

RE IMAGINE CAPILANO

Capilano Mall has proudly served the North Shore for over 50 years as a vibrant community hub, offering a diverse range of shops and services. Now, as we plan for the future, we're excited to explore how Capilano Mall can continue to grow and evolve to meet the changing needs of the community. QuadReal is committed to engaging closely with residents to gather insights and help shape our vision for the future of this site.

We would like to respectfully acknowledge that Capilano Mall and the City of North Vancouver are located on the traditional and unceded territories of the Skwxwú7mesh (Squamish) and Səłílwətał (Tsleil-Waututh) Nations who have lived on these lands since time immemorial.

We would like to express our gratitude to the Squamish and Tsleil-Waututh Nations. We value the opportunity to learn, live, and share experiences on this traditional territory.

The Future of Capilano Mall

Today's Public Information Meeting is an **applicant-led engagement event**. This is not a City of North Vancouver event.

THE PURPOSE OF TODAY'S EVENT IS TO:



Share what we
heard at our last
engagement event



Introduce the design
concept and proposed
programming for the
future development



Seek feedback from you
ahead of the detailed
Official Community Plan
amendment application

About QuadReal Property Group



WHO IS THE OWNER OF CAPILANO MALL?

QuadReal Property Group is a global real estate investment, operating and development company headquartered in Vancouver, British Columbia. Its assets under management are \$85 billion. From its foundation in Canada as a full-service real estate operating company, QuadReal has expanded its capabilities to invest in equity and debt in both the public and private markets. QuadReal invests directly, via programmatic partnerships and through operating platforms in which it holds an ownership interest.

QuadReal seeks to deliver strong investment returns while creating sustainable environments that bring value to the people and communities it serves. Now and for generations to come.

QuadReal: Excellence lives here.



WHY IS QUADREAL CONSIDERING THE FUTURE OF CAPILANO MALL NOW?

Capilano Mall is over 50 years old. It's time to consider the site and determine how it can better suit the needs of residents of the City of North Vancouver and the North Shore into the future. QuadReal is committed to proactively engaging with residents to help inform and guide the future of the site.

Get in Touch with Us

As a part of our ongoing efforts to ensure a collaborative and inclusive process, we, along with City of North Vancouver staff, are consulting with a range of stakeholders, including local First Nations, community organizations, and residents. Today's event is an opportunity to engage with the public as an essential stakeholder group.

If you would like more information or if there are any questions we are unable to answer today, please reach out to the following contacts:

FOR GENERAL PUBLIC INQUIRIES:

Project Team

info@reimaginecapilano.com
604.731.9053

City of North Vancouver

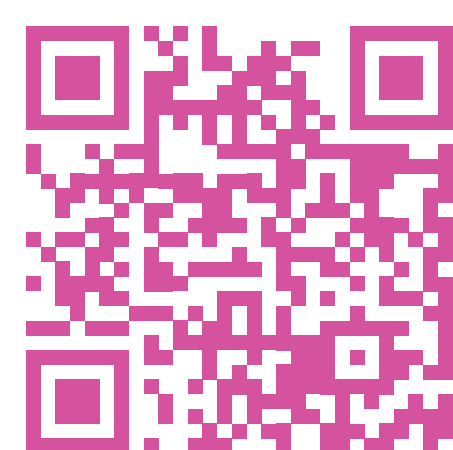
Matthew Menzel | Planner 3
planning@cnv.org
604.982.9675

FOR RETAIL TENANT QUESTIONS:

Main Contact:

Emily Kim | General Manager
capmallgs@quadreal.com
604.990.2923

Please share your feedback with us! The comment period is open until January 10, 2025.



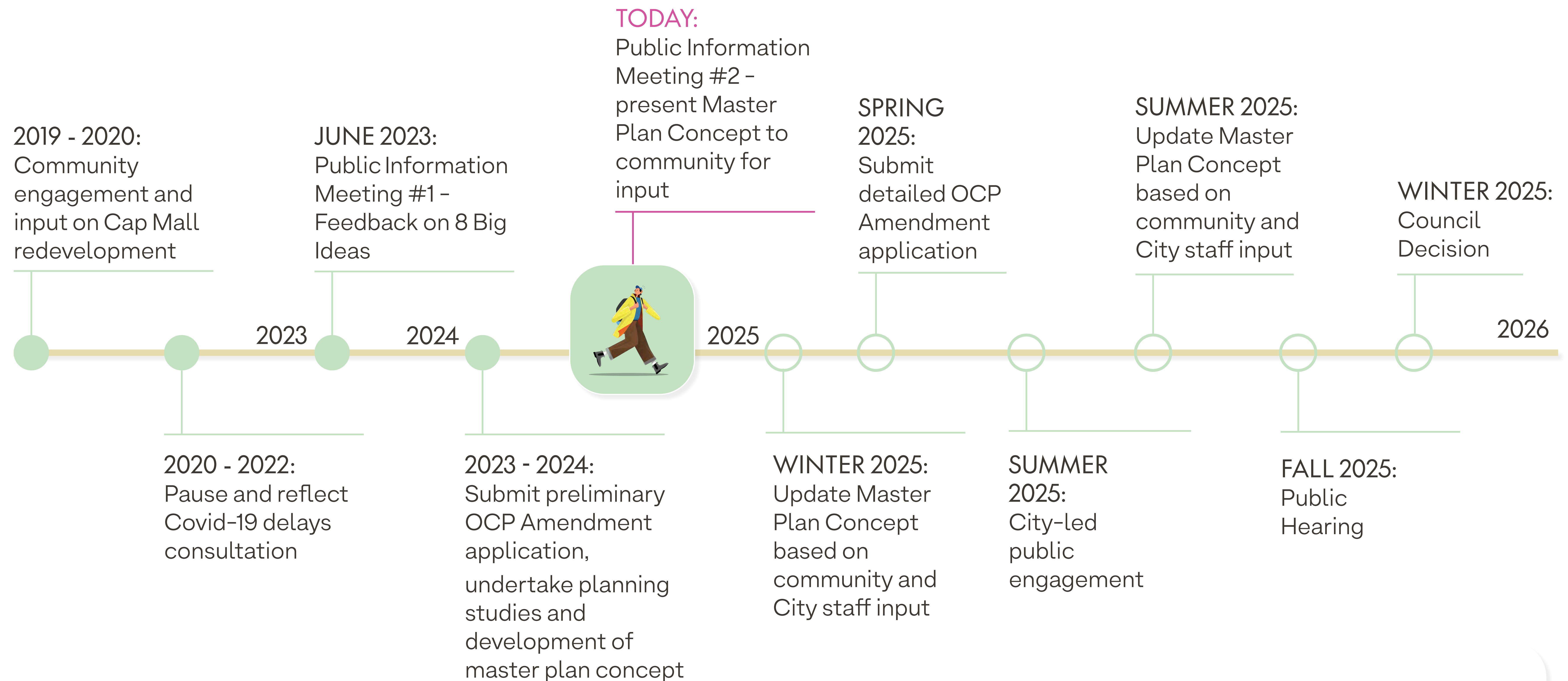
SCAN ME

You can also share your feedback online at:
www.reimaginecapilano.com

On Instagram and Facebook @shopcapilanomall

Where We've Been & Where We're Headed

This project will require an Official Community Plan Amendment. A detailed application is anticipated to be submitted to the City of North Vancouver in Q2 2025.

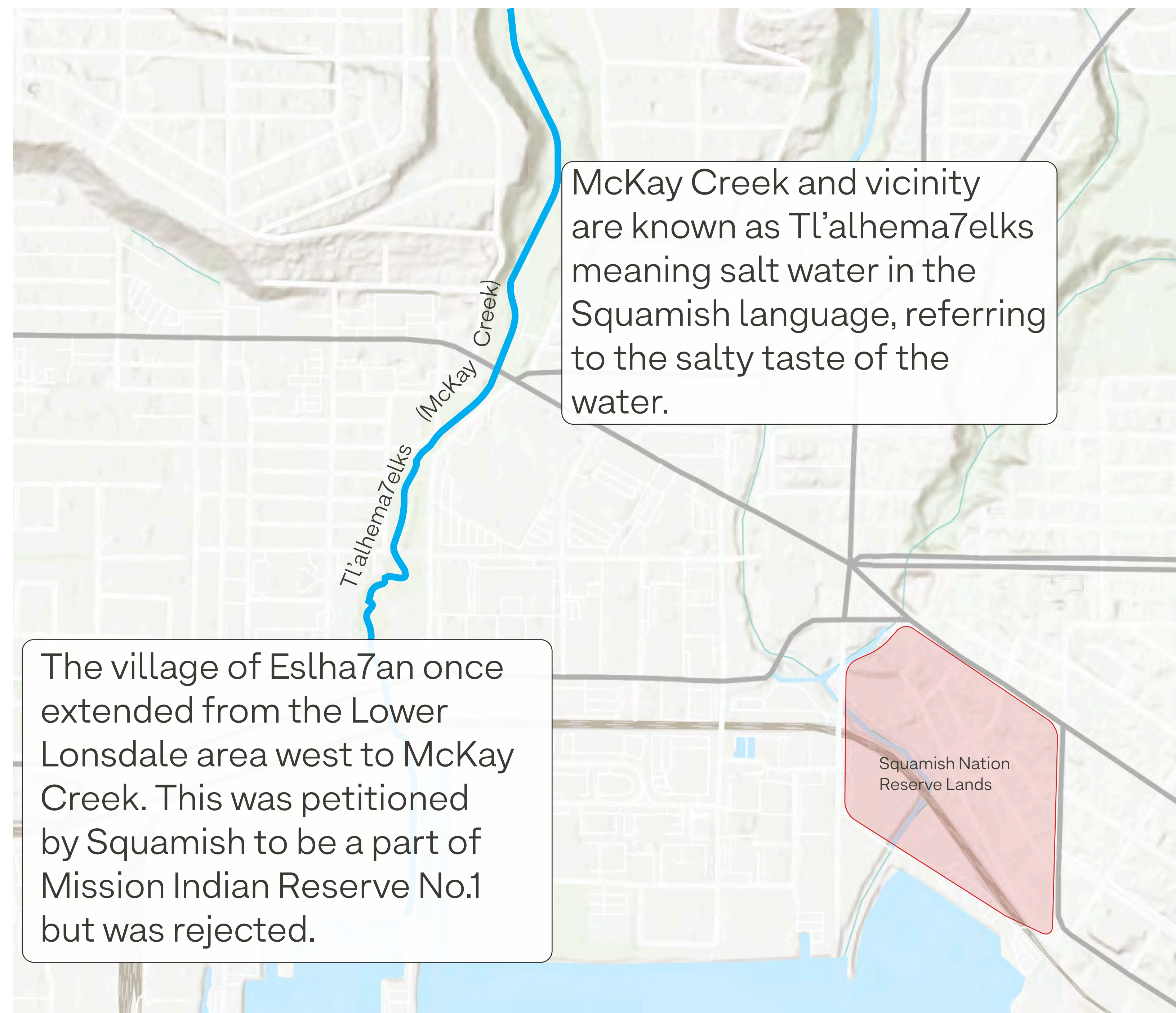


WANT TO RECEIVE PROJECT UPDATES?

Sign up to receive email updates by visiting www.reimaginecapilano.com. Or scan the QR code with your smart phone and click the link.

Area History

Early consultations have been held with the Squamish Nation, and moving forward, the City of North Vancouver will lead further conversations with both the Squamish Nation and Tsleil-Waututh Nation to ensure their perspectives are fully integrated into the project. These discussions are essential to honoring the history and cultural significance of the land as we shape the future of the area.



Group of Squamish men at Eslha7an (Mission Reserve), with newly-made canoe, circa 1912. NVMA 26-3-5

Squamish People used the area with seasonal camps, living in temporary tents made of woven bullrush, cattail, and tulle reeds. They historically resided in permanent post and beam timber frame longhouses East and West of McKay Creek in the nearby villages of Eslha7an and Xwmelchstn.

Squamish People were recorded in this area in June 1867 by oblate priest Father Lejacq. They resided in the area until the 1930s.

Antoine John had a house on the east side of McKay Creek in the 1860s.

Oxen were used by Squamish People to log the area.

This information has been prepared by Xalek/Sekyu Siyam, Chief Ian Campbell, for Capilano Mall's engagement purposes. For more information, please reach out to the project team.

Area History: the Name Capilano

The name Capilano is the anglicized version of Kiyaplanexw. It is an ancient name held in high esteem.

Chief Kiyaplanexw Siyam resided in both Xwmelchstn (present day Capilano reserve), and Musqueam.

The ancestor Kiyaplanexw was affluent and shared his wealth during the times of glaciation (ice ages), to help the people survive. Kiyaplanexw is known as a great warrior with many accounts of him mobilizing warriors to repel invading northern tribes.



In 1906 Chief Joe S7aplek Capilano along with Cowichan Chief Charley Isipaymilt and Secwepemc Chief Basil David journeyed to England to address King Edward VII to discuss Indigenous rights and title. They also asked that the banning of the potlatch be lifted. The trip failed as Squamish people were systematically removed from their homelands and relegated to reserves, and the banning of Native ceremonies and gatherings was not lifted until 1951.



Chief Joe Capilano and his wife Lixwelut Mary Capilano were ambassadors, business leaders, and historians of the Squamish Nation.

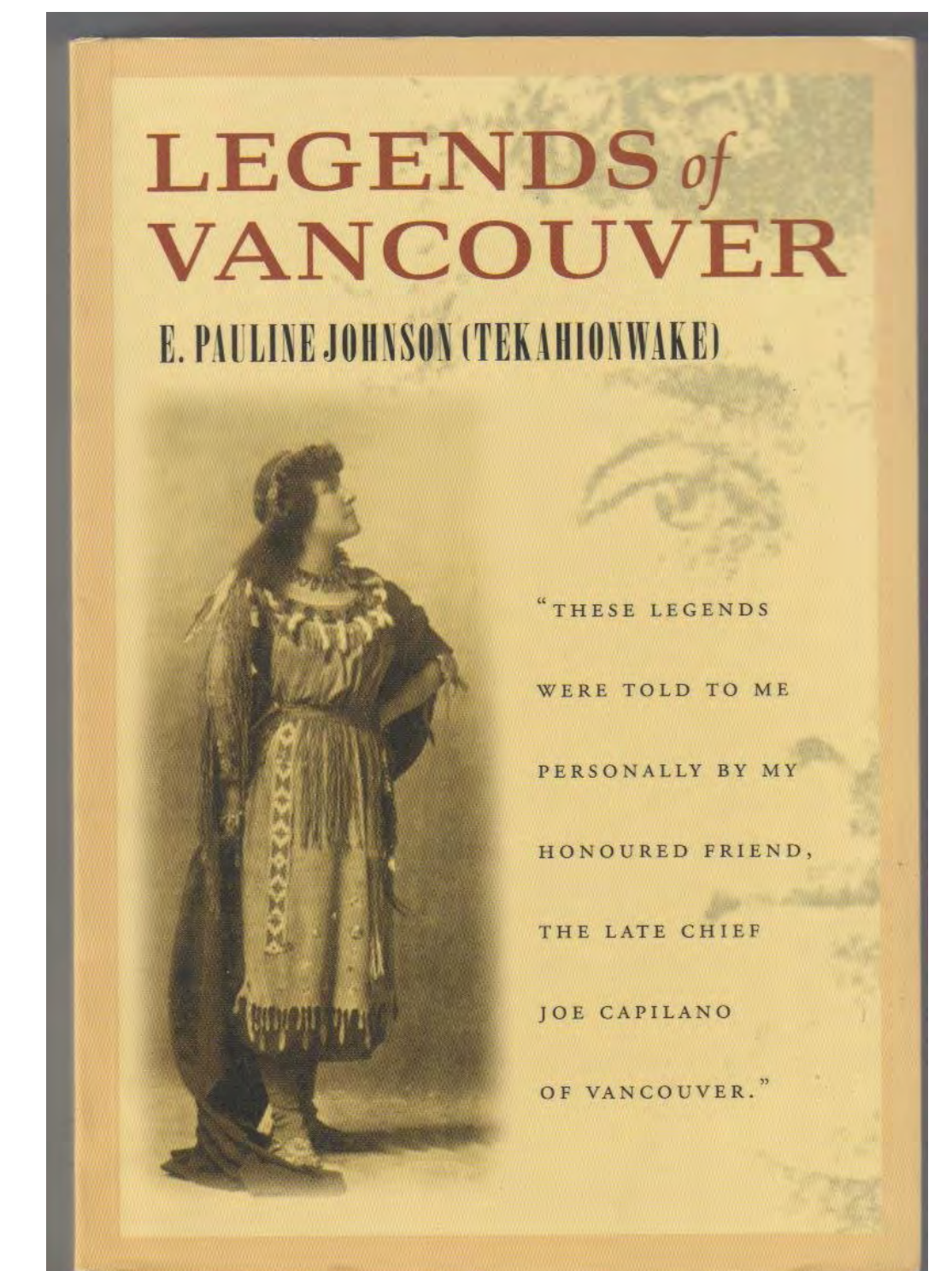


Mrs. Mathias Joe, Mrs. Mary Capilano and Chief Mathias Joe and others during visit of King George VI and Queen Elizabeth [1939]. City of Vancouver Archives, AM73-51-1-1-1: CVA 6-108.

Chief Joe Capilano also worked at Moodyville sawmill in North Vancouver.



Moodyville Sawmill Co., 1882-1900 NVMA 6604



Chief Joe Capilano and Mary Capilano shared ancient mythology with author Pauline Johnson who published "Legends of Vancouver".

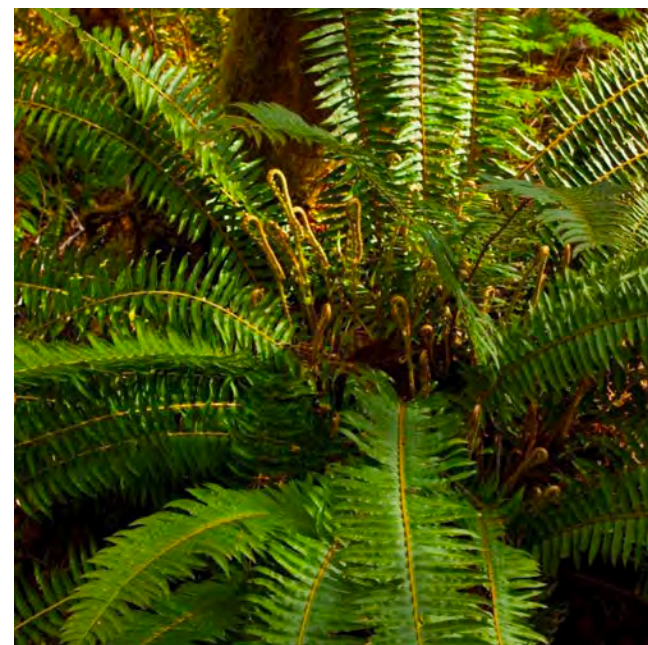
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Area History: the Ecology

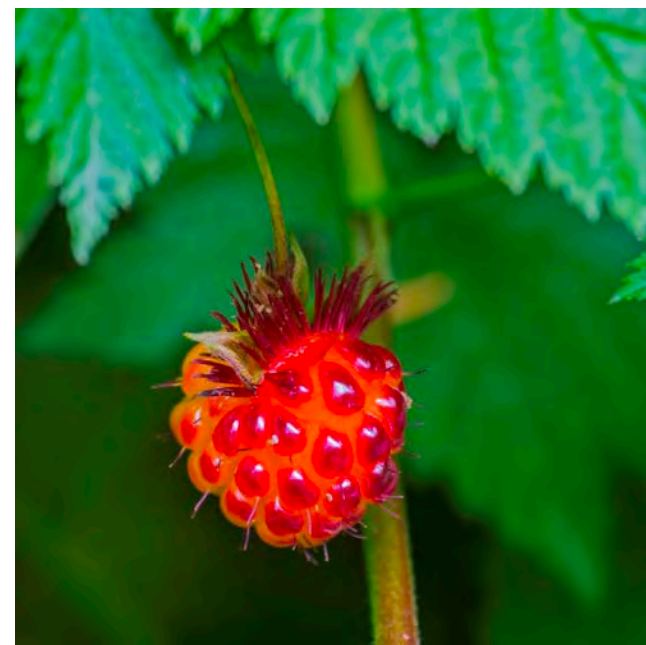
The area was used for gathering natural resources such as plants and medicines, hunting of small game, and fishing. Waterfowl was harvested from the estuary of McKay Creek as well as through the creek corridor.



Image A26465 Courtesy of the City of Vancouver Archives Mrs. Chief George (Ce-qual-lia / Se-qual-yah) cooking salmon over open fire at No. 3 Reserve, North Vancouver, BC (c. 1940).



Sword Fern (tsxálem)



Salmon Berry (tyetwán)

Shellfish harvested: Clams, Cockles, Oysters

Mammals hunted and trapped: Muskrat, otter, black tailed deer, bob cat, cougar, black bear, elk.

Berries picked: Blackberries, salmon berries, huckleberries, thimble berries, salal berries.

Plants utilized: ferns, skunk cabbage, iron wood, vine maple, alder, beauty bush.

Fish caught in McKay Creek: Coho, pink, and chum salmon, as well as steelhead.

In the estuary: seals would be hunted as well as a variety of fish such as flounder, cod, smelt, herring, pilchard.

Ducks and birds harvested: grouse, mallard, geese, wigeon, teal, wood duck, ring necked, merganser, goldeneye, harlequin. A multitude of other birds also inhabited the area.

Frogs, snakes, salamander, would all be common here.

Squamish people utilized resources throughout their territory, following natural cues such as the return of monarch butterflies signifying the return of Spring salmon to their waters. Also, it signifies the Squamish new year when the frogs come out of hibernation and start to sing, calling the little fish species back to our waters in the February and March moons.



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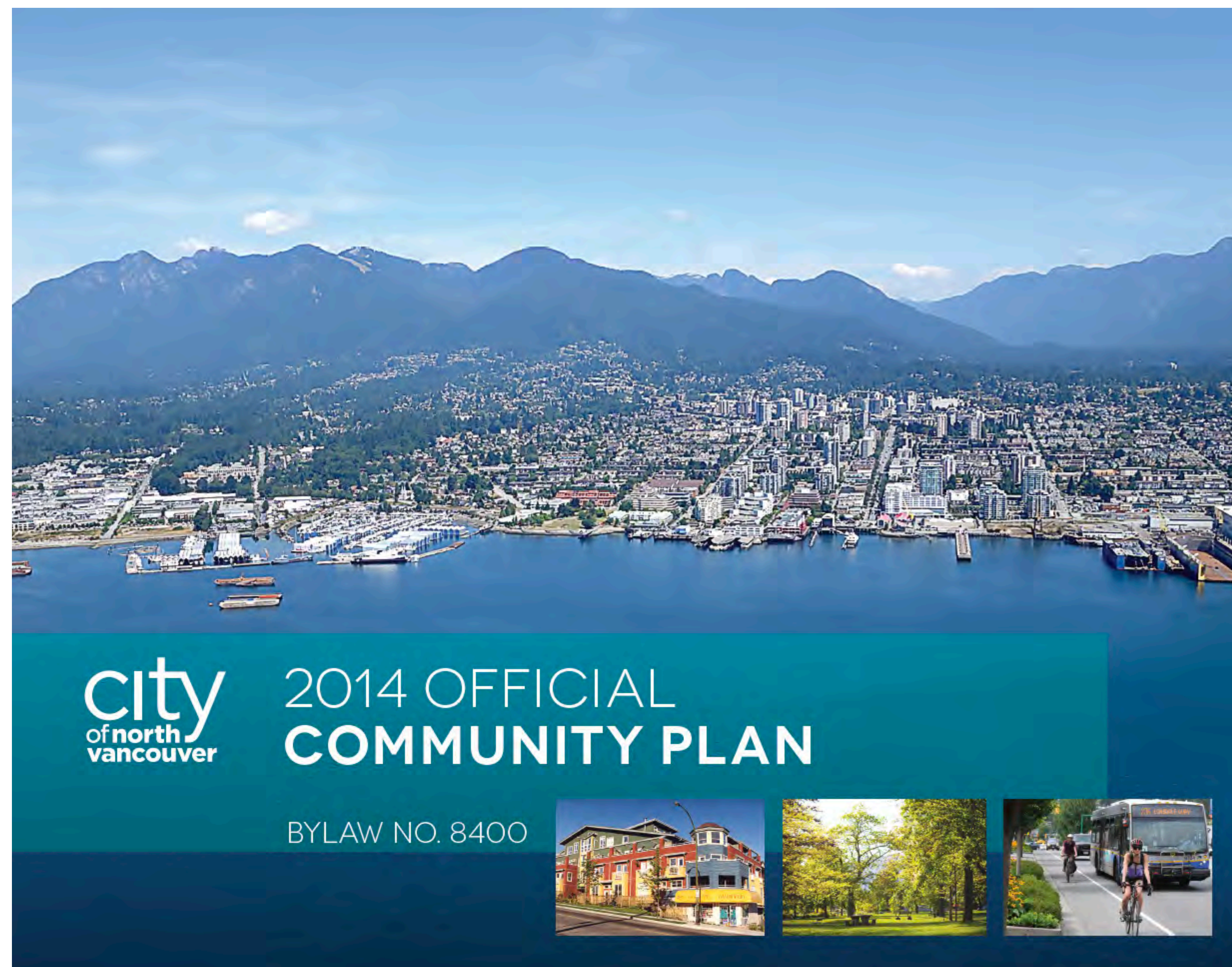
Existing Local Context



Planning Context

There are several key policy documents that will help shape the future redevelopment of the Capilano Mall site.

CITY PLANS



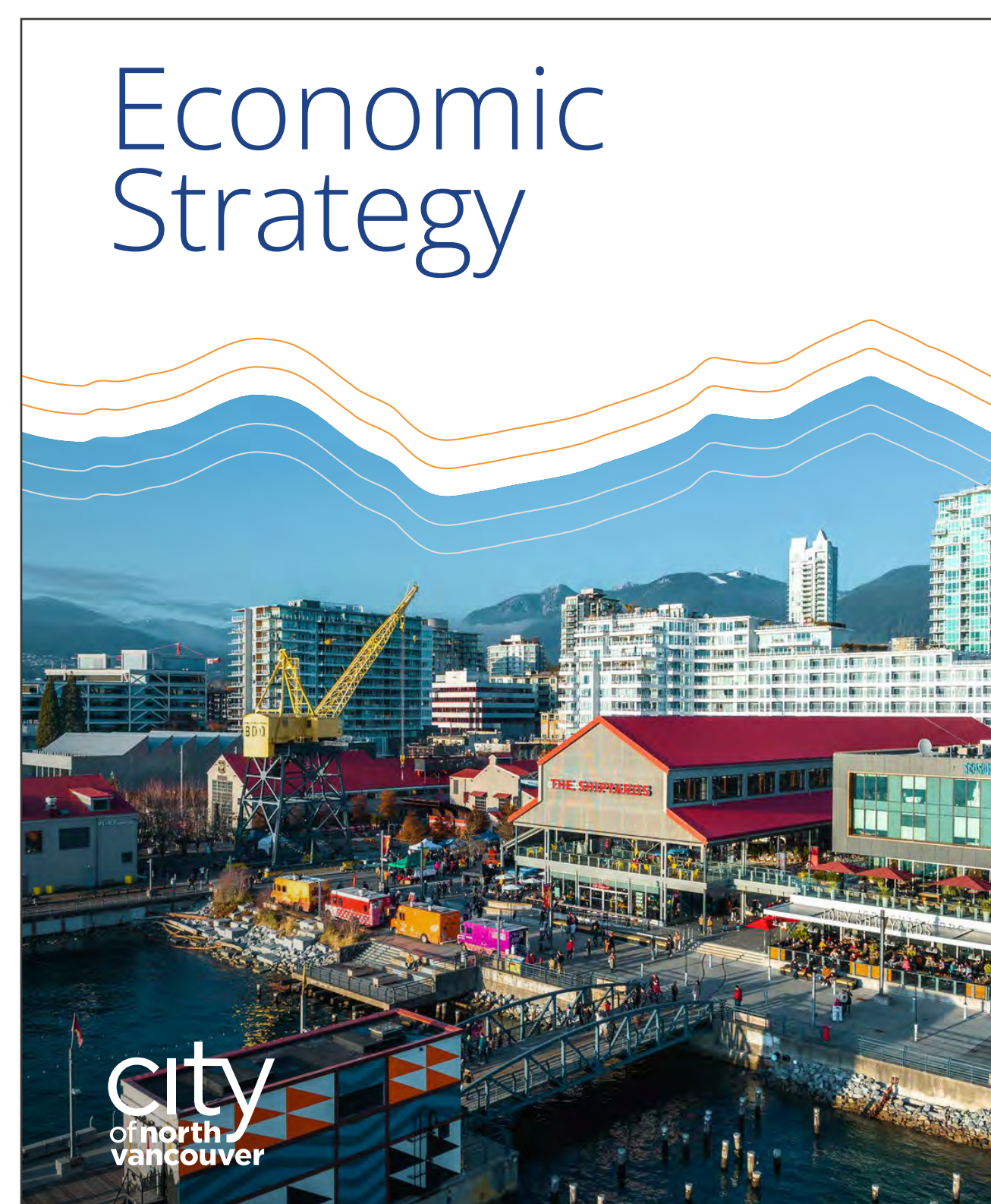
The Official Community Plan (OCP) seeks to create complete and compact communities that are diverse, accessible, resilient, creative, and healthy, serving residents of all ages and backgrounds. The OCP provides for growth and change along the Marine Drive corridor where Capilano Mall is located.

We will work with City staff to ensure that as we ReImagine Capilano, we are considering all relevant policies, including:

- Council Policies
- Interim Housing Needs Report (in progress)
- Council Strategic Plan (2022 - 2026)
- Economic Strategy (2024)
- Metro 2050
- Integrated North Shore Transportation Planning Project (INSTPP) & Transport 2050
- Community Wellbeing Strategy (2024)
- Climate & Environment Strategy (2024)
- Mobility Strategy (2022)
- Community Recreation Strategy (2020)
- Sports and Recreation Facility Plan (in progress)

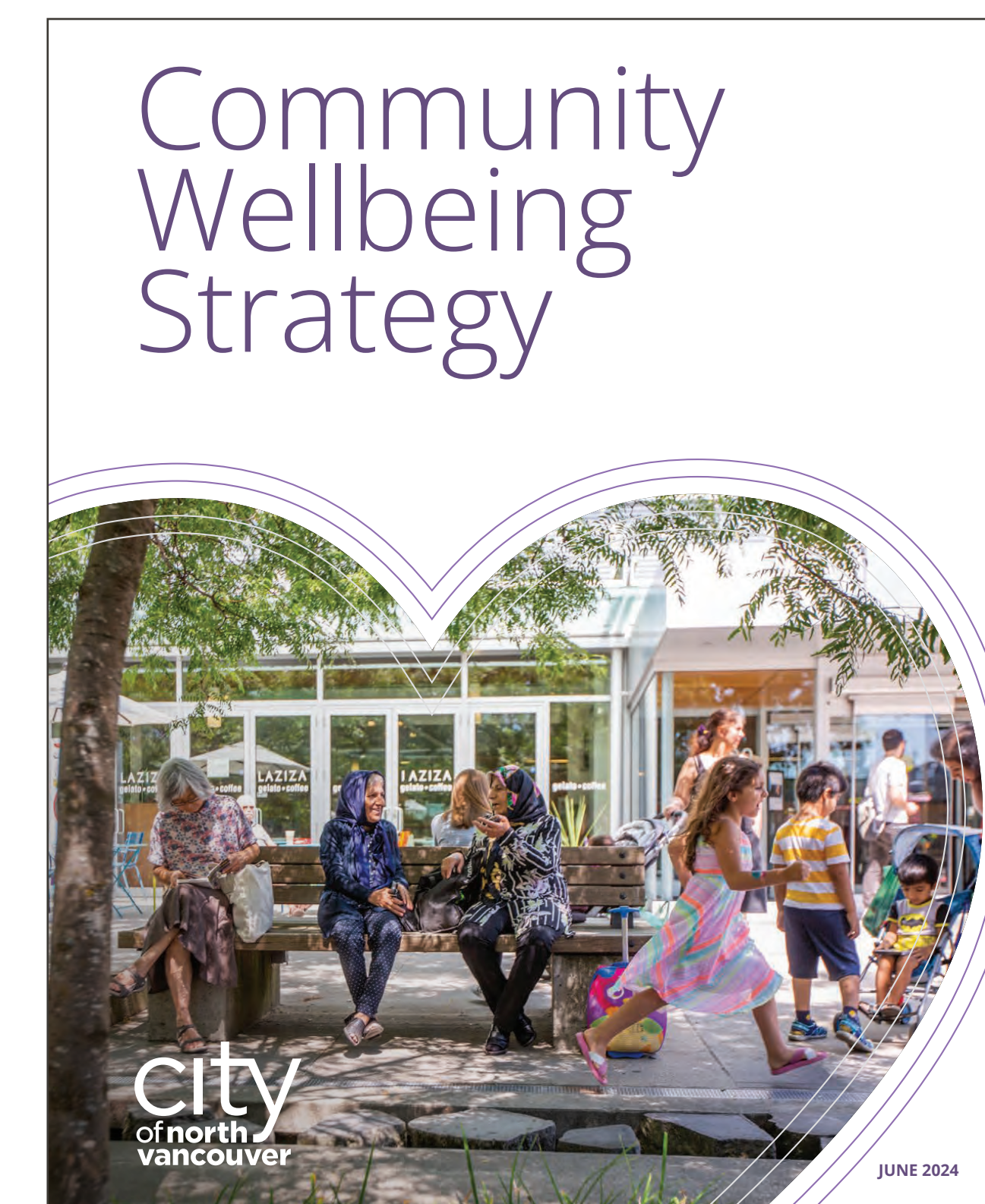
Planning Context

WE ARE RESPONDING TO THESE KEY CITY STRATEGIES BY:



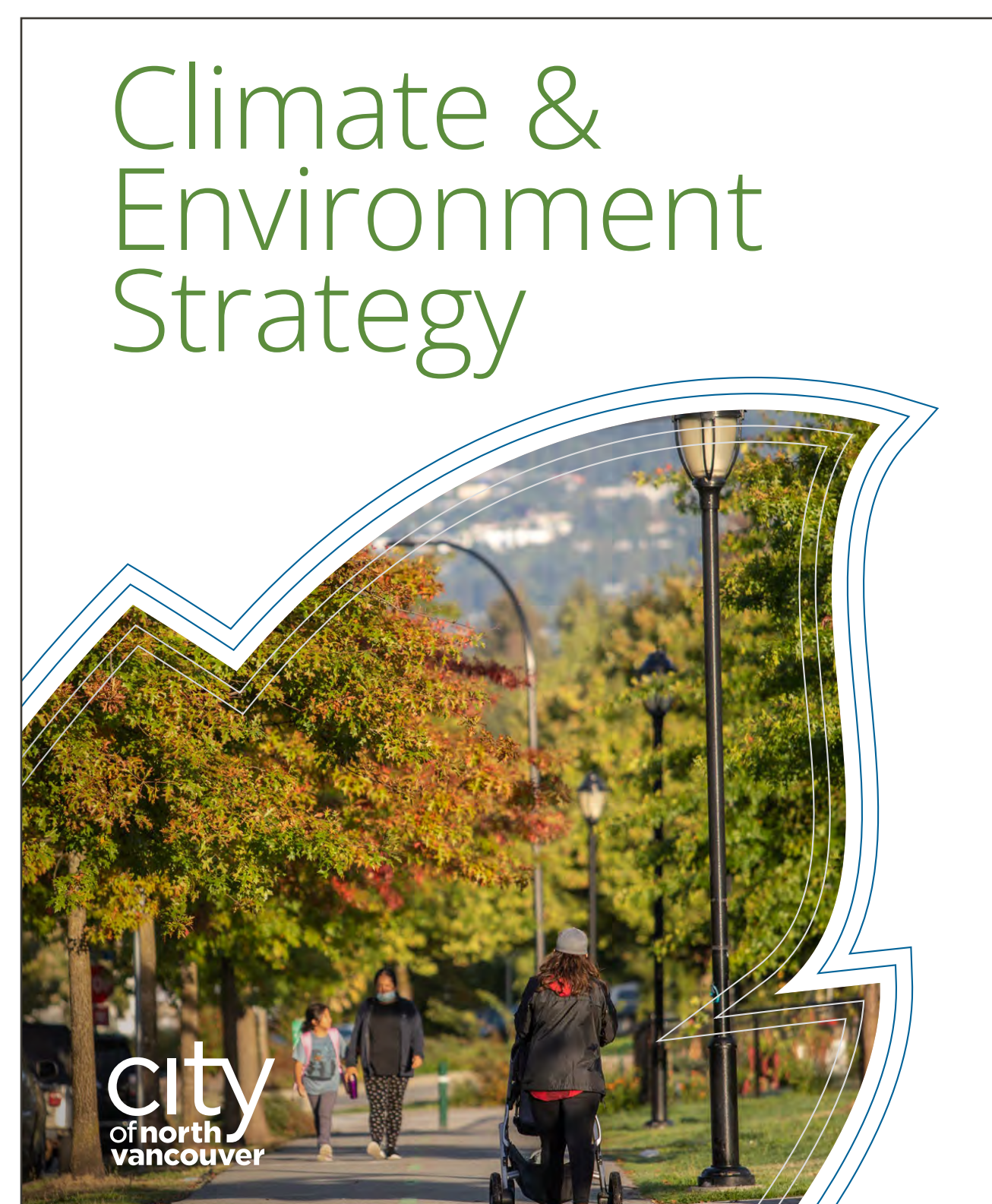
ECONOMIC STRATEGY (2024):

- enabling economic spaces that meet the needs of businesses and the community
- supporting the local economy through improvements to public spaces
- promoting future-focused and sustainable growth



COMMUNITY WELLBEING STRATEGY (2024):

- adding parks, recreational opportunities, and buildings with diverse amenities
- including below market and/or supportive housing



CLIMATE & ENVIRONMENT STRATEGY (2024):

- proposing to increase the urban tree canopy
- proposing to shift to active modes of transportation



MOBILITY STRATEGY (2022):

- providing “transit-oriented development” by linking to the future rapid transit corridor along Marine Drive
- allowing for mode-shifting on-site
- encouraging alternatives to car based travel

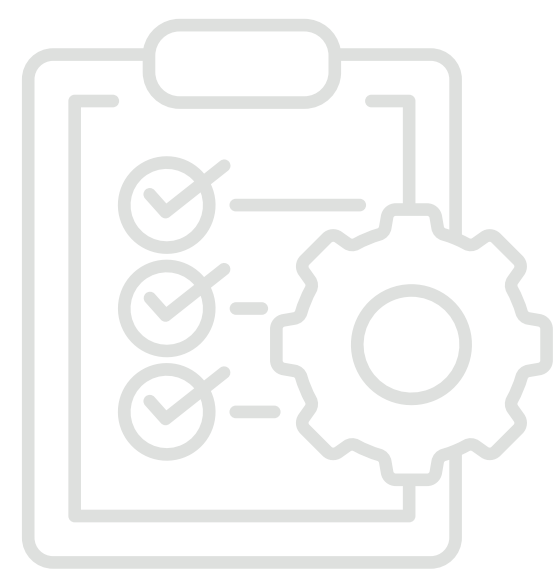
How did we get here?

In addition to incorporating area history, context, city policies and priorities, there are several inputs that have informed our plans and the initial ReImagine Capilano design concept:



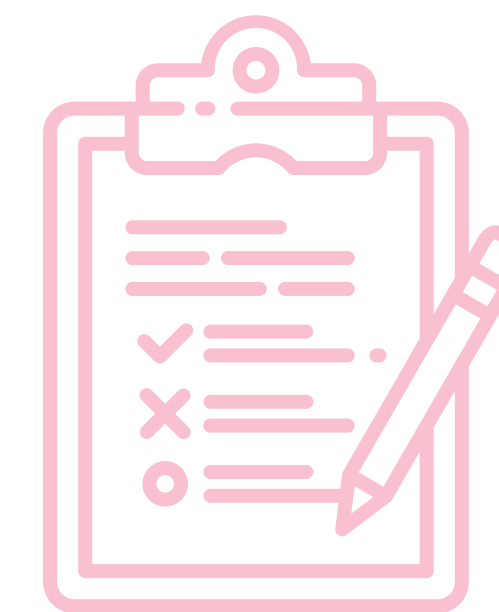
COMMUNITY INPUT

- Over 1,000 + conversations with community members, neighbours, mall patrons, businesses, community associations and stakeholder groups since 2019



QUADREAL'S VISION & PRIORITIES

- Vibrant Town Centre / City Gateway
- Transit-Oriented North Shore Hub / Walkable Community
- Mixed-Use Residential and Innovative Employment
- Active Public Realm and Gathering Place
- MacKay Creek Integration
- Meaningful Sustainability Initiatives
- Community Uses and Resources



NEEDS ASSESSMENT

- Sports and Recreation Facility Plan (In Progress)
- Capilano Mall Redevelopment (land use studies, Draft, by QuadReal and Dialog) including:
 - Surrounding Land Use
 - Community Amenity Analysis and Needs Assessment
 - Housing Needs
 - Preliminary Retail Impact Assessment
 - Preliminary Employment Lands Impact Study

Our Shared Vision

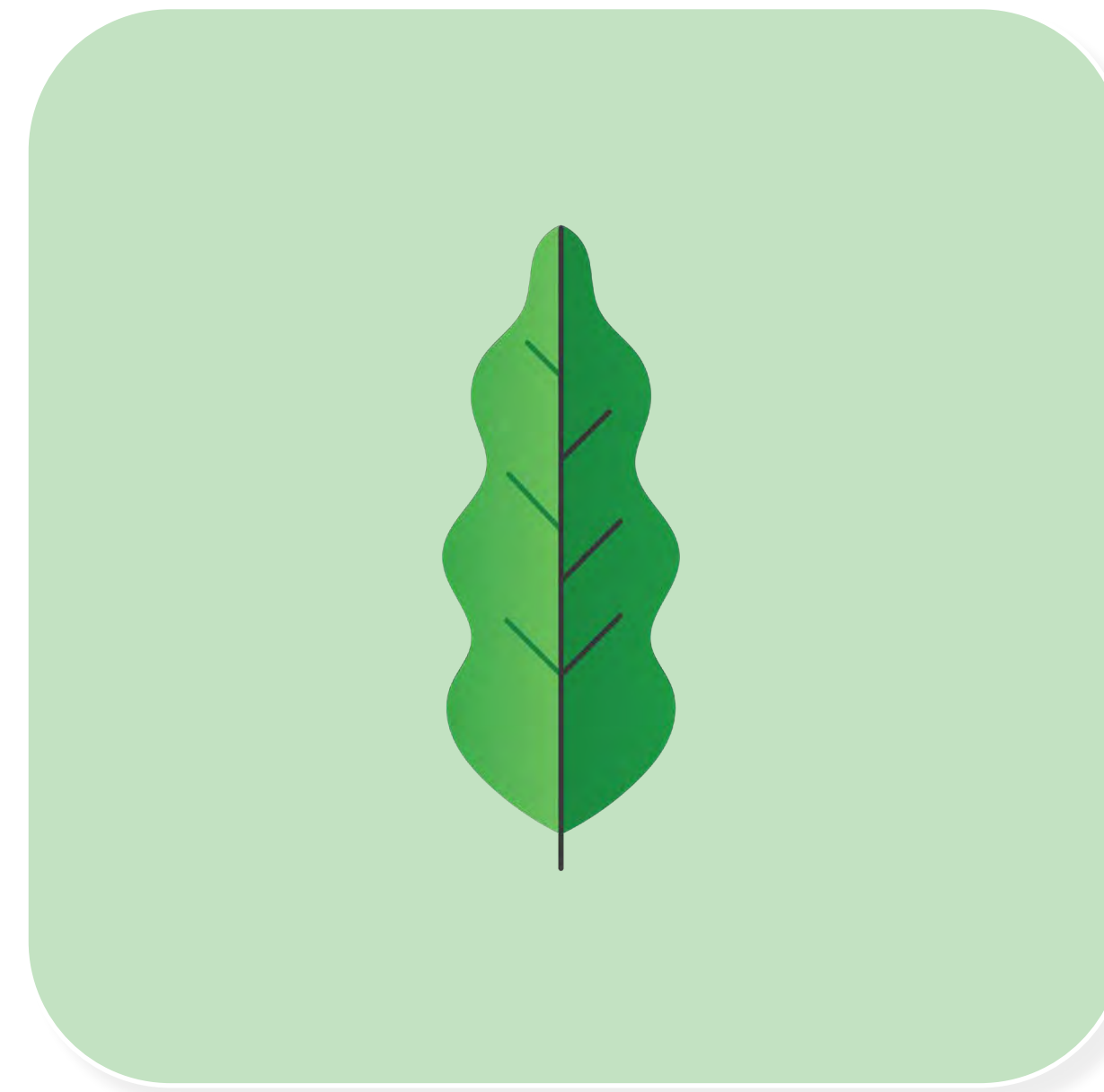
OUR SHARED VISION FOR REIMAGINE CAPILANO WILL GUIDE THE DESIGN PROCESS.



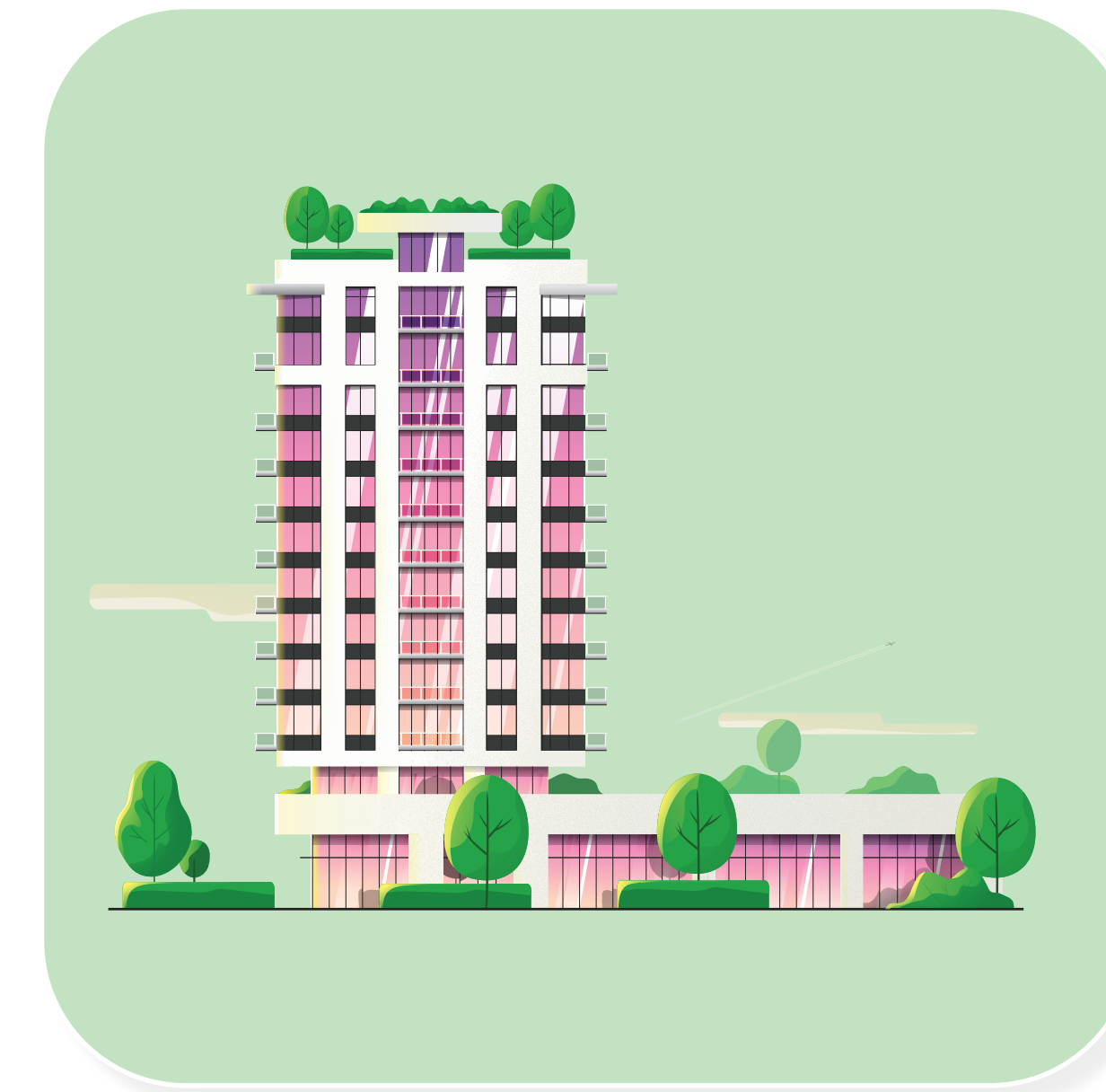
ReImagine Capilano is a complete community that is uniquely “North Shore”. It is a transit-oriented gateway to the city with nature at its doorstep.



ReImagine Capilano will see a transformation of the western gateway to the City of North Vancouver. It will create an inclusive, transit-oriented, and complete community. The area will be a unique destination for families, renters, workers, First Nations, and business owners on the North Shore.



ReImagine Capilano will be designed with sustainability in mind, targeting carbon reduction and better integration with the surrounding environment. We will explore smart design and building technology, and eco-friendly features to support a healthier, more sustainable ecosystem.



ReImagine Capilano will be a mixed-use, urban neighbourhood. The area will host a wide variety of housing types, commercial opportunities, and open spaces.



ReImagine Capilano will be united by two distinct neighbourhoods connected by a comprehensive public realm that includes a mix of streetscapes, parks, plazas, and green links. It is where residents and visitors will come to live, shop, eat, and play; a new gathering place for the North Shore.

Our 8 Big Ideas Have Guided Us



#1 - VIBRANT CITY GATEWAY

Capilano's location near the City's western border with the District of North Vancouver means it can become a new gateway and announce the start of a more urban stretch of Marine Drive.



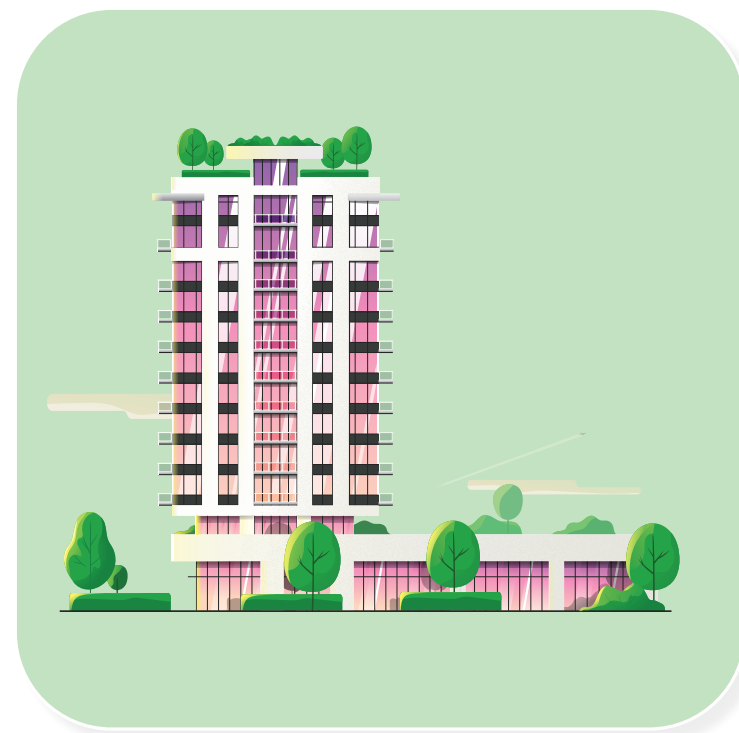
#2 - CONNECTED NORTH SHORE HUB

The City's priority to connect development with future rapid transit ensures that Capilano will become a transit-oriented community designed to reduce reliance on cars for both residents and visitors.



#3 - ALWAYS A DESTINATION

Given the scale and scope of Capilano's transformation, the redevelopment will include a strategy to ensure that Capilano remains a vibrant destination – a place to visit, even in the short term.



#4 - INNOVATIVE HOUSING & EMPLOYMENT

Relmagine Capilano can provide a variety of housing types and tenures, as well as new employment opportunities. This approach will provide North Shore residents with greater access to goods and services close to home, supporting a more convenient and connected community.



#5 - GATHERING & PUBLIC REALM

Relmagine Capilano is anchored by a strong public realm and open space network. Providing both parks and plazas, the future Capilano will aim to create a new gathering destination for the North Shore.



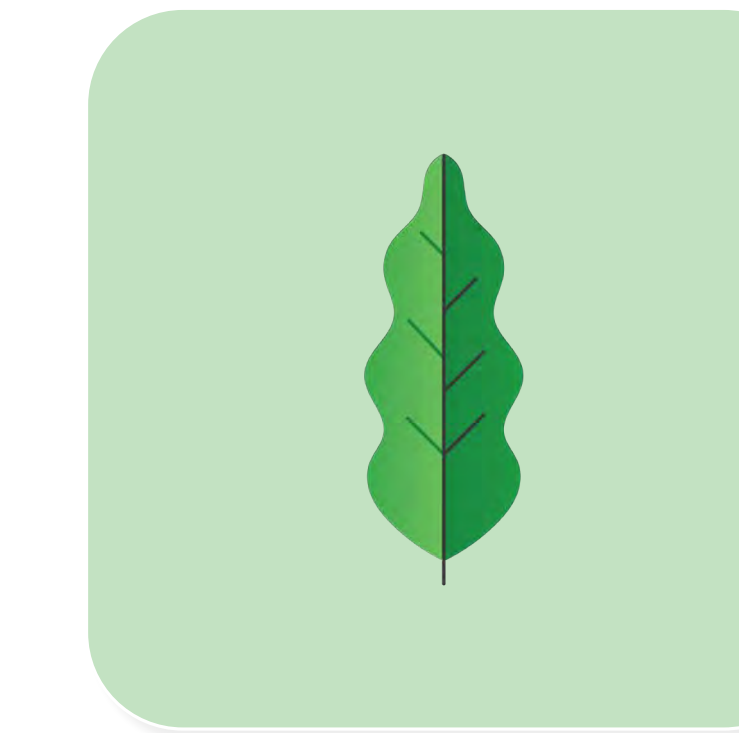
#6 - SUPPORTING THE COMMUNITY

The future of Relmagine Capilano will be one that supports the local community, providing a series of goods and services for residents of the North Shore. It will also celebrate diversity and the arts through possible unique contributions to the City.



#7 - CREEK INTEGRATION

MacKay and Mosquito Creeks are important watercourses that are close to Capilano. There is great opportunity to create meaningful connections to nature, along with outdoor recreational spaces that enhance the area's natural beauty and accessibility.



#8 - MEANINGFUL SUSTAINABILITY

With climate change and urban resilience being two major drivers for the future planning of our cities, Relmagine Capilano will aim to push the boundaries in terms of sustainable solutions to our built environment. Where possible Relmagine Capilano will prioritize nature-based solutions.

What We Heard From You About Our 8 Big Ideas

This feedback – along with City of North Vancouver policies, area history and context, a needs assessment, and our priorities for the site – have helped shape our initial design concept.

Vibrant City Gateway

- There is a need for a catalyst, innovative project in the City of North Vancouver that makes a statement.
- The future draft design for the project should incorporate and celebrate First Nations arts and culture.

Connected North Shore Hub

- Connecting bike and pedestrian infrastructure to the rest of Marine Drive network is a priority.
- Interest in and support for a pedestrian-oriented project.

Always a Destination

- A diversity in dining options that bring people together (e.g. cafes, breweries) are a big driver in making a place a destination.
- Desire for entertainment options and a smaller, unique retail spaces.

Innovative Housing & Employment

- Strong support for a range of housing options, including for sale, rental, and more below market rental.
- Walmart is an important fixture in the community and serves many people.

Gathering & Public Realm

- Pedestrianized spaces are important and desired by the community.
- Many participants were also excited about the opportunity for gathering near the creek.

Supporting the Community

- General agreement that this is an important big idea for the future site.
- Some shared their concern with over-saturating certain service uses in this area.

Creek Integration

- There was a lot of support for this big idea.
- Some participants shared that this offered an opportunity to integrate Indigenous history and knowledge.

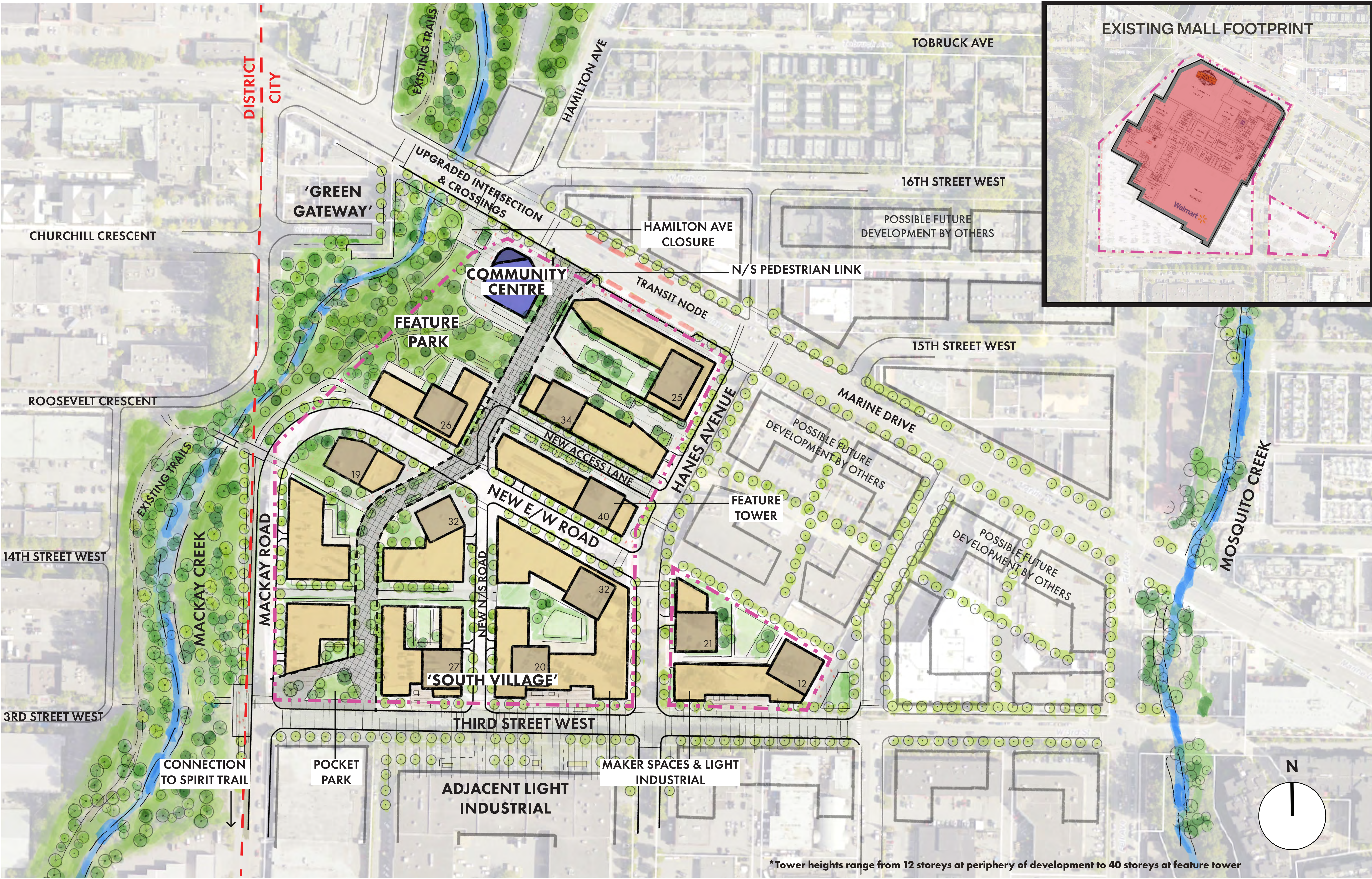
Meaningful Sustainability

- There was general support from the community on this big idea.
- Some participants mentioned the importance of switching to mass timber over concrete building materials.

Proposed Site Plan



TELL US WHAT YOU THINK:
Place a sticker on the spaces you like most on the proposed site plan!



Conceptual Sketch



Total Site Area	16.5 acres
Density	4.0 FSR (floor space ratio)
Number of Towers	11 Towers
Range of Tower Heights	12- 40 storeys
Open Space	52.4% of site
Public Park Space	~1.5 acres
Community Centre	20,000 - 30,000 sq ft
Residential Area	~2,784,000 sq ft
Total Homes	~3,100 homes
Rental Homes	30% of homes
Mid Market Rental Homes	10% of rental homes
Retail/Commercial Area	152,000 sq ft

Vibrant City Gateway

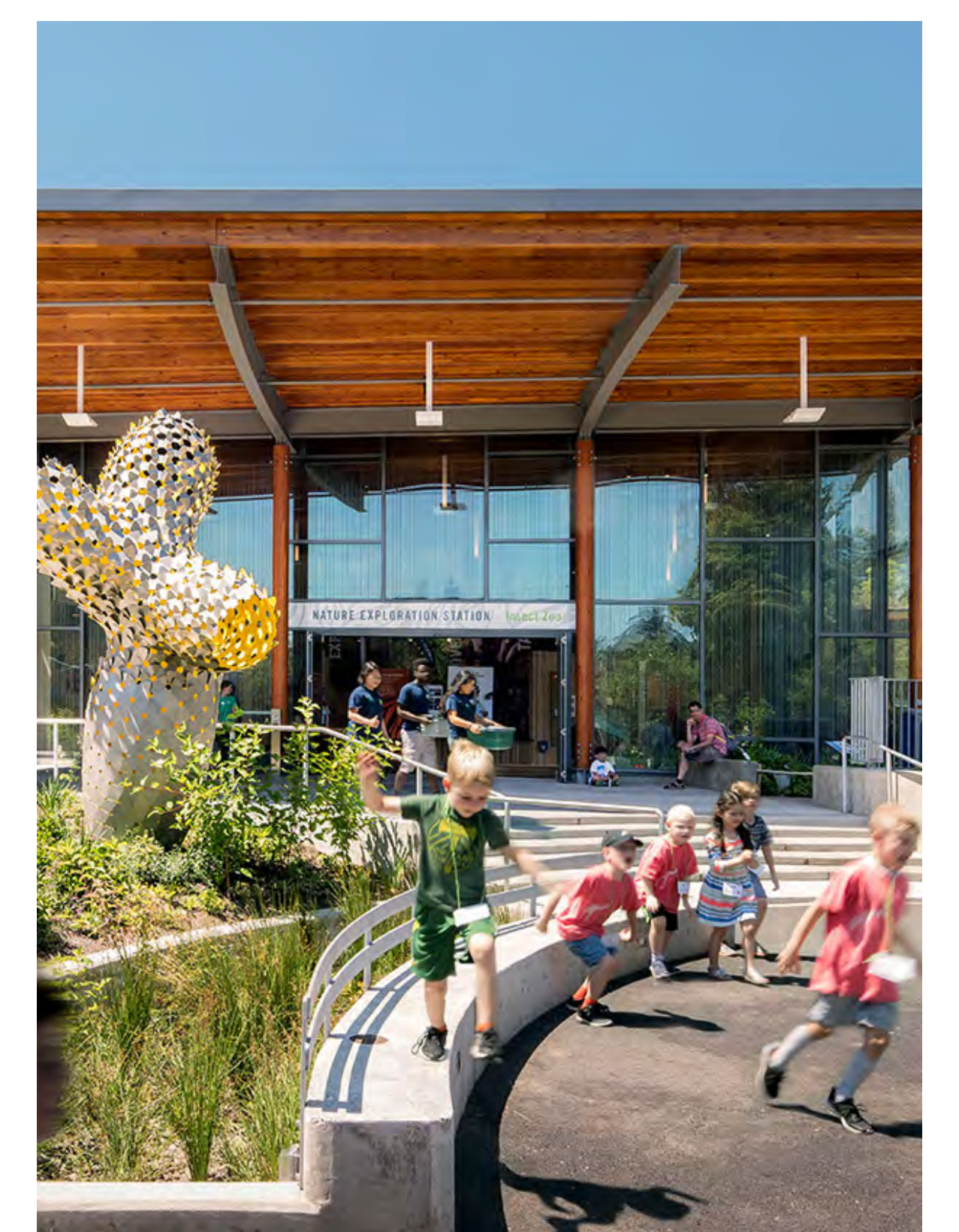
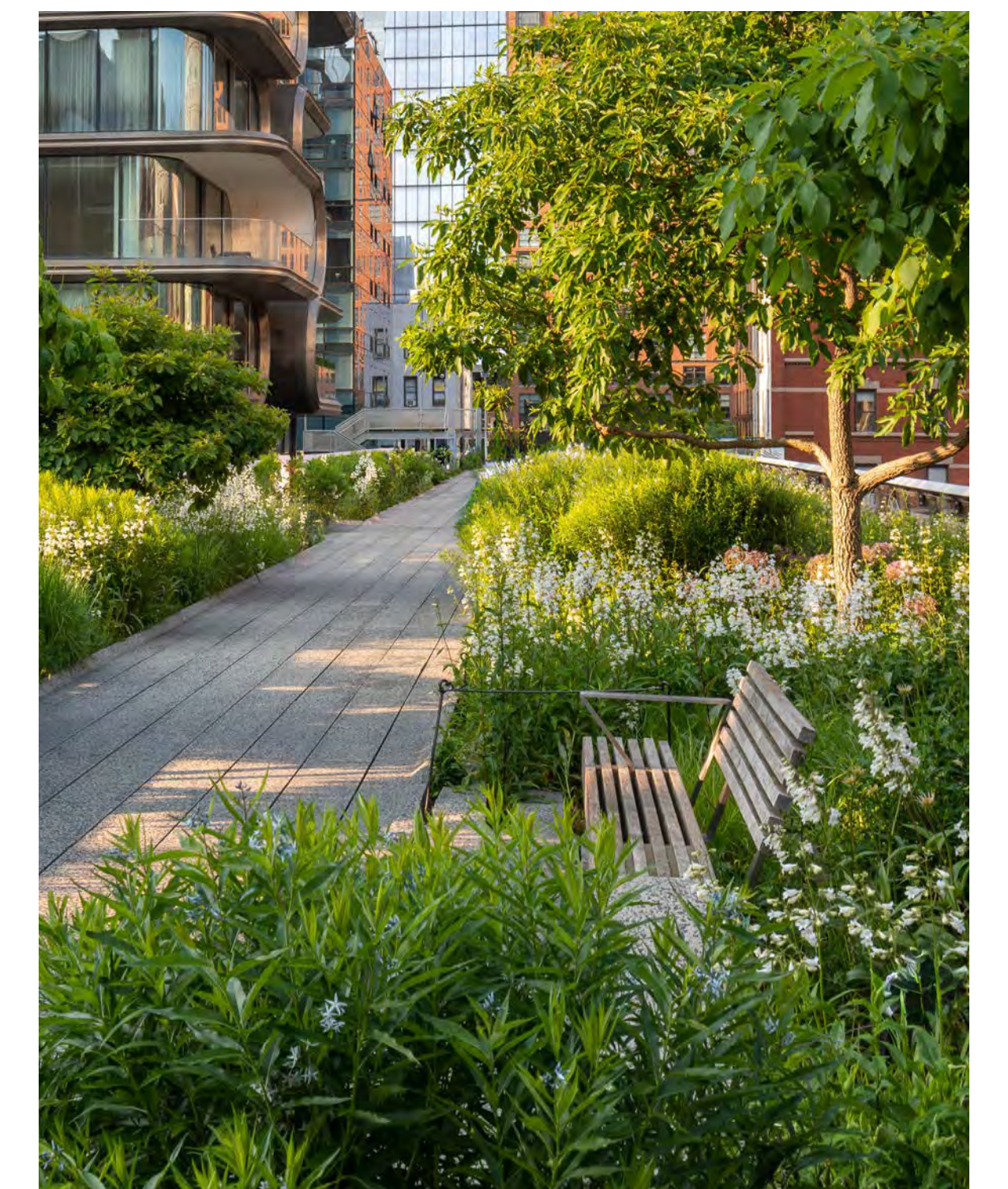


We are creating a vibrant City gateway by:

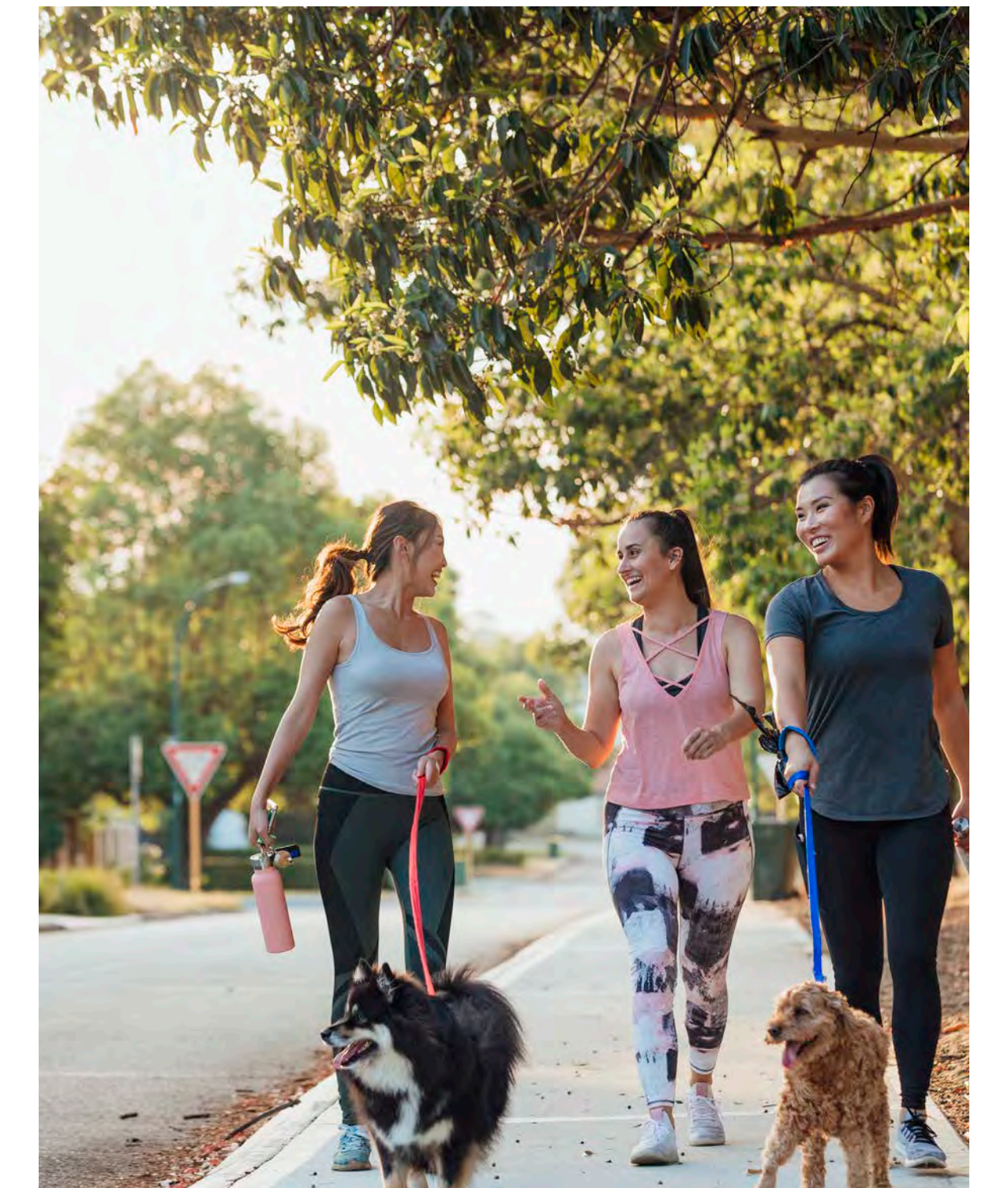
~1.5 Acre Feature Park: At the northwest gateway along Marine Dr, we want to create a significant public space that will be directly connected to the enhanced creek with the closure of Hamilton Ave.

Community Centre: A 20,000 - 30,000 sq ft highly visible community centre will welcome visitors to the reimagined Capilano site.

Transit Hub: A major Transit node located at the north end of the site will provide access for commuters to public spaces and retailers.



Creating a Connected North Shore Hub



We are enhancing connectivity by:

Cycling Integration: Exploring options to connect with the existing bike network for safe cycling access to and through Capilano.

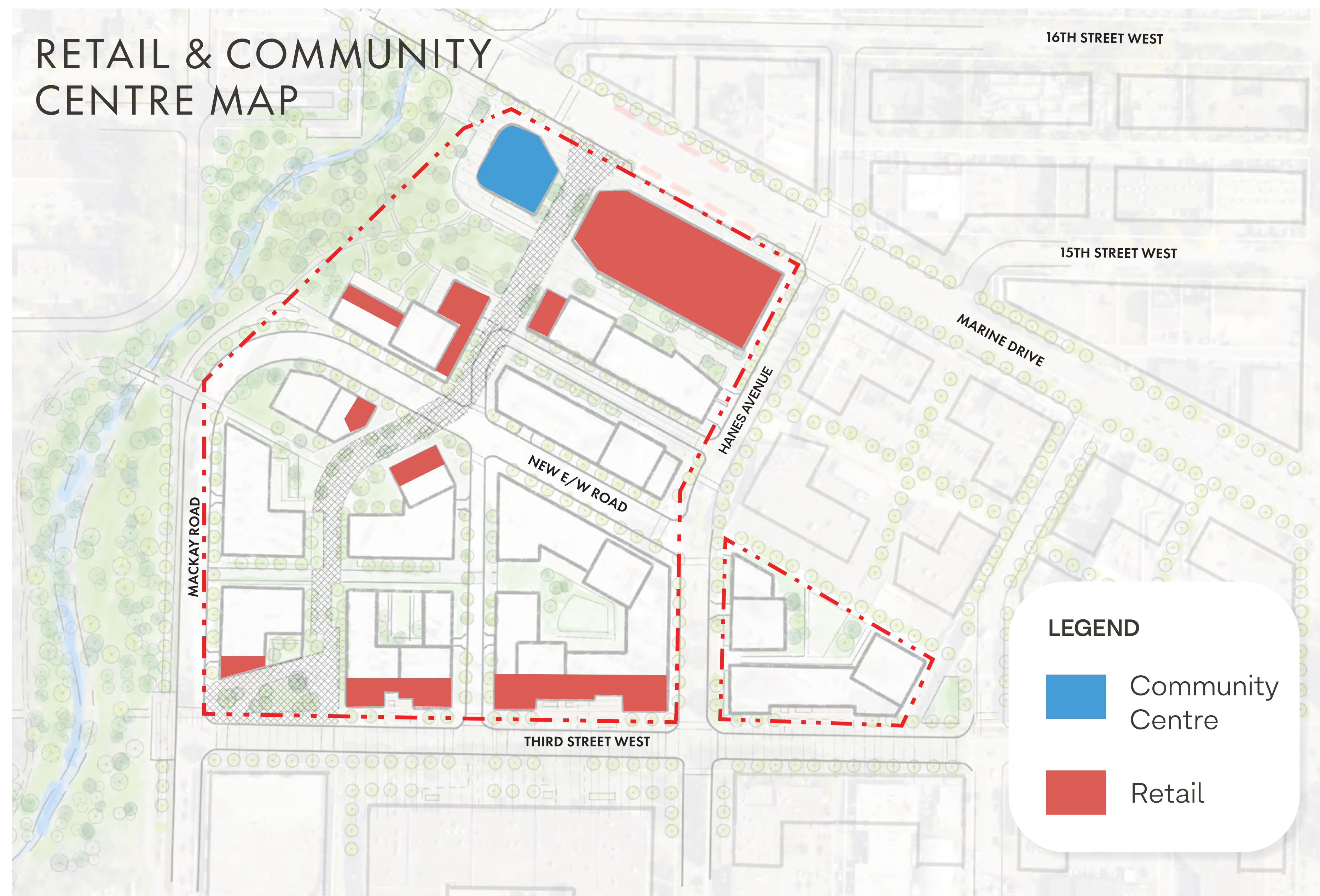
New Road Connections: Proposing a new east/west road for pedestrian, cycling, and car access, while redirecting traffic through a closure of Hamilton Avenue.

Transit Integration: Planning for seamless connections to the existing transit network.

Pedestrian Spaces: Designing wide, car-free pedestrian boulevards and promenades.

Car & Bike Share: Exploring car share options (e.g., Modo, Evo) and bike share, including e-bikes.

Creating a Destination

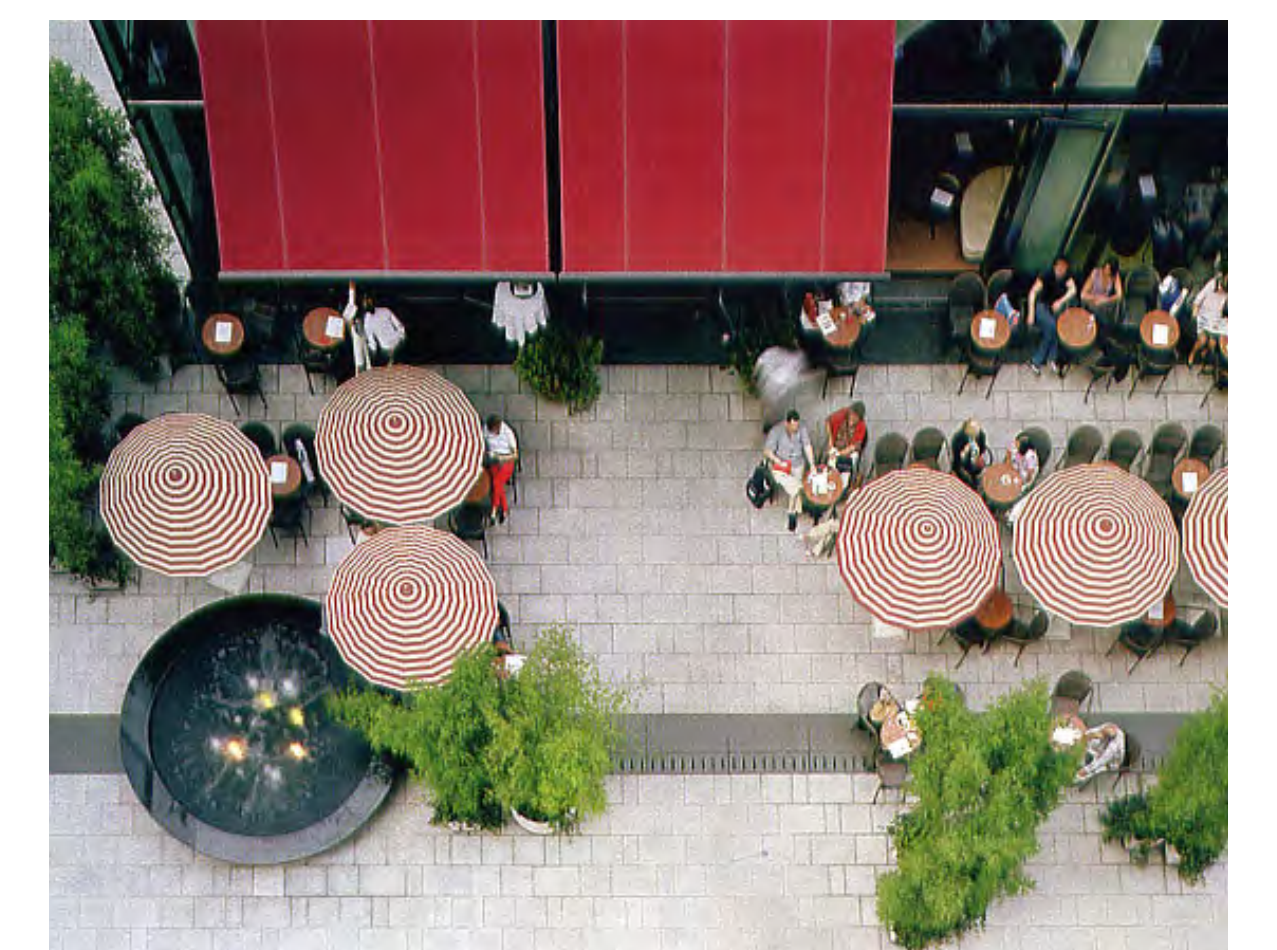
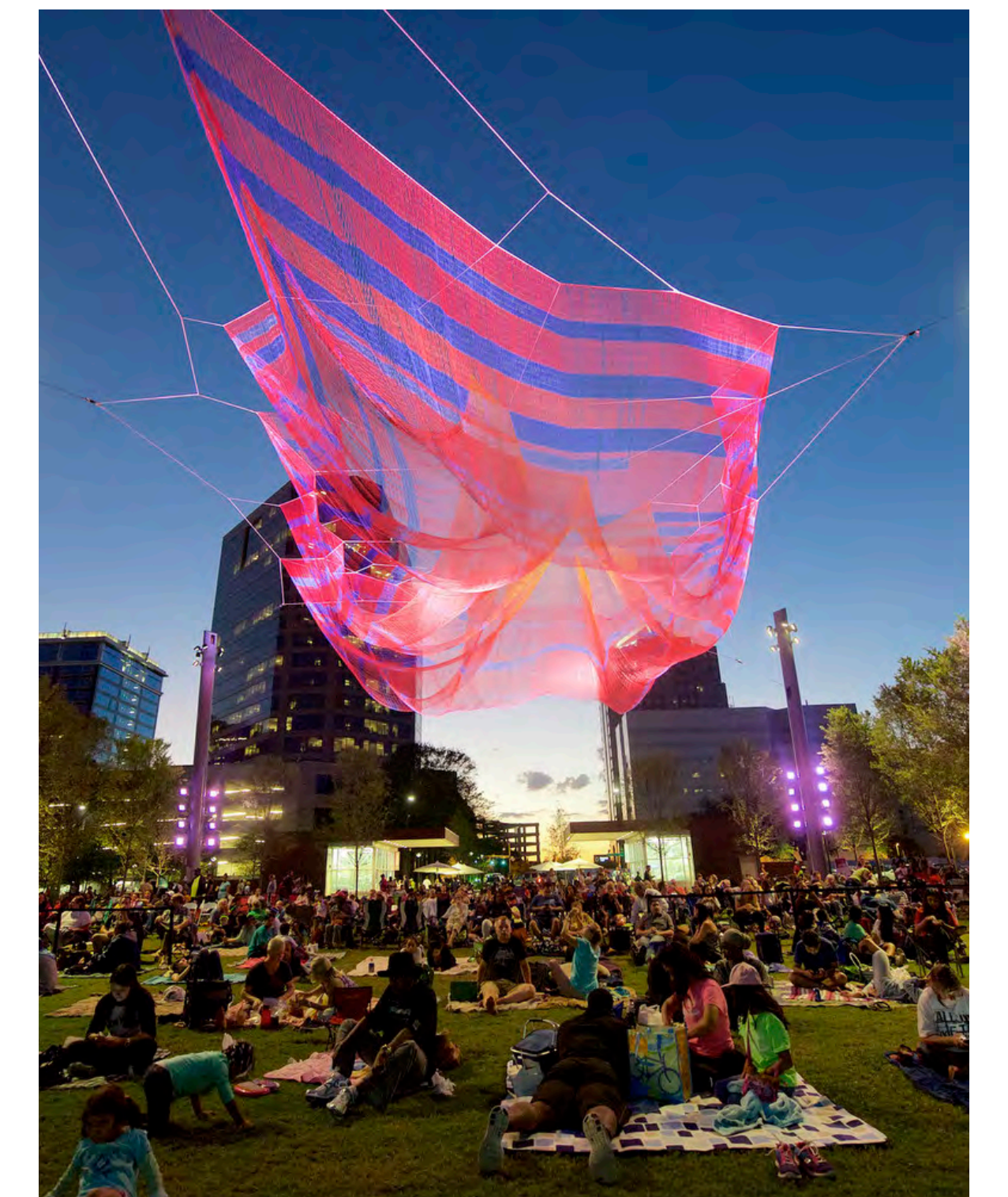


We are building a vibrant destination by:

Retail & Maker Spaces: Including diverse retail spaces (e.g., restaurants, breweries) and maker spaces like bakeries, artist studios, and other creative services.

Feature Park & Plaza: Designing a 1.5 acre flexible park and multiple plazas for all ages, with programming options for day, night, and all seasons.

Community Centre: Proposing a new community centre to provide much needed community services to this part of the City.

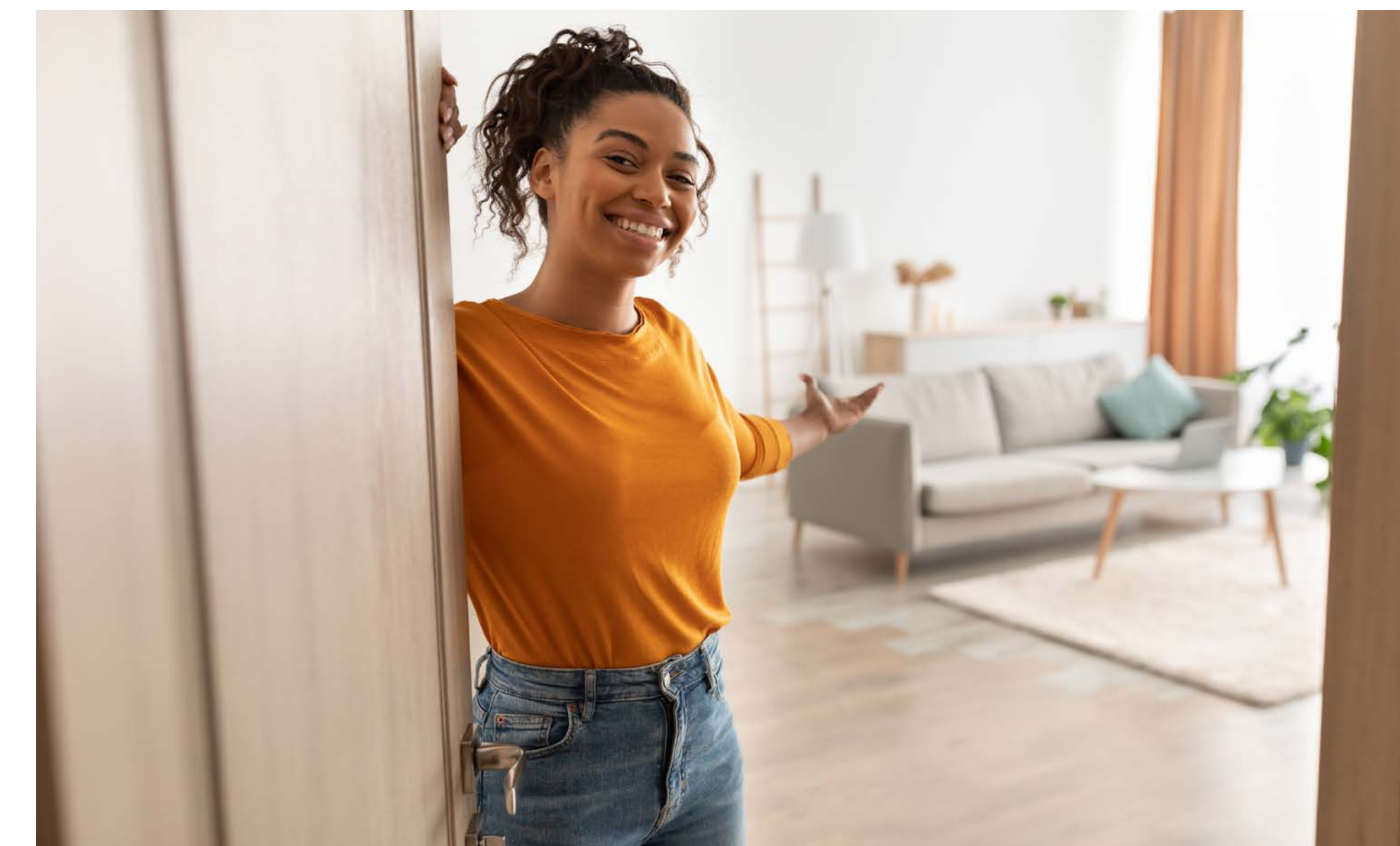
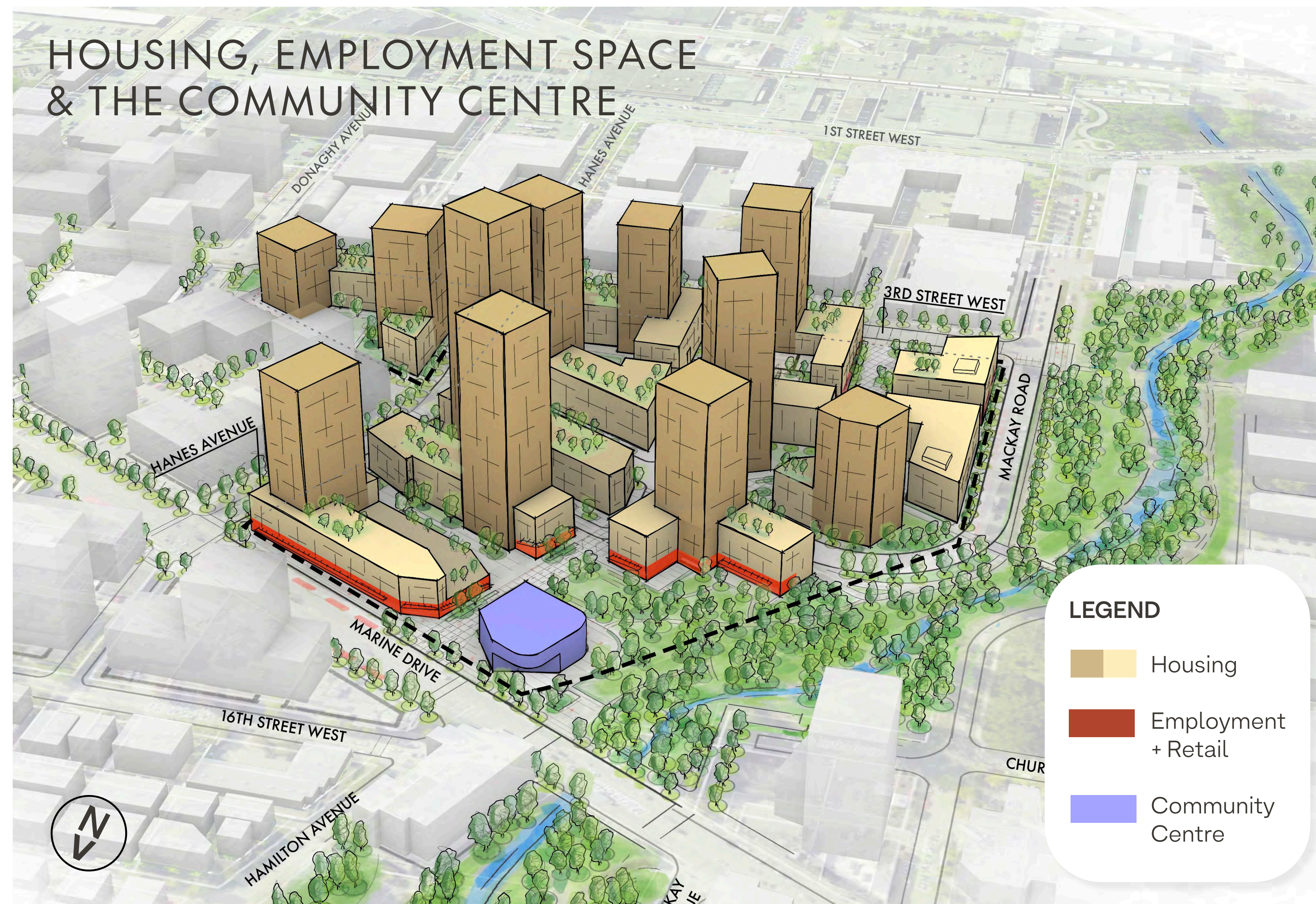


Non-Profit Spaces: Encouraging local community services through exploration of non-profit office spaces.

South Village High Street: Re-imagining Third Street as a lively high street with a mix of retail, restaurants and services.

Distinct Neighbourhoods: Creating two unique neighbourhoods—one around the feature park and community centre, and another centered on “South Village” with a unique mix of retail, maker spaces, pocket parks and plazas.

Innovative Housing & Employment



We are fostering innovation in housing and employment by:

Diverse Housing Options: Providing a mix of rental, below-market, workforce, and market housing.

Inclusive Housing: Designing homes for all ages and abilities, including accessible living spaces.

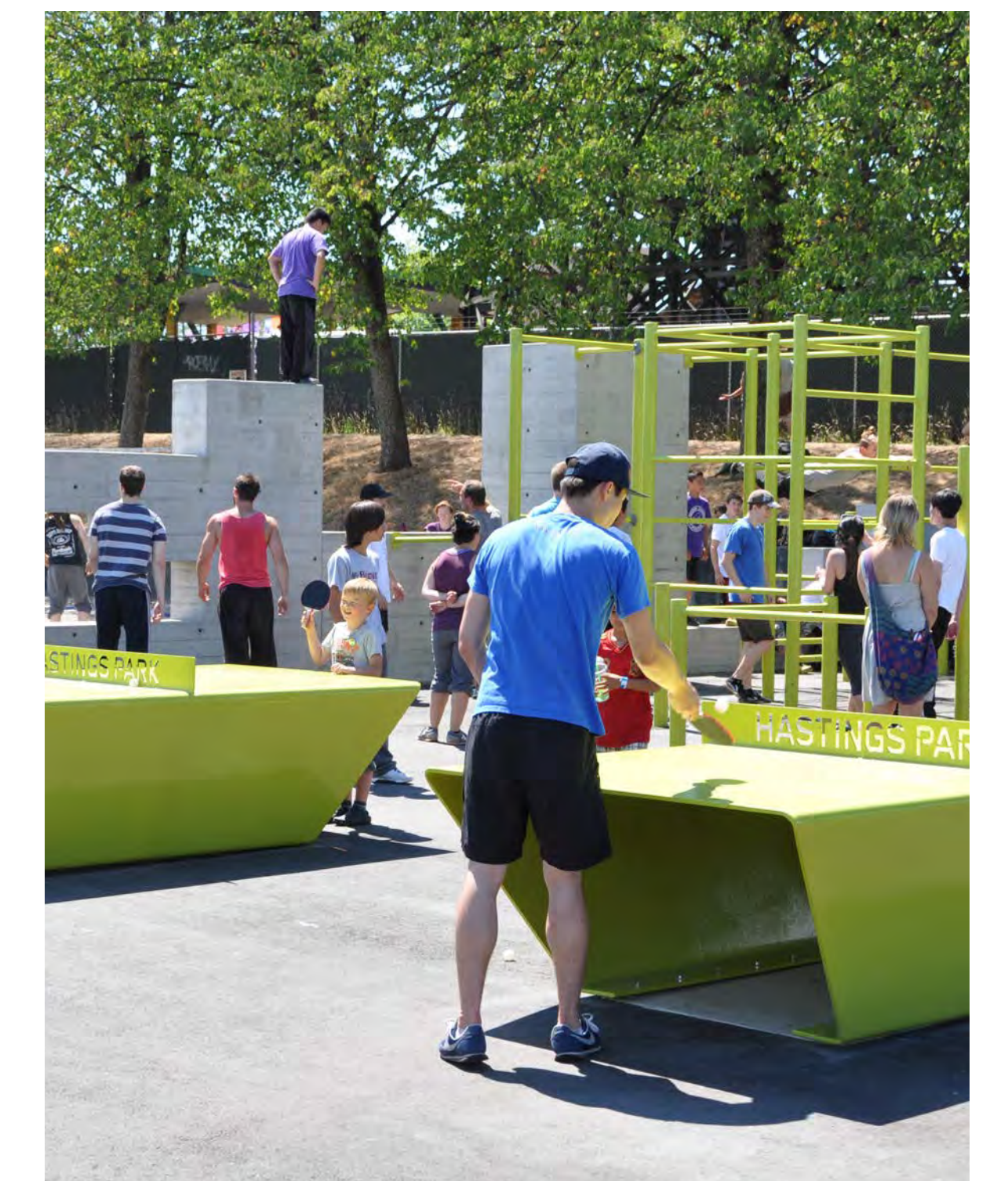
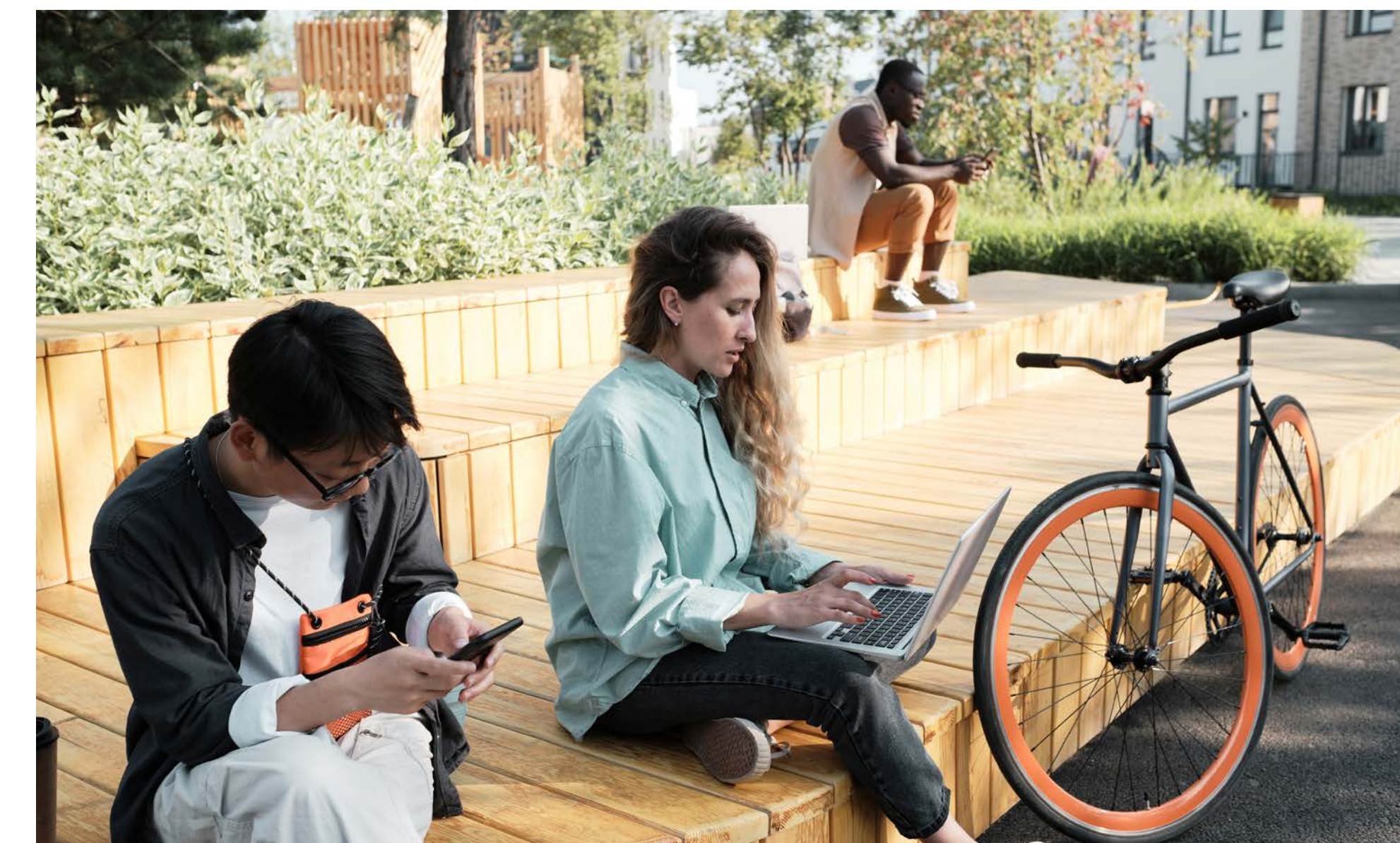
Retaining Walmart: As an anchor tenant and community resource we are exploring options to continue our partnership with Walmart as a tenant in the redevelopment.

Retail Options: Offering diverse retail spaces, including restaurants, breweries and other creative uses to generate new employment opportunities.

Supporting Local Businesses: Promoting and supporting community partnerships and spaces for local businesses.

Office & Flexible Spaces: Including office and flexible spaces such as maker spaces (e.g., bakeries, studios, woodworking), to create new jobs.

Gathering & Public Realm



We are creating vibrant spaces for gathering through:

Creating Animated Streets: Developing a lively South Village with a vibrant and animated street featuring shops, dining, seating, and patios.

Feature & Pocket Parks: Creating a significant feature park/public space and a network of smaller pocket parks for community gathering.

Public Plazas: Proposing a large plaza for events and programming such as concerts and community celebrations.

A New Community Centre: Providing community facilities to the neighbourhood.

Pedestrian Areas: Designing a main pedestrian-only route to connect Marine Drive to the South Village with retail spaces along the way to create a strong pedestrian destination.

Green Spaces: Enhancing public spaces with extensive trees and planting for shade, cooling and biodiversity.

Supporting the Community



We are enhancing the community through:

Complete Community: Providing a mix of below-market rental housing, workforce housing, family homes, childcare, office and retail spaces, and public gathering places.

Public Art & Non-Profit Spaces: Exploring opportunities for public art and non-profit office space.

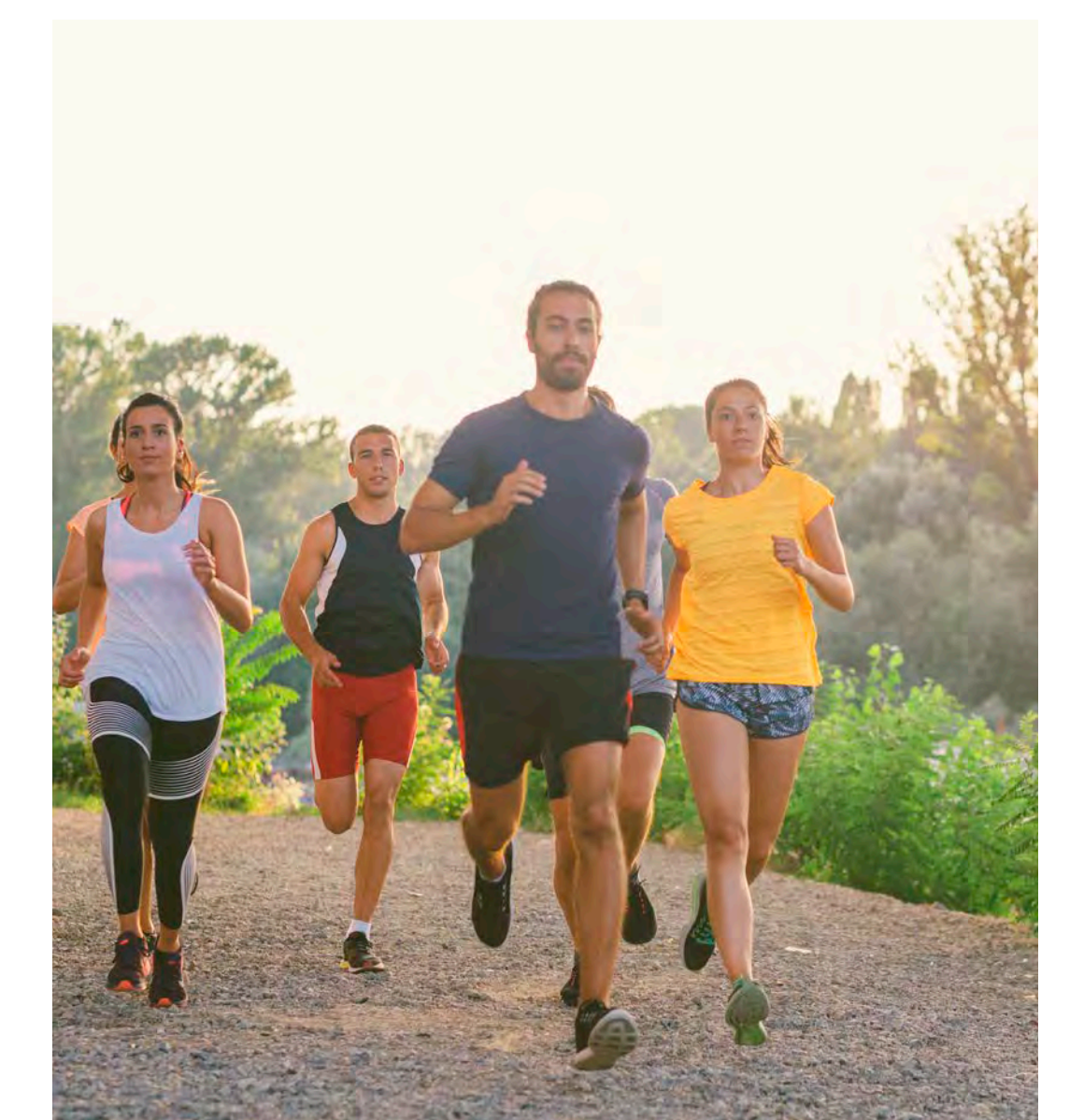
Feature Park: Creating a destination park for all ages to gather and enjoy.

Community Centre: A new community centre to provide much needed amenities to this part of North Vancouver.

Retail Options: Offering diverse retail spaces, including restaurants, breweries, and retaining Walmart.

Digital Connectivity: Integrating public wi-fi, interactive installations, and apps for wayfinding and event updates.

Creek Integration



We are integrating MacKay Creek by:

Creek as the Centerpiece: Featuring a direct connection to an improved MacKay Creek as a key feature of the redevelopment.

Linking to the Existing Trail System: along the McKay creek and beyond to the Sprint Trail.

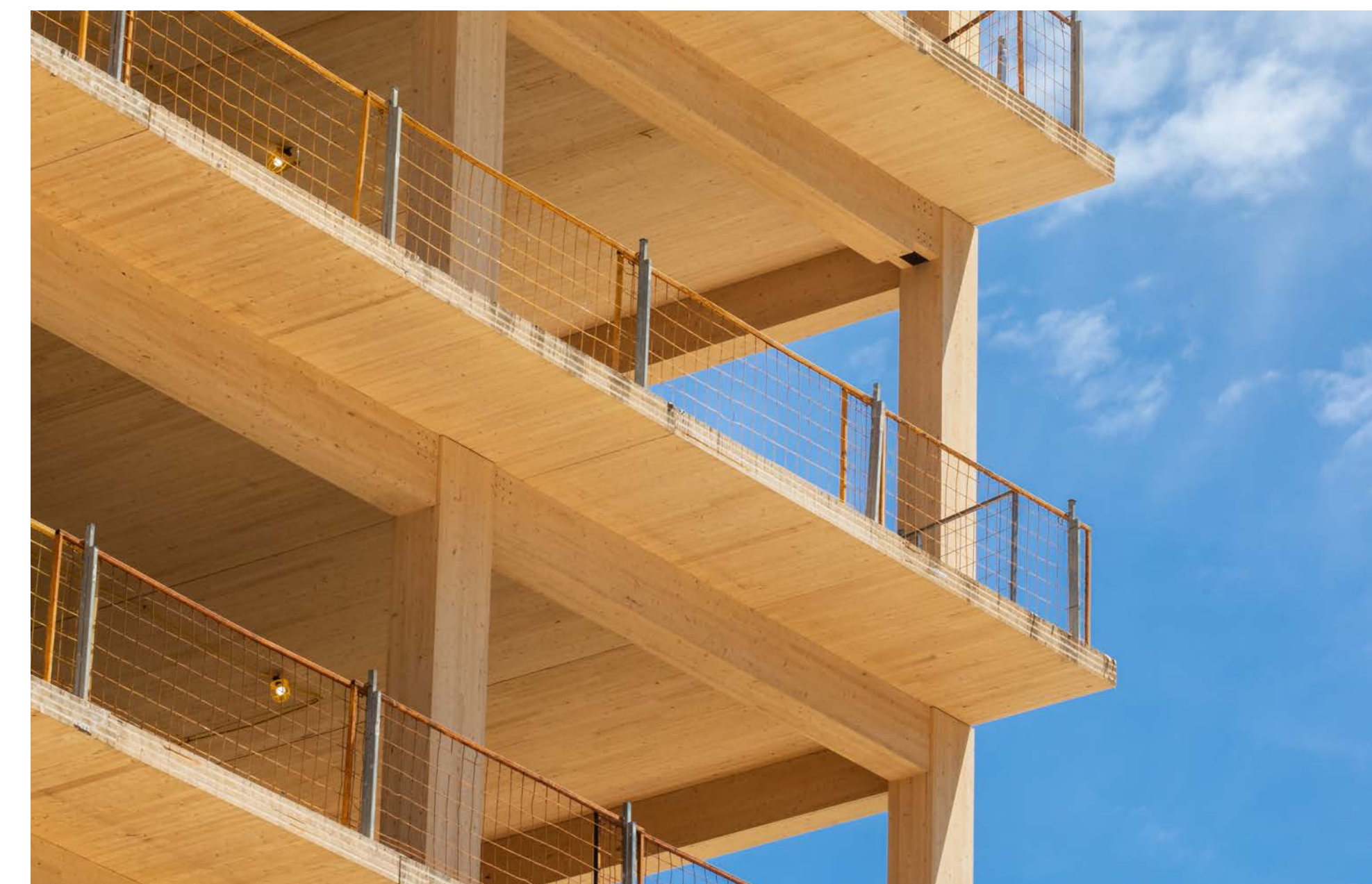
Educational Opportunities: Incorporating signage and design elements to provide education about the Creek's history and significance.

Public Park: Partially closing Hamilton Ave to create a park that celebrates and connects to the Creek.

Stormwater Management: Using rain gardens, permeable surfaces, and other techniques to manage runoff at Capilano.

Creek Restoration: Enhancing riparian areas with native plantings and removing invasive species.

Meaningful Sustainability Initiatives



We are committed to sustainability through:

Sustainable Design: Incorporating eco-friendly building and landscape strategies.

Mass Timber: Partnering with the City of North Vancouver to explore mass timber for residential buildings.

Creek Restoration: Ongoing efforts to restore and enhance local creeks.

Tree Planting: Significant tree planting to enhance the canopy and reduce the heat island effect.

Stormwater Management: Using rain gardens, permeable surfaces, and other techniques to manage runoff.

Sustainable Transportation: Designing a walkable community with easy access to transit and alternative transportation.

We want to hear from you

At this stage in the project, we are starting to think about the future public benefits that would work best for ReImagine Capilano. Place a dot by the public benefits that resonate most for you.

OUR PROPOSAL INCLUDES THE FOLLOWING PUBLIC BENEFITS:



Community Centre



Feature Park



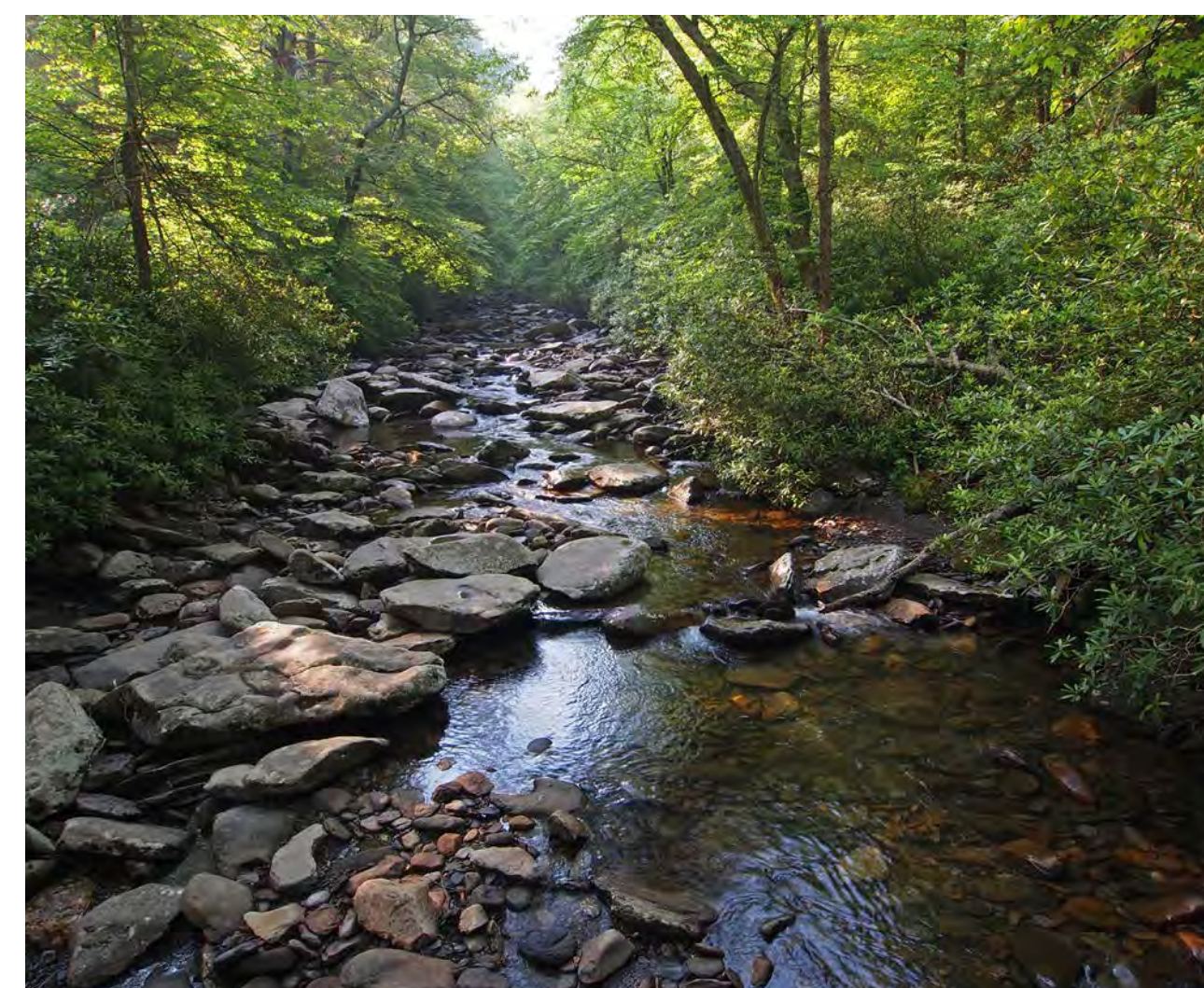
Public Plaza



Below Market Rental



Non-Profit Office Space



Creek Restoration Works



TELL US WHAT YOU THINK:

Are these the right public benefits for ReImagine Capilano? Is there another benefit you would like us to consider? Let us know by sharing your feedback using a sticky dot or post-it note.

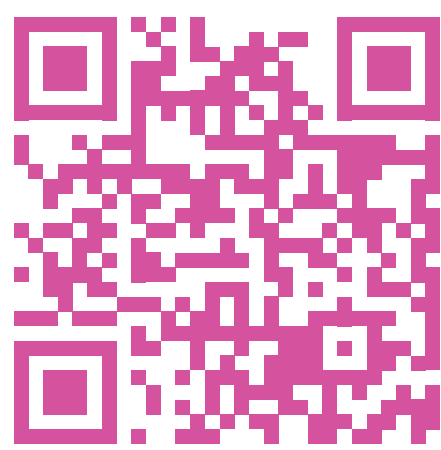
Share your thoughts

We want to know what you think of the initial design concept for ReImagine Capilano.



Let us know by sharing your feedback using a post-it note.

Please share your feedback with us! The comment period is open until January 10, 2025.



SCAN ME

You can share your feedback by filling out a comment form or online at:
www.reimaginecapilano.com

On Instagram and Facebook @shopcapilanomall