

Virtual Developer Information Session (VDIS) Summary Report

Proposed Development: 380 E 1st Street, North Vancouver

This report summarizes the Virtual Developer Information Session (VDIS) held for the proposed six-storey residential rental development at **380 E 1st Street, North Vancouver**. This document serves as the required documentation for the City of North Vancouver, confirming the session was held and public feedback was addressed.

1. VDIS Overview and Purpose

The Virtual Developer Information Session (VDIS) for the 380 E 1st Street application was held on **October 23, 2025 at 6:00pm via Zoom**, and was open to interested members of the public and community guests. The invitation to the VDIS had been made available via mail-outs to community members in the direct neighbourhood, advertising in the North Shore News, on a large billboard sign on-site, through the developer's website, and on the City of North Vancouver's development site, as required by policy.

The objectives of the session were to:

1. Inform the public about the proposed project.
2. Field and answer questions from the public.
3. Capture public concerns and questions, along with the development team's answers, into a formal report to be submitted to City staff for review and presented to City Council in consideration of the application.

Participants:

- **Developers (eOne properties):** Mehran Mohtadi and Joel Mills.
- **Architects (Rafii Architects):** Yasi Navidi and Foad Rafii.
- **City of North Vancouver Staff:** Franki McAdam and Kyle Pickett.

2. Project Presentation Summary

The project was presented by the architect, Yasi Navidi, following an introduction by developer **Mehran Mohtadi**, who highlighted his experience in building rental units in the City of North Vancouver since 2000.

Key topics covered during the project overview:

- **Site & Alignment:** The site is located at the corner of E 1st St. and Saint Patrick's Avenue, aligning with the City's Official Community Plan (OCP) for Level 5 low-rise apartment residential development.

- **Project Scope:** The proposal is a **six-storey wood frame residential rental building** over a concrete podium.
- **Units & Density:** It will provide approximately **75 rental units**, achieving a total FSR of 2.58, which includes a 1.0 FSR rental bonus. The housing mix includes a balance of studios, one-bedrooms, one-bedrooms plus den, two-bedrooms, and three-bedrooms, including adaptable units for accessibility.
- **Transportation & Parking:** The project provides **53 vehicle parking stalls**, 113 secure bicycle spaces, and 6 temporary bicycle spaces. Vehicle access is provided exclusively from the lane to maintain a safe pedestrian experience along E 1st Street.
- **Design & Sustainability:** The design respects the adjacent heritage building and City Park. It is designed to meet **BC Energy Step Code 3** for energy efficiency and features a double-height indoor amenity space at the corner intersection of E 1st St and Saint Patrick's Avenue to activate the urban edge.

3. Summary of Questions and Answers

Public questions and concerns raised during the Q&A portion of the session have been grouped into the following categories, along with the corresponding answers provided by the development team and City staff.

Group	Question	Answer
Building Height, Massing & Neighbours	What is the total height of the building?	The building is approximately 83 feet (or 6 storeys) high from the street.
	Has the impact on neighbouring buildings' views and light exposure been addressed?	Yes, deep consideration was given to shadowing. The design minimizes impact on neighbouring properties, with the mass of the building pushed further south to create a larger distance to the building behind. Shadow studies (for March 21st, June 21st, and September) demonstrating minimal impact are publicly available on the City's active applications webpage.

Group	Question	Answer
	Will the shadow studies be shared?	Yes, they are publicly available on the City of North Vancouver's active applications website.
Design & Streetscape	Can you provide more detail on the ground level units on the south (E 1st St.) and the laneway treatment?	Ground Level: Townhouse-style entries and landscape patios animate E 1st St. Multiple doors and steps with landscaping are used to create separation and privacy from the street. The team is working to visually enhance the second-story parking area facing the street. Laneway: Concern about "blank walls" leading to crime in the laneways was acknowledged by the developer.
Process, Finance & Timeline	When is construction expected to start?	The earliest time for demolition is tentatively scheduled for June 2026, but this is contingent upon the successful completion of the application process and may be delayed.
	What collateral/deposits are required by the city, given many developers are in receivership?	The City of North Vancouver is fully aware of the financial challenges facing the development community. The City uses multiple legal strategies and mechanisms to secure collateral through the various stages of the permit process (demolition, excavation, and above-grade) to ensure that if a project begins, it will be completed.
	How does one oppose the project, and how successful are objections?	To Submit Feedback/Objection: Feedback can be provided directly to the City via the active applications webpage's virtual feedback form,

Group	Question	Answer
		which allows for anonymous input. Contact information for City staff and the development team was also provided. Success: As the project aligns with existing policy (OCP), it does not go to a public hearing. All feedback is presented to City Council and the Mayor, who make the final decision. Attendees were encouraged to be articulate about the specific reasons for their objection (e.g., height, policy, cars) to provide actionable feedback.
Other Community/Policy	Why not provide more parking stalls (53 stalls for 75 units)?	Requirements for parking are set by City policy, and this development follows that policy. The project's location is highly transit-accessible (four blocks from the R2 bus line and Seabus). The developer noted that historical experience shows the demand for parking is decreasing in new buildings as public transit improves.
	With increased density, what is being done to enhance community amenities?	This is a wider policy question. The City is constantly updating policies related to density and amenities. Attendees were encouraged to contact their elected officials to discuss these broader policy questions.
	Can a dog park be included in the park/heritage area nearby?	This specific request for a dog park was noted as being outside the scope of the development application.

4. Closing & Outstanding Items

The formal window for public feedback following the VDIS was open for two weeks. As confirmed, **no further questions were submitted within this two-week window** following the session. All questions raised during the VDIS were addressed by the developer and design team (with support from City staff) and are captured within this report.

There are **no outstanding questions or concerns** that have not been documented and captured for City review.