

December 3, 2025  
City of North Vancouver – Planning Department  
141 West 14th Street  
North Vancouver, BC

Re: 977 W 1st Street, North Vancouver, Temporary Use Permit Application

---

Dear Sebastian,

We appreciate your guidance throughout this process.

Please find below the full details and rationale for our proposed Temporary Use Permit application for use of the industrial unit as a community event venue:

### **1. Description of Proposed Use**

We are seeking a Temporary Use Permit to allow this M3-zoned industrial unit to operate as a community event venue for a period of three years. The intention is to create a flexible, inclusive space that can support a wide range of cultural, charitable, artistic, and community-focused gatherings. Examples include:

- Cultural festivals and multicultural events
- Charity fundraisers and non-profit activities
- Art exhibitions and creative showcases
- Community meetings, workshops, and social gatherings
- Modest-scale private cultural or family events

The goal is to provide the North Shore with an accessible, affordable, community-oriented venue that supports cultural diversity, social connection, and local community well-being.

### **2. Building Changes**

We confirm that no interior or exterior changes will be made to the building.

- No structural, electrical, mechanical, or layout modifications are proposed.
- The space will be used exactly in its current existing condition.
- At the conclusion of the Temporary Use Permit period, the unit can immediately revert to M3-compliant industrial use with no reinstatement work required.

This ensures the proposal remains low-impact, fully reversible, and fully aligned with the intent of a Temporary Use Permit.

### **3. Parking and Traffic Considerations**

The unit has five dedicated parking stalls. In addition:

- Neighbouring tenants have agreed to permit use of their parking areas after business hours and on weekends, providing access to approximately 30 stalls total.
- Most events will occur during evenings and weekends, when parking demand and business operations in the area are minimal.
- This site is not in the immediate vicinity of residential buildings, significantly reducing the likelihood of noise or traffic-related impacts.

The location is conveniently accessible yet well separated from residential areas, helping to minimize disruptions while reducing unnecessary traffic through neighbourhood streets.

#### **4. Duration**

- We are requesting approval for a three-year Temporary Use Permit.

#### **5. Rationale and Community Benefits**

This unit has remained vacant for over a year and a half, despite being fully available and marketed for industrial lease. During this time:

- No qualified industrial tenants have expressed interest.
- There is a high number of comparable M3-zoned properties available in both the City and District of North Vancouver.

This demonstrates that the proposed temporary use would not displace industrial demand.

Instead, it would provide meaningful benefit to the community:

##### **a. Activation of an underutilized property**

A long-vacant industrial unit contributes little to the neighbourhood. Allowing temporary community use supports vibrancy and positive activity without compromising long-term industrial availability.

##### **b. Addresses a significant gap in community space**

The North Shore's population continues to grow rapidly, yet non-profit groups, cultural organizations, charities, and families often struggle to find affordable event spaces.

Most venues in the area are:

- High-end,
- Expensive,
- Or geared toward corporate events.

As a result, residents frequently travel to other municipalities for more budget-friendly event spaces, which:

- Increases vehicle traffic across bridges,
- Contributes to congestion, and

- Has environmental impacts.

Providing a local, affordable community space helps mitigate these issues and keeps community activities within the North Shore.

### **c. Cultural and social benefits**

Both property owners' spouses are deeply involved in multicultural, charitable, and community-based organizations. The intent is to create a welcoming venue where:

- Cultural groups can gather and celebrate traditions,
- Non-profits can host fundraisers and events,
- Artists can showcase work,
- Families and community groups can meet affordably.

This aligns directly with the City's goals of fostering inclusivity, cultural enrichment, and community connection.

### **d. Compatible with surrounding land uses**

The venue will operate during off-peak industrial hours, causing minimal interruption to nearby businesses.

Its distance from residential buildings further ensures limited noise or activity impact.

With ample shared parking available, the operational impact is expected to remain low.

## **6. Alignment With City Objectives**

The proposal supports several City priorities:

- Efficient and temporary activation of a long-vacant commercial/industrial space
- Promotion of cultural diversity and community engagement
- Reduction of regional travel for community events
- Environmental benefit through minimized traffic
- No loss of industrial land capacity, as the use is temporary and reversible
- Providing social infrastructure to support the North Shore's growing population

## **7. Conclusion**

We believe this proposed Temporary Use Permit will provide significant community benefit while remaining fully compatible with the surrounding industrial context. With no changes to the building and limited operational impacts, this proposal fits well within the purpose of a temporary use designation.

We would be pleased to provide any additional information, drawings, or supporting documents required to complete your review.

Thank you again for your assistance.



