

Virtual Developer information Session
Summary Report

341 – 347 4th Street West, North Vancouver

Owner: 583230 BC Ltd

Applicant: Ian Guan, Gradual Architecture

Owner Representative: Nicholas Burrows, Drift Project Management

1.0 Virtual Developer Information Session Setup

Date of VDIS: November 21, 2024

Final Date for comments: December 6, 2024

Virtual Tool Used to Host Meeting: Google Meet

VDIS Facilitator: Nicholas Burrows, Drift Project Management

2.0 Pre-Meeting Community Notifications

CNV Approved Mailer was distributed via Canada post to all address provided by CNV prior to the November 10, 2024 deadline. A copy of the mailer is included as Appendix A

Mailer information included in the November 6 and November 13, 2024 issues of North Shore News. A copy of the proof that was run is included as Appendix B

Development Sign was erected at the subject property on October 28, 2024, a photograph of the erected sign is included as Appendix C.

Calls to and emails sent to the Squamish Nation to extend an invite to the VDIS and to encourage any comments on the development to be provided. A message was sent from the Squamish Nation to our team through the Squamish Connect Portal. This correspondence is included as Appendix E. Answers to the questions asked are also noted in section 3.0 of this report.

3.0 VDIS Meeting

Date: November 21, 2024

Time: 6pm – 7pm

Number of Attendees: 10

Meeting Recap:

1. Nicholas Burrows took the meeting participants through a PowerPoint Presentation which covered the following topics (presentation is included as appendix D):
 - a. Purpose of the VDIS
 - b. Privacy for Participants

- c. Ways to ask questions/make comments both in the VDIS and after the meeting.
 - d. Overview of the proposed development
 - e. Affordability / Mid-Market Units
 - f. Tenant relocation process/compensation/assistance
 - g. Schedule
2. Attendees asked the following questions. Answers noted were provided by Nicholas Burrows unless otherwise noted:

Q1. I was wondering about parking. is there any way you'd get more spots than planned?

A1. What is proposed meets the parking requirements of the CNV bylaw. No further parking is planned.

Q2. Came in late on the call.. is there any info for current tenants ... how long we have to move etc?

A2. Nicholas Burrows went back over the presentation slides which cover tenant rights, compensation, first right of refusal and affordability.

Q3. Is there an estimate as to when is the completion for the new building?

A3. Nicholas Burrows went back over the presentation slide regarding current expected schedule but noted that these are estimates. Schedule updated in the future will be provided to tenants by the Tenant Relocation Coordinator.

Q4. If we are interested in getting a unit for new building will the relocation tenant assistance will still help us find a new place for the time being within the same rent ?

A4. It was confirmed that all tenants of the current buildings are entitled to the help set out in the tenant relocation plan no matter if they plan to return or not.

Q5. can you please explain what CMHC median rent means?

A5. We ran through the "CMHC Average Rent for CNV", where it can be found (CNV website and CMHC website) also highlighting that the rates are updated periodically and those updates would in turn adjust the CNV Mid-market rental rates too.

Q6. And if the rates are updated due to timing of eviction, how are they secured?

A6. The security for the community will be that the required % of units to be MMR units will be secured through a housing agreement signed by both the CNV and the developer and registered on land title. The rate of the MMR units will be inline with the CNV rates at the time of lease up.

Q7. Are we still to pay the new rent that's changing starting February 2025?

A7. Nicholas confirmed that this is not within the scope of the VDIS.

Questions and Answers to questions asked by the Public through the CNV's various communication methods:

Q1. Suggestion/change: gentrification for those of us who can NOT afford said new establishment , means displacing part of the population living here and putting them out of North Vancouver as the rents are already displacing so many of us. A face lift of the existing building just as 357 next door to us had with stucco removal ,insulated siding, and new double pain windows installed . Would be far cheaper , stay within the current neighborhood appearance and not stand out like a sore thumb among the rest of the apartment complexes. 104 bike stalls? Currently there are three individuals who actually ride bikes living in the two apartment complexes. Lastly the rent of the new building would be well out of range for all of the tenants here.

A1. This development proposal falls within the CNV OCP parameters as well as abides by all required standards and requirements including the provision of 10% of units at mid-market rental levels.

Q2. This proposal is aggressive for this Neighborhood pressing all allowed zoning limits to maximum. The height is concerning. Adding 46 units is too many.

A2. The proposal is in line with the OCP and meets all CNV requirements for density and height.

Q3. I am writing to express my concerns about the proposed redevelopment of 341-347 West 4th Street. While I understand the city's goals of increasing housing supply, this particular project raises several significant issues that will negatively affect both current residents and the broader community. 1. Increased Traffic and Congestion The parking situation in this neighborhood is already difficult, and this development will only make it worse. The proposal includes only 42 parking spaces for 69 units, which is clearly insufficient. Many tenants will have multiple vehicles, and the overflow will spill onto nearby streets, creating serious congestion. This area already experiences heavy parking demand from visitors using the SeaBus, and adding dozens more vehicles will further strain an already overburdened system.

Additionally, increased traffic in the area will worsen congestion, reduce pedestrian safety, and make it more difficult for emergency services to navigate local streets. The lack of planning for adequate parking and traffic management is a significant flaw in this proposal.

2. Displacement of Long-Term Residents This project would force out families and individuals who have lived in this building for many years. Many residents, including families with children and seniors, will struggle to find comparable housing nearby, disrupting their lives and connections to the community. Forcing out stable, long-term tenants to replace them with a high-density building that primarily serves new arrivals undermines the sense of community that North Vancouver values. This approach prioritizes profits over people, which is not in the spirit of responsible development.

3. Strain on Local Infrastructure Beyond parking and traffic, this development will put additional pressure on local infrastructure, including schools, parks, and public transportation. North Vancouver's infrastructure is already stretched thin, and adding 69 new units without corresponding improvements.

4. Lack of Affordability in the Proposal While the development may increase rental stock, it fails to address the critical need for affordable housing. There is no indication that this project includes any units designated as affordable or below-market-rate housing. The focus seems to be on maximizing density without considering the needs of the current or future residents.

5. A Missed Opportunity for Better Planning This development represents a missed opportunity to create a project that benefits everyone: current residents, future tenants, and the community. Instead of a high-density project with insufficient parking and no affordable units, the city could require the developer to propose a plan that better balances density with livability, infrastructure improvements, and stronger tenant protections. In conclusion, this development, as proposed, will do more harm than good. It will displace families, exacerbate traffic and parking problems, and put additional strain on local infrastructure without addressing the need for affordable housing. I urge the city to reject this proposal in its current form and demand a more thoughtful, community focused approach from the developer.

A3. The development is meeting all CNV requirements for parking, density and mid-market units, while the tenant relocation assistance and compensation goes beyond the required by CNV levels.

Q4. I am a single dad who has lived in the building at 341 W 4th St for several years. This proposal to redevelop the property is very concerning for me and my daughter. Moving because of this project would negatively affect us in so many ways. We have built our life here, and my daughter and I are used to the area, including the schools, parks, and local amenities. Being forced to move would not only uproot us but would also double the cost of our rent in today's housing market. As a single parent, this increase is something I simply cannot afford. Losing our home because of this

proposal would be a terrible situation for my family. This development also brings many concerns for the community as a whole. Parking is already a major issue in this area. Even now, I have trouble finding parking for my truck. Adding more tenants with vehicles will make it even worse, especially since the proposal only includes 42 parking spaces for 69 units. That's not nearly enough parking, and the extra vehicles will create more congestion on our streets. In the summer, the parking situation becomes even more difficult because many people park here to walk to the SeaBus. Adding more cars and tenants to this area will make parking and traffic unbearable for everyone, not just the people living here. I urge the city to think about the real impact this proposal will have on families like mine and on the neighborhood overall. If the development goes forward, the least the city and developer can do is ensure fair compensation for tenants like me. The one month's rent being offered is far from enough to help us relocate in today's rental market.

A4. The development proposed meets all CNV requirements for parking and our tenant relocation compensation is above the minimum set out by the CNV.

Q5. Concerns About Development Plan for 341-347 West 4th Street Dear City Planning Department, Me and my family have lived at 341 West 4th Street for many years. We are very worried about the new plan to build a bigger apartment on this property. This plan will force all the families who live here now to leave their homes. This is not fair because rents are so much higher now, and finding another place to live is almost impossible. We are all very stressed about this. The compensation of just one month's rent for long-term tenants like us is not enough. How can this help when rent for a new place will be so much higher than what we pay now? Many of us have lived here for years, and this plan will make us start over with no real help. It feels like the city does not care about the people who live here. If the project is approved, the developer should give more compensation and better support to help tenants like us find new housing. Please think about the families living here now. Many of us cannot afford new rents in North Vancouver, and this change will hurt us deeply. I hope the city can protect tenants like us and make sure the developer offers more fair compensation if this project happens. Thank you for reading my concerns

A5. The tenant relocation compensation being offered by the developer is above the minimum set out by the CNV.

Answers to questions asked by the Squamish Nation through the Squamish Connect portal:

Q1. Archaeology: Will there be any ground disturbance in areas that have not been disturbed prior?

A1. No previously undisturbed ground will be disturbed as part of this development.

Q2. Our Climate Action Managers recommend the proponent consider the implementation of climate resilient standards (e.g., HEPA smoke filters, passive cooling, and increased stormwater drainage capacity) and recommend the building design incorporates future climate impacts (increased temperatures, increased risk to fire and smoke, increased rainfall and wind, as well as changes to external flood risks). We also recommend buildings are designed to net zero carbon emissions (considering clean power/heat, building envelope, renewables, and embodied carbon) and the highest sustainability standards as possible (including considerations for water conservation, stormwater management, waste management, transportation, environmental conservation, and food security).

A2. The development will abide by all environmental requirements of both the CNV and the BC Building Code.

Summary

In summary, the concerns that have been raised by the public through the VDIS and other commenting platforms predominantly revolve around two items – parking and tenant compensation.

With regards parking, the development meets the requirements set out in the City of North Vancouver policy in addition to being located close to both the Marine Drive rapid bus and Sea Bus terminal which provide the tenants with alternative transport options. In addition the building will have extensive bike storage with e-bike charging.

The developer has also put forwards a tenant relocation plan which exceeds the requirements of the City of North Vancouver compensation level.

Appendices:

Appendix A – Development Mailer

Appendix B – North Shore News Proof

Appendix C – Development Sign Photo

Appendix D – VDIS Presentation

Appendix E – Squamish Connect Correspondence

Appendix A – Development Mailer

Appendix B – North Shore News Proof

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Appendix D – VDIS Presentation

Appendix E – Squamish Connect Correspondence

Appendix A – Development Mailer

PLANNING APPLICATION

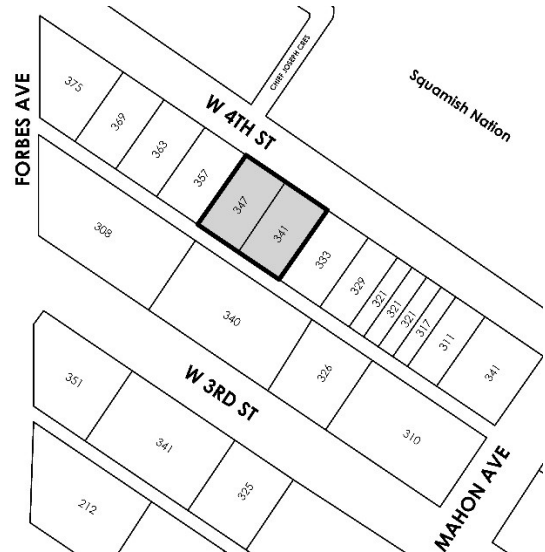
341 – 347 4th Street West, North Vancouver

583230 BC Ltd has applied for a Zoning Bylaw Amendment to rezone the property from the RM-1 Zone to a new Comprehensive Development (CD) Zone to allow for a 6-storey residential building with 55 rental units. The proposal includes 39 vehicle parking stalls and 104 secure bicycle parking stalls.

PROPOSED BUILDING



LOCATION



TO LEARN MORE & TO PROVIDE INPUT

COMMENT ONLINE BY:

Dec 5, 2024

cnv.org/Applications

Search by property address



VIRTUAL DEVELOPER'S INFORMATION SESSION:

DATE: Nov 21, 2024

TIME: 6pm

REGISTER: Should you wish to join the online Developer Information Session, please request the MS Teams link by emailing hello@driftpm.ca

APPLICANT

Ian Guan
Gradual Architecture Inc.
ian@gradualarchitecture.com
604-733-7679

CITY OF NORTH VANCOUVER

Linden Mulleder
Planning & Development
141 West 14th Street, North Vancouver
planning@cnv.org
604-983-7357

DEVELOPMENT APPLICATION COMMENT FORM

To provide input, please visit the City website: 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, visit cnv.org/City-Hall/Council-Meetings

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 or 604-985-7761.

Appendix B – North Shore News Proof

PLANNING APPLICATION

341 – 347 4th Street West, North Vancouver

Gradual Architecture Inc has applied for a Zoning Bylaw Amendment to rezone the property from the RM-1 Zone (R5) to a new Comprehensive Development (CD) Zone to allow for a 6-storey residential building with 69 rental units. The proposal includes 42 vehicle parking stalls and 104 secure bicycle parking stalls.

PROPOSED BUILDING



PROPOSED BUILDING



TO LEARN MORE & TO PROVIDE INPUT

COMMENT ONLINE BY:

Dec. 5, 2024

cnv.org/Applications

Search by property address



VIRTUAL DEVELOPER'S INFORMATION SESSION:

DATE: Nov. 21, 2024 • **TIME:** 6pm

REGISTER: Should you wish to join the online Developer Information Session, please request the MS Teams link by emailing hello@driftpm.ca.

APPLICANT

Ian Guan, Gradual Architecture Inc.
Ian@gradualarchitecture.com
604-733-7679

CITY OF NORTH VANCOUVER

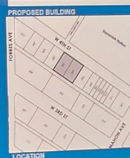
Linden Mulleder, Planning & Development
141 West 14th Street, North Vancouver
planning@cnv.org • 604-983-7357

Appendix C – Development Sign Photo

PLANNING APPLICATION

341-347 West 4th Street

Gradual Architecture Inc has applied for a Zoning Bylaw Amendment to rezone the property from the RM-1 Zone (RS) to a new Comprehensive Development (CD) Zone to allow for a 6-storey residential building with 60 rental units. The proposal includes 42 vehicle parking stalls and 104 secure bicycle parking stalls.



TO LEARN MORE OR TO PROVIDE INPUT ON THIS PROJECT:



cityvancouver.org/Applications
Search by property address

COMMENT ONLINE BY:
December 5, 2024

VIRTUAL DEVELOPER'S
INFORMATION SESSION

DATE: November 21, 2024
TIME: 6:00 PM
REGISTER: Please request MS Teams link by emailing info@gradual.ca

Applicant: Ian Guan
Gradual Architecture Inc
ian@gradualarchitecture.com
604-733-7679

cityvancouver.org/Applications
planning@cityvancouver.org
604-983-7357



Appendix D – VDIS Presentation

The background features a light blue gradient with several realistic water droplets of various sizes scattered across the surface. The droplets have highlights and shadows, giving them a three-dimensional appearance.

VIRTUAL DEVELOPER INFORMATION SESSION

341 – 347 4TH STREET WEST, NORTH VANCOUVER

PURPOSE OF THE VDIS

- PROVIDE AN OVERVIEW OF THE PLANNED RENTAL BUILDING
- PROVIDE VISUAL PERSPECTIVE OF THE NEW RENTAL BUILDING
- SHOW A VIRTUAL 'FLY-THROUGH' VIDEO OF THE PROJECT
- OPPORTUNITY FOR ATTENDEES TO ASK QUESTIONS ABOUT THE DEVELOPMENT
- PROVIDE CITY OF NORTH VANCOUVER STAFF WITH A SUMMARY REPORT OF THE VDIS FOLLOWING THE CONCLUSION OF THE PUBLIC CONSULTATION PROCESS

YOUR PRIVACY

- PARTAKING IN THIS SESSION WILL NOT REQUIRE ANY PERSONAL INFORMATION TO BE SHARED
- THE SUBSEQUENT REPORT TO CITY OF NORTH VANCOUVER STAFF WILL CONTAIN NO PERSONAL INFORMATION OF WHO ATTENDED THIS VDIS OR WHO HAS ASKED QUESTIONS.
- THIS VDIS WILL NOT BE RECORDED, SUBSEQUENT REPORT WILL BE BASED ON WRITTEN NOTES AND CHAT LOG OF QUESTIONS ASKED

ATTENDANT PARTICIPATION

- WE ENCOURAGE PARTICIPANTS TO ENGAGE WITH THE PROCESS WITH ANY QUESTIONS THEY MAY HAVE ABOUT THE PLANNED RENTAL BUILDING THROUGH THE FOLLOWING:
 - USE OF THE CHAT FUNCTION DURING THE VDIS SESSION TO ASK QUESTIONS
 - USE OF DEVELOPMENT APPLICATION COMMENT FORM (WWW.CNV.ORG/APPLICATIONS)

TENANT COMMUNICATIONS

- EXISTING TENANTS HAVE/WILL SOON RECEIVE A LETTER INFORMING THEM OF THE TENANT RELOCATION PROCESS AND THEIR RIGHTS.
- LETTER WILL ALSO INTRODUCE THE 3RD PARTY INDEPENDENT TENANT RELOCATION COORDINATOR WHO WILL BE THE MAIN CONDUIT OF COMMUNICATION ON TENANT RELOCATION MATTERS.

DEVELOPMENT STATISTICS

- NUMBER OF RENTAL UNITS: 69 UNITS
 - STUDIOS: 24
 - 1 BED: 21
 - 2 BED: 13
 - 3 BED: 11
- PARKING SPACES: 46 STALLS (4 H/C STALLS)
- BICYCLE PARKING SPACES: 108 SECURE STALLS
- BUILDING AMENITIES: LARGE INDOOR AMENITY SPACE / FUNCTION ROOM
- BUILDING AMENITIES: SPACIOUS GYMNASIUM
- EXTENSIVE ROOF TOP AMENITY SPACE WITH URBAN AGRICULTURE, YOGA AREA, CHILDREN'S PLAY AREA, GAMES LAWN, BBQ AREA AND A VARIETY OF SEATING

AFFORDABILITY

- 7 MID MARKET UNITS TO BE SECURED THROUGH A HOUSING AGREEMENT
- MID MARKET RATES ARE SET BY THE CITY OF NORTH VANCOUVER.
- FIRST RIGHT OF REFUSAL FOR THESE UNITS GIVEN TO CURRENT TENANTS, IF THEY QUALIFY THROUGH THE CNV SPECIFIED CRITERIA
- MID MARKET UNITS ASSIGNED AS FOLLOWS:
 - STUDIO: 3 UNITS
 - 1 BED: 1 UNIT
 - 2 BED: 1 UNIT
 - 3 BED: 2 UNITS

MID-MARKET RENTAL RATES

UNIT SIZE	2023 CMHC AVERAGE RENT FOR CNV	2024 MMR RENT LEVEL	HOUSEHOLD INCOME LIMIT
Studio	\$1,397	\$1,257	\$50,292
1 Bedroom	\$1,722	\$1,550	\$61,992
2 Bedroom	\$2,192	\$1,973	\$78,912
3+ Bedroom	\$2,950	\$2,655	\$106,200

TENANT COMPENSATION

- LEVEL OF COMPENSATION BASED ON LENGTH OF TENANCY
- LESS THAN 5 YEARS = 4 MONTHS RENT
- MORE THAN 5 YEARS = 4 MONTHS RENT + (TOTAL TENANCY IN MONTHS – 60) * \$25
- MOVING EXPENSES:
 - STUDIO / 1 BED = \$1000
 - 2 BED = \$1250
 - 3 BED = \$1500

RELOCATION ASSISTANCE

- TENANT RELOCATION COORDINATOR WILL SUPPORT TENANTS WITH THE FOLLOWING:
 - COMMUNICATIONS WITH TENANTS
 - ASSISTANCE LOOKING FOR NEW ACCOMMODATION (IF DESIRED) IN COMPARABLE UNITS.
 - A COMPARABLE UNIT WOULD BE:
 - LOCATED IN NORTH VANCOUVER
 - SAME NUMBER OF BEDROOMS
 - NOT MORE THAN 10% ABOVE CURRENT RENT OR 10% ABOVE CMHC MEDIAN RENT LEVEL.

FIRST RIGHT OF REFUSAL

- ALL TENANTS WILL GET FIRST RIGHT OF REFUSAL TO RENT UNITS IN THE NEWLY COMPLETED BUILDING
- EXISTING TENANTS WILL ALSO GET FIRST RIGHT OF REFUSAL TO RENT THE NEWLY COMPLETED MID-MARKET RENTAL UNITS, PROVIDED THEY MEET THE CRITERIA
- TENANTS WISHING TO BE CONSIDERED FOR THE MMR UNITS SHOULD MAKE THEIR INTENTIONS KNOWN DURING THE RELOCATION PROCESS

SCHEDULE

- CNV PLANNING REPORT TO COUNCIL: 2024 / 2025
- APPLICANT BUILDING PERMIT SUBMISSION: 2025
- BUILDING PERMIT ISSUANCE 2025 / 2026
- DEMOLITION PERMIT: 2025
- 4 MONTH NOTICE TO END TENANCY ISSUED 2025
- BUILDING DEMOLITION 2026

NOTE: ALL TIMELINES ARE CURRENT BEST ESTIMATES

NOTE: TENANTS WILL BE PROVIDED ONGOING NOTICE OF UPDATES TO ABOVE TIMELINES

BUILDING RENDERINGS NORTH PERSPECTIVE



BUILDING RENDERINGS SOUTH PERSPECTIVE



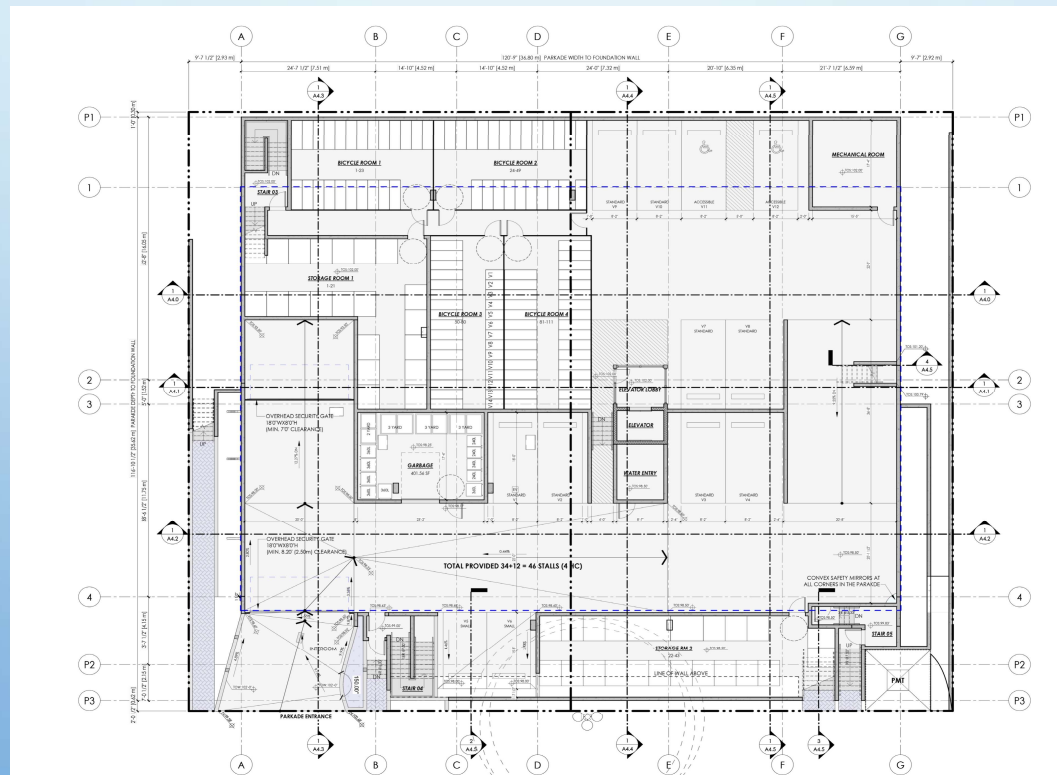
BUILDING RENDERINGS EAST PERSPECTIVE



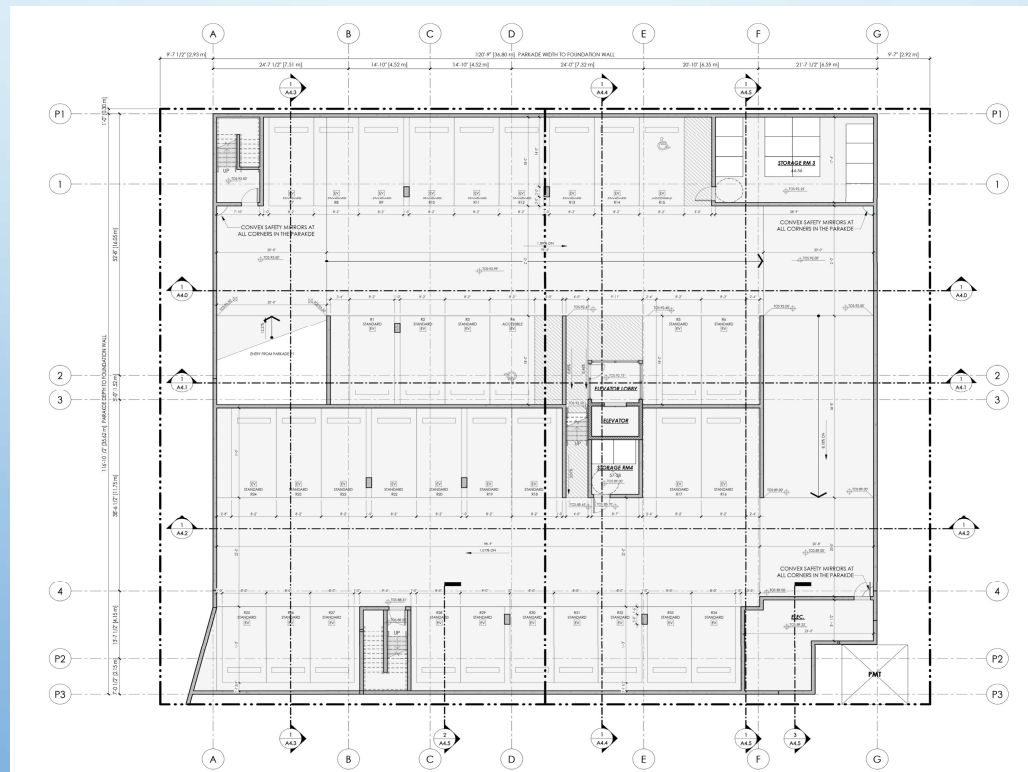
BUILDING RENDERINGS WEST PERSPECTIVE



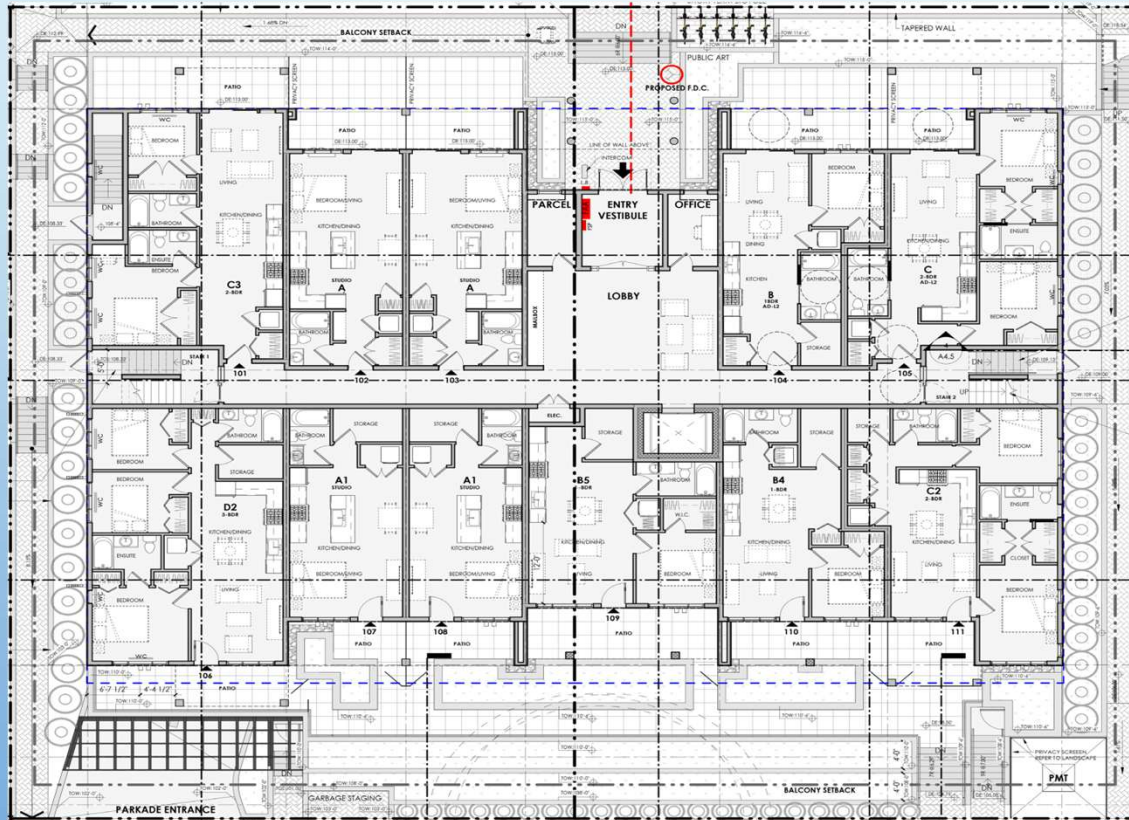
FLOOR PLANS PARKADE LEVEL 1



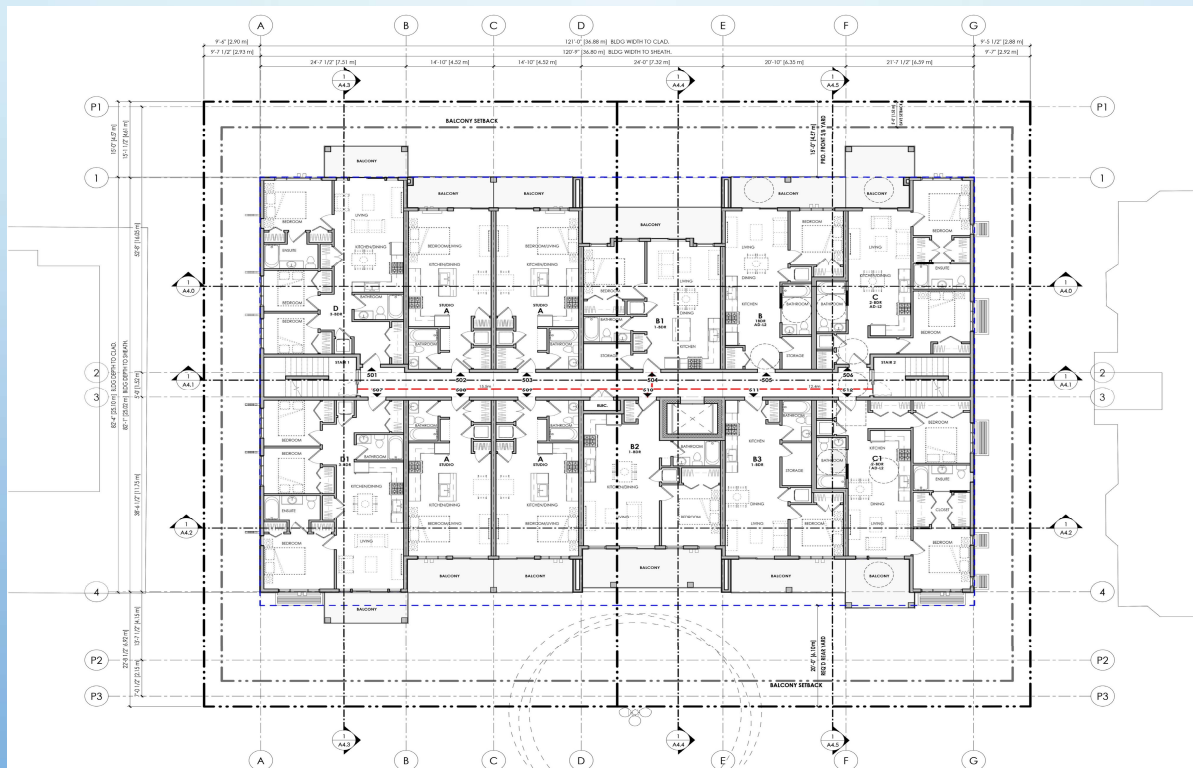
FLOOR PLANS PARKADE LEVEL 2



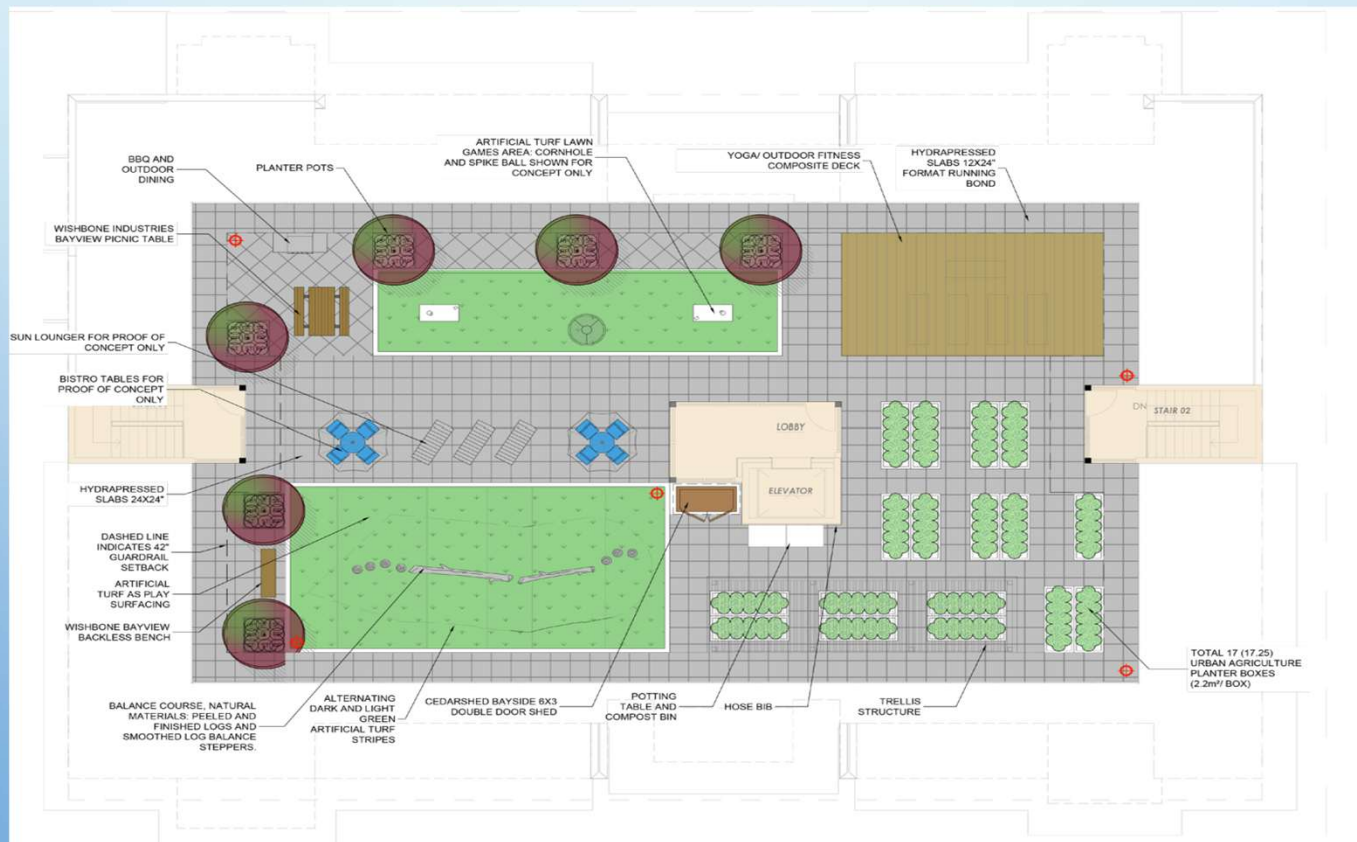
FLOOR PLANS RESIDENTIAL LEVELS L1



FLOOR PLANS RESIDENTIAL LEVELS L3-6



FLOOR PLANS ROOFTOP AMENITY



THANKYOU

- FURTHER COMMENTS & FEEDBACK
 - WWW.CNV.ORG/APPLICATIONS
- ADDITIONAL QUESTIONS
 - NICHOLAS BURROWS: DEV.INFO.SESSION@GMAIL.COM 604-343-4411

Appendix E – Squamish Connect Correspondence

Nicholas Burrows

From: Squamish Connect <do-not-reply@squamishconnect.com>
Sent: November 20, 2024 1:36 AM
To: Nicholas Burrows
Subject: [Squamish Connect] 1 Update

Follow Up Flag: Follow up
Flag Status: Flagged

1 comment on things you're watching

New Comment

Helga Harlander (Squamish Nation) posted a comment

Hello Nicholas,

Thank you for the submission. Here are our initial comments/questions:

Archaeology:

- Will there be any ground disturbance in areas that have not been disturbed prior?

Environment:

- Our Climate Action Managers recommend the proponent consider the implementation of climate resilient standards (e.g., HEPA smoke filters, passive cooling, and increased stormwater drainage capacity) and recommend the building design incorporates future climate impacts (increased temperatures, increased risk to fire and smoke, increased rainfall and wind, as well as changes to external flood risks). We also recommend buildings are designed to net zero carbon emissions (considering clean power/heat, building envelope, renewables, and embodied carbon) and the highest sustainability standards as possible (including considerations for water conservation, stormwater management, waste management, transportation, environmental conservation, and food security).

- We would be interested in further detail around how the project will address these types of sustainability and climate considerations.

Best regards, Helga

- PROJECT NAME
341-347 4th Street West
- ISSUING AGENCY FILE NUMBER(S)
341-347
- REFERRAL ID
2995

[View this Submission](#)