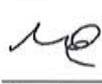




 Department Manager	 Director	 CAO
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The Corporation of **THE CITY OF NORTH VANCOUVER**  
**PLANNING & DEVELOPMENT DEPARTMENT**

**REPORT**

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To: Mayor Linda Buchanan and Members of Council

From: Emily Macdonald, Planner 2

Subject: OCP AND ZONING BYLAW TEXT AMENDMENTS FOR 123-127 AND  
145 EAST 13<sup>TH</sup> STREET (MILLENNIUM NORTHMOUNT)

Date: April 28, 2021 File No: 08-3400-20-0042/1

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

**RECOMMENDATION**

PURSUANT to the report of the Planner 2, dated April 28, 2021, entitled “OCP and Zoning Bylaw Text Amendments for 123-127 and 145 East 13<sup>th</sup> Street (Millennium Northmount)”:

THAT “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2021, No. 8832” (Millennium Northmount Nominee Ltd., Inc. No. BC1120079, 123-127 and 145 East 13<sup>th</sup> Street, Permitted Height Change) be considered and referred to a Public Hearing;

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8833” (Millennium Northmount Nominee Ltd., Inc. No. BC1120079, 123-127 and 145 East 13<sup>th</sup> Street, CD-004 Text Amendment) be considered and referred to a Public Hearing;

THAT the statutory requirements for “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2020, No. 8806”, as described in the Statutory Review section of this report, be considered;

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

THAT the Mayor and Corporate Officer be authorized to sign the necessary documents to permit weather-protection canopies, which are permanently affixed to the proposed building, as an encroachment over City property;

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

## ATTACHMENTS

1. Context Map (CityDocs [2045030](#))
2. Preliminary Report to Council and Minutes from the November 10, 2020 Council Meeting (CityDocs [2045023](#))
3. Architectural Plans, dated April 15, 2021 (CityDocs [2044895](#))
4. Proposed “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2021, No. 8832” (CityDocs [2042595](#))
5. Proposed “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8833” (CityDocs [2042349](#))

## SUMMARY

This report presents, for Council’s consideration, a proposed Official Community Plan (OCP) amendment for a minor increase in building height, as well as a Zoning text amendment for height and several additional items, for the subject site in order to permit the development of an 18-storey, mixed-use building.

## BACKGROUND

In 2018, Council approved the original rezoning and OCP amendment submitted by Millenium Properties for 123-127 and 145 East 13<sup>th</sup> Street (also referred to as the Northmount site) to permit an 18-storey, mixed-use development with commercial on the ground floor, offices on second and third floors, and residential use at the lane, upper podium levels, and tower.

In November 2020, the applicant sought Council’s consideration for an increase of seven storeys to the proposed tower. The request was not supported and the following motion was carried:

*PURSUANT to the report of the Planner 1, dated November 10, 2020, entitled “Preliminary Report: OCP Amendment and Zoning Bylaw Text Amendment for 123-145 East 13<sup>th</sup> Street (Millennium Northmount)”:*

*THAT the application for Official Community Plan and Zoning Bylaw amendments for a 7-storey height increase and additional 1.4 FSR be rejected;*

*THAT staff receive an application for a 1.7 metre increase in height (Option B – minor increase in height for improved commercial levels) and other variances (“Additional Amendments”);*

*AND THAT staff undertake a streamlined Official Community Plan and Zoning Bylaw amendment process.*

Following that direction, staff have received and processed an application that includes a 1.7-metre height increase and other miscellaneous amendments as described in this report.

A Developer Information Session or Town Hall Meeting were not conducted, following a streamlined processing approach. The minor height increase, however, necessitates an OCP amendment, therefore a Public Hearing must be held to meet public engagement requirements under the Local Government Act.

## PROPOSAL AND ANALYSIS

The proposed variances are listed in Table 1.0 below with the current Zoning Bylaw requirements provided for comparison. Analysis of each is provided below the table.

**Table 1.0 Proposed Variances**

	<b>Current Requirement</b>	<b>Proposed Requirement</b>
Accessory Apartment Use	Permitted above the second storey	Permitted on any storey
Gross Floor Area Exclusion for Amenity Space	Exclusion for residential uses only, up to 5 percent of FSR	No change to residential, up to 72 sq. m. for commercial
Gross Floor Area Exclusion for Open Appendages	Up to 10 percent of FSR	Up to 14 percent of FSR
Maximum Building Height	57 metres	58.7 metres
Height Exclusion for rooftop mechanical equipment	5.48 metres	6.5 metres
Setbacks	North: 1.1 metres West: 2.2 metres	North: 0.9 metres West: 2.0 metres (no change to East or South setbacks)
Setback exemption for canopy projections	1.5 metre setback reduction from a front property line and 0.9 metres from a side or rear property line	Setback exemption for all canopies over public walkways
Maximum Lot Coverage	90 percent, reduced to 35 percent above the second storey	90 percent
Location of Secure Bicycle Parking	Residential and Employee parking must be located on a floor level at grade, or one level below or above grade	Residential Secure Bicycle Parking may be located on any level, with provision of a dedicated elevator
Minimum floor area for Garbage and Recycling rooms	Commercial: 64.1 sq. m. Residential: 78.7 sq. m.	Commercial: 51.3 sq. m. (with compactor) Residential: 63 sq. m. (with compactor)
Regular Parking Space minimum width	2.5 metres	2.59 metres

Required Parking Space Setback from Structures	0.3 metres	(waived)
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Accessory Apartment Use – The CD-004 Zone currently allows an Accessory Apartment Use only above the second storey of the building, in accordance with Section 607(1)(a) of the Zoning Bylaw. Removing this requirement is necessary to allow the townhouse units on the lane, as approved in the original rezoning application.

Amenity Space Gross Floor Area Exclusions – The applicant has requested consideration of an exclusion of floor area for non-leasable amenity space for the use and enjoyment of employees of the commercial units. This is not a standard exclusion in the Zoning Bylaw, however, it has been permitted in several CD Zones for developments with relatively large commercial floor areas, including CD-400, CD-418, CD-430, CD-445. The total excluded area would be 72 sq. m. (775 sq. ft.) for an Office Amenity as shown on levels 2 and 3 in the Architectural Drawings (Attachment #3).

Open Appendages Gross Floor Area Exclusion – The proposed area of Open Appendages (balconies) has not changed since the initial rezoning. The standard maximum Gross Floor Area exclusion for Open Appendages is a total area equivalent to 10 percent of total Gross Floor Area. The area of Open Appendages proposed is 14 percent and is supported by staff.

Height – The current maximum OCP height for this site is 57 metres. An increase is needed to support the current proposal. The CD-004 Zone also specifies the maximum height and will also need to be amended. The proposed height increase of 1.7 metres would be distributed over the office levels (2 and 3), adding an additional 0.6 metres (2 feet) to each floor, for a new floor to floor height of 4.3 metres (14 feet). The remaining 0.5 metres (1.5 feet) would allow for a better interface of the ground floor entryways with the surrounding grades. The height increase is supported as good practice in the design of quality office space that can accommodate the various medical uses that are permitted and encouraged in the CD-004 Zone.

A height exemption for rooftop mechanical housing is included in the current CD-004 zone, however, the measurement of the height of the mechanical housing was underrepresented in labels in the original drawing and must be amended from 5.48 metres (18 feet) to 6.5 metres (21.3 feet). This amendment reflects the correct dimensions of the mechanical housing as it was original presented.

Siting – A slight reduction of the west setback, from 2.2 metres (7.5 feet) to 2 metres (6.5 feet), is proposed to accommodate changes to exterior cladding materials. An amendment to the north setback is also included to reflect the original drawings, at 0.9 metres (3 feet). The current proposal presents no change to the north setback.

Lot Coverage – There is no proposed change to Lot Coverage, however, the original rezoning did not consider the standard zoning requirement for buildings within a C-1B Zone, Section 610(3), that Lot Coverage not exceed 35% above the second storey. To

support the original proposal, waiver of the 35% Lot Coverage requirement is included in the text amendment.

Location of Residential Secure Bicycle Parking – The applicant has proposed that a dedicated elevator be provided for use by residents who are transporting their bicycles to and from parking levels 2 and 3. Standard zoning requires that secure bicycle parking be located either at grade, or one level above or below grade. Given the multiple land use components on site and the challenge of accommodating vehicle parking, loading and bike parking all in P1 level, the proposed dedicated elevator to service bike parking is seen to be a suitable solution to ensure ease of access to and from the secure bicycle parking for residents. Employee secure bicycle parking is located on parking Level 1 and does not require a variance.

Garbage and Recycling Rooms – The proposed floor area dedicated for residential garbage and recycling storage does not meet the standard requirement as determined by ratios in Figure 4-3 in the Zoning Bylaw. A compacting device has been proposed to allow for a 20% reduction in the required floor area and a waste-management company has offered positive support for this proposal. The proposed text amendment would allow for a 20% reduction in required garbage and recycling floor area for a residential or commercial garbage and recycling room, or both, provided that a compacting device is installed.

Vehicle Parking Space Dimensions and Setbacks – The Zoning Bylaw requires a 0.3 metre (1 foot) setback for parking spaces that are adjacent to structures greater than 0.3 metres (1 foot) in height, including walls, columns, fences, etc. The applicant has proposed to provide wider parking spaces, at 2.59 metres, rather than 2.5 metres (8.5 feet rather than 8.2 feet), with no setback from walls or columns. The project architect has confirmed that the proposed parking layout will be functional.

Additional Parking – An increase to vehicle parking for both commercial and residential uses has been included in the current proposal. The 2018 proposal had the minimum required parking for residential (170 vehicle parking spaces) and the minimum for commercial (93 vehicle parking spaces). The current proposal includes 222 spaces for residential, for a ratio of 1.37 spaces per unit, and 111 for commercial. This increase does not require a text amendment. The applicant has stated that the provision of additional parking is based on market demands and that minimal on-street traffic impact would result from the increase. Staff have reviewed the applicant's transportation study and are satisfied with the conclusion that there will be a negligible impact on the surrounding road network. Provision of additional commercial parking in the Central Lonsdale area is supported by staff.

In conclusion, the proposed minor height increase to accommodate adequate commercial ceiling heights and the miscellaneous amendments to correct minor bylaw errors and to incorporate small variances have all been reviewed and supported. These variances are necessary to permit the development of a significant mixed-use development that will contribute to the medical cluster and commercial and residential vitality of central Lonsdale.

## INTER-DEPARTMENTAL IMPLICATIONS

A Building Permit application was submitted in 2019 based on the approved 2018 building design. The permit has not been processed, however, due to the ongoing changes and further Zoning and OCP amendment applications. Approval of the proposed bylaws referred to in this report, would allow for the processing of the Building Permit application for the development, upon receipt of revised drawings from the applicant.

## STATUTORY REVIEW

When an amendment to the OCP is being considered, Sections 475, 476 and 477 of the Local Government Act require municipalities to consult with persons, organizations and authorities it deems will be affected and to consider whether the change would have any impact on the City's Financial Plan or Waste Management Plan. The proposed change to the OCP does not present any impact on the City's infrastructure; therefore, no impacts to the City's Financial Plan or Waste Management Plan are anticipated. Following introduction of the Bylaws, they will be formally referred to interested agencies (School District, Metro Vancouver) for comment.

RESPECTFULLY SUBMITTED:



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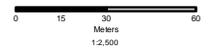
Emily Macdonald  
Planner 2



City of North Vancouver  
Context Map

Legend

- Subject Site
- Legal Parcels



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

GIS Division, Information Technology,  
City of North Vancouver



**MINUTES OF THE REGULAR MEETING OF COUNCIL, HELD ELECTRONICALLY FROM  
CITY HALL, 141 WEST 14<sup>TH</sup> STREET, NORTH VANCOUVER, BC, ON  
MONDAY, NOVEMBER 23, 2020**

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**REPORT**

15. Preliminary Report: OCP Amendment and Zoning Bylaw Text Amendment for 123-145 East 13<sup>th</sup> Street (Millennium Northmount) – File: 08-3360-20-0405/1

Report: Planner 1, November 10, 2020

Moved by Councillor McIlroy, seconded by Councillor Valente

PURSUANT to the report of the Planner 1, dated November 10, 2020, entitled “Preliminary Report: OCP Amendment and Zoning Bylaw Text Amendment for 123-145 East 13<sup>th</sup> Street (Millennium Northmount)”:

THAT the application for Official Community Plan and Zoning Bylaw amendments for a 7-storey height increase and additional 1.4 FSR be rejected;

THAT staff receive an application for a 1.7 metre increase in height (Option B - minor increase in height for improved commercial levels) and other variances (“Additional Amendments”);

AND THAT staff undertake a streamlined Official Community Plan and Zoning Bylaw amendment process.

**CARRIED UNANIMOUSLY**



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

**REPORT**

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To: Mayor Linda Buchanan and Members of Council

From: Emily Macdonald, Planner 1

Subject: PRELIMINARY REPORT: OCP AMENDMENT AND TEXT AMENDMENT  
FOR 123 – 145 EAST 13<sup>TH</sup> STREET (MILLENNIUM NORTHMOUNT)

Date: November 10, 2020 File No: 08-3360-20-0405/1

---

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

**RECOMMENDATION:**

PURSUANT to the report of the Planner 1, dated October 28, 2020, entitled  
“Preliminary Report: OCP Amendment and Zoning Bylaw Text Amendment for 123-  
145 East 13<sup>th</sup> Street (Millennium Northmount)”:

THAT the application for Official Community Plan and Zoning Bylaw amendments  
for a seven-storey height increase and additional 1.4 FSR be rejected;

THAT staff be directed to receive an application, for a 1.7 metre increase in height  
(Option B) and other variances as described in this report (“Additional  
Amendments”);

AND THAT staff be directed to undertake a streamlined Official Community Plan  
and Zoning Bylaw amendment process as described in this report;

**ATTACHMENTS:**

1. Context Map (Doc# [1990455](#))
2. Letter from Millennium, dated October 16, 2020 (Doc# [1983023](#))
3. Conceptual Drawings, dated August 2020 (Doc# [1941069](#))

## SUMMARY

This report presents proposed amendments to a rezoning that was approved in 2018 for the properties at 123-145 East 13<sup>th</sup> Street (Northmount Medical), see Attachment 1. Prior to processing the application, staff are seeking direction from Council regarding the proposal: three alternatives (Options A, B and C) are discussed in this report. For each option, separate processes are suggested which are described in the Project Description Section. With each of the options, some minor variances have been requested by the applicant, and several other amendments to the zone are recommended. These are described further in the following sections of this report.

The original rezoning application for 123-145 East 13<sup>th</sup> Street was completed in 2018 and included an Official Community Plan (OCP) amendment to allow a residential (strata) tower with a six-storey podium including three levels of commercial on the front (north) side. The total building height permitted through that application was 18 storeys (57 metres). As part of this project, a density transfer was completed and Community Amenity Contributions were paid for bonus density. In total, over \$17 million has been paid to the City as a result of the initial development application.

Option A includes an increase in height of seven storeys (23 metres), for a total proposed height of 25 storeys (80 metres). The additional floor area would be approximately 60,000 square feet (roughly 1.4 FSR) for a total FSR of 6.35. An increase in commercial ceiling heights would also be included in this option, with floor-to-floor measurements being increased from 12 feet to 14 feet on Levels 2 and 3. Option B does not include additional storeys or floor area, but would result in a minor height increase of 1.7 metres to the overall building height to allow for greater floor-to-floor height on commercial floor levels 2 and 3, from 12 feet to 14 feet. Option C presents an alternative that would not allow a height increase. Additional amendments to the CD-004 Zone are also described in this report and are recommended to be considered in conjunction with either of the two options.

## BACKGROUND

After the initial rezoning was approved in 2018, the applicant, Northmount Millenium Properties, notified staff that they wished to pursue changes to the approval and were considering an increase in height of the podium and tower, without any increase in Gross Floor Area, to accommodate a greater range of potential commercial tenants.

A Building Permit application was submitted in December 2019 based on the design approved at rezoning, with the exception of minor variances to parking standards. Staff reviews of the Building Permit application are underway. Demolition permits have been received for the existing buildings though no permits have yet been issued and no other work has been authorized to date, other than hazardous material abatement.

In July of 2020, an OCP amendment and zoning amendment application was submitted, proposing a minor increase in height that would allow for increased ceiling height in the commercial units, and several Zoning variances. The applicant subsequently revised the OCP and rezoning application, still including the extra ceiling height for the commercial units, but adding seven residential storeys to the tower, for a total proposed

tower height of 25 storeys. The proposed additional floor area would be for the provision of rental dwelling units, which would be located within either the tower or podium.

## **PROPOSAL OPTIONS**

This preliminary report is seeking direction regarding the processing of the proposed OCP amendment and rezoning. It is the Planning and Development Department's practice to refer all OCP amendment applications to Council for preliminary direction prior to conducting a full application process. The required process for each of the options is described in this section. The "additional amendments" are recommended to be considered whether Option A, B or C is chosen.

### ***Option A) Rental Density and Seven Storey Height Increase:***

Option A includes an additional 7 storeys beyond what was approved in 2018. The additional floor area would be approximately 60,000 square feet (roughly 1.4 FSR). The commercial levels' floor-to-floor height would also be increased from 12 feet to 14 feet. This option would require an Official Community Plan (OCP) amendment for height and density, and a further density transfer would be required, as the project exceeds the OCP maximum densities.

The Applicant has indicated, should this path be pursued, a willingness to explore the potential for child care, prioritization of rental housing for healthcare workers and first responders, and LEED Gold equivalency (See Attachment #2). The estimated number of new rental units is 78. Standard policies would apply to these units and staff would expect the applicant to provide a minimum of 10% of all rental units as Mid-Market units, and 10% to have three or more bedrooms.

This option requires a substantive change to the OCP height map. Should staff be directed to process such an application, a full review would be required, which would entail:

- The application would be considered a new Planning Application. Full reviews would be conducted by all City departments typically engaged in new Planning Applications.
- Standard City practices for OCP amendments would be pursued, including a Town Hall Meeting and consultation with relevant external agencies (e.g. School District);
- The project would be seeking to exceed the OCP maximum density. This is possible through density transfer. A density transfer would be negotiated for the proposed additional rental floor area, with the density coming from a City-owned source. A third-party evaluator would be hired to assess the value of the density. Funds from the sale / transfer of density would be available for use at Council's discretion.
- Staff would return to Council with proposed bylaws after the review process is completed, with an estimated timeframe of 10-14 months.

- During the processing of the application, reviews of all building permits, except for demolition would be suspended.

***Option B) Minor Increase in Height for Improved Commercial Levels (Recommended):***

This option would allow for an increase in floor-to-floor height for commercial floor levels 2 and 3, from 12 to 14 feet, with no increase in FSR. This option would require an OCP amendment for height, from 57 metres to 58.7 metres, and no density transfer.

For this option, staff recommend a streamlined OCP amendment and rezoning process. This process would differ from a standard OCP amendment and rezoning in the following ways:

- Revised drawings would be reviewed, addressing concerns directly relating to the proposed changes, including height, floor elevations and grades;
- Given the small change in height and no additional density, no Town Hall meeting or Developer’s Information Session would be required;
- Notification of some external agencies may be required;
- No Density Transfer or Community Amenity Contributions would be required due to the overall density (Floor Space Ratio, or ‘FSR’) remaining the same;
- Staff would return to Council with the proposed Bylaws after the expedited review process is completed, with an estimated timeframe of 3 to 6 months.
- A Public Hearing and notifications would still be required as per the Local Government Act.
- During the processing of the application, reviews of all building permits, except for demolition would be suspended, however, the demolition process is expected to continue for a period of 6 months or longer so construction delays due to this option are not anticipated.

***Option C) No Height Increase***

A third option is to reject the OCP amendment application, not allowing for any additional height. Should this option be chosen, the OCP amendment application would be rejected. Staff recommend that the Additional Amendments below would continue to be processed through an application for Zoning Bylaw amendments.

***Additional Amendments***

In addition to the height increase, the applicant has requested several variances to the Zoning Bylaw that were not presented with the initial rezoning. Included in these are:

- New guest suite to be considered as residential Amenity;
- Waiving Parking Space setbacks from walls and columns and increasing minimum dimensions from 8.2m to 8.6m width;
- Reducing minimum garbage and recycling storage area requirements with provision of a compacting device;
- Location of End Destination Facilities on Level 2 office level (more than 50m from bicycle parking).

Several other items have been identified since the initial rezoning that were reflected in the approved drawings, but were not accounted for within the approved Bylaws. Changes to the Bylaw are recommended to address this omission and allow for these previously contemplated elements of the project. These include:

- Accessory Apartment Units located below the Second Storey
- Lot Coverage above the Second Storey exceeds 35 percent

Staff are recommending that these variances, both the new ones being requested and ones required to support the initial proposal, be considered in conjunction with Option B, or with Option A or Option C, should Council choose one of those options.

## **PLANNING ANALYSIS**

The initial OCP amendment in 2018 allowed for an increase in maximum height from 46 metres to 57 metres. The increase was recommended at that time because achieving a density similar to surrounding sites without an increase in maximum height would have required a two-tower form. Compared to a two-tower form, the single tower was seen to result in fewer negative impacts, including preserving development potential on adjacent sites, maintaining views from neighbouring buildings, reducing shadowing on the public realm, and ensuring distancing from existing towers.

### ***Option A) Rental Density and Seven Storey Height Increase (Not Recommended):***

There are two components of the proposed height increase. The first is the increased tower height, and the second is the increased podium height. The increase in tower height to 25 storeys would result in this site having the tallest tower in the immediate area. The next tallest building would be the residential tower on the north side of the Centreview site, which is 24 storeys in height. The new tower at 1441 St. Georges will be 23 storeys. Other towers in the area range from 15 to 19 storeys. At 18 storeys, the tower that was originally proposed and approved, is within the range of the heights for towers that are located at or near the perimeter of the OCP areas that allow for tower form developments.

Properties directly to the south of the Northmount site are designated Residential Level 5, which permits mid-rise residential developments up to six storeys in height. Goals of the OCP call for gradual transitions from higher density to lower density areas. In this case, the difference between the proposed density of the Northmount site, at approximately 6.35 FSR, and the Residential Level 5 designation, at up to 2.6 FSR, is

significant. This density would also be much higher than the surrounding tower developments, which are generally at 5 FSR or less.

Through a full review, staff would evaluate shadow and view impacts that would result from the increased height. It is expected that there would be an increase in shadow impacts on buildings to the north as well as on the public realm. It is likely that ocean views from existing buildings would be minimally obscured beyond the already-approved 18-storey development. A 25-storey building on this site may appear to be incongruous with the surrounding properties, particularly with the lower developments to the south.

The second element of the requested additional height is the increase in floor-to-floor height of the commercial floor levels. This portion of the proposal would benefit future tenants of these commercial units in allowing for equipment and facilities associated with medical and paramedical services. This would be especially beneficial on the second storey, where medical labs, offices and clinics are most likely to be located. Option B, below, describes a process that would allow for just this element of the height increase to be considered.

The rental housing that would be provided with this option supports the continuum of housing needs on the north shore, particularly when the mid-market units considered. Based on the number of expected units (78), a total of 8 mid-market units would be expected. While a Community Amenity Contribution would not be warranted with this proposal, the applicant would be required to pay for density transferred to the site. The applicant has advised that they would seek to transfer density from a City-owned site. As part of the application review process, the value of the transfer density would be determined by a third-party and the sale would be negotiated between staff and the applicant, with input from Council, as required.

If directed to proceed with processing this application, through the application process, staff would review whether additional density could be accommodated on site. This includes an updated review of transportation impacts and servicing requirements.

Because the proposed additional height and density represents a development that is substantially different from the initial application, staff recommend a full review process and public consultation. The typical duration of this process is 10-14 months.

***Option B) Alternative proposal (Recommended):***

With this option, Council would direct staff to request a revised application from the applicant that removes the additional seven storeys. The application would closely resemble the development as it was originally proposed, with a minor height increase of 1.7 metres. The increase in height would be seen in both the podium and tower portions of the building.

As is noted above, this element of the requested height increase would result in a significant improvement to the commercial units. Entrances could also be made more accessible through minor changes to the ground floor elevation and surrounding grades.

The increased height would make the units more attractive to medical and paramedical businesses, contributing to the area as a medical services hub for the broader area.

The additional 1.7 metres in height would have minimal impact on surrounding buildings and the public realm.

The expected timeframe for a streamlined review process, including the Additional Amendments described below, is three to six months.

### ***Option C) No Height Increase***

This option would see no change to the permitted height. Commercial floor levels would remain at 12 feet, floor-to-floor, presenting challenges for medical and paramedical businesses. Possible benefits to this option would be the elimination of delays caused by Planning processes on the overall construction of the project, however, this option is not recommended due to the low quality of commercial units that would be constructed as a result.

### ***Additional Amendments***

At this point in time, staff are seeking direction on how to process the application and have not completed a review as to the appropriateness of each of the variances requested by the applicant but do believe they are worth considering.

The amendments that have been identified by staff would need to be addressed in order to allow elements of the project that were shown in drawings at the initial rezoning. Without amendments to the Zone, a project could still be constructed that meets the Zoning Bylaw requirements, however, it would differ from the project that was considered by Council, and would lack some of the elements that staff had encouraged such as the laneway townhouse units.

## **RECOMMENDATION**

Based on planning analysis, staff are recommending Option B, which would include a minor height increase of 1.7 metres for improvements to commercial floor levels, consideration of the newly requested variances and clean-up of the CD-004 Zone. Should Council direct staff to process these amendments, an expedited OCP and zoning bylaw amendment process would be conducted as described in this report. The recommendations on page one of this report provide the direction needed for staff to pursue this approach.

Should Council wish staff to proceed with one of the other options, the active clauses on page one of this report should be amended as follows:

Option A: The first active clause should be deleted and replaced with the following:

THAT staff be directed to process Official Community Plan and Zoning Bylaw amendments for increases in height and density (Option A) and other variances as described in this report (Additional Amendments);

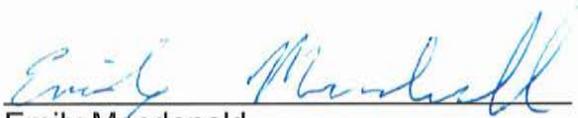
And the second and third active clauses should be deleted and replaced with the following:

AND THAT staff be directed to negotiate a sale of transferrable density from an existing City-owned site with residual density.

Option C: The second and third active clauses should be deleted and replaced with the following:

AND THAT staff be directed to receive an application for amendments to the CD-004 Zone (Additional Amendments);

RESPECTFULLY SUBMITTED:



Emily Macdonald  
Planner 1

# PROPOSED NORTHMOUNT MIXED-USE DEVELOPMENT

119-149 EAST 13TH STREET, NORTH VANCOUVER, BC

RZ/DP RE-SUBMISSION DRAWINGS  
APRIL 2021



**MILLENNIUM GROUP**  
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## OWNER

MILLENNIUM GROUP

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TEL: (604) 720-9887  
FAX: (604) 688-3420  
EMAIL: anour@millenniumdevelopment.com

## ARCHITECTURAL

CHRIS DIKEAKOS ARCHITECTS INC.

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## LANDSCAPE

DURANTE KREUK LTD.

CONTACT: PETER KREUK  
102, 1837 W 5TH AVENUE  
VANCOUVER, BC V6J 1N5  
TEL: (604) 684-4811  
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## CIVIL

CORE GROUP

CONTACT: BRIAN CARMANAHAN  
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EMAIL: bcarmahan@coregroupconsultants.com

## SURVEY

UNDERHILL & UNDERHILL

CONTACT: Colin Cox  
Unit 210A - 3430 Brighton Ave.  
Burnaby, BC V5A 3M4  
TEL: (604) 732-3384  
FAX: (604) 732-4709  
EMAIL: underhill@underhill.ca

## BUILDING CODE

GHL CONSULTANTS LTD

950 - 409 GRANVILLE STREET  
VANCOUVER, BC V6C 1T2  
TEL: 604.689.4449  
FAX: 604.689.4419  
CONTACT: ADAM NADEM  
EMAIL: an@ghl.ca



## ARCHITECTURAL DESIGN RATIONALE

### Introduction

"Central Lonsdale" is a 18 storey mixed-use retail, office and multi-family residential development that is situated on the site of the Northmount medical office building on 13th Avenue between Lonsdale Avenue and St. Georges Street. The City of North Vancouver approved the OCP amendment and Rezoning case for this project in September 2018.

### Building Planning

The ground floor of the development consists of two retail and residential components that are split in the middle of the project with a pedestrian passageway linking 13th Street to the Lane on the south boundary of the site. The passageway varies in width from its narrowest point at 18 feet to its widest point 60 feet for the plaza fronting 13th Street. Both the primary residential and office lobbies are accessed from the mid-point of this passageway to the east and wide sides of the passageway respectively. The full remaining frontage along 13th Avenue is occupied by CRUs which may ultimately vary in width and have depths from 38 to 80 feet.

A series of eight townhouses front the lane and are split by the pedestrian passageway. The townhouses are two storeys each and have private patios fronting the lane. Residential and commercial loading bays accessed from the lane are situated immediately to the east of the easternmost townhouse and also the west of the westernmost townhouse. A two-way ramp to the below grade parking is provided on the eastern edge of the project immediately beside the loading bay in this location. A two elevator core and scissor stair provides vertical circulation to the residential tower located above the east side podium for the project as well as the podium residential element that bridges across the passageway and occupies the balance of the podium on the west side of the development.

A two elevator core and monumental stair provide access to the offices on level two with the elevators also serving office space on level three of the podium. The uppermost level of the townhouses continues on the lane side and is roughly equal to the double height volume for the CRUs that front 13th Street.

Level two consists of office use forming both the west and east side podiums with a bridge connection between the two office portions. Residential units begin on the eastside of the tower portion and an amenity space occupies the south side of the east podium. Level three consists of a continuation of residential units on the east side of the tower and office space comprising portions of the west and east side podiums.

Levels 4-6 consist of the tower residential floor plate with the attached residential podium extension to the west. The podium residential bridges over top of the office and passageway below. Residential units consist of a mix of 1 bed, 1 bed and den, 2 bed, and 3 bed units. A portion of the level 6 plan consists of space for the pool drop, mechanical and storage requirements.

Level 7 is the main amenity level for the development and consists of outdoor terraces, pool and hot tub areas and indoor amenity housing fitness change rooms, yoga studio, amenity lounge spaces and change rooms. A covered walkway connects the main residential tower with the amenity space building on the other side of the pool area.

Levels 8 - 15 are the typical tower floor plates consisting of a 9 unit plates with units ranging from 1 bed, 1 bed plus den, 2 bed and 3 bed plus den units. Generous balconies are provided for all units. At level 16 the tower begins to terrace back towards the north with larger scale units on a 6 unit plate with generous balconies and roof terraces to maximize the view. This terracing effect continues on the south side of the building with level 17 of the tower providing 5 larger units and large roof terraces to the south and finally level 18 with two large units on this places plus large roof terraces.

## RATIONALE FOR THE PROPOSED EXTRA HEIGHT & LIST OF OTHER VARIATIONS

This proposal is to increase the max. building height from Current OCP (approved September 2018) which is 57 meters (187 feet) to 58.7 meters (192 feet 6 inches). The 1.7 meters (5 feet 6 inches) extra height will be distributed between different levels of the project as below:

1. Improved Streetscape  
0.5 meters (1 foot 6 inches) to add to the first-floor level (CRUs & Townhomes). Currently a few of the townhomes (adjacent to the west side of the breezeway) are located at a lower level than the lane. With this floor-raise, all the townhomes will be at or above the lane level. Also, the CRUs facing 13<sup>th</sup> street will benefit with a higher ceiling. e.g. the floor to ceiling height of the CRUs/commercial uses adjacent the breezeway will increase from +/- 4.5 meters (15 feet) to 5 meters (16 feet 6 inches). The advantage would be affording a much better retail/commercial presence at 13<sup>th</sup> street.
2. Functional Offices  
0.6 meters (2 feet) to add to each office level (levels 2 & 3) which would be 1.2 meter (4 feet) in total. This is based on the City request mentioned in the "team review dated July 2018/item A19" to ensure floor to ceiling height for the office levels is minimum 4 meters (13 feet) for ventilation and necessary equipment for health care/ laboratory facilities. Currently floor to floor height for the office levels is 3.6 meters (12 feet) and with this extra height, the minimum clearance would be achieved.

Further than the extra height, there are other arbitrations that this proposal is requesting and the complete list of them is as per below. These items are highlighted on the following drawings too with markup clouds and matching numbering.

### Detailed list of changes

- 1 Extra 1.7 M (5'-6") height :
  - Extra 0.5 M (1'-6") height at the TH/retail levels.
  - Extra 1.2 M (4'-0") height at the office levels
- 2 6.5M ( 21'-4") Mechanical room height and 10.2M (33'-4") Fin height above Max. building height
- 3 New residential bike elevator from L1 to P3 and separate bike Storage on P2&P3. Bike elevator area is exempted from FSR.
- 4 Variation from the City parking standards: Wider regular parking stalls (8'-6") but No setback from side/back columns and back walls.
- 5 Increase residential parking stalls to 222 and commercial parking stalls to 111
- 6 20% deduction in Garbage storage area for all occupancies due to utilizing the compactor device.
- 7 Location of bicycle end of trip facilities allowed on L2 office level.
- 8 Lot Coverage above the 2nd floor allowed to be more than 35%.
- 9 Accessory apartments on the ground floor allowed.
- 10 Office Lobby and office amenity areas are excluded from FSR.
- 11 Penetration of the architectural elements are allowed in the setbacks.
- 12 New commercial bike storage on P1
- 13 Open appendages are allowed to be more than 10% of GFA.

**Project Development Data - Mixed-use Development**

**A. Project:** 18 Storey Residential Tower with Mixed Use Commercial Podium

**B. Legal Description:**  
 Parcel Identifier 007-757-085  
 Lot A Block 74 District Lot 549 Plan 14652, ("Lot A")  
 and  
 Parcel Identifier 011-257-496,  
 Lot R, except part in Plan 14652  
 Block 74 District Lot 549 Plan 5006  
 ("Lot R")

**C. Current Zoning:** CD

**D. Setbacks:**  
 East Side 0'0"  
 North Side 3'0" General Setback -6'0" at L1 Except Tower Portion  
 South Side 8'0"  
 West Side 7'0"

**E. Building Height:**  
 Max. Proposed Building Height 162' 4" (58.67 M)

**F. Site Coverage Calculations:**

Gross Site Area	43,476 sq ft	4039 sq m
Road Dedication	0 sq ft	0 sq m
Net Site Area	43,476 sq ft	4039 sq m
Lot Coverage	30,650 sq ft	(including Loading Bays - Excluding Ramp, Covered Breeway & Projected Structures Above)
Percentage of Lot Coverage	71%	
Proposed FAR	4.95	
Total Allowable FAR Area	215,206 sq ft	19993 sq m

**Proposed FSR:**

Retail/Office FAR	Retail/Office Area	Residential FAR	Residential Area	Total FAR	Total FAR Area	Total GIA
1.15	50,049 sq.ft.	3.80	165,064 sq.ft.	4.95	215,113 Sq. Ft.	224,291 sq.ft.

**G. Floor Areas:**

Level	Number of Floors	Area Per Floor	Area Total	Common Area Per Floor	Common Area Total	Gross Area Per Floor	Gross Area Total	Total FAR Exclusion	Total FAR Area
L1	1	17,016 sq.ft.	17,016 sq.ft.	775 sq.ft.	775 sq.ft.	17,791 sq.ft.	17,791 sq.ft.	0 sq.ft.	17,791 sq.ft.
L2	1	14,520 sq.ft.	14,520 sq.ft.	2,287 sq.ft.	2,287 sq.ft.	16,807 sq.ft.	16,807 sq.ft.	1,344 sq.ft.	15,463 sq.ft.
L3	1	15,321 sq.ft.	15,321 sq.ft.	2,063 sq.ft.	2,063 sq.ft.	17,384 sq.ft.	17,384 sq.ft.	724 sq.ft.	16,660 sq.ft.
Total	3	31,065 sq.ft.	31,065 sq.ft.	4,485 sq.ft.	4,485 sq.ft.	35,550 sq.ft.	35,550 sq.ft.	3,292 sq.ft.	32,258 sq.ft.

**LOBBY & STORAGE (EXEMPTED UP TO 10% OF GIA = 21,520 S.F.)**

Level	Number of Floors	Unit Area Per Floor	Unit Area Total	Common Area Per Floor	Common Area Total	Amenity/Excluded Area Total	Gross Area Per Floor	Gross Area Total	Adaptable Units FAR Exclusion	Total FAR Exclusion	Total FAR Area
L1 - UPPER	1	6,291 sq.ft.	6,291 sq.ft.	1,757 sq.ft.	1,757 sq.ft.	1,416 sq.ft.	9,464 sq.ft.	9,464 sq.ft.	0 sq.ft.	1,416 sq.ft.	8,048 sq.ft.
L2	1	3,731 sq.ft.	3,731 sq.ft.	1,009 sq.ft.	1,009 sq.ft.	896 sq.ft.	5,636 sq.ft.	60 sq.ft.	956 sq.ft.	0 sq.ft.	5,549 sq.ft.
L3	1	4,763 sq.ft.	4,763 sq.ft.	914 sq.ft.	914 sq.ft.	0 sq.ft.	5,677 sq.ft.	5,677 sq.ft.	80 sq.ft.	80 sq.ft.	5,597 sq.ft.
L4	1	14,060 sq.ft.	14,060 sq.ft.	1,916 sq.ft.	1,916 sq.ft.	15,976 sq.ft.	15,976 sq.ft.	220 sq.ft.	220 sq.ft.	0 sq.ft.	15,756 sq.ft.
L5	1	14,211 sq.ft.	14,211 sq.ft.	1,916 sq.ft.	1,916 sq.ft.	16,127 sq.ft.	16,127 sq.ft.	260 sq.ft.	260 sq.ft.	0 sq.ft.	15,867 sq.ft.
L6	1	12,496 sq.ft.	12,496 sq.ft.	1,913 sq.ft.	1,913 sq.ft.	14,409 sq.ft.	14,409 sq.ft.	160 sq.ft.	160 sq.ft.	0 sq.ft.	14,249 sq.ft.
L7	1	7,463 sq.ft.	7,463 sq.ft.	1,109 sq.ft.	1,109 sq.ft.	2,754 sq.ft.	11,326 sq.ft.	40 sq.ft.	2,794 sq.ft.	0 sq.ft.	8,532 sq.ft.
L8-15	8	7,463 sq.ft.	59,704 sq.ft.	1,109 sq.ft.	8,872 sq.ft.	0 sq.ft.	68,576 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	68,576 sq.ft.
L16	1	6,455 sq.ft.	6,455 sq.ft.	920 sq.ft.	920 sq.ft.	0 sq.ft.	7,375 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	7,375 sq.ft.
L17	1	5,879 sq.ft.	5,879 sq.ft.	854 sq.ft.	854 sq.ft.	0 sq.ft.	6,733 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	6,733 sq.ft.
L18	1	3,208 sq.ft.	3,208 sq.ft.	894 sq.ft.	894 sq.ft.	0 sq.ft.	4,102 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	4,102 sq.ft.
Total	18		143,810 sq.ft.		22,074 sq.ft.	5,066 sq.ft.	170,950 sq.ft.	820 sq.ft.	5,886 sq.ft.	165,064 sq.ft.	

**H. Residential Statistics - Unit Counts**

Level	Number of Floors	Studio	1 Bed	1 Bed + Den	2 Bed	2 Bed + Den	3 Bed	3 Bed + Den	Total
L1 - LOWER (CRUTH)	1							8	8
L1 - UPPER (TH)	1								0
L2 (OFFICE/RES)	1			1	1	1		1	4
L3 (OFFICE/RES)	1			1	1	2		1	5
L4 (RES)	1		4	5	6	1		2	18
L5 (RES)	1		4	5	6	1		2	18
L6 (RES)	1		1	5	5	2		2	15
L7 (RES/AMENITY)	1	1	1	2	3			2	9
L8-15 (RES)	8		1	3		3		2	72
L16 (PH)	1				4	1		1	6
L17 (PH)	1				2	1		2	5
L18 (PH)	1						2		2
Total		1	18	43	25	36	2	37	162
Percentage		1%	36%	43%	25%	36%	2%	34%	100%

**I. Residential Statistics - Adaptable Unit Counts (Level 2)**

Level	Number of Floors	Studio	1 Bed	1 Bed + Den	2 Bed	2 Bed + Den	3 Bed	3 Bed + Den	Total
L1 - LOWER (CRUTH)	1								0
L1 - UPPER (TH)	1								0
L2 (OFFICE/RES)	1			1	1			1	3
L3 (OFFICE/RES)	1			1	1	1		1	4
L4 (RES)	1		4	1	4			2	11
L5 (RES)	1		4	2	5			2	13
L6 (RES)	1		1	1	4			2	8
L7 (RES/AMENITY)	1							2	2
L8-15 (RES)	8								0
L16 (RES)	1								0
L17 (RES)	1								0
L18 (RES)	1								0
Total		0	9	6	15	1	0	10	41
Percentage		0%	37%	6%	36%	1%	0%	24%	100%

**J. Parking Statistics**

Commercial/Residential Parking Counts	Residential	Res. Visitor	Total
1 per 50 S.F.	1.05 x units	0.1 x units	
Required:	170	16	279
Provided:	311	16	348

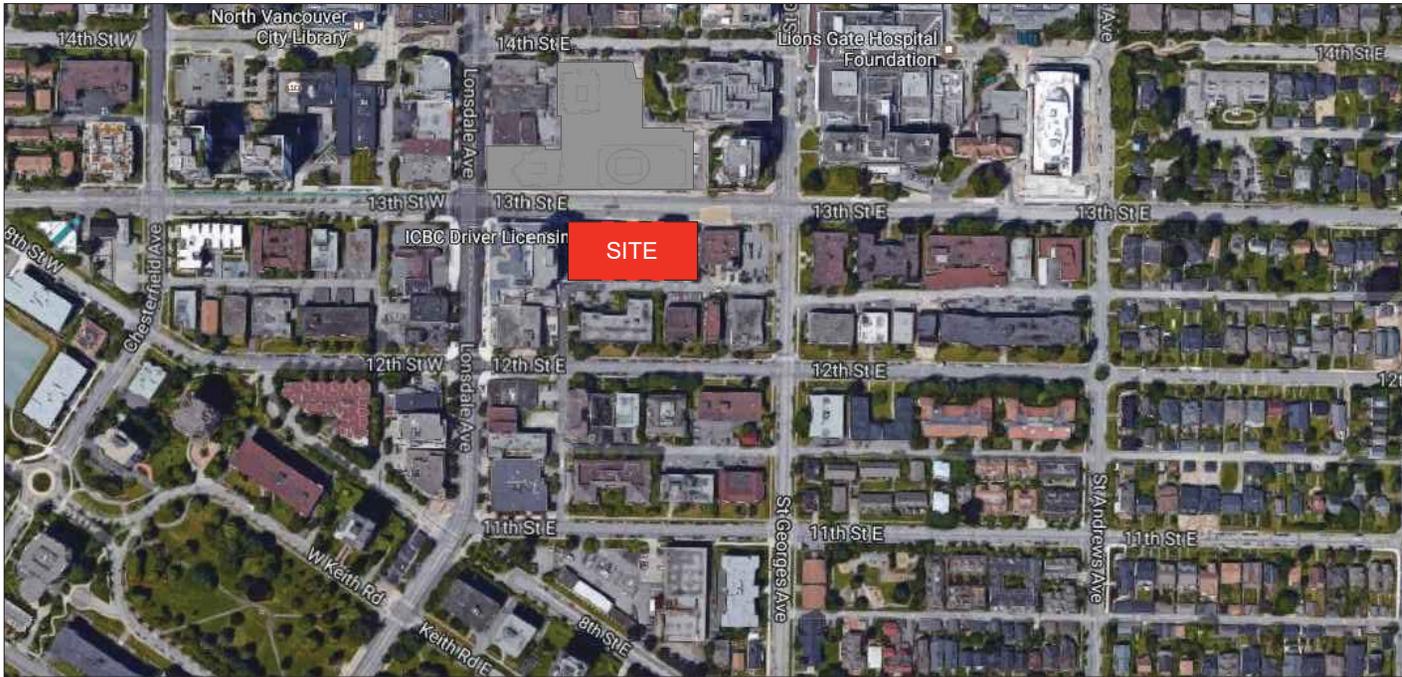
  

Required Bike Storage	Commercial (Secure)	Commercial (Short-term)	Residential (Secure)	Residential (Short-term)	Total
1 per 200 S.F.	6 per 1000 S.F.	1.5 x units	6 per 40 units		
Required:	28	28	243	16	306
Provided:	19	28	243	16	306

Required Loading Spaces	Commercial
1 per 15,000 S.F.	
Required:	0
Provided:	0

NOTE: Service Areas are not included in parking space calculations



SITE MAP



LONSDALE ST & E. 13TH ST BLVD LOOK NORTHEAST



E. 13TH ST BLVD LOOK SOUTHWEST



LONSDALE ST & E. 13TH ST BLVD LOOK SOUTHEAST

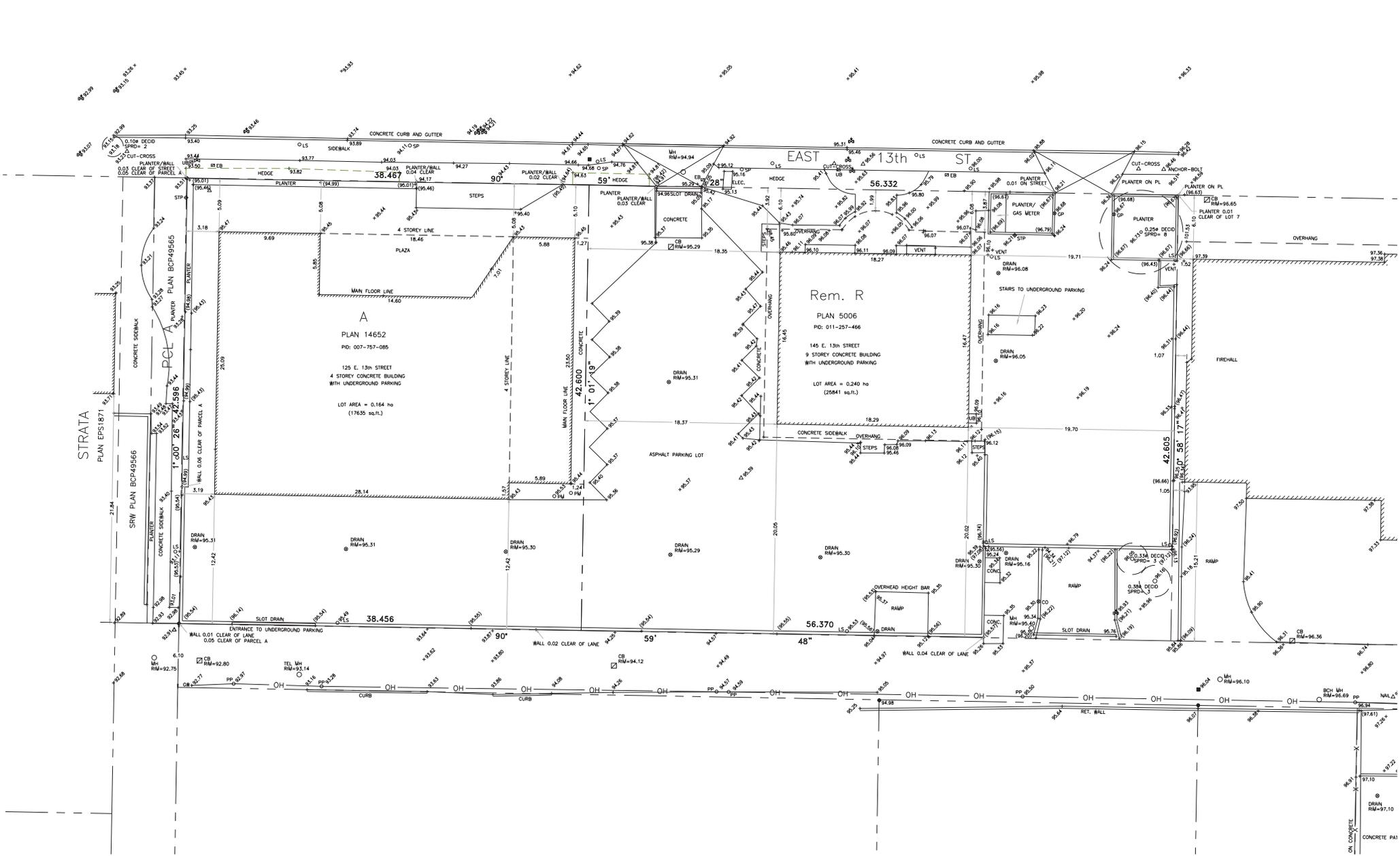


LONSDALE ST & E. 13TH ST BLVD LOOK EAST



E. 13TH ST BLVD LOOK WEST

BEARING FROM PLAN BCP49621



MIXED-USE DEVELOPMENT  
119-149 EAST 13TH STREET, NORTH VANCOUVER, BC

SITE SURVEY  
Scale 3/32"=1'-0"

RZ/DP RE-SUBMISSION DRAWINGS  
April 2021

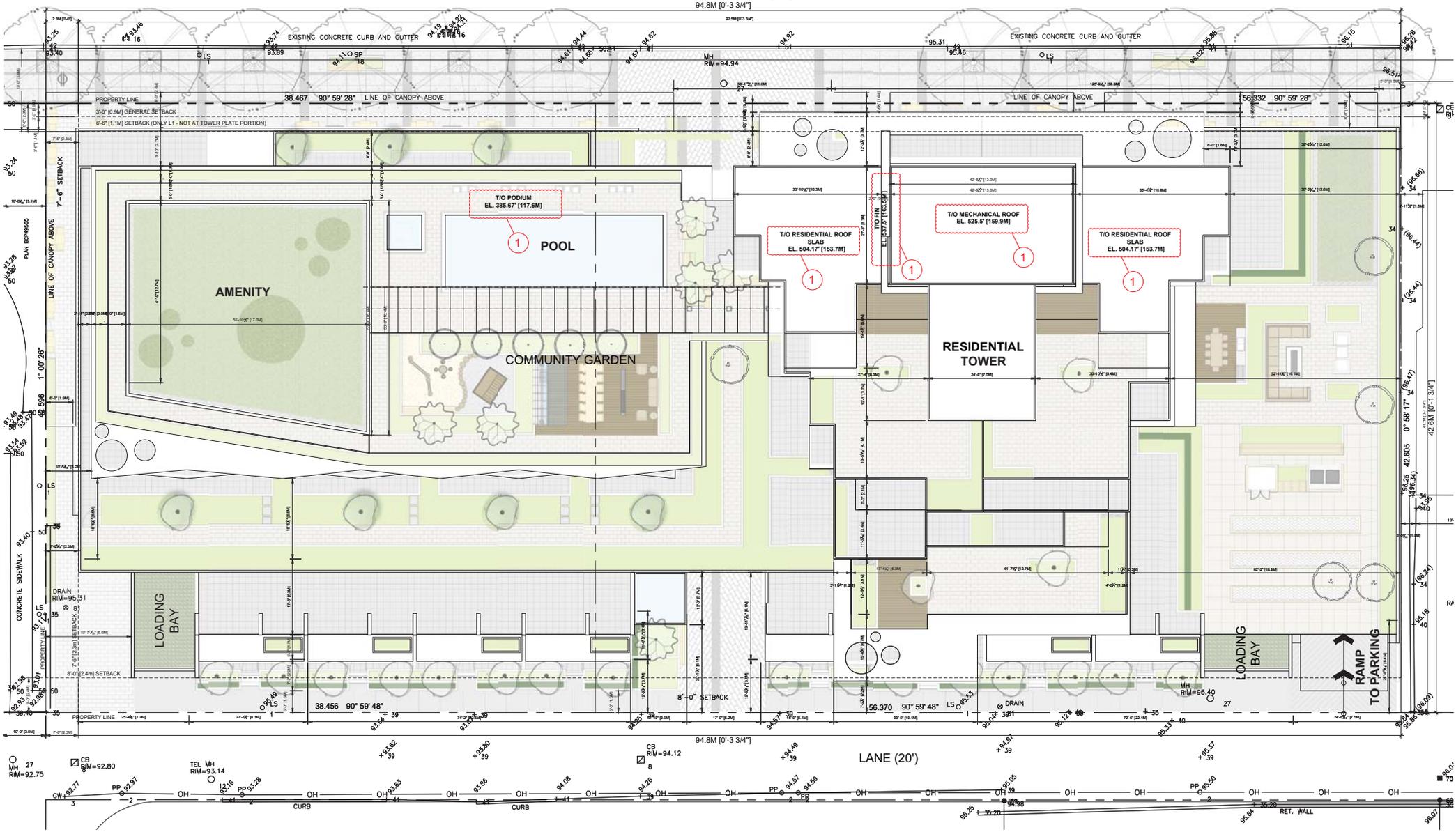


A100



E. 13TH STREET (65')

94.8M [0'-3 3/4"]



MIXED-USE DEVELOPMENT  
119-149 EAST 13TH STREET, NORTH VANCOUVER, BC

SITE PLAN

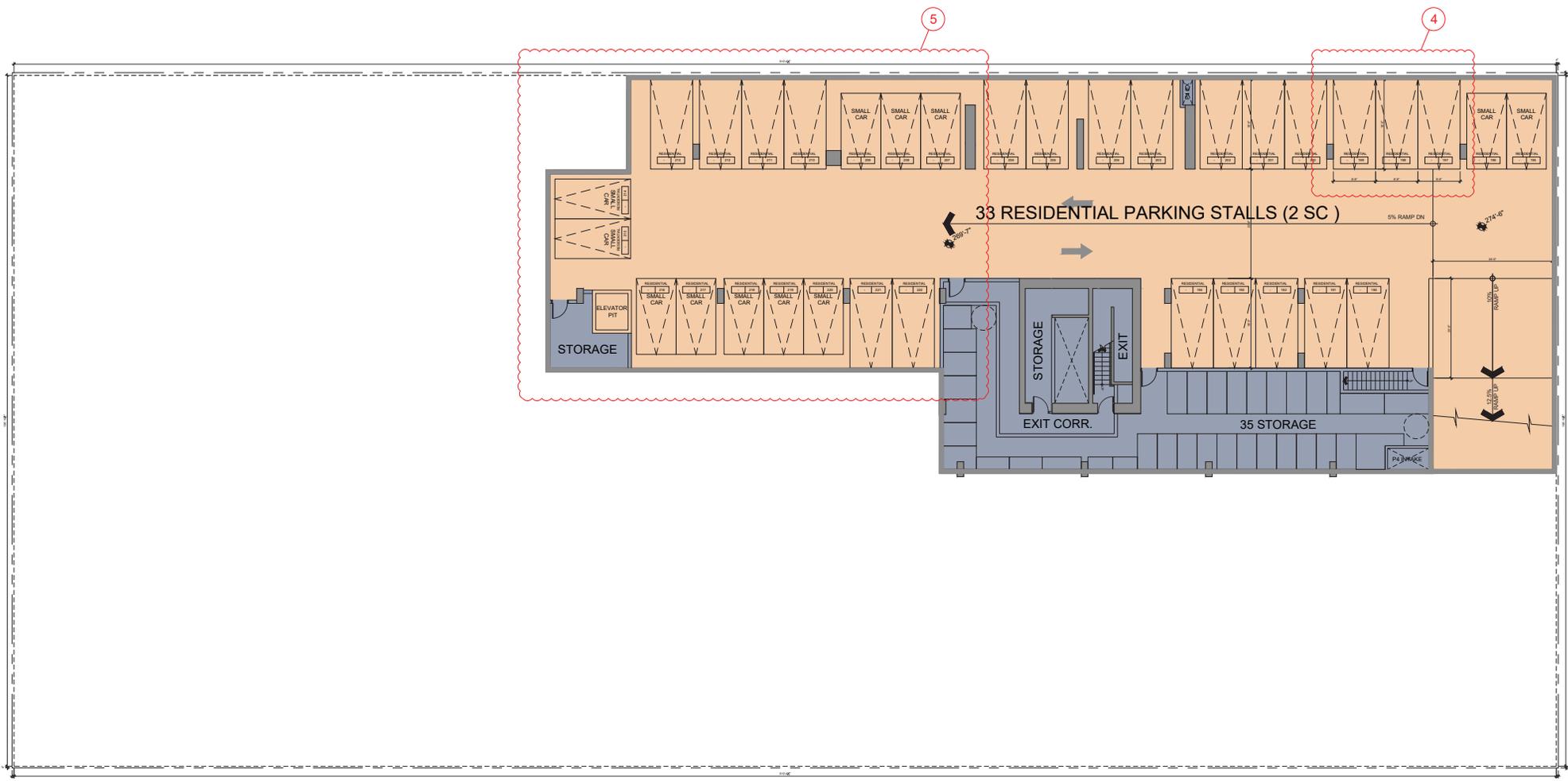
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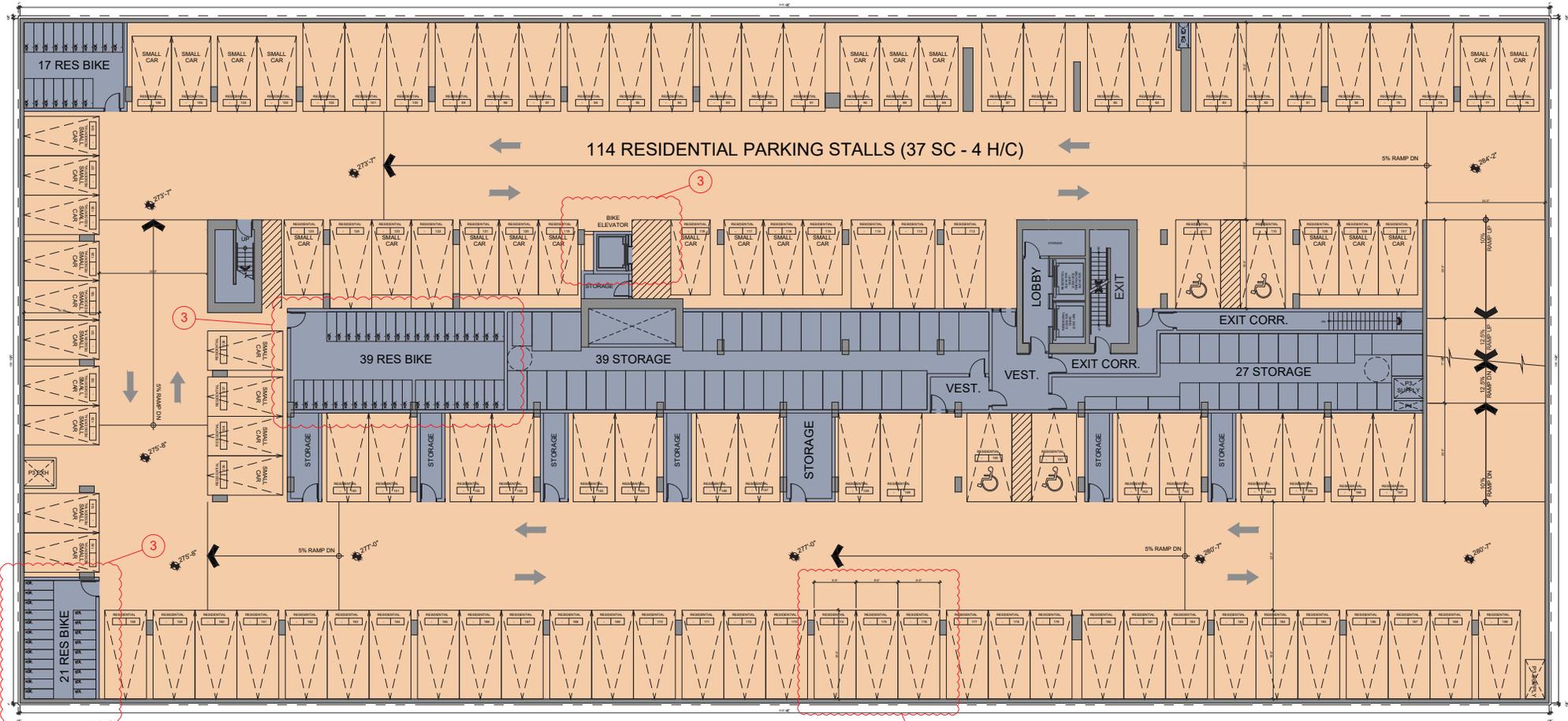
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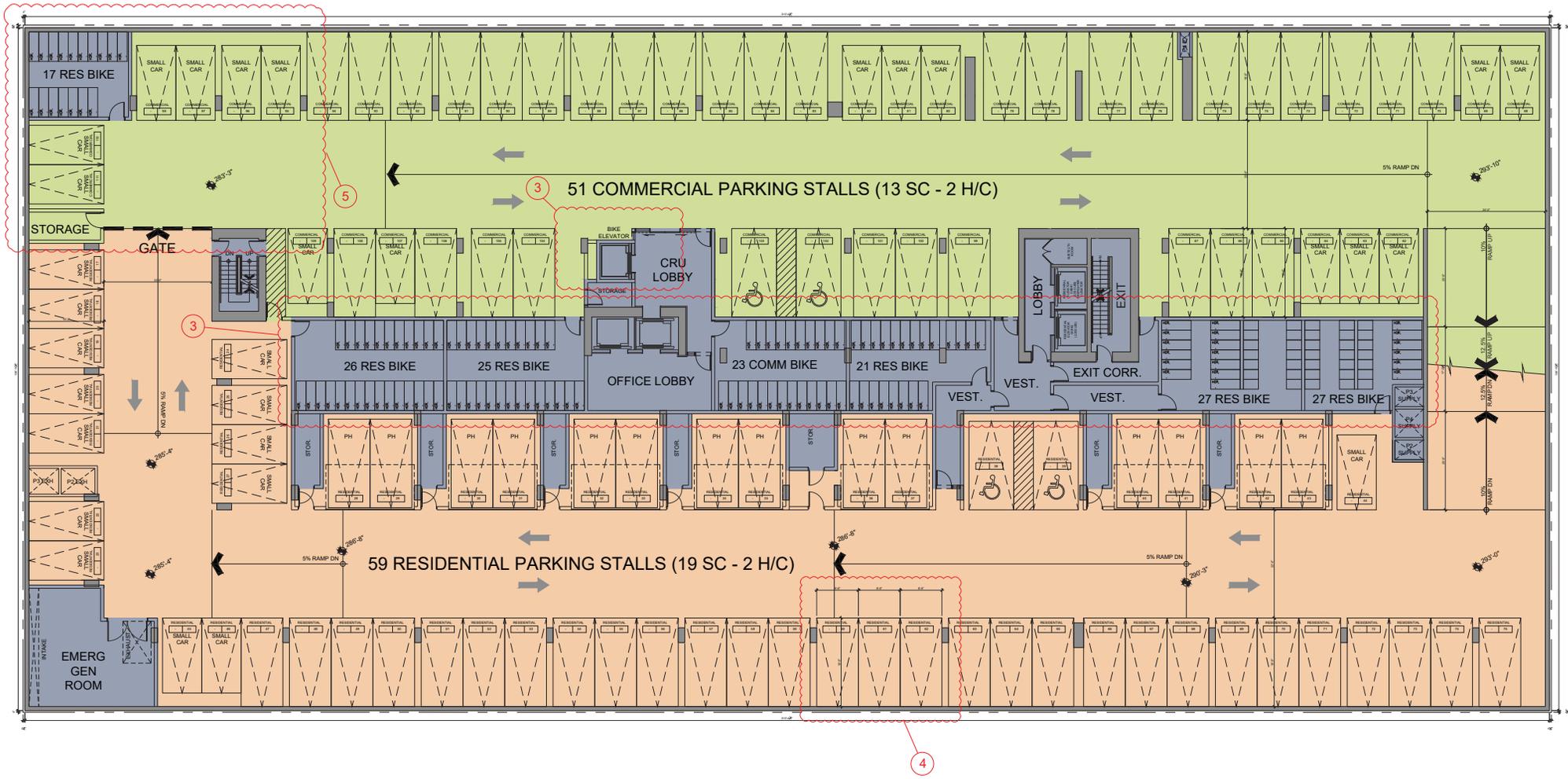
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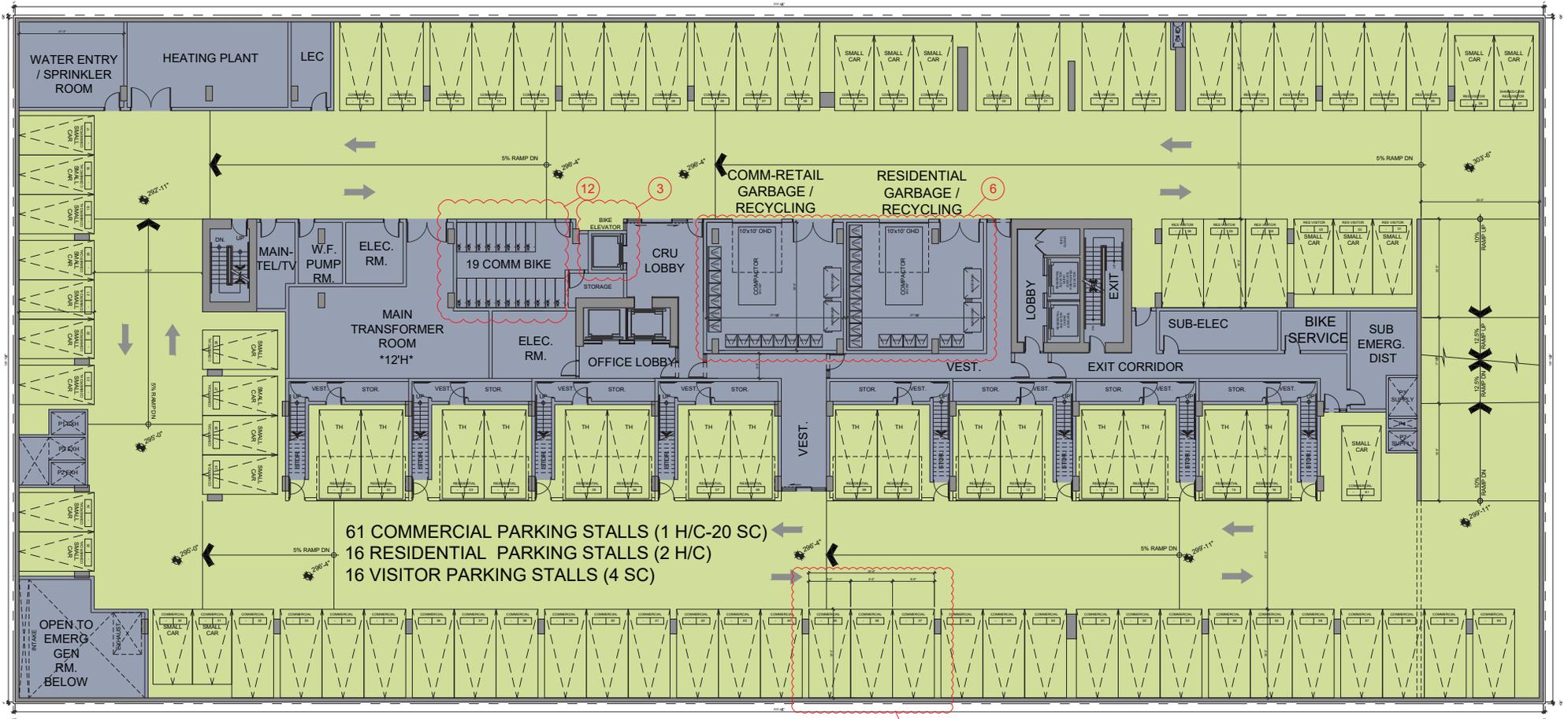


A102





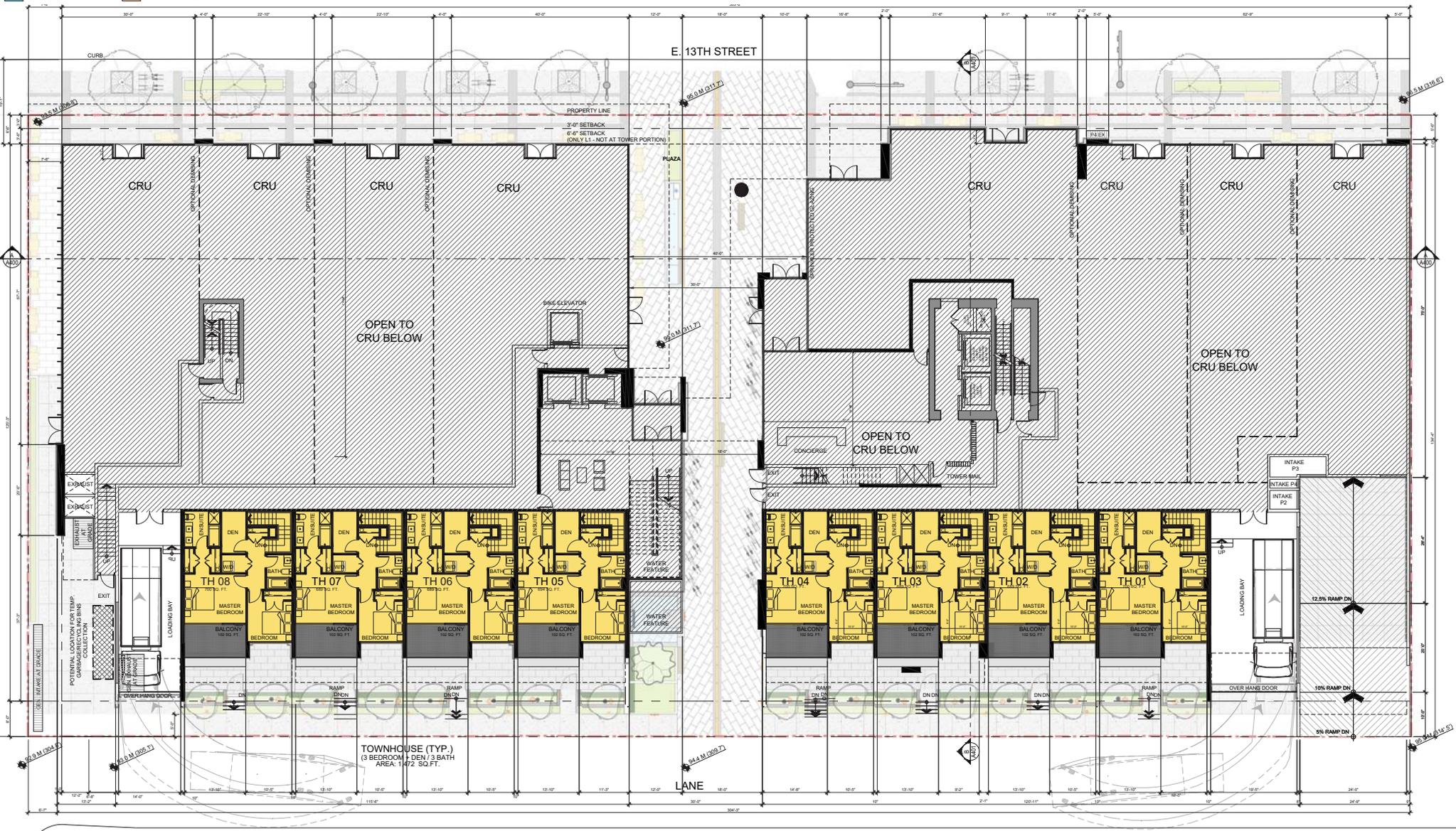






LEGEND

- RESIDENTIAL
- RESIDENTIAL COMMON
- RESIDENTIAL LOBBY
- OFFICE/CRU
- OFFICE/CRU COMMON
- OFFICE LOBBY
- AMENITY
- PARKING - RESIDENTIAL
- PARKING - COMMERCIAL
- SERVICE/STORAGE
- BALCONY



**MIXED-USE DEVELOPMENT**  
 119-149 EAST 13TH STREET, NORTH VANCOUVER, BC

**LEVEL 1 - UPPER FLOOR PLAN**  
 Scale 1/8"=1'-0"

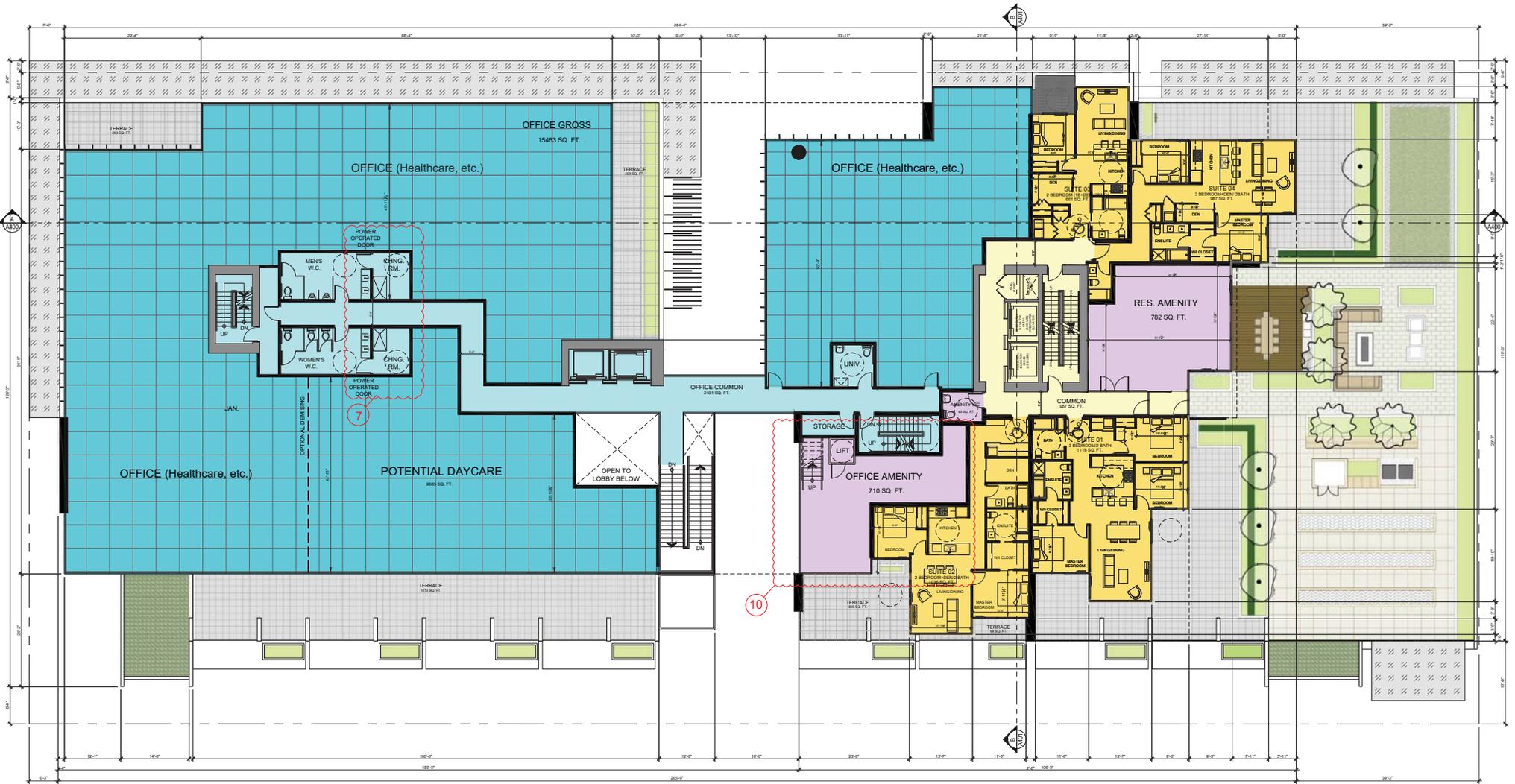
**RZ/DP RE-SUBMISSION DRAWINGS**  
 April 2021



A204

LEGEND

- RESIDENTIAL
- OFFICE/CRU COMMON
- PARKING - COMMERCIAL
- RESIDENTIAL COMMON
- OFFICE LOBBY
- SERVICE/STORAGE
- RESIDENTIAL LOBBY
- AMENITY
- BALCONY
- OFFICE/CRU
- PARKING - RESIDENTIAL



NOTE: SUITES 01,02,03 ON THIS LEVEL REFLECT REQUIRED LEVEL 2 ADAPTABLE DESIGN ELEMENTS.



**MIXED-USE DEVELOPMENT**  
119-149 EAST 13TH STREET, NORTH VANCOUVER, BC

**LEVEL 2 FLOOR PLAN**

Scale 1/8"=1'-0"

**RZ/DP RE-SUBMISSION DRAWINGS**

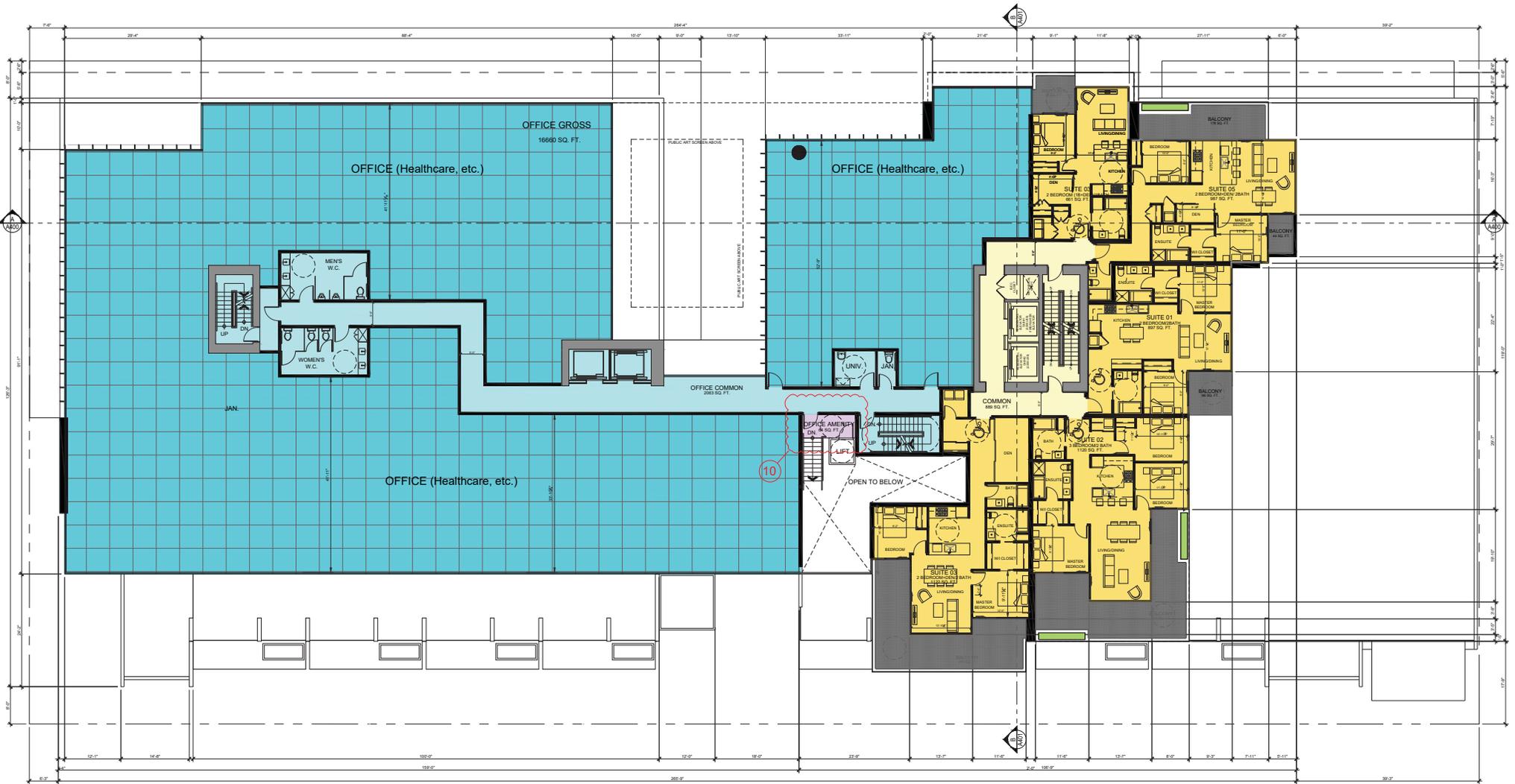
April 2021



A205

LEGEND

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 RESIDENTIAL COMMON	 OFFICE LOBBY	 SERVICE/STORAGE
 RESIDENTIAL LOBBY	 AMENITY	 BALCONY
 OFFICE/CRU	 PARKING - RESIDENTIAL	



NOTE: SUITES 01,02,03,05 ON THIS LEVEL REFLECT REQUIRED LEVEL 2 ADAPTABLE DESIGN ELEMENTS.



MIXED-USE DEVELOPMENT  
119-149 EAST 13TH STREET, NORTH VANCOUVER, BC

LEVEL 3 FLOOR PLAN

Scale 1/8"=1'-0"

RZ/DP RE-SUBMISSION DRAWINGS

April 2021



A206

LEGEND

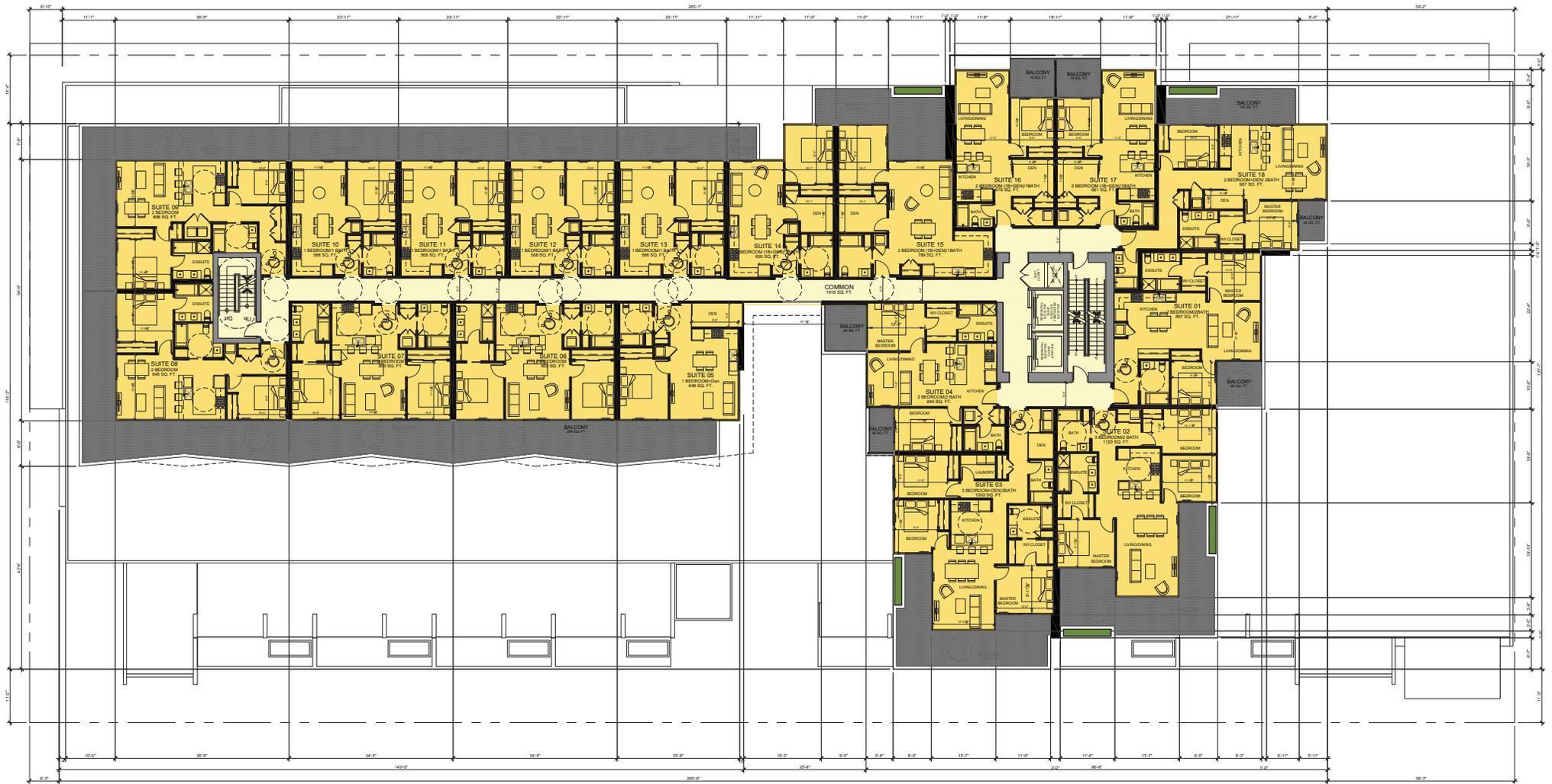
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- PARKING - COMMERCIAL
- RESIDENTIAL COMMON
- OFFICE LOBBY
- SERVICE/STORAGE
- RESIDENTIAL LOBBY
- AMENITY
- OFFICE/CRU
- PARKING - RESIDENTIAL
- BALCONY



NOTE: SUITES 01,02,03,07,08,09,10,11,12,13,14 ON THIS LEVEL REFLECT REQUIRED LEVEL 2 ADAPTABLE DESIGN ELEMENTS.

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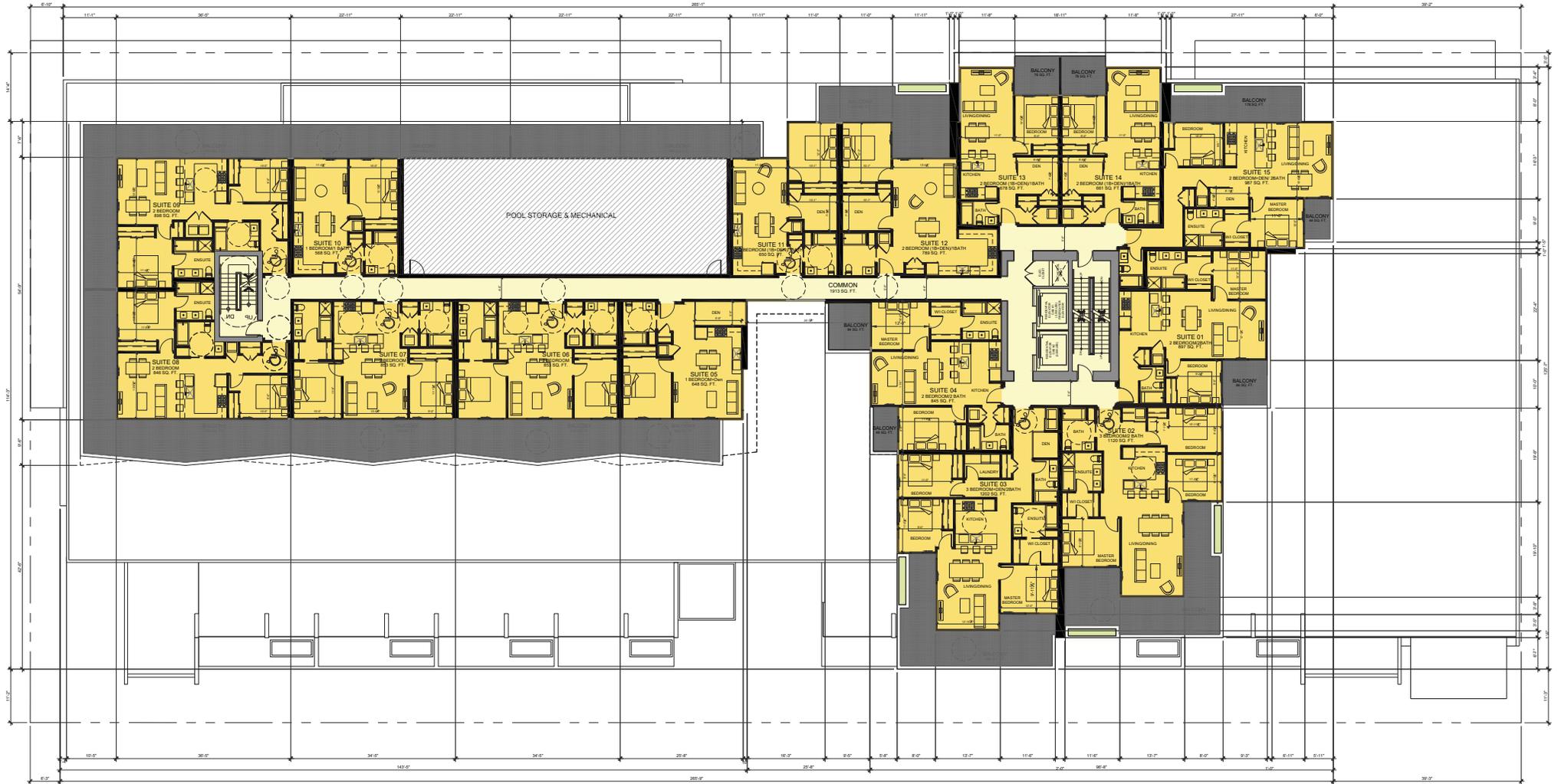
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- PARKING - COMMERCIAL
- RESIDENTIAL COMMON
- OFFICE LOBBY
- SERVICE/STORAGE
- RESIDENTIAL LOBBY
- AMENITY
- BALCONY
- OFFICE/CRU
- PARKING - RESIDENTIAL



NOTE: SUITES 01,02,03,05,06,07,08,09,10,11,12,13,14 ON THIS LEVEL REFLECT REQUIRED LEVEL 2 ADAPTABLE DESIGN ELEMENTS.

LEGEND

- RESIDENTIAL
- OFFICE/CRU COMMON
- PARKING - COMMERCIAL
- RESIDENTIAL COMMON
- OFFICE LOBBY
- SERVICE/STORAGE
- RESIDENTIAL LOBBY
- AMENITY
- BALCONY
- OFFICE/CRU
- PARKING - RESIDENTIAL



NOTE: SUITES 02,03,05,06,07,09,10,11 ON THIS LEVEL REFLECT REQUIRED LEVEL 2 ADAPTABLE DESIGN ELEMENTS.



**MIXED-USE DEVELOPMENT**  
119-149 EAST 13TH STREET, NORTH VANCOUVER, BC

**LEVEL 6 FLOOR PLAN**

Scale 1/8"=1'-0"

**RZ/DP RE-SUBMISSION DRAWINGS**

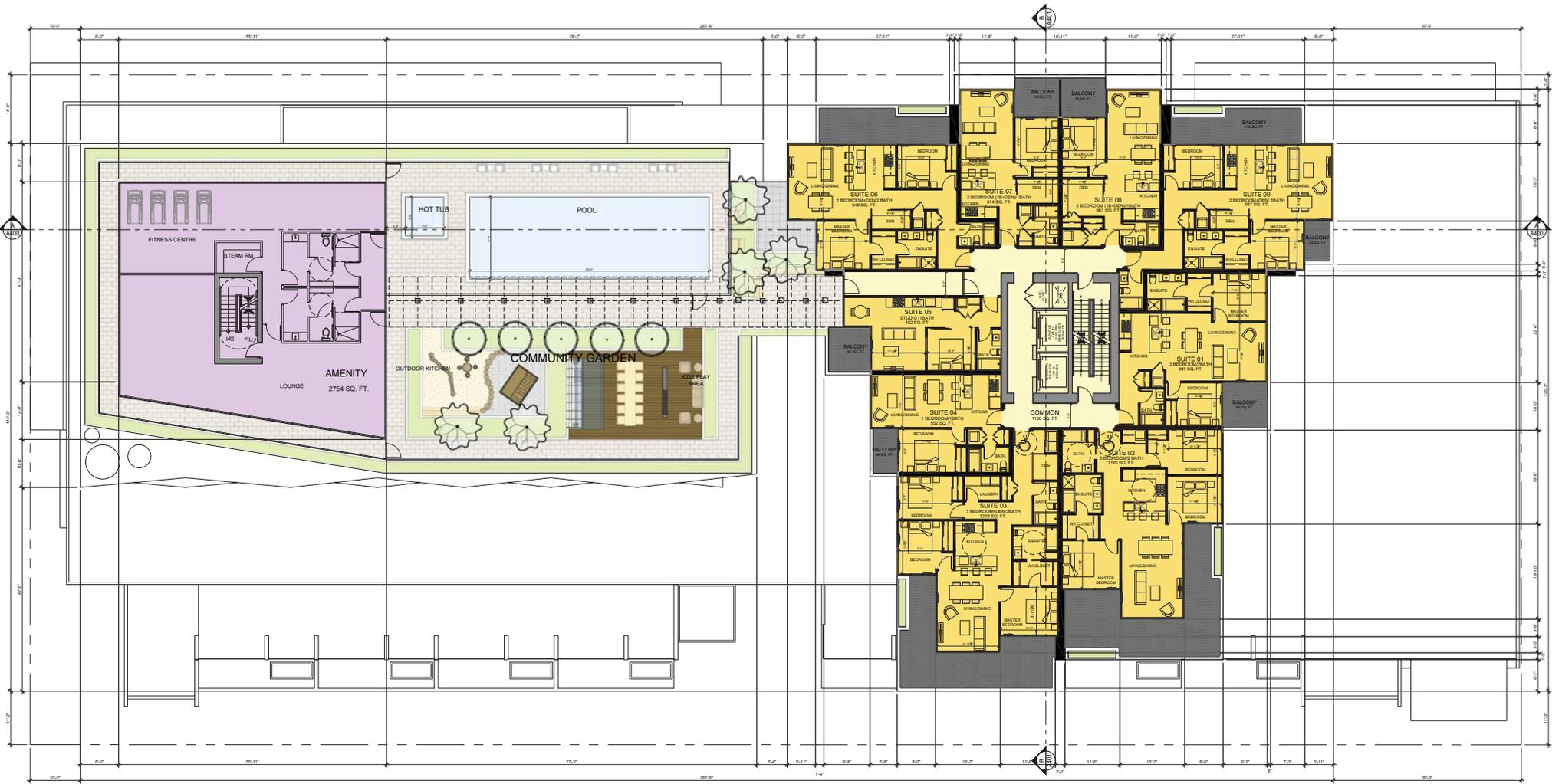
April 2021



A209

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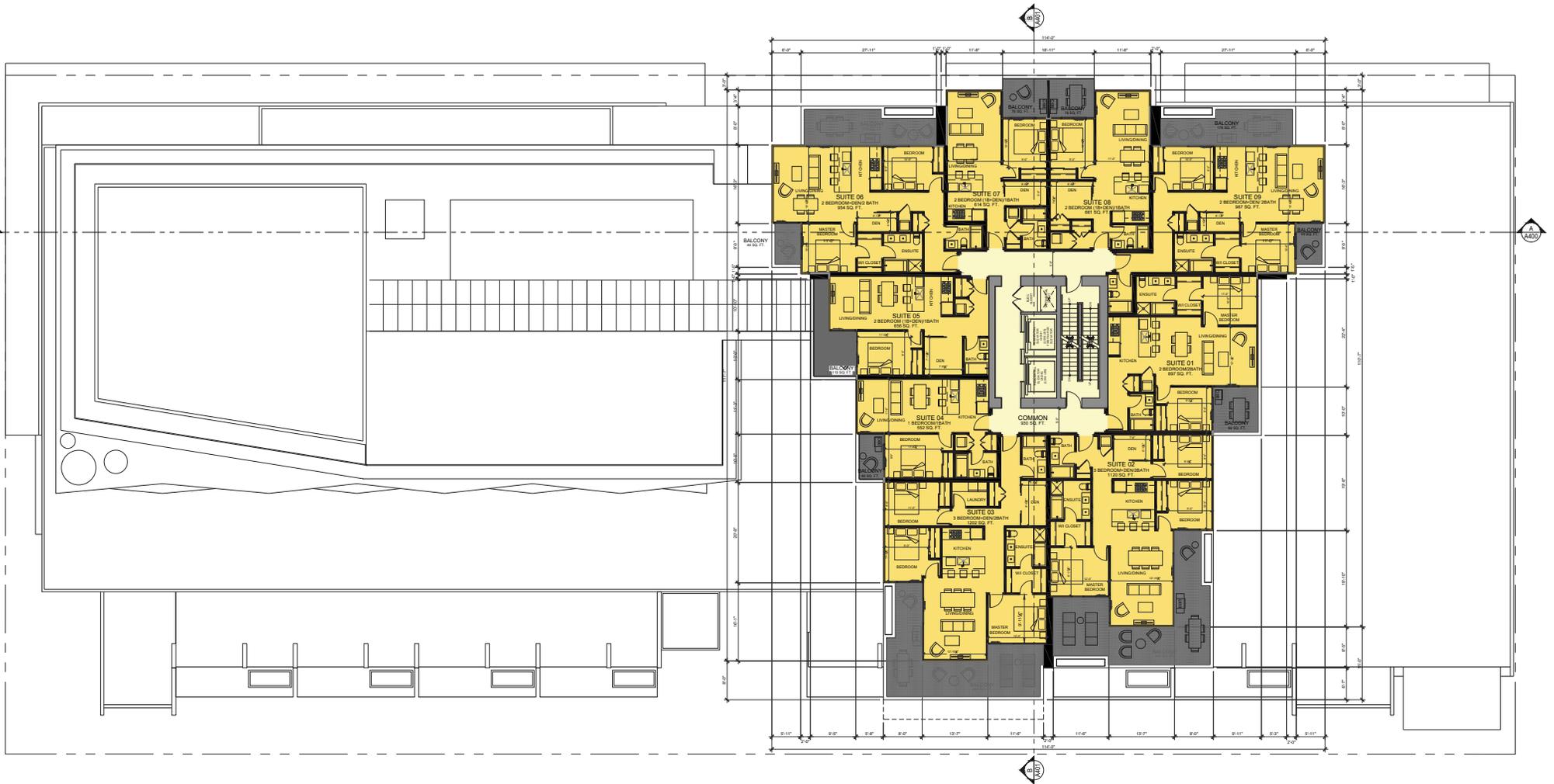
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- OFFICE/CRU COMMON
- PARKING - COMMERCIAL
- RESIDENTIAL COMMON
- OFFICE LOBBY
- SERVICE/STORAGE
- RESIDENTIAL LOBBY
- AMENITY
- BALCONY
- PARKING - RESIDENTIAL
- OFFICE/CRU



NOTE: SUITES 02,03 ON THIS LEVEL REFLECT REQUIRED LEVEL 2 ADAPTABLE DESIGN ELEMENTS.

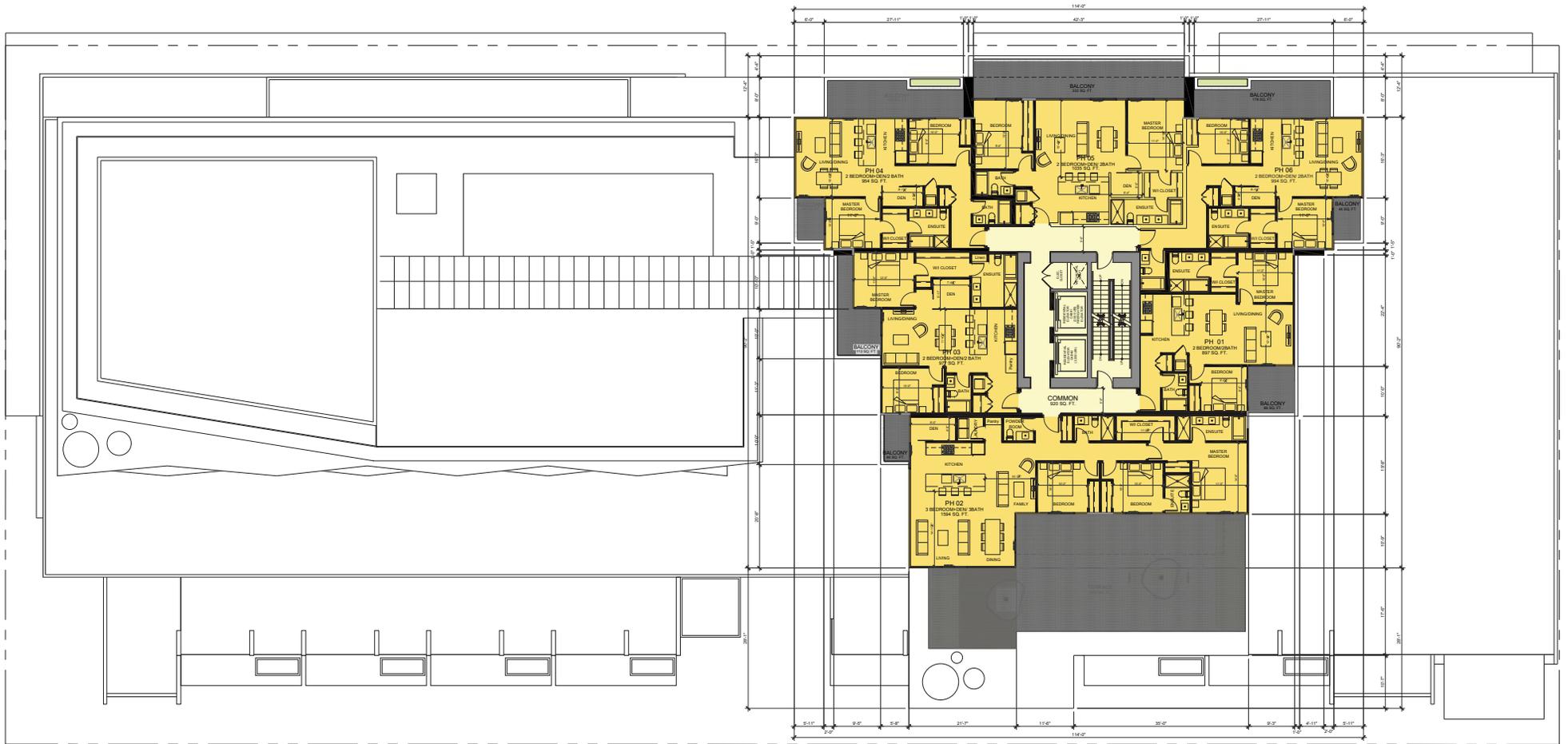
LEGEND

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- RESIDENTIAL COMMON
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- OFFICE/CRU
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- AMENITY
- PARKING - RESIDENTIAL
- PARKING - COMMERCIAL
- SERVICE/STORAGE
- BALCONY



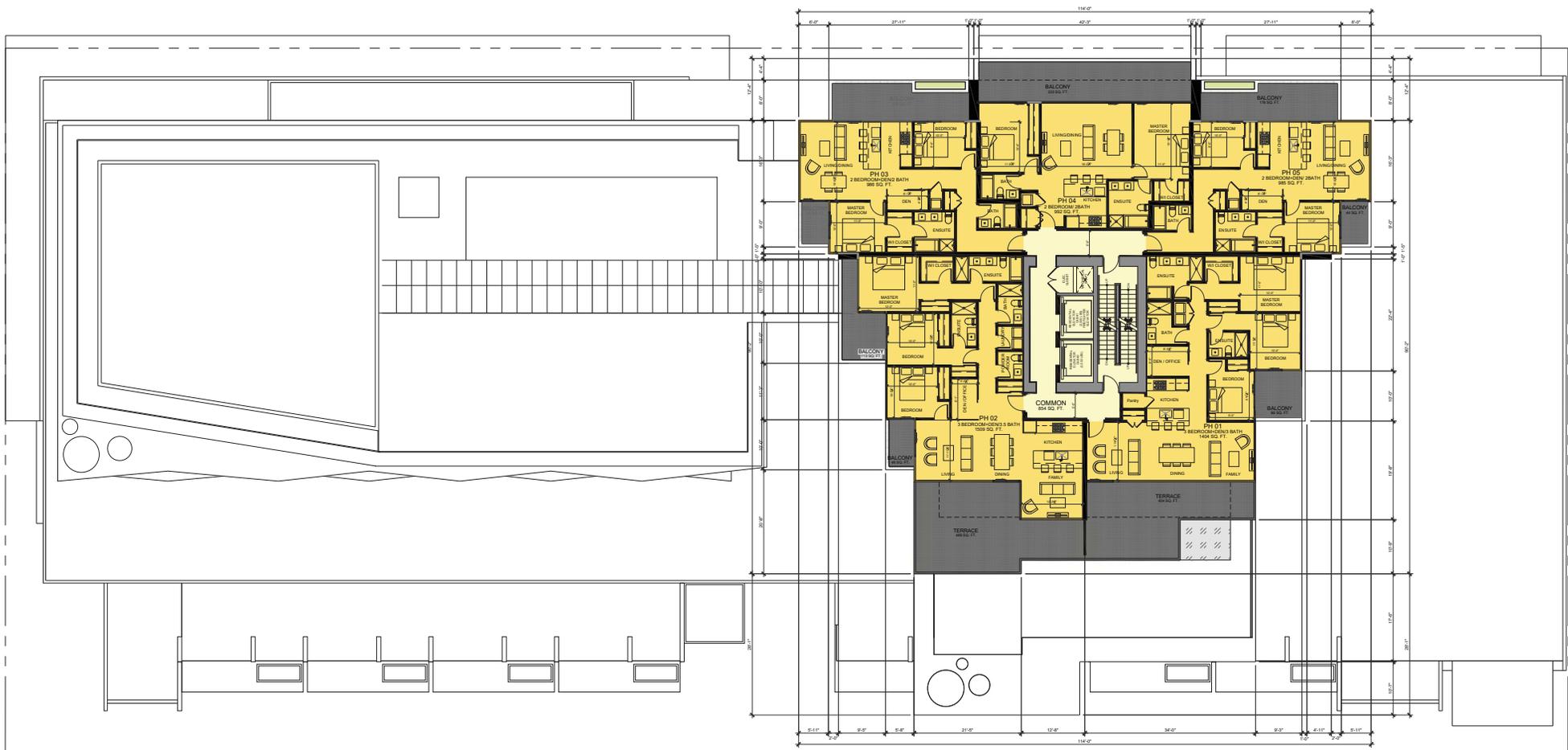
LEGEND

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- OFFICE/CRU COMMON
- PARKING - COMMERCIAL
- RESIDENTIAL COMMON
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- SERVICE/STORAGE
- RESIDENTIAL LOBBY
- AMENITY
- BALCONY
- PARKING - RESIDENTIAL
- OFFICE/CRU



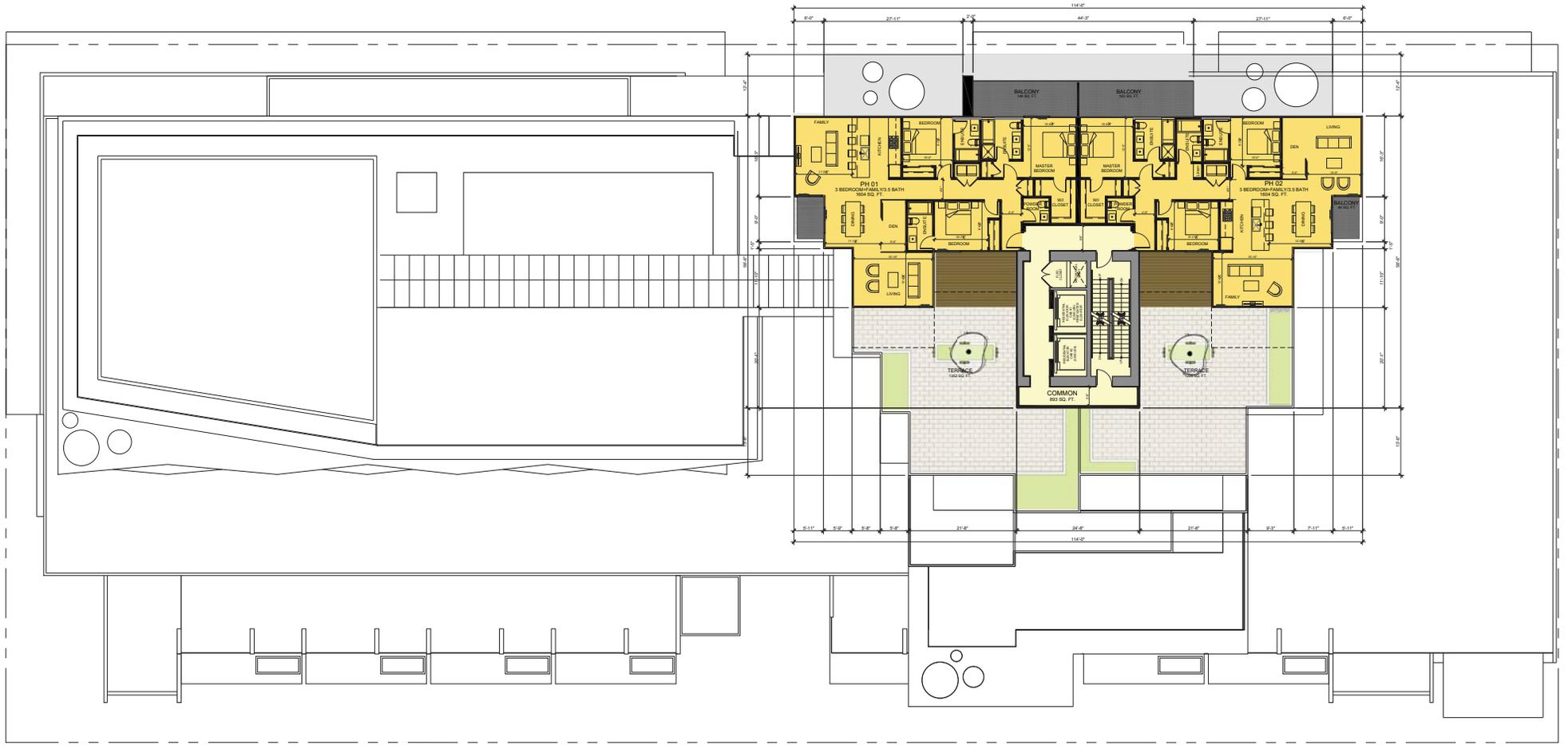
LEGEND

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- OFFICE LOBBY
- SERVICE/STORAGE
- RESIDENTIAL LOBBY
- AMENITY
- BALCONY
- OFFICE/CRU
- PARKING - RESIDENTIAL



LEGEND

- RESIDENTIAL
- RESIDENTIAL COMMON
- RESIDENTIAL LOBBY
- OFFICE/CRU
- OFFICE/CRU COMMON
- OFFICE LOBBY
- AMENITY
- PARKING - RESIDENTIAL
- PARKING - COMMERCIAL
- SERVICE/STORAGE
- BALCONY



**MIXED-USE DEVELOPMENT**  
 119-149 EAST 13TH STREET, NORTH VANCOUVER, BC

**LEVEL 18 FLOOR PLAN**  
 Scale 1/8"=1'-0"

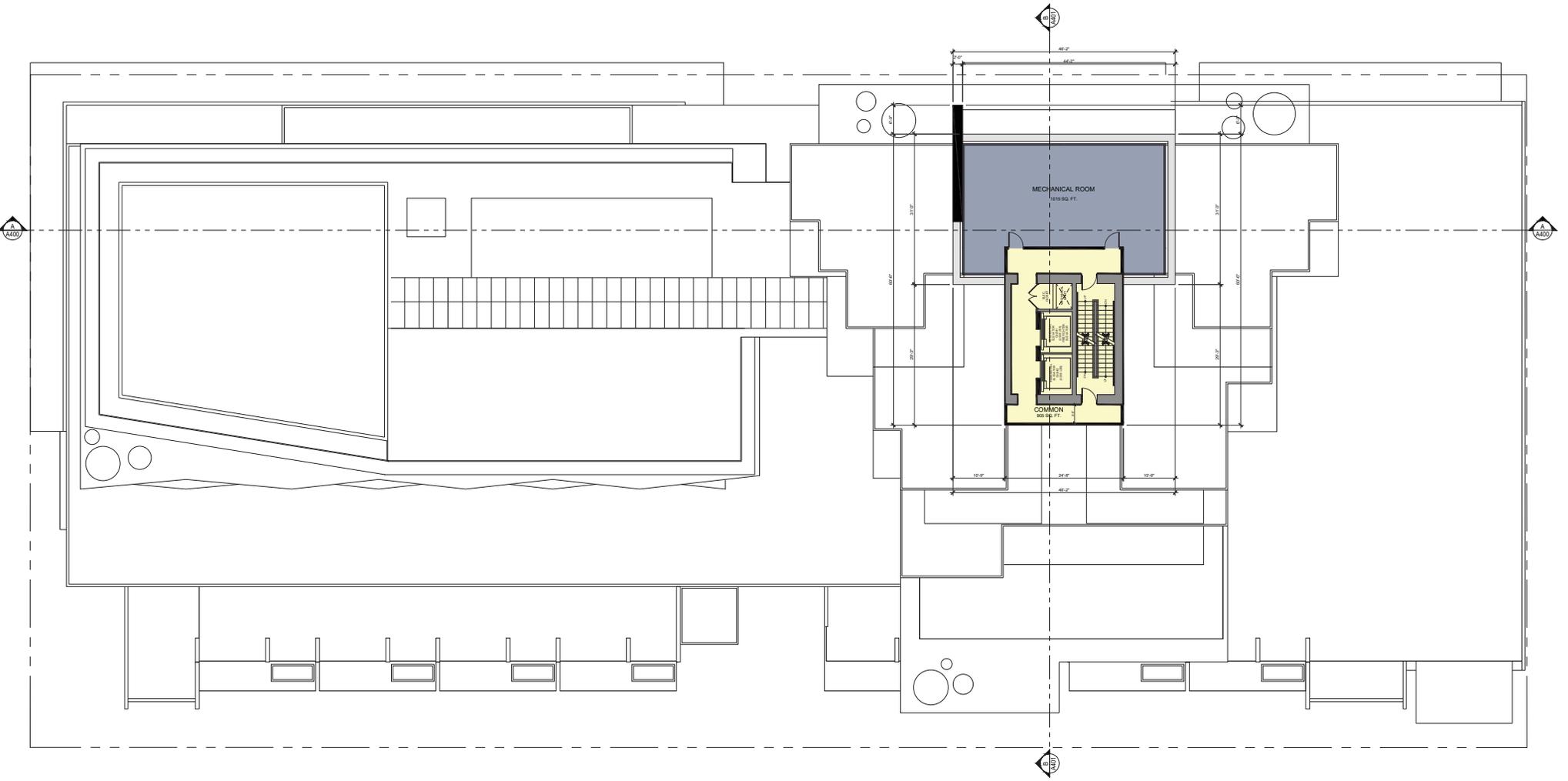
**RZ/DP RE-SUBMISSION DRAWINGS**  
 April 2021



A214

LEGEND

- RESIDENTIAL
- RESIDENTIAL COMMON
- RESIDENTIAL LOBBY
- OFFICE/CRU
- OFFICE/CRU COMMON
- OFFICE LOBBY
- AMENITY
- PARKING - RESIDENTIAL
- PARKING - COMMERCIAL
- SERVICE/STORAGE
- BALCONY



**MIXED-USE DEVELOPMENT**  
 119-149 EAST 13TH STREET, NORTH VANCOUVER, BC

**MECHANICAL LEVEL FLOOR PLAN**  
 Scale 1/8"=1'-0"

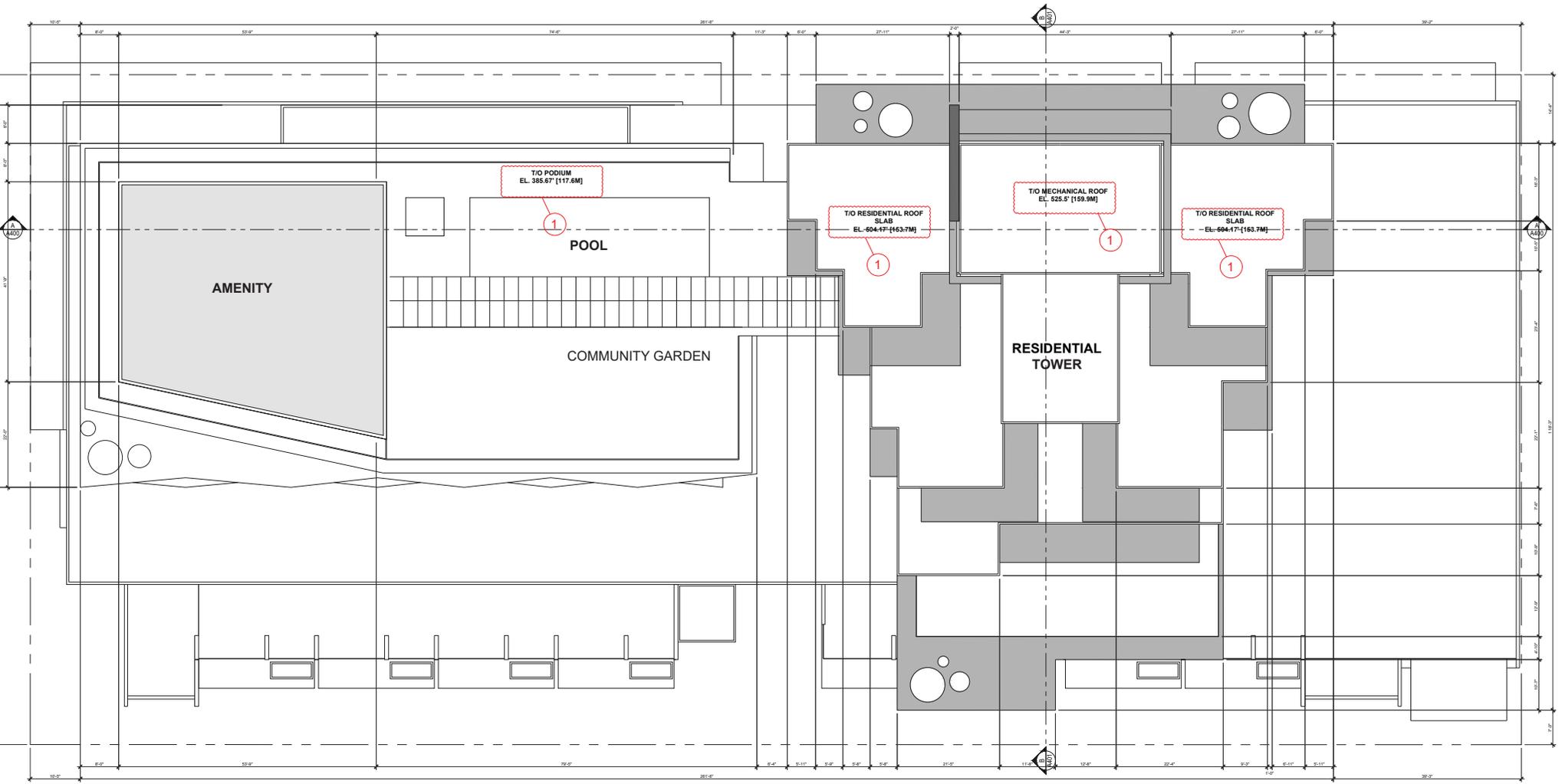
**RZ/DP RE-SUBMISSION DRAWINGS**  
 April 2021



A215

LEGEND

 RESIDENTIAL	 OFFICE/CRU COMMON	 PARKING - COMMERCIAL
 RESIDENTIAL COMMON	 OFFICE LOBBY	 SERVICE/STORAGE
 RESIDENTIAL LOBBY	 AMENITY	 BALCONY
 OFFICE/CRU	 PARKING - RESIDENTIAL	



LEGEND

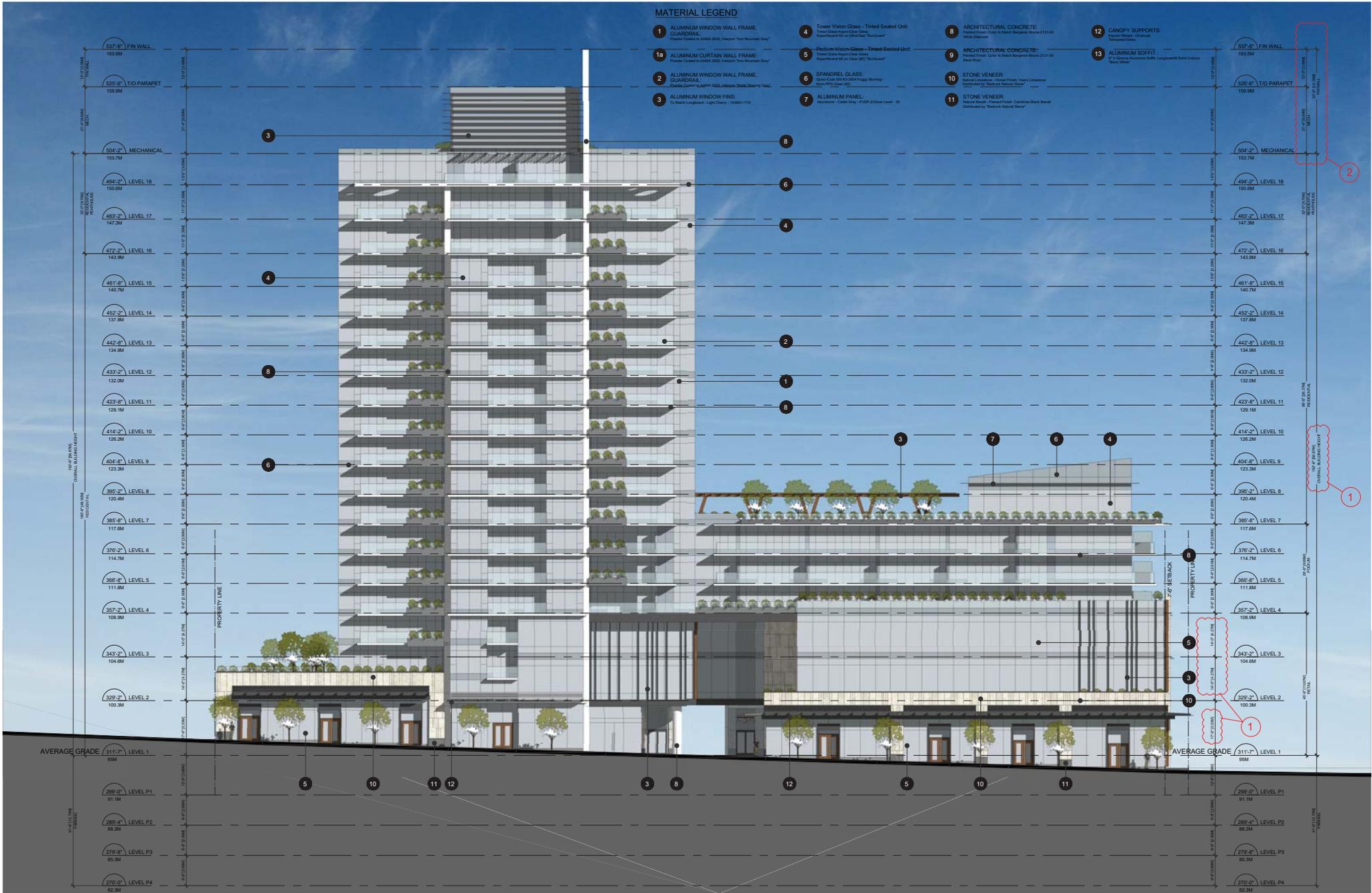
- RESIDENTIAL
- OFFICE/CRU COMMON
- PARKING - COMMERCIAL
- RESIDENTIAL COMMON
- OFFICE LOBBY
- SERVICE/STORAGE
- RESIDENTIAL LOBBY
- AMENITY
- BALCONY
- OFFICE/CRU
- PARKING - RESIDENTIAL





**MATERIAL LEGEND**

- 1 ALUMINUM WINDOW WALL FRAME, GUARDRAIL
- 1a ALUMINUM CURTAIN WALL FRAME, GUARDRAIL
- 2 ALUMINUM WINDOW WALL FRAME, GUARDRAIL
- 3 ALUMINUM WINDOW FINIS
- 4 Tower Vision Glass - Tinted Sealed Unit
- 5 Podium Vision Glass - Tinted Sealed Unit
- 6 SPANDREL GLASS
- 7 ALUMINUM PANEL
- 8 ARCHITECTURAL CONCRETE
- 9 ARCHITECTURAL CONCRETE
- 10 STONE VENEER
- 11 STONE VENEER
- 12 CANOPY SUPPORTS
- 13 ALUMINUM SOFFIT



**MATERIAL LEGEND**

- 1 ALUMINUM WINDOW WALL FRAME, GUARDRAIL: Powder Coated to AAMA 2605, Intertek "Iron Mountain Gray"
- 1a ALUMINUM CURTAIN WALL FRAME, GUARDRAIL: Powder Coated to AAMA 2605, Intertek "Iron Mountain Gray"
- 2 ALUMINUM WINDOW WALL FRAME, GUARDRAIL: Powder Coated to AAMA 2605, Intertek "Black Obsidian Gray"
- 3 ALUMINUM WINDOW FINIS: To Match Longboard - Light Cherry - 160001-716
- 4 Tower Vision Glass - Tinted Sealed Unit: Triple Glazed Argon/Chloro Glass SuperInsulated 66 in UltraClear "SunGuard"
- 5 Podium Vision Glass - Tinted Sealed Unit: Triple Glazed Argon/Chloro Glass SuperInsulated 66 in Clear (W) "SunGuard"
- 6 SPANDREL GLASS: Clear/Coat-300-3004 Foggy Morning - 3000-3000-300
- 7 ALUMINUM PANEL: Absolut - Cash Gray - PMP-30 Glass Level - 30
- 8 ARCHITECTURAL CONCRETE: Painted Finish - Color to Match Bergevin Moore 2101-102 White Obsidian
- 9 ARCHITECTURAL CONCRETE: Painted Finish - Color to Match Bergevin Moore 2101-20 Sand Stone
- 10 STONE VENEER: Natural Limestone - Natural Finish - Viana Limestone 2019-100-01 "Pebble Beach Stone"
- 11 STONE VENEER: Natural Basalt - Flamed Finish - Canadian Black Basalt Distributed by "Pebble Beach Stone"
- 12 CANOPY SUPPORTS: Hyperion Metal - Classic
- 13 ALUMINUM SOFFIT: 6" X Crown Aluminum Soffit - Longboard Solid Color - Stone White



**MATERIAL LEGEND**

- 1 ALUMINUM WINDOW WALL FRAME GUARDRAIL: Powder Coated in ANNA 2005, Sheen "Iron Mountain Grey"
- 2 ALUMINUM CURTAIN WALL FRAME GUARDRAIL: Powder Coated in ANNA 2005, Sheen "Iron Mountain Grey"
- 3 ALUMINUM WINDOW WALL FINIS: To Match Longuard - Light Grey - 16090-116
- 4 Tower Vision Glass - Tinted Sealed Unit: Tinted Glass w/Argon-Gel Gas SuperInsulated 55 in UltraClear "SunGuard"
- 5 Podium Vision Glass - Tinted Sealed Unit: Tinted Glass w/Argon-Gel Gas SuperInsulated 55 in UltraClear "SunGuard"
- 6 SPANDREL GLASS: Clear-Glass 300 #320M4 Foggy Mounting - Iron 970-016 (R)
- 7 ALUMINUM PANEL: Anodized - Cable Grey - PVD#20556 Level - 30
- 8 ARCHITECTURAL CONCRETE: Permed Finish - Color in Match Seawater Marine 210-010 (Black Diamond)
- 9 ARCHITECTURAL CONCRETE: Permed Finish - Color in Match Seawater Marine 210-010 (Black Diamond)
- 10 STONE VENEER: Natural Limestone - Honed Finish, Veins Limestone - Distributed by "TheBlock Network Group"
- 11 STONE VENEER: Natural Rabbit - Flamed Finish - Canadian Black Basalt - Distributed by "TheBlock Network Group"
- 12 CANOPY SUPPORTS: Krypton Metal - Chrome Polished Glass
- 13 ALUMINUM COFFIT: #110 Chrome Aluminum Sulfite LongGuard Solid Colors "Stone White"



1 WEST ELEVATION  
A302 SCALE: 3/32" = 1'-0"



2 EAST ELEVATION  
A302 SCALE: 3/32" = 1'-0"



NORTH CONTEXT STREETSCAPE ELEVATION



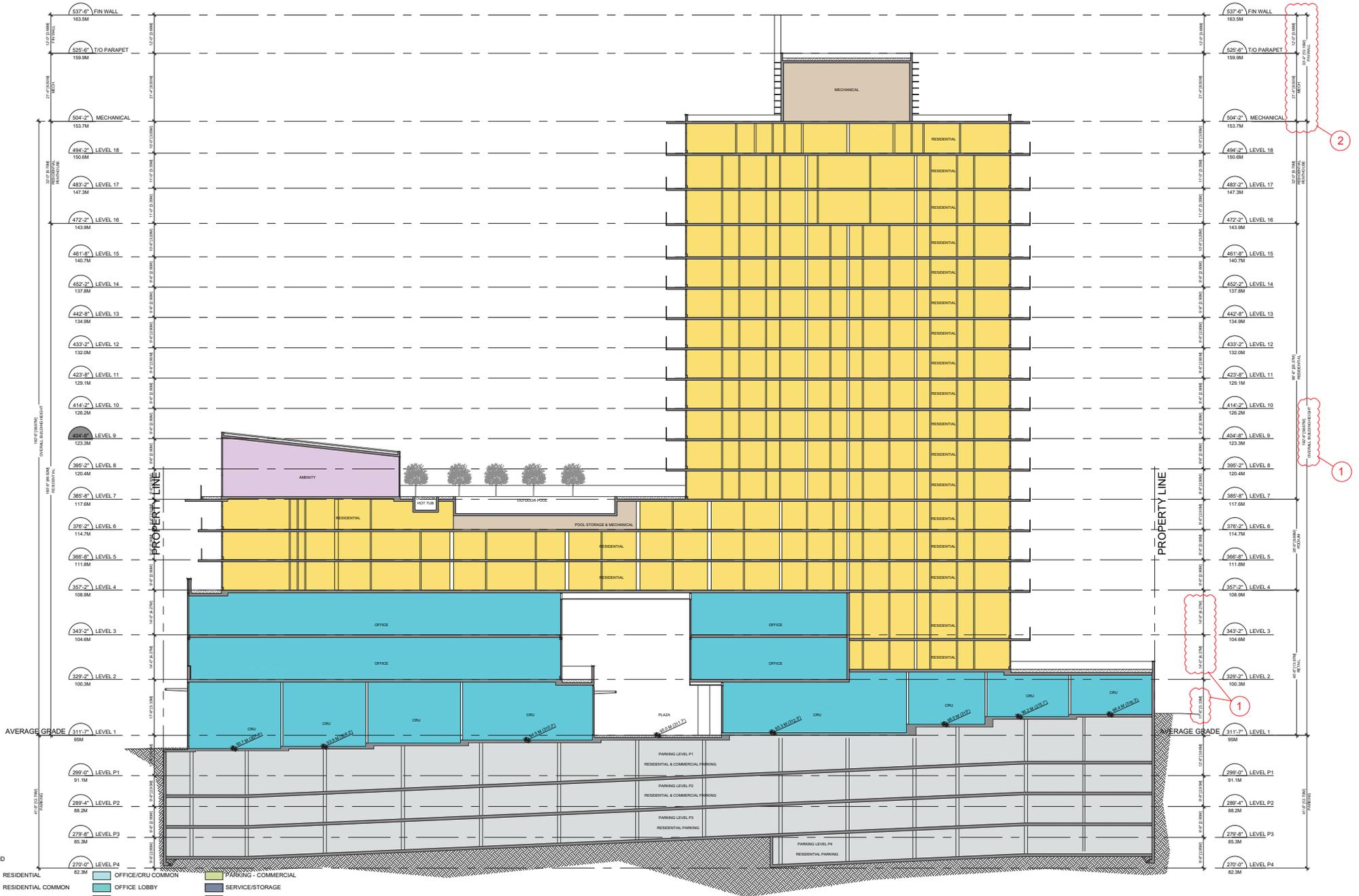
SOUTH CONTEXT STREETSCAPE ELEVATION

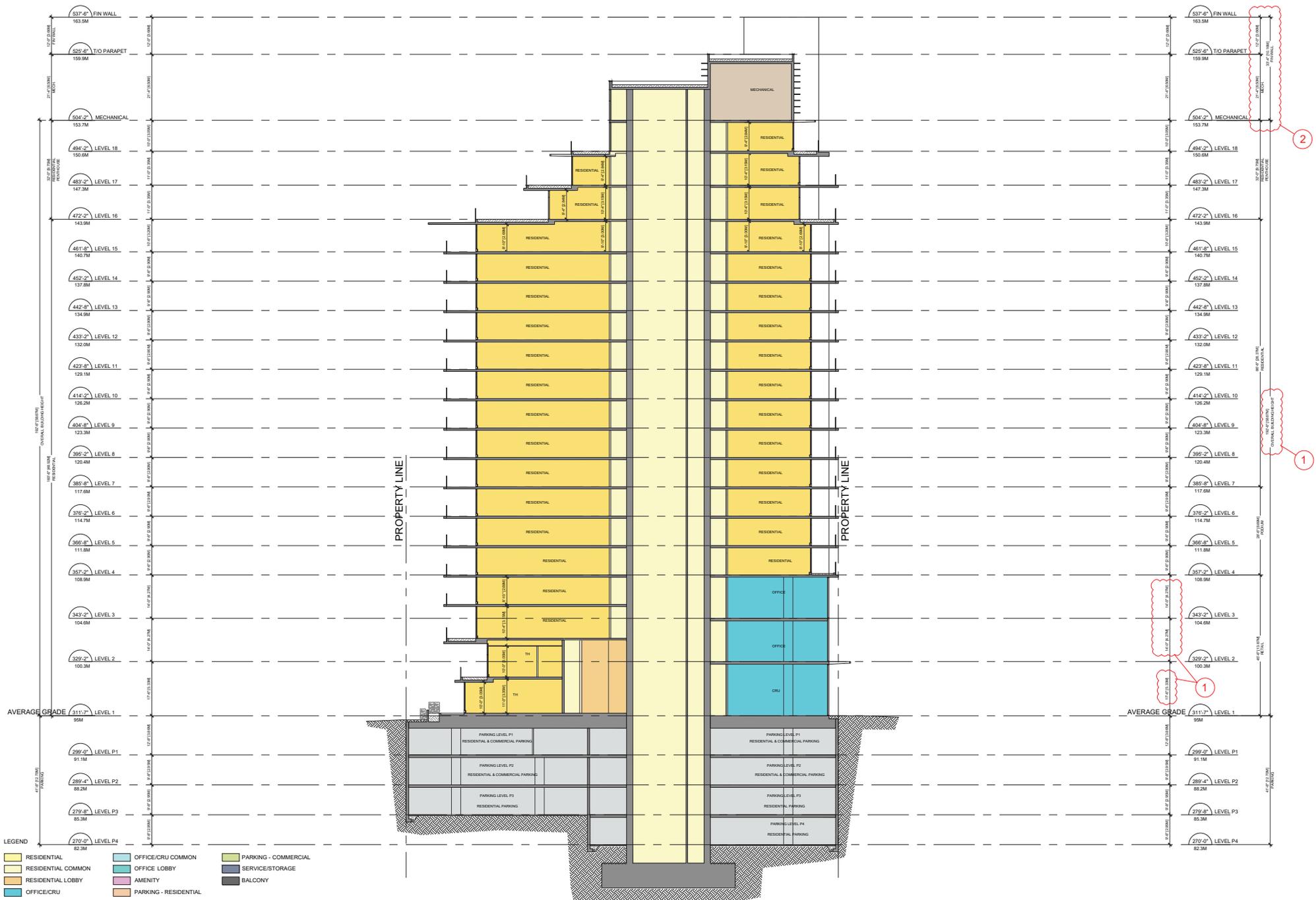


WEST CONTEXT STREETSCAPE ELEVATION



EAST CONTEXT STREETSCAPE ELEVATION







LOOKING SOUTH EAST FROM 13TH STREET



LOOKING NORTH EAST FROM LANE



LOOKING SOUTH EAST FROM 13TH STREET



LOOKING SOUTH THROUGH BREEZEWAY FROM 13TH STREET



LOOKING SOUTHEAST FROM 13TH STREET



LOOKING SOUTHWEST FROM 13TH STREET



LOOKING NORTHWEST FROM LANE



LOOKING NORTHEAST FROM LANE



**MIXED-USE DEVELOPMENT**  
119-149 EAST 13TH STREET, NORTH VANCOUVER, BC

**3D VIEW**  
Scale: N.T.S.

**RZ/DP RE-SUBMISSION DRAWINGS**  
April 2021



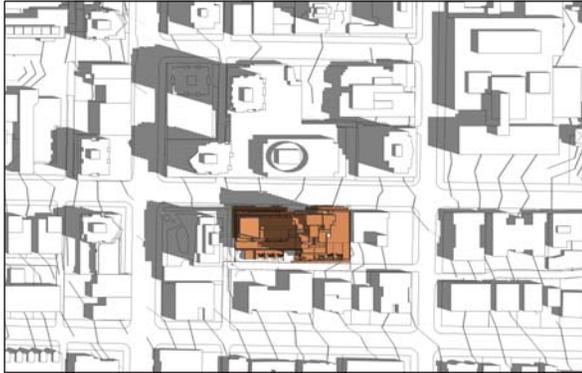
**A507**



BIRD'S EYE VIEW LOOKING FROM SOUTHWEST



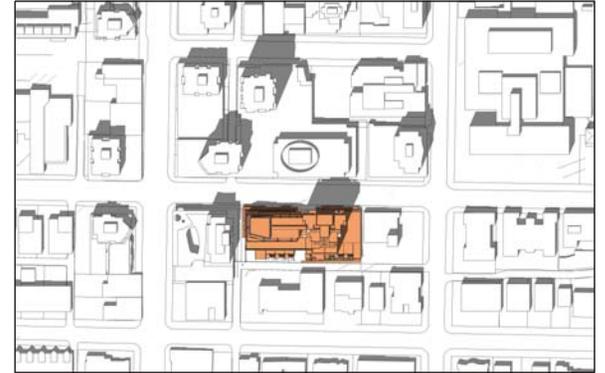
BIRD'S EYE VIEW LOOKING FROM NORTHEAST



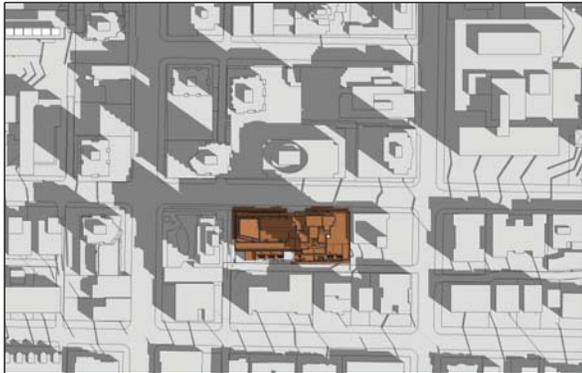
JUNE 21, 10:00am



JUNE 21, 12:00pm



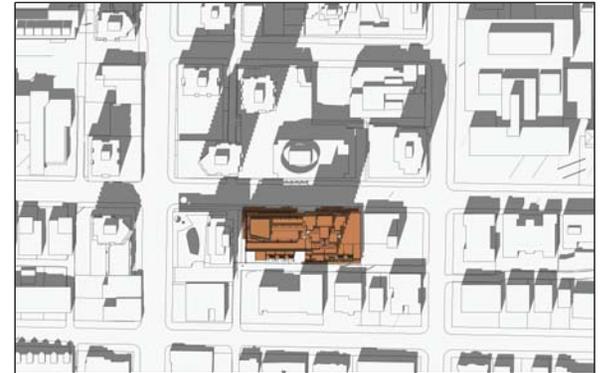
JUNE 21, 2:00pm



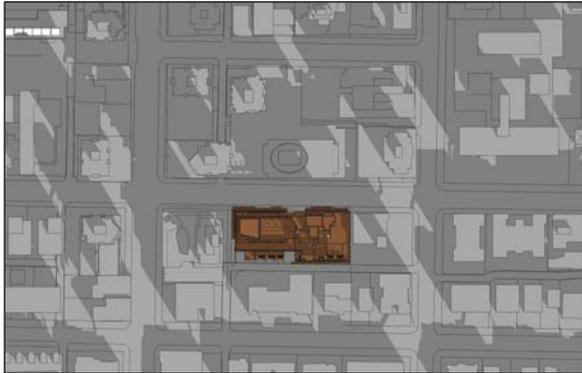
SEPTEMBER 21, 10:00am



SEPTEMBER 21, 12:00pm



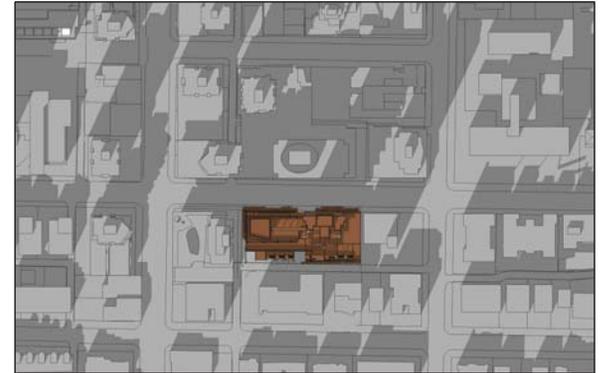
SEPTEMBER 21, 2:00pm



DECEMBER 21, 10:00am



DECEMBER 21, 12:00pm



DECEMBER 21, 2:00pm

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

**BYLAW NO. 8832**

**A Bylaw to amend “Official Community Plan Bylaw, 2014, No. 8400”**

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 **“Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2021, No. 8832” (Millennium Northmount Nominee Ltd., Inc. No. BC1120079, 123-127 and 145 East 13<sup>th</sup> Street, Permitted Height Change)**.
2. “Schedule A Land Use” of the “Official Community Plan Bylaw, 2014, No. 8400” is amended by revising the maximum building height applicable for the following properties:

<b>Lots</b>	<b>Block</b>	<b>D.L.</b>	<b>Plan</b>
A	74	549	14652
R, EXCEPT PART IN PLAN 14652	74	549	5006

From 57 metres to 59 metres as indicated in “Schedule A” attached to this bylaw.

READ a first time on the <> day of <>, 2021.

READ a second time on the <> day of <>, 2021.

READ a third time on the <> day of <>, 2021.

ADOPTED on the <> day of <>, 2021.

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MAYOR

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CORPORATE OFFICER

## Schedule A Maximum Building Height



# THE CORPORATION OF THE CITY OF NORTH VANCOUVER

## BYLAW NO. 8833

### 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, 2021, No. 8833**” (Millennium Northmount Nominee Ltd., Inc. No. BC1120079, 123-127 and 145 East 13<sup>th</sup> Street, CD-004 Text Amendment).
2. Part 11 of Division V: Comprehensive Development Regulations of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended by:
  - A. Within the CD-004 Comprehensive Development 004 Zone, removing subsection (1) and replacing it with the following:
    - (1) The permitted Principal Use on the Lot shall be limited to:
      - (a) Retail Service Group 1 Use;
      - (b) Laboratories used for scientific, research and development, medical and/or dental testing, experimentation and/or research;
      - (c) Accessory Apartment Use subject to Section 607(1)(b, c and d)
      - (d) Accessory Home Occupation Use, subject to Section 507(5);
      - (e) Accessory Home Office Use, subject to Section 507(5);
      - (f) Child Care Use, subject to Section 607(9);
      - (g) Accessory Off-Street Loading Use;
      - (h) Accessory Off-Site Parking Use;
      - (i) Off-Site Parking Use;
  - B. Within the CD-004 Comprehensive Development 004 Zone section (2) after section (2)(c), adding the following:
    - (d) For the purposes of the CD-004 Zone, Gross Floor Area shall excluded accessory non-commercial social and recreational facilities up to a maximum of 72 square metres (775 square feet) provided that the area is held in common ownership and is used only for non-commercial purposes.
    - (e) For the purposes of the CD-004 Zone, Open Appendages may be excluded from Gross Floor Area provided that the total area does not exceed 14 percent of total Gross Floor Area.
  - C. Within the CD-004 Comprehensive Development 004 Zone, removing subsection (3) and replacing it with the following:
    - (3) Building Height:
      - (a) The Principal Building shall not exceed a Building Height of 58.7 metres (192.6 feet) as measured from the average Building Grades at the north property line along East 13th Street;

- (b) Elevator and mechanical penthouses may project beyond the defined height in (a) by a maximum of 6.5 metres (21.3 feet) including elevator shafts and mechanical rooms;
- D. Within the CD-004 Comprehensive Development 004 Zone, removing subsection (4) and replacing it with the following:
  - (4) Section 610(5) Siting shall be waived and replaced with the following siting requirements:
    - (a) The Principal Building shall be sited not less than:
      - i. 0.9 metres (3.0 feet) from East 13<sup>th</sup> Street;
      - ii. 0.0 metres (0 feet) from eastern property boundary;
      - iii. 2.0 metres (6.5 feet) from the western property boundary; and
      - iv. 2.4 metres (8 feet) from the lane;
    - (b) Weather protection canopies that project over public sidewalks and pathways shall be exempt from Setback requirements.
- E. Within the CD-004 Comprehensive Development 004 Zone, therein after subsection (5), adding the following subsections, and renumbering subsequent sections:
  - (6) Maximum Lot Coverage shall be 90 percent.
  - (7) Secure Bicycle Parking for a residential use may be located on any level, provided that a dedicated elevator, accessible to residents at all times, allows for access from the ground floor to all levels with residential Secure Bicycle Parking.
  - (8) Where a compacting device is installed in residential or commercial garbage and recycling areas, the required minimum floor area for storage of garbage and recycling for that use may be reduced to 80 percent.

- (9) Minimum Parking Space dimensions for Regular spaces shall be 5.486 metres (18 feet) by 2.59 metres (8.5 feet) and Section 906(3)(c)(ii), minimum setback from structures, shall be waived.

READ a first time on the <> day of <>, 2021.

READ a second time on the <> day of <>, 2021.

READ a third time on the <> day of <>, 2021.

ADOPTED on the <> day of <>, 2021.

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MAYOR

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CORPORATE OFFICER