

PUBLIC NOTICE

Proposed Development Variance Permit No. PLN2024-00012 222 East 2nd Street

PURPOSE: The purpose of the proposed Development Variance Permit is to increase the maximum building height for the property at 222 East 2nd Street. This would allow the applicant to install an acoustic screen around the rooftop mechanical equipment in order to reduce noise impacts on the surrounding properties. Consideration of the proposed Development Variance Permit will be at the Regular Council Meeting on **May 12, 2025**. No Public Meeting will be held.

SUBJECT LANDS: The lands that are the subject of the proposed Development Variance Permit are shown on the inset map, with a civic address of 222 East 2nd Street. **LEGAL DESCRIPTION:** Lot 1, Block 142, DL 274, Plan EPP90507.



ACCESS DOCUMENTS: A copy of the proposed Development Variance Permit is available for inspection online at cnv.org/PublicNotices from **May 7 to May 12, 2025**.

PROVIDE INPUT: *Written submissions only, including your name and address*, may be addressed to the Corporate Officer and sent by email to input@cnv.org, or by mail or delivered to City Hall, **no later than noon on Monday, May 12, 2025**, to ensure availability to Council at the meeting. **No Public Input Period submissions on this matter will be heard at the Council meeting.**

QUESTIONS? Kyle Pickett, Planner 1, planning@cnv.org / 604 983 7357

Watch the meeting online at cnv.org/LiveStreaming or in person at City Hall

141 WEST 14TH STREET / NORTH VANCOUVER / BC / V7M 1H9
T 604 985 7761 / F 604 985 9417 / CNV.ORG

Enter City Hall from
13th St after 5:30pm

city
of north
vancouver



THE CORPORATION OF THE CITY OF NORTH VANCOUVER
DEVELOPMENT VARIANCE PERMIT

Permit No. PLN2024-00012

File: 08-3400-20-0151/1

Issued to owner(s): **2281140 Ontario INC. No. A0092343 and 2278372 Ontario INC. No. A0082985**

Respecting the lands located at **222 East 2nd Street**, North Vancouver, BC, legally described as:

LOT 1 DL 274 BLOCK 142 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP90507 PID: 031-143-164

(the “**Lands**”)

List of Attachments:

Schedule “A”: List of Plans

Authority to Issue:

1. This Development Variance Permit is issued pursuant to Section 498 of the *Local Government Act*.
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Bylaws Supplemented or Varied:

2. The provisions of the City of North Vancouver “Zoning Bylaw, 1995, No. 6700” are hereby varied as follows:
 - A. Comprehensive Development Zone 715(3) to be varied in order to increase the maximum building height by 4.0 metres above the as-built top of roof height of 48.5 metres geodetic datum to allow for an acoustic screen around mechanical equipment.
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Special Terms and Conditions of Use:

3. The Buildings and Structures shall be developed in accordance with the plans dated and listed on the attached Schedule A “List of Plans” and filed in the offices of the City, approved by Council, and in compliance with the regulations and conditions listed hereunder.
 4. No variances other than those specifically set out in this permit are implied or to be construed.
 5. All plans attached to this Permit and specifications referred to above are subject to any changes required by the Building Inspector or other officials of the City where such plans and specifications do not comply with any bylaw or statute, and such non-compliance is not specifically permitted by this Development Variance Permit. The Lands may be subject to additional regulations, restrictive covenants and agreements which may affect their use, development and amenities, if any section or lesser portion of this Development Variance Permit is held invalid for any reason the invalid portion shall be severed from this Development Variance Permit and the validity of the remainder of the Development Variance Permit shall not be affected.
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General Terms and Conditions:

6. Pursuant to Section 504 of the *Local Government Act*, this Permit lapses if the work authorized herein is not commenced within 24 months following issuance of this Development Variance Permit. In the event the Owner is delayed or interrupted or prevented from commencing or continuing the construction on or about the subdivision by reason of any Act of God, labour unrest (including strike and lockouts), weather conditions or any similar cause reasonably beyond the control of the Owner, the time for the completion of the works shall be extended for a period equal to the duration of the contingency that occasioned the delay, interruption or prevention, provided that the commercial or financial circumstances of the Owner shall not be viewed as a cause beyond the control of the Owner.
7. This Development Variance Permit shall not vary the permitted uses or densities of land use in the applicable zoning bylaw or application of the zoning bylaw in relation to residential rental tenure, nor a flood plain specification designated under Section 524(3) of the *Local Government Act*.
8. Nothing in this Permit shall in any way relieve Land Owner/Developers obligation to ensure that the development proposal complies in every way with the statutes, regulations, requirements, covenants and licences applicable to the undertaking.

9. Nothing in this Permit shall in any way relieve the Land Owner/Developers obligation to comply with all setback regulations for construction of structures or provision of on-site services pursuant to the *Health Act*, the *Fire Services Act*, the *Electrical Energy Inspection Act*, and any other provincial statutes.
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Authorized by Council: _____
Year / Month / Day

Linda C. Buchanan, Mayor

Amelia Cifarelli, Corporate Officer

Date Signed: _____
Year / Month / Day

Note: As required by Section 503 of the *Local Government Act*, the City of North Vancouver shall file a notice of this permit in the Land Title Office stating that the land described in this Permit is subject to Development Variance Permit No. PLN2024-00012.

Notice filed the _____ day of _____, 20____.

THIS IS NOT A BUILDING PERMIT

Schedule A
List of Plans – 222 East 2nd Street

Designer	Project Name	Sheet Description	Sheet No.	Sheet Date	CityDocs File Number
RH Architects INC.	Lower Lonsdale Residential Rental	Cover	A0.0	November 2024	2623239
RH Architects INC.	Lower Lonsdale Residential Rental	Perspective Views	A0.1	November 2024	2623239
RH Architects INC.	Lower Lonsdale Residential Rental	Shadow Diagram	A0.2	November 2024	2623239
RH Architects INC.	Lower Lonsdale Residential Rental	Siteplan	A1.0	November 2024	2623239
RH Architects INC.	Lower Lonsdale Residential Rental	Roof Plan	A3.6	November 2024	2623239
RH Architects INC.	Lower Lonsdale Residential Rental	Roof Plan – West Side	A3.6A	November 2024	2623239
RH Architects INC.	Lower Lonsdale Residential Rental	South & North Overall Elevations	A4.0	November 2024	2623239
RH Architects INC.	Lower Lonsdale Residential Rental	South Elevations	A4.0A	November 2024	2623239
RH Architects INC.	Lower Lonsdale Residential Rental	North Elevations	A4.0B	November 2024	2623239
RH Architects INC.	Lower Lonsdale Residential Rental	Exterior Side Elevations	A4.1	November 2024	2623239
RH Architects INC.	Lower Lonsdale Residential Rental	Courtyard Elevations	A4.2	November 2024	2623239