

WELCOME

To the Public Hearing Presentation for:
145 - 153 East 4th Street, North Vancouver, BC



View from E4th looking South East at Front Entry

PROJECT TEAM



Three Shores development is a integrated real estate development company that is based on the North Shore. We believe that our industry gives us an ability to create change. It allows us to think differently about the design of a building and how it will ultimately reshape a neighbourhood.

We're inspired by making neighbourhoods better - building them to be timeless, livable, and long-lasting so that communities can flourish. We design projects that are attainable for the people who want to live well.

Affordability becomes an essential element for a neighbourhood to hold longevity.



Integra Architecture Inc. is an award winning architecture firm formed in 1999 and is based in downtown Vancouver. With over 20 years of experience and a growing staff Integra fosters a collaborative approach to design, sharing our experiences to bring new ideas to each project. We believe that client-centered architecture, teamwork and long-term working relationships allow for our strong project outcomes and continuing client relationships. Our capable staff has extensive experience in all types of residential buildings, mixed-use projects, as well as renovations and seniors housing. We also specialize in residential buildings and combine west-coast contemporary aesthetics with sustainable principles to create homes that are modern, welcoming, and energy efficient.

Through effective communication and high-quality construction drawings Integra bridges the gap between the builder's reality and the architect's vision.



Durante Kreuk (DK) is an award winning landscape architectural firm with over thirty years experience in private and public realm design and development.

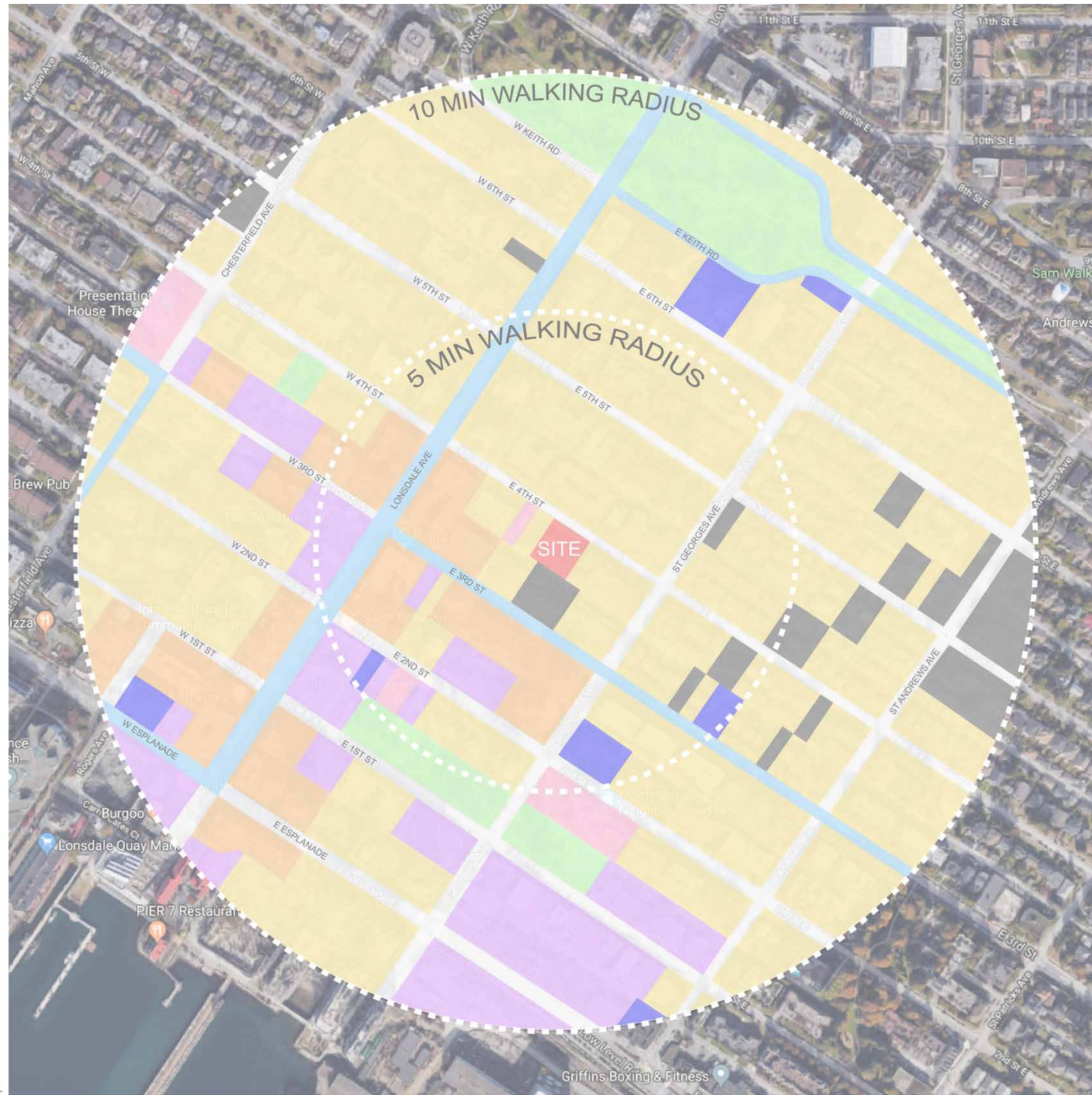
Their broad perspective and diverse thinking is the key to creating a wide range of sustainable, people-focused urban places. DK multiplies their thinking through a style of collaboration that nurtures the freedom to explore, push boundaries and ourselves.

Sustainable development can be defined as 'developments that meet the needs of the current population without compromising the ability of future generations to meet their needs. DK's approach is to develop site concepts that are ecologically sensitive and they find the unique challenge of creating a sustainable neighbourhood in an integrated design process both complex and rewarding.

Over the years the firm has developed a keen sense of clarity and practicality, which helps them reliably deliver the most challenging and unique solutions.



SITE CONTEXT



- PARKS
- TRANSIT ROUTE
- REZONING APPLICATION
- COMMUNITY BUILDINGS
- COMMERCIAL
- MIXED-USE
- MULTI-FAMILY RESIDENTIAL
- SINGLE-FAMILY RESIDENTIAL



3D Aerial View Looking South East



3D Aerial View Looking North West



View Along E 4th St Looking West



View Along E 4th St Looking East

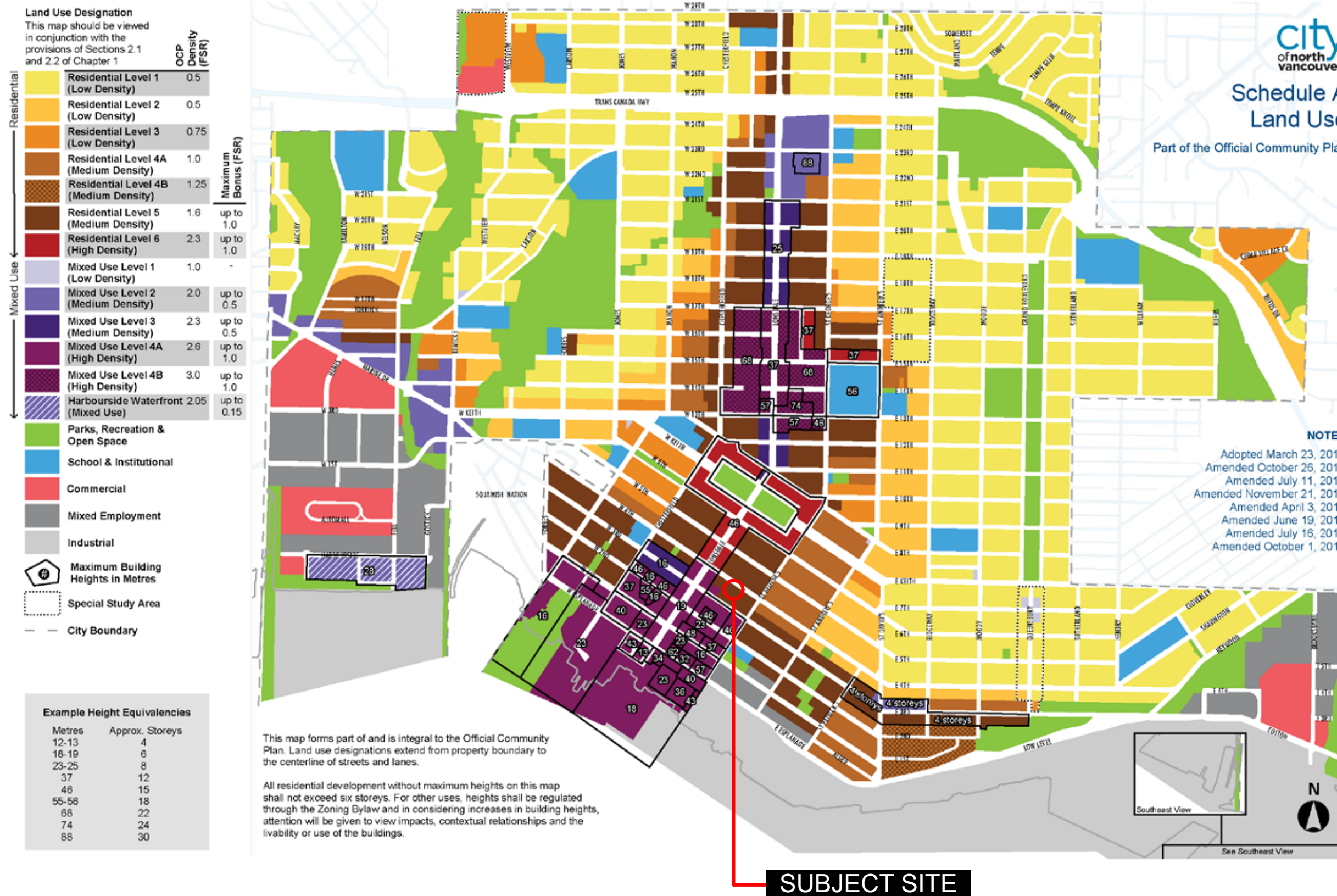
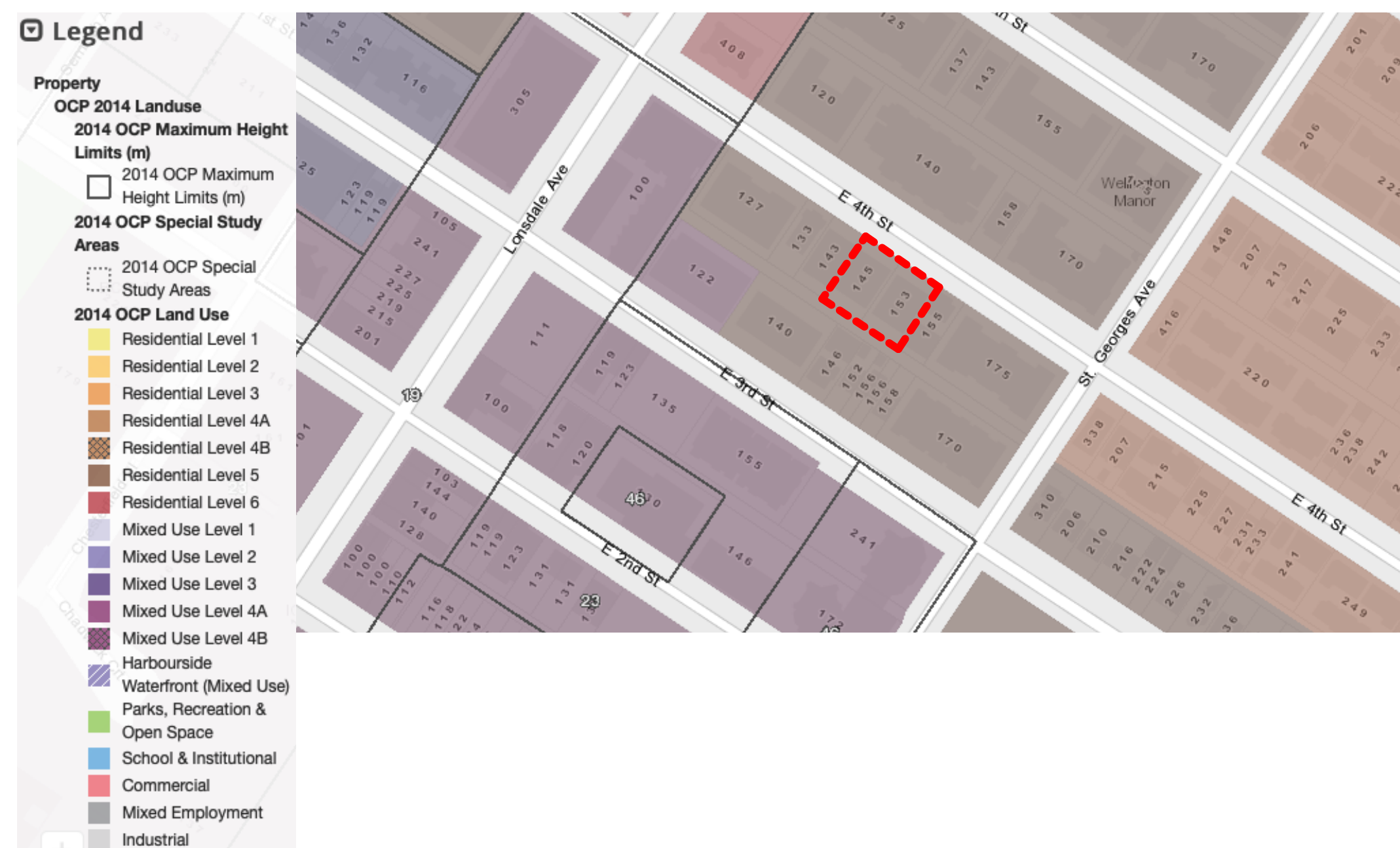


View of Site from Lane



View Along Lane looking East

POLICY CONTEXT



OCP - MID-RISE APARTMENT MEDIUM DENSITY R5:

- 1.6 FSR (MAX BONUS FSR 1.0)
- 1.0 FSR BONUS WITH PUBLIC BENEFITS:
 - 1) SECURE MARKET RENTAL HOUSING OR NON-MARKET RENTAL
 - 2) COMMUNITY AMENITY SPACE
- MAX HEIGHT 6 STOREY

APPLICABLE GUIDELINES:

- 2018 DENSITY BONUS AND COMMUNITY BENEFITS POLICY
- ACTIVE DESIGN GUIDELINES
- ADAPTABLE DESIGN GUIDELINES
- SUSTAINABLE DESIGN GUIDELINES
- CPTD PRINCIPLES

- Located in the City of North Vancouver 2014 Official Community Plan.
- Existing zoning is RM-1 One-Family Residential and the proposed zoning is CD.

¹ FAR or floor area ratio is the ratio of a building's total floor area to the area of land upon which it is built.

DESIGN RATIONALE

Site Location

- Residential level 5 OCP designation.
- Located within close proximity to the lower Lonsdale core,
- Within a 5 min walk of Lonsdale and a 10 min walk of the Lonsdale Quay.



Site Challenges

- Adjacency to a heritage residential house.
- Steep grade change from E 4th to the lane.

Response To Site Conditions

- Parkade concrete structure is offset from the property line, creating a semi-public pathway that connects the street to the lane.
- The offset creates a soft landscape buffer between the heritage site and proposed development.

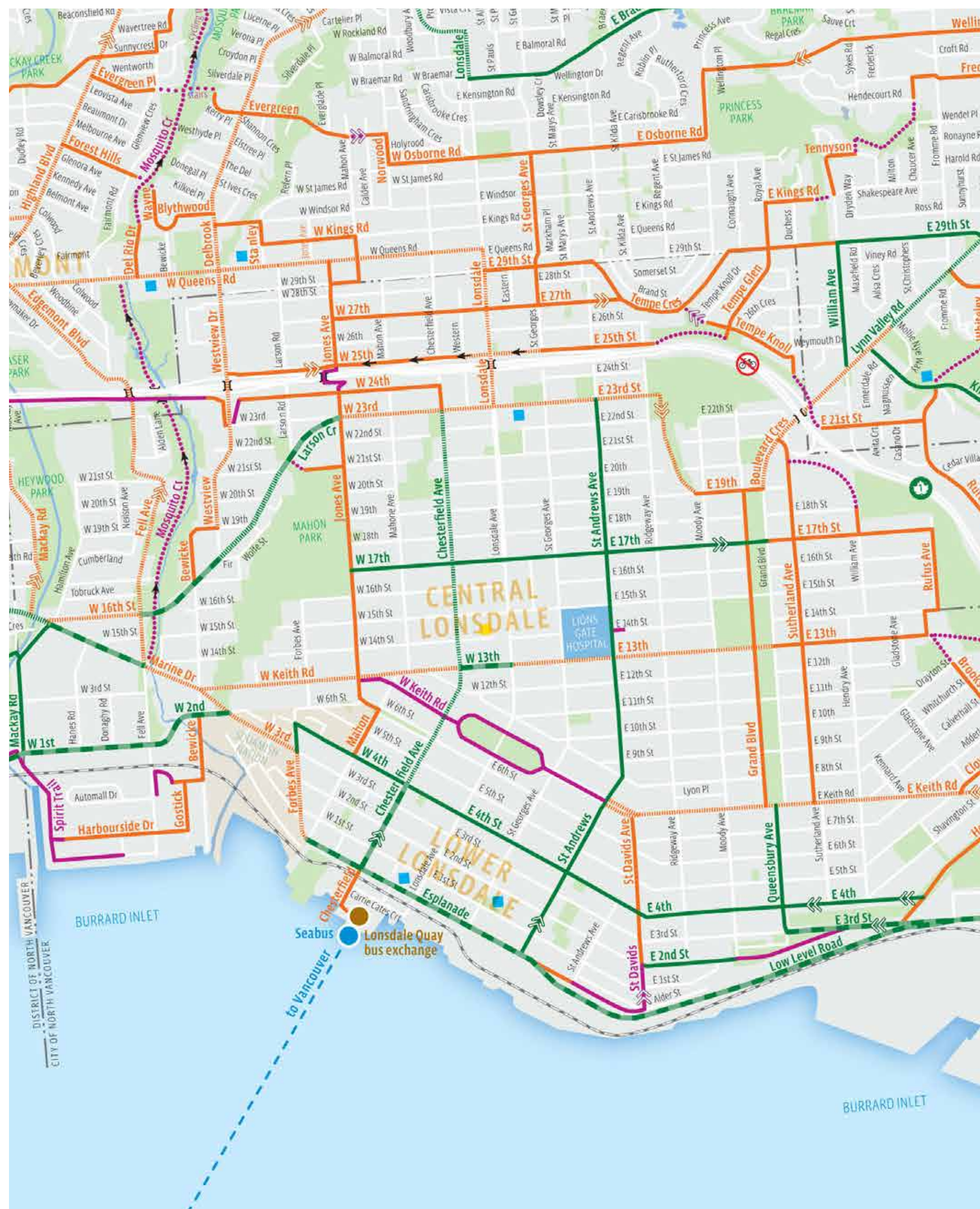


Proposed Development

- 6 Storey purpose-built rental, providing a range of unit types
- Studios to 3 bedrooms units contained within 5 residential floors plus a rooftop indoor/outdoor amenity space.
- Landscape is designed to maximize privacy from adjacent sites and E.4th using privacy hedges.
- All design decisions were filtered first to optimize views to the northern mountains, and views south to the city.
- West Coast contemporary architecture
- The use of planar and mass elements, accented natural materials, and transparency to connect indoor to outdoor spaces

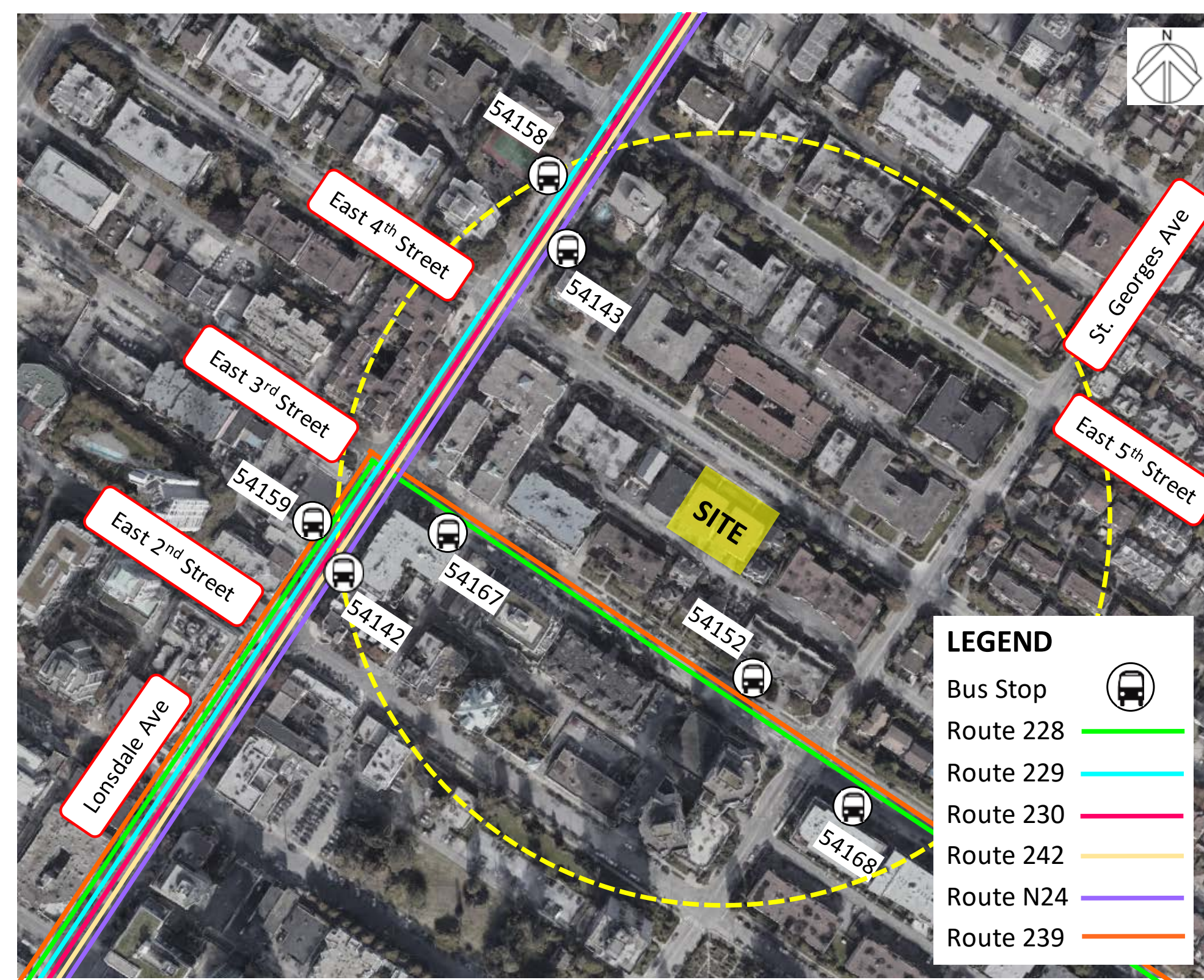


TRANSPORTATION/CONNECTIVITY



Source: North Shore Bike Map

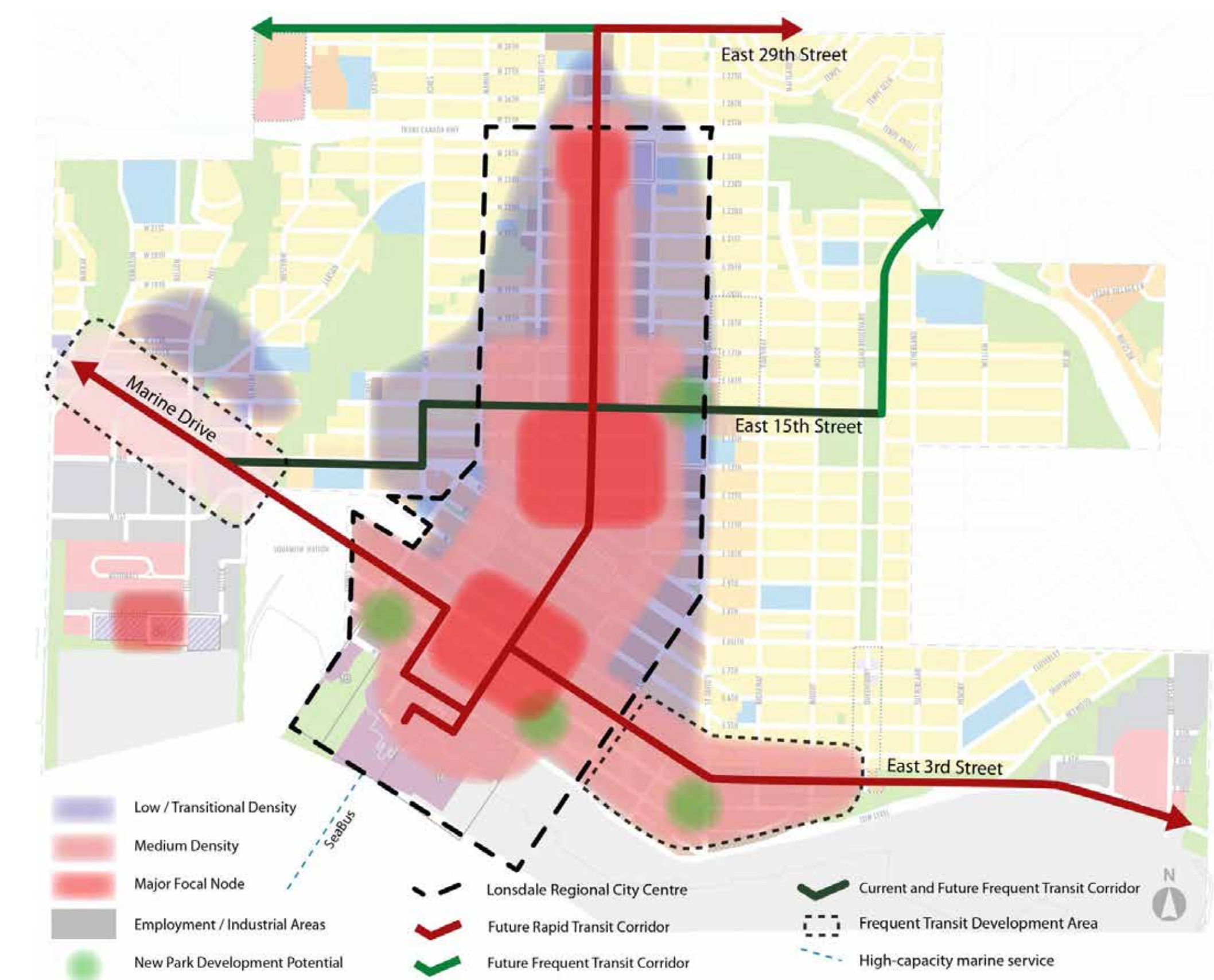
The development is directly accessible through the sharrow (bike facility shared on local roads with both signs and pavement marking) on E 4th Street, as shown in Exhibit 2-4.



As shown in above, a number of regular transit routes currently provide service to the site and the adjacent area. They are as follows:

- **Route 228 Lynn Valley/Lonsdale Quay** – runs between Lynn Valley Road and Lonsdale Quay. Goes through 3rd street. Service is provided every 15 minutes during peak hours and every 30 minutes throughout the day.
- **Route 229 - Lonsdale Quay/Lynn Valley** – runs between Lynn Valley Road and Lonsdale Quay. Service is provided every 15 minutes during peak hours and every 30 minutes throughout the day.
- **Route 230 - Upper Lonsdale/Lonsdale Quay** – From Lonsdale Quay to Prospect Road at Rockland Road. Service is provided every 15 minutes during peak hours and every 30 minutes at other times.
- **Route 232 - Grouse Mountain/Phibbs Exchange** - runs from Phibbs Exchange to Grouse Mountain. Service is provided every 30 minutes.
- **Route 242 - Vancouver** – runs from Lynn Valley at Mountain to Hamilton. On weekends early morning services are provided every 30 minutes.
- **N24 - Lynn Valley/Downtown** – runs from Downtown Vancouver to Mountain Highway. Night time service is provided every 20 minutes.

In addition to these existing facilities, the City of North Vancouver Official Community Plan (2014) shows conceptual alignments of a Future Rapid Transit line along Lonsdale Avenue and a Frequent Transit service along 3rd Street.



Source: City of North Vancouver 2014 Official Community Plan

DATA

SITE

	PERMITTED / REQUIRED	PROPOSED
GROSS SITE AREA	17,284 sq.ft.	17,284 sq.ft.
DEDICATIONS		- sq.ft.
NET SITE AREA		17,284 sq.ft.
FSR (FLOOR AREA RATIO)	2.6 FAR	2.57 FAR
RESIDENTIAL FLOOR SPACE		40,320 sq.ft.
TOTAL FLOOR SPACE (W. EXCLUSIONS)	44,938 sq.ft.	44,500 sq.ft.
LOT COVERAGE (MAX)	50%	53%
ZONING	RM-1	CD
OUTDOOR AMENITY		2,454 sq.ft.
INDOOR AMENITY		1,236 sq.ft.
TOTAL AMENITY	543 sq.ft.	3,690 sq.ft.

UNIT MIX SUMMARY

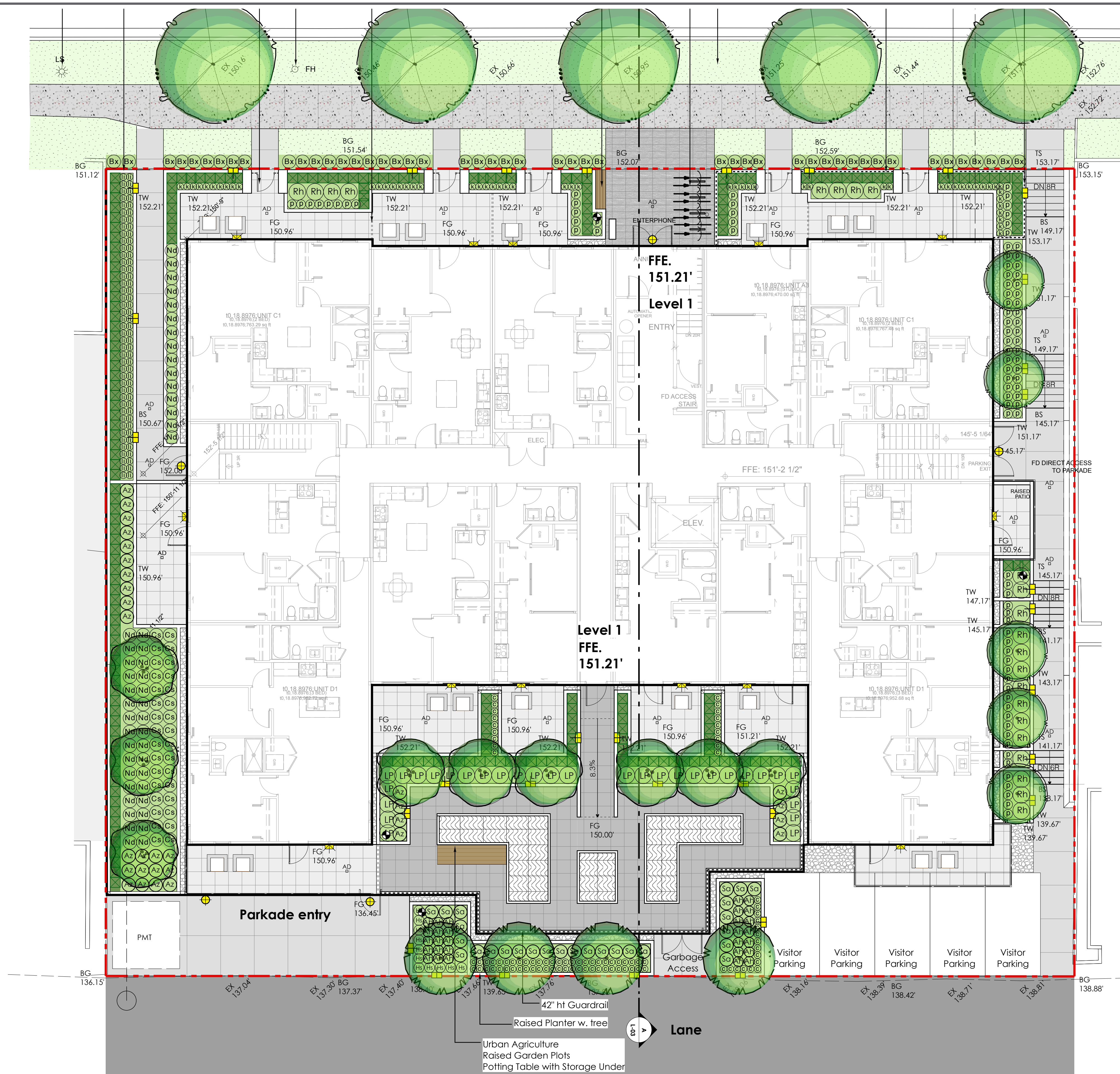
	NUMBER	AVERAGE UNIT SIZE	TOTAL AREA
STUDIO	20	413 sq.ft.	8,258 sq.ft.
1 BED	29	514 sq.ft.	14,910 sq.ft.
2 BED	10	762 sq.ft.	7,625 sq.ft.
3 BED	10	953 sq.ft.	9,527 sq.ft.
TOTAL	69		40,320 sq.ft.

PARKING

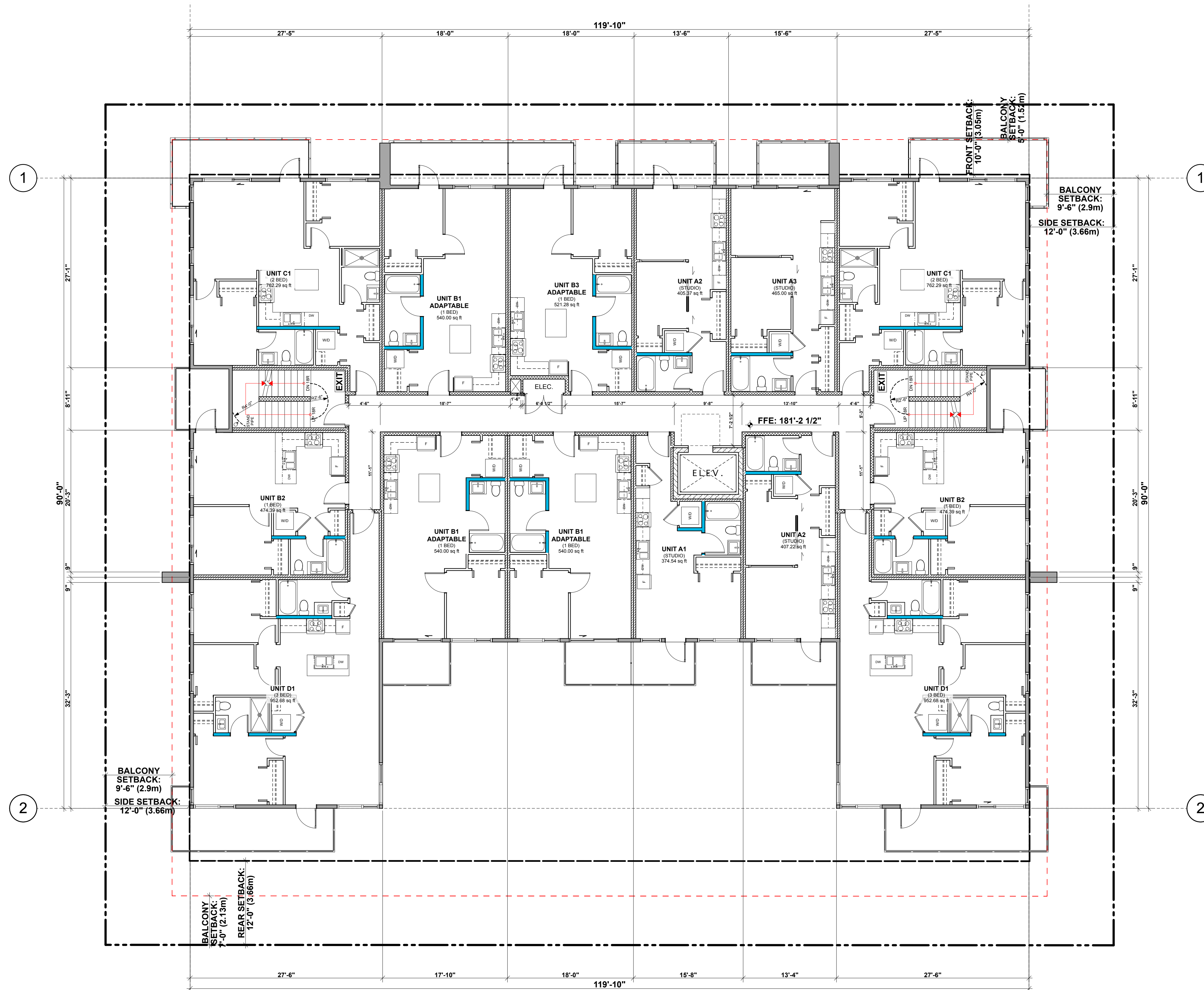
	REQUIRED	PROVIDED
RESIDENTIAL	41 spaces	45 spaces
VISITOR	7 spaces	7 spaces
TOTAL	48 spaces	52 spaces
SECURE BYCICLE PARKING	104 spaces	129 spaces*
SHORT-TERM BICYCLE PARKING	6 spaces	6 spaces

Disclaimer: All numbers are not final and still subject to change.

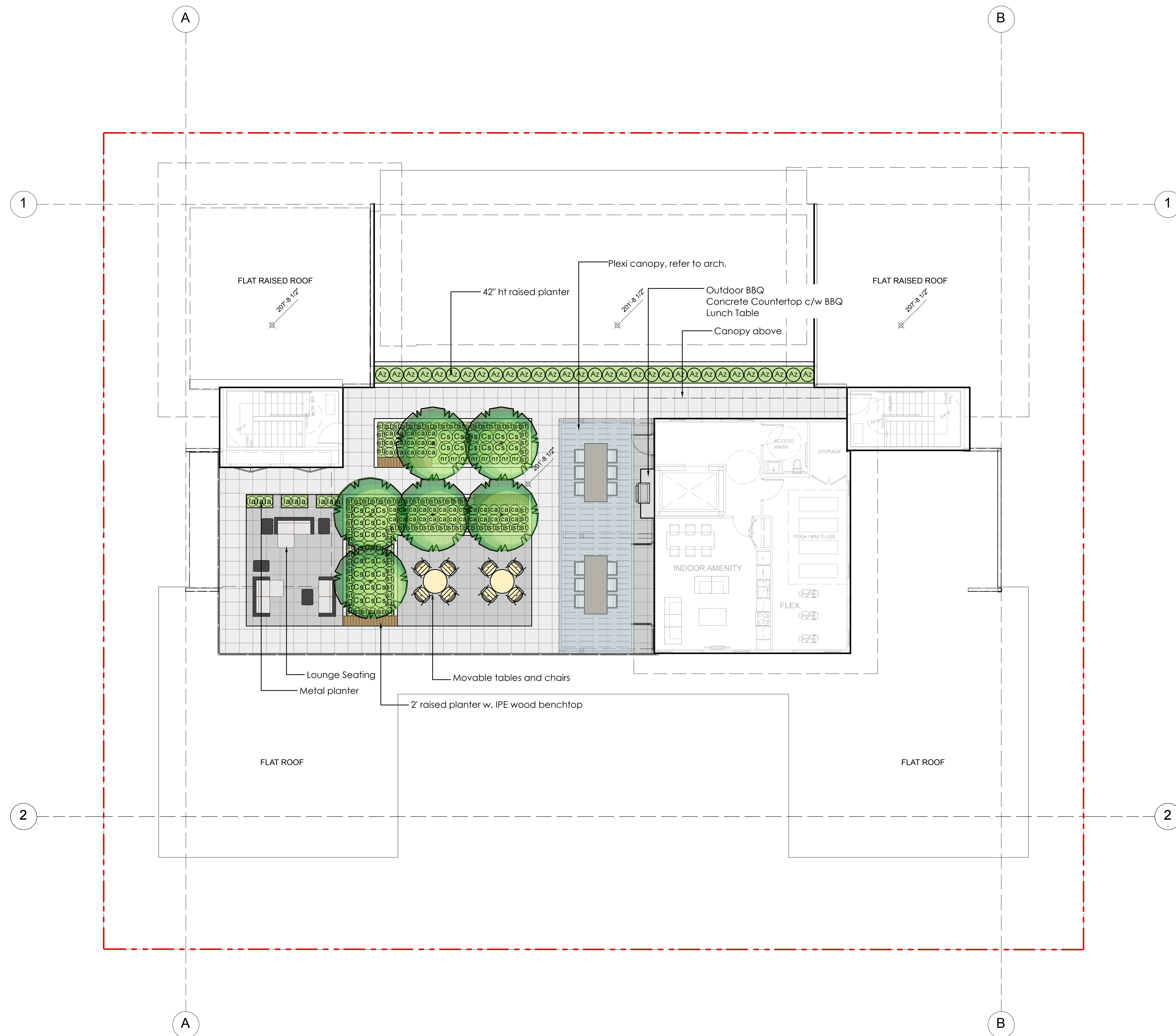
FIRST FLOOR PLAN



2-5TH TYP. FLOOR PLAN



ROOF PLAN



E. 4TH CORNER PERSPECTIVE



E. 4TH FRONT FACADE PERSPECTIVE



E. 4TH FRONT ENTRY PERSPECTIVE



WHERE DID THEY GO

- 73% stayed in North Vancouver
- 2 tenants on fixed income move to “low end of market units” in Chard’s building at 15th and St. Georges.
- Those that moved off North Shore moved into RGI housing or wanted to be closer to work.
- 2 additional low income tenants moved to Rent Geared to Income

CURRENT STATUS

