

MINUTES OF THE REGULAR MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER AND ELECTRONICALLY (HYBRID) FROM CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON **MONDAY, APRIL 17, 2023**

BYLAWS – FIRST, SECOND AND THIRD READINGS

5. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2023, No. 8957” (Jadasi Development (880 W 15th) Ltd. / Gateway Architecture, 880 West 15th Street, CD-759)

Moved by Councillor McIlroy, seconded by Councillor Girard

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2023, No. 8957” (Jadasi Development (880 W 15th) Ltd. / Gateway Architecture, 880 West 15th Street, CD-759) be given first and second readings.

CARRIED UNANIMOUSLY

Moved by Councillor McIlroy, seconded by Councillor Girard

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2023, No. 8957” (Jadasi Development (880 W 15th) Ltd. / Gateway Architecture, 880 West 15th Street, CD-759) be given third reading.

CARRIED UNANIMOUSLY

6. “Housing Agreement Bylaw, 2023, No. 8958” (Jadasi Development (880 W 15th) Ltd. / Gateway Architecture, 880 West 15th Street, CD-759, Rental Housing Commitments)

Moved by Councillor McIlroy, seconded by Councillor Girard

THAT “Housing Agreement Bylaw, 2023, No. 8958” (Jadasi Development (880 W 15th) Ltd. / Gateway Architecture, 880 West 15th Street, CD-759, Rental Housing Commitments) be given first and second readings.

CARRIED UNANIMOUSLY

Moved by Councillor McIlroy, seconded by Councillor Girard

THAT “Housing Agreement Bylaw, 2023, No. 8958” (Jadasi Development (880 W 15th) Ltd. / Gateway Architecture, 880 West 15th Street, CD-759, Rental Housing Commitments) be given third reading.

CARRIED UNANIMOUSLY

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8957

A Bylaw to amend “Zoning Bylaw, 1995, No. 6700”

The Council of The Corporation of the City of North Vancouver, in open meeting assembled, enacts as follows:

1. This Bylaw shall be known and cited for all purposes as **“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2023, No. 8957” (Jadasi Development (880 W 15th) Ltd. / Gateway Architecture, 880 West 15th Street, CD-759)**.
2. Division VI: Zoning Map of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended by reclassifying the following lands currently having a civic address of 880 West 15th Street and legally described below as henceforth being transferred, added to and forming part of CD-759 (Comprehensive Development 759 Zone):

PID: 011-152-206	LOT A (REFERENCE PLAN 9784) BLOCK 5 DISTRICT LOT 265 PLAN 1406
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from zone CS-1.

3. Part 11 of Division V: Comprehensive Development Regulations of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended by:
 - A. Adding the following Comprehensive Development Zone to Section 1101 in numerical order:

CD-759 Comprehensive Development 759 Zone (880 West 15th Street)

In the CD-759 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the C-2 Zone, except that:

 - (1) The permitted Principal Use on the Lot shall be limited to:
 - (a) Retail-Service Group 1
 - (i) Accessory Rental Apartment Residential Use;
 - (ii) Accessory Home Occupation Use, subject to Sections 507(6), (7) and (8) of this Bylaw;
 - (iii) Accessory Off-Street Parking Use;
 - (iv) Accessory Home Office Use;

- (2) Gross Floor Area
 - (a) Combined and in total, shall not exceed 1.6 times the Lot Area;
 - (b) Maximum Gross Floor Area may be further increased to a maximum of 2.5 times the Lot Area, upon entering into a Housing Agreement with the City:

BASE DENSITY			
OCP Schedule 'A'		2.0 FSR	
ADDITIONAL (BONUS) DENSITY			
ADDITIONAL DENSITY CATEGORY	DESCRIPTION	ADDITIONAL (BONUS) DENSITY	POLICY REFERENCE
Secured Rental Housing	100% rental housing; 10% mid-market rental units	0.5 FSR	OCP section 2.2
TOTAL DENSITY		2.5 FSR	

- (3) A minimum of 10% of units shall have 3 bedrooms;
- (4) Lot Coverage of Principal Building shall not exceed a maximum of 85 percent;
- (5) Building Height:
 - (a) The Principal Building shall not exceed a Building Height of 17 metres (69 feet) as measured from the average Building Grades;
 - (b) Elevator and mechanical penthouses may project beyond the defined height in (4)(a) by a maximum of 6.1 metres (20 feet) including elevator shafts and mechanical rooms;
- (6) Section 607 shall be varied to permit an accessory Apartment Use on the second Storey and above;
- (7) Section 611(5) Siting shall be waived and replaced with the following siting requirements:
 - (a) The Principal Building shall be sited not less than:
 - (i) 3.972 meters (13 feet) from the lane (Rear Lot Line) to the north;
 - (ii) 2.38 meters (8 feet) from the lane (Rear Lot Line) to the north, to an unclosed balcony at the second level and above;

(8) Section 611(6) Building Width and Length shall be waived.

READ a first time on the <> day of <>, 2023.

READ a second time on the <> day of <>,
2023.

READ a third time on the <> day of <>, 2023.

ADOPTED on the <> day of <>, 2023.

MAYOR

CORPORATE OFFICE

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8958

A Bylaw to enter into a Housing Agreement (880 West 15th Street)

WHEREAS Section 483 of the *Local Government Act* R.S.B.C. 2015 c.1 permits a local government to enter into a housing agreement for rental housing.

NOW THEREFORE the Council of The Corporation of the City of North Vancouver, in open meeting assembled enacts as follows:

1. This Bylaw shall be known and cited for all purposes as “**Housing Agreement Bylaw, 2023, No. 8958**” (Jadasi Development (880 W 15th) Ltd. / Gateway Architecture, 880 West 15th Street, CD-759, Rental Housing Commitments).
2. The Council hereby authorizes the agreement substantially in the form attached to this bylaw between The Corporation of the City of North Vancouver and Jadasi Development (880 W 15th) Ltd. with respect to the lands referenced as 880 West 15th Street, “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2023, No. 8958” (Jadasi Development (880 W 15th) Ltd. / Gateway Architecture, 880 West 15th Street, CD-759).
3. The Mayor and Corporate Officer are authorized to execute the Housing Agreement and any documents required to give effect to the Housing Agreement.

READ a first time on the <> day of <>, 2023.

READ a second time on the <> day of <>, 2023.

READ a third time on the <> day of <>, 2023.

ADOPTED on the <> day of <>, 2023.

MAYOR

CORPORATE OFFICER

PART 2 – TERMS OF INSTRUMENT

RENTAL HOUSING AGREEMENT AND SECTION 219 COVENANT

THIS AGREEMENT dated for reference the _____ day of _____, 20_____.

BETWEEN:

JADASI DEVELOPMENT (880 W 15TH) LTD.

5454 Cortez Crescent
North Vancouver, British Columbia,
V7R 4R4

(the “Owner”)

AND:

THE CORPORATION OF THE CITY OF NORTH VANCOUVER,
a municipal corporation pursuant to the *Local Government Act* and
having its offices at 141 West 14th Street, North Vancouver,
British Columbia, V7M 1H9

(the “City”)

WHEREAS:

- A. The Owner is the registered and beneficial owner of the Lands.
- B. The City is a municipal corporation incorporated pursuant to the *Local Government Act*, RSBC 2015, c. 1 and the *Community Charter*, SBC 2003, c. 26.
- C. Section 219 of the *Land Title Act*, RSBC 1996, c. 250 permits registration of a covenant in favour of a municipality in respect of the use of land or the use of a building on or to be erected on land, that land is or is not to be built on except in accordance with the covenant and that land is not to be subdivided except in accordance with the covenant.
- D. Section 483 of the Act permits a local government to, by bylaw, enter into a housing agreement that may include terms and conditions regarding the occupancy of the housing units identified in the agreement, including respecting the form of tenure of the housing units, the availability of the housing units to classes of persons, the administration and management of the housing units and the rents and lease, sale or share prices that may be charged.
- E. The City has adopted a bylaw authorizing this Agreement.
- F. The Owner and the City wish to enter into this Agreement pursuant to Section 219 of the *Land Title Act* and section 483 of the Act.

NOW THEREFORE in consideration of the sum of Ten Dollars (\$10.00) now paid by the City to the Owner and for other good and valuable consideration (the receipt and sufficiency of which the Owner hereby acknowledges), the Owner and the City covenant each with the other as follows:

1. DEFINITIONS

- (a) “**Act**” means the *Local Government Act*, RSBC 2015, c.1 as amended from time to time;
- (b) “**Affordable Rent**” means with respect to each Mid-Market Rental Unit a rent payment amount equal to 10% below the “Private Apartment Average Rents” for the corresponding bedroom type in the City of North Vancouver as established by CMHC’s Housing Market Information Portal for the year the tenancy is entered into;
- (c) “**Agreement**” means this agreement as amended from time to time;
- (d) “**Commencement Date**” has the meaning set out in section 2.1 herein;
- (e) “**Council**” means the municipal council for the City of North Vancouver;
- (f) “**CMHC**” means Canada Mortgage and Housing Corporation;
- (g) “**Director, Planning and Development**” means the chief administrator of the Department of Planning of the City and their successors in function and their respective nominees;
- (h) “**Dwelling Unit**” means a dwelling unit as defined in the City of North Vancouver’s “Zoning Bylaw 1995, No. 6700” as amended from time to time;
- (i) “**Lands**” means those lands and premises legally described as:

Parcel Identifier: 011-150-206
Legal Description: LOT A (REFERENCE PLAN 9784) BLOCK 5 DISTRICT LOT 265
PLAN 1406
- (j) “**Mid-Market Rental Units**” means the four Dwelling Units in the Residential Building to be constructed on the Lands that are rented to tenants for Affordable Rent;
- (k) “**Market Rental Units**” means all Dwelling Units in the Residential Building other than the Mid-Market Rental Units;
- (l) “**Maximum Household Income**” means an annual gross household income determined by multiplying Affordable Rent by 12 to yield the households’ annual housing costs, and divide by 30% (0.30) to meet the standard definition of affordability;
- (m) “**Rental Purposes**” means an occupancy or intended occupancy which is or would be governed by a tenancy agreement as defined in Section 1 of the *Residential Tenancy Act*, SBC 2002 c. 78 as amended from time to time between the Owner and the tenant;
- (n) “**Rental Units**” means the Market Rental Units and the Mid-Market Rental Units;

- (o) **“Residential Building”** means the five storey building to be constructed on the Lands to be used for Rental Purposes with 41 Dwelling Units, of which 37 Dwelling Units will be Market Rental Units and four Dwelling Units will be Mid-Market Rental Units;
- (p) **“RT Act”** means the *Residential Tenancy Act*, SBC 2002 c. 78;
- (q) **“Rezoning Bylaw”** means the rezoning bylaw applicable to the Lands described as “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2023, No. 8957”;
- (r) **“Section 219 Covenant”** means a covenant pursuant to Section 219 of the *Land Title Act*;
- (s) **“Tenancy Agreement”** means an agreement, whether written or oral, express or implied, between the Owner and a tenant respecting possession or occupancy of a Rental Unit; and
- (t) **“Term”** has the meaning set out in section 2.1 herein.

2. TERM

- 2.1 This Agreement will commence upon adoption by the City’s Council of “Housing Agreement Bylaw, 2023, No. 8958” (Jadasi Development (880 W 15th) Ltd. / Gateway Architecture, 880 West 15th Street, CD-759, Rental Housing Commitments) (the **“Commencement Date”**) and will continue until the date this Agreement is terminated in accordance with sections 2.2 or 8.3(c) (the **“Term”**).
- 2.2 This Agreement will terminate immediately upon the removal or destruction of the Residential Building provided the Residential Building is not repaired or rebuilt following the destruction thereof.
- 2.3 Subject to section 7.3, upon termination of this Agreement, this Agreement will be at an end and of no further force and effect.

3. SECTION 219 COVENANT

- 3.1 The Owner covenants and agrees with the City as a covenant in favour of the City pursuant to Section 219 of the *Land Title Act*, RSBC 1996, c. 250 that during the Term of this Agreement, it being the intention and agreement of the Owner that the provisions in this Agreement be annexed to, and run with and be a charge upon the Lands, that notwithstanding the Rezoning Bylaw, the Lands will be used and built on only in strict compliance with the terms and conditions of this Agreement and that:
 - (a) the Lands must not be subdivided or stratified;
 - (b) the Rental Units in the Residential Building must be used for Rental Purposes only and all Rental Units must be owned and operated by the Owner, provided that the Mid-Market Rental Units may be operated by a non-profit entity engaged by the Owner and having expertise in non-market housing, with the approval of the Director, Planning and Development; and

- (c) no Rental Unit in the Residential Building must be occupied for any purpose except for Rental Purposes pursuant to a Tenancy Agreement.
- 3.2 The Owner further covenants and agrees with the City that the Lands and any buildings or structures constructed thereon including the Residential Building must be developed, built, and maintained in accordance with all City bylaws, regulations and guidelines as amended from time to time.
- 3.3 Pursuant to section 219(6) of the *Land Title Act*, RSBC 1996, c. 250 except for the negligence of the City or its employees, agents or contractors, the Owner will indemnify and save harmless each of the City and its elected officials, board members, officers, directors, employees, and agents, and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, actions, loss, damage, costs and liabilities, which all or any of them will or may be liable for or suffer or incur or be put to by reason of or arising out of:
- (a) any act or omission, negligent or otherwise, by the Owner, or its officers, directors, employees, agents, contractors, or other persons for whom at law the Owner is responsible;
 - (b) the Owner's default under this Agreement; and
 - (c) the Owner's ownership, operation, management or financing of the Lands for the provision of housing for Rental Purposes.

4. TENANCY RESTRICTIONS

- 4.1 The unit mix for Rental Units in the Residential Building will be no fewer than five three-bedroom units, 10 two-bedroom units, 20 one-bedroom units and six studio units or as otherwise approved in writing by the Director, Planning and Development in their discretion.
- 4.2 The four Mid-Market Rental Units will be provided in the following unit mix: one studio unit, one one-bedroom unit, one two-bedroom unit, and one three-bedroom unit. The Owner may only change this mix with the approval in writing by the Director, Planning and Development with such approval to be granted in their discretion. The Owner will be entitled to determine the locations of the four Mid-Market Rental Units within the Residential Building.
- 4.3 The Owner will enter into a minimum 1 year Tenancy Agreement for each of the Mid-Market Rental Units which will convert to a month to month tenancy at the end of the 1 year term. If such a tenancy is ended prior to the end of the Term, the Owner must rent the Mid-Market Rental Unit at Affordable Rent. For greater certainty, at the end of each tenancy, the Mid-Market Rental Unit will continue to be rented as a Mid-Market Rental Unit at Affordable Rent, which obligation will be ongoing at all times during the Term.

5. OWNER'S OBLIGATIONS

- 5.1 Without limiting section 3.1 of this Agreement:
- (a) Management and administration: the management, administration, and associated costs with the management and administration of the Rental Units, including the Mid-Market Rental Units, will be borne by the Owner or its designated rental agent, unless otherwise approved by the City in writing and all Mid-Market Rental Units must be managed by one rental agent;

- (b) Compliance with Tenant Relocation Plan: INTENTIONALLY DELETED
- (c) Advertisement: when the Mid-Market Rental Units first become available, the Owner will advertise such units for a minimum of one month on at least two common rental property search platforms that allow potential tenants to view available properties for rent in North Vancouver without payment of a fee or requirement for registration, and the Owner will feature the tenure restrictions set out in this Agreement prominently in all advertising of Mid-Market Rental Units. When a Mid-Market Rental Unit becomes available for a subsequent, new tenancy, the Owner will advertise the unit in accordance with the foregoing requirements for a period of at least one week;
- (d) Tenant Selection: the Owner will make the Mid-Market Rental Units available, both at the first tenancy and each subsequent tenancy, in the following order of priority:
- (i) If the Residential Building replaces an existing rental building, then tenants from the existing rental building on the Lands being replaced who have household incomes at or below the Maximum Household Income will be provided first right of refusal in the Mid-Market Rental Units, and have first priority, provided that if there are multiple applicants in this category for one unit, then applicant families with one or more dependents will have priority for units with two or more bedrooms and if applicants are equal in this regard, then applications will be considered on a first come-first-served basis;
 - (ii) Households who have been displaced from redevelopment elsewhere in the City who have household incomes at or below the Maximum Household Income will have second priority, provided that if there are multiple applicants in this category for one unit, then applicant families with one or more dependents will have priority for units with two or more bedrooms and if applicants are equal in this regard, then applications will be considered on a first come-first-served basis
 - (iii) The Owner will then make any remaining Mid-Market Rental Units not rented by tenants from the existing building on the Lands available to tenants with an annual household income at or below that the Maximum Household Income who are either current residents of the City of North Vancouver or who work in the City of North Vancouver and have done so for at least six months, provided that if there are multiple applicants in this category for one unit, then applicant families with one or more dependents will have priority for units with two or more bedrooms and if applicants are equal in this regard, then applications will be considered on a first come-first-served basis;
 - (iv) If there are any remaining Mid-Market Rental Units not rented by tenants who meet the criteria in sections 5.1(d)(i) to (iii) after the expiry of the one-month advertising period, then the Owner will make such units available to tenants who meet the Maximum Household Income requirement; and
 - (v) Tenants in Mid-Market Rental Units must not have an ownership interest in a residential property in the City or in a neighbouring municipality which the

tenant could otherwise occupy and the Owner will require confirmation from the prospective tenant that they meet this requirement at the time of tenancy;

- (vi) In determining whether a tenant meets the Maximum Household Income requirements or the requirement in section 5.1(d)(v), the Owner or its rental agent, so long as it acts honestly and in good faith, is entitled to rely on all information provided by the prospective tenant and the Owner will have no liability if the prospective tenant intentionally or unintentionally provides any incorrect information. The Owner is under no obligation to monitor or update the financial circumstances of the tenant once the lease is signed.
- (e) Rent Amount and Permitted Increases: Affordable Rent for Mid-Market Rental Units is to be determined at the time of tenancy. Rent amounts may be subsequently increased below or at the permitted annual rent increase then set under the RT Act;
- (f) Compliance with applicable laws: without restricting the foregoing, the Owner will comply with all applicable provisions of the RT Act and any other provincial or municipal enactments imposing obligations on landlords in relation to residential tenancies;
- (g) Performance: the Owner will perform its obligations under this Agreement diligently and in good faith;
- (h) Information Regarding Unit Availability: If the City establishes a register for availability of Mid-Market Rental Units within the City, the Owner will provide to the City information regarding any Mid-Market Rental Units that become available for rent, in a form acceptable to the Director, Planning and Development;
- (i) Evidence of compliance: provided that the same can be done without breaching the *Personal Information Protection Act* (as amended from time to time) the Owner will, on an annual basis at the time of Business License renewal and upon any other request by the City, supply to the City copies of any documentation in possession of the Owner necessary to establish compliance with the Owner's obligations under this Agreement.

6. DEFAULT AND REMEDIES

- 6.1 The City may, acting reasonably, give to the Owner a written notice (in this section 6.1, the “**Notice**”) requiring the Owner to cure a default under this Agreement within 30 days of receipt of the Notice. The Notice must specify the nature of the default. The Owner must act with diligence to correct the default within the time specified.
- 6.2 If the default is not corrected within the time specified, the Owner will pay to the City on demand by the City 200 percent of the difference between current market rent, as determined by a third-party appraiser, and Affordable Rent for each Mid-Market Rental Unit in default for the default year to the end of the Term of the Agreement. The monies collected from default will be deposited to the City's Affordable Housing Reserve Fund.
- 6.3 The Owner will pay to the City on demand by the City all the City's costs of exercising its rights or remedies under this Agreement, on a full indemnity basis.

- 6.4 The Owner acknowledges and agrees that in case of a breach of this Agreement which is not fully remediable by the mere payment of money and promptly so remedied, the harm sustained by the City and to the public interest will be irreparable and not susceptible of adequate monetary compensation.
- 6.5 Each party to this Agreement, in addition to its rights under this Agreement or at law, will be entitled to all equitable remedies including specific performance, injunction and declaratory relief, or any of them, to enforce its rights under this Agreement.
- 6.6 The Owner acknowledges and agrees that it is entering into this Agreement to benefit the public interest in providing housing for Rental Purposes, and that the City's rights and remedies under this Agreement are necessary to ensure that this purpose is carried out and that the City's rights and remedies under this Agreement are fair and reasonable and ought not to be construed as a penalty or forfeiture.
- 6.7 No reference to nor exercise of any specific right or remedy under this Agreement or at law or at equity by any party will prejudice, limit or preclude that party from exercising any other right or remedy. No right or remedy will be exclusive or dependent upon any other right or remedy, but any party, from time to time, may exercise any one or more of such rights or remedies independently, successively, or in combination. The Owner acknowledges that specific performance, injunctive relief (mandatory or otherwise) or other equitable relief may be the only adequate remedy of a default by the Owner under this Agreement.

7. LIABILITY

- 7.1 Except for the negligence of the City or its employees, agents or contractors, the Owner will indemnify and save harmless each of the City and its elected officials, board members, officers, directors, employees, and agents, and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, actions, loss, damage, costs and liabilities, which all or any of them will or may be liable for or suffer or incur or be put to by reason of or arising out of:
- (a) any act or omission by the Owner, or its officers, directors, employees, agents, contractors, or other persons for whom at law the Owner is responsible; and
 - (b) the Owner's ownership, operation, management or financing of the Lands for the provision of housing for Rental Purposes.
- 7.2 Except to the extent such advice or direction is given negligently, the Owner hereby releases and forever discharges the City, its elected officials, board members, officers, directors, employees and agents, and its and their heirs, executors, administrators, personal representatives, successors and assigns from and against all claims, demands, damages, actions or causes of action by reason of or arising out of advice or direction respecting the ownership, operation or management of the Lands for the provision of housing for Rental Purposes which has been or hereafter may be given to the Owner by all or any of them.
- 7.3 The covenants of the Owner set out in sections 7.1 and 7.2 of this Agreement will survive the expiration or the earlier termination of this Agreement and will continue to apply to any breach of the Agreement and to any claims arising under this Agreement during the ownership by the Owner of the Lands.

8. GENERAL PROVISIONS

- 8.1 The Owner agrees to reimburse the City for all legal costs reasonably incurred by the City for the preparation, execution and registration of this Agreement and notice of this Agreement which is required to be filed pursuant to the *Local Government Act*. The Owner will bear their own costs, legal or otherwise, connected with the preparation, execution or registration of this Agreement.
- 8.2 Nothing in this Agreement:
- (a) affects or limits any discretion, rights, powers, duties or obligations of the City under any enactment or at common law, including in relation to the use or subdivision of land;
 - (b) affects or limits any enactment relating to the use of the Lands or any condition contained in any approval including any development permit concerning the development of the Lands; or
 - (c) relieves the Owner from complying with any enactment, including the City's bylaws in relation to the use of the Lands.
- 8.3 The Owner and the City agree that:
- (a) this Agreement is entered into only for the benefit of the City;
 - (b) this Agreement is not intended to protect the interests of the Owner, occupier or user of the Lands or any portion of it including the Rental Units and the Limited Common Property; and
 - (c) without limiting part 2 of this Agreement, the City may at any time execute a release and discharge of this Agreement in respect of the Lands, without liability to anyone for doing so.
- 8.4 This Agreement burdens and runs with the Lands and any part into which any of them may be subdivided or consolidated, by strata plan or otherwise. All of the covenants and agreements contained in this Agreement are made by the Owner for itself, its successors and assigns, and all persons who acquire an interest in the Lands after the date of this Agreement. Without limiting the generality of the foregoing, the Owner will not be liable for any breach of any covenant, promise or agreement herein in respect of any portion of the Lands sold, assigned, considered or otherwise disposed of, occurring after the Owner has ceased to be the owner of the Lands.
- 8.5 The covenants and agreements on the part of the Owner in this Agreement have been made by the Owner as contractual obligations as well as being made pursuant to section 483 of the Act and as such will be binding on the Owner.
- 8.6 The Owner will, at its expense, do or cause to be done all acts reasonably necessary to ensure this Agreement and notice of this Agreement is registered against the title to the Lands, including any amendments to this Agreement as may be required by the Land Title Office or the City to effect such registration.

- 8.7 The City and the Owner each intend by execution and delivery of this Agreement to create both a contract and a deed under seal.
- 8.8 An alleged waiver by a party of any breach by another party of its obligations under this Agreement will be effective only if it is an express waiver of the breach in writing. No waiver of a breach of this Agreement is deemed or construed to be a consent or waiver of any other breach of this Agreement.
- 8.9 If a Court of competent jurisdiction finds that any part of this Agreement is invalid, illegal, or unenforceable, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part.
- 8.10 Every obligation of a party which is set out in this Agreement will extend throughout the Term and, to the extent that any obligation ought to have been observed or performed prior to or upon the expiry or earlier termination of the Term, such obligation will survive the expiry or earlier termination of the Term until it has been observed or performed.
- 8.11 All notices, demands, or requests of any kind, which a party may be required or permitted to serve on another in connection with this Agreement, must be in writing and may be served on the other parties by registered mail, by facsimile or e-mail transmission, or by personal service, to the following address for each party:

City: The Corporation of the City of North Vancouver
141 West 14th Street
North Vancouver, British Columbia
V7M 1H9
Attention: Director, Planning & Development
Facsimile: 604.985.0576
Email: planning@cnv.org

The Owner: Jadasi Development (880 W 15th) Ltd.
5454 Cortez Crescent
North Vancouver, British Columbia,
V7R 4R4
Attention: Jamie da Silva
Email: jamie@jadasi.ca
Phone: 604-347-9654

Service of any such notice, demand, or request will be deemed complete, if made by registered mail, 72 hours after the date and hour of mailing, except where there is a postal service disruption during such period, in which case service will be deemed to be complete only upon actual delivery of the notice, demand or request; if made by facsimile or e-mail transmission, on the first business day after the date when the facsimile or e-mail transmission was transmitted; and if made by personal service, upon personal service being effected. Any party, from time to time, by notice in writing served upon the other parties, may designate a different address or different or additional persons to which all notices, demands, or requests are to be addressed.

- 8.12 Upon request by the City, the Owner will promptly do such acts and execute such documents as may be reasonably necessary, in the opinion of the City, to give effect to this Agreement.

8.13 This Agreement will enure to the benefit of and be binding upon each of the parties and their successors and permitted assigns.

9. INTERPRETATION

9.1 Gender specific terms include both genders and include corporations. Words in the singular include the plural, and words in the plural include the singular.

9.2 The division of this Agreement into sections and the use of headings are for convenience of reference only and are not intended to govern, limit or aid in the construction of any provision. In all cases, the language in this Agreement is to be construed simply according to its fair meaning, and not strictly for or against either party.

9.3 The word "including" when following any general statement or term is not to be construed to limit the general statement or term to the specific items which immediately follow the general statement or term to similar items whether or not words such as "without limitation" or "but not limited to" are used, but rather the general statement or term is to be construed to refer to all other items that could reasonably fall within the broadest possible scope of the general statement or term.

9.4 The words "must" and "will" are to be construed as imperative.

9.5 Any reference in this Agreement to any statute or bylaw includes any subsequent amendment, re-enactment, or replacement of that statute or bylaw.

9.6 This is the entire agreement between the City and the Owner concerning its subject, and there are no warranties, representations, conditions or collateral agreements relating to the subject matter of this Agreement, except as included in this Agreement. This Agreement may be amended only by a document executed by the parties to this Agreement and by bylaw, such amendment to be effective only upon adoption by City Council of an amending bylaw to "Housing Agreement Bylaw, 2023, No. 8958".

9.7 This Agreement is to be governed by and construed and enforced in accordance with the laws of British Columbia.

9.8 This Agreement can be signed in counterpart.

IN WITNESS OF THIS AGREEMENT the City and the Owner have executed this Agreement by signing the "Form C – General Instrument – Part 1" or "Form D – Executions Continued" attached hereto.

SUMMARY

This report presents a rezoning application over the subject site at 880 West 15th Street to permit a 5-storey rental apartment building consisting of 41 units, 4 of which would be mid-market rental units.

BACKGROUND

Applicant:	Jadasi Development (880 W 15th) Ltd.
Architect:	Gateway Architecture
Official Community Plan Designation:	Mixed Use Level 2 (MU2)
Existing Zoning:	CS-1 (Service Commercial)
Applicable Guidelines:	N/A

DISCUSSION

Site Context and Surrounding Use

The subject site has a total size of 1,226.5 sq.m. (13,202 sq.ft.), with a frontage of approximately 30.5 metres (100 feet) along West 15th Street. The site slopes downward approximately 1.41 metres from the north-east corner (rear boundary - lane) to south-west corner (front boundary – West 15th Street). The proposal would replace the existing one-storey service commercial building, currently occupied by Fountain Tire.

The site is located mid-block in the 800-block of West 15th Street, between Fell Avenue and Marine Drive. It is within close proximity to the Marine Drive frequent transit and Rapid Bus routes, and within walking distance to commercial and recreational amenities (employment, grocery stores, medical/pharmacy, banks, recreation centres and active transportation facilities, etc.).

The buildings and uses immediately surrounding the site are described in Table 1 below.

Table 1. Surrounding Uses

Direction	Address	Description	Zoning
North	885 West 16 th	CD Zone	3-storey co-op housing
South (across Marine Drive)	845-879 Marine Dr	CD Zone	1-2 storey commercial
East	860 West 15 th St	CS-1 (Service Commercial)	1-storey service commercial
West	860 West 15 th St	CS-1 (Service Commercial)	1-storey service commercial

Policy Context

The subject site is designated Mixed Use Level 2 in the Official Community Plan (OCP). This designation allows for a mix of commercial and residential uses with a maximum density of 2.5 FSR (including 0.5 bonus FSR). A maximum height of 6 storeys is permitted.

Project Description

The application proposes a 5-storey mixed-use building, with one level of commercial use, including commercial retail units at ground level, and 4 levels of secured rental residential units within the upper levels. Parking access is provided off the rear lane to the north.

The following table provides an overview of the proposed development:

Table 3: Development proposal overview

Element	Proposal
Density	2.5 FSR
Commercial Retail Space	Total of 330 square metres (3,552 square feet) or 0.27 FSR
Unit Mix	41 residential rental units, including: <ul style="list-style-type: none"> • 6 studio units; • 20 one-bed units; • 10 two-bed units; and • 5 three-bed units (12%).
Mid Market Rental	4 units (10%)
Adaptable Units	11, Level 2 adaptable units (27%)
Residential Amenity	Indoor – 58.5 square metres (630 square feet) Outdoor – 21 square metres (226 square feet)

Four of the units (10%) are proposed as mid-market units and eleven of the units (27%) are proposed to meet Level 2 of the Adaptable Design guidelines. All units would be secured through the Housing Agreement for the life of the building.

PLANNING ANALYSIS

Policy Alignment

The proposal is consistent with the OCP land use designation and below OCP height limits for the site. The proposed density is 2.5 FSR, which is consistent with the OCP Mixed Use Level 2 land use designation.

Located along the Marine Drive corridor, the proposal is in alignment with a number of OCP goals and objectives to have additional secured rental housing within proximity to the Marine Drive Frequent Transit Development Area and close to shops, services, frequent public transit and employment opportunities.

The proposed mix of unit types meets key actions of the Housing Action Plan for mid-market rental units and family-friendly units. The proposal also exceeds the Zoning Bylaw minimum requirement for 25% of units to meet Level 2 Adaptable Design. The proposal generally addresses the Active Design Guidelines through the provision of indoor and outdoor amenity spaces, as well as new public gathering places.

Built Form and Urban Design

The proposed built form is consistent with the character of the neighbourhood. The proposed height at 17 metres and 5 storeys complies with the OCP and will ensure the building integrates with future developments on adjoining lots. The proposal establishes a strong street wall along West 15th Street, with a reasonable setback to the rear laneway to establish suitable building separation to the existing residential uses to the north.

Extensive glazing treatments within the design of ground floor retail and commercial uses will activate West 15th Street and provide opportunities for outdoor dining. The development will also deliver a new pedestrian plaza area along the West 15th Street frontage, which will enhance the current space through creating a new landscaped public gathering spaces, as well as waiting areas for public transportation.

A high level of laneway activation and casual surveillance is also achieved through positioning of a secondary pedestrian access point for residents and commercial visitors from the laneway and orientating the communal outdoor amenity area and upper level private balconies towards the laneway.

The façade of the building has been designed with appropriate articulation through the use of steps and recesses along the elevations, and use of attached balcony structures, which work to break up the form of the building and reduce the perceived bulk. The proposed development has also provided suitable landscaping treatments within the buildings design that will soften the visual impacts of the built form.

Proposed Zoning Changes

The proposed Comprehensive Development Zone will be based off of the General Commercial C-2 zone, consistent with the proposed use types and recent developments within proximity to the site, including at 850-858 Marine Drive (CD-571) and 818-858 West 15th Street (CD-745). To allow the massing, the proposed bylaw would include the following modifications to the C-2 zone base:

Table 4. Summary of Proposed Zoning Changes

	BASE C-2 ZONE	PROPOSED CD-749 ZONE
Permitted Principal Uses	Retail-Service Group 1 Accessory Residential and Parking Uses	Retail-Service Group 1 Accessory Residential Uses (permitted on the second storey and above) Accessory Parking Uses
Density Maximum	2.6 FSR	2.5 FSR (in accordance with OCP)
Lot Coverage Maximum	70 percent	85 percent
Height Maximum	12.19 metres (40 feet)	5 storeys and 17 metres (in accordance with OCP)
Siting	6.096 metres (20 feet) from the Rear Lot Line	Rear Lot Line (Laneway): <ul style="list-style-type: none"> • to wall – 4.5m (14.75 feet); and • to balcony – 3.0m (9.84 feet).
Building Width & Length	Maximum 30.48 metres (100 feet) above second storey	Waived

Lot Coverage

The application seeks a minor variation to the Lot Coverage requirements set for the C-2 zone, specifically being 70%. The application proposes a Lot Coverage of 85%.

The building has been designed with a commercial podium level, which is appropriate given the site’s Mixed Use Level 2 land use designation in the OCP. The proposed lot coverage at the ground level is required in order to meet operational functions of the building, including for example vehicle and bicycle parking, loading and garbage storage/staging, and to establish active commercial retail units along the full frontage of the West 15th Street. The proposed Lot Coverage is therefore determined to result in an appropriate form and intensity for the mixed use location.

It is also important to note that the lot coverage of the upper levels of the building (i.e. 2-5) reduces to approximately 57%.

Furthermore, the site has also been designed with appropriate landscaping treatments within the podium level to soften the built form elements and enhance amenity for residents. The applicant has also agreed to revitalize the front boulevard along the West 15th Street frontage, which will introduce approximately 16 new trees within this area. These streetscape upgrades will ensure the development positively contributes to the streetscape character, and reduces visual impacts of the development.

Rear Lot Line Setback

The proposed development will result in a variation to the siting requirements for the C-2 zone, specifically from the rear lot line, being the northern boundary adjacent to the laneway.

The proposed development results in the following minimum setbacks on the existing northern boundary (rear lot line):

- to wall – 4.5 m (14.75 feet); and
- to balcony – 3.0 m (9.84 feet).

The proposed variation is considered appropriate, given that the development has been designed with a building height of 5 storeys, which is less than the 6 storey limit imposed by the OCP.

The minor reduction in the rear boundary setback will have minimal impacts with respect to overshadowing of adjoining dwellings and will ensure that residents achieve an adequate level of access to sunlight and prevailing breezes. The proposal will achieve a minimum building separation of approximately 13 metres from the nearby residential use at 885 West 16th Street. Furthermore, the proposed development will not result in any additional overlooking impacts, compared to a compliant building under the C-2 Zone.

Building Width and Length

The proposed development will result in a minor variation to the building width and length requirements set for the C-2 zone, specifically being 30.48 m (100 ft). The proposed development results in a maximum building width of 30.9 m (101.4 ft) above the podium level.

Despite not meeting the relevant building width and length requirement, the proposed elevations have been designed with appropriate articulation along the length of the building, including steps in the building line, and inclusion of recessed balconies. The building also adopts a contemporary design, which utilizes a variety of façade materials. These built form elements appropriately break up the form of the building and reduce the perceived building bulk, despite the minor variance to building length and width.

The building width and length standards are regularly varied in individual Comprehensive Development Zones to ensure a functional built form outcome is established in mixed use areas and similar building widths and lengths have been permitted in a number of recent projects in the Marine Drive area.

Parking, Loading and Transportation

The site is located in the Marine Drive Frequent Transit Development Area, approximately 15m from a Local Bus Stop and 130m to the closest RapidBus stop.

The application proposes vehicle access to the underground parkade from the northern laneway. One loading bay and 6 surface commercial parking spaces (including one disability space) are also provided adjacent to the lane. The loading bay will ensure that all commercial and residential loading would be undertaken on-site and would not impact the functionality of the road network.

Overall, the application meets the parking and loading requirements of the Zoning Bylaw. The relevant statistics are provided in Table 5.

Table 5: Proposed Vehicle and Bicycle Parking

Car Parking	Total of 32 spaces, comprised of: <ul style="list-style-type: none"> • 21 Resident parking spaces (including 3 accessibility spaces); <ul style="list-style-type: none"> ○ 0.6 spaces per unit; • 4 Residential Visitor spaces (including one disability space); and • 7 commercial spaces (including one disability space).
Bicycle Parking	Residential: <ul style="list-style-type: none"> • Secure – 62 spaces; • Short Term – 6 spaces. Note: <ul style="list-style-type: none"> • <i>Two of the 62 secure spaces have been provided for cargo bikes.</i> Commercial: <ul style="list-style-type: none"> • Secure – 2 spaces; • Short Term – 3 spaces.
Loading Spaces	One at-grade loading bays.

Off-Site Works and Infrastructure Upgrades

The proposed development will provide appropriate off-site streetscape upgrades consistent with the Subdivision and Development Control Bylaw. This includes the reconstruction of the frontages along West 15th Street and Marine Drive with the installation of new sidewalk, curb and gutter, street trees, street lighting, road paving, and a new bus shelter. The development will also deliver a 0.6 metre dedication along the north property line in order to expand the width of the lane to current City standards (6.096 metres (20 feet)).

In addition to the bylaw required works, the development will design and construct a public plaza adjacent to the site, and also provide a \$50,000.00 financial contribution for the future upgrade of sanitary sewer infrastructure in the local catchment area – which is currently undersized.

These requirements will be secured through a Servicing Agreement with the City.

Relocation of Existing Retail and Service Tenant

To minimize impacts on the existing commercial tenant, the applicant has been in regular communication and coordinating an end of lease date that allows the time to find a suitable alternative location in North Vancouver. The applicant also will continue to

provide project updates of key milestones to tenants as the project progresses in the municipal development application process.

The applicant continues to communicate regularly with the current tenant and both parties have established a good working relationship and are committed to providing maximum flexibility to find a suitable location and seamless transition moving locations with minimal business disruption.

Density Bonus and Community Benefits

The City's *Density Bonus and Community Benefits Policy*, in conjunction with the OCP, allows for density bonuses beyond 2.0 FSR in the Mixed Use Level 2 designation, up to a maximum of 2.5 FSR.

The policy provides a number of community benefits options for projects seeking additional density and seeks to ensure the City receives value for additional density granted. The community benefit offered by this proposal is an increase of the City's rental housing stock by 41 units, 4 of which will be mid-market rental units, secured for the life of the building through a Housing Agreement with the City.

In addition to secured market and mid-market rental units, staff are seeking Council direction to secure the following items as conditions of this rezoning:

- Upgrades to public plaza within City-owned boulevard fronting the site;
- \$50,000 contribution for sanitary sewer main upgrades.

Legal Agreements

Should Council support this rezoning, the following legal agreements will be prepared prior to final adoption:

- Development Covenant;
- Housing Agreement;
- Servicing Agreement;
- Community Good Neighbour Agreement;
- Crane Swing and Shoring Agreement;
- Flooding Covenant; and
- Community Energy Agreement.

ADVISORY BODY INPUT

The application was reviewed by the Advisory Design Panel (ADP) on April 20, 2022. The Panel recommended approval of the proposal subject to addressing the following issues to the satisfaction of staff:

- further understanding and development of how to execute landscaping, and address concerns relating to pattern/pavement adjacencies relative to development and phasing of the plaza;

- clear and strong support by panel for public art in the plaza;
- design development to address CPTED access issues from adjacent buildings to residential levels;
- concern from panel around building setbacks and future development on adjacent sites; and
- design development of passive design elements as project advances through the development phases;

Revised designs were subsequently submitted that address the above concerns to the satisfaction of staff.

COMMUNITY CONSULTATION

A Developer's Information Session (DIS) was held on July 10, 2022 and was attended by two people. Two comment forms were submitted following the DIS. All of the comment forms received were opposed the project.

One email was received outside of the DIS process, providing conditional support for the proposal.

The main reasons for support were:

- Appearance of the building.

The main concerns were:

- Removal of the mature trees from the plaza and potential loss of animal habitat;
- Location and size of the project;
- Potential increase in activity in the lane;
- The amount of car parking; and
- Integrating energy efficiency measures.

A summary of the public consultation, as prepared by the applicant, is available in Attachment #7.

Staff Response

It is important to note that the current site does not contain any existing vegetation. In coordination with staff, it was agreed that the existing cherry trees within the front City-owned boulevard will be replaced with new larger trees, which will have access to enhanced soils conditions and irrigation to ensure long term health. One existing street tree will be retained. The proposal will see a significant increase in the number of trees provided within the front boulevard, from 3 to approximately 17 new trees, resulting in a significant improvement to the existing boulevard condition.

PROCESS WHEN NO PUBLIC HEARING HELD

The *Local Government Act* assumes no Public Hearing is held for proposed zoning bylaw amendments if the bylaw is consistent with the OCP. A local government must pass a resolution if it wishes to hold a public hearing.

Given the proposal's consistency with the OCP, and minimal feedback from the public during the consultation period, staff recommend that no public hearing be held for this application.

Should Council wish to refer the application to a Public Hearing, the first active clause in the resolution should be amended to read as follows:

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2023, No. 8957" (Jadasi Development (880 W 15th) Ltd. / Gateway Architecture, 880 West 15th Street, CD-759) be considered and referred to a Public Hearing;

THAT "Housing Agreement Bylaw, 2023, No. 8958" (Jadasi Development (880 W 15th) Ltd. / Gateway Architecture, 880 West 15th Street, CD-759, Rental Housing Commitments) be considered and referred to the same Public Hearing;

CONCLUSION

This proposal is in alignment with goals and objectives of the OCP and Council Strategic Plan to intensify residential development within the Marine Drive Frequent Transit Development Area, and increase rental and mid-market units in the City. The project will also contribute to provision of new public gathering spaces along Marine Drive.

RESPECTFULLY SUBMITTED:



Matthew Menzel
Planner 2



CONSULTANT LIST:

PROPERTY OWNER/DEVELOPER: JADASI DEVELOPMENT (880 W. 15TH) LTD.
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Contact: Michael Cox mike@designvancouver.com 604-608-1868

LANDSCAPE ARCHITECT: DURANTE KREUK LTD.
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Contact: Peter Kreuk peter@dklbc.ca 604-684-4611

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STRUCTURAL ENGINEER: KONSTRUCTURAL STRUCTURED ENGINEERING
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SUSTAINABILITY CONSULTANT: ES ECO GROUP INC.
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ENERGY MODELING: RED PELICAN BUILDING SCIENCE
Contact: Nick Schock nicks@redpelican.com 778-823-3177

ENVELOPE CONSULTANT: CSA BUILDING SCIENCE WESTERN LTD.
#1242 Fowcote Rd., Coquitlam, BC V3K 6V5
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GEOTECHNICAL ENGINEER: GEOPACIFIC
#1779 W 75th Ave., Vancouver, BC V6P 4P2
Contact: Mohammed Daviszadeh mdaviszadeh@geopacific.ca 604-439-8922

PROPERTY ADDRESS, LEGAL DESCRIPTION & ZONING:

ADDRESS: 880 W 15TH STREET
CITY OF NORTH VANCOUVER

LEGAL: LOT: A BLOCK 5 DL: 265 PLAN: 1406
PROPERTY ID: 011-152-206

CURRENT ZONING: C-1

CURRENT USE: TIRE DEALERSHIP - SINGLE STOREY BUILDING

NEIGHBORING PROPERTIES:
NORTH: 4 STOREY MULTI-FAMILY RESIDENTIAL
EAST: AUTO GLASS FITMENT CENTRE
WEST: AUTO DEALERSHIP
SOUTH: MARINE DRIVE AND COMMERCIAL

PROPOSED ZONING: MIXED USE LEVEL 2 (MEDIUM DENSITY) (COP)
DENSITY FSR 2.0 + MAXIMUM BONUS FSR 0.5
HEIGHT 6 STOREYS - 18-19 METERS

PROPOSED SETBACKS: SEE DRAWINGS.

DRAWING LIST

- A-0.0 COVER
- A-0.1 CONTENT & DESIGN RATIONALE
- A-0.2 FIRE ACCESS PLAN - PARKADE LEVEL
- A-0.3 FIRE ACCESS PLAN - SITE PLAN
- A-0.4 SITE COVERAGE
- A-1.0 PARKADE LEVEL
- A-1.1 SITE PLAN
- A-1.2 MAIN LEVEL
- A-1.3 LEVEL 2
- A-1.4 LEVEL 3
- A-1.5 LEVEL 4
- A-1.6 LEVEL 5
- A-1.7 ROOF LEVEL
- A-1.8 ADAPTABLE UNITS
- A-1.9 ADAPTABLE UNITS
- A-1.10 AREA / FSR OVERLAYS
- A-1.11 AREA / FSR OVERLAYS
- A-1.12 FSR OVERLAYS
- A-2.0 BUILDING ELEVATIONS
- A-2.1 BUILDING ELEVATIONS
- A-2.2 LIMITING DISTANCE CALCULATION
- A-2.3 LIMITING DISTANCE CALCULATION
- A-3.0 SECTION 1 & 3
- A-3.1 SECTION 2
- A-4.0 SHADOW DIAGRAMS
- A-4.1 PERSPECTIVE VIEWS
- A-4.2 PERSPECTIVE VIEWS
- A-4.3 STREET ELEVATIONS
- A-4.4 EXISTING STREET VIEW
- A-5.0 MATERIAL BOARD
- SURVEY (FOR REFERENCE)

SITE AREA = 1226.51m²

SITE COVERAGE 84.83 %

FLOOR AREAS

(LEVEL 2-3-4) - x 3	= 2796.64m ²
(LEVEL 1) - x 1	= 42.87m ²
SUB TOTAL	= 3264.44m²
(WALL THICKNESS)	= 41.16m ²
(ADAPT UNIT EXL) (200 x 11) UNITS - 200P	= 20.90m ²
(GARMENT) (100 x 11) UNITS - 100P	= 38.37m ²
(LOBBY)	= 42.87m ²
(PRIMARY STAIR)	= 35.09m ²
TOTAL	= 3065.34m² (32 995.32h²)

PROJECT:
5 storey MIXED USE RESIDENTIAL & COMMERCIAL ON GRADE
MAX ALLOWABLE FLOOR AREA

1226.51m² (13 202.04h²) x 2.5 (FSR) = 3066m² (33 005h²)

NUMBER OF UNITS

LEVEL 5	= 10 units
LEVEL 4	= 10 units
LEVEL 3	= 11 units
LEVEL 2	= 10 units
LEVEL 1 (COMMERCIAL)	= 3 units
TOTAL	= 41 UNITS + 3 RETAIL

41 RENTAL UNITS x 10% = 4 UNITS
MID-MARKET UNIT MIX = 1x(3 BED) + 1x(2-200P) + 2x(1 BED)
MID-MARKET UNITS REQUIRED = 4 UNITS

PARKING:
41 RENTAL UNITS x 0.6 = 25 stalls
COMMERCIAL (500L / 300P) = 7 stalls
VISITORS (max) 0.1 / UNIT
41 UNITS X 0.1 = 4 stalls (MINIMUM REQUIRED FOR PARKING)
PARKING UNITS REQUIRED = 32 STALLS

PARKING GRADE = 5 STALLS
PARKADE LEVEL = 25 STALLS
PARKING STALLS PROVIDED = 31 STALLS

BICYCLES:
41 RENTAL UNITS x 1.5 = 62 secure + 6 short term (2 over size)
COMMERCIAL (6 stalls/1000m² + 2 secure) = 3 short term + 2 secure total

BICYCLE STALLS REQUIRED = 64 SECURE STALLS + 9 SHORT TERM

RENTAL UNITS
CLASS A HORIZONTAL (0.6m X 1.8m) = 34 + (OVERSIZE) = 36
CLASS A VERTICAL (0.6m X 1.8m) = 20
BICYCLE LOCKERS (0.6m X 1.3m) = 6
TOTAL = 62
SHORT TERM BICYCLE = 6

COMMERCIAL
SECURE BICYCLE (0.6m X 1.8m) = 2
SHORT TERM BICYCLE (0.6m X 1.8m) = 3

BICYCLE STALLS PROVIDED = 64 SECURE STALLS + 9 SHORT TERM

GARBAGE RM. CALCULATION:
RESIDENTIAL - 0.486m² / unit (41) = 20m² provided
COMMERCIAL - 0.022m² / m² (331) = 8m² req | 17m² provided

	14.83%	48.78%	14.39%	12.20%
	COMMERCIAL	STUDIO	1 BED	2 BED
LEVEL 5		6	3	1
LEVEL 4		6	3	1
LEVEL 3	3	4	3	1
LEVEL 2	3	4	1	2
LEVEL 1	3			
TOTAL	3	6	20	5

SETBACKS		RETAIL		RESIDENTIAL	
FRONT	REAR	FRONT	REAR	FRONT	REAR
2.4m (8P)	2.4m (8P)	4.5m (15P)	4.5m (15P)		
0m	0m	3.0m (10P)	3.0m (10P)		
3.97m (13P) (AFTER DEDUCTION)	3.97m (13P) (AFTER DEDUCTION)				

UNIT NUMBER	AREA	UNIT NUMBER	AREA	UNIT NUMBER	AREA	UNIT NUMBER	AREA	UNIT NUMBER	AREA
UNIT 101	141.53m ²	UNIT 201	56.13m ²	UNIT 301	56.13m ²	UNIT 401	56.12m ²	UNIT 501	56.12m ²
UNIT 102	94.86m ²	UNIT 202	56.9m ²	UNIT 302	56.9m ²	UNIT 402	56.8m ²	UNIT 502	56.8m ²
UNIT 103	93.59m ²	UNIT 203	82.45m ²	UNIT 303	89.46m ²	UNIT 403	89.46m ²	UNIT 503	89.46m ²
		UNIT 204	48.63m ²	UNIT 304	71.36m ²	UNIT 404	77.39m ²	UNIT 504	77.39m ²
		UNIT 205	48.26m ²	UNIT 305	48.99m ²	UNIT 405	48.5m ²	UNIT 505	48.5m ²
		UNIT 206	48.84m ²	UNIT 306	48.26m ²	UNIT 406	55.66m ²	UNIT 506	55.66m ²
		UNIT 207	47.87m ²	UNIT 307	48.84m ²	UNIT 407	47.87m ²	UNIT 507	47.87m ²
		UNIT 208	45.97m ²	UNIT 308	47.87m ²	UNIT 408	45.97m ²	UNIT 508	45.97m ²
		UNIT 209	83.94m ²	UNIT 309	45.97m ²	UNIT 409	83.94m ²	UNIT 509	83.94m ²
		UNIT 210	52.1m ²	UNIT 310	83.94m ²	UNIT 410	52.1m ²	UNIT 510	52.1m ²
		UNIT 211	52.1m ²	UNIT 311	52.1m ²				
TOTAL	329.19m²	TOTAL	565.72m²	TOTAL	624.29m²	TOTAL	624.43m²	TOTAL	624.43m²
TOTAL RENTAL	= 3 121.90m²	AMENITY	58.53m²	COMMON	74.37m²	COMMON	74.37m²	COMMON	74.37m²
TOTAL	447.83m²	TOTAL	699.16m²	TOTAL	699.16m²	TOTAL	699.16m²	TOTAL	699.16m²

BALCONY %: 3066.26m² x 10% = 306.62m² allowed | 256.46m² = 8.36% allowed



880 WEST 15TH STREET, North Vancouver, BC



220 - 601 6th Street
New Westminster, BC V3L 3C1
Tel: (604) 608-1868

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JADASI DEVELOPMENT

Project File:	880 W 15TH STREET, North Vancouver, BC
Drawing Title:	COVER
Rev.:	1. 10/06/20 FOR CLIENT REVIEW 2. 10/06/20 FOR CLIENT REVIEW 3. 10/06/20 FOR CLIENT REVIEW 4. 21/11/20 ISSUED FOR PERMITS/PP 5. 23/12/20 REVISION FOR PERMITS/PP 6. 13/02/21 REVISION FOR CITY COMMENTS 7. 23/02/21 REVISION FOR CITY COMMENTS - 2
Project File:	880 W 15TH STREET, North Vancouver, BC
Drawing Title:	COVER
Rev.:	1. 10/06/20 FOR CLIENT REVIEW 2. 10/06/20 FOR CLIENT REVIEW 3. 10/06/20 FOR CLIENT REVIEW 4. 21/11/20 ISSUED FOR PERMITS/PP 5. 23/12/20 REVISION FOR PERMITS/PP 6. 13/02/21 REVISION FOR CITY COMMENTS 7. 23/02/21 REVISION FOR CITY COMMENTS - 2

Drawing Number:

A - 0.0



LOCALITY & LAND USE (OCP)

DESIGN RATIONALE:

Site & Zoning:

The site consists of a single property that is approximately 40.25m (132') deep by 30.5m (100') wide with a 1 storey fire dealership building. The north of the site backs onto a lane and faces W 15th Ave and Marine Drive to the south. The plaza space to the south of the site is currently used as vehicle access and parking. (Refer to survey and site plan drawings for accurate property measurements.)

The adjacent sites to the West and East are currently developed with single storey Car dealership and Auto Glass repair shop.

The site will allow for its redevelopment into a 5-storey mixed use building (6 storeys permitted) under a new Mixed-Use Level 2 zoning as per the OCP. Currently zoned CS-1 and is designated as Mixed-Use Level 2 in the land use designation contained in the Official Community Plan, with a height limit of 18-19 metres and 6 storeys. The density anticipated in the OCP is an FSR of 2 with a bonus of up to 0.5 which results in a maximum permissible of 2.5. (Refer to drawing set status page for detailed project statistics.)

The Project and its Relationship to context:

The proposed mixed-use residential commercial project will replace the former low-density service commercial within the Marine Drive Frequent Transit Development Area. This development provides lot-line to lot-line commercial units, a total of 41 residential rental units (50% Rental) with 10% Mid-Market rental units. (Category B Bonus is 2019 Density Bonus and Community Benefits Policy). An amenity space located on the second floor, complete with an outdoor patio, has been provided for the residents and takes good advantage of views towards the north.

Rental unit mix consists of 15% Studio Units, 49% 1 Bed Units, 24% 2 Bed Units and 12% 3 Bed Units and meet a minimum 10% 3 bed units, as required by the City Housing Action Plan.

The project provides much needed new rental homes along the Marine Drive corridor with easy access to public transit. The proposal seeks to improve the quality of the urban fabric through urban densification in line with the OCP and improvement of the public realm by development of a plaza to the south of the project.

Creating a public space that has the potential to form a prominent pedestrian node where people can meet and socialize. Enhancing a pedestrian-friendly streetscape with a transit-supportive urban environment less reliant on motor vehicle traffic.

The proposed building layout has been organized to maximize the livability of the units while minimizing the impact on the surroundings. Many of the units are corner units, and in conjunction with large glazed windows, benefit from sun and the views to the North and South.

Building Massing / Material use:

The building form respects the site shape and urban fabric and has a commercial plinth (Spanning from Property line to Property line) that will maximize human scale interaction. The residential component is set back from the commercial base to lower the scale of the building and improving the privacy of the residential component. While also Enhancing the pedestrian friendly streetscape towards the plaza and Marine Drive.

The form and mass of the building are broken down through several approaches: a sensible use of an intentionally limited materials palette and subtle texture variations creating a clear architectural language that accentuate the corner of the building towards Marine Drive and West 15th. (Urban orientation and visual variation)
This approach seeks to create a visually interesting contemporary architecture that creates a meaningful place within the urban environment.

A harmonious colour palette and architectural features visually articulate the building facades.

The natural grade of the site on the Lane slopes from East to West approximately 1 meter. This allowed the parkade entrance to be accessed from the lane at the northwest corner of the site. This location was chosen as it is the low end of the site which reduces the length of ramp required for access.

Fibre cement board artisan square channel paneling and fibre cement board paneling provide texture variation, with slim reveals and hidden connectors, were used for the facades, and a lighter colour was chosen for the top storeys of the building. Rain screen vinyl windows coupled with the use of low-glazing were used for all residential areas. Aluminum storefront glazing is used for the commercial component.

The railings and posts are aluminum with glass balustrades and perforated metal screens for privacy.
The pedestrian canopy at the commercial units consists of a glass canopy supported by wood beams and stainless-steel fittings.

The residential entryway is clad in an Architectural composite metal cladding system. The exit doors leading from the residential component are concealed by a wood grain texture composite metal cladding system to further accentuate the residential entry.

Design:

The building form was strongly influenced by contemporary Architectural design trends that are consistent with new development trends in the area.

A selective use of a materials consisting of concrete, fibre cement board paneling with concealed fasteners and slim reveals have been chosen to create an understated sophistication, further enhanced by a harmonious colour palette.

The elegance of archetypal form is embraced and seeks to achieve a timeless quality evident in contemporary interpretations of modernist inspired architecture. An asymmetrical design composition adds a dynamic quality and adds visual variation.

Carefully selected materials have been used to further enhance the massing by using concrete at the commercial base, grounding the project visually while utilizing the light-coloured revealed panels in the residential component.
The prominent location, further enhanced by the plaza, called for a visual focal point feature on the southeastern corner of the building. This approach seeks to establish the creation of a pedestrian/transit node stimulating social interaction between neighbours.

The main entry of the residential component is located facing Marine Drive and the newly designed Landscaped Plaza. The design clearly differentiates between the commercial functions and the residential entry through the use of a portal entryway

Adaptability:

Please refer to the adaptable unit layouts, calculations and checklist in the drawing set.

Sustainability:

Energy efficient and sustainable features have been, and will be, considered throughout its design. We have provided a copy of the built green checklist filled in with our anticipated sustainability measures.

No natural gas will be used in this project reducing green house gas emissions.

Increased density next to a prominent transportation corridor will decrease reliance on the automobile and encourage pedestrian and bicycle movement. The inclusion of secure bicycle storage spaces together with Electric vehicle charging stations will also encourage alternative means of transportation not reliant on fossil fuels. (Refer to stairs page for detailed bicycle and parking stall quantities.)

Glazing will incorporate Vinyl framed heat deflecting low-glazing that will minimize thermal transfer and will be augmented with roller blinds on the inside face for sun control. The roofing material will be chosen to have a high reflectivity, which reduces the heat island effect.

Drought tolerant plants for the landscape combined with high efficiency irrigation and water wise design principles will reduce water requirements.

Energy efficient appliances, bathroom fixtures, and LED lighting will be utilized throughout the project. Interior finishing materials with low VOC's will be utilized throughout the project.

The building will be connected to the Lonsdale Energy Corporation and will have Hydronic heating reducing the reliance on gas and electricity.

Continuous exterior insulation has been added to the exterior wall assemblies to improve building performance over and above what is required by code.

Crime prevention through environmental design:

The mixed-use function of the project inherently facilitates crime prevention, adding eyes on the street at different times of the day. Spaces accessible off the lane can be closed off with visually transparent gates and steel panels at night to enhance security.

Light fixtures throughout the landscaping and at the lane create a safer environment at night.

The placement of commercial surface parking and the underground parking access off the lane, activates laneway activity maximizing openness and visibility.

The underground parking is secured by a visibility transparent overhead gate and its walls and ceiling will be painted white to enhance security through a bright environment. The elevator lobby will have glazing to provide visual transparency from the parking area.

Public Realm:

A redesigned landscaped plaza and street trees are proposed on the plaza space between the property and Marine Drive. (Please refer to Landscape architect's layout for more information.)

Landscape design & Sustainability: (Prepared by Durante Kreuk)

The landscape development at 880 West 15th Street in North Vancouver is divided into the onsite landscape treatment and the civic plaza located at 15th Street and Marine Drive.

On site, the ground level areas in front of the CRUs are developed as hard surface for outdoor use by the commercial units. On level 2 there is a perimeter planting area adjacent the outdoor patio spaces for residential units on this level. There is a small outdoor amenity space on the NW corner of this level.

The major landscape contribution for this project is the new streetscape and plaza space located at 15th Street and Marine Drive. This area is developed as outlined in the Marine Drive guidelines. It includes street trees, boulevard sidewalks, common hard surface plaza space with seating opportunities, additional trees and plantings.

With good southern exposure this space will be an ideal location for neighbours to meet and socialize.
The plant palette uses an attractive blend of evergreen, drought tolerant, endemic and bird friendly planting. A high efficiency irrigation system will be installed.

Summary:

A detailed Architectural expression with the use of understated, quality materials, within a contemporary urban context will enhance the formal character of Marine Drive and West 15th and improve the public realm.

This property will provide much needed additional rental units with an increase of an additional 41 rental units.

Our proposed design responds appropriately to the North Vancouver Community Plan and will be a positive addition to the urban legacy of the city in our opinion.



CONTEXT

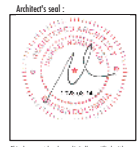


BIRDS VIEW



220 - 601 6th Street
New Westminster, BC V3L 3C1
Tel: (604) 608-1868

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JADASI DEVELOPMENT

1	2023 02 10	FOR CLIENT REVIEW 2
2	2023 02 10	FOR CLIENT REVIEW 2
3	2023 02 10	FOR CLIENT REVIEW 2
4	2023 02 10	FOR CLIENT REVIEW 2
5	2023 02 10	FOR CLIENT REVIEW 2
6	2023 02 10	FOR CLIENT REVIEW 2
7	2023 02 10	FOR CLIENT REVIEW 2

880 W 15TH STREET - North Vancouver, BC
City/County: W/AVE
Date: 2023 02 10
Project Number: 924

Drawing Number:
A - 01



70'-21.38' (458) FROM HYDRANT TO PRINCIPAL ENTRY. FIRE HYDRANT LOCATED AT W 15TH STREET CORNER WITH MARINE DRIVE



FIRE ACCESS PLAN - SITE PLAN

SCALE: 1:200

Table 2.1.1 Building Parameters

Part 3 or Part 9		Part 3
Building Area (m ²)	~3000	
Building Grade	~11.98 m at the South	
# Storeys	1	
Height(s)?	No	
# of Street Facing	1 (Fire Truck Access to the south)	
Major Occupancy	FI; 2 nd to 5 th	FI
Construction	2 nd to 5 th	Noncombustible
Floor FRP	2 nd to 5 th	2 h
Sprinkler	Yes, NFPA 13 2013	1 h
Staircase	Yes, NFPA 10 2013	
Fire Alarm	Yes, Single Stage	
Central Monitoring	Yes	
Emergency Power	1 h	
Occupant Load	250	
Commercial Kitchen	N/A	

C = Combustible, NC = Noncombustible



Michael Cox, Architect A I B C

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New Westminster, BC V3L 3C1
Tel: (604) 688-1868

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Architect's seal:



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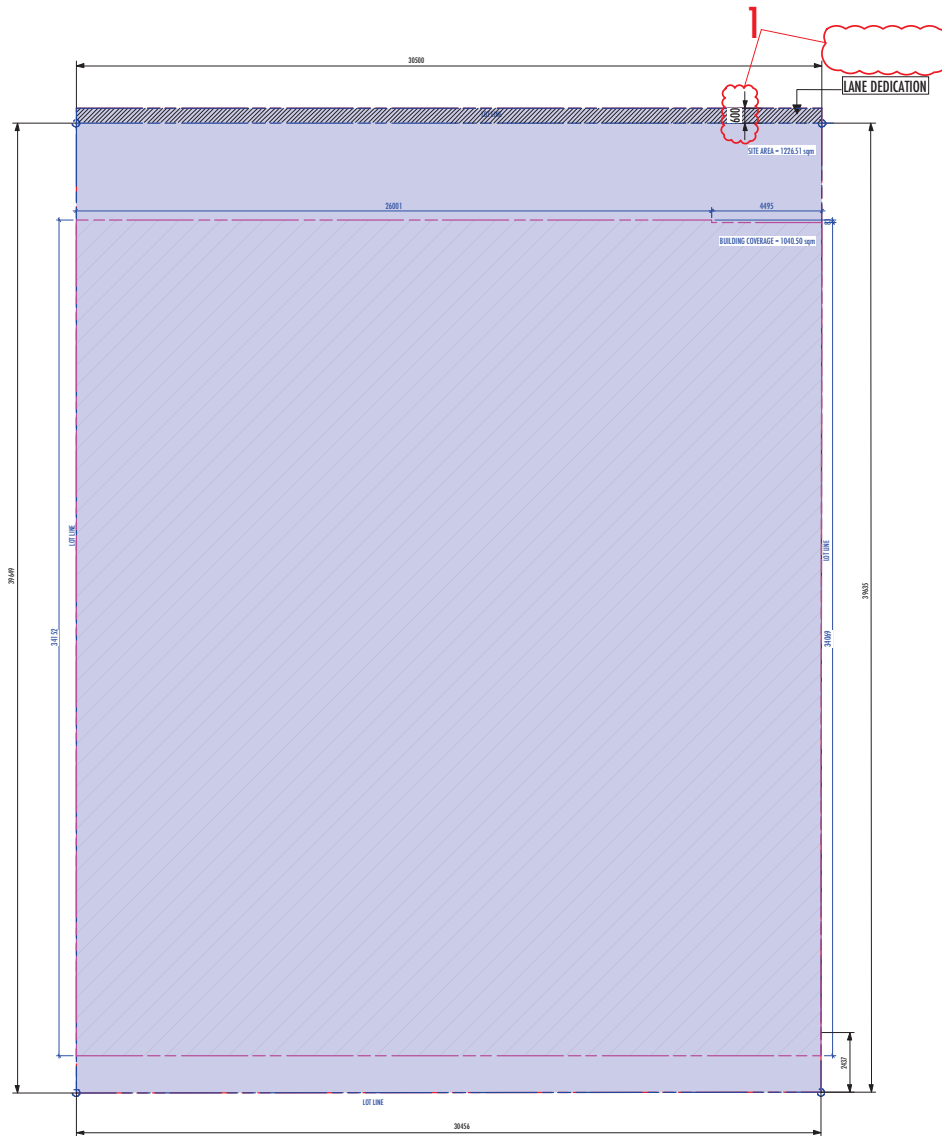
JADASI DEVELOPMENT

880 W 15TH
FIRE ACCESS PLAN
SITE PLAN

NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR PERMITTING	2023-02-10	ME / AM	
2	REVISED PER CITY COMMENTS - 2	2023-02-10	ME / AM	

Project Info: Drawing Title: 880 W 15TH FIRE ACCESS PLAN SITE PLAN
Project No: 2023-02-10
Project Name: 880 WEST 15TH STREET, North Vancouver, B.C.
Project Location: 880 WEST 15TH STREET, North Vancouver, B.C.
Project Date: 2023-02-10
Project Status: 924
Project Scale: 1:200

Drawing Number: A - 0.3



SITE COVERAGE
SCALE: 1:100

BUILDING COVERAGE	1040.50 sqm
SITE AREA	1226.51 sqm
SITE COVERAGE	84.83 %



Michael Cox, Architect A I B C

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New Westminster BC V3L 3C1
tel: (604) 688-1868

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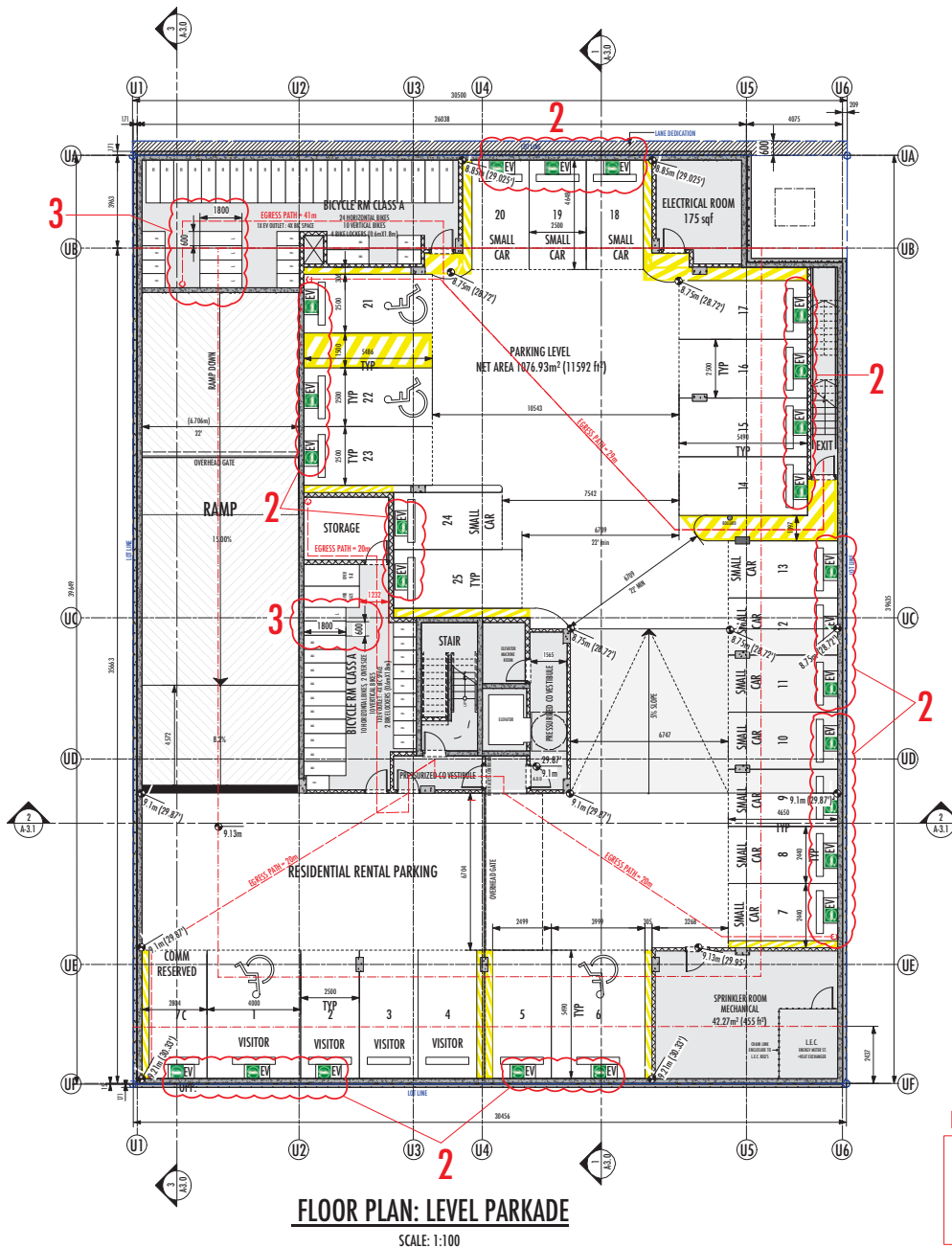
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JADASI DEVELOPMENT

Project Name	880 WEST 15TH STREET, North Vancouver, BC
Project File	880 WEST 15TH STREET, North Vancouver, BC
Project Title	SITE COVERAGE
Project No.	924
Project Date	2023 02 10
Project Scale	1:100
Project Status	REVISION: 1. LANE DEDICATION ADDED

Rev.	1	2	3	4	5	6	7
Date	2023 02 10	2023 02 10	2023 02 10	2023 02 10	2023 02 10	2023 02 10	2023 02 10
By	MHC/AM	MHC/AM	MHC/AM	MHC/AM	MHC/AM	MHC/AM	MHC/AM
Check							

Drawing Number:
A - 0.4



FLOOR PLAN: LEVEL PARKADE

SCALE: 1:100

NOTE:
BICYCLE ROOMS TO HAVE MIN. 2.5M CLEARANCE (HEADROOM)

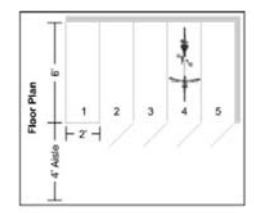
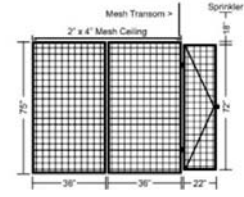
EV = ELECTRIC VEHICLE CHARGING LEVEL 2

WIRE MESH BIKE LOCKERS

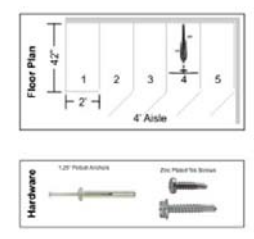
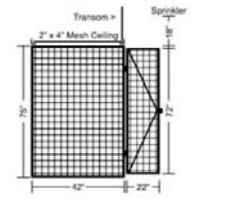


- Construction**
- Formed and Welded 12ga Steel Frame
 - Panels = 10ga Welded Mesh @ 2" x 2"
 - Ceiling = 10ga Welded Mesh @ 2" x 4"
 - Reinforced Door with Striker
 - Standard Height = 75"
 - Industrial Hinges
 - 2 Lock Hasps
- LEED**
- Zero-VOC Powder Coat RAL # 7010
 - 90% Recycled Steel
 - Made in Vancouver

Horizontal Bike Lockers @ 2' x 6'



Vertical Bike Lockers @ 2' x 42"



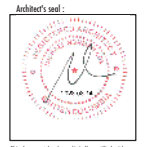
REVISIONS:

2. LEVEL 2 EV OUTLETS MARKINGS TO SHOW COMPLIANCE WITH SECTION 909

3. BICYCLE LOCKERS CHANGED FROM TWIN LOCKERS TO SINGLE LOCKER TYPE. BICYCLE LOCKER SIZE & SPECIFICATIONS ALSO ADDED



The firm has prepared professional drawings for the project in accordance with the provisions of the Architect Act and the regulations thereunder. The drawings are prepared for the purpose of construction and are not to be used for any other purpose without the written consent of the firm.



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JADASI DEVELOPMENT

Project Name	880 W 15th Street, North Vancouver, BC
Project No.	2023-02-10
Project Date	2023-02-10
Project Location	880 W 15th Street, North Vancouver, BC
Project Status	Prepared for City Councils - 2

Revision	1	2023-02-10	FOR GUESSWORK 2
Revision	2	2023-02-10	FOR GUESSWORK 2
Revision	3	2023-02-10	ISSUED FOR RECORDING/PP
Revision	4	2023-02-10	REVISION FOR RECORDING/PP
Revision	5	2023-02-10	REVISION FOR RECORDING/PP
Revision	6	2023-02-10	REVISION FOR CITY COUNCILS
Revision	7	2023-02-10	REVISION FOR CITY COUNCILS - 2

Drawing Number: **A - 1.0**

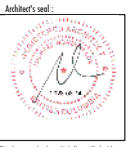


SITE PLAN: LEVEL MAIN
SCALE: 1:200

REVISION:
1. LANE DEDICATION ADDED



The client has provided information to the architect for the purpose of preparing this plan. The architect is not responsible for the accuracy of the information provided by the client. The architect is not responsible for the accuracy of the information provided by the client. The architect is not responsible for the accuracy of the information provided by the client.



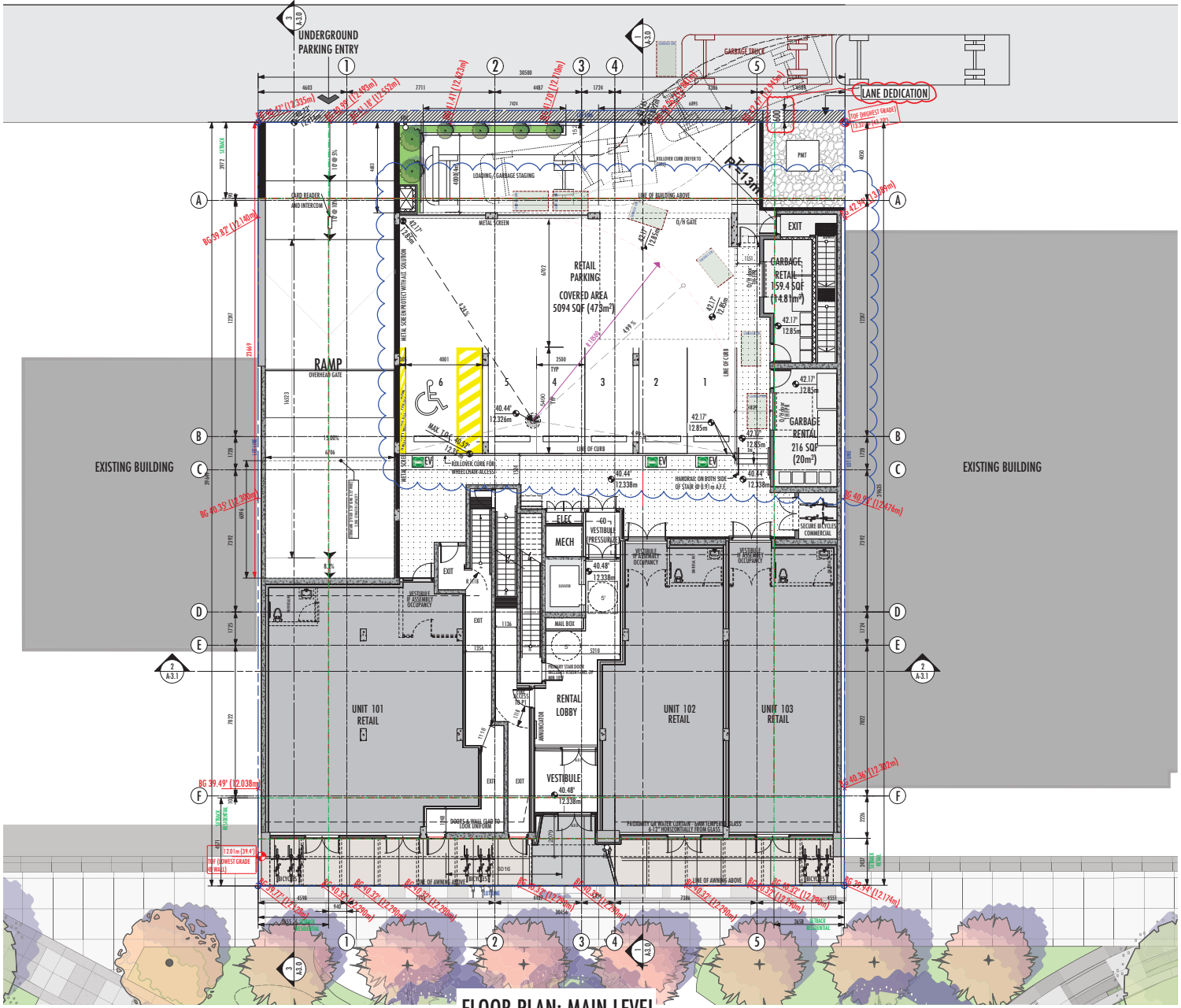
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JADASI DEVELOPMENT

Project Name	880 WEST 15TH STREET, North Vancouver, BC
Project No.	2023-02-10
Project Date	2023-02-10
Project Status	REVISION FOR CITY COMMENTS - 2
Project Location	880 WEST 15TH STREET, North Vancouver, BC
Project Area	0.15 HA
Project Zoning	RS-1
Project Owner	JADASI DEVELOPMENT
Project Architect	Michael Cox, Architect A I B C
Project Engineer	Michael Cox, Architect A I B C
Project Planner	Michael Cox, Architect A I B C
Project Designer	Michael Cox, Architect A I B C
Project Draftsman	Michael Cox, Architect A I B C
Project Checker	Michael Cox, Architect A I B C
Project Approver	Michael Cox, Architect A I B C

Project Name	880 WEST 15TH STREET, North Vancouver, BC
Project No.	2023-02-10
Project Date	2023-02-10
Project Status	REVISION FOR CITY COMMENTS - 2
Project Location	880 WEST 15TH STREET, North Vancouver, BC
Project Area	0.15 HA
Project Zoning	RS-1
Project Owner	JADASI DEVELOPMENT
Project Architect	Michael Cox, Architect A I B C
Project Engineer	Michael Cox, Architect A I B C
Project Planner	Michael Cox, Architect A I B C
Project Designer	Michael Cox, Architect A I B C
Project Draftsman	Michael Cox, Architect A I B C
Project Checker	Michael Cox, Architect A I B C
Project Approver	Michael Cox, Architect A I B C

Drawing Number:
A - 1.1



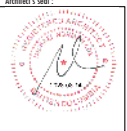
FLOOR PLAN: MAIN LEVEL

SCALE: 1:100



Michael Cox, Architect A I B C
 220 601 6th Street
 New Westminster BC V3C 3C1
 tel: (604) 608-1868

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Project Name	880 WEST 15TH STREET, North Vancouver, BC
Project No.	2023-02-10
Project Date	2023-02-10
Project Status	REVISION FOR CITY COMMENTS - 2
Project Location	880 WEST 15TH STREET, North Vancouver, BC
Project Type	REVISION FOR CITY COMMENTS - 2
Project Description	REVISION FOR CITY COMMENTS - 2
Project Contact	REVISION FOR CITY COMMENTS - 2
Project Manager	REVISION FOR CITY COMMENTS - 2
Project Engineer	REVISION FOR CITY COMMENTS - 2
Project Architect	REVISION FOR CITY COMMENTS - 2
Project Designer	REVISION FOR CITY COMMENTS - 2
Project Draftsman	REVISION FOR CITY COMMENTS - 2
Project Checker	REVISION FOR CITY COMMENTS - 2
Project Approver	REVISION FOR CITY COMMENTS - 2
Project Signatory	REVISION FOR CITY COMMENTS - 2
Project Seal	REVISION FOR CITY COMMENTS - 2

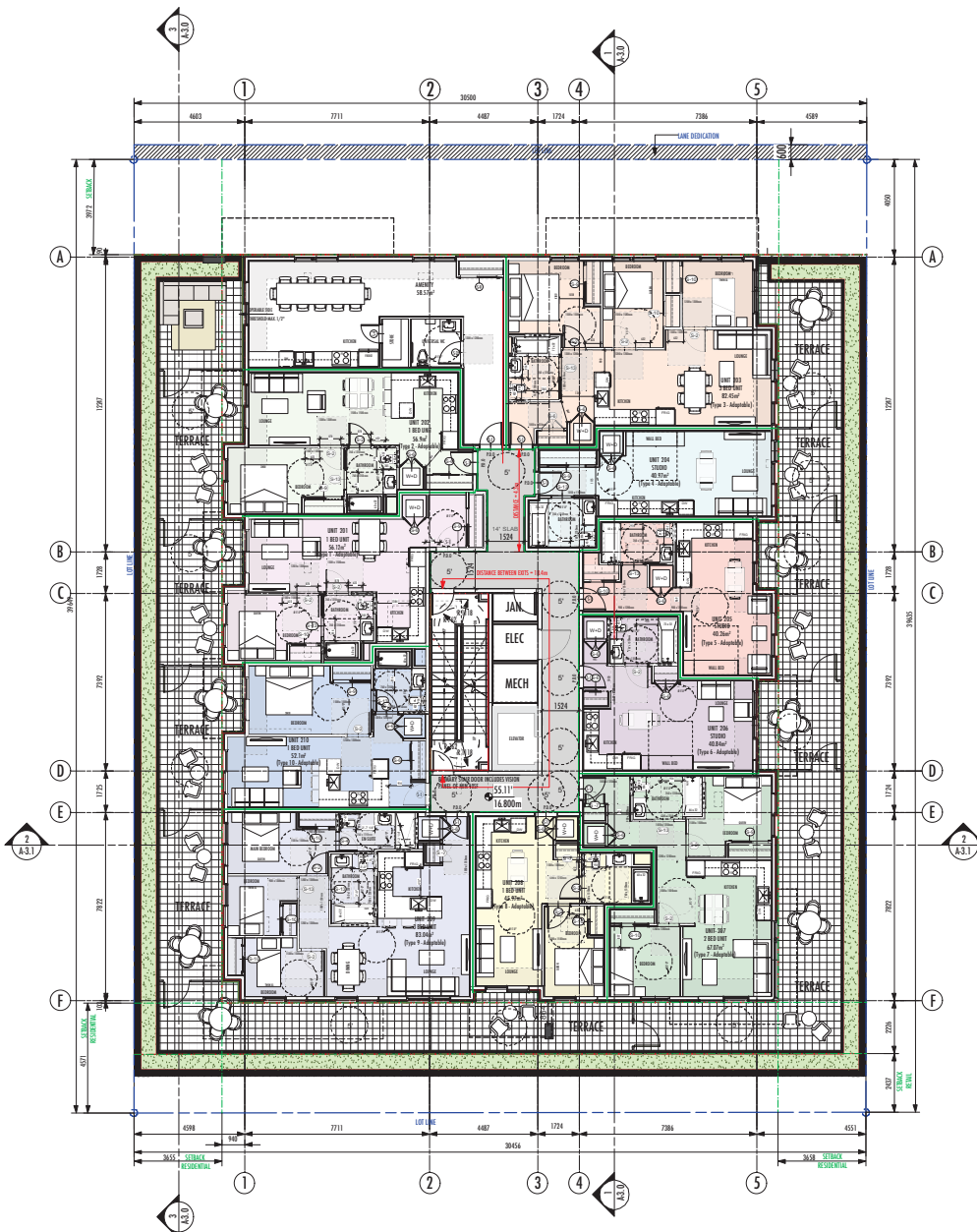
NOTE : REVISION FOR WASTE PICKUP MANAGEMENT

NOTE: FOR ROLLOVER CURB FOR WHEELCHAIR ACCESS CLARIFIED.

REVISION: 1. LANE DEDICATION ADDED

Project No. 2023-02-10
 Project Date 2023-02-10
 Project Status REVISION FOR CITY COMMENTS - 2
 Project Location 880 WEST 15TH STREET, North Vancouver, BC
 Project Type REVISION FOR CITY COMMENTS - 2
 Project Description REVISION FOR CITY COMMENTS - 2
 Project Contact REVISION FOR CITY COMMENTS - 2
 Project Manager REVISION FOR CITY COMMENTS - 2
 Project Engineer REVISION FOR CITY COMMENTS - 2
 Project Architect REVISION FOR CITY COMMENTS - 2
 Project Designer REVISION FOR CITY COMMENTS - 2
 Project Draftsman REVISION FOR CITY COMMENTS - 2
 Project Checker REVISION FOR CITY COMMENTS - 2
 Project Approver REVISION FOR CITY COMMENTS - 2
 Project Signatory REVISION FOR CITY COMMENTS - 2
 Project Seal REVISION FOR CITY COMMENTS - 2

Drawing Number: **A - 1.2**



FLOOR PLAN: SECOND LEVEL

SCALE: 1:100

NOTE: ALL WINDOWS TO RECEIVE BLINDS

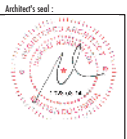
NOTE: ALL ADAPTABLE UNITS TO RECEIVED P.D.O ROUGH-IN TO FRONT DOORS



Michael Cox, Architect A I B C

220 - 401 6th Street
 New Westminster, BC V3L 3C1
 Tel: (604) 688-1868

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JADASI DEVELOPMENT

Project Name:	880 W 15th
Project Location:	880 WEST 15th STREET, North Vancouver, BC
Project Level:	LEVEL 2
Project File:	880 W 15th - Level 2
Project Title:	LEVEL 2
Project Number:	924
Project Date:	11/08

Rev.	Description	Date
1	ISSUED FOR PERMITTING/PP	2023/02/10
2	FOR CLIENT REVIEW 2	2023/02/10
3	FOR CLIENT REVIEW 3	2023/02/10
4	ISSUED FOR PERMITTING/PP	2023/02/10
5	REVISED FOR PERMITTING/PP	2023/02/10
6	REVISED FOR CITY COMMENTS	2023/02/10
7	REVISED FOR CITY COMMENTS 2	2023/02/10

Drawing Number:

A - 1.3



GATEWAY
ARCHITECTURAL
INCORPORATED

Michael Cox, Architect A I B C

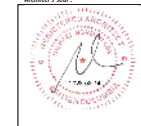
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New Westminster, BC V3L 3C1
Tel: (604) 688-1868

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Architect's seal:



JADASI
DEVELOPMENT

880 W 15th Street, North Vancouver, BC

Project File: Drawing Title:

880 W 15th

LEVEL 3

880 WEST 15th STREET, North Vancouver, BC

Drawn by: RHE / AM

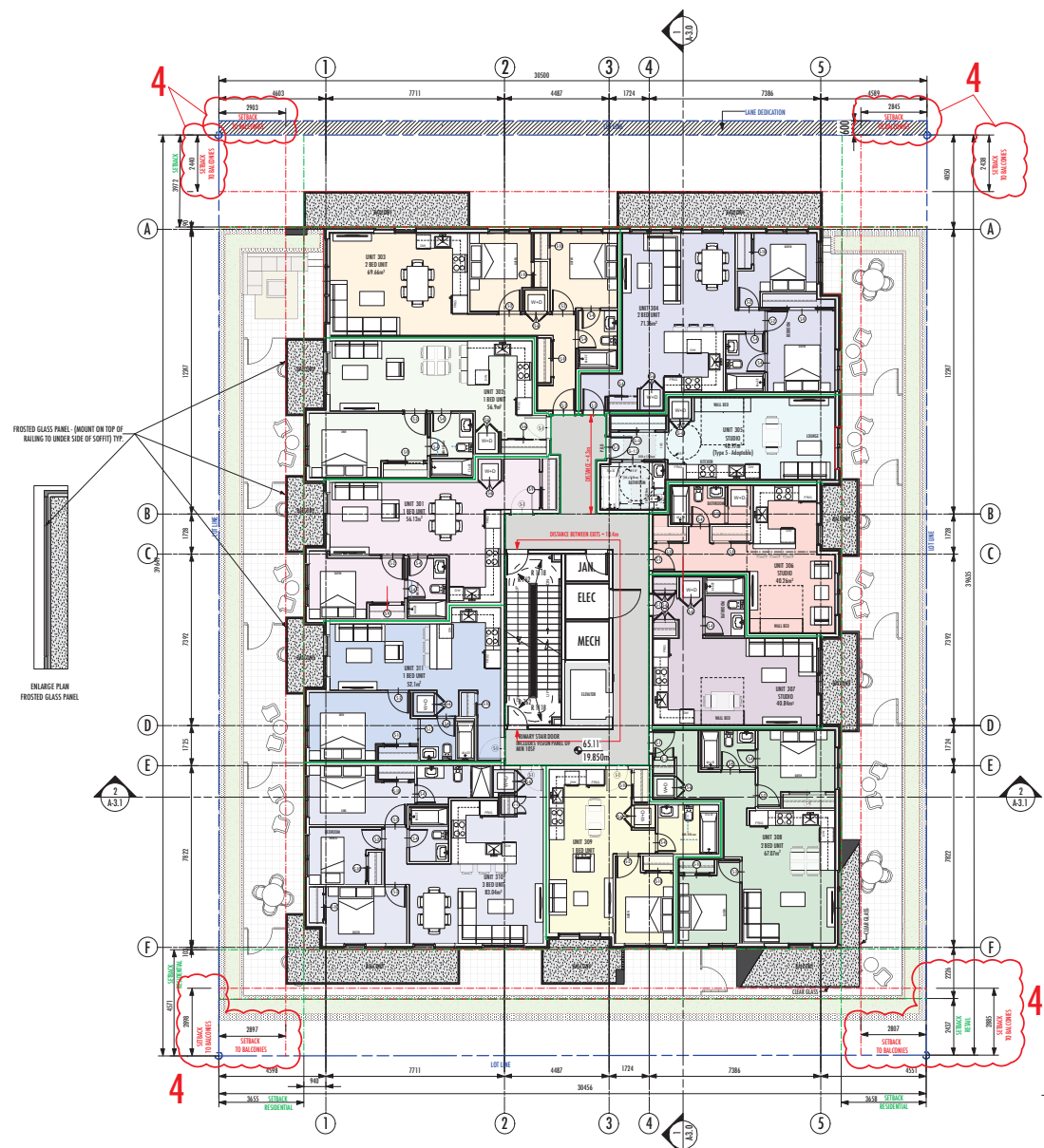
Date: 2023 02 10

Project Number: 924

Scale: 1:100

Drawing Number:

A - 1.4



FLOOR PLAN: THIRD LEVEL

SCALE: 1:100

REVISION:
4. SETBACK TO BALCONIES ADDED

Total % Balconies facing N/S = 62%
Total % Balconies facing E/W = 38%

NOTE: ALL WINDOWS TO RECEIVE BLINDS
ALL BALCONIES USE FORSTED GUARD GLASS, U.N.O

NOTE: ALL ADAPTABLE UNITS TO RECEIVED P.D.O ROUGH-IN TO FRONT DOORS

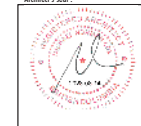


Michael Cox, Architect A I B C

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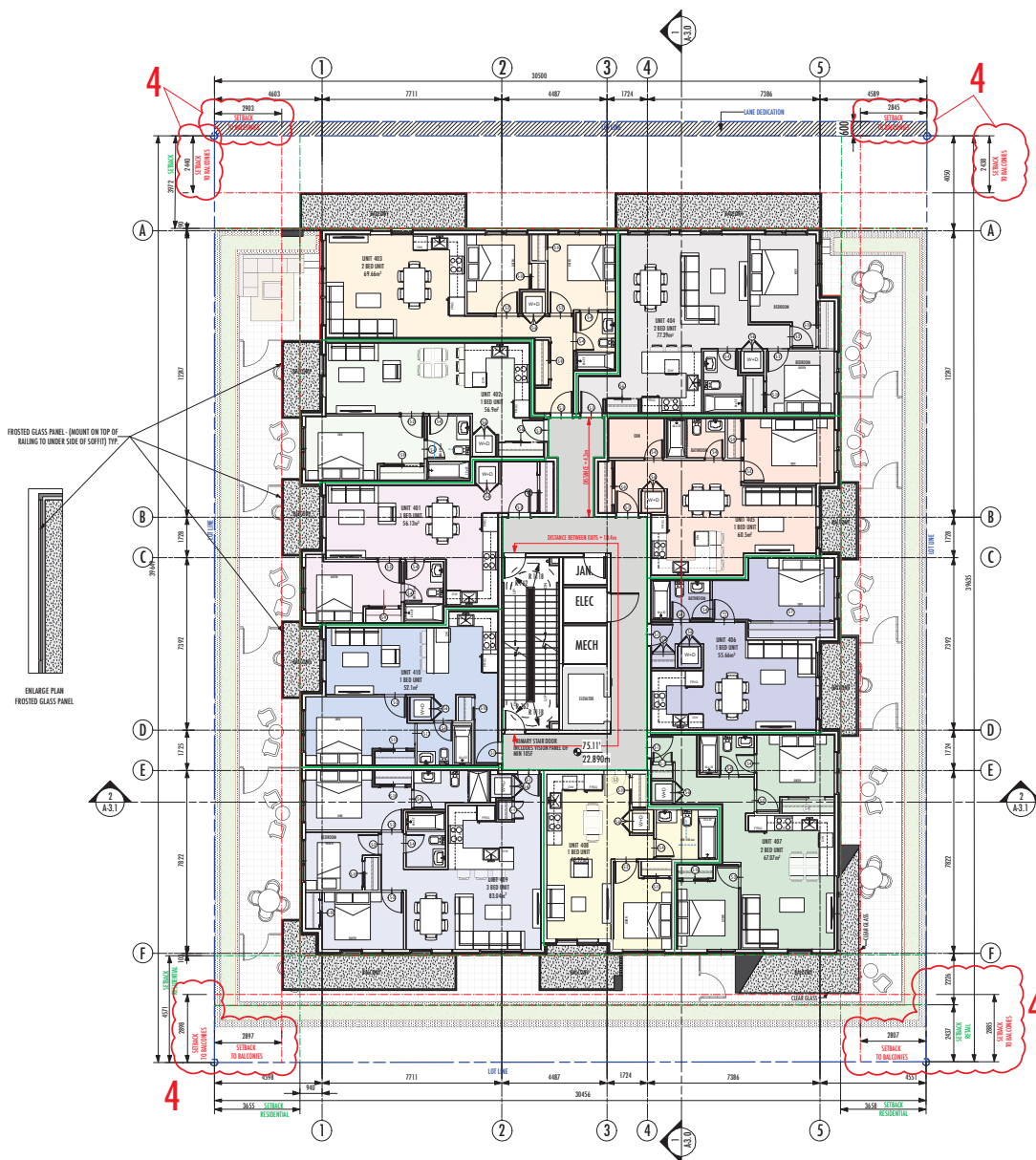
JADASI

DEVELOPMENT

Project Name	880 W 15th Street, North Vancouver, BC
Project File	LEVEL 4
Revision	1. 11/11/10 2. 11/11/10 3. 11/11/10 4. 11/11/10 5. 11/11/10 6. 11/11/10 7. 11/11/10
Revision Description	1. FOR CITY COMMENTS 2. FOR CITY COMMENTS 3. FOR CITY COMMENTS 4. FOR CITY COMMENTS 5. FOR CITY COMMENTS 6. FOR CITY COMMENTS 7. FOR CITY COMMENTS

Revision	4
Revision Description	SETBACK TO BALCONIES ADDED

Drawing Number: A - 1.5



FLOOR PLAN: FOURTH LEVEL

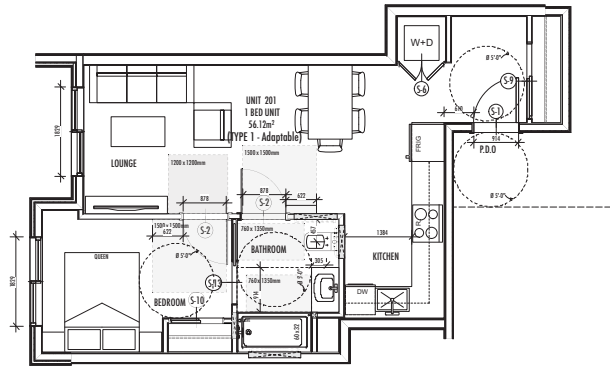
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REVISION:
4. SETBACK TO BALCONIES ADDED

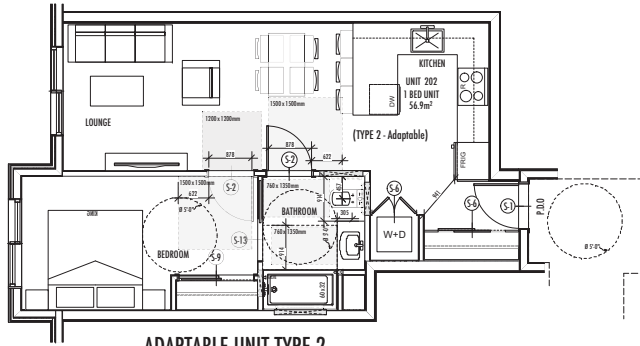
Total % Balconies facing N/S = 62%
Total % Balconies facing E/W = 38%

NOTE: ALL WINDOWS TO RECEIVE BLINDS
ALL BALCONIES USE FORSTED GUARD GLASS, U.N.O

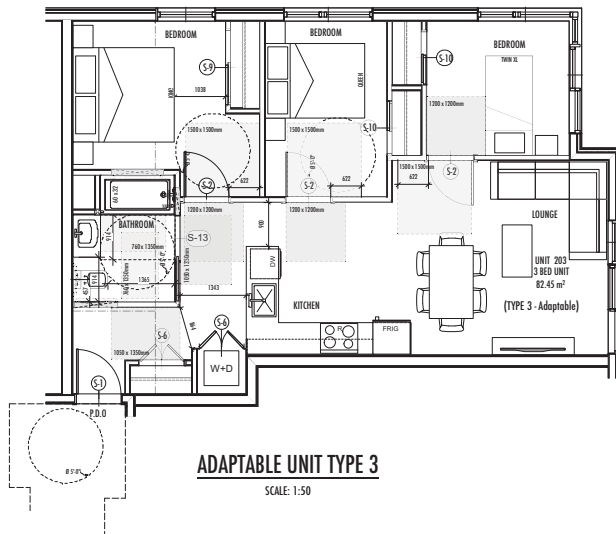
NOTE: ALL ADAPTABLE UNITS TO RECEIVED P.D.O ROUGH-IN TO FRONT DOORS



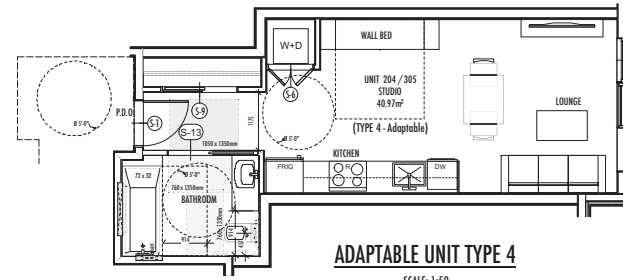
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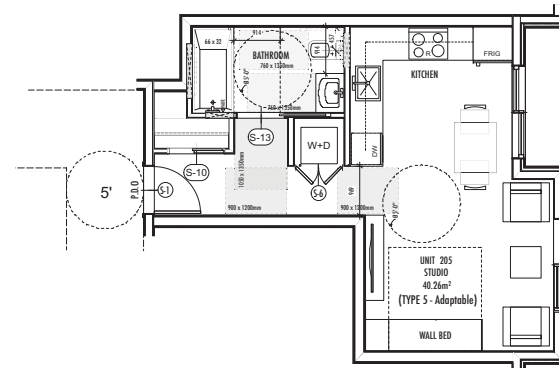
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SCALE: 1:50



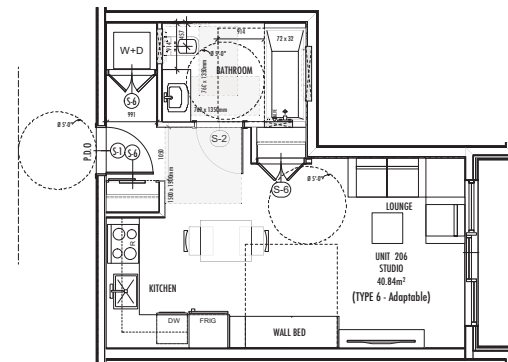
ADAPTABLE UNIT TYPE 3
SCALE: 1:50



ADAPTABLE UNIT TYPE 4
SCALE: 1:50



ADAPTABLE UNIT TYPE 5
SCALE: 1:50



ADAPTABLE UNIT TYPE 6
SCALE: 1:50



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The architect and engineer are not responsible for the construction of the building. The architect and engineer are not responsible for the construction of the building.

Architect's seal:



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JADASI DEVELOPMENT

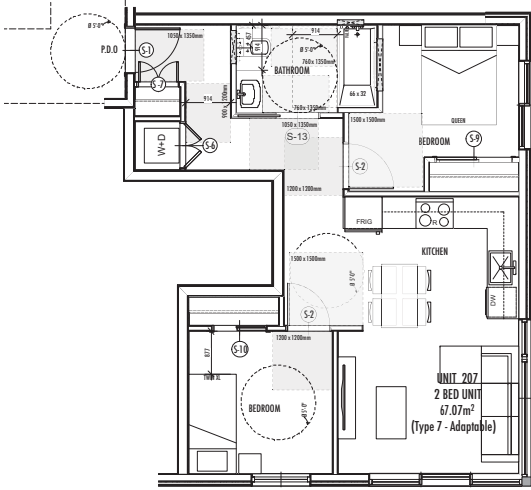
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NO. 2	2/18/2010	FOR CLIENT REVIEW 2
NO. 3	3/18/2010	FOR CLIENT REVIEW 3
NO. 4	4/11/2010	ISSUED FOR PERMITS/APP
NO. 5	5/27/2010	REVISION FOR PERMITS/APP
NO. 6	6/10/2010	REVISION FOR CITY COMMENTS
NO. 7	7/20/2010	REVISION FOR CITY COMMENTS - 2

Drawing Title: **ADAPTABLE UNITS**

880 W 15th
880 WEST 15th STREET, North Vancouver, BC

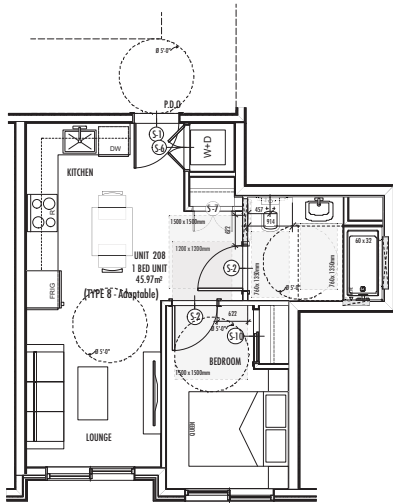
Project File: **A - 1.8**

Drawing Number: **A - 1.8**



ADAPTABLE UNIT TYPE 7

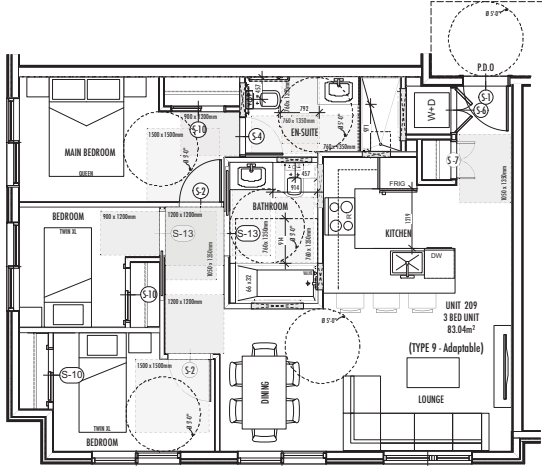
SCALE: 1:50



ADAPTABLE UNIT TYPE 8

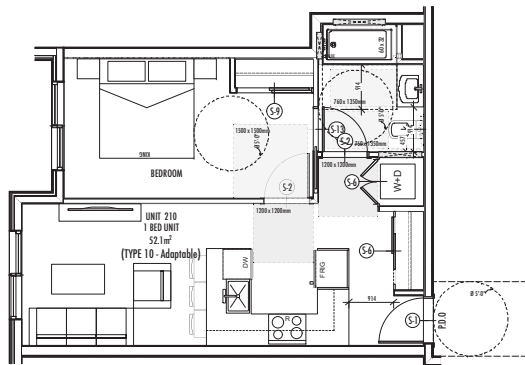
SCALE: 1:50

ADAPTABLE DESIGN UNIT LIST						TOTAL UNITS > 25% OF			
APARTM. #	UNIT TYPE	LEVEL	STUDIO	1 BED	2BED			3BED	ADAPTABLE LEVEL 2
201	1-A	2nd FLOOR						56.12	604.08
202	2-A	2nd FLOOR						56.9	612.47
203	3	2nd FLOOR						82.45	887.49
204	4-A	2nd FLOOR						40.97	441.00
205	5-A	2nd FLOOR						40.26	433.36
206	6-A	2nd FLOOR						40.84	439.60
207	7-A	2nd FLOOR						67.07	721.94
208	8-A	2nd FLOOR						45.97	494.82
209	9-A	2nd FLOOR						83.04	893.84
210	10-A	2nd FLOOR						52.1	560.80
305	4-A	3rd FLOOR						40.97	441.00
TOTAL			4	4	1	2	11	606.69	6530.41



ADAPTABLE UNIT TYPE 9

SCALE: 1:50



ADAPTABLE UNIT TYPE 10

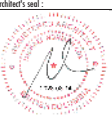
SCALE: 1:50

ADAPTABLE DESIGN - NORTH VANCOUVER		LEVEL 1	LEVEL 2
*ADDITIONAL BC ADAPTABLE DWELLING UNITS REQUIREMENTS TO ALL LEVELS			
A	BASIC	<ul style="list-style-type: none"> 4" HIGH CONTRASTING COLOUR ADDRESS NUMBERS 100 LUX (MIN) LIGHTING LEVELS (OUTSIDE + MAIN ENTRIES / SUITE ENTRIES) NO FINISHED FINISH ON ENTRY FLOORING LEVER DOOR HANDLES ON ALL DOORS (EXC. POCKET, SLIDING, DOORS WITH OPENERS) ALL SIGNAGE IN COMMON AREAS WITH CONTRASTED COLOURS ELEVATOR BUTTONS WELL CONTRASTED 	
B	BUILDING ACCESS	<ul style="list-style-type: none"> OUTSIDE STAIRS - COLOUR CONTRAST ON STAIR NOSING VISUAL AND TACTILE CUES ON CURB CUTS UNOBSTRUCTED ACCESS TO MAIN BUILDING ENTRANCES FROM STREETS/SIDEWALKS 5' UNOBSTRUCTED CORRIDOR FROM PARKING LEVEL 2' CLEAR WALL SPACE ADJACENT TO DOOR LATCH FROM PARKING LEVEL UNOBSTRUCTED ACCESS TO GARBAGE RECEPTACLES + STORAGE LOCKERS NO STAIRS IN BUILDING CIRCULATION (INCL. CORRIDORS ON RES. LEVELS ACC. STORAGE LOCKERS FOR EACH UNIT IF APPLICABLE 3' CANOPY OVER MAIN BUILDING ENTRANCES & ENTERPHONE AUTOMATIC DOOR OPENER FOR ONE MAIN ENTRY DOOR + FROM PARKADE LEVEL DISABLED PARKING PROVIDED AS PER ZONING BYLAW 3' BUILDING + SUITE ENTRY DOORS FLUSH THRESHOLDS THROUGHOUT BUILDING (MAX 1/2" HEIGHT) ACCESSIBLE BUILDING ENTERPHONE W CALL BUTTONS, SUITE DOOR BELLS 	
C	COMMON AREAS	<ul style="list-style-type: none"> ACCESSIBLE MAILBOXES FOR AD UNITS 5' RADIUS TURNING IN FRONT OF MAILBOXES 	
D	CIRCULATION	<ul style="list-style-type: none"> CORRIDORS MIN. 4' WIDE (EXCL. SERVICE AREAS) 5' TURNING RADIUS INSIDE AND OUTSIDE ENTRY CORRIDOR OF EACH UNIT SLIP RESISTANT FLOORING COLOUR CONTRASTING EXIT DOORS * 5' TURNING RADIUS CLEAR ADJACENT TO ELEVATOR ENTRANCE 	
E	SUITE CIRCULATION / UNIT FLOORING	<ul style="list-style-type: none"> WIRING FOR AUTOMATIC DOOR OPENER FOR SUITE ENTRY 2' CLEAR WALL SPACE ADJACENT DOOR LATCHES (DOOR SWINGS TOWARDS USER) NON-SLIP FLOORING IN KITCHEN + MIN 1' BEDRM 1/2" MAX HIGH DENSITY, LOW LEVEL DOOR CARPET + UNDERLAY * FLOOR SPACE ON BOTH SIDES OF BATHRM + BEDRM. DOORS TO COMPLY TO A-3.8.3.1 BCBC 	
F	UNIT ENTRIES	<ul style="list-style-type: none"> ADJUSTABLE DOOR CLOSERS DOOR HANDLE 40" ABOVE FLOOR W DEADBOLTS DIRECTLY ABOVE OR BELOW 	
G	DOORS	<ul style="list-style-type: none"> 2'10" CLEAR DOOR OPENINGS 	
H	PATIOS + BALCONIES	<ul style="list-style-type: none"> 2'10" CLEAR DOOR OPENINGS 1/2" MAX THRESHOLD (PATIO/BALCONY DOORSILL) 5' TURNING RADIIUS ON PATIO/BALCONY OUTDOOR LIGHT FIXTURE PROVIDED ELECTRICAL OUTLET PROVIDED 	
I	WINDOWS	<ul style="list-style-type: none"> OPENING MECHANISM MAX 40" ABOVE FLOOR 6" HORIZONTAL WINDOWS IN LIVING RM. + DINING RM. + MIN 1 BEDRM 2'6" MAX SILL HEIGHT ABOVE FLOOR 	
J	KITCHEN	<ul style="list-style-type: none"> CONTINUOUS COUNTER BETWEEN STOVE AND SINK ADDITIONAL TASK LIGHTING 100LUX (MIN) IN KITCHEN, SINK + WORK AREA PULL-OUT WORK BOARDS AT 2'8" HEIGHT LEVER HANDLE FAUCETS + CABINET HANDLES (TYPE D OR J) ADJUSTABLE SHELVES IN ALL CABINETS 	
K	BATHROOM	<ul style="list-style-type: none"> TOILET LOCATED ADJACENT TO WALL (MIN 3') 5' TURNING RADIUS 3' CLEARANCE ALONG TUB LENGTH TUB CONTROL VALVE AT OUTER EDGE OF TUB-CENTRAL SPOUT SOLID BLOCKING IN WALLS OF TUB/SHOWER, TOILET AREA, TOWEL BARS PRESSURE BALANCED TUB/SHOWER VALVES ALLOW 4" DROP IN VANITY HEIGHT (PLUMBING) PROVISION OF VANITY SINK REMOVAL ADJUSTABLE HEIGHT SHOWER HEAD <ul style="list-style-type: none"> * 800mm (MIN) FRONT OF WC TO FACING WALL * 760mm x 1350mm CLEAR FLOOR SPACE IN FRONT OF LAVATORY (CENTERED) * 760mm x 1350mm CLEAR FLOOR SPACE CONNECTING ROUTE * SOLID BLOCKING FOR FUTURE INSTALLATION OF GRAB RAILS (WC, TUB / SHOWER) 	
L	AMENITY	<ul style="list-style-type: none"> PROVIDE CARPET + DRAPES 	
M	BEDROOMS	<ul style="list-style-type: none"> PROVIDE LIGHT FIXTURE IN OR ADJACENT TO CLOSET 	
N	ELECTRICAL	<ul style="list-style-type: none"> SEE ELECTRICAL REQUIREMENTS 	



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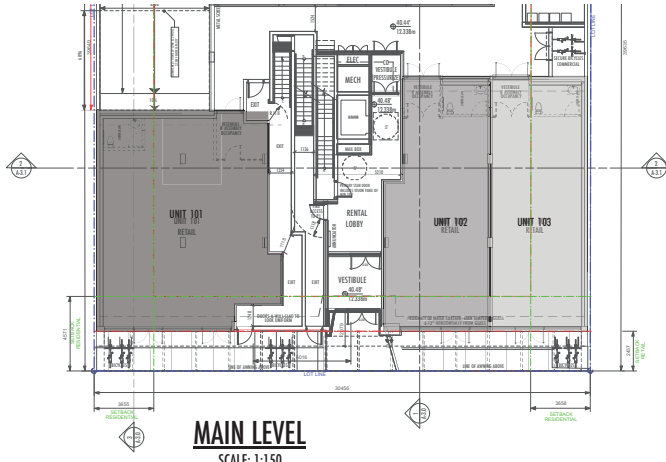


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JADASI DEVELOPMENT

880 W 15TH	ADAPTABLE UNITS
880 WEST 15TH STREET, North Vancouver, BC	ADAPTABLE UNITS
Drawn by: MBE/M/A/E	ADAPTABLE UNITS
Date: 2023 02 10	ADAPTABLE UNITS
Project Number: 924	ADAPTABLE UNITS
Sheet: 1-30	ADAPTABLE UNITS

Drawing Number: A - 1.9

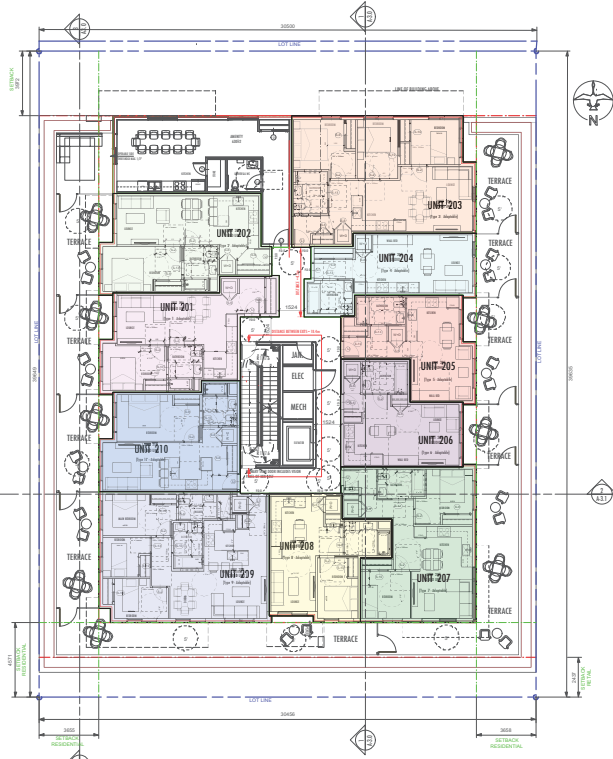


MAIN LEVEL
SCALE: 1:150

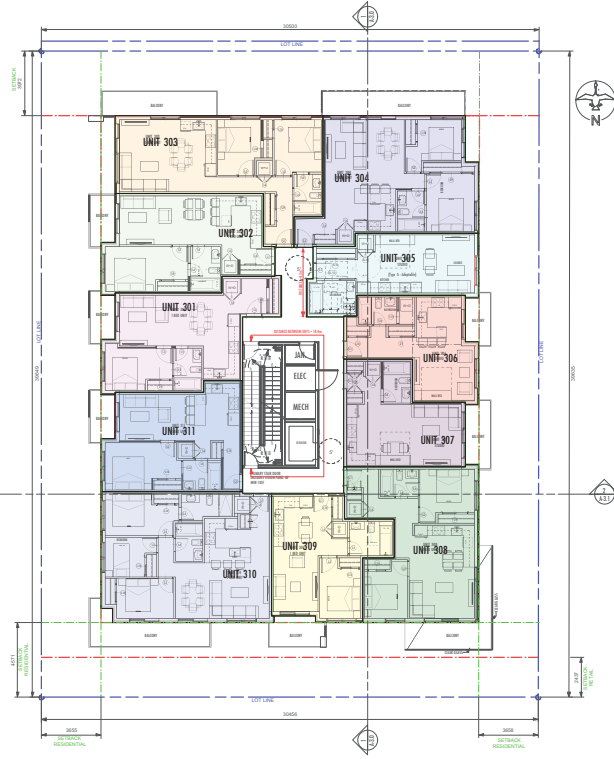
AREA SCHEDULE (COMMERCIAL)				
	UNIT TYPE	LEVEL	AREA (m ²)	AREA (ft ²)
MAIN FLOOR				
101	RETAIL	1	141.53	1523.43
102	RETAIL	1	94.86	1021.07
103	RETAIL	1	93.59	1007.40
TOTAL			329.98	3551.90

AREA SCHEDULE (RESIDENTIAL)				
	UNIT TYPE	LEVEL	AREA	AREA (ft ²)
SECOND FLOOR				
201	1-A	2	56.12	604.08
202	2-A	2	56.9	612.47
203	3	2	82.45	887.49
204	4-A	2	40.97	441.00
205	5-A	2	40.26	433.36
206	6-A	2	40.84	439.60
207	7-A	2	67.07	721.94
208	8-A	2	45.97	494.82
209	9-A	2	83.04	893.84
210	10-A	2	52.1	560.80
TOTAL			565.72	6089.41
THIRD FLOOR				
301	1	3	56.12	604.08
302	2	3	56.9	612.47
303	11	3	69.66	749.82
304	12	3	71.36	768.12
305	4-A	3	40.97	441.00
306	5	3	40.26	433.36
307	6	3	40.84	439.60
308	7	3	67.07	721.94
309	8	3	45.97	494.82
310	9	3	83.04	893.84
311	10	3	52.1	560.80
TOTAL			624.29	6719.86

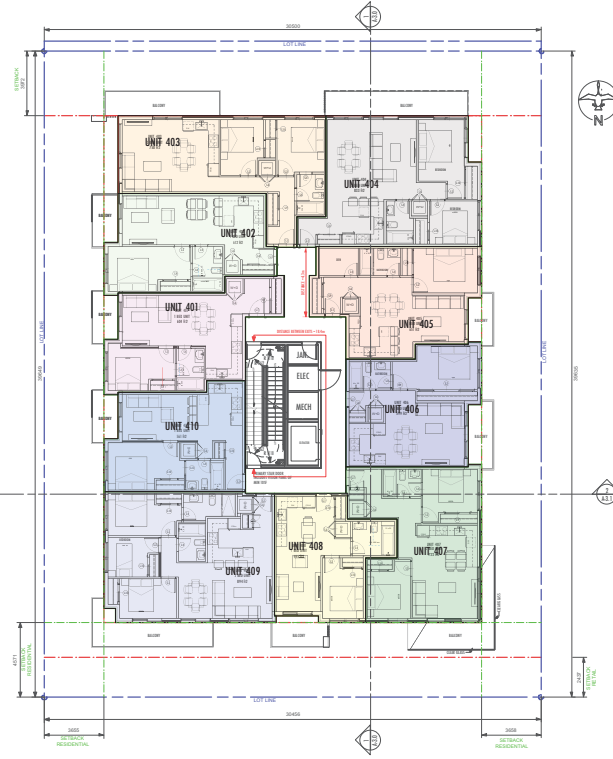
FOURTH FLOOR				
401	1	3	56.12	604.08
402	2	3	56.9	612.47
403	11	3	69.66	749.82
404	13	3	77.39	833.03
405	14	3	60.5	651.22
406	15	3	55.66	599.12
407	7	3	67.07	721.94
408	8	3	45.97	494.82
409	9	3	83.04	893.84
410	10	3	52.1	560.80
TOTAL			624.41	6721.15
FIFTH FLOOR				
501	1	3	56.12	604.08
502	2	3	56.9	612.47
503	11	3	69.66	749.82
504	13	3	77.39	833.03
505	14	3	60.5	651.22
506	15	3	55.66	599.12
507	7	3	67.07	721.94
508	8	3	45.97	494.82
509	9	3	83.04	893.84
510	10	3	52.1	560.80
TOTAL			624.41	6721.15
TOTAL			2438.83	26251.57



SECOND LEVEL
SCALE: 1:150



THIRD LEVEL
SCALE: 1:150

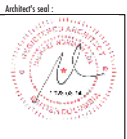


FOURTH LEVEL
SCALE: 1:150



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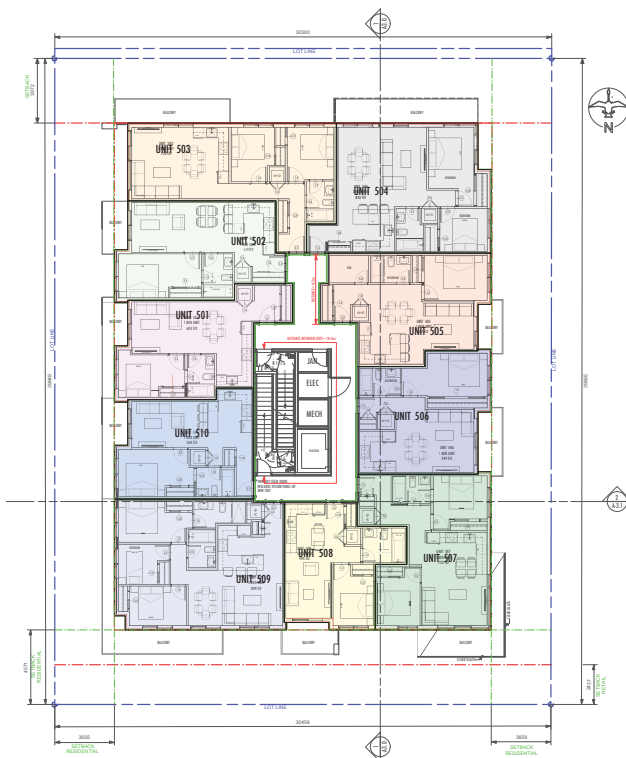
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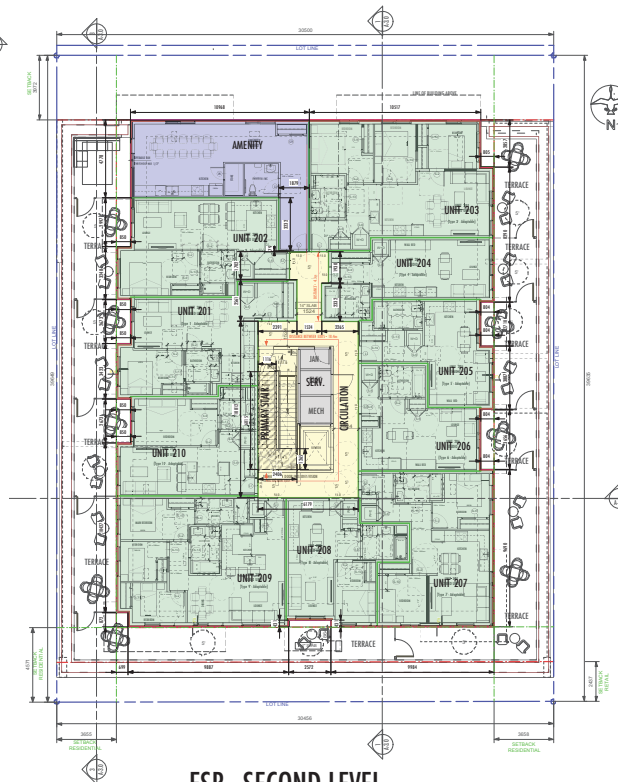
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1.	ISSUED FOR PERMIT REVIEW	1. 2023/07/20
2.	FOR CLIENT REVIEW	2. 2023/07/20
3.	FOR CLIENT REVIEW	3. 2023/07/20
4.	ISSUED FOR PERMIT REVIEW	4. 2023/07/20
5.	ISSUED FOR PERMIT REVIEW	5. 2023/07/20
6.	ISSUED FOR PERMIT REVIEW	6. 2023/07/20
7.	ISSUED FOR PERMIT REVIEW	7. 2023/07/20

Project File:	880 W 15TH
Drawing Title:	AREA OVERLAYS
Project Name:	880 WEST 15TH STREET, North Vancouver, BC
City:	North Vancouver
Project Number:	924
Scale:	1/4"=1'-0"

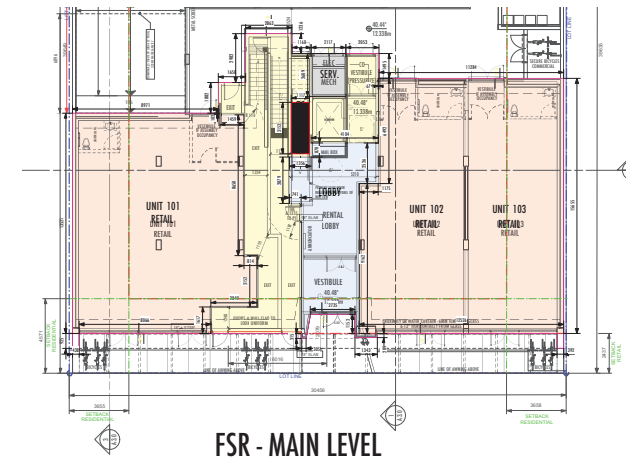
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A - 1.10



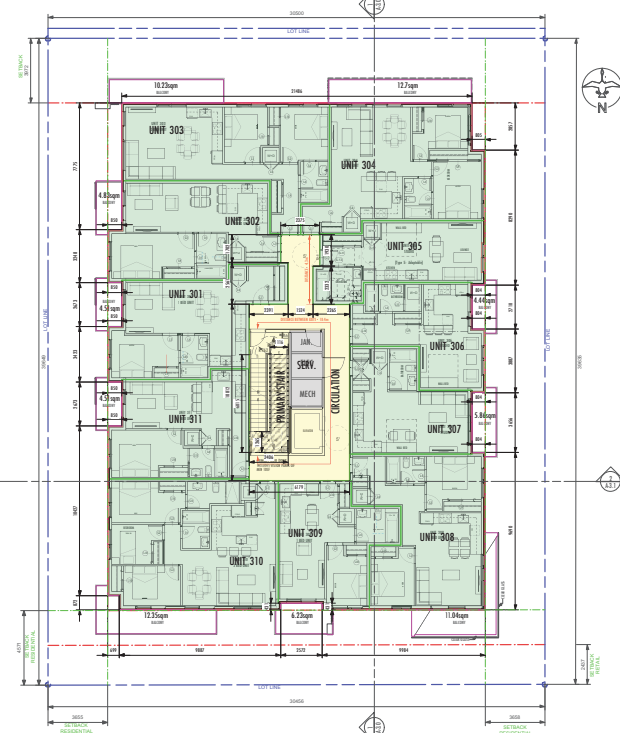
UNIT AREAS - FIFTH LEVEL
SCALE: 1:150



FSR - SECOND LEVEL
SCALE: 1:150



FSR - MAIN LEVEL
SCALE: 1:150



FSR - THIRD LEVEL
SCALE: 1:150



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Architect's seal:

JADASI DEVELOPMENT

AREA / FSR OVERLAYS

Rev.	Issued	For
1	10/04/20	FOR CLIENT REVIEW
2	10/04/20	FOR CLIENT REVIEW
3	10/07/20	FOR CLIENT REVIEW
4	01/11/21	ISSUED FOR RETURNING/FP
5	02/12/21	REVISION FOR RETURNING/FP
6	03/02/21	REVISION FOR CITY COMMENTS
7	03/02/21	REVISION FOR CITY COMMENTS

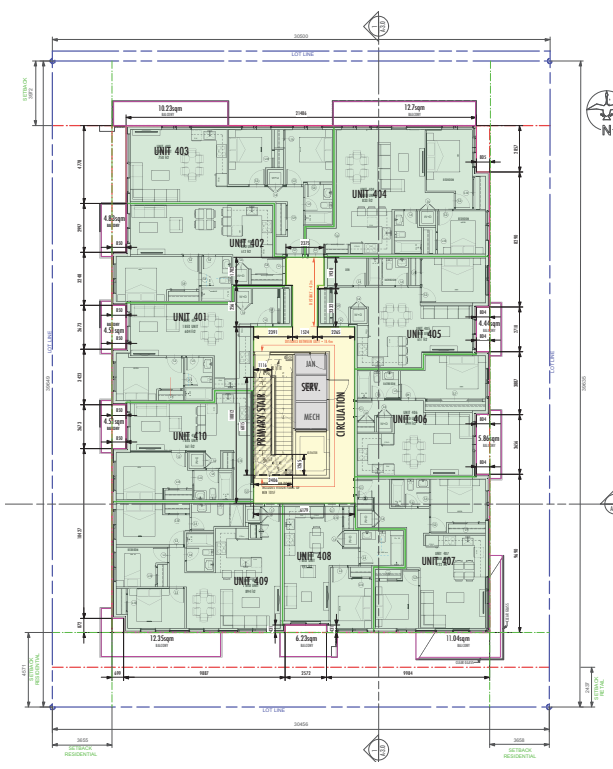
Project File: Drawing File:

880 W 15TH
880 WEST 15TH STREET, North Vancouver, BC

Drawn by: M.C.
Date: 2023 02 10
Project Number: 924
Scale: 1/4"=1'-0"

Drawing Number:

A - 1.11



FSR - FOURTH LEVEL
SCALE: 1:150



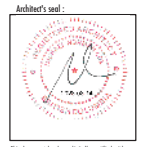
FSR - FIFTH LEVEL
SCALE: 1:150

FSR OVERLAYS		
	AREA (m ²)	AREA (ft ²)
GROSS FLOOR AREA - MAIN LEVEL		
RETAIL	329.98	3551.90
CIRCULATION	88.36	951.11
SERVICE	5.52	59.42
LOBBY	42.8	460.70
ARC. ELEMENTS	1.16	12.49
TOTAL	467.82	5035.61
GROSS FLOOR AREA - SECOND LEVEL		
RESIDENTIAL	565.74	6089.63
CIRCULATION	65.15	701.27
AMENITY	58.57	630.45
SERVICE	9.7	104.41
TOTAL	699.16	7525.76
GROSS FLOOR AREA - THIRD & FOURTH LEVEL		
RESIDENTIAL	624.31	6720.07
CIRCULATION	65.15	701.27
SERVICE	9.7	104.41
TOTAL	699.16	7525.76
GROSS FLOOR AREA - FIFTH LEVEL		
RESIDENTIAL	624.31	6720.07
CIRCULATION	65.15	701.27
SERVICE	9.7	104.41
TOTAL	699.16	7525.76
GROSS BALCONY AREAS		
THIRD LEVEL	80.78	869.52
FOURTH LEVEL	80.78	869.52
FIFTH LEVEL	94.88	1021.29
TOTAL	256.44	2760.32
TOTAL SITE AREA x 2.5	1226.51	3066.28
10% allowance		306.63
TOTAL FSR CALC		
TOTAL LEVEL 1	467.82	5035.61
TOTAL LEVEL 2-5	2796.64	30103.03
TOTAL	3264.46	35138.65
DEDUCTIONS		
WALL THICKNESS	-41.16	-443.05
ADAPT. UNIT EXCL.	-20.9	-224.97
AMENITY	-58.57	-630.45
LOBBY	-42.8	-460.70
PRIMARY STAIR	-35.69	-384.17
TOTAL	3065.34	32995.32



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JADASI DEVELOPMENT

Project Name	880 W 15th Street, North Vancouver, BC
Project File	880 W 15th Street, North Vancouver, BC
Project No.	880 W 15th Street, North Vancouver, BC
Project Date	880 W 15th Street, North Vancouver, BC
Project Status	880 W 15th Street, North Vancouver, BC
Project Location	880 W 15th Street, North Vancouver, BC
Project Owner	880 W 15th Street, North Vancouver, BC
Project Manager	880 W 15th Street, North Vancouver, BC
Project Designer	880 W 15th Street, North Vancouver, BC
Project Engineer	880 W 15th Street, North Vancouver, BC
Project Architect	880 W 15th Street, North Vancouver, BC
Project Consultant	880 W 15th Street, North Vancouver, BC
Project Specialist	880 W 15th Street, North Vancouver, BC
Project Coordinator	880 W 15th Street, North Vancouver, BC
Project Assistant	880 W 15th Street, North Vancouver, BC
Project Secretary	880 W 15th Street, North Vancouver, BC
Project Receptionist	880 W 15th Street, North Vancouver, BC
Project Cleaner	880 W 15th Street, North Vancouver, BC
Project Janitor	880 W 15th Street, North Vancouver, BC
Project Security Guard	880 W 15th Street, North Vancouver, BC
Project Maintenance	880 W 15th Street, North Vancouver, BC
Project Landscaping	880 W 15th Street, North Vancouver, BC
Project Snow Removal	880 W 15th Street, North Vancouver, BC
Project Pest Control	880 W 15th Street, North Vancouver, BC
Project Fire Alarm	880 W 15th Street, North Vancouver, BC
Project Fire Extinguisher	880 W 15th Street, North Vancouver, BC
Project Fire Escape	880 W 15th Street, North Vancouver, BC
Project Fire Alarm Test	880 W 15th Street, North Vancouver, BC
Project Fire Extinguisher Test	880 W 15th Street, North Vancouver, BC
Project Fire Escape Test	880 W 15th Street, North Vancouver, BC
Project Fire Alarm Maintenance	880 W 15th Street, North Vancouver, BC
Project Fire Extinguisher Maintenance	880 W 15th Street, North Vancouver, BC
Project Fire Escape Maintenance	880 W 15th Street, North Vancouver, BC
Project Fire Alarm Inspection	880 W 15th Street, North Vancouver, BC
Project Fire Extinguisher Inspection	880 W 15th Street, North Vancouver, BC
Project Fire Escape Inspection	880 W 15th Street, North Vancouver, BC
Project Fire Alarm Certification	880 W 15th Street, North Vancouver, BC
Project Fire Extinguisher Certification	880 W 15th Street, North Vancouver, BC
Project Fire Escape Certification	880 W 15th Street, North Vancouver, BC
Project Fire Alarm Training	880 W 15th Street, North Vancouver, BC
Project Fire Extinguisher Training	880 W 15th Street, North Vancouver, BC
Project Fire Escape Training	880 W 15th Street, North Vancouver, BC
Project Fire Alarm Drills	880 W 15th Street, North Vancouver, BC
Project Fire Extinguisher Drills	880 W 15th Street, North Vancouver, BC
Project Fire Escape Drills	880 W 15th Street, North Vancouver, BC
Project Fire Alarm Exercises	880 W 15th Street, North Vancouver, BC
Project Fire Extinguisher Exercises	880 W 15th Street, North Vancouver, BC
Project Fire Escape Exercises	880 W 15th Street, North Vancouver, BC
Project Fire Alarm Simulations	880 W 15th Street, North Vancouver, BC
Project Fire Extinguisher Simulations	880 W 15th Street, North Vancouver, BC
Project Fire Escape Simulations	880 W 15th Street, North Vancouver, BC
Project Fire Alarm Evaluations	880 W 15th Street, North Vancouver, BC
Project Fire Extinguisher Evaluations	880 W 15th Street, North Vancouver, BC
Project Fire Escape Evaluations	880 W 15th Street, North Vancouver, BC
Project Fire Alarm Reports	880 W 15th Street, North Vancouver, BC
Project Fire Extinguisher Reports	880 W 15th Street, North Vancouver, BC
Project Fire Escape Reports	880 W 15th Street, North Vancouver, BC
Project Fire Alarm Records	880 W 15th Street, North Vancouver, BC
Project Fire Extinguisher Records	880 W 15th Street, North Vancouver, BC
Project Fire Escape Records	880 W 15th Street, North Vancouver, BC
Project Fire Alarm Archives	880 W 15th Street, North Vancouver, BC
Project Fire Extinguisher Archives	880 W 15th Street, North Vancouver, BC
Project Fire Escape Archives	880 W 15th Street, North Vancouver, BC
Project Fire Alarm Backups	880 W 15th Street, North Vancouver, BC
Project Fire Extinguisher Backups	880 W 15th Street, North Vancouver, BC
Project Fire Escape Backups	880 W 15th Street, North Vancouver, BC
Project Fire Alarm Restores	880 W 15th Street, North Vancouver, BC
Project Fire Extinguisher Restores	880 W 15th Street, North Vancouver, BC
Project Fire Escape Restores	880 W 15th Street, North Vancouver, BC
Project Fire Alarm Updates	880 W 15th Street, North Vancouver, BC
Project Fire Extinguisher Updates	880 W 15th Street, North Vancouver, BC
Project Fire Escape Updates	880 W 15th Street, North Vancouver, BC
Project Fire Alarm Patches	880 W 15th Street, North Vancouver, BC
Project Fire Extinguisher Patches	880 W 15th Street, North Vancouver, BC
Project Fire Escape Patches	880 W 15th Street, North Vancouver, BC
Project Fire Alarm Configurations	880 W 15th Street, North Vancouver, BC
Project Fire Extinguisher Configurations	880 W 15th Street, North Vancouver, BC
Project Fire Escape Configurations	880 W 15th Street, North Vancouver, BC
Project Fire Alarm Settings	880 W 15th Street, North Vancouver, BC
Project Fire Extinguisher Settings	880 W 15th Street, North Vancouver, BC
Project Fire Escape Settings	880 W 15th Street, North Vancouver, BC
Project Fire Alarm Profiles	880 W 15th Street, North Vancouver, BC
Project Fire Extinguisher Profiles	880 W 15th Street, North Vancouver, BC
Project Fire Escape Profiles	880 W 15th Street, North Vancouver, BC
Project Fire Alarm Templates	880 W 15th Street, North Vancouver, BC
Project Fire Extinguisher Templates	880 W 15th Street, North Vancouver, BC
Project Fire Escape Templates	880 W 15th Street, North Vancouver, BC
Project Fire Alarm Styles	880 W 15th Street, North Vancouver, BC
Project Fire Extinguisher Styles	880 W 15th Street, North Vancouver, BC
Project Fire Escape Styles	880 W 15th Street, North Vancouver, BC
Project Fire Alarm Themes	880 W 15th Street, North Vancouver, BC
Project Fire Extinguisher Themes	880 W 15th Street, North Vancouver, BC
Project Fire Escape Themes	880 W 15th Street, North Vancouver, BC
Project Fire Alarm Languages	880 W 15th Street, North Vancouver, BC
Project Fire Extinguisher Languages	880 W 15th Street, North Vancouver, BC
Project Fire Escape Languages	880 W 15th Street, North Vancouver, BC
Project Fire Alarm Fonts	880 W 15th Street, North Vancouver, BC
Project Fire Extinguisher Fonts	880 W 15th Street, North Vancouver, BC
Project Fire Escape Fonts	880 W 15th Street, North Vancouver, BC
Project Fire Alarm Colors	880 W 15th Street, North Vancouver, BC
Project Fire Extinguisher Colors	880 W 15th Street, North Vancouver, BC
Project Fire Escape Colors	880 W 15th Street, North Vancouver, BC
Project Fire Alarm Sounds	880 W 15th Street, North Vancouver, BC
Project Fire Extinguisher Sounds	880 W 15th Street, North Vancouver, BC
Project Fire Escape Sounds	880 W 15th Street, North Vancouver, BC
Project Fire Alarm Animations	880 W 15th Street, North Vancouver, BC
Project Fire Extinguisher Animations	880 W 15th Street, North Vancouver, BC
Project Fire Escape Animations	880 W 15th Street, North Vancouver, BC
Project Fire Alarm Transitions	880 W 15th Street, North Vancouver, BC
Project Fire Extinguisher Transitions	880 W 15th Street, North Vancouver, BC
Project Fire Escape Transitions	880 W 15th Street, North Vancouver, BC
Project Fire Alarm Effects	880 W 15th Street, North Vancouver, BC
Project Fire Extinguisher Effects	880 W 15th Street, North Vancouver, BC
Project Fire Escape Effects	880 W 15th Street, North Vancouver, BC
Project Fire Alarm Behaviors	880 W 15th Street, North Vancouver, BC
Project Fire Extinguisher Behaviors	880 W 15th Street, North Vancouver, BC
Project Fire Escape Behaviors	880 W 15th Street, North Vancouver, BC
Project Fire Alarm Actions	880 W 15th Street, North Vancouver, BC
Project Fire Extinguisher Actions	880 W 15th Street, North Vancouver, BC
Project Fire Escape Actions	880 W 15th Street, North Vancouver, BC
Project Fire Alarm Events	880 W 15th Street, North Vancouver, BC
Project Fire Extinguisher Events	880 W 15th Street, North Vancouver, BC
Project Fire Escape Events	880 W 15th Street, North Vancouver, BC
Project Fire Alarm Triggers	880 W 15th Street, North Vancouver, BC
Project Fire Extinguisher Triggers	880 W 15th Street, North Vancouver, BC
Project Fire Escape Triggers	880 W 15th Street, North Vancouver, BC
Project Fire Alarm Conditions	880 W 15th Street, North Vancouver, BC
Project Fire Extinguisher Conditions	880 W 15th Street, North Vancouver, BC
Project Fire Escape Conditions	880 W 15th Street, North Vancouver, BC
Project Fire Alarm Variables	880 W 15th Street, North Vancouver, BC
Project Fire Extinguisher Variables	880 W 15th Street, North Vancouver, BC
Project Fire Escape Variables	880 W 15th Street, North Vancouver, BC
Project Fire Alarm Constants	880 W 15th Street, North Vancouver, BC
Project Fire Extinguisher Constants	880 W 15th Street, North Vancouver, BC
Project Fire Escape Constants	880 W 15th Street, North Vancouver, BC
Project Fire Alarm Properties	880 W 15th Street, North Vancouver, BC
Project Fire Extinguisher Properties	880 W 15th Street, North Vancouver, BC
Project Fire Escape Properties	880 W 15th Street, North Vancouver, BC
Project Fire Alarm Methods	880 W 15th Street, North Vancouver, BC
Project Fire Extinguisher Methods	880 W 15th Street, North Vancouver, BC
Project Fire Escape Methods	880 W 15th Street, North Vancouver, BC
Project Fire Alarm Constructors	880 W 15th Street, North Vancouver, BC
Project Fire Extinguisher Constructors	880 W 15th Street, North Vancouver, BC
Project Fire Escape Constructors	880 W 15th Street, North Vancouver, BC
Project Fire Alarm Destructors	880 W 15th Street, North Vancouver, BC
Project Fire Extinguisher Destructors	880 W 15th Street, North Vancouver, BC
Project Fire Escape Destructors	880 W 15th Street, North Vancouver, BC
Project Fire Alarm Operators	880 W 15th Street, North Vancouver, BC
Project Fire Extinguisher Operators	880 W 15th Street, North Vancouver, BC
Project Fire Escape Operators	880 W 15th Street, North Vancouver, BC
Project Fire Alarm Indexers	880 W 15th Street, North Vancouver, BC
Project Fire Extinguisher Indexers	880 W 15th Street, North Vancouver, BC
Project Fire Escape Indexers	880 W 15th Street, North Vancouver, BC
Project Fire Alarm Iterators	880 W 15th Street, North Vancouver, BC
Project Fire Extinguisher Iterators	880 W 15th Street, North Vancouver, BC
Project Fire Escape Iterators	880 W 15th Street, North Vancouver, BC
Project Fire Alarm Generators	880 W 15th Street, North Vancouver, BC
Project Fire Extinguisher Generators	880 W 15th Street, North Vancouver, BC
Project Fire Escape Generators	880 W 15th Street, North Vancouver, BC
Project Fire Alarm Comparators	880 W 15th Street, North Vancouver, BC
Project Fire Extinguisher Comparators	880 W 15th Street, North Vancouver, BC
Project Fire Escape Comparators	880 W 15th Street, North Vancouver, BC
Project Fire Alarm Aggregators	880 W 15th Street, North Vancouver, BC
Project Fire Extinguisher Aggregators	880 W 15th Street, North Vancouver, BC
Project Fire Escape Aggregators	880 W 15th Street, North Vancouver, BC
Project Fire Alarm Transformers	880 W 15th Street, North Vancouver, BC
Project Fire Extinguisher Transformers	880 W 15th Street, North Vancouver, BC
Project Fire Escape Transformers	880 W 15th Street, North Vancouver, BC
Project Fire Alarm Adapters	880 W 15th Street, North Vancouver, BC
Project Fire Extinguisher Adapters	880 W 15th Street, North Vancouver, BC
Project Fire Escape Adapters	880 W 15th Street, North Vancouver, BC
Project Fire Alarm Wrappers	880 W 15th Street, North Vancouver, BC
Project Fire Extinguisher Wrappers	880 W 15th Street, North Vancouver, BC
Project Fire Escape Wrappers	880 W 15th Street, North Vancouver, BC
Project Fire Alarm Decorators	880 W 15th Street, North Vancouver, BC
Project Fire Extinguisher Decorators	880 W 15th Street, North Vancouver, BC
Project Fire Escape Decorators	880 W 15th Street, North Vancouver, BC
Project Fire Alarm Proxies	880 W 15th Street, North Vancouver, BC
Project Fire Extinguisher Proxies	880 W 15th Street, North Vancouver, BC
Project Fire Escape Proxies	880 W 15th Street, North Vancouver, BC
Project Fire Alarm Facades	880 W 15th Street, North Vancouver, BC
Project Fire Extinguisher Facades	880 W 15th Street, North Vancouver, BC
Project Fire Escape Facades	880 W 15th Street, North Vancouver, BC
Project Fire Alarm Frontends	880 W 15th Street, North Vancouver, BC
Project Fire Extinguisher Frontends	880 W 15th Street, North Vancouver, BC
Project Fire Escape Frontends	880 W 15th Street, North Vancouver, BC
Project Fire Alarm Backends	880 W 15th Street, North Vancouver, BC
Project Fire Extinguisher Backends	880 W 15th Street, North Vancouver, BC
Project Fire Escape Backends	880 W 15th Street, North Vancouver, BC
Project Fire Alarm Interfaces	880 W 15th Street, North Vancouver, BC
Project Fire Extinguisher Interfaces	880 W 15th Street, North Vancouver, BC
Project Fire Escape Interfaces	880 W 15th Street, North Vancouver, BC
Project Fire Alarm Implementations	880 W 15th Street, North Vancouver, BC
Project Fire Extinguisher Implementations	880 W 15th Street, North Vancouver, BC
Project Fire Escape Implementations	880 W 15th Street, North Vancouver, BC
Project Fire Alarm Abstractions	880 W 15th Street, North Vancouver, BC
Project Fire Extinguisher Abstractions	880 W 15th Street, North Vancouver, BC
Project Fire Escape Abstractions	880 W 15th Street, North Vancouver, BC
Project Fire Alarm Base Classes	880 W 15th Street, North Vancouver, BC
Project Fire Extinguisher Base Classes	880 W 15th Street, North Vancouver, BC
Project Fire Escape Base Classes	880 W 15th Street, North Vancouver, BC
Project Fire Alarm Derivatives	880 W 15th Street, North Vancouver, BC
Project Fire Extinguisher Derivatives	880 W 15th Street, North Vancouver, BC
Project Fire Escape Derivatives	880 W 15th Street, North Vancouver, BC
Project Fire Alarm Mixins	880 W 15th Street, North Vancouver, BC
Project Fire Extinguisher Mixins	880 W 15th Street, North Vancouver, BC
Project Fire Escape Mixins	880 W 15th Street, North Vancouver, BC
Project Fire Alarm Traits	880 W 15th Street, North Vancouver, BC
Project Fire Extinguisher Traits	880 W 15th Street, North Vancouver, BC
Project Fire Escape Traits	880 W 15th Street, North Vancouver, BC
Project Fire Alarm Modules	880 W 15th Street, North Vancouver, BC
Project Fire Extinguisher Modules	880 W 15th Street, North Vancouver, BC
Project Fire Escape Modules	880 W 15th Street, North Vancouver, BC
Project Fire Alarm Packages	880 W 15th Street, North Vancouver, BC
Project Fire Extinguisher Packages	880 W 15th Street, North Vancouver, BC
Project Fire Escape Packages	880 W 15th Street, North Vancouver, BC
Project Fire Alarm Libraries	880 W 15th Street, North Vancouver, BC
Project Fire Extinguisher Libraries	880 W 15th Street, North Vancouver, BC
Project Fire Escape Libraries	880 W 15th Street, North Vancouver, BC
Project Fire Alarm Frameworks	880 W 15th Street, North Vancouver, BC
Project Fire Extinguisher Frameworks	880 W 15th Street, North Vancouver, BC
Project Fire Escape Frameworks	880 W 15th Street, North Vancouver, BC
Project Fire Alarm Ecosystems	880 W 15th Street, North Vancouver, BC
Project Fire Extinguisher Ecosystems	880 W 15th Street, North Vancouver, BC
Project Fire Escape Ecosystems	880 W 15th Street, North Vancouver, BC
Project Fire Alarm Environments	880 W 15th Street, North Vancouver, BC
Project Fire Extinguisher Environments	880 W 15th Street, North Vancouver, BC
Project Fire Escape Environments	880 W 15th Street, North Vancouver, BC
Project Fire Alarm Platforms	880 W 15th Street, North Vancouver, BC
Project Fire Extinguisher Platforms	880 W 15th Street, North Vancouver, BC
Project Fire Escape Platforms	880 W 15th Street, North Vancouver, BC
Project Fire Alarm Operating Systems	880 W 15th Street, North Vancouver, BC
Project Fire Extinguisher Operating Systems	880 W 15th Street, North Vancouver, BC
Project Fire Escape Operating Systems	880 W 15th Street, North Vancouver, BC
Project Fire Alarm Hardware	880 W 15th Street, North Vancouver, BC
Project Fire Extinguisher Hardware	880 W 15th Street, North Vancouver, BC
Project Fire Escape Hardware	880 W 15th Street, North Vancouver, BC
Project Fire Alarm Software	880 W 15th Street, North Vancouver, BC
Project Fire Extinguisher Software	880 W 15th Street, North Vancouver, BC
Project Fire Escape Software	880 W 15th Street, North Vancouver, BC
Project Fire Alarm Services	880 W 15th Street, North Vancouver, BC
Project Fire Extinguisher Services	880 W 15th Street, North Vancouver, BC
Project Fire Escape Services	880 W 15th Street, North Vancouver, BC
Project Fire Alarm Applications	880 W 15th Street, North Vancouver, BC
Project Fire Extinguisher Applications	880 W 15th Street, North Vancouver, BC
Project Fire Escape Applications	880 W 15th Street, North Vancouver, BC
Project Fire Alarm Tools	880 W 15th Street, North Vancouver, BC
Project Fire Extinguisher Tools	880 W 15th Street, North Vancouver, BC
Project Fire Escape Tools	880 W 15th Street, North Vancouver, BC
Project Fire Alarm Utilities	880 W 15th Street, North Vancouver, BC
Project Fire Extinguisher Utilities	880 W 15th Street, North Vancouver, BC
Project Fire Escape Utilities	880 W 15th Street, North Vancouver, BC
Project Fire Alarm Libraries (2)	880 W 15th Street, North Vancouver, BC
Project Fire Extinguisher Libraries (2)	880 W 15th Street, North Vancouver, BC
Project Fire Escape Libraries (2)	880 W 15th Street, North Vancouver, BC
Project Fire Alarm Frameworks (2)	880 W 15th Street, North Vancouver, BC
Project Fire Extinguisher Frameworks (2)	880 W 15th Street, North Vancouver, BC
Project Fire Escape Frameworks (2)	880 W 15th Street, North Vancouver, BC
Project Fire Alarm Ecosystems (2)	880 W 15th Street, North Vancouver, BC
Project Fire Extinguisher Ecosystems (2)	880 W 15th Street, North Vancouver, BC
Project	



EAST ELEVATION
SCALE: 1:100



WEST ELEVATION
SCALE: 1:100

FINISHES & COLOUR LEGEND :

1	ASPIRE CEMENT PANELS - ARTISAN SQUARE CHANNEL (BM CC - 30 (OXFORD WHITE))
2	FIBRE CEMENT PANELS - BM AF - 700 (STORM)
3	FIBRE CEMENT PANELS - BM HC - 170 (CHARCOAL SLATE)
4	AL13 ARCH SYSTEMS - ARCHITECTURAL PANEL (BRAZILIAN TEAK)
5	AL13 ARCH SYSTEMS - PANEL SYSTEM (WHITE)
6	VINYL WINDOWS & DOORS - (BLACK FRAME WITH CLEAR GLASS)
7	ALUMINIUM STORE FRONT - (BLACK FRAME WITH CLEAR GLASS)
8	RAILINGS - POWDER COATED BLACK WITH FROSTED GLASS
9	ALUMINIUM PROFILE - (TO MATCH CHARCOAL SLATE PANELS)
10	FROSTED GLASS STRIPES - (UP TO 5' FROM FINISHED FLOOR)
11	FROSTED GLASS PANEL - (MOUNT ON TOP OF RAILING TO UNDER SIDE OF SOFFIT)
12	RAILINGS - POWDER COATED BLACK WITH CLEAR GLASS



GATEWAY
ARCHITECTURE
INCORPORATED
Michael Cox, Architect A I B C
220 - 603 6th Street
New Westminster BC V3L 3C1
Tel: (604) 608-1868

The firm has prepared professional drawings for the project in accordance with the requirements of the BC Building Act and the BC Building Code. The drawings are prepared for the purpose of obtaining a building permit. The drawings are not to be used for any other purpose without the written consent of the architect. The architect is not responsible for any errors or omissions that may appear in these drawings. The architect is not responsible for any errors or omissions that may appear in these drawings. The architect is not responsible for any errors or omissions that may appear in these drawings.



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JADASI DEVELOPMENT

Project Name:	880 W 15TH
Project File:	880 WEST 15TH STREET - North Vancouver, BC
Project Title:	EAST & WEST ELEV.
Drawn By:	ME / AM
Date:	2023 02 10
Project Number:	924
Scale:	AS SHOWN

Drawing Number:
A - 2.0



EAST ELEVATION
SCALE: 1:100



NORTH ELEVATION
SCALE: 1:100

LIMITING DISTANCE CALCULATION
TABLE 3.2.3.1.D
UNPROTECTED OPENING LIMITS
FOR A FIRE COMPARTMENT THAT IS SPRINKLERED THROUGHOUT
GROUP C, DIVISION 3 OCCUPANCIES

UNIT TYPE	WEST ELEVATION		UNPROTECTED OPENING LIMITS		
	BUILDING FACE AREA (m ²)	LIMITING DISTANCE (m)	ALLOWABLE MAX. AREA (m ²)	ALLOWABLE MAX. AREA (m ²)	PROPOSED MAX. AREA (m ²)
AMENITY	12.93	4.51	100	12.93	3.62
TYPE 1A	16.5	3.66	60	9.90	7.25
TYPE 2A	16.9	3.66	60	10.14	7.25
TYPE 5A	21.72	3.66	52	11.29	7.25
TYPE 10A	16.09	3.66	60	9.65	7.25
TYPE 1	16.5	3.66	60	9.90	6.41
TYPE 2	16.9	3.66	60	10.14	6.41
TYPE 9	21.72	3.66	52	11.29	6.41
TYPE 10	16.09	3.66	60	9.65	6.41
TYPE 11	12.93	4.51	100	12.93	6.41

UNIT TYPE	EAST ELEVATION		UNPROTECTED OPENING LIMITS		
	BUILDING FACE AREA (m ²)	LIMITING DISTANCE (m)	ALLOWABLE MAX. AREA (m ²)	ALLOWABLE MAX. AREA (m ²)	PROPOSED MAX. AREA (m ²)
TYPE 3	14.53	3.68	60	11.71	10.77
TYPE 4A	10.65	3.68	74	7.88	5.8
TYPE 5A	17.85	3.67	60	10.71	7.8
TYPE 6A	9.89	4.48	100	9.89	5.49
TYPE 7A	26.22	3.66	46	12.06	11.19
TYPE 8	17.46	3.67	60	10.71	6.69
TYPE 6	9.89	4.48	100	9.89	5.49
TYPE 7	26.22	3.66	46	12.06	10.08
TYPE 10	15.52	3.68	60	11.71	10.77
TYPE 13	12.92	3.68	60	11.71	10.77
TYPE 14	17.98	3.68	60	10.79	6.69
TYPE 15	20.41	3.67	52	10.65	8.28

UNIT TYPE	NORTH ELEVATION		UNPROTECTED OPENING LIMITS		
	BUILDING FACE AREA (m ²)	LIMITING DISTANCE (m)	ALLOWABLE MAX. AREA (m ²)	ALLOWABLE MAX. AREA (m ²)	PROPOSED MAX. AREA (m ²)
AMENITY	19.68	7.24	100	19.68	7.8
TYPE 3	30.64	7.23	100	30.64	11.04
TYPE 11	34.53	7.24	100	34.53	11.71
TYPE 12	25.79	7.25	100	25.79	12.36
TYPE 13	25.79	7.25	100	25.79	12.36

UNIT TYPE	SOUTH ELEVATION		UNPROTECTED OPENING LIMITS		
	BUILDING FACE AREA (m ²)	LIMITING DISTANCE (m)	ALLOWABLE MAX. AREA (m ²)	ALLOWABLE MAX. AREA (m ²)	PROPOSED MAX. AREA (m ²)
TYPE 7A	19.26	28.18	100	19.26	8.96
TYPE 8A	14.72	26.69	100	14.72	6.89
TYPE 9A	28.65	19.71	100	28.65	10.59
TYPE 7	19.26	28.18	100	19.26	8.96
TYPE 8	14.74	26.69	100	14.74	6.89
TYPE 9	28.65	19.71	100	28.65	10.59
VESTIBULE	12.79	24.64	100	12.79	3.84

LIMITING DISTANCE CALCULATION
TABLE 3.2.3.1.E
UNPROTECTED OPENING LIMITS
FOR A FIRE COMPARTMENT THAT IS SPRINKLERED THROUGHOUT
GROUP E (MERCANTILE)

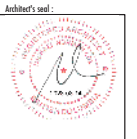
UNIT TYPE	SOUTH ELEVATION		UNPROTECTED OPENING LIMITS		
	BUILDING FACE AREA (m ²)	LIMITING DISTANCE (m)	ALLOWABLE MAX. AREA (m ²)	ALLOWABLE MAX. AREA (m ²)	PROPOSED MAX. AREA (m ²)
UNIT 101	39.4	14.8	100	39.40	24.25
UNIT 102	31.09	24.62	100	31.09	16.37
UNIT 103	27.47	23.39	100	27.47	16.89



Michael Cox, Architect A18 C

220-601-615 Street
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JADASI DEVELOPMENT

880 W 15TH
880 WEST 15TH STREET, North Vancouver, BC
Project No: 2023-02-10
Drawing Title: LIMITING DISTANCE CALCULATIONS
Rev: 1: 2023-02-10
2: 2023-02-10
3: 2023-02-10
4: 2023-02-10
5: 2023-02-10
6: 2023-02-10
7: 2023-02-10
Rev: 1: 2023-02-10
2: 2023-02-10
3: 2023-02-10
4: 2023-02-10
5: 2023-02-10
6: 2023-02-10
7: 2023-02-10
Rev: 1: 2023-02-10
2: 2023-02-10
3: 2023-02-10
4: 2023-02-10
5: 2023-02-10
6: 2023-02-10
7: 2023-02-10

Drawing Number: A - 2.2



WEST ELEVATION
SCALE: 1:100



SOUTH ELEVATION
SCALE: 1:100



Michael Cox, Architect AIBC

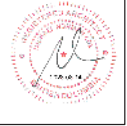
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Architect's seal:



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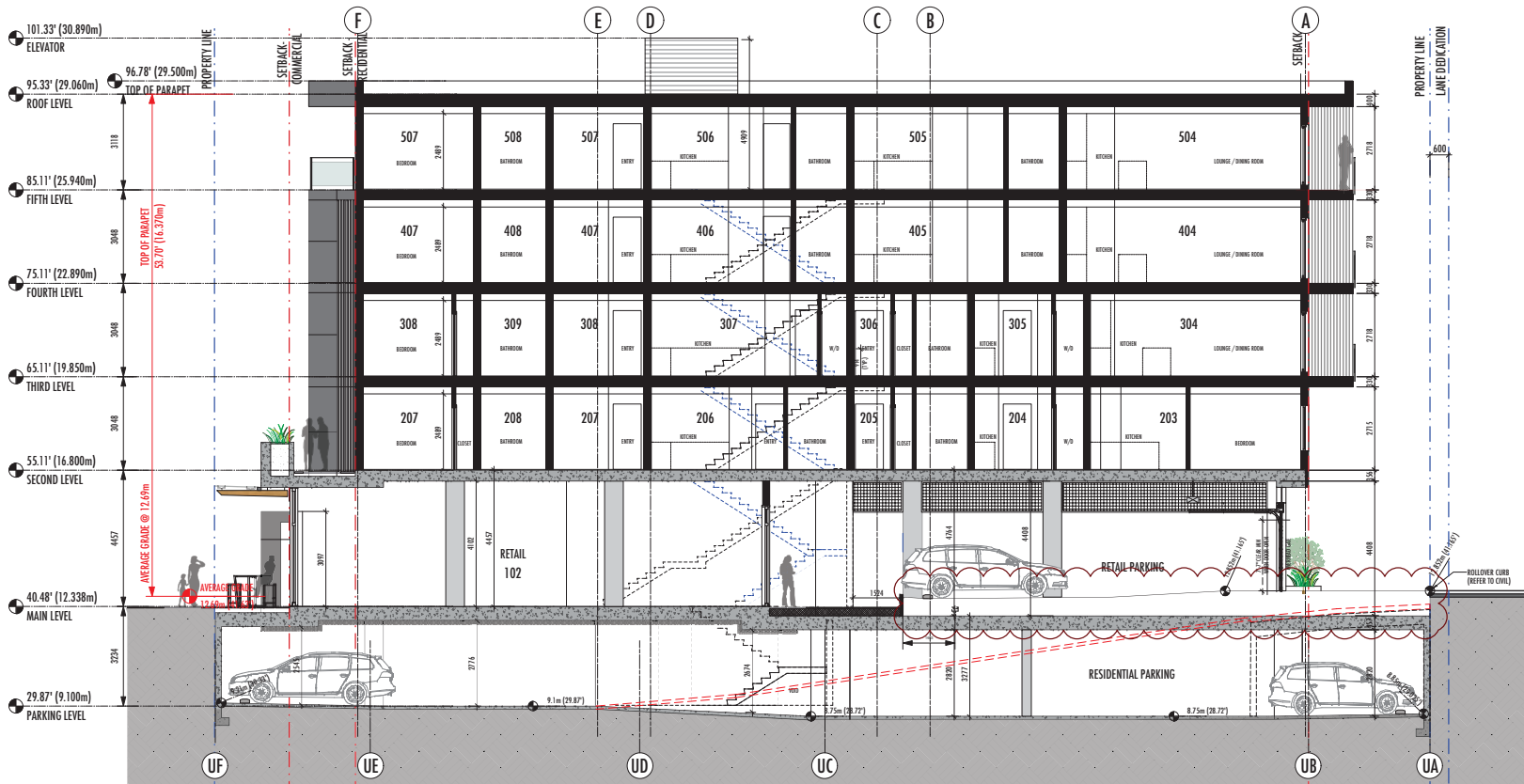
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JADASI DEVELOPMENT

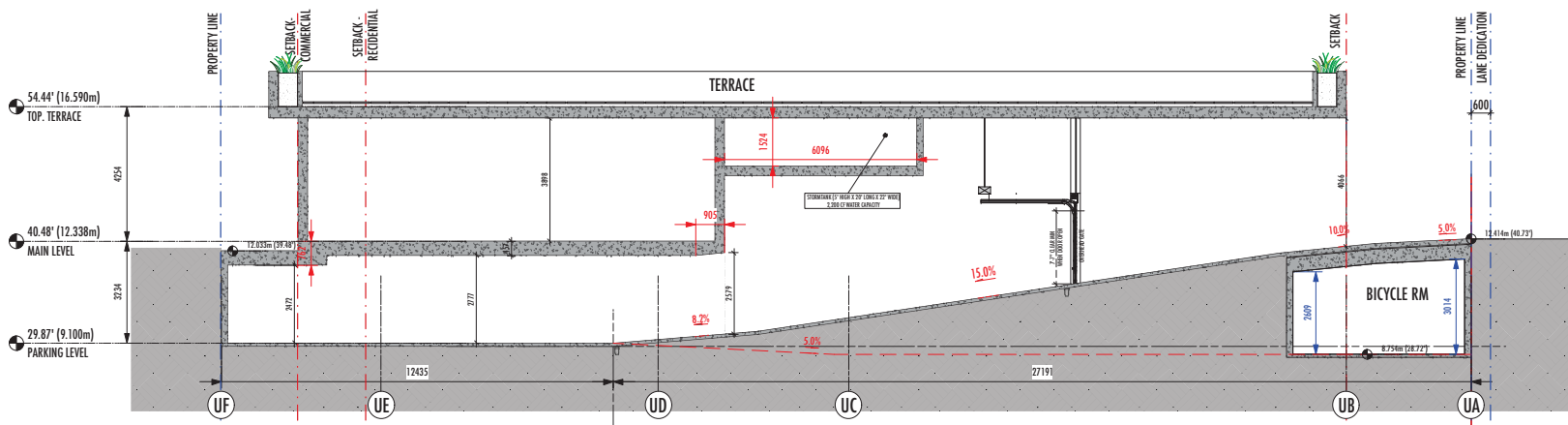
Project Name:	Jadasi Development
Location:	880 West 15th Street, North Vancouver, BC
Client:	Jadasi Development
Architect:	Michael Cox, Architect AIBC
Engineer:	Michael Cox, Architect AIBC
Project No.:	2023-02-10
Issue:	2023-02-10
Project Number:	924
Scale:	AS SHOWN

Project Title:	880 W 15TH
Project Location:	880 WEST 15TH STREET, North Vancouver, BC
Project No.:	2023-02-10
Issue:	2023-02-10
Project Number:	924
Scale:	AS SHOWN

Drawing Number:
A - 2.3



SECTION 1
SCALE: 1:75



SECTION 3
SCALE: 1:75



Michael Cox, Architect A 18 C

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JADASI
DEVELOPMENT

Project Name	880 W 15th
Project File	SECTION 1 & 3
Project No.	2023 02 10
Project Date	2023 02 10
Project No.	924
Project No.	855800W

Rev.	Description
1	ISSUED FOR PERMITS
2	FOR CLIENT REVIEW 2
3	FOR CLIENT REVIEW 3
4	ISSUED FOR RECORDING/APP
5	ISSUED FOR RECORDING/APP
6	REVISED FOR CITY COMMENTS
7	REVISED FOR CITY COMMENTS - 2

Project File	880 W 15th
Project Name	SECTION 1 & 3
Project No.	2023 02 10
Project Date	2023 02 10
Project No.	924
Project No.	855800W

Project File	880 W 15th
Project Name	SECTION 1 & 3
Project No.	2023 02 10
Project Date	2023 02 10
Project No.	924
Project No.	855800W

Project File	880 W 15th
Project Name	SECTION 1 & 3
Project No.	2023 02 10
Project Date	2023 02 10
Project No.	924
Project No.	855800W

Project File	880 W 15th
Project Name	SECTION 1 & 3
Project No.	2023 02 10
Project Date	2023 02 10
Project No.	924
Project No.	855800W

Drawing Number:
A - 3.0

PERSPECTIVE VIEW FROM MARINE DRIVE LOOKING TOWARDS SOUTH - EAST



Michael Cox, Architect A I B C

220 - 603 6th Street
New Westminster, BC V3L 3C1
Tel: (604) 688-1868

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JADASI DEVELOPMENT

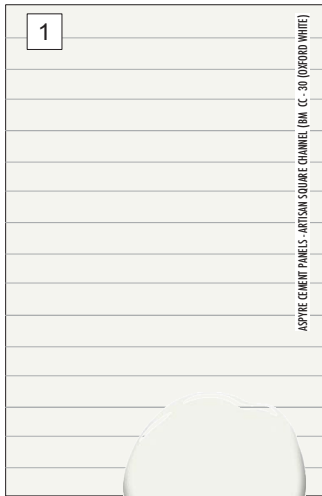
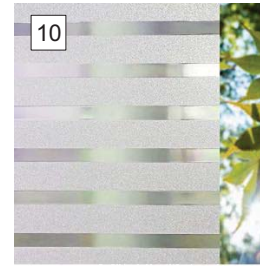
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Project File:	880 W 15TH
Drawing Title:	PERSPECTIVES
Location:	880 WEST 15TH STREET, North Vancouver, BC
Drawn by:	ME
Date:	2023 02 10
Project Number:	924
Scale:	AS SHOWN
Revision:	1. 2023 02 10 FOR CLIENT REVIEW 2. 2023 02 10 FOR CLIENT REVIEW 3. 2023 02 10 FOR CLIENT REVIEW 4. 2023 02 10 FOR CLIENT REVIEW 5. 2023 02 10 FOR CLIENT REVIEW 6. 2023 02 10 FOR CLIENT REVIEW 7. 2023 02 10 FOR CLIENT REVIEW

Drawing Number:
A - 4.1

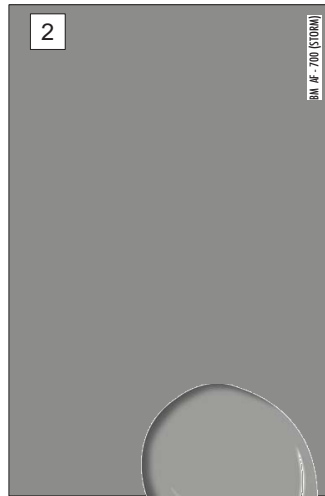


SOUTH ELEVATION SCALE: 1:100

FINISHES & COLOUR LEGEND :	
1	ASPIRE CEMENT PANELS - ARTISAN SQUARE CHANNEL (BM CC - 30 (OXFORD WHITE))
2	FIBRE CEMENT PANELS - BM AF - 700 (STORM)
3	FIBRE CEMENT PANELS - BM HC - 178 (CHARCOAL SLATE)
4	AL13 ARCH SYSTEMS - ARCHITECTURAL PANEL (BRAZILIAN TEAK)
5	AL13 ARCH SYSTEMS - PANEL SYSTEM (WHITE)
6	VINYL WINDOWS & DOORS - (BLACK FRAME WITH CLEAR GLASS)
7	ALUMINIUM STORE FRONT - (BLACK FRAME WITH CLEAR GLASS)
8	RAILINGS - POWDER COATED BLACK WITH FROSTED GLASS
9	ALUMINIUM PROFILE - (TO MATCH CHARCOAL SLATE PANELS)
10	FROSTED GLASS - (UP TO 5' FROM FINISHED FLOOR)
11	FROSTED GLASS PANEL - (MOUNT ON TOP OF RAILING TO UNDER SIDE OF SOFFIT)
12	RAILINGS - POWDER COATED BLACK WITH CLEAR GLASS



ASPIRE CEMENT PANELS - ARTISAN SQUARE CHANNEL (BM CC - 30 (OXFORD WHITE))



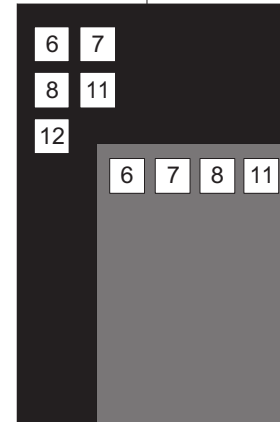
BM AF - 700 (STORM)



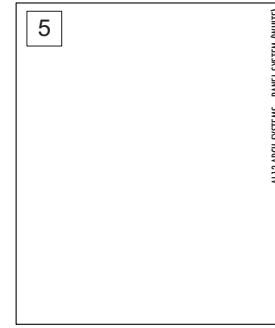
BM HC - 178 (CHARCOAL SLATE)



AL13 ARCH SYSTEMS (BRAZILIAN TEAK)



12



AL13 ARCH SYSTEMS - PANEL SYSTEM (WHITE)



Michael Cox, Architect A 13 C
220 - 601 6th Street
New Westminster, BC V3L 3C1
Tel: (604) 608-1868

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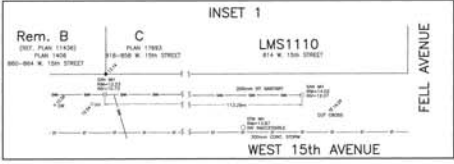
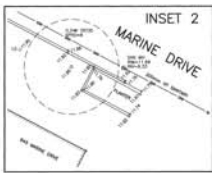
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JADASI DEVELOPMENT

no.	description	revision / condition
1.	ISSUED FOR PERMITTING	FOR PERMITTING
2.	ISSUED FOR PERMITTING	FOR PERMITTING
3.	ISSUED FOR PERMITTING	FOR PERMITTING
4.	ISSUED FOR PERMITTING	FOR PERMITTING
5.	ISSUED FOR PERMITTING	FOR PERMITTING
6.	ISSUED FOR PERMITTING	FOR PERMITTING
7.	ISSUED FOR PERMITTING	FOR PERMITTING

Project File: 880 W 15TH
Drawing Title: MATERIAL BOARD
880 WEST 15TH STREET, North Vancouver, BC
City: NO
Date: 2023 02 10
Project Number: 924
Scale: AS SHOWN

Drawing Number: A - 5.0



1 OF 5
PLAN 1407
878 MARINE DRIVE



NOTES:
 1. EXISTING AND PROPOSED UTILITIES SHOWN AS PER RECORD DRAWINGS AND FIELD SURVEY.
 2. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
 3. ALL DIMENSIONS ARE TO CENTRE UNLESS OTHERWISE SPECIFIED.
 4. ALL DIMENSIONS ARE TO CENTRE UNLESS OTHERWISE SPECIFIED.
 5. ALL DIMENSIONS ARE TO CENTRE UNLESS OTHERWISE SPECIFIED.
 6. ALL DIMENSIONS ARE TO CENTRE UNLESS OTHERWISE SPECIFIED.
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 8. ALL DIMENSIONS ARE TO CENTRE UNLESS OTHERWISE SPECIFIED.
 9. ALL DIMENSIONS ARE TO CENTRE UNLESS OTHERWISE SPECIFIED.
 10. ALL DIMENSIONS ARE TO CENTRE UNLESS OTHERWISE SPECIFIED.

UNDERHILL GEOMATICS LTD.
 100 EAST COASTLINE DRIVE
 SUITE 100
 MISSISSAUGA, ONTARIO L4X 1L7
 TEL: 905.276.1234 FAX: 905.276.1235
 WWW.UHGEOMATICS.COM

DATE: 11/20/2018
 TIME: 09:00 AM
 PROJECT: JADASI DEVELOPMENT
 SHEET: 1 OF 1

DRAWING LIST

- L1.0 Cover Sheet
- L1.1 Overall Site Plan
- L1.2 Level 1 - Materials Plan
- L1.3 Level 1 - Landscape Plant Design
- L1.4 Level 1 - Landscape Interim Plan
- L1.5 Level 1 - Landscape Interim Plan Plan
- L1.6 Level 1 - Drainage Plan
- L1.7 Level 2 - Site Plan
- L1.8 Level 2 - Planting Plan
- L1.9 Overall Soil Volume Plan
- L2.1 Sections
- L2.2 Sections
- L3.1 Landscape Details
- L3.2 Landscape Details

LIGHTING LEGEND

Landscape Lighting Shown For Information Only. Refer To Electrical Drawings For Final Types, Quantities And Locations.

- Planter Wall / Niche Light
- Pedestrian Lighting
- Street Lighting by Civil Refer
- Bollard Lighting, Typ.

GRADING + DRAINAGE

- +BG 10mm Building Grade
- +HBG10mm Interpolated Building Grade
- +FG10mm Finished Grade
- +TOS10mm Top of Slab
- +TS10mm Top of Stair
- +TB10mm Top-of Bench
- +TW10mm Top of Wall

MATERIAL LEGEND

Key Description

S1 Cast In Place Concrete Paving
- to City of North Vancouver Standard
Finish: Fine Broom Pattern: saw cuts as shown on plan.
Coordinate with Civil

S9 Planting Area

S2 Granite Stone Paving
- to City of North Vancouver Standard
Size: 112.5mm x 112.5mm x 75mm thk
Finish: flamed
Coordinate with Civil

F1 Creative Pipe Bike Rack
Supplier: Media Outdoor Advertising Inc
QTY: 9

S3 Exposed Aggregate Concrete
- to City of North Vancouver Standard
Coordinate with Civil

F2 Wood Seating with Backrest & arm rests
- to City of North Vancouver Standard

S4 Classic Standard Series-Half Standard
- to City of North Vancouver Standard
Size: Length: 112.5mm x 112.5mm x 75mm thk
Colour: Natural/Shadow/Charcoal

F3 Bench
Colour: Black
Supplier: VICTOR STANLEY RB2
To Be City Standard

S5 Cast In Place Concrete Paving - Vehicular
Colour: Natural
Finish: Light broom
Pattern: Saw cut as shown

S6 Cast In Place Concrete Paving on site
Colour: Natural/Charcoal
Finish: Fine Broom
Pattern: saw cuts as shown on plan.

S7 Hydrpressed Concrete Slab Pavers
Size: 610mm x 610mm x 50mm thk.
Colour: Natural
Supplier: Abbottsford Concrete
(604-892-4987)

S8 Decorative River Rock

PLANT LIST

TREES

Sym	Qty	Botanical Name	Common name	Size/Spacing	BIRD
	7	Acer rubrum 'Armstrong	Armstrong Maple	7cm cal.	
	3	Amelanchier alnifolia	Saskatoon	7cm cal.	B
	3	Prunus x yedoensis 'Akebono'	Akebono Yoshino Cherry	6cm cal.	B
	7	Quercus palustris	Pin Oak	7cm cal.	B

SHRUBS

Sym	Qty	Botanical Name	Common name	Size/Spacing	BIRD
Ag	86	Azalea x 'Girard's Pleasant White'	Girard's Pleasant White Azalea	#2 pot / 600mm O.C.	
Bm	99	Buxus microphylla 'Green Beauty'	Littleleaf Boxwood	#3 pot / 600mm O.C.	
Bw	16	Buxus microphylla 'Winter Gem'	Winter Gem Boxwood	#2 pot / 450mm O.C.	
Ck	89	Cornus sericea 'Kelsey'	Kelsey's Dwarf Red-Osier Dogwood	#3 pot / 760mm O.C.	B
Lp	141	Lonicera Pileata	Privet honeysuckle	#1 pot / 600mm O.C.	B
Mn	12	Mahonia nervosa	Longleaf Mahonia	#1 pot / 600mm O.C.	B
Sg	17	Senecio greyi	Daisy bush	#2 pot / 760mm O.C.	
Vo	171	Vaccinium ovatum 'Thunderbird'	Thunderbird Evergreen Huckleberry	#2 pot / 760mm O.C.	

GROUNDCOVERS, GRASSES, FERNS & VINES

Sym	Qty	Botanical Name	Common name	Size/Spacing	BIRD
af	16	Aquilegia Formosa	Red columbine	#2 pot / 450mm O.C.	B
au	196	Arctostaphylos uva-ursi	Bearberry	#1 pot / 450mm O.C.	B
cs	70	Carex stipata	Sawbeak Sedge	#1 pot / 450mm O.C.	
es	109	Erica carnea	Spring Heath	#1 pot / 450mm O.C.	
Mr	205	Mahonia repens	Creeping Mahonia	#1 pot / 450mm O.C.	B
pm	5	Polystichum munitum	Hard Shield Fern	#2 pot / 450mm O.C.	
rf	28	Rudbeckia fulgida 'Goldsturm'	Goldsturm Black Eyed Susan	#2 pot / 450mm O.C.	B
se	51	Sedum x 'Purple Emperor'	Purple Emperor Stonecrop	#1 pot / 300mm O.C.	

LANDSCAPE NOTES

1. All work shall meet or exceed the requirements as outlined in the current Edition of the Canadian Landscape Standard.
2. Plant sizes and related container classes are specified according to the Canadian Landscape Standard current Edition. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the Standard; for all other plants, both plant size and container class shall be as shown in the plant list. Specifically, when the plant list call for #5 class containers, these shall be as defined in the CNLA (ANSI) Standard.
3. All trees to be staked in accordance with CNLA Standards.
4. ALL STREET TREES Install 8' x 24" Deep Root Barrier centred on each tree between tree pit and sidewalk (ON BOTH SIDES: CURB AND SIDEWALK).
5. For all existing on site services and survey symbols refer to survey drawings.
6. All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings within six (6) months of the date of issuance of any required occupancy permit, or any use or occupancy of the proposed development not requiring an occupancy permit, and thereafter permanently maintained in good conditions.
7. Irrigation to be provided for all 'Soft Landscape Areas' shown on the drawing.
8. The irrigation system design and installation shall be in accordance with the irrigation industry of BC Standards and Guidelines.
9. Planters and plant pots to be irrigated with a high efficiency irrigation system.
10. All irrigation valve boxes equipped with quick-couplers.
11. A preliminary lighting plan for roof patio has been included & will be refined by electrical consultant to ensure that safety levels of lighting is provided & that the light levels do not exceed comfortable ranges.

BIRD FRIENDLY DESIGN STRATEGY

Landscape design and plant selection, as well as the architectural design, has been thoughtfully considered to support the North City of Vancouver 'Bird Friendly Strategy Design Guidelines'. Layered Planting with a variety of texture, height and density has been used and species have been selected to support bird habitat.

Plant species have been selected to provide material and opportunities for nesting, fruit & seeds as food source, and flowers throughout the growing seasons to provide nectar and support pollination and habitat. Native species and plant diversity that avoids large monocultures will further support a wide range of bird habitat and bird species in the area.

- 3 Dec-12-'22 Released for Reasoning
- 2 Mar-11-'22 Issued for ADP
- 1 Nov-24-'21 Issued for Reasoning

Project: **880 West 15th Street North Vancouver**

Client: **Jadasi Development**

Architect: **DURANTE KRELUK LTD.**
102 - 1637 West 5th Avenue
Vancouver B.C. V6J 1N5
P: 604-684-4611
F: 604-684-0377
www.dk.bc.ca



Project: **880 west 15th street North Vancouver**

Client: **Jadasi Development**

Architect: **DURANTE KRELUK LTD.**

Project No.: **21022**

Sheet No.:

Project: _____

Client: _____

Architect: _____

Project No.: _____

Sheet No.: _____

Cover Sheet

Project No.: **21022**

Sheet No.:



3	Dec. 12 - 22	Revised for Rezoning
2	Mar. 11 - 22	Issued for ADP
1	Nov. 24 - 21	Issued for Rezoning
no.:	date:	item:

Revision:

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Project:

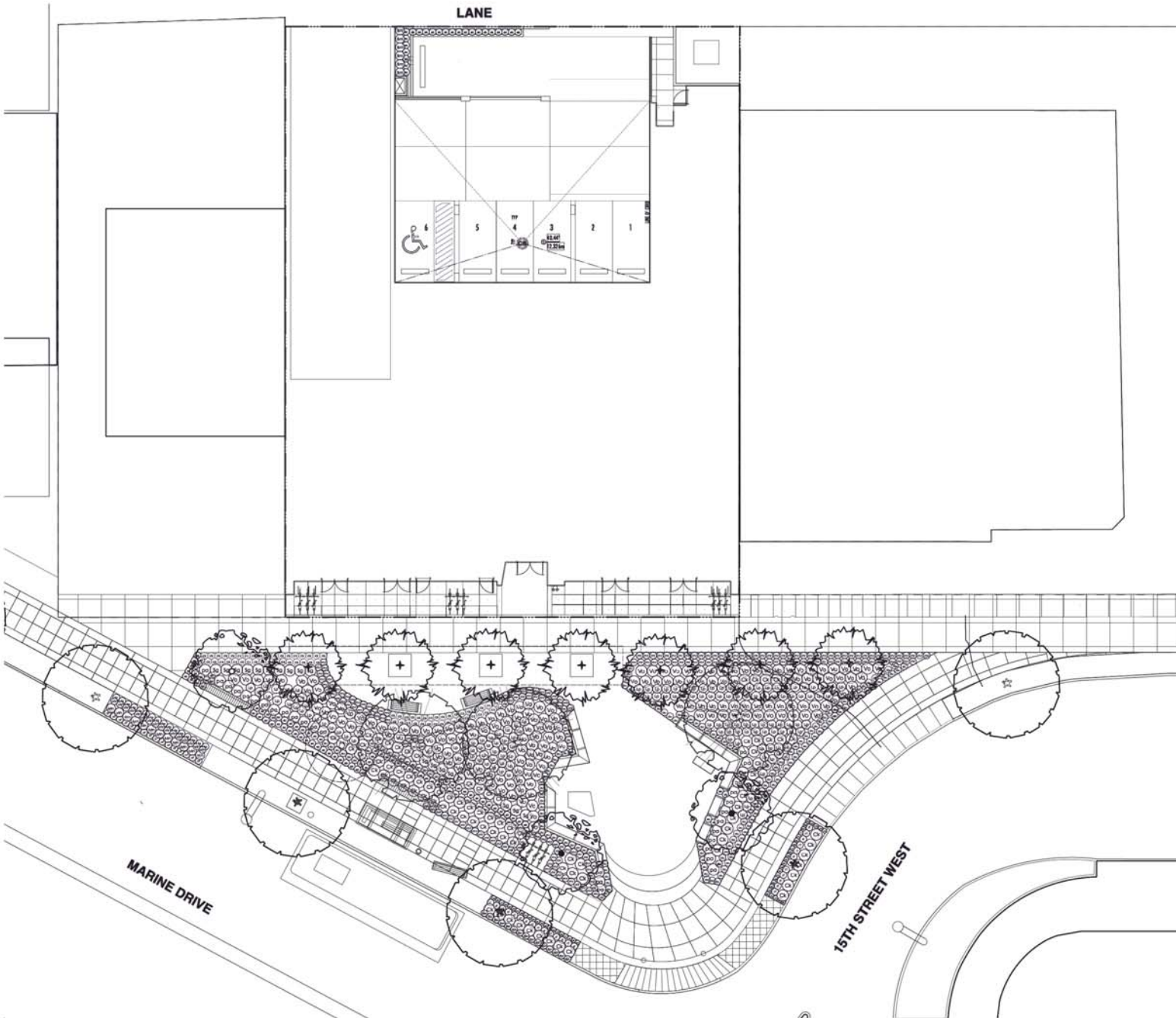
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 North Vancouver**
 Jadasi Development

Drawn by:	AL
Checked by:	PK
Date:	Nov. 08. 2021
Scale:	1:125
Drawing Title:	

Overall Site Plan

Project No.:	21022
Sheet No.:	

L- 1.1



3	Dec. 12 - 22	Revised for Reasoning
2	Mar. 11 - 22	Issued for ADP
1	Nov. 24 - 21	Issued for Reasoning
no.	date	item


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Project:
**880 west 15th street
 North Vancouver**
 Jasadi Development

Draw by:	AL
Check by:	PK
Date:	Nov. 08. 2021
Scale:	1:125
Drawing Title:	

**Level 1 -
 Landscape Plant Design**

Project No.:
21022
 Sheet No.:



3	Dec. 12 - 22	Revised for Reasoning
2	Mar. 11 - 22	Issued for ADP
1	Nov. 24 - 21	Issued for Reasoning
no.	date	item

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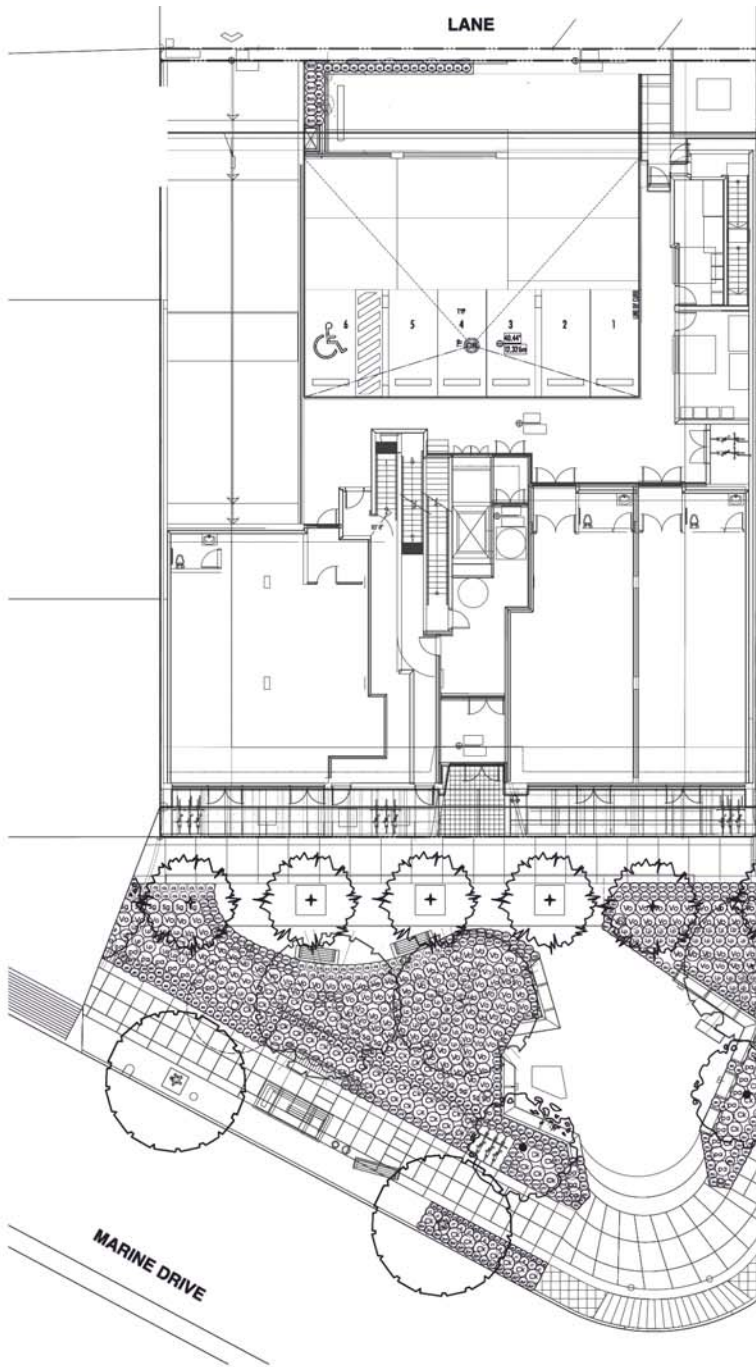
Project:

880 west 15th street
North Vancouver
 Jadasi Development

Drawn by:	AL
Checked by:	PK
Date:	Nov. 08. 2021
Scale:	1:125
Drawing Title:	

Level 1 -
Landscape Interim Plan

Project No.:	21022
Sheet No.:	



PLANT LIST

TREES



Sym	Qty	Latin Name	Common name	Size/Spacing
3	3	'Acer rubrum 'Armstrong	Armstrong Maple	7cm col.
2	2	Amelanchier alnifolia	Saskatoon	7cm col.
3	3	Prunus x yedoensis 'Akebono'	Akebono Yoshino Cherry	6cm col.
6	6	Quercus palustris	Pin Oak	7cm col.

Shrubs

Sym	Qty	Latin Name	Common name	Size/Spacing
Ag	86	Azalea x 'Girard's Pleasant White'	Girard's Pleasant White Azalea	#2 pot / 600mm O.C.
Bm	99	Buxus microphylla 'Green Beauty'	Littleleaf Boxwood	#3 pot / 600mm O.C.
Bw	50	Buxus microphylla 'Winter Gem'	Winter Gem Boxwood	#2 pot / 450mm O.C.
Ck	102	Cornus sericea 'Kelsey'	Kelsey's Dwarf Red-Osier Dogwood	#3 pot / 760mm O.C.
Lp	133	Lonicera pileata	Privet honeysuckle	#1 pot / 600mm O.C.
Sg	17	Senecio greyi	Daisy bush	#2 pot/ 760mm O.C.
Vo	170	Vaccinium ovatum 'Thunderbird'	Thunderbird Evergreen Huckleberry	#2 pot/ 760mm O.C.

GROUNDCOVERS, GRASSES, FERNS & VINES

Sym	Qty	Latin Name	Common name	Size/Spacing
au	196	Arctostaphylos uva-ursi	Bearberry	#1 Pot / 450mm O.C.
cs	70	Carex stipata	Sawbeak Sedge	#1 pot / 450mm O.C.
es	92	Erica carnea	Spring Heath	#1 pot / 450mm O.C.
Mr	189	Mahonia repens	Creeping Mahonia	#1 pot / 450mm O.C.
pm	5	Polystichum munitum	Hard Shield Fern	#2 pot / 450mm O.C.
rf	63	Rudbeckia fulgida 'Goldsturm'	Goldsturm Black Eyed Susan	#2 pot / 450mm O.C.
se	104	Sedum x 'Purple Emperor'	Purple Emperor Stonecrop	#1 pot / 300mm O.C.



3 Dec. 12 - 22 Reissued for Reasoning
 2 Mar. 11 - 22 Issued for ADP
 1 Nov. 24 - 21 Issued for Reasoning
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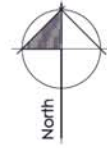
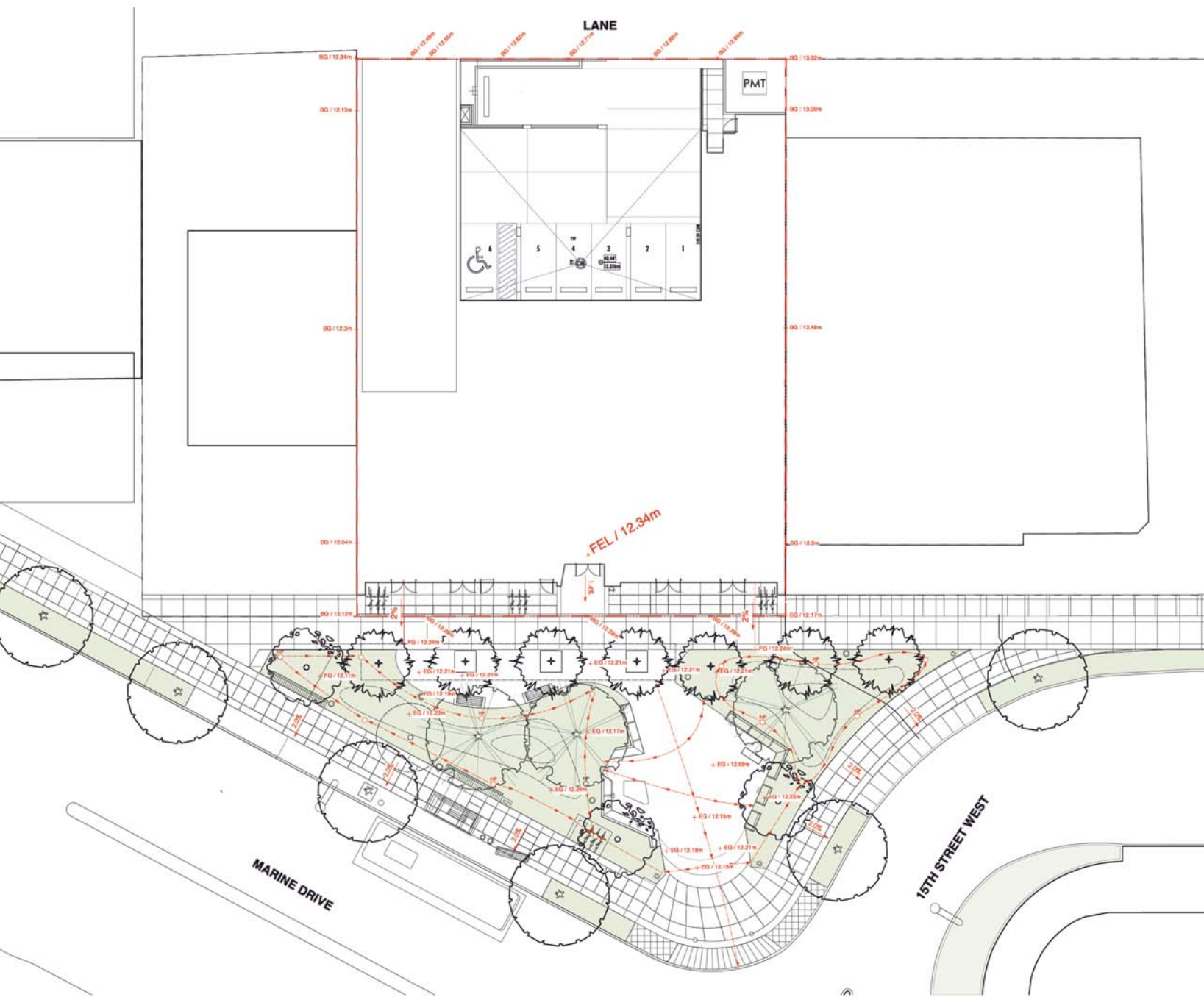


Project:
880 west 15th street
North Vancouver
 Jadasi Development

Drawn by: AL
 Check by: PK
 Date: Nov. 08. 2021
 Scale: 1:125
 Drawing Title:

Level 1 -
Landscape Interim Plant Plan

Project No.:
21022
 Sheet No.:



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1	Nov. 24 - 21	Issued for Reasoning
no. / date		Item:


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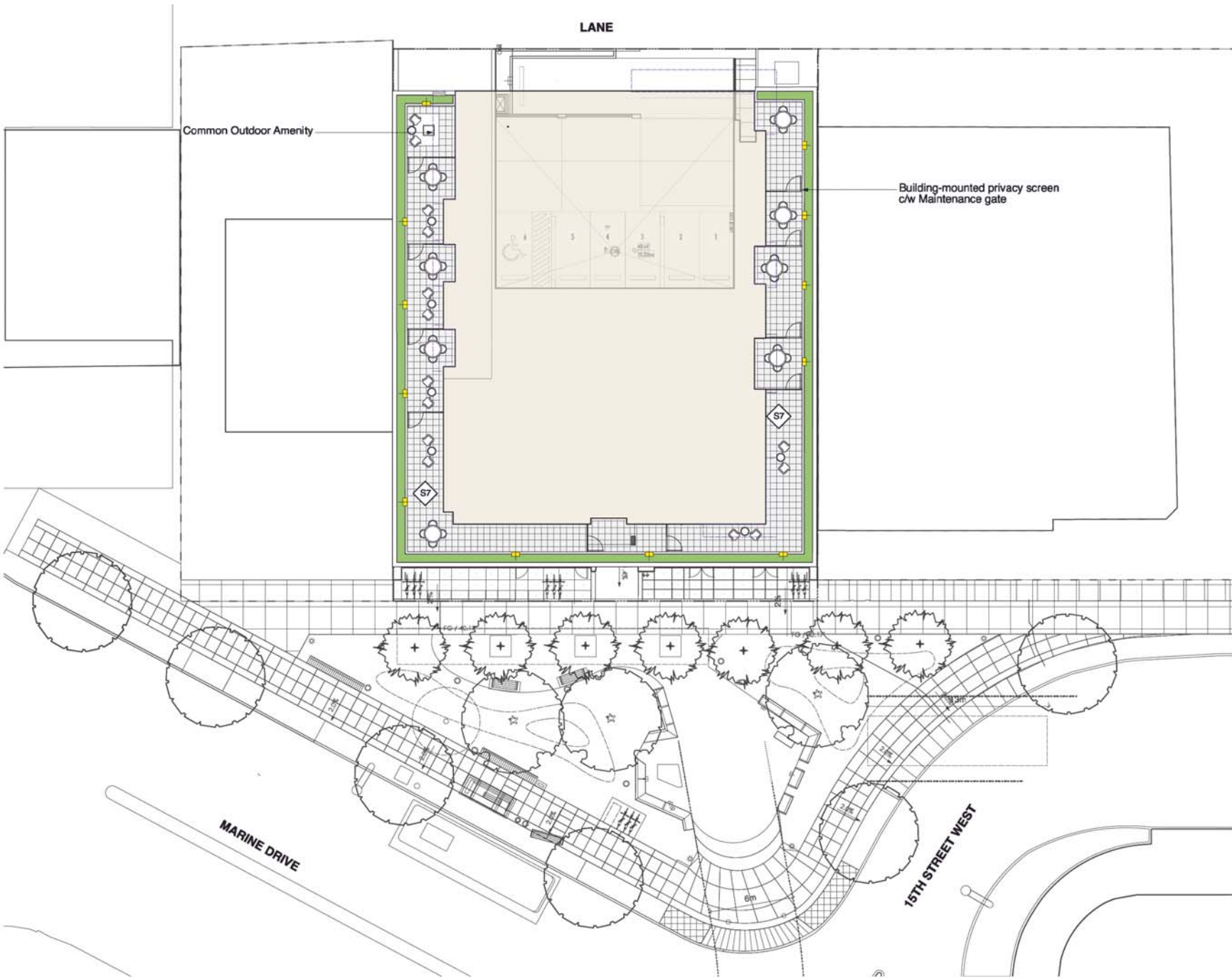


Project:
**880 west 15th street
 North Vancouver**
 Jasadi Development

Drawn by:	AL
Checked by:	PK
Date:	Nov. 08. 2021
Scale:	1 : 125
Drawing Title:	

**Level 1 -
 Drainage Plan**

Project No.:
21022
 Sheet No.:



3	Dec. 12 - 22	Revised for Rezoning
2	Mar. 11 - 22	Issued for ADP
1	Nov. 24 - 21	Issued for Rezoning
no.	date	item

Revision:

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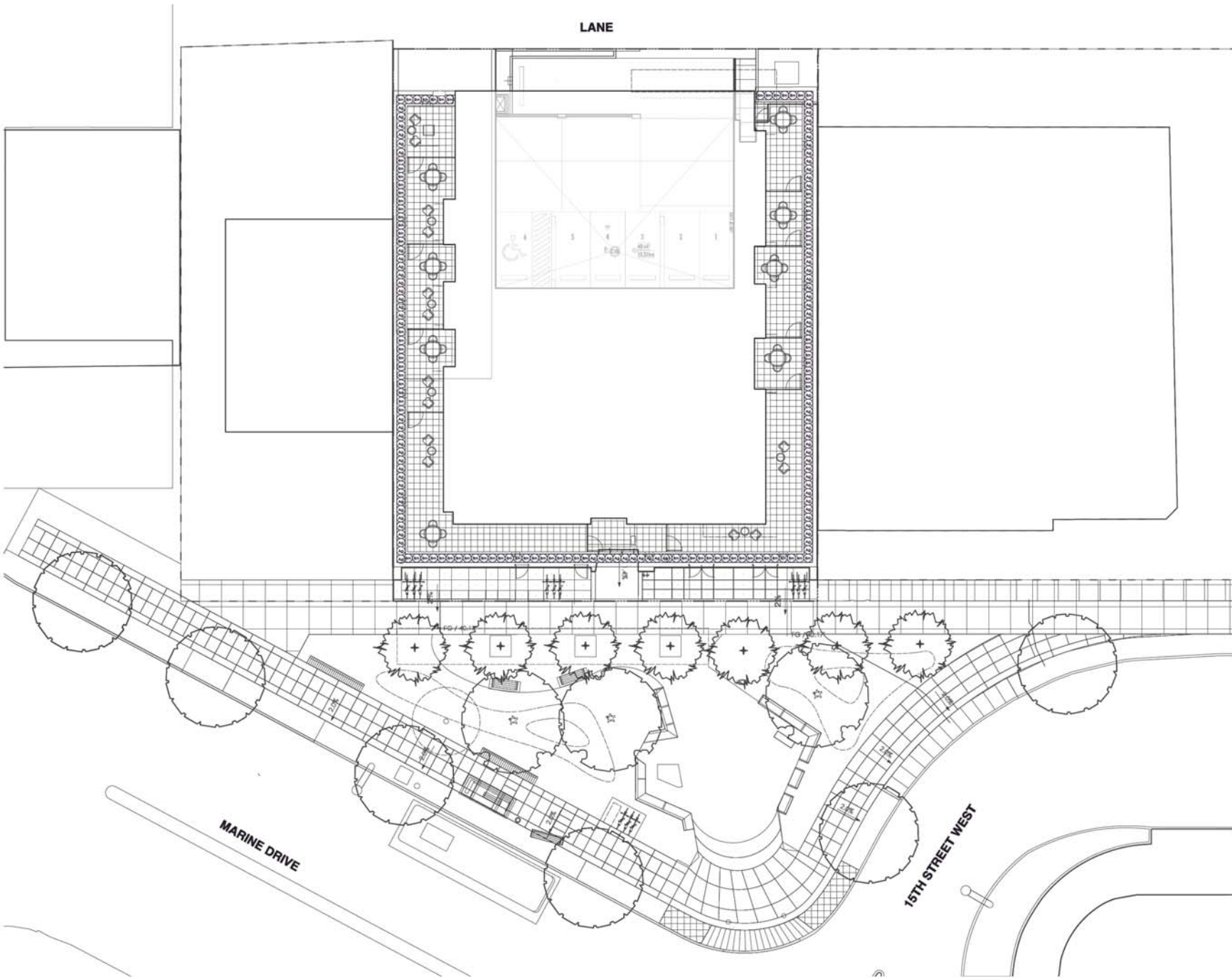
**880 west 15th street
 North Vancouver**
 Jadasi Development

Draw by:	AL
Check by:	PK
Date:	Nov. 08. 2021
Scale:	1:125
Drawing Title:	

Level 2 - Site Plan

Project No.:	21022
Sheet No.:	

L- 1. 7



3	Dec. 12 - 22	Revised for Reasoning
2	Mar. 11 - 22	Issued for ADP
1	Nov. 24 - 21	Issued for Reasoning
no.:	date:	item:

Revision:

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Project:

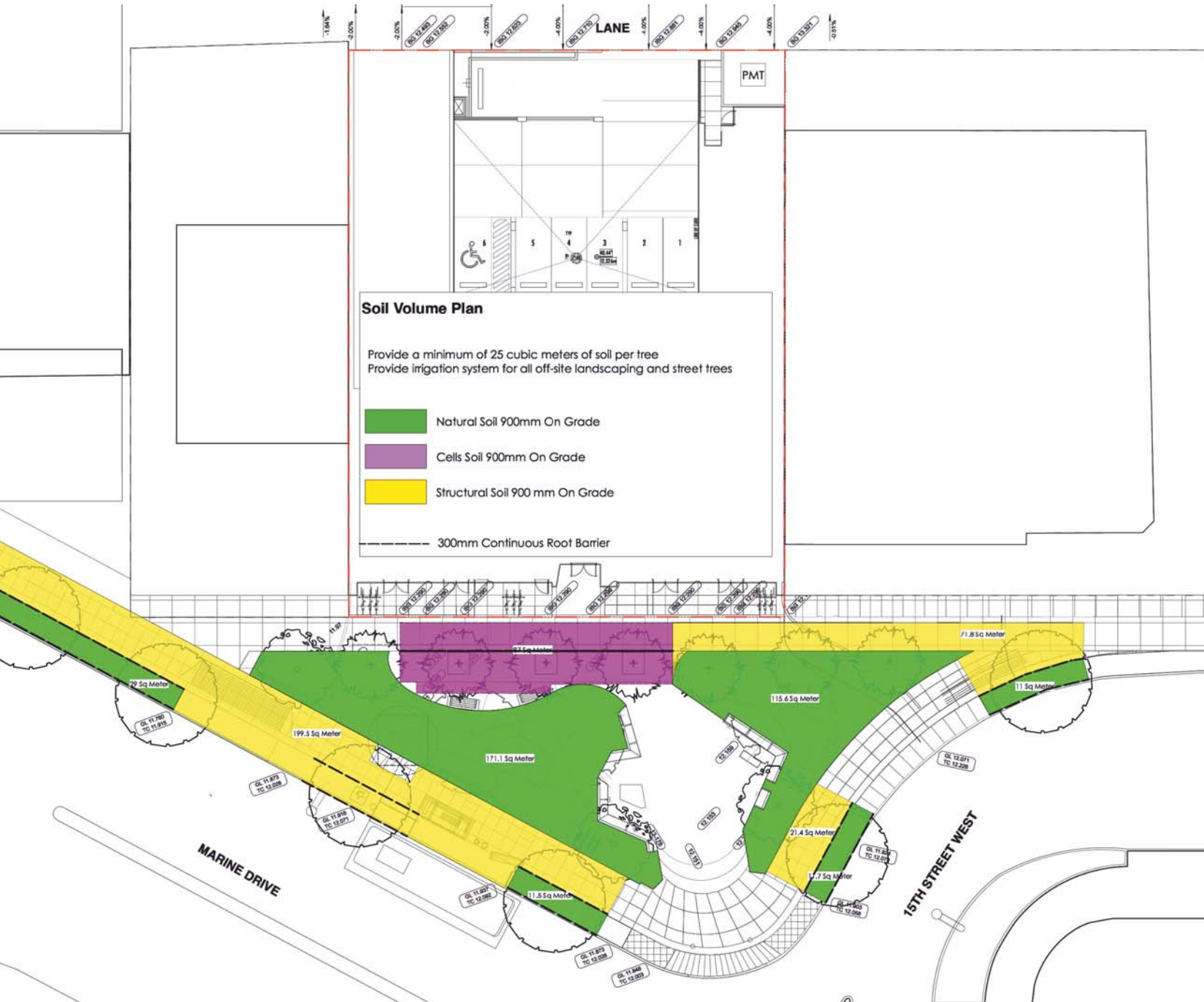
**880 west 15th street
 North Vancouver**
 Jadasi Development

Drawn by:	AL
Check by:	PK
Date:	Nov. 08, 2021
Scale:	1:125
Drawing Title:	

Level 2 - Planting Plan

Project No.:	21022
Sheet No.:	

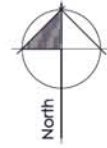
L- 1. 8



Soil Volume Plan

Provide a minimum of 25 cubic meters of soil per tree
 Provide irrigation system for all off-site landscaping and street trees

- Natural Soil 900mm On Grade
- Cells Soil 900mm On Grade
- Structural Soil 900 mm On Grade
- 300mm Continuous Root Barrier



3 Dec. 12 - 22 Reissued for Reasoning
 2 Mar. 11 - 22 Issued for ADP
 1 Nov. 24 - 21 Issued for Reasoning
 no.: / date: / item:

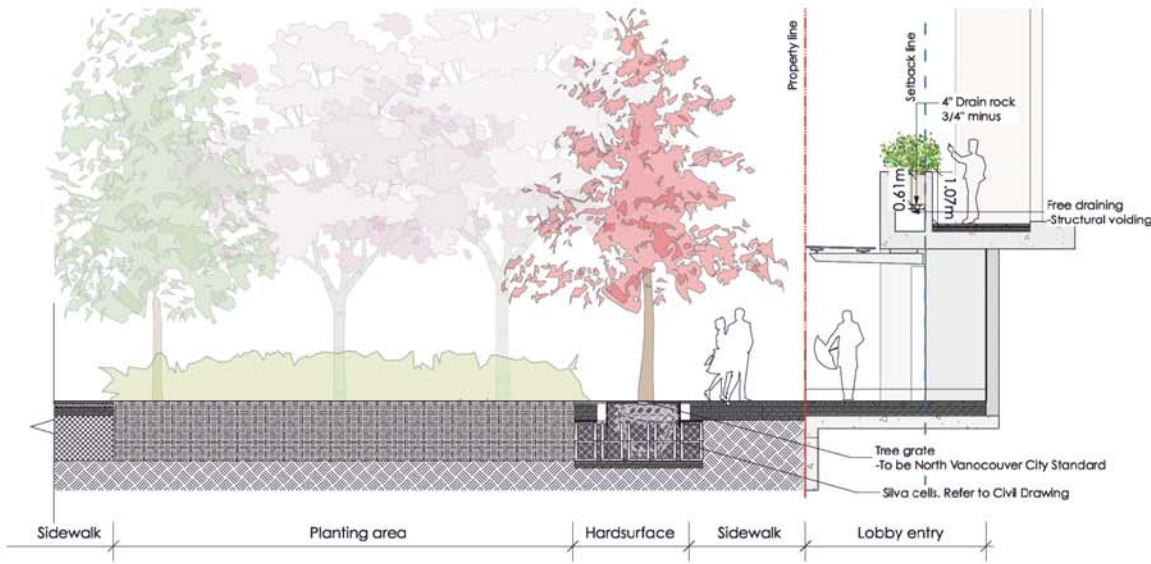


Project:
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 North Vancouver**
 Jadasi Development

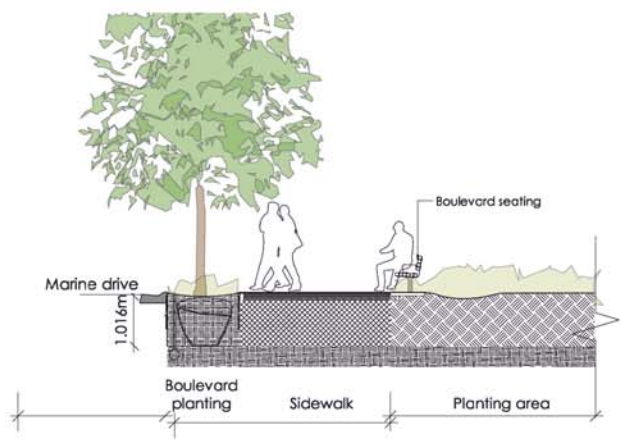
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 Check by: PK
 Date: Nov. 08. 2021
 Scale: 1:125
 Drawing Title:

Overall Soil Volume Plan

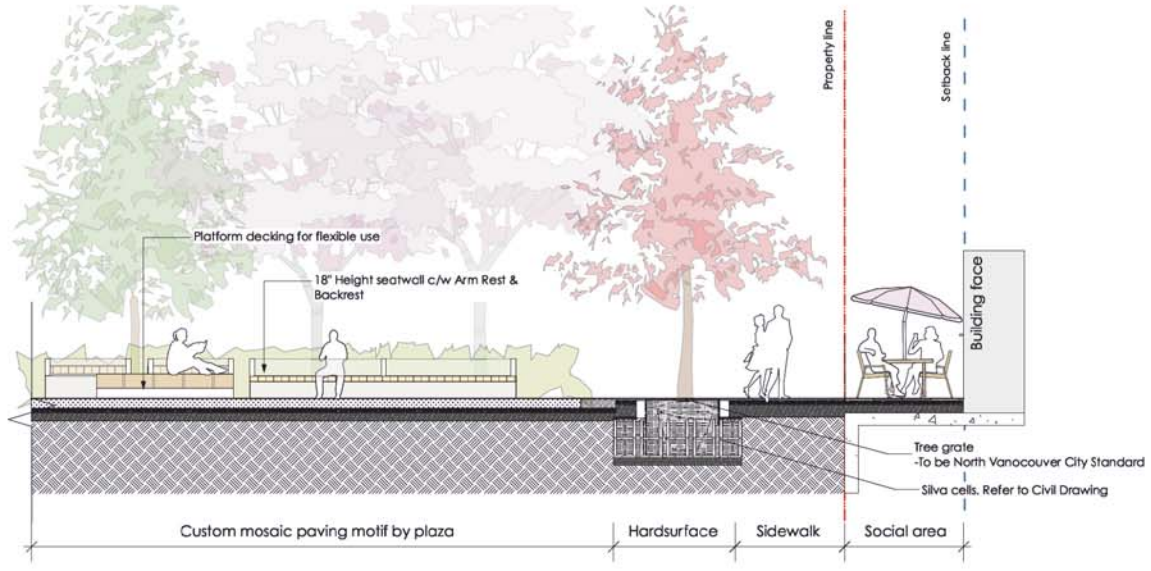
Project No.:
21022
 Sheet No.:



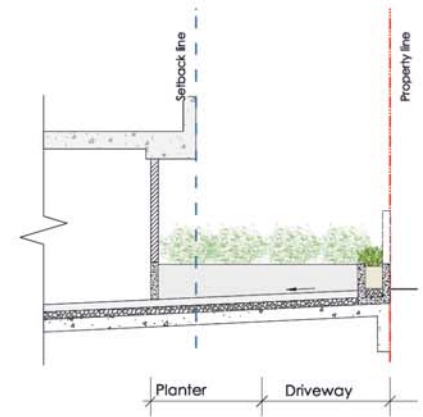
A
L1.2 Main entrance through planting area
 Scale: 1:50



C
L1.2 Boulevard planting and sidewalk
 Scale: 1:50



B
L1.2 Outdoor amenity area and public art plaza
 Scale: 1:50



D
L1.2 Parkade entrance
 Scale: 1:50

3	Dec. 12 - 22	Revised for Rezoning
2	Mar. 11 - 22	Issued for ADP
1	Nov. 24 - 21	Issued for Rezoning
no.	date	item
Revised:		

dk DURANTE KRELUK LTD.
 102 - 1637 West 5th Avenue
 Vancouver B.C. V6J 1N5
 P604-684-4611
 F604-684-0377
 www.dk.bc.ca

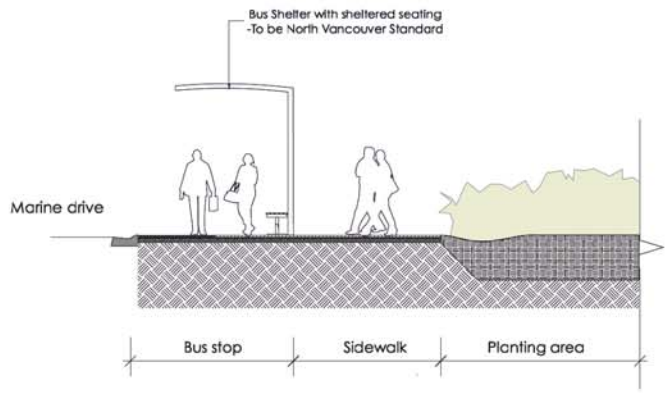


Project:
880 west 15th street
North Vancouver
 Jasadi Development

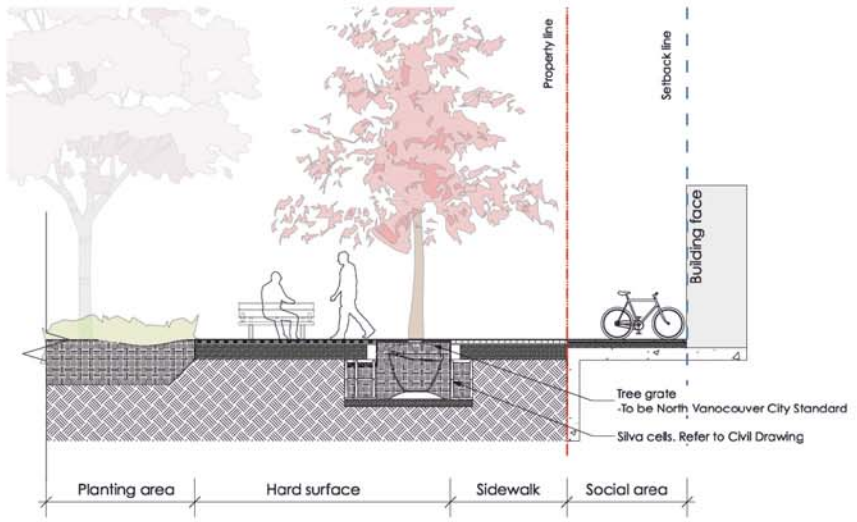
Draw by:	AL
Check by:	PK
Date:	Nov. 08. 2021
Scale:	1:50
Drawing Title:	

Landscape Section

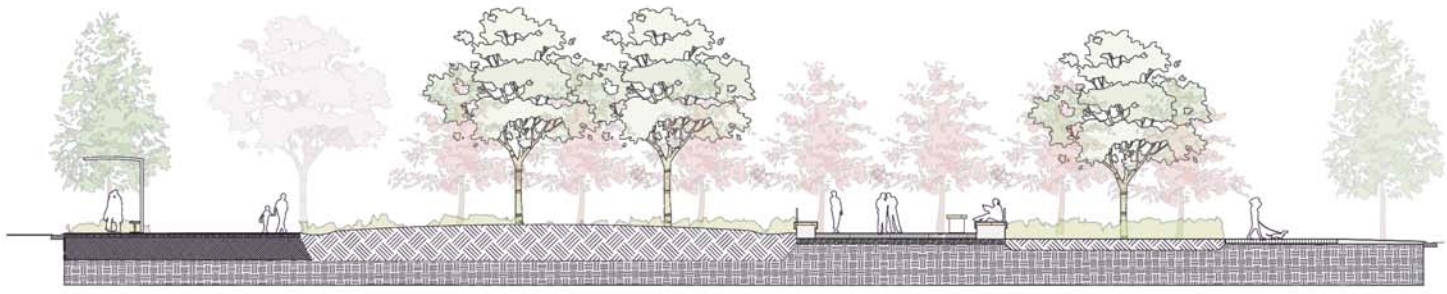
Project No.:
21022
 Sheet No.:



E
L1.2 Bus shelter and planting area
Scale: 1:50



F
L1.2 Outdoor amenity area and adjacent urban space
Scale: 1:50



G
L1.2 Corner plazas
Scale: 1:100

3	Dec. 12 - 22	Revised for Rezoning
2	Mar. 11 - 22	Issued for ADP
1	Nov. 24 - 21	Issued for Rezoning
no.	date	item

Revised:
 DURANTE KRELUK LTD.
 102 - 1637 West 5th Avenue
 Vancouver B.C. V6J 1N5
 P604-684-4611
 F604-684-0577
 www.dk.bc.ca



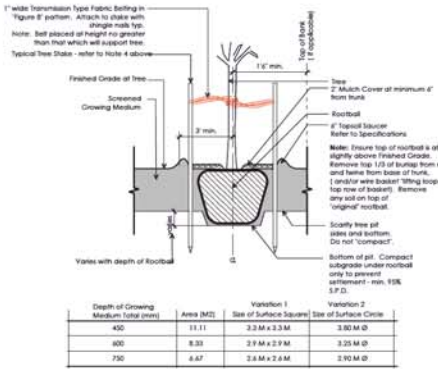
Project:
880 west 15th street
North Vancouver
 Jadasi Development

Drawn by:	AL
Check by:	PK
Date:	Nov. 08.2021
Scale:	1:50
Drawing Title:	

Landscape Section

Project No.:
21022
 Sheet No.:

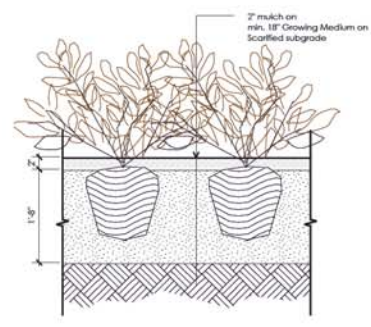
- General Notes:**
1. Do not cut tree leader.
 2. Protect tree from damage during planting. Ensure rootball protected from sun, frost or desiccation.
 3. Ensure tree location does not conflict with Underground Services. "Call before digging".
 4. All street trees to be staked with 2" x 4" x 8' long. Minimum depth of stake embedment:
 - a. 1.5' Ensure stakes do not penetrate or damage rootball. Ensure all stakes are aligned parallel to sidewalk/road on tree pit combine.
 - a. 2. Ensure stakes do not penetrate or damage rootball. Ensure all stakes are aligned parallel to sidewalk/road on tree pit combine.
 5. Provide min. 3 cubic meters of growing medium per tree.
 6. Refer to Growing Medium Chart below for surface area depth of Growing Medium.



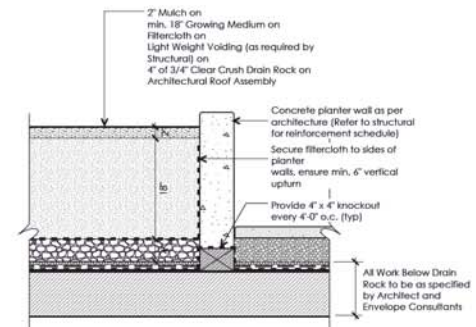
Depth of Growing Medium (Total Area)	Area (M ²)	Variation 1 Size of Surface Centre	Variation 2 Size of Surface Centre
400	11.11	3.3 M x 3.3 M	3.80 M Ø
600	8.33	2.9 M x 2.9 M	3.25 M Ø
750	6.67	2.8 M x 2.8 M	2.90 M Ø



2 Tree Planting Grade per City of North Vancouver
Scale: NTS

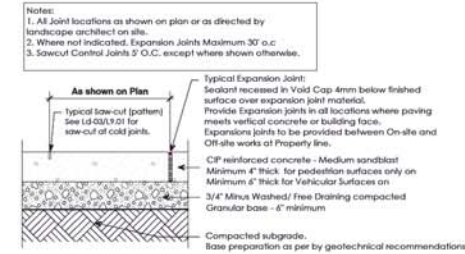


3 Shrub Planting on Grade
Scale: 1:20

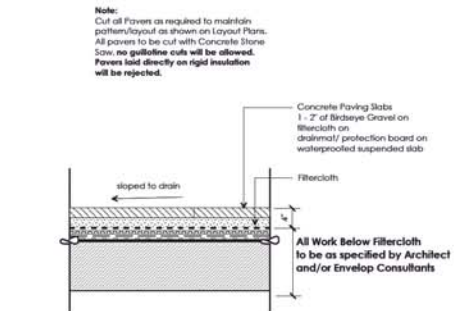


4 Typical CIP Concrete Planter on Slab
Scale: 1:20

1 Tree Planting Grade
Scale: NTS

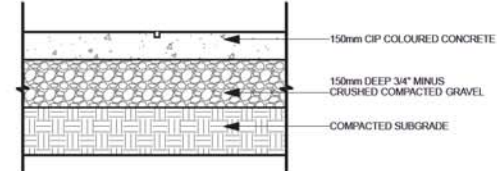


5 CIP Concrete Paving on Slab
Scale: 1:20

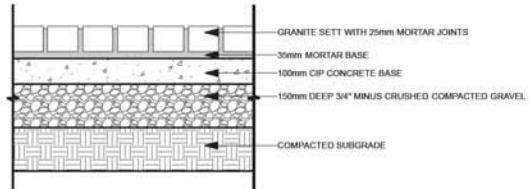


6 Patio Concrete Paving Slabs on Slab
Scale: 1:20

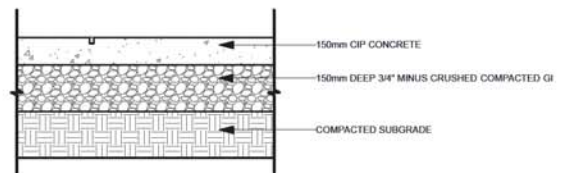
NOTES:
COLOURED CONCRETE TO BE DONE WITH AD-MIXTURE "CHARCOAL" L.M. SCOFIELD COMPANY C-24 OR CITY APPROVED EQUIVALENT



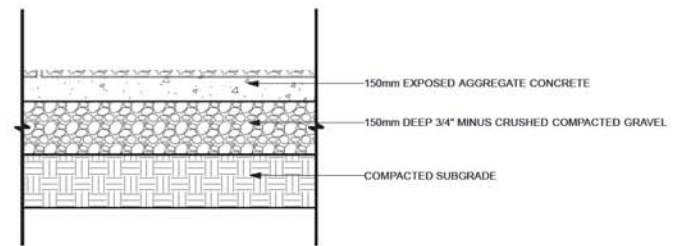
7 Standard Coloured Concrete Details per City of North Vancouver City
Scale: 1:20



8 Standard Granite Set Details per City of North Vancouver
Scale: 1:20



9 Standard Broom Finish Concrete Details per City of North Vancouver
Scale: 1:20



10 Standard Exposed Aggregate Concrete Details per City of North Vancouver
Scale: 1:20

3 Dec-22 Reissued for Re-zoning
2 Mar-11-22 Issued for ADP
1 Nov-24-21 Issued for Re-zoning
no. / date / item

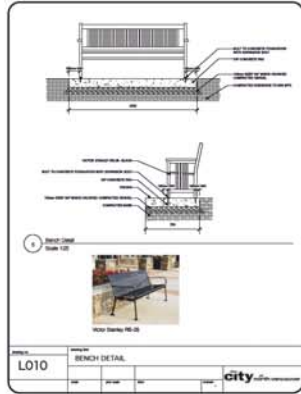


Project:
880 west 15th street North Vancouver
Jadasi Development

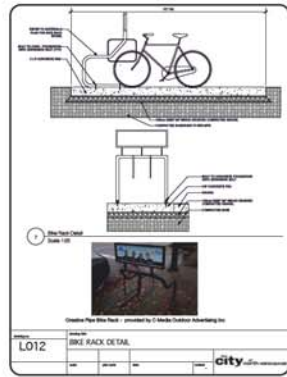
Drawn by: AL
Checked by: PK
date: Nov.08.2021
scale: AS shown
drawing title:

andscape Detail

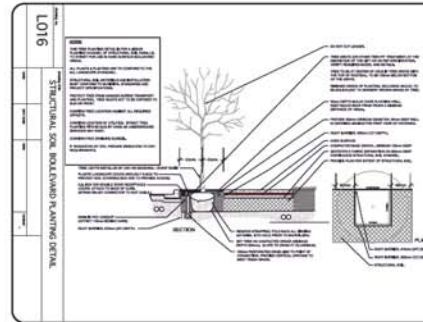
Project No.:
21022
sheet No.:



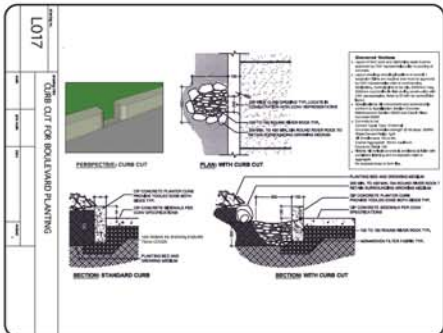
1 L 1.1 Standard Bench Details per City of North Vancouver City
Scale: 1:20



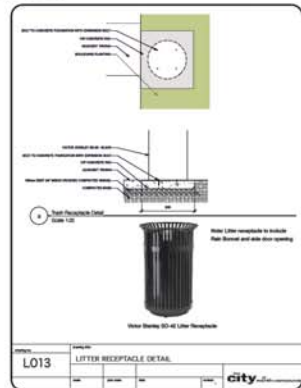
2 L 1.1 Standard Bike Rack Details per City of North Vancouver City
Scale: 1:20



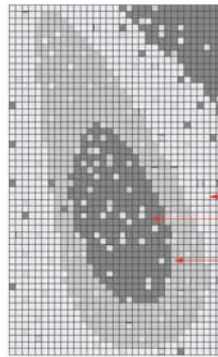
3 L 1.1 Standard Structural Soil Boulevard Planting Detail per City of North Vancouver
Scale: 1:20



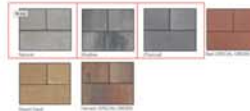
4 L 1.1 Standard Curb Cut For Boulevard Planting Detail per City of North Vancouver
Scale: 1:20



5 L 1.1 Standard Litter Receptacle Details per City of North Vancouver
Scale: 1:20



ABBOTSFORD
CONCRETE PRODUCTS



Half Standard
Length: 4-1/4" (112.5mm)
Width: 4-3/8" (112.5mm)
Area: 7.3 stones/ft²,
78.5 stones/m²
Thickness: 2-3/8" (60mm)



8 L 1.1 Abbotsford-Classic Standard Series
Scale: NTS

3 Dec-12-'22 Released for Re-zoning
2 Mar-11-'22 Issued for ADP
1 Nov-24-'21 Issued for Re-zoning
no. / date / item:

Revisor:

durante kreuk LTD.
102 - 1637 West 5th Avenue
Vancouver B.C. V6J 1N5
P604-684-4611
F604-684-0577
www.dk.bc.ca



Project:

880 west 15th street
North Vancouver

Jadasi Development

Drawn by: AL

Checked by: PK

Date: Nov.08.2021

Scale: As shown

Drawing Title:

Landscape Detail

Project No.:

21022

Sheet No.:



ADVISORY DESIGN PANEL
CITY OF NORTH VANCOUVER
141 WEST 14TH STREET
NORTH VANCOUVER
BC / CANADA / V7M 1H9

T 604 985 7761
F 604 985 9417
INFO@CNV.ORG
CNV.ORG

May 20, 2022

VIA EMAIL: jamie@jadasi.ca

Jamie da Silva, Jadasi Development
5454 Cortez Crescent
North Vancouver, BC V7R 4R4

Dear Mr. da Silva:

Re: 880 West 15th Street (Rezoning Application)

This will confirm that at their meeting on April 20, 2022, the Advisory Design Panel reviewed the above submission and endorsed the following resolution:

“THAT the Advisory Design Panel has reviewed the rezoning application for 880 West 15th Street and recommends approval subject to addressing the following issues to the satisfaction of the Development Planner:

- further understanding and development of how to execute landscaping, and address concerns relating to pattern/pavement adjacencies relative to development and phasing of the plaza;
- clear and strong support by panel for public art in the plaza;
- design development to address CPTED access issues from adjacent buildings to residential levels;
- concern from panel around building setbacks and future development on adjacent sites; and
- design development of passive design elements as project advances through the development phases;

AND THAT the Panel wishes to thank the applicant for their presentation.”

The recommendations of the Advisory Design Panel pertain only to site-specific design and site planning considerations and do not, in any way, represent Council and staff approval or rejection of this project.

Yours truly,

A handwritten signature in blue ink that reads "T. Huckell".

T. Huckell
Committee Clerk-Secretary

Cc: M. Menzel, Planner 2, Planning and Development
M. Cox, Gateway Architecture
P. Kreuk, Durante Kreuk Ltd. Landscape Architecture

880 W. 15th Street, North Vancouver – Developer Information Session Summary Report**Event Date:** Wednesday, July 20th, 2022**Time:** 6:00 PM – 7:05 PM**Location:** Online Zoom Webinar**Attendance:** 2 members of the public attended virtually.
The Jadasi Development applicant team was in attendance, as was a representative from the City of North Vancouver staff.**Comments:** Two (2) comments forms and/or emails were received following the DIS.**Meeting Purpose:** 1) To present rezoning application materials to the community
2) To provide an opportunity for the community to ask questions about the development
3) To provide an opportunity for the community to comment on the proposal**Notification:**

In accordance with City of North Vancouver policies:

Invitation FlyersDIS Invitation flyers were mailed on July 6th, 2022 to 171 addresses within a 40 m radius of the site.
Appendix A: Notification includes a copy of this material.Newspaper AdA DIS newspaper ad was placed in the North Shore News on July 6th, July 13th, 2022. A copy of the ads is included in Appendix A: Notification.Notification SignA DIS notification sign, with revisions, was erected on the site July 6th, 2022. A photo of the installed site sign is included in Appendix A: Notification.**Attendance:**

2 members of the public signed in for the virtual meeting. A copy of the attendee list is included in Appendix B: Attendee List (redacted for privacy).

The following City staff and project team members were in attendance:

City of North Vancouver:

- Matthew Menzel, Planner 2

Jadasi Development Project Team:

- James da Silva, Jadasi Development
- Einar Halbig, E3 Eco Group Inc.
- Michael Cox, Gateway Architecture

- Henry Eksteen, Gateway Architecture
- Peter Kreuk, Durante Kreuk Ltd.

Facilitators:

- Katrina May, Katrina May Consulting
- Charles Pan, Assistant

Overview:

In accordance with the City of North Vancouver’s Virtual DIS Public Consultation Guidelines, the developer-led meeting was held in an online Virtual Developer Information Session (DIS) format. Meeting participants watched a PowerPoint presentation by the applicant project team.

Participants were invited to use the Zoom Webinar Q&A function to ask questions or submit comments during the DIS, which were addressed at the end of the presentation during the Question & Answer period. The facilitator read all questions received aloud and directed questions to the appropriate project team member to respond verbally for all participants to hear. Answers were transcribed by the facilitator’s assistant and posted for all to see.

The project presentation and facilitated Question & Answer period took approximately 65 minutes. The facilitators received several questions and comments about the project and recorded them for inclusion in this summary report, attached as a separate Appendix C: Public Dialogue.

A total of 49 questions or comments were received during the DIS. The key themes related to sustainability, such as whether the applicant had considered low-carbon concrete for use in the parkade and podium, solar panels on a portion of the roof, as well as deconstruction plan that would involve repurposing materials. There was support for the fact that there will be electrical conduits built in for potential future solar panel installation, as well as for no use of natural gas in the building.

Questions arose on the number of below-market rental units and how long the affordability would be guaranteed. There was support for the fact that the affordability of the four below-market units will be secured for the life of the building, as governed by a Housing Agreement.

Questions arose on the number, type and location of the bike parking stalls. The suggestion was made to include e-bike charging stations as well as additional secured bike storage.

Comment Sheet and Email Summary:

Participants were invited to submit written comments (using the City’s standard comment form or via email) to the applicant and/or the municipal development planner, following the DIS. Two (2) comment forms and zero (0) emails were submitted before or after the DIS. These are submitted as a separate Appendix D: Public Comments.

The two comments received were opposed to the project, citing the desire to retain the mature trees on site and the potential loss of animal habitat should they be cut down. Concern was also expressed over the location and size of the project and the potential increase in activity in the lane. The suggestion was

made to allow commercial use only on the site, with a maximum of two storeys in height. Support was expressed for the appearance of the building overall.

Conclusion:

The purpose of this online Virtual Developer Information Session was to present to the community the proposed Rezoning application, and to provide attendees with an opportunity to ask clarifying questions and comment on the proposal. 171 DIS notification flyers were distributed by mail to the surrounding community, and two community members signed into the DIS. Two DIS notification signs were posted on the property. A total of 49 questions or comment were received and responded to during the meeting.

Members of the public could participate in this consultation process in three ways:

- Watching a virtual project presentation during the DIS
- Asking questions of the project teams and/or City Staff during the DIS

The DIS meeting length and format was sufficient to provide all participants an opportunity to learn more about the proposed project, ask questions, and make any comments they wished to provide that evening. Participants asked questions or provided comments to the development team, mostly related to building sustainability efforts. Support was expressed for the electrical conduits for potential future solar panels and the below-market rental units as well as the overall appearance of the building. Suggestions were made regarding increased secured bike storage and the inclusion of e-bike charging stations. Concern was expressed over the height and use of the building, suggesting that a commercial use only be permitted. There was also concern over the need to cut down the mature trees on site. Support was expressed for the overall appearance of the building and for the rental housing (including the four below-market rental units) being provided to the community.

Appendix A: Notification:

Newspaper Advertisement: North Shore News, Wednesday, July 6th and July 13th, 2022

WEDNESDAY, JULY 6, 2022 **NEWS | A27**

DEVELOPER INFORMATION SESSION

Jadasi Development (880 W 15th) Ltd. and Gateway Architecture are holding a Virtual Information Session where interested members of the public are invited to learn about our application for a 5 storey mixed-use rental residential building with ground floor commercial located at 880 W. 15th Street, North Vancouver.

Public input is welcome throughout the planning application process and can be shared with the Applicant and City Contact at any time. For more information, please visit: <https://www.cnv.org/Property-and-Development/Projects-and-Developments/Current-Developments/880-West-15th-Street>

How to Participate:
Please contact the applicant in advance by email info@jadasi.ca or phone (604-347-9654) to register for the Virtual Developer Information Session via Zoom. A zoom link or phone-in instructions will be provided.

Michael Cox
Gateway Architecture Inc.
604.608.1868
Mike@designvancouver.com

Date: July 20th, 2022
Time: 6:00 PM - 7:30 PM



Planning Department Contact: Matthew Menzel, 604.982.8337, mmenzel@cnv.org
This meeting is required by the City of North Vancouver as part of the development process.

Permit For Pesticide Use

PERMIT NO. 402-0683-22-25

Permit Holder: B.C. Ministry of Forests, Range Branch
2100 Labieux Road, Nanaimo, B.C. V9T-6E9 | Phone: 250 739-8206
Attention: Becky Brown, Invasive Plant Specialist

A Pesticide Use Permit has been issued for the purpose of eradicating invasive intertidal cordgrasses (*Spartina spp.*), which are designated as Provincial Noxious Weeds under B.C.'s *Weed Control Act*. Treatment areas will be restricted to infestations of *Spartina* on cobble beaches, salt marshes and intertidal mudflats (at low tide) located in Boundary Bay, Robert's Bank, and Burrard Inlet, but treatment may expand over the course of the permit period to include sites at Sturgeon Bank and Sea Island. The total area for this herbicide treatment is a maximum of 10 hectares annually, spread across approximately 12,488 coastal hectares.

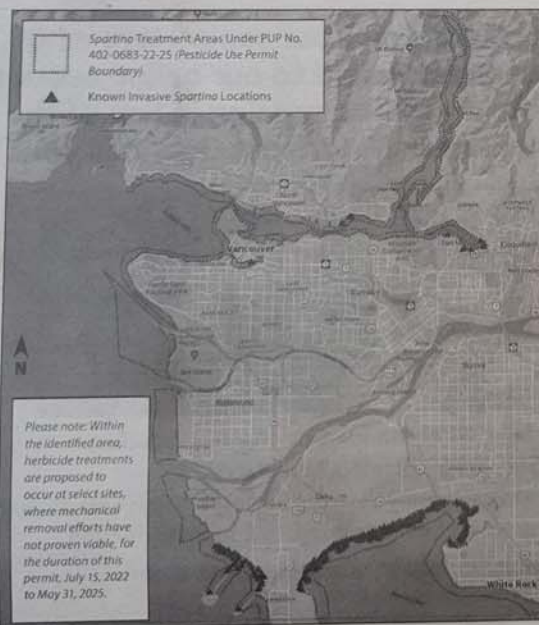
Pesticide applications will consist only of the herbicide product called Habitat Aqua (active ingredient: imazapyr) PCP #32374, which will be applied to selected sites using backpack sprayers or mounted sprayers. Pesticide applications will complement existing and ongoing mechanical removal methods.

This is the fourth Pesticide Use Permit established by the provincial government for treatment of *Spartina spp.* in this region. The previous nine years of herbicide treatments have shown a significant decreasing trend in the overall abundance and distribution of these noxious weeds. This pesticide use may occur during the months of May to November, from **July 15, 2022 to May 31, 2025**.

A copy of the Pesticide Use Permit and maps of the proposed treatment areas may be viewed online at: <http://ow.ly/aKMI30srsrj>

Or by contacting the applicant, Becky Brown at: 250 739-8206.

For more information on the permitted uses in this Pesticide Use Permit, please contact the permit holder listed above.



GARDEN TO TABLE

Taming wild garlic yields surprising, delicious results

LAURA MARIE NEUBERT
Contributing writer

I was delighted recently to identify what I believe is wild field garlic (*Allium vineale*) growing in the under-story of our dwarf fruit trees.

The diminutive, fully formed bulbs weigh in at about 10 per cent of the weight of conventional hardneck garlic.

Last February, while renovating a patch of overgrown landscape into raised beds for a friend, I came across small, ordered clumps of delicate, tubular mounding grass. What struck me was its vibrancy and tender suppleness, at a time of year when most plants remained dormant.

Curious, I transplanted the slightly pungent clumps into one-gallon pots, and set them aside under the shade of a nearby oak tree. There they remained for 15 months – slumbering quietly, insulated by fallen leaves.

I ran across them again three months ago, reaching up through the sea of brown detritus like a family of brilliant green sea urchins. I was smitten, and brought the beautiful creatures home.

I transplanted them into one of our front garden beds, alongside native wild strawberries and perennial herbs. They did not take at all well to transplanting, so I attempted rescue with a top-dress of vermi-compost

and restorative cold teas of soluble mycorrhizal fungi, kelp and sea minerals, administered weekly.

Slowly but surely my garden babies of unknown progeny recovered, and about three weeks ago, several dozen miniature garlic stocks started emerging here and there among the clumps of stringy and decidedly un-garlic-like leaves. Then slender scapes appeared, arching up and turning toward each other, forming little green hearts of gratitude. I was delighted.

Once the scapes had produced one full turn, I pulled out a few whole stalks for examination. After consulting my 1931 edition of *Wild Plants of Canada*, and several more current foraging guides, I am quite sure that field garlic, a.k.a. stag's garlic, is the correct identification.

I was fascinated to also learn that every wild plant that smells like onions or garlic is edible, and that field garlic provides much needed nourishment and immune system fortification during the cold winter months, when little else is growing. Look for field garlic under deciduous trees that let precious, life-giving sunlight stream down between bare branches.

Field garlic is delicious. I have decided to use the tiny cloves in jars of pickled cucumbers and baby carrots. Some I will confit by

Continued on page 25

DEVELOPER INFORMATION SESSION

Jadasi Development (880 W 15th) Ltd. and Gateway Architecture are holding a Virtual Information Session where interested members of the public are invited to learn about our application for a 5 storey mixed-use rental residential building with ground floor commercial located at 880 W. 15th Street, North Vancouver.

Public input is welcome throughout the planning application process and can be shared with the Applicant and City Contact at any time. For more information, please visit: <https://www.cnv.org/Property-and-Development/Projects-and-Developments/Current-Developments/880-West-15th-Street>

How to Participate:

Please contact the applicant in advance by email info@jadasi.ca or phone (604-347-9654) to register for the Virtual Developer Information Session via Zoom. A zoom link or phone-in instructions will be provided.

Michael Cox
Gateway Architecture Inc.
604.608.1888
Mike@designvancouver.com

Date: July 20th, 2022
Time: 6:00 PM – 7:30 PM



Planning Department Contact: Matthew Menzel, 604.982.8337, mmenzel@cnv.org
This meeting is required by the City of North Vancouver as part of the development process.

Notification Sign



Notification Flyer

Notice of Development Proposal

Early public comment opportunity for rezoning application at 880 West 15th Street

Jadasi Development (880 W 15th) Ltd. And Gateway Architecture are holding a Virtual Information Session where interested members of the public are invited to learn about our application for a 5 storey, mixed-use rental residential building with ground floor commercial located at 880 W. 15th Street, North Vancouver.

Public input is welcome throughout the planning application process and can be shared with the Applicant and City Contact at any time (see next page for comment form). For more information, please visit www.cnv.org/CurrentDevelopments/880-West-15th-Street

<if required> Attend the Virtual Developer Information Session

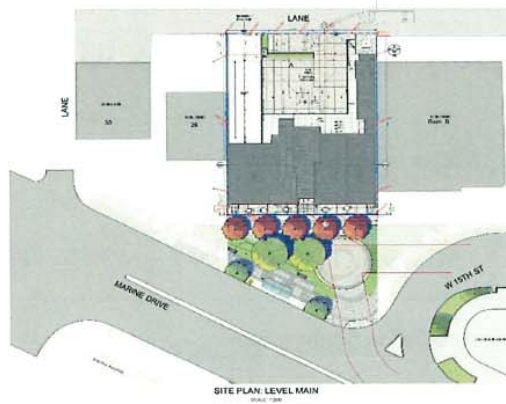
How to Participate: Please contact applicant Jamie da Silva at 604-347-9654 or info@jadasi.ca to register for the virtual Development Information Session in advance.

Date & Time: July 20th, 2022 | 6:00 PM – 7:30 PM

Rendering of Proposal



Site Map



Applicant Contact

Michael Cox
Gateway Architecture Inc.
mike@designvancouver.com
604-608-1868

City of North Vancouver Contact

Matthew Menzel, Planner 2
Planning & Development
141 West 14th Street, North Vancouver
mmenzel@cnv.org
604-982-8337

2158598

Appendix B: Attendee List (redacted to preserve privacy)

Attended	User Name (Original Name)	Email
1	[REDACTED]	
2	[REDACTED]	

Appendix C: Public Dialogue (see attached)

Appendix D: Public Comments – Written and Emailed Submissions (see attached)

From: Anna Hardy
Sent: March-27-23 12:09 PM
To: Submissions
Cc: Jessica McIlroy (Councillor); Tony Valente (Councillor); Angela Girard (Councillor)

Hello,

I am not able to attend council this evening but I wanted to send my brief feedback on Agenda Item 6.: Zoning Bylaw Amendment for 880 West 15th Street (Jadasi Development (880 W 15th) Ltd. / Gateway Architecture).

Overall, I support this development, particularly as we need more rental housing and this corridor has easy access to rapid transit and other infrastructure.

I remain very concerned that the cycling and pedestrian infrastructure in this area is unsafe and there are no plans to improve it despite significant developments in the area. Specifically, the "triangle" from 16th to the North, Fell to the East and Marine to the South (where this and the Midas Tire shop and one other are sited) is super dangerous, particularly for kids heading up to their catchment schools of Westview and Carson Graham.

I hope to see some more cycling improvements in the neighbourhood as this and other developments progress.

Thank you,
Anna Hardy
1805 Westview Drive
North Vancouver

From: Chris Ruimy
Sent: April-03-23 11:08 AM
To: Submissions
Subject: 880 West 15th Street

To whom this may concern,

I have received this letter to write of any concerns about this rezone. I have three concerns:

Building a residential building surrounded by automotive shops is going to lead to a lot of noise complaints and similar issues. (This already happens from buildings across the street. Imagine sharing a wall.)

Construction vehicles blocking access to my business

Construction being too loud to be able to operate my business. (hearing customers on the phone etc)

Please write back to confirm that you have received my concerns. If I could receive any updates about the situation that would also be appreciated.

Thank you,

Chris Ruimy
Owner/ Manager
The Auto Room Sales & Service Ltd.
864 15th Street West, North Vancouver



PUBLIC NOTICE

Regular Council Meeting
Monday, April 17, 2023 at 6:00pm

First Reading of "Zoning Amendment Bylaw No. 8957" and "Housing Agreement Bylaw No. 8958" – 880 West 15th Street

Proposal: To rezone the subject property from a Service Commercial (CS-1) Zone to a new Comprehensive Development 759 (CD-759) Zone, to permit the development of a 5-storey mixed-use building with 330 sq.m. of commercial space at grade and 41 residential rental units.

To provide written input: All persons who believe their interest in property may be affected by the proposed bylaws will be afforded an opportunity to be heard by written or email submission. **All submissions must include your name and address** and should be sent to the Corporate Officer at input@cnv.org, or by mail or delivered to City Hall, **no later than noon on Monday, April 17, 2023**, to ensure their availability to Council at the meeting. **No Public Hearing will be held.**

Watch the meeting online at cnv.org/LiveStreaming or in person at City Hall, 141 West 14th Street. Enter City Hall from 13th Street after 5:30pm.

View the documents online at cnv.org/PublicHearings to view the proposed bylaws and background material.

Questions? Matthew Menzel, Planner, mmenzel@cnv.org / 604-982-8337

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