



MINUTES OF THE PUBLIC HEARING FOR 1540 ST. GEORGES AVENUE AND 215-235 EAST 16TH STREET HELD IN THE COUNCIL CHAMBER AND ELECTRONICALLY (HYBRID) FROM CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON **MONDAY, NOVEMBER 24, 2025**

PRESENT

COUNCIL MEMBERS

Mayor L. Buchanan
Councillor H. Back
Councillor D. Bell
Councillor A. Girard
Councillor J. McIlroy
Councillor S. Shahriari
Councillor T. Valente

STAFF MEMBERS

L. McCarthy, CAO
A. Cifarelli, Director, Legislative Services & Corporate Officer
J. Peters, Manager, Legislative & Election Services
L. Sawrenko, Chief Financial Officer
A. Pogosjan, City Solicitor
K. Magnusson, General Manager, Infrastructure, Transportation & Parks
J. Draper, Director, Transportation
M. Chan, General Manager, Planning, Development & Real Estate
J. Greig, Manager, Development Planning
L. Mulleder, Development Planner
E. Doran, General Manager, Corporate Services
S. Peters, Manager, Special Projects & Initiatives
A. Neijens, Records Analyst

The Public Hearing was called to order at 6:04 pm.

PUBLIC HEARING – 1540 St. Georges Avenue and 215-235 East 16th Street

1. INTRODUCTION

“Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2025, No. 9131” (1540 St. Georges Avenue and 215-235 East 16th Street, Land Use Designation and Permitted Height Change) and “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9132” (1540 St. Georges Avenue and 215-235 East 16th Street, CD-306) would amend the Official Community Plan from Residential Level 5 to Residential Level 6, along with an increase of the maximum permitted height from 6 storeys to 12 storeys (39 metres).

The above bylaws would also amend the Zoning Bylaw from Comprehensive Development 306 Zone (CD-306), Comprehensive Development 425 Zone (CD-425), and Medium Density Apartment Residential 1 Zone (RM-1), to an amended CD-306 Zone to permit the construction of two new residential buildings of 6 storeys and 12 storeys, at a proposed Floor Space Ratio of 3.26, with a total of 176 secured market rental units, 20 mid-market rental units, and 53 strata condo units, along with a proposed Housing Agreement Bylaw to secure the market rental and mid-market rental housing in perpetuity.

2. STAFF PRESENTATION

Planning, Development and Real Estate staff provided a PowerPoint presentation regarding the application and responded to questions from Council.

PUBLIC HEARING – 1540 St. Georges Avenue and 215-235 East 16th Street – Continued

3. APPLICANT PRESENTATION

Mackenzie Biggar, Vice President, Development & Sustainability, Adera Development Corp., and Rhys Leitch, Principal, Integra Architecture Inc., provided a PowerPoint presentation regarding the application and responded to questions from Council.

4. SUMMARY OF CORRESPONDENCE

Council members received correspondence regarding 1540 St. Georges Avenue and 215-235 East 16th Street, and the following submissions are attached to and form part of the Public Hearing Minutes.

- Letter dated November 19, 2025, from Duncan Wade and Hannah Moug, North Vancouver, BC.
- Email dated November 19, 2025, from Jo Ellen Tsouprake, North Vancouver, BC.
- Email dated November 21, 2025, from Alex Jamieson, North Vancouver, BC.
- Email dated November 21, 2025, from Morgan Iannone, North Vancouver, BC.
- Email dated November 21, 2025, from Lauren Linsley, North Vancouver, BC.
- Email dated November 23, 2025, from Laurie Parkinson, North Vancouver, BC.
- Email dated November 23, 2025, from Pat Penner, North Vancouver, BC.
- Email dated November 23, 2025, from Mary Gamel, North Vancouver, BC.
- Letter dated November 19, 2025, from Kate Schwartz, North Vancouver, BC.
- Email dated November 22, 2025, from Connie Bader, North Vancouver, BC.
- Email dated November 22, 2025, from Benjamin Curry, North Vancouver, BC.
- Email dated November 22, 2025, from Samin Sobhi, North Vancouver, BC.
- Email dated November 23, 2025, from Julia Wagner, North Vancouver, BC.
- Email dated November 23, 2025, from Shari and Larry Nelson, North Vancouver, BC.
- Email dated November 23, 2025, from Forston Tylor, North Vancouver, BC.
- Email dated November 23, 2025, from Heather Campbell, North Vancouver, BC.
- Email dated November 24, 2025, from Hans Opelka, North Vancouver, BC.
- Email dated November 23, 2025, from Helen Turner, North Vancouver, BC.
- Email dated November 24, 2025, from Fraser Wagner, North Vancouver, BC.
- Email dated November 24, 2025, from Judith Brook, North Vancouver, BC.
- Letter dated November 24, 2025, from Judy Savage, President & CEO, LGH Foundation, North Vancouver, BC.
- Email dated November 24, 2025, from David Laird, North Vancouver, BC.
- Email dated November 24, 2025, from Kim Jameson, North Vancouver, BC.
- Email dated November 24, 2025, from Mitsumasa Hashimoto, North Vancouver, BC.
- Email dated November 24, 2025, from Dee Spencer, North Vancouver, BC.
- Email dated November 24, 2025, from Rebecca Chaster, North Vancouver, BC.
- Letter dated November 24, 2025, from Joe Geluch, North Vancouver, BC.
- Letter dated November 24, 2025, from Dave Mason, North Vancouver, BC.
- Letter dated November 24, 2025, from Mackenzie Biggar, Vice President, Development & Sustainability, Adera Development Corp., Vancouver, BC.

PUBLIC HEARING – 1540 St. Georges Avenue and 215-235 East 16th Street – Continued

5. SPEAKERS

- Rebecca Chaster, North Vancouver, BC expressed support for the proposal, citing good location for density, diversity of housing and sustainability of the project.
- Alex Jamieson, North Vancouver, BC expressed concern for the proposal, citing loss of mature trees on the site.
- Julia Wagner, North Vancouver, BC expressed concern for the proposal, citing loss of mature trees on the site.

6. ADJOURN

Moved by Councillor McIlroy, seconded by Councillor Back

THAT the Public Hearing, regarding “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2025, No. 9131” (1540 St. Georges Avenue and 215-235 East 16th Street, Land Use Designation and Permitted Height Change) and “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9132” (1540 St. Georges Avenue and 215-235 East 16th Street, CD-306), adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 8:04 pm.

“Certified Correct by the Corporate Officer”

CORPORATE OFFICER

Re: Official Community Plan Amendment & Public Hearing

Monday November 19th, 2025

1540 St. Georges Ave. / 215-235 E. 16th St., City of North Vancouver

Dear Mayor and Council,

We are pleased to write a letter of support for the OCP amendment for Adera's project at the corner of St Georges Ave and E 16th. My partner and I are fortunate enough to have moved to the City of North Vancouver earlier this year and can now call this City our home. We now live at <> East 1st St and enjoy exploring the new neighbourhoods and the welcoming community that North Vancouver has provided. We are young, working professionals who sought housing on the North Shore for some time. In our search we observed a deficiency of new housing in the City of North Vancouver that met our wants and needs. Projects such as this will help increase the supply of new housing, providing more opportunities for families, young professionals or downsizers to call the City of North Vancouver home.

We applaud Adera for using mass timber and building purpose-built rental, as well as affordable rental housing in this area. The location is ideal, providing access to essential resources, transit and community. This project will positively contribute to the next chapter of Central Lonsdale. I strongly support this project and hope Mayor and Council will as well.

Sincerely,

Duncan Wade & Hannah Moug
East 1st Street, North Vancouver

Subject: FW: Public Hearing Submission – 215–235 East 16th Street & 1540 St. Georges Avenue

From: Jo Ellen Tsouprake

Sent: November-19-25 3:20 PM

To: Submissions <input@cnv.org>

Subject: Public Hearing Submission – 215–235 East 16th Street & 1540 St. Georges Avenue

Dear Mayor and Council,

My name is Jo Ellen Tsouprake, and I live in North Vancouver. I am writing to share my support for the proposed development at 215–235 East 16th Street & 1540 St. Georges Avenue.

I am a divorced Mother and Grandmother and currently live in a small garden suite apartment with my family. I would like to rent or purchase my own apartment, but the availability and cost is prohibitive for Seniors on a fixed income in this area.

What I like most about this project is the mix of people it could bring together, including renters, owners, families, and seniors, and those looking to downsize but still stay in the city. I appreciate that it's not just luxury condos. It's the kind of development that adds to the community by offering homes people can actually afford to live in.

Thank You,
Jo Ellen Tsouprake

Subject: Rezoning & OCP Amendment and Tree Bylaw for 1540 St. Georges - Public Hearing Nov 24, 2025

From: Alex Jamieson

Sent: November-21-25 10:37 AM

To: Clerks <Clerks@cnv.org>; Angela Girard (Councillor); Don Bell (Councillor); Holly Back (Councillor); Jessica McIlroy (Councillor); Linda Buchanan (Mayor); Tony Valente (Councillor)

Cc: Linden Mulleder <lmulleder@cnv.org>

Subject: Rezoning and OCP Amendment and Tree Bylaw for 1540 St. Georges - Public Hearing November 24, 2025 - comments from Alex Jamieson

Dear Mayor and Council,

The Adera plan is very good, except they have **failed to retain any of the trees on the site**. Below is my sketch plan which retains 3 trees with a minimum disruption to the developer's plans. Staff and the developer have seen my plan and rejected it for various reasons, but I can tell you that from 35 years of designing and reviewing sites such as this, the plan is perfectly achievable with only minor changes. The trees are not even in the main building footprint except part of the Maple.

Therefore, I and some other people who love trees have 3 recommendations, that:

- 1. Council refer the plans back to staff and ask the architect to redesign in order to save the trees, with loss of no more than 4 parking spaces, and that the applicants receive whatever variances are required,**
- 2. the City offer to allow an additional floor to the 6-storey building, provided that the trees are retained, and**
- 3. the City Engineer be asked to design the lane in such a manner as to retain at least one of the Pine trees on at the southeast corner of the site.**

I would be happy to advise on the redesign.

The following is an explanation of the "Plan B", below.

- **Large Japanese Maple** tree can be retained by notching the building on 16th Street, moving the stairs and deleting about 4 parking spaces,

- **Large Oak** tree can be retained without changing the suite layouts, but the underground sub-station, bicycle parking, and about 5 parking spaces would need to be moved. The tree would be an "natural asset " in the proposed outdoor space for residents. See Photos below.

-**Large Pine** tree in the lane. I have incorporated this into the plan, but will require the City Engineer to alter the lane design. This shouldn't be too hard since the lane is already paved and fully functioning.

- Because some residential space may be lost, I propose that it be added somewhere else, such as a slightly larger footprint, or on a 7th floor, or added space in building 1.

-Optional: Redesign the east lane and adjacent landscaping to accommodate about 6 cars parallel parked.

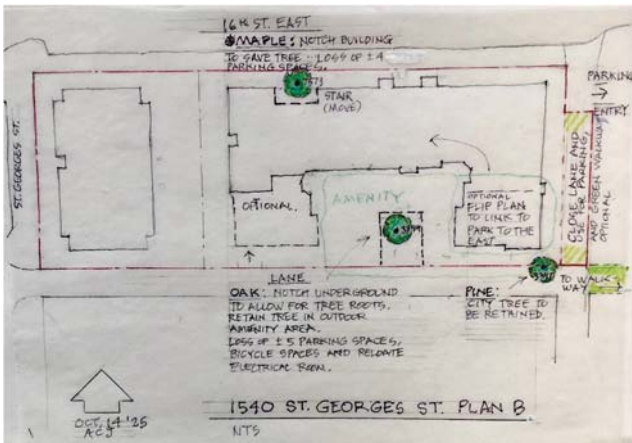
It would be useful if you could visit the site with me, and I can explain anything that is not clear in the letter and sketch.

Finally, I find that the developers plan sets an unfortunate precedent for the new *Tree Bylaw* because it does not follow an important section, namely,

"Before issuing a permit under section 6.A(1), (2) or (3), the Director must consider whether the proposed cutting or removal could be avoided by the issue of a development variance permit under s. 498 of the *Local Government Act*."

I want my letter to be read into the minutes of the Public Hearing.

Alex Jamieson, B. Arch, Registered Professional Planner, MPIBC (retired)
East 11th Street
North Vancouver, BC, V7L 2h3



Subject: 215–235 East 16th Street & 1540 St. Georges Avenue – Public Hearing Submission

From: Iannone, Morgan

Sent: November-21-25 10:57 AM

To: Submissions <input@cnv.org>

Subject: Re: 215–235 East 16th Street & 1540 St. Georges Avenue – Public Hearing Submission

Dear Mayor and Council,

My name is Morgan Iannone, and I am a long-time resident of North Vancouver, now raising a young family here in the City. I am writing to express my strong support for the proposed development at 215–235 East 16th Street & 1540 St. Georges Avenue.

Living in this neighbourhood for years, I've seen firsthand how difficult it has become for families, young adults, and long-time residents to find housing that fits different budgets and stages of life. What stands out about this proposal is that it provides a meaningful mix of rental, mid-market attainable home ownership, something our community genuinely needs if we want people who live and work here to be able to stay here.

As a parent, I also appreciate how thoughtful the project is in its design for families. The inclusion of a creative and extensive kids' play area, along with the green space and mews, will make a real difference in the everyday experience for families. It's rare to see new developments that consider the needs of children and focus on creating places where they can safely play and explore.

I also walk and cycle through this neighbourhood frequently, and the idea of a publicly accessible pedestrian connection is a welcome improvement. It opens the site to the community rather than closing it off and supports the City's ongoing efforts to make North Vancouver more walkable and bike-friendly.

Lastly, the use of mass timber and the emphasis on sustainable design resonate with what many of us value about living on the North Shore. It's encouraging to see projects that reflect these principles while still contributing meaningful housing.

Overall, this proposal feels like a thoughtful and balanced addition to the neighbourhood, one that respects the character of the community while addressing real and pressing housing needs. I fully support this project and believe it will be a positive contribution to North Vancouver for years to come.

Thank you,

Morgan Iannone
16th St & St. Georges Neighbourhood Resident
North Vancouver

Subject: Letter of Support - 1540 St. Georges & 215-235 E. 16th St.

From: Lauren Linsley
Sent: November-21-25 1:32 PM
To: Submissions <input@cnv.org>
Subject: Letter of Support

Dear Mayor and Council,

My name is Lauren Linsley, and I am a current tenant at <> East 16th Street in the City of North Vancouver. I also work for the North Vancouver School District as an Educational Assistant, which gives me a good sense of how important and needed stable, local housing is for the families and staff who are part of this community.

Living in the area for the past five years has shown me how special this neighbourhood is , it's welcoming, central, and well connected. At the same time, there is a need for more rental housing and thoughtful updates to support our growing community. I have coworkers that have been searching for housing in North Vancouver for five years without success. Adera's proposal moves things in a positive direction while improving the public spaces we all share. I'm excited to see the changes that they will bring to our community.

I believe this project will benefit both current and future residents, and I encourage Council to approve it.

Thank You,
Lauren Linsley
East 16th Street
North Vancouver

Subject: Rezoning & OCP Amendment at 1540 St George's: please save the trees!

From: Laurie Parkinson

Sent: November-23-25 5:40 PM

To: Mayor Linda Buchanan <Mayor@cnv.org>; Holly Back (Councillor) <HBack@cnv.org>; Don Bell (Councillor) <dbell@cnv.org>; Angela Girard (Councillor) <agirard@cnv.org>; Jessica McIlroy (Councillor) <jmcilroy@cnv.org>; Shervin Shahriari (Councillor) <sshahriari@cnv.org>; Tony Valente (Councillor) <tvalente@cnv.org>

Cc: Linden Mulleder <lmulleder@cnv.org>; Clerks <Clerks@cnv.org>

Subject: Public hearing Nov 24, '25: Rezoning & OCP Amendment at 1540 St George's: please save the trees!

Hello Mayor and Council, planners, and City Clerk:

I've just looked at the pictures Alex Jamieson sent me of the 3 impressive trees planned to be destroyed at 1540 St George's St, and his good advice re how to save them. I hope you'll give Alex's suggestions serious consideration. The trees are exceptional, and will be a great source of cooling shade if they remain in place. CNV is rather short of mature trees, so it seems that you would bend over backwards to save them.

This development will be a block and a half from easily accessible public transport on Lonsdale, and I know you feel nearby public transport is a good reason to reduce parking space. I personally like parking space as much as many, but saving mature trees wins the day for me!!

Clerk, thank you for reading my letter into the Minutes of the Public Hearing.

Best regards,

Laurie Parkinson

East 4th Street

North Van, BC V7L 1J8

Subject: Rezoning and OCP Amendment and Tree Bylaw for 1540 St. Georges

From: Pat Penner

Sent: November-23-25 8:47 PM

To: Clerks <Clerks@cnv.org>; Angela Girard (Councillor) <agirard@cnv.org>; Don Bell (Councillor) <dbell@cnv.org>; Holly Back (Councillor) <HBack@cnv.org>; Jessica McIlroy (Councillor) <jmcilroy@cnv.org>; Linda Buchanan (Mayor) <lbuchanan@cnv.org>; Tony Valente (Councillor) <tvalente@cnv.org>; Shervin Shahriari (Councillor) <sshahriari@cnv.org>

Cc: Linden Mulleder <lmulleder@cnv.org>; 'Alex Jamieson'

Subject: RE: Rezoning and OCP Amendment and Tree Bylaw for 1540 St. Georges - Public Hearing November 24, 2025 - comments from Alex Jamieson - support from Pat Penner

Dear Mayor, Council, and interested parties,

I am writing to give my 100% support to Alex's proposal and to respectfully ask you to consider his recommendation.

Please can we not consider the value of our existing trees when approving plans to redevelop sites?

So many of us are disheartened and feel so helpless when our neighbourhood trees are cut down again and again for redevelopment. If we are all supporting efforts to create a healthy city, please consider the negative impact on our collective mental health when we see our trees being cut down – it is very heartbreaking and stress inducing.

Can you please consider Alex's proposal?

Sincerely,

Pat Penner

City of North Vancouver Resident

Subject: Public hearing November 24th 2025

From: Mary Gamel
Sent: November-23-25 9:41 PM
To: Clerks <Clerks@cnv.org>
Subject: Public hearing November 24th 2025

Dear Mayor and Councillors,

I am a resident of West Vancouver and a member of the Urban Tree Alliance.

I am writing to you regarding the "Rezoning and OCP Amendment and Tree Bylaw for 1540 St. Georges."

I am very concerned that the Adera plan for 1540 St. Georges has failed to retain any of the trees on the site.

The new Tree Bylaw states "Before issuing a permit under section 6.A(1), (2) or (3), the Director must consider whether the proposed cutting or removal could be avoided by the issue of a development variance permit under section 498 of the Local Government Act".

It is my understanding that with some redesign from the architect, these trees could be saved.

As we experience more extreme weather and more frequent extreme weather events, including excessive summer heat and excessive rainfall, we must look towards using green infrastructure and particularly our mature trees to mitigate these extreme weather events. Cities using this approach are finding them to be efficient and more cost effective.

It would be a great loss to have these trees removed for all the benefits that I have mentioned. But the physical and mental health benefits of trees are also extremely important and in fact irreplaceable. The risks of air pollution due to wild fires is becoming an annual event and will be costly for the health of our residents and our health care system.

Please return to the drawing board and make a plan to save these irreplaceable trees in this development.

Kind regards,

Mary Gamel
Ross Lane
West Vancouver, V7W2Z2

Date: November 19, 2025

Mayor and Council
City of North Vancouver
141 West 14th Street
North Vancouver, BC V7M 1H9

Re: 215–235 East 16th Street & 1540 St. Georges Avenue – Public Hearing Submission

Dear Mayor and Council,

My name is Kate Schwartz and I am a resident of the City of North Vancouver. I am writing to express my support for the proposed development at 215–235 East 16th Street & 1540 St. Georges Avenue.

I am writing to express my strong support for this project that comprises a significant number of purpose-built rental housing. As more and more people seek to move into the City, our community continues to experience sustained pressure on both availability and affordability of rental homes, affecting local workers, young families, and seniors who want to remain in the area. Adding additional housing including a secured rental supply—particularly in a well-located project—helps stabilize supply and rents over the long term, supports local businesses and employment, and makes more efficient use of existing infrastructure and transit investments.

I also understand that the applicant has a solid reputation for delivering high-quality, mass-timber buildings with first class amenities and environmentally sustainable construction practices. Such a project will not only increase the rental supply but also support a more inclusive, resilient community. For these reasons, I believe this development aligns well with the municipality's broader housing and planning objectives and will provide long-term benefits to current and future residents. I wholeheartedly support this project and the application being presented.

Thank You,

Kate Schwartz
CNV Resident

Subject: 215-235 East 16th Street & 1540 St. Georges Avenue – Public Hearing Submission

From: Connie Bader

Sent: November-22-25 8:07 AM

To: Submissions <input@cnv.org>

Subject: 215-235 East 16th Street & 1540 St. Georges Avenue – Public Hearing Submission

Dear Mayor and Council,

My name is Connie Bader, and while I live in the District of North Vancouver, I work in the City, so I see firsthand how important local housing options are for the people who live and work in this community. I am writing to express my support for Adera's proposed redevelopment, which adds both rental and ownership homes for the workforce in Lower Lonsdale and near the hospital.

I also appreciate that the rentals and condos are integrated. Many new buildings keep them completely separate, so this approach feels more inclusive and better suited to creating a diverse, connected community.

Thank You,

Connie Bader
DNV Resident

Subject: Public Hearing Submission – 1540 St. Georges Ave. & 215-235 E 16th Street

From: Benjamin Curry

Sent: November-22-25 1:14 PM

To: Submissions <input@cnv.org>

Subject: Public Hearing Submission – 1540 St. Georges Ave. & 215-235 E 16th Street

Dear Mayor and Council,

My name is Benjamin Curry and I am a resident of the District of North Vancouver living at <> Sunset Boulevard. I am writing to express my support for the proposed development at 215–235 East 16th Street & 1540 St. Georges Avenue.

As a parent of three that has grown up on the North Shore and recently returned to living in North Vancouver, I'm highly supportive of a development that helps families and young adults alike be able to remain in North Vancouver. A project that includes the environmental benefits of mass timber construction and still manages to offer affordable rental housing should be strongly supported by all.

Thank You,



Benjamin Curry
Sunset Blvd
District of North Vancouver

Subject: 215–235 East 16th Street & 1540 St. Georges Avenue – Public Hearing Submission

From: Samin Sobhi

Sent: November-22-25 1:41 PM

To: Submissions <input@cnv.org>

Subject: Re: 215–235 East 16th Street & 1540 St. Georges Avenue – Public Hearing Submission

Dear Mayor and Council,

My name is Samin Sobhi, and I am a resident of North Vancouver. I am writing to express my full support for the proposed development at 215–235 East 16th Street & 1540 St. Georges Avenue.

I believe this project brings several important benefits to our community. The mixed-tenure approach—offering purpose-built market rental, mid-market rental, and homeownership opportunities—helps address the ongoing need for diverse and attainable housing options in the City of North Vancouver. The site’s close proximity to Lions Gate Hospital also makes it an ideal location for housing people who work in essential services or rely on nearby medical facilities.

I am particularly supportive of the project’s use of CLT (mass timber) construction. This modern building method not only provides significant positive carbon impacts and aligns with climate-action goals, but also allows for faster construction, reducing disruption to surrounding residents.

Additionally, the proposed tree replacement plan, which will result in three times as many trees as currently exist on the site—including larger species—is a meaningful contribution to urban greening. The planned infrastructure upgrades, improved pedestrian crossings along St. Georges Avenue, and the new publicly accessible landscaped greenway will further enhance safety, connectivity, and quality of life for residents in the area.

For these reasons, I strongly support this development and believe it will have a positive and lasting impact on the community.

Thank you for your time and consideration.

Best regards,

Samin Sobhi
NV Resident

Subject: 1540 St. Georges - Public Hearing November 24, 2025

From: Julia Wagner

Sent: November-23-25 2:43 PM

To: Submissions <input@cnv.org>

Subject: 1540 St. Georges - Public Hearing November 24, 2025

Dear Mayor and Council:

Please reject the current proposal for 1540 St. Georges and require the developers to redesign their plans to retain the mature trees, including one oak tree, one Japanese maple tree, and one pine tree.

These trees bring great value to our community, including but not limited to beauty, shade, rain protection, and biodiversity habitat, and cannot be adequately replaced by smaller trees.

We expect more creativity from developers and our Mayor and Council to protect our community's ecosystem services.

Sincerely,

Julia Wagner

11th East St, North Vancouver, BC

Subject: Public Hearing Nov. 24, 2025, re: 1540 St. Georges Avenue and 215-235 East 16th Street

From: Shari Nelson
Sent: November-23-25 6:14 PM
To: Submissions <input@cnv.org>
Subject: Public Hearing Nov. 24, 2025, re: 1540 St. Georges Avenue and 215-235 East 16th Street

Dear Corporate Officer,

We are opposed to removal of the three large trees on this proposed development site.

We are in agreement with the comments and suggestions to amend the design of the site to keep these substantial and irreplaceable trees in place by one Alex Jamieson, whose letter has been forwarded to you already to address this matter.

Developers are not entitled to ignore the importance of trees. We continue to remind them that trees are vital to sustaining all life forms. As Alex has pointed out in his diagrams, they can amend the design of the buildings to suit the landscape.

Thank you for your inclusion of this input towards upholding tree protection.

Shari and Larry Nelson
Eastern Avenue
North Vancouver, BC

Subject: 1540 St Georges Ave. and 215-235 E 16th Ave.

From: Ftylor Ftylor

Sent: November-23-25 8:30 PM

To: Submissions <input@cnv.org>

Subject: 1540 St Georges Ave. and 215-235 E 16th Ave.

Dear Mayor and Council

I attended both the DIS on November 26, 2024 and the Town Hall on September 9, 2025. During my attendance at both of these meetings, I asked the applicant's staff if they would consider providing parking spaces for car sharing in either building. At both of these meetings my suggestion was rejected.

I am asking again, if it can be included as part of this amendment, that the City ask the applicant to provide space for car sharing vehicles. There will not be sufficient parking spots for each of the units. Does it not behoove the applicant to provide some space(s) for those residents who will not own their own cars but require access to one?

Thank you,
Forston Tylor
East 19th Street
North Vancouver

Subject: Opposition to Proposed Rezoning and Height Increase – 1540 St George Avenue

From: Heather Campbell

Sent: November-23-25 9:11 PM

To: Submissions <input@cnv.org>

Subject: Opposition to Proposed Rezoning and Height Increase – 1540 St George Avenue

Dear Mayor and Council,

I am writing to express my strong opposition to the proposed amendment to Official Community Plan for the above property that would :

- Change the residential plan designation from Level 5 to Level 6,
- Increase the permitted building height from 6 storeys to 12 storeys, and
- Amend the Zoning By-Law from RM-1. CD-306, and CD-425 to an amended CD-306 Zone to permit two residential buildings.
- Permit two new residential buildings of 12 storeys each.

This proposal represents a dramatic departure from the established planning framework and raises serious concerns for our community:

- **Neighbourhood Character:** Doubling the height allowance will overwhelm the existing streetscape, casting shadows over nearby homes and eroding the human-scale character that residents value.
- **Infrastructure Capacity:** Two 12-storey towers will significantly increase density, adding pressure to already strained roads, parking, transit, and essential services. Past rezonings in North Vancouver have shown that infrastructure upgrades often lag behind development, leaving residents to bear the burden.
- **Environmental and Livability Impacts:** Taller buildings reduce access to sunlight, diminish green space, and increase noise and congestion and pet activity and pet -related incidences. These changes directly affect quality of life and contradict the City's stated goals of sustainable, climate-resilient growth.
- **Precedent of Community Pushback:** In recent years, Council has slowed or modified rezoning proposals after strong resident opposition, recognising the importance of community input in shaping balanced development. This proposal should be treated with the same care.

I urge Council to reject this amendment and maintain the current Level 5 designation and 6-storey height limit. This approach supports growth while preserving neighbourhood integrity, ensuring infrastructure can keep pace, and protecting the livability of our city.

Thank you for considering my concerns. I trust the Council will continue to prioritise the voices of residents and the long-term wellbeing of our community in its decision-making.

Sincerely,

Heather Campbell

East 15th Street, North Vancouver

Subject: Opposition to Proposed Rezoning and Height Increase – 1540 St George Avenue

From: Hans Opelka

Sent: November-24-25 8:57 AM

To: Submissions <input@cnv.org>

Cc: Heather Campbell; Amanda Clark; John Cartwright; John Urrea; Ryan Spencer; Ondrej Sindar; Matthew Baguley

Subject: Opposition to Proposed Rezoning and Height Increase – 1540 St George Avenue

Dear Mayor and Council,

As president of the Hacienda building, strata VR 721 <> East 15th street I am voicing the full support of the email by one of our owners Heather Campbell.

Heather's concerns are shared with many if not all of the owners of our building and we would like you to reconsider the proposed changes to a 12-story complex.

Sincerely, Hans Opelka
Strata President

Subject: Rezoning and OCP Amendment and Tree Bylaw for 1540 St. Georges - Public Hearing

From: Helen Turner

Sent: November-23-25 10:03 PM

To: Submissions <input@cnv.org>

Subject: Rezoning and OCP Amendment and Tree Bylaw for 1540 St. Georges - Public Hearing November 24, 2025

Dear Mayor and Council

Please accept this as written input regarding :

- Official Community Plan Amendment Bylaw, No. 9131, 2025 (Land Use Designation and Permitted Height Change), and Zoning Amendment Bylaw, No. 9132, 2025 1540 St. Georges Avenue and 215-235 East 16th Street

It has been brought to my attention that while the Adera plan is very good, they have failed to retain trees on the site.

I reference the new *Tree Bylaw* below and request action be taken to save as many of the trees as possible.

- "Before issuing a permit under section 6.A(1), (2) or (3), the Director must consider whether the proposed cutting or removal could be avoided by the issue of a

development variance permit under s. 498 of the *Local Government Act*."

I am support the recommendations in the written input as submitted by Alex Jamieson, B. Arch, Registered Professional Planner, MPIBC (retired)

While I am not a resident of the City; reside in the District of North Vancouver, the benefit from trees knows no boundaries and I submit my input as a mother, grandmother, health care provider, concerned citizen and inhabitant of Earth.

Sincerely

Helen Turner
McNair Drive
North Vancouver

Subject: 1540 St. Georges - Public Hearing November 24, 2025

From: Fraser Wagner

Sent: November-24-25 8:06 AM

To: Submissions <input@cnv.org>

Subject: 1540 St. Georges - Public Hearing November 24, 2025

Dear Mayor and Council,

As a young adult who hopes to live in the City of North Vancouver for many years to come, I'm writing to request that you ensure that the mature trees at 1540 St. Georges are retained on behalf of our current and future generations.

The mature maple, oak and pine tree at this site are invaluable to our community and cannot be adequately replaced in the short- to mid- term by smaller trees.

As a young adult, I'm keenly aware of the need for more housing in our community, but not at the expense of mature trees and the ecosystem services and human health benefits they offer.

I am counting on Mayor and Council to set standards for development that place a high value on retention of mature trees, and thus spur more creativity from developers in their site designs.

Sincerely,

Fraser Wagner

East 11th St, North Vancouver

Subject: Rezoning and OCP Amendment and Tree Bylaw for 1540 St. Georges

From: Judith Brook

Sent: November-24-25 9:09 AM

To: Clerks <Clerks@cnv.org>; Angela Girard (Councillor) <agirard@cnv.org>; Don Bell (Councillor) <dbell@cnv.org>; Holly Back (Councillor) <HBack@cnv.org>; Jessica McIlroy (Councillor) <jmcilroy@cnv.org>; Linda Buchanan (Mayor) <lbuchanan@cnv.org>; Tony Valente (Councillor) <tvalente@cnv.org>; Shervin Shahriari (Councillor) <sshahriari@cnv.org>

Subject: Rezoning and OCP Amendment and Tree Bylaw for 1540 St. Georges

Mayor and Council,

I realize much effort and planning has formed the Adera plan. Unfortunately, failure to retain existing trees on site requires a serious re-think before committing to action.

A re-design is possible, and indeed, preferable with only minor changes. The trees are not even in the main building footprint except part of the Maple. Please consider recommendation of Alex Jamieson (B. Arch, Registered Professional Planner, MPIBC, retired) as:

1. Council refer the plans back to staff and ask the architect to redesign in order to save the trees, with loss of no more than 4 parking spaces, and that the applicants receive whatever variances are required,
2. the City offer to allow an additional floor to the 6-storey building, provided that the trees are retained, and
3. the City Engineer be asked to design the lane in such a manner as to retain at least one of the Pine trees on at the southeast corner of the site.

An example of the world's recognition of importance of tree retention - from recent COP30 meeting in Brazil--
"a multibillion-dollar investment fund titled the [Tropical Forest Forever Facility](#) was unveiled by Brazil. This initiative, which is outside of the UN's remit, aims to pay nations to keep trees standing. Germany has already committed to contributing €1 billion over the next decade to the Tropical Forest Forever Facility, while Norway pledged 30 billion krone (approximately €2.5 billion) in the form of loans over 10 years, providing that more donors follow suit."

[source](#)

Sincerely,
Judith Brook
Lauralynn Drive
North Vancouver V7J 2Y5

November 24, 2025

BOARD OF DIRECTORS

Executive Committee

Curt Bernardi, Chair
Peter Buckley, Co-Vice Chair
Bruce Chan, Co-Vice Chair
Greg Gutmanis, Treasurer
Sally Dennis, Secretary

Directors at Large

Adil Ahamed
Haleh (Holly) Alexander
Tony Brewster
Dr. Brigid Cassidy
Heather Lagasse
Lee Ann Lambert
Darlene MacKinnon
Alex Messina
Joan Proudfoot
Morna Sileika
Darren Yada
John Zaplatynsky
Qi (CheeChee) Zhu

PRESIDENT & CEO

Judy Savage

Mayor and Council
City of North Vancouver
141 West 14th Street
North Vancouver, BC V7M 1H9

Dear Mayor and Council,

RE: 1540 St. Georges Ave. and 215-235 E. 16th Ave., North Vancouver

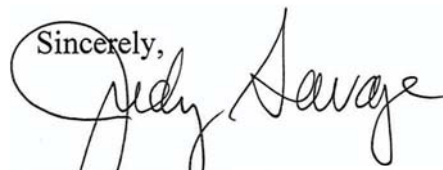
I am writing to express my strong support for the proposed rental housing development on St. George's Avenue, North Vancouver, British Columbia. This project presents a valuable opportunity to address a significant need in our community, particularly for those who work at Lions Gate Hospital.

As you know, many hospital employees currently live off the North Shore due to the limited availability and high cost of local rental housing. Long commutes not only place additional strain on these essential workers but also make it more difficult for the hospital to attract and retain qualified staff. Providing additional rental options — especially in close proximity to Lions Gate Hospital — would meaningfully support workforce stability and wellbeing.

I am encouraged by the developer's commitment to engage with Vancouver Coastal Health to explore directing rental units, including affordable housing options, toward hospital employees. This targeted approach has the potential to provide immediate, practical benefit to the healthcare professionals who contribute so much to our community.

For these reasons, I respectfully urge Council to support the development application. This project represents a thoughtful and much-needed investment in both housing and the sustainability of our local healthcare system.

Thank you for your consideration.

Sincerely,


Judy Savage, CFRE
President & CEO

Judy.Savage@vch.ca

Subject: Support –Development at 215–235 East 16th & 1540 St. Georges

From: David Laird

Sent: November-24-25 10:21 AM

To: Submissions <input@cnv.org>

Subject: Support –Development at 215–235 East 16th & 1540 St. Georges

Dear Mayor and Council,

My name is David Laird, I live in the City of NV and I'm writing this letter because I support this project. There is a lot of development in our city, but I think it is being planned well and Mayor and Council are trying to put it in the right places, most of the time. This project seems to make a lot of sense given what was built next door, the proximity to Central Lonsdale (being able to walk or cycle to destinations is good!) and we all know we need more housing. Adding denser housing here makes sense and what matters most is that we continue to build our city with an eye on the bigger picture.

Thank You,

David Laird
CNV Resident

Subject: Proposed development for 215 - 235 East 16th Street & 1540 St. Georges Avenue

From: Kim Jameson

Sent: November-24-25 10:37 AM

To: Submissions <input@cnv.org>

Subject: Proposed development for 215 - 235 East 16th Street & 1540 St. Georges Avenue

Dear Mayor and Council,

My name is Kim Jameson, and I live in the Lynnmore neighbourhood within the District of North Vancouver. I am writing to share my support for the proposed development at 215–235 East 16th Street & 1540 St. Georges Avenue.

As a resident of North Vancouver and as a staff member of Vancouver Coastal Health who works at Lion's Gate Hospital, I am encouraged to see the proposed development of new housing to support our growing community needs. I am particularly supportive of developments, such as the Adera project, that both centres sustainability in it's design elements (e.g. use of timber/bike storage/ EV parking/central location that allows for less reliance on vehicle transportation) as well as access to rental housing units (in addition to for-sale units) for North Vancouver residents, which may (hopefully) help to improve affordability in the current housing market.

Thank You,
Kim Jameson
DNV Resident

Subject: Question for Apartment demolition plan - East 16th St

From: Mitsumasa Hashimoto
Sent: November-24-25 10:15 AM
To: Submissions <input@cnv.org>
Subject: Question for Apartment demolition plan

I received a postcard for a public hearing. I'm not very good at English, so I don't really understand it (I'm using translation software).

First of all, what does the title mean? "Official Community Plan Amendment Bylaw" mean? Why are they demolishing the property when it doesn't seem to be in any damage yet?

I really like this place. I want to live here as long as possible. I've heard I can live here until at least spring 2026. Is that true? When do you think the notice will be issued? If possible, it would be very helpful if I could stay here until at least fall or the end of 2026.

Rents for other properties are rising every year, and for low-income seniors like me, living in a one-bedroom apartment that exceeds \$1,000 is difficult.

I'll be evicted if the property is demolished, so Is it possible to give me priority in finding a subsidiary apartment? However, even if I'm offered one right now, I would like to stay here until the end, until the notice is issued.

Also, I'd appreciate it if you could introduce me to an inexpensive moving company that can help me dispose of my current large amount of furniture and other belongings.

I've written above about my requests and requests to the real estate developer, but I would be very grateful if you could understand my feelings as facing eviction and convey this to the developer from the city.

I want to live here as long as possible, and my biggest concern is whether I'll be able to find affordable housing.

This is my first time dealing with something like this, so I'd really appreciate any help. I'd appreciate it if you could contact me via this email address.

Sincerely,
Mitsumasa Hashimoto
East 16th St. N.V.

Subject: Public Hearing Submission – 215–235 East 16th Street & 1540 St. Georges Avenue

From: Dee Spencer

Sent: November-24-25 11:24 AM

To: Submissions <input@cnv.org>

Subject: Public Hearing Submission – 215–235 East 16th Street & 1540 St. Georges Avenue

Dear Mayor and Council,

My name is Dee Spencer, and I live in the city of North Vancouver at <> W 4th Street,

I am writing to share my support for the proposed Adera development at 215–235 East 16th Street & 1540 St. Georges Avenue.

Having lived in North Vancouver since 2005, I've watched this area grow into a truly vibrant and welcoming community. With that growth, it's important that we continue providing the housing needed to support the people who live, work, and raise families here. By adding more homes—especially a variety of housing options—we can help ensure that residents at every stage of life can stay rooted in the neighbourhood they love.

I'm also encouraged by the project's use of mass timber, which reflects a thoughtful and forward-looking approach to development. Building with mass timber is an excellent way to reduce embodied carbon emissions and promote long-term sustainability, helping our city grow in a more responsible and environmentally conscious way.

Supporting thoughtful, sustainable growth is essential to keeping our city vibrant and inclusive, and this development is a strong step in the right direction.

Thank you for your consideration, Dee Spencer

Dee Spencer
West 4th Street
North Vancouver

Subject: Public Hearing input - 1540 St Georges Ave and 215-235 E 16th

From: Rebecca Chaster

Sent: November-24-25 11:30 AM

To: Submissions <input@cnv.org>

Subject: Public Hearing input - 1540 St Georges Ave and 215-235 E 16th

To whom it may concern,

I'm writing in support of the above-noted application, for the following main reasons:

- The City needs more housing, as is generally understood and as mandated by the Province through a series of recent bills, and this proposal provides 249 new homes
- This proposal provides a mix of tenures and types of housing, from market condo to market rental to mid-market rental in lower-rise 6 storey and mid-rise 12 storey forms; it also provides more diversity in the enhanced level 2 adaptable standards 100% of the homes will comply with
- The proposal will provide 3 times more trees than those currently onsite, and further will be built in mass timber (CLT) -- a much more sustainable construction form than e.g. concrete, and one that Adera knows and does exceptionally well
- It would be a shame to lose homes in the proposal and render it less economically viable just to save a single onsite tree (as has been proposed by some residents opposed to the project), especially when the 3x more trees to be planted will provide far more environmental benefit at maturity than any single tree currently onsite, and the novel CLT construction methods provide exceptional sustainability benefits not typically provided in development applications of this nature

Thank you for taking these comments into consideration.

Sincerely,

Rebecca Chaster

Chesterfield Ave

(Driftwood Village Cohousing & CNV resident)

RE: Public Hearing Support – 215–235 East 16th Street & 1540 St. Georges Avenue

Dear Mayor and Council,

I live in the District of North Vancouver, but most of my work as a homebuilder happens right here in the City. Being in this industry every day, I'm seeing up close how difficult the current building climate is. Between construction costs, supply pressures, and financing challenges, it's becoming harder and harder to deliver good projects, let alone the kind of housing the North Shore actually needs.

That's why I support the application at 215-325 East 16th Street and 1540 St. Georges Avenue. When a builder with real experience on the North Shore puts forward a project that's well thought out and actually feasible in this climate, it's worth supporting. We need more of that if we want to keep any momentum toward adding housing. Supporting builders who understand the North Shore and want to keep investing here is important if we want to see any meaningful progress.

I'm also encouraged to see mass timber being used at this scale. It's not just more sustainable, it's efficient, it reduces construction impacts, and it represents the direction our industry needs to move if we want to build responsibly and keep up with demand. The environmental benefits are long-lasting too, with carbon savings that make a real difference over time. The North Shore needs housing, and it needs builders who are willing to take on these more innovative projects. This proposal checks those boxes, and I believe it would be a positive addition for the City.

Thank You,

Joe Geluch,

President Naikoon

East Esplanade, North Vancouver

RE: Support –Development at 215–235 East 16th & 1540 St. Georges

Dear Mayor and Council,

I grew up in West Vancouver, and I've always felt lucky that I was able to stay on the North Shore as an adult. I live in the City of North Vancouver now, and as a parent, I really hope my son will have that same chance when older. Like most parents, I think a lot about his future, whether he'll have housing options, whether the community will stay livable, and whether we're making choices to support a healthier environment. This project seems to address a lot of those worries, which is why I'm in support of it.

I know something will eventually get built on this site, but what matters to me is whether it actually adds enough homes to make a difference. A smaller project wouldn't really help the people who are already struggling to stay on the North Shore. What's being proposed here feels like it could actually move the needle for young adults, families, and long-time residents who want to stay connected to the community.

Thank You,

Dave Mason
CNV resident



**Additional Information
from the Applicant for
1540 St. Georges Avenue &
215-235 East 16th Street**

City of North Vancouver
141 West 14th Street
North Vancouver, BC
V7M 1H9

November 24, 2025

Re: Supplementary Information - Rezoning and Development Application for 1540 St. Georges St. and 215-235 East 16th Avenue, North Vancouver

Dear Mayor & Council,

In reference to the OCP Amendment, Rezoning and Development Application for 1540 St. Georges St. and 215-235 East 16th Avenue, North Vancouver, the following supplementary information is submitted for clarification and consideration.

Since the original application in 2021 (for a 6-storey development), the applicant, City, consulting team, along with public feedback, have worked collaboratively to design a redevelopment program for this site that maximizes community priorities, housing deliverables and sustainability benefits. The proposed design achieves many priority policy objectives including but not limited to the following:

- **Mixed-Tenure Housing**
A mix of housing tenure options including mid-market rental, family-sized units, market rental and home ownership opportunities.
- **Adaptable Homes**
100% of homes designed to be CNV L2 adaptable (voluntary by applicant).
- **Hospital Employment Housing**
Located close to a major employment centre – Lions Gate Hospital.
- **Sustainable Construction**
CLT mass timber construction (for a substantial net positive effect towards climate action through carbon sequestration).
- **Tree Replacement Program**
A tree replacement program that includes 78 new trees (three times the number of existing trees) that will include a variety of sizes in appropriately planned locations with adequate soil volumes and conditions to ensure long-term success.



- **Public Mews**
A north-south landscaped public mews adding connectivity mid-block. The proposed design includes a public art location along the path.
- **Road/Signal Upgrades**
Contributions to road, crossing and signaling upgrades that will improve safety for all users at East 16th, East 17th and across the laneway.
- **Multi-Modal Design Approach**
'Bike-first' amenities to encourage cycling including at-grade bike storage (53% of bike lockers have at-grade access), cargo bike stalls, bike repair stations and amenity rooms.
- **EV Parking**
100% of parking stalls will be 'EV ready'.
- **Children's Play Amenity**
A 740 sf outdoor children's play area for residents.
- **Public Mews**
A new north-south public mews that includes substantial landscaping and public art.
- **CAC:** A cash CAC of \$6,302,054.

1.0 Tree Removal & Replacement

In consultation with a certified arborist (Diamondhead Consulting) and Landscape Architect (Perry & Associates), the applicant has worked since the start of the application to understand the health and retention potential for each of the existing trees. Below is a summary of these findings, the impacts to design (and to community deliverables) as well as a program to restore the urban tree canopy for immediate benefit and long-term success.

1.1. Existing Trees

As noted in the October 15, 2025 Report to Council, **17** of the 25 existing trees have a 'low' retention value while the other **8** are in direct conflict with the proposed design. In addition to this report, below is a further summary of specific mature trees on the site. Please refer to enclosed *Tree Removal Map*.

- **Maple Tree (#7573):** Retention of the maple tree along East 16th was explored at various design stages of the design process however, retention of this tree would result in the following:
 - A minimum loss of 6 rental housing units (at least one full stack of units up the height of the building to permit a notch out).
 - Reduction in parking stalls by 4
 - An efficient parkade design that creates complex structural conditions and ultimately compromises building functionality.



- Pine Trees (#3397/3398): The two pine trees in east lane are in direct conflict with City required upgrades to the laneway. Of note, this laneway provides essential operations and access for both the Century complex as well as this proposed development. The adjacent development has parkade access off this lane, garbage collection etc. It must remain two-way to avoid impacts on the surrounding traffic network, which is particularly important given St. Georges serves as an ambulance route to the nearby hospital.
- Oak Tree (#3399): With regards to the mature oak tree just north of the existing laneway a number of contextual considerations must be understood.

Current Conditions

- This tree is listed as ‘moderate’ health in the arborist report.
- Over time, this tree has been pruned beyond it’s natural shape, likely due to its adjacency to the BC Hydro lines and will never be able to regain it’s full, natural shape.
- The extent, direction and conflicts of the tree roots with existing building foundation conditions is indeterminable until unearthed, presenting a significant risk during demolition if it were to be retained.

Impacts of Retaining This Tree

- If retained, this tree would require a 65’ diameter to accommodate its root base and dripline (refer to attached drawing).
- A full redesign of this proposal would be required and the following changes would result:
 1. A minimum loss of 20 resident parking stalls.
 2. Loss of 740 sf of children’s play area.
 3. Loss of 40-50% of programmed outdoor amenity space.
 4. Loss of 10-11 new trees planned in the current design (there is no room on the site to accommodate trees in other locations).
 5. Loss of 6 storage lockers.
 6. Loss of 300sf purpose-built rental home space.



7. Undesirable level of solar shading on interior courtyard units.
8. Exposure of retaining walls in the central courtyard as the area could no longer be graded to accommodate the existing design (the area would need to remain flat to accommodate the existing tree).
9. Reconfiguration of exit stairwells and key parkade infrastructure such as substation location.
10. An increasingly complex and inefficient excavation.

Risks of Retention

- In addition to the results above, there would be significant risk to the tree's chances of survival during various phases of construction through:
 1. Demolition: The tree's roots may be entangled in existing building foundations and result in difficult materials removal (if at all).
 2. Excavation: Provided the tree's roots could be protected, significant efforts (and cost) would need to be made to try to preserve the tree during excavation.
 3. Construction: Tree would require careful protection during the construction process, including root protection during underground parkade construction.
 4. Long-Term Maintenance: The long-term survival of this tree would rely on complex maintenance efforts given it will be retained in its existing urban setting and soil conditions.

1.2 Tree Replacement Program

In the present application, a total of **78** new trees will be planted on site, a ratio of more than **three times** what currently exists. The applicant has worked with their consultant team and City Staff to provide the following accommodations and redesign to further support a strong, successful urban tree canopy on this site for the long term.

- Inclusion of mid-size tree specimens to ensure a full, varied and tall tree canopy where possible. These tree locations have been designed to accommodate appropriate soil volumes to ensure long-term success of the trees. The parkade design has also been adjusted to accommodate structural soil to ensure the same.



2.0 Net-Positive Carbon Benefit

2.1 CLT Mass Timber Construction

Adera has a clear track record in committing to sustainable development and construction and this would be our 9th CLT project to date. Sustainability is a core value in the work we do and a leading factor in the projects we build.

Below are some key facts regarding Adera Smartwood Technology (CLT):

- *Lower Carbon Footprint*
Mass timber has a significantly lower carbon footprint than energy-intensive concrete and steel; it also sequesters carbon.

- *Renewable Resource*
Wood is renewable, unlike the raw materials for concrete and steel.

- *Reduced Waste*
Prefabrication of CLT floors and lightweight wall panels leads to less on-site waste and less waste in general.

2.2 Mass Timber Carbon Benefit

The total carbon benefit of using wood construction on this project is as follows:

Volume of wood required	4706 m3
Time to grow this amount of wood in Canadian forests	13 minutes
Carbon stored in the wood	4198 metric tons of C02
Amount of greenhouse gases avoided	3015 metric tons of C02
Total carbon benefit (sequestered)	7213 metric tons of C02

This carbon benefit is equivalent to:

- ✓ Taking **1,525** cars off the road for a year
- ✓ The energy required to operate **762** for a year

The carbon benefit of choosing the CLT mass timber elements over concrete is as follows:

Volume of wood required	2138 m3
Time to grow this amount of wood in Canadian forests	6 minutes
Carbon stored in the wood	1681 metric tons of C02
Amount of greenhouse gases avoided	650 metric tons of C02
Total carbon benefit (sequestered)	2331 metric tons of C02

The estimated calculations obtained from iTree Arborist software (USDA developed), estimate that over the next 20 years, the carbon benefit of this oak tree will be **0.823 metric tons**.

By comparison, the completed buildings will provide a total carbon benefit of 7213 metric tons of sequestered carbon. This does not include the added carbon benefit of the 78 replacement trees.



2.3 Tree Replacement Carbon Benefit

These net-positive carbon statistics do not include the 78 new trees which will be planted – for an additional X amount of carbon benefit.

3.0 Multi-Modal Support

The proposed design incorporates various features to promote and encourage walking, biking and rolling – alternatives to cars. These include:

- Exceeding the required amount of bike storage.
- Designing 53% of bike storage with at-grade access (vs. below-grade).
- Provision of cargo bike stalls (10% of bike stalls).
- Provision of bike lounges and repair stations in each building.
- A north-south public mews improving connecting through the site.
- Sidewalks, crossing and signaling upgrades to improve safety of walking, rolling, riding in the immediate community.

4.0 Hospital Employee Housing

Since the beginning of this project, Adera has engaged in discussions with Lions Gate Hospital with intent to prioritize rental housing for hospital employees. We maintain this commitment to furthering discussions with Lions Gate Hospital and Vancouver Coastal Health to direct much needed housing options to this part of the community. Please refer to attached letter from the Lions Gate Hospital Foundation.

5.0 Storage Lockers

A request for further clarification on the provision of secure storage lockers was requested. The application proposes the following:

- Storage Locker Ratio: 1.5 per unit
- Estimated Sizes: A minimum of 2x6' per locker
- Height: Dependent upon final design and site conditions.
- Configuration: Not stacked.

The proposed design seeks to deliver the greatest possible benefit for this community, aligning with and supporting a wide range of City priorities including housing targets, sustainability objectives and overall urban livability. While no single project can meet 100% of policy aspirations, we have worked diligently over the past several years with City Staff, the public and our consultant team to incorporate as many meaningful benefits as the site and project can support.



Thank you for your consideration.

Sincerely,

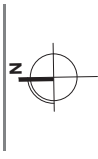
A handwritten signature in blue ink, appearing to read 'Mackenzie Biggar', with a horizontal line extending to the right.

Mackenzie Biggar
Vice President, Development & Sustainability
Adera Development Corp.

Appendix C - Tree Retention Impact Overlay (English Oak)



Integra
 ARCHITECTURE INC.
 2330-200 Granville Street
 Vancouver, BC, V6C 1S4
 www.integra-arch.com
 Telephone: 604 688 4220
© 2025 INTEGRATED ARCHITECTURE INC. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF INTEGRATED ARCHITECTURE INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM INTEGRATED ARCHITECTURE INC.



ARCHITECT TEAM

CLIENT

PROJECT

ADDRESS

1540 St. Charles Ave
 215-231 E 10th St
 North Vancouver, BC

DATE

November 24, 2025

PROJECT

20242

SCALE

1/8" = 1'-0"

DATE

November 24, 2025

PROJECT

Public Hearing

DATE

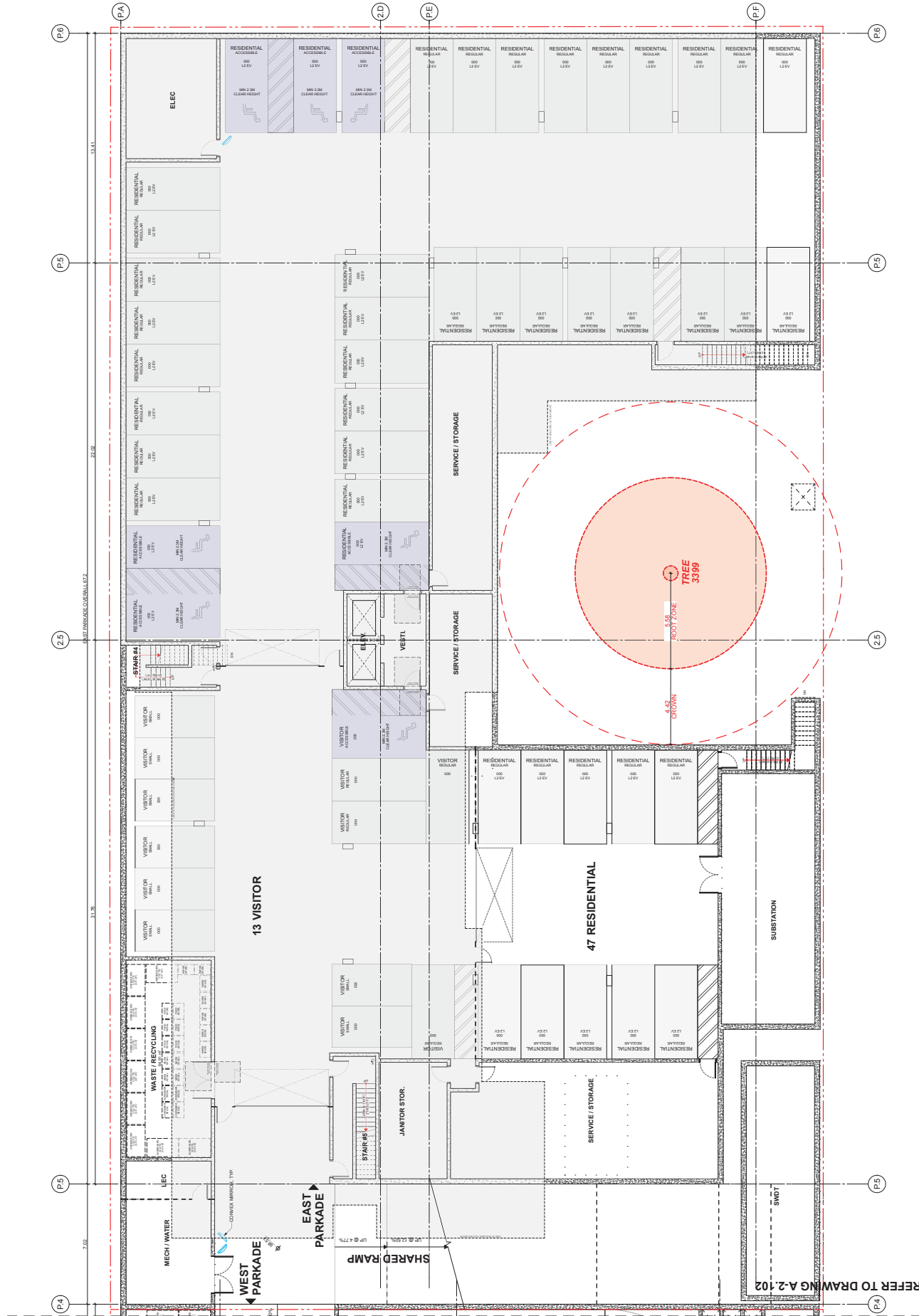
November 24, 2025

PROJECT

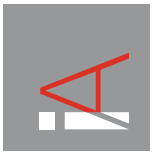
Public Hearing

DATE

November 24, 2025



A-2.200



Integra
 ARCHITECTURE INC.
 2330-200 Granville Street
 Vancouver, BC, V6C 1S4
 www.integra-arch.com
 Telephone: 604 688 4220



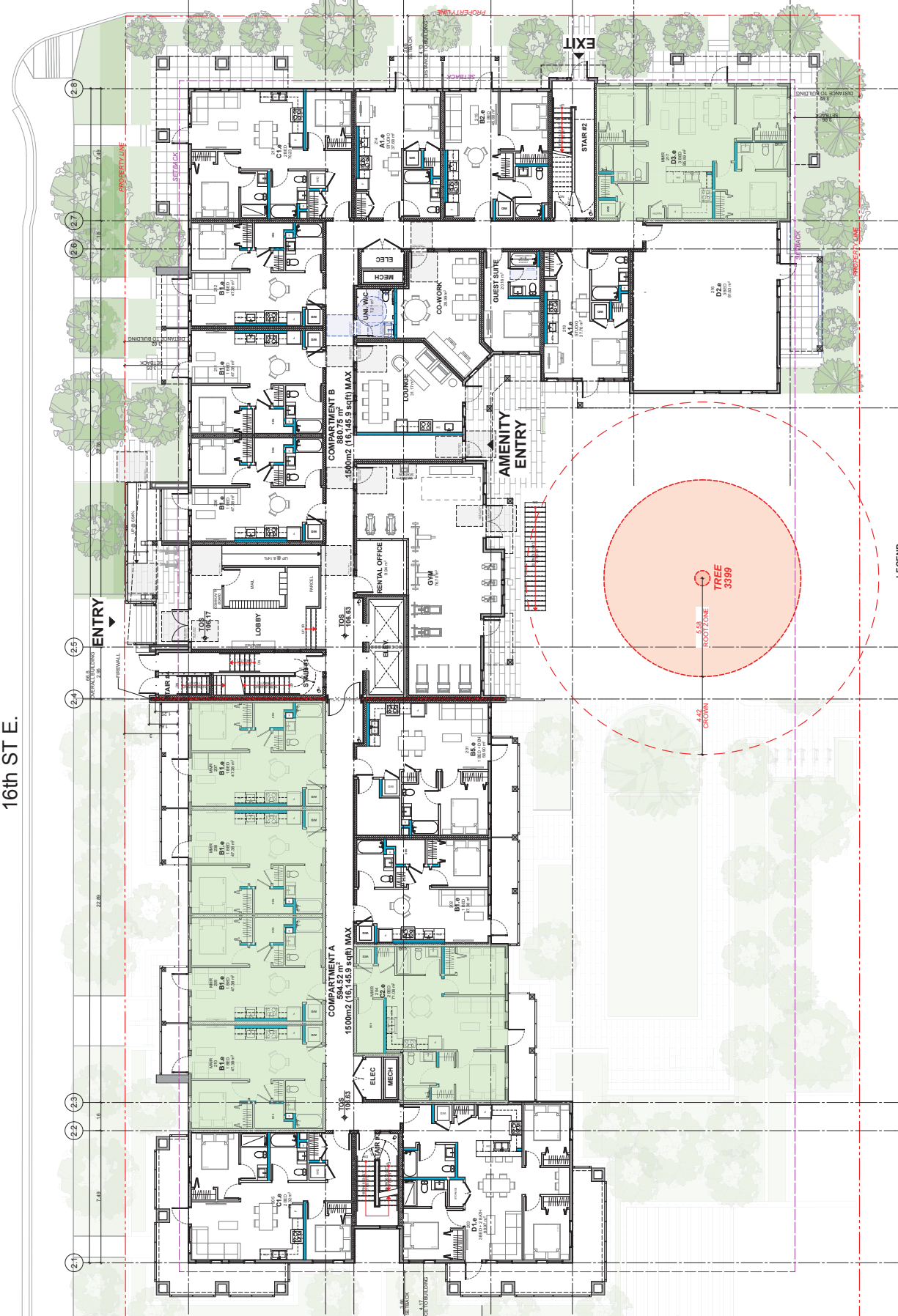
CLIENT
 PROJECT
 ADDRESS
 1550 St. Charles Ave
 425-231 E 16th St
 2nd Floor Vancouver, BC

PROJECT
 20042
 SCALE
 1/8" = 1'-0"
 DATE
 November 24, 2025
 DRAWN
 Public Hearing
 CHECKED

A-2.202

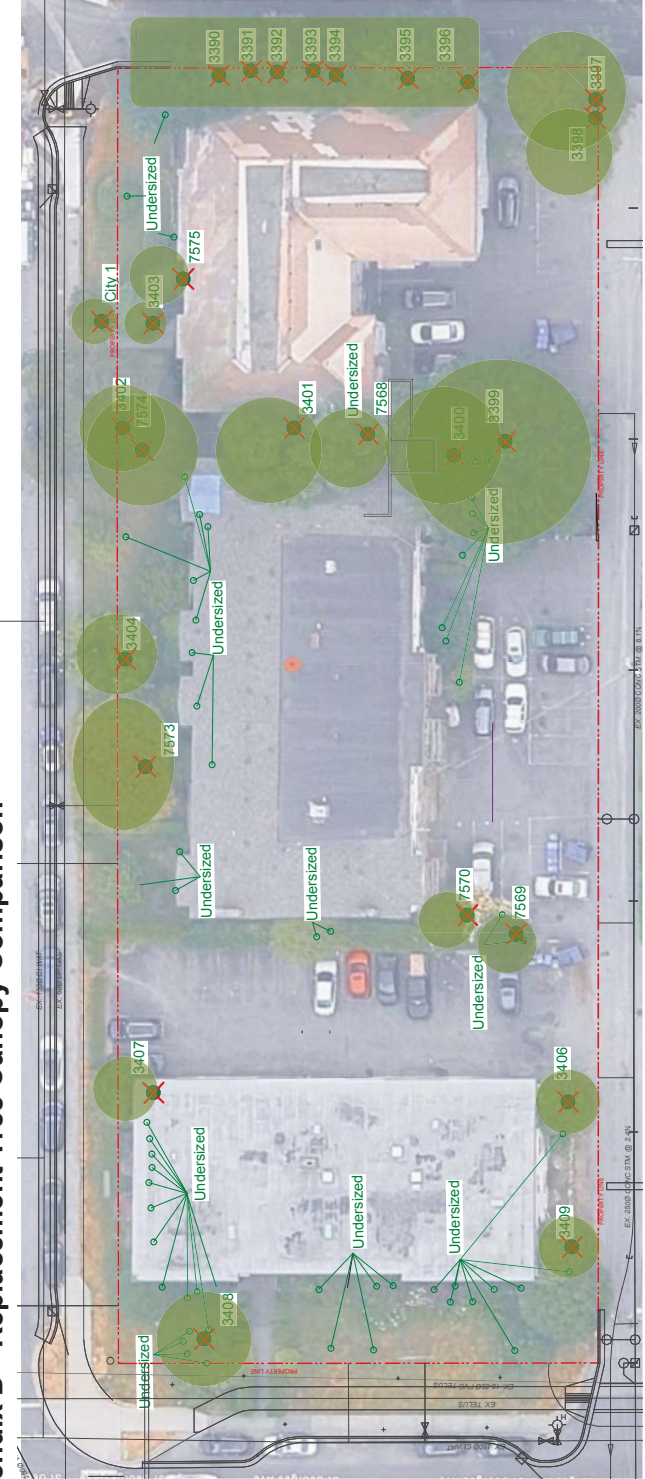
16th ST E.

LANE



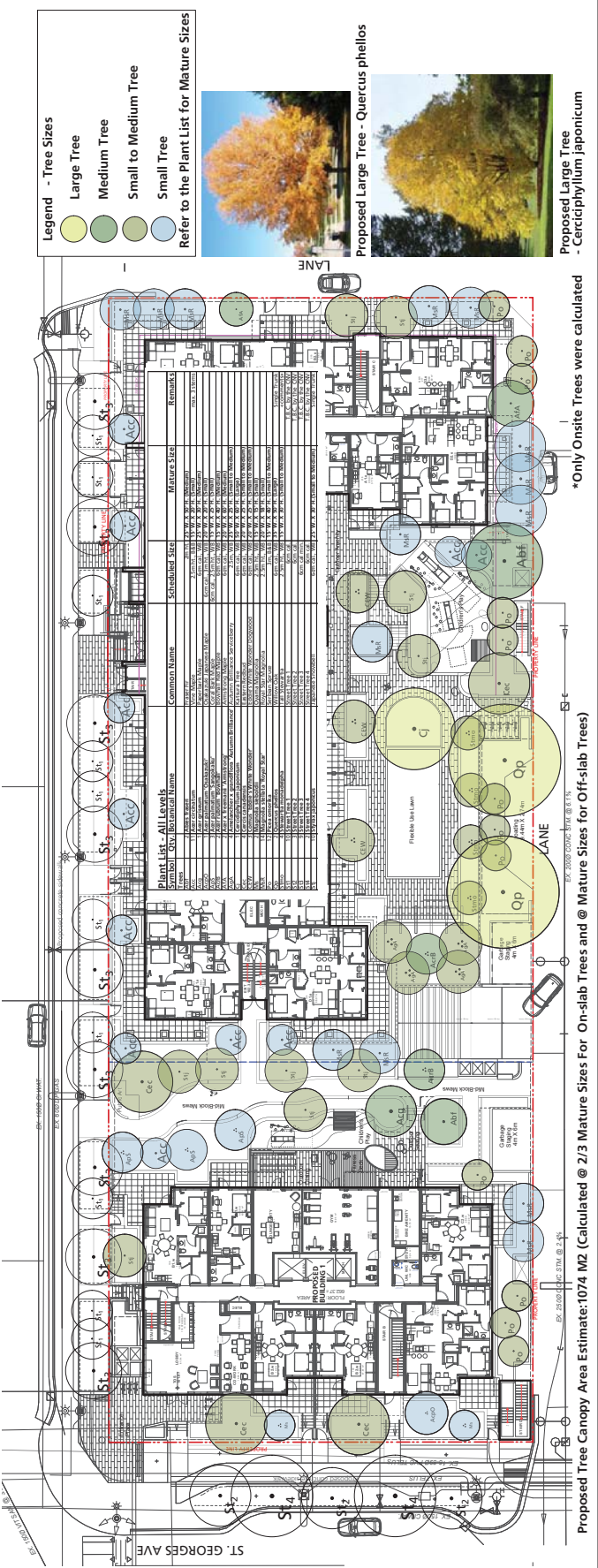
LEGEND
 MMR UNITS

Appendix D - Replacement Tree Canopy Comparison



Existing Tree Canopy Area Estimate: 1062 M2

*Tree Removal refer to arborist report



Proposed Tree Canopy Area Estimate: 1074 M2 (Calculated @ 2/3 Mature Sizes For On-slab Trees and @ Mature Sizes for Off-slab Trees)

*Only Onsite Trees were calculated

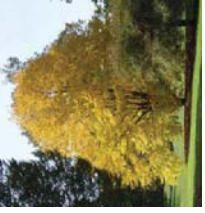
Legend - Tree Sizes

- Large Tree
- Medium Tree
- Small to Medium Tree
- Small Tree

Refer to the Plant List for Mature Sizes



Proposed Large Tree - Quercus phellos



Proposed Large Tree - Cercidiphyllum japonicum

Appendix E - Proposed Replacement Tree List (Species & Height/Diameter)

Adera 16th and St George - On site Proposed Tree List

Small 10m³ growing medium

11	Acer Circinatum	Vine Maple	15'ht x 20'
1	Acer P. Ozakazuki	Japanese Maple	20'ht x 20'
3	Acer P. Sango Kaku	Coral Bark Maple	25'ht x 15'
2	Magnolia Sieboldii	Oyamu Magnolia	15'ht x 15'
14	Magnolia stellata	Royal Star	20'ht x 15'

Small – Medium – 10m³ growing medium

4	Amelanchier G.	Autumn Brilliance	25'ht x 25'
3	Cornus White Wonder	Dogwood	25'ht x 20'
4	Cercis Canadensis	Eastern Redbud	25'ht x 20'
12	Picea Omorika	Serbian Spruce	40'ht x 15'
4	Stewartia Monadelphica	Stewartia	30' ht x 15'
10	Styrax Japonicus	Japanese Snowbell	30'ht x 25'

Medium 15m³ soil

2	Med Acer Armstrong	Armstrong Maple	60'ht x 20'
2	Med Acer Rubrum Bowhall	Bowhal Maple	40'ht x 15'
1	Med Acer Griseum	Paper Park Maple	30'ht x 25'
2	Med Abies Fraserii	Fraser Fir	50' ht x 25'

Large 25m³ soil

1	Cercidiphyllum japonicum	Katsura	60'ht x 50'
2	Large Quercus phellos	Willow oak	50'ht x 35'

Small trees <6m canopy diameter

Small – Medium In this category because of combined height and width

Medium Trees 6 – 10m canopy diameter

Large Trees >10m canopy diameter