

AGENDA INFORMATION				
☒ Regular Meeting	Date: September 21, 2026			
☐ Council Workshop	Date:			
☐ Information Report	Date:			
☐ Other	Date:			
		Dept. Manager	GM/ Director	CAO

The District of North Vancouver REPORT TO COUNCIL

September 1, 2026
Case: PLN2021-00062
File: 08.3060.20/062.21

AUTHOR: Mina Sami, Development Planner

SUBJECT: Bylaws 8650 & 8651 - OCP Amendment and Rezoning for 23-Unit Townhouse Project at 1900-1950 Sandown Place

RECOMMENDATION:

THAT Bylaws 8650, 8651 and the associated OCP amendment and rezoning application be referred to staff to work with the applicant to address the outstanding conditions of final reading, and report back to Council.

REASON FOR REPORT:

This report seeks Council's direction on how to proceed with "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8650, 2023" and "District of North Vancouver Rezoning Bylaw 1432 (Bylaw 8651)".

DISCUSSION:

In October 2021, Matthew Cheng Architect Inc. submitted a OCP amendment and rezoning application on behalf of seven individual owners across three separate parcels, to redevelop the assembled subject site for 23-starta townhouse units in two 3-storey buildings over a shared underground parkade.

The project timeline is outlined below:

- *June 17, 2024* – Bylaws 8650 and 8651 received first reading (link to the report to council [#6312156](#)).

Bylaws 8650 & 8651 - OCP Amendment and Rezoning for 23-Unit Townhouse Project at 1900-1950 Sandown Place

September 1, 2026

Page 2

- *September 23, 2024* – Amended rezoning bylaw 8651 received second reading (link to the report to council [#6376671](#)).
- *October 01, 2024* – Public Hearing was held and closed (minutes of the PH can be found [here](#)).
- *November 18, 2024* – OCP amendment bylaw 8650 received Second and Third readings and Rezoning bylaw 8651 received third reading (link to the report to council [#6411592](#), linked to the minutes [#6500222](#)).

The bylaws are not yet ready for Council's consideration because the necessary development covenant has not yet been finalized and executed by the landowners. Outstanding issues include lot consolidation and execution of covenant by all of the landowners. As a result, the bylaws are not yet ready for Council's consideration of final reading, and the applicant is seeking additional time to complete their conditions.

CONCLUSION

Staff recommend that the bylaws be referred to staff, which will enable the applicant more time to complete their conditions of final reading.

Options:

The following options are available for Council's consideration:

- Refer bylaws 8650, 8651 and the associated OCP amendment and rezoning application to staff (Staff Recommendation); or
- Give the bylaws no further readings and abandon the bylaws at Third Reading; or
- Provide alternative direction to staff.

Respectfully submitted,



Mina Sami
Development Planner

Attachment:

1. Applicant's Letter

**Bylaws 8650 & 8651 - OCP Amendment and Rezoning for 23-Unit Townhouse Project at
1900-1950 Sandown Place**

September 1, 2026

Page 3

REVIEWED WITH:		
☐ Community Planning	_____	☐ Clerk's Office
☐ Development Planning	_____	☐ Communications
☐ Development Engineering	_____	☐ Finance
☐ Utilities	_____	☐ Fire Services
☐ Engineering Operations	_____	☐ ITS
☐ Parks	_____	☐ Solicitor
☐ Environment	_____	☐ GIS
☐ Facilities	_____	☐ Real Estate
☐ Human Resources	_____	☐ Bylaw Services
☐ Review and Compliance	_____	☐ Development Services
		External Agencies:
		☐ Library Board
		☐ NS Health
		☐ RCMP
		☐ NVRC
		☐ Museum & Arch.
		☐ Other:

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RE: continuing the application process

Date: Aug. 24th, 2026

Project Address: 1900-1950 Sandown Place

Att: District of North Vancouver

Attention: Development Planning Department and Mayor and Council

We are writing to respectfully request an extension to allow us to continue working on our application.

Our project began in 2020, and both the owners and the District of North Vancouver (DNV) have invested a significant amount of time and effort in this project. There have been numerous rounds of review, revisions, and changes to the drawings. With each round of comments, all consultants have been required to revise their respective drawings and respond to the comments, making each review cycle a lengthy process.

Throughout this process, we have worked diligently to make this project a successful example of neighbouring property owners coming together to create a multi-family development on their properties.

Currently, the owners have several mortgages registered against their properties and require additional time to consolidate the properties under one entity. Due to the number of mortgages registered against the properties, we anticipate completing this process by the end of May 2027.

Considering the upcoming Christmas holiday period and the fact that one of the owners will be away for a period of time, we believe this additional time is necessary to complete the consolidation of the lots and move the application forward.

We sincerely appreciate your time and consideration and respectfully ask that you grant us an extension to the end of May 2027 so that we may continue working toward the completion of this application.

Thank you for your consideration.

Sanaz

Authorized Owner Representative

Signature: Sanaz Mani

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