

## **VIRTUAL DEVELOPER INFORMATION SESSION**

Cascadia Green Developments | 2525 Lonsdale Avenue, North Vancouver

*Version Date: December 24, 2025*

### **Overview**

Cascadia Green Developments (“Cascadia”) has submitted a Rezoning Application to the City of North Vancouver (“the City”) for 2525 Lonsdale Avenue. The proposal is for the development of a 6-storey rental residential building.

On Thursday, December 4, 2025, Cascadia hosted a virtual Developer Information Session (“DIS”) to introduce the Rezoning Application, gather community feedback, and respond to questions from the public. The session was conducted following the City’s guidelines regarding notification, format, and the information presented.

The purpose of the virtual DIS was to provide an opportunity for community members to learn about the vision for the site, ask questions, and share their input. A total of six (6) community members attended the session via Zoom and participated in a Q&A discussion with the applicant team.

The following report provides a detailed summary of the session and event logistics.

### **Event Details**

**Event Date:** Thursday, December 4<sup>th</sup>, 2025

**Time:** 6:00 PM – 8:00 PM

**Location:** Online Zoom Webinar

### **Attendance:**

Six (6) members of the public attended virtually.

**Appendix A** includes a copy of the attendee list.

There were eight (8) members of the project team in attendance, including the architect, landscape architect, and transportation consultant. Two representatives of the City’s Planning Department were also present.

## **PUBLIC NOTIFICATION**

### **Notification Mail Out**

An official notification letter was approved by City staff and mailed on November 12<sup>th</sup>, 2025, via Canada Post to property owners, residents, and businesses to a targeted address list received from the City of North Vancouver. At the request of the planner, an emailed notification was sent to the Ministry of Transportation and Transit.

**Appendix B** provides a copy of the official notification letter and **Appendix C** provides a proof of mailing.

### **Newspaper Notification**

In addition to the delivered notification, advertisements were published in two consecutive issues of the North Shore News advertising the virtual DIS. The publication dates were November 19<sup>th</sup> and 26<sup>th</sup>, 2025.



**Appendix D** provides a copy of the newspaper publication.

### **Site Signage**

In accordance with City requirements, two site signs were installed at prominent frontages of the subject site on November 20<sup>th</sup>, 2025. One sign faced Lonsdale Avenue, and one faced West 25<sup>th</sup> Street.

**Appendix E** provides a copy of the site sign, along with a photo of the signs in place.

### **VIRTUAL DIS FORMAT**

The virtual DIS was hosted via Zoom Webinar on Thursday, December 4, 2025, from 6:00 PM to 8:00 PM. The applicant team provided a presentation outlining:

- Proposal Overview
- Site and policy context
- Project statistics
- Architectural plans and renderings
- Anticipated community benefits

**Appendix F** provides a copy of the presentation presented during the session.

Participants were invited to use the Q&A function to ask questions or submit comments during the session. Questions were read aloud and directed to the appropriate project team member for a live verbal response. The applicant team, along with the City planner, addressed all questions during the dedicated Q&A portion of the session.

The Q&A period, along with the project presentation, lasted approximately 90 minutes. Eight (8) questions were raised. A range of topics were addressed, with key themes including:

- Traffic impacts, specifically in the laneway (known as “Clare’s Lane”)
- View impacts
- Privacy to the buildings to the west
- Opportunities for permit-only parking
- Site circulation
- Garbage and recycling pickup

**Appendix G** provides a record of the Q&A discussion.

*Please note that this record reflects the answer responses as closely as possible, as verbatim transcription was not possible. As per the City of North Vancouver Guidelines, the session was not recorded, and questions were answered live.*

### **COMMENTS RECEIVED**

#### **DIS Comments**

Twelve (12) comments were received from participants during the DIS. Of the twelve (12) comments received:

- 1 (8%) of the comments can be characterized as supportive;
- 10 (83%) of the comments can be characterized as mixed/other/not germane to the application;
- 1 (8%) of the comments can be characterized as opposed.



**Appendix H** provides a copy of the verbatim comments received during the DIS via the Zoom chat feature.

Following the DIS, participants were invited to submit written comments to the City planner for two weeks. There was no correspondence submitted to the applicant team following the DIS.

### **Comments received by the City of North Vancouver**

**Appendix I** provides a copy of the comments received by the City following the DIS. Included in these comments are (a) comments and enquiries received by email, and (b) feedback from the comment form on the City's website between December 4 – December 18, 2025.

- (a) Two emails were received by City Planning Staff. Of the emails from the public to City Planning Staff:
- (1) 100% of the emails can be characterized as mixed/other/not germane to the application<sup>1</sup>;

Key Themes of the emails to City Planning Staff include:

- Support for the proposed density
- Support for Cascadia Green Development as a strong, local community builder
- Concern for proposed 6 storeys rather than contextual 5 storeys

- (b) 12 comment forms were submitted via the City's website between December 4 and December 18, 2025.

Of the 12 comments submitted online:

- 9 (75%) can be characterized as mixed/other/not germane to the application;
- 3 (25%) can be characterized as having concern.

Key Themes of the comments received online include:

- Support for below market rental units
- Support for building design
- Support for tall tree landscaping
- Concern over the proposed height
- Concern about proposed amount of parking available
- Concern for tenant displacement
- Concern about lack of storage
- Concern about traffic impacts and pedestrian safety
- Concern about lack of proposed affordability
- Concern for lack of proposed green space and lack of tree retention

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<sup>1</sup> These two emails are identical and considered duplicate. As such, they are only considered once in this summary and in the cumulative summary where the feedback was captured.

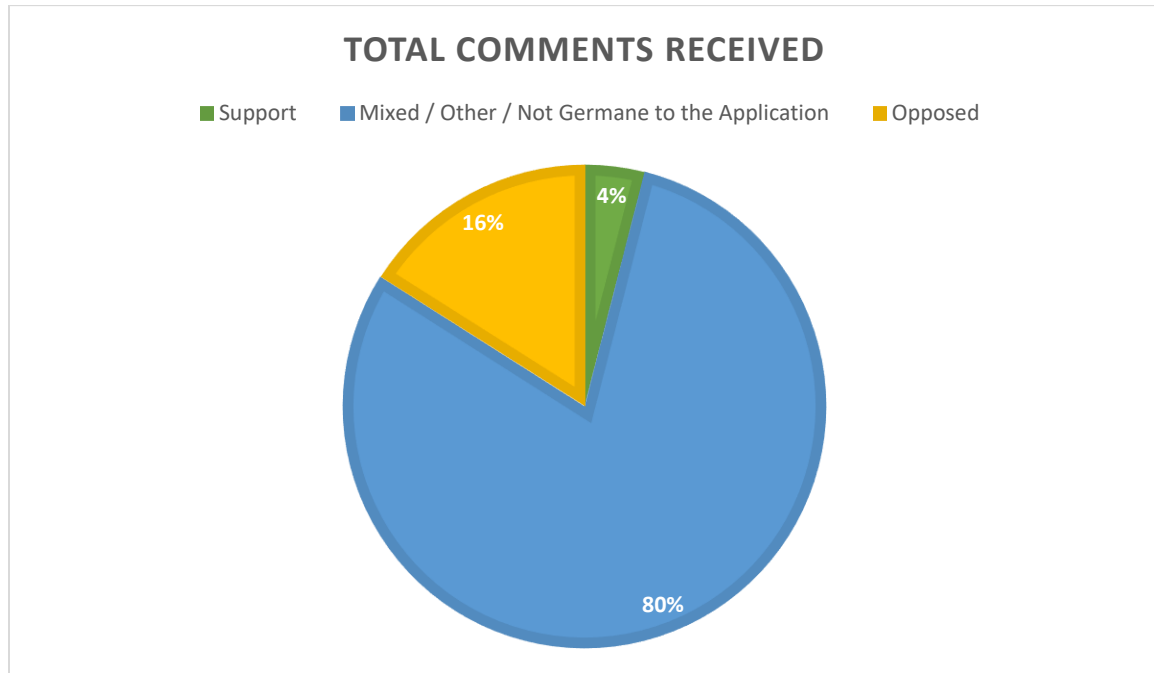


### Cumulative Summary of Comments Received

Through this engagement period, 25 total comments were received.

Of the 25 comments received:

- 1 (4%) can be characterized as supportive;
- 20 (80%) can be characterized as mixed/other/not germane to the application;
- 4 (16%) can be characterized as opposed.



### APPENDIX LIST

- Appendix A:** Attendee List
- Appendix B:** Official Notification Letter
- Appendix C:** Proof of Mailing
- Appendix D:** Newspaper Publication
- Appendix E:** Site Sign and Photos
- Appendix F:** Virtual DIS Presentation
- Appendix G:** Q&A Discussion Summary
- Appendix H:** Comments received during the DIS
- Appendix I:** Comments received following the DIS

END



Appendix A: Attendee List

Attendee Report						
Report generated	12/18/2025 08:59:12 AM					
Topic	Webinar ID	Actual Duration	Unique Viewers	Total Users	Max Concurrent	Enable Registration
2525 Lonsdale Ave -	829 2112 5302	98	6	25	6	No
Attendee Details						
Attended	User Name (Original Name)	Join Time	Leave Time	Time in Session (minutes)	Is Guest	Country/Region Name
Yes		12/04/2025 06:00	12/04/2025 06:55:11 PM	55	Yes	Canada
Yes		12/04/2025 06:00	12/04/2025 07:02:38 PM	62	Yes	Canada
Yes		12/04/2025 06:00	12/04/2025 07:10:40 PM	71	Yes	Canada
Yes		12/04/2025 06:22	12/04/2025 06:58:26 PM	37	Yes	Canada
Yes		12/04/2025 06:06	12/04/2025 06:47:44 PM	42	Yes	Canada
Yes		12/04/2025 06:15	12/04/2025 06:55:14 PM	40	Yes	Canada



## Appendix B: Official Notification Letter

**PLANNING APPLICATION**

**2525 Lonsdale Avenue, North Vancouver**  
 Cascadia Green Development has applied for a Zoning Bylaw Amendment application to rezone the property from RM-1 to a new Comprehensive Development Zone to allow for a 6-storey rental residential building with 66 units. The proposal includes 35 vehicle parking stalls and 104 secure bicycle parking stalls.

**PROPOSED BUILDING**



**LOCATION**



**TO LEARN MORE & TO PROVIDE INPUT**

**COMMENT ONLINE BY:**  
December 18, 2025

**VIRTUAL DEVELOPER'S INFORMATION SESSION:**  
 DATE: December 4, 2025  
 TIME: 6:00pm – 8:00pm  
 REGISTER: [https://us02web.zoom.us/join/register/WN\\_tzicJXbpSwmuVN-y9Ox6EQ#/registration](https://us02web.zoom.us/join/register/WN_tzicJXbpSwmuVN-y9Ox6EQ#/registration)

**cnv.org/Applications**  
Search by property address



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

2158598

**DEVELOPMENT APPLICATION COMMENT FORM**

To provide input, please visit the City website: [cnv.org/Applications](https://cnv.org/Applications)

Alternatively, you can fill out the form below and mail or drop-off at City Hall (141 West 14th Street, North Vancouver BC, V7M 1H9). Your comments will be shared with City staff and the Applicant to help shape the proposal through the review process. Comments will not be posted publicly or shared with Council. For info on how to provide feedback during the Council process or Public Hearing, visit [cnv.org/PublicHearings](https://cnv.org/PublicHearings)

- What do you like about the proposal?
- What would you suggest or change to improve the proposal?
- Which of the following best describes you:
 

☐ I live in the City of North Vancouver  
☐ I work in the City of North Vancouver  
☐ I live AND work in the City of North Vancouver  
☐ None of the above

**Project Address:** 2525 Lonsdale Avenue

*Please provide your contact info if you would like a response to your feedback. Your contact info will be shared with the Applicant but not with Council.*

**Email Address (Optional):**

**Phone Number (Optional):**

The City is collecting your personal information in accordance with Section 26(c) of the Freedom of Information and Protection of Privacy Act. The City collects your information for the purposes of administering City programs and services, including permits and licensing services. If you have any questions, please contact the Privacy Coordinator at 141 West 14th Street, North Vancouver, BC V7M 1H9 or [planning@cnv.org](mailto:planning@cnv.org) or 604-983-7761.

2158598



Appendix C: Proof of Mailing

CANADA

POSTES

POST

CANADA

Personalized Mail  
Courrier personnalisé

Mailed By Customer Number Expédié par N° du client: 2689057  
HONEYCOMB DIRECT MAIL INC.  
8 - 8385 ST GEORGE ST  
VANCOUVER BC V5X 4P3 604-253-6006  
Mailed on behalf of Expédié au nom de: 2689057 Pat Judd  
CIF ACMA: No / Non  
Customer Reference Référence du client: 41091\_PB  
Co-pkgd in PM pc Conditionnement commun de la Poste-publications: No / Non  
DMC CVML: Address Accuracy Exactitude des adresses:

C179318899

1

Accepting Location Lieu de dépôt

Paid By Customer No. N° du client/compte  
2689057

Method of Payment Mode de paiement  
Account / Porter au compte

Contract No. N° de la convention

Transmitted/Transmis: 2025/11/12 13:03 EST

Deposit Summary / Sommaire du dépôt

Location / Bureau: PACIFIC PROCESSING CENTRE RVU 1188  
5940 FERGUSON ROAD  
RICHMOND BC V7B 0B1

Deposit Date / Date du dépôt: 2025/11/12  
(The Induction Date may be different. / La date de dépôt pourrait être différente.)

8011 86C17 93188 991LM W11AA 1112

Service Description / Description du service

Pieces Articles

Weight / Piece Poids / article

Persid MI Machineable Std / C perso mec st

133

10.00 g

133

1.330 kg

Containers / Conteneurs  
(Customer estimate / Evaluation du client)

No data available  
Aucune donnée disponible

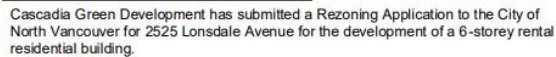
Entire Mailing / Envoi complet

Product	Cost Centre Reference	Mailing Id	Deposit Date	Pieces	Weight/Piece	\$ / Piece	Metered Rate	Options Code \$	Total Cost (\$)
Produit	Référence centre de coûts	N° Dépôt	Date du dépôt	Articles	Poids/article	\$ / article	\$ / kg	Code d'options \$	Total des frais (\$)
01867				133	10.00 g	\$0.55500		G	\$73.82
TOTAL				133	1.33 kg			\$0.00	\$73.82

Deposit Type / Type de dépôt  
Full Mailing - One Deposit / Dépôt entier - Un seul dépôt



## DEVELOPER INFORMATION SESSION





**DATE:**  
December 4, 2025

**TIME:**  
6:00 p.m. to 8:00 pm

**REGISTER:** Zoom Webinar



**City of North Vancouver**  
Franki McAdam  
planning@cnv.org  
604-983-7357

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

*This meeting is required by the City of North Vancouver as a part of the land use application process.*

[illegible]

## TIME TRAVELLER

8 weekly programs take you back from 1920's Hollywood to 21st-century South Vancouver



**Filming on Granville Mountain**

From 1910s until 1970s, the North Shore's rugged, hazy mountains have been a backdrop for some of the most iconic film and television scenes ever. Join us for a journey through the North Shore's cinematic past as we explore the locations that have shaped the region's film and television industry.

The film "The Time Traveller" will take you back to the 1920s, when the North Shore was a popular location for film and television production. The film will explore the locations that have shaped the region's film and television industry.

## Budget coming back in January

Construction costs are still high, but the province is expected to release a budget in January that will include measures to reduce spending and increase revenue.

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## Why Choose Shlyo?

- **JOINTING Crews & Operated under SHRO**  
Not part of a LMO or regulated by MFL
- **All Crews Care managed by Registered MFLs**  
Shlyo fully owns all sub-contractors and employees
- **We are on our own company Shlyo-24-7, 365 days a year**  
You can contact us in-house, call by phone, anytime, any day
- **Affordable**
- **Accredited**
- **Approved Service Provider for Vancouver Coastal Health**

**stay strong & free**

855-368-4383  
www.staystrongandfree.com

## DEVELOPER INFORMATION SESSION

Greater Green Development has submitted a Planning Application to the City of Richmond for a 2023 Canada's Future in the development of a new residential building.

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Greater Green Development has submitted a Planning Application to the City of Richmond for a 2023 Canada's Future in the development of a new residential building.

**DATE:**  
December 6, 2023

**TIME:**  
8:00 am to 10:00 pm

**REGISTER:** [Discover here](#)



You can find more details on the City website, [also attending here](#)

City of Richmond Vancouver  
Planning Department  
1000-1000-1000  
779-8653-7871

Greater Green Development  
1000-1000-1000  
779-8653-7871



Appendix E: Site Sign and Photos

# PLANNING APPLICATION

## 2525 Lonsdale Avenue

### PROPOSAL:

Cascadia Green Development has applied for a Zoning Bylaw Amendment to rezone the property from RM-1 to a CD Zone to allow for a 6 storey, purpose-built rental building with 66 residential units. The proposal includes 35 parking spaces, and 104 secure bicycle parking spaces in two levels of underground parking, accessed from Clare's Alley.

Interested members of the public are invited to attend the Virtual Developer Information Session with the Applicant for an early opportunity to review the proposal and offer comments. If you would like to attend please register by contacting the applicant on the below details;

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



RENDERING OF PROPOSED BUILDING



LOCATION

TO LEARN MORE OR TO PROVIDE INPUT ON THIS PROJECT:



[cnv.org/Applications](https://cnv.org/Applications)  
Search by property address

COMMENT ONLINE BY:  
December 18th, 2025

### VIRTUAL DEVELOPER'S INFORMATION SESSION

**DATE:** Thursday, December 4th 2025  
**TIME:** 6:00PM - 8:00PM  
**REGISTER:** Please email your name and information to [jaraad@cascadiagreendev.com](mailto:jaraad@cascadiagreendev.com)

[cnv.org/Applications](https://cnv.org/Applications)  
[planning@cnv.org](mailto:planning@cnv.org)  
604.983.7357





## Appendix F: Virtual DIS Presentation

# WELCOME

**Thank you for your interest in our proposal for 2525 Lonsdale Avenue in North Vancouver.**

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

We welcome your feedback.



**Above:** Rendering of the proposed building at the corner of Lonsdale Avenue and West 25<sup>th</sup> Street in the City of North Vancouver.

**CASCADIA**  
Green Development

DEVELOPER INFORMATION SESSION

We respectfully acknowledge that we live and work on the traditional and unceded territories of the Skwxwú7mesh (Squamish) and sə̌lilwətaʔ (Tsleil-Waututh) Nations. We are committed to reconciliation with these Nations, who have lived on these lands since time immemorial.

DEVELOPER INFORMATION SESSION



# PURPOSE

**Thank you for your interest in our proposal for 2525 Lonsdale Avenue in North Vancouver.**

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

We welcome your feedback.

Following the presentation, there will be a Q&A. If you have any additional questions following the virtual DIS, please email:

heather@pottingerbird.com



## DEVELOPER INFORMATION SESSION

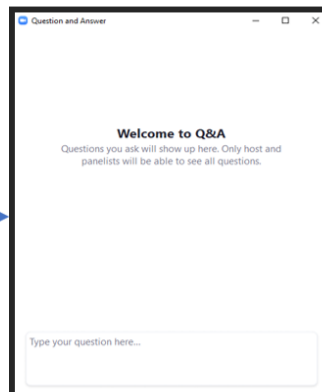
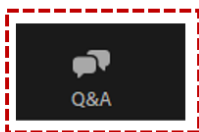
# HOW TO PARTICIPATE

To ensure that everyone has an equal opportunity to ask questions, we will be using the Q&A feature for this open house.

*How to ask questions:*

Click on the 'Q&A' icon in the black menu bar at the bottom of your Zoom screen.

A white 'Question and Answer' box will pop up and you can type your questions and feedback here.



*How to share comments:*

**Visit The City of North Vancouver website at**

<https://www.cnv.org/Business-Development/Building/Land-Use-Approvals/Active-Applications/2525-Lonsdale-Avenue>

or use the QR code below



## DEVELOPER INFORMATION SESSION



# QUICK POLL

## DEVELOPER INFORMATION SESSION

## PROJECT TEAM

The application process is being led by **Cascadia Green Development**. Founded in 2009, Cascadia Green is a real estate company based in North Vancouver, BC, with experience ranging from single-family homes to multi-family residences.



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

- **Integra Architecture Inc** : Project Architects
- **Perry + Associates**: Landscape Architects
- **Watt Consulting Group**: Transportation Consultants

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Green Development

## DEVELOPER INFORMATION SESSION



# SITE CONTEXT



**Neighbourhood Context:** Located on the northwest corner of Lonsdale Avenue and West 25<sup>th</sup> Street.



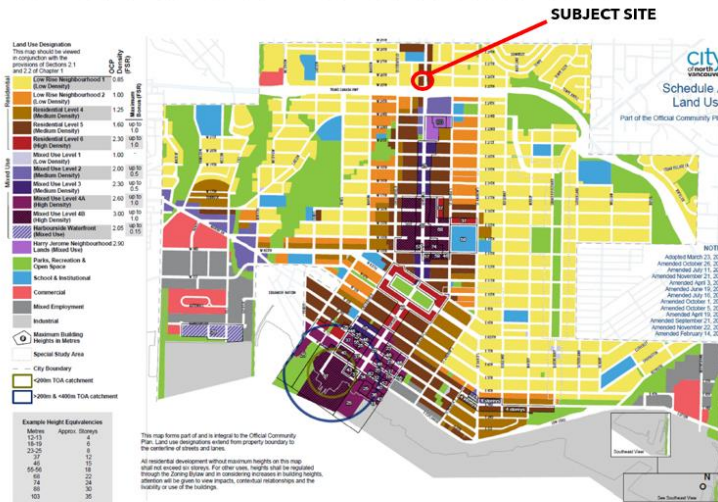
INTERSECTION OF LONSDALE AVENUE AND WEST 25H STREET



VIEW EAST ALONG WEST 25TH STREET - EXISTING BUILDING

## DEVELOPER INFORMATION SESSION

# POLICY CONTEXT

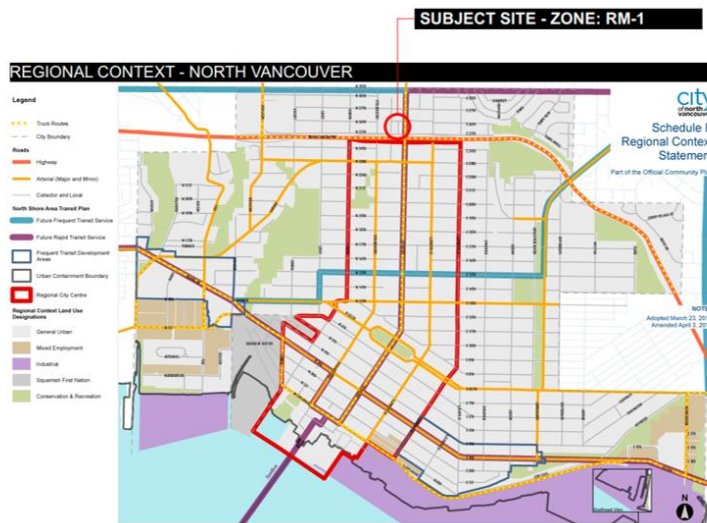


- The site is designated Residential Level 5 (Medium Density) in the City of North Vancouver's Official Community Plan (OCP).
- The maximum height allowed is 6 storeys and 1.6 FSR, with an additional 1.0 FSR for Public Benefit.
- Public Benefits for this project include:
  - ✓ Secured Market Rental Housing,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

## DEVELOPER INFORMATION SESSION



# POLICY CONTEXT



The following council approved policies/bylaws/guidelines have also informed the proposal:

- 2018 Density Bonus and Community Benefits Policy
- AAA Bicycle Network for City of NV (All Ages and Abilities)
- Active Design Guidelines
- Adaptable Design Guidelines
- Sustainable Design Guidelines
- Zoning Bylaw
- Residential Tenant Displacement Policy

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## DEVELOPER INFORMATION SESSION

# THE PROPOSAL



- Current Zoning RM-1
- Existing Building 3-Storey+Penthouse (4)
- Built in 1948
- 25 Rental Units
- Parking at Grade - Lane (13)

- 1 2525 LONSDALE AVENUE  
SUBJECT SITE/PROPOSED  
6-STOREY (66 UNITS)
- 2 2545 LONSDALE AVENUE  
EXISTING 4-STOREY MULTI-FAMILY
- 3 2601 LONSDALE AVENUE  
25WAVE, EXISTING 5-STOREY (40 UNIT)
- 4 2612 LONSDALE AVENUE  
APPROVED DP APPLICATION  
6-STOREY (23 UNITS)
- 5 2590 LONSDALE AVENUE  
'AXIR', EXISTING 5-STOREY (64 UNITS)
- 6 2532 LONSDALE AVENUE  
POTENTIAL FUTURE 6-STOREY  
DEVELOPMENT ( OCP R5 )

Cascadia Green Development has applied to the City of North Vancouver to redevelop the property at **2525 Lonsdale Avenue**.

The proposal seeks to allow for the development of a new 6-storey rental residential building with **66 homes**, including 10% of (7) mid-market rental homes, to deliver much needed rental housing and an enhanced pedestrian streetscape.

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Green Development

## DEVELOPER INFORMATION SESSION



# PROJECT STATISTICS

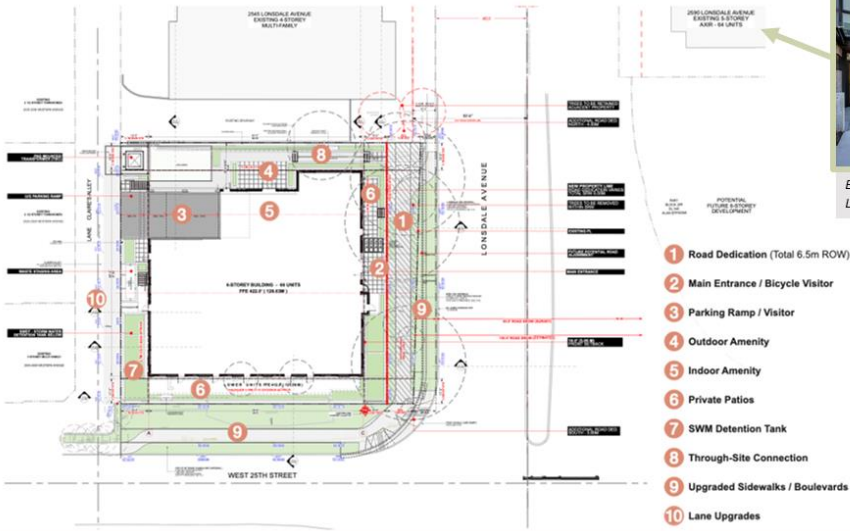


Building Height	6 storeys	Total Homes	66 homes
			<ul style="list-style-type: none"><li>• 59 homes at market rates</li><li>• 7 homes at mid-market</li></ul>
Density	2.6 FSR	Unit Breakdown:	<ul style="list-style-type: none"><li>• Studios - 30 units</li><li>• 1 Bedroom - 15 units</li><li>• 2 Bedroom - 14 units</li><li>• 3 Bedroom - 7 units (Min 10%)</li></ul>
	38,336 sq ft		
Site Area	14,745 sq ft	Road Dedication	1,496 sq ft
Bicycle Parking	111 spaces	Vehicle Parking	35 spaces
Amenity Indoor	788 sq ft	Rooftop Level Access	486 sq ft
Amenity Outdoor (level 1)	1,232 sq ft	Outdoor Amenity (rooftop level)	2,435 sq ft



DEVELOPER INFORMATION SESSION

# SITE PLAN



DEVELOPER INFORMATION SESSION



# RENDERINGS



**Above:** View from intersection at Lonsdale Avenue and W 25<sup>th</sup> Street looking northwest.



**Above:** View from W 25<sup>th</sup> Street looking northwest.

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DEVELOPER INFORMATION SESSION

# RENDERINGS



**Above:** View from along lane and W 25<sup>th</sup> Street looking northeast.



**Above:** Proposed rooftop amenity space featuring green space and communal areas.

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DEVELOPER INFORMATION SESSION



# RENDERINGS



Above: View of the main entrance off Lonsdale Avenue.

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## DEVELOPER INFORMATION SESSION

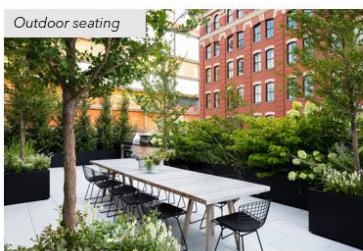
# LEVEL 1 - ENTRANCE



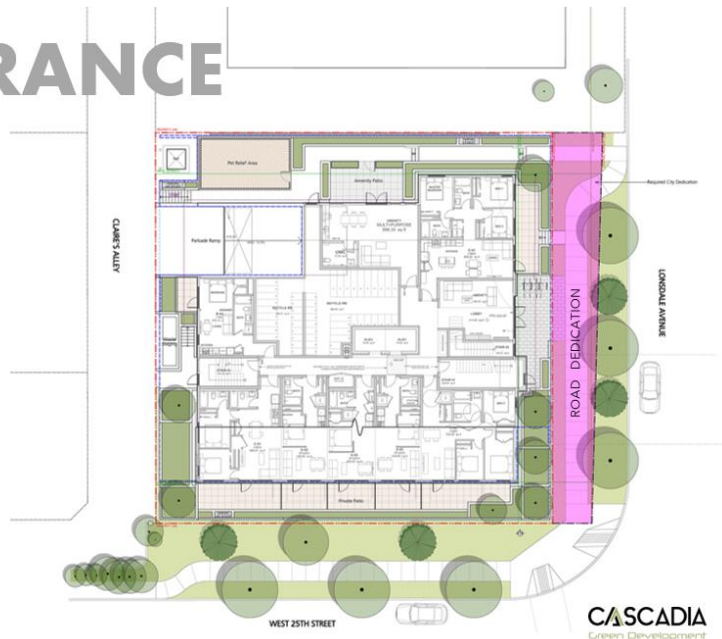
Bike racks



Feature paving



Outdoor seating

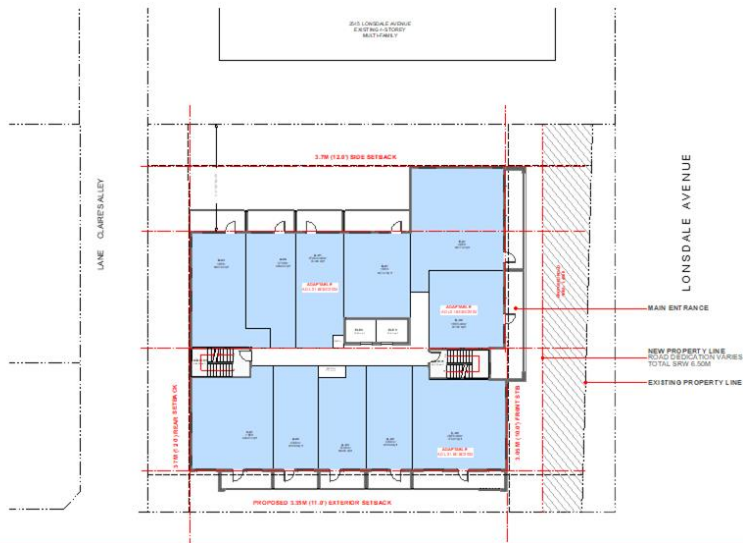


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Green Development

## DEVELOPER INFORMATION SESSION



# TYPICAL FLOOR PLAN



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Green Development

DEVELOPER INFORMATION SESSION

# COMMUNAL ROOF TOP



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DEVELOPER INFORMATION SESSION



# COMMUNITY BENEFITS

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



## Increased Supply of New Rental Housing:

The project proposes to add 66 new rental homes to the City of North Vancouver's rental supply.



## Pedestrian Friendly Location:

This site has walkable access to many shops and services as well as multiple bus routes serving both the North Shore and connections into Vancouver.



## Enhanced Streetscape:

The area will see upgrades to streets, lane, and services. Streetscape improvements with new boulevard landscaping and upgraded sidewalks.



## Mid-Market Rental:

Within this project there are 7 homes to be rented at below-market rates, which will be suitable for middle income earners.



## Housing for Families:

The building design includes over 30% two, and three-bedroom homes, ideal for families and those with children. Unit mix includes provision of 25% of adaptable units supporting mobility and aging in place.



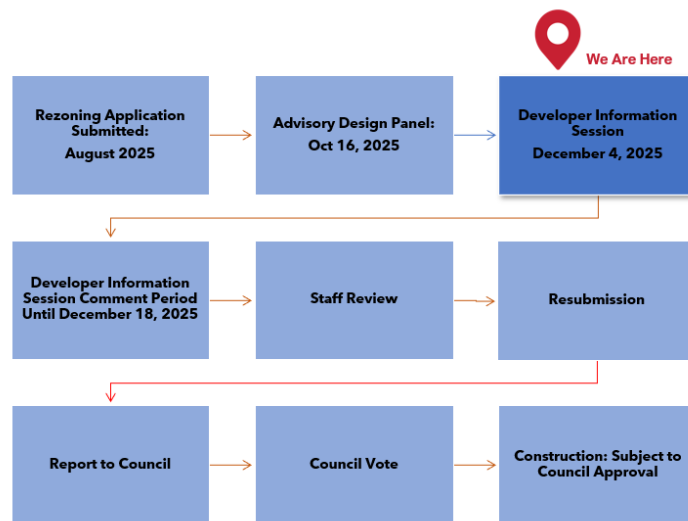
## Resident Amenities:

Indoor amenity and large rooftop patio encourage community and allow for recreation and urban gardening with water and mountain views.

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DEVELOPER INFORMATION SESSION

# PROJECT TIMELINE & NEXT STEPS



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DEVELOPER INFORMATION SESSION



# WE WANT TO HEAR FROM YOU

We will now answer questions from participants via the Q&A function.

*To access, please click the "Q&A" button at the bottom of your screen.*

## DEVELOPER INFORMATION SESSION

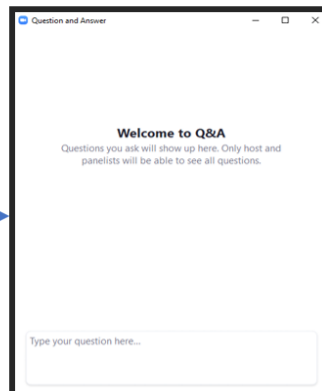
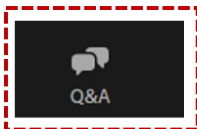
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To ensure that everyone has an equal opportunity to ask questions, we will be using the Q&A feature for this open house.

### How to ask questions:

Click on the 'Q&A' icon in the black menu bar at the bottom of your Zoom screen.

A white 'Question and Answer' box will pop up and you can type your questions and feedback here.



### How to share comments:

Visit The City of North Vancouver website at

<https://www.cnv.org/Business-Development/Building/Land-Use-Approvals/Active-Applications/2525-Lonsdale-Avenue>

or use the QR code below



## DEVELOPER INFORMATION SESSION



# THANK YOU

We appreciate your attendance and feedback today.

Please share your feedback via the CNV website at

<https://www.cnv.org/Business-Development/Building/Land-Use-Approvals/Active-Applications/2525-Lonsdale-Avenue>





**Appendix G: Q&A Discussion Summary****Q: Can you describe the rationale behind providing 35 parking stalls?**

*Cascadia Green Development:* We spent a lot of time considering parking against the city bylaws, we took learning from axir across the street, even with a fully tenanted, only half of stalls are used. There are a lot more tenants without vehicles. We have offset this with more bicycle parking and visitor parking.

**Q: Describe how reduced parking and greater density meet the needs of the existing residents give the city's previous acknowledgement of parking problems?**

*Cascadia Green Development:* Tenants are coming with less cars, we are increasing the units, but car ownership is not going up. We don't want to provide stalls that won't be used.

**Q: What will be done to manage traffic in claire's lane- its already congested now. As the resident at 2508 Western ave traffic is already terrible. Parking is also similar, insufficient parking in the region. Will the city institute permit only parking for other residents in the area- not the tower residents?**

*City of North Vancouver Planner:* The traffic management will consider traffic in all areas. We can only consider the traffic of this project in the context of the area around it. There is no plan to change the regions parking permitting.

*Transportation Consultant:* We have aligned with the city's guidance. The rental tenants have lower vehicle ownership and rely more on public transport and car sharing.

**Q: Views to the west from a six storey tower will reduce privacy at the strata's immediately to the west. As the Strata President of the townhouse immediately to the west I'm opposed to the loss of privacy.**

*Cascadia Green Development:* Architect to comment on setbacks.

*Architect:* The living rooms and the outdoor private space are all facing to the North and South. The focus of these units is not towards the West and will not interrupt the privacy. The rooftop amenity is pulled back so people will not be able to look down and into the strata on the west.

**Q: There is a report issued from the City called the Upper Levels Greenway Report. Within that report the area to the north and west of the proposed property is already 50 to 75% in parking utilization. IS the city going to work within this report as well when deciding on adding hi rise buildings? Also, does this height fit the urbanization plans that were set years ago. I thought there were height restrictions.**

*City of North Vancouver Planner:* This project is not a tower, it's a mid-rise. This building is six storey and is compliant with the OCP.



**Q: how many attendees are on this call?**

*Community Relations Consultant:* 6 people in attendance.

**Comment** in response: thanks!

**Q: can you please show the plan view of the building again**

*Architect:* Here is the planned view of the first floor.

**Q: thanks- can you please explain the claire's alley upgrades, garage entrance, garbage etc.**

*Architect:* The upgrades are once the site has been excavated and built, it will be lifted up to the lane as per the city's guidelines. Garbage pick-up, a pick up truck with a forklift will pull up on the side and can leave quickly. The garage entrance will come in and out of the parkade.

*Cascadia Green Development:* We have made measures to increase the safety of the alley.

*Architect:* This will be lighting to deter loitering; there will be two gates.

**Q: will the lane be made one way traffic to reduce congestion?**

*City of North Vancouver Planner:* There is no plan yet to make this a one way road. We can assess traffic impact upon completion.

*Transportation Consultant:* This is a tight space to maneuver in, a designated one way may improve this but the designated traffic study hasn't recommended this.

**Comment:** yes it's already too congested. Large trucks have hit our strata unit complex twice in the last 3 years.

*Transportation Consultant:* The existing parking in that alley for the current building will not exist and this should help decrease congestion.

**Q: I am sitting here with my husband. Claire's Lane was also being considered for a major bike lane. What has been the outcome on that plan as that will also affect the laneway**

*City of North Vancouver Planner:* I haven't seen any plans that recommend a bike lane in that alley.

**Comment:** Okay, I will see if I can find further information. Thanks

**Comment:** thank you- I have no more questions.

**Comment:** Thank you for all the answers. Nothing more from me either. We will stay in touch with this project



**Q: Where can we stay up to date on the application process? Will it be on the City website or direct contact with the neighbors**

*Community Relations Consultant:* They have a webpage that can be accessed through the QR code, or the CNV webpage under active applications or contact Hamed or Jaraad directly. The milestones are updated as the application progresses.

**Comment:** Perfect, thanks!

**Comment:** Thank you for taking the time to reach out and explain this development project to us. It is greatly appreciated. Housing is a concern; however, the traffic situation is becoming dreadful and the noise off the freeway during rush hour is frustrating. I guess the other issue is really about how to make us less car needy!!

**Comment:** The building and it's proposed layout does look very nice and will make that corner more attractive.

I will say Good Night now. Enjoy your evening

**Comment:** good night



**Appendix H:** Comments received during the DIS

1. views to the west from a six storey tower will reduce privacy at the strata's immediatly to the west. As the Strata President of the townhouse immediately to the west I'm opposed to the loss of privacy.
2. thanks for that
3. thanks!
4. yes it's already too congested. Large trucks have hit our strata unit complex twice in the last 3 years.
5. Okay, I will see if I can find further information. Thanks
6. thank you- I have no more questions.
7. Thank you for all the answers. Nothing more from me either. We will stay in touch with this project
8. Perfect, thanks!
9. Thank you for taking the time to reach out and explain this development project to us. It is greatly appreciated. Housing is a concern; however, the traffic situation is becoming dreadful and the noise off the freeway during rush hour is frustrating. I guess the other issue is really about how to make us less car needy!!
10. The buidling and it's proposed layout does look very nice and will make that corner more attractive.
11. I will say Good Night now. Enjoy your evening
12. good night



## Appendix I: Comments received following the DIS

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**From:** [REDACTED]  
**Sent:** December-18-25 4:38 PM  
**To:** Planning; [REDACTED]  
**Subject:** [EXTERNAL]Fwd: Initial Comments - 2525 Lonsdale

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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----- Forwarded message -----

**From:** [REDACTED]  
**Date:** Thu, Dec 18, 2025 at 3:36 PM  
**Subject:** Initial Comments - 2525 Lonsdale

Dear Mayor, Council, and Staff:

My first reaction to the application at 2525 Lonsdale is one of concern. Council and staff have consistently set a precedent in Upper Lonsdale, limiting height to five floors on these first two blocks. Both 2601 Lonsdale and 2610 Lonsdale were turned away, and even the applicant directly across the street from the subject property was not permitted six floors.

I support the proposed density. The applicant can achieve a 2.6 FSR within five floors, which aligns with established precedent. However, I cannot support six floors. To consider six floors at this location is, in my view, fundamentally inconsistent with past decisions.

It is important to note that the applicant and the builder across the street are the same company—Cascadia. Cascadia is a strong community builder, and my comments are not directed at them. They are directed at staff and council. Our own project was delayed and redesigned at significant cost—millions of dollars—despite having full staff support for six floors, only to be denied.

To now consider six floors for another applicant undermines fairness, consistency, and trust in the process.

For these reasons, I cannot support the proposed height.

Respectfully,

[REDACTED]

[REDACTED]



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**From:** [REDACTED]  
**Sent:** December-18-25 3:37 PM  
**To:** Planning  
**Cc:** [REDACTED]  
**Subject:** [EXTERNAL]Initial Comments - 2525 Lonsdale

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Dear Mayor, Council, and Staff:

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To now consider six floors for another applicant undermines fairness, consistency, and trust in the process.

For these reasons, I cannot support the proposed height.

Respectfully,

[REDACTED]



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**From:** no\_reply@cnv.org  
**Sent:** December-18-25 1:49 PM  
**To:** Planning  
**Subject:** Comments on Active Application - 2525 Lonsdale Avenue

Like: Nothing in its current form.

Suggestion/change: My concerns are as follows: 1) Improve intersection of Lonsdale and Hiway 1 for pedestrians first before developing 2525. I have serious concerns about making an already dangerous intersection and overpass sidewalks worse for pedestrians because of yet again increasing the population living within the block immediately north of the intersection. This isn't to mention the increased ped traffic due to new rec centre and the awkward ped travel paths anticipated with destruction of old rec centre and new condo construction on that site. 2) Is retail really necessary at 2525 Lonsdale? There's plenty of options both with new rec center and a bit further down Lonsdale, also in 29th st area. 3) Parking is extremely tight already in vicinity of 2525 including along 26th st and Western Ave. for those driving to this proposed new retail. And at least tripling the number of residents living at 2525 Lonsdale will also exacerbate this issue. 4) Number of below market rentals being proposed seems very low. One wonders where the new jobs are that will finance the anticipated market rental rates at the redeveloped site. Further, doesn't seem in the spirit of allowing equal access for all by basically locking out more modest incomes from being able to live close to new rec centre.

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

**Contact:**

Email:

Phone:



**From:** no\_reply@cnv.org  
**Sent:** November-14-25 5:06 PM  
**To:** Planning  
**Subject:** Comments on Active Application - 2525 Lonsdale Avenue

Like: They have kept the green space around the building

Suggestion/change: There is inadequate parking for the area. With 66 units, and only 35 car parks, that will likely mean, with all likelihood, at least 30 cars wanting to park on the street. There is already limited street parking in this area. It would be incredibly congested. Clare's alley is as the name suggests - an alley. It is not a Main Street and it is narrow. Having more pedestrian and car traffic in this area will be a detriment to the current residents and have potential for increase security risk.

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

**Contact:**

Email:

Phone:

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**From:** no\_reply@cnv.org  
**Sent:** November-08-25 12:52 PM  
**To:** Planning  
**Subject:** Comments on Active Application - 2525 Lonsdale Avenue

Like: If this goes through I will be homeless, yay freedom from the material world!

Suggestion/change: Force developers to house tenants at the same rent controlled rates.

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

**Contact:**

Email:

Phone:



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**From:** no\_reply@cnv.org  
**Sent:** November-07-25 8:27 AM  
**To:** Planning  
**Subject:** Comments on Active Application - 2525 Lonsdale Avenue

Like: Building is attractive with tall tree landscaping on on Lonsdale and 25th ave sides

Suggestion/change: Retain the honey locust and pyramidal cedars bordering the 2545 apartment building to keep the greenery privacy border between the buildings. Otherwise very tall trees must be planted along this border to re-establish the privacy greenery between buildings. I live in the 2545 building looking out toward the 2525 building. The trees between the buildings are highly valued for privacy and greenery.

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

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**From:** no\_reply@cnv.org  
**Sent:** November-07-25 9:07 AM  
**To:** Planning  
**Subject:** Comments on Active Application - 2525 Lonsdale Avenue

Like:

Suggestion/change: Increase the number of parking stalls. Streets in the area are already congested with parked cars. Keep the large trees and surrounding green space by decreasing the building footprint.

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

**Contact:**

Email:

Phone:



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**From:** no\_reply@cnv.org  
**Sent:** November-21-25 8:45 AM  
**To:** Planning  
**Subject:** Comments on Active Application - 2525 Lonsdale Avenue

Like: Some lower rental units are provided although not nearly as many as are provided in the current building.

Suggestion/change: Increase the number of large trees saved on the property and increase the amount of greenspace. Loss of trees and greenspace on the north shore is increasing summer temperature in the area affected and decreasing carbon capture of large established trees. Also, large trees provide privacy between buildings.

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

**Contact:**

Email:

Phone:

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**From:** no\_reply@cnv.org  
**Sent:** December-04-25 1:14 PM  
**To:** Planning  
**Subject:** Comments on Active Application - 2525 Lonsdale Avenue

Like:

Suggestion/change: In order to address pedestrian safety and traffic congestion, I strongly recommend CNV to take this opportunity now to expropriate part of the land and require the developer to accommodate a dedicated right-hand turn lane and to ensure visibility of pedestrians for a safer crosswalk. Congestion has significantly increased and drivers then often rush to turn right because the current far right lane is used to turn and go straight. Time to turn right is limited and I've often observed northbound cars turning left and westbound cars going straight at yellow and red lights with close collision with southbound cars and pedestrians. Thank you for your serious attention to this matter which affects the walkability for our aging and young families north shore community. I live in the DNV in Upper Lonsdale.

Best described as: None of the above



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**From:** no\_reply@cnv.org  
**Sent:** December-04-25 12:57 PM  
**To:** Planning  
**Subject:** Comments on Active Application - 2525 Lonsdale Avenue

Like:

Suggestion/change: In order to address pedestrian safety and traffic congestion, I strongly recommend CNV to take this opportunity now to expropriate part of the land and require the developer to accommodate a dedicated right-hand turn lane and to ensure visibility of pedestrians for a safer crosswalk. Congestion has significantly increased and drivers then often rush to turn right because the current far right lane is used to turn and go straight. Time to turn right is limited and I've often observed northbound cars turning left and westbound cars going straight at yellow and red lights with close collision with southbound cars and pedestrians. Thank you for your serious attention to this matter which affects the walkability for our aging and young families north shore community. I live in the DNV in Upper Lonsdale.

Best described as: None of the above

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**From:** no\_reply@cnv.org  
**Sent:** December-16-25 3:20 PM  
**To:** Planning  
**Subject:** Comments on Active Application - 2525 Lonsdale Avenue

Like: Nothing

Suggestion/change: More parking, no dog area on site (have you been to the developments where those exist? The floors where they are are unliveable), bigger units. You are replacing a liveable set of apartments with one that will not allow families to live there. The current units being built are so cheaply built they start to wear before anyone has lived there. There is no storage space and it's not actually feasible to have families live there.

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