

VIRTUAL DEVELOPER INFORMATION SESSION

MA Architects Ltd. | 608- 1112 West Pender St. Vancouver, BC. V6E 2S1

Version Date: February 27, 2026

Overview

MA Architects (MAA) has submitted an application to rezone the property at 115 E 18th Street. The proposal is for the development of a 6-storey rental residential building consisting of 40 rental homes with one level of underground parking.

On Thursday February 5th, 2026, MAA 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 one community member attended the session via Microsoft Teams 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: Thursday, February 5th, 2026

Time: 6:00 PM

Location: Online Microsoft Teams Webinar

Attendance:

One member of the public attended virtually.

Appendix A includes a copy of the attendee list.

There were three (3) members of the project team in attendance, including the architect and the project design manager. 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 January 23rd, 2026, 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 21st and January 28th, 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 23rd, 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 Microsoft Teams Webinar on Thursday February 5th, 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. 2 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

Two (2) comments were received from participants during the DIS. Of the two (2) comments received:

- 2 (100%) of the comments can be characterized as supportive;
- 1 (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 Microsoft Teams.

Following the DIS, participants were invited to submit written comments to the City planner for two

weeks. There was one 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 23rd – February 19th, 2026.

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

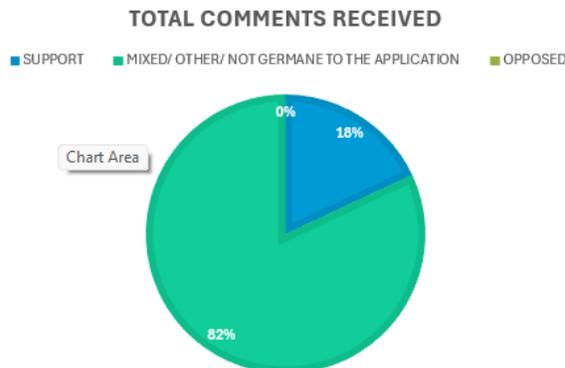
- (b) Ten (10) comment forms were submitted via the City’s website between January 23rd – February 19th, 2026.

Cumulative Summary of Comments Received

Through this engagement period, ten (10) total comments were received.

Of the 10 comments received:

- 1 (10%) can be characterized as supportive.
- 9 (90%) 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 the form of the building
- Suggestion for increasing number of 3-bedroom family homes
- Suggestion for decreasing number of visitors parking stalls and increasing the number of residents parking.
- Suggestion for City to consider dedicated on-street reserved parking spots for car shares in front of the building and City wide
- Suggestion to upgrade the lane facilities



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

1. Summary

Meeting title	VIRTUAL DEVELOPMENT INFORMATION SESSION- 115 E 18th Street, North Vancouver
Attended participants	4
Start time	2/05/26, 5:36:18 PM
End time	2/05/26, 6:46:23 PM
Meeting duration	1h 10m 4s
Average attendance time	51m 57s

2. Participants

Name	First Join	Last Leave	In-Meeting Duration	Email	Participant ID (UPN)	Role
MA ARCHITECTS LTD.	2/05/26, 5:36:21 PM	2/05/26, 6:46:23 PM	1h 10m 2s	info@m-aarchitects.com	info@m-aarchitects.com	Organizer
Maral@m-aarchitects.com	2/05/26, 5:40:26 PM	2/05/26, 6:46:23 PM	1h 5m 56s	maral@m-aarchitects.com	maral@m-aarchitects.com	Organizer
Hamed Ghasemi	2/05/26, 5:55:57 PM	2/05/26, 6:45:56 PM	49m 59s			Attendee
[REDACTED]	2/05/26, 6:05:18 PM	2/05/26, 6:27:09 PM	21m 50s			Attendee

3. In-Meeting Activities

Name	Join Time	Leave Time	Duration	Email	Role
MA ARCHITECTS LTD.	2/05/26, 5:36:21 PM	2/05/26, 6:46:23 PM	1h 10m 2s	info@m-aarchitects.com	Organizer
Maral@m-aarchitects.com	2/05/26, 5:40:26 PM	2/05/26, 6:46:23 PM	1h 5m 56s	maral@m-aarchitects.com	Organizer
Hamed Ghasemi	2/05/26, 5:55:57 PM	2/05/26, 6:45:56 PM	49m 59s		Attendee
[REDACTED]	2/05/26, 6:05:18 PM	2/05/26, 6:27:09 PM	21m 50s		Attendee

Appendix B: Official Notification Letter

PLANNING APPLICATION

115 E 18th St, North Vancouver, B.C.

MA Architects Ltd. has applied for a Zoning Bylaw Amendment application to rezone the property from Existing Zone (RM-1) to New Zone (CD) to allow for a 6-storey residential building with 40 rental units. The proposal includes 21 vehicle parking stalls and 49 secure bicycle parking stalls.

PROPOSED BUILDING	LOCATION
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TO LEARN MORE & TO PROVIDE INPUT

COMMENT ONLINE BY:

Feb. 19th, 2026

cnv.org/Applications

Search by property address



VIRTUAL DEVELOPER'S INFORMATION SESSION:

DATE: Feb. 5th, 2026

TIME: The presentation will begin at 6:00PM.

REGISTER: Please send an email request to the applicant. Participation is available via Microsoft Teams or Telephone.

APPLICANT	CITY OF NORTH VANCOUVER
-----------	-------------------------

Maral Zolghadr
MA Architects Ltd.
maral@m-aarchitects.com
604-780-6461

Hamed Ghasemi
Planning & Development
141 West 14th Street, North Vancouver
planning@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:

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

A total of 379 mailout notifications were sent via Canada post.

1/23/26, 2:23 PM

Sent Items - Maral@m-aarchitects.com - Outlook



Outlook

24011- 115 E 18th St -Mailer delivery notification.

From Maral@m-aarchitects.com <maral@m-aarchitects.com >

Date Fri 1/23/2026 1:24 PM

To Kyle Pickett <kpickett@cnv.org>; Hamed Ghasemi <hghasemi@cnv.org>

Cc MA ARCHITECTS LTD. <info@m-aarchitects.com>; Amir Pourisa <amir.pourisa@gmail.com>

Good afternoon Kyle,

This is to confirm that all mailers were sent to the neighbours early this morning.

As per confirmation received from Canada Post, they will be delivered by Monday January 26th.

Best regards,

Maral Zolghadr-- Architect AIBC

Principal

MA ARCHITECTS LTD.

Address: # 608, 1112 West Pender St.

Vancouver, BC. V6E 2S1

Office: +1 (604)-606-0400

+1 (877)-655-5630 Toll-free

Direct: +1 (604)-780-6461

Email: maral@m-aarchitects.com

www.m-aarchitects.com



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Appendix D: Newspaper Publication

DEVELOPER INFORMATION SESSION

MA Architects Ltd, has submitted a rezoning application for a 6-Storey Rental Residential building located at 115 E 18th St, North Vancouver, B.C. and is inviting interested members of the public to a Virtual Developer Information Session to learn about the application, ask questions, and submit comments.



How to Participate:

Participation will be available via computer (with video or audio) and via telephone.

Participants need to send an email request to the applicant prior to the meeting.

Date: February 5th, 2026

Time: The presentation will begin at 6:00PM.

Maral Zolghadr
MA Architects Ltd.
604-780-6461

maral@m-aarchitects.com



cnv.org/Applications

Search by property address



Planning Department Contact: Hamed Ghasemi (Planning & Development),
planning@cnv.org, 604-983-7357

This meeting is required by the City of North Vancouver as part of the development process.

LEGAL

LEGAL NOTICES

Developer's Preliminary Public Information Meeting #2

We, Verdania Properties Ltd., are proposing to rezone the single-family zoned area at 2101-2141 Union Court and 2171 Skiffit Road to low-rise multifamily terraced apartments. The existing Floor Area Ratio (FAR) will be increased from 0.35 to 1.1 and will be three storeys in height, which is in keeping with the District of West Vancouver's Official Community Plan.

The first information meeting included townhouses for Lots 4, 5 & 6. Due to changing market conditions, we are now proposing low-rise terraced apartments for these lots in keeping with the other lots.

We would like your input and are hosting a meeting for you to see and understand our proposal BEFORE we apply to the District of West Vancouver.



Location: Welsh Room, West Vancouver Memorial Library
1950 Marine Drive, West Vancouver

Time: 5pm - 7pm, February 3, 2026

This is not a District of West Vancouver function, it is a pre-application information meeting.

The District of West Vancouver Council may receive a report from staff on the issues raised at this meeting and may formally consider the proposal at a later date.

Applicant Contact:
Burgers Architecture Inc.
604-925-6058
kayla@burgersarchitecture.com

More info available at: www.burgersarchitecture.com

U-HAUL CO. OF VANCOUVER
January 5, 2026
& VANCOUVER ISLAND
1070 S.E. MARINE DRIVE
VANCOUVER, BC, V5X 2V4
PH: 604-343-2045
FAX: 604-325-5572

U-Haul Moving Center Vancouver claims a Landlords Contractual Lien against the following persons' goods in storage at 1070 SE Marine Drive, Vancouver, B.C. Tel: 604-325-8526. Auction is subject to cancellation at any time without notice.

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Daryl Parada
Akashdeep Singh
Ashley N
Akashdeep Singh
Ashley N
Akashdeep Singh
Javierista Ramos
Patrick Fortier
Joellen Brown
Alexander Forsyth
John Burrows
Chelsea Allingham
John Burrows
Jillian Dalley

A sale will take place online at www.bid13.com starting at 5:00 PM on Saturday, January 31, 2026, until 5:00 PM on Sunday, February 8, 2026. Winners will be contacted by email at the end of the auction. Room contents are personal/household goods unless noted otherwise. Bids will be for the entire contents of each locker unit.

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By appt 604-889-6591

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V7T 1K3. 9th floor with a beautiful ocean view.
UTILITIES NOT Included.
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close to all the shops.

DEVELOPER INFORMATION SESSION

MA Architects Ltd, has submitted a rezoning application for a 6-Storey Rental Residential building located at 115 E 18th St, North Vancouver, B.C. and is inviting interested members of the public to a Virtual Developer Information Session to learn about the application, ask questions, and submit comments.



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maral@m-aarchitects.com

cnv.org/Applications
Search by property address



Planning Department Contact: Hamed Ghasemi (Planning & Development), planning@cnv.org, 604-983-7357

This meeting is required by the City of North Vancouver as part of the development process.



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1	7	5	4	8	3	6	2	9
2	4	9	7	8	5	1	3	8
9	3	1	6	2	4	5	8	7
7	2	6	3	5	6	9	1	4
8	5	4	1	7	9	3	6	2
3	8	8	9	4	7	2	5	1
5	9	2	8	1	6	7	4	3
4	1	7	5	3	2	8	9	6



LEGAL

LEGAL NOTICES

DEVELOPER INFORMATION SESSION

MA Architects Ltd. has submitted a rezoning application for a 6-Storey Rental Residential building located at 115 E 18th St, North Vancouver, B.C. and is inviting interested members of the public to a Virtual Developer Information Session to learn about the application, ask questions, and submit comments.



Maral Zolghadr
MA Architects Ltd.
604-780-6461

How to Participate:

Participation will be available via computer (with video or audio) and via telephone.

maral@m-aarchitects.com

Participants need to send an email request to the applicant prior to the meeting.



Date: February 5th, 2026

Time: The presentation will begin at 6:00PM.

cnv.org/Applications

Search by property address



Planning Department Contact: Hamed Ghasemi (Planning & Development), planning@cnv.org, 604-983-7357

This meeting is required by the City of North Vancouver as part of the development process.

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HerfordConcrete.ca

ADD A SPLASH OF COLOUR!
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section for all your
decorating and
design needs



Appendix E: Site Sign and Photos

PLANNING APPLICATION

115 East 18th Street, North Vancouver, B.C.

MA Architects Ltd. has submitted a rezoning application to allow development of a 6-storey residential building with 40 rental units. The proposal includes 21 vehicle parking stalls and 49 secure bicycle parking stalls.

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: Maral Zolghadr
MA Architects Ltd.
maral@m-aarchitects.com
604-780-6461



PROPOSED BUILDING



LOCATION

TO LEARN MORE OR TO PROVIDE INPUT ON THIS PROJECT:



cnv.org/Applications
Search by property address

COMMENT ONLINE BY:
February 19, 2026

VIRTUAL DEVELOPER'S INFORMATION SESSION

DATE: February 5, 2026
TIME: 6:00PM-8:00PM
REGISTER: Please email the applicant to register for the session.

cnv.org/Applications
planning@cnv.org
604.983.7357





Appendix F: Virtual DIS Presentation

WELCOME

Thank you for your interest in our proposal for 115 E18th Street in North Vancouver, B.C.

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

We welcome your feedback.



MA ARCHITECTS Ltd.

Developer Information Session



Above: Rendering of the proposed building at the corner of E18th St and West local lane, in the City of North Vancouver.

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



Developer Information Session

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 MA Architects at:

maral@m-aarchitects.com



Developer Information Session

HOW TO PARTICIPATE

How to ask questions:

Click on the "Q&A" icon in the white menu bar at the top of your Microsoft Team screen.



How to share your comments:

Visit the City of North Vancouver website at:

<https://www.cnv.org/Business-Development/Building/Land-Use-Approvals/Active-Applications/115-East-18th-Street>



Developer Information Session

PROJECT TEAM

This application process is being led by MA Architects. Founded in 2015, MA Architects is an Architectural company based in downtown Vancouver, B.C. with experience ranging from single family homes to multi-family residential buildings.

4269 Hastings St, Burnaby



2612 Lonsdale Ave, North Vancouver



Architect of Record:
Maral Zolghadr
MA ARCHITECTS Ltd.

Landscape Architect:
Caelan L. Griffiths
PMG Landscape Architects.

6340 Douglas Street, West Vancouver



311 Moody Avenue , North Vancouver



Civil:
Derek Ackerman
Hub Engineering Inc.



Developer Information Session

SITE CONTEXT



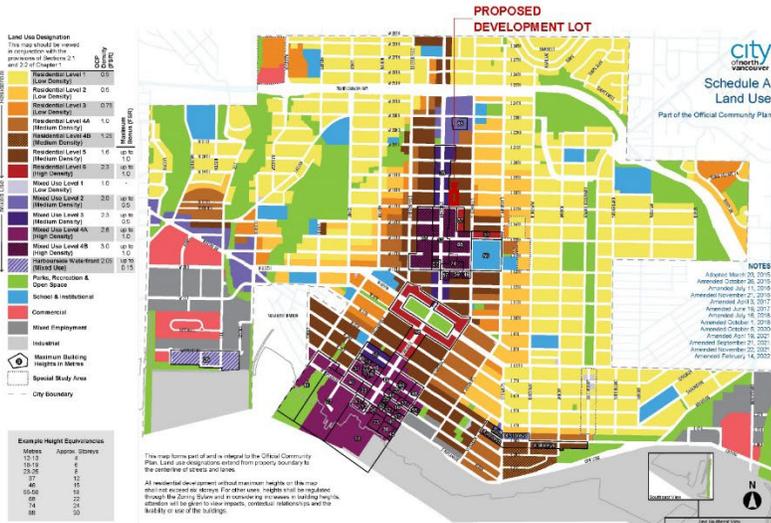
Neighbourhood Context: The subjected lot is located close to **public transport**, in a convenient location near **Lonsdale Ave**.

The site is bounded by **East 18th street** on the North side and two **local lanes** on the West and South sides. It is adjacent to a **3-storey residential building** on the neighboring property on the East side.



Developer Information Session

POLICY CONTEXT



- The site is designated Residential Level 5 (Medium Density) in the City of North Vancouver's Official Community Plan (OCP).
- The Max height allowed is 6 storey and 1.6 FSR, with an additional 1.0 FSR for Public Benefit.
- Public Benefits for this project include:
 - ✓ Secured Market Rental Housing, including 10% mid-market rental units.

POLICY CONTEXT



- The following council approved policies/bylaws/guidelines have also been considered on this development proposal:
- 2018 Density Bonus and Community Benefits Policy.
 - AAA Bicycle Network for City of North Vancouver.
 - Active Design Guidelines.
 - Adaptable Design Guidelines.
 - Sustainable Design Guidelines.
 - Zoning Bylaw.
 - Residential Tenant Displacement Policy.

PROJECT STATISTICS

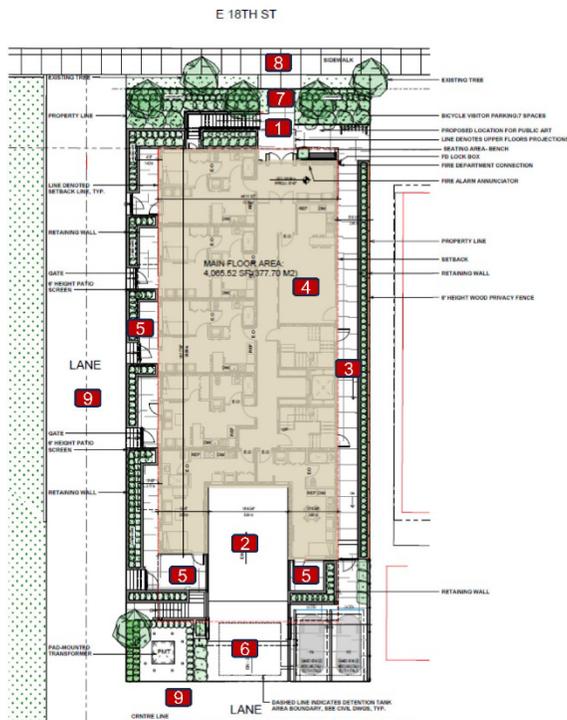
Building Height	6 storeys	Total Homes	40 rental residential units 36 units at Market Rates. 4 units at Mid-Market rates.
Density	2.6 FSR 23,532.17 SF 2,186.21 M2	Unit Breakdown	Studios: 6 Units 1-bedroom: 19 units 2-bedroom: 12 units 3-bedroom: 3 units
Site Area	840.85 M2 (9050.82 SF)	Total Amenity Area	119.65 M2 (1,287.90 SF)
Indoor Amenity Area	38.75 M2 (417.10 SF)	Outdoor Amenity Area	80.90 M2 (870.80 SF)
Bicycle Parking	56 Spaces 49 Secured	Vehicle Parking	21 Parking Stalls



Developer Information Session

SITE PLAN

- 1** Main Entrance/ Bicycle Visitor
- 2** Parking Ramp
- 3** Side Yard
- 4** Indoor Amenity
- 5** Private Patios
- 6** Detention Tank
- 7** Site Connection
- 8** Upgrade Sidewalks / boulevards
- 9** Lane Upgrades



Developer Information Session

RENDERINGS



Above: View from intersection at E 18th St. and West Local Lane

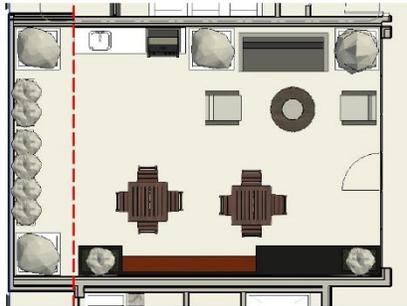


Above: View from West Local Lane

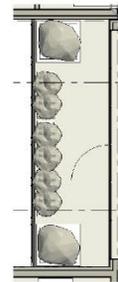


Developer Information Session

OUTDOOR AMENITY



Above: Outdoor Amenity at 4th Floor



Above: Outdoor Amenity at 5th and 6th Floors



Developer Information Session

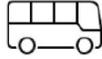
COMMUNITY BENEFIT

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



Increased Supply of New Rental Housing:

The development proposal proposes to add **40** new rental units to the City of North Vancouver's rental supply.



Pedestrian Friendly Location:

This Site has walkable access to many shops and services as well as multiple bus routes.



Enhanced Streetscape:

The area will see upgrades to street, lanes, and services. Streetscape improvements with new landscaping and upgraded sidewalks.



Mid-Market Rental:

Within this development proposal, there are **4** homes to be rented at below-market rates, which will be suitable for middle income earners.



Mid-Market Rental:

The building design includes over 37.5% two, and three-bedroom homes, ideal for families and those with children. All units are designed according to level 2 adaptable design requirements supporting mobility and aging in place.



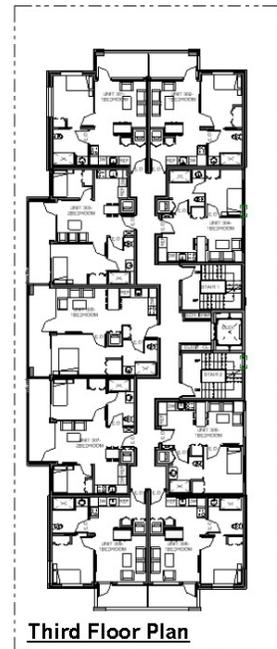
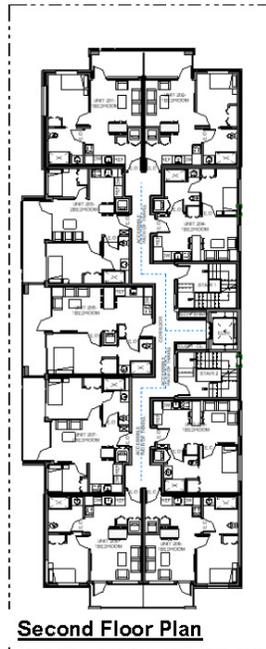
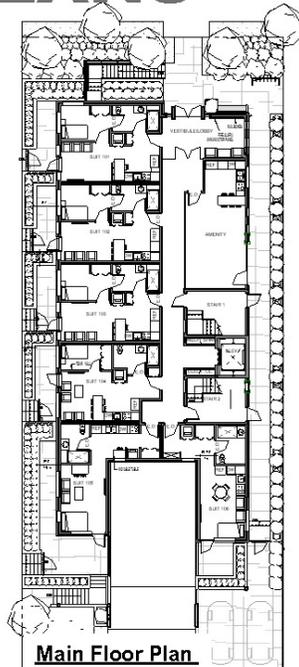
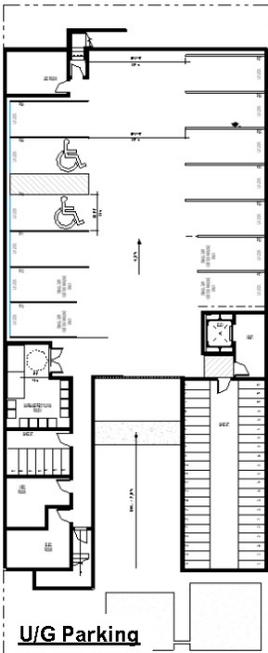
Resident Amenities:

Indoor and outdoor amenity encourage community and allow for recreation and urban gardening.



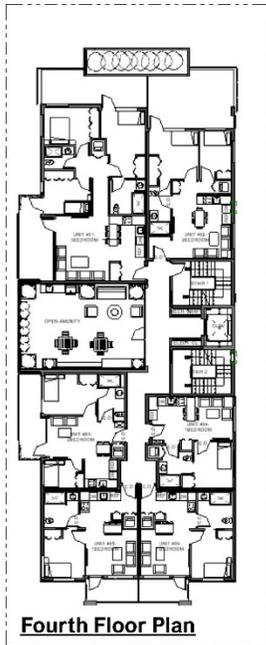
Developer Information Session

FLOOR PLANS



Developer Information Session

FLOOR PLANS



Developer Information Session

PROJECT TIMELINE AND 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 on top of your screen.



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/115-East-18th-Street>



Developer Information Session



Appendix G: Comments received during the DIS

Comment Received:

The Asker likes:

- the size of the project & appreciate the utilization of this relatively small lot
- the design. The small step-back after the third floor really helps make increase in height feel smaller.
- the varied exterior finishes that play with texture and light & dark also help the size feel less monolithic.

The Askers Suggestions:

- Increase the number of 3-bedroom (and larger) units.
- Reduce the number of visitor parking to 2 stalls and dedicate 2 more spots to residents.
- while the asker supports the city being lenient in terms of parking requirements for buildings of this scale, suggests that City dedicates on-street reserved parking for car shares city-wide.

Appendix H: Comments received following the DIS



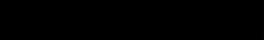
From: no_reply@cnv.org
Sent: February-18-26 6:54 PM
To: Planning
Subject: Comments on Active Application - 115 East 18th Street

Like: I don't like the proposal. I understand that there is a provincial mandate to increase housing supply however it is getting to the point where the North Shore is almost becoming unlivable due to the traffic, hospital wait times, incessant construction noise and disruption. The current infrastructure does not support the growth that is happening on the North Shore. The housing supply is being addressed but not the affordability. For every old building that is torn down, the existing tenants are forced out of their homes, where the rents are most certainly more affordable than anything they will move into. Older buildings are being demolished unnecessarily, which has a significant environmental impact, with the waste ending up in landfills, pollutants ending up in the air and huge resources being required to build something new. Bigger buildings dwarf the smaller structures around them, blocking light and views and creating parking issues. This particular building is literally taking up every inch of space on the lot. Parking is already hard to find in this area since the rental building at the North East corner of 18th was built with not enough parking spots, and they are proposing 21 parking stalls for 40 units. This is in addition to the building that has gone up on the corner of 17th and Lonsdale which again doesn't have enough parking spots and isn't even occupied yet. I understand that some buildings have reached the end of their lives, but where is the creative vision or the will to renovate and retrofit the buildings that are still structurally sound? By asking for public feedback I sincerely hope that Council listens to our concerns and doesn't cave to the Province and the developers. What is your responsibility to the current taxpayers whose lives are negatively impacted by never ending construction and possibly decreasing property values when the condo market gets saturated, as it has in Toronto?

Suggestion/change: Retrofit the existing structure, and if that isn't possible, keep it to 3 stories, with some green space and suitable parking spaces.

Best described as: I live in the City of North Vancouver

Contact:

Email: 

Phone:



From: no_reply@cnv.org
Sent: February-06-26 4:13 PM
To: Planning
Subject: Comments on Active Application - 115 East 18th Street

Like: Nothing, 18th street doesn't have enough parking and now wanting to add 40 units with only 21 parking stalls. We are now going to have to park blocks away to find a spot. North Vancouver doesn't have room for more rentals. The highway infrastructure can't handle more people

Suggestion/change: Either more parking, free parking, or don't build it. Ruining North Vancouver one rental building at a time.

Best described as: I live in the City of North Vancouver

Contact:

Email:

Phone:



From: no_reply@cnv.org
Sent: February-06-26 4:15 PM
To: Planning
Subject: Comments on Active Application - 115 East 18th Street

Like: Nothing. I think we don't have the infrastructure for buildings like this on our street. While I can appreciate that these are renter units, there is only 21 parking stalls for a 40 unit building which will further stress the parking issues in this area. The City has already made it more difficult for parking with the implementation of \$100.00 parking permits per vehicle. It is poor planning and the infrastructure of this area does not support more people.

Suggestion/change: Increase parking spaces in building and make them free. Renters don't have the money to pay 200 bucks a month for parking spaces and there is no more room on the street. This is very poor planning and will only make this area more condensed and difficult to live in. I do not support this at all.

Best described as: I live AND work in the City of North Vancouver

Contact:

Email:

Phone:



From: no_reply@cnv.org
Sent: February-08-26 9:21 AM
To: Planning
Subject: Comments on Active Application - 115 East 18th Street

Like: nothing = area is clogged already

Suggestion/change: The minimum number of off-street vehicle parking stalls shall be not less than two (2) stalls per dwelling unit within the development. Any parking stalls provided in excess of this minimum requirement may be conveyed or licensed to third parties on the open market, provided that such purchasers or licensees are residents or property owners within the local area, in accordance with all applicable municipal bylaws and regulations. This arrangement is intended to alleviate and materially reduce the existing parking shortage within the surrounding block.

Best described as: I live in the City of North Vancouver

Contact:

Email: [REDACTED]

Phone: [REDACTED]



From: no_reply@cnv.org
Sent: February-06-26 11:14 AM
To: Planning
Subject: Comments on Active Application - 115 East 18th Street

Follow Up Flag: Follow up
Flag Status: Flagged

Like: Insufficient information to say Y/N

Suggestion/change: Reduce the number of storeys. Remove car parking as it goes against your own mandate to reduce traffic. Provide clear info. on water usage, hydro costs, upgrades to infrastructure required to meet increased demand for utilities. Provide a clear timeline for construction completion with penalties. Increase green space (Trees). Provide more apartments for lower income as you are denying them reasonable rental opportunities AND REDUCING THE NO. OF BUILDINGS AVAILABLE. More new buildings only places increased pressure on utilities which are passed on to the taxpayer with no net gain.

Best described as: I live in the City of North Vancouver

Contact:

Email: [REDACTED]

Phone: [REDACTED]

From: [REDACTED]
Sent: February-05-26 8:01 PM
To: maral@m-aarchitects.com; Planning
Subject: [EXTERNAL]Virtual info session followup for 115 E 18th

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.

Maral & Hamed,

Thanks again for the "private" info session tonight! I can't believe I was the only one.

Just to reiterate my feedback:

I like:

- the size of the project & appreciate the utilization of this relatively small lot
- the design. The small step-back after the third floor really helps make increase in height feel smaller.
- the varied exterior finishes that play with texture and light & dark also help the size feel less monolithic.

My only concerns:

- the city has such a shortage of 3-bedroom (and larger) units.
- parking supply. Average car ownership from what I could find is still around 0.6 cars per unit which would be 24 spots, and there are only 9 on the drawings (excluding the visitor and car share spots).
- Perhaps, two visitor parking spots would suffice, and bump resident spots up to 11?

Personal anecdote: Our condo has 1 visitor parking for 31 units, and it is almost always empty (I'm the building caretaker, and I regularly survey the parking garage).

That said, I believe the proposal has maximized the number of spots that can be fit into this lot. I would support the city being lenient in terms of parking requirements for buildings of this scale, especially if there were more on-street reserved parking for car shares city-wide.

More generally, from the research I could find, car shares are effective at reducing ownership of 2nd cars, but don't have much effect on households with only one car, or households with tradespeople, shift-workers, young children, etc.

Hamed: I appreciate what you said about the city not being able to consider dedicated on-street car share spots in the context of any one development application; of course, streets are a public good for the whole neighbourhood. Please share my comment with engineering: As a resident of this block who uses Evo, it would be great to have a few dedicated on-street spots to make using car shares easier, even if those spots are underutilized. It is a barrier to use when there are no car shares nearby, and, when arriving home, parking is likewise difficult. If we want to encourage less car ownership, I think that would help.

Cheers,

[REDACTED]



From: no_reply@cnv.org
Sent: February-05-26 6:04 PM
To: Planning
Subject: Comments on Active Application - 115 East 18th Street

Like:

Suggestion/change:

Best described as: I live in the City of North Vancouver

Contact:

Email: [REDACTED]

Phone: [REDACTED]



From: no_reply@cnv.org
Sent: February-03-26 2:13 PM
To: Planning
Subject: Comments on Active Application - 115 East 18th Street

Like: I like the architecture, scale, varied finishes (colours and textures). If those remain true to the renders, I think the overall size is acceptable. I would support variances for height and setback.

Suggestion/change: 1. I would prefer the number of suites be reduced in favour of more 3-bedroom, family-friendly suites. 2. Parking. The lot is very small which makes providing parking stalls challenging. I get that. But car ownership still averages 1 per household (maybe as low as 0.6 in this case). I would encourage a more flexible approach: fewer visitor spots - replace two of those with more car-share spots. Allow two more car-share spots on-street in front of the building. Total = 6 car-share. Otherwise, I estimate new residents will be applying for on-street residential permits for 15-23 additional cars, and there just isn't capacity.

Best described as: I live AND work in the City of North Vancouver

Contact:

Email: [REDACTED]

Phone:



From: no_reply@cnv.org
Sent: February-01-26 7:20 PM
To: Planning
Subject: Comments on Active Application - 115 East 18th Street

Like: N/A

Suggestion/change: Please do not change the zoning. This building is far too tall for this lot, I realize that the building currently being constructed at 17th and Lonsdale is the same amount of stories, but it sits at a much lower grade. The building directly east of the proposed one will now be completely shaded in the afternoon. The access to parking will be in the alley, and with the building at 17th and Lonsdale's parking also there that will be a huge impact on the residents who already access their parking areas from the alley between E. 17th and 18th street. I live further east on the same block of 18th and am not encouraged by this proposal that would create alleyway underground parking accesses to two buildings so close to each other; this will inevitably create traffic chaos in the two alleys. Street parking along this block of East 18th is already difficult most times of the day.

Best described as: I live in the City of North Vancouver

Contact:

Email: [REDACTED]

Phone:



From: no_reply@cnv.org
Sent: January-25-26 6:17 PM
To: Planning
Subject: Comments on Active Application - 115 East 18th Street

Like: Nothing. Too tall /wide for the lot/immediate neighbourhood.

Suggestion/change: Nix it. The building(s) immediately to the east are half this one's height and will be in complete shade! Buildings further east have already lost half a block's worth of sunlight courtesy of the ugly chocolate brown building at 17th/Lonsdale STILL under construction. Parking is already a gong show along E18th. From their schematics. Looks like side entrances open up directly onto the alley parallel to Lonsdale between 18th and 17th. Nice view of the business dumpsters across the alley! Keep the 3 storey limit for new builds!!

Best described as: I live AND work in the City of North Vancouver

Contact:

Email: [REDACTED]

Phone: [REDACTED]



From: no_reply@cnv.org
Sent: January-24-26 5:31 PM
To: Planning
Subject: Comments on Active Application - 115 East 18th Street

Like: Nothing.

Suggestion/change: The building is way too big, and will be extremely disruptive to the residents who live in the surrounding buildings. We are already dealing with loud, consistent construction, including rude workers who leave trash everywhere and take our parking spots etc. this will only add to the existing congestion problem we have in north Vancouver.

Best described as: I live in the City of North Vancouver

Contact:

Email: [REDACTED]

Phone: [REDACTED]

1

END