8, 2025, Council resolved that staff allocate a portion of the 2026 budget “to implement a North Vancouver veteran street banner program along the Remembrance Day parade route” in Central Lonsdale and that staff report back to Council regarding implementation.

Victoria Park Cenotaph

The Cenotaph was originally constructed in 1923 to honour the citizens of the City and District of North Vancouver who gave their lives in the First World War.

Over the years, the Cenotaph has been rededicated to commemorate those who lost their lives in the Boer War, Second World War, Korean War, and various peacekeeping missions around the world. Inscriptions were added, and the Cenotaph was most recently rededicated in May 2013 to include “Afghanistan 2001–2011 Peacekeeping.”

The Cenotaph is listed in the City Heritage Register (2013) for sites and structures.

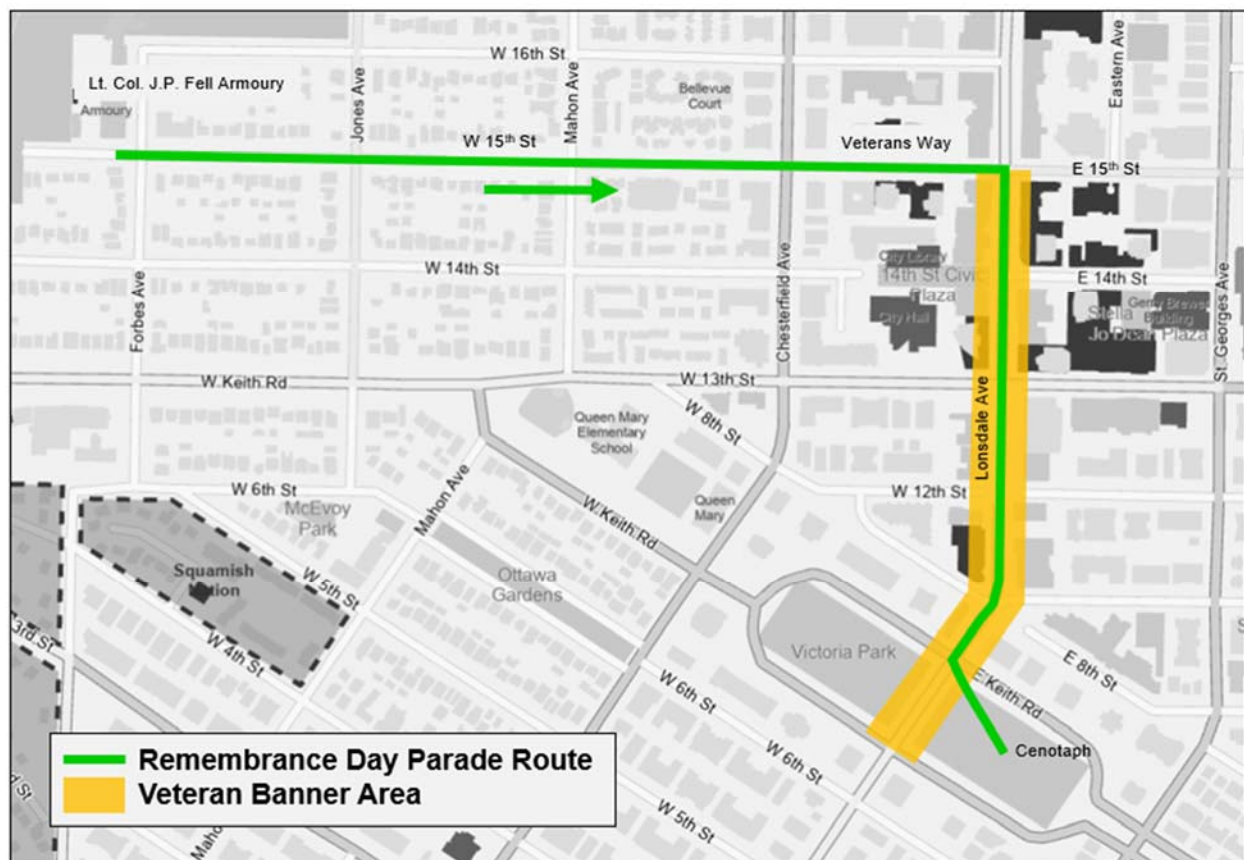
DISCUSSION

Parade Route and Banners

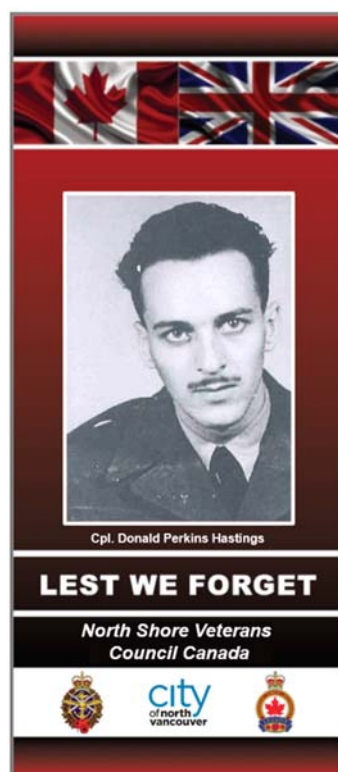
City staff have been working with NSVCC to install banners along the Lonsdale Avenue portion of the Remembrance Day Parade route to honour and remember local veterans who served with the Canadian Armed Forces. From mid-October to late November, 48 banners will be displayed on street light poles on Lonsdale Avenue between W. 15th Street (Veterans Way) and Victoria Park. Each banner will feature a photo of a local veteran along with their name and rank, commemorating their service and sacrifice with the community.

The banner design and outreach process has been led by NSVCC with staff support to bring this meaningful tribute for Remembrance Day.

The 2026 Remembrance Day Parade will follow the route used in past years which includes travel east from Lt. Col. J.P. Fell Armoury along W 15th Street, then turn south to continue on Lonsdale Avenue before reaching the North Vancouver Cenotaph in Victoria Park. The parade map and area in which the banners will be installed are shown in the map below.



Remembrance Day banner standards are developed by the Royal Canadian Legion and veterans' councils. An example is shown below, featuring Corporal Donald Perkins Hastings who served with the Canadian Army in Korea.



Cenotaph Rededication and Inscription

NSVCC has received conditional support from Veterans Affairs Canada for their application to fund the rededication and inscription of the Cenotaph for the “Gulf War 1990-1991”. This year marks 35 years since the end of the Gulf War in the Persian Gulf region, where more than 4,000 Canadians (including veterans from the North Shore) served as part of a coalition of countries.

For NSVCC to proceed with the inscription and receive funding for the work, Veterans Affairs Canada requires that NSVCC obtain Council’s support and endorsement. Upon receiving Council’s support for the initiative, NSVCC will co-ordinate and complete the inscription before the Remembrance Day ceremony this year.



Cenotaph inscription completed in 2013 to include “Afghanistan 2001-2011 Peacekeeping”.

FINANCIAL IMPLICATIONS

Banner costs have been incorporated into the 2026 Lonsdale Great Street (LGS) implementation actions. The budget allocates \$62,500 toward this project, with the majority of the costs associated with purchasing and installing upgraded hardware, which may also be used for other banners in the future, subject to approval within the annual financial plan. Projected costs are listed in the table below.

Item	Projected Cost
Banner design and printing	\$3,300
Installation of banners and upgraded hardware	\$35,100
Banner removal	\$5,200

There are no financial implications for the City associated with the Cenotaph rededication and inscription.

INTER-DEPARTMENTAL IMPLICATIONS

Parade Banners is being coordinated with the early actions of the LGS Project involving staff from Finance & Economic Development; Planning and Development; Communications and Engagement; and with Infrastructure, Transportation & Parks supporting the 2026 implementation of the parade banners.

STRATEGIC PLAN, OCP, OR POLICY IMPLICATIONS

LGS is an initiative in Council's Strategic Plan under the priority "A Vibrant City", which states "Reimagine, revitalize and repurpose Central Lonsdale Avenue as a 'great street' to support commercial activity, enhance aesthetics, walkability, vibrancy and history." LGS is also supported by policy contained within the Official Community Plan and Economic Strategy.

The rededication of the Cenotaph supports Council's Strategic Plan priorities to be a "City for People" that is welcoming, inclusive, safe, and accessible and supports the health and well-being of all, as well as a "Vibrant City" that has dynamic spaces and places that provide for connection and celebration of residents' culture and history.

RESPECTFULLY SUBMITTED:



Douglas E. Adams, AICP
Project Manager, Public Realm Infrastructure

RESPECTFULLY SUBMITTED:



Chandra Lesmeister, BCSLA
Section Manager, Parks Planning and Design

MINUTES OF THE REGULAR MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER AND ELECTRONICALLY (HYBRID) FROM CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON MONDAY, DECEMBER 8, 2025

NOTICE OF MOTION

15. Veteran Street Banner Program – File: 01-0330-20-0011/1

Submitted by Mayor Buchanan and Councillor McIlroy

Moved by Mayor Buchanan, seconded by Councillor McIlroy

WHEREAS communities across Canada have implemented memorial street banner programs with photos of local area veterans in recognition of their service;

WHEREAS veteran street banner programs are typically implemented by local governments in partnership with non-profit organizations such as the Legion, and funded through donations, grants, sponsorships and participation fees;

WHEREAS recognition of local veterans pays tribute to the men and women who committed to serving their country, fostering a shared sense of respect and gratitude that unites people from different backgrounds and provides firsthand stories that bring history to life and educates the younger generation about the realities of military service and the importance of peace;

THEREFORE BE IT RESOLVED that staff allocate a portion of the 2026 Public Realm budget to implement a North Vancouver veteran street banner program along the Remembrance Day parade route;

AND THAT staff review the memorial street banner programs of other local governments and report back to Council with a proposal for implementation.

CARRIED UNANIMOUSLY

R2025-12-08/15

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

Moved by Councillor McIlroy, seconded by Councillor Back

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.

CARRIED UNANIMOUSLY

S2026-07-27/2

BYLAW – FIRST READING

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

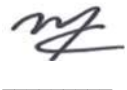
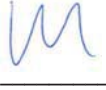
Moved by Councillor Back, seconded by Councillor McIlroy

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

CARRIED UNANIMOUSLY

S2026-07-27/3



 A/Director	 General Manager	 CAO
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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:

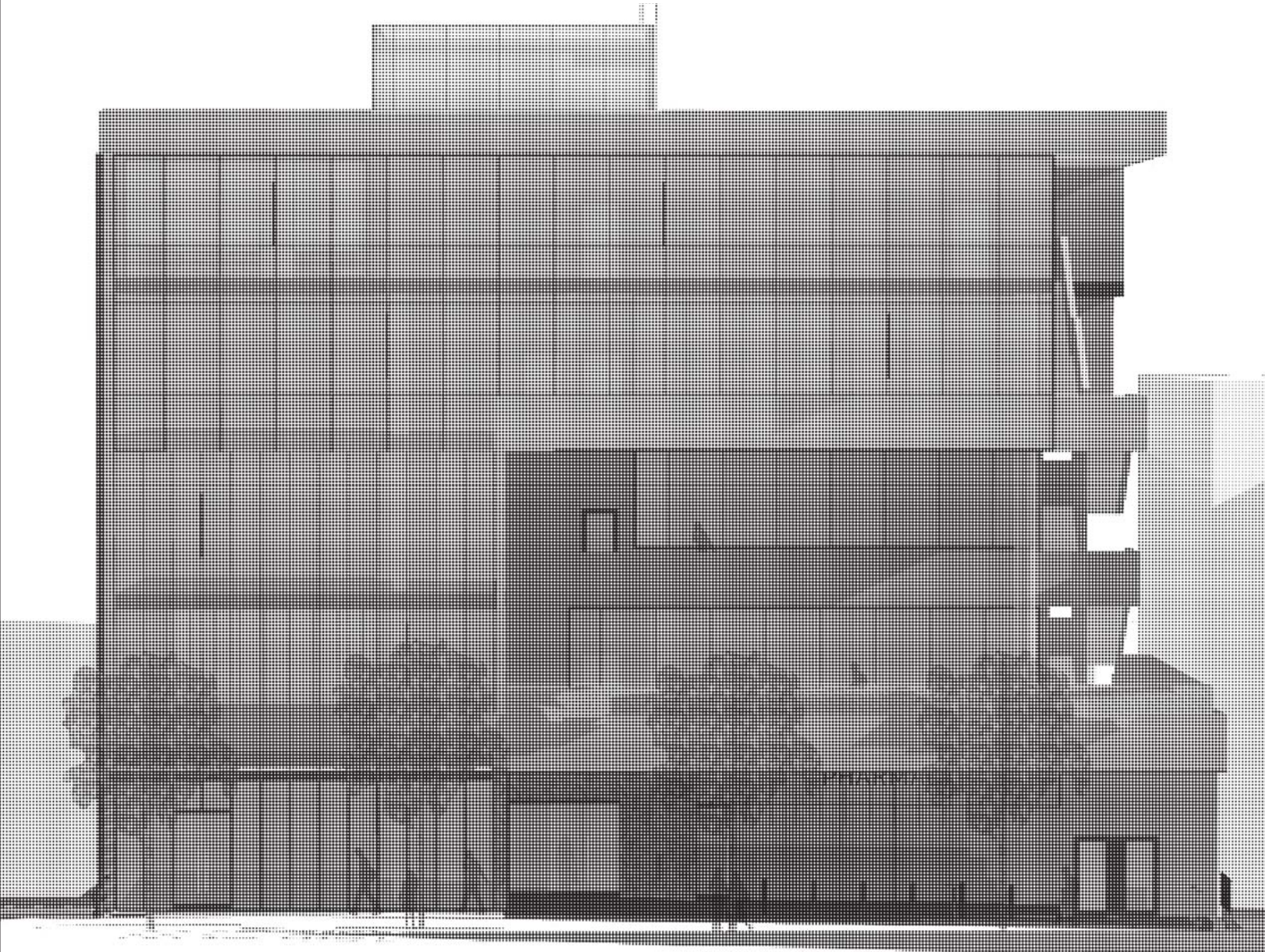
THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2026, No. 9194" (835 and 845 West 15th Street, CD-773) be considered and referred to a Public Hearing;

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

835-845 15th Street, North Vancouver, BC

Re-issued for Development Permit

21 JULY 2026

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GEOTECHNICAL

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BUILDING CODE

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 Sandy Gough
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ARCHITECTURAL DRAWINGS

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

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

000 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 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

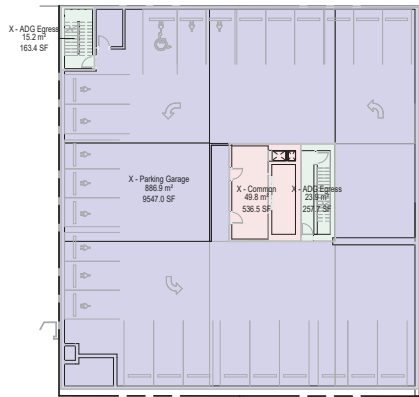
A2.21 Level 1 - RCP
 A2.22 Level 2 - RCP
 A2.23 Level 3 - RCP
 A2.24 Level 4 - RCP
 A2.25 Level 5 - RCP

300 ELEVATIONS

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

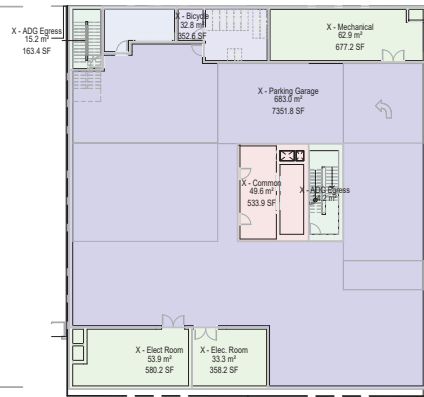
400 SECTIONS

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



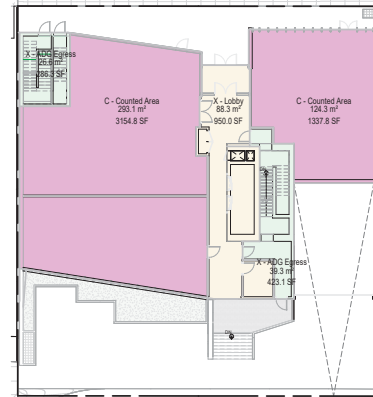
1 P2 (FSR Summary)
1: 150

Area Schedule (FSR Exclusions)		
Level	Custom Area Type	Area
P2		
P2	X-ADG Egress	421 SF
P2	X-Common Floor Area	128 SF
P2	X-Parking Garage	9547 SF



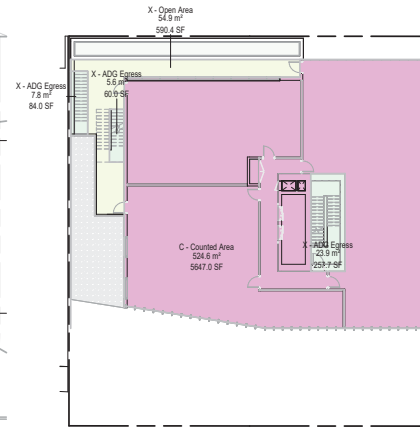
2 P1 (FSR Summary)
1: 150

Area Schedule (FSR Exclusions)		
Level	Custom Area Type	Area
P1		
P1	X-ADG Egress	1247 SF
P1	X-Bicycle Storage	181 SF
P1	X-Common Floor Area	124 SF
P1	X-Mech Floor Area	129 SF
P1	X-Parking Garage	7352 SF
P1	X-Water/Recycling	227 SF



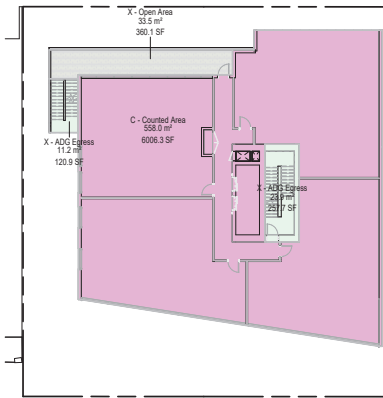
3 LEVEL 1 (FSR Summary)
1: 150

Area Schedule (FSR Exclusions)		
Level	Custom Area Type	Area
LEVEL 1		
LEVEL 1	X-ADG Egress	150 SF
LEVEL 1	X-Lobby	420 SF
Area Schedule (FSR Inclusions)		
Level	Custom Area Type	Area
LEVEL 1		
LEVEL 1	C-Counted Area	4405 SF



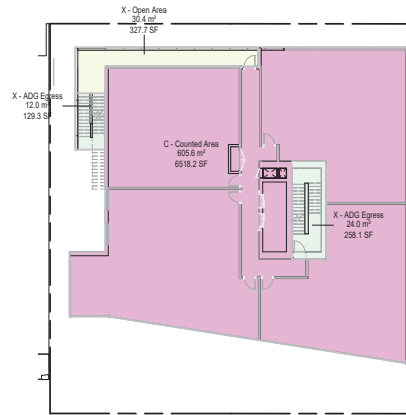
4 LEVEL 2 (FSR Summary)
1: 150

Area Schedule (FSR Exclusions)		
Level	Custom Area Type	Area
LEVEL 2		
LEVEL 2	X-ADG Egress	402 SF
LEVEL 2	X-Open Area	590 SF
Area Schedule (FSR Inclusions)		
Level	Custom Area Type	Area
LEVEL 2		
LEVEL 2	C-Counted Area	5647 SF



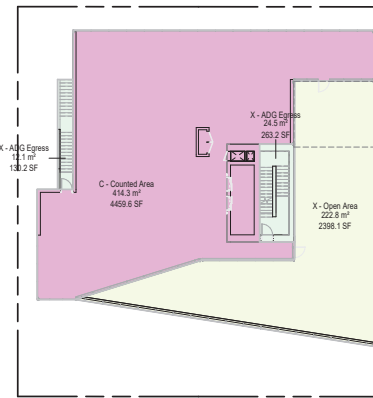
5 Level 3 (FSR Summary)
1: 150

Area Schedule (FSR Exclusions)		
Level	Custom Area Type	Area
LEVEL 3		
LEVEL 3	X-ADG Egress	118 SF
LEVEL 3	X-Open Area	360 SF
Area Schedule (FSR Inclusions)		
Level	Custom Area Type	Area
LEVEL 3		
LEVEL 3	C-Counted Area	5806 SF



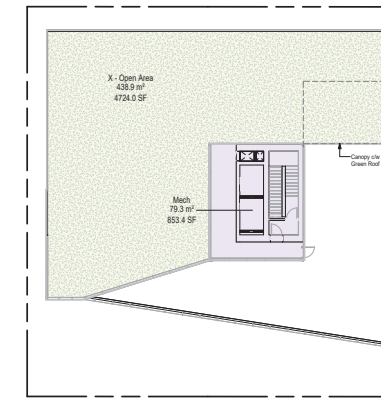
6 Level 4 (FSR Summary)
1: 150

Area Schedule (FSR Exclusions)		
Level	Custom Area Type	Area
LEVEL 4		
LEVEL 4	X-ADG Egress	337 SF
LEVEL 4	X-Open Area	328 SF
Area Schedule (FSR Inclusions)		
Level	Custom Area Type	Area
LEVEL 4		
LEVEL 4	C-Counted Area	6518 SF



7 Level 5 (FSR Summary)
1: 150

Area Schedule (FSR Exclusions)		
Level	Custom Area Type	Area
LEVEL 5		
LEVEL 5	X-ADG Egress	253 SF
LEVEL 5	X-Open Area	2398 SF
Area Schedule (FSR Inclusions)		
Level	Custom Area Type	Area
LEVEL 5		
LEVEL 5	C-Counted Area	4450 SF



8 Roof Plan (FSR Summary)
1: 150

Area Schedule (FSR Exclusions)		
Level	Custom Area Type	Area
ROOF PLAN		
ROOF PLAN	X-Open Area	4724 SF
ROOF PLAN	X-Roof Structures	853 SF

GROSS AREA SUMMARY

P2	15035 SF
P1	6532 SF
LEVEL 1	6030 SF
LEVEL 2	6514 SF
LEVEL 3	7023 SF
LEVEL 4	7251 SF
LEVEL 5	5577 SF
ROOF PLAN	5577 SF
Total:	60607 SF

EXCLUDED AREA SUMMARY

X-ADG Egress	3115 SF
X-Bicycle Storage	353 SF
X-Common Floor Area	1070 SF
X-Lobby	1601 SF
X-Mech Floor Area	1514 SF
X-Open Area	8400 SF
X-Parking Garage	15899 SF
X-Roof Structures	853 SF
X-Water/Recycling	227 SF
X-Open Area	0 SF
Total Exclusions:	32483 SF
Site Area	10,810 SF
FSR Total	27,124 SF
FSR	2.55

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	20/05/15
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

FAR Summary

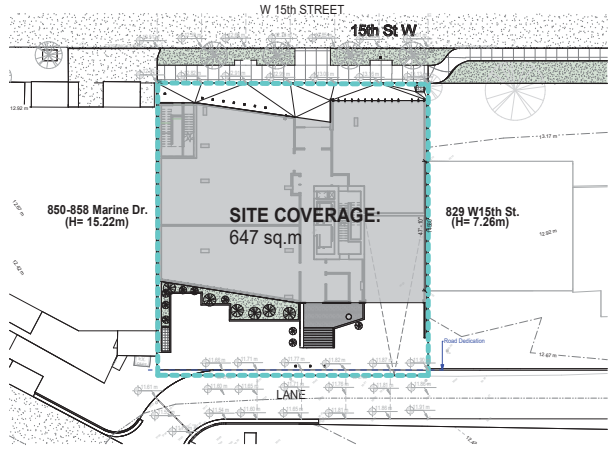
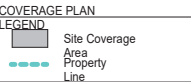
Date:	27.03.2020
Drawn By:	160
Checked By:	165
Scale:	1: 150
Original Size:	A1



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%		

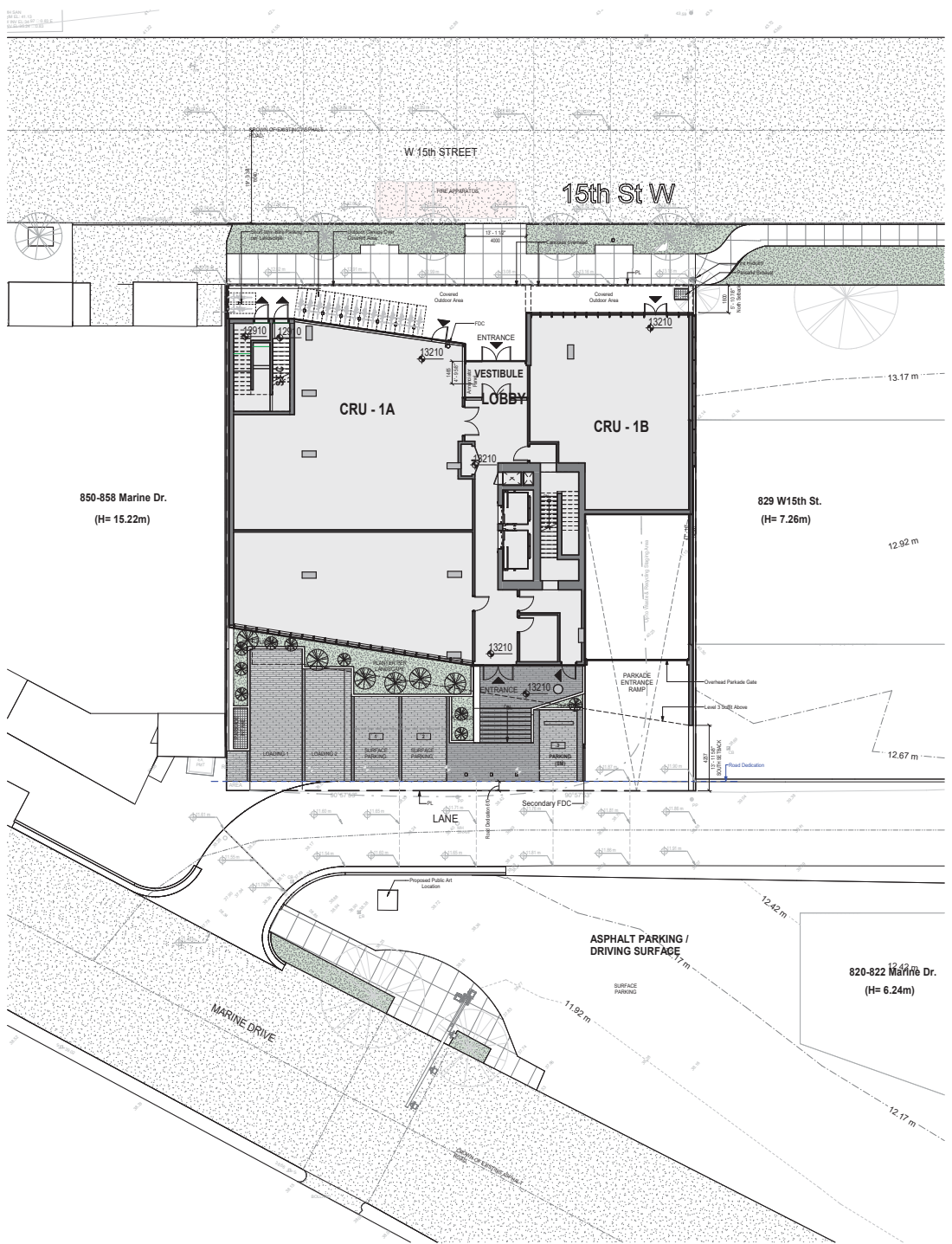


2 Site Coverage Plan

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

Date	27.03.22
Drawn By	166
Checked By	165
Scale	As Indicated
Original Size	A1





PROJECT STATISTICS

SITE DATA

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

ZONING

EXISTING ZONING CS-1
PROPOSED ZONING CD (Comprehensive Development)
MAXIMUM FLOOR 2.0 (H=5)
SITE AREA 1004.28m² (10,100')

PROJECT DATA

BUILDING HEIGHT

13.17 m

SETBACKS

NORTH SETBACK 1.8m (5.9')

SOUTH SETBACK 4.38m (14.38')

EAST SETBACK 0

WEST SETBACK 0

PARKING DATA

VEHICLE PARKING STALLS

REGULAR PARKING 32

SMALL CAR STALLS 19

ACCESSIBLE STALLS 2

TOTAL VEHICULAR PARKING 53

BICYCLE PARKING STALLS

BICYCLE SPACES 10 (CLASS A) 10 (CLASS B)

BICYCLE LOCKER PERCENTAGE 20

BICYCLE LOCKERS 20

SITE LEGEND

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

GENERAL NOTES - SITE

- Refer To Landscape And Civil Drawings For Complete Landscaping And Grading Information.
 - All Walkways And Concrete Curb Landings To Conform To City Of North Vancouver Bylaw 0100.
 - 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.
 - 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%.
 - All Grading Shown To Be Finished Grade. Grade To Design Spot Elevations Indicated.
- Tree Retention, Protection, And Provision, Per Landscape Architect

Revisions

No.	Description	Date
1	Issued for Development Permit	25/10/04
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

Project 8201
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.

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Seal: [Professional Engineer Seal]

Revised: 2020-12-09



- 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	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 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	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.

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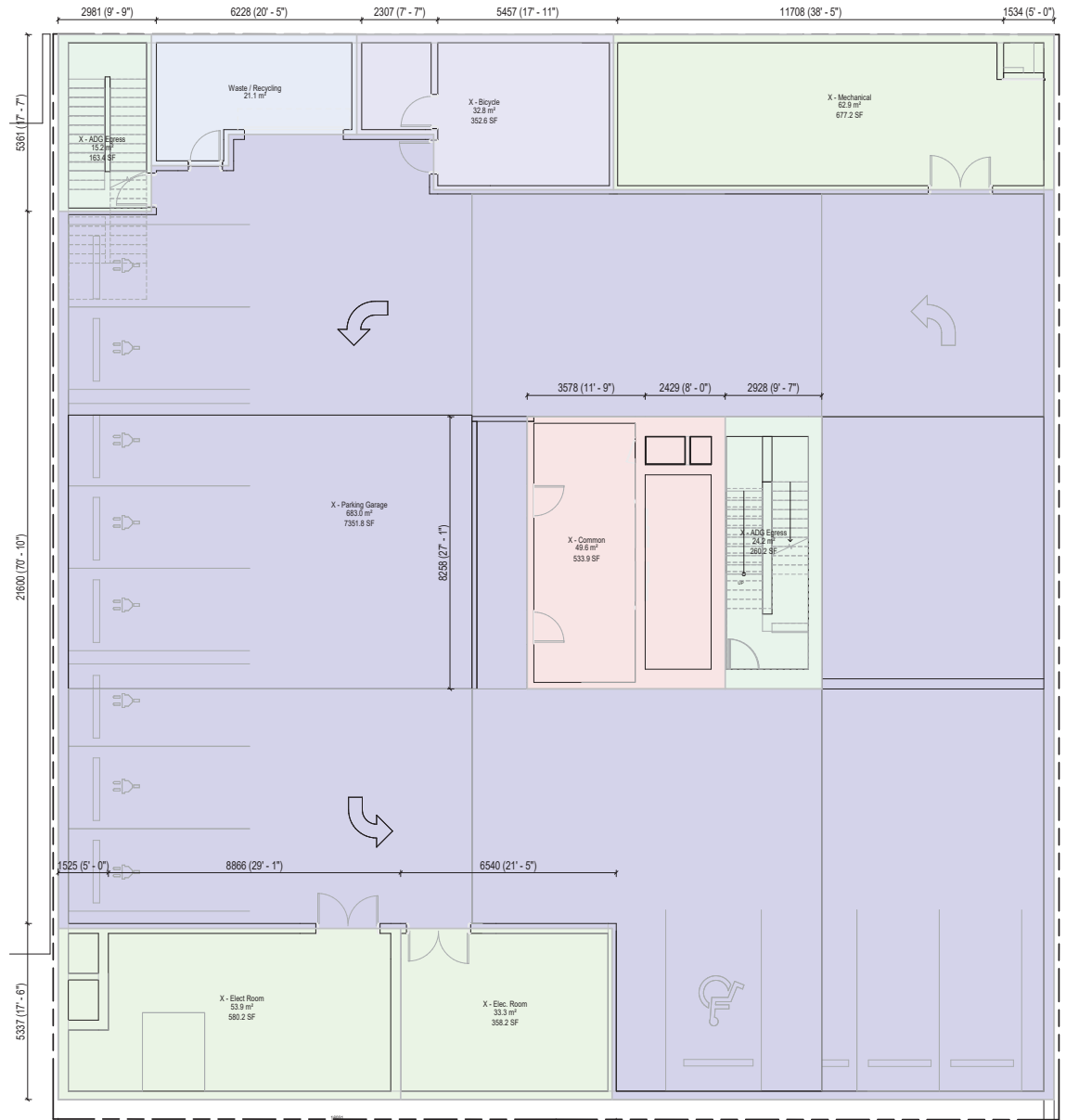
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Seal

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

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 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	800 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.

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Seal

1 LEVEL 1 FLOOR PLAN (FSR)
1 : 50

FSR Legend

- C - Counted Area
- X - ADG Egress
- X - Lobby

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	27.03.17.2020
Drawn By	1501
Checked By	145
Scale	As Indicated
Original Size	A1

A0.52

Page 168

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.

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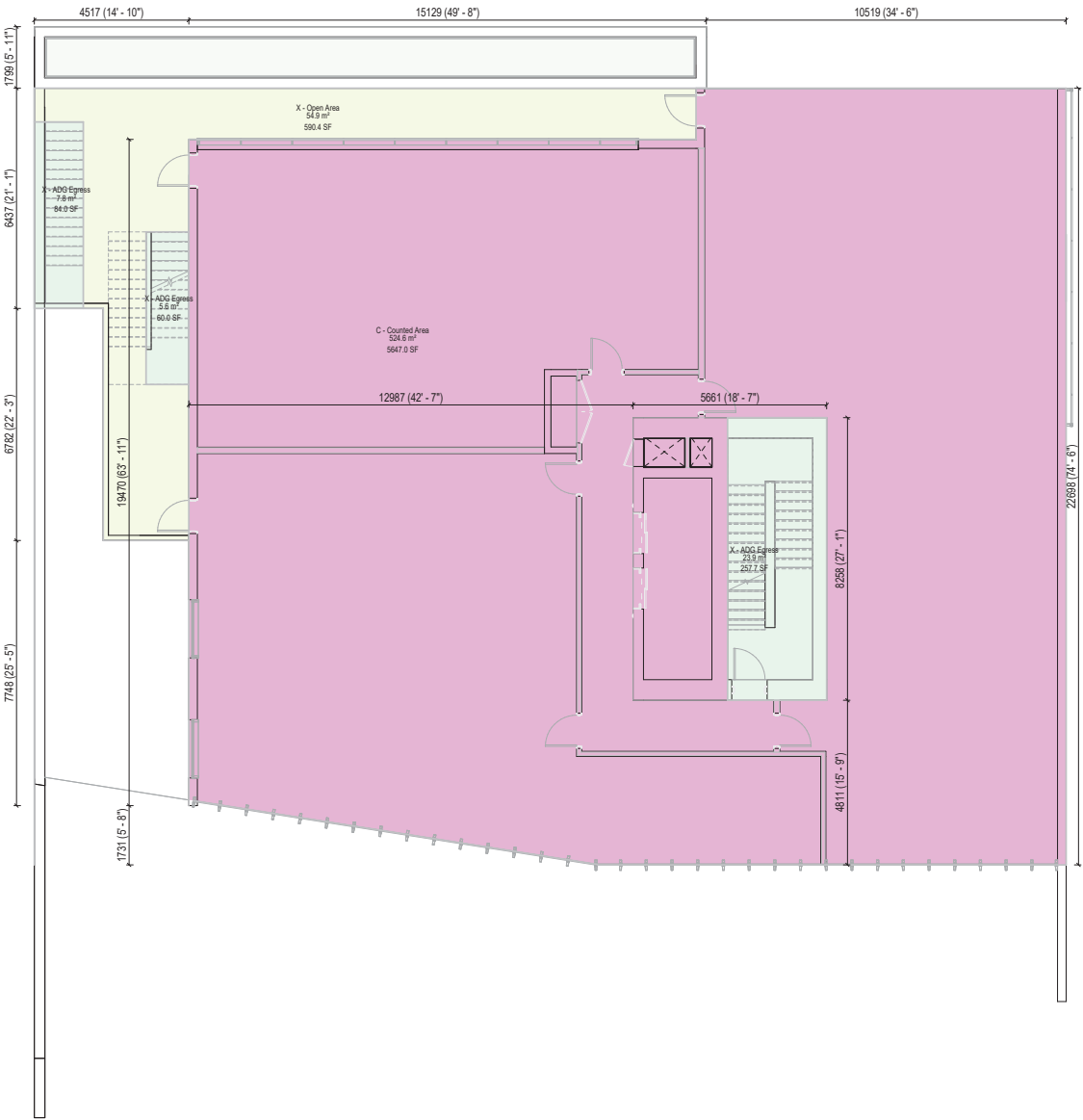
145-146 West 10th Avenue
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Seal

Revised 2022-12-09



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. 8702.

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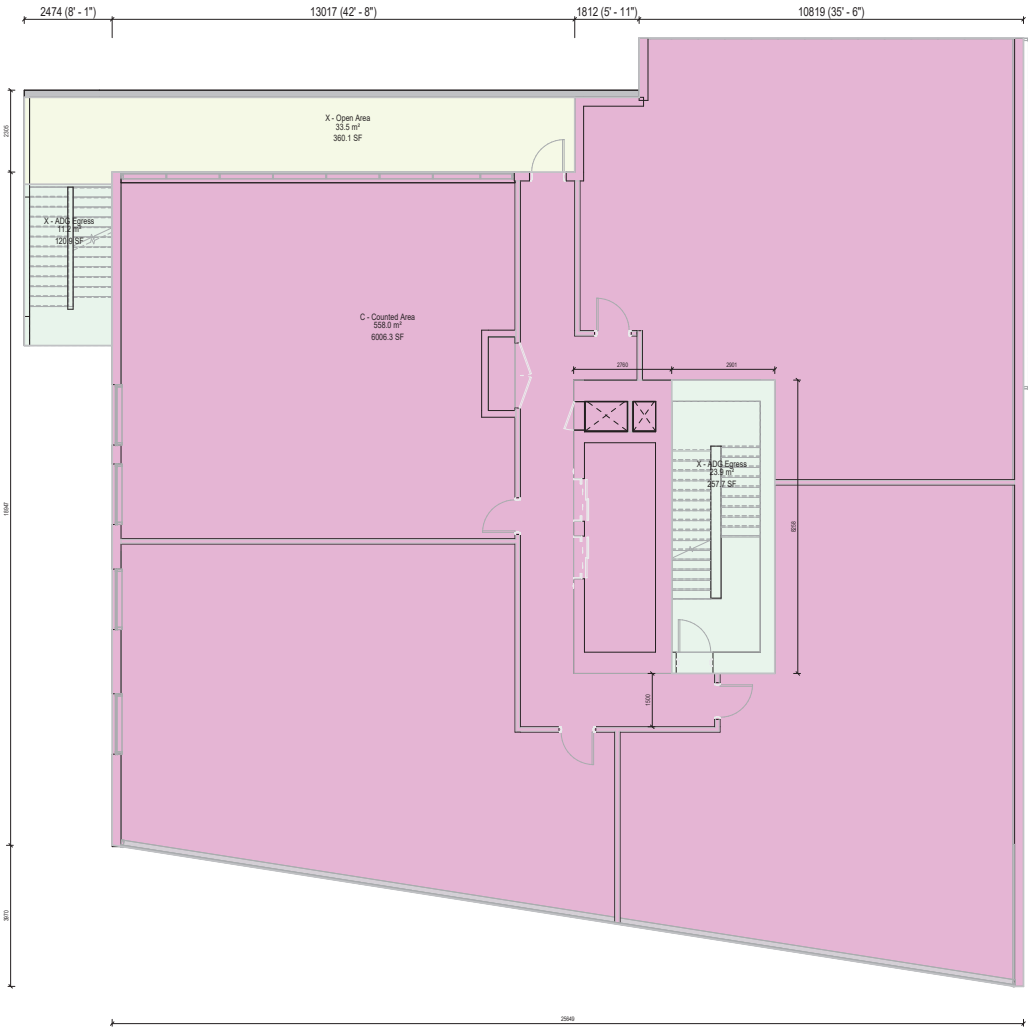
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Seal

Professional Engineer
British Columbia
15th Street Boutique Medical
2020-17-00

Revised



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

Revisions		
No.	Description	Date
1	Issued for Development Permit	25/10/04
2	Issued for DP Memo 1 Response	26/04/09
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	

1

LEVEL 3 FLOOR PLAN (FSR)

1:50

7

A0.54

Area Schedule (FSR Inclusions)		
Level	Custom Area Type	Area
LEVEL 4		
LEVEL 4	C - Counted Area	3518 sq'

GENERAL NOTES - AREA PLANS

- Gross floor area plan calculations are based on inclusions and exclusions as noted in 'The Corporation of the City of North Vancouver Zoning Bylaw 1995, No. 6700.

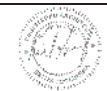
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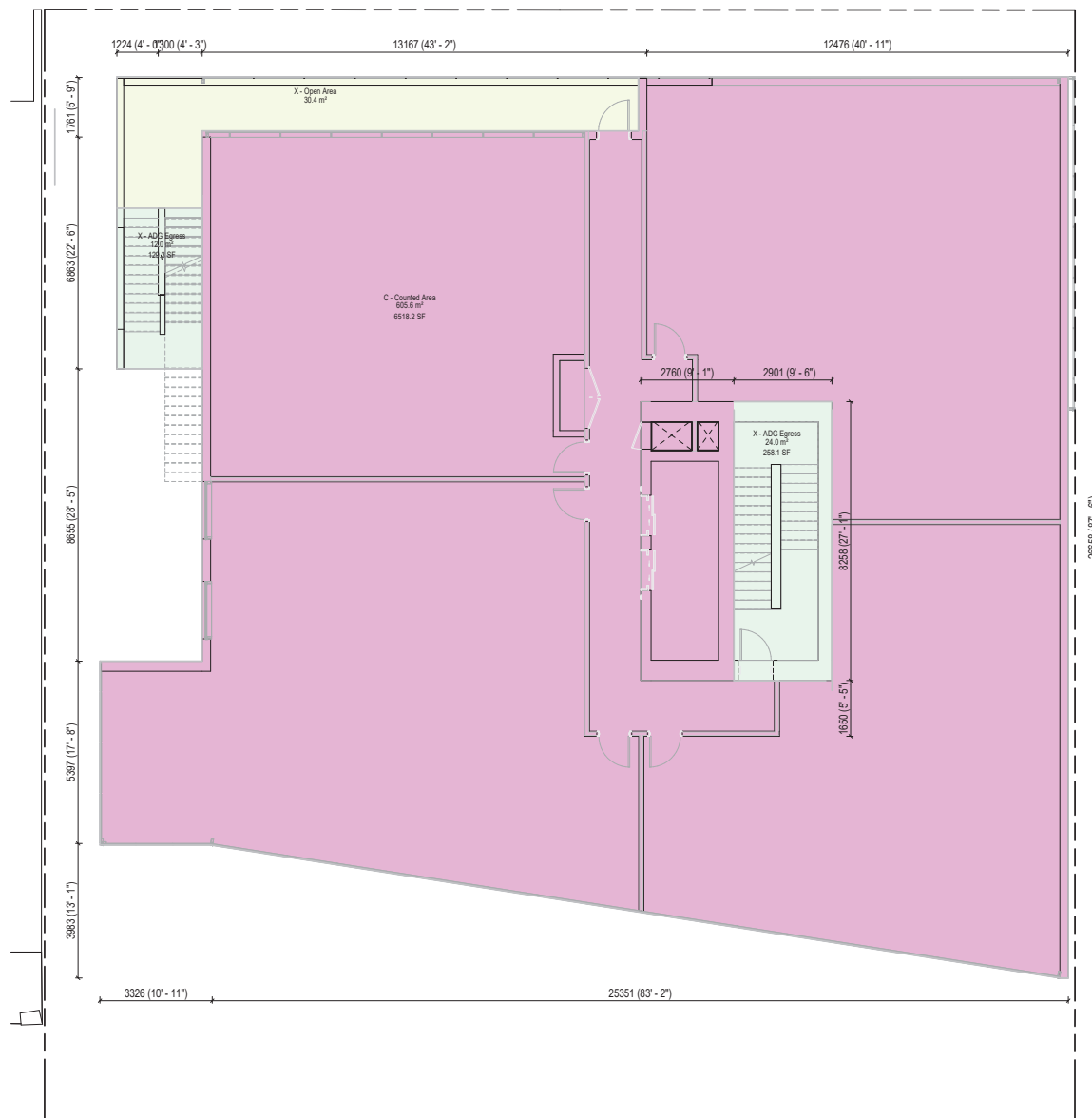
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2023-27-29



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

Revisions		
No.	Description	Date
1	Issued for Development Permit	25/10/04
2	Issued for DP Memo 1 Response	26/04/29
3	Re-Issued for Response to DP Memo 1	26/06/15
4	Re-Issued for Development Permit	26/07/21

Key Plan

Project

15th Street Boutique Medical

835-845 15th Street, North Vancouver, BC

Re-Issued for Development Permit

Level 4 - FAR Plan

Date	21 JULY 2026
Drawn By	IMH
Checked By	NS
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	121.1 m²	LEVEL 5	C - Counted Area	4489.8 SF
LEVEL 5	X - Open Area	2398.1 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, No. 8702.

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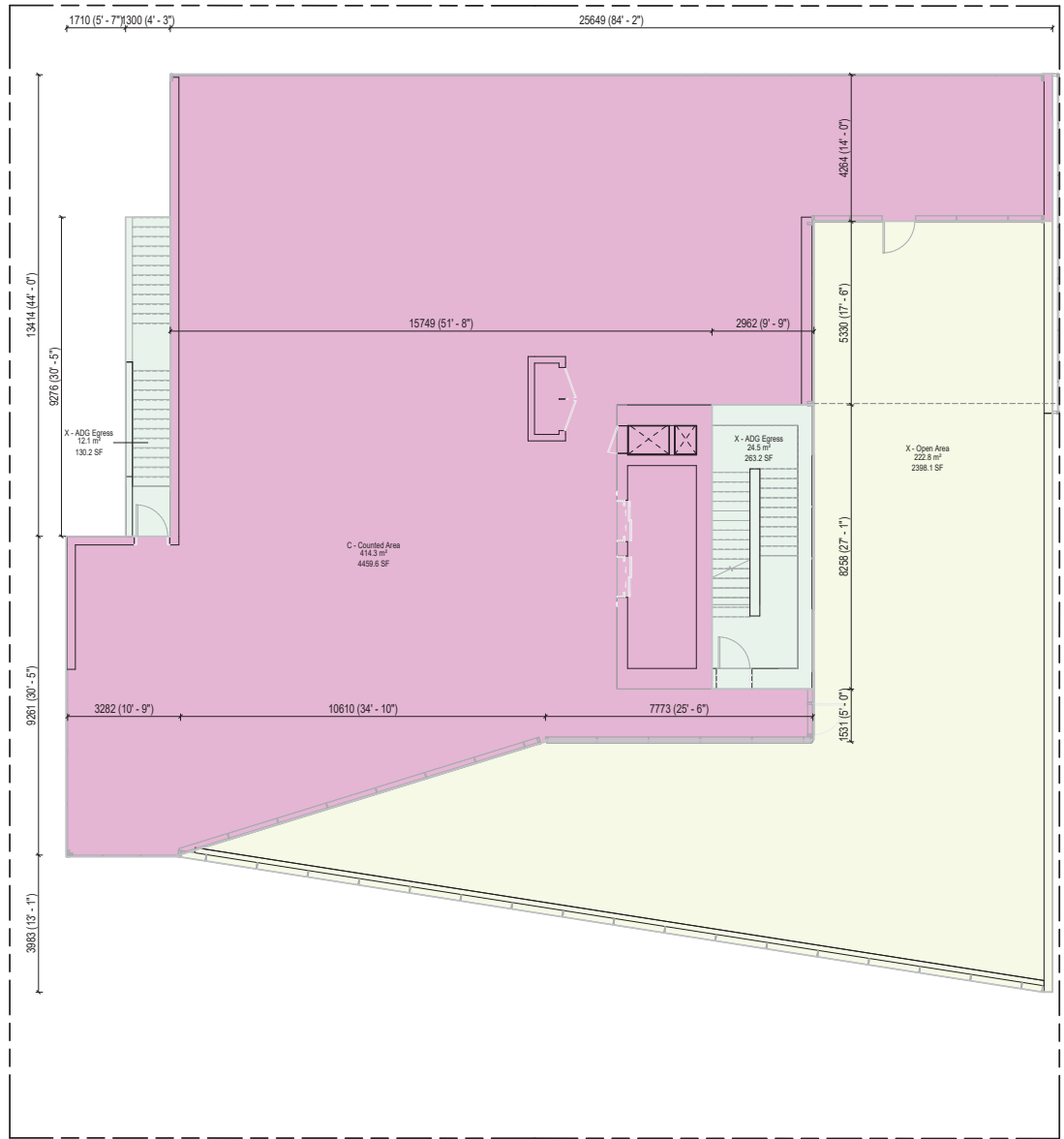
Architecture Inc.

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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	

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

Area Schedule (FSR Inclusions)		
Level	Custom Area Type	Area

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.

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2020-17-00

Revised

FSR Legend

- X - Open Area
- X - Roof Structures

1 ROOF MECH 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

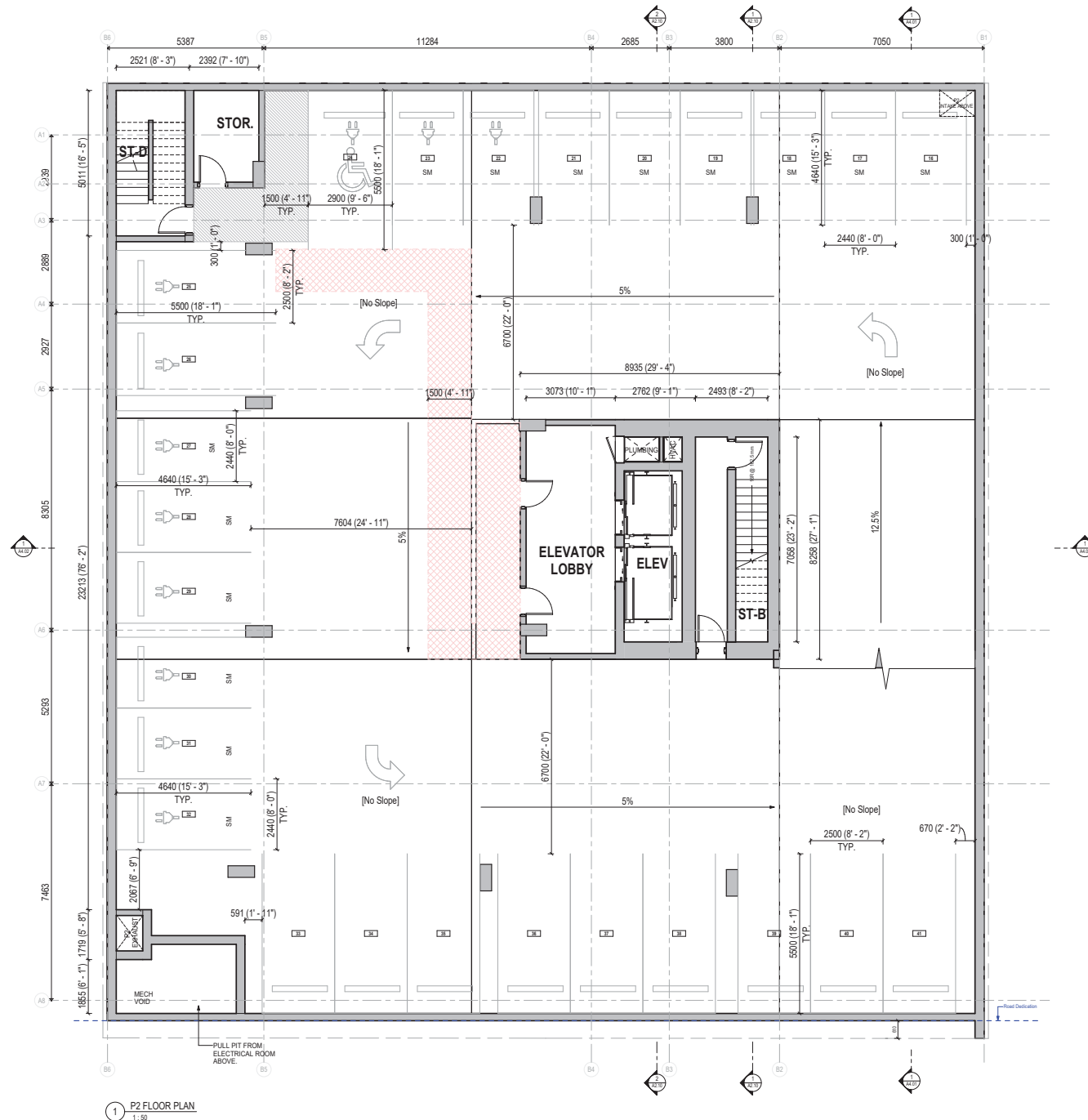
Re-issued for Development Permit

Roof Mech - FAR Plan

Date	27.03.17.2020
Drawn By	1501
Checked By	145
Scale	As Indicated
Original Size	A1

A0.57

Page 173



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

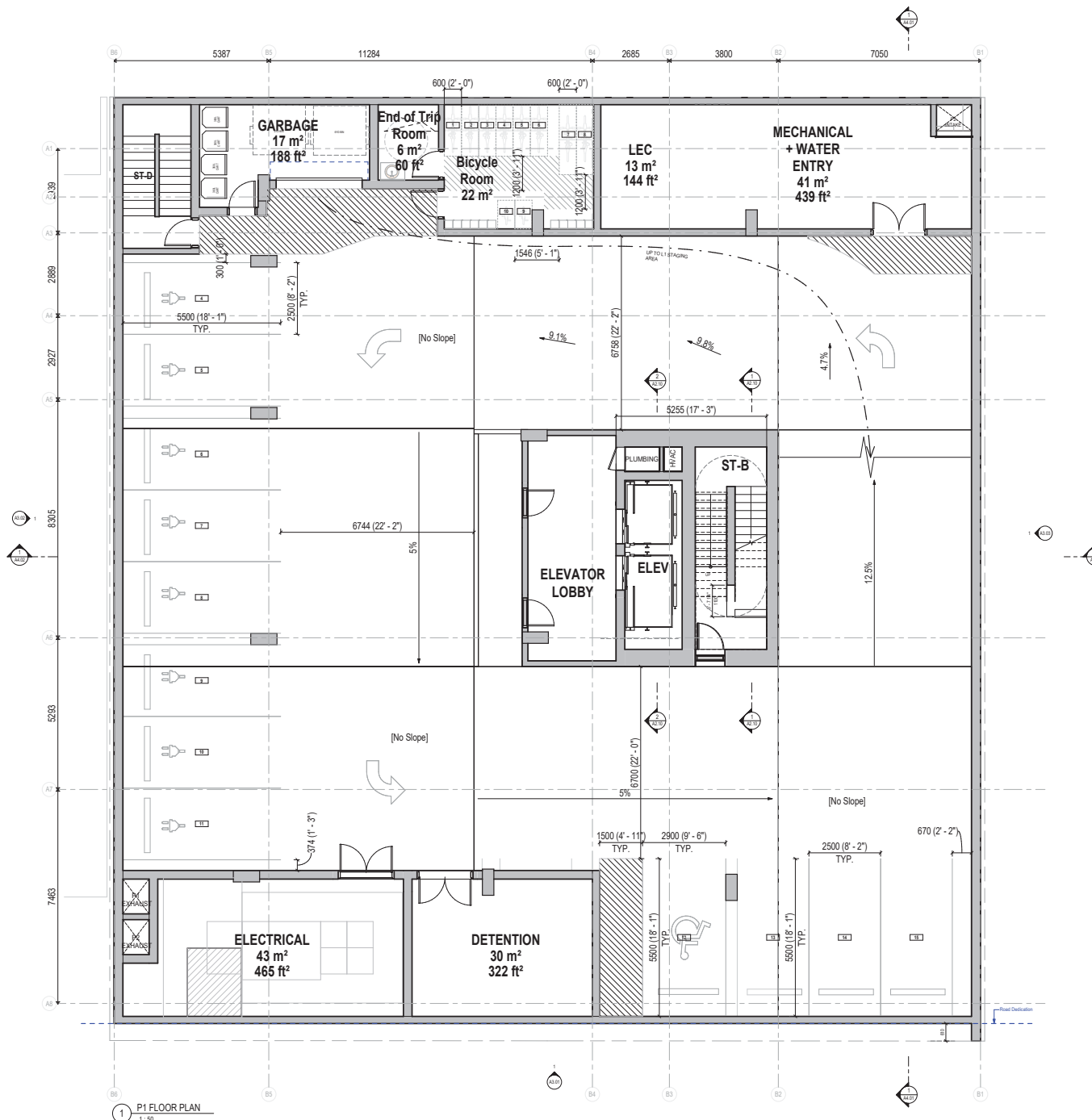
15th Street Boutique Medical

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 27.03.2020
Drawn By 160
Checked By 165
Scale 1:50
Original Size A1

A2.02

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

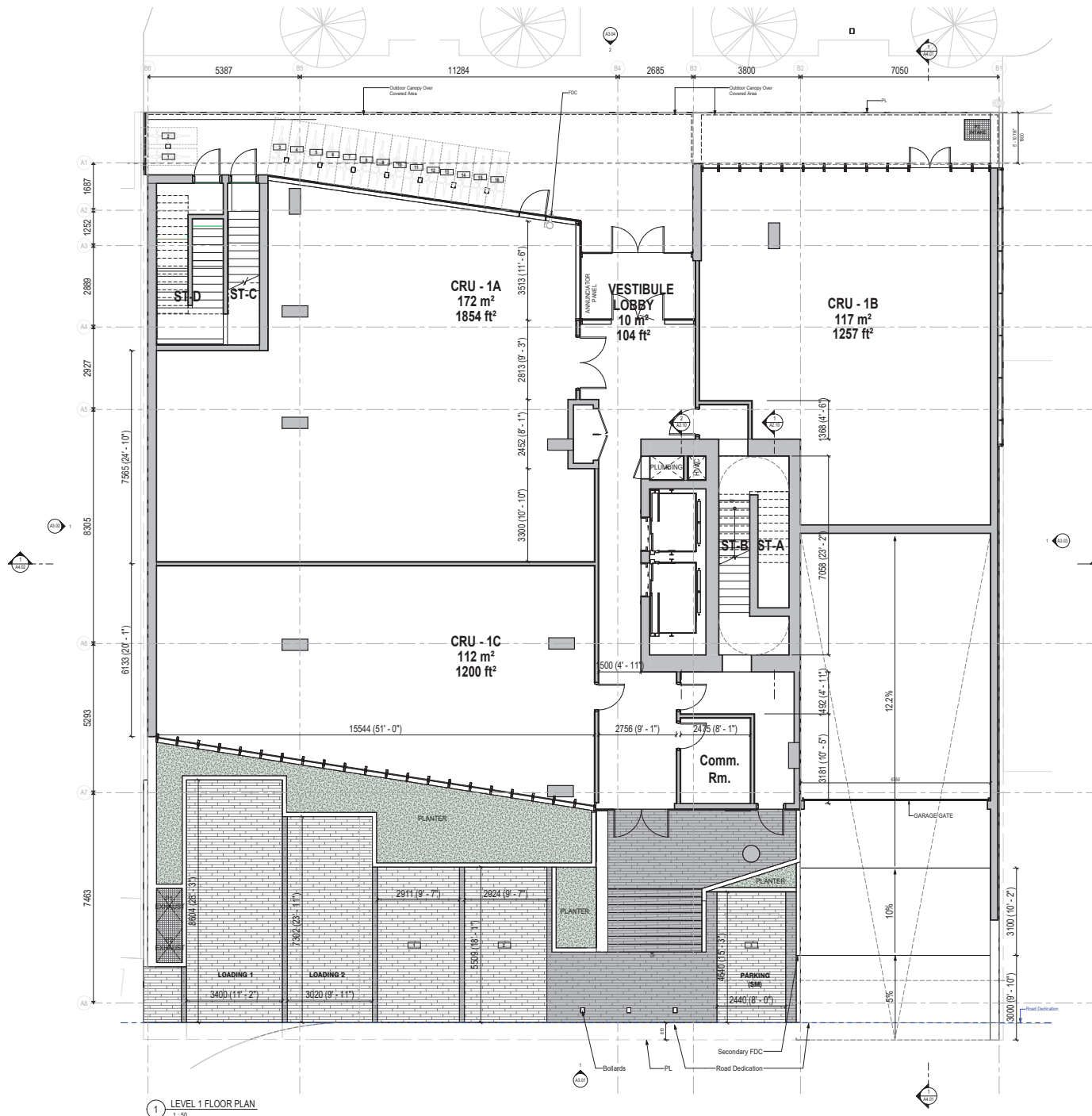
15th Street Boutique Medical

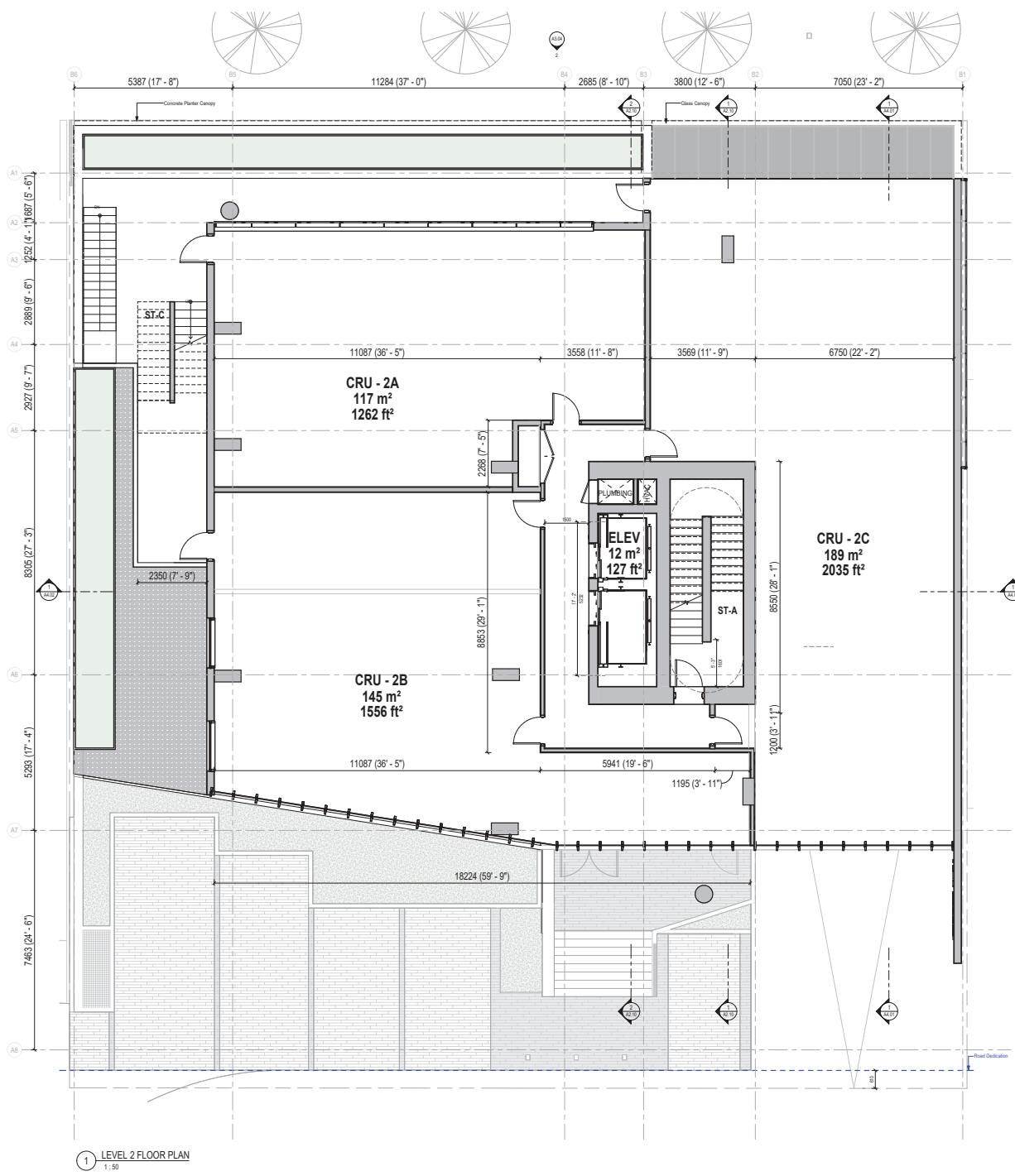
835-845 15th Street, North Vancouver, BC

Re-issued for Development Permit

Floor Plan - Level 1

Date	27.03.21.2020
Drawn By	1461
Checked By	1461
Scale	1:50
Original Size	A1

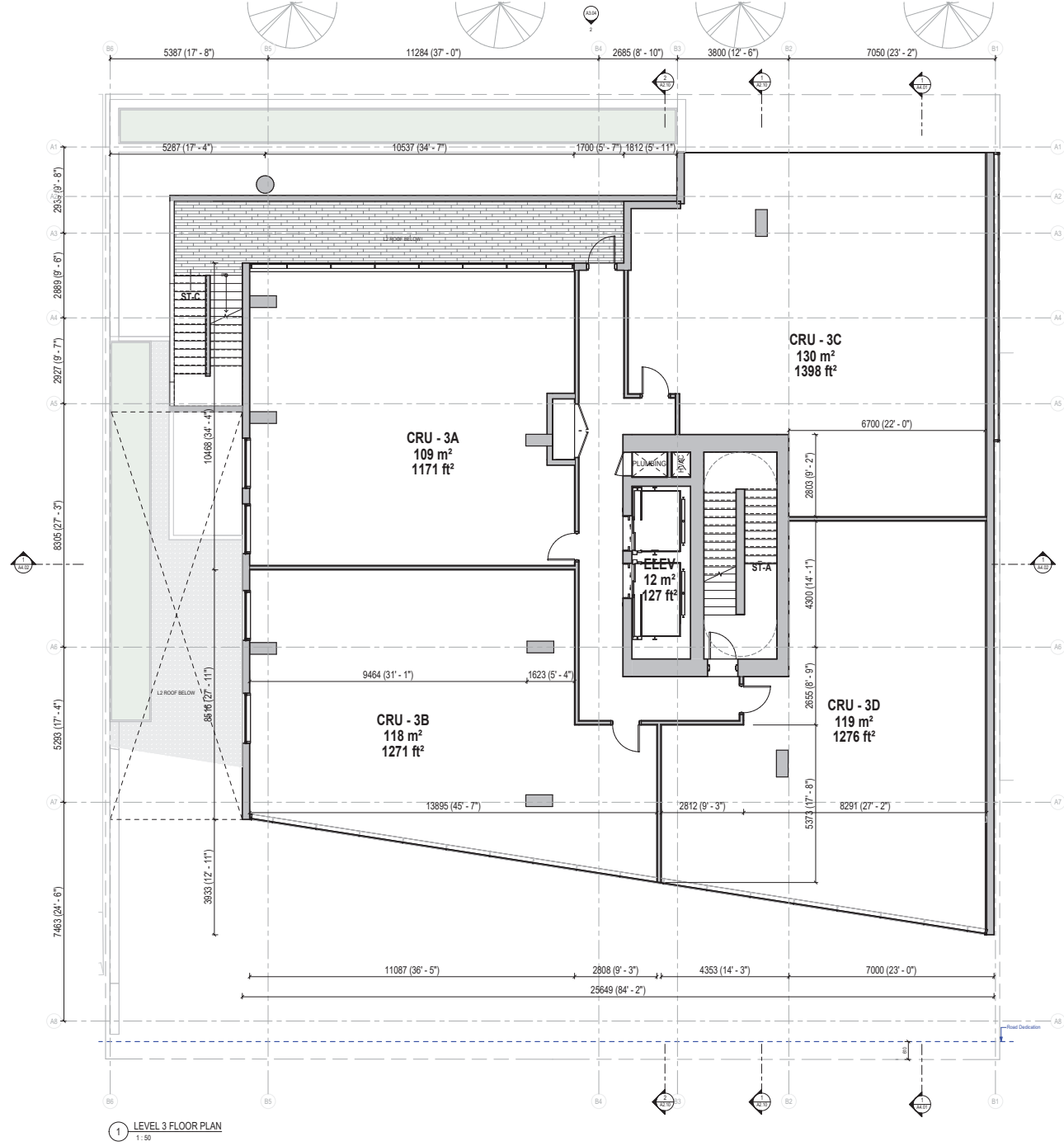






Revisions		
No.	Description	Date
1	Issued for Development Permit	25/10/04
2	Issued for DP Memo 1 Response	26/04/09
3	Re-issued for Response to DP Memo 1	20/07/15
4	Re-issued for Development Permit	26/07/21

Date	27.03.21.2020
Drawn By	1455
Checked By	1455
Scale	1:50
Original Size	A1



1 LEVEL 3 FLOOR PLAN
1:50



Revisions

No.	Description	Date
1	Issued for Development Permit	25/10/04
2	Issued for DP Memo 1 Response	26/04/29
3	Re-issued for Response to DP Memo 1	26/05/15
4	Re-issued for Development Permit	26/07/21

Key Plan

Project

0001

15th Street Boutique Medical

835-845 15th Street, North Vancouver, BC

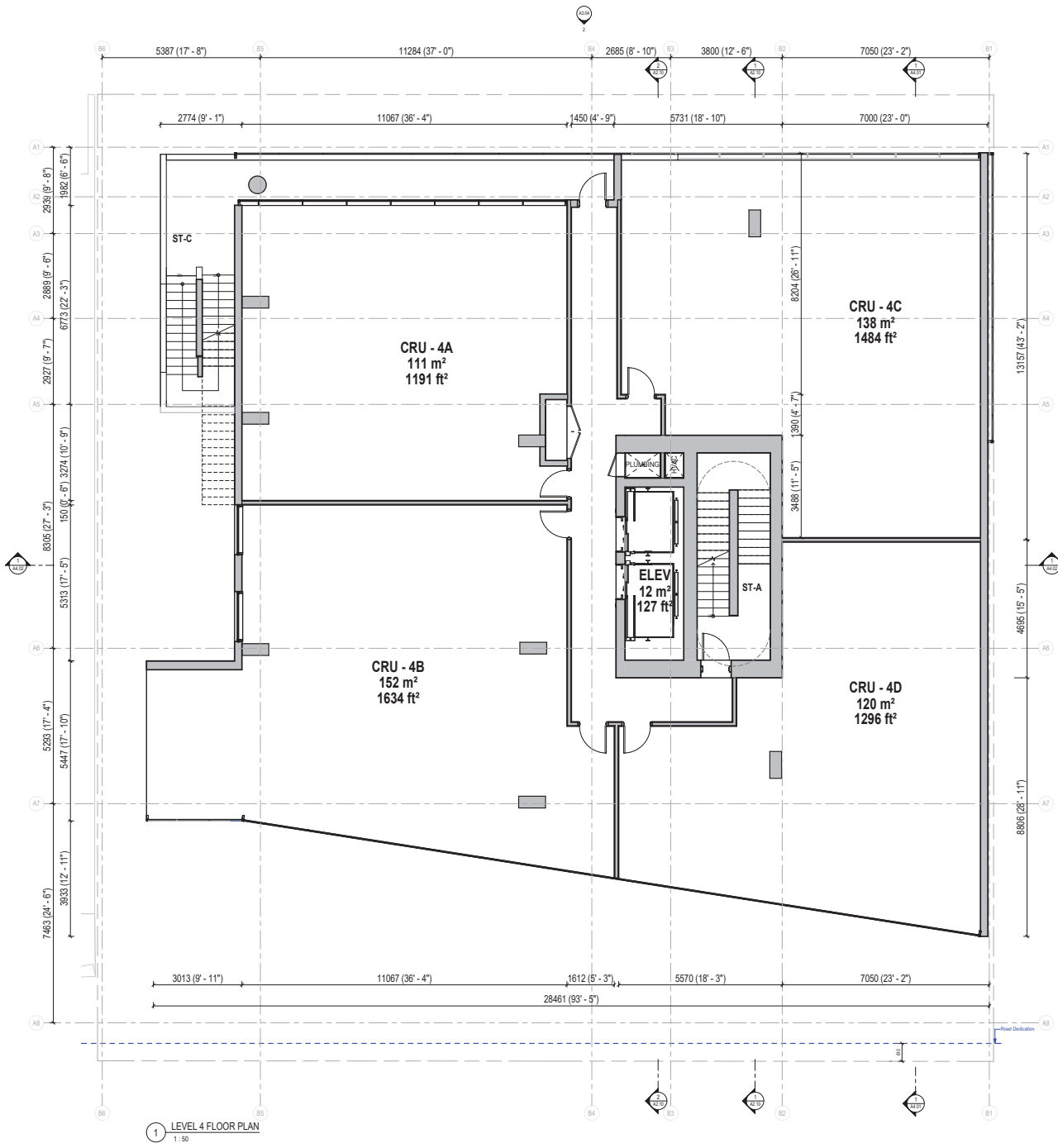
Re-issued for Development Permit

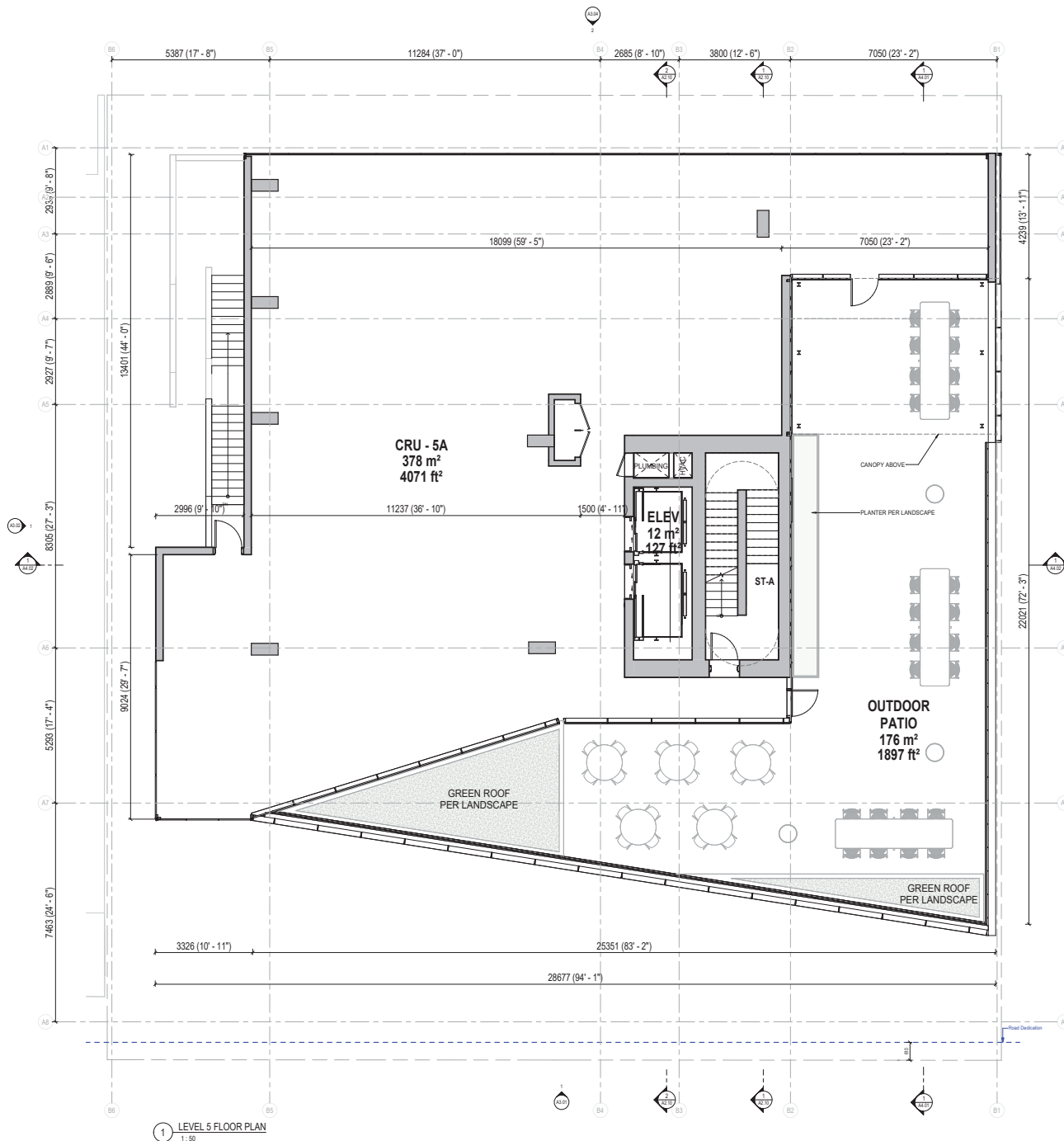
Floor Plan - Level 4

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



A2.06





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

Key Plan

Project

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

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

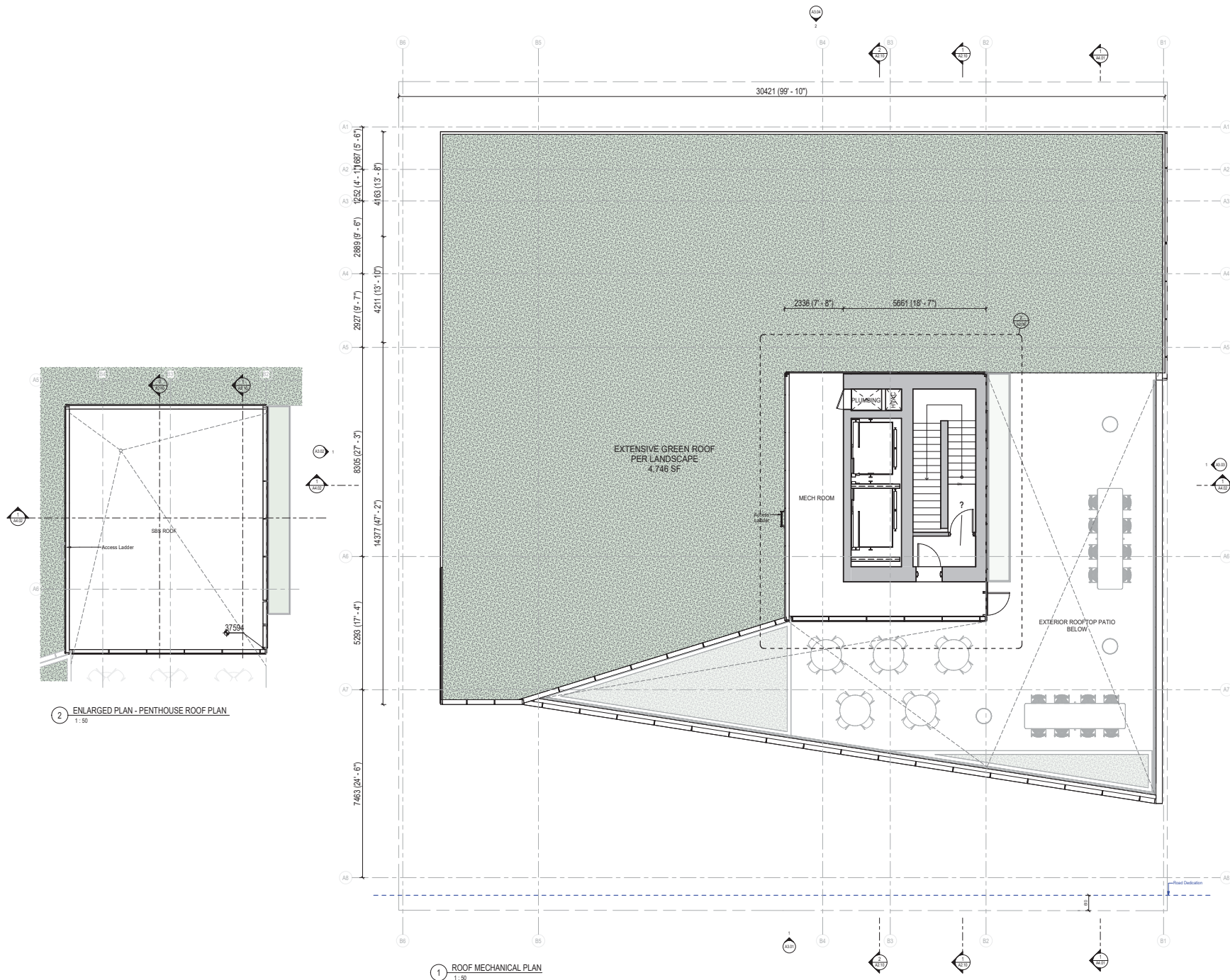
15th Street Boutique Medical

835-845 15th Street, North Vancouver, BC

Re-Issued for Development Permit

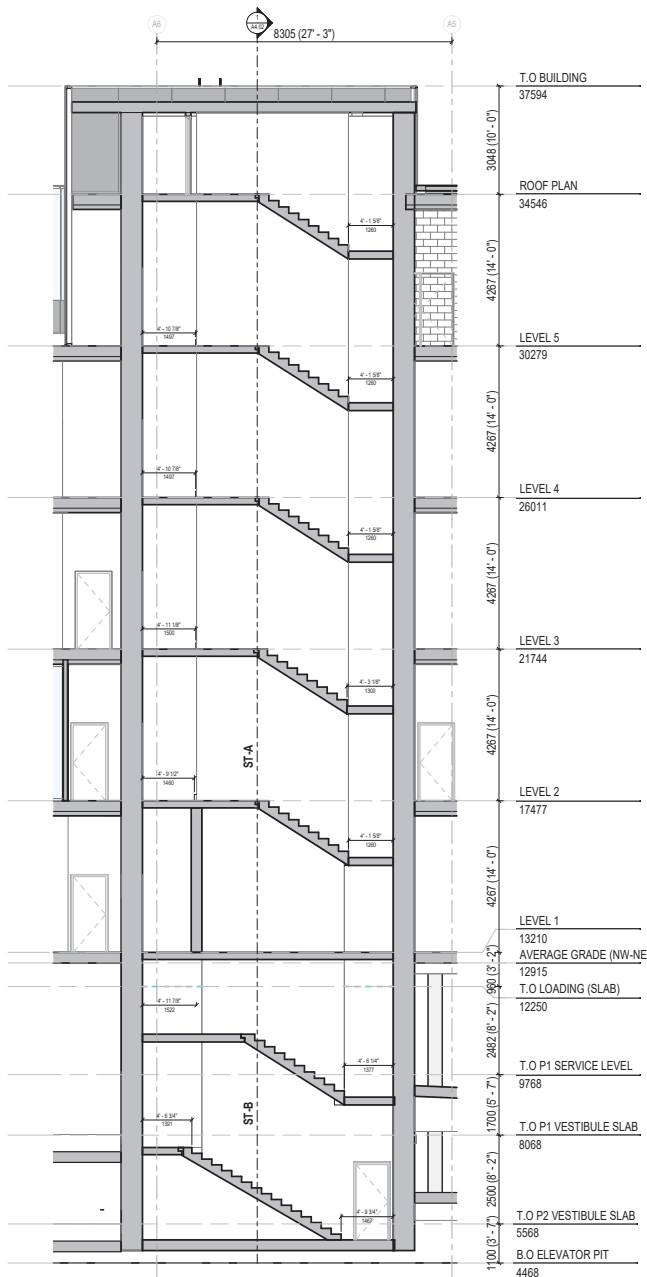
Floor Plan - Roof

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

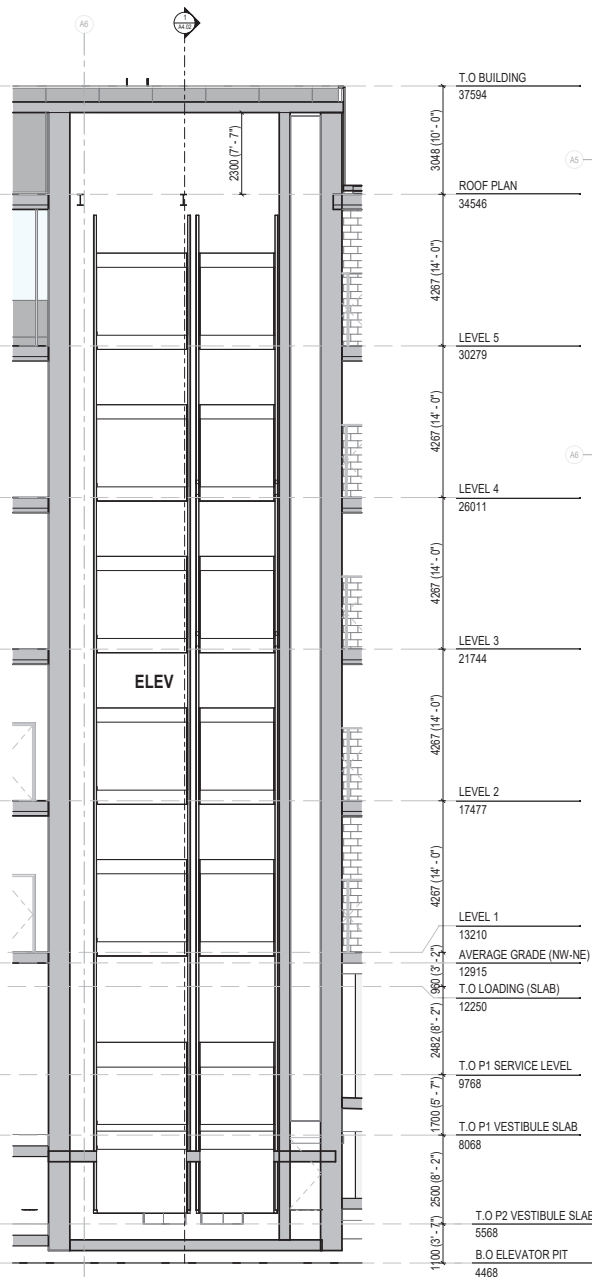


1 ROOF MECHANICAL PLAN
1:50

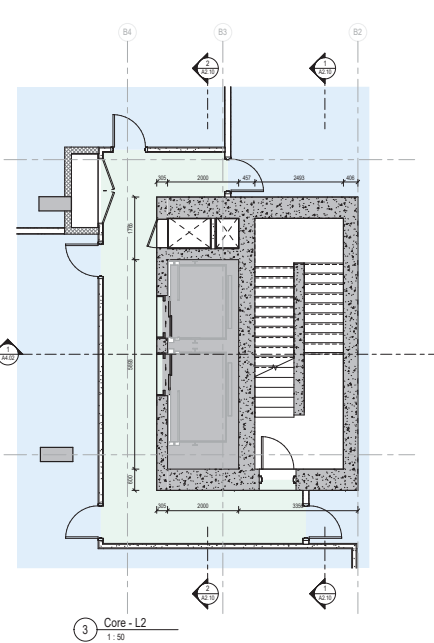
2 ENLARGED PLAN - PENTHOUSE ROOF PLAN
1:50



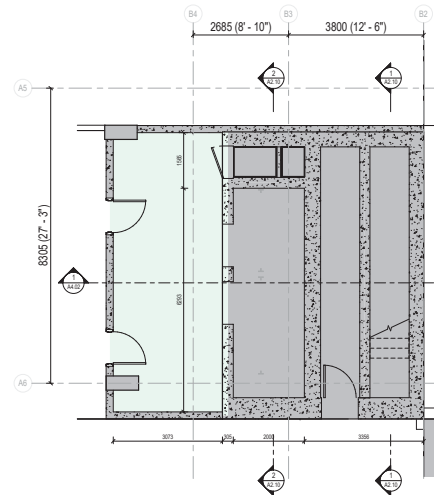
1 STAIR A - BUILDING SECTION
1:50



2 ELEVATOR / CORE - BUILDING SECTION
1:50



3 CORE - L2
1:50



4 CORE - P2
1:50

No.	Description	Date
1	Issued for Development Permit	25/10/04
2	Issued for DP Memo 1 Response	26/04/09
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

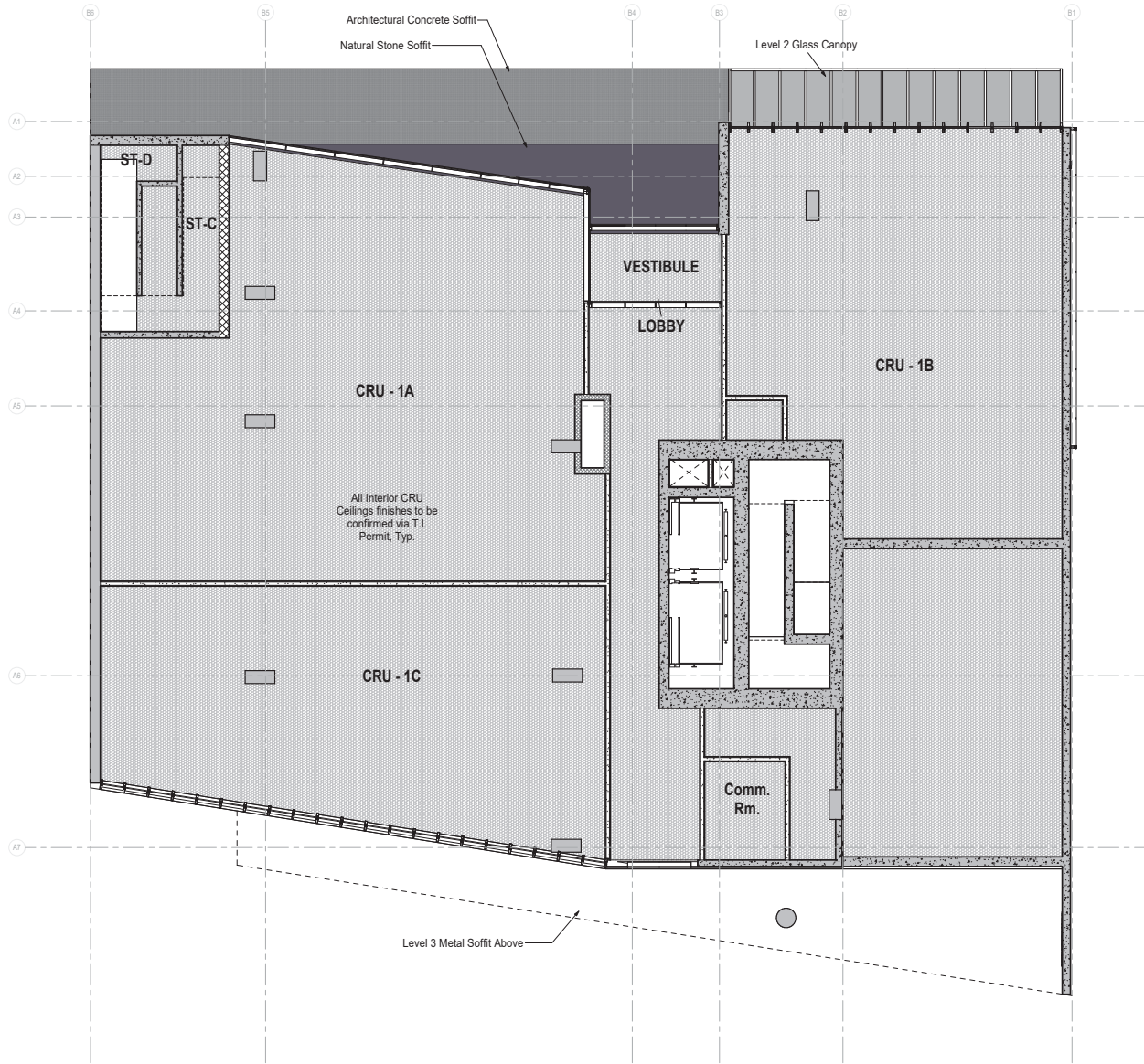
15th Street Boutique Medical

830-845 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

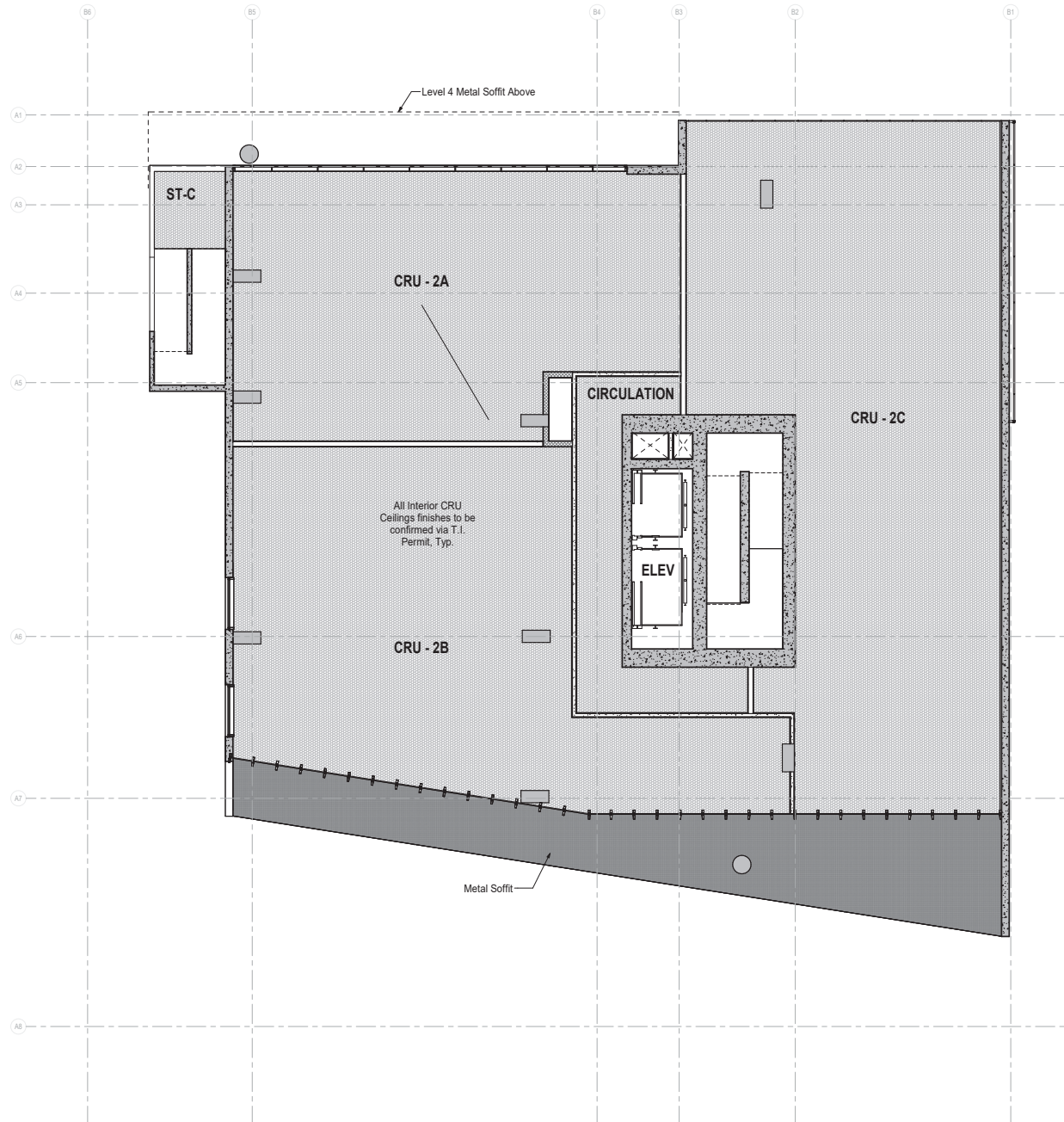
15th Street Boutique Medical

835-845 15th Street, North Vancouver, BC

Re-Issued for Development Permit

Level 1 - RCP

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



1 LEVEL 2 RCP
1:50

Revisions		
No.	Description	Date
1	Issued for DP Memo 1 Response	20/04/20
2	Re-issued for Response to DP Memo 1	20/06/19
3	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 2 - RCP

Date	27.03.2020
Drawn By	160
Checked By	165
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

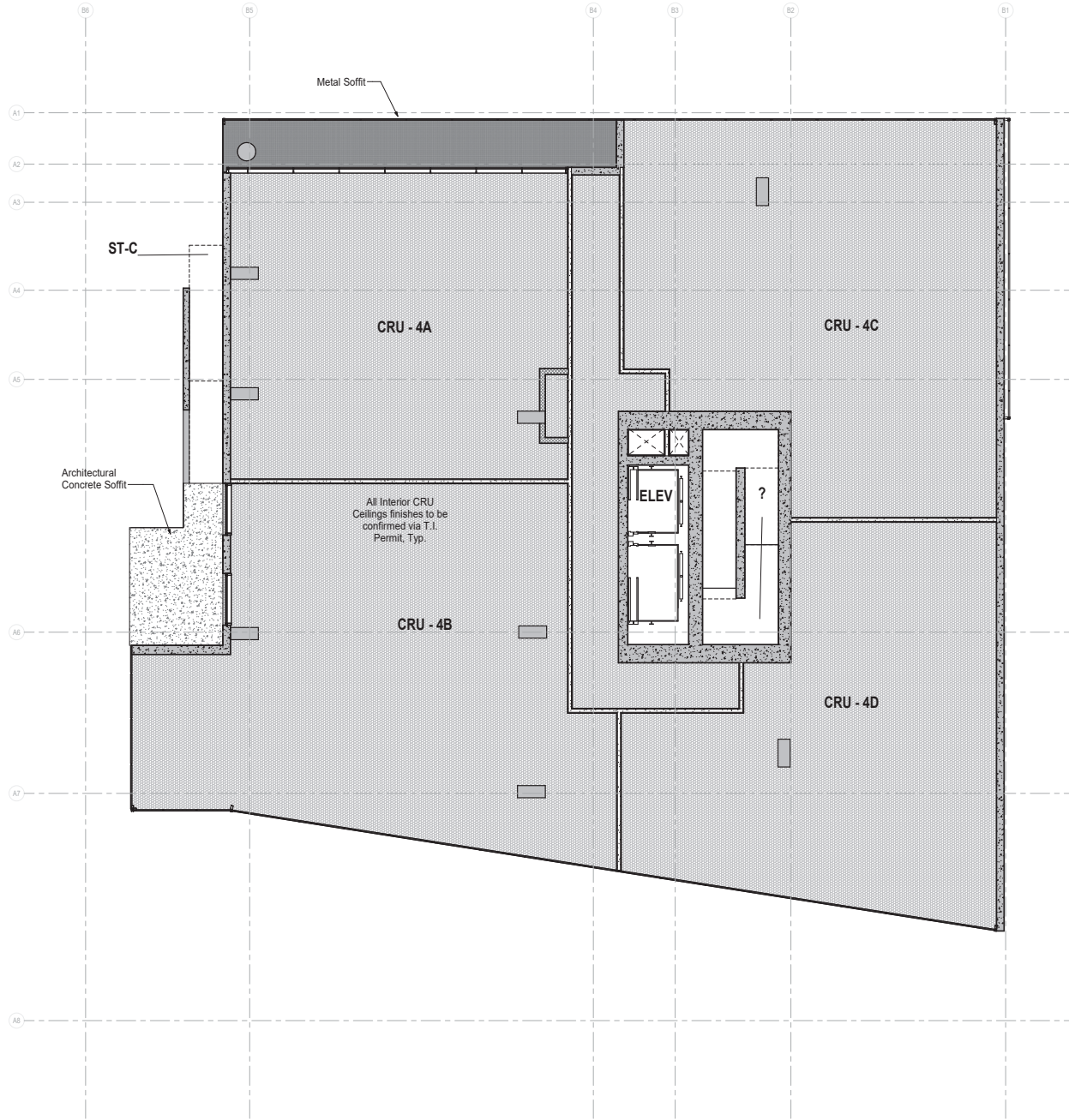
Re-issued for Development Permit

Level 3 - RCP

Date	27.03.2025
Drawn By	1001
Checked By	1001
Scale	1:50
Original Size	A1



A2.23



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

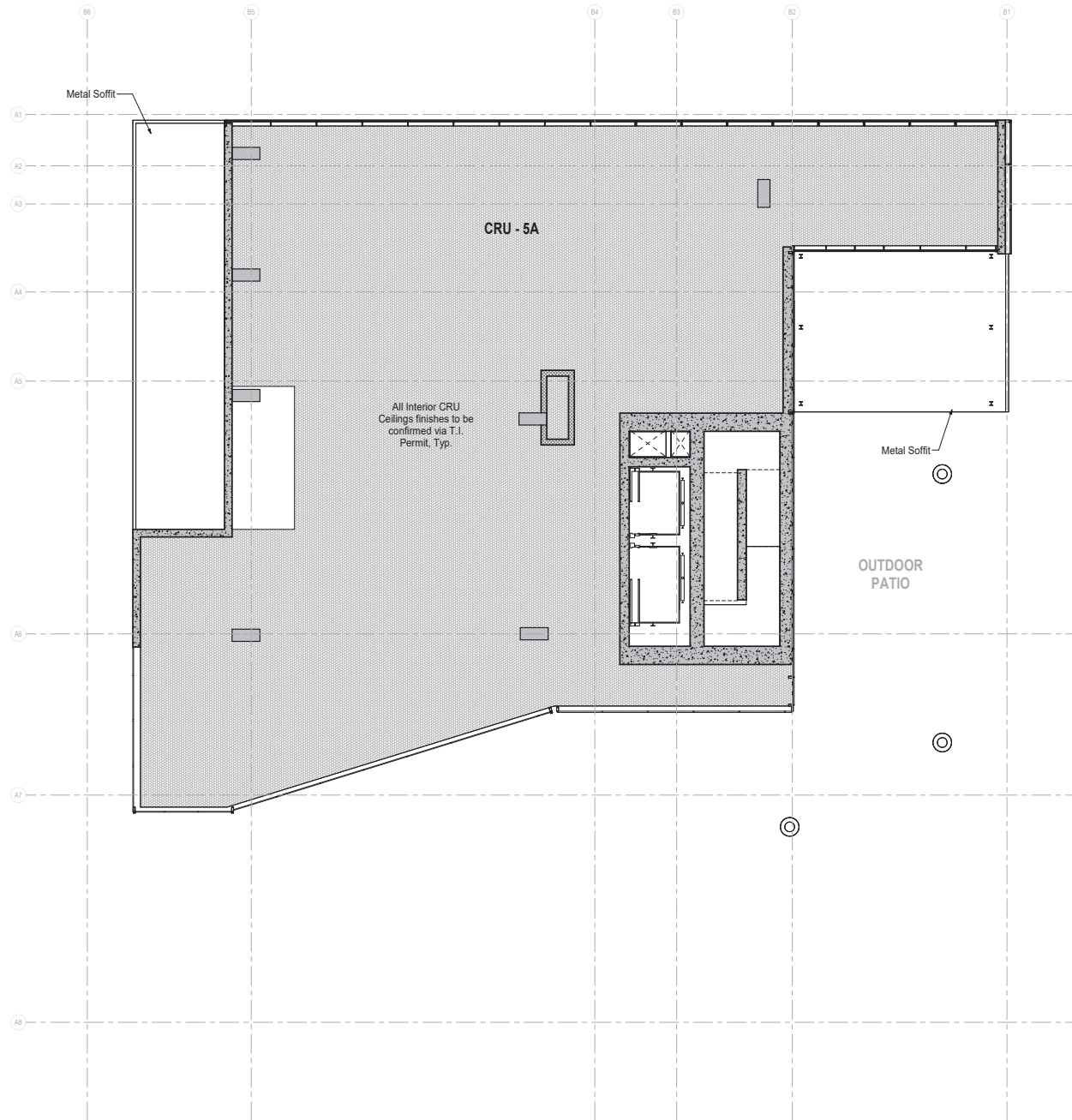
15th Street Boutique Medical

835-845 15th Street, North Vancouver, BC

Re-Issued for Development Permit

Level 4 - RCP

Date	27.03.22
Drawn By	160
Checked By	165
Scale	1:50
Original Size	A1



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	27.03.2020
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.	2-Sided SSBC 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

A3.01



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: 27.03.2020

Drawn By: 180

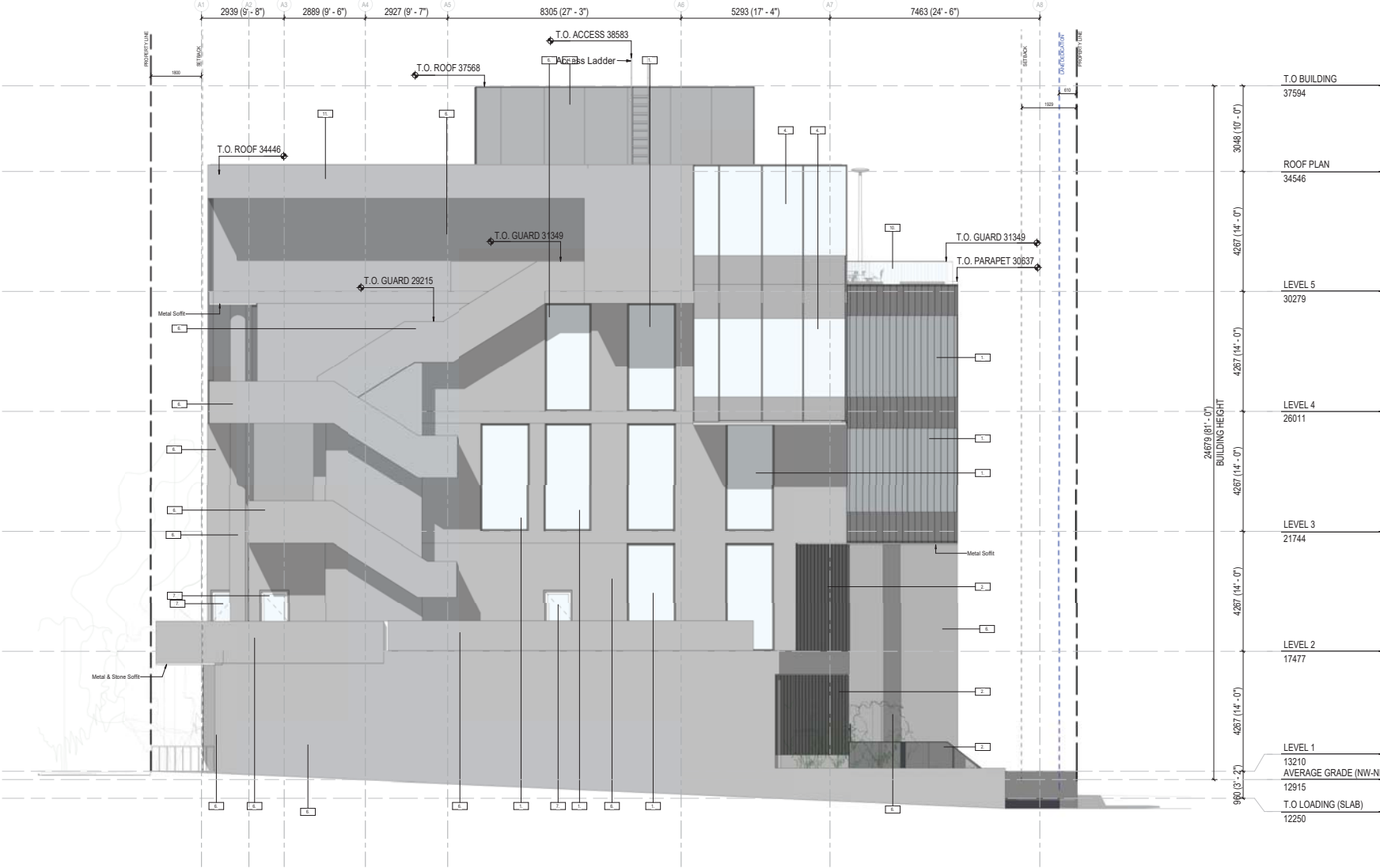
Checked By: 165

Scale: As Indicated

Original Size: A1

MATERIAL KEYNOTE LEGEND

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



1 WEST ELEVATION
1:30



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

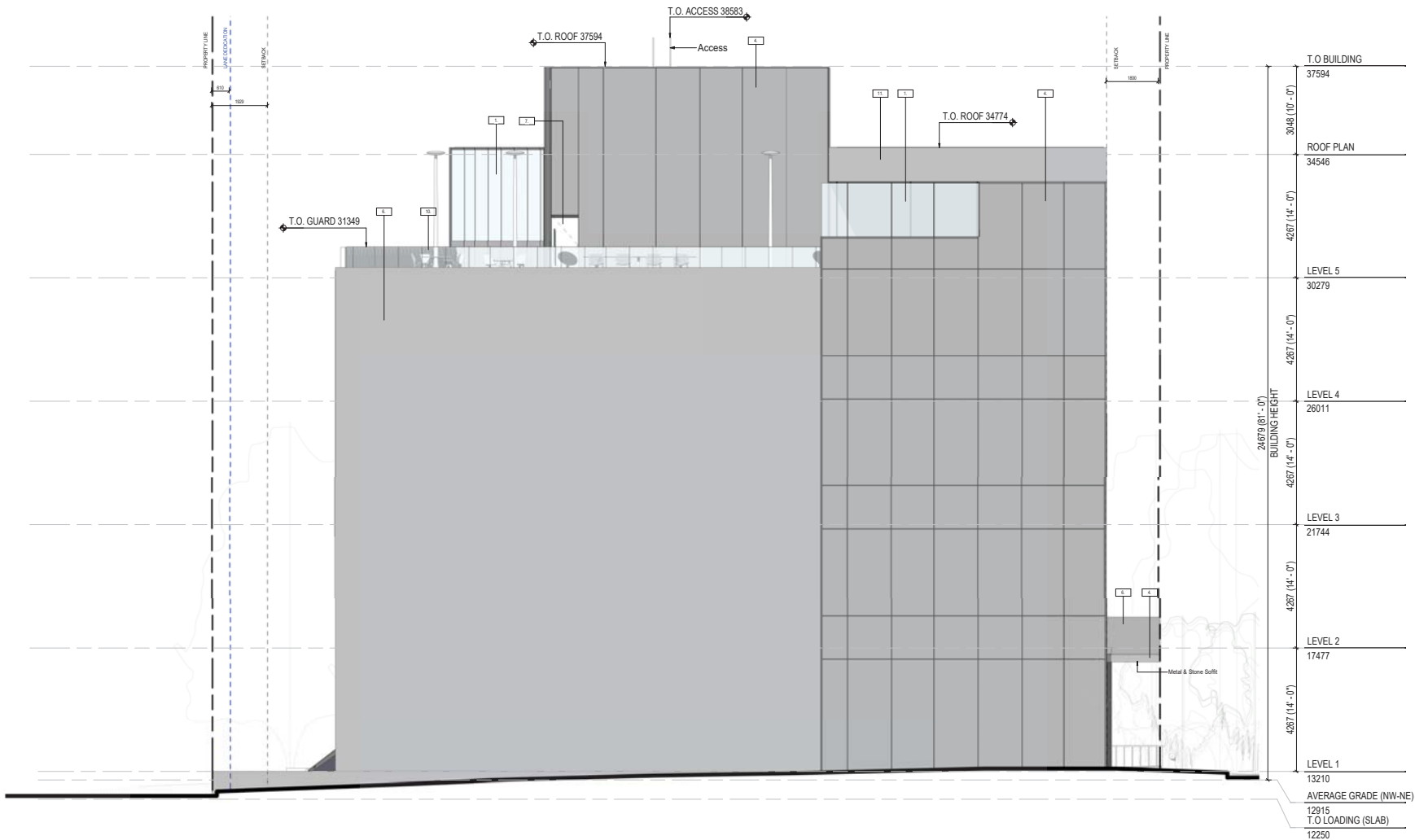
835-845 15th Street, North Vancouver, BC

Re-issued for Development Permit

Building Elevation - East

Date	27.03.21.2020
Drawn By	180
Checked By	165
Scale	As Indicated
Original Size	A1

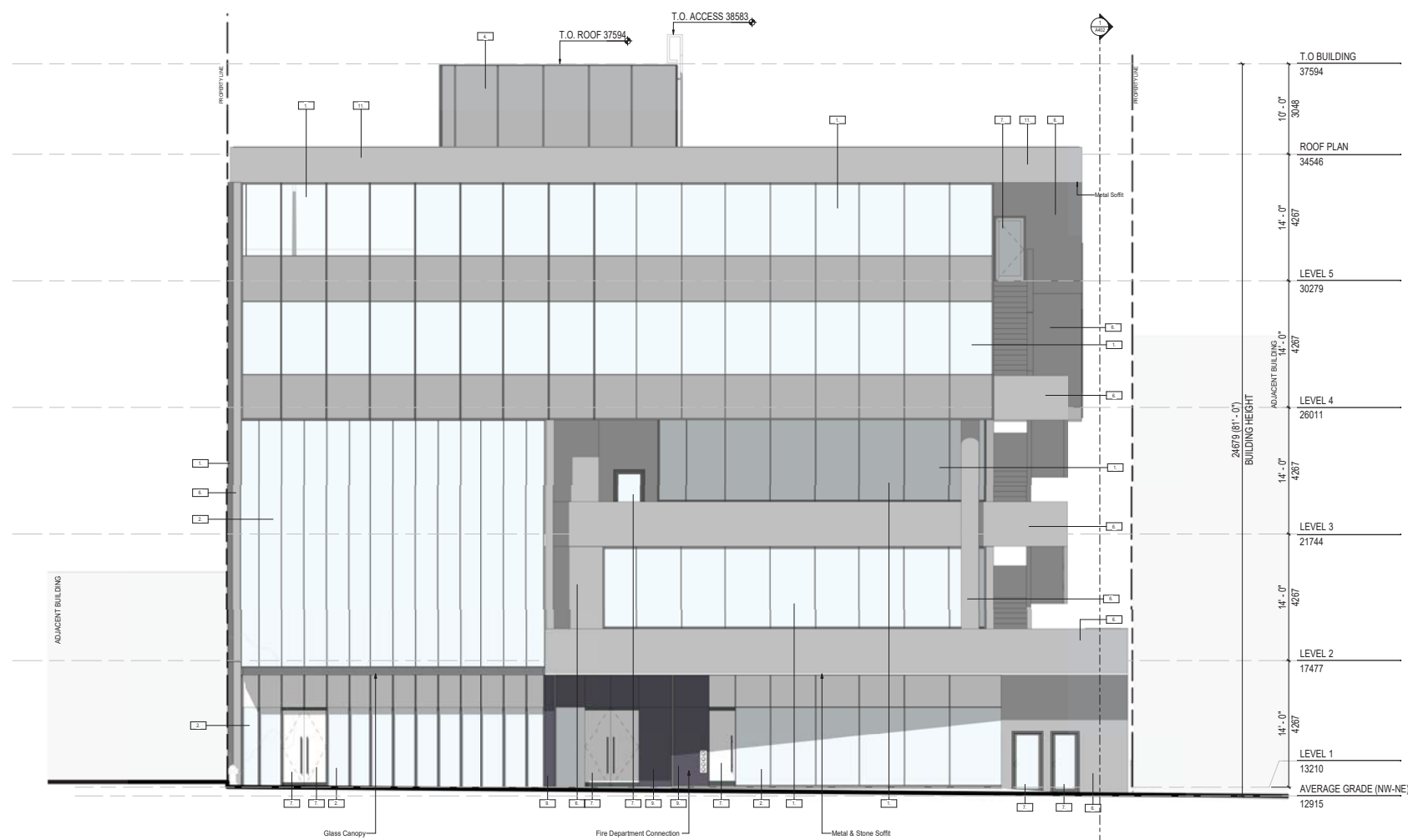
MATERIAL KEYNOTE LEGEND	
1.	Aluminum Framed Glazed Exterior Wall System
2.	2-Sided SSBC Composite Cladding
3.	Overhead Garage Door
4.	Polished Aluminum Composite Panel
5.	Overhead Garage Door
6.	Architectural Concrete
7.	Architectural Concrete
8.	Painted Exterior Door
9.	Natural Stone Cladding
10.	Glass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



1 EAST ELEVATION
1:50



2023-27-20



2 NORTH ELEVATION
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	25/06/15
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

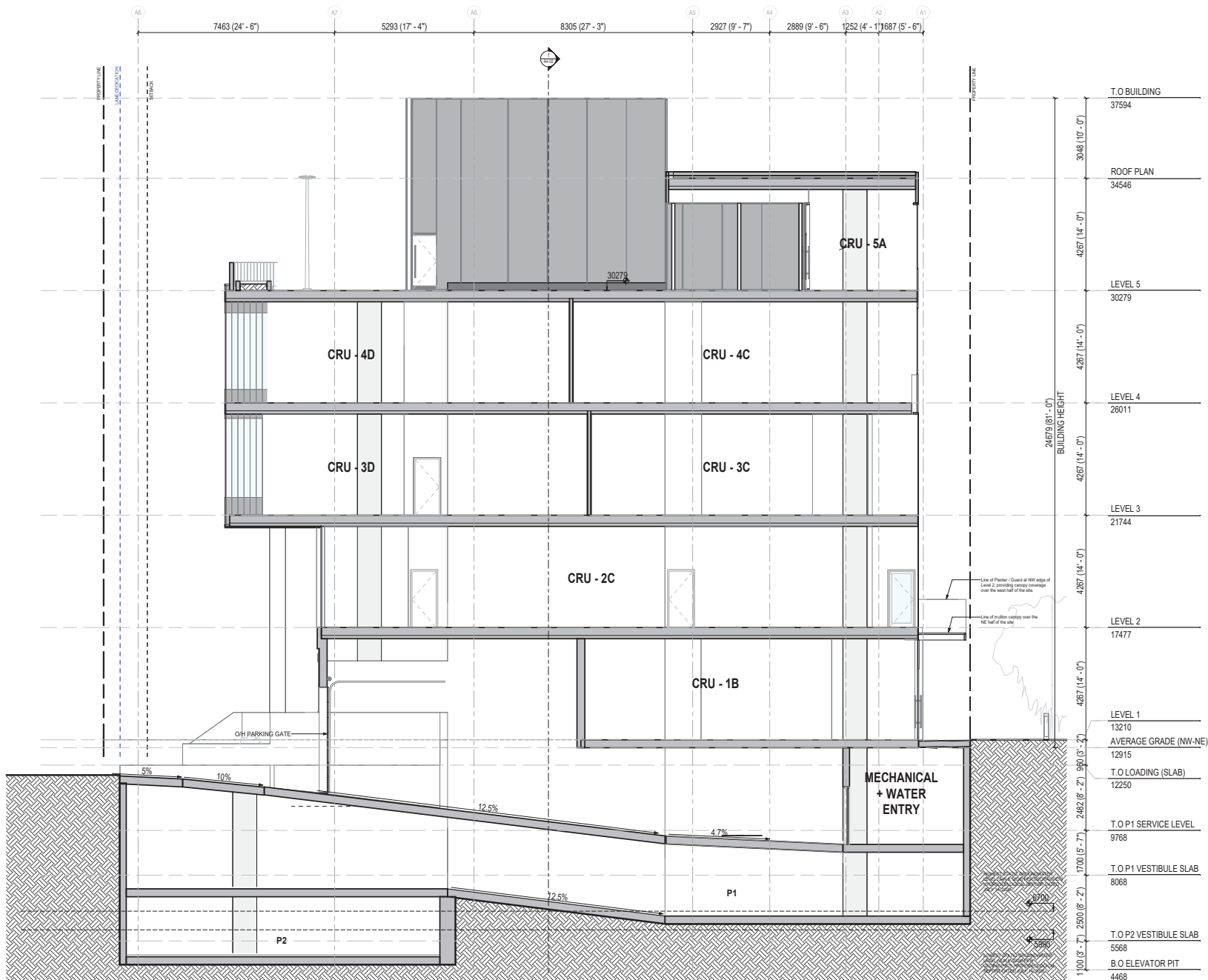
Building Elevation - North

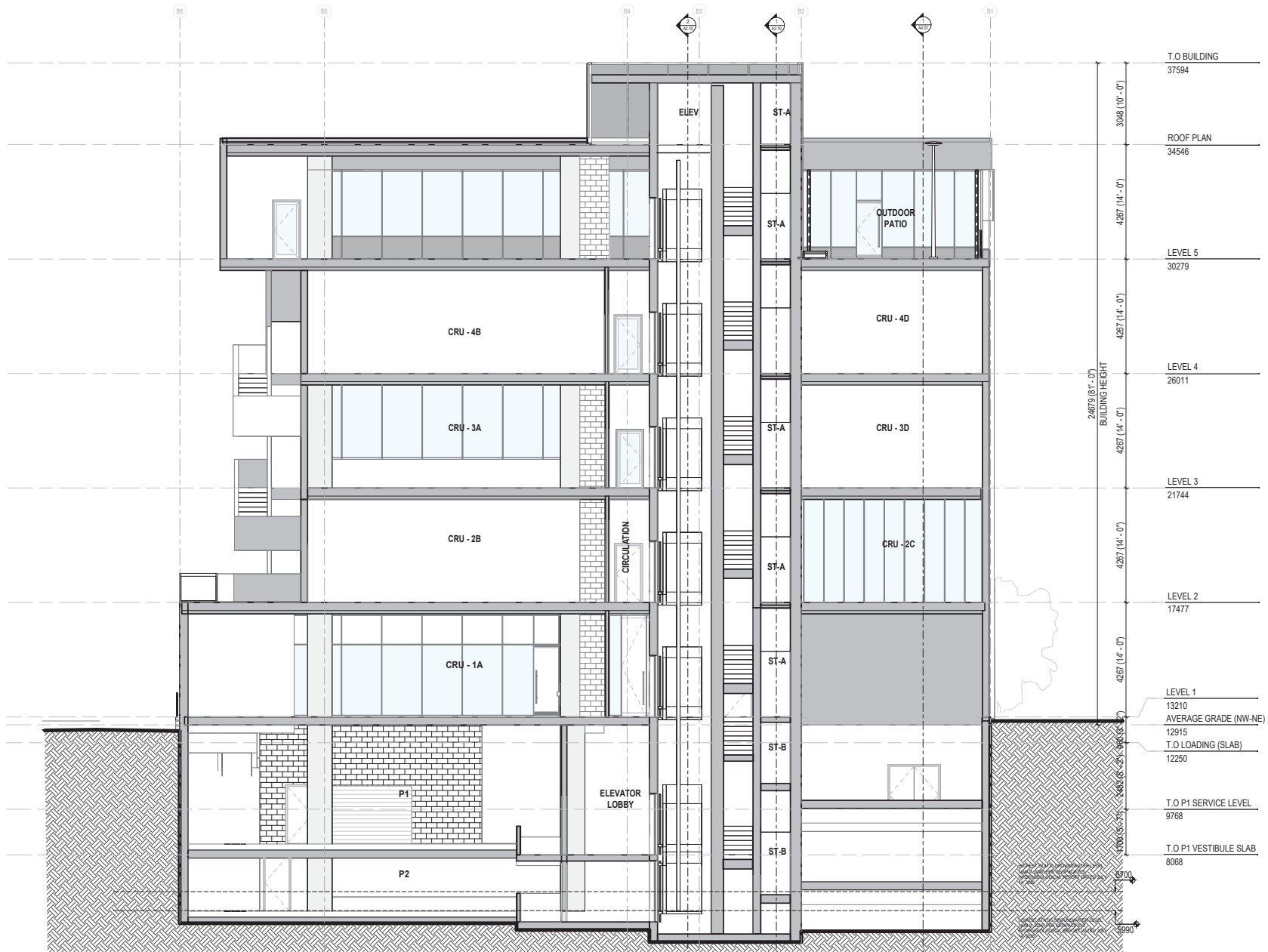
Date	21 JULY 2026
Drawn By	ME
Checked By	NS
Scale	As indicated
Original Size	A1

MATERIAL KEYNOTE LEGEND

1. Aluminum Framed Glazed Exterior Wall System
2. 2-Sided SSC Curtainwall Glazing
3. Overhead Garage Door
4. Prefinished Aluminum Composite Panel
5. Glass Canopy
6. Architectural Concrete
7. Active Design Glazed Door
8. Painted Exterior Door
9. Natural Stone Cladding
10. Glass Guard
11. Prefinished Metal Flashing

A3.04





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

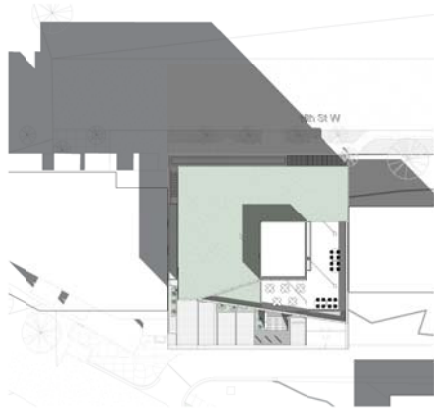
Key Plan

Project 0001
15th Street Boutique Medical

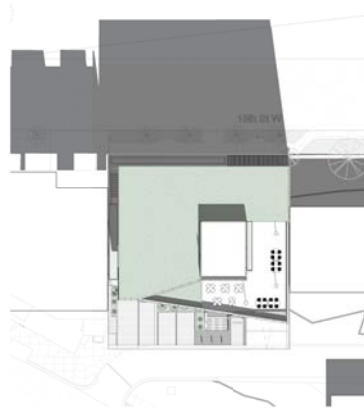
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Re-issued for Development Permit

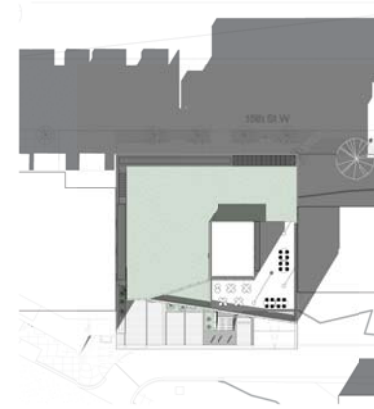
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Drawn By	SH
Checked By	MS
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Original Size	A1



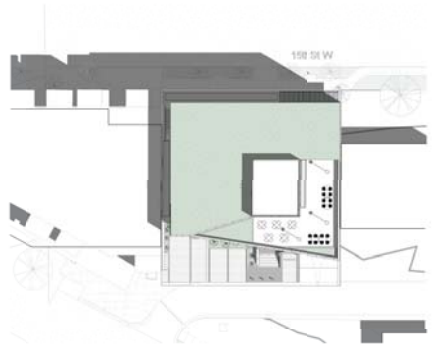
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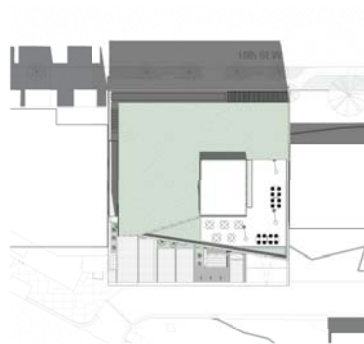
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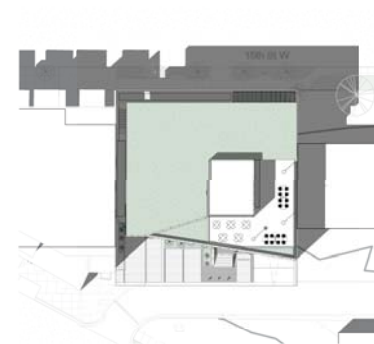
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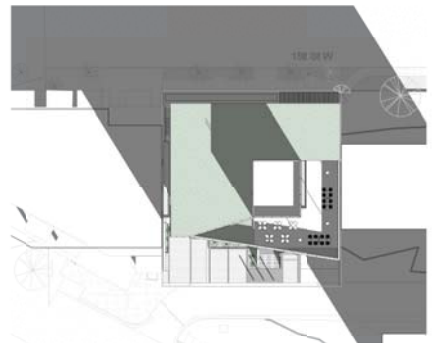
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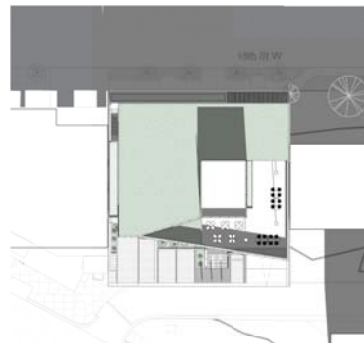
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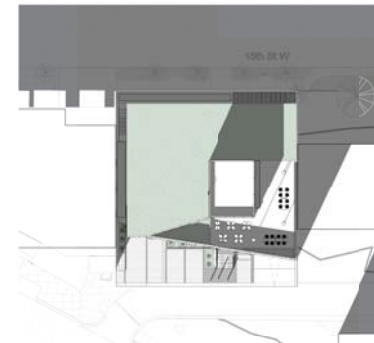
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⑨ DECEMBER - 10AM
1:300



⑦ DECEMBER - 12 NOON
1:300



④ DECEMBER - 2PM
1:300



2305 Hemlock Street, Vancouver, BC V6H 2Y1
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KEYPLAN



SEAL

9	Issued for DP	26-06-12
8	Issued for Coordination	26-05-19
7	Released for DP	26-04-22
6	Issued for Draft DP Resubmission	26-04-21
4	Issued for ADP	26-01-15
3	Issued for ADP Revisions	26-01-07
2	Issued for 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

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LANDSCAPE DRAWING INDEX

SHEET NO.	SHEET NAME
L0.00	COVER SHEET
L0.01	INSPIRATION AND PRINCIPLES
L0.02	DIAGRAMS
L0.03	GENERAL NOTES
L1.00	MATERIALS PRECEDENT IMAGES
L2.00	MATERIALS PLAN - LEVEL 1 & 2
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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



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CASCADIA 835-845

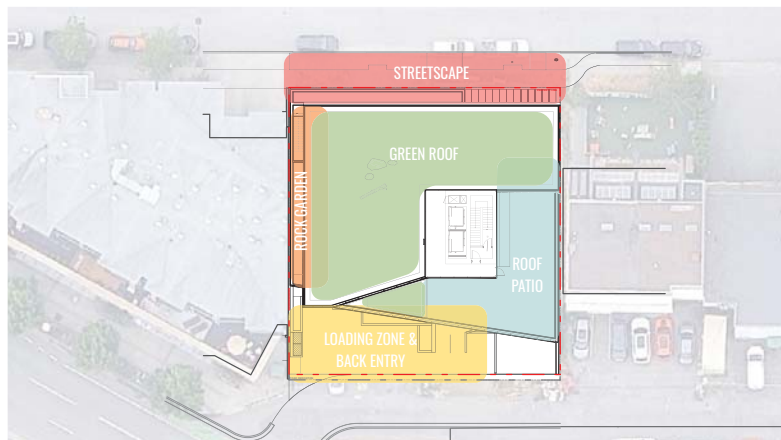
W15

853-854 West 15th Street
Vancouver, British Columbia

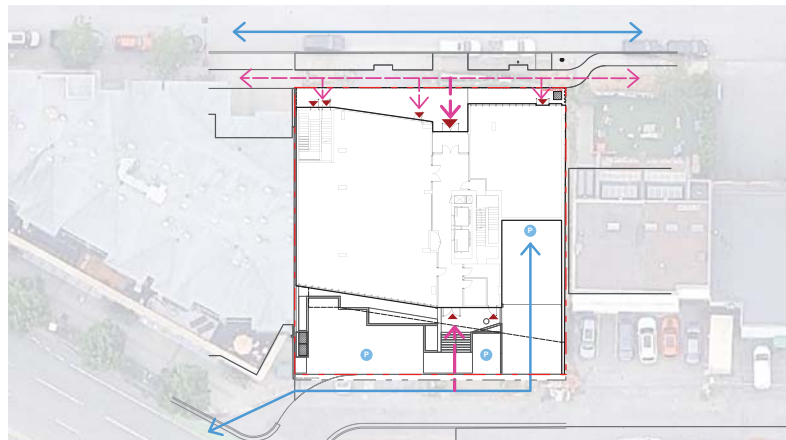
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Drawn: OM / LN
Reviewed: KL
Project No. 25-175

INSPIRATION AND PRINCIPLES

PROGRAM

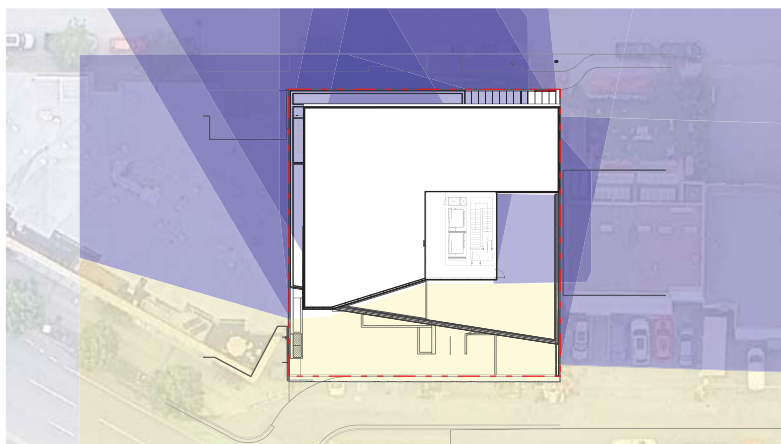


CIRCULATION



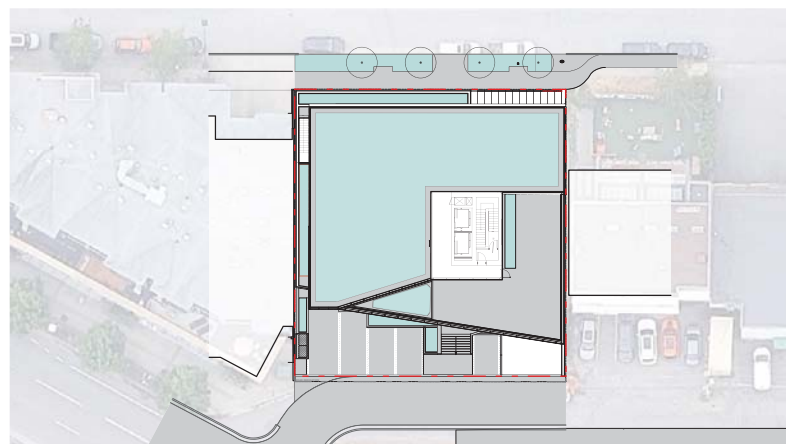
- ←-- Pedestrian Circulation
- ←-- Vehicular Circulation
- ▲ Building Entrance
- P Parking

SUN/SHADE



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

PERVIOUS/IMPERVIOUS



- Impervious
- Pervious

KEYPLAN



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853 814 West 15th Street
Vancouver, British Columbia

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DIAGRAMS

GENERAL NOTES

- A SURVEY HAS BEEN PROVIDED BY THE CLIENT FOR THIS PROJECT. IT HAS BEEN REFORMATTED FOR USE IN AND FOR PREPARATION OF THESE DOCUMENTS. CONTRACTOR SHALL OBTAIN AN OFFICIAL SIGNED COPY FROM THE CLIENT AND BECOME FAMILIAR WITH IT. THE EXISTING CONDITIONS AND SITE CONTEXT PRIOR TO CONSTRUCTION. ALL DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION IMMEDIATELY. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR ERRORS OR OMISSIONS ASSOCIATED WITH PREPARATION OR DOCUMENTATION OF 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 PRIOR TO INSTALLATION OF ANY UTILITIES OR BEFORE START OF SITE DEMOLITION. ETC. FOR DELINEATION OF EXPECTED EXTENTS OF DISTURBANCE, HOWEVER, FINAL IMPACT SHALL BE DETERMINED IN THE FIELD. EXCESSIVE LIMITS OF DISTURBANCE INDICATED IN PRELIMINARY DRAWINGS, 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 REPAIRING ALL WORK DISTURBED BY CONSTRUCTION OUTSIDE OF LIMIT LINES SHOWN ON DRAWINGS OR THROUGH PROPER 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 MAINTAINING 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/ LAYOUT 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.

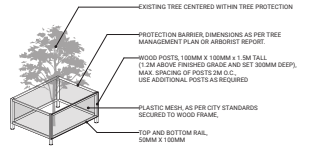
GENERAL GRADING NOTES

- 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 SUBSURFACE DRAWINGS.
- UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND TO DRAINAGE STRUCTURES. 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 STORM 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 IMPORTS. PLANT SUBSTITUTIONS NOT CONFIRMED AND APPROVED BY THE LANDSCAPE ARCHITECT WILL BE REJECTED.
- PLANT NAMES MAY BE ABBREVIATED ON DRAWINGS. REFER TO PLANT LIST AND LEGENDS FOR SYMBOLS, ABBREVIATIONS, BOTANICAL AND COMMON 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 DO THEIR OWN QUANTITY TAKEOFF 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.
- TREE PLANTING SETBACKS FROM UTILITIES ARE TO FOLLOW THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.

GENERAL IRRIGATION NOTES

- PROVIDE COMPLETE AUTOMATIC IRRIGATION SYSTEM FOR ALL ON-SITE. SUBSOIL 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 SUBMISSION AND INSTALLATION. INCLUDE SETTING, DEPTH 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 CREDITA TO BE MET (MIN. 5% 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 BASES 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

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

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W15

853 484 West 15th Street
Vancouver, British Columbia

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

GENERAL NOTES

MATERIALS



LOGS & BOULDERS



GRAVEL



PRIVACY SCREEN



SEDUM MAT



BIKE RACKS



ACCENT PAVERS



NATIVE PLANTING



WEATHERED STEEL



FEATURE PAVING



NATURAL PAVERS



9	Issued for DP	26-06-12
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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: NTS
Drawn: OM / LN
Reviewed: KL
Project No. 25-175

MATERIALS PRECEDENT
IMAGES

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

[illegible]

2305 Hemlock Street, Vancouver, BC V6H 2V7
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KEYPLAN



SEAL

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2	Issued for Rezoning / DP	25-10-31

REVISIONS

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

Scale:	1:100
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Reviewed:	KL
Project No.	25-175

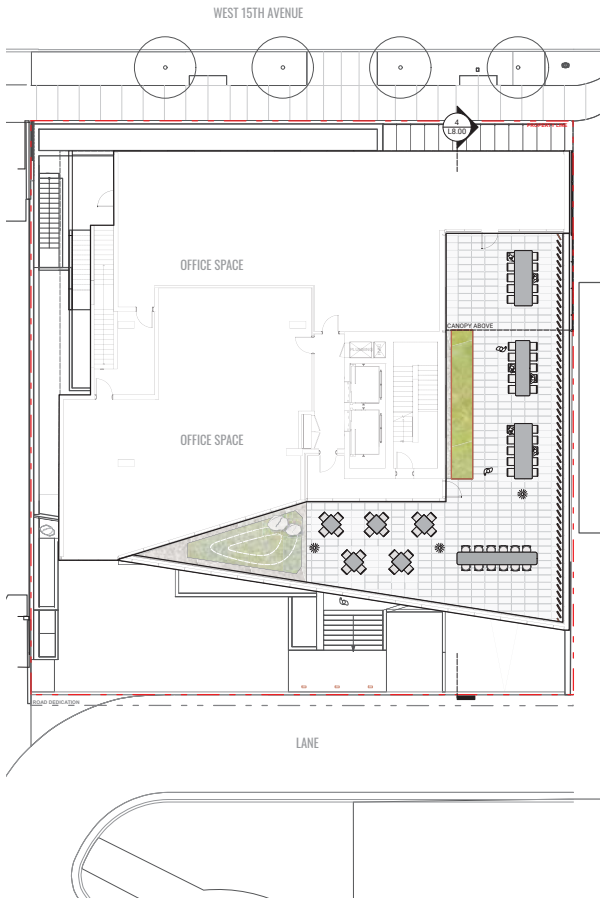
**MATERIALS PLAN - LEVEL 1
& 2**

↑ L2.00

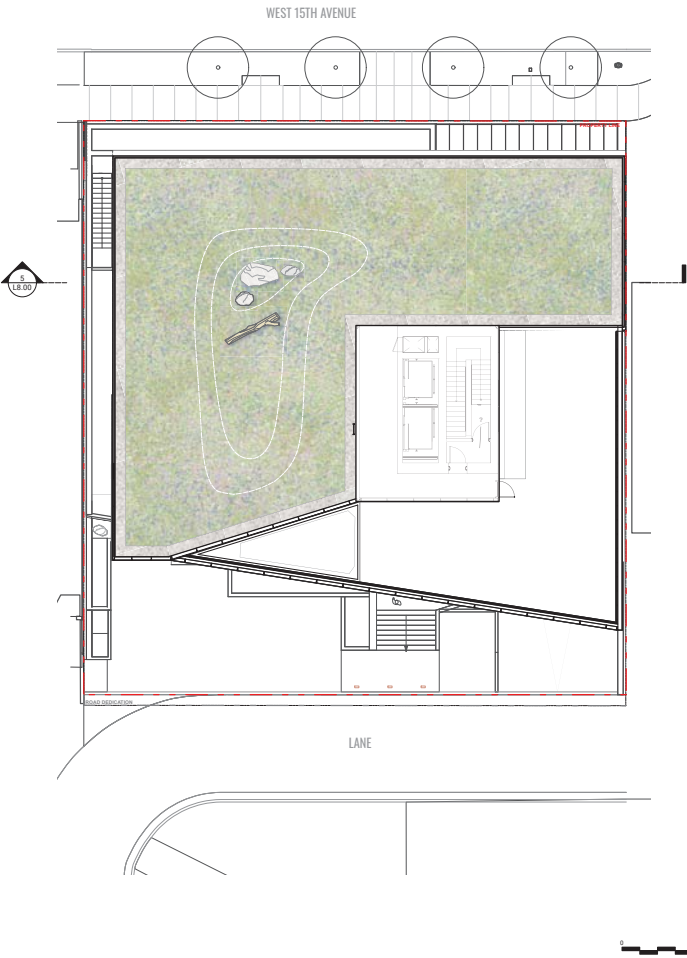
MATERIALS LEGEND

KEY	DESCRIPTION	DETAILS
HARDSCAPE		
	CP CONCRETE PAVING (OFFSITE) PER CIV. STANDARDS	2 / L9.30
	CP 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

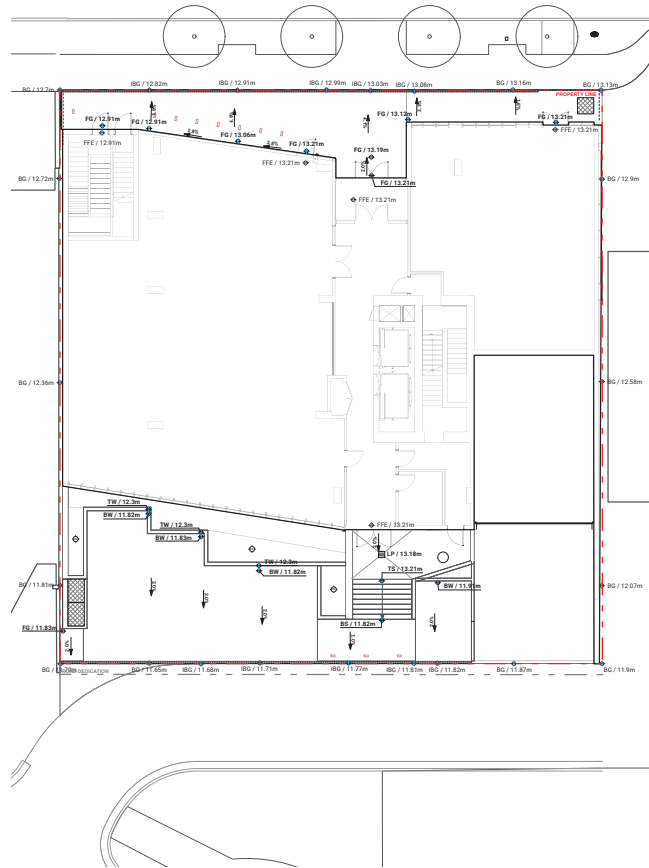


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1	Issued for Schematic Design	25-10-29

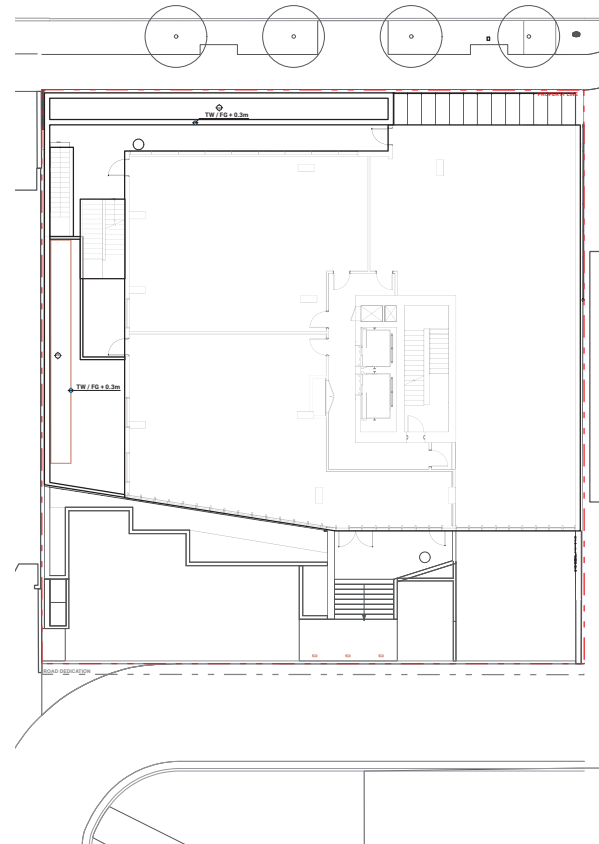
GRADING LEGEND

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



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

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

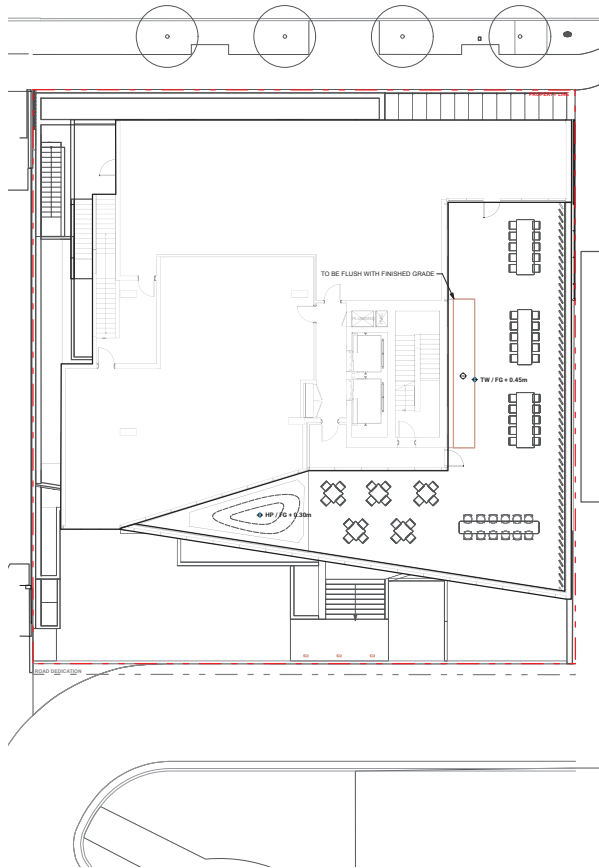
**GRADING PLAN - LEVEL 1 &
2**

↑ L4.00

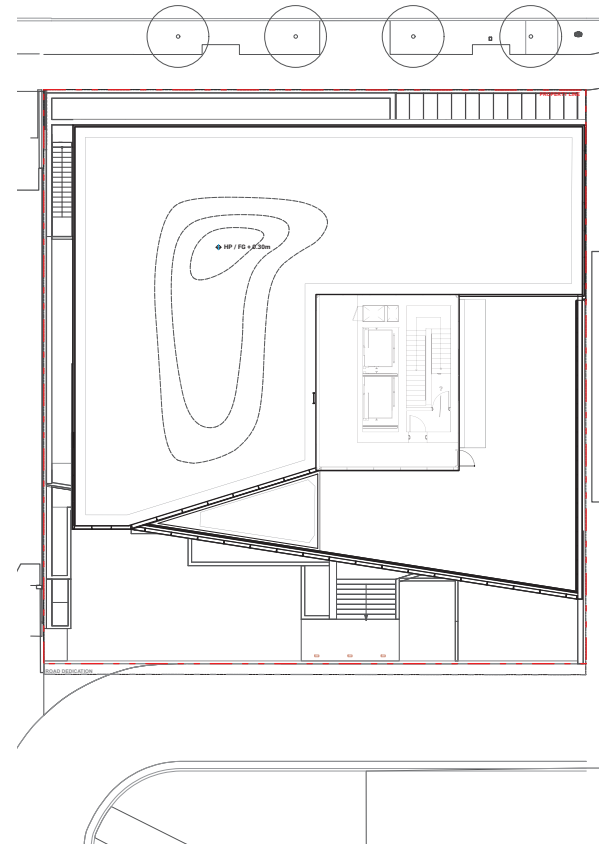
GRADING LEGEND

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

LEVEL 5



ROOF



KEYPLAN



SEAL

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GRADING PLAN - LEVEL 5 & ROOF

↑ L4.01

SOILS LEGEND

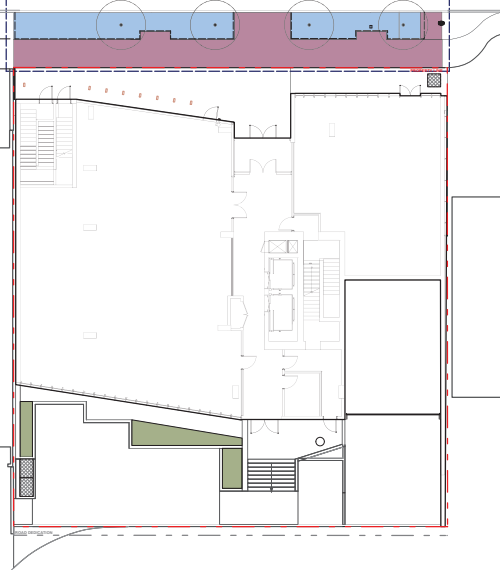
KEY	DESCRIPTION
	GROWING MEDIUM 150MM DEPTH
	GROWING MEDIUM 300MM DEPTH
	GROWING MEDIUM 450MM DEPTH
	GROWING MEDIUM 900MM DEPTH
	STRUCTURAL SOIL 900MM DEPTH
	GROWING MEDIUM 300MM DEPTH SOIL ABOVE STRUCTURAL SOIL

TREE SOIL VOLUME LEVEL 1

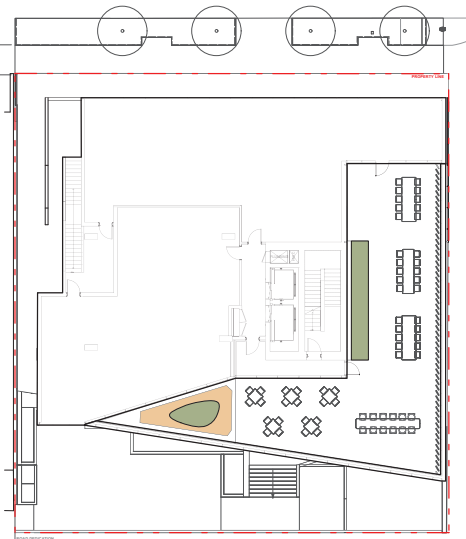
ZONE	AREA	SOIL VOLUME
ZONE 1 (OFFSITE)		
900MM DEPTH GROWING MEDIA ON GRADE	45 m ²	40m ³
STRUCTURAL SOIL ON GRADE	73 m ²	13m ³
ABOVE STRUCTURAL SOIL		
SUM		53m ³
NO. OF SMALL TREES	4	
SOIL VOLUME/TREE		13m ³

LEVEL 1

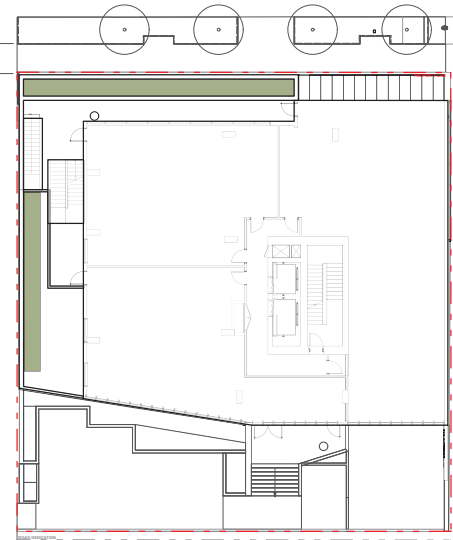
ZONE 1



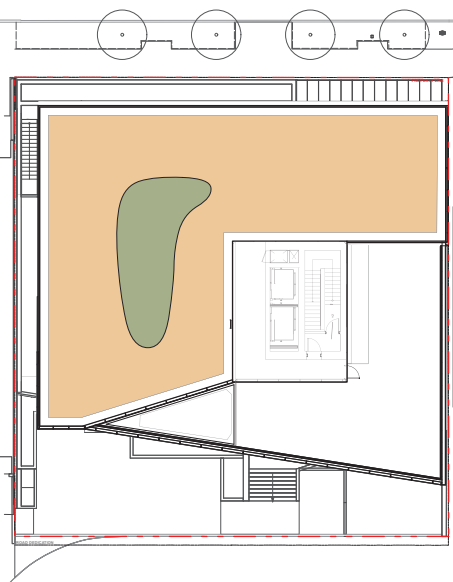
LEVEL 5



LEVEL 2



ROOF



0 5 10 M



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SOILS PLAN

TREE LIST

ID	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
DECIDUOUS TREES					
	3	Offsite Street Trees (Ornamental)	To City of North Vancouver Standards		as shown

PLANT LIST

ID	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
SHRUBS					
Ash	9	<i>Alnus crispa</i>	Strawberry Bush	#10 pot	900 o.c.
Pot	4	<i>Prunus laurocerasus</i>	English Laurel	#2 pot	900 o.c.
PERENNIALS					
adon	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.
arm	81	<i>Armeria maritima</i>	Sea Thrift	#1 pot	450 o.c.
lav	12	<i>Lavandula angustifolia</i>	Yokote Blue	#1 pot	450 o.c.
GROUNDCOVERS					
asp	118	<i>Aspidistra filix</i>	Kimblewick	#1 pot	300 o.c.
Mar	82	<i>Mahonia repens</i>	Creeching Oregon Grape	#1 pot	450 o.c.
pot	6	<i>Pachysandra 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	15	<i>Elymus magellanicus</i>	Blue Wheat Grass	#2 pot	600 o.c.
hes	40	<i>Heteropogon sempervirens</i>	Blue oat grass	#2 pot	600 o.c.
Mosses					
	350 sq m	Ekena Sedum Tile	Tufted Sphagnum	12 x 24 Tile	
		Calliergelys cuspata	Pointed Spear Moss		

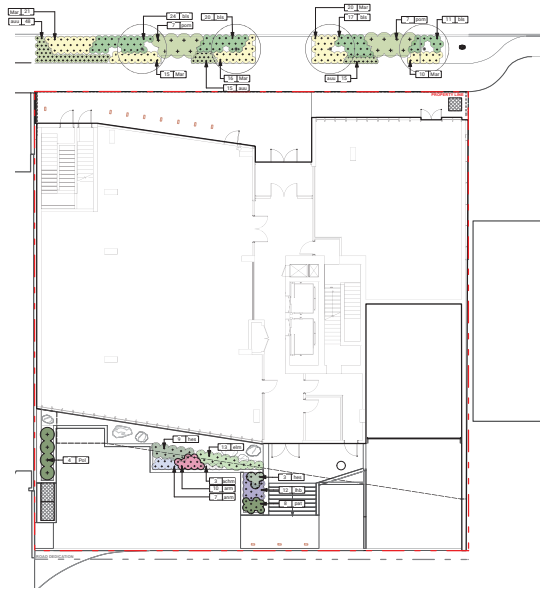


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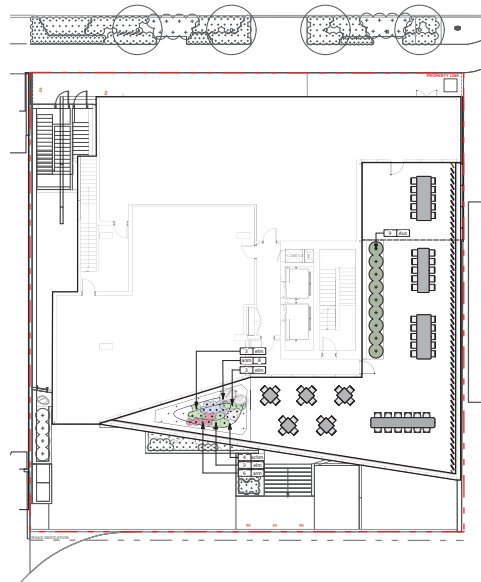
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PLANTING PLAN LEGEND		
ID	BOTANICAL NAME	COMMON NAME
SHRUBS		
Shr	<i>Arctostaphylos uva-ursi</i>	Strawberry Bush
Pol	<i>Prunus laurocerasus</i> 'Otto Luyken'	English Laurel
PERENNIALS		
actn	<i>Actinella maritima</i>	Common Yarrow
anem	<i>Anemone multifida</i>	Pacific Anemone
arm	<i>Armeria maritima</i>	Sea Thrift
lbn	<i>Lavandula angustifolia</i> 'Hidcote Blue'	Lavender
GROUNDCOVERS		
actn	<i>Arctostaphylos uva-ursi</i>	Kinnikinnick
mar	<i>Mahonia repens</i>	Creeching Oregon Grape
pat	<i>Pachysandra terminalis</i>	Japanese Spurge
FERNS		
ble	<i>Blechnum spicant</i>	Deer Fern
pol	<i>Polystichum munitum</i>	Sword Fern
GRASSES		
elm	<i>Elymus magellanicus</i>	Blue Wheat Grass
lbn	<i>Lolium perenne</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.		
60cm square tile		

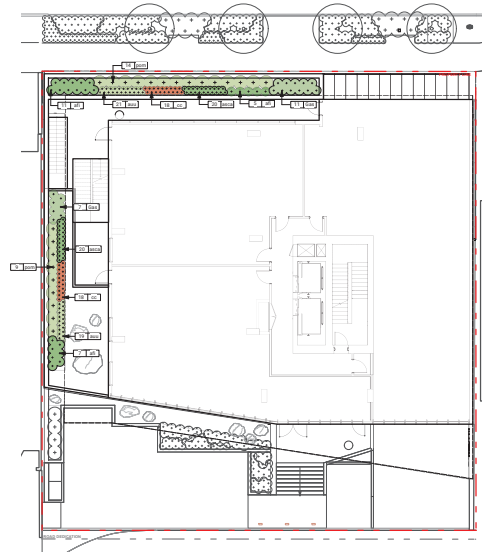
LEVEL 1



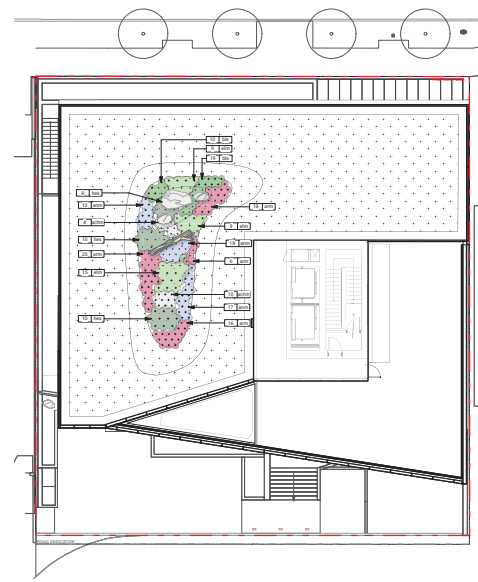
LEVEL 5



LEVEL 2



ROOF



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LIGHTING LEGEND

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

NOTE:
LIGHTS AS PER ELECTRICAL SHOWN FOR REFERENCE ONLY



LIGHT TYPE 1



LIGHT TYPE 2

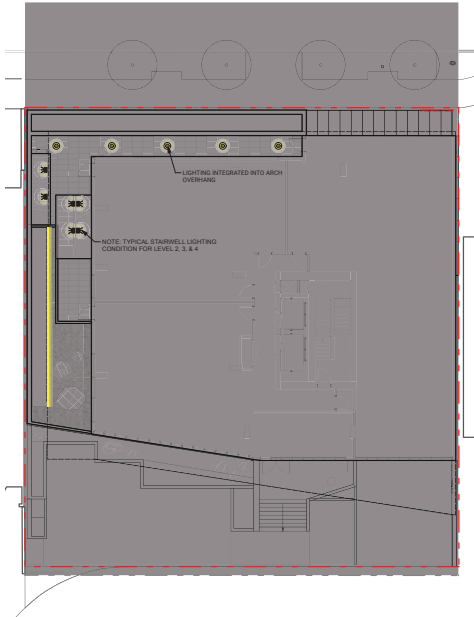


LIGHT TYPE 3

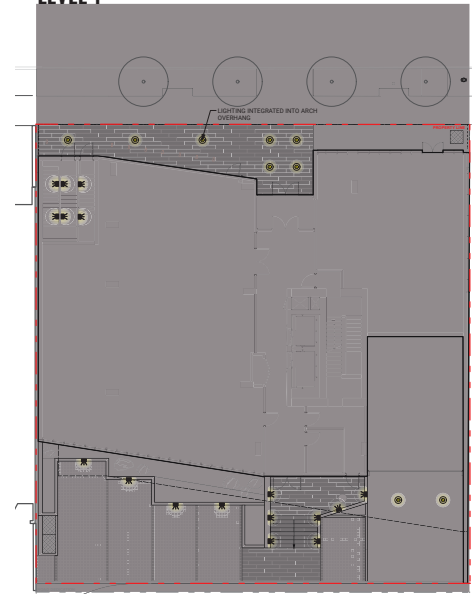


LIGHT TYPE 4

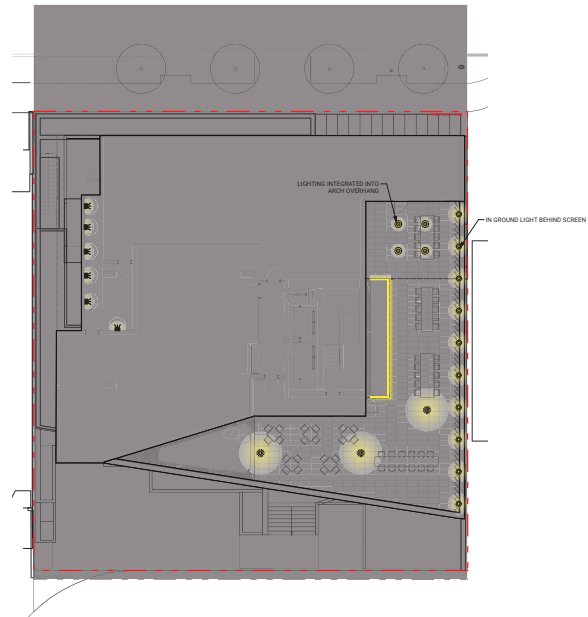
LEVEL 2



LEVEL 1



LEVEL 5



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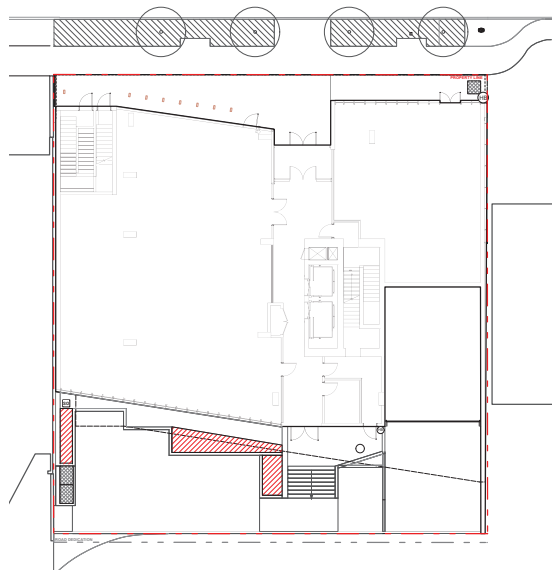
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LIGHTING PLAN

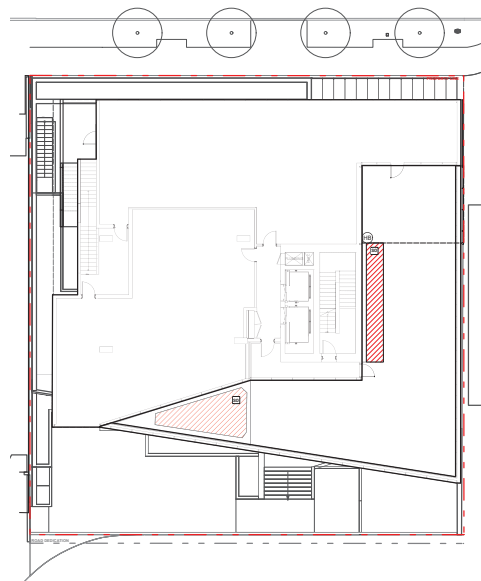
IRRIGATION LEGEND

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

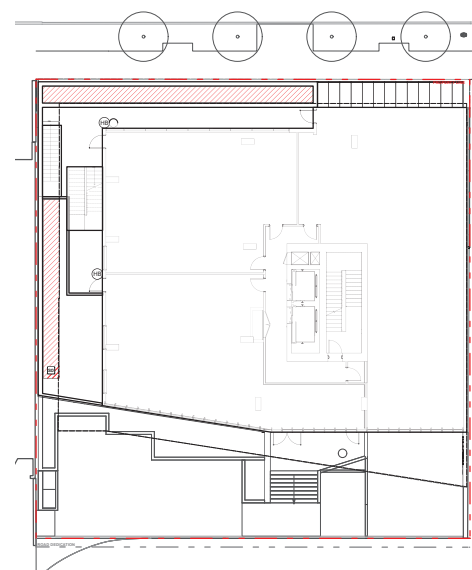
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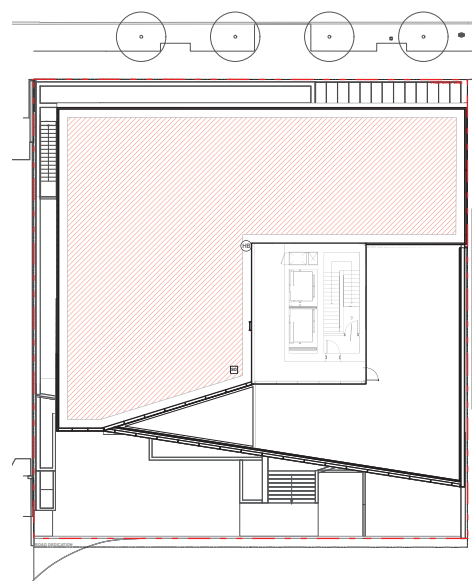
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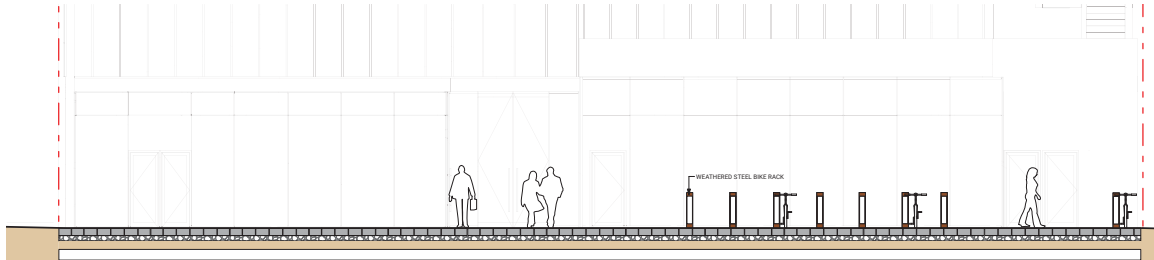
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IRRIGATION PLAN

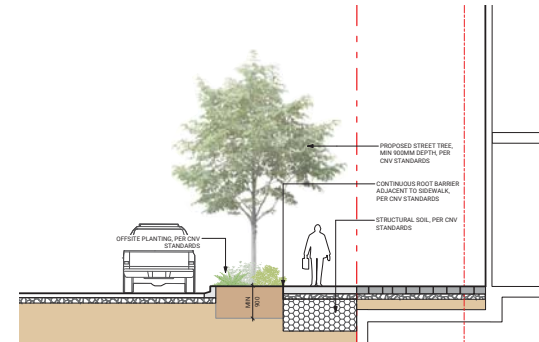


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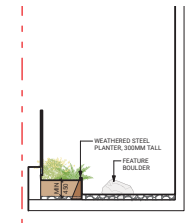




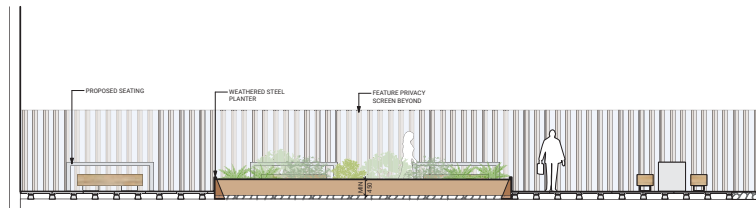
1 FRONT ENTRANCE ELEVATION
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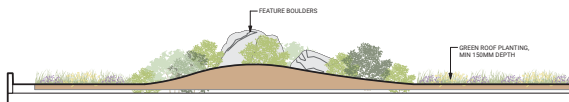
2 SECTION THROUGH FRONT ENTRANCE
Scale: 1:50



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



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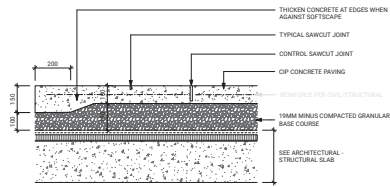
REVISIONS

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SECTIONS • ELEVATIONS

L8.00

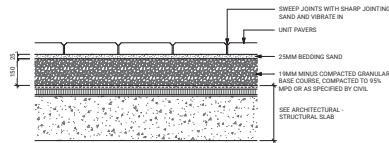


- NOTES:
1. EXPANSION JOINTS 6M O.C. MAX. CONTROL JOINTS @ 1.5M O.C. UNLESS SHOWN OTHERWISE.
 2. ALL JOINTS/SCORELINES TO BE APPROVED BY LANDSCAPE ARCHITECT ON SITE PRIOR TO INSTALLATION.
 3. REFER TO CITY STANDARDS FOR ALL CIP SITE CONCRETE FLAT WORKS.

1 CIP CONCRETE - ON SLAB
Scale: 1:10



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

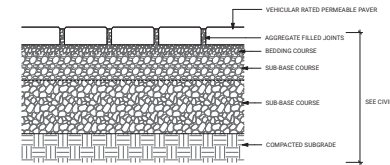


- NOTES:
1. USE CONCRETE HIDDEN EDGE RESTRAINT WHEN PAVERS ARE NOT ADJACENT TO A SOLID EDGE CONDITION

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



SUPPLIER: BASALTITE CONCRETE PRODUCTS
TYPE: SF RIMA PERMEABLE PAVERS OR APPROVED ALTERNATE
COLOUR: GRANITE WITH NATURAL GREY BANDS
THICKNESS: 80MM
SIZE: 18" X 18"

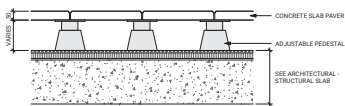


- NOTES:
1. DETAIL FOR REFERENCE, REFER TO CIVIL FOR PERMEABLE PAVING DETAILS.
 2. JOINT SPACING PER PERMEABLE PAVES MANUFACTURER.

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



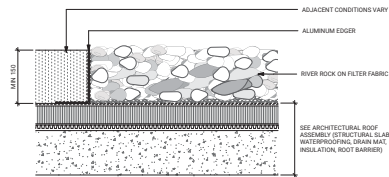
SUPPLIER: NEWSTONE
TYPE: MANHATTAN SLABS OR APPROVED ALTERNATE
COLOUR: NATURAL
THICKNESS: 2"
SIZE: 18" X 30"



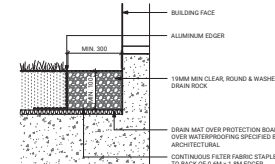
4 CONCRETE SLAB PAVERS ON PEDESTAL - ON SLAB
Scale: 1:10



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



5 DECORATIVE ROCK - ON SLAB
Scale: 1:10



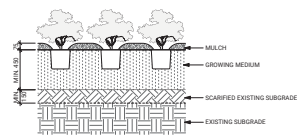
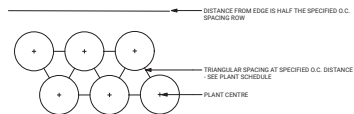
6 GRAVEL DRIP STRIP - ON SLAB
Scale: 1:10



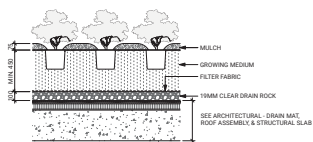
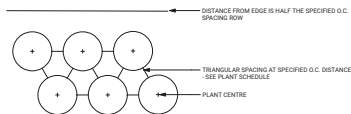
9	Issued for DP	26-06-12
8	Issued for Coordination	26-05-19
7	Released for DP	26-04-22
6	Issued for Draft DP Re-submission	26-04-21
4	Issued for ADP	26-01-15
3	Issued for ADP Revisions	26-01-07
2	Issued for Releasing / DP	25-10-31
1	Issued for Schematic Design	25-10-29

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

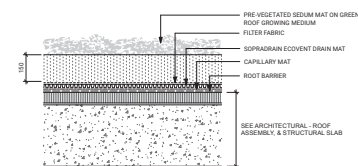
Scale: AS SHOWN
Drawn: OM / LN
Reviewed: KL
Project No. 25-175



1 PLANTING - ON GRADE
Scale: 1:20



2 PLANTING - ON SLAB
Scale: 1:20



3 PRE-VEGETATED SEDUM MAT
Scale: 1:10

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. 25-175

SOFTSCAPE DETAILS

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



1 BIKE RACKS
Scale: 1:10

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



2 METAL PLANTERS
Scale: 1:10

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



3 BENCH
Scale: 1:10

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



4 PRIVACY SCREEN
Scale: 1:10

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



5 MOVEABLE TABLE AND CHAIRS
Scale: 1:10

SUPPLIER: LANDSCAPE FORMS OR APPROVED ALTERNATE
TYPE: 60" OUTDOOR TABLE AND 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
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REVISIONS

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

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

FURNISHING DETAILS



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.

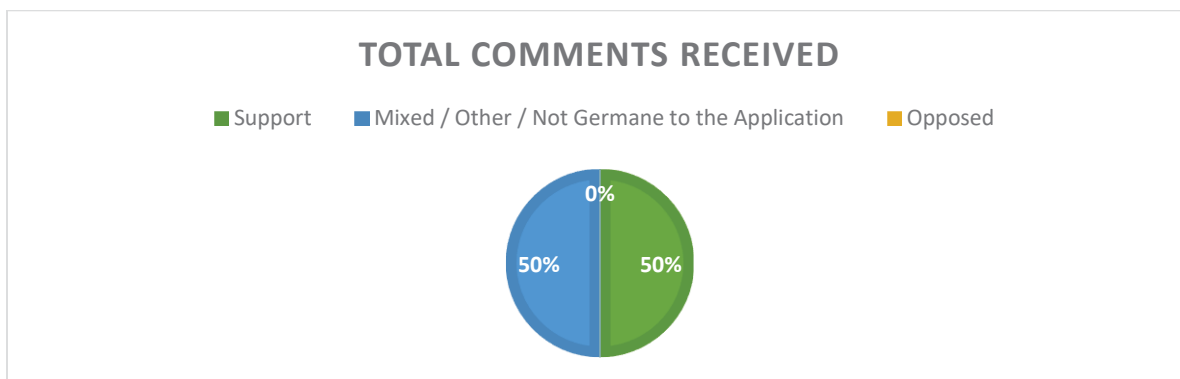
- (a) One email was received by City Planning Staff. Of the emails from the public to City Planning Staff:
 - 0 (0%) of the comments can be characterized as supportive;
 - 1 (100%) of the emails can be characterized as mixed/other/not germane to the application;
 - 0 (0%) can be characterized as opposed.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

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

CITY OF NORTH VANCOUVER

Hamed Ghasemi
141 West 14th Street, North Vancouver
hghasemi@cnv.org
604-983-7357

2158598

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:

835 - 845 West 15th Street

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
POST



POSTES
CANADA

Personalized Mail
Courrier personnalisé

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:

C179487068

1

Accepting Location Lieu de dépôt

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

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
Persid MI Machineable Std / C perso mec st	112	10.00 g
	112	1.120 kg

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

Entire Mailing / Envoi complet

Product Cost Centre Reference Produit Référence centre de coûts	Mailing Id N° Dépôt	Deposit Date Date du dépôt	Pieces Articles	Weight/Piece Poids/article	\$ / Piece \$/ article	Metered Rate \$/ kg	Options Code \$ Code d'options \$	Total Cost (\$) 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
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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 Zahedi Rahman, 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 workshop 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 Rahman's role is to assist people with problems involving their landlord, employment,

WEDNESDAY, JANUARY 14, 2026 | A19

Properties located in West Van

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

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

The 8,850-square-foot house 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 houses in the City of North Vancouver sit in high-rise condo towers in the Lower Lonsdale neighbourhood.

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

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

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

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



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

Another five-bedroom, six-bathroom home at 335 Somerset St. in the Temple 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@cascadiaagreendev.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@cascadiaagreendev.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

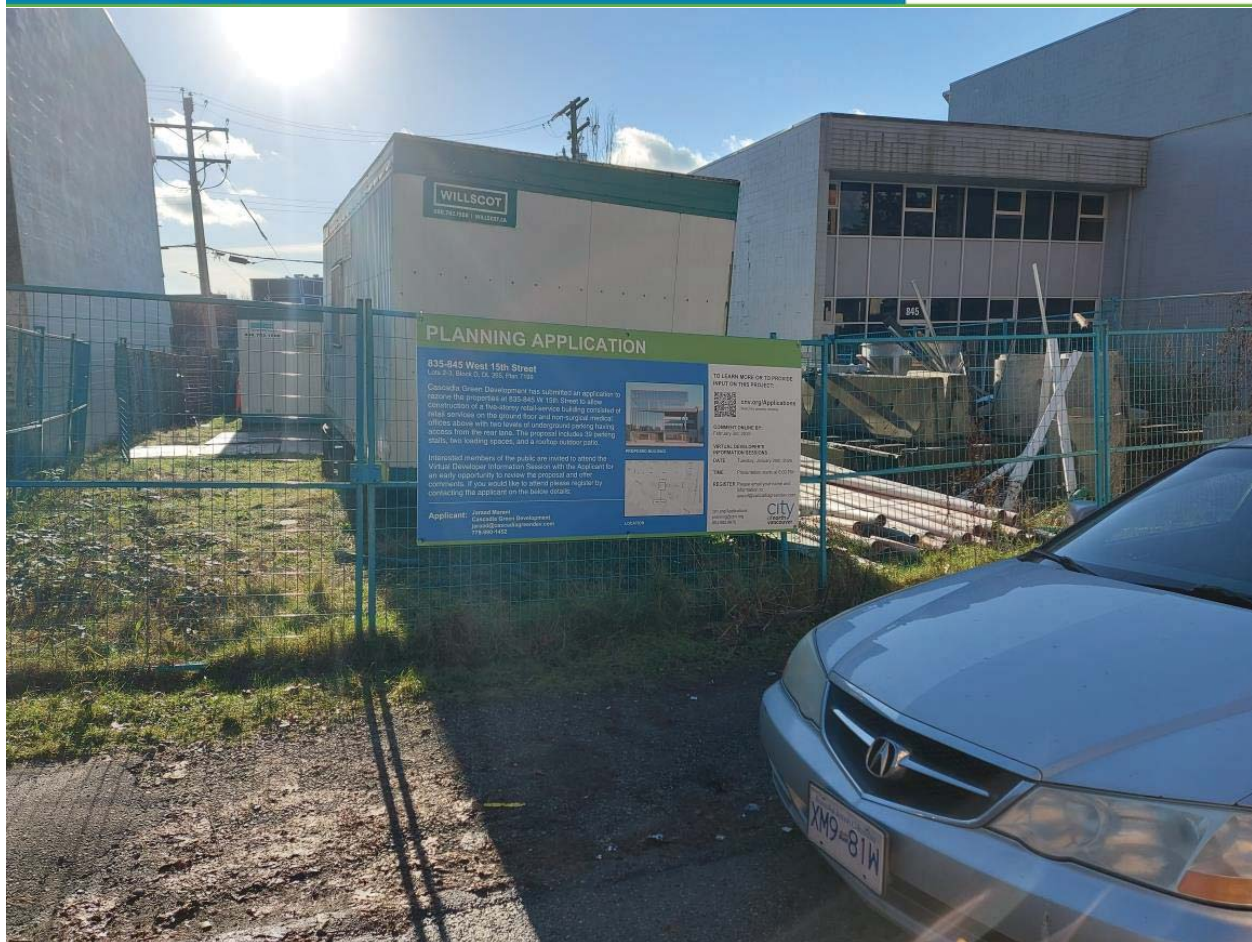
VIRTUAL DEVELOPER'S INFORMATION SESSIONS

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 səlilwətaʔ (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

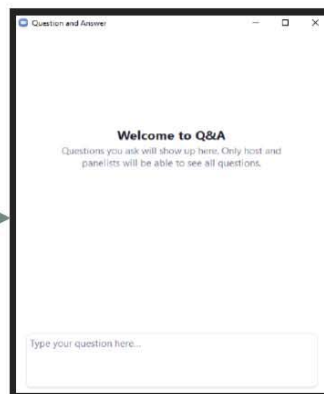
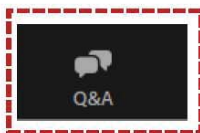
HOW TO PARTICIPATE

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

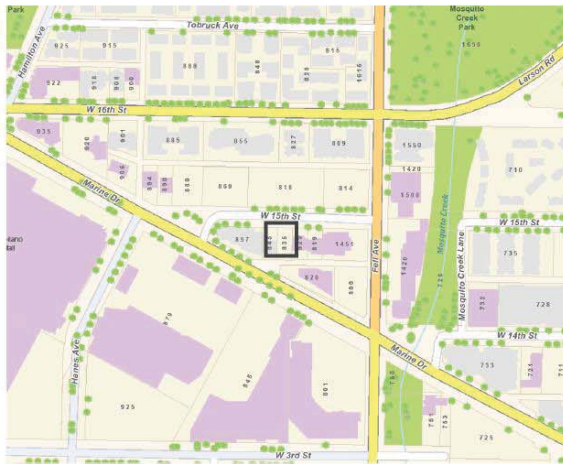
To support the planning program, **Cascadia Green Development** has engaged a team of experts, including:

- **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

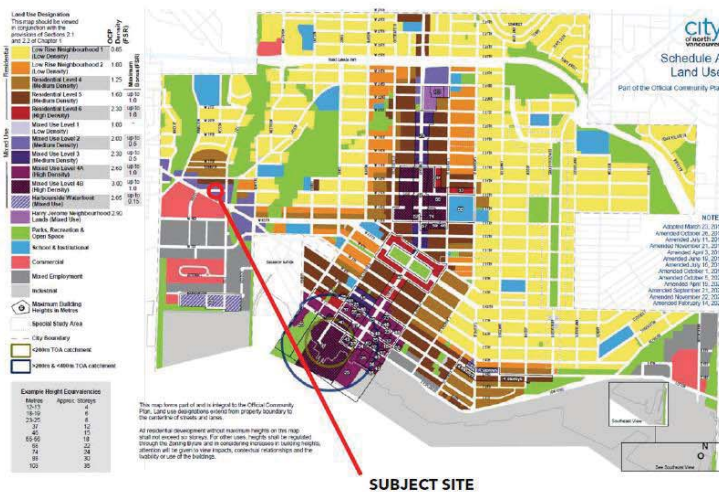


VIEW EAST ALONG WEST 15TH STREET - EXISTING BUILDING AND VACANT SITE

CASCADIA
Green Development

DEVELOPER INFORMATION SESSION

POLICY CONTEXT

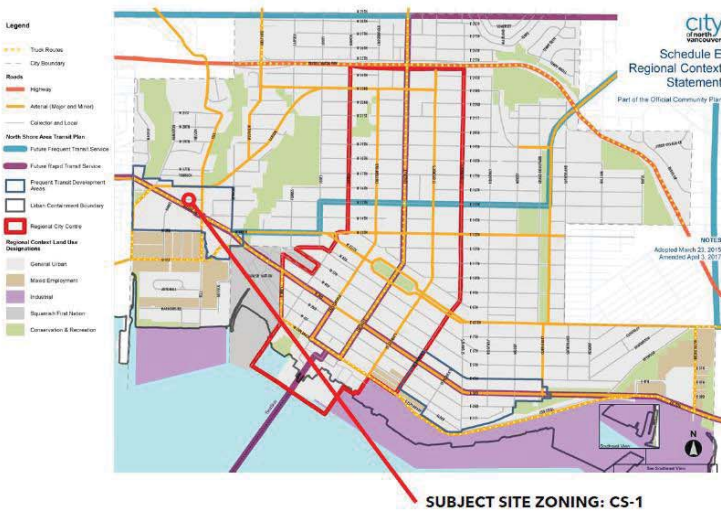


- The site is designated Mixed Use Level 2 (Medium Density) in the City of North Vancouver's Official Community Plan (OCP).
- Building height will be evaluated based on contextual fit. The site's proximity to the Marine Drive Frequent Transit Corridor supports consideration of higher-density, mixed-use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

CASCADIA
Green Development

DEVELOPER INFORMATION SESSION

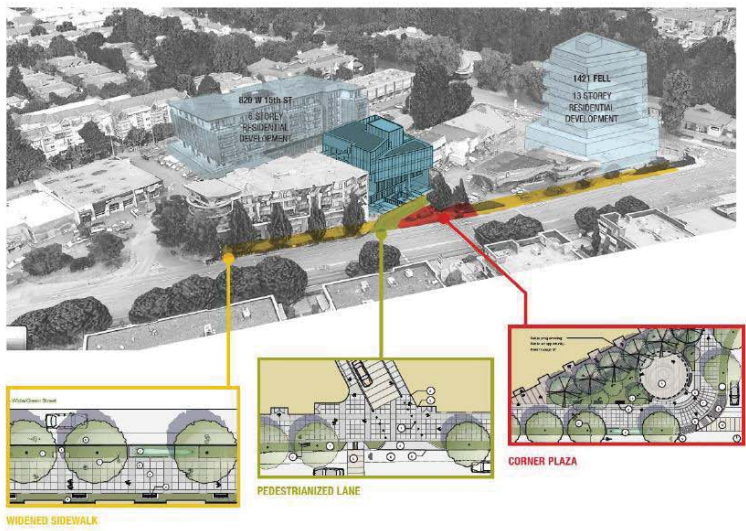
POLICY CONTEXT



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



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

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



DEVELOPER INFORMATION SESSION

PROJECT STATISTICS

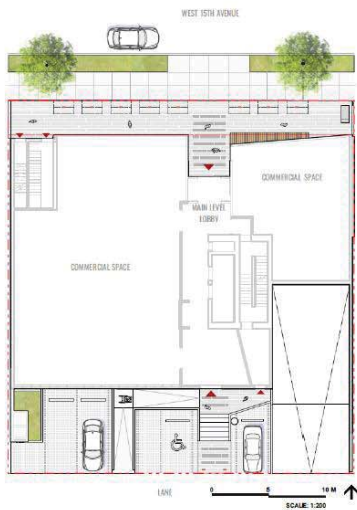


Building Height	5 storeys	Total Offices	Approx. 15 Units
	24.38 m		
Density	2.5 FSR	Site Area	10,810 sq. ft.
	27,000 sq ft		
Bicycle Parking	26 spaces	Vehicle Parking	39 spaces



DEVELOPER INFORMATION SESSION

SITE PLAN



Example of proposed streetscape – West 15th Street



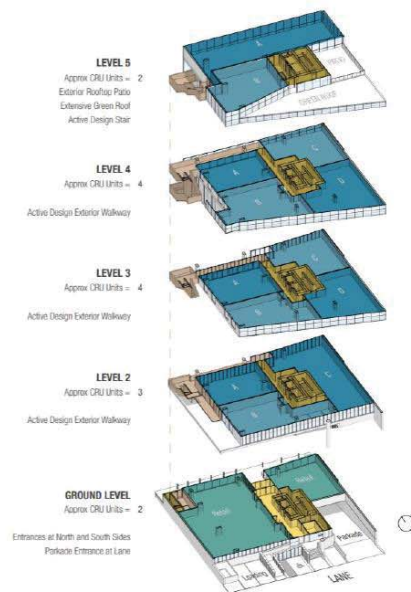
Example of proposed streetscape – Lane off Marine Drive

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

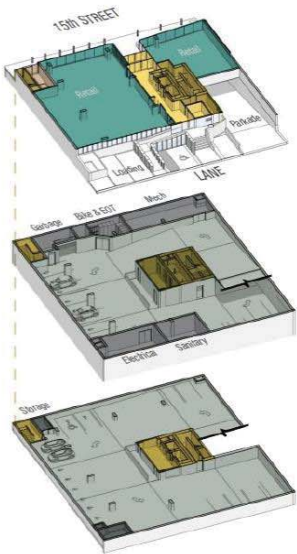
GROUND LEVEL & PARKING

- 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

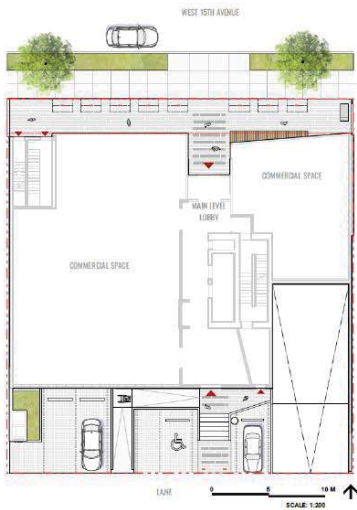
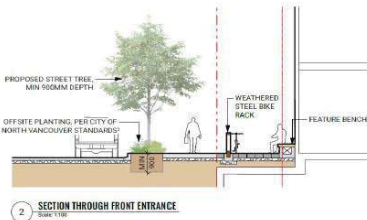
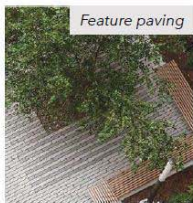
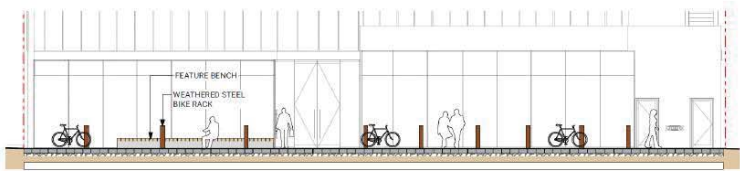
PARKING LEVEL 2
Parking Spaces = 25
EV Car parking spaces = 19



CASCADIA
Green Development

DEVELOPER INFORMATION SESSION

LEVEL 1 - ENTRANCE

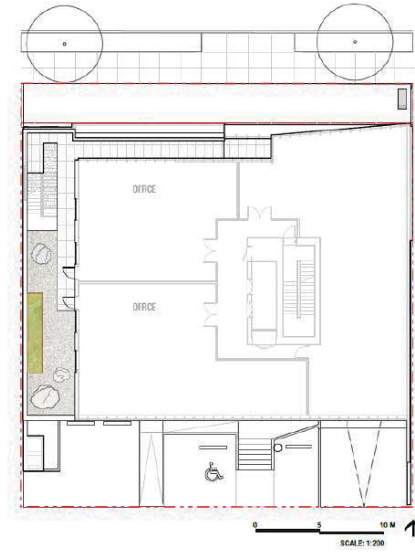


CASCADIA
Green Development

DEVELOPER INFORMATION SESSION

L2 LANDSCAPE

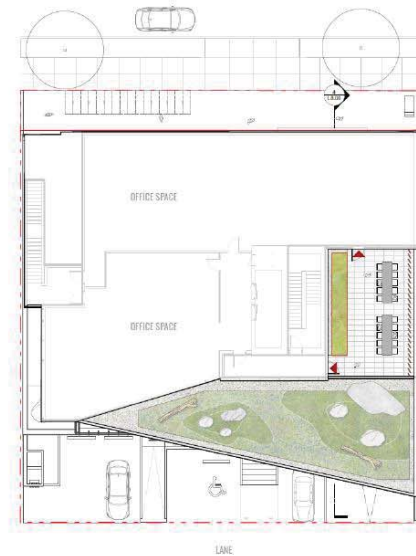
LEVEL 2



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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.

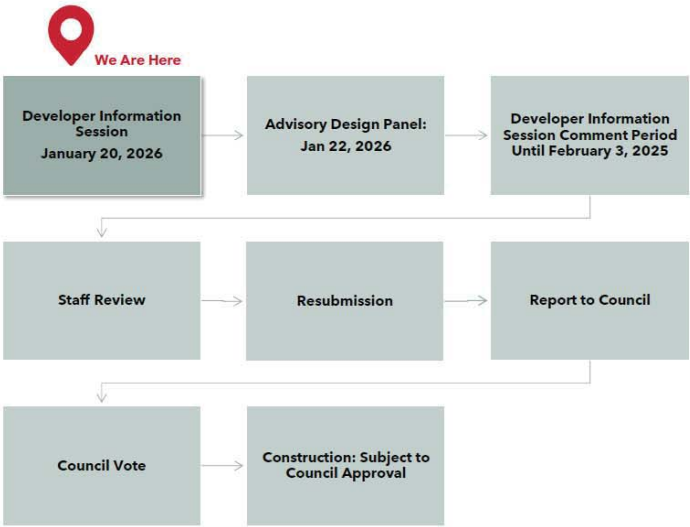


Building Amenities:
Rooftop patio is open to employees of the building and will provide outdoor space for the enjoyment of building users.



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

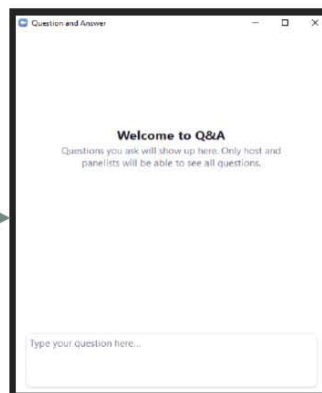
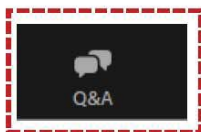
HOW TO PARTICIPATE

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.

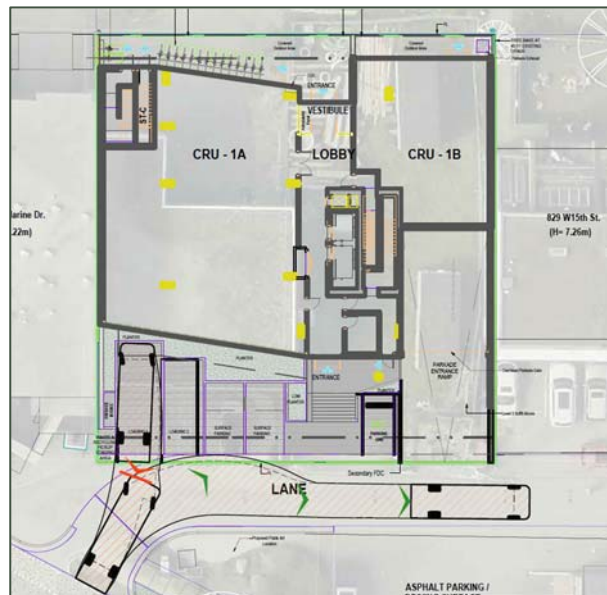


Figure 1: Snip from the auto-turn assessment for SU9 design vehicle

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.

Notice of Proposed Zoning Amendment Bylaw

NO PUBLIC HEARING

Zoning Amendment Bylaw No. 9194, 2026

835 and 845 West 15th Street

PURPOSE: The purpose of the proposed Bylaw is to amend the Zoning Bylaw from Service Commercial (CS-1) Zone to a new Comprehensive Development 773 (CD-773) Zone to permit the construction of a five (5) storey commercial building at a density of 2.5 Floor Space Ratio (FSR).

SUBJECT LANDS: The lands that are the subject of the proposed Bylaw are shown on the inset map, with a civic address of 835 and 845 West 15th Street.

LEGAL DESCRIPTION: LOT 3, BLOCK D, DISTRICT LOT 265, PLAN 7199; LOT 2, BLOCK D, DISTRICT LOT 265, PLAN 7199.

BYLAW READINGS: Consideration of second and third readings of the proposed Bylaw will be at the Regular Council Meeting on **Monday, September 21, 2026**.

ACCESS DOCUMENTS: A copy of the proposed Bylaw is available for inspection online anytime at cnv.org/PublicNotices from **September 9 to September 21, 2026**.

No Public Hearing will be held, as it is not required by section 464(2) of the *Local Government Act*. No Public Input Period submissions on this matter will be heard at the Council meeting.

QUESTIONS? Contact Franki McAdam, Planner 2, at planning@cnv.org or T 604.982.3919



Watch the meeting online at cnv.org/LiveStreaming or in person at City Hall

141 WEST 14TH STREET / NORTH VANCOUVER / BC / V7M 1H9
T 604 985 7761 / F 604 985 9417 / [CNV.ORG](https://cnv.org)

Enter City Hall from
13th St after 5:30pm



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 27th day of July, 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