

## **VIRTUAL DEVELOPER INFORMATION SESSION**

Cascadia Green Developments | 835-845 W 15<sup>th</sup> Street, North Vancouver

*Version Date: February 11, 2026*

### **Overview**

Cascadia Green Developments (“Cascadia”) has submitted an application to rezone the properties at 835-845 W 15<sup>th</sup> Street. The proposal is for the development of a 5-storey retail-service building consisting of retail services on the ground floor and non-surgical medical offices with two levels of underground parking.

On Tuesday, January 20, 2026, 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 two (2) 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:** Tuesday, January 20, 2026

**Time:** 6:00 PM

**Location:** Online Zoom Webinar

### **Attendance:**

Two (2) members of the public attended virtually.

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

There were seven (7) members of the project team in attendance, including the architect, landscape architect, and transportation consultant. One representative of the City’s Planning Department was also present.

## **PUBLIC NOTIFICATION**

### **Notification Mail Out**

An official notification letter was approved by City staff and mailed on December 23<sup>rd</sup>, 2025, via Canada Post to property owners, residents, and businesses via a targeted address list received from the City of North Vancouver.

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

### **Newspaper Notification**

In addition to the delivered notification, advertisements were published in two consecutive issues of the North Shore News advertising the virtual DIS. The publication dates were January 7<sup>th</sup> and January 14<sup>th</sup>, 2026.

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

### **Site Signage**

In accordance with City requirements, a site sign was installed at prominent frontage of the subject site on January 5<sup>th</sup>, 2026.

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

### **VIRTUAL DIS FORMAT**

The virtual DIS was hosted via Zoom Webinar on Tuesday, January 20, 2026, at 6:00 PM. The applicant team provided a presentation outlining:

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

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

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

The Q&A period, along with the project presentation, lasted approximately 30 minutes. No questions were raised.

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

### **COMMENTS RECEIVED**

#### **DIS Comments**

One (1) comment was received from participants during the DIS. Of the one (1) comment received:

- 1 (100%) of the comments can be characterized as supportive;
- 0 (0%) can be characterized as mixed/other/not germane to the application;
- 0 (0%) can be characterized as opposed.

**Appendix G** provides a copy of the verbatim comments received during the DIS via the 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 H** provides a copy of the comments received by the City following the DIS. Included in these comments are (a) comments and enquiries received by email, and (b) feedback from the comment form on the City’s website between January 20 – February 3, 2026.

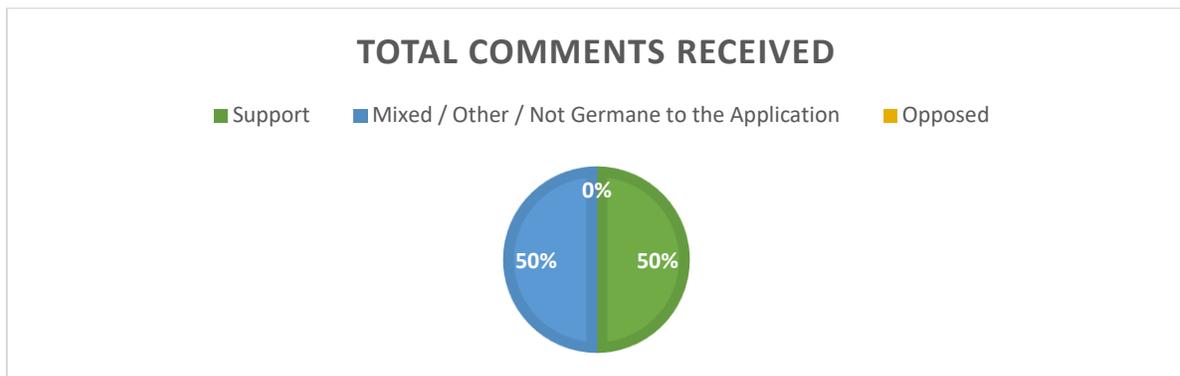
- (a) One email was received by City Planning Staff. Of the emails from the public to City Planning Staff:
  - 0 (0%) of the comments can be characterized as supportive;
  - 1 (100%) of the emails can be characterized as mixed/other/not germane to the application;
  - 0 (0%) can be characterized as opposed.
  
- (b) 0 comment forms were submitted via the City’s website between January 20 and February 3, 2026.

**Cumulative Summary of Comments Received**

Through this engagement period, two (2) total comments were received.

Of the 2 comments received:

- 1 (50%) can be characterized as supportive;
- 1 (50%) can be characterized as mixed/other/not germane to the application;
- 0 (0%) can be characterized as opposed.



Key Themes of the comments received online include:

- Support for the application in general
- Support for parking circulation via the lane
- Suggestion to upgrade the lane facilities
- Suggestion to limit street and lane boundary to match existing context.

**APPENDIX LIST**

**Appendix A:** Attendee List

**Appendix B:** Official Notification Letter

**Appendix C:** Proof of Mailing

**Appendix D:** Newspaper Publication

**Appendix E:** Site Sign and Photos

**Appendix F:** Virtual DIS Presentation

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

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

Appendix A: Attendee List

Attendee Report					
Report generated time	02/04/2026 02:36:09 PM				
Topic	Webinar ID	Actual Start Time	Actual Duration (minutes)	Unique Viewers	Total Users
835 - 845 West 15th Street - Developer Information Session	853 9820 9812	01/20/2026 05:35:01 PM	54	2	13
Host Details					
Attended	User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)
Attendee Details					
Attended	User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)
Yes			01/20/2026 06:00:11 PM	01/20/2026 06:28:23 PM	29
Yes			01/20/2026 06:00:14 PM	01/20/2026 06:28:23 PM	29



## DEVELOPMENT APPLICATION COMMENT FORM

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

1. What do you like about the proposal?

2. What would you suggest or change to improve the proposal?

3. Which of the following best describes you:

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

**Project Address:**

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

**Email Address (Optional):**

**Phone Number (Optional):**

The City is collecting your personal information in accordance with Section 26(c) of the Freedom of Information and Protection of Privacy Act. The City collects your information for the purposes of administering City programs and services, including permits and licensing services. If you have any questions, please contact the Privacy Coordinator at 141 West 14th Street, North Vancouver, BC V7M 1H9 or [planning@cnv.org](mailto:planning@cnv.org) or 604-985-7761.

2158598

Appendix C: Proof of Mailing



**Personalized Mail**  
**Courrier personnalisé**

**C179487068**

**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: 2025/12/23 20:07 EST

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: **41239\_PB**

Co-pkgd in PM pc Conditionnement commun de la Poste-publications: **No / Non**

DMC CVML: Address Accuracy Exactitude des adresses:

**Deposit Summary / Sommaire du dépôt**

**Location / Bureau:** PACIFIC PROCESSING CENTRE RVU I186

5940 FERGUSON ROAD

RICHMOND BC V7B 0B1

**Deposit Date / Date du dépôt:** **2025/12/23**

(The Induction Date may be different. / La date de dépôt pourrait être différente.)



**8011 86C17 94870 681LM W11AA 1223**

Service Description / Description du service	Pieces Articles	Weight / Piece Poids / article
Persid MI Machineable Std / C perso mec st	112	10.00 g
	<b>112</b>	<b>1.120 kg</b>

Containers / Conteneurs (Customer estimate / Evaluation du client)
No data available Aucune donnée disponible

**Entire Mailing / Envoi complet**

Product / Produit	Cost Centre Reference / Référence centre de coûts	Mailing Id / N° Dépôt	Deposit Date / Date du dépôt	Pieces Articles	Weight/Piece / Poids/article	\$ / Piece / \$ / article	Metered Rate / \$ / kg	Options Code \$ / Code d'options \$	Total Cost (\$) / Total des frais (\$)
01867				112	10.00 g	\$0.55500		G	\$62.16
<b>TOTAL</b>				<b>112</b>	<b>1.12 kg</b>			<b>\$0.00</b>	<b>\$62.16</b>

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

Appendix D: Newspaper Publication

# DEVELOPER INFORMATION SESSION



Cascadia Green Development has submitted a Rezoning Application to the City of North Vancouver for 835 - 845 West 15th Street to support the development of a five-storey office building with retail and two levels of underground parking.

Interested members of the public are invited to attend a Virtual Developer Information Session to review the proposal, ask questions and submit comments.



**DATE:**  
January 20, 2026

**START TIME:**  
6:00 p.m.

**REGISTER:** Zoom Webinar



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

<b>City of North Vancouver</b> Hamed Ghasemi <a href="mailto:hghasemi@cnv.org">hghasemi@cnv.org</a> 604-983-7357	<b>Cascadia Green Development</b> Jaraad Marani <a href="mailto:Jaraad@cascadiagreendev.com">Jaraad@cascadiagreendev.com</a> 778-990-1452
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*This meeting is required by the City of North Vancouver as a part of the land use application process.*

TENANCY TENDENCIES

# Workshop aims to educate renters

ABBY LUCIANO  
 ably130@postmedia.com  
 Local Journalism Initiative Reporter

Leases, security deposits, pets, rent increases, repairs ... learning the rules and navigating the world of renting a place can feel daunting.

That's why a North Shore non-profit is helping educate tenants on their rights and resources through a series of workshops.

North Shore Community Resources is hosting three free residential tenancy workshops in January at North Vancouver City Library and North Vancouver District Public Library. The workshops will cover the rights and responsibilities of both renters and landlords.

"It's been a useful tool for people to just spread knowledge about tenancy rights, income assistance, all sorts of things that people really should know about and need to know about, but don't necessarily know where to get that information," said Zahesh Rehman, legal advocate for North Shore Community Resources.

During the hour-long workshops, legal advocates from the non-profit will cover essential aspects of renting, including tenancy agreements, security and pet deposits, repairs and maintenance, rent



Participants learn about tenant rights at a work Resources at West Vancouver Memorial Library

increases and dispute resolution for landlords and tenants. Participants will then have a chance to ask the experts questions about the issue.

As a legal advocate, part of Rehman's role is to assist people with problems involving their landlord, employment,

# Properties located in West Van

at 754 Beachview Dr. valued at \$14.4 million.

Features of the oceanfront mansion include an infinity pool, 10-person hot tub, golf putting green, dock with boat lift, four-jet-ski slip and private ramp. Inside features include double height ceilings, Miele appliances, movie theatre, billiard area, gym, sauna, steam room and wine room.

The 8,850-square-foot home sold in September 2022 for \$14.9 million.

All the other top 10 houses were in the same 600 to 900 blocks of Beachview Drive.

## City of North Vancouver top assessments

**1301-199 Victory Ship Way:** The most expensive homes in the City of North Vancouver sit in high-rise condo towers in the Lower Lonsdale neighbourhood.

The top assessment, the penthouse suite at 1301-199 Victory Ship Way, assessed at \$8.54 million.

Meanwhile, the second-highest assessed City of North Vancouver property, located at 901-185 Victory Ship Way, assessed at \$6.5 million.

Two single-family homes made the city's top 10 assessments.

A home at 755 Grand Boulevard was assessed at \$4.8 million. That's the same price the 2,500-square-foot custom home sold for in September 2024.



2250 Indian River Cres. was assessed at \$16.9 million, the highest in the District of North Vancouver. [www.westislandnews.com](http://www.westislandnews.com)

Another five-bedroom, six-bathroom home at 325 Somerset St. in the Teague Heights neighbourhood also made the cut with an assessment of just under \$4.7 million.

All the other top properties were condos in the building at 175 Victory Ship way, with assessments rising with each floor climbed in the building.

## DEVELOPER INFORMATION SESSION

Cascadia Green Development has submitted a Rezoning Application to the City of North Vancouver for 835 - 845 West 15th Street to support the development of a five-storey office building with retail and two levels of underground parking.

Interested members of the public are invited to attend a Virtual Developer Information Session to review the proposal, ask questions and submit comments.

**DATE:**  
January 20, 2026

**START TIME:**  
6:00 p.m.

**REGISTER:** Zoom Webinar

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

<p><b>City of North Vancouver</b> Hamed Ghasemi hghasemi@cnv.org 604-983-7357</p>	<p><b>Cascadia Green Development</b> Jarrod Marani Jarrod@cascadiagreendev.com 778-990-1452</p>
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This meeting is required by the City of North Vancouver as a part of the land use application process.

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**Appendix E: Site Sign and Photos**

# PLANNING APPLICATION

**835-845 West 15th Street**  
 Lots 2-3, Block D, DL 265, Plan 7199

Cascadia Green Development has submitted an application to rezone the properties at 835-845 W 15th Street to allow construction of a five-storey retail-service building consisted of retail services on the ground floor and non-surgical medical offices above with two levels of underground parking having access from the rear lane. The proposal includes 39 parking stalls, two loading spaces, and a rooftop outdoor patio.

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



PROPOSED BUILDING



LOCATION

**TO LEARN MORE OR TO PROVIDE INPUT ON THIS PROJECT:**



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

**COMMENT ONLINE BY:**  
 February 3rd, 2026

**VIRTUAL DEVELOPER'S INFORMATION SESSIONS**

**DATE** Tuesday, January 20th, 2026

**TIME** Presentation starts at 6:00 PM

**REGISTER** Please email your name and information to jaraad@cascadiagreendev.com

cnv.org/Applications  
 planning@cnv.org  
 604.982.9675



Appendix F: Virtual DIS Presentation

# WELCOME

**Thank you for your interest in our proposal for 835 - 845 West 15th Street 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 south façade of the proposed building, looking from Marine Drive



DEVELOPER INFORMATION SESSION

We respectfully acknowledge that we live and work on the traditional and unceded territories of the Skwxwú7mesh (Squamish) and səłilwətał (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 835 - 845 W 15th Street 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

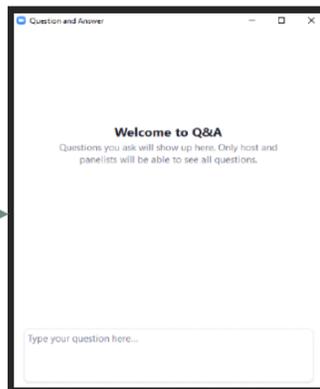
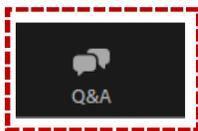
# HOW TO PARTICIPATE

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/835---845-West-15th-Street>

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.



1682-1702 MacGowan Ave



Axir – 2590 Lonsdale Ave



Innova – E 3<sup>rd</sup> St & St Davids Ave



137-149 St. Patricks Ave

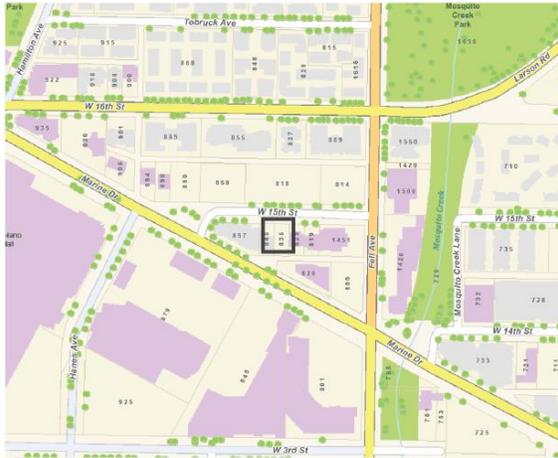
To support the planning program, **Cascadia Green Development** has engaged a team of experts, including:

- **SHAPE Architecture:** Project Architects
- **Connect Landscape Architecture:** Landscape Architects
- **Watt Consulting Group:** Transportation Consultants



## DEVELOPER INFORMATION SESSION

# SITE CONTEXT



**Neighbourhood Context:** Positioned between West 15th Street and Marine Drive.



LOOKING NORTH INTO THE LANE FROM MARINE DRIVE

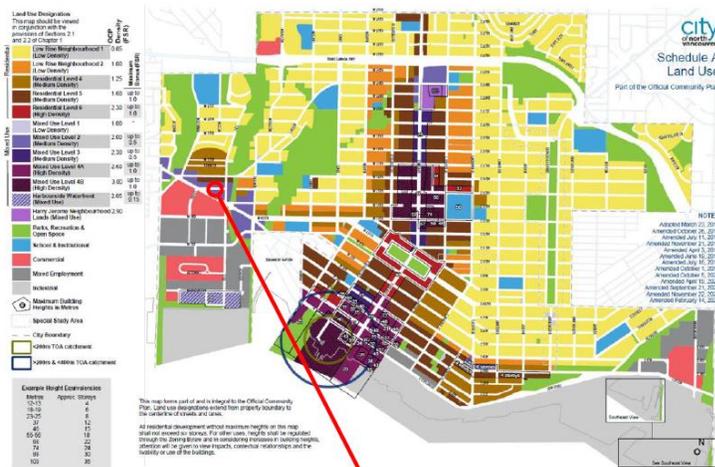


VIEW EAST ALONG WEST 15TH STREET - EXISTING BUILDING AND VACANT SITE



## DEVELOPER INFORMATION SESSION

# POLICY CONTEXT



SUBJECT SITE

- The site is designated Mixed Use Level 2 (Medium Density) in the City of North Vancouver's Official Community Plan (OCP).
- Building height will be evaluated based on contextual fit. The site's proximity to the Marine Drive Frequent Transit Corridor supports consideration of higher-density, mixed-use development.
- Public Benefits for this project include:
  - ✓ Employment and business generation.



## DEVELOPER INFORMATION SESSION

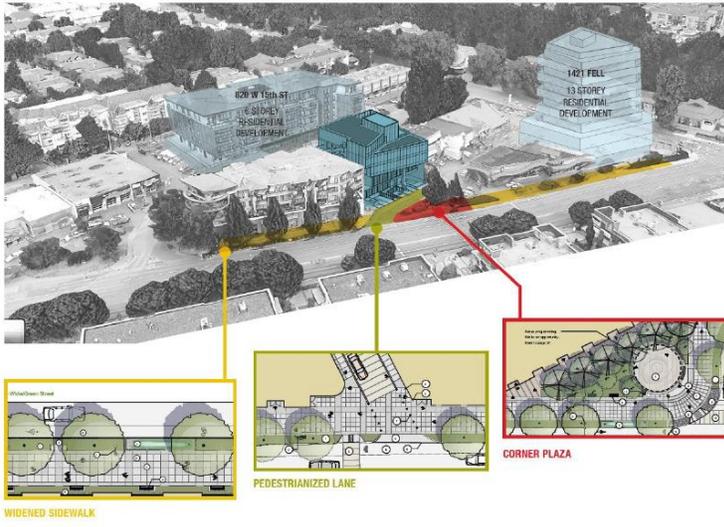
# POLICY CONTEXT



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

- Marine Drive Streetscape Design Guidelines
- 2018 Density Bonus and Community Benefits Policy
- AAA Bicycle Network for City of NV (All Ages and Abilities)
- Active Design Guidelines
- Sustainable Design Guidelines
- Zoning Bylaw
- Community wellbeing strategy
- CNV Accessibility Plan
- CNV Mobility Strategy

# THE PROPOSAL



Cascadia Green Development has applied to the City of North Vancouver to redevelop the property at **835 - 845 West 15th Street**.

The proposal seeks to allow for the development of a new 5-storey office building with approximately **15 units**, to deliver much needed non-surgical medical office, retail space, and an enhanced pedestrian streetscape, as outlined in the Marine Drive Streetscape Design Guidelines.



DEVELOPER INFORMATION SESSION

# PROJECT STATISTICS

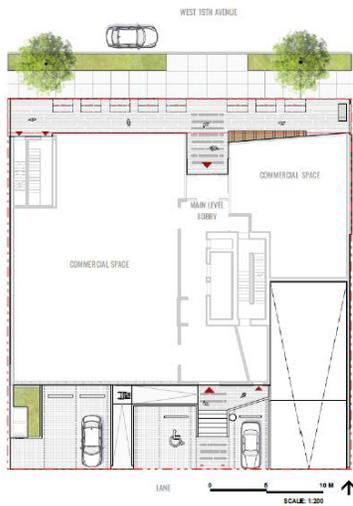


<b>Building Height</b>	5 storeys 24.38 m	<b>Total Offices</b>	Approx. 15 Units
<b>Density</b>	2.5 FSR 27,000 sq ft	<b>Site Area</b>	10,810 sq. ft.
<b>Bicycle Parking</b>	26 spaces	<b>Vehicle Parking</b>	39 spaces



DEVELOPER INFORMATION SESSION

# SITE PLAN



Example of proposed streetscape – West 15<sup>th</sup> Street



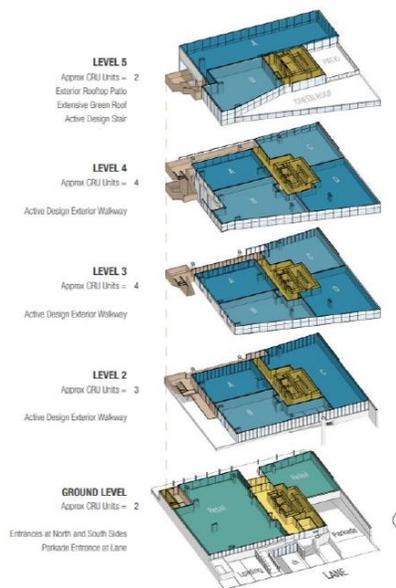
Example of proposed streetscape – Lane off Marine Drive



## DEVELOPER INFORMATION SESSION

# ABOVE GRADE LAYOUT

- Retail Service Use Units
- Services / Office Units
- Lobby
- Interior Circulation
- Exterior Circulation
- Service
- Parkade



## DEVELOPER INFORMATION SESSION

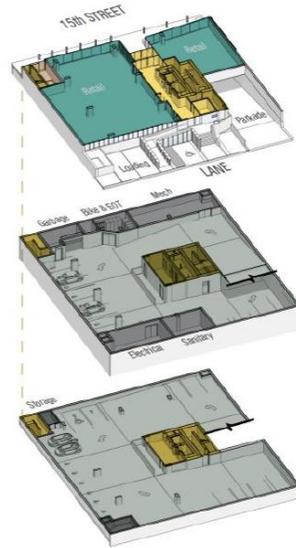
# GROUND LEVEL & PARKING

- Retail Service Use Units
- Services / Office Units
- Lobby
- Interior Circulation
- Exterior Circulation
- Service
- Parkade

**GROUND LEVEL**  
 Surface Parking Spaces = 2  
 Loading Spaces = 2  
 Entrances at North and South Sides  
 Parkade Entrance at Lane  
 Active Design Stairs

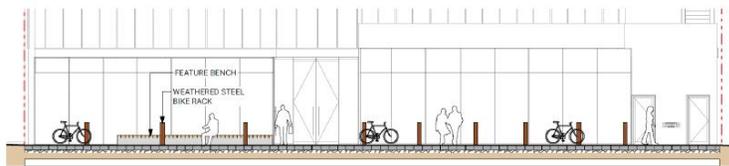
**PARKING LEVEL 1**  
 Parking Spaces = 12  
 Bike Storage and End Of Trip  
 Service Rooms coord. with Utilities

**PARKING LEVEL 2**  
 Parking Spaces = 25  
 EV Car parking spaces = 19

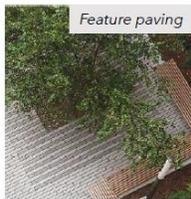


DEVELOPER INFORMATION SESSION

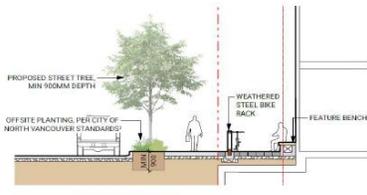
# LEVEL 1 - ENTRANCE



1 FRONT ENTRANCE ELEVATION  
 Scale: 1:100



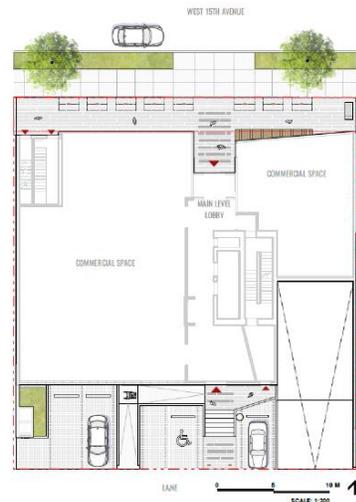
Feature paving



2 SECTION THROUGH FRONT ENTRANCE  
 Scale: 1:100



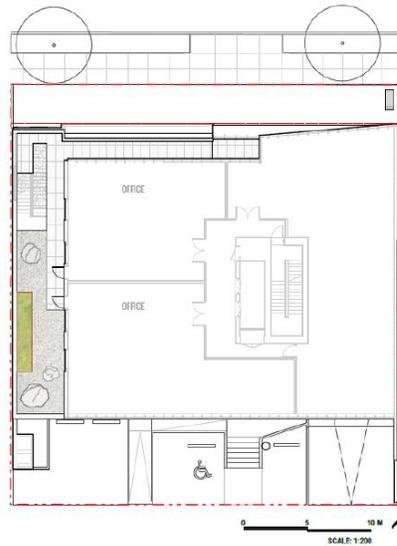
Bike rack



DEVELOPER INFORMATION SESSION

# L2 LANDSCAPE

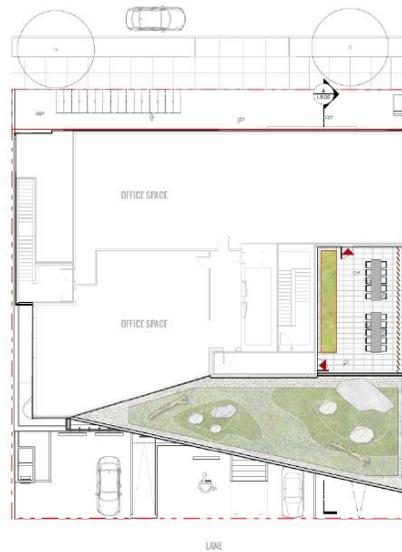
LEVEL 2



CASCADIA  
Green Development

DEVELOPER INFORMATION SESSION

# L5 COMMUNAL PATIO



CASCADIA  
Green Development

DEVELOPER INFORMATION SESSION

# GREEN ROOF



CASCADIA  
Green Development

DEVELOPER INFORMATION SESSION

# RENDERINGS



Above: The proposed building's north façade along West 15<sup>th</sup> Street, with exterior walkways and terraces.



Above: The proposed building's south façade, facing Marine Drive.

CASCADIA  
Green Development

DEVELOPER INFORMATION SESSION

# COMMUNITY BENEFITS

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



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



**Transit Oriented Location:** The application supports active transportation and social connectivity, providing end-of-trip cycling amenities and a pedestrian-friendly streetscape that enhance the public realm along 15th Street.



**Employment Opportunity:** This project includes close to 10,810 sq. ft. of pedestrian-friendly commercial space which will generate significant employment, creating short-term construction and professional consulting jobs and long-term permanent positions for physicians, healthcare workers, and administrative staff.



**Sustainable Design**  
The Sustainability goals for the building pursue the City's key performance criteria for energy efficiency and environmental design. The proposal incorporates Step Code 2 energy performance, and other sustainable measures.

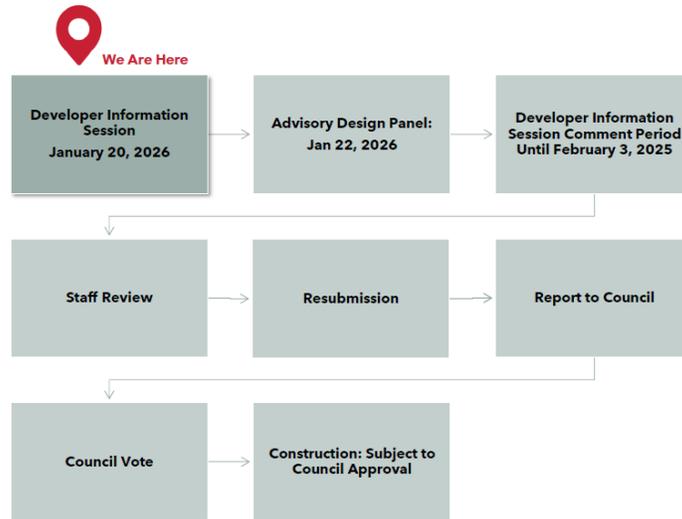


**Building Amenities:** Rooftop patio is open to employees of the building and will provide outdoor space for the enjoyment of building users.



## DEVELOPER INFORMATION SESSION

# PROJECT TIMELINE & NEXT STEPS



## DEVELOPER INFORMATION SESSION

# WE WANT TO HEAR FROM YOU

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

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



## DEVELOPER INFORMATION SESSION

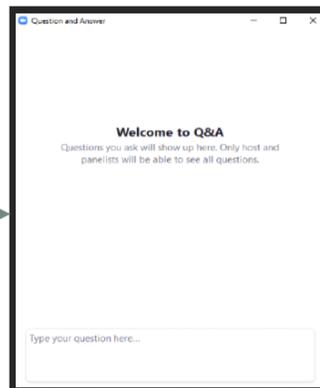
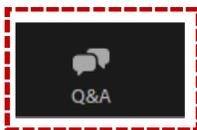
# HOW TO PARTICIPATE

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/835--845-West-15th-Street>

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/835---845-West-15th-Street>



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

Question Report			
Report generated time	02/04/2026 02:36:08 PM		
Topic	Webinar ID	Actual Start Time	Actual Duration (minutes)
835 - 845 West 15th Street - Developer Information Session	853 9820 9812	01/20/2026 05:35:01 PM	54
Question Details			
#	Question	Asker Name	Asker Email
1	Looks great!!	[REDACTED]	-

Appendix H: Comments received following the DIS

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**From:** [REDACTED]  
**Sent:** [REDACTED]  
**To:** [REDACTED]  
**Cc:** Planning  
**Subject:** [EXTERNAL]Planning Application 835-845 West 15th Street North Vancouver - Comments

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

**This email originated from outside of CNV.** Don't click links or open attachments unless you trust the sender and know the content is safe. Unsure? Report it with the Outlook Phish button.

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Hi Hamed,

I am an owner in the adjoining building and having received the planning application information sheet for the above, I am making the following comments:

- 1) While it is a good idea to direct traffic in and out of the proposed building via the back lane, council needs to recognize that this already quite heavily used lane must be upgraded to withstand the additional traffic volume expected from this new service-business based building. To this end, please consider adding to the lane new mountable concrete curbs, new black top surfacing and addition new lighting. This lane is subject to transient homeless occupancy, rodent occupancy and a garbage problem. Upgrading should be tied to the completion of this building and hopefully will result in a reduction of these negative factors.
- 2) Consider limiting street & lane boundary to face of building offsets to be not less than those that presently exist for 857 15<sup>th</sup> Street W., and the corresponding building at the other end of this development site.

Thank you, and regards,

[REDACTED]

END