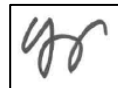


AGENDA INFORMATION	
☒ Regular Meeting	Date: May 25, 2026
☐ Other:	Date: _____


Dept.
Manager


GM/
Director


CAO

The District of North Vancouver REPORT TO COUNCIL

May 5, 2026
Case: PLN2025-00020
File: 08.3060.20/020.25

AUTHOR: Mackenzie Stonehocker, Development Planner

SUBJECT: Bylaws 8779, 8780, and 8782 – OCP Amendment, Rezoning and Housing Agreement for a Mixed-Use Development at 1246-1268 Lynn Valley Road & 3050-3174 Baird Road (“Lynn Valley Mall” and “Draycott Gardens”)

RECOMMENDATION

THAT “District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8779, 2026 (Amendment 62)” is given SECOND and THIRD readings;

AND THAT “District of North Vancouver Rezoning Bylaw 1463 (Bylaw 8780)” is given SECOND and THIRD readings;

AND THAT “District of North Vancouver Housing Agreement Bylaw 8782, 2026 (1246-1268 Lynn Valley Road)” is given FIRST, SECOND and THIRD readings.

BACKGROUND

Bylaws 8779 and 8780 received first reading on March 16, 2026 (see [report dated February 18, 2026](#)¹). Notice was given for Bylaws 8779 and 8780 in accordance with Section 466 of the *Local Government Act* on April 1 and 8, 2026. A Public Hearing opened on April 14, 2026 and closed on April 15, 2026.

This report, 1) provides additional context (without introducing any new information) to a question raised at the Public Hearing; and 2) presents a Housing Agreement Bylaw to secure the proposed below-market housing, a component to the application introduced by the applicant and discussed at the Public Hearing.

¹ <http://app.dnv.org/OpenDocument/Default.aspx?docNum=6690348>

1) Question: Commercial parking

At the Public Hearing, the number of existing and proposed commercial parking spaces was requested. There are 101 spaces in the existing parking lot at 1246-1268 Lynn Valley Road (Lynn Valley Mall). The proposal includes 52 commercial parking spaces.

2) Proposed below-market housing

At the Public Hearing, in response to Council commentary at the bylaw introduction for this application, the applicant informed Council that the 32 three-bedroom rental replacement units in Building 1 would be secured as below-market housing in perpetuity.

Specifically, if the existing Draycott Gardens tenants choose not to move in, or when the Draycott Gardens tenants choose to vacate in the future, these 32 three-bedroom units would be secured in perpetuity at 20% below market rental rates (as determined by CMHC benchmarks), eligible for households earning up to BC Housing's Middle Income Limits. The remaining 32 rental units in Building 1 (one- and two-bedroom units) would be rented at market rates. Buildings 2, 3 and 4 would be strata residential.

Total Residential Units	100%	397 units
Below-Market Rental	8%	32 three-bedroom units
Market Rental	8%	32 one- and two-bedroom units
Strata	84%	333 studio to three-bedroom units

As clarified by staff at the Public Hearing:

- The original proposal was for market rental for all 64 units in Building 1; however, based on input from the public and from Council, the applicant is now proposing to secure the 32 rental replacement three-bedroom units at 20% below market in perpetuity.
- As of October 2025 (the most recent statistics from CMHC), current market rent in the District is about \$4,327 for 3-bedroom units constructed after year 2000, so 20% below would be approximately \$3,462 rent per month.
- As stated by the applicant at the Public Hearing, these 32 three-bedroom units would be secured at 20% below market, aimed at Middle Income households, as defined by BC Housing. The below-market rental units would be secured with the development covenant and a Housing Agreement.

Below-Market Units	Number of Units	Market rent (2025) ¹	20% below-market	Starting rent (2026)
3-bedroom	32	\$4,327	-\$865 -20%	\$3,462

Note: 1. From CMHC, this is the average market rental rate for three-bedroom units constructed in year 2000 or later in the District of North Vancouver, as of October 2025.

Staff have drafted a Housing Agreement Bylaw (Attachment 3) which would regulate the 32 below-market units as per the discussion at the Public Hearing:

- Below-market rent would be calculated from the starting rent (based on 2025 statistics) based on the percent change in DNV median rent for three-bedroom apartments since 2025. For example, when a new eligible tenant is moving in, if DNV median rent has increased by 5% since 2025 statistics, then \$3,462 can also increase by 5%.
- After each eligible tenant's initial lease, any annual rent increase is limited to the percent set by the Residential Tenancy Branch.
- Eligible households for these three-bedroom units would be those with gross household income not exceeding the 75th income percentile for families with children, i.e. [BC Housing Middle Income Limits \(for 2026, this figure is \\$212,240\)²](#).

The rental tenure for all residential units in Building 1, as well as the rents for the non-market units, will be secured through Housing Agreement Bylaw 8782 (Attachment 3) should the project advance. The Housing Agreement also secures that amounts charged for utilities, vehicle parking and bike storage for the non-market rental units cannot exceed the amount charged for the market rental units.

To clarify, the proposed Housing Agreement does not reduce any RTRAP benefits proposed to be provided to the existing tenants of Draycott Gardens and secured in the development covenant (see previous report to Council). For example, if an existing tenant has parking included in their current rent, that benefit would continue with their new lease in the new building.

However, the proposed Housing Agreement may provide additional benefits to some existing tenants, if those tenants currently pay rent above \$3462 per month and if they meet the eligibility criteria for the below-market units.

OPTIONS

These bylaws are now ready to be considered by Council.

The following options are available for Council's consideration:

1. Give Second and Third readings to Bylaws 8779 and 8780, and give First, Second and Third readings to Bylaw 8782 (staff recommendation);
2. Give no further readings and abandon Bylaws 8779 and 8780; or

² <https://www.bchousing.org/glossary>

3. Debate possible amendments to the bylaws and return bylaws to a new Public Hearing if required.

Respectfully submitted,



Mackenzie Stonehocker
Development Planner

ATTACHMENTS

1. Bylaw 8779 – OCP Amendment
2. Bylaw 8780 – Rezoning
3. Bylaw 8782 – Housing Agreement
4. Public Hearing Report

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

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The Corporation of the District of North Vancouver

Bylaw 8779

A bylaw to amend District of North Vancouver Official Community Plan Bylaw 7900,
2011

The Council for The Corporation of the District of North Vancouver enacts as follows:

Citation

1. This bylaw may be cited as “District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8779, 2026 (Amendment 62)”.

Amendments

2. District of North Vancouver Official Community Plan Bylaw 7900, 2011 is amended as follows:
 - a) Amend Map 2, the Land Use Map for the District, by changing the land use designation from “Residential Level 5: Low Density Apartment” (RES5) to “Residential Level 6: Medium Density Apartment” (RES6), and by changing the land use designation from “Residential Level 6: Medium Density Apartment” (RES6) to “Commercial Residential Mixed Use Level 2” (CRMU2) for the lands shown on Schedule A of this bylaw;
 - b) Amend Map 4.1, the Energy and Water Conservation and Greenhouse Gas Emission Reduction Development Permit Area, by adding the lands shown on Schedule B of this bylaw, designating them as a Development Permit Area for Energy and Water Conservation and Greenhouse Gas Emission Reduction.

READ a first time March 16, 2026 by a majority of all Council members.

PUBLIC HEARING held April 14, 2026

READ a second time by a majority of all Council members.

READ a third time by a majority of all Council members.

ADOPTED by a majority of all Council members.

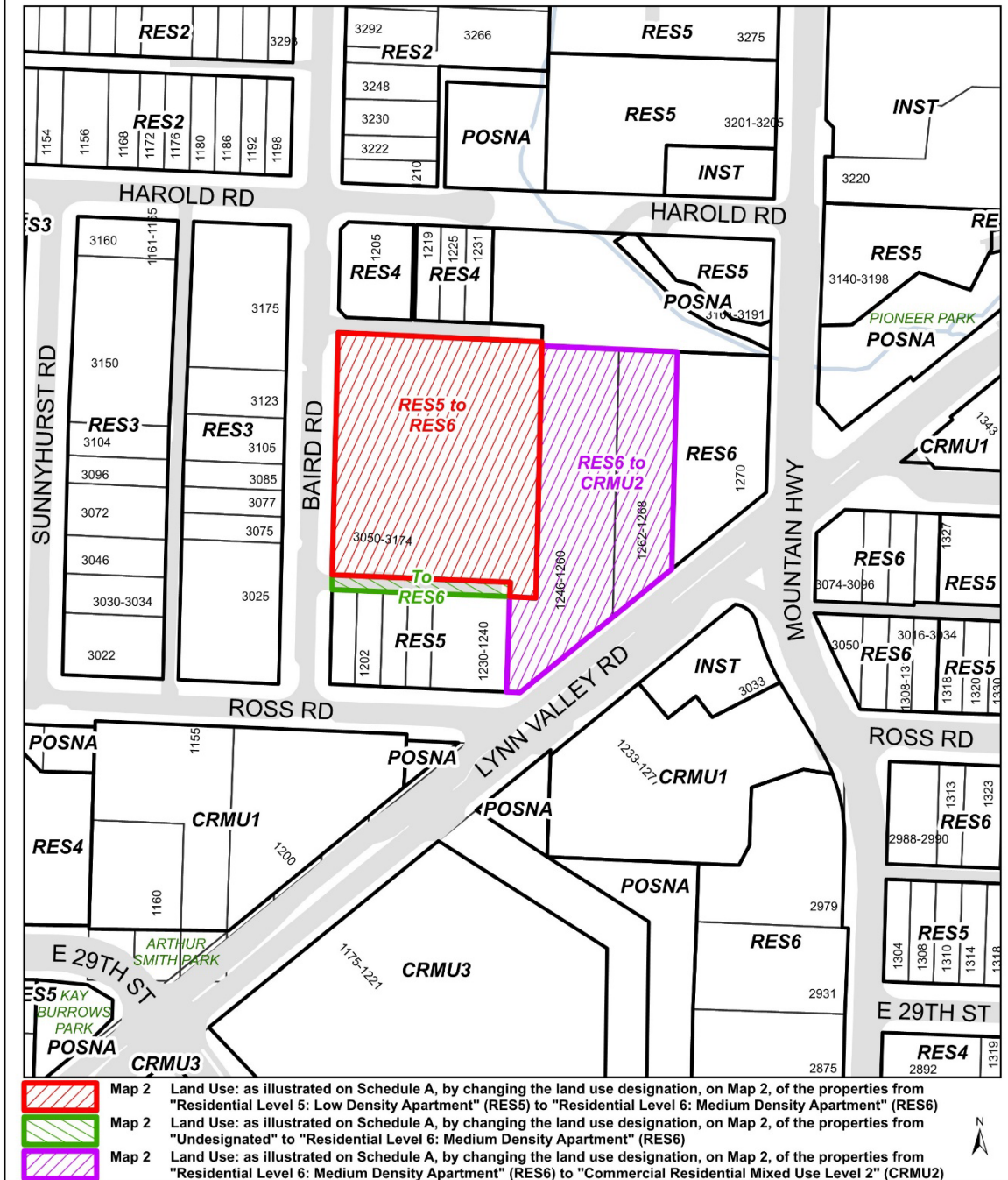
Mayor

Corporate Officer

Schedule A to Bylaw 8779

Schedule A to Bylaw 8779

District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8779, 2026 (Amendment 62)



Schedule B to Bylaw 8779

Schedule B to Bylaw 8779

District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8779, 2026 (Amendment 62)



Map 4.1 Energy and Water Conservation and GHG Emission Reduction Development Permit Area: as illustrated on Schedule B, by adding the properties to Map 4.1, designating them as an Energy and Water Conservation and Greenhouse Gas Emission Reduction Development Permit Area



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The Corporation of the District of North Vancouver

Bylaw 8780

A bylaw to amend District of North Vancouver Zoning Bylaw 3210, 1965

The Council for The Corporation of the District of North Vancouver enacts as follows:

Citation

1. This bylaw may be cited as “District of North Vancouver Rezoning Bylaw 1463 (Bylaw 8780)”.

Amendments

2. District of North Vancouver Zoning Bylaw 3210, 1965 is amended as follows:

- a) Part 2A, Definitions is amended by adding CD162 to the list of zones that Part 2A applies to.

- b) Part 2A, Definitions is amended by adding the following definition:

“Instructional services” means a commercial establishment providing specialized instruction, training, or certification in specific skills, trades, or subjects. This includes, but is not limited to, professional development, language schools, driver training, and supplemental tutoring or examination preparation. These services are typically provided on a per-course or hourly basis and are distinct from a general curriculum school. This use does not include Fitness Centre, Child Care Facility, School or University.

- c) Section 301 (2) by inserting the following zoning designation:

“Comprehensive Development Zone 162 CD162”

- d) Part 4B Comprehensive Development Zone Regulations by inserting the following, inclusive of Schedule A:

“4B 162 Comprehensive Development Zone 162

CD162

The CD162 Zone is applied to:

- I. Lot 3 Block 3 District Lot 2023 Plan 14333 (007-865-473);
- II. Lot 2 Block 3 District Lot 2023 Plan 13905 (007-993-994);
- III. Lot B Block 3 District Lot 2023 Plan 14474 (007-800-614); and
- IV. The parcel south of Lot B

all as indicated in Schedule A of this bylaw.

4B 162 - 1 Intent:

The intent of the CD162 Zone is to permit a mixed-use development including residential and commercial uses.

4B 162 - 2 Permitted Uses:

The following *principal* uses shall be permitted in the CD162 Zone:

a) Uses Permitted Without Conditions:

Not applicable

b) Conditional Uses:

The following *principal* uses are permitted when the conditions outlined in Section 4B 162-3 Conditions of use, are met:

Animal care services, including pet care establishments and veterinarian

Business/office support services

Child care facility

Fitness centre (indoor fitness and sport)

Health service purposes (health care services)

Instructional services

Office use

Personal service

Professional office use

Residential

Restaurant use, including neighbourhood public house with on-site brewing, retail food services, and take-out restaurant

Retail use, including liquor store

Service use

4B 162 - 3 Conditions of Use:

a) **All conditional uses:** All uses of land, buildings and structures are only permitted when the following conditions of use are met:

- i.) All aspects of the use are completely contained within an enclosed building except for:

1. Parking and loading areas;
2. Outdoor customer service areas;
3. The display of goods, limited to 5 m² per commercial unit;
4. Outdoor amenity areas (plazas, roof decks, play areas, and private or semi-private outdoor space); and
5. Plazas and park areas.

b) **Animal care services:** Animal care services are only permitted when the following conditions are met:

- i.) Any animal care service must have an outside public entrance, and all noise associated with the keeping of and caring for animals must be contained within the premises.

c) **Restaurant:** Restaurant use is only permitted when the following conditions are met:

- i.) Any Outdoor Customer Service Area must be operationally and physically tied to the principal use premises which it serves; and
- ii.) The size of an Outdoor Customer Service Area shall not exceed 50% of the total gross floor area of the principal use to which the Outdoor Customer Service Area is accessory, or 50% of the number of seats permitted for the principal use to which the Outdoor Customer Service Area is accessory, whichever is the lesser.

d) **Residential:** Residential uses are only permitted when the following conditions are met:

- i.) Each *residential* dwelling unit has access to private or semi-private outdoor space;
- ii.) Each *residential* dwelling unit has access to a designated storage or bicycle storage space; and
- iii.) Balcony, patio and deck enclosures are not permitted.

4B 162 - 4 Accessory Uses:

- a) *Accessory uses* customarily ancillary to the principal uses are permitted.
- b) *Home occupations* in *residential* units are permitted.
- c) *Outdoor customer service areas* are permitted.

4B 162 - 5 Density:

- a) The maximum permitted density is 36,083 m² (388,391 sq. ft.).

- b) For the purpose of calculating *gross floor area* the following are exempted:
- i.) Indoor common amenity areas accessory to a residential use, up to a maximum of 557.4 m² (6,000 sq. ft.), as identified in Figure 1;
 - ii.) Parking, storage, mechanical, maintenance areas, and any other areas located below grade in a structure which has an exposed exterior wall of less than 1.2 m (4 ft) above finished grade;
 - iii.) Rooftop mechanical and electrical areas to a maximum of 100 m² (1,076 sq. ft.) per Building, as identified in Figure 1;
 - iv.) Underground parking access ramps and covered trellis areas, if applicable; and
 - v.) The floor area of unenclosed balconies, roof overhangs and private rooftop terraces.
- c) For the purpose of calculating *gross floor area*, the measurement is to be taken to the outside of sheathing, rather than exterior walls.

4B 162 - 6 Setbacks:

- a) Buildings shall be set back from the property lines to the closest building face as established by development permit and in accordance with Figure 1 and Table 1:

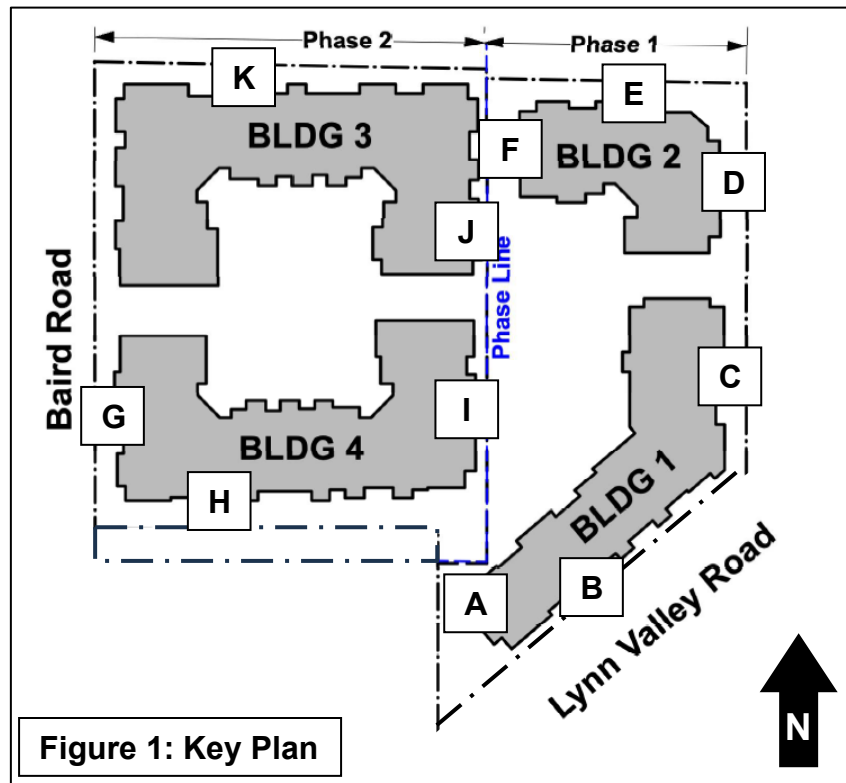


Table 1. Setbacks			
Phase	Identifier (Figure 1)	Building # – Building side	Minimum Required Setback
1	A	Building 1 – west	7.5 m (24.6 feet)
	B	Building 1 – south	1.5 m (5.0 feet)
	C	Building 1 – east	4.5 m (14.8 feet)
	D	Building 2 – east	4.5 m (14.8 feet)
	E	Building 2 – north	4.0 m (13.1 feet)
	F	Building 2 – west	4.5 m (14.8 feet)
2	G	Building 3 and 4 – west	4.5 m (14.8 feet)
	H	Building 4 – south	4.5 m (14.8 feet)
	I	Building 4 – east	1.8 m (6.0 feet)
	J	Building 3 – east	4.0 m (13.1 feet)
	K	Building 3 – north	4.5 m (14.8 feet)

- a) Underground parking structures are excluded from the setback requirement.
- b) Decks, patios, balconies, balcony columns, unit entry stairs, window wells, and roof overhangs and vertical projections and unit entrance canopies to a maximum depth of 1.3 m (4.2 ft) are excluded from the setback requirement.

4B 162 - 7 Height

- a) The maximum permitted height for any building in the CD162 Zone is as follows:

Table 2. Building Height		
Building # (see Figure 1)	Maximum Height Measured from Level 1	Maximum Storeys (above parkade)
Building 1	24.0 m	6 storeys
Building 2	21.0 m	6 storeys
Building 3	21.0 m	6 storeys
Building 4	21.0 m	6 storeys

- b) The following height exemptions shall apply to the CD162 Zone;
 - i.) Rooftop stair enclosures, elevator penthouses, heating, cooling, planter boxes, guard rails and ventilation and mechanical equipment provided they do not extend more than 3.0 metres above the highest point of any roof surface.

4B 162 - 8 Building Coverage:

- a) Building Coverage: The maximum building coverage is 40%.

4B 162 - 9 Building Regulations – Location of Uses:

- a) Within Buildings 1, 2, 3 and 4 (as labelled in Figure 1), uses are permitted in the following locations, as per Tables 3 and 4:

Table 3: Location of land uses permitted in Building 1			
Permitted land uses	Permitted locations		
	Ground floor	Second floor	Third floor and above
Animal care services	Yes	Yes	No
<i>Business / office support services</i>	No	Yes	No
<i>Child care facility</i>	No	Yes	No
<i>Fitness centre</i>	No	Yes	No
<i>Health service purposes</i>	No	Yes	No
<i>Instructional services</i>	No	Yes	No
<i>Office use</i> <i>Professional office use</i>	No	Yes	No
<i>Personal service</i>	Yes	Yes	No
<i>Residential dwelling units</i>	No	No	Yes
<i>Restaurant use</i>	Yes	Yes	No
<i>Retail use</i>	Yes	Yes	No
<i>Service use</i>	No	Yes	No

Table 4: Location of land uses permitted in Buildings 2, 3, 4		
Permitted land uses	Permitted locations	
	Ground floor	Second floor and above
<i>Child care facility</i>	Yes	No
<i>Residential dwelling units</i>	Yes	Yes

4B 162 – 10 Landscaping and Stormwater Management

- a) All land areas not occupied by buildings, patios and driveways shall be landscaped in accordance with a landscape plan approved by the District of North Vancouver.
- b) A 2.0m (6.6 ft.) high screen consisting of a solid wood fence, or landscaping or a combination thereof, with minimum 90% opacity, is required to screen from view:
 - i.) any utility boxes, vents or pumps that are not located underground and/or within a building; and
 - ii.) any solid waste facilities (garbage, recycling, compost with the exception of temporary, at-grade staging areas) that are not located underground and/or within a building.

4B 162 - 11 Parking, Loading and Servicing Regulations

- a) Vehicle parking is required as per Table 5:

Table 5. Vehicle Parking Requirements	
Land Use and Type of Parking	Minimum Parking Requirements
Vehicle Parking	
Residential Vehicle Parking	<i>(Rates do not include visitor parking)</i>
Strata dwelling units	1 space / strata dwelling unit
Rental dwelling units	0.89 spaces / rental dwelling unit
Residential Visitor Vehicle Parking	
Per dwelling unit	0.10 spaces / dwelling unit
Commercial Parking	1 / 45 m ² gross floor area
Accessible Parking	4.5% of all required parking spaces

- b) Commercial parking is based on a blended rate for all commercial uses.
- c) Commercial parking and residential visitor parking shall be shared.
- d) Bicycle parking is required as per Table 6:

Table 6. Bicycle Parking Requirements	
Class 1 – Long Term	732 spaces, of which 9 must be for commercial purposes
Class 2 – Short Term	51 spaces

- iii.) Except as specifically provided in this Section 4B 162-11, Parking shall be provided in accordance with Part 10 of this Bylaw.”

(End of CD162 Zone)

- e) The Zoning Map is amended in the case of the lands illustrated on the attached map (Schedule A) by rezoning the lots from Multi-Family Residential Zone 3 (RM3) and General Commercial (C2) to Natural Parkland (NPL) and Comprehensive Development Zone CD162.
- f) The Siting Area Map section of the Zoning Bylaw is amended by deleting Plan Section Page R/11 and Plan Section Page C/18.

Severability

3. If any section, subsection or clause of this bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this Bylaw.

READ a first time March 16, 2026

PUBLIC HEARING held April 14, 2026

READ a second time

READ a third time

ADOPTED

Mayor

Corporate Officer

Schedule A to Bylaw 8780

District of North Vancouver Rezoning Bylaw 1463 (Bylaw 8780)



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The Corporation of the District of North Vancouver

Bylaw 8782

A bylaw to enter into a Housing Agreement
(1246-1268 Lynn Valley Road)

The Council for The Corporation of the District of North Vancouver enacts as follows:

Citation

1. This bylaw may be cited as “Housing Agreement Bylaw 8782, 2026 (1246-1268 Lynn Valley Road)”.

Authorization to Enter into Agreement

2. The Council hereby authorizes a housing agreement between The Corporation of the District of North Vancouver and Polygon Development 396 Ltd., substantially in the form attached to this Bylaw as Schedule A with respect to:
 - a. PID:007-993-994 Lot 2 Block 3 District Lot 2023 Plan 13905; and
 - b. PID:007-865-473 Lot 3 Block 3 District Lot 2023 Plan 14333.

Execution of Documents

3. The Mayor and Corporate Officer are authorized to execute any documents required to give effect to the Housing Agreement.

Severability

4. If any section, subsection or clause of this bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this Bylaw

READ a first time

READ a second time

READ a third time

ADOPTED

Mayor

Corporate Officer

Schedule A to Bylaw 8782

**SECTION 219 COVENANT and RENT CHARGE
HOUSING AGREEMENT (RENTAL HOUSING)**

THIS AGREEMENT dated for reference _____, 20__

BETWEEN:

POLYGON DEVELOPMENT 396 LTD., 900 – 1333 West
Broadway, Vancouver, BC V6H 4C2

(the "Developer")

AND:

**THE CORPORATION OF THE DISTRICT OF NORTH
VANCOUVER**, 355 West Queens Road, North Vancouver,
BC V7N 4N5

(the "District")

WHEREAS:

- A. The Developer is the registered owner in fee simple of lands in the District of North Vancouver, British Columbia legally described in Item 2 of the Form C General Instrument Part 1 to which this Agreement is attached and which forms part of this Agreement (the "Land");
- B. Section 219 of the *Land Title Act* permits the registration of a covenant of a negative or positive nature in favour of the District in respect of the use of land, construction on land or the subdivision of land;
- C. Section 483 of the *Local Government Act* permits the District to enter into a housing agreement with an owner of land, which agreement may include terms and conditions regarding the occupancy, tenure and availability of dwelling units located on the Land;
- D. The elected council of the District has adopted Housing Agreement Bylaw 8782, 2026 authorizing the District to enter into this Agreement; and
- E. The Developer and the District wish to enter into this Agreement to restrict the subdivision and use of, and construction on, the Land on the terms and conditions of this agreement, to have effect as both a covenant under section 219 of the *Land Title Act* and a housing agreement under section 483 of the *Local Government Act*.

NOW THEREFORE in consideration of the sum of \$10.00 now paid by the District to the Developer and other good and valuable consideration, the receipt and sufficiency of which the Developer hereby acknowledges, the parties covenant and agree pursuant to Section 219 of the *Land Title Act* (British Columbia) as follows:

1. **Definitions** – In this Agreement and the recitals hereto:

- (a) “*Air Space Subdivision*” means the proposed air space subdivision of the Land as contemplated by the Air Subdivision Plan which said air space subdivision will create the CRU Air Space Parcel, the Residential Strata Remainder Parcel, and either:
 - (i) the Market and Below Market Rental Airspace Parcel; or
 - (ii) the Market Rental Airspace Parcel and the Below Market Rental Airspace Parcel,
- (b) “*Air Space Subdivision Plan*” has the meaning given to it in the Development Covenant;
- (c) “*At Arm’s Length*” means:
 - (i) not in any other contractual relationship with the Owner or any director, officer or other senior employee of the Owner;
 - (ii) unrelated by blood, marriage or personal relationship to any director, officer or other senior employee of the Owner; and
 - (iii) not employed by any corporate entity that is an affiliate of the Owner, as that term is defined in the *British Columbia Business Corporations Act* as of the date of this Agreement;
- (d) “*Below Market Adjustment*” means an increase or decrease (as applicable) on an annual basis in the Below Market Rental Rate at the commencement of a Subsequent Occupancy of each Below Market Rental Unit, equal to the percent change in the then most current available median rent published by the Canadian Mortgage and Housing Corporation (or by a successor or replacement organization or a similarly reputable source approved by the District acting reasonably, if such data is no longer available) in the District of North Vancouver primary rental market for 3-bedroom apartments from the commencement date of the First Occupancy of the first Below Market Rental Unit to the commencement of said Subsequent Occupancy;
- (e) “*Below Market Rental Air Space Parcel*” means the residential rental airspace parcel which may be created by the Air Space Subdivision, and

which contains or will contain the Below Market Rental Units, all located in Building 1;

- (f) “*Below Market Rental Rate*” means:
- (i) on the commencement date of the First Occupancy for any Below Market Rental Unit a monthly rental rate that is equal to the rental rate set out in Schedule “A” increased or decreased (as applicable) on an annual basis by the percent change in the then most current available median rent published by the Canadian Mortgage and Housing Corporation (or by a successor or replacement organization or a similarly reputable source approved by the District, acting reasonably, if such data is no longer available) in the District of North Vancouver primary rental market for 3-bedroom apartments from the referenced date of this Agreement to the commencement date of the First Occupancy of the first Below Market Rental Unit; and
 - (ii) updated again on the commencement date of each Subsequent Occupancy for said Below Market Rental Unit by the Below Market Adjustment; and
 - (iii) increased for each year of a specific tenancy by not more than the annual rent increase amount provided for in the *Residential Tenancy Act* and regulations made thereunder,
- (g) “*Below Market Rental Units*” means 32 3-bedroom Dwelling Units in Building 1 as contemplated in section 9 each in the location and satisfying the criteria and requirements set out in the Development Covenant;
- (h) “*Building 1*” and “*Building 2*” have the meanings given to them in the Development Covenant;
- (i) “*Consumer Price Index*” means the all-items consumer price index published by Statistics Canada, or its successor in function, for Vancouver all items consumer price index;
- (j) “*CRU*” has the meaning given to it in the Development Covenant;
- (k) “*CRU Air Space Parcel*” means the air space parcel which will be created by the Air Space Subdivision, which said air space parcel would contain all of the commercial retail units located on the Land;
- (l) “*Development Covenant*” means the covenant under section 219 of the *Land Title Act* dated for reference _____, 20__ granted by the Owner to the District and registered at the LTO against the Land under number CB_____;

- (m) “*Director*” means the District’s General Manager of Planning, Properties and Permits and his or her designate;
- (n) “*Dwelling Unit*” means a room or set of rooms containing cooking and sanitary facilities and designed to be used for residential occupancy by one or more persons;
- (o) “*Eligibility Requirements*” means:
 - (i) aggregate annual household gross income that is within the Middle Income range published from time to time by British Columbia Housing Management Commission (BC Housing) or a successor or replacement entity (but if BC Housing or a successor or replacement entity ceases to exist then such eligibility requirement means aggregate annual household gross income that does not exceed the 75th income percentile for families with children in BC, as determined by BC Housing (or by a successor or replacement entity) from time to time (for 2026, this figure is \$212,240.00), where said aggregate income is established by way of true copies of the previous year’s income tax returns for each household member or individual over the age of 17 who will reside in the Below Market Rental Unit; and
 - (ii) a household size and composition that is commensurate with and justifies the size of the subject Below Market Rental Unit;
- (p) “*Eligible Person*” means a person meeting the Eligibility Requirements or who is a Returning Tenant;
- (q) “*First Occupancy*” means the first occupancy of each Below Market Rental Unit pursuant to residential tenancy agreements in accordance with section 10, which said First Occupancy continues until the tenant vacates the Below Market Rental Unit whether or not the tenant has entered into a new or revised residential tenancy agreement with the Owner and whether or not the term of the residential tenancy agreement is otherwise extended or renewed;
- (r) “*LTO*” means the Vancouver Land Title Office and any successor of that office;
- (s) “*Land*” has the meaning given to it in Recital A hereto until the date upon which the Air Space Subdivision is deposited and fully registered at the LTO and after such date Land means either (i) the Market and Below Market Rental Airspace Parcel, or (ii) the Market Rental Airspace Parcel and the Below Market Rental Airspace Parcel;
- (t) “*Market and Below Market Rental Air Space Parcel*” means the residential rental airspace parcel which will be created by the Air Space Subdivision

and which contains or will contain the Market Rental Units and the Below Market Rental Units, all located in Building 1;

- (u) *"Market Rental Air Space Parcel"* means the residential rental airspace parcel which may be created by the Air Space Subdivision, and which contains or will contain the Market Rental Units, all located in Building 1;
- (v) *"Market Rental Units"* means all of the Dwelling Units located in Building 1 which are not Below Market Rental Units, each in the location and satisfying the criteria and requirements set out in the Development Covenant;
- (w) *"Master Development Plan"* has the meaning given to it in the Development Covenant;
- (x) *"Owner"* means the Developer or a successor in title to the Developer, and any other person or persons registered in the LTO as owner of the Land from time to time thereafter, whether in that person's own right or in a representative capacity or otherwise;
- (y) *"Proposed Development"* means the proposed development of the Land as contemplated by Development Permit No. _____ and by the Development Covenant;
- (z) *"Rental Units"* means the 64 Dwelling Units which together comprise the Market Rental Units and the Below Market Rental Units;
- (aa) *"Residential Strata Remainder Parcel"* means the residential strata remainder parcel which will be created by the Air Space Subdivision, and which contains or will contain strata titled dwelling units all located on Building 2;
- (bb) *"Residential Tenancy Act"* means the *Residential Tenancy Act* S.B.C. 2002, c. 78 and all amendments thereto and re-enactments thereof, and includes all regulations made thereunder;
- (cc) *"Residential Tenant Relocation Assistance Commitments"* has the meaning given to it in the Development Covenant;
- (dd) *"Returning Tenant"* means a former tenant of a Prior Unit who is eligible for a right of first refusal for a Replacement Rental Unit under the Residential Tenant Relocation Assistance Commitments;
- (ee) *"Subdivided"* means the division of land into two or more parcels by any means, including by deposit of a subdivision, reference or other plan under the *Land Title Act*, lease, or deposit of a strata plan or bare land strata plan under the *Strata Property Act* (including deposit of any phase

of a phased bare land strata plan) or by way of fractional interests, leases or otherwise;

- (ff) “*Subsequent Occupancy*” means any occupancy of a Below Market Rental Unit after the First Occupancy pursuant to residential tenancy agreements in accordance with section 10, which said Subsequent Occupancy continues until the tenant vacates the Below Market Rental Unit whether or not the tenant has entered into a new or revised residential tenancy agreement with the Owner and whether or not the term of the residential tenancy agreement is otherwise extended or renewed;
- (gg) “*Zoning Amendment Bylaw*” means District of North Vancouver Rezoning Bylaw 1463 (Bylaw 8780); and
- (hh) “*Zoning Bylaw*” means the District of North Vancouver Zoning Bylaw No. 3210, 1965 as modified by the Zoning Amendment Bylaw and as further amended, consolidated, re-enacted or replaced from time to time.

2. **Rental Units** – The Owner covenants and agrees with the District that:

- (a) Building 1 will contain the Rental Units;
- (b) the Below Market Rental Units must be designed and constructed to the same standard, in terms of workmanship and materials, as all of the other Rental Units in Building 1; and
- (c) the Owner shall, at the Owner’s expense, apply for Approving Officer approval of the Air Space Subdivision and, upon obtaining said Approving Officer approval, the Owner will do everything necessary, at the Owner’s expense, to fully register the approved air space plan at the LTO.

3. **Partial Discharge** – At the request of the Developer and at the Developer’s sole expense, the District will deliver to the Developer discharge(s) in registrable form discharging this Agreement (including a discharge of the section 219 covenant and notice of housing agreement referred to in section 18) from all of the Land other than the Market and Below Market Rental Air Space Parcel, the Market Rental Air Space Parcel or the Below Market Rental Air Space Parcel, as applicable, provided that:

- (a) the Air Space Subdivision Plan is deposited and fully registered at the LTO;
- (b) the Director is satisfied that the Developer has met all of its obligations under all provisions of the Development Covenant that relate to the Rental Units, Building 1, the Market and Below Market Rental Air Space Parcel (or the Market Rental Air Space Parcel and the Below Market rental Air Parcel, if applicable);

- (c) this Section 219 Covenant – Housing Agreement remains registered at the LTO against title to the Market and Below Market Rental Airspace Parcel, the Market Rental Air Space Parcel or the Below Market Rental Air Space Parcel, as applicable, in favour of the District in priority to all financial charges; and
 - (d) after said partial discharge has been registered at the LTO every reference herein to the Land shall be deemed to be a reference to the Market and Below Market Rental Air Space Parcel, the Market Rental Airspace Parcel or the Below Market Rental Air Space Parcel, as applicable.
- 4. **No Subdivision** – The Market and Below Market Rental Air Space Parcel, once created, and any improvements from time to time therein or thereon may not be subdivided by any means whatsoever, including, without limitation, by subdivision plan, strata plan, fractional interest, lease or otherwise. For the avoidance of any doubt, nothing contained in this Section will prevent the Owner from subdividing the Land by the Air Space Subdivision to create the Market and Below Market Rental Airspace Parcel, Market Rental Air Space Parcel or the Below Market Rental Air Space Parcel.
- 5. **General Restrictions on Use and Occupation**
 - (a) No part of the Land may be used or built upon and no buildings or structures on or to be built upon the Land shall be used or occupied unless the Owner is in full compliance with its obligations hereunder.
 - (b) Building 1 must contain only the Rental Units and the CRUs.
- 6. **Use of Market Rental Units** – The Market Rental Units may not be used for any purpose whatsoever save and except for the purpose of providing rental housing to persons pursuant to month-to-month residential tenancy agreements or residential tenancy agreements with terms not exceeding three years in duration (including all periods in respect of which any rights or renewal, contingent or otherwise have been granted, other than a right to continue in possession on a month-to-month basis after expiry of the initial term).
- 7. **Use of Below Market Rental Units** – The Below Market Rental Units must not be used for any purpose whatsoever save and except for the purpose of providing below market rental housing in accordance with this Agreement and all applicable laws, including, without limitation, residential tenancy laws in British Columbia. The Owner must make commercially reasonable efforts to keep the vacancy rate in relation to the Below Market Rental Units equal to or less than the vacancy rate in relation to the Market Rental Units.

8. **Location of Below Market Rental Units** – On the date that an occupancy permit is issued for Building 1 each of the Below Market Rental Units must be located as set out in the Development Covenant.
9. **Occupancy Restriction** – No Below Market Rental Unit may be occupied except by:
 - (a) a person meeting the Eligibility Requirements pursuant to month-to-month residential tenancy agreements or residential tenancy agreements with terms not exceeding three years in duration (including all periods in respect of which any rights or renewal, contingent or otherwise have been granted, other than a right to continue in possession on a month-to-month basis after expiry of the initial term) between, as landlord, the Owner and, as tenant, a person who meets the Eligibility Requirements and who is At Arm's Length from the Owner, where said tenancy agreements comply with all of the requirements of section 10; and
 - (b) the other members of the person's household, provided that the income of all members (other than income of legal dependents up to a maximum of \$10,000 per year per dependent) is included in the determination of eligibility under the Eligibility Requirements.

Notwithstanding the foregoing, in the event that an existing tenant who initially met the Eligibility Requirements ceases to meet those requirements (the "Occupancy Non-Compliance"), the Owner may request in writing that the Director postpone for a period of time requested by the Owner all enforcement of this Agreement in relation to the said Occupancy Non-Compliance, including without limitation postponement of the exercise of the District's rights and remedies under section 16 herein. Such written request must be received by the Director not more than 30 days after the Owner becomes aware of the Occupancy Non-Compliance. The Director's acceptance must be in writing addressed to the Owner, and must set out the date upon which the accepted postponement will expire. If the Director accepts the Owner's request, as above, then the said Occupancy Non-Compliance will not be treated as a breach of this Agreement until the expiry of the postponement period. For greater certainty, the right to request postponement of enforcement in relation to an Occupancy Non-Compliance may be exercised only by the Owner, and does not grant any right whatsoever to any tenant(s) in any of the Rental Units.

10. **Tenancy Agreements** - The Owner shall not suffer, cause or permit occupancy of any Below Market Rental Unit except pursuant to a residential tenancy agreement that:
 - (a) does not, in relation to any Below Market Rental Unit, require payment of rent or any other consideration for the Below Market Rental Unit directly or

indirectly that exceeds the Below Market Rental Rate for the unit, but the tenant may be required to pay:

- (i) additional consideration for parking, storage and bicycle storage provided that the additional consideration does not exceed the following amounts:
 - (A) for a storage locker/bicycle storage locker: an amount not exceeding the amount charged from time to time for a storage locker to tenants in the Market Rental Units;
 - (B) for a parking stall/bicycle storage locker: an amount that does not exceed the amount charged from time to time for a parking stall to tenants in the Market Rental Units; and
 - (C) for submetered utilities consumed in the Below Market Rental Units, provided that the rate for submetered utilities does not exceed the rate charged from time to time for submetered utilities to tenants in the Market Rental Units and the same submetered utilities methodology is applied to the Below Market Rental Units and the Market Rental Units; and
- (ii) third party providers directly for utilities, internet services and, if approved by the Director acting reasonably, other services not usually included in rent;
- (b) does not require the rent to be prepaid at an interval greater than monthly;
- (c) prohibits the tenant from subletting the unit, assigning the tenancy agreement, or operating the unit on a short-term rental basis (less than one month), except to the extent that the *Residential Tenancy Act* restricts or prohibits such prohibitions;
- (d) requires the tenant to provide within 30 days of demand true copies of the most recent filed income tax returns or assessment notices from Canada Revenue Agency for each occupant of the unit; and
- (e) contains a provision that, if the tenant ceases to qualify for the Below Market Rental Unit because he or she no longer meets the Eligibility Requirements, the Owner may end the tenancy agreement by giving the tenant a clear six months' notice to end the tenancy in accordance with section 49.1, or any renumbering thereof, of the *Residential Tenancy Act*.

11. Rental Application Process – The Owner must:

- (a) accept applications for residential occupancy of the Below Market Rental Units from all applicants meeting the Eligibility Requirements;

- (b) maintain a housing list of all eligible applicants from whom the Owner has accepted applications;
 - (c) where Below Market Rental Units become available for occupancy, offer the units to persons on the housing list in the order in which their applications were made, unless:
 - (i) the person no longer meets the Eligibility Requirements; or
 - (ii) the Owner does not consider the person to be an acceptable candidate for occupancy of that Below Market Rental Units because the person does not satisfy other reasonable and fair criteria established by the Owner from time to time; and
 - (d) make the housing list available to the District upon request.
12. **Relaxation of Arm's Length Requirement** – The provisions in this Agreement that require a tenant to be At Arm's Length may be relaxed by the Director, in his or her sole discretion, upon the written request of the Owner on a case-by-case basis. Any such relaxation in relation to any particular residential tenancy agreement is not to be construed as or constitute a waiver of the requirements in relation to any other residential tenancy agreement. No relaxation of the restrictions in this section 12 will be effective unless it is granted in writing by the Director prior to the execution and delivery of the residential tenancy agreement to which the relaxation relates.

General Provisions

13. **Duty to Account and Report** – In addition to the other covenants and obligations to be performed by the Owner hereunder, the Owner covenants and agrees that it will:
- (a) keep or cause to be kept separate true and accurate records and accounts in accordance with generally accepted accounting principles regarding the rental income earned from the Below Market Rental Units; and
 - (b) deliver to the District, on request of the District, copies of all current tenancy agreements in respect of the Below Market Rental Units.
14. **Statutory Declaration** – Within thirty days after receiving notice from the District, the Owner must deliver to the District a statutory declaration, substantially in the form attached as Schedule "B", sworn by the Owner under oath before a commissioner for taking affidavits in British Columbia, containing all of the information required to complete the statutory declaration.

15. **Damages and Rent Charge**

- (a) The Owner acknowledges that the District requires compliance with the provisions in this Agreement for the benefit of the community. The Owner therefore agrees that for each day the Land is occupied in breach of this Agreement, the Owner must pay the District \$200.00 (the “Daily Amount”), as liquidated damages and not as a penalty, due and payable at the offices of the District on the last day of the calendar month in which the breach occurred. The Daily Amount is increased on January 1 each calendar year by the 12 month average percent increase in the Consumer Price Index for the previous calendar year. The Owner agrees that payment may be enforced by the District in a court of competent jurisdiction as a contract debt.
- (b) By this section, the Owner grants to the District a rent charge under section 219 of the *Land Title Act*, and at common law, securing payment by the Owner to the District of the amounts described in subsection 15(a). The District agrees that enforcement of the rent charge granted by this section is suspended until the date that is 30 days after the date on which any amount due under subsection 15(a) is due and payable to the District in accordance with subsection 15(a). The District may enforce the rent charge granted by this section by an action for an order for sale or by proceedings for the appointment of a receiver.
- (c) The Director may, in his or her sole discretion, grant to the Owner full or partial relief from the obligation to pay liquidated damages on a case-by-case basis if the Owner establishes to the satisfaction of the Director, in the Director’s discretion, that the breach for which the Daily Amount is payable was inadvertent. No such relief in relation to any particular default is to be construed as or deemed to constitute relief in relation to any other default.

16. **Specific Performance** – The Owner agrees that, without affecting any other rights or remedies the District may have in respect of any breach of this Agreement, the District is entitled to obtain an order for specific performance of this Agreement and a prohibitory or mandatory injunction in respect of any breach by the Owner of this Agreement. The Owner agrees that this is reasonable given the public interest in restricting occupancy of the Land in accordance with this Agreement.

17. **Modification Procedure** – Minor modifications to this Agreement may be considered and approved by the Director in his or her discretion. The Director in his or her discretion shall determine whether or not a proposed modification is “minor”. All approvals must be in writing.

18. **Notice of Housing Agreement** – For clarity, the Owner acknowledges and agrees that:

- (a) this Agreement constitutes both a covenant under section 219 of the *Land Title Act* and a housing agreement entered into under section 483 of the *Local Government Act*;
 - (b) the District is required to file a notice of housing agreement in the LTO against title to the Land; and
 - (c) once such a notice is filed, this Agreement, as a housing agreement under section 483 of the *Local Government Act*, binds all persons who acquire an interest in the Land in perpetuity.
19. **Cost** – The Owner shall comply with all requirements of this Agreement at its own cost and expense, and shall pay the reasonable costs and expenses incurred and payment and expenditures made by the District, including without limitation, all survey, advertising, legal fees and disbursements and the District's administration costs (as determined by the District's charge out rate for District staff time) in connection with any enforcement, modifications or discharges and partial discharges of this Agreement or any agreements contemplated in this Agreement from time to time.
20. **Interpretation** – In this Agreement:
- (a) reference to the singular includes a reference to the plural, and vice versa, unless the context requires otherwise;
 - (b) any reference to a statute or by-law includes and is a reference to such statute or by-law and to the regulations made pursuant thereto, with all amendments made thereto and as in force from time to time, and to any statute, by-law and regulations that may be passed which have the effect of supplementing or superseding such statute, by-law and regulations;
 - (c) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;
 - (d) reference to a particular numbered section or article, or to a particular lettered Schedule, is a reference to the correspondingly numbered or lettered article, section or Schedule of this Agreement;
 - (e) reference to the "Land" or to any other parcel of land is a reference also to any parcel into which it is subdivided or consolidated by any means (including the removal of interior parcel boundaries) and to each parcel created by any such subdivision or consolidations;
 - (f) if a word or expression is defined in this Agreement, other parts of speech and grammatical forms of the same word or expression have corresponding meanings;

- (g) reference to any enactment includes any regulations, orders, permits or directives made or issued under the authority of that enactment;
 - (h) unless otherwise expressly provided, referenced to any enactment is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced;
 - (i) time is of the essence;
 - (j) all provisions are to be interpreted as always speaking;
 - (k) reference to a “party” is a reference to a party to this Agreement and their respective heirs, executors, successors (including successors in title), trustees, administrators and receivers;
 - (l) reference to the District is a reference also to is elected and appointed official, officer, employees and agents;
 - (m) reference to a “day”, “month”, “quarter”, or “year” is a reference to a calendar day, calendar month, calendar quarter or calendar year, as the case may be, unless otherwise expressly provided;
 - (n) where the word “including” is followed by a list, the contents of the list are not intended to circumscribe the generality of the expression preceding the word “including”; and
 - (o) any act, decision, determination, consideration, opinion, consent or exercise of discretion by a party or person as provided in this Agreement must be performed, made, formed or exercised acting reasonably, except that any act, decision, determination, consideration, consent, opinion or exercise of discretion that is said to be within the “sole discretion” of a party or person may be performed, made, formed or exercised by that party or person in the sole, unfettered and absolute discretion of that party or person.
21. **Notice** – Any notice, request or demand required or permitted to be given hereunder will be sufficiently given only if personally delivered (including by nationally recognized courier, with signature obtained upon delivery) or mailed by prepaid registered post as follows:
- (a) to the Owner at:

900 – 1333 West Broadway
Vancouver, BC V6H 4C2

Attention: •
 - (b) to the District at:

355 West Queens Road
North Vancouver, BC V7N 4N5

Attention: GM, Planning, Properties, and Permits

Any notice sent by registered mail will be deemed to have been received five business days after the date of mailing, and any notice delivered personally will be deemed to have been received on the date of actual delivery if delivered before 4:00 p.m. on a business day and otherwise on the next business day. Any party may change its address for notices hereunder by giving notice of the new address to the other party in accordance with this section. If the postal service is interrupted or is substantially delayed, any notice, demand, request or other instrument must be personally delivered.

22. **No Waiver** – No provision or breach of this Agreement, or any default, is to be considered to have been waived or acquiesced in by a party unless the waiver is express and is in writing by the party. The waiver by a party of any breach by the other party of any provision, or default, is not to be construed as or constituted a waiver of any further or other breach or the same or any other provision or default.
23. **Rights are Cumulative** – All rights and remedies of a party under or in respect of this Agreement (including its breach) are cumulative and are in addition to, and do not exclude or limit any other right or remedy. All rights and remedies may be exercised concurrently.
24. **Third Party Beneficiaries** – Except as may be expressly provided in this Agreement, this Agreement is not to be interpreted to create rights in, or to grant remedies to, any third party as a beneficiary of this Agreement or of any duty or obligation created by this Agreement.
25. **No Effect on Laws or Powers** – This Agreement and the Owner's contributions, obligations and agreements set out in this Agreement do not:
 - (a) affect or limit the discretion, rights, duties or powers of the District or the Approving Officer under any enactment or at common law, including in relation to the use, development, servicing or subdivision of the Land;
 - (b) impose on the District or the Approving Officer any legal duty or obligation, including any duty of care or contractual or other legal duty or obligation, to enforce this Agreement;
 - (c) affect or limit any enactment relating to the use, development or subdivision of the Land; or

- (d) relieve the Owner from complying with any enactment, including in relation to the use, development, servicing or subdivision of the Land.
- 26. **Binding Effect** – This Agreement enures to the benefit of and is binding upon the parties and their respective heirs, executors, administrators, trustees, receivers and successors (including successors in title).
- 27. **Covenant Runs With the Land** - Every provision of this Agreement and every obligation and covenant of the Owner in this Agreement, constitutes a deed and a contractual obligation, and also a covenant granted by the Owner to the District in accordance with Section 219 of the *Land Title Act*, and this Agreement burdens the Land to the extent provided in this Agreement, and runs with it and binds the Owner's successors in title. This Agreement also burdens and runs with every parcel into which the Land is consolidated (including by the removal of interior parcel boundaries) by any means.
- 28. **Voluntary Agreement** - The Owner acknowledges that the Owner has entered into this Agreement voluntarily and has taken legal advice with regard to the entry of this Agreement and the development of the Land.
- 29. **Agreement for Benefit of District Only** – The Owner and the District agree that:
 - (a) this Agreement is entered into only for the benefit of the District;
 - (b) this Agreement is not intended to protect the interests of the Owner, any tenant, or any future owner, lessee, occupier or user of the property, the Land or the building or any portion thereof, including any Dwelling Unit; and
 - (c) the District may at any time execute a release and discharge of this Agreement, without liability to anyone for doing so, and without obtaining the consent of the Owner.
- 30. **Limitation on the Owner's Obligations** - The Owner is only liable for breaches of this Agreement that occur while the Owner is the registered owner of the Land.
- 31. **Further Acts** - the Owner must do everything reasonably necessary to give effect to the intent of this Agreement, including execution of further instruments.
- 32. **Joint Obligations of the Owner** - If two or more persons execute this Agreement as Owner, the liability of each such person to observe and perform all of the Owner's obligations pursuant to this Agreement will be deemed to be joint and several.
- 33. **Severance** - If any part of this Agreement is held to be invalid, illegal or unenforceable by a court having the jurisdiction to do so, 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 and unaffected by that holding or by the severance of that part.

34. **No Joint Ventureship** - Nothing in this Agreement shall constitute the Owner as the agent, joint venturer or partner of the District or give the Owner any authority or power to bind the District in any way.
35. **Amendment** - This Agreement may be amended from time to time by agreement between the Owner and the District. Except as otherwise expressly provided in this Agreement, the amendment agreement must be by an instrument in writing duly executed by the Owner and the District.
36. **Deed and Contract** - By executing and delivering this Agreement each of the parties intends to create both a new contract and a deed of covenant executed and delivered under seal.

As evidence of their agreement to be bound by the above terms, the parties each have executed and delivered this Agreement under seal by executing Part 1 of the *Land Title Act* Form C to which this Agreement is attached and which forms part of this Agreement.

Schedule “A” to Section 219 Covenant
Below Market Rental Rate

Rental rate \$3462.00

Schedule "B" to Section 219 Covenant

Statutory Declaration

CANADA	)	IN THE MATTER OF A HOUSING
	)	AGREEMENT with The Corporation of
PROVINCE OF BRITISH COLUMBIA	)	the District of North Vancouver (the
	)	"Housing Agreement")

I, _____, of _____, British Columbia, do solemnly declare:

1. That I am the Owner of the Land legally described as [insert legal] and make this declaration to the best of my personal knowledge.

[or]

That I am the _____ (director, officer, employee) of the Owner of the Land legally described as [insert legal] and [make this declaration to the best of my personal knowledge] [have been informed by _____ and believe the statement in this declaration to be true].

2. This declaration is made pursuant to the Housing Agreement in respect of the Land.
3. For the period from _____, _____ to _____, _____, all Below Market Rental Units on the Land were occupied by Eligible Persons, as that term is defined in the Housing Agreement, whose names and addresses appear below, pursuant to residential tenancy agreements complying with the Housing Agreement.

Name of Eligible Person	Age of Eligible Person	Other Resident(s) of Dwelling Unit	Apt. No.

4. I make this solemn declaration, conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and pursuant to the *Canada Evidence Act*.

SWORN BEFORE ME at the _____,)
 in the Province of British Columbia, this _____ day)
 of _____, 20____.)

 A Commissioner for Taking Affidavits for British
 Columbia

) Signature of person making declaration

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**DISTRICT OF NORTH VANCOUVER
PUBLIC HEARING**

**1246-1268 Lynn Valley Road and 3050-3174 Baird Road
Official Community Plan and Zoning Bylaw Amendments**

REPORT of the Public Hearing held on Tuesday, April 14, 2026 commencing at 7:00 p.m. in the Council Chambers of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

Present: Mayor Mike Little
Councillor Jordan Back
Councillor Betty Forbes
Councillor Jim Hanson
Councillor Herman Mah
Councillor Lisa Muri
Councillor Catherine Pope

Staff: Mike Fox, Chief Administrative Officer
Dan Milburn, General Manager – Planning, Properties and Permits
Genevieve Lanz, Director – Legislative Services and Corporate Officer
Yan Zeng, Manager – Development Planning
Mackenzie Stonehocker, Development Planner
Kaitlin Hebron, Confidential Council Clerk
Jillian Holden, Administration Clerk

Also in

Attendance: Rene Rose, Senior Vice President of Development, Polygon
Devon Smart, Project Development Manager, Polygon
Peter Fodor, Architect, NSDA Architects
Daniel Fung, Regional Manager, BC, Bunt & Associates
Joseph Chow, Senior Engineer, Bunt & Associates

1. OPENING BY THE MAYOR

Mayor Little welcomed everyone and advised that the purpose of the Public Hearing was to receive input from the community on the proposed bylaw amendments as outlined in the Notice of Public Hearing.

He further noted that the Public Hearing was convened pursuant to Section 464 of the *Local Government Act*. Members of Council, staff, and the public participated in person and via Zoom and the Hearing was being streamed live over the internet and recorded in accordance with the *Freedom of Information and Protection of Privacy Act*.

Mayor Little stated that:

- Following the staff and applicant presentations, speakers would be called from the established speakers list. At the end of the speakers list, the Chair would call on speakers from the audience;
- Each speaker would have five minutes to address Council for a first time and should begin remarks to Council by stating their name;
- After everyone who wished to speak had spoken once, speakers would then be allowed one additional five-minute presentation;
- Any additional presentations would be allowed at the discretion of the Chair;
- Speakers were reminded to refrain from repeating information from their previous presentations and to ensure all comments remained focused on the bylaw under consideration;
- If a written submission was provided, speakers were asked not to read the entire submission, noting that they could provide a summary or briefly reiterate the highlights;
- All members of the audience were asked to be respectful of one another as diverse opinions are expressed, noting that the meeting was an open and impartial forum for Council to hear everyone's views;
- Council's role at Public Hearings is to listen to the public, not to debate the merits of the bylaw;
- Council may ask clarifying questions during Public Hearings;
- A binder containing documents and submissions related to the bylaw(s) is available for review in hard copy and online;
- Speaking opportunities would be provided for everyone who wished to provide input and the meeting would be continued on a second night, if required;
- At the conclusion of the public input Council may request further information from staff, which may or may not require an extension of the meeting, or Council may close the meeting, after which Council should not receive further new information from the public.

2. INTRODUCTION OF BYLAW(S) BY CORPORATE OFFICER

Genevieve Lanz, Corporate Officer, introduced the proposed bylaws, stating that Bylaw 8779 proposes to amend the Official Community Plan (OCP) in general terms, by changing the land use designation of the subject site from Residential Level 5: Low Density Apartment (RES5) to Residential Level 6: Medium Density Apartment (RES6), and by changing the land use designation from Residential Level 6: Medium Density Apartment (RFES6) to Commercial Residential Mixed Use Level 2 (CRMU2), and to designate the subject site as a Development Permit Area for Energy and Water Conservation and Greenhouse Gas Emission Reduction. Bylaw 8780 proposes to amend the District's Zoning Bylaw, in general terms, by adding a definition for commercial establishments providing "instructional services" and rezoning the Lynn Valley portion of the site (General Commercial – C2 Zone) and the Draycott Gardens portion of the site (Multi-Family Residential Zone 3 – RM3 Zone) to Natural Parkland (NPL) and a new Proposed Comprehensive Development Zone 162 (CD132).

3. PRESENTATION BY STAFF

Mackenzie Stonehocker, Development Planner, provided an overview of the proposal elaborating on the introduction by the Corporate Officer. Ms. Stonehocker advised that:

- The site is 3.5 acres in the heart of Lynn Valley Town Centre, near the intersection of Lynn Valley Road and Mountain Highway;
- Draycott Gardens is a 32-unit rental townhouse complex built in 1972;
- Lynn Valley Mall was built more than 50 years ago;
- The mall provides a range of services to the neighbourhood, including restaurants, retail, personal service, tutoring, veterinary office and laundromat;
- To the south is the core commercial centre, including the library, Village and main shopping centre;
- There are also commercial services on the north side of the road, including Ross Plaza and the medical building known as Valley Centre;
- Two gas stations are nearby, with Petro Canada adjacent to the site;
- To the north and west of the site are detached homes, townhouses, and multifamily residential;
- Noted that 3161 and 3191 Harold Road are accessed from Mountain Highway;
- Hastings Creek flows near the northeast corner of the site before flowing under Mountain Highway and then Lynn Valley Road;
- The proposal is nearly compliant with the OCP, except for a one-step increase in density on the west side of the site, from 1.75 Floor Space Ratio (FSR) to 2.5 FSR;
- The proposal is for 2.5 FSR across the entire site, which is four six-storey buildings, under the current proposal;
- The South Lane off Baird Road would become the driveway accessing a two-level parkade, while maintaining access to the properties on the south side, such as Ross Plaza;
- There are four buildings, constructed in two phases;
- Building One includes two levels of commercial at ground and second levels, along Lynn Valley Road, and four levels of rental, while the other buildings would be strata residential;
- In the northeast corner, there is a streamside protection area, which will be zoned Natural Parkland and replanted with native species;
- Along Lynn Valley Road, a significant road dedication and right of way of 8.5 metres (28 feet) is proposed for future transit infrastructure;
- The drawings in the report show a concept, but the combination of bus stop, trees, sidewalks, bike lane etc. is still under staff engineering review;
- As anticipated in the Lynn Valley design guidelines, a Town Centre pedestrian path is proposed to run north-south through the site;
- It starts, or ends, at the southern tip of the site, near the pedestrian-controlled crosswalk at mall access;
- Baird Road is a thoroughfare of Argyle Secondary School students, so beyond the usual sidewalk in front of the site, the proposal extends the sidewalk south to Ross Road;

- With these new north-south pedestrian routes, there are also east-west sidewalks along both lanes to provide pedestrian connections separate from vehicles;
- At such a visible location in the Town Centre, a significant public art installation is proposed;
- Further details will come through the public art process as part of the development permit;
- This proposal is specifically phased to avoid a temporary move for the current tenants of Draycott Gardens;
- Lynn Valley Mall would be demolished, and Phase One would be constructed;
- When the rental replacement units are ready, Draycott Gardens tenants can move straight from their existing homes into the new building, at their current rents, if they so choose;
- Then the west side will be demolished, and Phase Two would be constructed;
- Throughout the process, the lanes will remain open for adjacent properties;
- Overall, Building One matches the commercial space of the existing mall, about 25,000 square feet;
- The permitted uses are different on the first two floors to support vibrant street-level uses like restaurants and retail, as well as to leave options for the existing commercial tenants to return;
- Clarification from the staff report at first reading – the report says Building One will have a covenant to secure it as rental tenure, this only applies to residential units, if the applicant chooses to stratify the commercial space, that would be permitted;
- In total the proposal includes 64 rental homes;
- 32 are three-bedroom units, in case all 32 households from Draycott Gardens choose to move into this building;
- The project falls under the District's Residential Tenant Relocation Assistance Policy (RTRAP);
- There are two options proposed for the tenants which would be secured in the development covenant;
- Option one exceeds the requirements of the RTRAP policy;
- Once Building One is ready, tenants could move straight from their existing townhouse into a new three-bedroom, two-bathroom apartment at the same rate as their current rent;
- Half the households at Draycott Gardens are long-term tenants having lived there for 13 to 34 years; their rents are relatively low, below DNV median, and Lynn Valley is their home;
- The applicant has phased the project to prevent temporary relocation of tenants;
- Alternatively, tenants may also choose choose Option Two, which provides relocation assistance and financial compensation as per RTRAP policy;
- Households who choose Option Two, can move at their convenience, either sooner or later, depending on the school year or other household considerations;
- In both options the applicant will provide \$1500 to cover moving expenses;

- The proposal provides Draycott Gardens tenants with flexibility and choice in this transition, providing secure rental housing to stay in the neighbourhood;
- The applicant's original submission was that these units would revert to market rental when Draycott Gardens tenants move out;
- Some members of Council and the public noted concern with this aspect, and at first reading expressed their desire for units to be secured at below-market rates;
- The District's OCP housing targets of 2500 units by the year 2030 in Lynn Valley is currently at approximately 46% achieved;
- This proposal would contribute significantly to these targets;
- The applicant has long-term experience providing strata housing in Lynn Valley;
- Community engagement followed the District's process, with an in-person public information meeting (PIM) and a two-week virtual PIM in October 2025;
- 87 pieces of input were received in 2025, which generally supported commercial revitalization, recognized the need for more housing, and the need to support Draycott tenants, but also raised concerns about impacts to the existing neighbourhood;
- Since first reading, public input has continued to come in;
- Letters of support have been received, acknowledging the effort to support Draycott Gardens tenants, revitalization of the mall, providing population density near transit, and more housing options for people to stay in the neighbourhood;
- Letters were also received outlining community concerns with increased traffic, parking impacts, or too much density or height;
- Vehicle and bicycle parking are in line with the District's policies, and are supported by a robust Transportation Demand Management plan;
- All 333 strata units and three-bedroom rental units have one parking space;
- If all 32 Draycott Gardens households move over, they all have one parking space available;
- The parking ratios are slightly lower for the one and two-bedroom rental units, but still in line with the District's policy;
- Overall, this is a project aimed at households with one car;
- Staff concur with the professional report supporting this parking rate in this location, because Lynn Valley Town Centre is well supplied with services, schools, employment space, and access to transit;
- Construction traffic management was raised at first reading as an item of interest;
- The applicant has provided a preliminary plan, which has been reviewed by staff, and a detailed plan must be provided and approved prior to any demolition or building permits being issued;
- Key features of the plan include:
 - Keeping Lynn Valley Road and Baird Road open, unless work is literally 'in' the street, e.g. Upgrading pipes;
 - Keeping the South Lane open for Draycott Gardens tenants and Ross Plaza;
 - Off-street parking for trades workers; and,
 - A safe route for students with barriers and flaggers.
- Traffic is of high interest to the local neighbourhood;

- The applicant has provided a Traffic Impact Assessment which has been reviewed in detail by District staff, with additional sensitivity analyses completed;
- The assessment notes that the two existing mall driveways off Lynn Valley Road will be closed to reduce vehicle conflicts on Lynn Valley Road, allowing traffic to flow more easily, create space for better transit infrastructure and improve the experience for pedestrians and businesses, with traffic being directed to Baird Road;
- In response to suggestions that the project should be accessed off Lynn Valley Road, staff noted that using an arterial road for access is not in line with current traffic or safety standards when a less busy road is available;
- Moving access away from the complex intersection of Lynn Valley Road and Mountain Highway will improve safety and reduce risk;
- The expected traffic increase to Baird Road is about three cars per minute in the afternoon during peak hours which is an increase from the current, low levels of vehicle traffic, but is well within the road capacity;
- Changes to the street network that will help mitigate traffic impacts while maintaining or improving safety; including:
 - The left turn from Lynn Valley Road onto Ross Road will be closed;
 - The existing four way stop at Fromme and 29th Street will be converted to a signal;
 - The light will be changed to add an advance left-turn for vehicles turning left from Lynn Valley Road to Fromme Road; and,
 - The left lane from Lynn Valley to 29th Street will be extended.
- Changes will be secured through a development covenant and an engineering servicing agreement;
- The proposal includes a 0.25 metre dedication to accommodate an extra-wide (two metre) new sidewalk on the east side of Baird Road, which will complete the route from Ross Road to Harold Road for pedestrians;
- The other sidewalks and paths will provide new options for pedestrians navigating this area, increasing safety and active transportation routes;
- To support TransLink's long-term plans, the District has negotiated a significant dedication along Lynn Valley Road as part of this project;
- The dedication has impacted the site design, but dedicating almost 28 feet creates space for future transit infrastructure, as well as the high-quality public realm we expect in a town centre such as canopies along the building front for customers of the businesses, sidewalks, and street trees;
- If the rezoning moves forward, the design will progress according to the District's Form and Character Guidelines, as well as engineering and transportation needs;
- In response to questions about the building heights, staff noted that the Lynn Valley Flexible Framework anticipates five-storeys, recent developments of four or five-storeys, and that six-storeys fronting Lynn Valley Road is an appropriate scale;
- The six foot (two metre) step-back along Baird Road was noted to reduce the visual impact of the upper floors;
- Shadow impacts will be comparable to neighbours to the north for four, five or six-storey buildings;

- Financial/offsite contributions, RTRAP, ACCs & Development Cost Charges (DCCs):
 - Road dedications on Lynn Valley Road and Baird Road;
 - Residential tenant relocation assistance;
 - Street network upgrades;
 - Purchase of South Land (\$2 Million);
 - Off-site landscaping/infrastructure upgrades (\$5 million);
 - ACCs (\$10.4 million); and,
 - DCCs (\$13.5 million).
- Staff recommend approval of this OCP amendment and rezoning; and,
- The proposal will bring significant public realm and infrastructure upgrades, commercial revitalization, and a range of housing.

4. PRESENTATION BY APPLICANT

4.1. Rene Rose, Senior Vice President of Development, Polygon, Devon Smart, Project Development Manager, Polygon, Peter Fodor, Architect, NSDA Architects, Daniel Fung, Regional Manager, BC, Bunt & Associates, and Joseph Chow, Senior Engineer, Bunt & Associates:

- Stated they have over 20 years of history and experience in Lynn Valley including 581 homes in six communities in the Lynn Valley Town Centre, including 107 rental homes;
- Past communities include Branches, Evergreen House, Canyon Springs, Juniper, Taluswood, and Hawthorne;
- Commented on the properties included in the proposal including Lynn Valley Mall and Draycott Gardens;
- Stated they took ownership of the above sites in 2021;
- The Lynn Valley Mall property presently has two vehicular access points from Lynn Valley Road, however, for safety reasons, they have been advised that in the future no vehicular access would be allowed from Lynn Valley Road, and all traffic from the redevelopment must be routed along the south lane to Baird;
- TransLink is requiring a 30-foot dedication along the Lynn Valley Road frontage for future rapid transit hub infrastructure;
- Commented on feedback from existing tenants of Draycott Gardens who wish to continue living in Lynn Valley;
- Noted a continued approach that would focus on continuity for those residents;
- Result is a phased plan that begins with development on the Lynn Valley Mall site, allowing Draycott tenants to remain in their homes and in their community throughout the process;
- Draycott tenants will have a choice, they may accept the District's tenant relocation package, and Polygon would support them finding a new home;
- Or they may choose to move into the new three-bedroom two-bathroom air-conditioned homes at their existing rents with the option to stay as long as they would like;

- Committed to securing these rental homes should the Draycott tenants not decide to move in, or when they choose to vacate in the future, as 20% below-market rental in perpetuity based on BC Housing's Middle Income Threshold;
- Commented on Phase One of the project (Lynn Valley Mall property) which includes:
 - 127 homes:
 - 32 replacement rental units;
 - 32 market rental units;
 - 63 strata condo units;
 - Bus Rapid Transit dedication;
 - All buildings kept to six storeys as permitted in the OCP;
 - One to one ratio commercial space replaced;
 - Service uses limited to second floor;
 - Parkade entry shifted;
 - More outdoor amenity;
 - Relocated public plaza for better visibility and pedestrian connection to the Lynn Valley Mall; and,
 - Town Centre pathway.
- Commented on Phase Two (Draycott property) of the project which includes:
 - 270 homes;
 - Widen entry lane;
 - New sidewalk Baird Road to Ross Road with streetlights;
 - New sidewalks north and south lanes with streetlights; and,
 - Fifth and sixth floor setback on Baird Road.
- Noted District staff and Bunt & Associates traffic engineers have worked in close consultation and have completed a thorough traffic impact assessment for the neighbourhood;
- Concluded that access to Baird Road could adequately and safely accommodate all traffic generated from this redevelopment;
- Commented on transportation updates, including:
 - Left hand turn lane closed from Lynn Valley Road to Ross Road;
 - Cross hatch for no stopping into McDonalds;
 - New traffic signal at Fromme & 29th Street;
 - Upgrade traffic signal into Lynn Valley Centre;
 - New crosswalk over Ross Road; and,
 - Finalizing a detailed Construction Management Plan.
- Noted \$30,900,000 to community amenities and infrastructure, including:
 - \$5 million in off-site infrastructure upgrades;
 - \$10.4 million for ACCs;
 - \$7.1 million for DCCs;
 - \$2 million to purchase the District lane; and,
 - \$6.4 million to Metro Vancouver & TransLink.

- Summarized the proposal and highlighted the below:
 - Diverse housing;
 - Maximum of six-storey buildings;
 - Tenants live in place in new three-bedroom homes at existing affordable rents
 - 32 20% below-market rental homes in perpetuity;
 - 32 market rental homes;
 - Two to one ratio for rental replacement;
 - One to one commercial space;
 - Funding for community infrastructures and amenities; and,
 - Land dedication for TransLink improvements.

5. REPRESENTATIONS FROM THE PUBLIC

5.1. Duncan Wilcock:

- Commented on the proposal;
- Noted they live in close proximity to the proposal;
- Expressed general support of the proposal;
- Stated the area is well served by transit;
- Stated increased housing options may help retain families on the North Shore;
- Opined new developments may contribute to rising nearby property values;
- Emphasized the need to plan for alternative transportation modes;
- Noted most daily services are available within the nearby mall;
- Commented on a strong sense of community in the area;
- Expressed concerns on potential increased traffic on Ross Road and Baird Road; and,
- Requested a 30 km/h speed limit on Ross Road and Baird Road.

5.2. Ann Sotres:

- Spoke in support of the proposal;
- Noted they are familiar with the area and its history;
- Noted they have witnessed decades of change in Lynn Valley;
- Commented on aging businesses and struggling businesses;
- Recalled the Black Bear Pub as a key community gathering place;
- Opined this proposal offers much needed revitalization of Lynn Valley;
- Opined the proposal is thoughtful and appropriately scaled;
- Expressed support for the mix of rental and strata housing;
- Expressed concerns about displacement of existing residents;
- Highlighted the needs of seniors wishing to remain in the neighbourhood;
- Noted local businesses rely on foot traffic;
- Opined the proposal will help restore balance in the area; and,
- Expressed support for the inclusion of pet-friendly housing.

5.3. Martin Skertchly:

- Spoke in opposition to the proposal;
- Raised concerns about the proposal overall;
- Questioned the scale and its impact on neighbourhood character and liveability;
- Identified Buildings Three and Four as primary concerns due to height;
- Noted the proposed height is approximately 79 feet;
- Opined the scale is out of proportion with the surrounding area;
- Stated Lynn Valley's character is low-rise and small-scale;
- Opined setbacks do not sufficiently mitigate the size;
- Commented on the lack of shadow studies for the proposal;
- Commented on potential impacts to quality of life, especially in darker months;
- Raised concerns about infrastructure and service capacity;
- Commented on existing pressure on healthcare and local services;
- Queried how increased density will be supported;
- Expressed concerns on potential increased traffic congestion;
- Stated that improved walkability must be supported by infrastructure upgrades;
- Opined the Lynn Valley Road and Mountain Highway intersection is already unsafe;
- Requested meaningful safety improvements;
- Emphasized the importance of incorporating community input;
- Recommended reconsidering the height of Buildings Three and Four;
- Expressed concern about setting a precedent for further development; and,
- Emphasized the need to meet the intent of existing guidelines.

5.4. Adam Yahav:

- Spoke in opposition to the proposal;
- Raised concerns about the proposal overall;
- Questioned the scale and its impact on neighbourhood character and liveability;
- Opined the tower heights are excessive for the site;
- Raised concerns about shadowing and sightlines;
- Opined the development would dominate the skyline; and,
- Opined the proposal would have negative impacts on neighbouring properties.

5.5. Jennifer Clay:

- Commented on the proposal;
- Noted they are the president of the North Shore Heritage Preservation Society;
- Commented on the Card House property at 1202 Ross Road, directly adjacent to the proposed development;
- Identified it as one of the oldest homes in the town centre;
- Noted the house was constructed in 1913;
- Opined the proposal is a missed opportunity to incorporate the home as a community asset;

- Opined the District could have offered incentives for its restoration and retention;
- Noted the property is listed on the District's Heritage Register;
- Referred to the Lynn Valley Locals Plan's direction to preserve heritage buildings in the town centre;
- Identified the site as a key example of early logging town settlement;
- Stated that since its purchase in 2020 the condition of the house has deteriorated;
- Highlighted the importance of retaining the building;
- Expressed concern that there is no clear plan for restoration or retention;
- Opined the property appears to be lacking adequate maintenance;
- Requested consideration of the home in the next iteration of the proposal; and,
- Requested the developer revisit and improve its maintenance plan.

5.6. Jim Paul:

- Commented on the proposal;
- Noted they are the Chair of the Community Heritage Advisory Committee;
- Raised concerns regarding the Card House at 1202 Ross Road;
- Opined the lack of a clear plan for the property is a key issue;
- Noted the applicant has not demonstrated how the house will be integrated with the proposal;
- Opined this is a missed opportunity to better incorporate the heritage asset;
- Expressed concern that the building may further deteriorate if the development proceeds;
- Requested Council consider preparing a Statement of Significance and registering a heritage covenant; and,
- Suggested funding could come from DCCs associated with the proposal.

5.7. Leah Arthur:

- Spoke in support of the proposal;
- Stated they have firsthand experience with the challenges of finding stable, suitable housing in Lynn Valley;
- Emphasized the inclusion of both rental and ownership housing options;
- Opined the site is an appropriate location for this type of development;
- Commented on its proximity to the town centre and walkability;
- Opined this level of growth can help support further transit improvements; and,
- Opined this proposal reflects consideration for existing residents and community.

5.8. Patrick Stafford-Smith:

- Spoke in support of the proposal;
- Noted they are speaking on behalf of the North Vancouver Chamber;
- Highlighted housing choice as a key community need, particularly diverse options;
- Emphasized the importance of housing to support local businesses;
- Opined the site's central location within the town centre as appropriate for development;
- Opined residents could live comfortably without relying on a vehicle; and,
- Expressed support for the inclusion of office and retail space.

5.9. Gordon Der:

- Commented on the proposal;
- Noted they live in close proximity to the proposal;
- Noted that the back lane would face the north side of Building Three at the corner of the north lane and Baird Road;
- Referenced an approximate eight-foot setback from the laneway;
- Stated the building height is approximately 40 feet in relation to the adjacent context;
- Expressed concern that a six-storey building would significantly overshadow a nearby three-storey building;
- Referred to the shadow study indicating impacts on neighbouring properties;
- Opined six-storeys is too high for the location;
- Commented on shared neighbour concerns about the height of Buildings Three and Four;
- Raised additional concerns regarding height, traffic, parking and safety;
- Suggested considering a 12+ storey building along Lynn Valley Road instead; and,
- Suggested reducing heights of buildings along Baird Road to approximately four-storeys.

5.10. Joe Genest:

- Spoke in support of the proposal;
- Stated it is "short-term pain for long-term gain";
- Noted the developer has a strong track record in Lynn Valley;
- Highlighted anticipated improvements to streetscapes and pedestrian connections;
- Referenced CACs as a benefit of the proposal;
- Expressed support for investment in the Hastings Creek Trail;
- Raised concerns about unsafe drop-off and pick-up conditions at Eastview Elementary;
- Noted congestion along Mountain Highway;
- Suggested using a portion of CACs to improve school area drop-off and pick-up safety;

- Suggested acquisition of nearby lots for this purpose;
- Suggested engaging McDonand's to reconfigure drive through circulation;
- Opined that well directed community benefit contributions could address long standing local infrastructure gaps.

5.11. Joanna Lasoka:

- Spoke in opposition to proposal;
- Stated they live in the current complex proposed for development;
- Stated current rent if someone wants to move in is close to \$4,500;
- Commented on annual rent increases since Polygon acquired the property;
- Requested clarification from Polygon on current pricing for tenants;
- Challenged claims about pedestrian safety, noting existing sidewalks from Ross Road to Harold Road and nearby townhouse developments;
- Queried where proposed crosswalk connections would be located;
- Encouraged Council to visit Baird Road in person;
- Stated there is currently no sidewalk infrastructure on Baird Road;
- Noted the proposal includes 730 bicycle stalls;
- Requested data on how many people live and work in Lynn Valley;
- Raised concerns about shadow impacts; and,
- Opined the proposal may decrease surrounding property values.

5.12. Nadine Frankowski:

- Commented on the proposal;
- Noted they live in close proximity to the proposal;
- Expressed concern about the loss of housing diversity, particularly "missing middle" housing;
- Stated the proposal represents a significant shift in the types of housing provided;
- Emphasized the importance of townhomes and row homes for families;
- Highlighted suitability of these housing forms for multi-generational living;
- Raised concerns about maintaining socio-economic diversity in Lynn Valley;
- Emphasized the need to meet housing targets while ensuring a balanced and sustainable housing mix;
- Expressed support for the concept of gentle densification;
- Suggested that appropriate densification can help reduce strain on infrastructure; and,
- Opined a key opportunity is being lost to preserve existing housing forms at Draycott Gardens.

5.13. Pancho Fonseca:

- Spoke in support of the proposal;
- Stated that housing is increasingly difficult to find;
- Opined the addition of commercial and retail spaces will bring more people into the community; and,
- Highlighted the importance of walkability in Lynn Valley.

5.14. Griff Marshall:

- Commented on the proposal;
- Noted they live in close proximity to the proposal;
- Commented on updated commercial offerings in the proposal;
- Expressed concerns about the overall footprint;
- Identified Buildings Three and Four as primary concerns due to height;
- Opined there is a lack of transition between the proposed buildings and existing homes on Harold Road;
- Suggested stepping or graduating building heights to reduce shadow and sun impacts;
- Raised concerns about traffic flow in the area; and,
- Stated that Baird Road currently operates as a single lane roadway.

5.15. David Lee:

- Commented on the proposal;
- Noted they live in close proximity to the proposal;
- Queried whether the proposal works for the neighbourhood context;
- Stated that residential, commercial, and service traffic is funneled onto a single access via Baird Road;
- Described Baird Road as a functioning as a low-volume, shared-use neighbourhood road;
- Stated the area experiences high pedestrian activity during school hours;
- Emphasized existing localized congestion issues;
- Opined the proposal may magnify current traffic conditions;
- Raised concerns about differences between traffic studies and real world conditions;
- Noted potential limitations in traffic assessments that may exclude key choke points;
- Opined the surrounding road network is already constrained and heavily relied upon;
- Raised concerns about overall scale, access, and safety risks;
- Suggested the need to reassess whether the proposal is appropriate as presented; and,
- Queried whether the proposal reflects the broader public interest.

5.16. Michael Oord:

- Spoke in support of the proposal;
- Opined the scale is appropriate for the town centre;
- Noted the area is highly pedestrian oriented;
- Opined developments like this will encourage walkability and pedestrian activity; and,
- Acknowledged that Lynn Valley will continue to grow and attract more residents.

5.17. Pinar Gheyilan:

- Commented on the proposal;
- Noted they are representing the North Shore Disability Resource Centre;
- Stated they see meaningful value in the proposal;
- Commented on increased housing options for people at different ages and life stages;
- Highlighted enhanced accessibility features in multi-family housing;
- Emphasized the importance of building a more inclusive community;
- Commented on ongoing discussions with the developer regarding accessible local program space;
- Identified this proposal as an opportunity to add community serving spaces;
- Commented on the potential to expand program capacity; and,
- Opined the proposal could improve quality of life for community members.

5.18. Sandra Hancock:

- Spoke in support of the proposal;
- Stated they have seen many of her children's friends move away from the area;
- Emphasized the need for a wider range of housing types on the North Shore;
- Stated they regularly uses services at Lynn Valley Mall;
- Opined the area is in need of renewal and redevelopment;
- Opined the proposal is comprehensive, thoughtful and considerate; and,
- Expressed support for a welcoming space with diverse housing options.

5.19. Bertrand Lamaison:

- Commented on the proposal;
- Noted they live in close proximity to the proposal;
- Commented on growth in the community;
- Opined the scale of the project does not fit with the neighbourhood context;
- Noted significant pedestrian activity along Baird Road, particularly students traveling to and from school;
- Raised concerns about additional traffic on Baird Road;
- Noted potential impacts from three to four years of construction;
- Highlighted concerns about increased movement from construction vehicles;
- Opined a traffic light would not adequately address traffic issues; and,

- Noted that current zoning already permits a mode modest low-rise development aligned with the neighbourhood character.

5.20. Dinah Fast:

- Spoke in support of the proposal;
- Noted they live in close proximity to the proposal;
- Stated that change is inevitable;
- Opined existing retail is underutilized;
- Expressed support for added infrastructure including sidewalks on Baird Road;
- Stated the developer's previous projects have been well received locally;
- Opined the design aligns with Lynn Valley's aesthetic;
- Expressed support for implementing a 30 km/h speed limit on Baird Road;
- Opined it is a missed opportunity that Ross Plaza is not included in the redevelopment; and,
- Requested adding a dedicated right turn signal from Mountain Highway to Lynn Valley Road to improve pedestrian safety.

5.21. Rebecca Towning:

- Spoke in support of the proposal;
- Highlighted the approach to tenant relocation and retention;
- Recognized efforts to minimize displacement and support existing tenants;
- Emphasized prioritization of the current community;
- Noted tenants can remain in their homes until new rental units are ready;
- Opined the relocation strategy is thoughtful and well structured; and,
- Opined this level of care should set a precedent for future developments.

5.22. Shane Lucy:

- Spoke in support of the proposal;
- Emphasized the importance of expanding housing opportunities;
- Noted the need for more housing options to allow people to remain in the community;
- Noted Lynn Valley is a designated town centre appropriate for growth;
- Queried where growth should occur if not in this location near shops and transit;
- Expressed support for the addition of more services, shops, and amenities;
- Opined limiting growth locally may push residents out of the community;
- Opined the proposal aligns with the Lynn Valley plan;
- Opined the development would strengthen the community and support local businesses;
- Expressed support for future generations having local housing options; and,
- Highlighted the importance of downsizing options within the community.

5.23. Patrick Kerr:

- Commented on the proposal;
- Noted they live in close proximity to the proposal;
- Commented on walkability, quality of life, and connection to nature in the neighbourhood;
- Queried whether the proposal places additional strain on an already stressed area;
- Raised concerns about vehicle access to the site;
- Noted Baird Road is heavily used by pedestrians, children, and cyclists;
- Commented on existing traffic pressures;
- Commented on the absence of a continuous sidewalk on Baird Road;
- Referenced the area as a Category Two traffic management concern;
- Raised environmental concerns;
- Noted the arborist report indicates no on-street trees can be retained;
- Stated Hastings Creek is a nearby fish-bearing watercourse that requires protection;
- Requested information on traffic and parking mitigation during and after construction;
- Requested details on how to support the tree canopy;
- Suggested extending the sidewalk along Baird Road from Harold Road to the end; and,
- Queried about expanding Evo Car Share service to Lynn Valley.

5.24. Oleg Lights:

- Commented on the proposal;
- Noted they live in close proximity to the proposal;
- Commented on traffic light options in the area;
- Raised concerns about the sequencing of traffic signals;
- Opined the existing lights are not well coordinated for smooth traffic flow; and,
- Opined the approval be contingent on a corridor level traffic operations review.

5.25. Amar Brar:

- Commented on the proposal;
- Noted they are currently renting in Lynn Valley and values the neighbourhood;
- Stated there are few new, attainable housing options available;
- Opined the proposal addresses a missing middle housing type in the community;
- Highlighted proximity to transit and services; and,
- Emphasized the need for housing for people who want to live and stay in the community.

5.26. Imroz Rupani:

- Spoke in support of the proposal;
- Noted they own and operate a business in Lynn Valley Mall;
- Noted they intend to return once construction is complete;
- Opined higher density is beneficial;
- Noted that more residents within walking distance would support local businesses;
- Emphasized the importance of including commercial retail space in the development;
- Stated there is limited commercial space currently available in Lynn Valley;
- Emphasized the need to maintain adequate parking levels for business viability; and,
- Expressed support for allowing short-term parking for customers.

5.27. Coady Delesalle:

- Spoke in support of the proposal;
- Highlighted a need for more housing in North Vancouver;
- Opined the current housing supply is not meeting demand;
- Opined stopping growth will not solve housing challenges;
- Opined this site as an ideal location for increased density; and,
- Highlighted proximity to nearby transit hubs.

5.28. Don Harder:

- Commented on the proposal;
- Raised concerns about parking on Baird Road and Harold Road;
- Suggested visually softening the edge along Baird Road through setbacks;
- Raised shadowing concerns related to Harold Road;
- Queried whether the design aligns with the existing OCP direction;
- Stated that the area is intended to function as a transition zone;
- Raised concerns about tree loss in Lynn Valley;
- Raised concerns about impacts on local wildlife; and,
- Opined change should be implemented more gradually rather than abruptly.

5.29. Lisa Bains:

- Commented on the proposal;
- Stated that housing options are very limited;
- Stated that rent consumes a large portion of income;
- Expressed support for the idea of purpose built rental housing;
- Highlighted proximity to transit and a pedestrian friendly design;
- Emphasized the importance of meaningful tenant relocation and protection measures; and,

- Opined Lynn Valley is desirable to live in and sees the development as helping make that more attainable.

The meeting recessed at 9:32 p.m. and reconvened at 9:45 p.m.

5.30. Tracy Hughes:

- Spoke in support of the proposal;
- Noted that the infrastructure commitments included are significant;
- Highlighted the proposed 30-foot road dedication from the property for a future rapid bus corridor in Lynn Valley;
- Emphasized the importance of improved transit in Lynn Valley;
- Emphasized the need for enhanced rapid transit infrastructure;
- Expressed support for the addition of a new sidewalk along Baird Road from Harold Road to Ross Road;
- Commented on the inclusion of a new north south pedestrian pathway;
- Opined the changes will make Lynn Valley more walkable and better connected;
- Opined the improvements will enhance safety for pedestrians and cyclists; and,
- Highlighted that substantial investment is being directed towards community serving infrastructure.

5.31. Laurie Townsend:

- Spoke in opposition to the proposal;
- Noted they live in close proximity to the proposal;
- Opined Lynn Valley deserves a better designed proposal;
- Opined it is a missed opportunity to achieve OCP goals without rezoning;
- Opined the proposal is too massive, dense, and tall;
- Opined it does not align with the neighbourhood character and natural beauty;
- Raised concerns about single vehicle access and potential choke points leading to congestion;
- Expressed concerns about pedestrian safety;
- Raised concerns about potential impacts to Hastings Creek;
- Raised concerns about potential loss of bird or pollinator habitats;
- Raised concerns about building height, scale, and transitional design;
- Emphasized the need for buildings to compliment neighbourhood character;
- Suggested stepped building forms as a design approach;
- Opined the proposed buildings would overwhelm adjacent homes;
- Queried why greater setbacks were not provided for homes on the north side; and,
- Raised concerns about loss of sunlight for extended periods during the year.

5.32. Marnie Rice:

- Spoke in opposition to the proposal;
- Noted they live in close proximity to the proposal;
- Opined six storeys is too high for the area;
- Opined the scale is not consistent with neighbourhood character;
- Queried whether infrastructure contributions to the District and TransLink could still be provided under a four or five storey form with setbacks, without rezoning;
- Raised questions related to the Housing Supply Act;
- Raised concerns about Buildings Three and Four;
- Emphasized the need for a design that is appropriate and respectful to neighbours; and,
- Raised concern about the lack of inclusion of the Card House and Ross Road Plaza in the proposal.

At 10:28 p.m. Council considered extending the meeting past 10:30 p.m.

MOVED by Councillor MURI

SECONDED by Mayor LITTLE

THAT the April 14, 2026 Public Hearing regarding Bylaws 8779 and 8780 is authorized to continue beyond 10:30 p.m.

CARRIED

5.33. David Wysota:

- Spoke in support of the proposal;
- Highlighted the value of diverse housing options for long term residents;
- Opined the location is ideal for this type of redevelopment;
- Opined the proposal is thoughtful, balanced, and responsive to key concerns;
- Noted it provides housing options for people wishing to remain on the North Shore;
- Highlighted the importance of downsizing options within the community;
- Opined the proposal will contribute to a stronger and healthier housing market;
- Emphasized the importance of maintaining relationships with developers delivering well-considered projects;
- Noted the redevelopment would replace an older, underutilized space; and,
- Expressed support for the addition of purpose-built rental housing.

5.34. Elaine McHarg:

- Commented on the proposal;
- Noted they are the CEO of the North Shore Community Foundation;
- Highlighted the social well-being benefits of purposeful town centre development;
- Emphasized the significant opportunity for Lynn Valley to provide a mix of housing options;
- Stated the inclusion of unit sizes that appeal to a range of ages and life stages;

- Commented on proposed upgrades to commercial spaces;
- Commented on neighbourhood-focused businesses;
- Commented on the approach taken towards existing residents during the development process;
- Expressed support for the creation of secure and stable long-term housing options; and,
- Suggested the proposal set a new standard of care in development planning.

5.35. Jeff Crowter:

- Spoke in support of the proposal;
- Commented on the current state and condition of Lynn Valley Mall;
- Opined the project provides significant rental and downsizing opportunities;
- Commented on the potential to improve or open access to Hastings Creek;
- Commented on the proposed removal of the left-turn lane from Northbound Lynn Valley Road to Westbound Ross Road; and,
- Opined the site could become the renewed hub of the community.

5.36. Julie Wyrwal

- Commented on the proposal;
- Noted they live in close proximity to the proposal;
- Stated that Lynn Valley residents recognize and expect increased density in the area;
- Highlighted the need for missing middle housing such as townhomes and row homes;
- Identified Buildings Three and Four as primary concerns due to height;
- Raised concerns about shadow impacts on Baird Road; and,
- Referenced a newsletter from Jonathan Wilkinson.

5.37. Deepak Sharma:

- Spoke in support of the proposal;
- Highlighted the need for increased market rental opportunities;
- Expressed a desire to be able to own a home in the neighbourhood like Lynn Valley;
- Commented on walkability and access to nature in the area;
- Stated that purpose-built rentals are currently hard to find;
- Noted that working professionals often have to move away due to affordability challenges; and,
- Emphasized that infrastructure improvements are essential to support growth.

5.38. David Price:

- Commented on the proposal;
- Noted that Lynn Valley currently lacks sufficient rental housing stock for people at different life stages;
- Emphasized the need for housing individuals who want to be part of the community; and,
- Highlighted the importance of creating space for people trying to return to Lynn Valley.

6. QUESTIONS FROM COUNCIL

How much ground floor retail space will be lost?

Staff advised that the proposal includes approximately 11,500 square feet of ground floor commercial and 13,500 square feet of second floor commercial. The total 25,000 square feet proposed is an approximate one to one match of the existing Lynn Valley Mall, which is also configured over two levels.

Staff further advised that the ground floor of the current Lynn Valley Mall is larger than the proposed as the existing mall is approximately 20,000 square feet of ground floor commercial space.

Will all units convert to market rental once the Draycott Gardens residents move out?

Staff advised that the original proposal was for market rental for all 64 units in Building One. Based on input from the public and Council, the applicant is now proposing to secure the 32 rental replacement three-bedroom units at 20% below market in perpetuity.

Staff further noted Canada Mortgage and Housing Corporation (CMHC) stats for District of North Vancouver current market rent is approximately \$4,327 for three-bedroom units in buildings constructed after 2000, therefore 20% below today's market rent would be approximately \$3,461 per month.

Staff further noted these 32 three-bedroom units would be secured at 20% below market, aimed at BC Housing middle-income households. They would be secured in perpetuity with a development covenant and a housing agreement.

What is the total square footage of the property?

Staff advised that the site is 3.5 acres (14,408 square metres).

Why was 1202 Ross Road not included in the project, when it has direct access to the property?

Staff advised that the proposal has been designed to function independently, allowing the Ross Road parcels to be considered at a separate time.

Why would the District not secure the protection of 1202 Ross Road as part of this project?

Staff advised that the Card residence at 1202 Ross Road is not part of the subject site, if in the future that site is up for development, staff would work with the applicant to seek options to protect that residence.

Why was the parkade ramp moved to the east side of the site? Doesn't it make more sense to get cars underground as soon as possible to lower the risk of interaction with internal pedestrians?

Staff advised that several factors informed the new location of the parkade ramp. First, phasing to construct Building One first means the ramp must be accessible from the south lane as the north lane does not connect to phase one and the ramp must be located on the Lynn Valley Mall side of the project. With the angle of the driveway, it was not possible to safely place the ramp closer to Baird Road. By moving the ramp between Buildings One and Two, there is a better resolution of vehicle flow, loading, and garbage staging, as well as leaving a direct route for the town centre pedestrian path.

How will the house at 1202 Ross Road be impacted by the access to the property? Is the driveway being widened?

Staff advised that the house at 1202 Ross Road would not be impacted by this proposal. Widening the lane and adding the sidewalk would take place on the north side of the lane, not impacting this property. Extending the sidewalk to Ross Road would happen within the existing District road allowance, also not impacting this property.

Staff further noted in terms of heritage, the District has limited authority to enforce maintenance of community heritage registered properties such as 1202 Ross Road. As per the *Local Government Act*, the District can only establish minimum standard of maintenance for designated heritage buildings.

Has a shadow analysis been done?

Staff advised that the applicant provided a shadow analysis as part of the presentation to the Advisory Design Panel in September 2025.

What is the set back on Baird Road?

Staff advised that Buildings Three and Four are set back from the Baird property line by 4.5 metres (14.75 feet). The top two floors are set back along the west side of Baird Road frontage by an additional two metres (six feet).

What is the heritage protection on the Card House and what would the impact of Small-Scale Multi-Unit Housing (SSMUH) be on the property?

Staff advised that in terms of heritage, the Card residence is only identified on the register, not a permanently protected heritage resource.

Staff further noted if the heritage resource of Card residence is proposed to be protected as part of the redevelopment of 1202 Ross Road, the applicant can propose many types of in-fill development with additional density rights, commensurate it with effort to preserve the Card residence.

Staff advised in terms of SSMUH, on April 13, 2026, District Council voted not to implement SSMUH as implied by provincial Bill 25. At this time there is no implication of SSMUH on this site.

Staff further noted with SSMUH, the form of density, once applied, has an additional requirement that limits the ability of local governments to preserve and protect heritage properties that are developed in accordance with the densities permitted under the *Local Government Act*. That limitation is both a limitation for the heritage designation as well as the issuance of heritage alteration permits.

When did staff make the decision to no longer include the shadow reports in the public hearing package?

Staff advised that staff initially missed including the shadow study into the additional information binder, it has since been added.

What level of density does this development represent as identified in the Official Community Plan (OCP)?

Staff advised that this development matches with both or either, the Residential Level 6, and Commercial Residential Mixed-Use Level 2, both designations in the OCP. Both are 2.5 Floor Space Ratio (FSR). In terms of amending the OCP, the Draycott Gardens site would be increased from 1.75 FSR to 2.5 FSR, and on the Lynn Valley Mall site, it would be a lateral move from Residential Level 6 to Commercial Residential Mixed-Use Level 2, both permit 2.5 FSR.

Could staff confirm whether any of the contributions associated with this project could be allocated toward restoration of the Hastings Creek trail, should Council choose to direct them in that way?

Staff advised that in terms of the Amenity Cost Charges (ACC) funds collected from this development, Council has adopted the first ACC bylaw which lists six types of amenities that may be considered. These include Karen Magnussen Community Centre expansion, Seymour Maplewood Community Centre, sports fields, public art, arts, culture and library amenities, and childcare facilities. The ACC bylaw is at Council's discretion to amend.

Staff further noted in terms of Development Cost Charges (DCC) funds collected from this development, any spending has to be growth related so depending on the scope of the restoration, if it is driven by growth, Council may direct staff to consider funding the restoration of the Hastings Creek Trail as part of the upcoming DCC projects and budget discussion.

What are the current rents that represent 20% below market rents? How many units does this include? Please provide all current rents from Draycott Gardens residents.

Staff advised that the CMHC stats for District current market rent for three-bedroom units in buildings constructed after the year 2000 is \$4,327. 20% below that current market rent would be \$3,461 per month. Currently, 24 of the Draycott tenants have rents below \$3,461. Overall, the Draycott tenants' rents range from \$1,755 per month to \$4,195 per month.

Are parking spots unbundled?

Staff advised that the project includes one parking space for each strata home. The applicant advised that although it is not yet decided, they believe the parking will likely be unbundled.

How many tenants have indicated interest in returning?

Staff advised that at this time, nine households have provided the Household Needs Assessment forms, with six indicating an early preference to move into Building One, though decisions are not final at this point.

Could staff speak to how we ensure the ground floor commercial spaces support vibrant pedestrian-oriented uses (like restaurants and small retail) rather than lower-activity uses?

Staff advised that permitted uses on the ground floor include animal care services, personal services, restaurant use and retail use. Restaurants and retail are typically expected to be vibrant street-front uses. Personal service and animal care services are also permitted on the

ground floor - these uses are existing tenants in the existing mall. Additional uses are permitted on the second floor but not the first floor.

Although it is not long term, can staff comment about the Construction Management Plan and what is intended for Baird Road where Argyle Secondary School students walk?

Staff advised that the preliminary construction management plan acknowledges large numbers of students using Baird Road. Because construction will be on the east side of Baird Road, and because there are partial sidewalks on the west side of Baird Road, the plan will be to create a safe route for pedestrians along the west side of Baird, separated from the construction activities. This will require signage, barriers, and flaggers due to the number of pedestrians.

Will the trees be planted within the new development become protected trees?

Staff advised that yes, as per the tree protection bylaw, any replacement tree is a protected tree. The District arborist has reviewed the applicants tree management plan and concurs with the consultant report.

Where will all the parking be for the commercial retail, etc.?

Staff advised that the proposal includes a small number of short-term parking spaces on the surface along the driveway. The final number may shift as design progresses but is currently about six parking spaces plus commercial loading. The majority of the parking is provided in the parkade with 52 commercial spaces on the first level of the parkade.

Will the parking lane on the East side of Baird Road include short term parking for delivery services?

Staff advised that the plan for on-street parking or loading along Baird Road has not been finalized yet.

Are all 32 replacement units three-bedrooms?

Staff advised that yes, all 32 units in Building One for Draycott Gardens residents are three-bedroom two-bathroom units.

Staff further noted that all existing Draycott Gardens townhouses are three-bedroom, one and a half bathroom units.

Are any of the existing commercial tenants being offered a first right of refusal for space in the new development?

Staff advised that conversation has been occurring between the applicant and existing commercial tenants and some will return to the new development.

The applicant advised that they have been in conversations with the commercial tenants and they are strongly encouraged to re-locate back. There is one tenant with the first right of refusal which is the liquor store.

What happens to the current businesses? Are they just displaced, Will there be assistance to locate space for them in the community?

Staff advised that the liquor store has first right of refusal and the applicant is happy to speak to the other businesses if they would like to return.

The applicant further noted that they have not offered any assistance to the commercial tenants, nor have they asked at this point.

Regarding the Card house at 1202 Ross Road, the provincial website the province has exempted certain lots including lands with certain heritage designation. Was this address included?

Staff advised that the province exempts certain heritage protected lands from SSMUH, however, that exemption applies only to the formally protected properties, or those secured through a heritage revitalization agreement or designation, as well as a restoration covenant. At the time of the legislation receiving royal ascent in November 2025, the Card house has been and is currently only listed on the heritage register, therefore it would not be exempt unless the additional protection is put in.

7. COUNCIL RESOLUTION

MOVED by Councillor MURI

SECONDED by Councillor MAH

THAT the April 14, 2026 Public Hearing regarding Bylaws 8779 and 8780 is adjourned and will reconvene on Wednesday, April 15, 2026 at 7:00 pm. In Council Chambers of District Hall at 355 West Queens Road, North Vancouver, B.C.

CARRIED
(10:58 p.m.)

The Public Hearing reconvened in the Council Chambers of the Municipal Hall, 355 West Queens Road, North Vancouver, B.C. on Wednesday, April 15, 2026 at 7:02 p.m.

Present: Mayor Mike Little
Councillor Jordan Back
Councillor Betty Forbes (via Zoom)
Councillor Jim Hanson
Councillor Herman Mah (7:08 p.m.)
Councillor Lisa Muri (via Zoom)
Councillor Catherine Pope

Staff: Dan Milburn, Acting Chief Administrative Officer
Genevieve Lanz, Director – Legislative Services and Corporate Officer
Yan Zeng, Manager – Development Planning
Mackenzie Stonehocker, Development Planner
Kaitlin Hebron, Confidential Council Clerk
Jillian Holden, Administration Clerk

Also in

Attendance: Rene Rosa, Senior Vice President of Development, Polygon
Devon Smart, Project Development Manager, Polygon
Peter Fodor, Architect, NSDA Architects
Daniel Fung, Regional Manager, BC, Bunt & Associates
Joseph Chow, Senior Engineer, Bunt & Associates

Mayor Little advised that the purpose of the reconvened Public Hearing was to receive further input from the community on Bylaws 8779 and 8780 and reviewed the established rules of the meeting.

Mayor Little restated that the Public Hearing was reconvened pursuant to Section 464 of the *Local Government Act*. Members of Council, staff, and the public participated in person and via Zoom and the Hearing was being streamed live over the internet and recorded in accordance with the *Freedom of Information and Protection of Privacy Act*.

Mayor Little stated that:

- The opportunity to be heard or provide written submissions was accommodated by speakers having signed up in advance, the details of the Zoom meeting having been provided on the District's website and in the notice of public hearing, and the acceptance of written submissions up until the hearing was closed;
- Speakers would be called from the established speakers list, starting with the person who was speaking at the time the hearing was adjourned, followed by those who had signed up to speak since the hearing was adjourned. At the end of the speakers list, the Chair would call on speakers from the audience;

- Each speaker would have five minutes to address Council for a first time and should begin remarks to Council by stating their name;
- After everyone who wished to speak had spoken once, speakers would then be allowed one additional five-minute presentation;
- Any additional presentations would be allowed at the discretion of the Chair;
- Speakers were reminded to refrain from repeating information from their previous presentations and to ensure all comments remained focused on the bylaw under consideration;
- If a written submission was provided, speakers were asked not to read the entire submission, noting that they could provide a summary or briefly reiterate the highlights;
- All members of the audience were asked to be respectful of one another as diverse opinions are expressed, noting that the meeting was an open and impartial forum for Council to hear everyone's views;
- Council's role at Public Hearings is to listen to the public, not to debate the merits of the bylaw;
- Council may ask clarifying questions during Public Hearings;
- A binder containing documents and submissions related to the bylaw is available for review in hard copy and online;
- Speaking opportunities would be provided for everyone who wished to provide input and the meeting would be continued on a third night, if required;
- At the conclusion of the public input Council may request further information from staff, which may or may not require an extension of the meeting, or Council may close the meeting, after which Council should not receive further new information from the public.

Councillor MAH arrived at this point in the proceedings (7:08 p.m.)

5. REPRESENTATIONS FROM THE PUBLIC (continued)

5.39. Nancy:

- Commented on the proposal;
- Noted they have lived in Lynn Valley for 30 years;
- Emphasized the need for smaller, well-built homes in Lynn Valley;
- Commented on the limited housing options on the North Shore;
- Highlighted the need for homes designed for downsizing;
- Opined the proposal provides options that help families remain in the community; and,
- Opined the development contributes to a more complete community.

5.40. Joanne Angus:

- Spoke in opposition to the proposal;
- Noted they are a tenant of Draycott Gardens;
- Stated their family has lived in the community for many years;
- Stated that some realtors are speaking in support of the proposal;
- Expressed concern that these individuals may directly benefit from the proposal;
- Opined such support is not neutral and does not reflect residents trying to remain in the community;
- Stated homes for sale are priced too high;
- Stated that affordability, rather than supply, is the core issue;
- Noted that rents continue to increase each year;
- Stated many residents are unable to keep up with increasing costs;
- Emphasized challenges faced by people who live and work locally;
- Stated the housing is not affordable for families;
- Raised concerns about vulnerable situations, including families living in trailers and seniors living in cars;
- Opined that transit investment does not resolve underlying traffic concerns;
- Suggested that some buses are currently underutilized;
- Opined the proposal prioritizes profit over people; and,
- Referenced a letter written by her daughter expressing sadness about moving from a townhome to an apartment.

5.41. Denis Agar:

- Spoke in support of the proposal;
- Noted they are the Executive Director at Movement: Metro Vancouver Transit Riders;
- Opined this is the type of development needed in the region;
- Opined the site is a suitable location for the proposal;
- Commented on proximity to nature and access to transit along Lynn Valley Road; and,
- Highlighted the importance of preventing renter displacement.

5.42. Michelle King:

- Spoke in opposition to the proposal;
- Noted they live in close proximity to the proposal;
- Expressed support for the need for more diverse housing and affordable housing options in Lynn Valley;
- Commented on potential benefits including improved accessibility features;
- Stated they do not support the proposal in its current form;
- Queried whether the proposal adequately responds to housing needs;
- Stated the decision will significantly shape the future of the neighbourhood;
- Opined Lynn Valley deserves a better approach to redevelopment;

- Requested an analysis of current and future housing needs in Lynn Valley;
- Raised concerns about whether units will actually be affordable;
- Emphasized the need for alignment with the OCP which was developed through community consultation;
- Suggested OCP changes should be community driven rather than developer driven;
- Opined that even with setbacks, the two six-storey buildings create an abrupt transition in scale;
- Opined the proposal does not reflect Lynn Valley's character or community context;
- Queried the need for a new transit hub existing so close to the existing one on 27th Street;
- Suggested integrating the proposed rapid bus with the existing hub;
- Opined the traffic study does not reflect real day to day conditions; and,
- Opined adding sidewalks will not address concerns.

5.43. Shannon Chang:

- Spoke in opposition to the proposal;
- Stated they do not support the proposal in its current form;
- Opined it is not the right fit for the area;
- Expressed support for increased density in walkable locations;
- Stated the proposal concentrates density directly within the town centre rather than around it;
- Raised concerns about impacts to existing residents;
- Commented on potential downsides such as smaller living spaces, loss of yard space, and construction disruption;
- Highlighted concerns about increased noise, reduced privacy, and loss of independence;
- Stated they would like to see more commercial space included;
- Emphasized the need to increase overall community value;
- Suggested the development should create a destination people will want to visit;
- Opined that parking fees could discourage regular visitation;
- Raised concerns about added pressure from commercial traffic; and,
- Opined stronger community benefits should be delivered as part of the project.

5.44. Stephanie Wilson:

- Spoke in support of the proposal;
- Noted a shortage of rental housing in Lynn Valley;
- Emphasized that eviction, particularly demolition related, can be life altering for tenants;
- Raised concerns about the negative impacts of demolition evictions;
- Opined that low density sprawl limits access to green space;

- Emphasized the need to be mindful of land use in a natural setting;
- Opined the proposal is modest in densification and uses land efficiently;
- Opined the scale is appropriate for a town centre;
- Opined that improved walkability can help reduce traffic;
- Opined that increasing housing supply may reduce commuting for local workers;
- Expressed support for increased availability of shops and services;
- Raised concerns about high rates of housing insecurity and homelessness; and,
- Emphasized the need for housing options for both aging residents and younger generations to remain in the community.

5.45. Fred Asari:

- Commented on the proposal;
- Noted they are the owner and operator of Lynn Valley Meats;
- Stated they are one of the longest standing tenants in the mall;
- Stated they are an active community member, supporting and participating in local events;
- Requested a formal written agreement from Polygon confirming right of return post construction;
- Stated they are seeking fair and equitable compensation consistent with other tenants;
- Requested coverage of relocation costs;
- Noted an anticipated construction period of 18-24 months;
- Raised concerns about insufficient parking allocation;
- Emphasized the need for adequate customer parking to sustain business operations; and,
- Requested clarity on the timeline for the start of Phase One.

5.46. Brian Higgins:

- Commented on the proposal;
- Stated that people want to remain in their community;
- Highlighted limited options beyond single family homes;
- Opined this proposal helps address missing middle housing needs;
- Expressed support for the opportunity for new residents to join the community;
- Opined the development will benefit the broader neighbourhood;
- Expressed support for continued growth and change in the area; and,
- Highlighted the importance of both market and non-market housing options.

5.47. Alan McCammon:

- Commented on the proposal;
- Noted they live in close proximity to the proposal;
- Raised concerns about the scale of the buildings;
- Raised concerns about potential impacts on traffic and pedestrian safety;
- Suggested revisiting zoning to better align with OCP principles, including more gradual and sensitive transitions;
- Raised concerns with the traffic study's baseline data, describing it as limited;
- Stated that accurate forecasting requires strong baseline data;
- Commented on Polygon's ownership of the 1202 Ross Road heritage property;
- Opined the District and developer missed an opportunity to approach the Ross/Baird area more holistically; and,
- Raised concerns about the consideration of impacts on Lynn Valley Centre tenants.

5.48. Julie Coles:

- Commented on the proposal;
- Noted they live in close proximity to the proposal;
- Expressed support for the preservation of trees at the front of the Draycott Gardens site;
- Emphasized the need for townhomes and condos to address missing middle housing;
- Opined large internal garden space may be less critical given surrounding natural areas;
- Opined the site design could better address shadowing and green space integration;
- Raised concerns about traffic and parking, noting Baird Road is too narrow near the Ross Road entrance for two-way flow;
- Raises concerns about increasing density without a clear plan to address traffic and congestion;
- Opined the proposed aesthetic does not align with the neighbourhood character; and,
- Suggested a more neutral design palette instead of stark black and white tones.

5.49. Marnie Rice SPEAKING FOR A SECOND TIME:

- Spoke in opposition to the proposal;
- Noted they remain opposed after hearing from staff and the applicant;
- Emphasized the need to prioritize feedback from Draycott Gardens residents;
- Commented on the affordability crisis on the North Shore;
- Stated densification is inevitable;
- Suggested OCP changes should be community driven rather than developer driven;
- Recommended reconsidering the height of Buildings Three and Four;
- Suggested exploring smaller scale development options;

- Requested extended sidewalks along Baird Road to the cul de sac;
- Expressed support for preserving and revitalizing the Card House at 1202 Ross Road;
- Emphasized the importance of maintaining the cedar tree canopy;
- Suggested optimizing traffic light coordination in the area; and,
- Suggested additional access points in and out of the site.

5.50. Joanna Lasoka SPEAKING FOR A SECOND TIME:

- Spoke in opposition to the proposal;
- Opined that several speakers in support appear to be professionals who may directly benefit from the development;
- Emphasized that residents bear the long-term impacts of development decisions;
- Suggested public input should be considered in context, including potential interests behind it;
- Raised concerns about the proposed removal of the left-turn from Lynn Valley Road onto Ross Road;
- Stated this is a key access route for local residents;
- Opined removing the turn will redirect traffic onto other residential streets, increasing congestion;
- Raised concerns about potential negative impacts on nearby businesses;
- Commented on possible economic consequences of traffic changes;
- Queried whether decision makers and developers rely on alternative transportation modes themselves; and,
- Expressed concern about perceived pressure on residents to shift to biking.

5.51. Julie Wytrwal SPEAKING FOR A SECOND TIME:

- Commented on the proposal;
- Opined there is a bias toward prioritizing transit in planning decisions;
- Highlighted the need to consider broader and critical infrastructure;
- Raised concerns about school capacity, noting local schools are already full;
- Highlighted existing congestion at the Ironworkers Memorial Second Narrows Crossing;
- Queried whether increased bus service will meaningfully reduce congestion;
- Commented on “circles of impact” from the proposal;
- Stated the first circle is immediate neighbouring residents;
- Stated the second circle is the broader Lynn Valley community; and,
- Emphasized the need to consider impacts across all affected groups.

5.52. Shannon Chang SPEAKING FOR A SECOND TIME:

- Commented on the proposal;
- Raised concern that there is no guarantee units will be affordable after completion;
- Noted potential loss of service and customer parking;
- Stated these impacts are difficult to fix after the fact;
- Raised concerns about traffic being redirected onto other streets;
- Opined additional traffic signals alone will not resolve congestion issues;
- Opined proposed compensation does not adequately address anticipated impacts;
- Acknowledged that the current Lynn Valley Mall site is outdated and in need of renewal; and,
- Opined redevelopment can proceed without requiring an OCP amendment.

5.53. Michelle King SPEAKING FOR A SECOND TIME:

- Commented on the proposal;
- Raised concerns regarding commercial tenants;
- Opined Council should provide stronger, meaningful support for existing businesses;
- Stated there is no clear certainty that current tenants will be able to return post development;
- Emphasized that new businesses should not come at the expense of existing local ones;
- Opined chain businesses do not contribute strongly to local identity;
- Opined it is a missed opportunity to achieve OCP goals without rezoning;
- Requested stronger protective measures for commercial tenants;
- Suggested future planning should consider inclusion of Ross Plaza if this proposal is not approved;
- Requested disclosure requirements for public speakers regarding any affiliation with the applicant; and,
- Emphasized the need to consider residents who are unable to walk or bike significant distances.

5.54. Julie Coles SPEAKING FOR A SECOND TIME:

- Commented on the proposal;
- Raised concerns about the proposed removal of the left-turn from Lynn Valley Road onto Ross Road; and,
- Opined it will create confusion for drivers; and,
- Raised concern about increased congestion on surrounding streets.

5.55. Joanna Lasoka SPEAKING FOR A THIRD TIME:

- Commented on the proposal;
- Raised concerns about the proposed removal of the left-turn from Lynn Valley Road onto Ross Road; and,
- Stated this is a key access route for local residents.

5.56. Michelle King SPEAKING FOR A THIRD TIME:

- Commented on the proposal;
- Commented on current zoning regulations;
- Noted that existing zoning permits mid-rise buildings;
- Noted that mid-rise is typically defined as under five-storeys;
- Queried how RM3 or RM5 zoning would permit six-storey buildings;
- Noted that current commercial access to Lynn Valley Mall is from Lynn Valley Road;
- Stated that existing access does not create significant issues;
- Suggested maintaining commercial access from Lynn Valley Road; and,
- Suggested implementing split access to reduce pressure on residential streets.

5.57. Shannon Chang SPEAKING FOR A THIRD TIME:

- Commented on the proposal;
- Requested clarification on the number of existing service parking spaces on site;
- Queried the differences between first and second level commercial parking; and,
- Requested information on total parking supply and breakdown by level.

5.58. David Wysota SPEAKING FOR A SECOND TIME:

- Referenced their professional background as context for his earlier comments;
- Noted his interest is living in the community;
- Clarified they are not affiliated with the developer; and,
- Emphasized that perspectives from individuals in the industry can still reflect genuine community viewpoints.

6. QUESTIONS FROM COUNCIL

Is 1202 Ross Road three or four lots? What are the implications on that property if SSMUH is approved?

Staff advised that the Card house at 1202 Ross Road consists of four parcels, however, this property is not part of the current application.

Staff further noted, to clarify comments from last night, because 1202 Ross Road is currently zoned RM3 (Multi-Family Residential Zone 3), which is not a single-family zone, the provincial SSMUH framework does not apply to that property. Any redevelopment potential would be

determined through the existing multi-family RM3 zoning, or a rezoning process, or a heritage revitalization agreement.

Can you provide further clarification on the shadow studies?

Staff advised that the applicants have provided an updated shadow analysis which has been included in the public hearing materials. The updated document is based on the same 3D model as the previous document with an additional axonometric view, so it is easier to understand the shadow impacts on properties to the north.

From the feedback we have heard, there were suggestions for Polygon to reduce the heights of Buildings Three and Four from six-storeys to four-storeys. Can the applicant comment on the implications and trade offs of doing that?

The applicant advised that they have been working on the properties for five years and have been working with District staff to look at multiple different options for this development. The applicant further advised that within the OCP, six-storeys is permitted for the Draycott Gardens site and up to 12-storeys are permitted for the Lynn Valley Mall site.

Can staff confirm that the parcel on Lynn Valley Road and Baird Road is 3.5 acres? And that the FSR of 2.5 is for both parcels?

Staff advised that the total of the two parcels together is 3.5 acres and the proposed FSR for both parcels is 2.5.

People have brought up "rent increases". Are the existing tenants not subject to annual, allowable increases as set by the Residential Tenancy Branch?

Staff advised that yes, the existing Draycott Gardens tenants are subject to annual rent increases as per the Residential Tenancy Branch.

The ground floor commercial is planned for ten units, can this be increased?

Staff advised that the ground floor commercial space is tentatively divided into ten Commercial Retail Units (CRU). While each CRUs could be larger or smaller depending on the tenants space needs, the overall ground floor commercial footprint (of approximately 11,500 square feet) cannot be significantly increased due to the Lynn Valley Road dedication and driveway geometry. In terms of CRU size, the average proposed is approximately 1,150 square feet, which is typical for local businesses. If a larger tenant such as a restaurant is interested in opening in the development, realigning the demising walls between the CRUs or combining the CRUs can be easily done to accommodate this use.

Approximately when are we anticipating occupancy of Phase One? (if approved)

The applicant advised that anticipated occupancy of Phase One would take place approximately 24 months after construction begins.

Staff has reported that the commercial retail is one to one, but half of the space is on the second floor which removes 50 % the mix of main floor space, I understand that we need more retail space based on the zoning presentation, however how is that goal being reached when we are removing half?

Staff advised that the District's Economic Development Strategy calls for a range of commercial employment spaces including both retail and office spaces, which this proposal includes. While the proportions between first and second floors are different than the existing mall which is primarily one level, the proposal is a one-to-one replacement of the existing commercial spaces, allowing some tenants to return as well as a variety of new businesses to come into the development and serve the neighbourhood.

Within the lower mainland, is staff aware of any "relocation" package for commercial tenants?

Staff advised that they are only aware that the City of Vancouver has a Commercial Tenant Assistance Program which offers information for relocation planning and decision making for commercial tenants. The City of Vancouver's Commercial Tenant Assistance Program does not provide relocation packages or financial compensation, it reflects the broader framework in British Columbia where commercial tenancies are governed by private lease agreements and contracts law, meaning any compensation of relocation support must be negotiated directly between the tenant and landlord.

Staff further advised that the *Local Government Act* outlines a general prohibition of local governments providing assistance for businesses.

Approximately when are we anticipating occupancy of Phase One?

Staff advised that approximately 24 months after construction starts and the time of constructing starting will depend on the development permit and building permit process.

How does the project at Baden Park, MSP, on almost double the size of the lot, 6.5 acres, at 1.37 FSR, compare to this project at only 3.5 acres, with 2.5 FSR?

Staff advised that the total density for Baden Park on Mount Seymour Parkway is 1.37 FSR, a total gross floor area of 373,862 square feet, and a site size of 6.5 Acres. Staff further advised that the total density for 1246 Lynn Valley Road is 2.5 FSR, a total gross floor area of 388,391 square feet, and a site size of 3.5 acres.

Are staff recommending removal of the left turn from Northbound Lynn Valley Road to Westbound Ross Road?

Staff advised that removal of the left turn is only one of the mitigation measures currently contemplated to improve the existing traffic issues experienced by residents in the area. These measures are based on vigorous parking and traffic analysis, and they follow the Institute of Transportation Engineers best practices. The current road design only provides storage for a single vehicle turning left onto Ross Road, or into mall access, which results in vehicle rear-ends, sticking into through lanes in both directions on Lynn Valley Road. However, the recommended traffic mitigation measures are subject to further analysis by the District's transportation department and will be further reviewed as the project progresses.

The applicant advised that they have tested a number of scenarios and the assessment shows that the removal of the left turn on Ross Road to Lynn Valley Road positively responds to area and would improve traffic, efficiency and safety.

How many community meetings were there in regard to this application?

Staff advised that in October 2025 an in-person public information meeting was held at Ross Road elementary, and at the same time a two-week virtual public information meeting was held online. Prior to that public meeting, the applicant held two tenant information meetings with the Draycott Gardens tenants in September 2025, and in March 2026 the applicant held additional tenant information meetings for the Draycott Gardens tenants.

Can staff confirm that the OCP amendment is because the application is asking for the same density in a 12-storey building into a six-storey building?

Staff advised that the OCP amendment is because the application is asking for the same density in a 12-storey building into a six-storey building. The OCP designations outline density, but not height. In the OCP, the development permit guidelines do speak to height, and a low-rise building has a height of six-storeys or lower, which applies to the Draycott site. In addition, the OCP indicates that a mid-rise building is up to 12-storeys.

Staff further advised the Lynn Valley Town Centre Flexible Planning Framework anticipates five-storeys on the proposed sites.

How many surface parking spaces are there currently and what is the difference of the original ratio and the application?

Staff advised that they will bring back an answer at Second and Third Reading.

Is Council encouraging commercial on second floor of new developments to promote vibrant retail on the first floor?

Staff advised that yes, this is one of the reasons to provide additional commercial on the second floor, beyond the reason of just additional employment space.

7. COUNCIL RESOLUTION

MOVED by Councillor HANSON

SECONDED by Councillor BACK

THAT the April 14, 2026 Public Hearing regarding Bylaws 8779 and 8780 is closed;

AND THAT “District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8779, 2026 (Amendment 62)” is returned to Council for further consideration;

AND THAT “District of North Vancouver Rezoning Bylaw 1463 (Bylaw 8780)” is returned to Council for further consideration.

CARRIED
(9:04 p.m.)

CERTIFIED CORRECT:



Confidential Council Clerk