



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

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**CALL TO ORDER**

**APPROVAL OF AGENDA**

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

**CONSENT AGENDA**

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

**RECOMMENDATION:**

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

**START OF CONSENT AGENDA**

**BYLAW – ADOPTION**

- \*2. "Temporary Loan Authorization Bylaw, 2022, No. 8904"

**RECOMMENDATION:**

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

**END OF CONSENT AGENDA**

**PUBLIC HEARING – 119-125 East 2<sup>nd</sup> Street – 4:00 pm**

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

*Bylaw No. 8922 to be considered under Item 3.*

**AGENDA**

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

**BYLAW – THIRD READING**

3. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8922” (East Second Lonsdale Project Ltd. / RH Architects, 119-125 East 2<sup>nd</sup> Street, CD-753)

**RECOMMENDATION:**

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8922” (East Second Lonsdale Project Ltd. / RH Architects, 119-125 East 2<sup>nd</sup> Street, CD-753) be given third reading.

**PUBLIC HEARING – 818-858 West 15<sup>th</sup> Street** (following Item 3)

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

*Bylaw No. 8896 to be considered under Item 4.*

**AGENDA**

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

**BYLAW – THIRD READING**

4. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8896” (Polygon Development 237 Ltd. / Shift Architecture, 818-858 West 15<sup>th</sup> Street, CD-745)

**RECOMMENDATION:**

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

**ADJOURN**





## THE CORPORATION OF THE CITY OF NORTH VANCOUVER

### PUBLIC HEARING / PUBLIC MEETING GUIDELINES

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

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

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

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

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

To speak at a Public Hearing or Public Meeting:

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

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

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

*Continued...*



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

### **PUBLIC HEARING / PUBLIC MEETING GUIDELINES – Continued**

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

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

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

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

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

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8904

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

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

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

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

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

1. This Bylaw shall be known and cited for all purposes as “**Temporary Loan Authorization Bylaw, 2022, No. 8904**”.
2. The Council is hereby authorized and empowered to borrow an amount or amounts not exceeding the sum of One Hundred and Nine million dollars (\$109,000,000), as the same may be required.
3. The form of obligation to be given as acknowledgement of the liability shall be a promissory note or notes bearing the corporate seal and signed by the Mayor and the Corporate Officer.
4. The money so borrowed shall be used solely for the purposes set out in “Harry Jerome Community Recreation Centre Loan Authorization Bylaw, 2022, No. 8909”.

READ a first time on the 16<sup>th</sup> day of May, 2022.

READ a second time on the 16<sup>th</sup> day of May, 2022.

READ a third time on the 16<sup>th</sup> day of May, 2022.

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

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MAYOR

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CORPORATE OFFICER

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**MINUTES OF THE REGULAR MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER AND ELECTRONICALLY (HYBRID) FROM CITY HALL, 141 WEST 14<sup>TH</sup> STREET, NORTH VANCOUVER, BC, ON **MONDAY, MAY 2, 2022****

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**REPORT**

12. Rezoning Application: 119-125 East 2<sup>nd</sup> Street (East Second Lonsdale Project Ltd. / RH Architects, CD-753) – File: 08-3400-20-0052/1

Report: Planner 2, April 27, 2022

Moved by Councillor Valente, seconded by Councillor McIlroy

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

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

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

THAT the community benefits listed in the report section “Density Bonus and Community Benefits” be secured through agreements at the applicant’s expense and to the satisfaction of staff;

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

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

**CARRIED UNANIMOUSLY**

**BYLAW – FIRST AND SECOND READINGS**




13. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8922” (East Second Lonsdale Project Ltd. / RH Architects, 119-125 East 2<sup>nd</sup> Street, CD-753)

Moved by Councillor Valente, seconded by Councillor McIlroy

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8922” (East Second Lonsdale Project Ltd. / RH Architects, 119-125 East 2<sup>nd</sup> Street, CD-753), be given first and second readings.

**CARRIED UNANIMOUSLY**



 Department Manager	 Director	 CAO
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The Corporation of **THE CITY OF NORTH VANCOUVER**  
**PLANNING & DEVELOPMENT DEPARTMENT**

**REPORT**

To: Mayor Linda Buchanan and Members of Council

From: Matthew Menzel, Planner 2

Subject: REZONING APPLICATION: 119-125 EAST 2<sup>ND</sup> STREET (EAST  
SECOND LONSDALE PROJECT LTD / RH ARCHITECTS, CD-753)

Date: April 27, 2022 File No: 08-3400-20-0052/1

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

**RECOMMENDATION**

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

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

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

THAT the community benefits listed in the report section "Density Bonus and  
Community Benefits" be secured through agreements at the applicant's expense  
and to the satisfaction of staff;

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

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

## ATTACHMENTS

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

## SUMMARY

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

**Table 1. Project Information**

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

## DISCUSSION

### Site and Surrounding Uses

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

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

Details of the surrounding uses are provided in table following.

**Table 2. Surrounding Uses**

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



Direction	Address	Zoning	Description	OCP
South (across lane)	116-124 E 1 <sup>st</sup> St.	Lower Lonsdale 3	Public Parking Park	Mixed Use – Level 4A (High Density) Max. 2.6 FSR with 1.0 FSR bonus density
East	131 E 2 <sup>nd</sup> St. 137-143 E 2 <sup>nd</sup> St.	Lower Lonsdale 4	Social facilities 1-storey commercial	Mixed Use – Level 4A (High Density) Max. 2.6 FSR with 1.0 FSR bonus density
West (across lane)	128-130 Lonsdale 140-142 Lonsdale 144-146 Lonsdale 150-152 Lonsdale	Lower Lonsdale 2 CD Zone	1-2 storey commercial	Mixed Use – Level 4A (High Density) Max. 2.6 FSR with 1.0 FSR bonus density

## Proposal

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

**Table 3: Development proposal overview**

Element	Proposal
<b>Density</b>	3.6 FSR
<b>Commercial Retail Space</b>	Total of 653 square metres (7,029 square feet) or 0.58 FSR: <ul style="list-style-type: none"> <li>• Office – 322 square metres (3,466 square feet)</li> <li>• Commercial – 331 square metres (3,563 square feet)</li> </ul>
<b>Unit Mix</b>	28 residential strata units, including: <ul style="list-style-type: none"> <li>• Five one-bed units;</li> <li>• 14 two-bed units; and</li> <li>• Nine three-bed units (32%).</li> </ul>
<b>Adaptable Units</b>	Eight Level 2 adaptable units (29%)
<b>Residential Amenity</b>	Indoor – 99 square metres (1,062 square feet) Outdoor – approximately 48 square metres (516 square feet)



## **Policy Context and Planning Analysis**

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

### ***Land Use***

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

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

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

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

### ***Built Form & Urban Design***

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

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

Along East 2<sup>nd</sup> Street, the CRUs are set back by two feet from the property line, ensuring a wider and engaged pedestrian realm. The upper level residential is further setback from the street, for a total of a 5 foot (1.5 metre) front setback. Further articulation of the building massing from Level 2 and up offer more visual interests from

the surrounding public realm. Lastly, the strategy of placing generously sized balconies along the lane elevations also contribute to visual interests as well as enhanced liveability and neighbourliness.

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

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

### ***Density***

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

### ***Zoning Variances***

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

**Table 4. Summary of Proposed Zoning Changes**

	<b>BASE LL-4 ZONE</b>	<b>PROPOSED CD-753 ZONE</b>
<b>Permitted Principal Uses</b>	Retail-Service Group 1 Accessory Residential and Parking Uses Tourist Accommodation Use Civic Use	Retail-Service Group 1A Retail-Service Group 1 (restricted to rear tenancies not fronting East 2 <sup>nd</sup> Street) Accessory Residential Uses (permitted on the second storey and above) Accessory Parking Uses
<b>Principal Buildings</b>	One per lot	No change to the current LL-4 base zone
<b>Density Maximum</b>	2.6 FSR  1.0 FSR to be located below the third storey	3.6 FSR
<b>Lot Coverage Maximum</b>	90%, reduced to 35% above the second Storey	92 %, reduced to 51% above the second storey
<b>Height Maximum</b>	23.0 metres (75 feet)	23.0 metres (as per the OCP)

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

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

#### Lot Coverage

The application seeks a minor variation to the Lot Coverage requirements set for the LL-4 zone:

- Instead of ground level coverage of 90%, the application proposes a ground level coverage of 92%.
- Instead of an upper level massing of 35% lot coverage, the application proposes an upper level massing of 51%.

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

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

- CD-648 (117-135 West 1<sup>st</sup> Street);
- CD-716 (309-311 West 1<sup>st</sup> Street); and
- CD-729 (200 West Esplanade).

#### Siting Requirement

The application seeks to vary the setbacks to the rear lot line and the flanking lane.

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

#### ***Transportation, Parking and Loading***

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

#### Vehicle Parking, Bicycle Parking & Loading

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

**Table 5: Proposed Vehicle and Bicycle Parking**

<b>Car Parking</b>	Total of 48 spaces, comprised of: <ul style="list-style-type: none"><li>• 34 Resident parking spaces (including four (4) disability spaces);<ul style="list-style-type: none"><li>○ 1.2 spaces per unit;</li></ul></li><li>• Three Residential Visitor spaces (including one disability space); and</li><li>• 11 commercial spaces (including one disability space).</li></ul>
<b>Bicycle Parking</b>	Residential: <ul style="list-style-type: none"><li>• Secure – 42 spaces;</li><li>• Short Term – 6 spaces.</li></ul> Commercial: <ul style="list-style-type: none"><li>• Secure – 3 spaces;</li><li>• Short Term – 4 spaces.</li></ul>
<b>Loading Spaces</b>	One at-grade loading bay.

### Loading and Servicing

The proposal has provided one off-street loading bay, which meets the Zoning Bylaw. This arrangement will ensure all loading, including garbage and recycling, will be undertaken on-site, and will therefore not impact the functionality of the road network.

### **Relocation of Existing Retail and Service Tenants**

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

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

### **Density Bonus and Community Benefits**

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

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

**Table 8. Estimated Value of Community Benefits through Density Bonusing**

Density Value Calculation	Value
Density Bonus to 2.6 FSR / OCP Density (@ \$25 / sq. ft.)	\$ 0
Density Bonus to 3.6 FSR Max Bonus (@ \$190 / sq. ft.)	\$ 2,280,190
<b>Total Value of Community Benefits</b>	<b>\$ 2,280,190</b>

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

**Table 9. Community Benefits Allocation**

Community Benefit	Value
<b>A. Cash Contributions</b>	
Contribution to Community Amenity Reserve Fund (80%)	\$ 1,824,152
Contribution to Affordable Housing Reserve Fund (20%)	\$ 456,038

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

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

## **Legal Agreements**

The following would be secured as conditions of this rezoning:

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

## **ADVISORY BODY INPUT**

### **Advisory Design Panel**

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

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

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

## **COMMUNITY CONSULTATION**

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

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

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



The main reasons for support were:

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

The main concerns were:

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

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

*Staff response:*

*Building Height & View impacts*

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

*Family Friendly Housing*

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

**Process When No Public Hearing Held**

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

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

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

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

## FINANCIAL IMPLICATIONS

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

## CONCLUSION

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

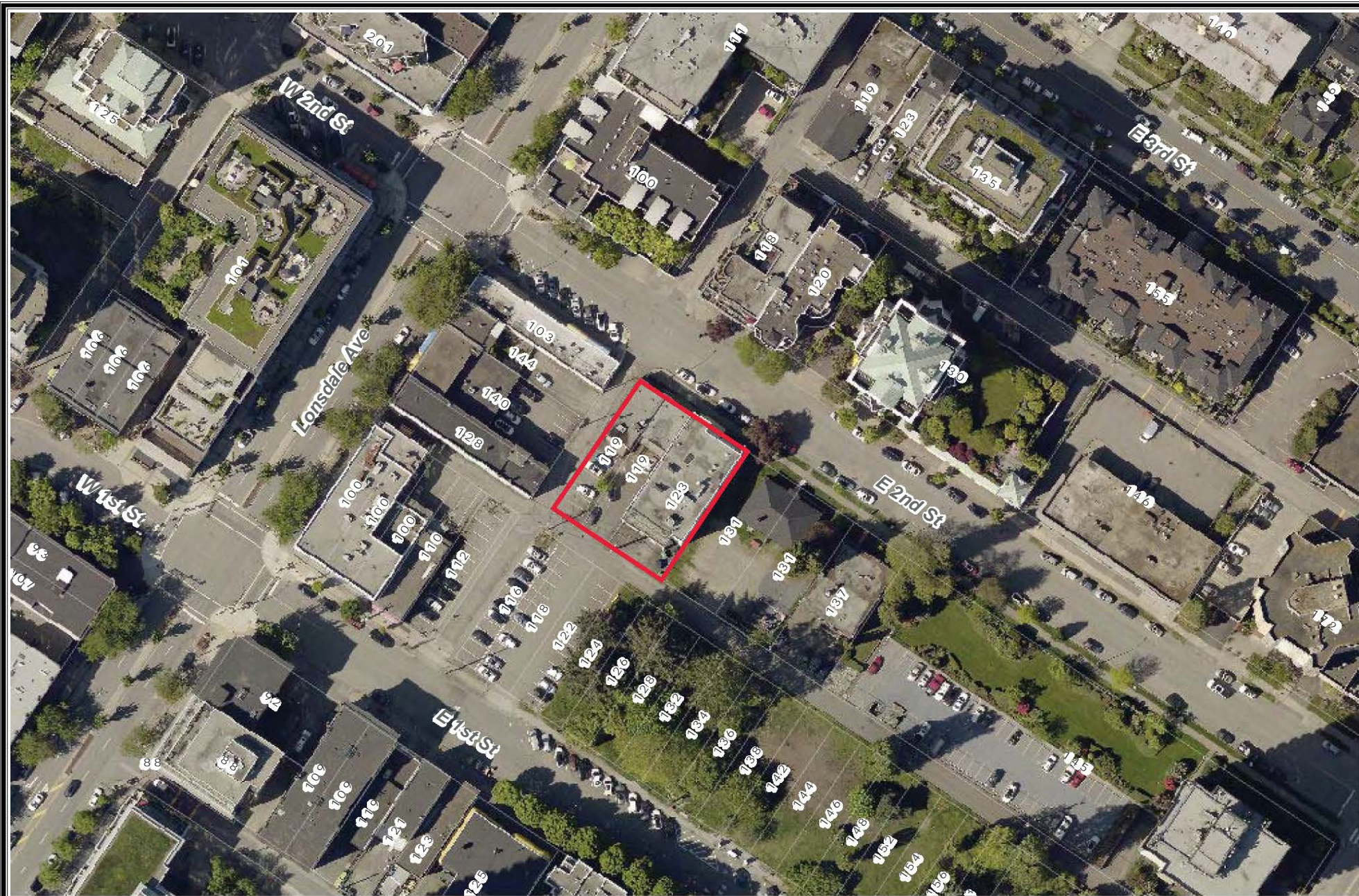
RESPECTFULLY SUBMITTED:



---

Matthew Menzel  
Planner 2







# MIXED-USE RESIDENTIAL DEVELOPMENT

119 - E. 2nd Street, City of North Vancouver, B.C.

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## REZONING APPLICATION FINAL

12 APRIL 2022

**STABURN**  
GROUP

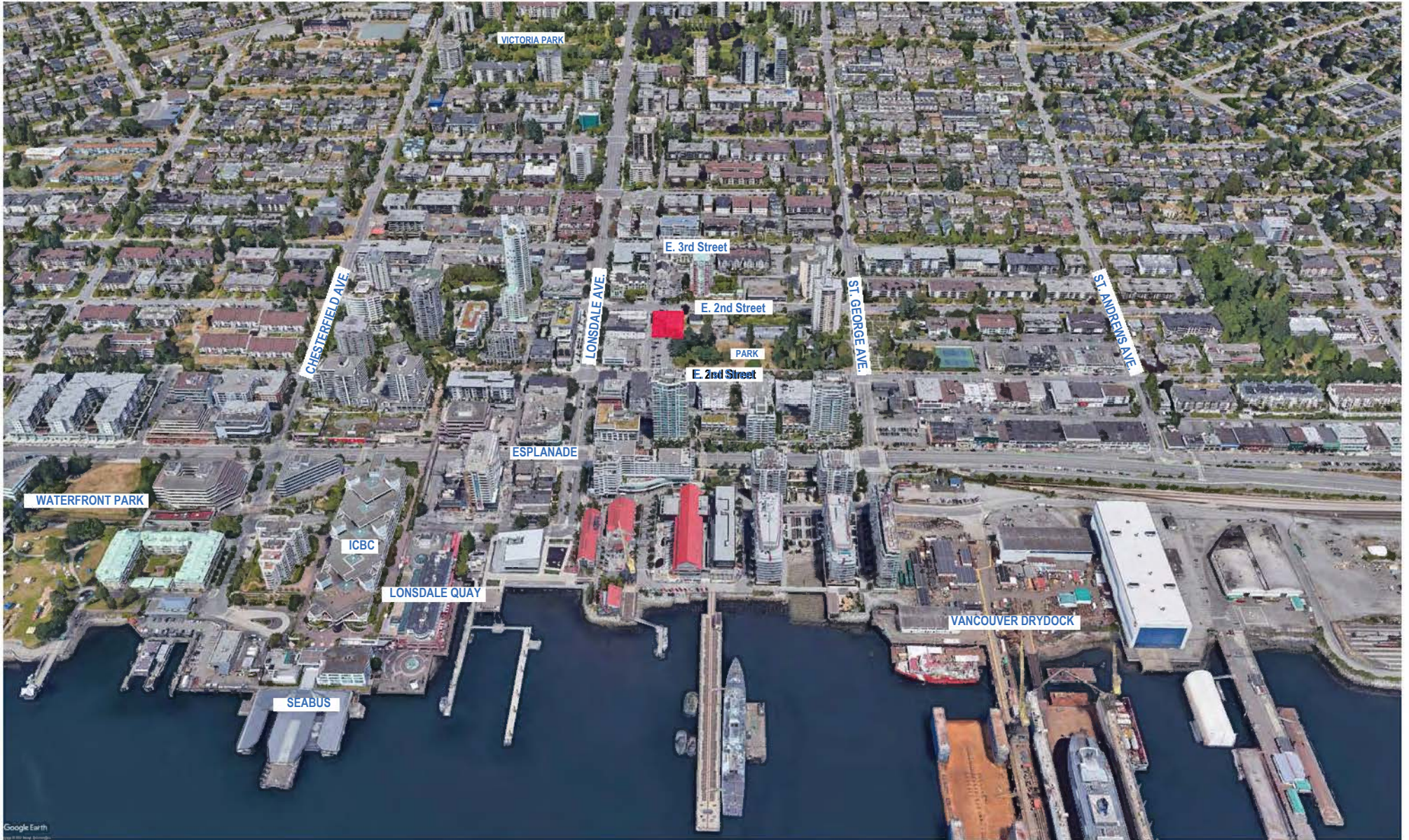
#200 - 111 Lonsdale Avenue,  
North Vancouver, BC V7M 2E7  
T: 604.770.2588



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PROJECT:  
**Mixed-Use Res. Development**  
 119 - 123 E. 2nd Street, City of North Vancouver B.C.

DRAWING TITLE :  
**Aerial Context Map**



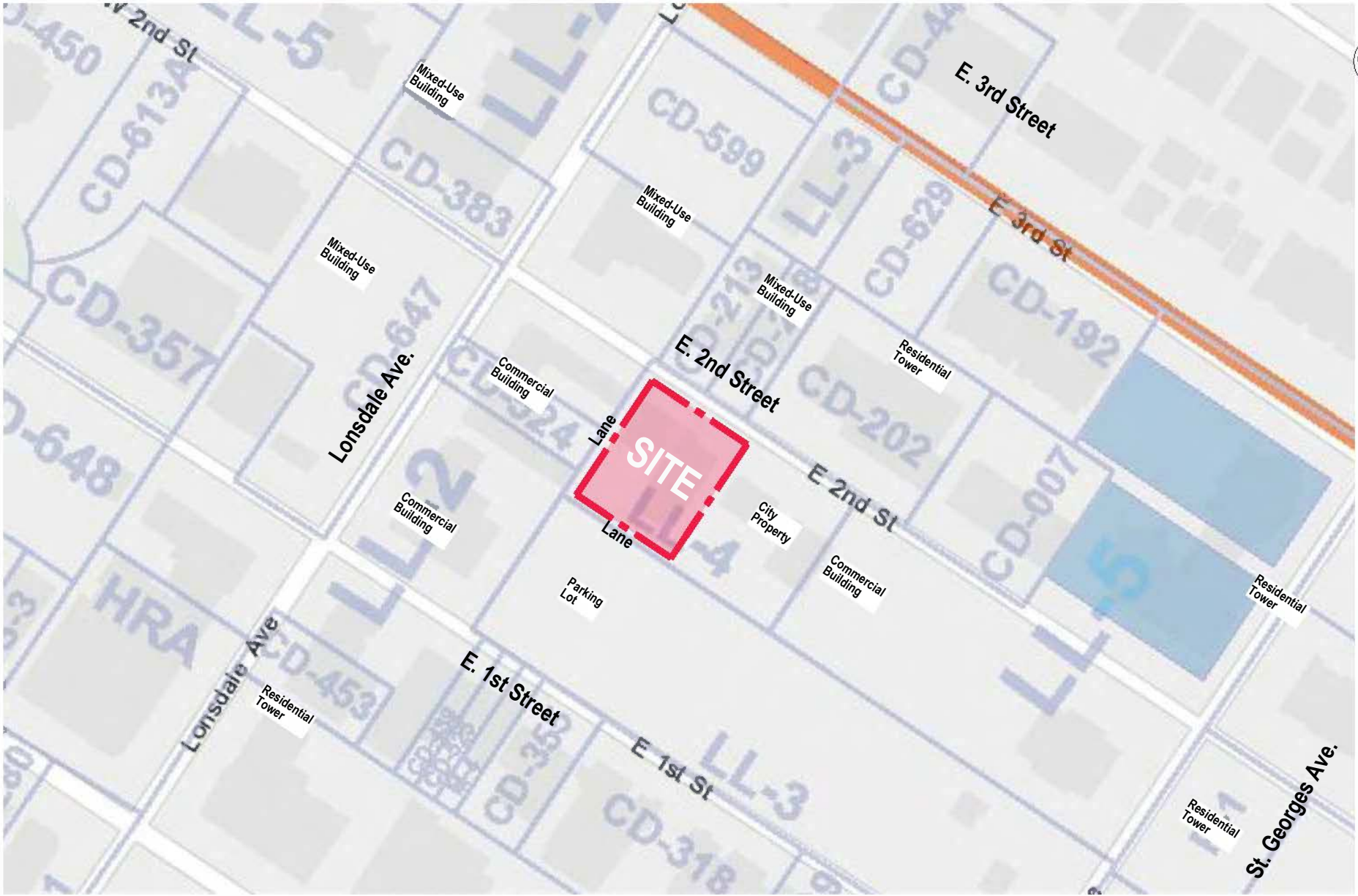
DATABASE: 1912-MAP  
 PROJECT NO: 1912  
 DATE: 12 APR 2022  
 SCALE: 1" = 150'-0"





## LEGEND :

- PROJECT SITE
- ▲ REGIONAL LANDMARKS
- ▲ HERITAGE BUILDINGS
- SHOPPING AREA / MARKET PLACE
- PUBLIC SPACES
- TRANSIT HUB
- BUS STOP
- BIKE LANE / ROUTES
- GATEWAYS AND FOCAL POINTS
- PARKS / CITY GARDEN
- CITY GARDEN
- SURROUNDING URBAN FABRIC AND CHARACTER
- SIGNIFICANT REGIONAL VIEW CORRIDORS



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 119 - 123 E. 2nd Street, City of North Vancouver B.C.

DRAWING TITLE :  
**Zoning Map**



DATABASE: 1912-MAP  
 PROJECT NO: 1912  
 DATE: 12 APR 2022  
 SCALE: 1" = 150'-0"



**Land Use Designation**  
This map should be viewed in conjunction with the provisions of Sections 2.1 and 2.2 of Chapter 1

Land Use Designation	OCF Density (FSR)	Maximum Bonus (FSR)
Residential Level 1 (Low Density)	0.5	
Residential Level 2 (Low Density)	0.5	
Residential Level 3 (Low Density)	0.75	
Residential Level 4A (Medium Density)	1.0	
Residential Level 4B (Medium Density)	1.25	
Residential Level 5 (Medium Density)	1.6	up to 1.0
Residential Level 6 (High Density)	2.3	up to 1.0
Mixed Use Level 1 (Low Density)	1.0	
Mixed Use Level 2 (Medium Density)	2.0	up to 0.5
Mixed Use Level 3 (Medium Density)	2.3	up to 0.5
Mixed Use Level 4A (High Density)	2.6	up to 1.0
Mixed Use Level 4B (High Density)	3.0	up to 1.0
Harbourside Waterfront (Mixed Use)	2.05	up to 0.15
Parks, Recreation & Open Space		
School & Institutional		
Commercial		
Mixed Employment		
Industrial		
Maximum Building Heights in Metres		
Special Study Area		
City Boundary		

**Example Height Equivalencies**

Metres	Approx. Storeys
12-13	4
18-19	6
23-25	8
37	12
46	15
55-56	18
68	22
74	24
85	30



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119 - 123 E. 2nd Street, City of North Vancouver B.C.

DRAWING TITLE:

**Land Use Map**

**STABURN**  
GROUP

DATABASE: 1912-MAP  
PROJECT NO: 1912  
DATE: 12 APR 2022  
SCALE: 1" = 150'-0"

**3**



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**Mixed-Use Res. Development**  
119 - 123 E. 2nd Street, City of North Vancouver B.C.

DRAWING TITLE:

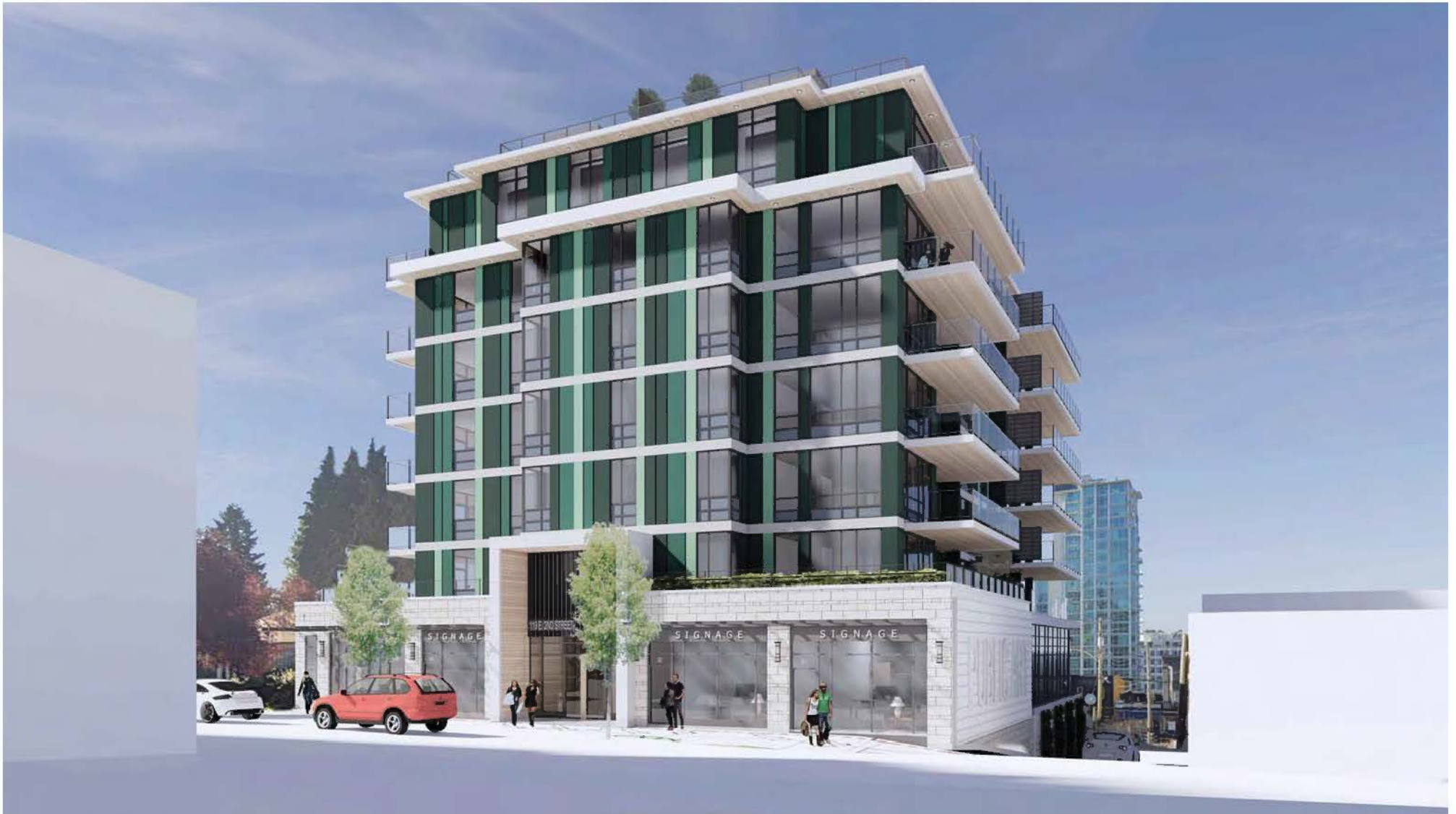
**3D Massing**

**STABURN**  
GROUP

DATABASE: 1912-COVER  
PROJECT NO: 1912  
DATE: 12 APR 2022  
SCALE: NA

**4**





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PROJECT:

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119 - 123 E. 2nd Street, City of North Vancouver B.C.

DRAWING TITLE:

**E 2nd Street View**

**STABURN**  
GROUP

DATABASE: 1912-COVER  
PROJECT NO: 1912  
DATE: 12 APR 2022  
SCALE: NA

**4.1**





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PROJECT:

**Mixed-Use Res. Development**  
119 - 123 E. 2nd Street, City of North Vancouver B.C.

DRAWING TITLE:

**Lane View - SE corner**



DATABASE: 1912-COVER  
PROJECT NO: 1912  
DATE: 12 APR 2022  
SCALE: NA



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PROJECT:

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119 - 123 E. 2nd Street, City of North Vancouver B.C.

DRAWING TITLE:

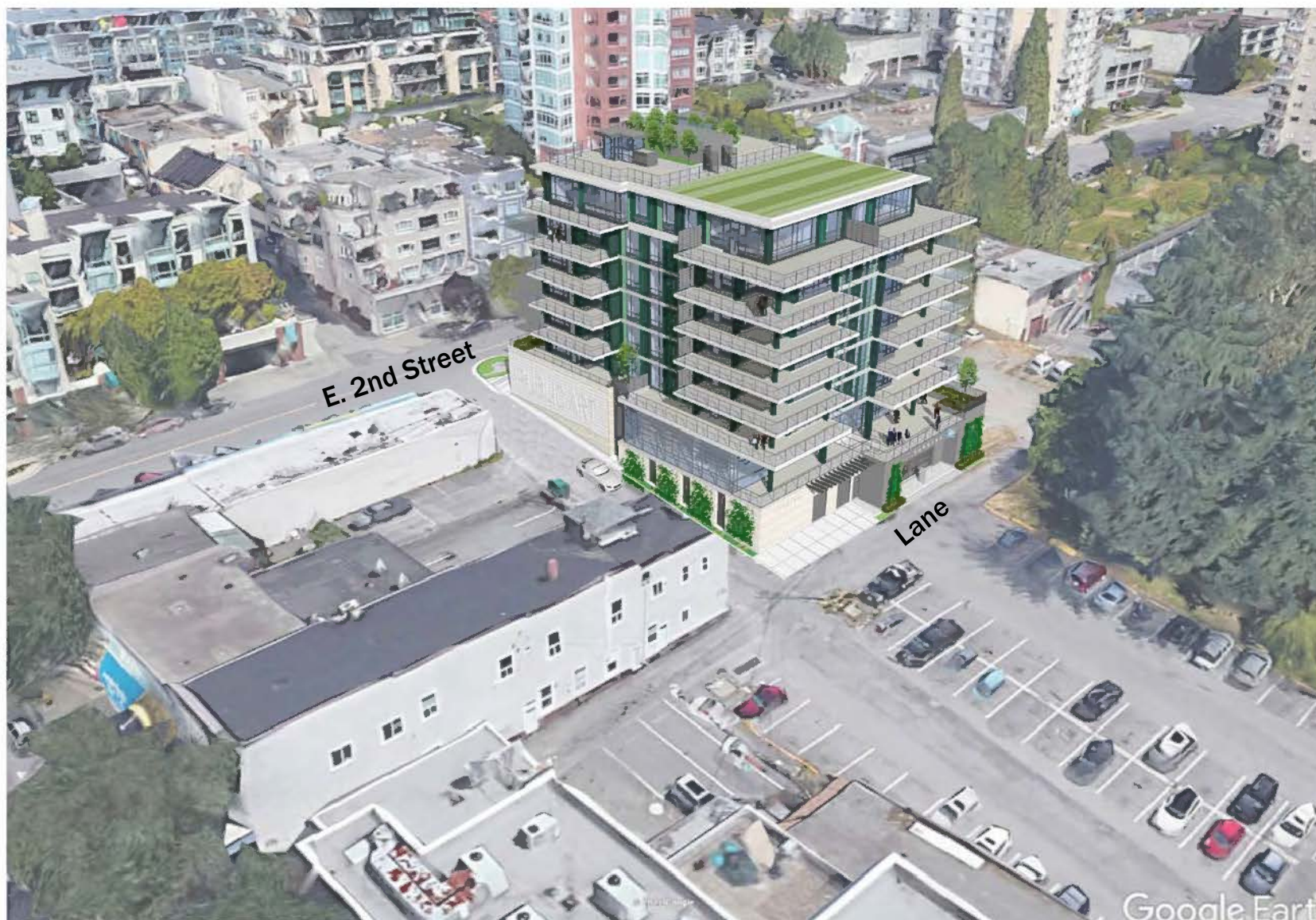
**Aerial - NW corner**

**STABURN**  
GROUP

DATABASE: 1912-COVER  
PROJECT NO: 1912  
DATE: 12 APR 2022  
SCALE: NA

**4.3**





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PROJECT:

**Mixed-Use Res. Development**  
119 - 123 E. 2nd Street, City of North Vancouver B.C.

DRAWING TITLE:

**Aerial - SW corner**

**STABURN**  
GROUP

DATABASE: 1912-COVER

PROJECT NO: 1912

DATE: 12 APR 2022

SCALE: NA

**4.4**





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PROJECT:  
**Mixed-Use Res. Development**  
 119 - 123 E. 2nd Street, City of North Vancouver B.C.

DRAWING TITLE :  
**Aerial - NE corner**



DATABASE: 1912-COVER  
 PROJECT NO: 1912  
 DATE: 12 APR 2022  
 SCALE: NA

**4.5**





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PROJECT:

**Mixed-Use Res. Development**  
119 - 123 E. 2nd Street, City of North Vancouver B.C.

DRAWING TITLE:

**Main Entry Lobby**

**STABURN**  
GROUP

DATABASE: 1912-COVER  
PROJECT NO: 1912  
DATE: 12 APR 2022  
SCALE: NA

**4.6**





Aerial View - Northwest



Aerial View - Northeast



Aerial View - Southwest



Aerial View - Southeast



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PROJECT:  
**Mixed-Use Res. Development**  
119 - 123 E. 2nd Street, City of North Vancouver B.C.

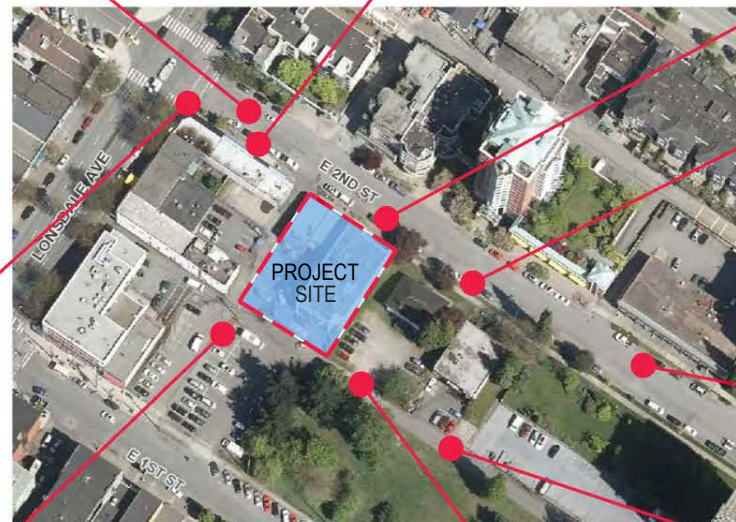
DRAWING TITLE:  
**GoogleEarth Views**

**STABURN**  
GROUP

DATABASE: 1912-MAP  
PROJECT NO: 1912  
DATE: 12 APR 2022  
SCALE: NA

**4.7**





**SITE PHOTOS**



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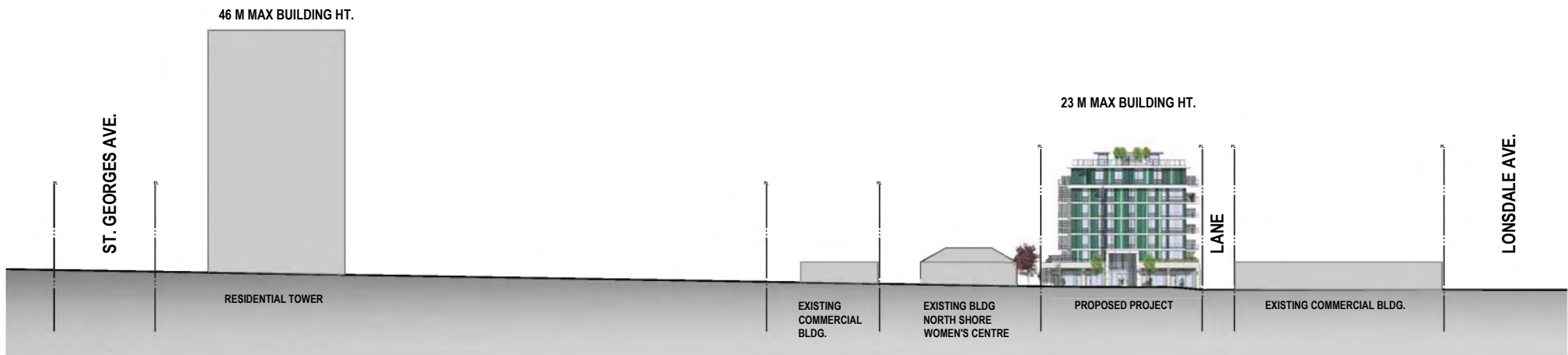
PROJECT:  
**Mixed-Use Res. Development**  
119 - 123 E. 2nd Street, City of North Vancouver B.C.

DRAWING TITLE:  
**Site Photos**

**STABURN**  
GROUP

DATABASE: 1912-SITE PHOTOS  
PROJECT NO: 1912  
DATE: 12 APR 2022  
SCALE: NA

**4.8**



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PROJECT:

**Mixed-Use Res. Development**  
119 - 123 E. 2nd Street, City of North Vancouver B.C.

DRAWING TITLE :

**Streetscape**



DATABASE: 1912-COVER  
PROJECT NO: 1912  
DATE: 12 APR 2022  
SCALE: 1" = 60'-0"

**4.9**



FINISH SCHEDULE	
MATERIALS	COLOR
1 MANUFACTURED STONE CLADDING	ARRISCRAFT RENAISSANCE SERIES "WHEAT" SMOOTH
2A CONCRETE W/ ELASTOMERIC COATING- ROOF FASCIA	BENJAMIN MOORE ( OC -7 'CREAMY WHITE')
2B CONCRETE W/ ELASTOMERIC COATING- WALL	BENJAMIN MOORE (2134-10 'WROUGHT IRON')
3A WINDOW WALL RAISED METAL SPANDREL PANEL 1	BENJAMIN MOORE (HC-134 'TARRYTOWN GREEN')
3B WINDOW WALL RAISED METAL SPANDREL PANEL 2	BENJAMIN MOORE (HC-130 'WEBSTER GREEN')
3C WINDOW WALL RAISED METAL SPANDREL PANEL 3	BENJAMIN MOORE (HC-132 'HARRISBURG GREEN')
3D WINDOW WALL METAL SPANDREL PANEL 4	BENJAMIN MOORE (2122-10 'DARK PEWTER')
3E WINDOW WALL RAISED METAL SPANDREL PANEL 5	BENJAMIN MOORE ( OC -7 'CREAMY WHITE')
4 ALUMINUM STOREFRONT GLAZING SYSTEM	FRAME- STOCK BLACK GLASS- CLEAR
5 ALUMINUM WINDOW WALL DOUBLE GLAZED SYSTEM- GLASS PANEL	FRAME- STOCK BLACK GLASS- CLEAR
6 ALUMINUM BALCONY RAILING & POST EXTERIOR GUARD	STOCK BLACK
7 ALUMINUM GLIDERAIL / PRIVACY SCREEN	STOCK BLACK
8 PRE-CAST CONCRETE CANY WINDOW SILLS & STEEL WINDOW HEADS	BENJAMIN MOORE ( OC -7 'CREAMY WHITE')
9 ALUMINUM SOFFIT - WOOD LOOK	LONGBOARD- LIGHT FIR
10 DOUBLE GLAZED ALUM. WINDOW/DOORS	FRAME- STOCK BLACK GLASS- CLEAR
11 MECHANICAL/ELEVATOR PENTHOUSE SCREENING	STOCK BLACK
12 EXIST DOORS / OVERHEAD DOORS	BENJAMIN MOORE (2134-10 'WROUGHT IRON')
13 LIGHTING FIXTURES	STOCK BLACK
14 CONCRETE VERTICAL FINIS / COLUMNS	BENJAMIN MOORE ( OC -7 'CREAMY WHITE')
15 METAL AND GLASS CANOPY	BENJAMIN MOORE (2134-10 'WROUGHT IRON')
16 PARKADE GATES & PARKADE ALUMINUM PICKET PARTITIONS	BENJAMIN MOORE (2134-10 'WROUGHT IRON')



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PROJECT:

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119 - 123 E. 2nd Street, City of North Vancouver B.C.

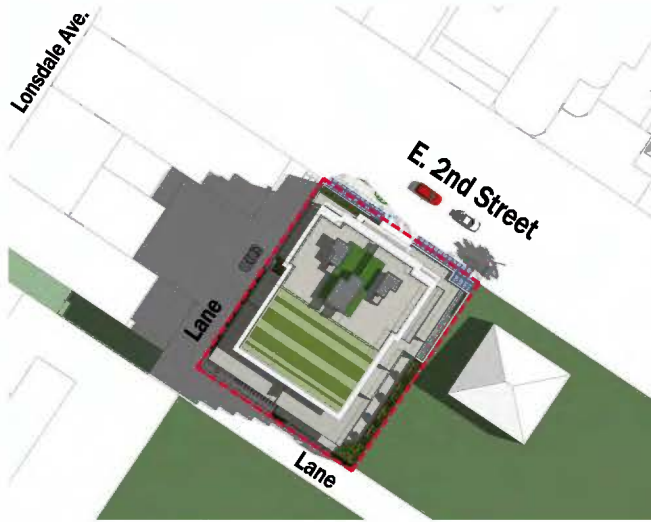
DRAWING TITLE:

**Material Boards**

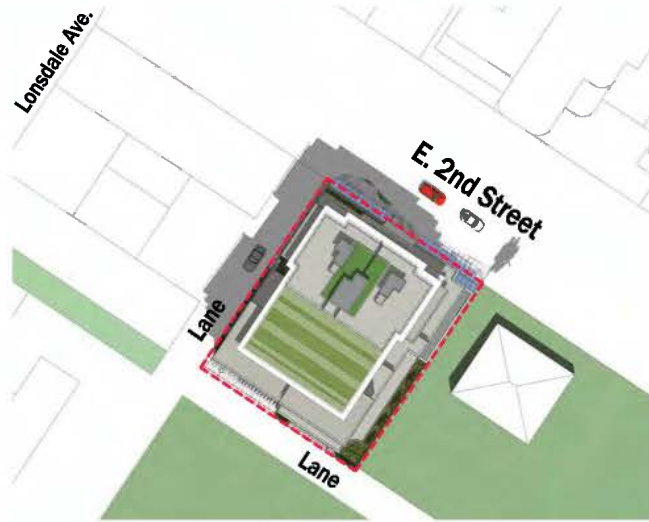
**STABURN**  
GROUP

DATABASE: 1912-MAP  
PROJECT NO: 1912  
DATE: 12 APR 2022  
SCALE: NA

**5.0**



June 21 9am



June 21 12pm



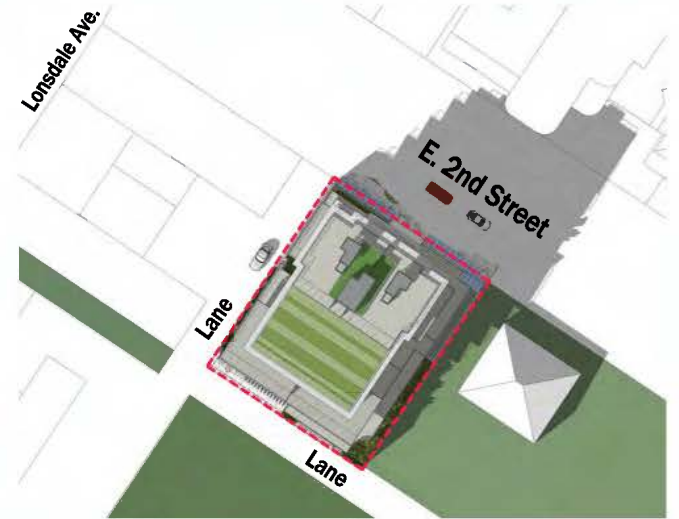
June 21 3pm



Sept 21 9am



Sept 21 12pm



Sept 21 3pm



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PROJECT:

**Mixed-Use Res. Development**  
119 - 123 E. 2nd Street, City of North Vancouver B.C.

DRAWING TITLE:

**Shadow Diagram**



DATABASE: 1912-SHADOW  
PROJECT NO: 1912  
DATE: 12 APR 2022  
SCALE: NA



	CURRENT DESIGNATION/REGULATION		PROPOSED DESIGNATION/REGULATION	
DCP Designation	Mixed Use Level 4A			
ZONE	Lower Lonsdale Zone LL-4		Comprehensive Development	
SITE AREA	12,001 SF	1,115 M2		
FSR (a) 1.20	1.2	14,401 SF	1,338 M2	0.59 652 M2 Commercial
FSR (b) 2.60 (DCP Density)	2.60	31,203 SF	2,899 M2	3.01 3,361 M2 Residential
FSR 3.60 (LL-4, up to 1.00 Max. bonus)	3.60	43,204 SF	4,014 M2	3.60 4,014 M2 TOTAL FSR
LOT COVERAGE Max.	90%	1,003 M2	92%	1,027 M2 7,046 SF
LOT COVERAGE Above the 2nd storey	35%	390 M2	51%	574 M2 7,100 SF
MAX. BUILDING HEIGHT	75.50 Ft.	23.01 M	23.00 M	75.50 Ft.
Elevator Machine rm. Parapet ht.	n/a	n/a	24.84 M	81.50 Ft.
SITING :	REQUIRED :		PROVIDED :	
FRONT - E. 2nd STREET	n/a	n/a	2.00 Ft. Comm.	0.61 M
			5.00 Ft. Res.	1.52 M
SIDE (Lane, West Pl.)	n/a	n/a	2.00 Ft. Comm.	0.61 M
SIDE (East Pl.)	n/a	n/a	20.00 Ft. Res.	6.10 M
REAR (Lane)	10.00 Ft.	3.05 M	10.00 Ft. Res.	3.05 M
PARKING :	REQUIRED :		PROVIDED :	
Commercial Uses: LL-4 1/75m2 (807 ft2) Gross Floor Area	652 M2	9 spaces	11 spaces	(11 EV Stalls)
Residential :	28 units	29 spaces	37 spaces	1.32 spaces
1.05 spaces per Dwelling Unit				
Visitors Parking :	28 units	3 spaces	3 spaces	part of the required parking
0.30 spaces per Dwelling Unit				(2 EV Stalls)
Total Parking		38 spaces	48 spaces	10 spaces (sup/inf)
Disability Parking Commercial Uses	3 space per 10-25 spaces	1 space	1 space	Per By-Law
Disability Parking Level 1 Adaptable	3 spaces per 26-50 units	2 spaces	1 space	
Disability Parking Level 2 or 3 Adaptable	4 spaces per 26-50 units	4 spaces	4 spaces	
Small Cars	35% max. Allowed	13 spaces	6 spaces	0%
Electric Vehicle Cars	100% Residential parking	28 spaces	34 spaces	100% Residential parking
Loading Space : 1 space per 330.5 m2 (35,000 ft2) of Commercial Gross Floor Area	652 M2	1 space	1 space	Per By-Law
BICYCLE PARKING :	REQUIRED :		PROVIDED :	
Residential Uses: Secure, 1.5 spaces/unit	28 units	42 bikes	42 bikes	Per By-Law
Residential Uses: Short-Term, 20-59: 6 spaces, 60 units or more, 6/60 units	28 units	6 bikes	6 bikes	
Commercial Uses: LL-4 Short-Term, 6/100m2 Commercial Gross Floor Area	652 M2	4 bikes	4 bikes	
Commercial Uses: LL-4 Secure, 1/250m2 Commercial Gross Floor Area	652 M2	3 bikes	3 bikes	Per By-Law

Imperial

Unit	Unit Type / Description	Unit Area (m²)	Unit Distribution per Floor Level							Total Units	Total Area (m²)	Unit Mix
			Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7			
Unit A	1 Bedroom	563	1							1	563	4% 1 Bedroom
Unit A1 AU Level Two	1 Bedroom + Den	701		1	1	1	1	1		4	2,804	14% 1 Bedroom + Den
Unit B	2 Bedroom	720	1							1	720	4% 2 Bedroom
Unit C	2 Bedroom + Den	1,166	1							1	1,166	
Unit C2	2 Bedroom + Den	1,051		1	1	1	1	1		4	4,204	40% 2 Bedroom + Den
Unit C3 AU Level Two	2 Bedroom + Den	847		1	1	1	1	1		4	3,388	
Unit C4	2 Bedroom + Den	1,255		1	1	1	1	1		4	5,020	
Unit C1	3 Bedroom	1,501	1	1	1	1	1	1		5	7,505	
Unit D	3 Bedroom	1,252							1	1	1,252	32% 3 Bedroom
Unit D1	3 Bedroom	1,237							1	1	1,237	
Unit E	3 Bedroom	1,336							2	2	2,672	
Total			4	5	5	5	5	4		28 Units	30,531	100%

Adaptable Unit	Unit Type / Description	# of Units
Unit A1 AU Level Two	1 Bedroom + Den	4
Unit C3 AU Level Two	2 Bedroom + Den	4
		8 Units
Total Adaptable Units Level Two (min. 25%)		25%

APARTMENT	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7	
Unit Area (Net Floor Area) per Floor	3,948	5,357	5,357	5,357	5,357	5,155		30,531
Retail Uses Space	3,495							3,495
Office Uses space	3,558							3,558
Residential Lobby	454							454
Residential Elevator Core & Exit Staircase	871							871
Residential Amenity Area	1,068							1,068
Common Area	835	817	817	817	817	836		4,992
Gross Floor Area	8,348	8,851	8,174	8,174	8,174	5,991		44,886
	(776 M2)	(544 M2)	(574 M2)	(574 M2)	(574 M2)	(557 M2)		(42 M2)
								- 454 Less Res. Lobby Exclusion
								- 1,068 Less Res. Amenity Exclusion
								- 160 Less Adaptable units Exclusion
								(4,034 M2)
								43,264 FSR F2

Density :												
	Gross Floor Area (M²)					# of Units	Parking Required		Visitors		Bicycle Space	
	Retail Uses	Office Uses	Res. lobby	Amenity	Res.		Comm. 1/75m2 (807 Ft2) Gross Floor Area	Res. 1.05/m2	Comm. 1/250 m2	Res 1.5/m2 (16,000 ft2)	Comm. 1/250 m2 (26,000 ft2)	
Level 1	322	331	42		99	81	0	9	0.0	0.0	0	1
Level 2						484	4		4.2	0.4	5	
Level 3						574	5		5.3	0.5	8	
Level 4						574	5		5.3	0.5	8	
Level 5						574	5		5.3	0.5	8	
Level 6						574	5		5.3	0.5	8	
Level 7						557	4		4.2	0.4	5	
Total	322	331	42	99	3,376	28	9	29.4	2.8	42	3	
Residential 28 37 Residential Parking Provided												
Visitors 3 3 Visitors Parking Included												
Commercial Parking: 1/75m2 (807 Ft2) Gross Floor Area												
Commercial 9 11 Commercial Parking Provided												
Parking Required 39 48 Parking Provided												
100% EV Residential Stalls												
Res. lobby			42	M²	FSR Exclusions							
Amenity			99	M²	FSR Exclusions							
No. of Adaptable Level 2 units	0	29%	15	M²	Adaptable units 1.85m2 (20,000) Exclusions							
			156	M²	Total FSR Exclusions							
Retail GFA			322	M²	0.39 FSR							
Offices GFA			331	M²	0.39 FSR							
Residential GFA			3,312	M²	3.361 M²	1	1.01 Residential FSR 4/floor reduction					
Total Gross Floor Area			4,170	M²								
Less FSR Exclusions			156	M²								
FSR			4,014	M²								
Site Area			1,115	M²								
FSR			3.60									
Disability Parking Space requirements:												
Res. Level 1 or 1 Adaptable dwelling Units 6 HC stalls (24-36 required parking - 4 HC stalls required)												
Non-Residential Uses 1 HC stalls (9-25 required parking - 1 stall required)												
Bicycle Parking Space requirements:												
Residential Uses Short-Term 6 Bike Spaces												
Residential Uses Long-Term (1.5/m2) Secure 42 Bike Spaces												
Commercial Uses Short-Term (6/1,000 m2) 6/44 Bike Spaces												
Commercial Uses Long-Term (1/250m2) 6/44 Bike Spaces												

Metric

Unit	Unit Type / Description	Unit Area (m²)	Unit Distribution per Floor Level							Total Units	Total Area (m²)	Unit Mix
			Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7			
Unit A	1 Bedroom	52.30	1							1	52	4% 1 Bedroom
Unit A1 AU Level Two	1 Bedroom + Den	65.13		1	1	1	1	1		4	261	14% 1 Bedroom + Den
Unit B	2 Bedroom	66.89	1							1	67	4% 2 Bedroom
Unit C	2 Bedroom + Den	109.32	1							1	108	
Unit C2	2 Bedroom + Den	97.64		1	1	1	1	1		4	391	
Unit C3 AU Level Two	2 Bedroom + Den	78.89		1	1	1	1	1		4	315	40% 2 Bedroom + Den
Unit C4	2 Bedroom + Den	116.59		1	1	1	1	1		4	466	
Unit C1	3 Bedroom	139.45	1	1	1	1	1	1		5	697	
Unit D	3 Bedroom	116.31							1	1	116	32% 3 Bedroom
Unit D1	3 Bedroom	114.92							1	1	115	
Unit E	3 Bedroom	124.12							2	2	248	
Total			4	5	5	5	5	4		28 Units	2,836	100%

Adaptable Unit	Unit Type / Description	# of Units
Unit A1 AU Level Two	1 Bedroom + Den	4
Unit C3 AU Level Two	2 Bedroom + Den	4
		8 Units
Total Adaptable Units Level Two (min. 25%)		25%

APARTMENT	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7	
Unit Area (Net Floor Area) per Floor	367	498	498	498	498	479		2,896
Retail Uses Space	322							322
Office Uses space	331							331
Residential Lobby	42							42
Residential Elevator Core & Exit Staircase	81							81
Residential Amenity Area	99							99
Common Area, Core & Exit Staircase	78	76	76	76	76	78		469
Gross Floor Area	778	544	574	574	574	557		4,170
								- 42 Less Res. Lobby Exclusion
								- 99 Less Res. Amenity Exclusion
								- 15 Less Adaptable units Exclusion
								4,034 FSR M²

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t 604.669.6002 f 604.669.1091 www.rharchitects.ca

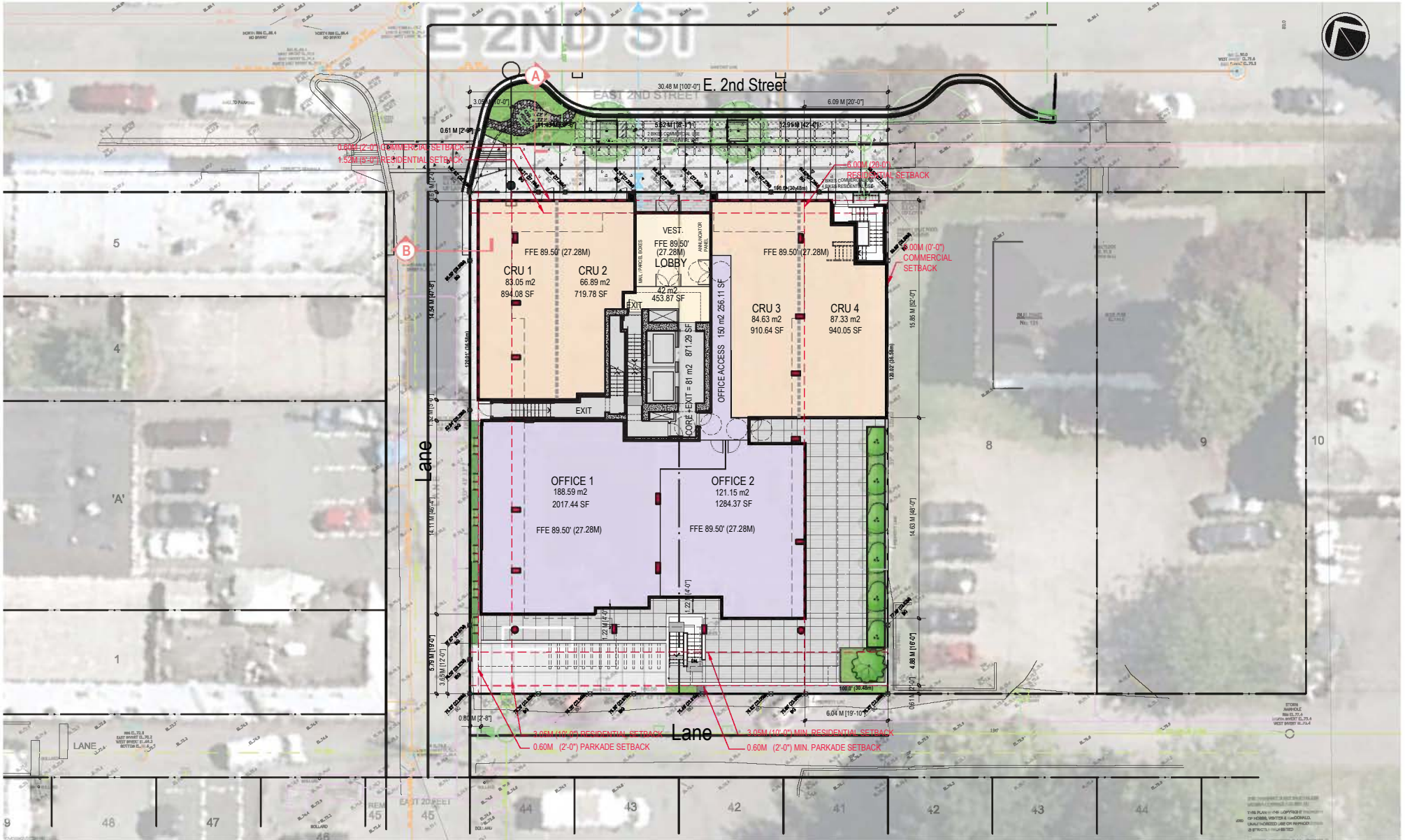
PROJECT:  
**Mixed-Use Res. Development**  
119 - 123 E. 2nd Street, City of North Vancouver B.C.

DRAWING TITLE :  
**Zoning Summary & Stats**

**STABURN GROUP**

DATABASE: 1912-STATS  
PROJECT NO: 1912  
DATE: 12 APR 2022  
SCALE:

7



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PROJECT:

**Mixed-Use Res. Development**  
119 - 123 E. 2nd Street, City of North Vancouver B.C.

DRAWING TITLE:

**Site Plan**

**STABURN**  
GROUP

DATABASE: 1912 SITE PLAN

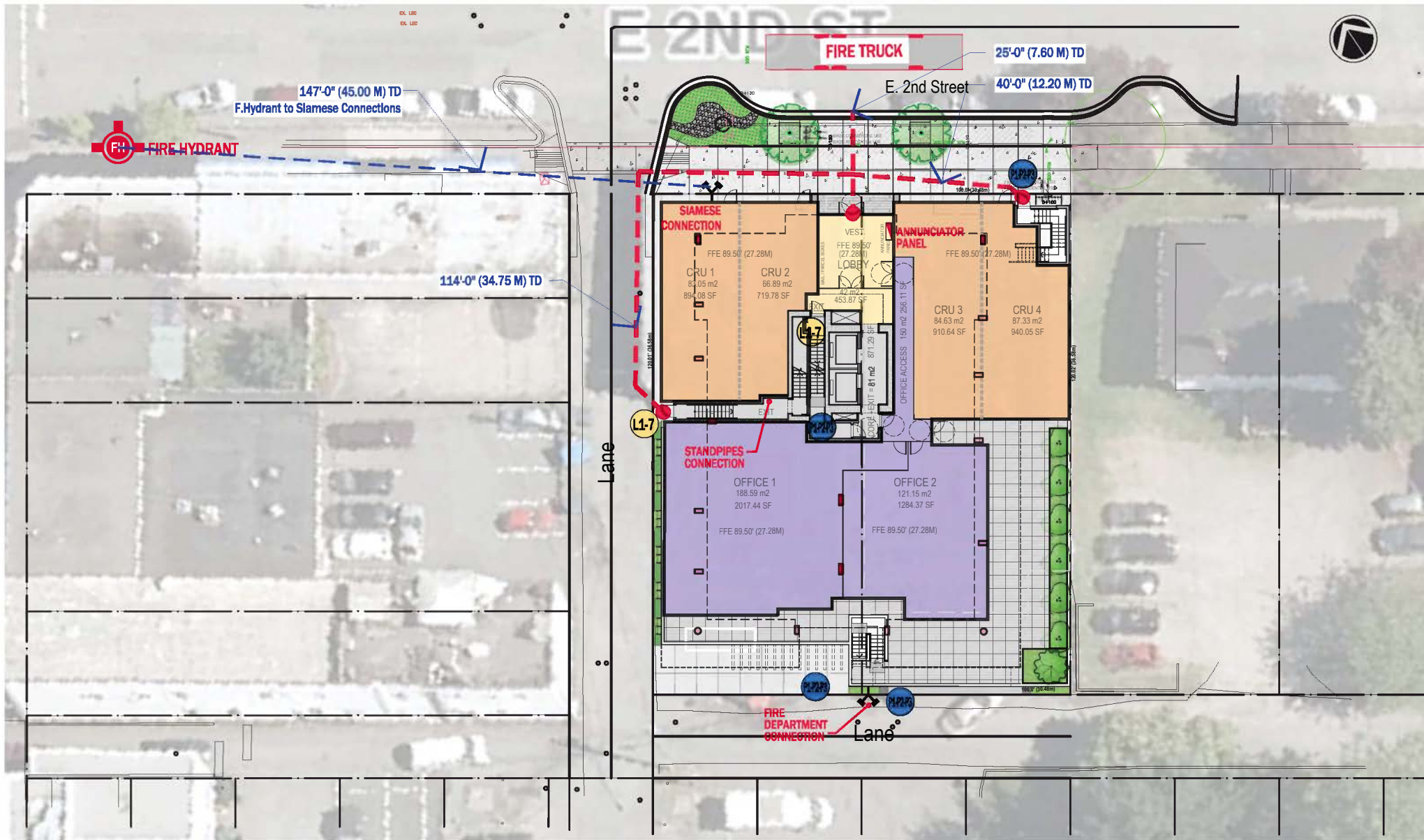
PROJECT NO: 1912

DATE: 12 APR 2022

SCALE: 1" = 25'-0"

**8**





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PROJECT:

**Mixed-Use Res. Development**  
119 - 123 E. 2nd Street, City of North Vancouver B.C.

DRAWING TITLE:

**Fire Fighting Plan**

**STABURN**  
GROUP

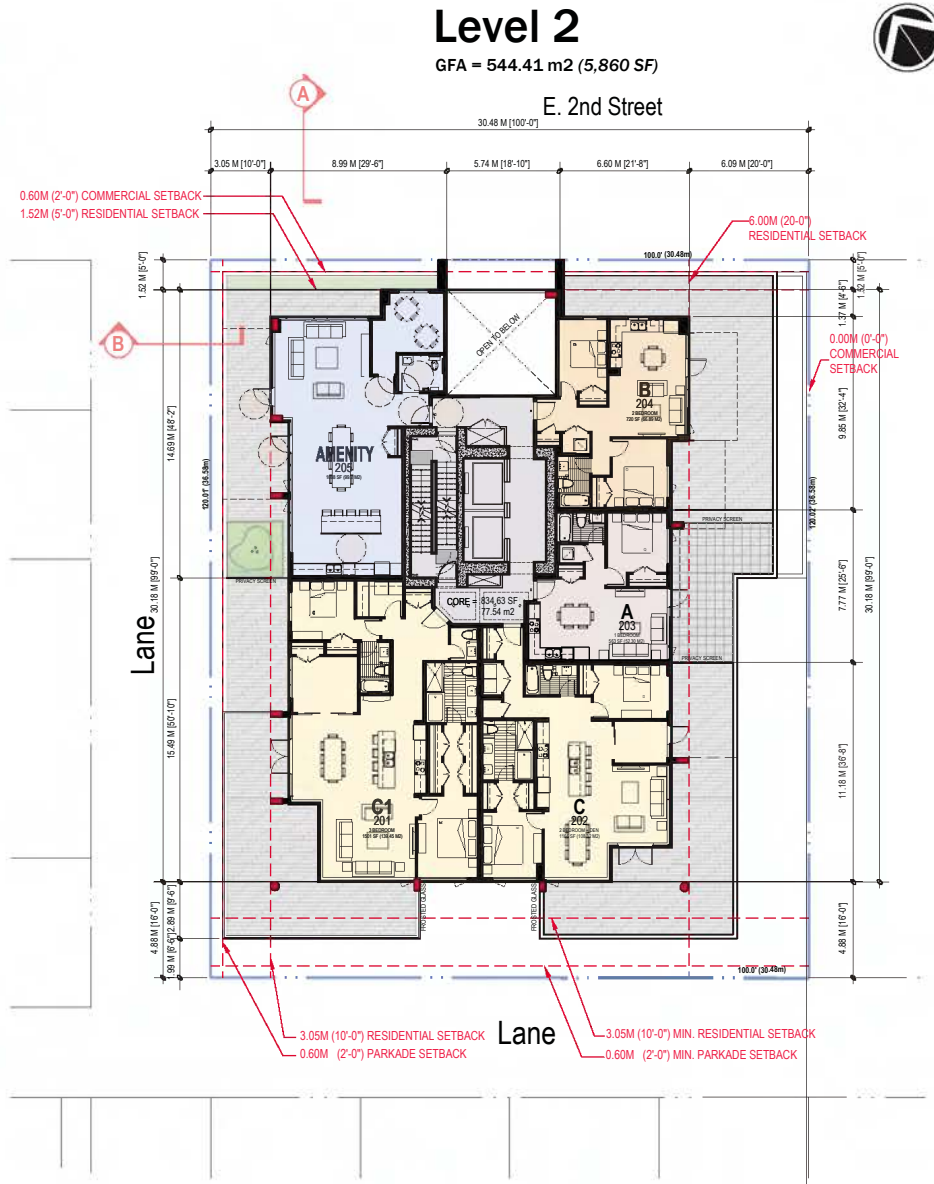
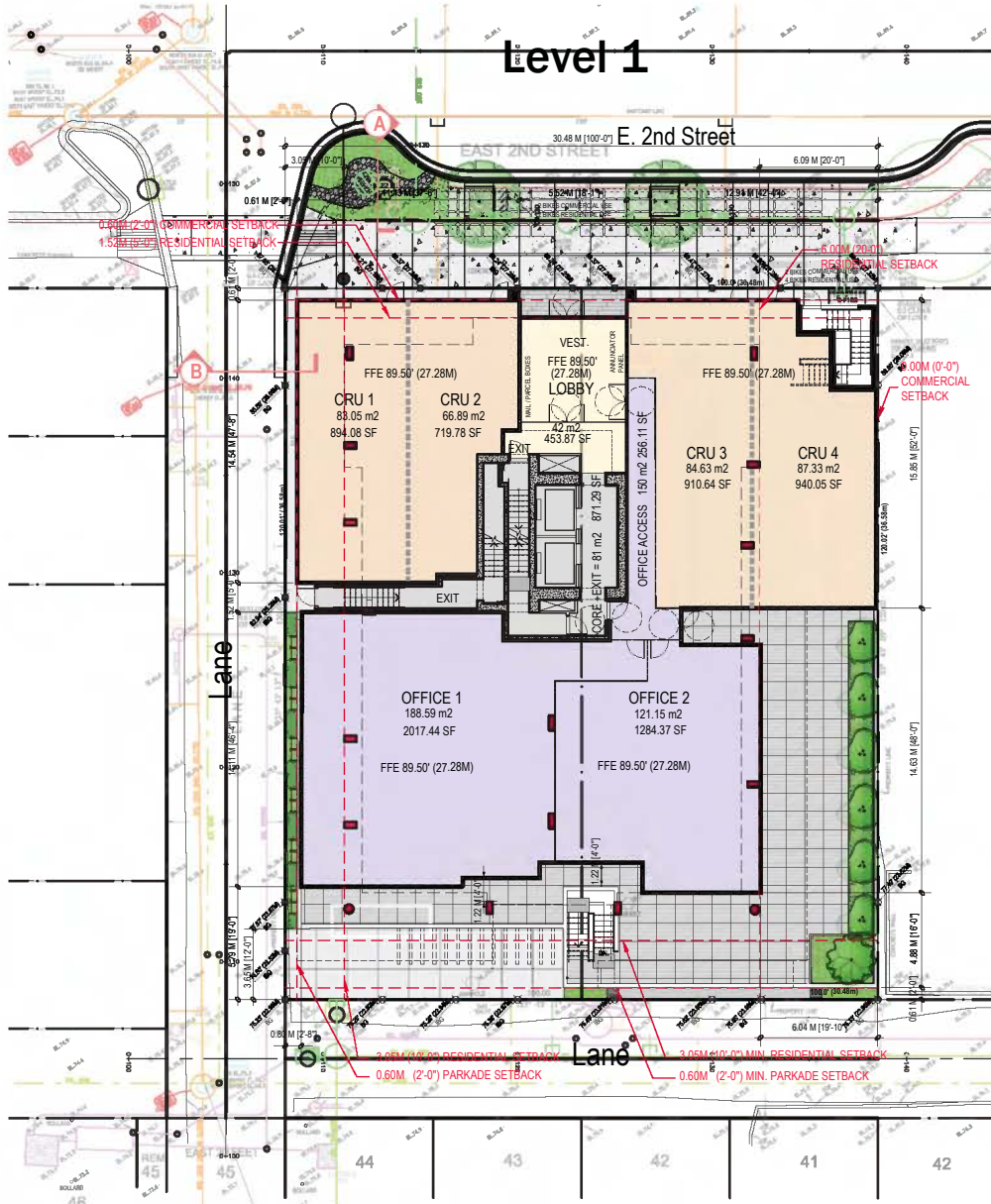
DATABASE: 1912 SITE PLAN

PROJECT NO: 1912

DATE: 12 APR 2022

SCALE: 1" = 25'-0"

**9**



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PROJECT:

**Mixed-Use Res. Development**  
119 - 123 E. 2nd Street, City of North Vancouver B.C.

DRAWING TITLE:

**Plans**

**STABURN**  
GROUP

DATABASE: 1912 SITE PLAN

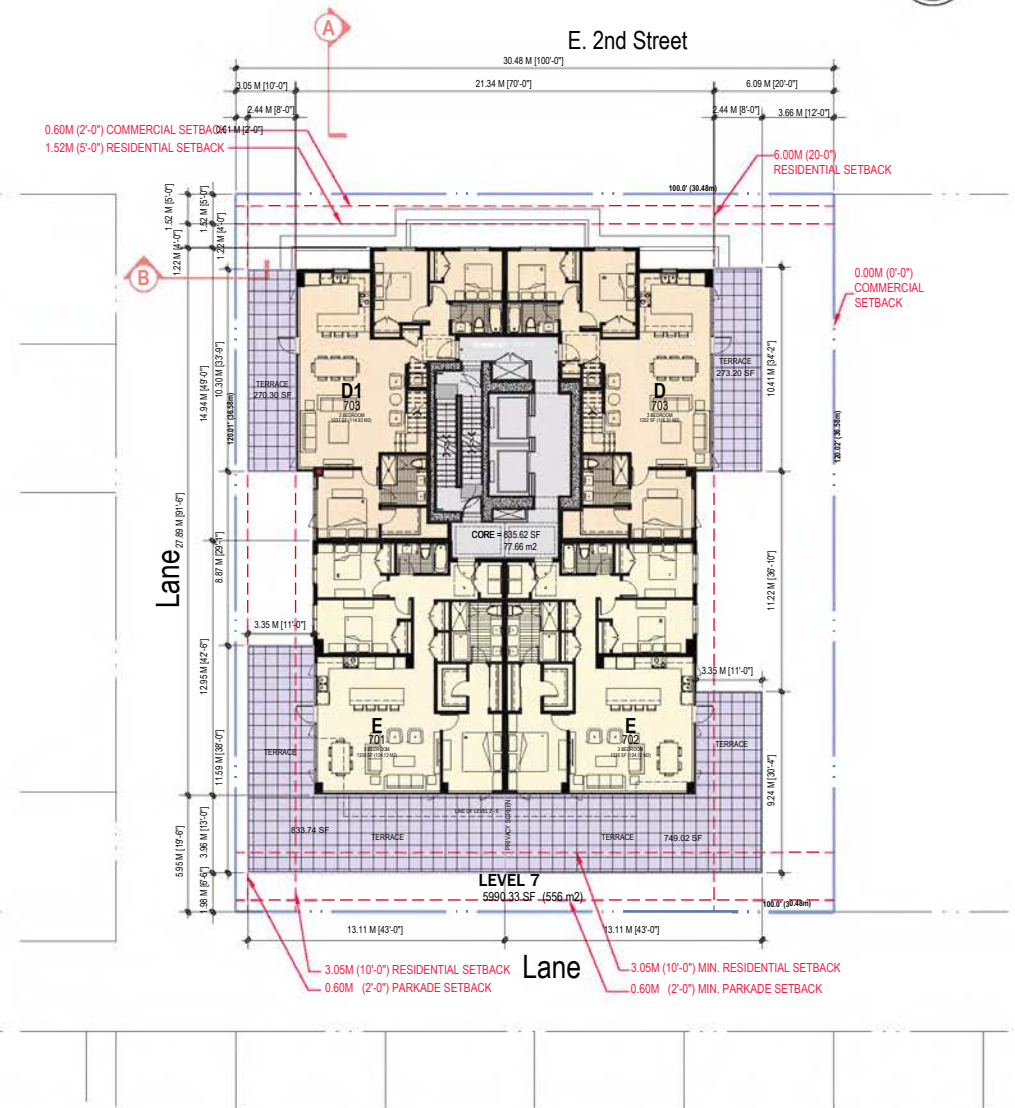
PROJECT NO: 1912

DATE: 12 APR 2022

SCALE: 1" = 20'-0"

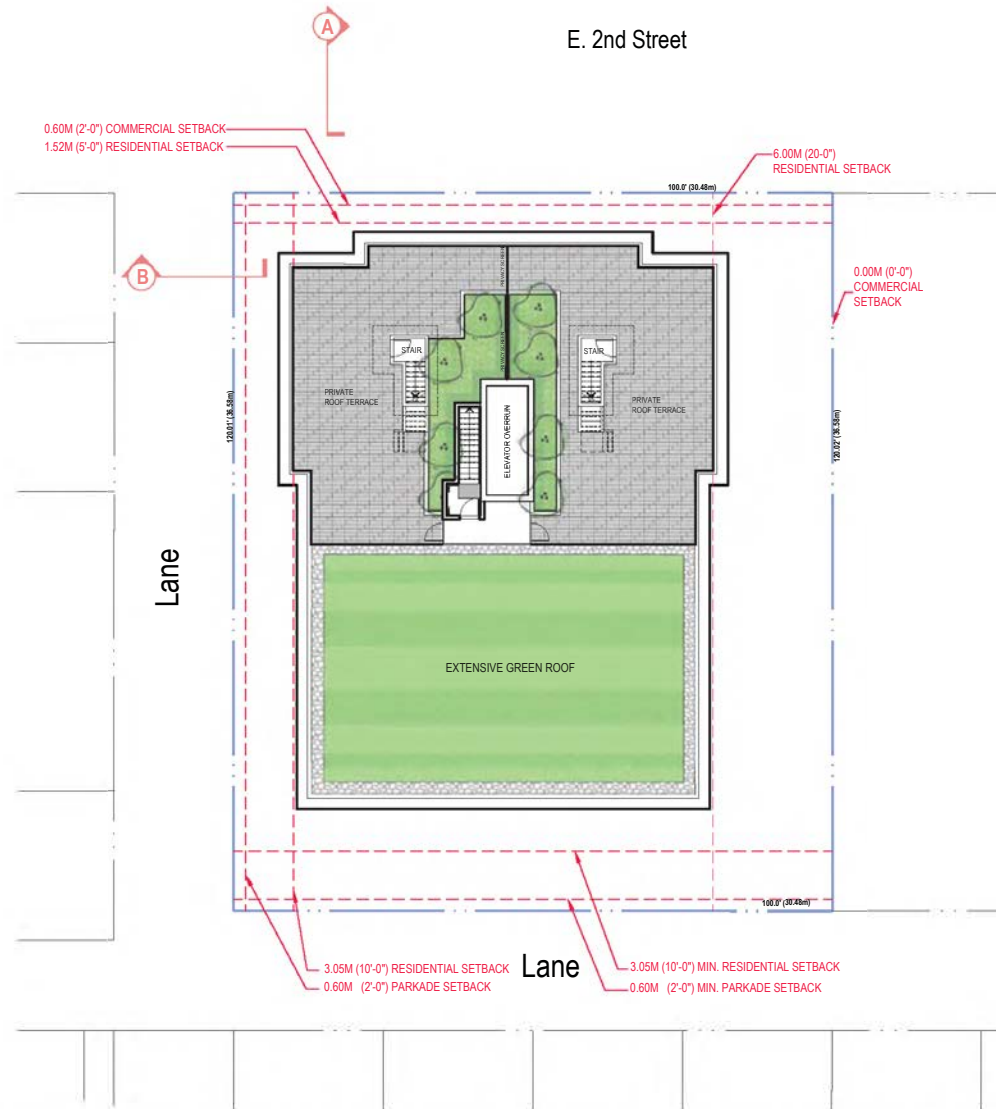
**10**







# Roof Plan



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t 604.669.6002 f 604.669.1091 www.rharchitects.ca

PROJECT:  
**Mixed-Use Res. Development**  
119 - 123 E. 2nd Street, City of North Vancouver B.C.

DRAWING TITLE:  
**Roof Plan**



DATABASE: 1912 SITE PLAN  
PROJECT NO: 1912  
DATE: 12 APR 2022  
SCALE: 1" = 20'-0"

**12**



P2

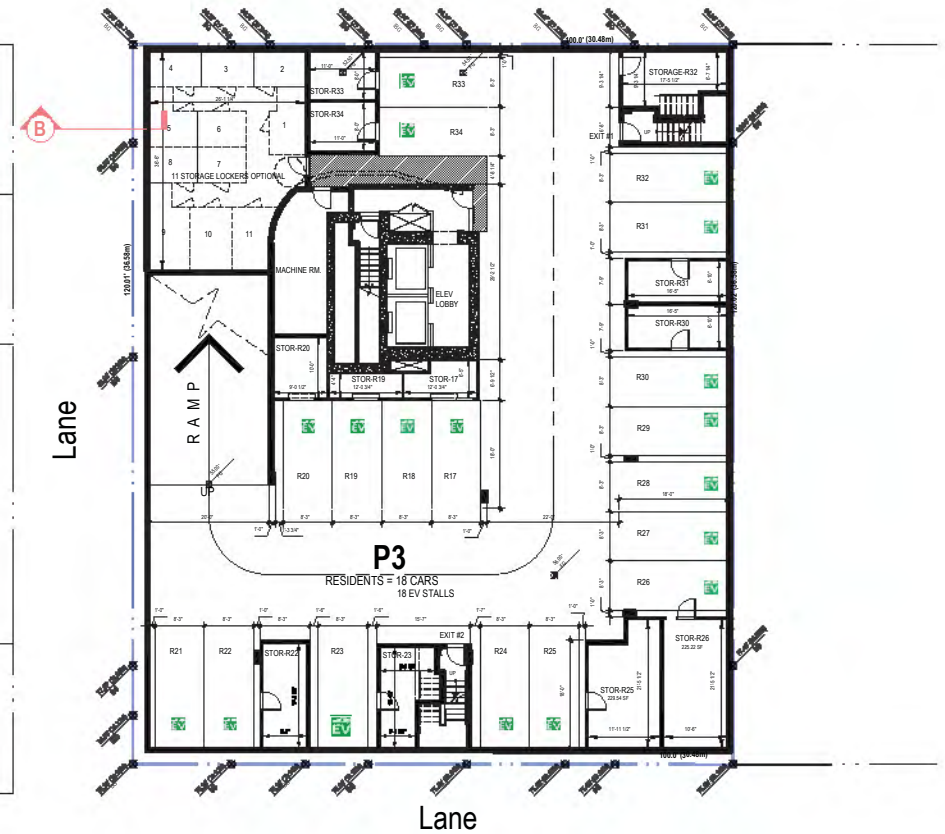
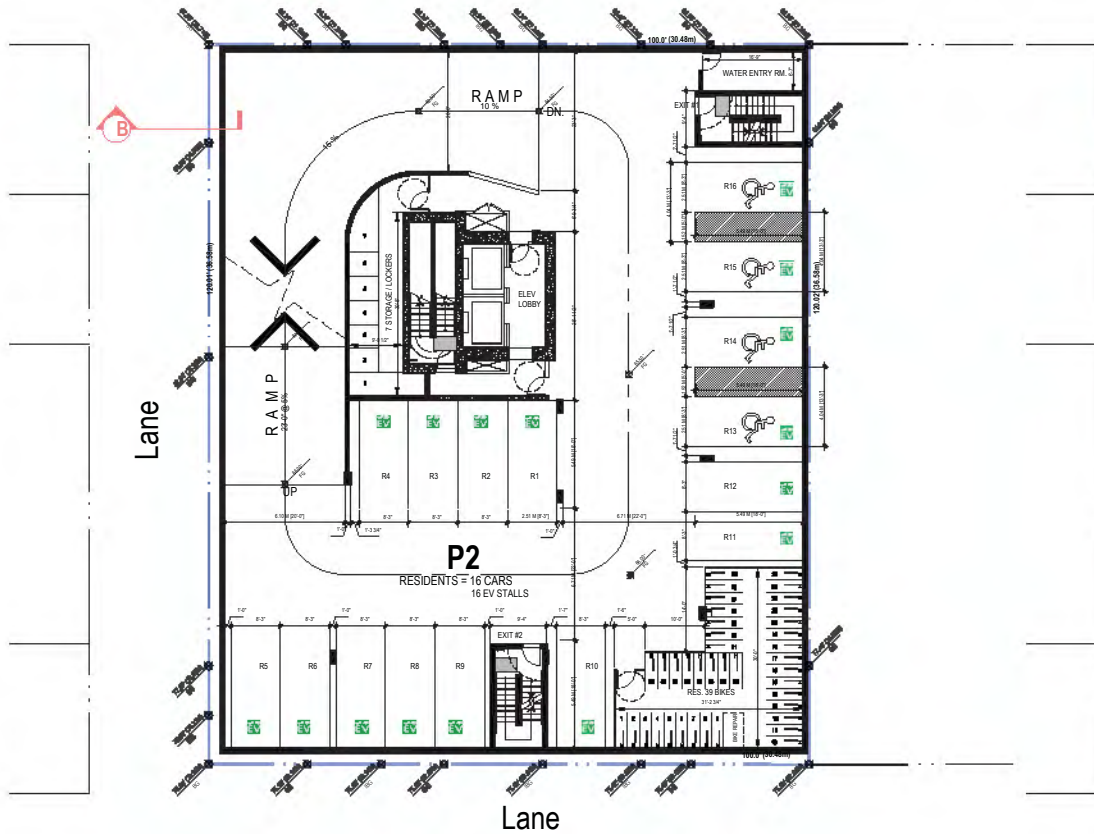
E. 2nd Street



- Electric Vehicle Stalls**
- All parking required for residential Uses in accordance with Figure 9-3 Minimum Parking Provision by Class of Building and parking spaces for Shared Vehicle, Shall included an Energized Outlet capable providing Level 2 Charging or a higher charging level .

P3

E. 2nd Street



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PROJECT:

**Mixed-Use Res. Development**  
119 - 123 E. 2nd Street, City of North Vancouver B.C.

DRAWING TITLE:

**Parkade plan**

**STABURN**  
GROUP

DATABASE: 1912 SITE PLAN

PROJECT NO: 1912

DATE: 12 APR 2022

SCALE: 1" = 20'-0"

**14**



Ft	M
87.63 BG	26.71
89.21 BG	27.19
89.37 BG	27.24
89.47 BG	27.27
89.50 BG	27.28
89.63 BG	27.32
	163.01
<b>89.13'</b>	<b>27.17 M</b>
Average Grade	



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PROJECT:

**Mixed-Use Res. Development**  
119 - 123 E. 2nd Street, City of North Vancouver B.C.

DRAWING TITLE:

**E. 2nd St. Elevation**



DATABASE: 1912 ELEVATIONS

PROJECT NO: 1912

DATE: 12 APR 2022

SCALE: 1" = 20'-0"

**15**



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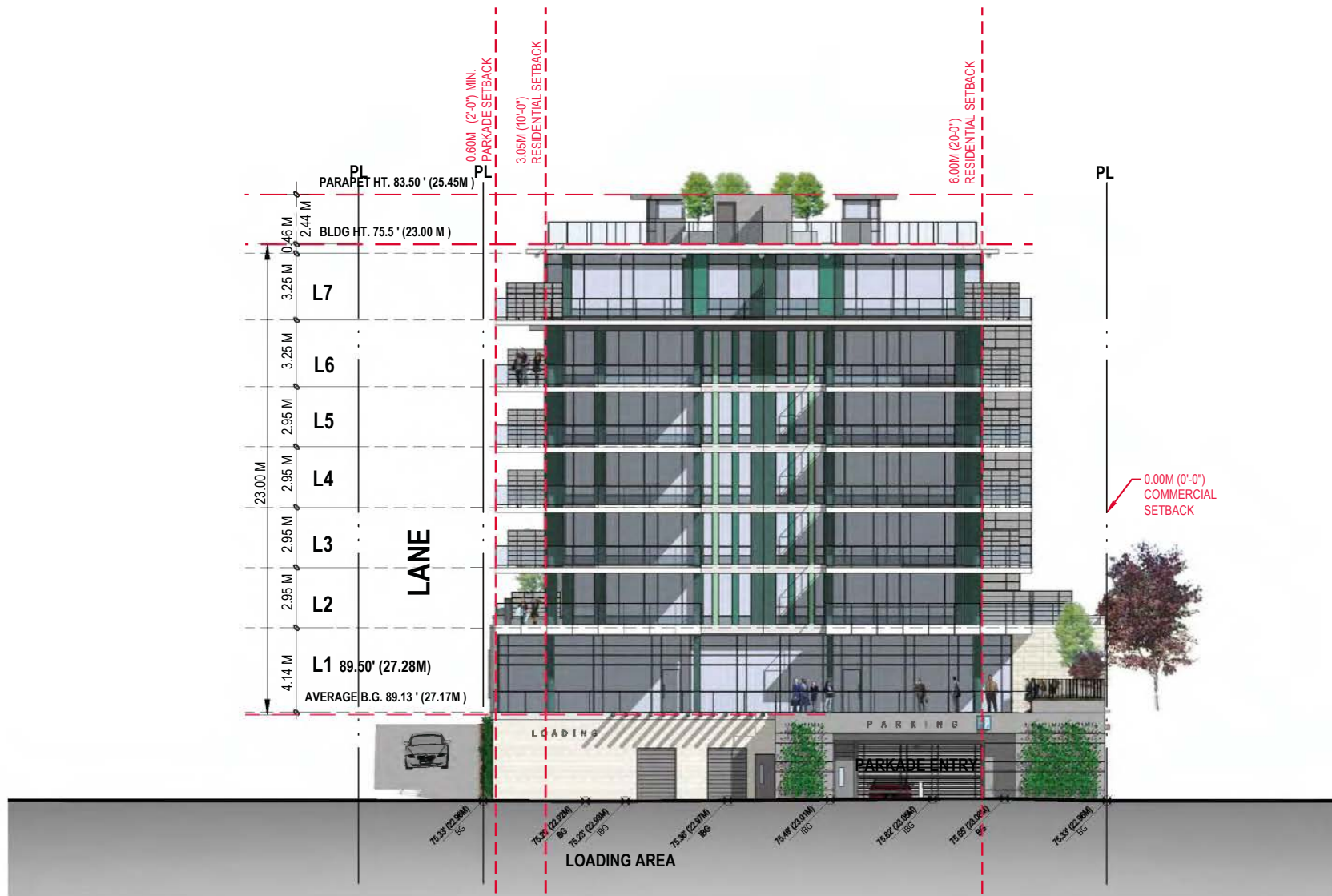
PROJECT:  
**Mixed-Use Res. Development**  
119 - 123 E. 2nd Street, City of North Vancouver B.C.

DRAWING TITLE:  
**West Elevation**



DATABASE: 1912 ELEVATIONS  
PROJECT NO: 1912  
DATE: 12 APR 2022  
SCALE: 1" = 20'-0"

**16**



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PROJECT:

**Mixed-Use Res. Development**  
119 - 123 E. 2nd Street, City of North Vancouver B.C.

DRAWING TITLE:

**South Elevation**

**STABURN**  
GROUP

DATABASE: 1912 ELEVATIONS

PROJECT NO: 1912

DATE: 12 APR 2022

SCALE: 1" = 20'-0"

**17**





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PROJECT:

**Mixed-Use Res. Development**  
119 - 123 E. 2nd Street, City of North Vancouver B.C.

DRAWING TITLE:

**East Elevation**



DATABASE: 1912 ELEVATIONS

PROJECT NO: 1912

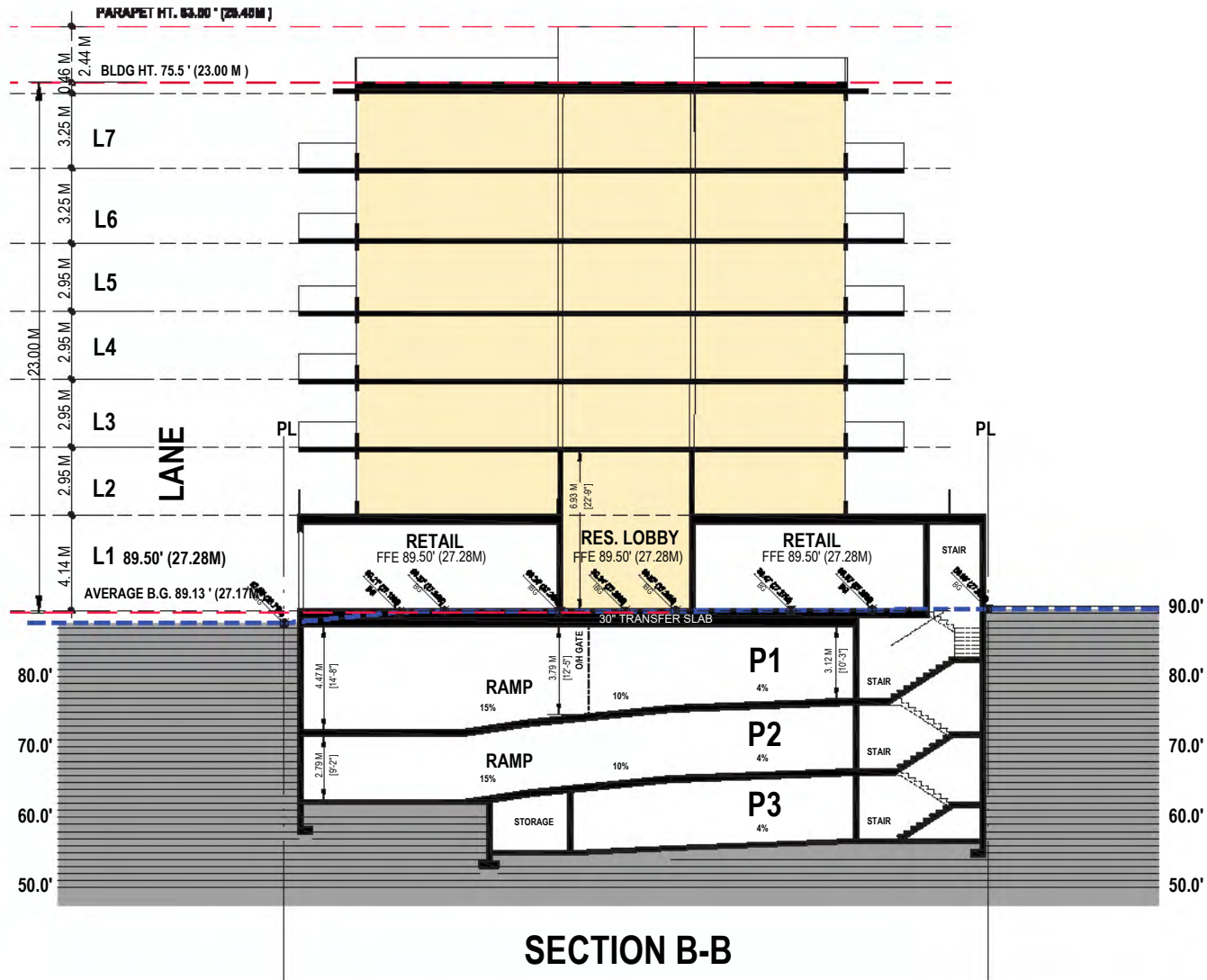
DATE: 12 APR 2022

SCALE: 1" = 20'-0"

**18**







## ADAPTABLE UNIT LEVEL TWO

### 1. CIRCULATION

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

### 2. SUITE CIRCULATION

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

### 3. DOORS

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

### 4. PATIO & BALCONY

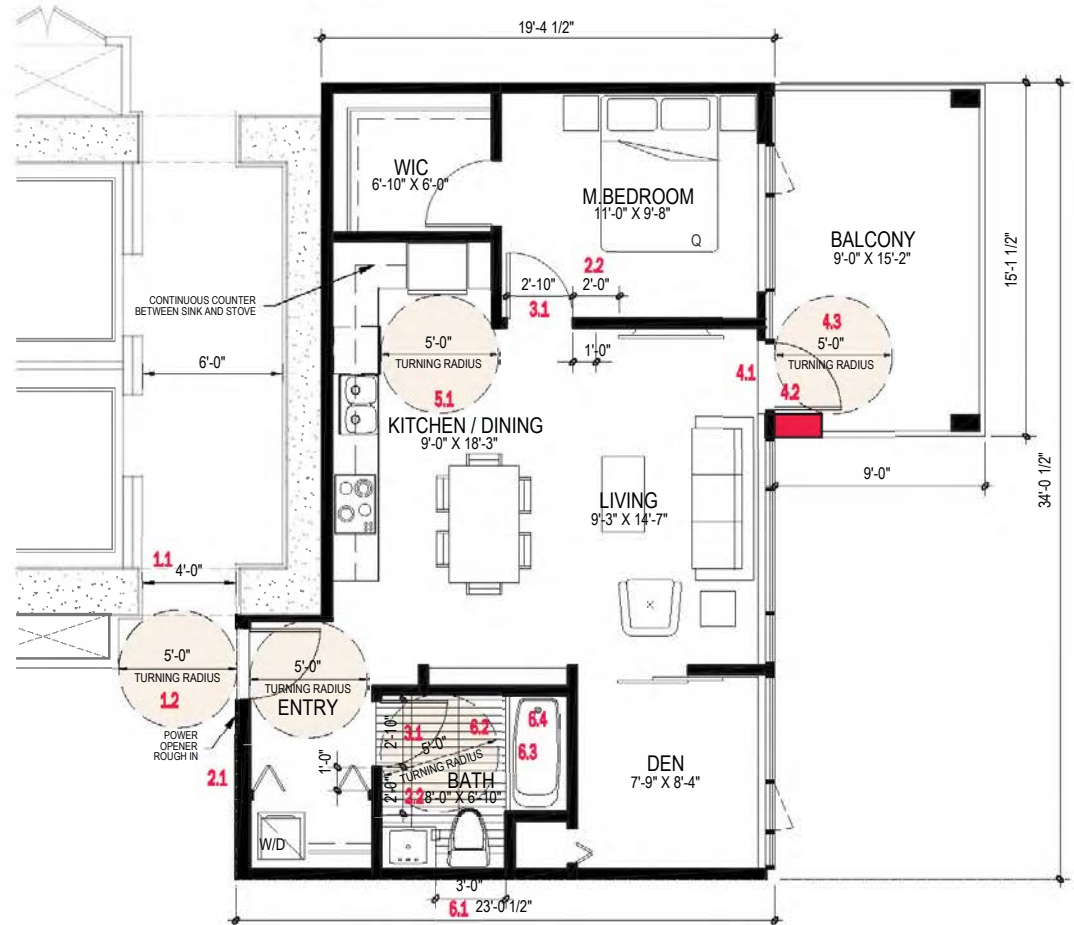
- 4.1 Min. one door 2'-10" or 860mm clear door opening.
- 4.2 Min. one patio or balcony doorsill with max.  $\frac{1}{2}$ " or 13mm threshold.
- 4.3 Min. 5'-0" or 1520 mm turning radius on patio/balcony.

### 5. KITCHEN

- 5.1 Continuous counter between sink and stove.

### 6. MIN ONE BATHROOM

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



**UNIT-A1**  
1 BEDROOM + DEN  
701 SF  
ADAPTABLE UNIT

Adaptable Unit	Unit Type / Description	# of Units
Unit A1 AU Level Two	1 Bedroom + Den	4
Unit C3 AU Level Two	2 Bedroom + Den	4
		<b>8 Units</b>
<b>Total Adaptable Units Level Two (min. 25%)</b>		<b>29%</b>



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PROJECT:

**Mixed-Use Res. Development**  
119 - 123 E. 2nd Street, City of North Vancouver B.C.

DRAWING TITLE:

**Adaptable Units Level Two**



DATABASE: Adaptable Units

PROJECT NO: 1912

DATE: 12 APR 2022

SCALE: 3/32" = 1'-0"

**21**



## ADAPTABLE UNIT LEVEL TWO

### 1. CIRCULATION

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

### 2. SUITE CIRCULATION

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

### 3. DOORS

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

### 4. PATIO & BALCONY

- 4.1 Min. one door 2'-10" or 860mm clear door opening.
- 4.2 Min. one patio or balcony doorsill with max.  $\frac{1}{2}$ " or 13mm threshold.
- 4.3 Min. 5'-0" or 1520 mm turning radius on patio/balcony.

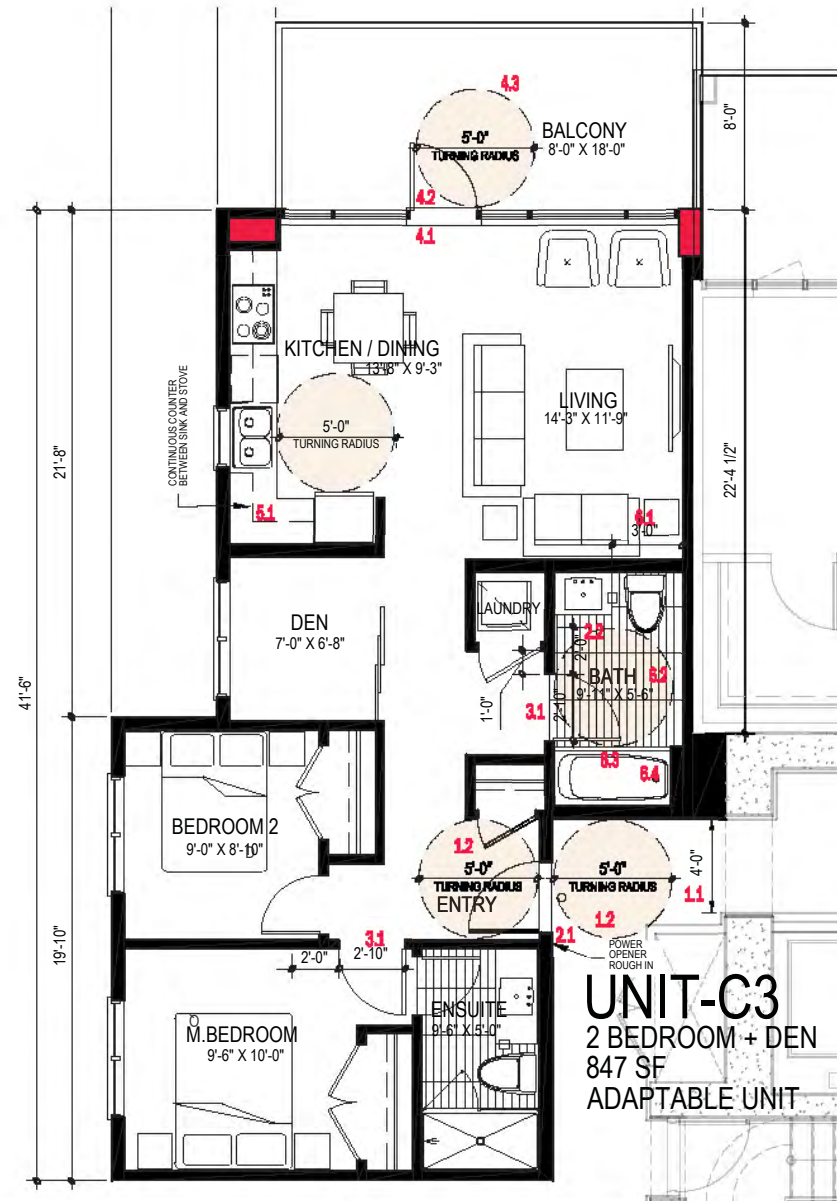
### 5. KITCHEN

- 5.1 Continuous counter between sink and stove.

### 6. MIN ONE BATHROOM

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

Adaptable Unit	Unit Type / Description	# of Units
Unit A1 AU Level Two	1 Bedroom + Den	4
Unit C3 AU Level Two	2 Bedroom + Den	4
		8 Units
Total Adaptable Units Level Two (min. 25%)		29%



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PROJECT:

**Mixed-Use Res. Development**  
119 - 123 E. 2nd Street, City of North Vancouver B.C.

DRAWING TITLE:

**Adaptable Units Level Two**



DATABASE: Adaptable Units

PROJECT NO: 1912

DATE: 12 APR 2022

SCALE: 3/32" = 1'-0"

**22**

## City of North Vancouver Zoning Bylaw, 1991, No. 8700 Amendment Bylaw No. 2005, No. 7721 - Figure 5-1

944David E. Newman  
 400 N. 1st St.  
 St. Paul, MN 55101  
 612/291-1111  
 Fax 612/291-1112  
 E-mail: dnewman@earthlink.net

## 3419

269Design Element  
A-1336

## 3 of 19

3-08

Reinhold Kannmann  
June 2008

## 4.02 99

## 6 of 19

11

**Fixtures & Fittings**  
 (p. 22)

## 6 of 19

10

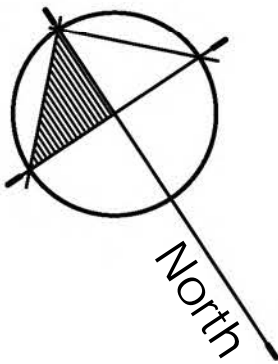
**Source & Finish**

## 7 of 17

1James B. Finckh  
J.B. Finckh

1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26





4	Apr 7-2022	Rezoning Application Final
3	Oct 22-2021	Re-submission
2	Oct 20-2021	Advisory Design Panel
1	Feb-10-2021	Schematic Design
no.:	date:	Item:

Revisions:



Project:

119-131 EAST 2ND ST,  
NORTH VANCOUVER

Drawn by: RSS

Checked by: SJV

Date: Sep-10-2021

Scale: 1/8" = 1' 0"

Drawing Title:

Ground Level and Level 1  
Grading and Materials  
Plan

Project No.:

21002

Sheet No.:

Note: Ultimate boulevard and footpath  
design to be determined at the detailed  
design phase

Existing Street Tree. To  
be protecte during  
construction

New Street Trees with  
grates and Soil Cells  
(15 m3 / tree)

Extent of Soil Cells  
(30 m3). See Civil

RainGarden to  
CNV Standard  
Street lights

Curb cuts to  
receive run-off  
from road

### MATERIALS LEGEND

- PROMENADE PLANK PAVER BY UNILOCK.  
Size: 23.625" X 7.875" X 3.875". Color: Steel grey blend
- OFF-SITE. CIP Concrete paving. Natural Colour  
Light Broom Finish to City Standards
- ON-SITE. CIP Concrete paving. Natural Colour  
Light Broom Finish with control joints
- HEDGE PLANTING  
Privacy screening
- PLANTING
- EXTENSIVE GREEN ROOF
- EXTENT OF STRUCTURAL SOIL (1m Depth)
- DRIP STRIP / RIVER ROCK)

JAKOB CABLE TRELLIS BY SUPPLIED BY ARCHITEK.  
4' MODULES ALTERNATING WITH 4' GAP BETWEEN.

BIKE RACK (4 BIKES) - CNV STANDARD, BLACK

BENCH. RB-12 Backless Bench  
Victor Stanley, Steelsites RB Series  
powder coated steel (VS Black), surface mount tabs  
4' LENGTH, BLACK

TREE GRATE - 1.5M CNV STANDARD

BIKE RACK (6 BIKES) - MANUFACTURED BY CORA,  
STAINLESS STEEL (MODEL W7510)

### LIGHTING LEGEND- SEE ELECTRICAL

Symbol	Description
	Wall LED Light - installed in planter walls or mounted low on building face Supplier: MP Lighting. Model: L46
	Up-Lights installed flush with grade Supplier: MP Lighting. Model: L 930 BA
	Sconce lighting / downlights mounted on the building face / overhead canopy

### DRAWING LIST

L1.1	Ground Level and Level 1 Grading and Materials Plan
L1.2	Ground Level and Level 1 Planting Plan
L1.3	Level 2 Grading, Materials and Planting Plan
L1.4	Ground Level and Roof Top Lighting Plan
L1.5	Rooftop Grading, Materials and Planting Plan
L2.1	Landscape Details
L2.2	Landscape Details

### DESIGN RATIONALE

The landscape has been designed to complement the vibrant local lifestyle of Lower Lonsdale, using high quality pavements, feature walls, site furniture and fixtures. The ground level design incorporates vertical green by using cable trellis systems and climbing vines, at eastern and southern lane.

New street trees are proposed to match the existing street tree species. Proposed trees will safely separate the pedestrian and vehicle movement at East 2nd Street while providing a softer streetscape with seasonal interest. The trees are planted with 15 m3 of growing medium per tree. A rain garden receives water from the street and is filtered through the planting.

On upper levels attention has been given to keep the waterfront views intact. Intensive and extensive green roof, evergreen planting with flowering shrubs and opaque glass privacy screens allow for private and amenity patios with a modern appearance.

A bird friendly plant pallet offers a mix of native, adaptive, and drought tolerant plant material. Evergreen and deciduous shrubs, perennials, grasses and a range of Sedum species, will comprise the majority of the plant palette. This will provide seasonal interest and a variety of habitat, and as a result long-term and short-term ecosystem services for the residents and the community.

### PLANTING LIST

#### TREES

SYMBOL	QTY	Botanical Name	Common Name	Size/ Comments
	11	Magnolia 'Galaxy'	Hybrid Magnolia	7.60 cm (3") Cal.
	1	Prunus s. 'Amanagawa'	Columnare Cherry Tree	7.60 cm (3") Cal.
	2	Liquidambar styraciflua	Sweetgum Tree	7.60 cm (3") Cal.

Street Trees proposed to match the existing tree species on East 2nd Street.  
City of North Vancouver to confirm the final species and location.

#### SHRUBS / PERENNIALS / GRASSES / GROUNDCOVERS

SYMBOL	QTY	Botanical Name	Common Name	Size/ Comments
A	57	Azalea 'Hino White'	Hino White Azalea	#2 Pot. 24" O.C.
C	43	Clematis armandii	Evergreen Clematis	#2 Pot. 24" O.C.
Cs	5	Cornus sericea	Redtwig Dogwood	#2 pot
Je	14	Juncus effusus	Common Rush	#2 pot
R	40	Rhodo. 'Wojnar's Purple'	Dwarf Purple Rhodo	#2 Pot. 24" O.C.
Ma	24	Mahonia aquifolium	Oregon Grape	#2 pot
Sp	14	Salix purpurea 'Nana'	Purple Willow	#2 pot
T	107	Taxus media 'Hillii'	Hill's Yew (Male Only)	4' Ht. RB to RB



MATERIALS LEGEND

S1

PROMENADE PLANK PAVER BY UNILOCK.  
Size: 23.625" X 7.875" X 3.875". Color: Steel grey blend

S2

OFF-SITE. CIP Concrete paving. Natural Colour  
Light Broom Finish to City Standards

S3

ON-SITE. CIP Concrete paving. Natural Colour  
Light Broom Finish with control joints

S4

HEDGE PLANTING  
Privacy screening

S5

PLANTING

S6

EXTENSIVE GREEN ROOF

S7

EXTENT OF STRUCTURAL SOIL (1m Depth)

S8

DRIP STRIP / RIVER ROCK)

F1

JAKOB CABLE TRELLIS BY SUPPLIED BY ARCHITEK.  
4' MODULES ALTERNATING WITH 4' GAP BETWEEN.

F2

BIKE RACK (4 BIKES) - CNV STANDARD, BLACK

F3

BENCH. RB-12 Backless Bench  
Victor Stanley, Steelsites RB Series  
powder coated steel (VS Black), surface mount tabs  
4' LENGTH, BLACK

F4

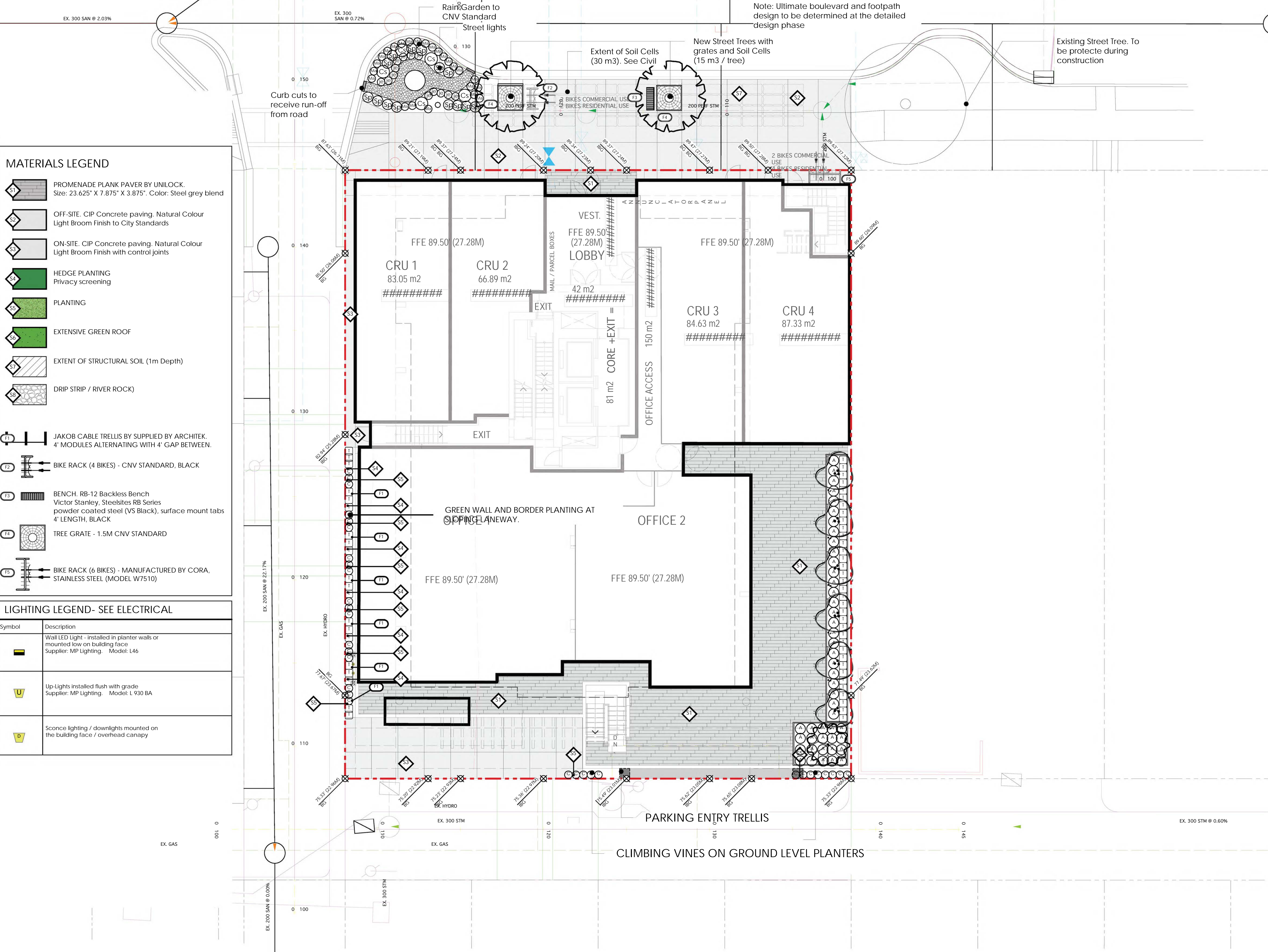
TREE GRATE - 1.5M CNV STANDARD

F5

BIKE RACK (6 BIKES) - MANUFACTURED BY CORA,  
STAINLESS STEEL (MODEL W7510)

LIGHTING LEGEND- SEE ELECTRICAL

Symbol	Description
<div></div>	Wall LED Light - installed in planter walls or mounted low on building face Supplier: MP Lighting. Model: L46
<div></div>	Up-Lights installed flush with grade Supplier: MP Lighting. Model: L 930 BA
<div></div>	Sconce lighting / downlights mounted on the building face / overhead canopy



North

4

Apr 7-2022

Rezoning Application Final

3

Oct 22-2021

Re-submission

2

Oct 20-2021

Advisory Design Panel

1

Feb-10-2021

Schematic Design

no.:

date:

Item:

Revisions:

dk

Durante Kreuk Ltd.

102 - 1637 West 5th Avenue

Vancouver BC V6J 1N5

t: 604 684 4611

f: 604 684 0577

www.dkl.bc.ca

Project:  
119-131 EAST 2ND ST,  
NORTH VANCOUVER

Drawn by: RSS  
Checked by: SJV  
Date: Sep-10-2021  
Scale: 1/8" = 1' 0"


Drawing Title:  
Ground Level and Level 1  
Planting Materials  
Plan


Project No.:  
21002  
Sheet No.:


L-1.2 of #





MATERIALS LEGEND


- 


PROMENADE PLANK PAVER BY UNILOCK.  
Size: 23.625" X 7.875" X 3.875". Color: Steel grey blend
- 

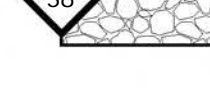
OFF-SITE. CIP Concrete paving. Natural Colour  
Light Broom Finish to City Standards
- 

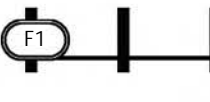
ON-SITE. CIP Concrete paving. Natural Colour  
Light Broom Finish with control joints
- 

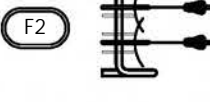
HEDGE PLANTING  
Privacy screening
- 


PLANTING
- 


EXTENSIVE GREEN ROOF
- 


EXTENT OF STRUCTURAL SOIL (1m Depth)
- 

DRIP STRIP / RIVER ROCK)
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4' MODULES ALTERNATING WITH 4' GAP BETWEEN.
- 




BIKE RACK (4 BIKES) - CNV STANDARD, BLACK
- 

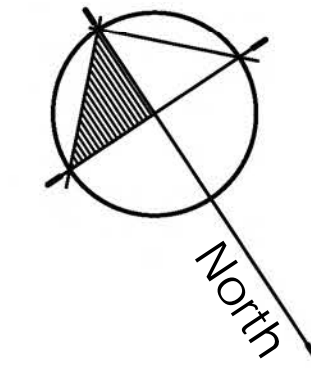
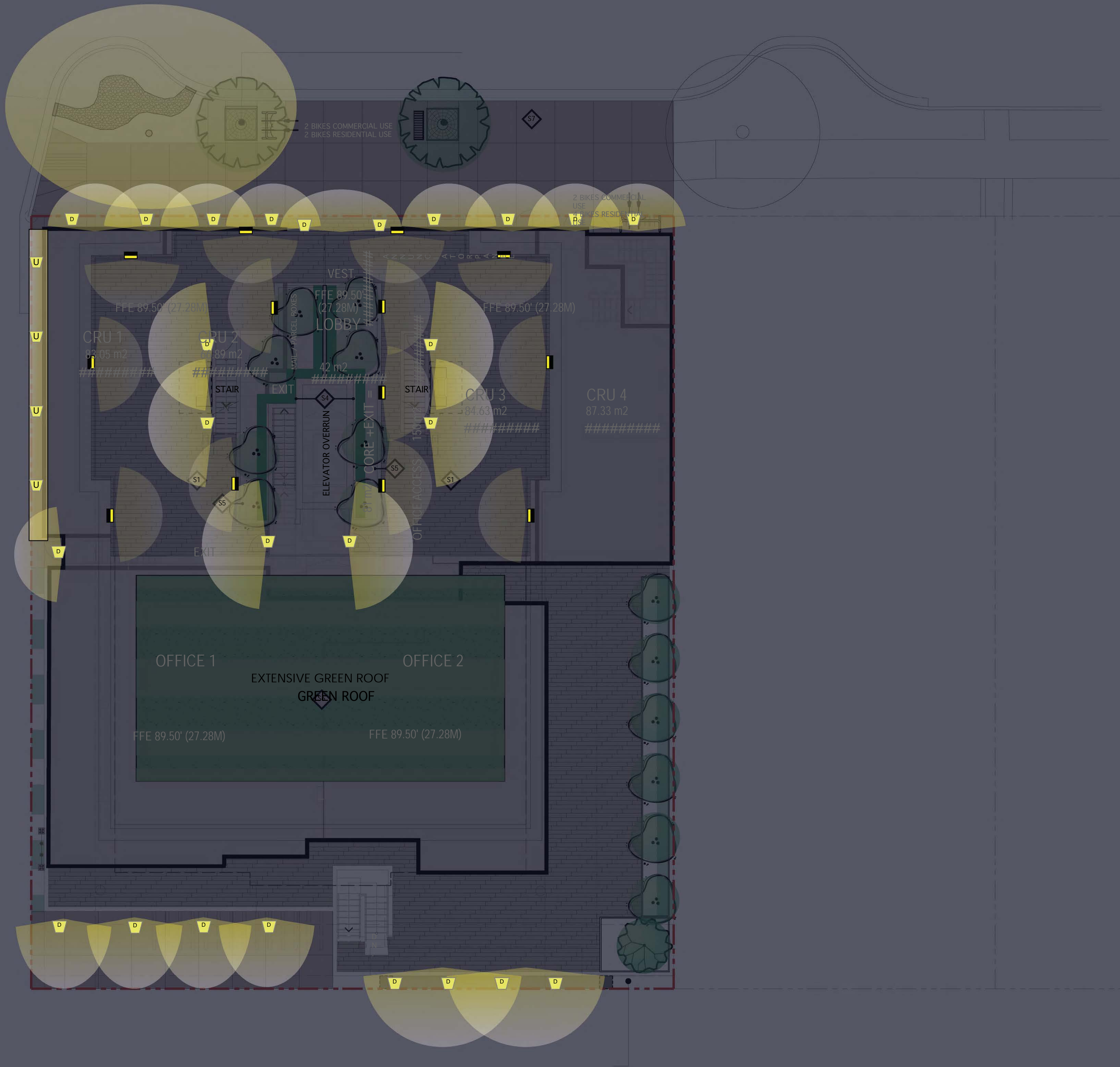
BENCH. RB-12 Backless Bench  
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Durante Kreuk Ltd.  
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Project:

119-131 EAST 2ND ST,  
NORTH VANCOUVER

Drawn by: RSS

Checked by: SJV

Date: Sep-10-2021

Scale: 1/8" = 1' 0"

Drawing Title:

Ground Level and Level 1  
Landscaping and Materials  
Plan

Project No.:

21002

Sheet No.:



EAST 2ND STREET

PRECEDENT IMAGES



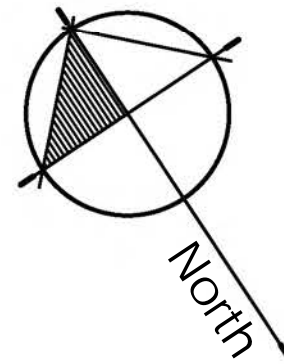
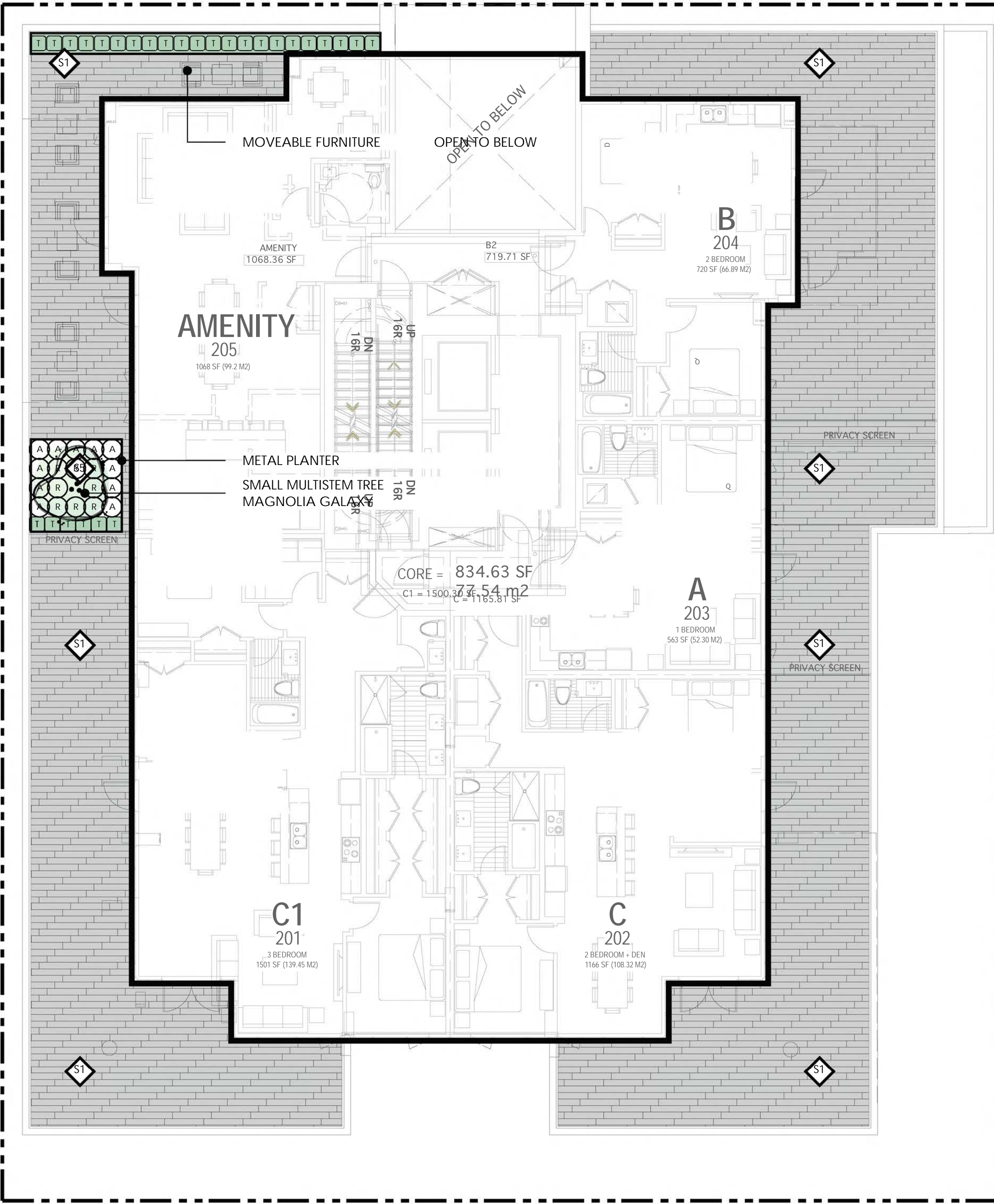
METAL PLANTERS



OPAQUE GLASS PRIVACY SCREENS BETWEEN UNIT PATIOS



MAGNOLIA BUTTERFLIES



4	Apr 7-2022	Rezoning Application Final
3	Oct 22-2021	Re-submission
2	Oct 20-2021	Advisory Design Panel
1	Feb-10-2021	Schematic Design
no.:		date:
		item:

Revisions:



Project:

119-131 EAST 2ND ST,  
NORTH VANCOUVER

Drawn by: RSS

Checked by: SJV

Date: Sep-10-2021

Scale: 1/8" = 1' 0"

Drawing Title:

Level 2 Grading, Materials  
and Planting Plan

Project No.:

21002

Sheet No.:



PRECEDENT IMAGES



EXTENSIVE GREEN ROOF



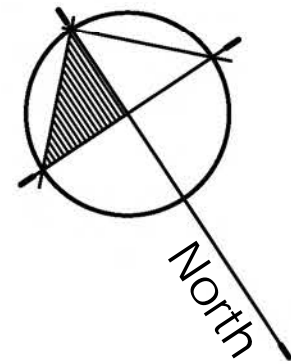
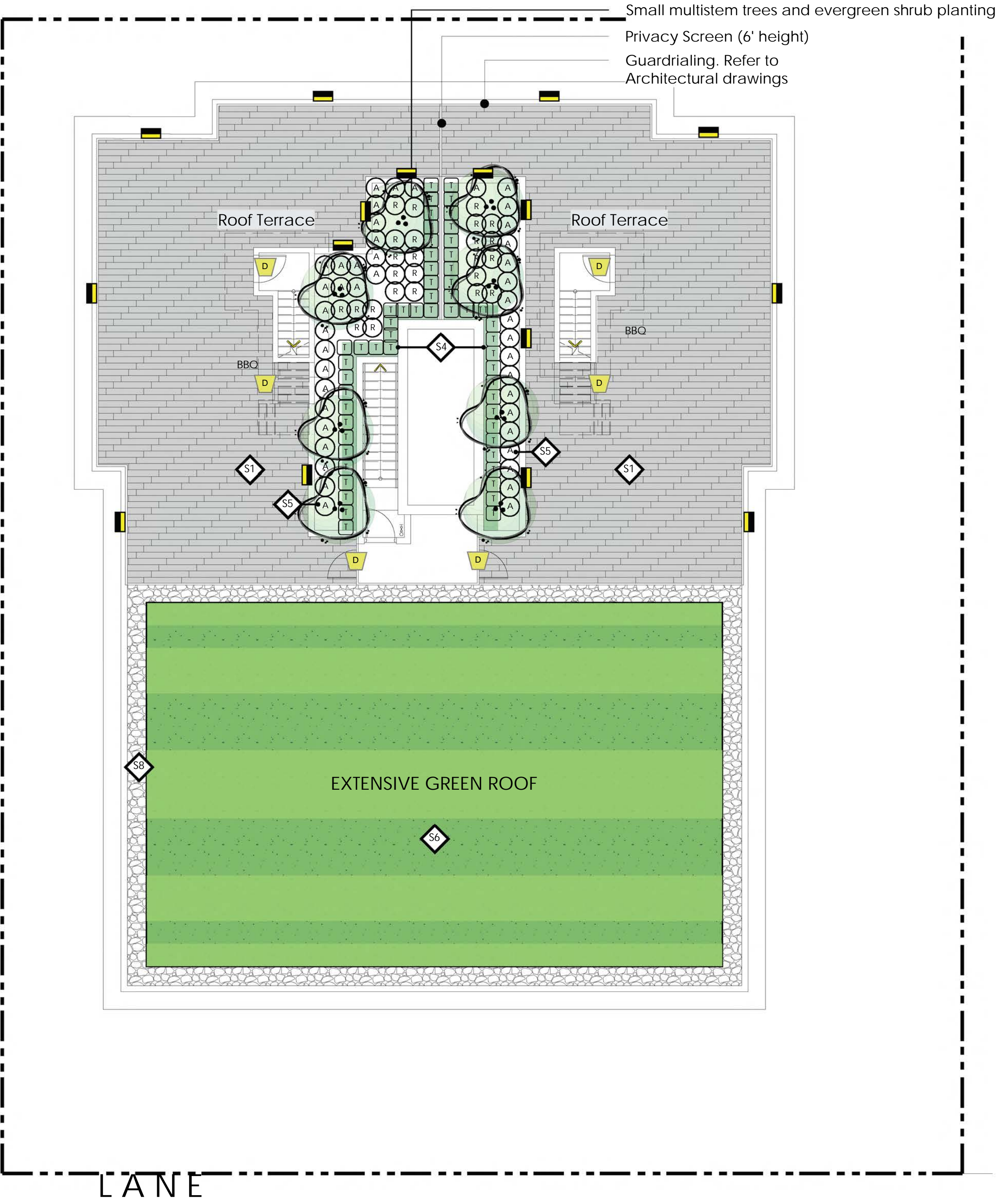
METAL PLANTERS



OPAQUE GLASS PRIVACY SCREENS BETWEEN UNIT PATIOS



MAGNOLIA BUTTERFLIES



4	Apr 7-2022	Rezoning Application Final
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Revisions:



Project:

119-131 EAST 2ND ST,  
NORTH VANCOUVER

Drawn by: RSS

Checked by: SJV

Date: Sep-09-2021

Scale: 1/8" = 1' 0"

Drawing Title:

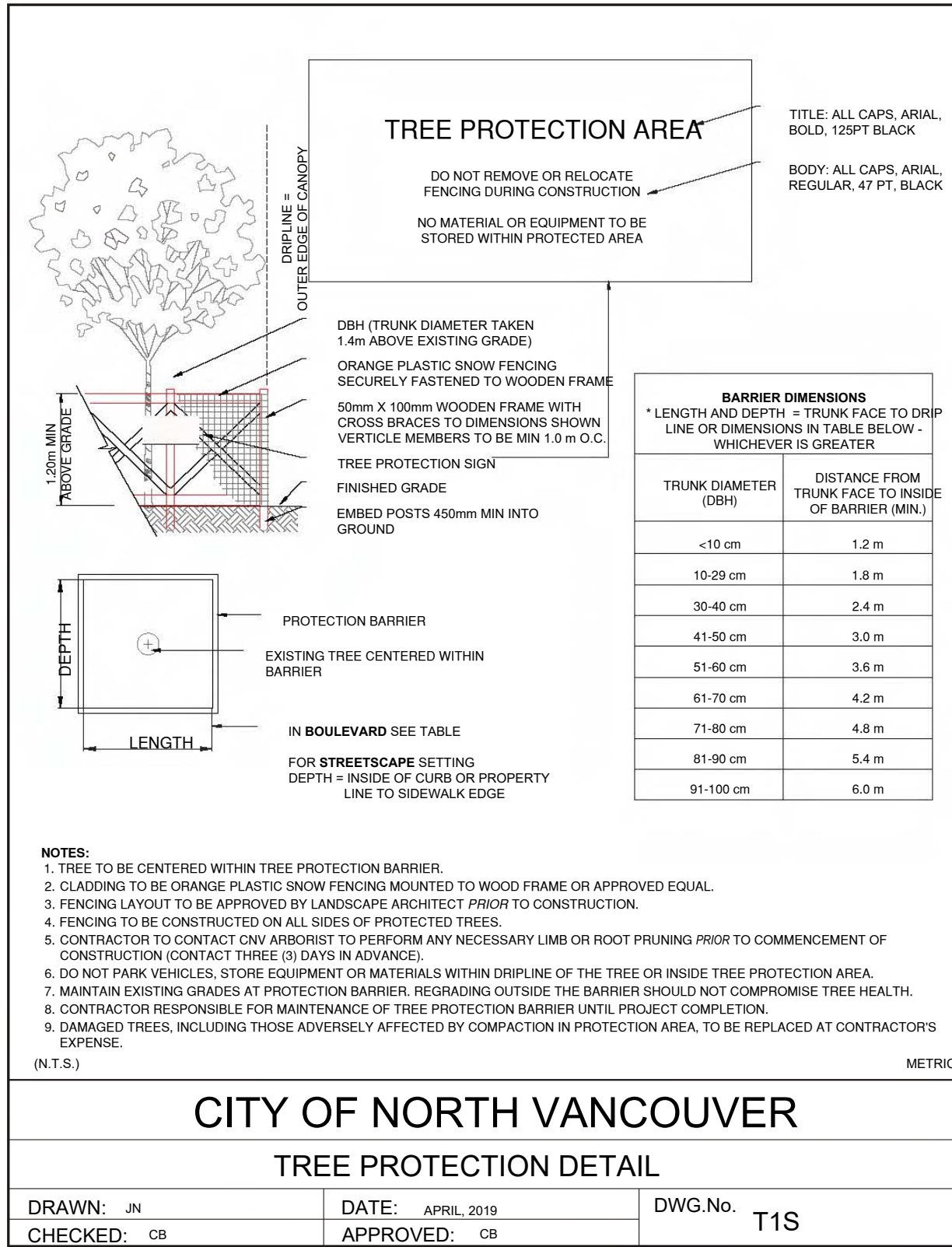
Rooftop Greening,  
Materials and Planting Plan

Project No.:

21002

Sheet No.:



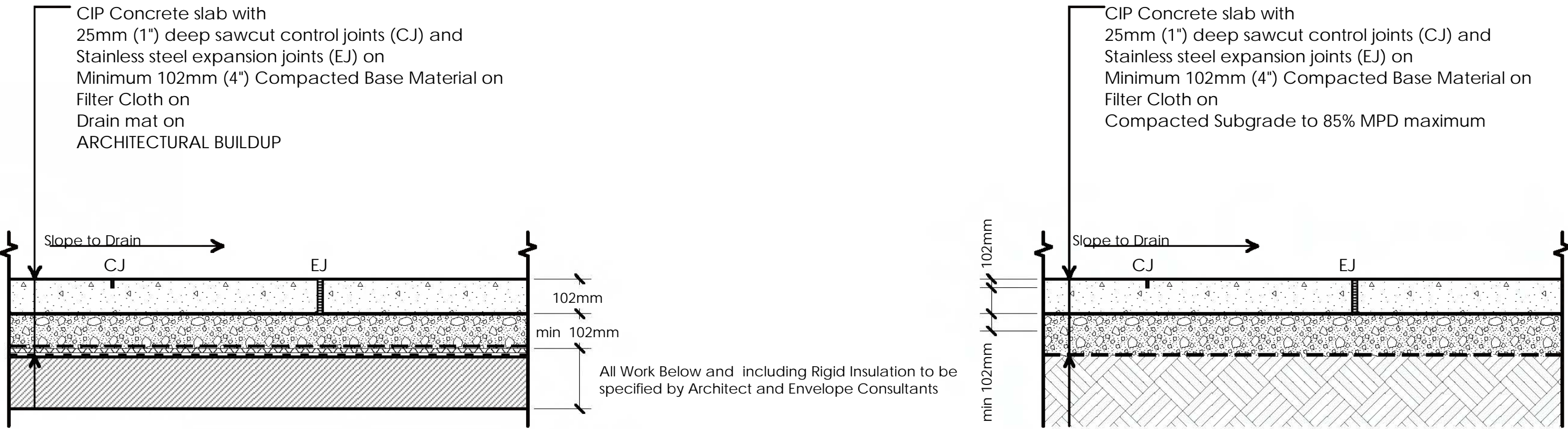


**1 CITY OF NORTH VANCOUVER STANDARD DETAILS**

SCALE = 1:12 (1"=1' 0")

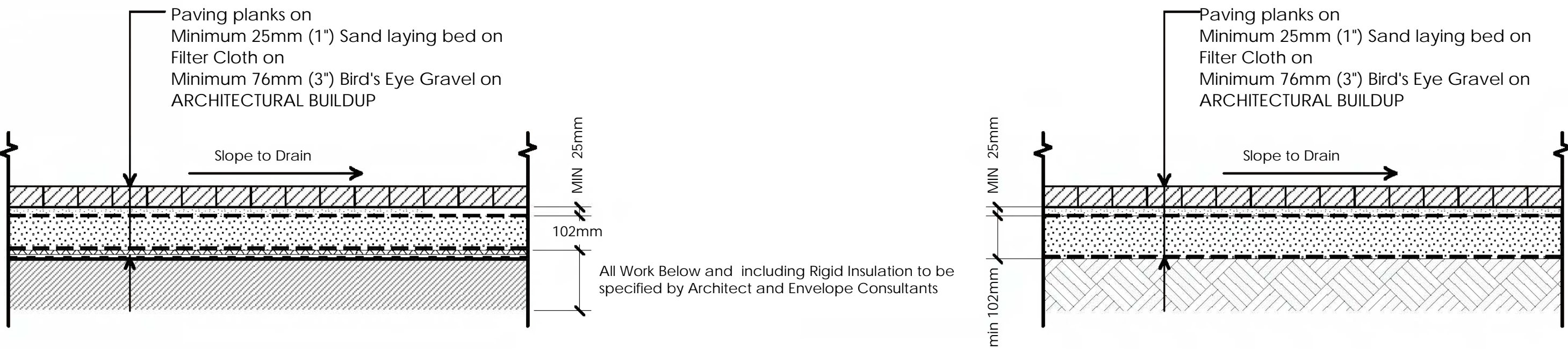
**2 CIP CONCRETE - ON SLAB AND GRADE (PEDESTRIAN AREAS ONLY)**

SCALE = 1:12 (1"=1' 0")



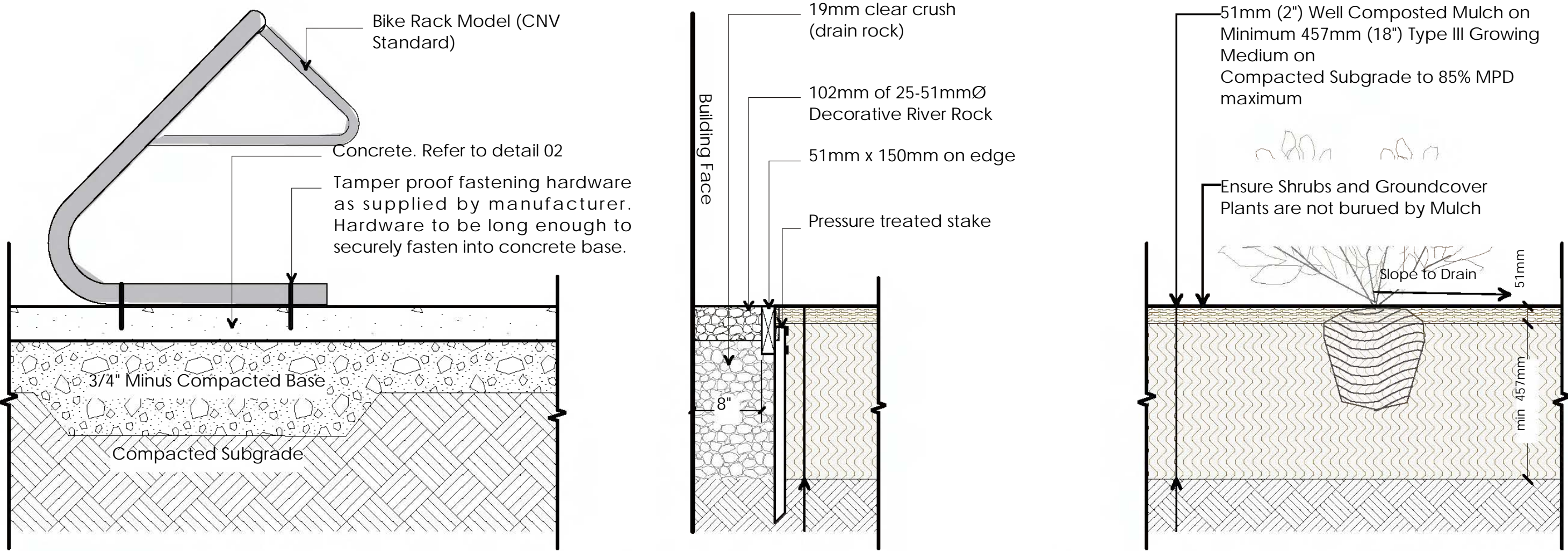
**2 CIP CONCRETE - ON SLAB AND GRADE (PEDESTRIAN AREAS ONLY)**

SCALE = 1:12 (1"=1' 0")



**3 PROMENADE PLANK PAVER - ON SLAB AND GRADE (PEDESTRIAN AREAS ONLY)**

SCALE = 1:12 (1"=1' 0")



**5 BIKE RACK MOUNTING ON SLAB/GRADE**

SCALE = 1:12 (1"=1' 0")

**6 DRAIN STRIP AT BUILDING FACE**

SCALE = 1:12 (1"=1' 0")

**7 SHRUB PLANTING - ON GRADE**

SCALE = 1:12 (1"=1' 0")

**METAL PLANTER NOTES:**

- Provide Shop Drawings prior to manufacturing.
- All Welds Continuous And Ground Smooth
- All Surfaces To Be Powdercoated To Match Architectural Trim With All Welded Connections Made Prior To Powdercoat Application.
- Confirm All Dimensions On Site And Adjust As Required To Maintain Design Intent.
- (4) 1/2" Drain holes to be provided in bottom prior to powdercoat being applied.

Extend Filtercloth and root barrier up sides of Planter and PVC Access pipes min. 152mm (6") past bottom of soil. Tape in place with Tuck Tape.

Provide drain access with 203mm (8") ø PVC Pipe C/W PVC drain cap Set drain pipe onto slab drainage and cut grooves into bottom of pipe to ensure free flow at waterproofing level. Cut down to 51mm (2") below mulch. Paint cap black.

51mm (2") Well Composted Mulch on Minimum 864mm (18") Type III Growing Medium on Filter Cloth on 19mm (3/4") rounded drain rock on Metal Planter on Levelling shims on pavers buildup on architectural buildup on Architectural Slab

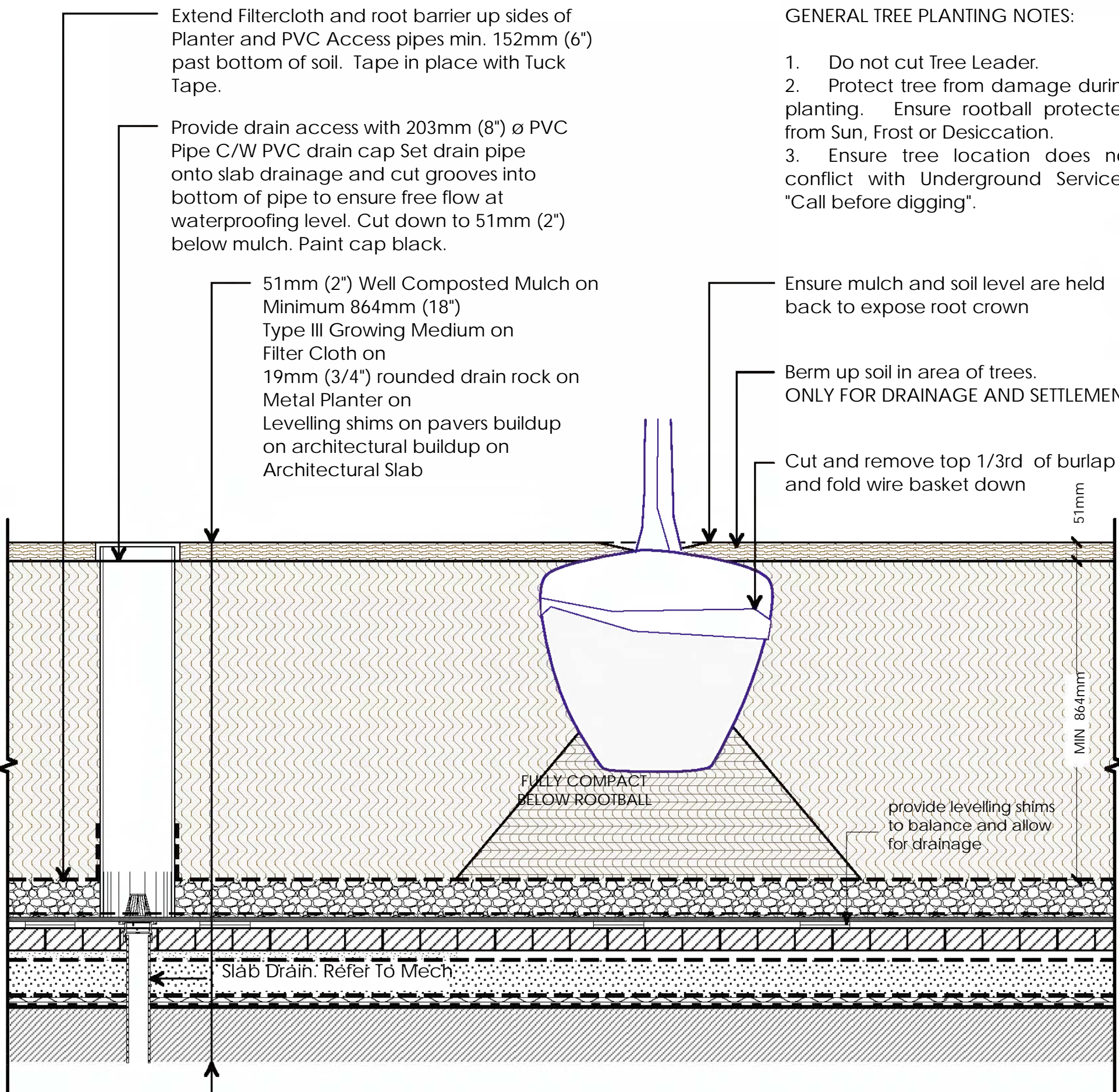
**GENERAL TREE PLANTING NOTES:**

- Do not cut Tree Leader.
- Protect tree from damage during planting. Ensure rootball protected from Sun, Frost or Desiccation.
- Ensure tree location does not conflict with Underground Services. "Call before digging".

Ensure mulch and soil level are held back to expose root crown

Berm up soil in area of trees. ONLY FOR DRAINAGE AND SETTLEMENT

Cut and remove top 1/3rd of burlap and fold wire basket down



**4 TREE AND SHRUB PLANTING ON SLAB IN METAL PLANTERS**

SCALE = 1:12 (1"=1' 0")

4	Apr 7-2022	Rezoning Application Final
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1	Feb-10-2021	Schematic Design
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Revisions:



Project:

**119-131 EAST 2ND ST,  
NORTH VANCOUVER**

Drawn by:

RSS

Checked by:

SJV

Date:

Sep-10-2021

Scale:

1/8" = 1' 0"

Drawing Title:

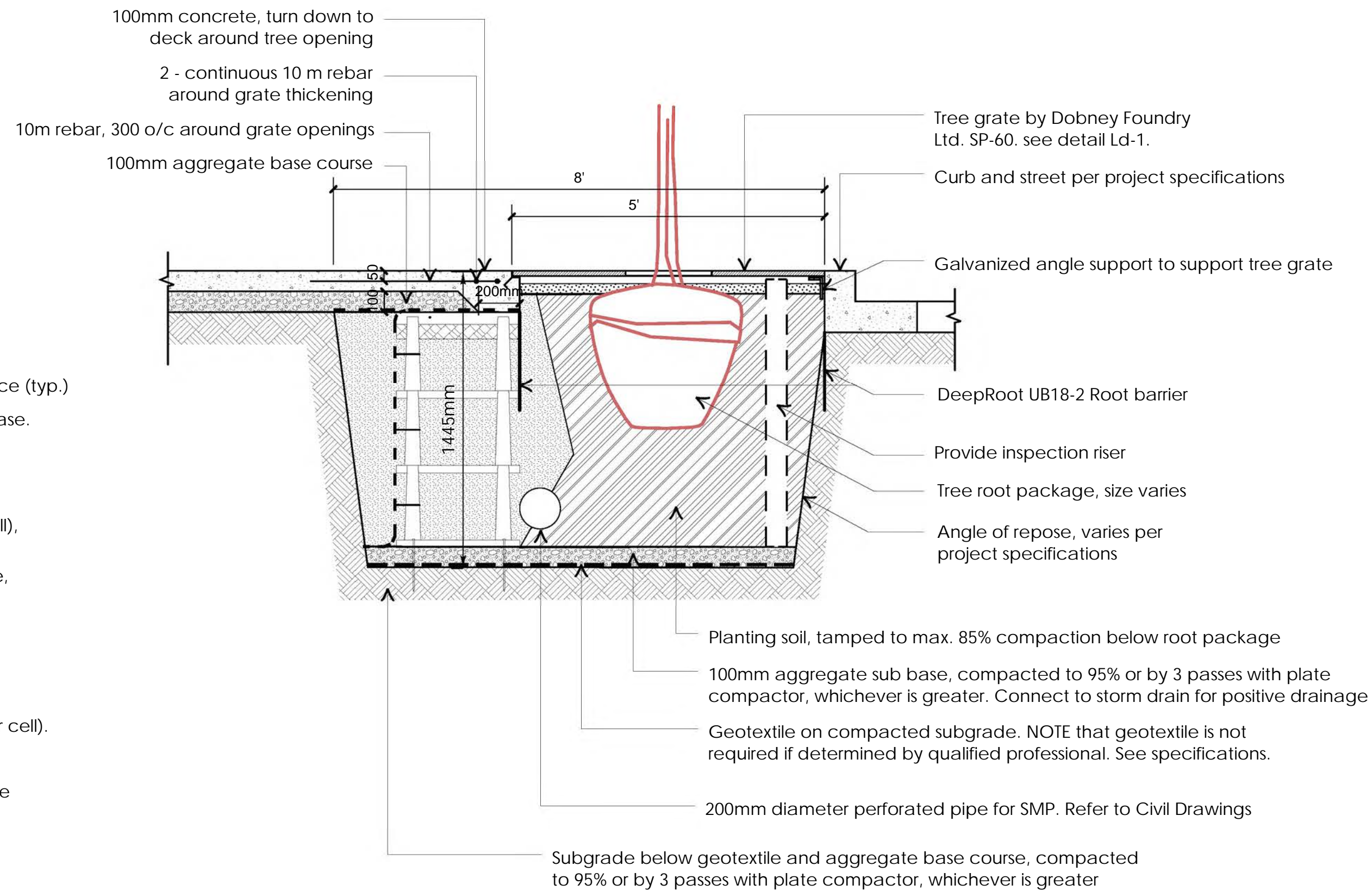
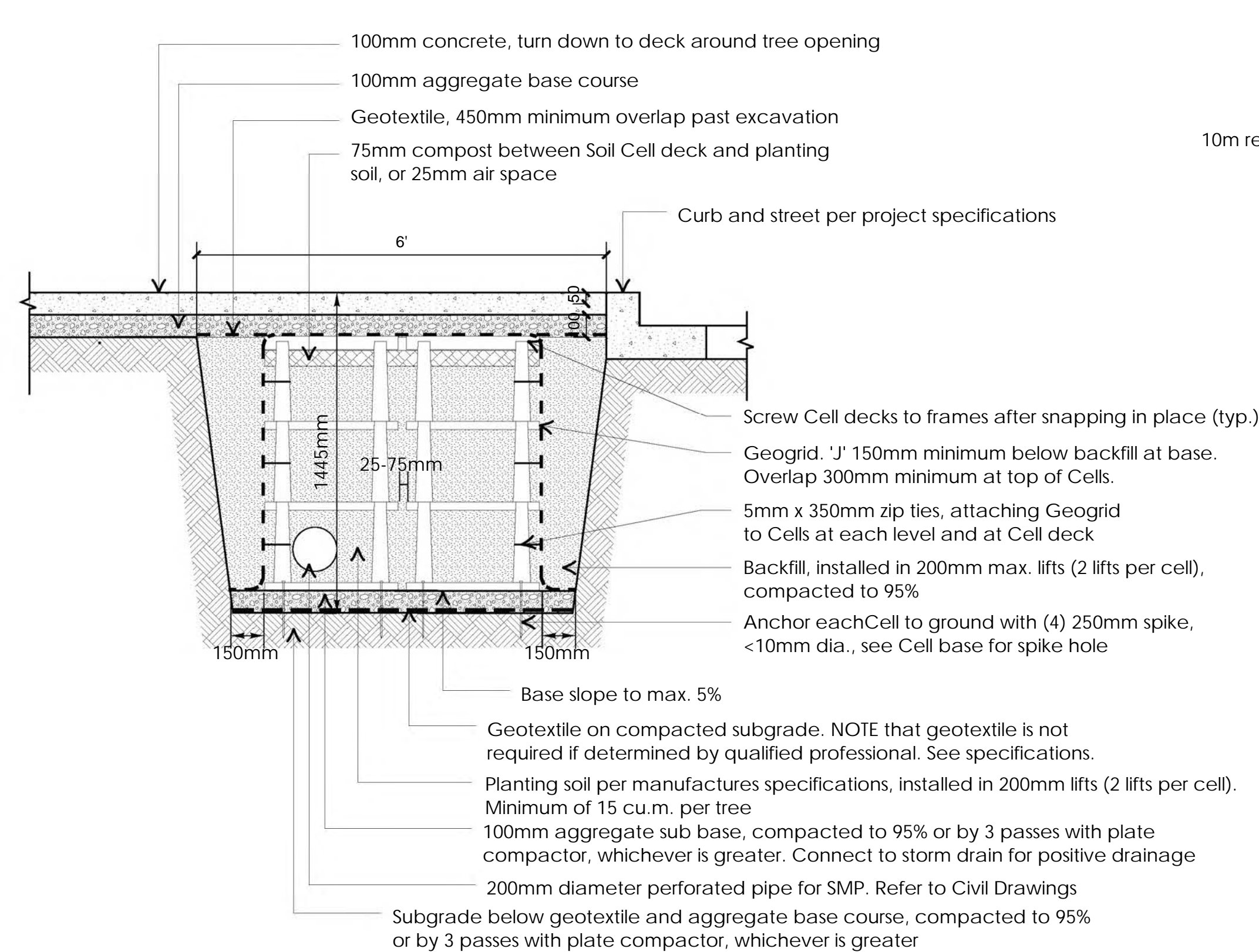
**Landscape Details**

Project No.:

**21002**

Sheet No.:





Ld - 01 Soil Cells at tree pit and hardsurface area - Typical Condition. Refer to Civil Drawings

L-1.1 NTS

4	Apr 7-2022	Rezoning Application Final
3	Oct 22-2021	Re-submission
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1	Feb-10-2021	Schematic Design
no.:	date:	Item:

Revisions:



Project:

119-131 EAST 2ND ST,  
NORTH VANCOUVER

Drawn by: RSS

Checked by: SJV

Date: Sep-10-2021

Scale: 1/8" = 1' 0"

Drawing Title:

Landscape Details

Project No.:

21002

Sheet No.:



**ADVISORY DESIGN PANEL**  
CITY OF NORTH VANCOUVER  
141 WEST 14TH STREET  
NORTH VANCOUVER  
BC / CANADA / V7M 1H9

T 604 985 7761  
F 604 985 9417  
INFO@CNV.ORG  
CNV.ORG

October 25, 2021

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

Dear Mr. Wren:

**Re: 119-125 East 2<sup>nd</sup> Street (Rezoning Application)**

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

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

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

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

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

Yours truly,

A handwritten signature in blue ink, appearing to read "J. Huckell".

T. Huckell  
Committee Clerk-Secretary

Cc: M. Menzel, Planner 2, Planning and Development  
K. Graham, Corporate Officer, City Clerk's Department  
B. Rositch, Principal, RH Architects  
S. Vincent, Principal, Durante Kreuk Landscape Architecture



## **119-125 East 2<sup>nd</sup> Street, City of North Vancouver – Rezoning Application**

### **East Second Lonsdale Project Ltd.**

### **Virtual Developer Information Session (DIS) Summary Report**

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

#### **Notification:**

In accordance with City of North Vancouver policies:

#### Invitation Flyers

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

#### Newspaper Ads

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

#### Notification Sign

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

#### **Attendance:**

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

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

City of North Vancouver:

- Emily Macdonald, Planner

Project Team:

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

Facilitators:

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

**Overview:**

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

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

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

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

6 emails with comments and telephone messages were submitted prior to the DIS.

7 comment forms and emails with comments were submitted following the DIS.

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

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

The building height was an issue for several attendees, several of whom expressed concern about the potential loss of private views from their current apartments in buildings located to the northwest,



north, and northeast of the proposed project. Some neighbours asked whether the developer and/or City would consider compensating them for potential loss of views and property values.

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

One attendee encouraged retail uses along East 2<sup>nd</sup> to help animate the area.

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

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

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

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

#### **Comment Sheet and Email Submissions Summary:**

Participants were invited to submit comments to the applicant during a 7-day response period after the DIS meeting.

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

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

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

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

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

Further comments and concerns were raised regarding sustainability, including greenhouse gas production, embodied carbon, passive design features and solar panels.

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

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

**Conclusion:**

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

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

Members of the public could participate in this consultation process in three ways:

- Watching a virtual project presentation during the DIS
- Asking questions of the project team and/or City Planner during the DIS
- Submitting written comments after the DIS

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



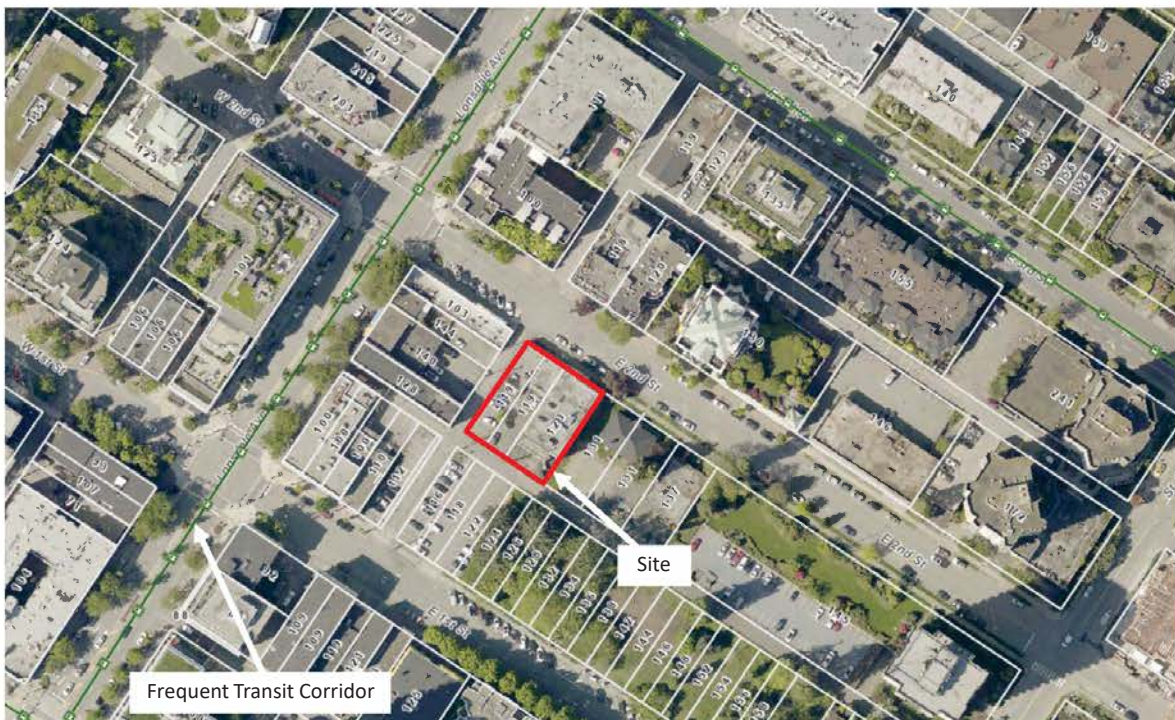
# Public Hearing Presentation for 119-125 East 2<sup>nd</sup> St

Bylaw No. 8922

Presented May 24, 2022  
Development Planning



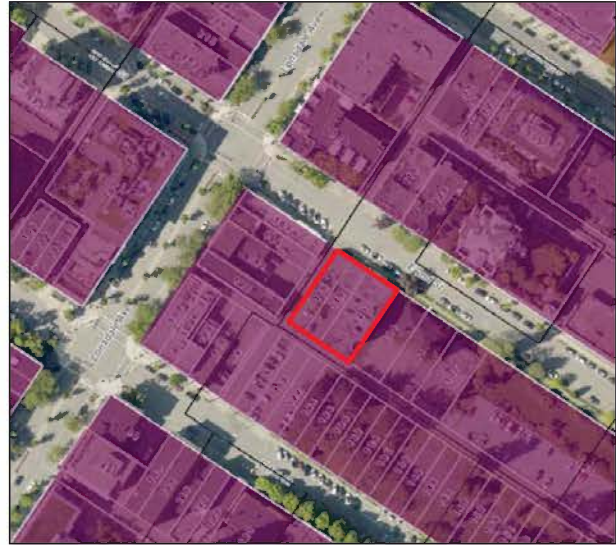
## Location





# Land Use and Zoning

- OCP
  - Mixed Use Level 4A
  - 2.6 FSR Base
  - 1.0 FSR density bonus
- Current Zoning
  - Lower Lonsdale Mix Use 4 Zone (LL-4)



# Neighbourhood Context





# Proposed Development

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



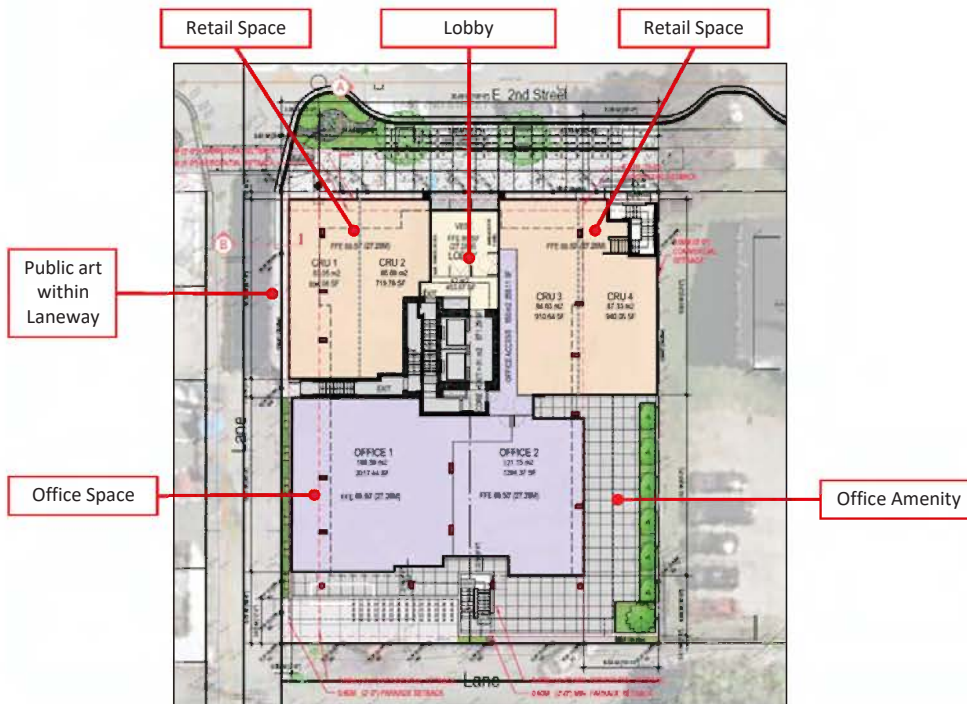
## Proposal: Project Stats

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

# Proposal: Form and Design

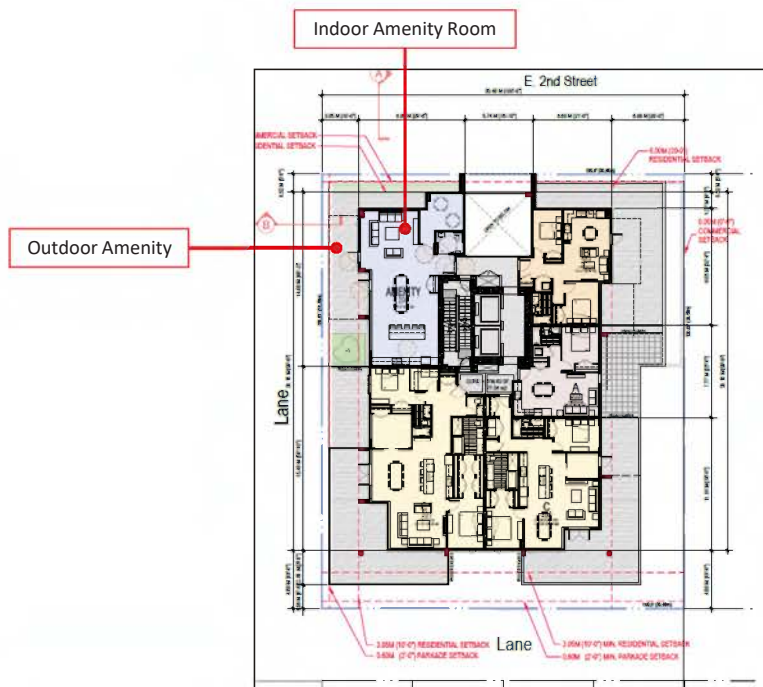


# Proposal: Amenities and Site Features





# Proposal: Amenities and Site Features



## Policy Analysis: Density Bonus and Community Benefits Policy

- A density bonus of 1.0 FSR is proposed
  - Community Benefits – Cash contribution: \$2.28M

# Policy Analysis: Sustainable Development Guidelines

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

## Advisory Body Review

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



# Public Engagement

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

## Building Height and View Impacts



# Family Friendly Housing

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

# Conclusion

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



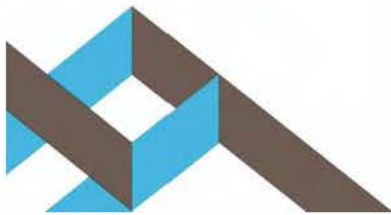


Thank you.

# 119-125 East 2<sup>nd</sup> Street

**STABURN**  
GROUP

Public Hearing  
City of North Vancouver  
May 24th, 2022



## Project Team

**STABURN**  
GROUP

East Second Lonsdale Project Ltd.  
*Alex Wren*



Architect  
*Bryce Rositch*  
RH Architects Inc.



Landscape Architect  
*Stephen Vincent*  
Durate Kruek Ltd.



# Presentation Outline

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



## About Us

### East Second Lonsdale Project Ltd.

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

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

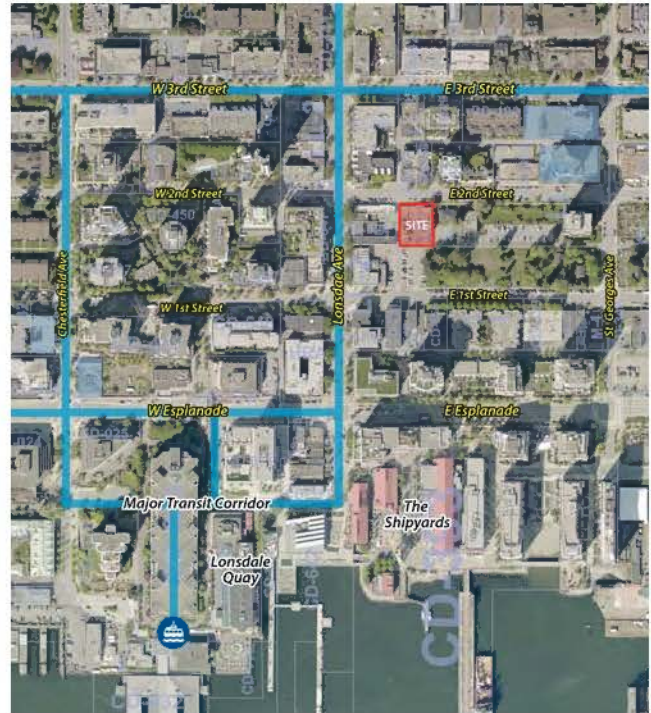
With our offices now located in the Wallace & McDowell project in Lower Lonsdale, the Staburn Group is excited to continue to build and contribute to the local community.



# Site Context

## Lower Lonsdale

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



# Planning Context

## City of North Vancouver Official Community Plan

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

### Land Use Designation

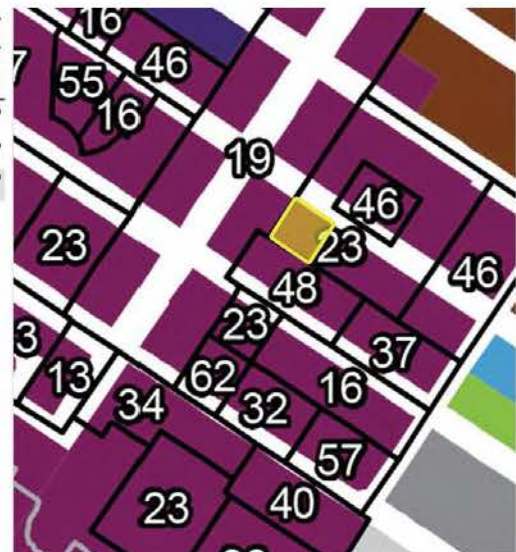
This map should be viewed in conjunction with the provisions of Sections 2.1 and 2.2 of Chapter 1

	OCP Density (FSR)	Maximum Bonus (FSR)
Residential Level 5 (Medium Density)	1.6	up to 1.0
Mixed Use Level 3 (Medium Density)	2.3	up to 0.5
Mixed Use Level 4A (High Density)	2.6	up to 1.0
Parks, Recreation & Open Space		
School & Institutional		
Mixed Employment		
Industrial		

### Maximum Building Heights in Metres

#### Example Height Equivalencies

Metres	Approx. Storeys
12-13	4
18-19	6
23-25	8
37	12
46	15
55-56	18
68	22





**The proposal is consistent with the CNV Official Community Plan**



43,204 sf  
36,181 sf residential  
7,023 sf commercial



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



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



1 bedroom: 5  
2 bedroom: 14  
3 bedroom: 9



# Design Rationale

## Building Massing

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

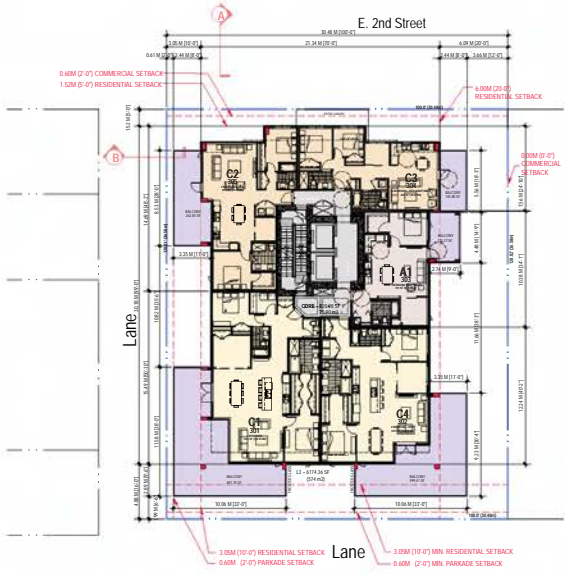
Balconies are concentrated at building corners to articulate and break up the façade.



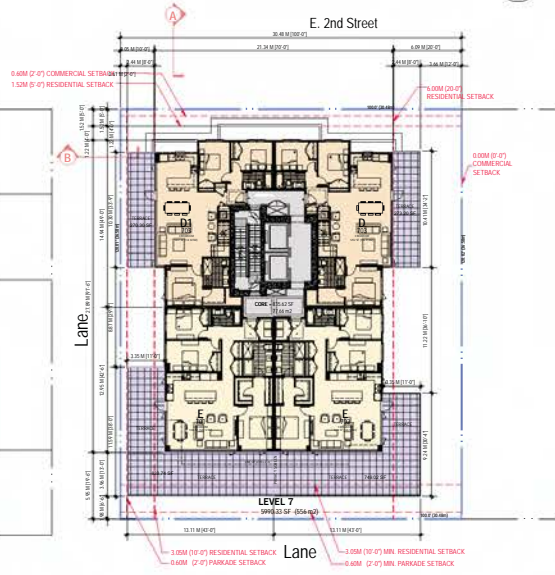




### Level 3 - 6



## Level 7







# Public Art

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

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

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





# Sustainability

---



## Central Location

Increased walking, cycling and public transit.



## New Employment Space

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



## Lower GHG Emissions

Heat and hot water will be provided by Lonsdale Energy Corp.

100% Level 2 EV charging for all residential parking stalls.



## Stormwater Management

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



## Reduced Energy Consumption

Built to Step Code 3 in BC Building Code.

Whole building modelling including energy use and envelope/insulation modelling for heat gain/loss.

# Thank you

---

**STABURN**  
GROUP



**TIM EARLE**  
163 East 4<sup>th</sup> Street, North Vancouver, B.C. V7L 1H7

**Received March 31, 2022**  
**PH 119-125 East 2nd St.**

March 30, 2022

Via Email: [planning@cnv.org](mailto:planning@cnv.org)

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

Dear Sirs:

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

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

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

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

Regards,



Tim Earle



April 28, 2022

Via Email (planning@cnv.org)

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

Re: Application for Redevelopment of 119 East 2nd Street

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

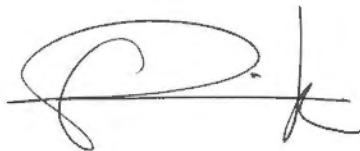
In the last several years, I have seen the Lower Lonsdale area transformed from run down buildings and empty storefronts to a revitalized area of living places, hotels, shops, restaurants and gathering places. It is once again becoming an area where people want to live and work.

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

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

Yours truly,

Geoff Pershick

A handwritten signature in black ink, appearing to be 'G. Pershick', written over a horizontal line.

**From:** John Lowe  
**Sent:** May-03-22 4:46 PM  
**To:** Planning <[Planning@cnv.org](mailto:Planning@cnv.org)>  
**Subject:** Application for Redevelopment of 119 East Second Street

May 4, 2022

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

Attention: Planning Department ([planning@cnv.org](mailto:planning@cnv.org))

Application for Redevelopment of 119 East Second Street

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

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

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

Sincerely,

John Lowe  
#602 – 123 West First Street  
North Vancouver, BC V7M 0E5



**From:** Ryan Wolfer  
**Sent:** May-12-22 12:43 PM  
**To:** Submissions  
**Subject:** 119-125 east 2nd st

Hello, I am writing in regards to the development/zoning proposal at 119 east 2nd st.

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

Thanks,  
Ryan Wolfer  
202-120 East 2nd St  
North Vancouver



# PUBLIC HEARING

Tuesday, May 24, 2022 at 4:00 pm

Zoning Amendment Bylaw No. 8922 for **119-125 East 2<sup>nd</sup> Street**

View the meeting online at [cnv.org/LiveStreaming](https://cnv.org/LiveStreaming)

Or attend in person at City Hall, 141 West 14<sup>th</sup> Street

**Proposal:** To rezone the subject property from a Lower Lonsdale Mixed Use 4 (LL-4) Zone to a Comprehensive Development 753 (CD-753) Zone to permit the development of a 7-storey, residential (28 strata units) and commercial (retail and office) mixed-use building.

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



**To speak at the Public Hearing:**

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

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

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

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

**Questions?** Matthew Menzel, Planner, [mmenzel@cnv.org](mailto:mmenzel@cnv.org) / 604-982-8337

141 WEST 14TH STREET / NORTH VANCOUVER / BC / V7M 1H9

T 604 985 7761 / F 604 985 9417 / [CNV.ORG](https://cnv.org)





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# THE CORPORATION OF THE CITY OF NORTH VANCOUVER

## BYLAW NO. 8922

### A Bylaw to amend “Zoning Bylaw, 1995, No. 6700”

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

1. This Bylaw shall be known and cited for all purposes as “**Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8922**” (East Second Lonsdale Project Ltd. / RH Architects, 119-125 East 2<sup>nd</sup> Street, CD-753).
2. Division VI: Zoning Map of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended by reclassifying the following lots as henceforth being transferred, added to and forming part of CD-753 (Comprehensive Development 753 Zone):

Lots	Block	D.L.	Plan	
6 & 7	155	274	878	from LL-4

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

- A. Adding the following section to Section 1100, thereof, after the designation “CD-752 Comprehensive Development 752 Zone”:

“CD-753 Comprehensive Development 753 Zone”

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

“CD-753 Comprehensive Development 753 Zone”

In the CD-753 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the LL-4 Zone, except that:

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

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



(2) Gross Floor Area

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

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

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

- (3) A minimum of nine units shall have 3 bedrooms;
- (4) Section 6A04(3) shall be varied to permit the maximum Lot Coverage to not exceed 92% at the ground level, and 51% at the second floor and above;
- (5) Building Height:
  - (a) The Principal Building shall not exceed a Building Height of 23 metres (75.5 feet) as measured from the average Building Grade at the North property line along East 2nd Street;
  - (b) Elevator overruns, mechanical penthouses, fire egress stairs, balustrading and landscaping may project beyond the defined height in (a) by a maximum of 3.2 metres (10.5 feet) including elevator shafts and mechanical rooms;
- (6) Section 6A04(5) shall be varied to allow the Principal Building to be sited:
  - (a) Not less than 0.6 meters from a Rear Lot Line or Flanking Lane at the ground level;
  - (b) Not less than 0.6 meters from a Flanking Lane at the second level and above;
  - (c) Not less than 4.8 meters from Rear Lot Line to the wall, at the second level and above;

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

READ a first time on the 2<sup>nd</sup> day of May, 2022.

READ a second time on the 2<sup>nd</sup> day of May, 2022.

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

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

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MAYOR

---

CORPORATE OFFICE



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**MINUTES OF THE REGULAR MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER AND ELECTRONICALLY (HYBRID) FROM CITY HALL, 141 WEST 14<sup>TH</sup> STREET, NORTH VANCOUVER, BC, ON **MONDAY, MAY 2, 2022****

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**REPORT**

9. Termination of Land Use Contract and Rezoning Application: 818-858 West 15<sup>th</sup> Street (Polygon Development 237 Ltd. / Shift Architecture, CD-745)  
– File: 08-3400-20-0046/1

Report: Planner 2, April 20, 2022

Moved by Councillor Bell, seconded by Councillor Valente

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

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

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

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

THAT the community benefits listed in the report section “Density Bonus and Community Benefits” be secured through agreements at the applicant’s expense and to the satisfaction of staff;

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

**CARRIED UNANIMOUSLY**



**MINUTES OF THE REGULAR MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER AND ELECTRONICALLY (HYBRID) FROM CITY HALL, 141 WEST 14<sup>TH</sup> STREET, NORTH VANCOUVER, BC, ON **MONDAY, MAY 2, 2022****

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**BYLAW – FIRST, SECOND AND THIRD READINGS**

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

Moved by Councillor Bell, seconded by Councillor Valente

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

**CARRIED UNANIMOUSLY**

Moved by Councillor Bell, seconded by Councillor Valente

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

**CARRIED UNANIMOUSLY**

**BYLAW – FIRST AND SECOND READINGS**




11. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8896” (Polygon Development 237 Ltd. / Shift Architecture, 818-858 West 15<sup>th</sup> Street, CD-745)

Moved by Councillor Bell, seconded by Councillor Valente

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

**CARRIED UNANIMOUSLY**



 Department Manager	 Director	 CAO
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The Corporation of **THE CITY OF NORTH VANCOUVER**  
**PLANNING & DEVELOPMENT DEPARTMENT**

**REPORT**

To: Mayor Linda Buchanan and Members of Council

From: Matthew Menzel, Planner 2

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

Date: April 20, 2022 File No: 08-3400-20-0046/1

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

**RECOMMENDATION**

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

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

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

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

THAT the community benefits listed in the report section "Density Bonus and Community Benefits" be secured through agreements at the applicant's expense and to the satisfaction of staff;

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



## ATTACHMENTS

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

## SUMMARY

The purpose of this report is to:

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

**Table 1. Project Information**

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

## DISCUSSION

### Site and Surrounding Uses

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

**Table 2. Surrounding Uses**

Direction	Address	Zoning	Description	OCP
North	809 West 16 <sup>th</sup> 827 West 16 <sup>th</sup> 855 West 16 <sup>th</sup>	CD Zones	3-storey strata 3-storey strata 4-storey strata	Residential Level 5 (Medium Density) Max. 1.6 FSR with 1.0 FSR bonus density
South (across 15 <sup>th</sup> )	875 Marine 819-845 W 15 <sup>th</sup> 1451 Fell Ave	CD Zone CD Zones and CS-1 CD Zone	4-storey mixed use 1-2 storey commercial Salvation Army Thrift Store	Mixed-Use Level 2 (Medium Density) Max. 2.0 FSR with 0.5 FSR bonus density
East	814 West 15 <sup>th</sup>	CD Zone	2-storey commercial	Mixed-Use Level 2 (Medium Density) Max. 2.0 FSR with 0.5 FSR bonus density
West	860 West 15 <sup>th</sup>	CS-1 (Service Commercial)	1-storey commercial	Mixed-Use Level 2 (Medium Density) Max. 2.0 FSR with 0.5 FSR bonus density

## Proposal

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

**Table 3: Development proposal overview**

Element	Proposal
Density	2.5 FSR
Commercial Retail Space	Total of 1,020.8 square metres (10,988 square feet) or 0.34 FSR
Unit Mix	90 residential strata units, including: <ul style="list-style-type: none"> <li>• 65 one-bed units;</li> <li>• 15 two-bed units; and</li> <li>• 10 three-bed units (11%).</li> </ul>
Adaptable Units	25, Level 2 adaptable units (28%)



Element	Proposal
Residential Amenity	Indoor – 100.8 square metres (1,084.8 square feet)
	Outdoor – 271.7 square metres (2,924.3 square feet)

## Policy Context and Planning Analysis

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

### Termination of Land Use Contract

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

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

In general terms, the LUC currently in effect on this site has the effect of waiving and varying the City's Zoning Bylaw No. 3778, which was relevant at the time, specifically to:

- Waive the requirements of the RS zone;
- Permit the land to be developed and used in accordance with the requirements of a CS-1 - Service Commercial zone; and
- Allow a maximum lot coverage of 46.5%.

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

The LUC has not been updated since it was created to reflect the current provisions of the Zoning Bylaw or OCP. Terminating the the LUC, which will expire in 2024 in any case, will allow for the proposed rezoning of the site for a mixed commercial and residential development, consistent with the OCP Mixed Use Level 2 land use designation, which is applicable to the subject site.

A bylaw to terminate the LUC with the agreement of the property owner and to repeal the bylaw that authorized the LUC (Attachment #6) would need to be adopted by Council in order to automatically put into effect the underlying zoning for the property (CS-1 Service Commercial). The property would subsequently be rezoned to the new Comprehensive Development Zone (CD-745), to facilitate the proposed development as outlined in this report.

### **Rezoning**

#### ***Land Use***

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

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

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

#### ***Built Form & Urban Design***

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

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

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

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



## **Density**

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

## **Zoning Variances**

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

**Table 4. Summary of Proposed Zoning Changes**

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

### **Building Width and Length**

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

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

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

## ***Parking, Loading and Transportation***

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

### ***Vehicle Parking, Bicycle Parking & Loading***

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

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

***Table 5: Proposed Vehicle and Bicycle Parking***

<b>Car Parking</b>	<p>Total of 129 spaces, comprised of:</p> <ul style="list-style-type: none"> <li>• 99 Resident parking spaces (including four (4) disability spaces); <ul style="list-style-type: none"> <li>◦ 1.1 spaces per unit;</li> </ul> </li> <li>• 10 Residential Visitor spaces (including two (2) disability spaces); and</li> <li>• 20 commercial spaces (including four (4) disability spaces).</li> </ul>
<b>Bicycle Parking</b>	<p>Residential:</p> <ul style="list-style-type: none"> <li>• Secure –141 spaces;</li> <li>• Short Term – 10 spaces.</li> </ul> <p><i>Note: Nine of the 141 secure spaces have been provided for cargo bikes.</i></p> <p>Commercial:</p> <ul style="list-style-type: none"> <li>• Secure – 4 spaces;</li> <li>• Short Term – 6 spaces.</li> </ul>
<b>Loading Spaces</b>	One at-grade loading bays.



### ***Flood Hazard***

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

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

### ***Relocation of Existing Retail and Service Tenants***

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

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

### ***Density Bonus and Community Benefits***

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

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

**Table 6.** *Estimated Value of Community Benefits through Density Bonusing*

Density Value Calculation	Value
Density Bonus to 2.0 FSR / OCP Density (@ \$25 / sq. ft.)	\$ 870,052
Density Bonus to 2.5 FSR Max Bonus (@ \$175 / sq. ft.)	\$ 2,845,955
<b>Total Value of Community Benefits</b>	<b>\$ 3,716,007</b>

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

**Table 7. Community Benefits Allocation**

Community Benefit	Value
<b>A. Cash Contributions</b>	
Contribution to Community Amenity Reserve Fund (80%)	\$ 2,972,805.60
Contribution to Affordable Housing Reserve Fund (20%)	\$ 743,201.40

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

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

### **Legal Agreements**

The following would be secured as conditions of the rezoning:

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

### **ADVISORY BODY INPUT**

#### **Advisory Design Panel**

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

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

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



## **Integrated Transportation Committee**

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

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

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

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

## **COMMUNITY CONSULTATION**

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

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

The main reasons for support were:

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

The main concerns were:

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

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

### **Staff response**

The proposed development will involve the removal of four large oak trees along the frontage of the site, which are within the City owned boulevard. The applicant has

commissioned an arborist to undertake an assessment of the existing vegetation on the site, which has determined these trees to be of poor health and structure.

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

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

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

### **Process When No Public Hearing Held**

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

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

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

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

### **FINANCIAL IMPLICATIONS**

As discussed under the Density Bonus and Community Benefits section, this application, if approved, would generate the following monetary benefits for the City, in the form of a cash CAC contribution of approximately \$3,716,007.



These financial benefits are in addition to other City requirements such as DCCs, infrastructure upgrades and public art.

## CONCLUSION

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

RESPECTFULLY SUBMITTED:



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Matthew Menzel  
Planner 2







F46488-L → F46490L

Substitute for form "C"	
City of North Vancouver and Capilano North Commercial Centre Ltd.	
Date August 18 <sup>th</sup> 1978	Nature of Interest Land Use Contract
Declared Value \$ 100.00	Disposition of C, T L.R.O. VANCOUVER S.C.
Please merge <i>sp</i>	Applicant <i>F. J. Roder</i>
	as Solicitor/Agent (F.J. Roder)
Telephone No. 985-7761	[address] 141 W 14 <sup>th</sup> St, N. Vancouver, B.C.

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THIS LAND USE CONTRACT dated for reference this 25<sup>th</sup>  
day of *July*, 1978.

BETWEEN:

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

(herein called the "City")

OF THE FIRST PART

AND:

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

(herein called the "Developer")

OF THE SECOND PART

WHEREAS:

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

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

C. The Act requires that a Municipal Council, in exercising the powers given pursuant to section 702A of the Act, shall give due regard to the considerations set out in sections 702A and 702A(1) of the Act;

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D. The Developer is or prior to public hearing will be the registered owner, or the registered holder of an agreement for the sale and purchase, of the fee simple in and to the Lands (as hereinafter defined) and at the date of registration of this contract in the Vancouver Land Registry Office will be the registered owner of an estate in fee simple in and to the Lands;

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

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

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

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

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

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

- (a) "City Engineer" shall mean the person holding the office of City Engineer or his duly authorized representative;



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- (b) "Commencement of Construction" shall mean that all clearing of the Lands for the Development pursuant to this contract has been completed and that all excavation on the Lands required for the Development has been completed in accordance with the dimensions shown on the plans attached to this contract;
- (c) "Complete" and "Completion" and any variation of these words when used with respect to the Development and the Work or Works shall mean completion of the construction referred to in this contract to the satisfaction of the Director of Permits and Licences, when and as certified by him in writing;
- (d) "Development" shall mean all buildings, structures and improvements now constructed on the Lands or to be constructed thereon in accordance with this contract;
- (e) "Director of Permits and Licences" shall mean the director of permits and licences for the City from time to time and his duly authorized representatives and assistants;
- (f) "Work" and "Works" shall mean all work required to be done by the Developer for the execution and completion of the terms and conditions of this contract to the satisfaction of the City;
- (g) All references to streets, lanes, highways and lands and premises in this contract refer to streets, lanes, highways and lands and premises situate in whole or in part within the City.

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

3. Consents. The Developer warrants and represents that it has obtained the consents of all persons holding any

PLAN REFERRED TO HEREIN  
PRESERVED AND HELD UNDER  
DOCUMENT NUMBER **F 57202**

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registered interest in the Lands to the use and development of the Lands as set forth herein and that the consents attached to this contract as schedule "B" constitute all required consents.

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

- (a) to waive the requirements of the RS zone;
- (b) subject to this contract, and particularly to clause 9 hereof, to permit the Lands and Development to be developed and used in accordance with the requirements of a CS-1 Service Commercial zone;
- (c) subject to this contract, and particularly to clause 9 hereof, to permit the Lands to be used for the purposes set out in Part 603 (1), (3) and (4) but not for the purposes set out in Part 603 (2), (5), (6), and (7);
- (d) to waive Part 609B;
- (e) to waive Part 613(2) to allow a maximum lot coverage of 46.5%.

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

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

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

7. Construction in accordance with schedules. The Developer covenants and agrees that the Development and the Works will be constructed strictly in compliance with, and



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

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

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

- (a) the following uses are permitted: Retail stores including grocery stores, bakery shops, meat and fish markets, delicatessens, drug stores, personal furnishings shops, clothing stores, hardware stores, variety stores, book shops, toy stores, stationery stores, appliance stores, camera shops, and other similar establishments; personal service establishments including barbers, hairdressers, tailors, dressmakers, shoemakers, household repair shops, printers; business and professional and semi-professional offices; banks and financial institutions; art galleries; restaurants and cafes, whether or not licensed under the Liquor Control and Licensing Act of British Columbia (R.S.B.C. 1960 Chapter 38 and amendments thereto and replacements thereof) provided that the sole use of such restaurants and cafes is the preparation, sale and consumption of food on the premises;
- (b) notwithstanding clause 9(a), and save and except for restaurants and cafes as above

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

- (c) if any question arises as to the meaning of any of the terms used in this clause 9, the City shall have the right to conclusively determine the meaning and shall also have the right to conclusively determine whether any use or proposed use within the Development contravenes this clause;
- (d) 46 parking spaces, as shown and described on schedule "C", will be provided on the Lands by the Developer;
- (e) restaurants and cafes may stay open each evening until the earlier of 12:00 a.m. or applicable shops closing legislation or by-laws;
- (f) any other uses in the Development may stay open each evening until the earlier of 9:00 p.m. or applicable shops closing legislation or by-laws.

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

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

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

11. Garbage. As a part of the Development, the Developer will provide a garbage container, as shown and described on schedule "H", enclosed and screened by a solid



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wooden fence of not less than six feet nor more than eight feet in height.

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

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

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

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City supplied services will be at actual cost to the Developer.

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

- (a) Storm sewer connection - to install a storm sewer main adjacent to, and to extend for the width of, the front of the Lands, at an estimated cost of \$7,150;
- (b) Utility connections - to install utility connections to water, sanitary and storm sewers at applicable by-law rates;
- (c) 15th Street - to install a sidewalk approximately four feet wide on the north side of 15th Street from Marine Drive to the east property line of the Lands and to widen the pavement to join the sidewalk with the existing road surface, at an estimated cost of \$14,300;
- (d) Lane North of 15th Street - to pave the east-west lane to the north of the Lands for its full length from the eastern intersection with Fell Avenue to the "T" junction with the lane, to the west of the Lands as it intersects with the north/south lane and including storm drainage at an estimated cost of \$29,500 PROVIDED THAT this deposit will be waived or returned to the Developer, as the case may be, if the Developer obtains a successful local improvement petition which is approved by Council pursuant to the Act for this work prior to the date of application for a building permit for the Development, or, if a local improvement initiative for the work (which the City agrees to commence within one year from the date of lodging for registration of this contract in the Vancouver Land Registry Office) is successful. (If a petition or initiative is successful then the Developer will pay for its commuted share of the cost of the work pursuant to the Act.)

All the aforementioned services will be at such precise locations and to such standards, grades and specifications as the City deems reasonably necessary. The Developer acknowledges that the aforementioned costs and deposits are calculated on the basis that the services will be completed



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in 1978, and that if the City is unable to complete any of these services in 1978 for reasons beyond the City's control, and whether caused by the Developer or not, then the Developer will pay increased servicing costs as determined by the City, on demand. The Developer will deposit the estimated sum of \$50,950 with the City prior to issuance by the City of a building permit for the Development provided that if the permit is not issued prior to October 1, 1978, then the Developer will, prior to issuance of the building permit, pay to the City as well the difference between the 1978 estimated costs and the City's estimated 1979 costs for the servicing, with costs to be adjusted upon Completion.

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

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

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

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

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

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

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

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

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

23. Extension of time and security. If either Commencement of Construction or Completion does not occur within the allotted times by reason of strikes, lockouts, civil commotions, war-like operation, acts of God, inability to obtain materials by reason of shortages, or, transportation disruptions, beyond the reasonable control of



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the Developer then the Developer will have a like number of days as were lost by reason of such cause to Commence or Complete, as the case may be PROVIDED THAT the Developer provides evidence reasonably satisfactory to the City of such delay AND FURTHER PROVIDED THAT the Developer extends the term of the security referred to in clause 21 of this contract to the satisfaction of the City. In addition, the City, in its sole discretion, may, upon request by the Developer, extend the time for Commencement of Construction or Completion, as the case may be, upon such terms as the City may deem fit.

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

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liability which it may then or subsequently have to the City pursuant to this contract) and the Lands may then only be developed and used in accordance with the Zoning By-law of the City then in force and notwithstanding any statutory provisions with respect to non-conforming uses and notwithstanding any building permit which may have been issued by the City with respect to the Development.

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

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

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

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

29. Debris and access. The Developer will not deposit any material or debris upon any highways, street boulevard areas or sidewalks during construction without a street occupancy permit from the City and acknowledges and agrees that if any debris or material is so deposited without such a permit the City may forthwith remove, or cause to be removed, same at the expense of the Developer. The Developer will ensure that during construction it will



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maintain sufficient access for servicing the Lands and Development by federal, provincial and municipal agencies, including police, ambulances, municipal crews and fire department, at all times during the course of their duties..

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

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

- (a) withdraw the building permit for the Development immediately;
- (b) declare this contract to be terminated and of no further force or effect (PROVIDED THAT the Developer shall not be relieved of any liability which it might then or subsequently have to the City pursuant to this contract);
- (c) remedy the default on behalf of the Developer. For this purpose the City may enter on the Lands at any time and may

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realize on and use the security deposit referred to in clause 21 hereof to the extent necessary to remedy the default. In this event and if the Development is then to proceed, the Developer will deposit with the City such further security as the City may require.

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

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

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

- (a) any and all actions, proceedings, suits, costs, damages, expenses, claims and demands of whatsoever nature or kind and by whomsoever brought by reason of or arising from the construction of the Development and the Works and by reason of or arising from the exercise by the City of its right to complete pursuant to clause 24 of this contract and by reason of or arising from any injurious affection or damages suffered by reason of the construction of the Development and the Works and by reason of this zoning by-law and land use contract, unless caused by any negligent act or omission of the City;
- (b) without limiting the generality of the foregoing:

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- (i) any and all claims and demands of any mortgages, tenants and holders of any charges, whether registered or unregistered, against title to the Lands;
- (ii) any and all expenses and costs which may be incurred by the City by reason of or arising from the construction of the Development and the Works resulting in damage to any property, real or personal, owned in whole or in part by the City or which the City by duty or custom is obliged, directly or indirectly, in any way or to any degree, to construct, repair or maintain; and,
- (iii) any and all expenses and costs which may be incurred by the City by reason of or arising from liens for non-payment with respect to labour or material used for construction of the Development and the Works and for non-payment of workers' compensation assessments, unemployment insurance and federal and provincial tax with respect to same and for check-off and encroachments due to mistakes in survey with respect to the Lands.

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

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

35. Payment of costs. Notwithstanding anything contained in this contract, the Developer will pay to the City forthwith on demand from time to time by the City all permit, inspection, administrative, legal, and other compensations, costs, fees and expenses incurred by, or which may become owing by the Developer to, the City, in connection with the preparation, execution, registration and carrying out of the terms and conditions of this contract.



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36. Power and authority. The Developer will, simultaneously with the execution and delivery of this contract to the City, deliver to the City a certified copy of a resolution of its directors approving this contract, both of which shall be in form and on terms satisfactory to the City.

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

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

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

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

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

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

43. Notice. Any notice required or permitted to be given hereunder may be effectively given by prepaid post addressed as follows:

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**57202**

(a) To the City: Corporation of the City of  
North Vancouver  
141 West 14th Street  
North Vancouver  
British Columbia

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

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

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

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





**57202**

SCHEDULE "A"

City of North Vancouver

Lots 19 to 23 inclusive

Block 5

District Lot 265

Plan 1406



Form 212 — NOTARIAL CERTIFICATE OF TRUE COPY

57202

CANADA  
PROVINCE OF BRITISH COLUMBIA} TO ALL TO WHOM THESE PRESENTS MAY COME  
} BE SEEN OR KNOWN:

TO WIT:


I, GRAHAM J. PHILLIPS, a Notary Public  
Municipality of North Vancouver,  
by Royal authority duly appointed, residing at the City of in the  
Province of British Columbia, do certify and attest that the paper writing hereto annexed, marked with my Notarial  
Seal, is a true copy of an original document produced  
to me by CAPILANO NORTH COMMERCIAL CENTRE LTD. purporting to be a

Certificate of Incorporation, of CAPILANO NORTH COMMERCIAL CENTRE LTD.,  
of the Companies Act,

signed by Deputy Registrar of Companies and  
dated the 3rd day of April, 19 78. The said copy having  
been compared by me with the said original document, an act whereof being requested I have granted under Notarial  
form and seal of office to serve and avail as occasion may require.

Dated at Vancouver, B.C., this 6th day of July, 19 78.

(SEAL)

  
A Notary Public in and for the Province of British Columbia

57202

CANADA:  
Province of British Columbia.



No. 173,266

# “Companies Act”

I hereby certify that

CAPILANO NORTH COMMERCIAL CENTRE LTD.

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

GIVEN under my hand and Seal of office at Victoria,  
Province of British Columbia, this -3rd- day  
of April, one thousand nine  
hundred and seventy-eight

  
Deputy Registrar of Companies.





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

-----  
DIRECTORS RESOLUTION

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

Name of Company: CAPILANO NORTH COMMERCIAL CENTRE LTD.

Date resolutions  
passed: July 5th, 1978

Resolutions:

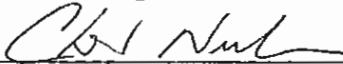
"1. The power and capacity of the Company to own and to enter into a land use contract in reference to those certain lands and premises hereinafter described be and is hereby confirmed and ratified in every respect - namely those certain lands and premises situate, lying and being in the City of North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

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

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

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

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

  
Relationship to  
Company: PRESIDENT DIR.

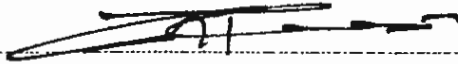
For the Secretary (or other Officer) of a Corporation

57202

I HEREBY CERTIFY that, on the 7th day of July, 1978,  
at Vancouver, in the Province of British Columbia,  
CHRIS NIELSEN, ~~whose identity has been proved by the evidence on~~  
oath of, who is) personally known to me,  
appeared before me and acknowledged to me that he is the President of  
CAPILANO NORTH COMMERCIAL CENTRE LTD., and that he is the person  
who subscribed his name to the annexed instrument as President of the said  
said company and affixed the seal of the

to the said Instrument, that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal  
to the said Instrument, and that such corporation is legally entitled to hold and dispose of land in the Province of  
British Columbia.

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

  
A Notary Public in and for the Province of British Columbia,  
A Commissioner for taking affidavits for British Columbia.  
GRAHAM J. PHILLIPS

NOTE--Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

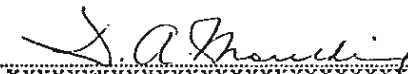
PUBLIC

FORM NO. 206 ACKNOWLEDGMENT OF OFFICER OF A CORPORATION.

## Acknowledgment of Officer of a Corporation

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

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

  
Notary Public in and for the Province of British Columbia.  
A Commissioner for taking Affidavits for British Columbia.

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



POLYGON HOMES LTD.



PROPERTY INFORMATION

**Legal Description:**  
Lot C Block 6, District Lot 286, Plan 17693  
North Vancouver BC V7P 1M8

**Civic Addresses:**  
820 W 15th St, 818-828 W 15th St  
North Vancouver BC V7P 1M8

BUILDING CODE INFORMATION

**APPLICABLE CODE**  
British Columbia Building Code 2018 - Division B - Part 3

**RESIDENTIAL/ COMMERCIAL LEVELS**

**Major Occupancies**  
Group A Division 3 - Residential, Group E CRU, Group F (Parkade)

**Building Requirements**  
Construction Type: 2-hour Residential to Residential  
Fire Protection: 2-hour Residential to Commercial  
Fire Alarm System: Standpipe System

**Roof Fire Ratings**  
1-hour Residential to Residential  
2-hour Residential to Parkade  
2-hour Residential to Commercial  
No Rating Not Occupied

**Roof Fire Ratings**  
1-hour Residential to Residential  
2-hour Residential to Parkade  
2-hour Residential to Commercial  
No Rating Not Occupied

**Storage Garage (Parkade)**  
Major Occupancies: Group F Division 3 - Parking Garage  
Construction Type: 2-hour Residential to Residential  
Fire Protection: 2-hour Residential to Commercial  
Fire Alarm System: Standpipe System

PROJECT DESCRIPTION

**Zoning Current**  
CS-1 Service Commercial

**Project Description**  
The mixed use development proposal consists of a 6-storey mixed use (commercial/residential) building consisting of 36 market access residential units and 15 commercial retail units (CRU) at grade. In total, 50 market access residential units are being proposed. The breakdown of the unit types are as follows:

- 1 Bedroom - 30 (30%)
- 2 Bedroom - 15 (15%)
- 3 Bedroom - 10 (10%)

CRUs are oriented along the South of the site, facing West 15th Street. The commercial units are oriented 10' to 20' to accommodate another local business. Larger tenants can also be accommodated by combining several smaller CRUs into one large commercial space. The fire grade retail at grade will activate the streetscape along West 15th Street. The commercial has been designed to accommodate large parties to take advantage of the southern exposure.

PROJECT STATISTICS

PHASE	810	81405	ENR:
STATISTICS AND CALCULATIONS			PM/MS
<b>Zoning Calculations - Overall Project</b>			
Site Area	3,022.70 sq. m.	32,542.3 sq. ft.	
Existing	3,022.70 sq. m.	32,542.3 sq. ft.	
New (after Consolidation)	3,022.70 sq. m.	32,542.3 sq. ft.	
<b>Lot Coverage</b>			
Allowable	40%	2,359.75 sq. m.	25,456.4 sq. ft.
Proposed	40.5%	2,224.82 sq. m.	23,981.0 sq. ft.
<b>Setbacks</b>			
North	5.0	5.0	5.0
South	6.10	6.10	6.10
East	5.0	5.0	5.0
West	5.0	5.0	5.0
<b>Building Height</b>			
Allowable	6 stories (DCP Schedule 1)		
Proposed	6 stories and 73.0 m	or 22.25 m	
<b>Area Summary</b>			
Units	Residential	Commercial	Total
Level 1	0	0	0
Level 2	18	12,162.5	12,162.5
Level 3	18	12,162.5	12,162.5
Level 4	18	12,162.5	12,162.5
Level 5	18	12,162.5	12,162.5
Level 6	18	12,162.5	12,162.5
Total	90	60,885.0	60,885.0

<b>Parking Summary</b>			
Vehicle	Required	Provided	
Residential	9	10	1
Visitor	9	10	1
Commercial	20	20	0
Other	0	0	0
Shared	0	0	0
Total Parking	323	320	3
<b>LOADING</b>			
Required	1	1	
Provided	1	1	
<b>RECYCLES</b>			
Residential	1	1	
Commercial	1	1	
Total Recycling	2	2	

Residential Unit Distribution - Overall Project														
UNIT COUNT AND AVERAGE FLOOR														
UNIT TYPE	Area	LEVEL 2		LEVEL 3		LEVEL 5		LEVEL 6		UNITS SUMMARY		Basin	Total Beds	Unit Floor
A	48.4	2	1018	2	1017	2	1027	2	1027	10	1408.6	1	10	13.1
B	538.9	2	1078.8	2	1078.8	2	1078.8	2	1078.8	10	1408.6	1	10	13.1
C	538.9	1	1038.9	1	1038.9	1	1038.9	1	1038.9	5	1368.5	1	5	5.6
D	643.7	1	643	1	643.5	1	643.5	1	643.5	5	1318.5	1	5	5.6
E	643.7	4	1038.9	4	1038.9	4	1038.9	4	1038.9	15	1704.5	1	15	15.6
F	652.6	2	1037.9	2	1037.9	2	1037.9	2	1037.9	15	1704.5	1	15	15.6
G	652.6	1	1037.9	1	1037.9	1	1037.9	1	1037.9	5	1368.5	1	5	5.6
H	657.1	1	1047.1	1	1047.1	1	1047.1	1	1047.1	5	1368.5	1	5	5.6
I	657.1	1	1047.1	1	1047.1	1	1047.1	1	1047.1	5	1368.5	1	5	5.6
J	1053.8	1	1053.8	1	1053	1	1053	1	1053.8	5	1368.5	1	5	5.6
K	1053.7	1	1054.4	1	1053.9	1	1053.9	1	1054.4	5	1368.5	1	5	5.6
		18	12565.1	18	12795.8	18	12795.8	18	12795.8	90	81256.6	18	126	12.6







200, 1000 West 3rd Street  
North Vancouver, BC V7P 3J6  
T 604.568.7301 | [ahfarchitecture.com](http://ahfarchitecture.com)

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No.	Date	Revision Notes
A	26/01/21	ISSUED FOR RZ/DP
C	04/04/22	RE-ISSUED FOR RZ/DP
B	01/12/21	RE-ISSUED FOR RZ/DP
No.	Date	Revision Notes



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PH NV 15

820 W 15th St. North Vancouver BC V7P 1M6



Client/Owner  
**Polygon Development 237 Ltd**

Sheet Title

## SITE CONTEXT

Drawn By	Author
Reviewed by	Approved

Project Number

2003

Plot Date

Scale	Issue/Revision
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### A0.03a







No.	Date	Revision Notes
A	26/01/21	ISSUED FOR RZ/DIP
C	04/04/22	RE-ISSUED FOR RZ/DIP
B	01/12/21	RE-ISSUED FOR RZ/DIP
No.	Date	Revision Notes



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## A0.06



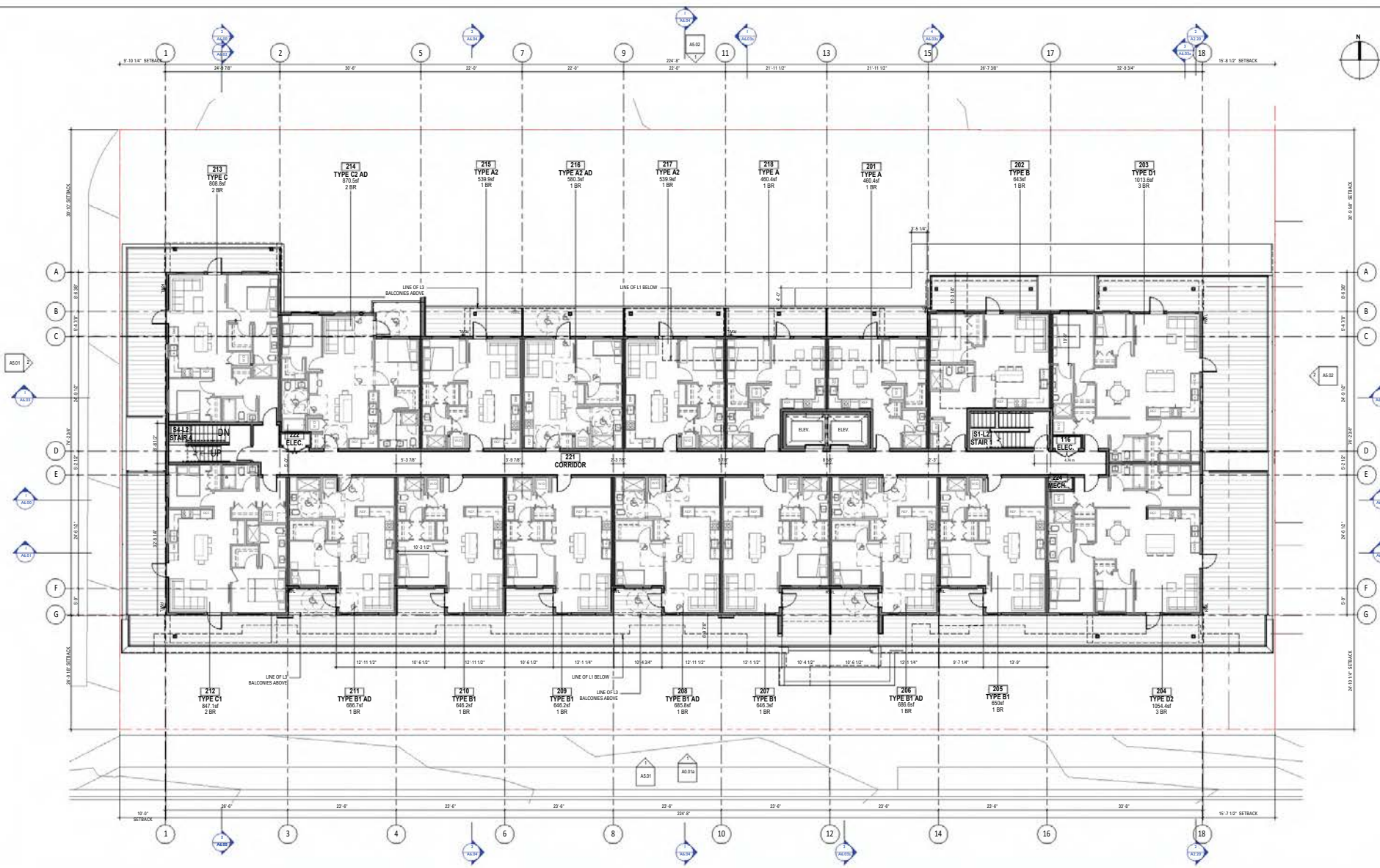












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No.	Date	Revision Notes
A	26/02/21	ISSUED FOR RZ/DP
C	04/04/22	RE-ISSUED FOR RZ/DP
B	07/12/21	RE-ISSUED FOR RZ/DP

No. Date Revision Notes

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Project Title  
**PH NV 15**

820 W 15th St, North Vancouver BC V7P 1M6



Sheet Title  
**LEVEL 2 PLAN**

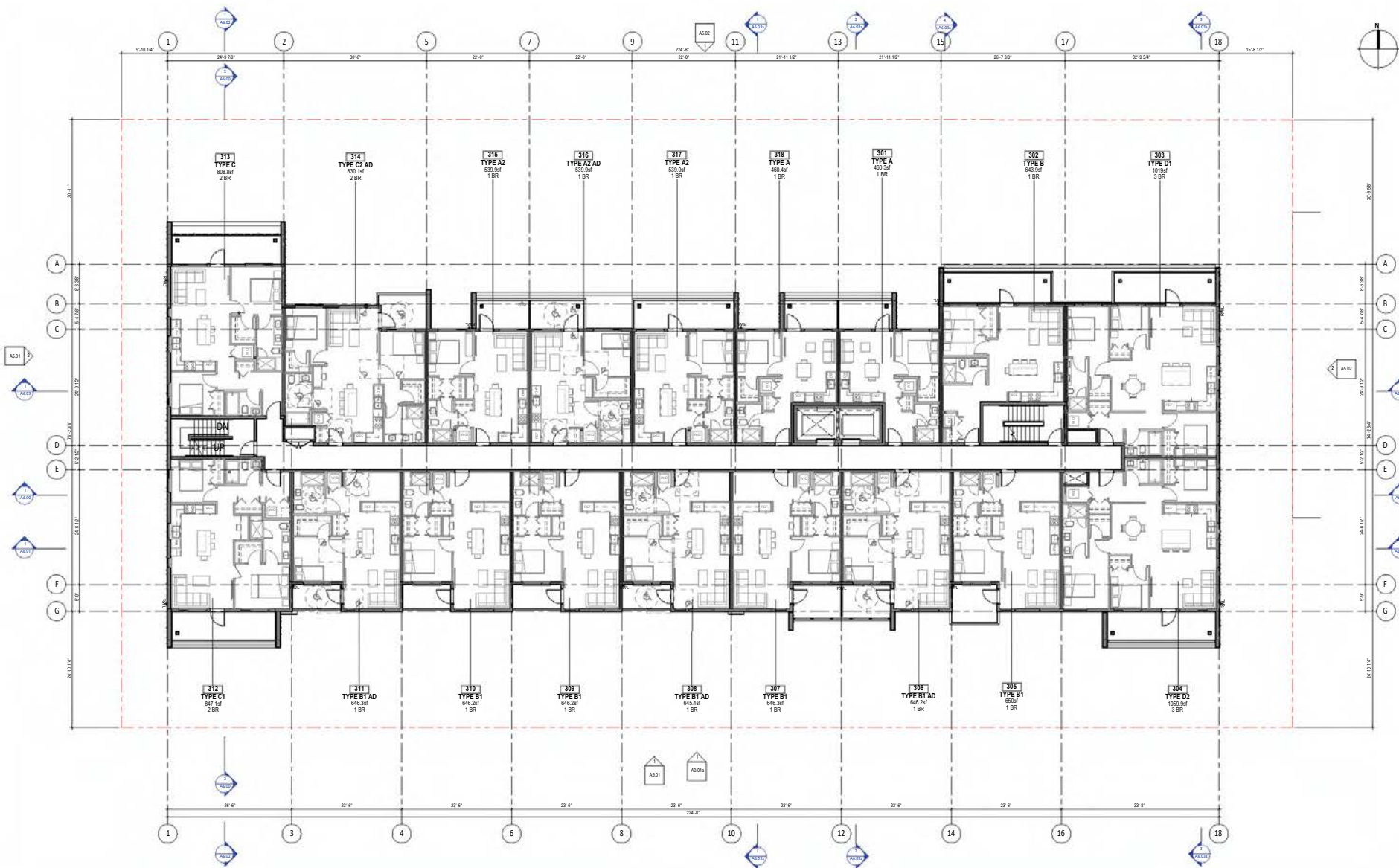
Drawn By: Author  
Reviewed By: Approver  
Project Number: 2003  
Plot Date: 2021/01/22  
Issue Date: 04/04/22  
Scale: 1/8" = 1'-0"  
Sheet Number: **C**

**A2.04**

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No.	Date	Revision Notes
A	26/02/21	ISSUED FOR RZ/DP
C	04/04/22	RE-ISSUED FOR RZ/DP
B	07/12/21	RE-ISSUED FOR RZ/DP



Project Title  
**PH NV 15**



Sheet Title  
**LEVEL 3 PLAN - TYPICAL**

Drawn By	Author
Reviewed By	Approver
Project Number	
Plot Date	Issue Date
Scale	Issue/Revision
Sheet Number	

**A2.05**

04 APR 2022- RE-ISSUED FOR RZ/DP













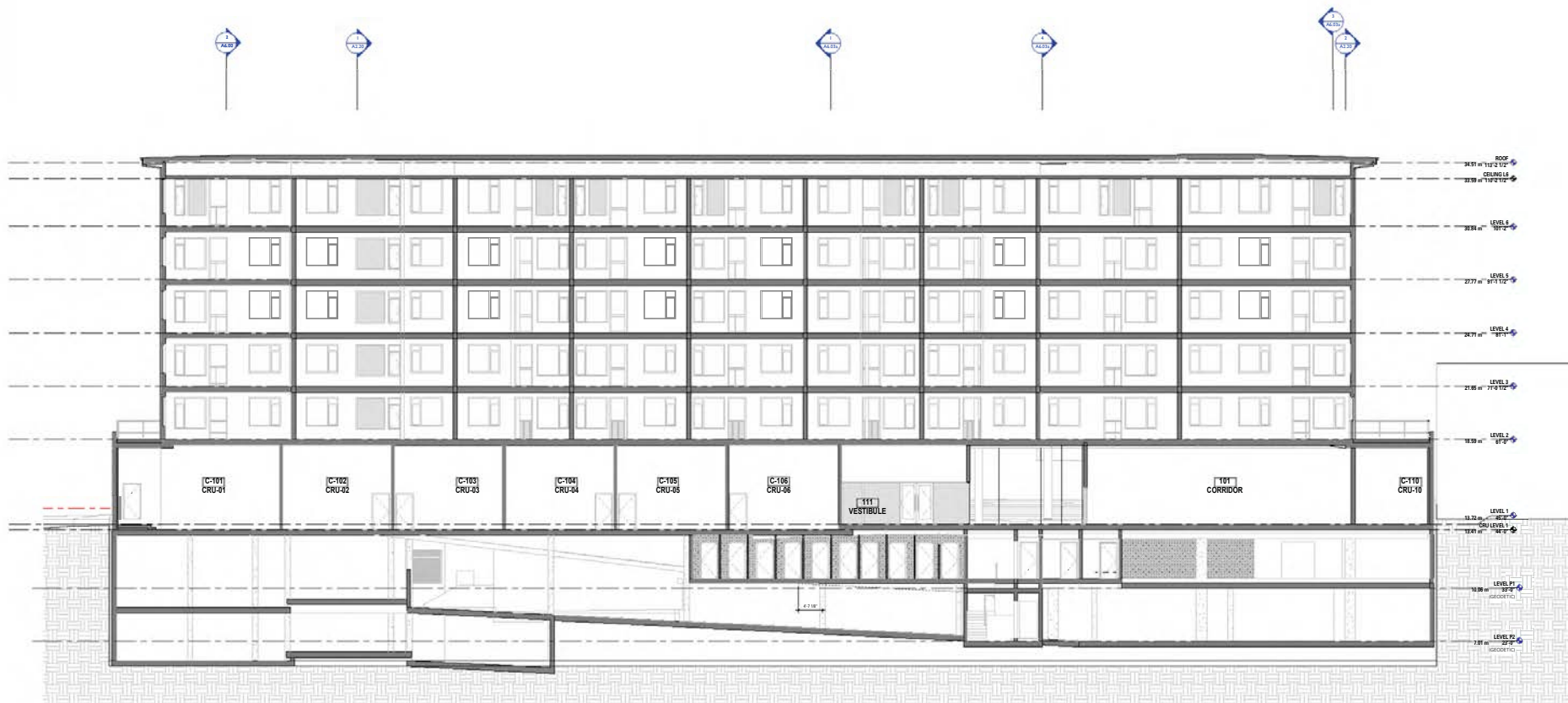












1  
AT 01 E-W SECTION AT DAYCARE & CORRIDOR 101  
1/8" = 1'-0"

No.	Date	Revision Notes
A	24/03/21	ISSUED FOR RZ/DP
C	04/04/22	RE ISSUED FOR RZ/DP
B	01/12/21	RE ISSUED FOR RZ/DP
No.	Date	Revision Notes

Project Title  
**PH NV 15**

820 W 15th St, North Vancouver BC V7P 1M6

**POLYGON**  
Client/Owner  
Polygon Development 237 Ltd.

Sheet Title  
**BUILDING SECTIONS**

Drawn By  
Reviewed By  
Project Number  
2003  
Plot Date  
205 10/10/22  
Scale  
1/8" = 1'-0"  
Sheet Number  
**C**

**A6.03**

04 APR 2022-RE ISSUED FOR RZ/DP





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No.	Date	Revision Notes
A	26/01/21	ISSUED FOR R2/DP
C	04/04/22	RE-ISSUED FOR R2/DP
B	01/12/21	RE-ISSUED FOR R2/DP
No.	Date	Revision Notes



820 W 15th St, North Vancouver BC V7P 1M



Drawn By	Author
Reviewed by	Approver

2003

Scale

Sheet Number

1000

## A9.01

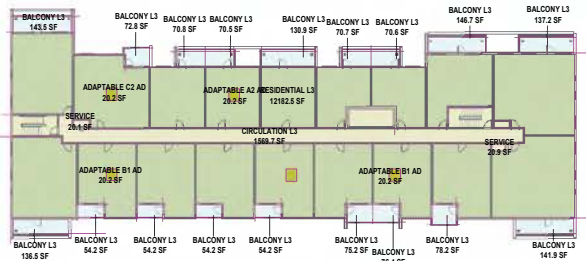
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1 FSR OVERLAYS - LEVEL 1  
1" = 20'0"



2 FSR OVERLAYS - LEVEL 2  
1" = 20'0"



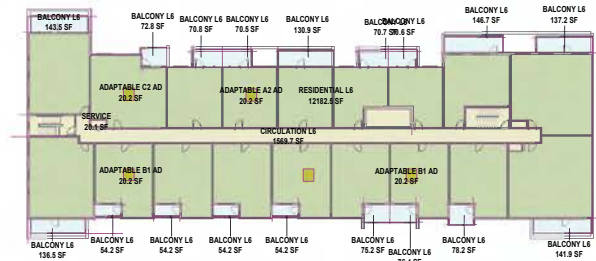
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1" = 20'0"



4 FSR OVERLAYS - LEVEL 4  
1" = 20'0"



5 FSR OVERLAYS - LEVEL 5  
1" = 20'0"



6 FSR OVERLAYS - LEVEL 6  
1" = 20'0"

#### GROSS FLOOR AREA LEVEL 1

AMENITY	2704.4 SF
CIRCULATION	1307.9 SF
COMMERCIAL	10081.1 SF
LOBBY	886.8 SF
TOTAL	14280.2 SF

#### GROSS FLOOR AREA LEVEL 2

ADAPTABLE	801.2 SF
CIRCULATION	630.3 SF
RESIDENTIAL	12196.5 SF
TOTAL	13628 SF

#### GROSS FLOOR AREA LEVEL 3

ADAPTABLE	801.2 SF
CIRCULATION	1601.4 SF
RESIDENTIAL	12192.5 SF
TOTAL	13595.1 SF

#### GROSS FLOOR AREA LEVEL 4

ADAPTABLE	801.2 SF
CIRCULATION	631.4 SF
RESIDENTIAL	12192.5 SF
TOTAL	13515.1 SF

#### GROSS FLOOR AREA LEVEL 5

ADAPTABLE	801.2 SF
CIRCULATION	631.4 SF
RESIDENTIAL	12192.5 SF
TOTAL	13515.1 SF

#### GROSS FLOOR AREA LEVEL 6

ADAPTABLE	801.2 SF
CIRCULATION	631.4 SF
RESIDENTIAL	12192.5 SF
TOTAL	13515.1 SF

#### GROSS FLOOR AREA TOTAL

LEVEL 1	14280.2 SF
LEVEL 2	13628 SF
LEVEL 3	13595.1 SF
LEVEL 4	13515.1 SF
LEVEL 5	13515.1 SF
LEVEL 6	13515.1 SF
TOTAL	82068.8 SF

No.	Date	Revision Notes

A	26/02/21	ISSUED FOR RZ/DP
C	04/04/22	RE-ISSUED FOR RZ/DP
B	07/12/21	RE-ISSUED FOR RZ/DP
No.	Date	Revision Notes



Project Title  
**PH NV 15**

820 W 15th St, North Vancouver BC V7P 1M6



Client/Owner  
**Polygon Development 237 Ltd.**

Sheet Title  
**FSR OVERLAYS**

Drawn By  
Reviewed By

Author  
Approver

Project Number  
**2003**

Plot Date  
2021/01/22

Issue Date  
04/04/22

Scale  
1" = 20'0"

Sheet Number  
**C**

**FSR 1.01**















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Plot Date	Issue Date
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1000

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No.	Date	Revision Notes
A	26/01/21	ISSUED FOR RZ/DIP
C	04/04/22	RE-ISSUED FOR RZ/DIP
B	01/12/21	RE-ISSUED FOR RZ/DIP
No.	Date	Revision Notes



820 W 15th St, North Vancouver BC V7P 1M6



Drawn By	Author
Reviewed by	Approver

Project Number  
2003

Plot Date	Issue Date
2021/01/22	04/04/22

Scale	Issue/Revision
6	

Sheet Number

**ESD 1.07**

**FSR 1.07**

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# ARTERRA - MARINE & 15th

## 820 W 15th St North Vancouver BC

LANDSCAPE SET: RE-ISSUED FOR REZONING/ DEVELOPMENT PERMIT

MARCH 23, 2022

### LANDSCAPE DRAWING INDEX

DRAWING INDEX	
SHEET No.	SHEET NAME
L0.0	COVER SHEET AND DRAWING LIST
L0.1	INSPIRATION & DESIGN RATIONALE
L1.0	SITE PLAN
L1.1	LIGHTING PLAN
L2.0	PLANT MATERIALS AND PLANT LIST
L2.1	PLANTING PLAN
L3.0	PRECEDENTS & MATERIALS
L4.0	SECTIONS
L5.0	DETAILS
L5.1	DETAILS
L5.2	DETAILS

### GENERAL NOTES

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

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

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

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

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

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

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

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

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

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

### PROJECT INFORMATION

**ARCHITECT:**  
SHIFT ARCHITECTURE  
CONTACT NAME: CAMERON HALKIER  
200-1000 WEST 3RD STREET  
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EMAIL: cam@shiftarchitecture.ca  
PH: 604 988 7501

**LANDSCAPE ARCHITECT:**  
CONNECT LANDSCAPE ARCHITECTURE  
CONTACT NAME: KEN LARSSON, MARINA ROMMEL  
2305 HEMLOCK STREET  
VANCOUVER, BC, V6H 2V1  
EMAIL: KEN@CONNECTLA.CA / MARINA@CONNECTLA.CA  
PH: 604 681 3303 EXT 223

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4	RE-ISSUED FOR RZ/DP	22-03-23
3	RE-ISSUED FOR RZ/DP	21-12-15
2	RE-ISSUED FOR RZ/DP	21-11-30
1	ISSUED FOR RZ/DP	21-01-22

REVISIONS

### Arterra Marine &15th

820 W 15th St  
North Vancouver, BC

Scale:	NTS
Drawn:	MR
Reviewed:	KL
Project No.	06-719

### COVER SHEET



# DESIGN RATIONALE AND PRINCIPLES

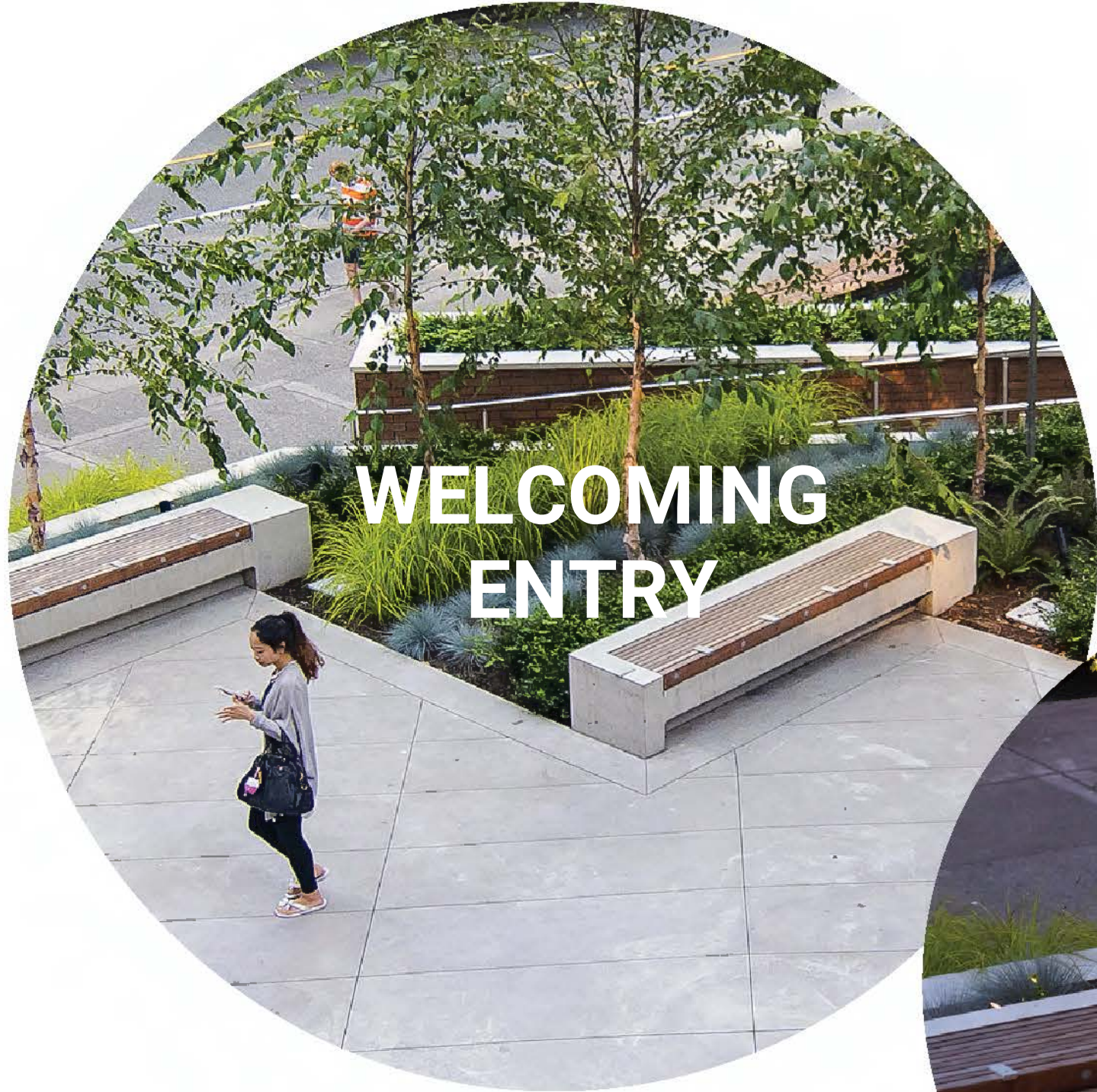
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## WELCOMING ENTRY

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



## VIBRANT RETAIL EDGE

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



## ENGAGING AMENITY SPACE WITH WESTCOAST FEEL

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




4	RE-ISSUED FOR RZ/DP	22-03-23
3	RE-ISSUED FOR RZ/DP	21-12-15
2	RE-ISSUED FOR RZ/DP	21-11-30
1	ISSUED FOR RZ/DP	21-01-22
REVISIONS		

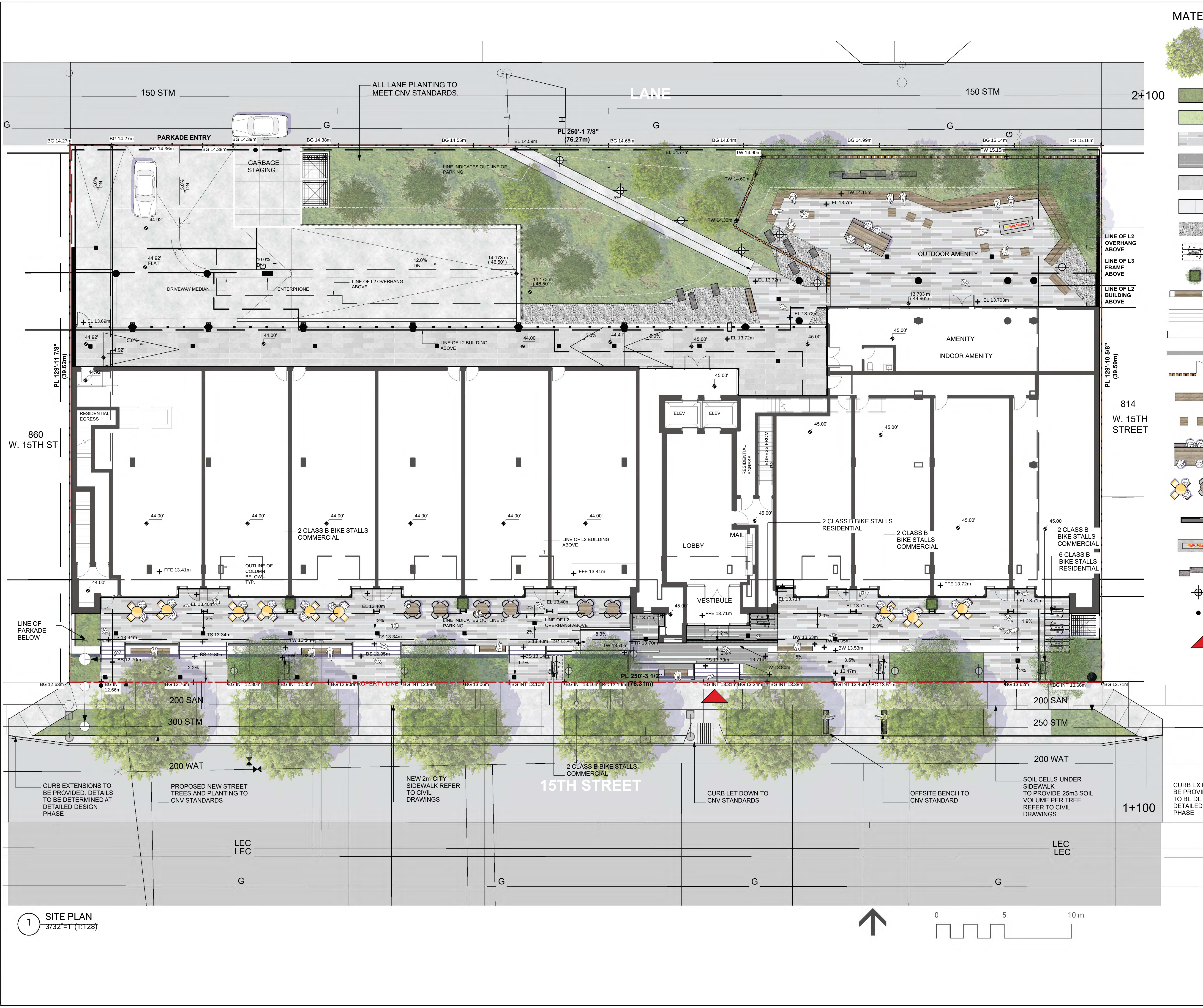
Arterra  
Marine & 15th

820 W 15th St  
North Vancouver, BC

Scale:	NTS
Drawn:	MR
Reviewed:	KL
Project No.	06-719

INSPIRATION &  
DESIGN RATIONALE





MATERIALS LEGEND

- PROPOSED TREES
- PLANTING AREA
- LAWN AREA
- UNIT PAVING TYPE 1 LINEAR MIXED LIGHT & MEDIUM GRAY & CHARCOAL
- UNIT PAVING TYPE 2 LINEAR CHARCOAL
- PATTERNED CONCRETE
- CIP CONCRETE PAVING
- ROUND DRAIN ROCK
- BIKE RACK
- METAL PLANTER WITH FEATURE SHRUBS
- CONCRETE SEAT WALL W/ BENCH TOP
- CONCRETE STAIRS W/ HANDRAILS
- CONCRETE WALL/ CURB
- UNIT BLOCK WALL
- 1.5m TIMBER FENCE AND GATE
- SEAT WALL WITH TIMBER SLATS
- TIMBER BLOCK SEATS
- DINING TABLE
- MOVABLE FURNISHINGS BY OWNER
- OFFSITE BENCH VICTOR STANLEY- RB -28 BLACK POWDERCOAT
- GAS FIRE TABLE
- BASALT STONE
- LIGHT BOLLARD
- TRAFFIC BOLLARD
- BUILDING MAIN ENTRY

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3	RE-ISSUED FOR RZ/DP	21-12-15
2	RE-ISSUED FOR RZ/DP	21-11-30
1	ISSUED FOR RZ/DP	21-01-22

REVISIONS

Arterra  
Marine & 15th

820 W 15th St  
North Vancouver, BC

Scale:	3/32"=1' / 1:128
Drawn:	MR
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Project No.	06-719

SITE PLAN



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4	RE-ISSUED FOR RZ/DP	22-03-23
3	RE-ISSUED FOR RZ/DP	21-12-15
2	RE-ISSUED FOR RZ/DP	21-11-30
1	ISSUED FOR RZ/DP	21-01-22

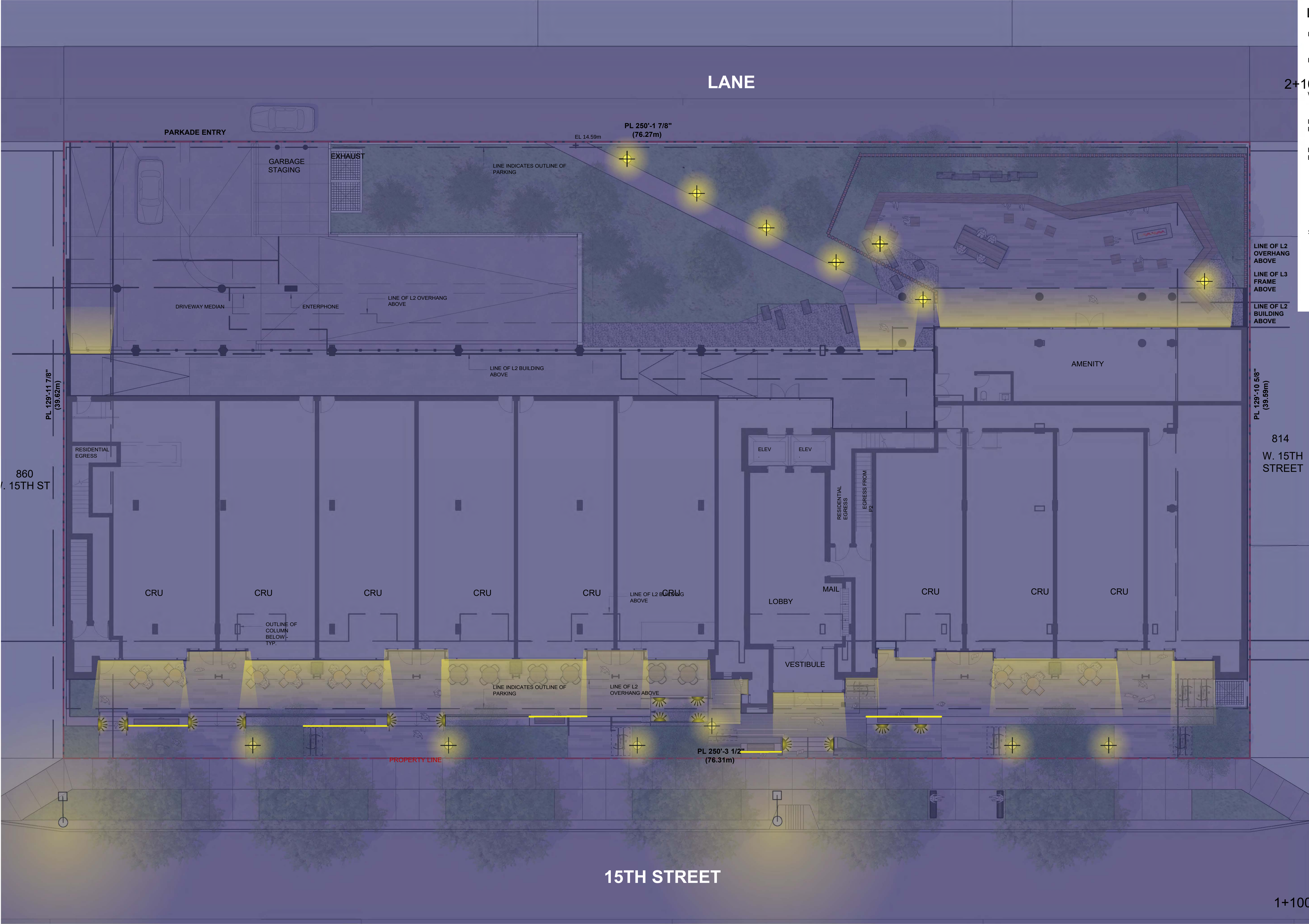
REVISIONS

Arterra  
Marine &15th

820 W 15th St  
North Vancouver, BC

Scale:	3/32"=1' / 1:128
Drawn:	MR
Reviewed:	KL
Project No.	06-719

LIGHTING PLAN



LIGHTING LEGEND

DESCRIPTION	SYMBOL
BOLLARD LIGHT	
WALL STEP LIGHT	
LED LIGHT STRIP RECESSED UNDER BENCH	
BUILDING ENTRY LIGHTING BY ARCHITECTS	
STREET LIGHT	



RETAIL FRONTAGE:  
LAYERED TEXTURED ADAPTIVE PLANTING



NORTHSIDE: LAYERED TEXTURE AND NATIVE PLANTING



PLANT LIST

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
TREES					
5	Acer griseum	Paperbark Maple	6cm cal.	as shown	specimen
4	Acer circinatum 'Pacific Fire' #	Pacific Fire Vine Maple	2.5m ht	as shown	multistem
7	Picea omorika	Serbian Spruce	2.5-3m Ht	as shown	specimen
5	Stewartia pseudocamellia	Japanese Stewartia	6cm cal.	as shown	specimen
6	Street Tree	Per CNV	6cm cal.	as shown	specimen
SHRUBS					
105	Buxus microphylla 'Green Beauty'	Green Beauty Boxwood	No. 5 Pot	450mm O.C.	fully established
44	Cornus sericea 'Kelsey' * #	Kelsey Redtwigged Dogwood	No. 2 Pot	600mm O.C.	fully established
65	Ilex crenata 'Compacta'	Compact Japanese Holly	No. 3 Pot	600mm O.C.	fully established
11	Nandina domestica 'Gulfstream'	Gulfstream Nandina	No. 2 Pot	600mm O.C.	fully established
14	Hydrangea paniculata 'Quick Fire' *	Quick Fire Hydrangea	No. 2 Pot	900mm O.C.	fully established
209	Lavendula angustifolia 'Hidecote'	Hidecote Lavender	No. 1 Pot	450mm O.C.	fully established
3	Polystichum munitum	Sword Fern	No. 2 Pot	600mm O.C.	fully established
109	Rhododendron 'Bloom-A-Thon' *	White Bloom-A-Thon Azalea	No. 2 Pot	600mm O.C.	fully established
73	Rhododendron 'Ken Janek' *	Ken Janeck Rhododendron	No. 3 Pot	750mm O.C.	fully established
84	Rhododendron 'Mardi Gras' *	Mardi Gras Rhododendron	No. 5 Pot	900mm O.C.	fully established
234	Sarcococca hookeriana humilis *	Dwarf Sweet box	No. 2 Pot	450mm O.C.	fully established
128	Sarcococca ruscifolia *	Fragrant Sweet box	No. 3 Pot	600mm O.C.	fully established
58	Skimmia japonica 'Rubella' *	Rubella Skimmia	No. 2 Pot	600mm O.C.	fully established
144	Vaccinium ovatum * #	Evergreen Huckleberry	No. 3 Pot	750mm O.C.	fully established
3	Taxus baccata 'Fasitigiata Robusta'	Fastigate Irish Yew	No. 10 Pot	as shown	fully established
GROUNDCOVERS, PERENNIALS, AND GRASSES					
69	Arctostaphylos uva-ursi *	Kinnicknick	No. 1 Pot	380mm O.C.	fully established
101	Carex morrowii 'Ice Dance'	Ice Dance Sedge	No. 1 Pot	380mm O.C.	fully established
69	Liriope muscari 'Big Blue' *	Big Blue Lilyturf	No. 1 Pot	300mm O.C.	fully established

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

PLANTING NOTES

- ALL PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARD, AND CANADIAN LANDSCAPE STANDARDS LATEST EDITION.
- ALL TREE AND SHRUB BEDS ARE TO BE MULCHED WITH 50mm OF 2 MEDIUM FINE MULCH, LESS THAN 50mm DIAMETER.
- ALL OFFSITE TREES TO HAVE MINIMUM OF 25m3 SOIL VOLUME.

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4	RE-ISSUED FOR RZ/DP	22-03-23
3	RE-ISSUED FOR RZ/DP	21-12-15
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1	ISSUED FOR RZ/DP	21-01-22

REVISIONS

Arterra  
Marine &15th

820 W 15th St  
North Vancouver, BC

Scale:	1:100
Drawn:	MR
Reviewed:	KL
Project No.	06-719

PLANT MATERIALS



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**POLYGON**  
POLYGON DEVELOPMENT 259 LTD.


4	RE-ISSUED FOR RZ/DP	22-03-23
3	RE-ISSUED FOR RZ/DP	21-12-15
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REVISIONS

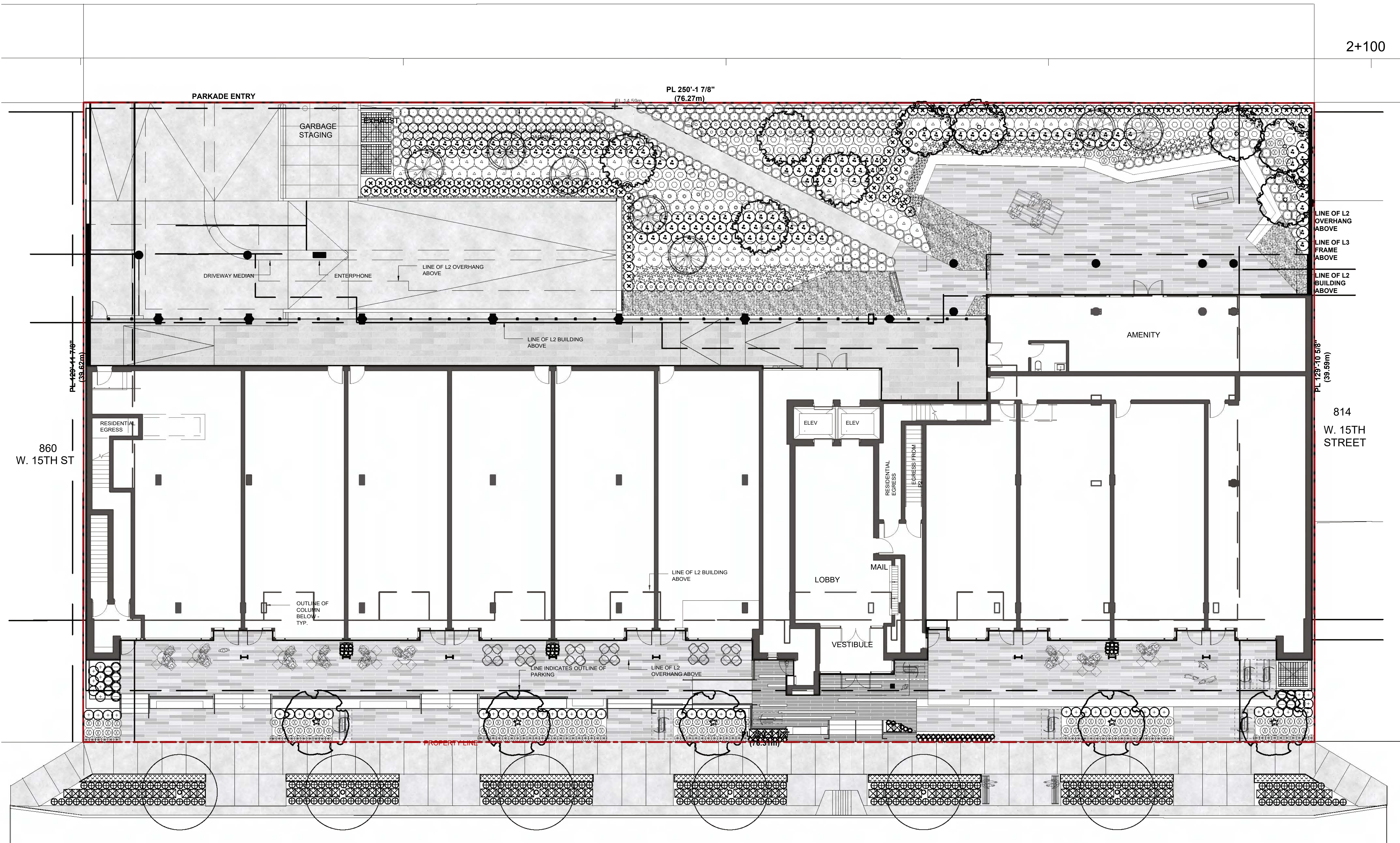
## Arterra Marine &15th

820 W 15th St  
North Vancouver, BC

Scale:	1"=10' (1:120)
Drawn:	MR
Reviewed:	KL
Project No.	06-719

### PLANTING PLAN

NOTE: REFER TO PLANT LIST ON L2.0



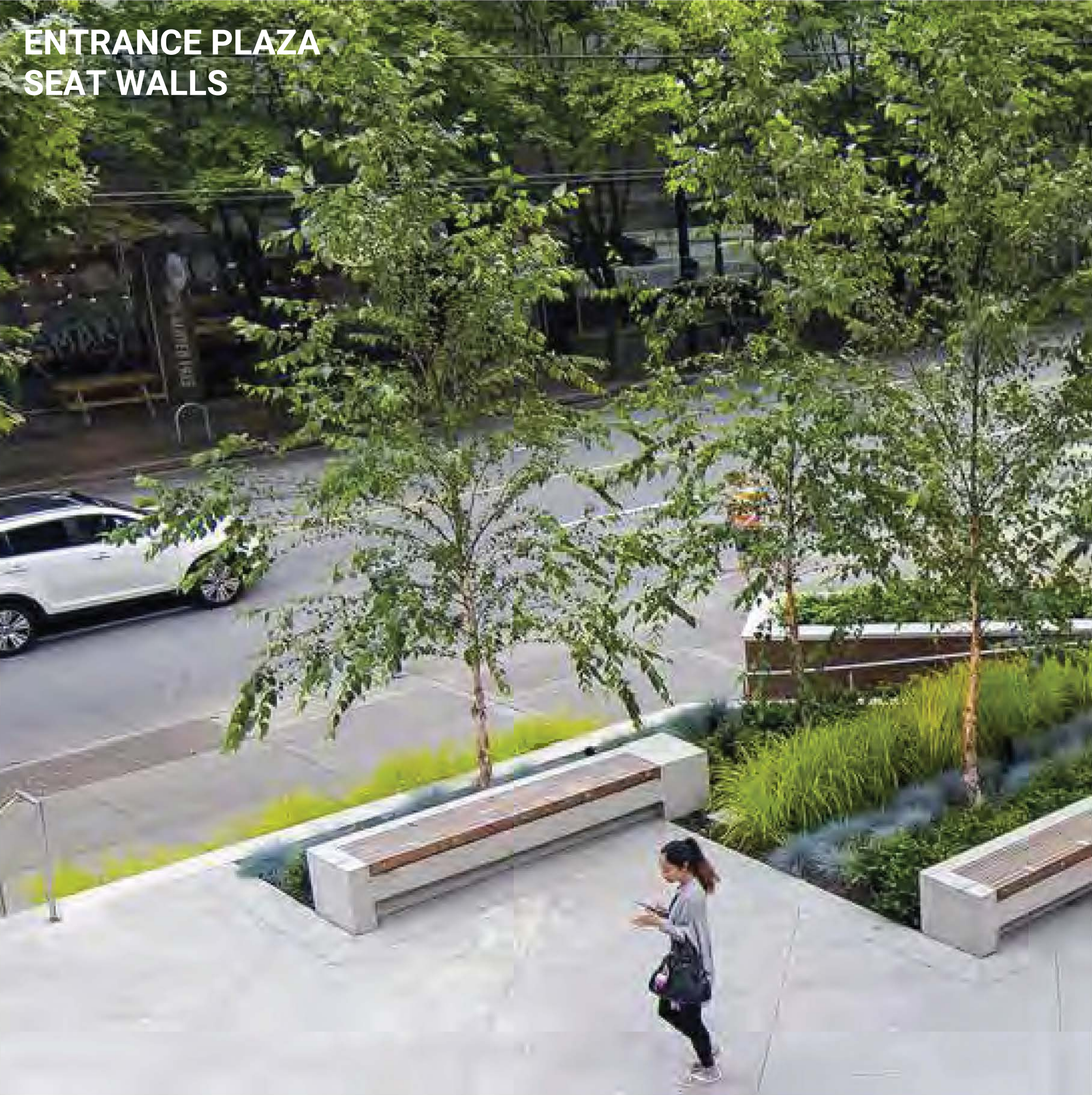
1 PLANTING PLAN  
1"=10' (1:120)



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CLIENT



Arterra  
Marine &15th

820 W 15th St  
North Vancouver, BC

Scale:	NTS
Drawn:	MR
Reviewed:	KL
Project No.	06-719

PRECEDENTS &  
MATERIALS



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CLIENT



4	RE-ISSUED FOR RZ/DP	22-03-23
3	RE-ISSUED FOR RZ/DP	21-12-15
2	RE-ISSUED FOR RZ/DP	21-11-30
1	ISSUED FOR RZ/DP	21-01-22

REVISIONS

## Arterra Marine &15th

820 W 15th St  
North Vancouver, BC

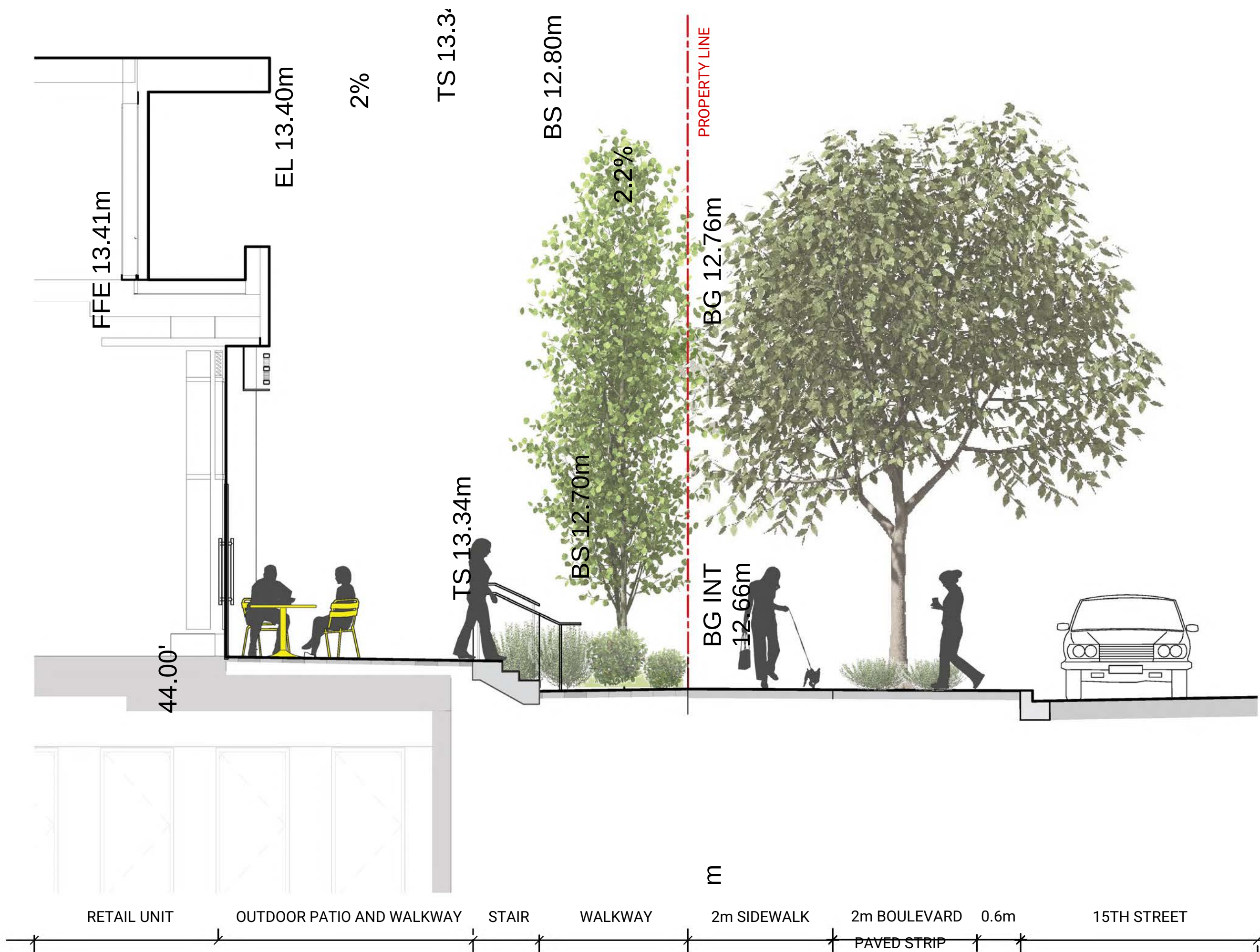
Scale:	1:50
Drawn:	MR
Reviewed:	KL
Project No.	06-719

## SECTIONS

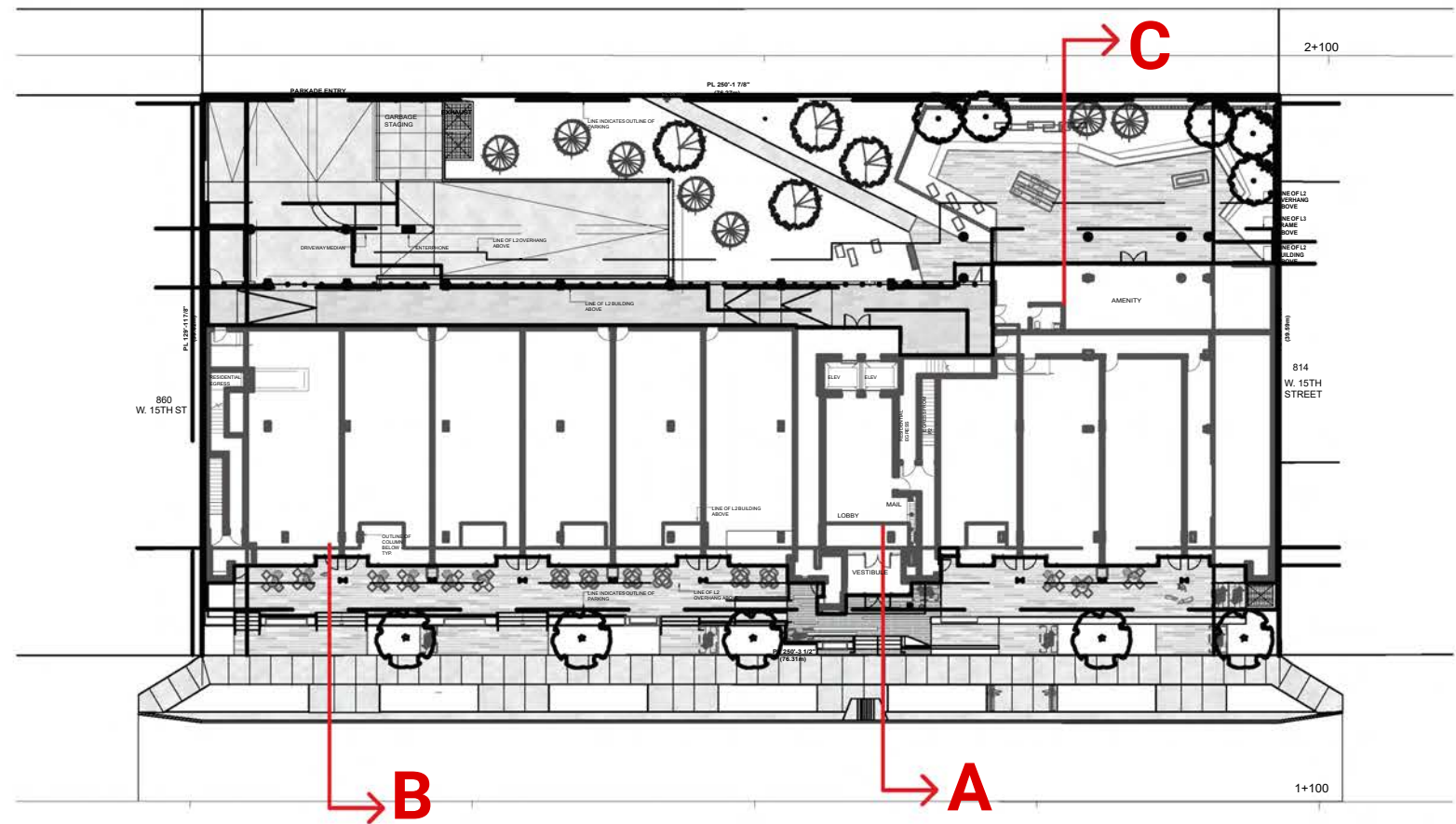
L4.0



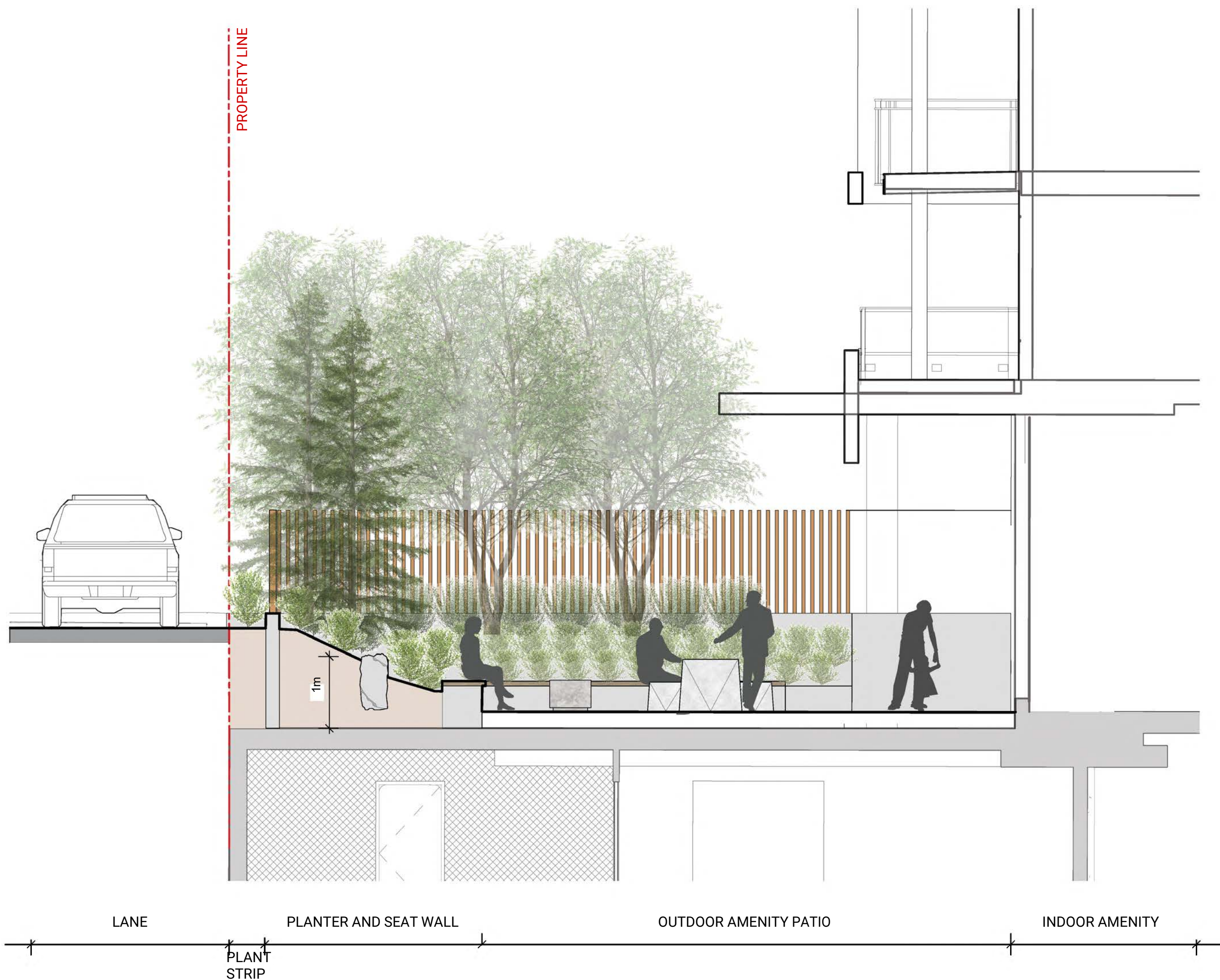
A SECTION - LEVEL 1 SECTION THROUGH VESTIBULE MAIN ENTRY  
Scale: 1:50



B SECTION - LEVEL 1 RETAIL ON 15TH ST  
Scale: 1:50

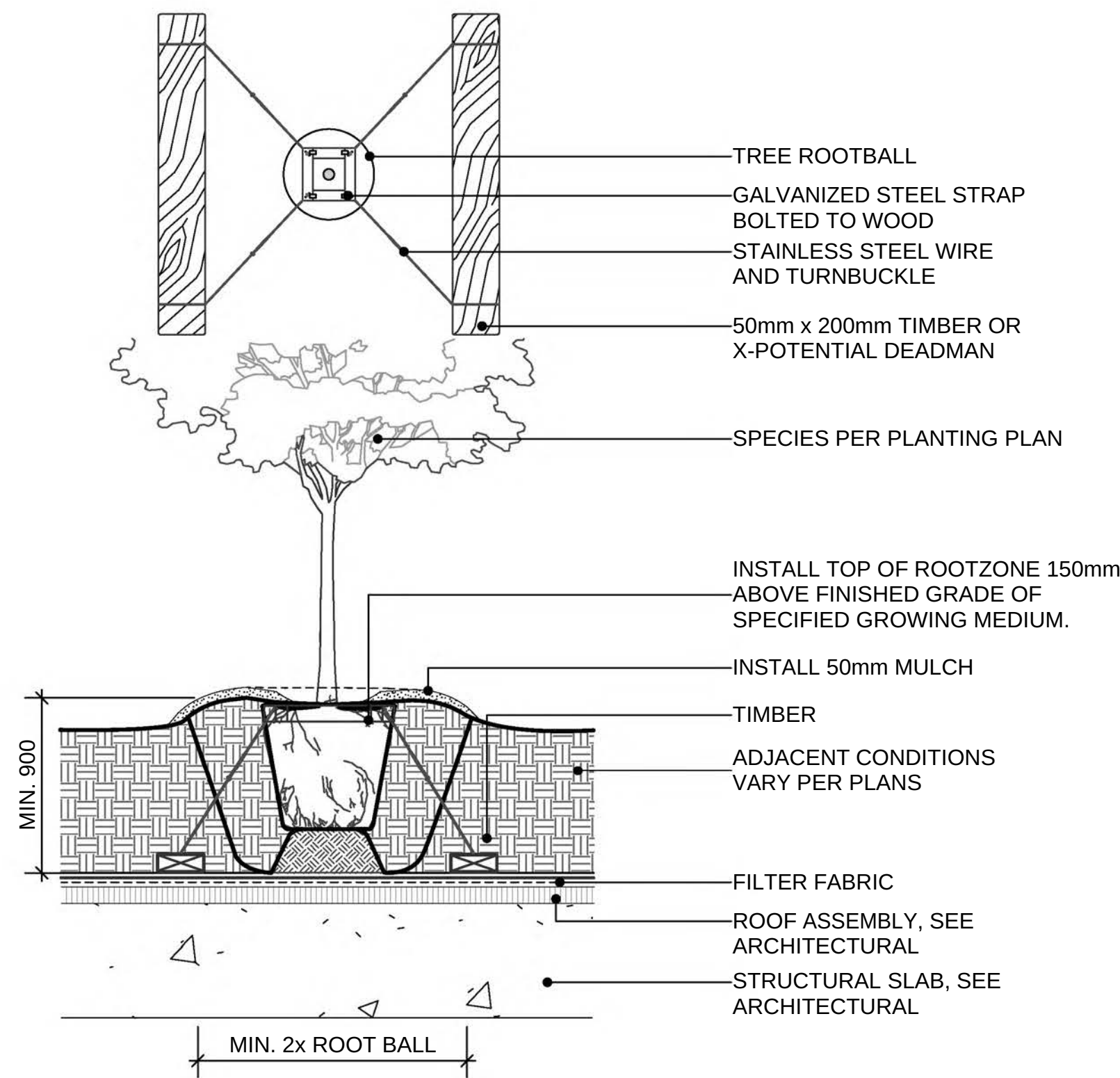


KEY PLAN - LEVEL 1

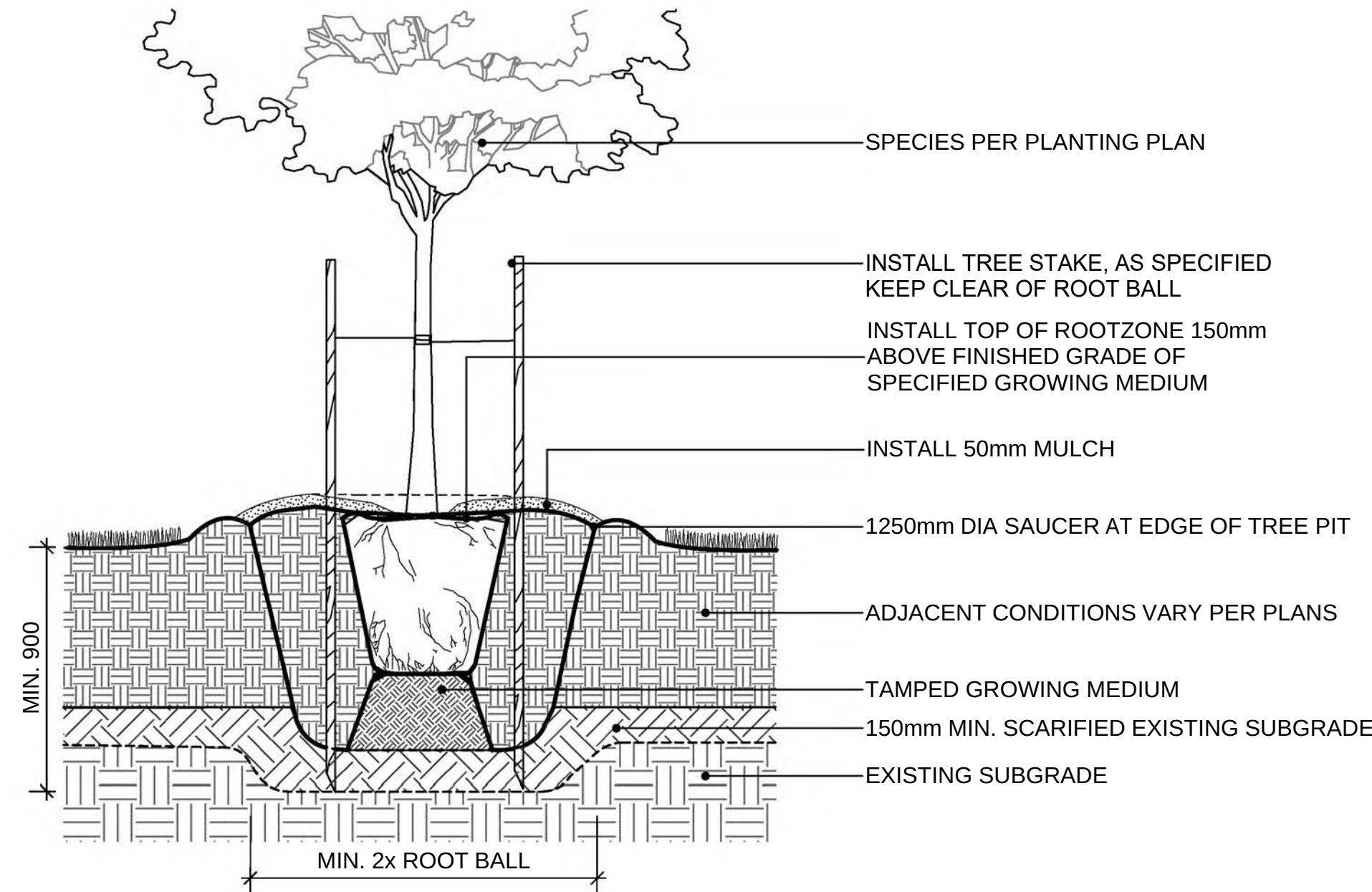


C SECTION - LANE AND AMENITY SPACE  
Scale: 1:50

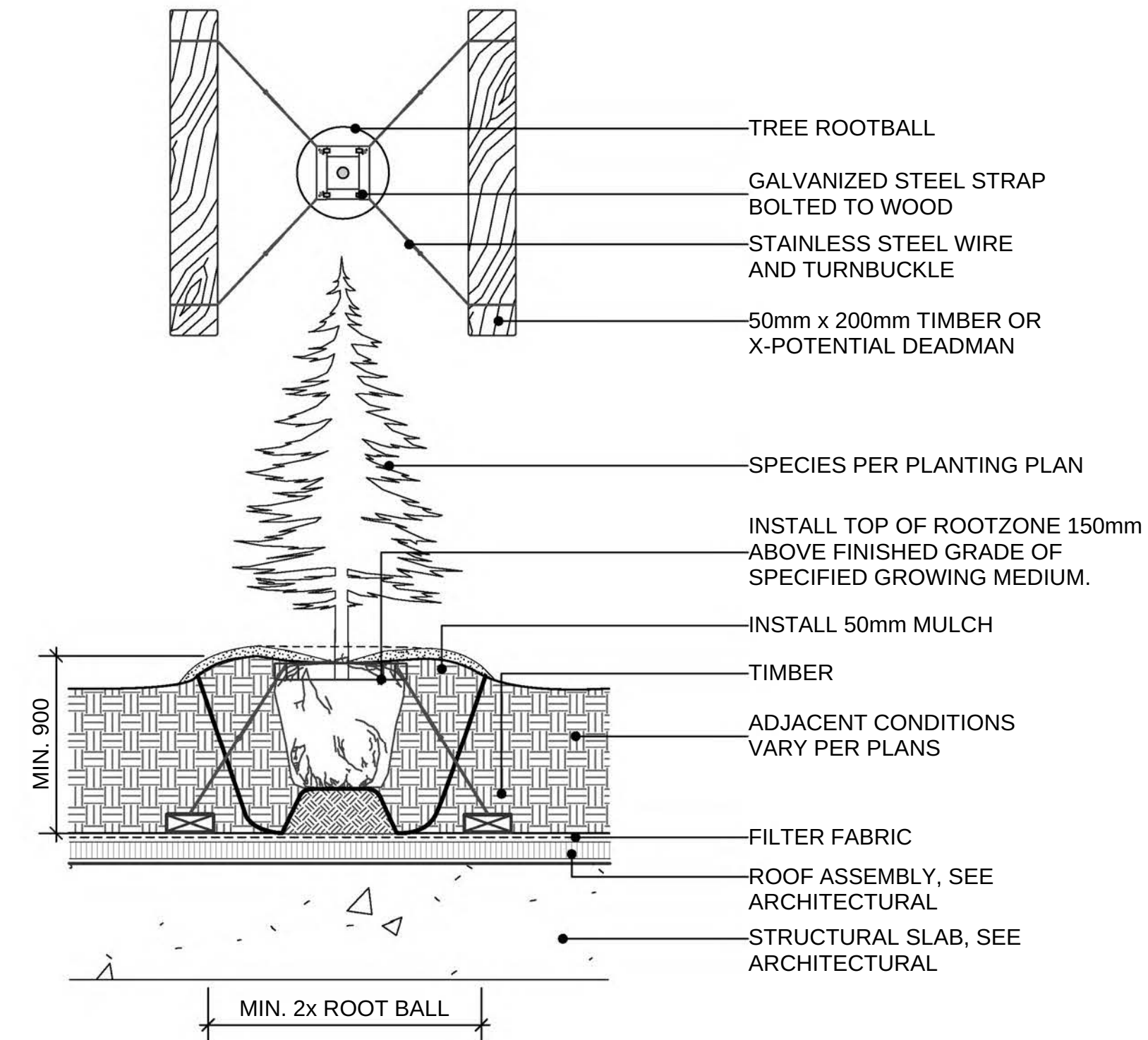




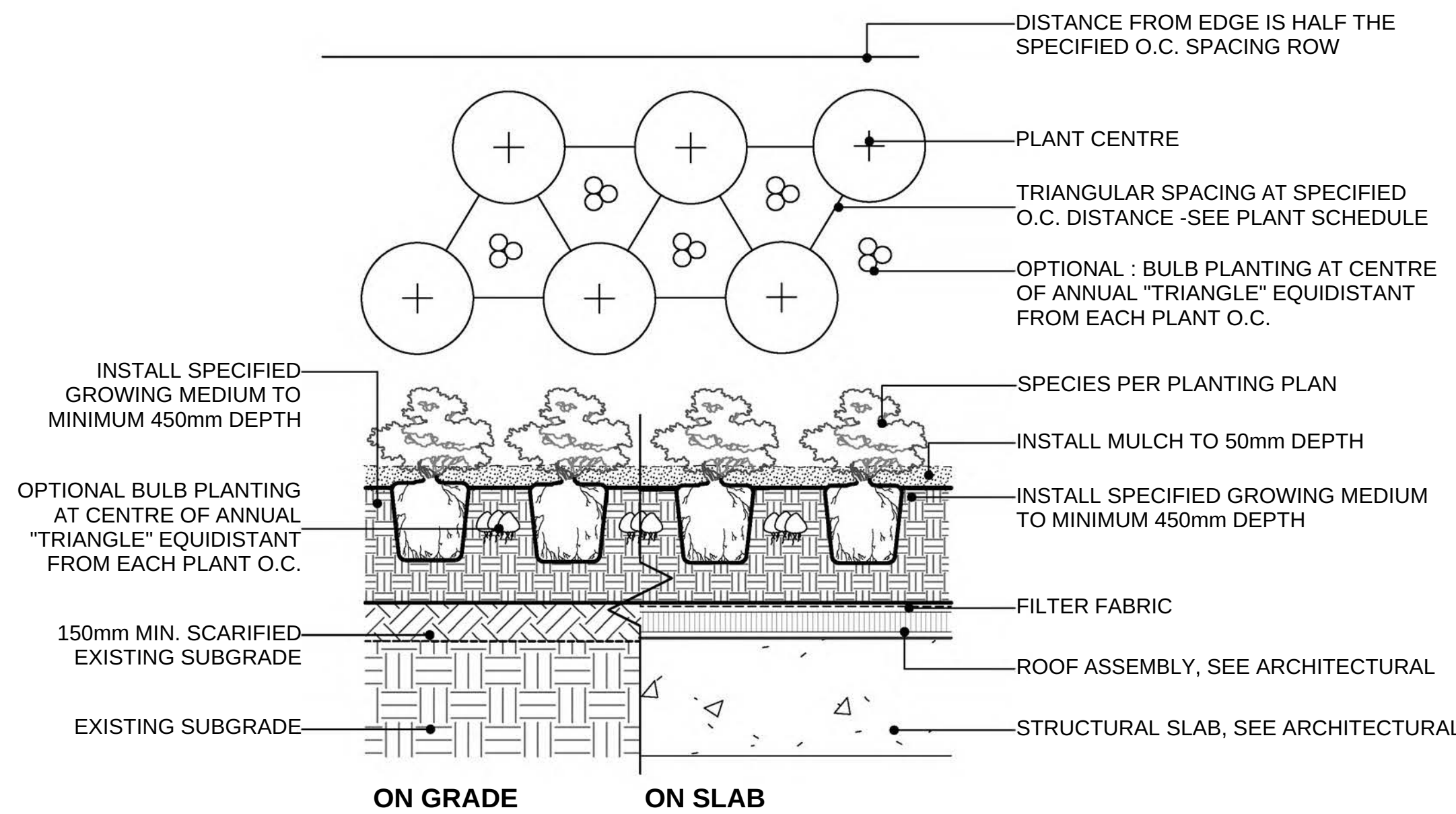
1 DECIDUOUS TREE PLANTING ON SLAB (TYPICAL)  
SCALE 1:25



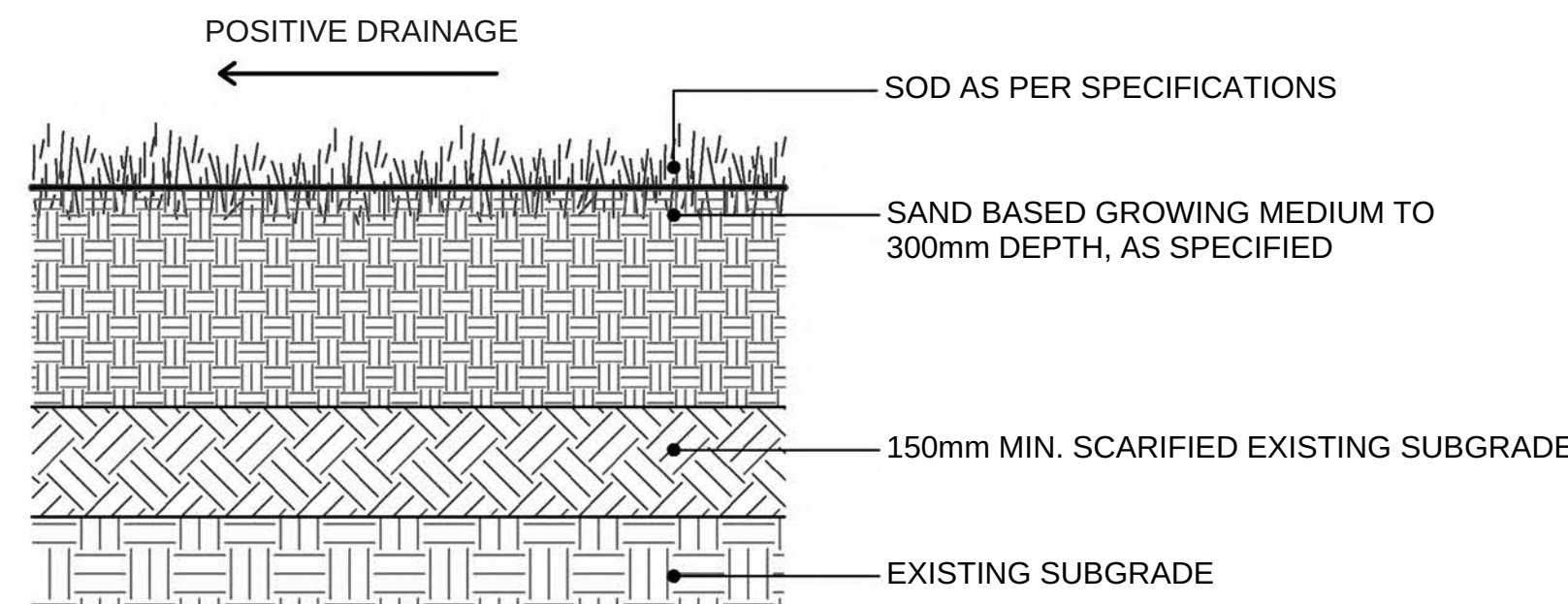
2 DECIDUOUS TREE PLANTING ON GRADE (TYPICAL)  
SCALE 1:20



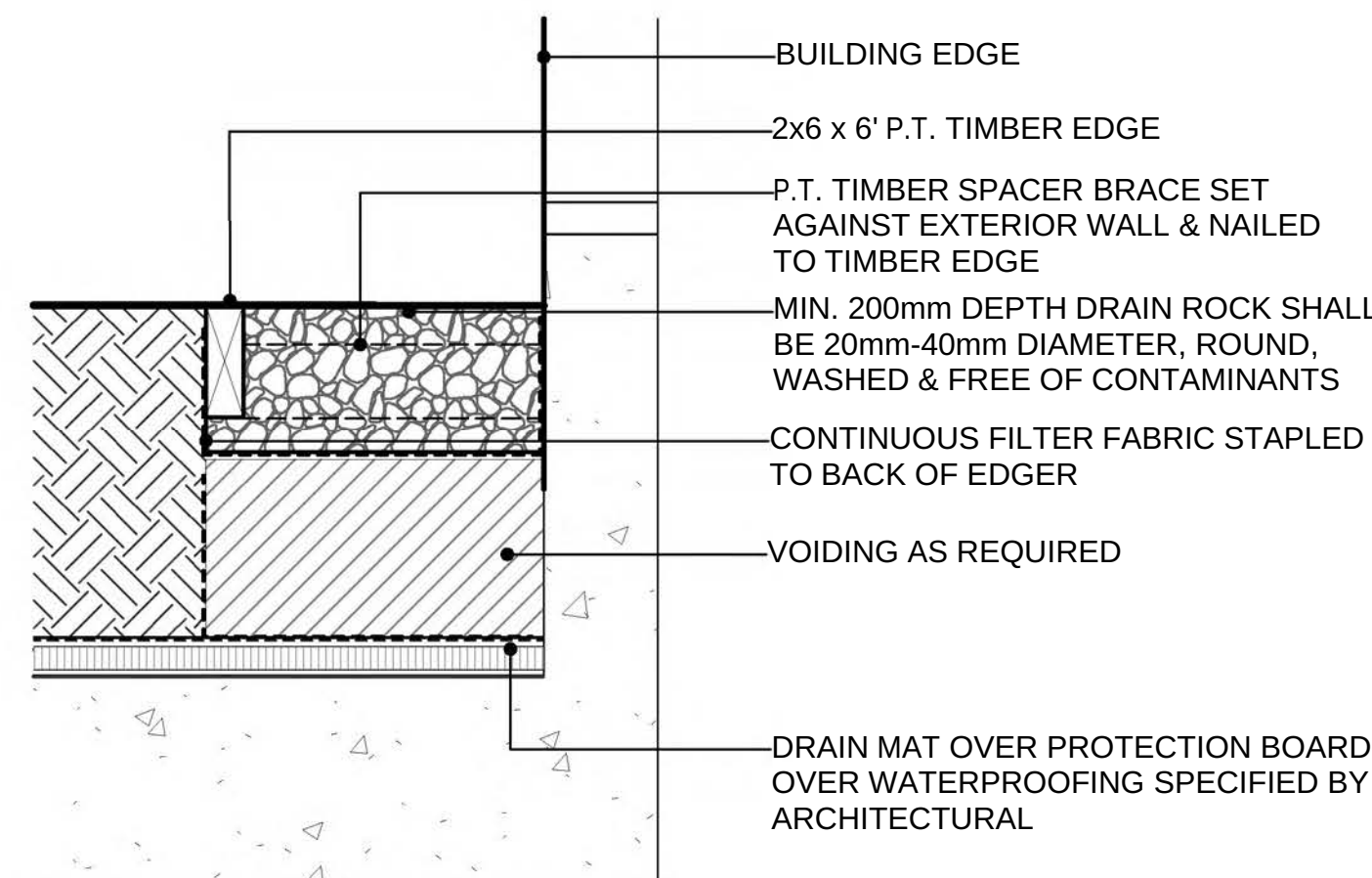
3 CONIFEROUS TREE PLANTING ON SLAB (TYPICAL)  
SCALE 1:25



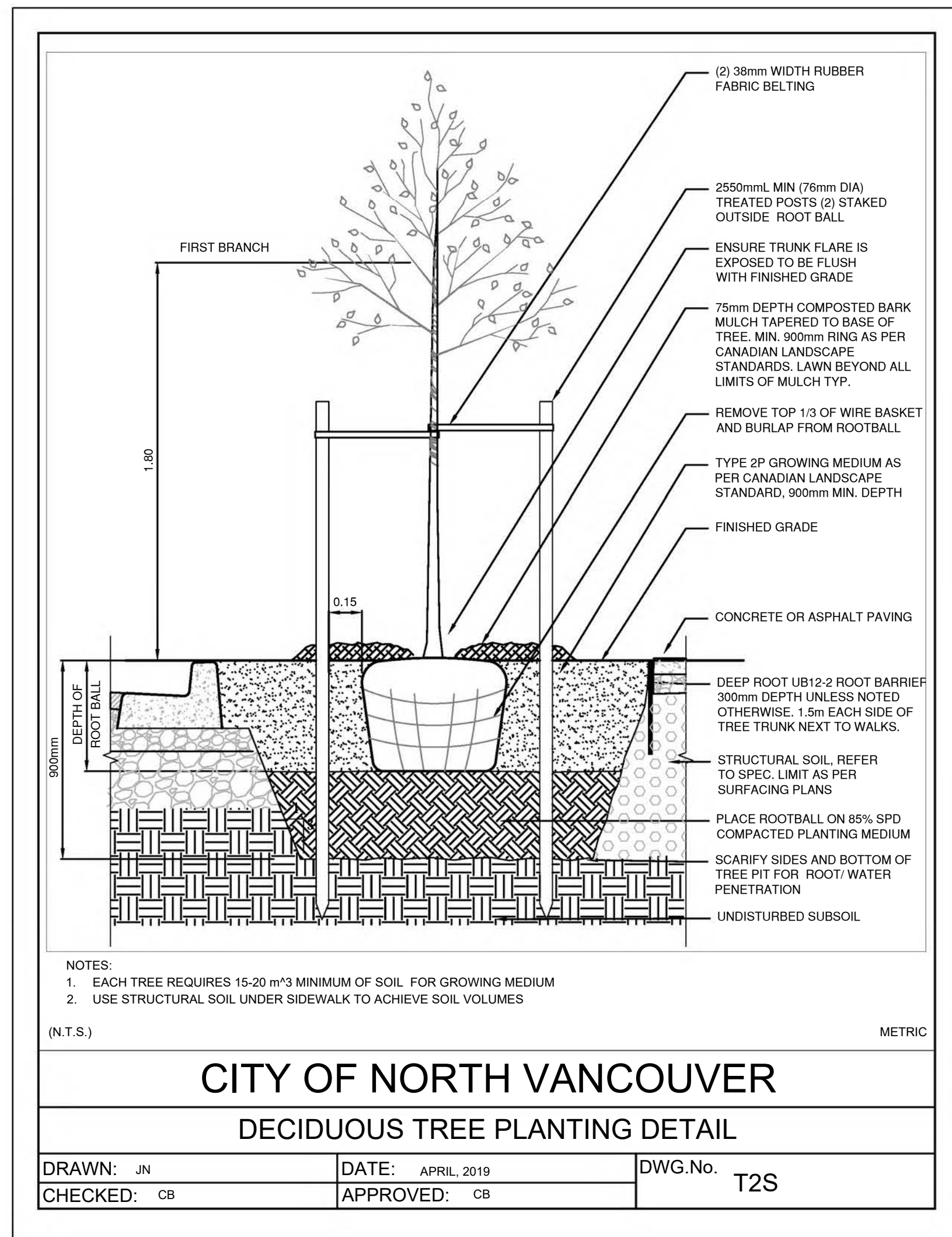
4 SHRUB AND GROUNDCOVER PLANTING ON GRADE/SLAB(TYPICAL)  
SCALE 1:20



5 SOD LAWN ON GRADE (TYPICAL)  
SCALE 1:10



6 GRAVEL DRAIN STRIP ON SLAB  
SCALE 1:10



7 STREET TREE DETAIL  
SCALE 1:10

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3	RE-ISSUED FOR RZ/DP	22-03-23
2	RE-ISSUED FOR RZ/DP	21-11-30
1	ISSUED FOR REVIEW	20-10-08

REVISIONS

Arterra  
Marine &15th

820 W 15th St  
North Vancouver, BC

Scale: AS SHOWN

Drawn: MR

Reviewed: KL

Project No. 06-705

LANDSCAPE DETAILS



3	RE-ISSUED FOR RZ/DP	22-03-23
2	RE-ISSUED FOR RZ/DP	21-11-30
1	ISSUED FOR REVIEW	20-10-08

REVISIONS

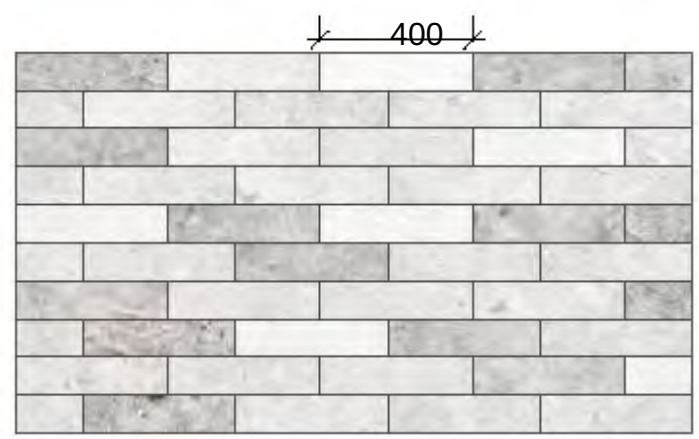
Arterra  
Marine &15th

820 W 15th St  
North Vancouver, BC

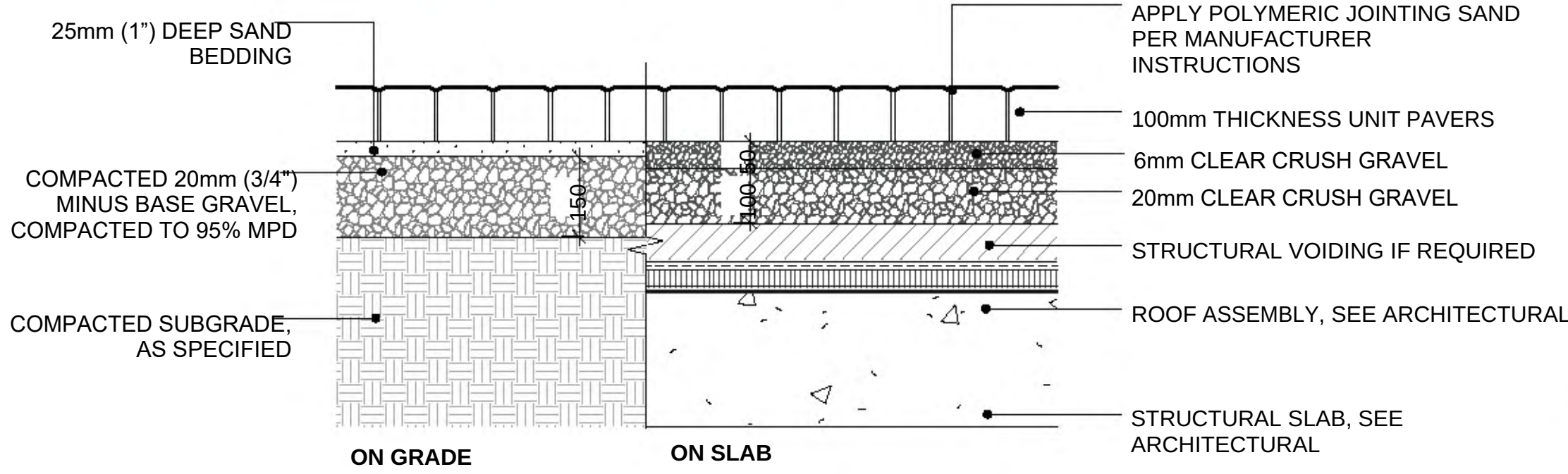
Scale:	AS SHOWN
Drawn:	MR
Reviewed:	KL
Project No.	06-705

LANDSCAPE DETAILS

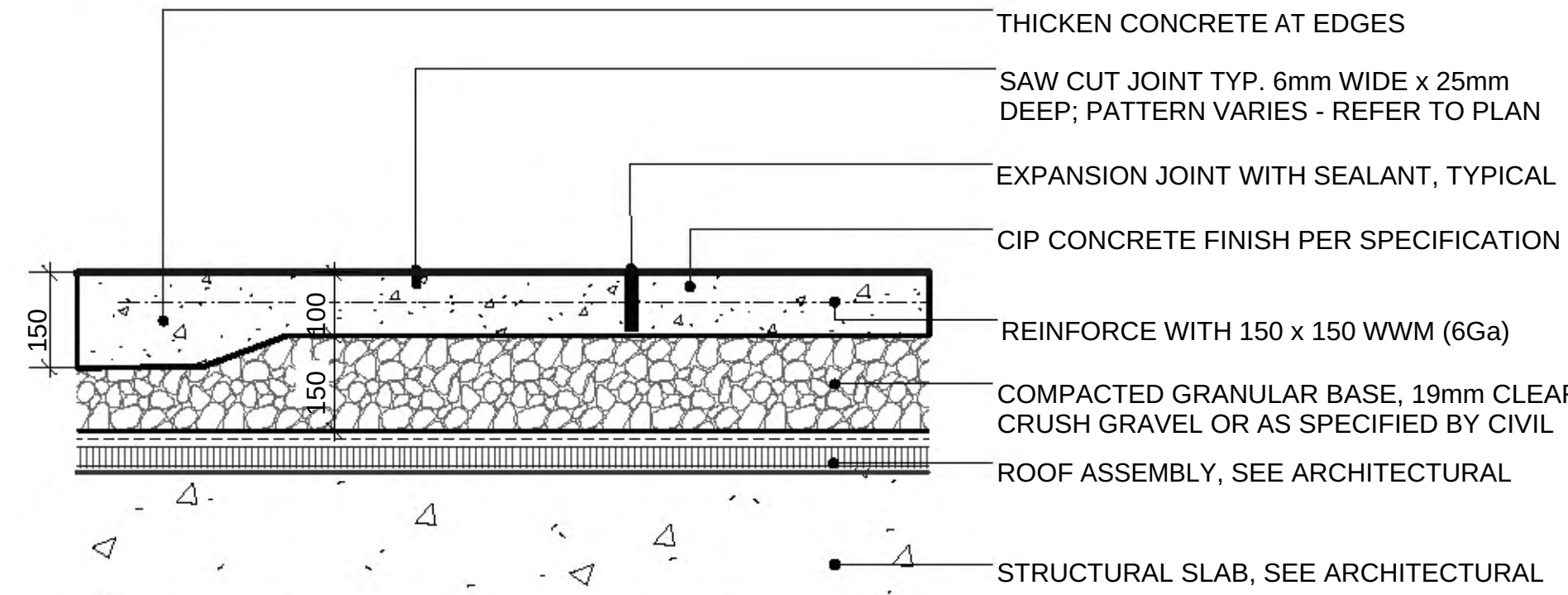
L5.1



TYPE: BOARDWALK PLANK 100mm PAVERS  
DIMENSION: 400mm x 100mm x 100mm  
PATTERN: SEE DETAILS  
COLOR: NATURAL, ASH, CHARCOAL MIX  
SUPPLIER: BARKMAN CONCRETE  
TEL: 778-689-7670

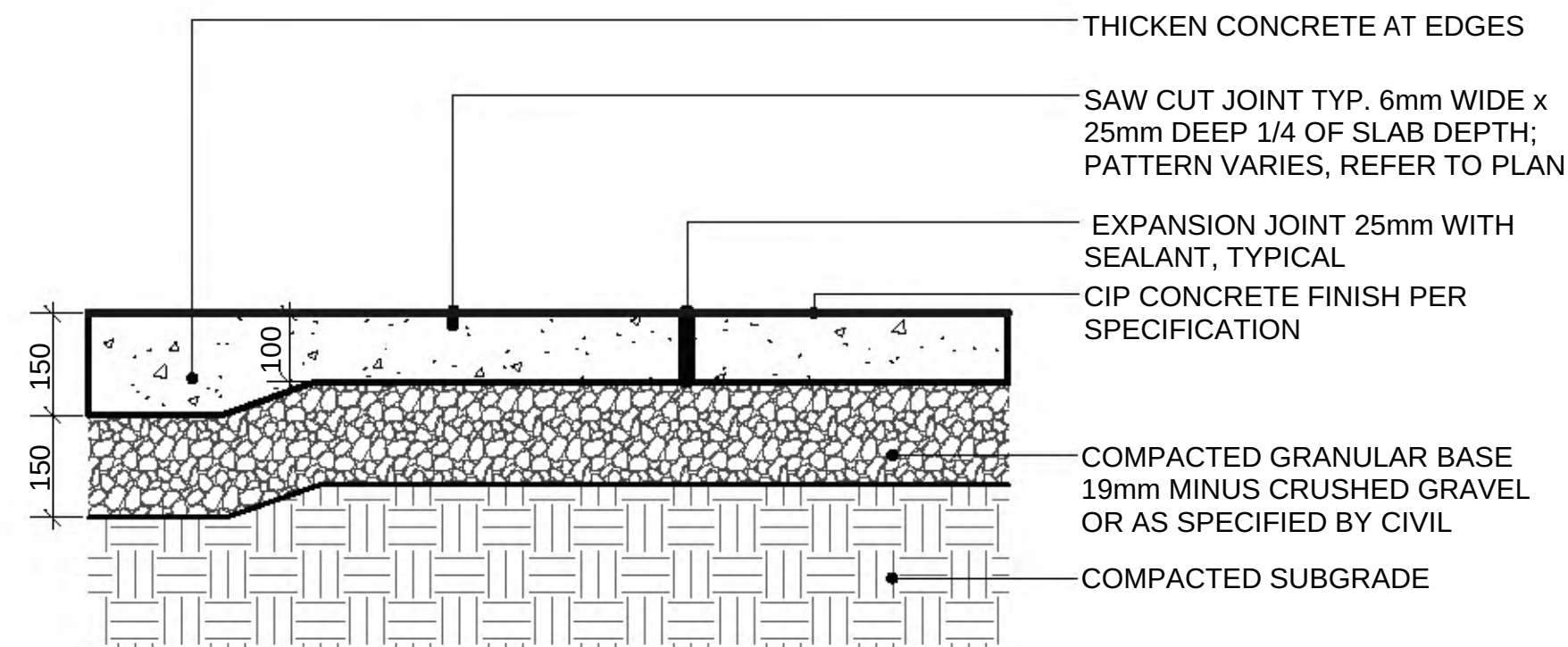


1 UNIT PAVING ON GRADE/SLAB  
Scale: 1:10



NOTES:  
1. EXPANSION JOINTS 6m O.C. MAX. CONTROL JOINTS @ 1.5m O.C. ADJUST TO SUIT SITE LAYOUT PLAN.  
2. ALL SCORELINES TO BE APPROVED BY LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLATION.  
3. LIGHT SANDBLAST FINISH

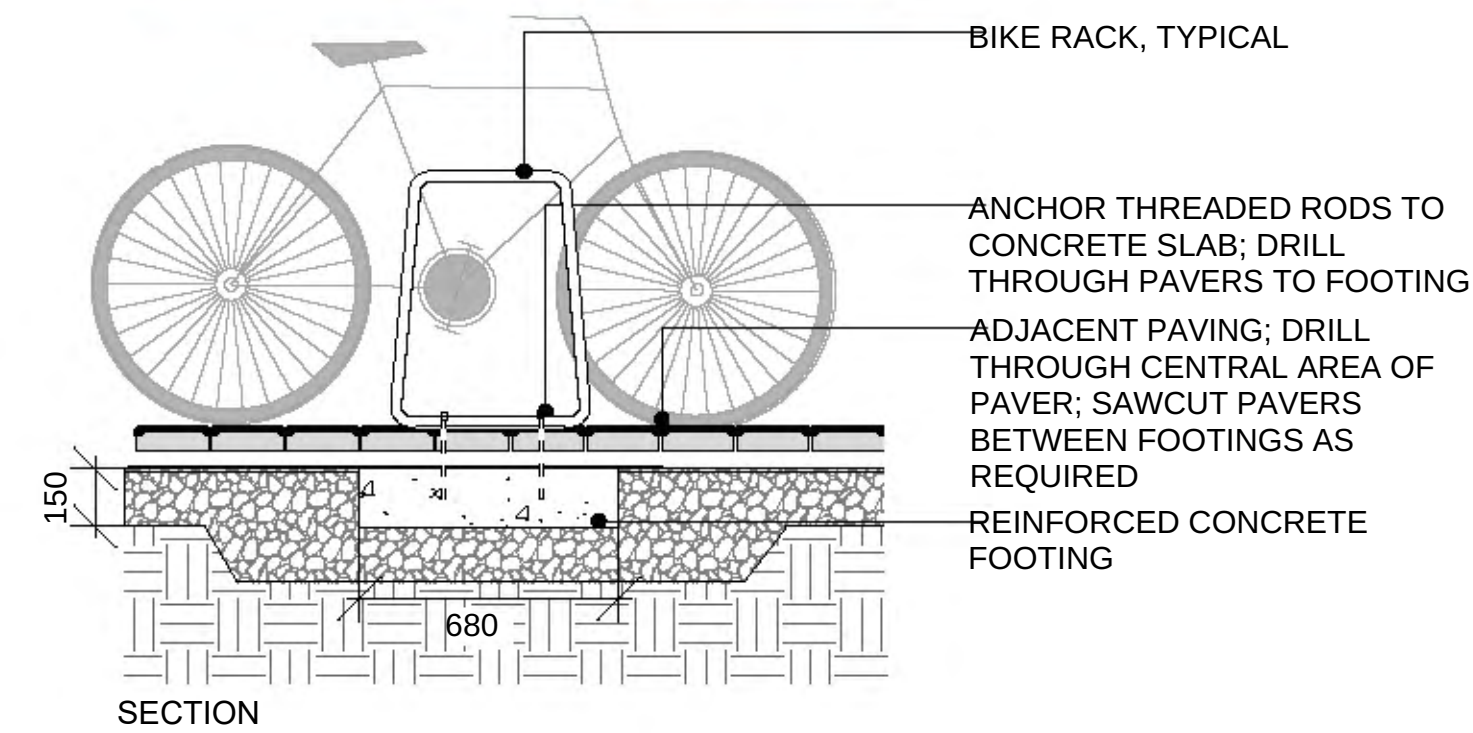
2 CIP CONCRETE ON SLAB (TYPICAL)  
SCALE 1:10



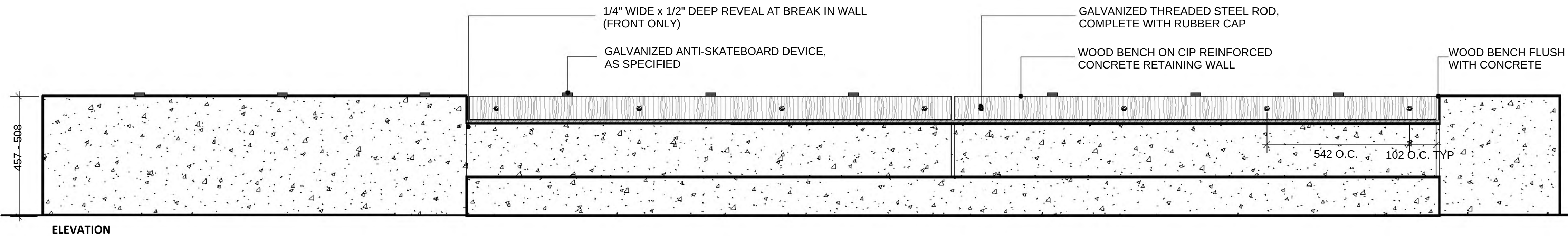
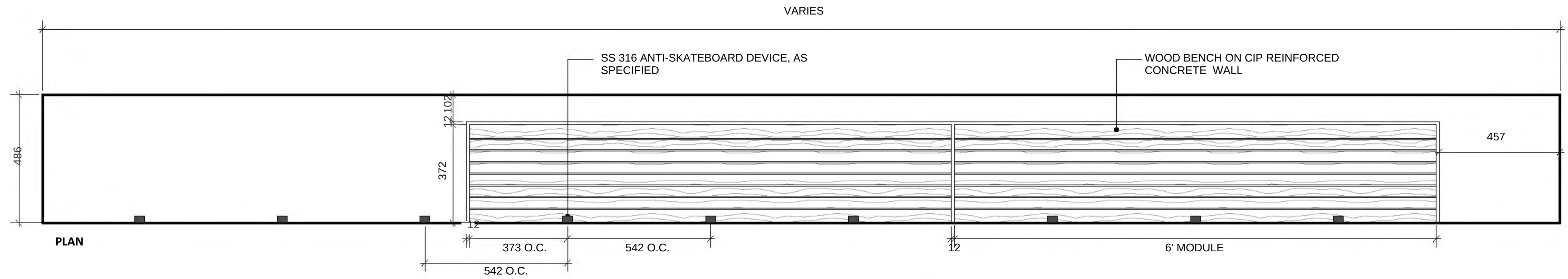
NOTES:  
1. EXPANSION JOINTS 6m O.C. MAX. CONTROL JOINTS @ 1.5m O.C. ADJUST TO SUIT SITE LAYOUT PLAN.  
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3. LIGHT SANDBLAST FINISH

3 CIP CONCRETE ON GRADE (TYPICAL)  
SCALE 1:10

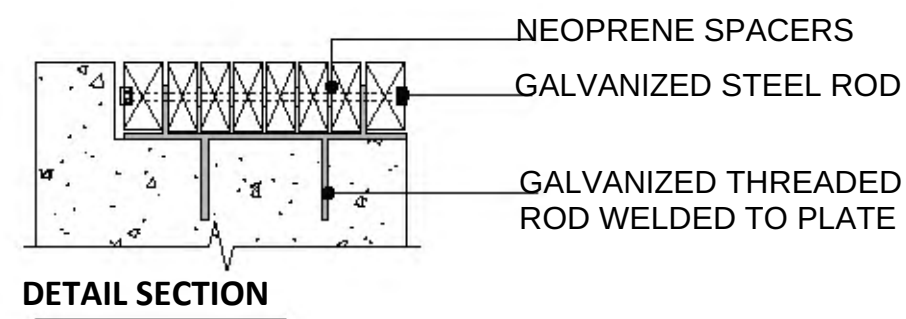
TYPE: MAGLIN ICONIC 2300  
DIMENSION: L521mm x H673mm x D51mm  
COLOR: SILVER POWDERCOAT FINISH  
SUPPLIER: MAGLIN  
TEL: JENNIFER FANCY 800-716-5506 X6050  
RHEZIE EMIA 800-716-5506 X1187



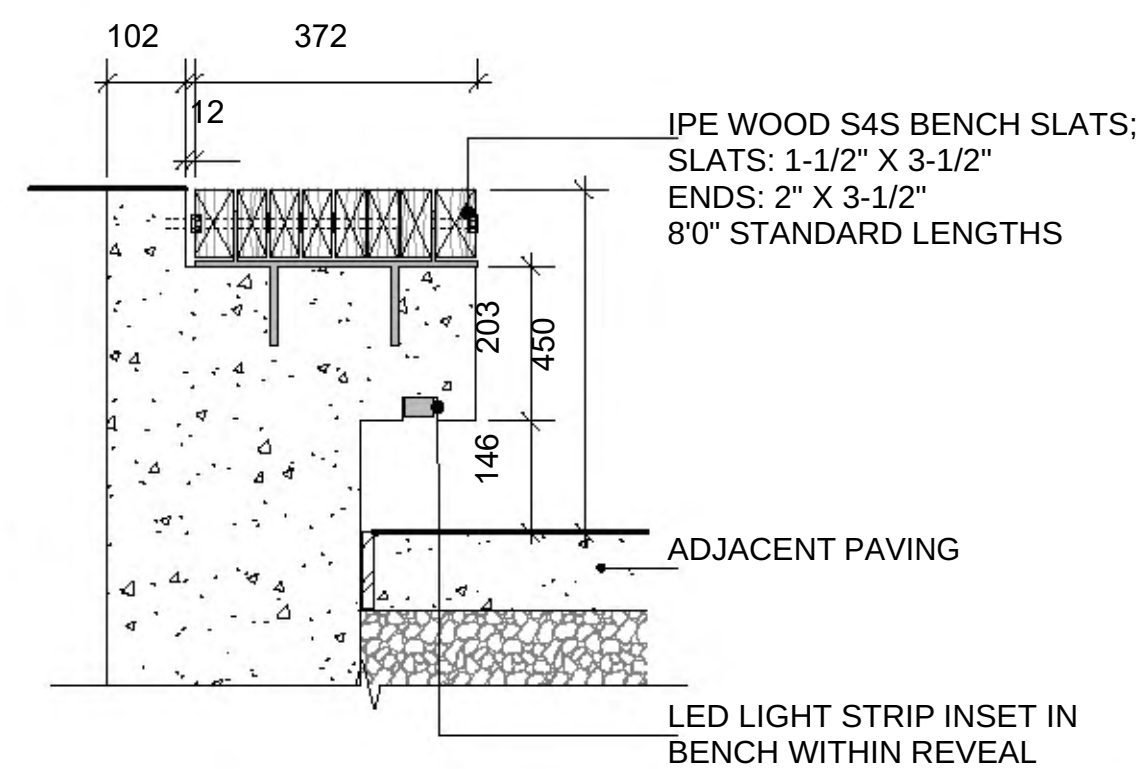
4 BIKE RACK  
SCALE 1:20



5 SEAT WALL WITH BENCH TOP  
SCALE 1:10



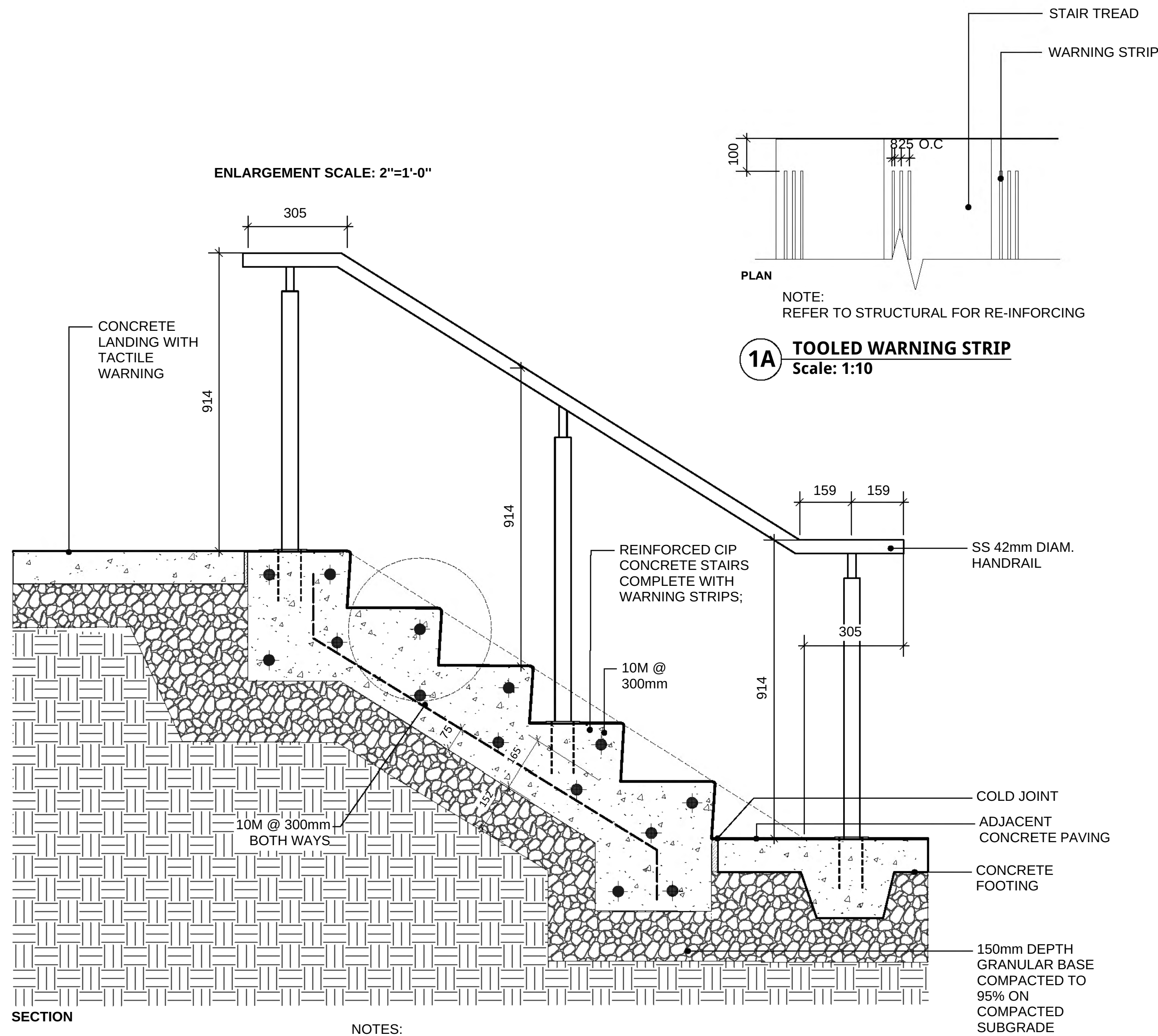
DETAIL SECTION





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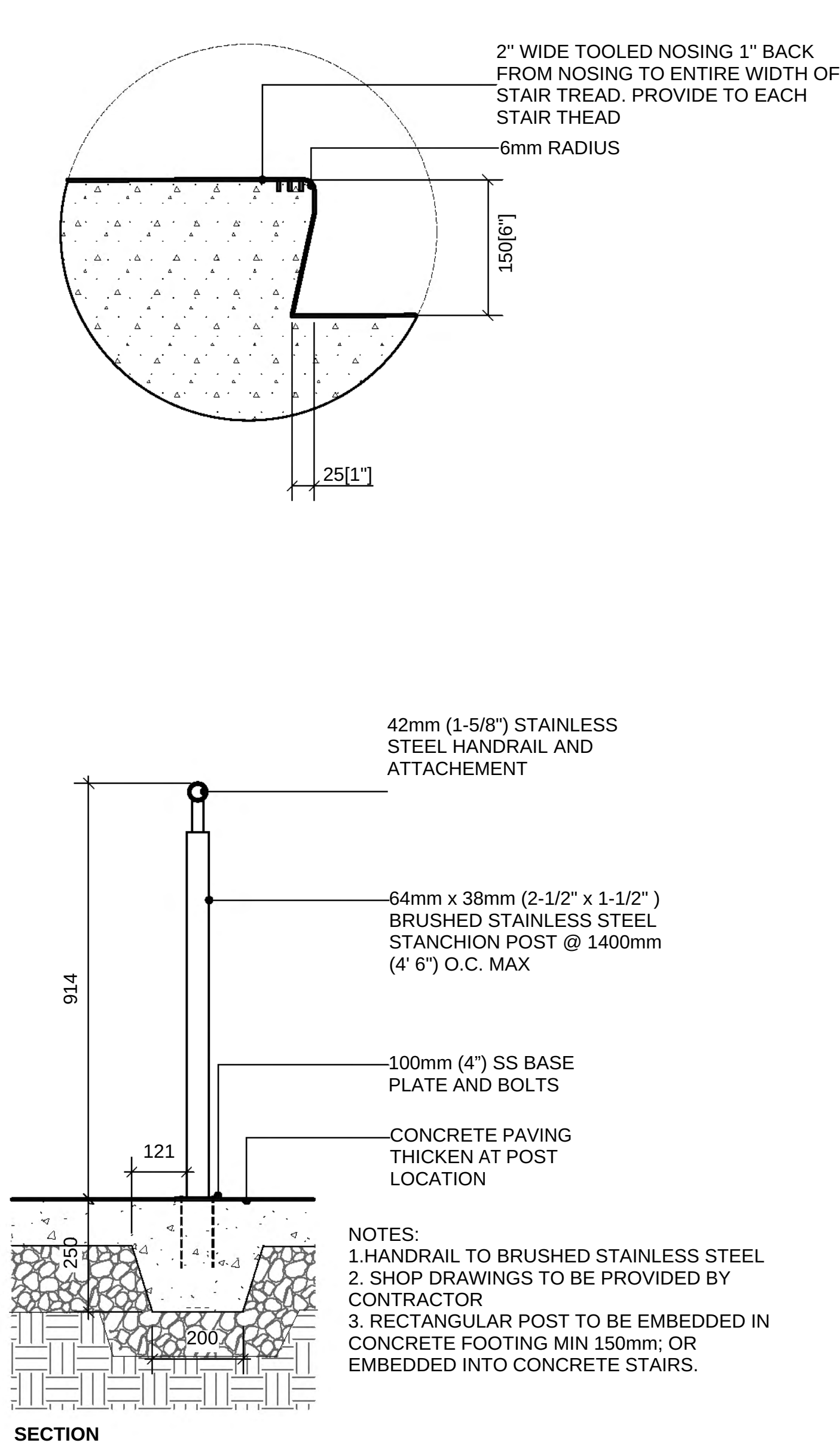


1 **CIP STAIR AND HANDRAIL**  
Scale: 1:10

MAGLIN SITE FURNITURE  
LEXICON COLLECTION TABLE AND SEATING  
LAYT LXM1500-00077  
6FT Standard Table, IPE Wood  
6FT backless Benches, IPE Wood  
Colour: Silver 14 Finetex



3 **TABLE AND BENCHES AMENITY SPACE**  
N/A

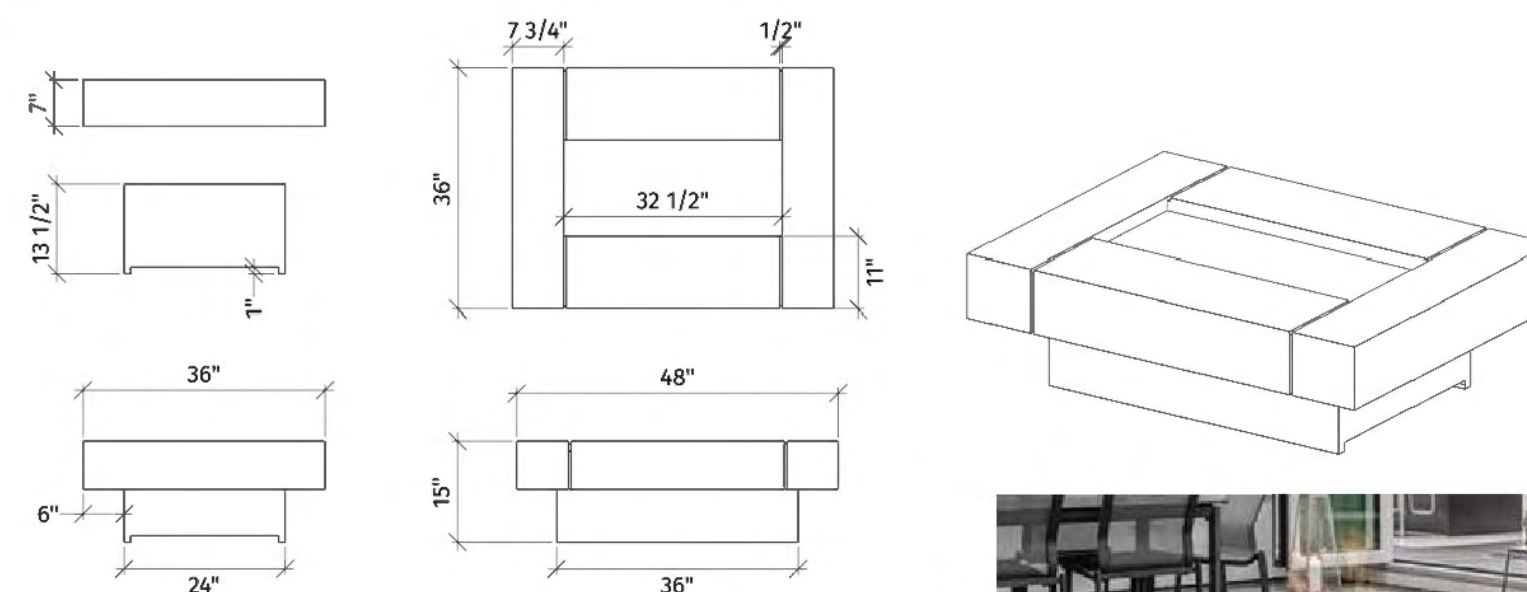


## QUADRA

-48in-



DIMENSIONS



DREAMCAST QUADRA 48INCH GAS FIRE TABLE  
48" L x 36" W x 15" HT  
COLOUR: LONDON FOG  
OPTION: NATRUAL GAS  
W/ PUSH BUTTON IGNITION  
ADD ONS: CERAMIC RIVER STONE  
AVAILBALE FROM DREAMCAST ph 604-278-4939



4 **GAS FIRE PIT**  
N/A

## Arterra Marine &15th

820 W 15th St  
North Vancouver, BC

Scale:	AS SHOWN
Drawn:	MR
Reviewed:	KL
Project No.	06-705

## LANDSCAPE DETAILS

L5.2



**ADVISORY DESIGN PANEL**  
CITY OF NORTH VANCOUVER  
141 WEST 14TH STREET  
NORTH VANCOUVER  
BC / CANADA / V7M 1H9

T 604 985 7761  
F 604 985 9417  
INFO@CNV.ORG  
CNV.ORG

June 28, 2021

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

Dear Mr. Jianfar:

**Re: 818 West 15<sup>th</sup> Street (Rezoning Application)**

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

THAT the Advisory Design Panel has reviewed the Rezoning Application for 818 West 15<sup>th</sup> Street and recommends approval subject to addressing the following issues to the satisfaction of the Development Planner:

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

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

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

Yours truly,

A handwritten signature in blue ink, appearing to read "R. Fish", written over a light blue horizontal line.

R. Fish  
Committee Clerk



**PLANNING & DEVELOPMENT DEPARTMENT  
PLANNING**

CITY OF NORTH VANCOUVER	T 604 983 7357
141 WEST 14TH STREET	F 604 985 0576
NORTH VANCOUVER	PLANNING@CNV.ORG
BC / CANADA / V7M 1H9	CNV.ORG

October 27, 2021

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

Dear Lorne,

**Re: Rezoning application for 818-858 West 15<sup>th</sup> Street**

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

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

The Committee makes the following recommendations:

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

**CARRIED**

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

Yours truly,

A handwritten signature in black ink that reads "Hayley Reiss".

Hayley Reiss  
Committee Clerk/Secretary

- c. M. Menzel, Planner 2, City of North Vancouver  
D. Watson, Transportation Planner, City of North Vancouver  
K. Graham, Corporate Officer, City of North Vancouver



## 820 West 15<sup>th</sup> Street Rezoning Application – Polygon Arterra Homes Ltd. Virtual Developer Information Session (DIS) Summary Report

**Event Date:** Wednesday, June 23<sup>rd</sup>, 2021

**Time:** 6:00pm – 7:30 PM

**Location:** Online Zoom Webinar

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

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

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

### **Notification:**

In accordance with City of North Vancouver policies:

#### Invitation Flyers

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

#### Newspaper Ad

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

#### Notification Sign

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

### **Attendance:**

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

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

City of North Vancouver:

- Emily Macdonald, Planner 1
- Matt Menzel, Planner 1

Project Team:

- Lorne Wolinsky, Polygon
- Jacqueline Garvin, Polygon
- Cam Halkier, SHIFT Architecture
- Shadi Jianfar, SHIFT Architecture
- Marina Rommel, Connect Landscape Architecture
- Graham Wood, InterCAD
- Kyle Briggs, Great Northern Engineering Consultants
- Heather Klassen, Polygon

**Facilitators:**

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

**Overview:**

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

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

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

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

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

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

Questions arose over the mature trees along West 15<sup>th</sup> Street and whether or not they would be retained. The applicant stated that both a municipal arborist and an independent arborist had determined these trees are in poor health and should be removed, and these will be replaced with healthy new trees along West 15<sup>th</sup> Street.



Questions arose over the length of construction and the building remediation and abatement measures being taken.

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

**Comment Form and Email Summary:**

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

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

**Conclusion:**

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

Members of the public could participate in this consultation process in three ways:

- Watching a virtual project presentation during the DIS, including a 3D virtual “fly-through” video
- Asking questions of the project team and/or City Planner during the DIS
- Submitting completed comment forms and/or emails after the DIS

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



**Appendix B: Attendee List (redacted to preserve privacy)**

	Attended	First Name	Last Name	Email
1	Yes	█	█	█
2	Yes	█	█	█
3	Yes	█	█	█
4	Yes	█	█	█
5	Yes	█	█	█
6	Yes	█	█	█

**Appendix C: Public Dialogue (see attached)**

**Appendix D: Public Comments – Written and Emailed Submissions (see attached)**

# THE CORPORATION OF THE CITY OF NORTH VANCOUVER

## BYLAW NO. 8925

### A Bylaw to terminate a Land Use Contract for 818-858 West 15<sup>th</sup> Street

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

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

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

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

1. This Bylaw shall be known and cited for all purposes as “**Land Use Contract Termination Bylaw, 2022, No. 8925**” (Polygon Development 237 Ltd. / Shift Architecture, 818-858 West 15<sup>th</sup> Street).
2. The Land Use Contract between the City of North Vancouver and Capilano North Commercial Centre Ltd., dated for reference July 25, 1978, and titled “Land Use Contract” for the properties described therein and registered in the New Westminster Land Title Office on August 18, 1978 under Filing Number F57202, is hereby terminated.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge the Land Use Contract.
4. City of North Vancouver “Land Use Contract Bylaw, 1978, No. 5112” and all amendments thereto are hereby repealed.

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

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

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

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

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER



# Public Hearing Presentation for 818-858 W 15<sup>th</sup> St

Bylaw No. 8896 & 8925

Presented May 24, 2022  
Development Planning



## Location





# Land Use and Zoning

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



# Neighbourhood Context





# Proposed Development

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



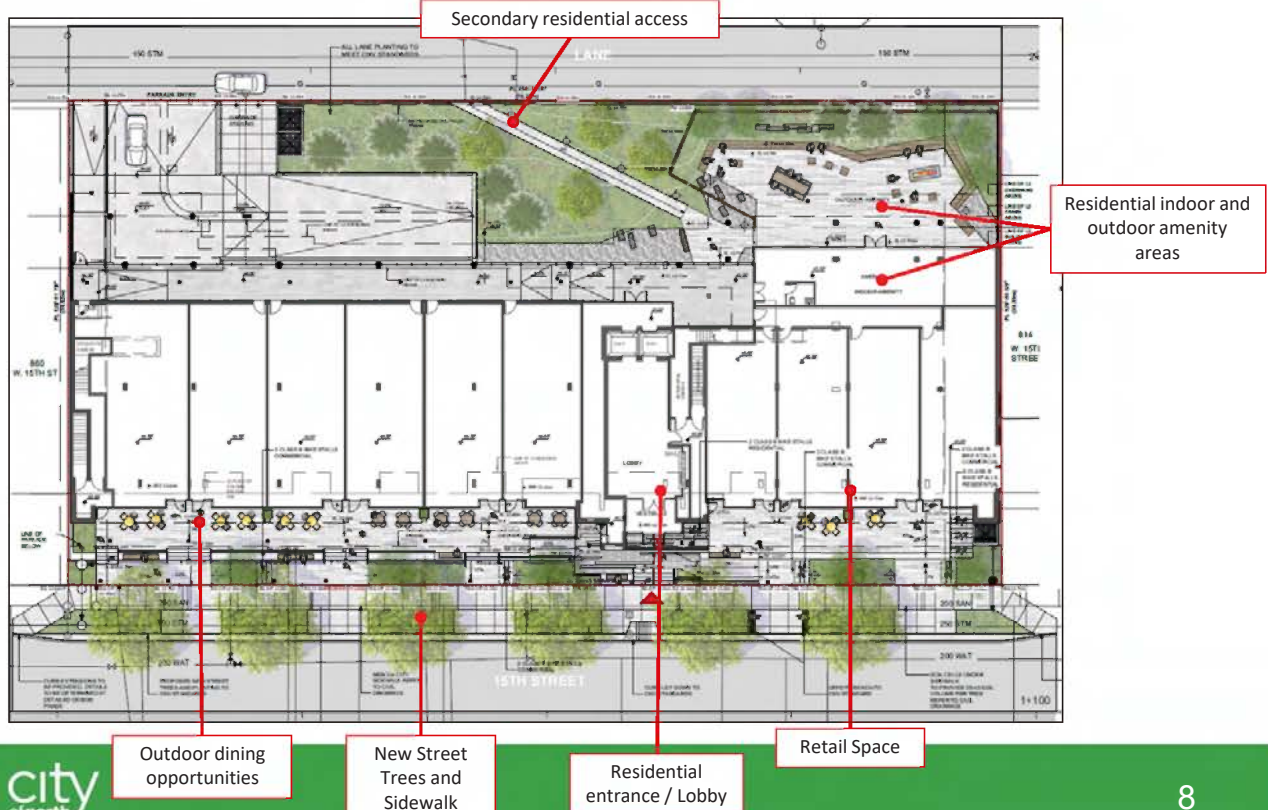
## Proposal: Project Stats

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

# Proposal: Form and Design



# Proposal: Amenities and Site Features





## Policy Analysis: Density Bonus and Community Benefits Policy

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

## Policy Analysis: Sustainable Development & Active Design Guidelines

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

# Advisory Body Review

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

# Advisory Body Review

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



# Public Engagement

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

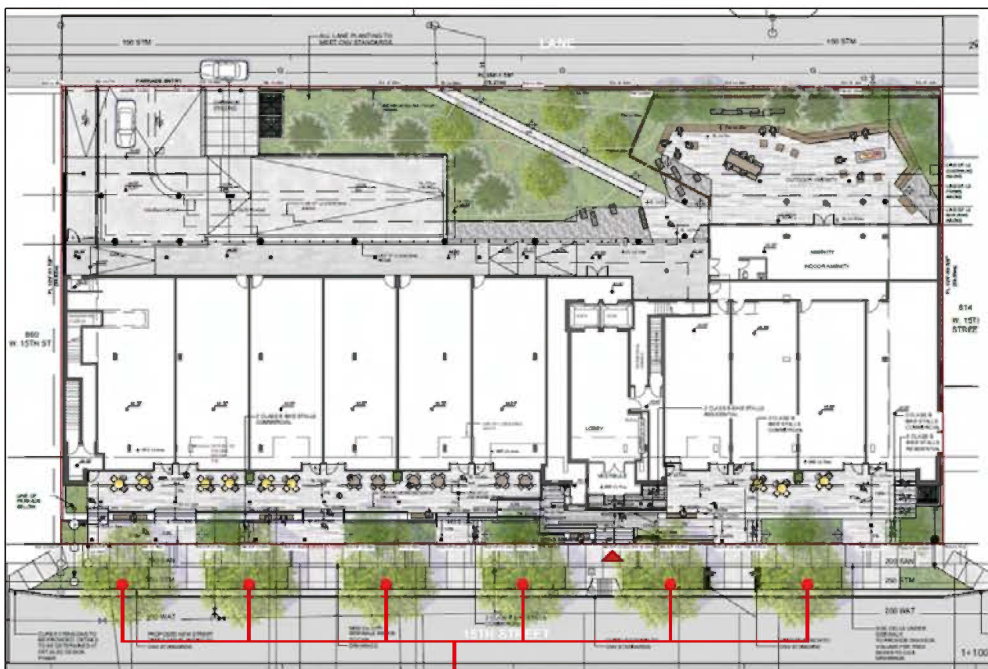
## Tree Removal / Replacement



# Tree Removal / Replacement



# Tree Removal / Replacement



Six new large replacement Street Trees



# Conclusion

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



Thank you.

# 818-858 West 15<sup>th</sup> Street

May 24 2022 | Public Hearing  
City of North Vancouver



## Presentation Outline

**1 |** Introductions

**2 |** About Polygon

**3 |** Site Context

**4 |** Policy Context

**5 |** The Proposal

**6 |** Community Benefits

**7 |** Sustainability



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# Project Team



**Polygon Arterra Homes Ltd.**

*Jacqueline Garvin*



**Architect**

*Cameron Halkier*

Shift Architecture



**Landscape Architect**

*Marina Rommel*

Connect Landscape



**Transportation Engineer**

*Atif Khan*

Great Northern Engineering

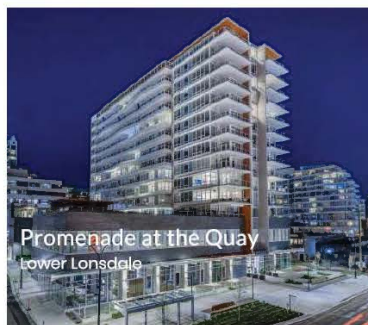
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## About Us

**Polygon Arterra Homes Ltd.**

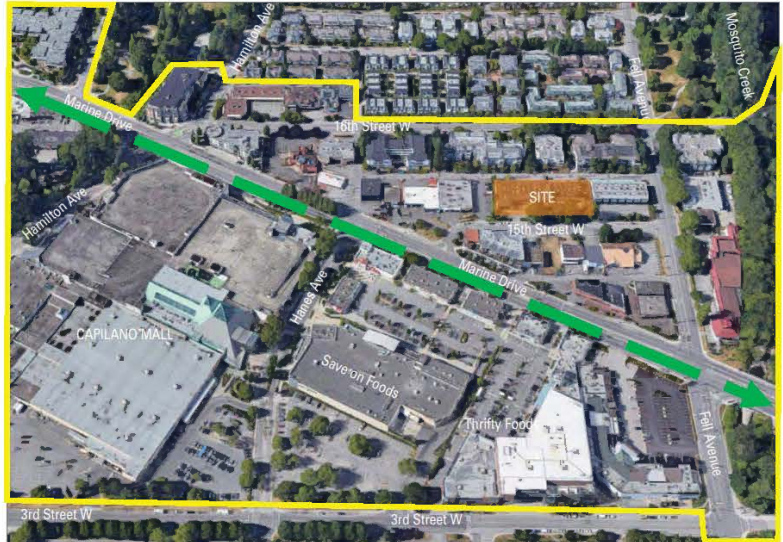
The Polygon family of companies has built more than 30,000 homes throughout Metro Vancouver.

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



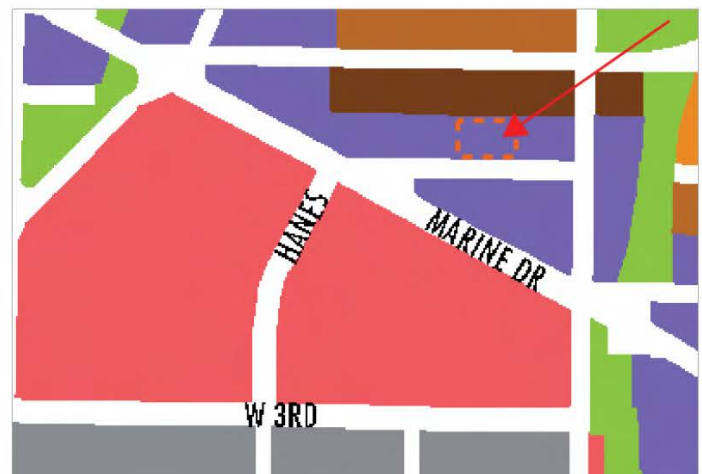
# Site Context

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



# Planning Context

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





# Project Info

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



**Density:** 2.5 FSR



**Height:** 6 storeys



**Unit Mix:**

One Bed: 30 (33%)

One + Den: 35 (39%)

Two Bed: 15 (17%)

Three Bed: 10 (11%)

Total: 90 homes

*28% of homes will be Adaptable*



**Commercial Area:** 10,988 square feet



**Parking Stalls:**

99 Residential

10 Visitor

20 Commercial



**Bike Parking:**

161 bike spaces

## Design Rationale





VIEW FROM SOUTH- 15TH STREET



VIEW FROM SW CORNER- 15TH STREET



PERSPECTIVE VIEW FROM SE- 15TH STREET

**SHFT**  
ARCHITECTURE

1000 15th Street, NW  
Washington, DC 20004  
Phone: (202) 462-1500  
Email: info@shftarchitecture.com

This drawing is an illustration of a proposed project and is not intended to be used for construction. It is not a contract document. The client is responsible for obtaining all necessary permits and approvals. The architect is not responsible for any errors or omissions in this drawing.

Sheet	Revision	Date	By	Check
A0.04a	1	04/04/2022	SH	SH

Project Name: PH NV 15  
Address: 820 W 15th St, North Vancouver BC V7P 1M6  
Client: POLYGON  
Project: Polygon Development 237 Ltd.  
Scale: 1/8" = 1'-0"  
Date: 04/04/2022  
Sheet: A0.04a  
Revision: C

04 APR 2022 - RE-ISSUED FOR RZ/DP



PERSPECTIVE VIEW FROM SOUTH- 15TH STREET



PERSPECTIVE VIEW- CRU's

**SHFT**  
ARCHITECTURE

1000 15th Street, NW  
Washington, DC 20004  
Phone: (202) 462-1500  
Email: info@shftarchitecture.com

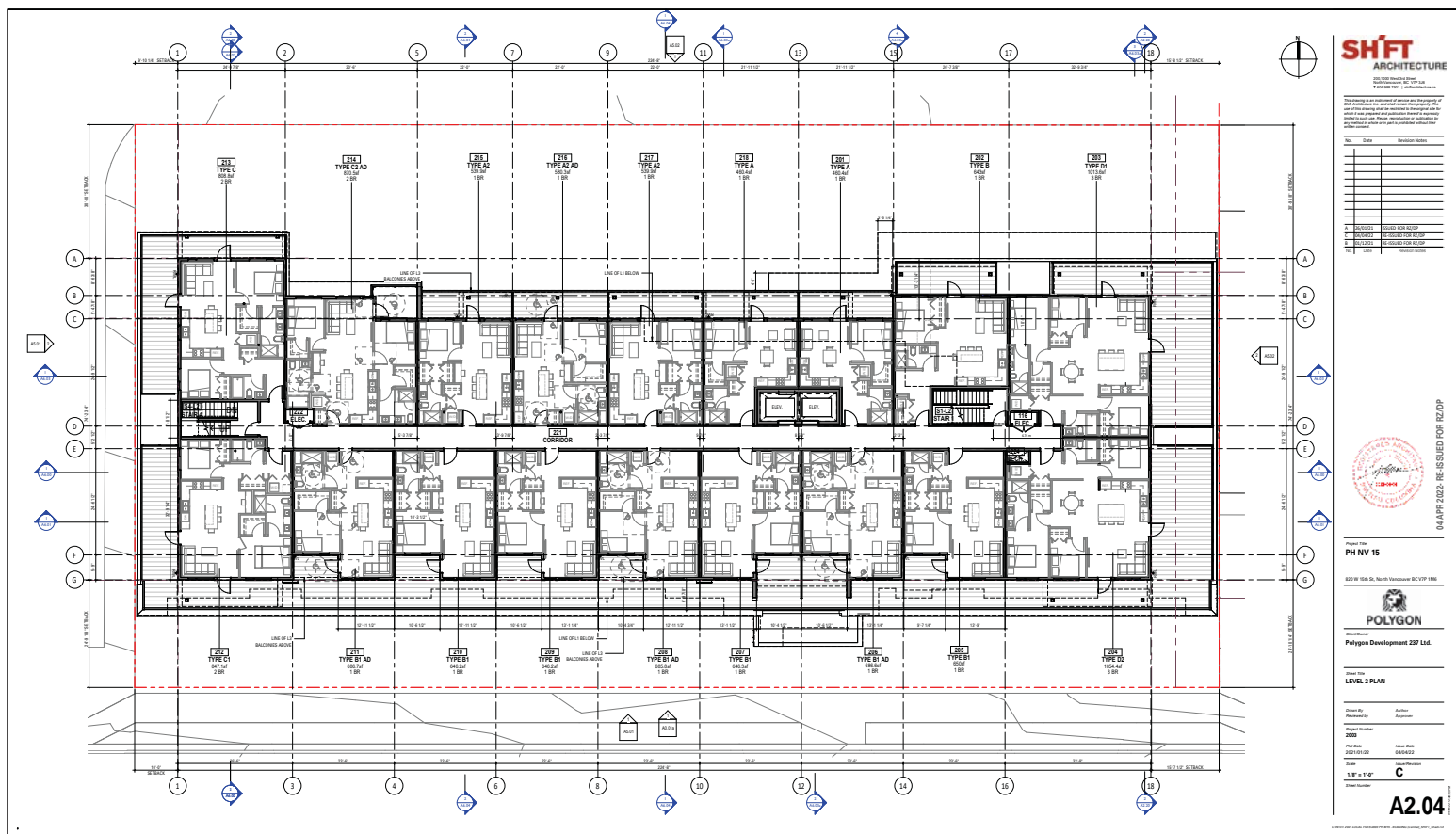
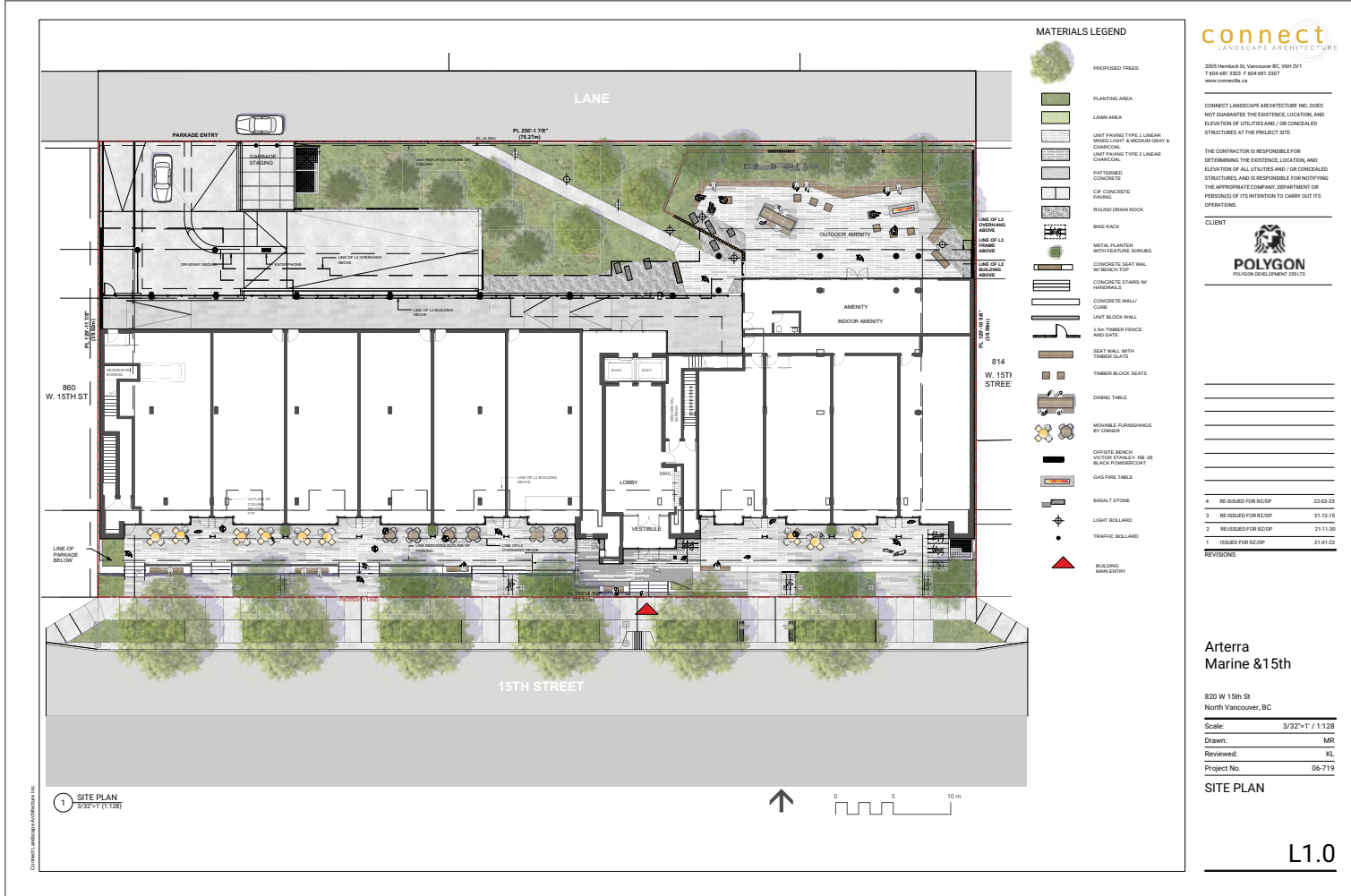
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A0.04b	1	04/04/2022	SH	SH

Project Name: PH NV 15  
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Project: Polygon Development 237 Ltd.  
Scale: 1/8" = 1'-0"  
Date: 04/04/2022  
Sheet: A0.04b  
Revision: C

04 APR 2022 - RE-ISSUED FOR RZ/DP





Public Realm – View from Southwest



Public Realm – View from Southeast





# Community Benefits

## Public Realm Improvements

Improvements to the lane and West 15<sup>th</sup> Street with new sidewalks, boulevard, street furniture and trees.

## Increased Housing Supply

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

## Public Art

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

## Financial Contribution

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

## Public Art



# Sustainability

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

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

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

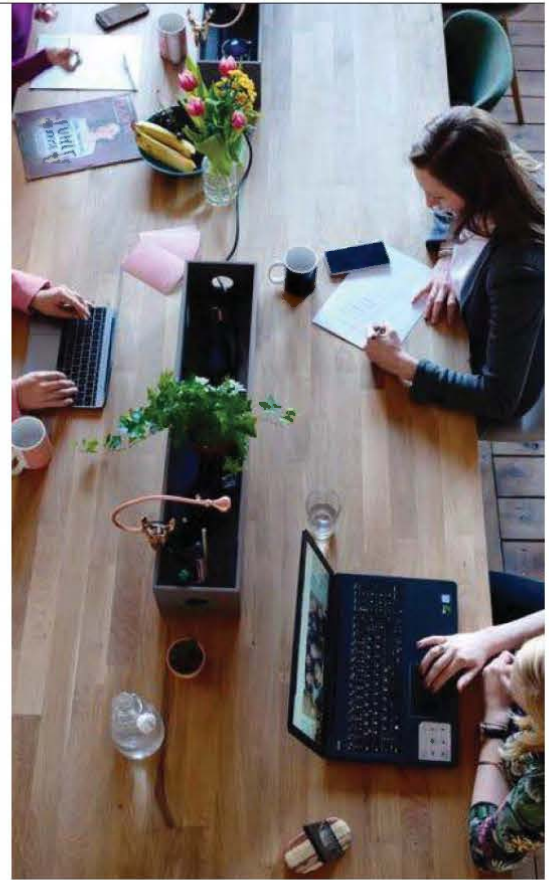
**Mixed-Use Development:** places people closer to employment space, to **reduce vehicular trips** off the North Shore.

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

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

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

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



## End of Presentation



**We are happy to answer any questions from Council or the Public.**



**From:** Judy Farhat  
**Sent:** May-13-22 9:07 PM  
**To:** Submissions  
**Subject:** Feedback for public hearing May 24 2022 (818-858 West 15 street)

Dear Mayor Buchanan and City of North Vancouver Councillors:

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

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

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

Sincerely,  
Judy Farhat  
930 West 1st Street (work)  
Vancouver resident (home)

**From:** Anna Kozniuk  
**Sent:** May-16-22 1:17 PM  
**To:** Submissions  
**Subject:** Public Hearing Letter of Support | 818-858 W15 Street

Dear City of North Vancouver Mayor and Councillors,

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

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

Sincerely,  
Anna Kozniuk  
812 Chesterfield Ave  
North Vancouver



**From:** Thecla Rae McMillan  
**Sent:** May-18-22 5:37 PM  
**To:** Submissions  
**Subject:** Public hearing feedback - 818 West 15th

Dear City of North Vancouver Council:

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

Thank you,  
Thecla McMillan  
3565 Lonsdale Ave  
North Vancouver



# PUBLIC HEARING

Tuesday, May 24, 2022 at 4:00 pm

Zoning Amendment Bylaw No. 8896 for **818-858 West 15<sup>th</sup> Street**

View the meeting online at [cnv.org/LiveStreaming](https://cnv.org/LiveStreaming)

Or attend in person at City Hall, 141 West 14<sup>th</sup> Street

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

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

### To speak at the Public Hearing:

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

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

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

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

**Questions?** Matthew Menzel, Planner, [mmenzel@cnv.org](mailto:mmenzel@cnv.org) / 604-982-8337



141 WEST 14TH STREET / NORTH VANCOUVER / BC / V7M 1H9

T 604 985 7761 / F 604 985 9417 / [CNV.ORG](https://cnv.org)





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# THE CORPORATION OF THE CITY OF NORTH VANCOUVER

## BYLAW NO. 8896

### A Bylaw to amend “Zoning Bylaw, 1995, No. 6700”

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

1. This Bylaw shall be known and cited for all purposes as **“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8896” (Polygon Development 237 Ltd. / Shift Architecture, 818-858 West 15<sup>th</sup> Street, CD-745).**
2. Division VI: Zoning Map of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended by reclassifying the following lots as henceforth being transferred, added to and forming part of CD-745 (Comprehensive Development 745 Zone):

<b>Lots</b>	<b>Block</b>	<b>D.L.</b>	<b>Plan</b>	
C	5	265	17693	from 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 section to Section 1100, thereof, after the designation “CD-744 Comprehensive Development 744 Zone”:  
  
“CD-745 Comprehensive Development 745 Zone”
  - B. Adding the following to Section 1101, thereof, after the “CD-744 Comprehensive Development 744 Zone”:  
  
“CD-745 Comprehensive Development 745 Zone”

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

- (1) The permitted Principal Use on the Lot shall be limited to:
  - (a) Retail Service Group 1 Use;
  - (b) Accessory Apartment Use subject to Section 607(1) of this Bylaw;
  - (c) Accessory Home Occupation Use, subject to Section 507(6);
  - (d) Accessory Home Office Use, subject to Section 507(6);
  - (e) Child Care Use, subject to Section 607(9);
  - (f) Accessory Off-Street Loading Use;
  - (g) Accessory Off-Street Parking Use;
  - (h) Off-Site Parking Use.



(2) Gross Floor Area

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

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

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

- (3) A minimum of 10 units shall have 3 bedrooms;
- (4) Building Height:
  - (a) The Principal Building shall not exceed a Building Height of 21 metres (69 feet) as measured from the average Building Grades;
  - (b) Elevator and mechanical penthouses may project beyond the defined height in (4)(a) by a maximum of 6.1 metres (20 feet) including elevator shafts and mechanical rooms;
- (5) Section 607 shall be varied to permit an accessory Apartment Use on the second Storey and above;
- (6) Section 611(6) Building Width and Length shall be waived;
- (7) Section 402(6) within Prohibited Uses of Land, Buildings, and Structures shall be waived;

- (8) Section 10A03(1)(b) within short term bicycle parking shall be varied, such that only four short-term residential bicycle parking spaces shall be sheltered from the elements.

READ a first time on the 2<sup>nd</sup> day of May, 2022.

READ a second time on the 2<sup>nd</sup> day of May, 2022.

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

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

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MAYOR

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CORPORATE OFFICER