

PROJECT INFO

CIVIC ADDRESS	250 East 15th Street		
LEGAL DESCRIPTION	Lot 4-Block 32- District lot 549 Plan 11519		
CURRENT ZONING	RM-1 / RH-1		
PROPOSED REZONING	RENTAL	DA-1	
	PARK	PA	
EXISTING USE	RENTAL RESIDENTIAL (101 UNITS)		
PROPOSED USE	12 STOREY RENTAL RESIDENTIAL (BUILDING A) 12 STOREY RENTAL RESIDENTIAL (BUILDING B) 6 STOREY RENTAL RESIDENTIAL (BUILDING C)		

SITE INFO

PROPERTY AREA				
	CURRENT AREA	81,471.91 sq ft	7,569.10 m2	
	SITE AREA REDUCTION (VIA PARK)	24,600.62 sq ft	2,285.47 m2	
	RESULTANT SITE AREA	56,871.29 sq ft	5,283.63 m2	
SITE DIMENSIONS				
	NORTH	271.86 ft	82.86 m	
	EAST	299.90 ft	91.41 m	
	SOUTH	271.61 ft	82.79 m	
	WEST	299.74 ft	91.36 m	
AVERAGE GRADE				
	AT NORTH PROPERTY LINE	361.01 ft	110.04 m	
	AT LANE MIDPOINT	356.41 ft	108.63 m	

BUILDING HEIGHT		STOREYS	ALLOWED HEIGHT		PROPOSED (EXCLUDING ELEVATOR OVERRUN)	
(AVG. BUILDING GRADE TO HIGHEST TOP OF BUILT STRUCTURE)			FEET	METERS	FEET	METERS
BUILDING A	12	121.39 ft	37.0 m	110.26 ft	33.61 m	
BUILDING B	12	121.39 ft	37.0 m	110.26 ft	33.61 m	
BUILDING C	6	62.34 ft	19.0 m	53.51 ft	16.31 m	

SETBACKS		ALLOWED/REQUIRED		PROPOSED	
		FEET	METERS	FEET	METERS
	SOUTH (EAST 15TH STREET) LOT LINE	20.0 ft	6.1 m	15.0 ft	4.57 m
	WEST (LANE) LOT LINE	20.0 ft	6.1 m	15.0 ft	4.57 m
	NORTH (EAST 16TH STREET) LOT LINE	20.0 ft	6.1 m	10.0 ft	3.05 m
	EAST (ST. ANDREWS AVENUE) LOT LINE	20.0 ft	6.1 m	15.0 ft	4.57 m

SITE AREA (AS AGREED WITH CNV)			
AREA		CURRENT SITE AREA	SITE AREA REDUCTION (VIA PARK)
	NORTH PORTION OF SITE	40,735.96 sq ft	24,600.62 sq ft
	SOUTH PORTION OF SITE	40,735.96 sq ft	0
	TOTAL	81,471.92 sq ft	

DENSITY (AS AGREED WITH CNV)				
		BASE ALLOWABLE	BONUS	ALLOWABLE TOTAL
FSR	NORTH PORTION OF SITE	1.60	1.00	2.60
	SOUTH PORTION OF SITE	2.30	1.00	3.30
	SITE AVERAGE			2.95

AREA	SOUTH PORTION OF SITE	BUILDING A	100,689.77 sq ft
		BUILDING B	90,692.40 sq ft
		TOTAL	191,382.17 sq ft
	NORTH PORTION OF SITE	BUILDING C	48,952.80 sq ft
		TOTAL	48,952.80 sq ft

		ALLOWABLE	PROPOSED
	NORTH PORTION OF SITE (BUILDING C)	105,913.50 sq ft 9,839.36 m2	48,952.8 sq ft 4,547.72 m2
	SOUTH PORTION OF THE SITE (BUILDING A+B)	134,428.67 sq ft 12,488.42 m2	191,382.2 sq ft 17,779.4 m2
	TOTAL	240,342.16 sq ft 22,327.79 m2	240,335.0 sq ft 22,327.119 m2

PARKING

RESIDENTIAL UNIT SUMMARY (TO ESTABLISH MINIMUM REQUIRED PARKING)

FLOOR LEVEL	UNITS/FLR		
	BUILDING A	BUILDING B	BUILDING C
1	2	5	9
2	8	10	6
3	8	10	10
4	10	11	10
5	10	11	10
6	10	11	10
7	10	11	0
8	10	11	0
9	10	11	0
10	10	11	0
11	10	11	0
12	8	9	0
ROOF	-	0	0
TOTALS	106	122	55

DISABILITY PARKING:

AS PER CITY OF NORTH VANCOUVER ZONING BYLAW (TABLE 9-4) (0.038 SPACES PER DWELLING UNIT)

TOTAL

BLDG	TOTAL UNITS	ALLOWABLE/ REQ'D	PROPOSED
A	106	0.038 SPACES PER DWELLING	4
B	122	0.038 SPACES PER DWELLING	5
C	55	0.038 SPACES PER DWELLING UNIT	2
TOTAL	283		11

VISITOR PARKING:

0.1 SPACE FOR EACH DWELLING UNIT

(NORTH VANCOUVER ZONING BYLAW DIVISION IV 908.7.a)

BLDG	TOTAL UNITS	ALLOWABLE/ REQ'D	PROPOSED
A	106	0.1 SPACES PER DWELLING UNIT	11
B	122	0.1 SPACES PER DWELLING UNIT	12
C	55	0.1 SPACES PER DWELLING UNIT	6
TOTAL	283		28

PARKING TOTAL:

(NORTH VANCOUVER ZONING BYLAW DIVISION IV (FIGURE 9-3))

RENTAL (0.6 SPACES PER DWELLING UNIT)

NOTE* VARIANCE REQUIRED FOR 15% ENTRY RAMP

BLDG	TOTAL UNITS	ALLOWABLE/ REQ'D	PROPOSED (DISABILITY PARKING INCLUDED)	VISITOR	GRAND TOTAL
A	106	0.6 SPACES PER DWELLING UNIT	64	11	129
B	122	0.6 SPACES PER DWELLING UNIT	73	11	90
C	55	0.6 SPACES PER DWELLING UNIT	33	6	42
TOTAL	283		170	28	261

BICYCLE PARKING

RESIDENTIAL (1.5 SPACES PER DWELLING UNIT)

BLDG	TOTAL UNITS	ALLOWABLE/ REQ'D	PROPOSED		
			VERTICAL	LOCKER	TOTAL
A	106	1.5 SPACES PER DWELLING UNIT	21	185	206
B	122	1.5 SPACES PER DWELLING UNIT	28	155	183
C	55	1.5 SPACES PER DWELLING UNIT	0	85	85
TOTAL	283		49	425	474

% OF TOTAL 10% 90% 100%

NOTES:

- CONSTRUCTION OF BICYCLE ROOMS TO BE IN ACCORDANCE WITH PART 10A OF THE CITY OF NORTH VANCOUVER "ZONING BY-LAW", 1995
- ONE ELECTRICAL RECEPTACLE PER FOUR BICYCLE SPACES TO BE PROVIDED FOR THE CHARGING OF ELECTRIC BICYCLES.

RESIDENTIAL SHORT TERM

6 SPACES PER 60 UNITS

BLDG	TOTAL UNITS	REQUIRED	PROPOSED
		6 SPACES PER 60 UNITS	
BUILDING A	106	11	12
BUILDING B	122	12	12
BUILDING C	55	6	6
TOTAL	283	28	30

RE-SUBMITTED FOR DP SEPT 15 2018
SUBMITTED FOR DP NOV 29 2018
PRE-APPLICATION REV. MAY 09 2018

No. ISSUED / REVISIONS DATE

bingham + hill
architects

201-1444 Alberni Street
Vancouver, British Columbia
Canada, V6G 2Z4

Tel: (604) 688 8254
Fax: (604) 688 3323
email: general@bharch.ca

COPYRIGHT RESERVED. THIS DRAWING IS AND OF THE ARCHITECTS. THE CONTENTS OF THIS DRAWING SHALL NOT BE REPRODUCED, COPIED, OR OTHERWISE USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

PROJECT INFORMATION

ALL DIMENSIONS SHALL BE VERIFIED ON SITE

PROJ #	1204	DRAWING NUMBER
SCALE		
DRAWN		
CHECKED		

A1.01

AREA SUMMARY- BUILDING A									
FLOOR LEVEL	# OF STOREY	a	b	c	d	e	f	a+b+c+d	a+b+c+d-e-f
		RESIDENTIAL	COMMON	SERVICE	AMENITY INDOOR	LOBBY EXCLUSION	STORAGE EXCLUSION	GROSS AREA (BUILDABLE)	TOTAL F.S.R. AREA
LEVEL 1	1	721.64 sq ft	1,935.01 sq ft	36.11 sq ft	3,301.64 sq ft	1,398.16 sq ft	4,447.04 sq ft	11,839.60 sq ft	2,656.65 sq ft
LEVEL 2	1	6,731.68 sq ft	1,078.28 sq ft	23.82 sq ft	1,447.85 sq ft	.00 sq ft	.00 sq ft	9,281.63 sq ft	7,809.96 sq ft
LEVEL 3	1	6,617.93 sq ft	1,078.28 sq ft	23.82 sq ft	1,402.00 sq ft	.00 sq ft	.00 sq ft	9,122.03 sq ft	7,696.21 sq ft
LEVEL 4	1	8,051.50 sq ft	1,073.20 sq ft	23.82 sq ft	.00 sq ft	.00 sq ft	.00 sq ft	9,148.52 sq ft	9,124.70 sq ft
LEVEL 5	1	8,051.50 sq ft	1,073.20 sq ft	23.82 sq ft	.00 sq ft	.00 sq ft	.00 sq ft	9,148.52 sq ft	9,124.70 sq ft
LEVEL 6	1	8,051.50 sq ft	1,073.20 sq ft	23.82 sq ft	.00 sq ft	.00 sq ft	.00 sq ft	9,148.52 sq ft	9,124.70 sq ft
LEVEL 7	1	8,051.50 sq ft	1,073.20 sq ft	23.82 sq ft	.00 sq ft	.00 sq ft	.00 sq ft	9,148.52 sq ft	9,124.70 sq ft
LEVEL 8	1	8,051.50 sq ft	1,073.20 sq ft	23.82 sq ft	.00 sq ft	.00 sq ft	.00 sq ft	9,148.52 sq ft	9,124.70 sq ft
LEVEL 9	1	8,051.50 sq ft	1,073.20 sq ft	23.82 sq ft	.00 sq ft	.00 sq ft	.00 sq ft	9,148.52 sq ft	9,124.70 sq ft
LEVEL 10	1	8,051.50 sq ft	1,073.20 sq ft	23.82 sq ft	.00 sq ft	.00 sq ft	.00 sq ft	9,148.52 sq ft	9,124.70 sq ft
LEVEL 11	1	8,051.50 sq ft	1,073.20 sq ft	23.82 sq ft	.00 sq ft	.00 sq ft	.00 sq ft	9,148.52 sq ft	9,124.70 sq ft
LEVEL 12	1	7,646.27 sq ft	919.45 sq ft	23.82 sq ft	.00 sq ft	.00 sq ft	.00 sq ft	8,589.54 sq ft	8,565.72 sq ft
ROOF LEVEL	1	526.12 sq ft	437.51 sq ft	.00 sq ft	.00 sq ft	.00 sq ft	.00 sq ft	963.63 sq ft	963.63 sq ft
TOTAL [sq ft]		86,656.64 sq ft	14,034.13 sq ft	298.13 sq ft	6,151.49 sq ft	1,398.16 sq ft	4,447.04 sq ft	112,984.59 sq ft	100,689.77 sq ft
TOTAL [m2]		8,050.31 m2	1,303.77 m2	27.7 m2	571.47 m2	129.89 m2	413.13 m2	10,496.27 m2	9,354.08 m2
% OF GROSS AREA		76.7%	12.4%	0.3%	5.4%	1.2%	3.9%	100.0%	89.1%
% OF F.S.R. AREA		86.1%	13.9%	0.3%	6.1%	1.4%	4.4%	112.2%	100.0%

AREA SUMMARY- BUILDING B									
FLOOR LEVEL	# OF STOREY	a	b	c	d	e	f	a+b+c+d	a+b+c+d-e-f
		RESIDENTIAL	COMMON	SERVICE	AMENITY INDOOR	LOBBY EXCLUSION	STORAGE EXCLUSION	GROSS AREA (BUILDABLE)	TOTAL F.S.R. AREA
LEVEL 1	1	3,661.15 sq ft	1,108.62 sq ft	684.11 sq ft	.00 sq ft	1,396.76 sq ft	.00 sq ft	6,850.64 sq ft	4,769.77 sq ft
LEVEL 2	1	6,165.14 sq ft	998.10 sq ft	24.81 sq ft	2,760.23 sq ft	.00 sq ft	.00 sq ft	9,948.28 sq ft	7,163.24 sq ft
LEVEL 3	1	6,163.58 sq ft	997.04 sq ft	24.81 sq ft	900.53 sq ft	.00 sq ft	.00 sq ft	8,085.96 sq ft	7,160.62 sq ft
LEVEL 4	1	7,096.25 sq ft	971.18 sq ft	24.81 sq ft	.00 sq ft	.00 sq ft	.00 sq ft	8,092.24 sq ft	8,067.43 sq ft
LEVEL 5	1	7,096.25 sq ft	971.18 sq ft	24.81 sq ft	.00 sq ft	.00 sq ft	.00 sq ft	8,092.24 sq ft	8,067.43 sq ft
LEVEL 6	1	7,096.25 sq ft	971.18 sq ft	24.81 sq ft	.00 sq ft	.00 sq ft	.00 sq ft	8,092.24 sq ft	8,067.43 sq ft
LEVEL 7	1	7,021.47 sq ft	1,022.32 sq ft	24.81 sq ft	.00 sq ft	.00 sq ft	.00 sq ft	8,068.60 sq ft	8,043.79 sq ft
LEVEL 8	1	7,096.25 sq ft	971.18 sq ft	24.81 sq ft	.00 sq ft	.00 sq ft	.00 sq ft	8,092.24 sq ft	8,067.43 sq ft
LEVEL 9	1	7,096.25 sq ft	971.18 sq ft	24.81 sq ft	.00 sq ft	.00 sq ft	.00 sq ft	8,092.24 sq ft	8,067.43 sq ft
LEVEL 10	1	7,096.25 sq ft	971.18 sq ft	24.81 sq ft	.00 sq ft	.00 sq ft	.00 sq ft	8,092.24 sq ft	8,067.43 sq ft
LEVEL 11	1	7,096.25 sq ft	971.18 sq ft	24.81 sq ft	.00 sq ft	.00 sq ft	.00 sq ft	8,092.24 sq ft	8,067.43 sq ft
LEVEL 12	1	5,907.55 sq ft	1,005.29 sq ft	24.81 sq ft	278.25 sq ft	.00 sq ft	.00 sq ft	7,215.90 sq ft	6,912.84 sq ft
ROOF LEVEL	1	.00 sq ft	170.13 sq ft	.00 sq ft	.00 sq ft	.00 sq ft	.00 sq ft	170.13 sq ft	170.13 sq ft
TOTAL [sq ft]		78,592.64 sq ft	12,099.76 sq ft	957.02 sq ft	3,939.01 sq ft	1,396.76 sq ft	.00 sq ft	96,985.19 sq ft	90,692.40 sq ft
TOTAL [m2]		7,301.26 m2	1,124.07 m2	88.91 m2	365.93 m2	129.76 m2	. m2	9,009.92 m2	8,425.32 m2
% OF GROSS AREA		81.0%	12.5%	1.0%	4.1%	1.4%	0.0%	100.0%	93.5%
% OF F.S.R. AREA		86.7%	13.3%	1.1%	4.3%	1.5%	0.0%	106.9%	100.0%

AREA SUMMARY- BUILDING C									
FLOOR LEVEL	# OF STOREY	a	b	c	d	e	f	a+b+c+d	a+b+c+d-e-f
		RESIDENTIAL	COMMON	SERVICE	AMENITY INDOOR	LOBBY EXCLUSION	STORAGE EXCLUSION	GROSS AREA (BUILDABLE)	TOTAL F.S.R. AREA
LEVEL 1	1	6,614.37 sq ft	1,114.30 sq ft	26.13 sq ft	.00 sq ft	310.31 sq ft	.00 sq ft	8,065.11 sq ft	7,728.67 sq ft
LEVEL 2	1	7,242.74 sq ft	939.31 sq ft	26.13 sq ft	.00 sq ft	.00 sq ft	.00 sq ft	8,208.18 sq ft	8,182.05 sq ft
LEVEL 3	1	7,244.71 sq ft	936.67 sq ft	26.13 sq ft	.00 sq ft	.00 sq ft	.00 sq ft	8,207.51 sq ft	8,181.38 sq ft
LEVEL 4	1	7,244.71 sq ft	936.67 sq ft	26.13 sq ft	.00 sq ft	.00 sq ft	.00 sq ft	8,207.51 sq ft	8,181.38 sq ft
LEVEL 5	1	7,244.71 sq ft	936.67 sq ft	26.13 sq ft	.00 sq ft	.00 sq ft	.00 sq ft	8,207.51 sq ft	8,181.38 sq ft
LEVEL 6	1	7,244.71 sq ft	936.67 sq ft	26.13 sq ft	.00 sq ft	.00 sq ft	.00 sq ft	8,207.51 sq ft	8,181.38 sq ft
ROOF LEVEL	1	.00 sq ft	316.56 sq ft	.00 sq ft	724.75 sq ft	.00 sq ft	.00 sq ft	1,041.31 sq ft	316.56 sq ft
TOTAL [sq ft]		42,835.95 sq ft	6,116.85 sq ft	156.78 sq ft	724.75 sq ft	310.31 sq ft	.00 sq ft	50,144.64 sq ft	48,952.80 sq ft
TOTAL [m2]		3,979.46 m2	568.26 m2	14.56 m2	67.33 m2	28.83 m2	. m2	4,658.44 m2	4,547.72 m2
% OF GROSS AREA		85.4%	12.2%	0.3%	1.4%	0.6%	0.0%	100.0%	97.6%
% OF F.S.R. AREA		87.5%	12.5%	0.3%	1.5%	0.6%	0.0%	102.4%	100.0%

AREA SUMMARY (PROJECT TOTAL)									
FLOOR LEVEL	# OF STOREY	a	b	c	d	e	f	a+b+c+d	a+b+c+d-e-f
		RESIDENTIAL	COMMON	SERVICE	AMENITY INDOOR	LOBBY EXCLUSION	STORAGE EXCLUSION	GROSS AREA (BUILDABLE)	TOTAL F.S.R. AREA
LEVEL 1	1	10,997.2 sq ft	4,157.9 sq ft	746.4 sq ft	3,301.6 sq ft	3,105.2 sq ft	4,447.0 sq ft	26,755.4 sq ft	15,155.1 sq ft
LEVEL 2	1	20,139.6 sq ft	3,015.7 sq ft	74.8 sq ft	4,208.1 sq ft	.0 sq ft	.0 sq ft	27,438.1 sq ft	23,155.3 sq ft
LEVEL 3	1	20,026.2 sq ft	3,012.0 sq ft	74.8 sq ft	2,302.5 sq ft	.0 sq ft	.0 sq ft	25,415.5 sq ft	23,038.2 sq ft
LEVEL 4	1	22,392.5 sq ft	2,981.1 sq ft	74.8 sq ft	.0 sq ft	.0 sq ft	.0 sq ft	25,448.3 sq ft	25,373.5 sq ft
LEVEL 5	1	22,392.5 sq ft	2,981.1 sq ft	74.8 sq ft	.0 sq ft	.0 sq ft	.0 sq ft	25,448.3 sq ft	25,373.5 sq ft
LEVEL 6	1	22,392.5 sq ft	2,981.1 sq ft	74.8 sq ft	.0 sq ft	.0 sq ft	.0 sq ft	25,448.3 sq ft	25,373.5 sq ft
LEVEL 7	1	15,073.0 sq ft	2,412.1 sq ft	48.6 sq ft	724.8 sq ft	.0 sq ft	.0 sq ft	18,258.4 sq ft	17,485.1 sq ft
LEVEL 8	1	15,147.8 sq ft	2,044.4 sq ft	48.6 sq ft	.0 sq ft	.0 sq ft	.0 sq ft	17,240.8 sq ft	17,192.1 sq ft
LEVEL 9	1	15,147.8 sq ft	2,044.4 sq ft	48.6 sq ft	.0 sq ft	.0 sq ft	.0 sq ft	17,240.8 sq ft	17,192.1 sq ft
LEVEL 10	1	15,147.8 sq ft	2,044.5 sq ft	48.6 sq ft	.0 sq ft	.0 sq ft	.0 sq ft	17,240.8 sq ft	17,193.1 sq ft
LEVEL 11	1	15,147.8 sq ft	2,044.4 sq ft	48.6 sq ft	.0 sq ft	.0 sq ft	.0 sq ft	17,240.8 sq ft	17,192.1 sq ft
LEVEL 12	1	13,553.8 sq ft	1,924.7 sq ft	48.6 sq ft	278.3 sq ft	.0 sq ft	.0 sq ft	15,805.4 sq ft	15,478.6 sq ft
ROOF	1	526.1 sq ft	607.6 sq ft	.0 sq ft	.0 sq ft	.0 sq ft	.0 sq ft	1,133.8 sq ft	1,133.8 sq ft
TOTAL [sq ft]		208,084.2 sq ft	32,250.9 sq ft	1,411.9 sq ft	10,815.3 sq ft	3,105.2 sq ft	4,447.0 sq ft	260,114.4 sq ft	240,335.0 sq ft
TOTAL [m2]		19,331.02 m2	2,996.11 m2	131.17 m2	1,004.74 m2	288.48 m2	413.13 m2	24,164.63 m2	22,327.12 m2
% OF GROSS AREA		80.0%	12.4%	0.5%	4.2%	1.2%	1.7%	100.0%	98.3%
% OF F.S.R. AREA		86.6%	13.4%	0.6%	4.5%	1.3%	1.9%	108.2%	100.0%

NOTES:
 **MAXIMUM LOBBY EXCLUSION IS EITHER:
 a.) 0.1 FSR or
 b.) 10% OF TOTAL GROSS FLOOR AREA
 ***MAXIMUM AMENITY EXCLUSION IS 5% OF GFA

SUITE SUMMARY- BUILDING A									
FLOOR LEVEL	# OF STOREY	FLOOR TO FLOOR HT.	STUDIO UNITS	1 BEDROOM UNITS	2 BEDROOM UNITS	3 BEDROOM UNITS	TH UNITS	TOTAL	
LEVEL 1	1	16.64 ft	2	0	0	0		2	
LEVEL 2	1	10.67 ft	0	5	2	1		8	
LEVEL 3	1	10. ft	0	5	0	3		8	
LEVEL 4	1	9.17 ft	0	6	0	4		10	
LEVEL 5	1	9.17 ft	0	6	0	4		10	
LEVEL 6	1	9.17 ft	0	6	0	4		10	
LEVEL 7	1	9.17 ft	0	6	0	4		10	
LEVEL 8	1	9.17 ft	0	6	0	4		10	
LEVEL 9	1	9.17 ft	0	6	0	4		10	
LEVEL 10	1	9.17 ft	0	6	0	4		10	
LEVEL 11	1	10. ft	0	6	0	4		10	
LEVEL 12	1	9.25 ft	0	0	8	0		8	
ROOF LEVEL	1	-	0	0	0	0		0	
SUB-TOTAL A			2	58	10	36	0	106	
%			2%	55%	9%	34%	0%	100%	
TOTAL GROSS AREA (sqft)			0.00	0.00	0.00	0.00	0.00	0.00	0.00
AVG. (sqft)			0.00		0.00	0.00			

SUITE SUMMARY- BUILDING B									
FLOOR LEVEL	# OF STOREY	FLOOR TO FLOOR HT.	STUDIO UNITS	1 BEDROOM UNITS	2 BEDROOM UNITS	3 BEDROOM UNITS	TH UNITS	TOTAL	
LEVEL 1	1	16.64 ft	0	3	1	1	0	5	
LEVEL 2	1	10.67 ft	3	5	1	1	0	10	
LEVEL 3	1	10. ft	3	5	1	1	0	10	
LEVEL 4	1	9.17 ft	3	5	2	1	0	11	
LEVEL 5	1	9.17 ft	3	5	2	1	0	11	
LEVEL 6	1	9.17 ft	3	5	2	1	0	11	
LEVEL 7	1	9.17 ft	3	5	2	1	0	11	
LEVEL 8	1	9.17 ft	3	5	2	1	0	11	
LEVEL 9	1	9.17 ft	3	5	2	1	0	11	
LEVEL 10	1	9.17 ft	3	5	2	1	0	11	
LEVEL 11	1	10. ft	3	5	2	1	0	11	
LEVEL 12	1	9.25 ft	2	4	3	0	0	9	
ROOF LEVEL	1	-	0	0	0	0	0	0	
SUB-TOTAL B			32	57	22	11	0	122	
%			26%	47%	18%	9%	0%	100%	
TOTAL GROSS AREA (sqft)			0.00	0.00	0.00	0.00	0.00	0.00	0.00
AVG. (sqft)									

SUITE SUMMARY- BUILDING C									
FLOOR LEVEL	# OF STOREY	FLOOR TO FLOOR HT.	STUDIO UNITS	1 BEDROOM UNITS	2 BEDROOM UNITS	3 BEDROOM UNITS	TH UNITS	TOTAL	
LEVEL 1	1	11.05 ft	0	2	2	1	4	9	
LEVEL 2	1	9.5 ft	0	3	2	1	0	6	
LEVEL 3	1	9.5 ft	0	7	2	1	0	10	
LEVEL 4	1	9.5 ft	0	7	2	1	0	10	
LEVEL 5	1	9.5 ft	0	7	2	1	0	10	
LEVEL 6	1	9.81 ft	0	7	2	1	0	10	
ROOF LEVEL	1	-	0	0	0	0	0	0	
SUB-TOTAL C			0	33	12	6	4	55	
%			0%	60%	22%	11%	7%	100%	
TOTAL GROSS AREA (sqft)			0.00	0.00	0.00	0.00	0.00	0.00	0.00
AVG. (sqft)									

SUITE SUMMARY-PROJECT TOTAL		
UNIT TYPE	TOTAL	PERCENTAGE

SITE CONTEXT

The proposed development is located on a sloping site along St. Andrew's Avenue between East 15th + 16th Street.

Two 4-storey aging rental buildings currently occupy the site providing 101 rental units in total. The site is immediately adjacent Lions Gate Hospital and three block east of Lonsdale Avenue. Access to public transit is available along 15th Avenue and Lonsdale Avenue. The neighbourhood consists of two storey single family homes a mix of market and rental residential development.

Located nearby the site are shops along Lonsdale, several banks, North Vancouver City Hall, Lions Gate Hospital and the North Vancouver Public Library.

TRANSIT CORRIDORS

- 1 Lonsdale Avenue
- 2 15th Avenue

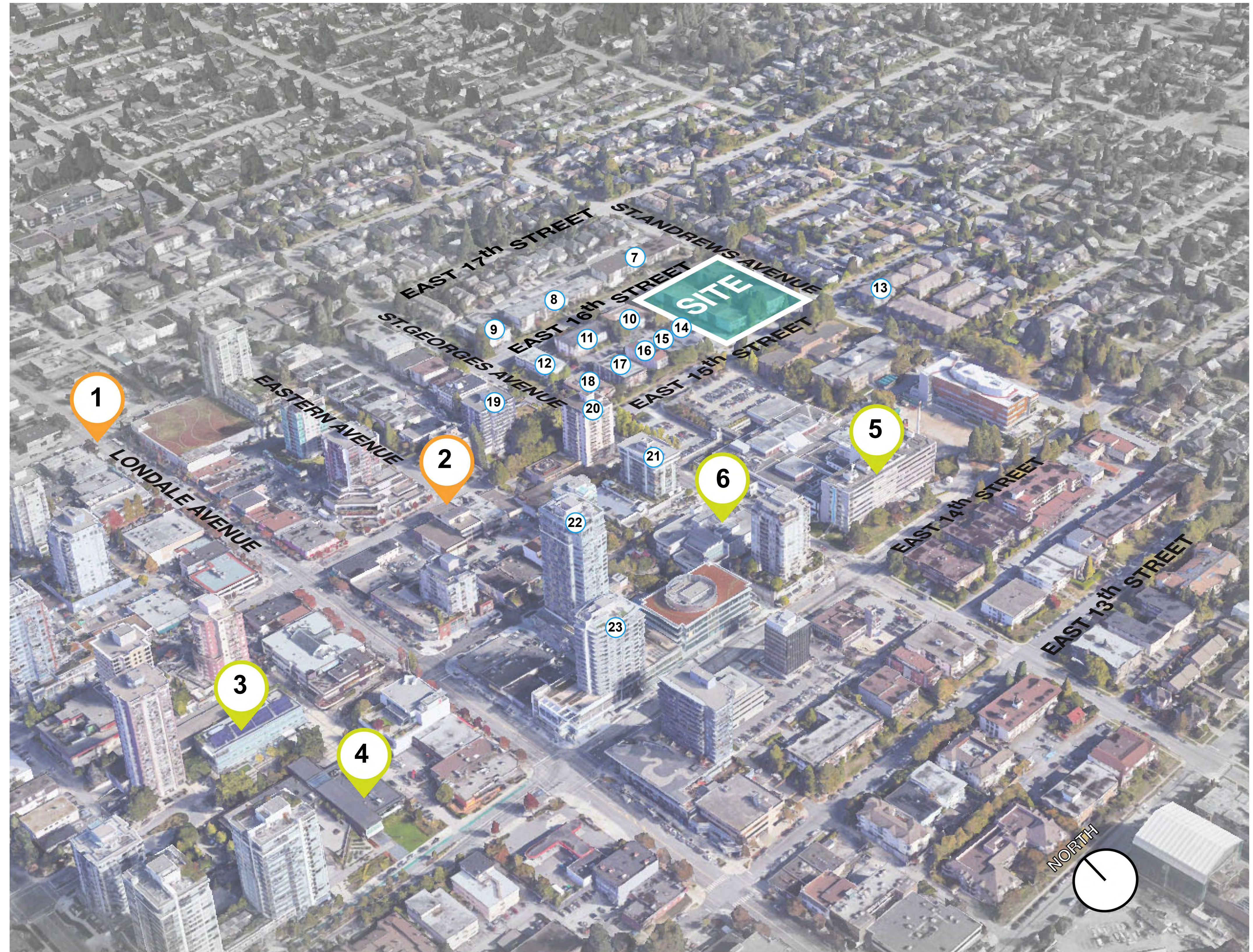
CIVIC AMENITIES

- 3 City of North Vancouver Public Library
- 4 City of North Vancouver City Hall
- 5 Lions Gate Hospital
- 6 RCMP office

RESIDENTIAL

- 7 260 East 16th Street (4 Storeys)
- 8 230 East 16th Street (4 Storeys)
- 9 1612 St. Georges Avenue (4 Storeys)
- 10 235 East 16th Street (3 Storeys)
- 11 215 East 16th Street (4 Storey)
- 12 1540 St. Georges Avenue (4 Storeys)
- 13 1480 St. Andrews Avenue (4 Storeys)
- 14 236 East 15th Street (2 Storeys)
- 15 228 East 15th Street (3 Storeys)
- 16 226 East 15th Street (3 Storeys)
- 17 214 East 15th Street (3 Storeys)
- 18 206 East 15th Street (3 Storeys)
- 19 150 East 15th Street (10 Storeys)
- 20 1441 St. Georges Avenue (23 Storeys*)
- 21 1415 St. Georges Avenue (11 Storeys)
- 22 1308 Lonsdale Avenue (26 Storeys)
- 23 1308 Lonsdale Avenue (18 Storeys)

*Future Development



CENTURY REDEVELOPMENT

250 EAST 15TH STREET
CITY OF NORTH VANCOUVER, BRITISH COLUMBIA

RE-SUBMITTED FOR DP	SEPT 15 2018
SUBMITTED FOR DP	NOV 29 2018
PRE-APPLICATION REV.	MAY 09 2018

No. ISSUED / REVISIONS DATE

bingham+hill
architects

201-1444 Alberni Street
Vancouver, British Columbia
Canada, V6G 2Z4

Tel: (604) 688 8254
Fax: (604) 688 3323
email: general@bharch.ca

COPYRIGHT RESERVED. THIS DRAWING IS AND REMAINS THE PROPERTY OF BINGHAM+HILL ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED. IT IS NOT TO BE REPRODUCED, COPIED, OR OTHERWISE TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT.

SITE CONTEXT

ALL DIMENSIONS SHALL BE VERIFIED ON SITE

PROJ #	1204	DRAWING NUMBER	
SCALE			
DRAWN			
CHECKED			A1.04

DESIGN RATIONALE

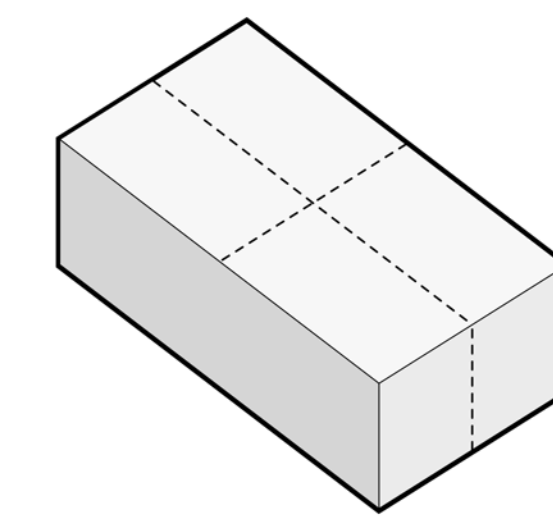
The project's form was derived from the overall goal of creating a dynamic rental community within the development while also contributing to the public realm. In pursuit of this goal, self-directed rules were put in place by the design team while simultaneously, setbacks, vehicular access and park design were discussed with City Planning and Parks staff.

The project shares a singular parkade for all three buildings and therefore parking access off the lane was determined as the best location to minimize the impact on the surrounding traffic and pedestrian patterns. Due to the dramatic grade changes on the site, the parking entrance is proposing a 15% entry ramp (after an initial 10% ramp extending 20' from the property line). This is a requirement to support at grade planting along the public pathways that run across the site. The design of the parkade was then arranged to allow for bicycle parking at level 1, three separate core locations serving the three buildings and a surplus above the bylaw requirements of resident parking stalls.

It was determined that the site should have 15'-0" (4.57m) at all street and lane lot lines. The park, as determined by City planning staff, should be located at the North East corner of the site, along the St. Andrew's and East 16th Street frontages. Once the location for the park was determined, the design team mandated that the park be publically accessible from all 4 street frontages via pathways that bisect the site.

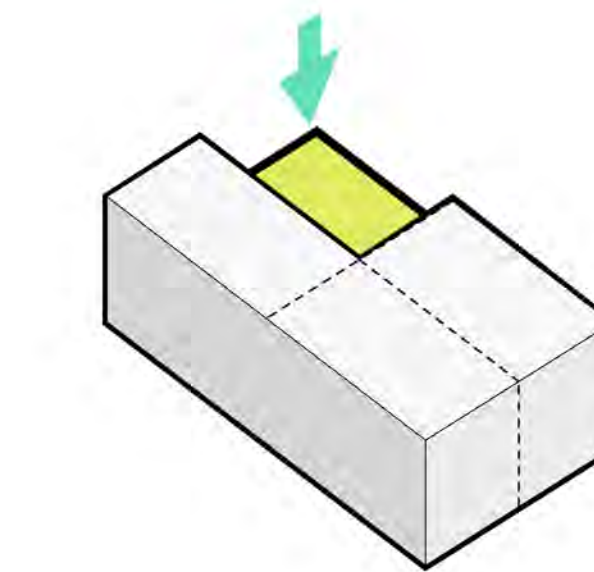
The massing of the proposed project was designed to have three distinct buildings that complimented the park and North Vancouver streetscape in their individuality but also as a trio. They compliment the park by creating permeable passage ways through, encouraging circulation and visual sight lines from all approaches. Furthermore, garden level units incorporate gates as required for security but do not create visual intrusions onto the park.

Dynamic amenity spaces, including bridges and large indoor rooftop multi-function space with accompanying outdoor terrace are available for residents to use. These areas are emphasized in the architectural massing and materiality, heavily contributing to the overall project aesthetic. Public passageways at ground level and highly glazed areas of amenity activity create an activated streetscape for the enjoyment of residents and the public alike. The following diagrams outline the major moves in form generation to meet the original design goals of the project team.



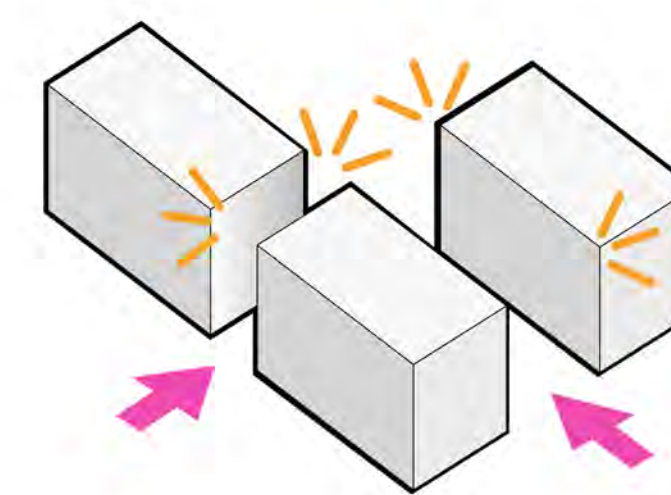
DIVIDE

The full area, after setbacks, was extruded upward and divided into four parcels



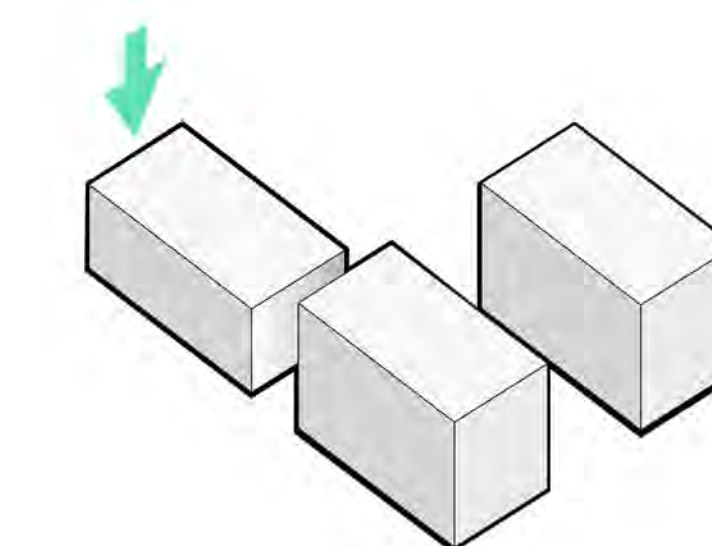
COMMUNITY

One of the parcels was given over to the city to become a public park for all to enjoy.



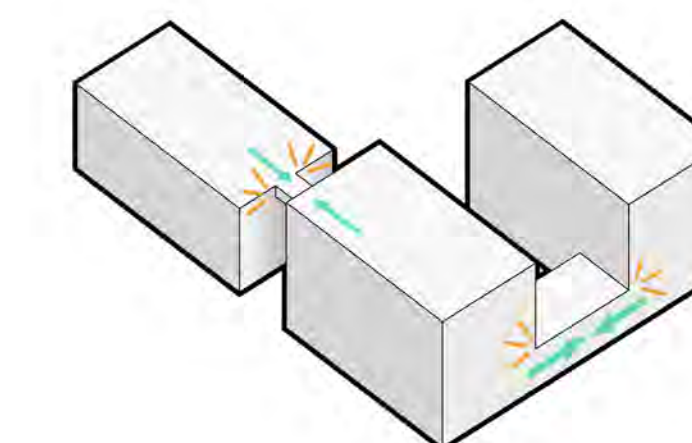
SLICE + SEPARATE

The remaining block was sliced and separated creating three distinct masses and passageways through the site.



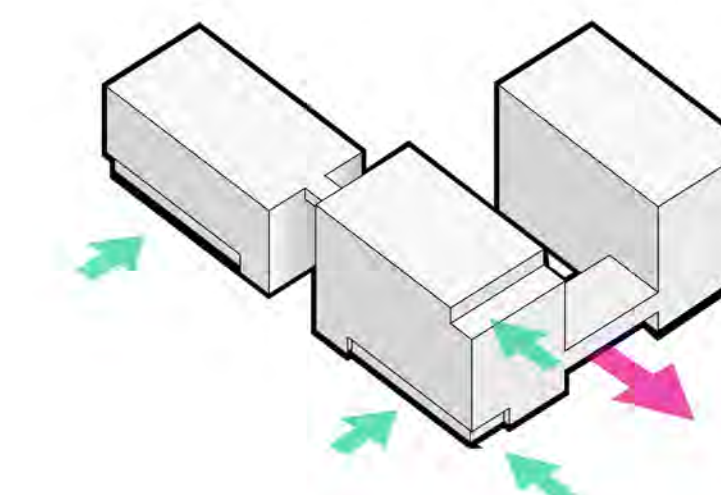
PUSH

The heights of the masses were adjusted to comply with maximum height restrictions.



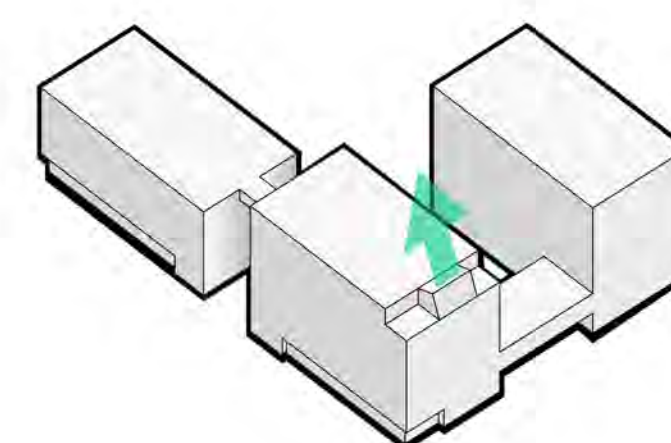
CONNECT

To unify the buildings and create continuity across the development, bridges were designed to connect all three masses together.



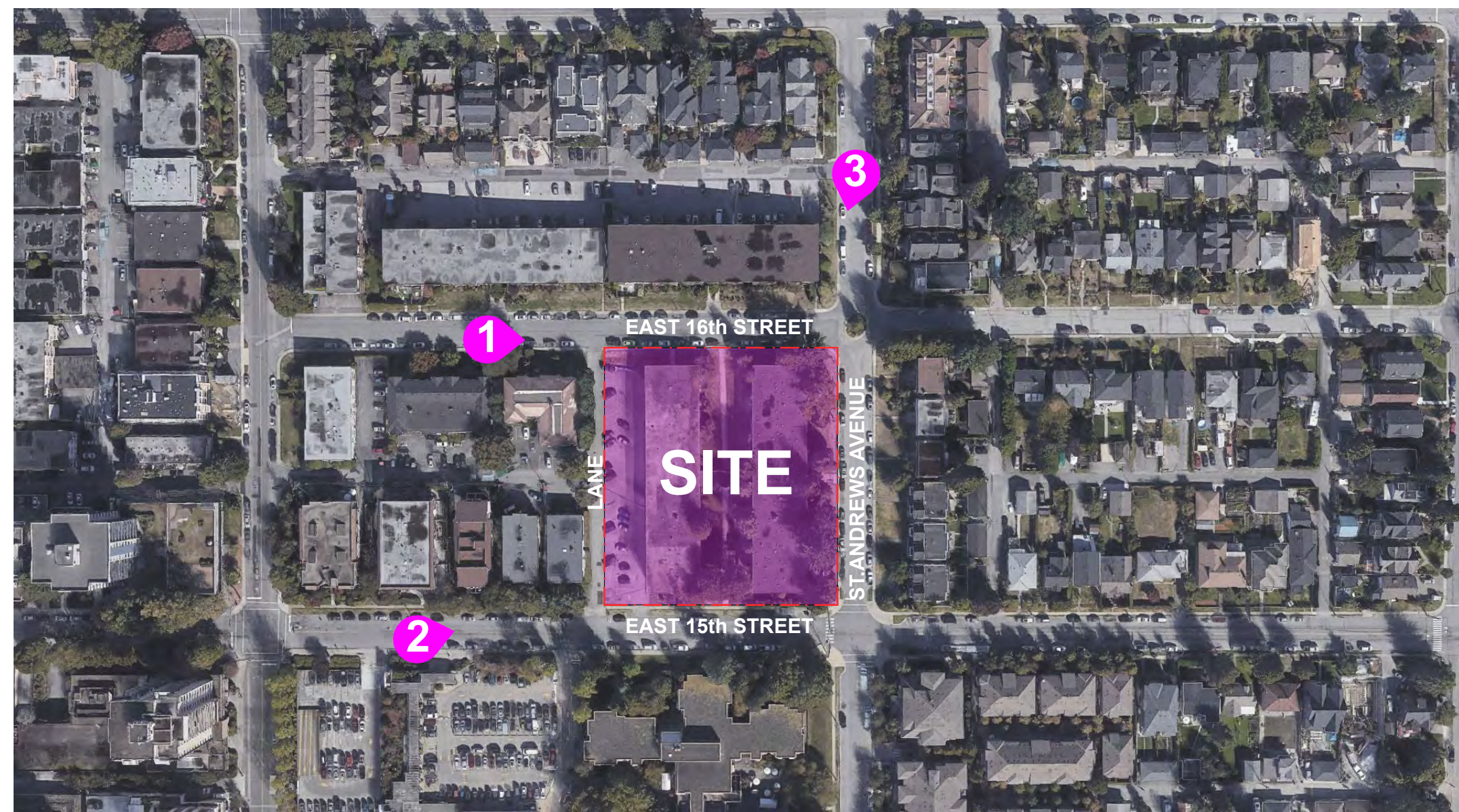
SHRINK

The massing was reduced at the base and top of the buildings for a more dynamic pedestrian experience, reopening the connection to the park along the south boundary and activating the rooftop for amenity space.



PULL

The indoor amenity space on the roof of Building B was elevated to create a dynamic spatial experience for users and contribute interest to the buildings exterior massing



KEY PLAN



NEIGHBOURHOOD CONTEXT
LOOKING EAST ALONG 16TH STREET



NEIGHBOURHOOD CONTEXT
LOOKING EAST ALONG 15TH STREET



NEIGHBOURHOOD CONTEXT
LOOKING SOUTH ALONG ST. ANDREWS AVENUE



NEIGHBOURHOOD CONTEXT
LOOKING EAST ALONG 16TH STREET WITH PROJECT



NEIGHBOURHOOD CONTEXT
LOOKING EAST ALONG 15TH STREET WITH PROJECT



NEIGHBOURHOOD CONTEXT
LOOKING SOUTH ALONG ST. ANDREWS STREET WITH PROJECT

CENTURY REDEVELOPMENT

250 EAST 15TH STREET
CITY OF NORTH VANCOUVER, BRITISH COLUMBIA

RE-SUBMITTED FOR DP	SEPT 13 2018
SUBMITTED FOR DP	NOV 29 2018
PRE-APPLICATION REV.	MAY 09 2018

No.	ISSUED / REVISIONS	DATE
-----	--------------------	------

bingham+hill
architects

201-1444 Alberni Street
Vancouver, British Columbia
Canada, V6G 2Z4

Tel: (604) 688 8254
Fax: (604) 688 3323
email: general@bharch.ca

COPYRIGHT RESERVED. THIS DRAWING IS AND REMAINS THE EXCLUSIVE PROPERTY OF THE ARCHITECT. IT IS NOT TO BE REPRODUCED, COPIED, OR OTHERWISE USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

VIEW ANALYSIS

ALL DIMENSIONS SHALL BE VERIFIED ON SITE

PROJ #	1204	DRAWING NUMBER
SCALE		
DRAWN		
CHECKED		

A1.08

CENTURY REDEVELOPMENT

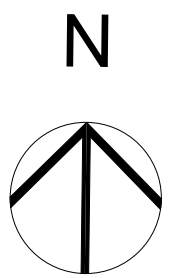
250 EAST 15TH STREET
CITY OF NORTH VANCOUVER, BRITISH COLUMBIA

RE-SUBMITTED FOR DP	JAN 2 2020
RE-SUBMITTED FOR DP	SEPT 13 2019
SUBMITTED FOR DP	NOV 29 2018
PRE-APPLICATION REV.	MAY 09 2018

bingham+hill
architects

201-1444 Alberni Street
Vancouver, British Columbia
Canada, V6G 2Z4
Tel: (604) 688 8254
Fax: (604) 688 3323
email: general@bharch.ca

COPYRIGHT RESERVED. THIS DRAWING IS AND WILL REMAIN THE EXCLUSIVE PROPERTY OF BINGHAM+HILL ARCHITECTS. ANY REUSE, MODIFICATION OR COPIED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ARCHITECT.

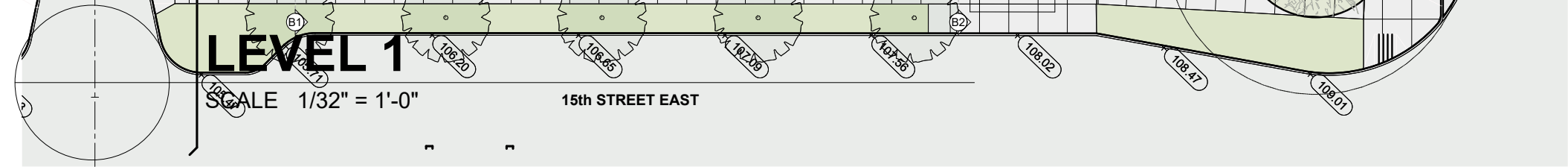
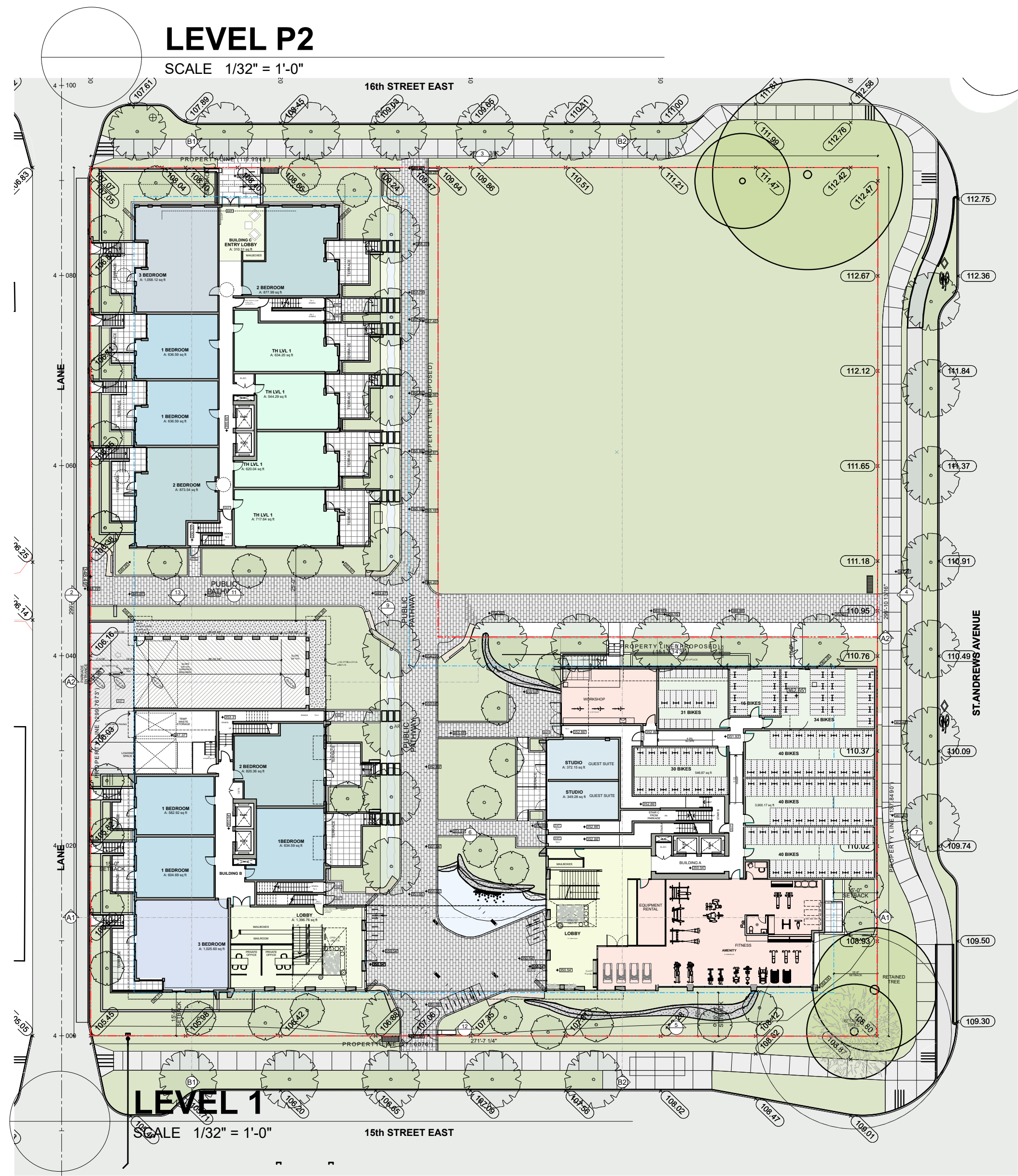
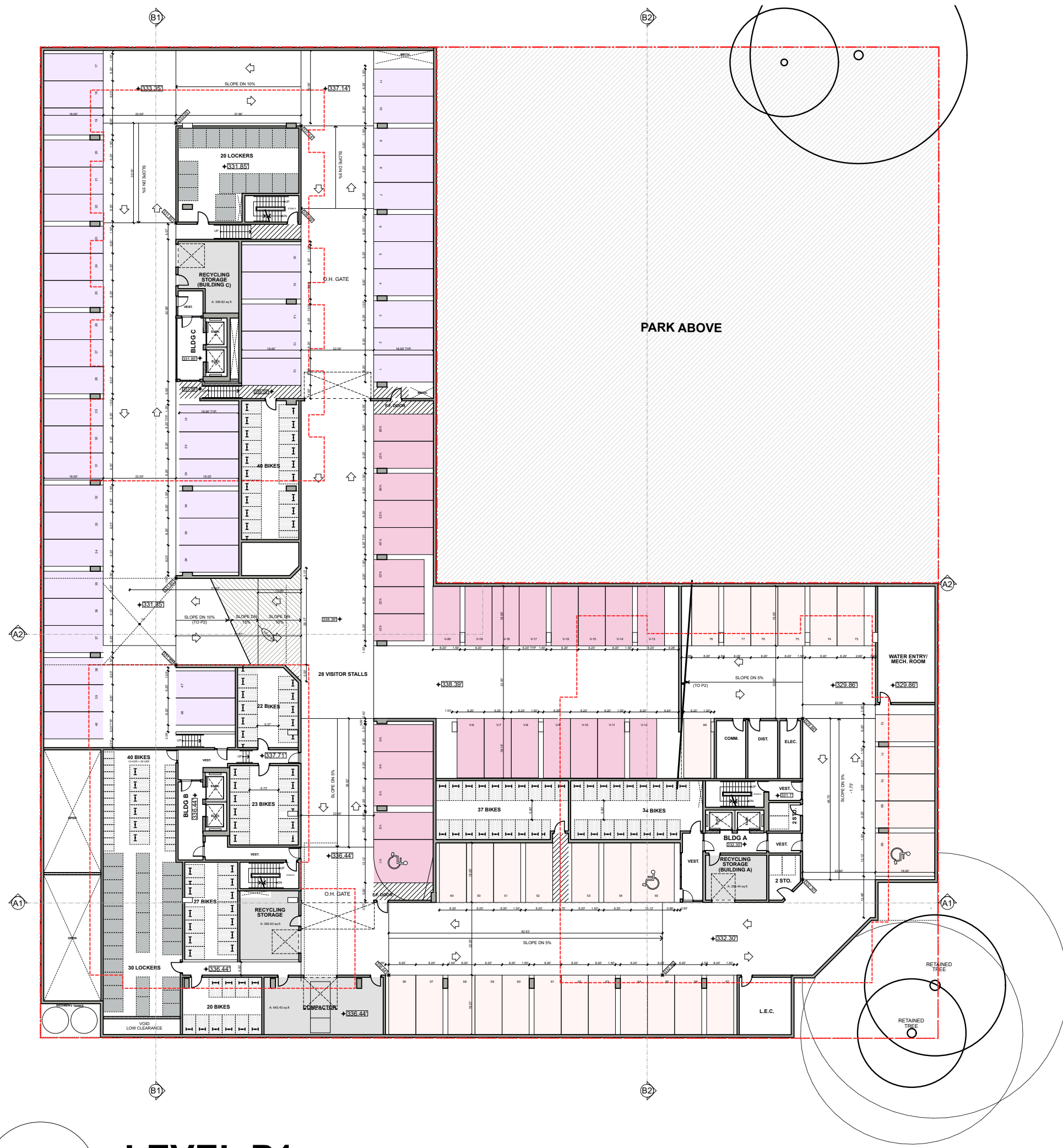
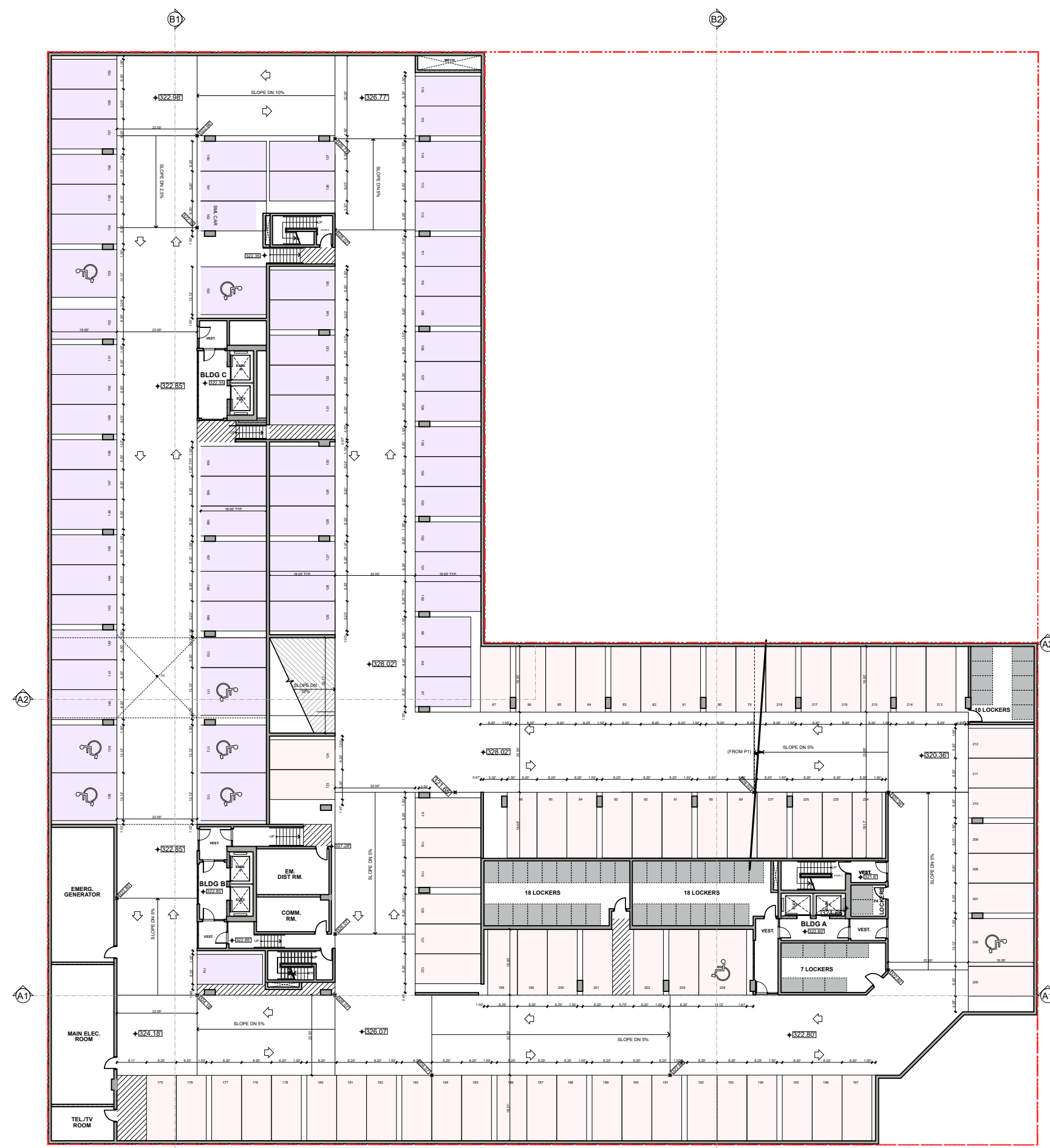


SITE PLAN

PROJ #	1204	DRAWING NUMBER
SCALE		A2.02
DRAWN		
CHECKED		

ALL DIMENSIONS SHALL BE VERIFIED ON SITE





CENTURY REDEVELOPMENT

250 EAST 15TH STREET
CITY OF NORTH VANCOUVER, BRITISH COLUMBIA

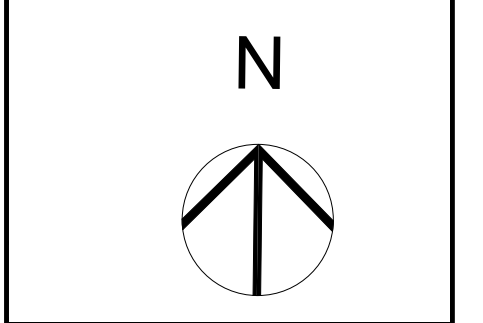
RE-SUBMITTED FOR DP	SEPT 13 2018
SUBMITTED FOR DP	NOV 29 2018
PRE-APPLICATION REV.	MAY 09 2018

No.	ISSUED / REVISIONS	DATE

bingham+hill
architects

201-1444 Alberni Street
Vancouver, British Columbia
Canada, V6G 2Z4

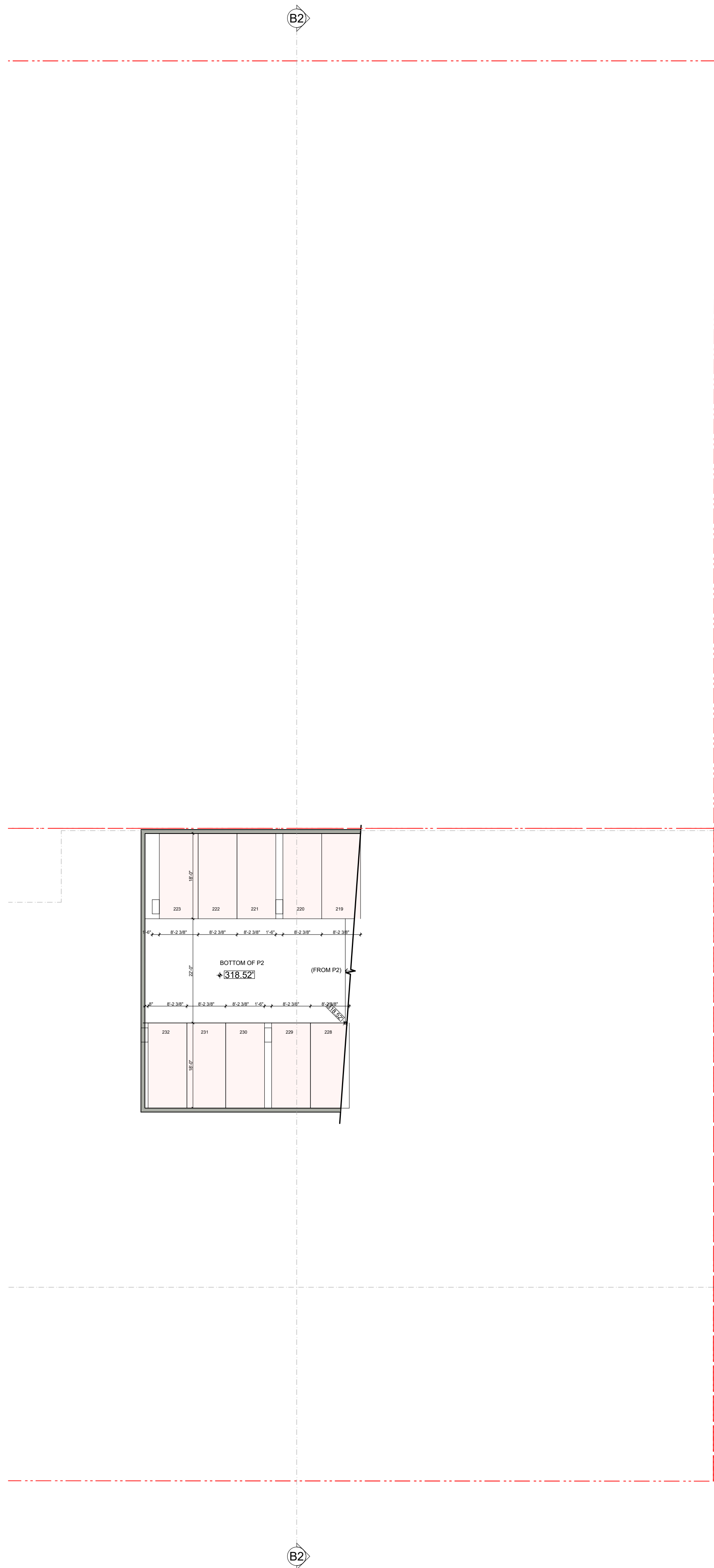
Tel: (604) 688 8254
Fax: (604) 688 3323
email: general@bharch.ca



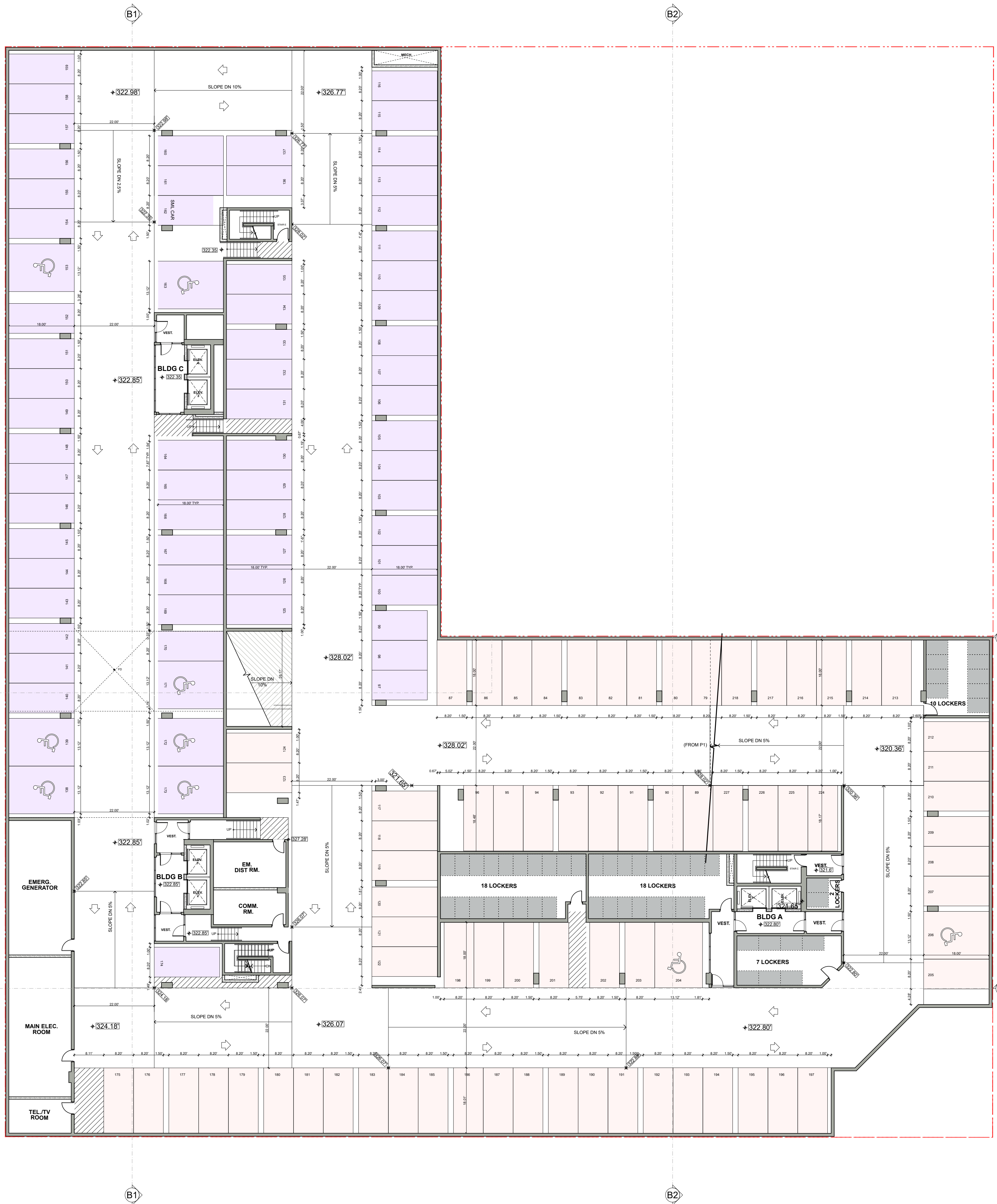
OVERALL PLANS

ALL DIMENSIONS SHALL BE VERIFIED ON SITE

PROJ #	1204	DRAWING NUMBER
SCALE		A2.03
DRAWN		
CHECKED		



LEVEL P2 - LOWER
SCALE 1/16" = 1'-0"



LEVEL P2
SCALE 1/16" = 1'-0"

CENTURY REDEVELOPMENT
250 EAST 15TH STREET
CITY OF NORTH VANCOUVER, BRITISH COLUMBIA

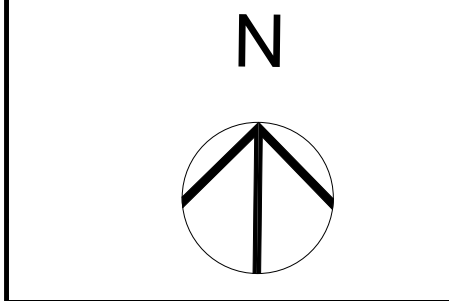
RE-SUBMITTED FOR DP	SEPT 15 2018
SUBMITTED FOR DP	NOV 29 2018
PRE-APPLICATION REV.	MAY 09 2018

No.	ISSUED / REVISIONS	DATE

bingham+hill
architects

201-1444 Alberni Street
Vancouver, British Columbia
Canada, V6G 2Z4
Tel: (604) 688 8254
Fax: (604) 688 3323
email: general@bharch.ca

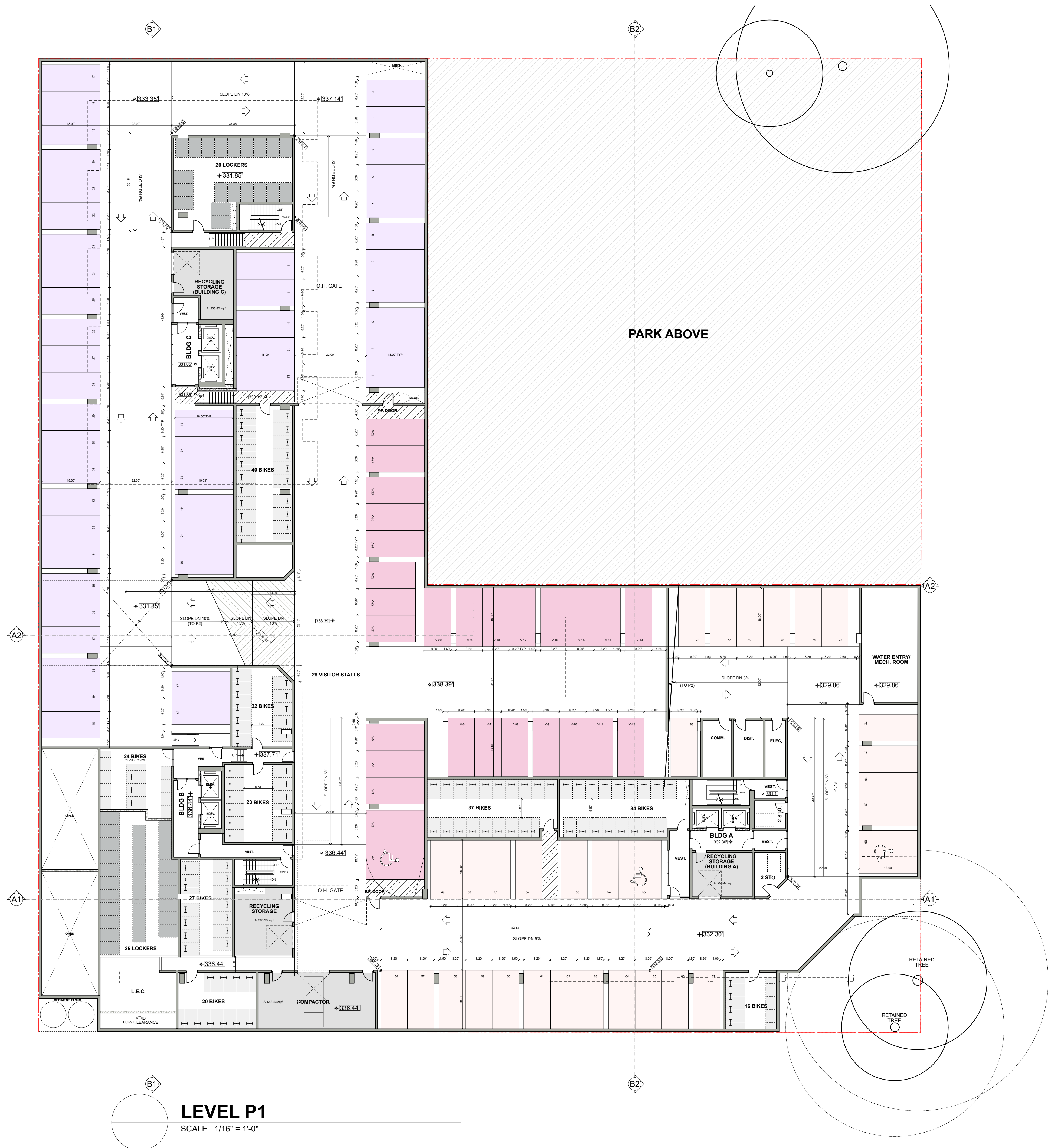
COPYRIGHT RESERVED. THIS DRAWING IS AND REMAINS THE PROPERTY OF BINGHAM+HILL ARCHITECTS. ANY REPRODUCTION, MODIFICATION OR COPIED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ARCHITECT.



PARKING PLAN P2

ALL DIMENSIONS SHALL BE VERIFIED ON SITE

PROJ #	1204	DRAWING NUMBER
SCALE		A3.01
DRAWN		
CHECKED		



LEVEL P1
SCALE 1/16" = 1'-0"

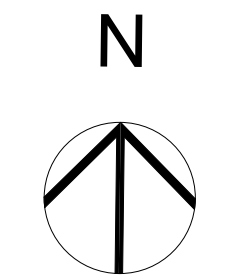
CENTURY REDEVELOPMENT
250 EAST 15TH STREET
CITY OF NORTH VANCOUVER, BRITISH COLUMBIA

RE-SUBMITTED FOR DP	JAN 2 2020	
RE-SUBMITTED FOR DP	SEPT 13 2019	
SUBMITTED FOR DP	NOV 29 2018	
PRE-APPLICATION REV.	MAY 09 2018	
No.	ISSUED / REVISIONS	DATE

bingham+hill
architects

201-1444 Alberni Street
Vancouver, British Columbia
Canada, V6G 2Z4
Tel: (604) 688 8254
Fax: (604) 688 3323
email: general@bharch.ca

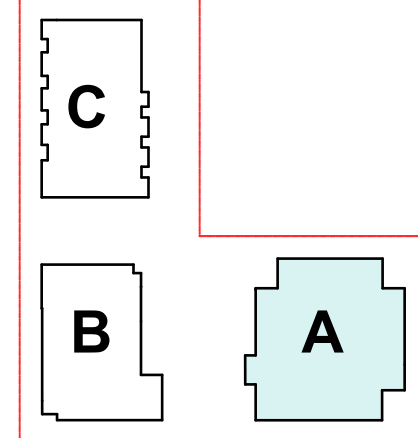
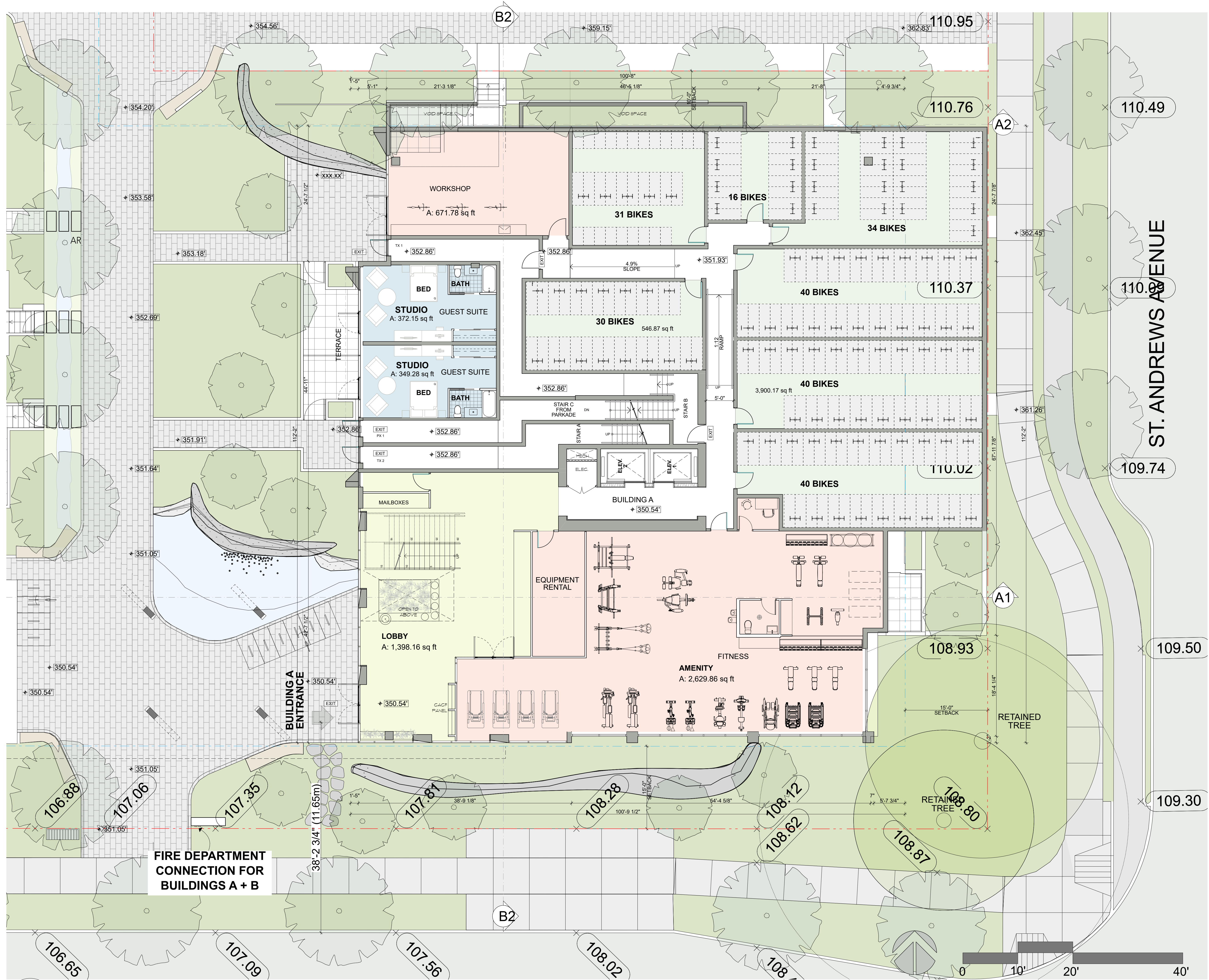
COPYRIGHT RESERVED. THIS DRAWING IS AND REMAINS THE EXCLUSIVE PROPERTY OF THE ARCHITECT. ANY REPRODUCTION, MODIFICATION OR COPIED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ARCHITECT.



PARKING PLAN P1

ALL DIMENSIONS SHALL BE VERIFIED ON SITE

PROJ #	1204	DRAWING NUMBER
SCALE		A3.02
DRAWN		
CHECKED		



LEVEL 1 - Building A

SCALE 1/8" = 1'-0"

Keyplan

CENTURY REDEVELOPMENT
 250 EAST 15TH STREET
 CITY OF NORTH VANCOUVER, BRITISH COLUMBIA

RE-SUBMITTED FOR DP	JAN 2 2020
RE-SUBMITTED FOR DP	SEPT 13 2019
SUBMITTED FOR DP	NOV 29 2018
PRE-APPLICATION REV.	MAY 09 2018
No.	ISSUED / REVISIONS DATE

bingham+hill
architects

201-1444 Alberni Street
 Vancouver, British Columbia
 Canada, V6G 2Z4

Tel: (604) 688 8254
 Fax: (604) 688 3323
 email: general@bharch.ca

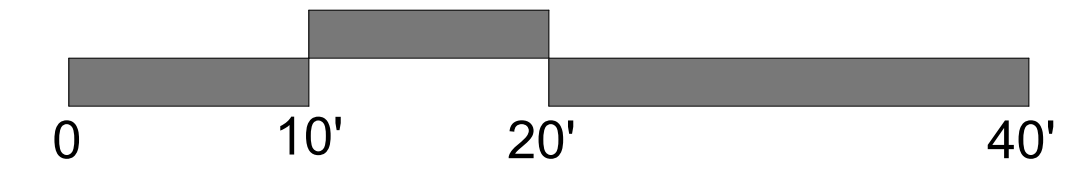
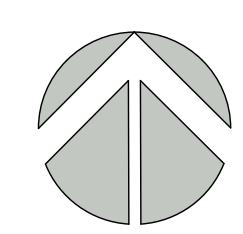
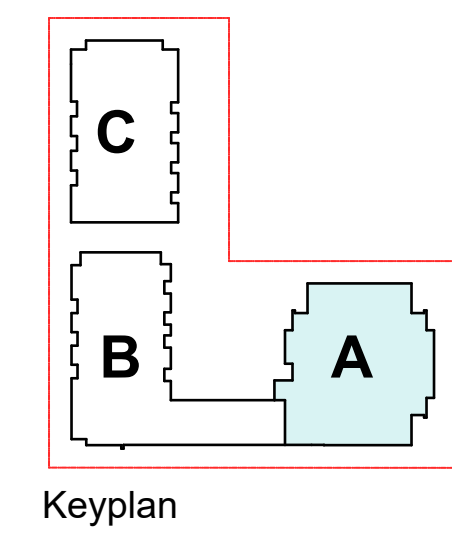
COPYRIGHT RESERVED. THIS DRAWING IS AND REMAINS THE EXCLUSIVE PROPERTY OF BINGHAM+HILL ARCHITECTS. ANY REPRODUCTION, MODIFICATION OR COPIED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ARCHITECT.

LEVEL 1 - BUILDING A

ALL DIMENSIONS SHALL BE VERIFIED ON SITE	
PROJ # 1204	DRAWING NUMBER
SCALE	A3.03
DRAWN	
CHECKED	



LEVEL 2 - Building A
SCALE 1/8" = 1'-0"



CENTURY REDEVELOPMENT
250 EAST 15TH STREET
CITY OF NORTH VANCOUVER, BRITISH COLUMBIA

ST. ANDREWS AVENUE

RE-SUBMITTED FOR DP	SEPT 13 2018
SUBMITTED FOR DP	NOV 29 2018
PRE-APPLICATION REV.	MAY 09 2018

bingham+hill
architects

201-1444 Alberni Street
Vancouver, British Columbia
Canada, V6G 2Z4
Tel: (604) 688 8254
Fax: (604) 688 3323
email: general@bharch.ca

COPYRIGHT RESERVED. THIS DRAWING IS AND REMAINS THE PROPERTY OF BINGHAM+HILL ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED. ANY REUSE, MODIFICATION OR COPIES WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ARCHITECT.

LEVEL 2 - BUILDING A

PROJ #	1204	DRAWING NUMBER
SCALE		A3.04
DRAWN		
CHECKED		

ALL DIMENSIONS SHALL BE VERIFIED ON SITE

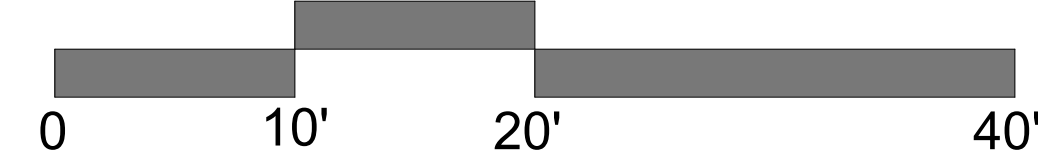
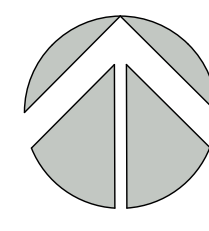
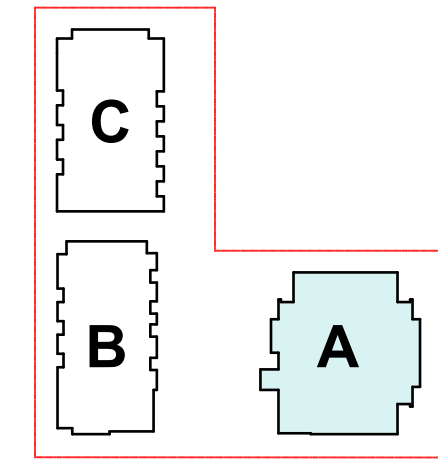
CENTURY REDEVELOPMENT

250 EAST 15TH STREET
CITY OF NORTH VANCOUVER, BRITISH COLUMBIA



OUTDOOR AMENITY
REFER TO LANDSCAPE

LEVEL 3 - Building A
SCALE 1/8" = 1'-0"



RE-SUBMITTED FOR DP	SEPT 15 2018
SUBMITTED FOR DP	NOV 29 2018
PRE-APPLICATION REV.	MAY 09 2018

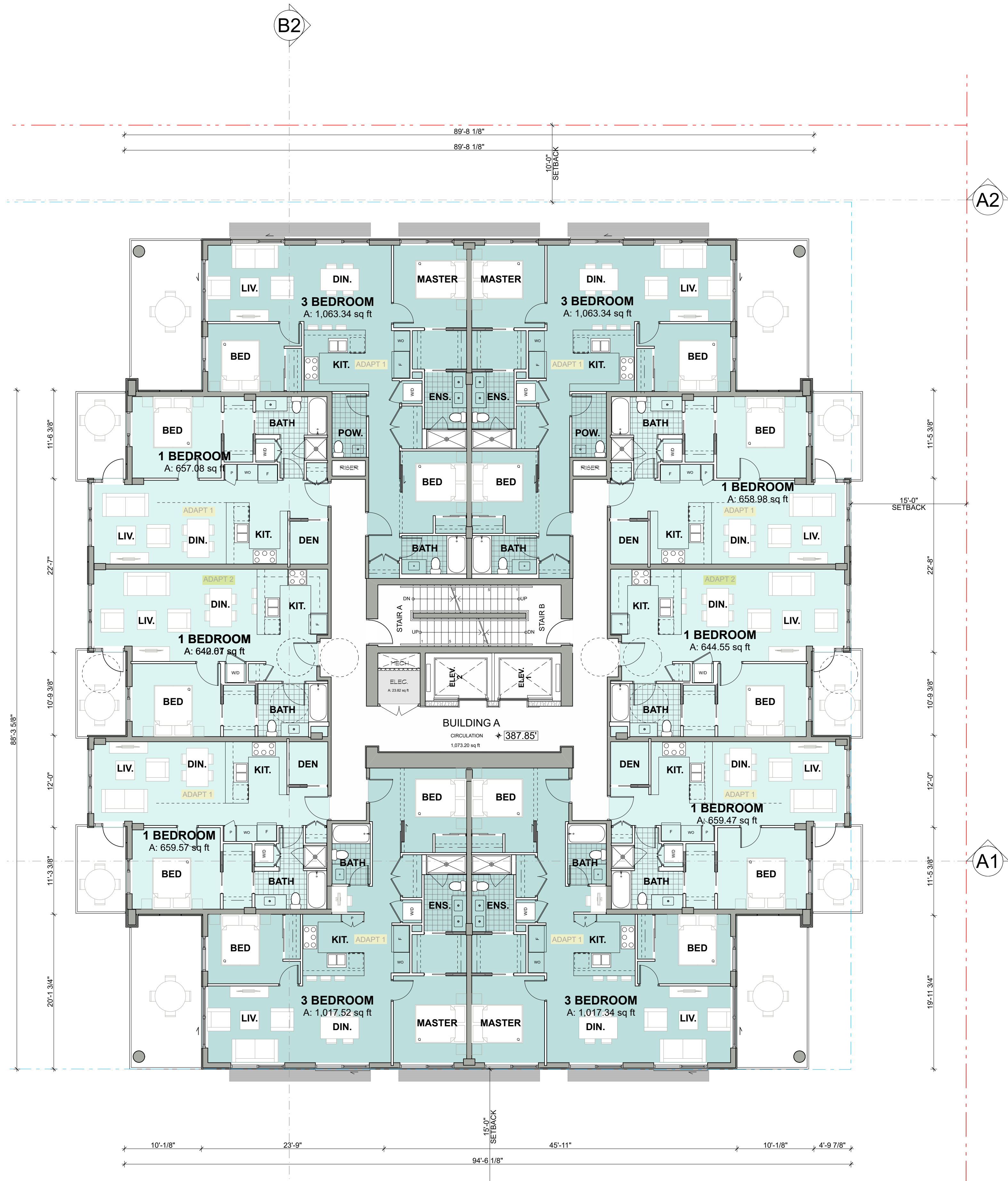
bingham+hill
architects

201-1444 Alberni Street
Vancouver, British Columbia
Canada, V6G 2Z4
Tel: (604) 688 8254
Fax: (604) 688 3323
email: general@bharch.ca

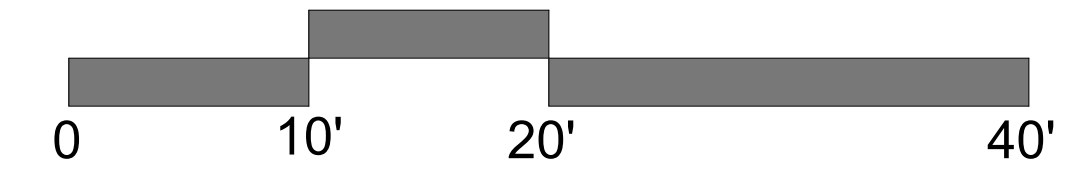
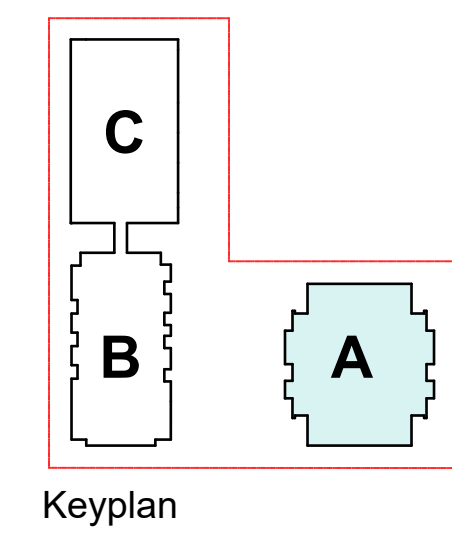
COPYRIGHT RESERVED. THIS DRAWING IS AND REMAINS THE PROPERTY OF BINGHAM+HILL ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR OTHERWISE TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT.

LEVEL 3 - BUILDING A

ALL DIMENSIONS SHALL BE VERIFIED ON SITE		
PROJ #	1204	DRAWING NUMBER
SCALE		A3.05
DRAWN		
CHECKED		



LEVEL 4-11 - Building A
SCALE 1/8" = 1'-0"



CENTURY REDEVELOPMENT
250 EAST 15TH STREET
CITY OF NORTH VANCOUVER, BRITISH COLUMBIA

RE-SUBMITTED FOR DP	SEPT 13 2018
SUBMITTED FOR DP	NOV 29 2018
PRE-APPLICATION REV.	MAY 09 2018

No.	ISSUED / REVISIONS	DATE

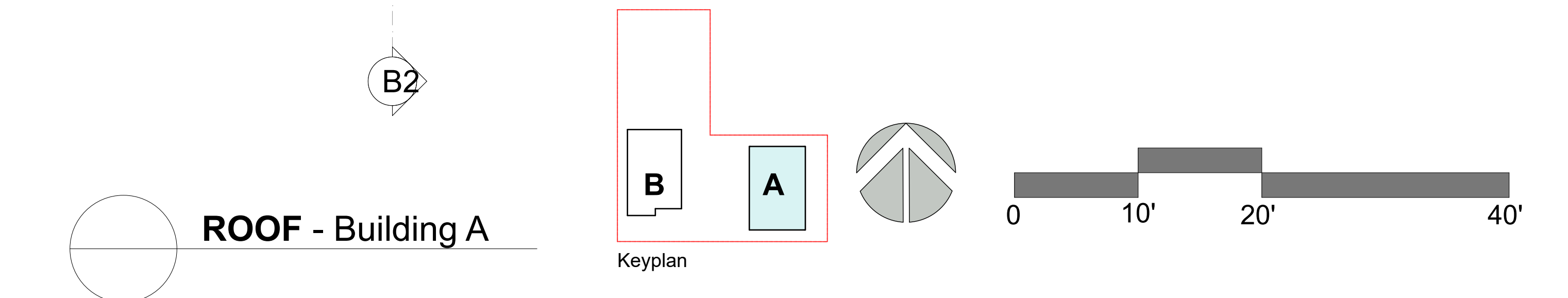
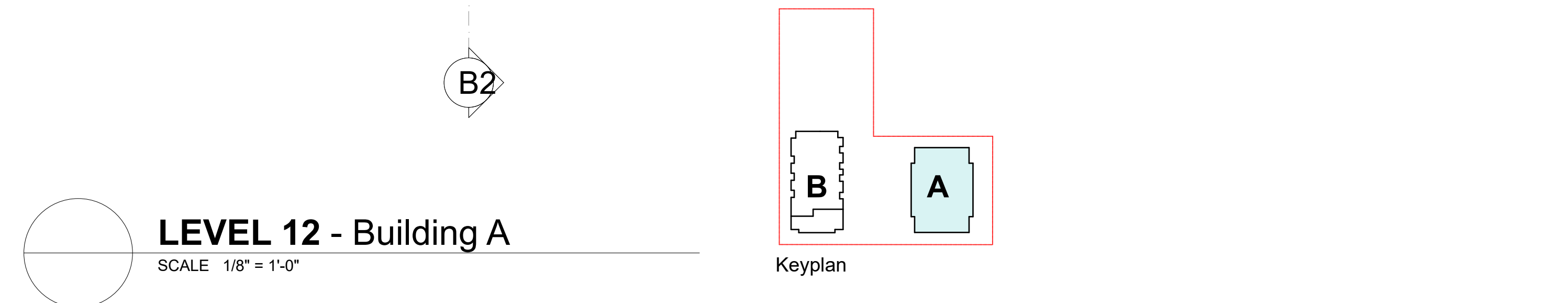
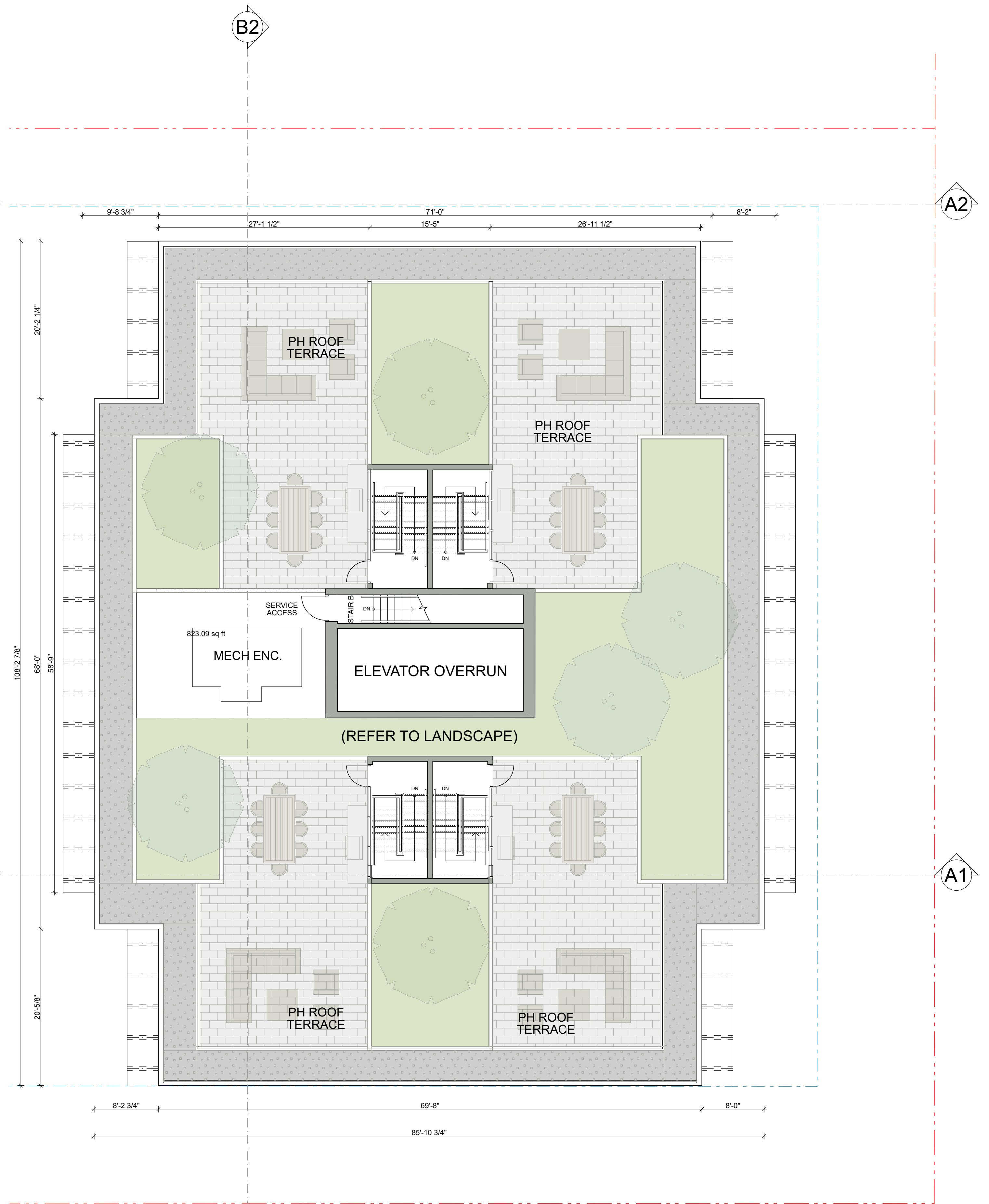
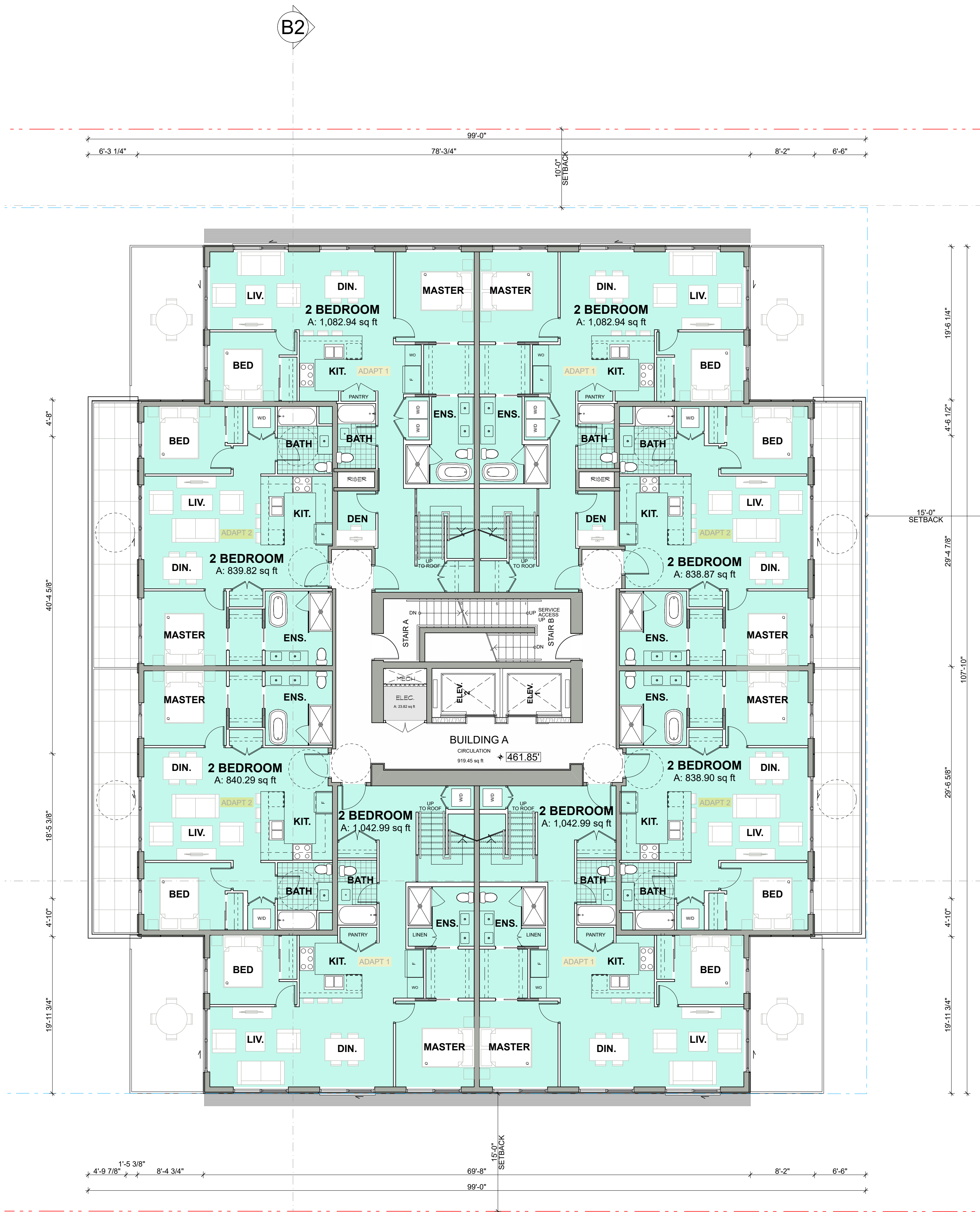
bingham+hill
architects

201-1444 Alberni Street
Vancouver, British Columbia
Canada, V6G 2Z4
Tel: (604) 688 8254
Fax: (604) 688 3323
email: general@bharch.ca

COPYRIGHT RESERVED. THIS DRAWING IS AND REMAINS THE SOLE PROPERTY OF BINGHAM+HILL ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE, MODIFICATION OR COPIES WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ARCHITECT.

LEVEL 4-11-BUILDING A

PROJ #	1204	DRAWING NUMBER
SCALE		A3.06
DRAWN		
CHECKED		



CENTURY REDEVELOPMENT

250 EAST 15TH STREET
CITY OF NORTH VANCOUVER, BRITISH COLUMBIA

RE-SUBMITTED FOR DP	SEPT 13 2018
SUBMITTED FOR DP	NOV 29 2018
PRE-APPLICATION REV.	MAY 09 2018

No. ISSUED / REVISIONS DATE

bingham+hill
architects

201-1444 Alberni Street
Vancouver, British Columbia
Canada, V6G 2Z4

Tel: (604) 688 8254
Fax: (604) 688 3323
email: general@bharch.ca

COPYRIGHT RESERVED. THIS DRAWING IS AND REMAINS THE EXCLUSIVE PROPERTY OF BINGHAM+HILL ARCHITECTS. ANY REPRODUCTION, MODIFICATION OR COPIES WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ARCHITECT.

LEVEL PH + ROOF - BUILDING A

ALL DIMENSIONS SHALL BE VERIFIED ON SITE	
PROJ # 1204	DRAWING NUMBER
SCALE	A3.07
DRAWN	
CHECKED	

CENTURY REDEVELOPMENT

250 EAST 15TH STREET
CITY OF NORTH VANCOUVER, BRITISH COLUMBIA

RE-SUBMITTED FOR DP	JAN 2 2020
RE-SUBMITTED FOR DP	SEPT 13 2019
SUBMITTED FOR DP	NOV 29 2018
PRE-APPLICATION REV.	MAY 09 2018

bingham+hill
architects

201-1444 Alberni Street
Vancouver, British Columbia
Canada, V6G 2Z4
Tel: (604) 688 8254
Fax: (604) 688 3323
email: general@bharch.ca

COPYRIGHT RESERVED. THIS DRAWING IS AND REMAINS THE PROPERTY OF THE ARCHITECT. ANY REPRODUCTION, MODIFICATION OR COPIED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ARCHITECT.

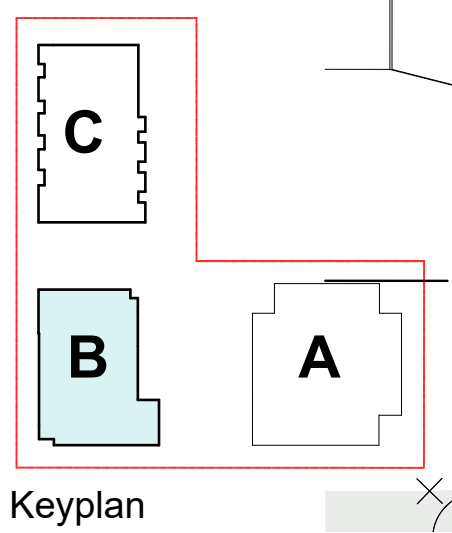
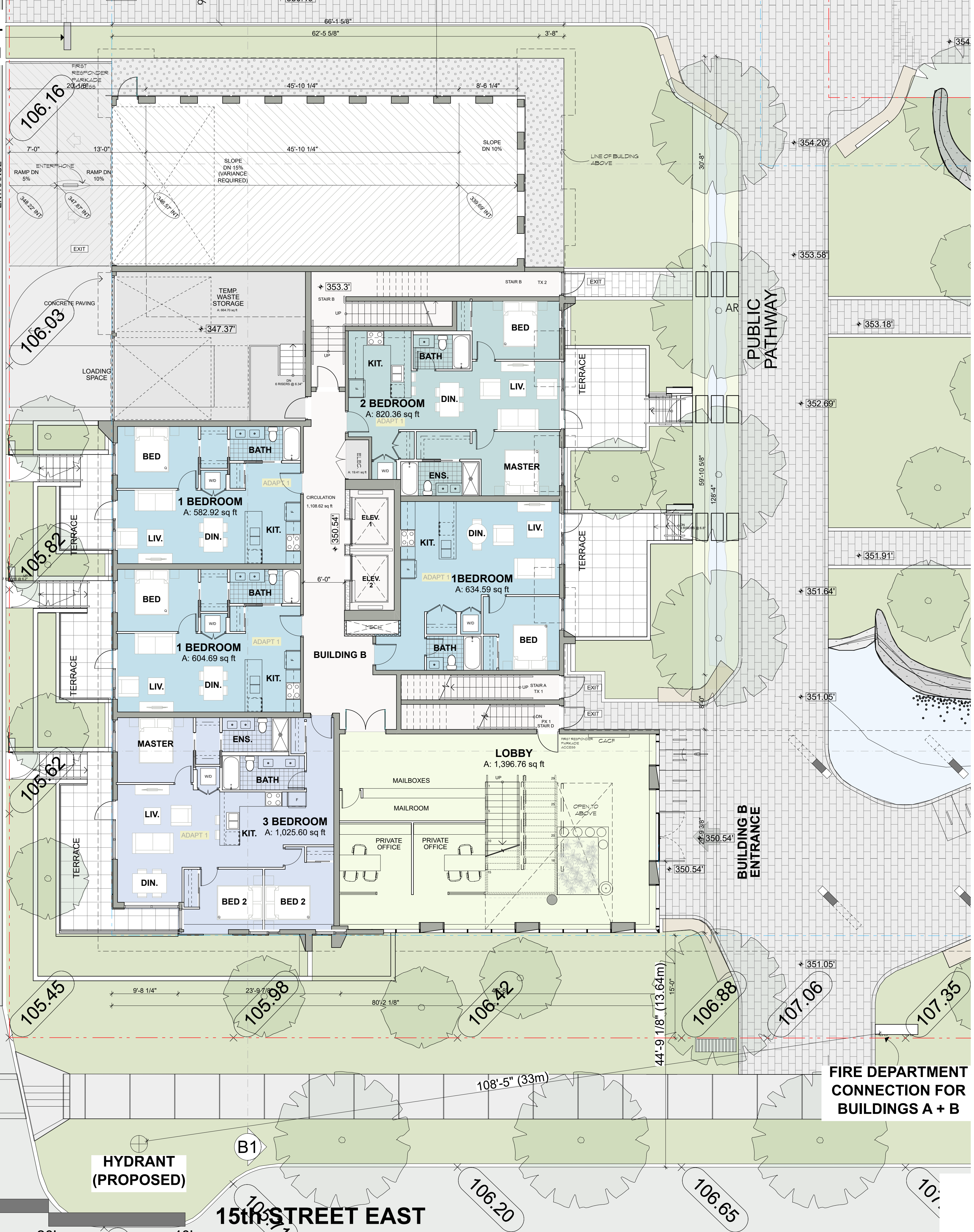
LEVEL 1 - BUILDING B

PROJ #	1204	DRAWING NUMBER
SCALE		A3.08
DRAWN		
CHECKED		

FIRE DEPARTMENT CONNECTION

LANE

FIRE DEPARTMENT CONNECTION FOR BUILDINGS A + B



LEVEL 1 - Building B
SCALE 1/8" = 1'-0"



15th STREET EAST

HYDRANT (PROPOSED)

106.14

106.16

106.03

105.82

105.62

105.45

105.98

106.42

106.88

107.06

107.35

108'-5" (33m)

44'-9 1/8" (13.64m)

106.20

106.65

107.10

A2

A1

B1

106.17

PARKADE ENTRANCE

PUBLIC PATHWAY

BUILDING B ENTRANCE

53'-2.58"

108'-6.38"

71'-5.34"

3'-10"

3'-10"

3'-10"

3'-10"

3'-10"

62'-5.58"

45'-10.14"

1108.62 sq ft

604.69 sq ft

1,025.60 sq ft

820.36 sq ft

1,396.76 sq ft

7'-0"

13'-0"

45'-10.14"

8'-6.14"

3'-8"

9'-8.14"

23'-9.71"

66'-1.58"

45'-10.14"

1108.62 sq ft

604.69 sq ft

1,025.60 sq ft

820.36 sq ft

1,396.76 sq ft

7'-0"

13'-0"

45'-10.14"

8'-6.14"

3'-8"

9'-8.14"

23'-9.71"

62'-5.58"

45'-10.14"

1108.62 sq ft

604.69 sq ft

1,025.60 sq ft

820.36 sq ft

1,396.76 sq ft

7'-0"

13'-0"

45'-10.14"

8'-6.14"

3'-8"

9'-8.14"

23'-9.71"

66'-1.58"

45'-10.14"

1108.62 sq ft

604.69 sq ft

1,025.60 sq ft

820.36 sq ft

1,396.76 sq ft

7'-0"

13'-0"

45'-10.14"

8'-6.14"

3'-8"

9'-8.14"

23'-9.71"

62'-5.58"

45'-10.14"

1108.62 sq ft

604.69 sq ft

1,025.60 sq ft

820.36 sq ft

1,396.76 sq ft

7'-0"

13'-0"

45'-10.14"

8'-6.14"

3'-8"

9'-8.14"

23'-9.71"

66'-1.58"

45'-10.14"

1108.62 sq ft

604.69 sq ft

1,025.60 sq ft

820.36 sq ft

1,396.76 sq ft

7'-0"

13'-0"

45'-10.14"

8'-6.14"

3'-8"

9'-8.14"

23'-9.71"

62'-5.58"

45'-10.14"

1108.62 sq ft

604.69 sq ft

1,025.60 sq ft

820.36 sq ft

1,396.76 sq ft

7'-0"

13'-0"

45'-10.14"

8'-6.14"

3'-8"

9'-8.14"

23'-9.71"

66'-1.58"

45'-10.14"

1108.62 sq ft

604.69 sq ft

1,025.60 sq ft

820.36 sq ft

1,396.76 sq ft

7'-0"

13'-0"

45'-10.14"

8'-6.14"

3'-8"

9'-8.14"

23'-9.71"

62'-5.58"

45'-10.14"

1108.62 sq ft

604.69 sq ft

1,025.60 sq ft

820.36 sq ft

1,396.76 sq ft

7'-0"

13'-0"

45'-10.14"

8'-6.14"

3'-8"

9'-8.14"

23'-9.71"

66'-1.58"

45'-10.14"

1108.62 sq ft

604.69 sq ft

1,025.60 sq ft

820.36 sq ft

1,396.76 sq ft

7'-0"

13'-0"

45'-10.14"

8'-6.14"

3'-8"

9'-8.14"

23'-9.71"

62'-5.58"

45'-10.14"

1108.62 sq ft

604.69 sq ft

1,025.60 sq ft

820.36 sq ft

1,396.76 sq ft

7'-0"

13'-0"

45'-10.14"

8'-6.14"

3'-8"

9'-8.14"

23'-9.71"

66'-1.58"

45'-10.14"

1108.62 sq ft

604.69 sq ft

1,025.60 sq ft

820.36 sq ft

1,396.76 sq ft

7'-0"

13'-0"

45'-10.14"

8'-6.14"

3'-8"

9'-8.14"

23'-9.71"

62'-5.58"

45'-10.14"

1108.62 sq ft

604.69 sq ft

1,025.60 sq ft

820.36 sq ft

1,396.76 sq ft

7'-0"

13'-0"

45'-10.14"

8'-6.14"

3'-8"

9'-8.14"

23'-9.71"

66'-1.58"

45'-10.14"

1108.62 sq ft

604.69 sq ft

1,025.60 sq ft

820.36 sq ft

1,396.76 sq ft

7'-0"

13'-0"

45'-10.14"

8'-6.14"

3'-8"

9'-8.14"

23'-9.71"

62'-5.58"

45'-10.14"

1108.62 sq ft

604.69 sq ft

1,025.60 sq ft

820.36 sq ft

1,396.76 sq ft

7'-0"

13'-0"

45'-10.14"

8'-6.14"

3'-8"

9'-8.14"

23'-9.71"

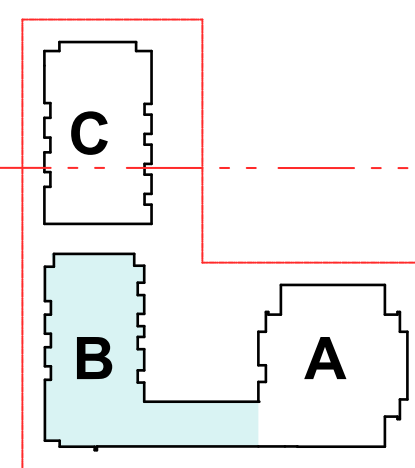
CENTURY REDEVELOPMENT

250 EAST 15TH STREET
CITY OF NORTH VANCOUVER, BRITISH COLUMBIA

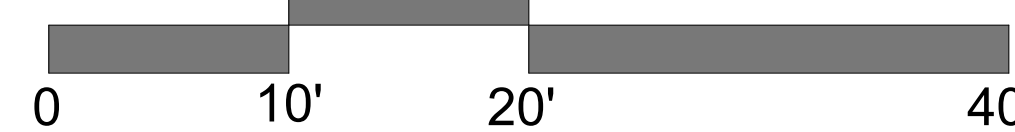
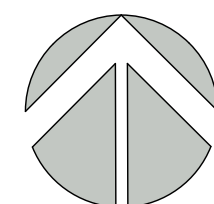


REFER TO LEVEL 2 BUILDING A

LEVEL 2 - Building B
SCALE 1/8" = 1'-0"



Keyplan



RE-SUBMITTED FOR DP	SEPT 15 2018	
SUBMITTED FOR DP	NOV 29 2018	
PRE-APPLICATION REV.	MAY 09 2018	
No.	ISSUED / REVISIONS	DATE

bingham+hill
architects

201-1444 Alberni Street
Vancouver, British Columbia
Canada, V6G 2Z4
Tel: (604) 688 8254
Fax: (604) 688 3323
email: general@bharch.ca

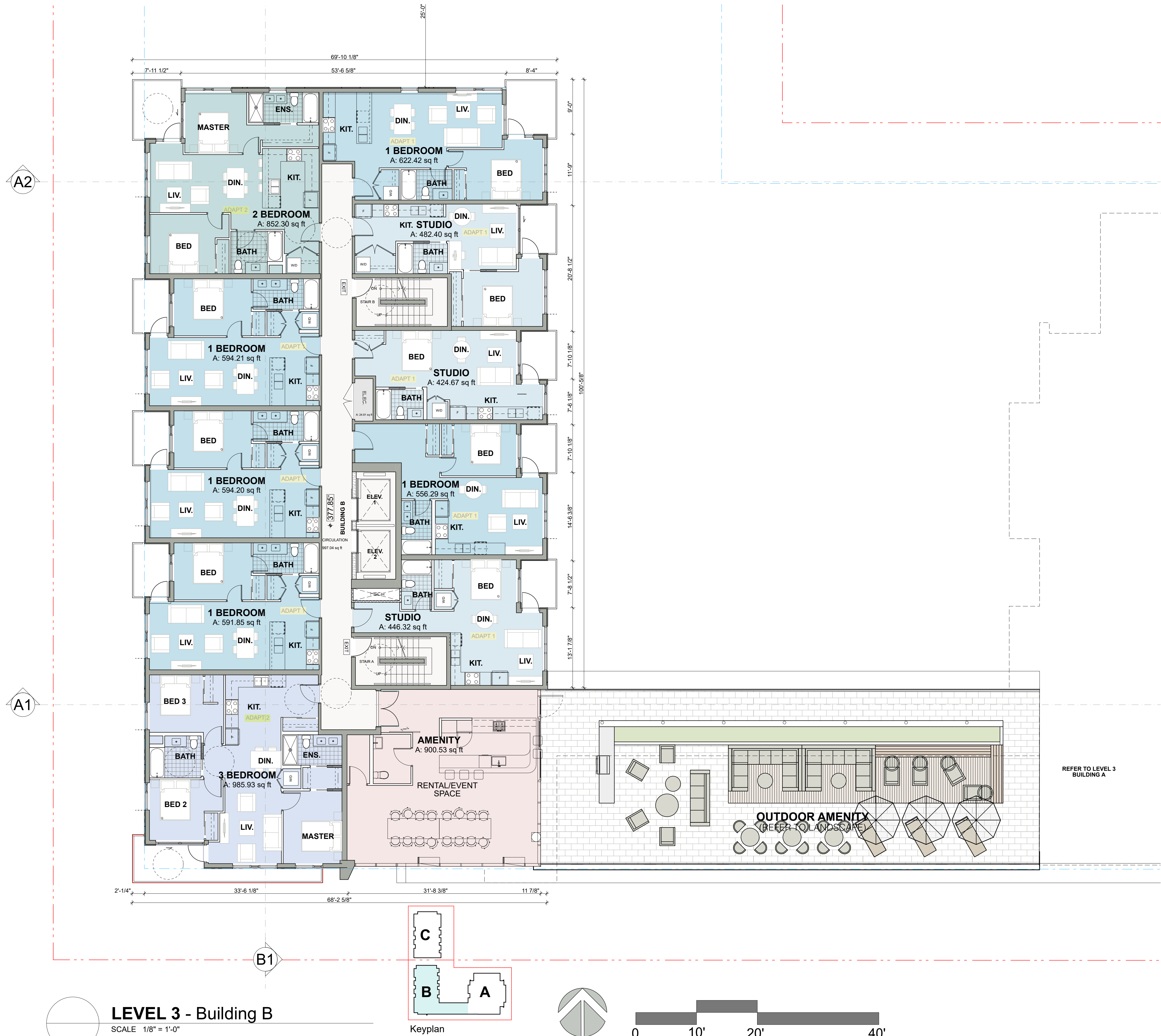
COPYRIGHT RESERVED. THIS DRAWING IS AND WILL REMAIN THE EXCLUSIVE PROPERTY OF BINGHAM+HILL ARCHITECTS. IT IS NOT TO BE REPRODUCED, COPIED, OR OTHERWISE USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

LEVEL 2 - BUILDING B

ALL DIMENSIONS SHALL BE VERIFIED ON SITE		
PROJ #	1204	DRAWING NUMBER
SCALE		
DRAWN		
CHECKED		A3.09

CENTURY REDEVELOPMENT

250 EAST 15TH STREET
CITY OF NORTH VANCOUVER, BRITISH COLUMBIA



RE-SUBMITTED FOR DP	SEPT 13 2018
SUBMITTED FOR DP	NOV 29 2018
PRE-APPLICATION REV.	MAY 09 2018

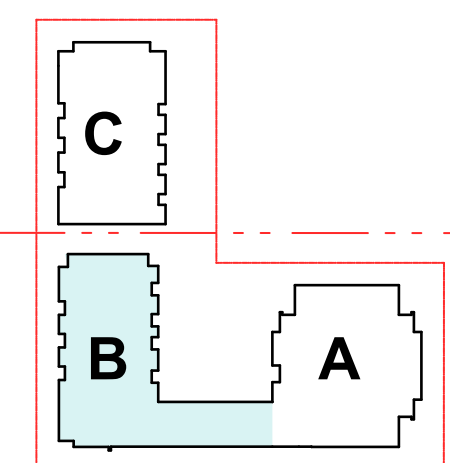
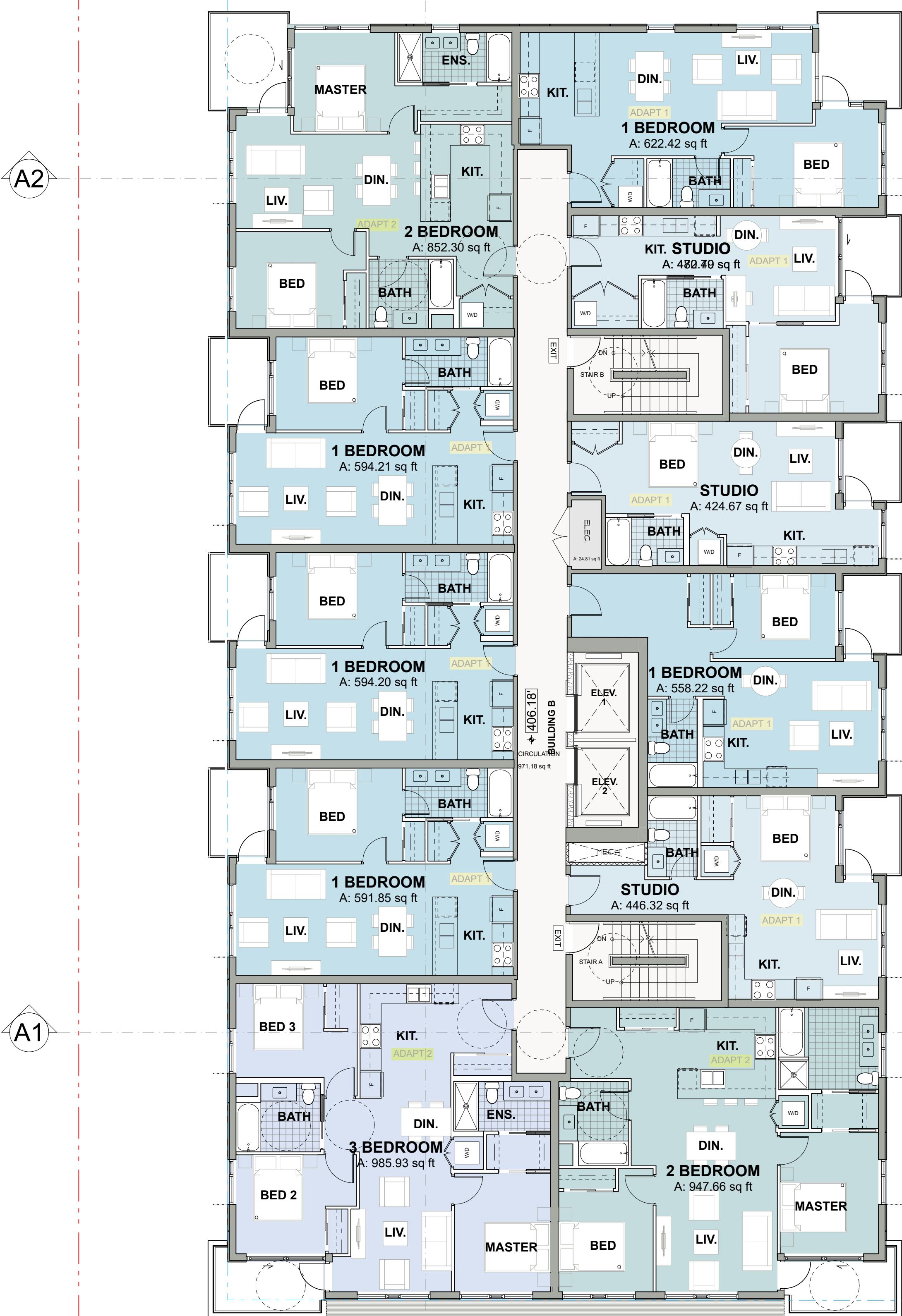
bingham+hill
architects

201-1444 Alberni Street
Vancouver, British Columbia
Canada, V6G 2Z4
Tel: (604) 688 8254
Fax: (604) 688 3323
email: general@bharchi.ca

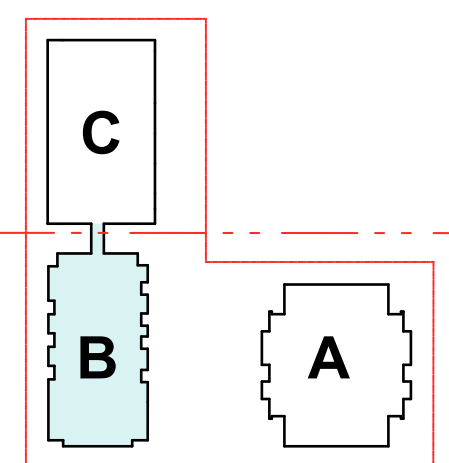
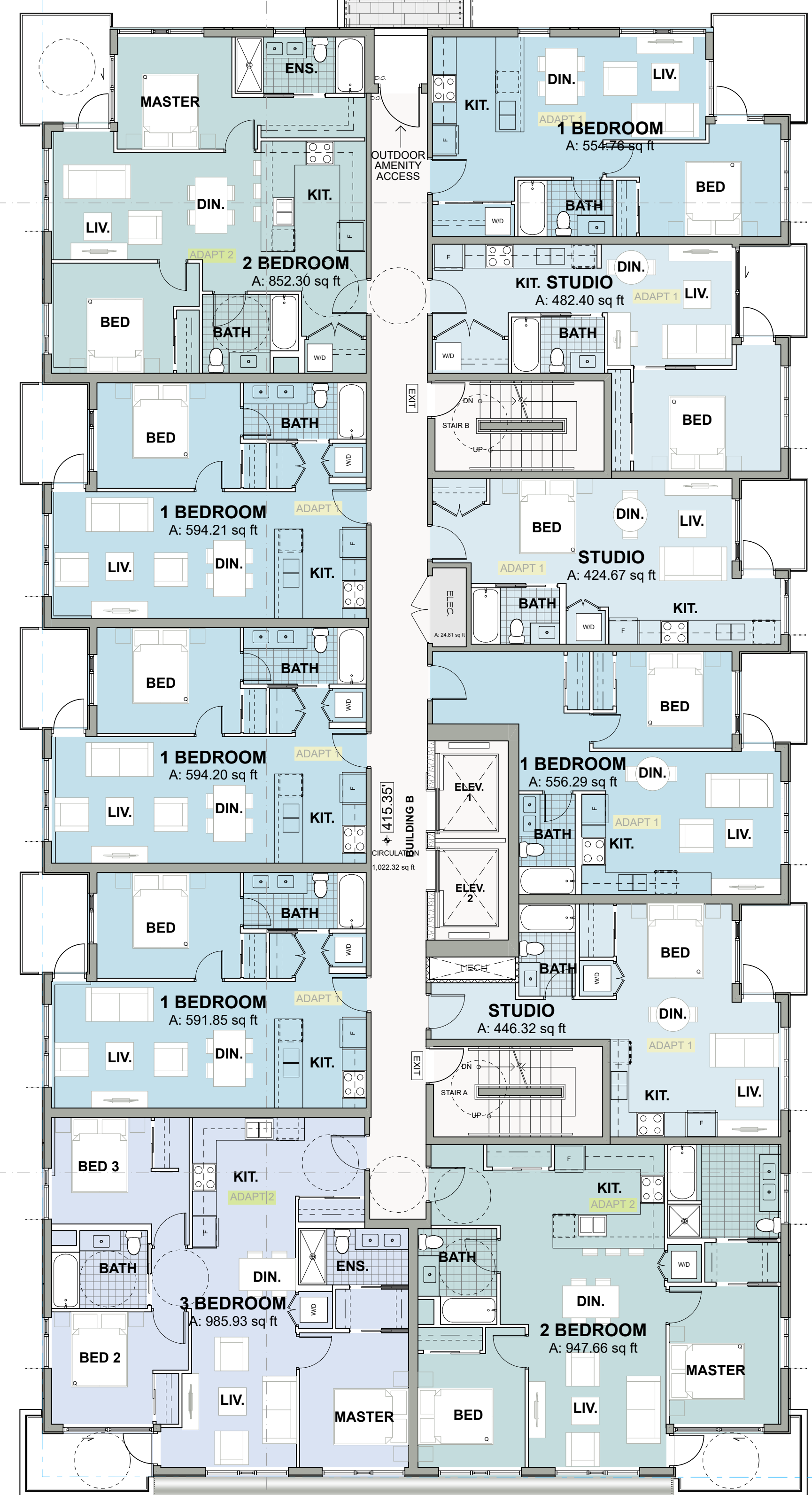
COPYRIGHT RESERVED. THIS DRAWING IS AND REMAINS THE PROPERTY OF BINGHAM+HILL ARCHITECTS. IT IS TO BE USED ONLY AS AUTHORIZED BY THE ARCHITECT. ANY REPRODUCTION, MODIFICATION OR COPIED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ARCHITECT.

LEVEL 3 - BUILDING B

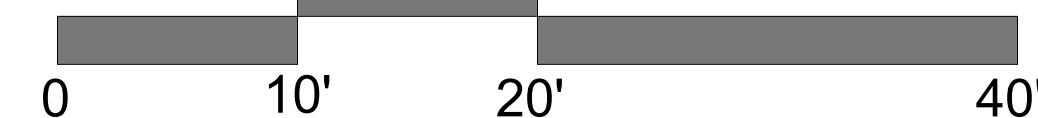
ALL DIMENSIONS SHALL BE VERIFIED ON SITE		
PROJ #	1204	DRAWING NUMBER
SCALE		A3.10
DRAWN		
CHECKED		



LEVEL 4-6 + 8-11 - Building B
SCALE 1/8" = 1'-0"



LEVEL 7 - Building B
SCALE 1/8" = 1'-0"



CENTURY REDEVELOPMENT

250 EAST 15TH STREET
CITY OF NORTH VANCOUVER, BRITISH COLUMBIA

No.	ISSUED / REVISIONS	DATE
	RE-SUBMITTED FOR DP	SEPT 15 2018
	SUBMITTED FOR DP	NOV 29 2018
	PRE-APPLICATION REV.	MAY 09 2018

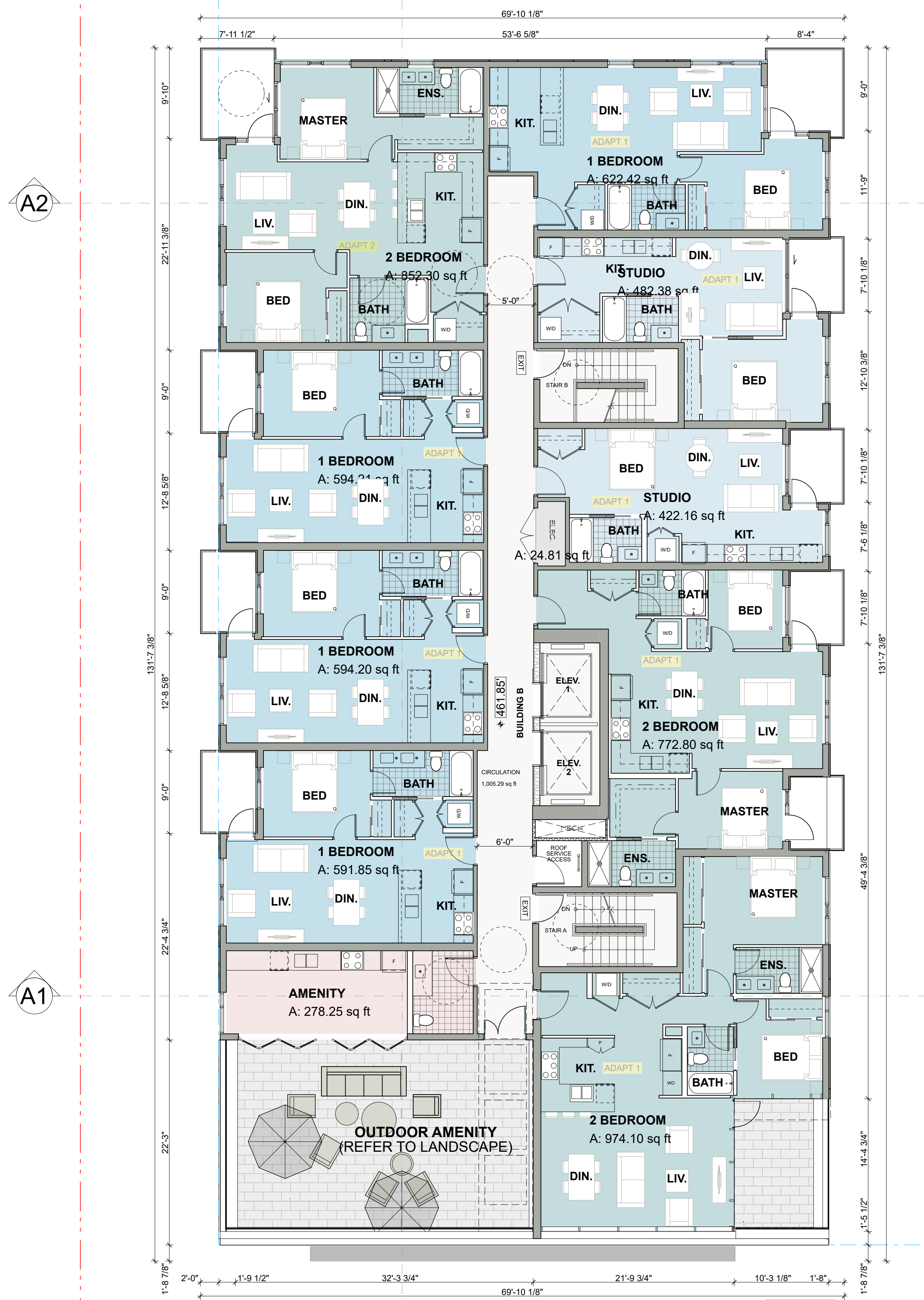
bingham+hill
architects

201-1444 Alberni Street
Vancouver, British Columbia
Canada, V6G 2Z4
Tel: (604) 688 8254
Fax: (604) 688 3323
email: general@bharch.ca

COPYRIGHT RESERVED. THIS DRAWING IS AND REMAINS THE PROPERTY OF BINGHAM+HILL ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE, MODIFICATION OR COPIES WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ARCHITECT.

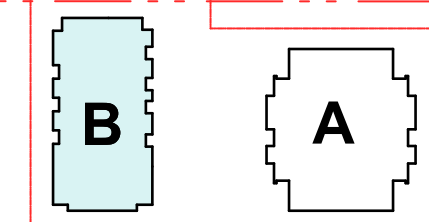
LEVEL 4-11 - BUILDING B

ALL DIMENSIONS SHALL BE VERIFIED ON SITE	
PROJ. #	1204
SCALE	
DRAWN	
CHECKED	
A3.11	

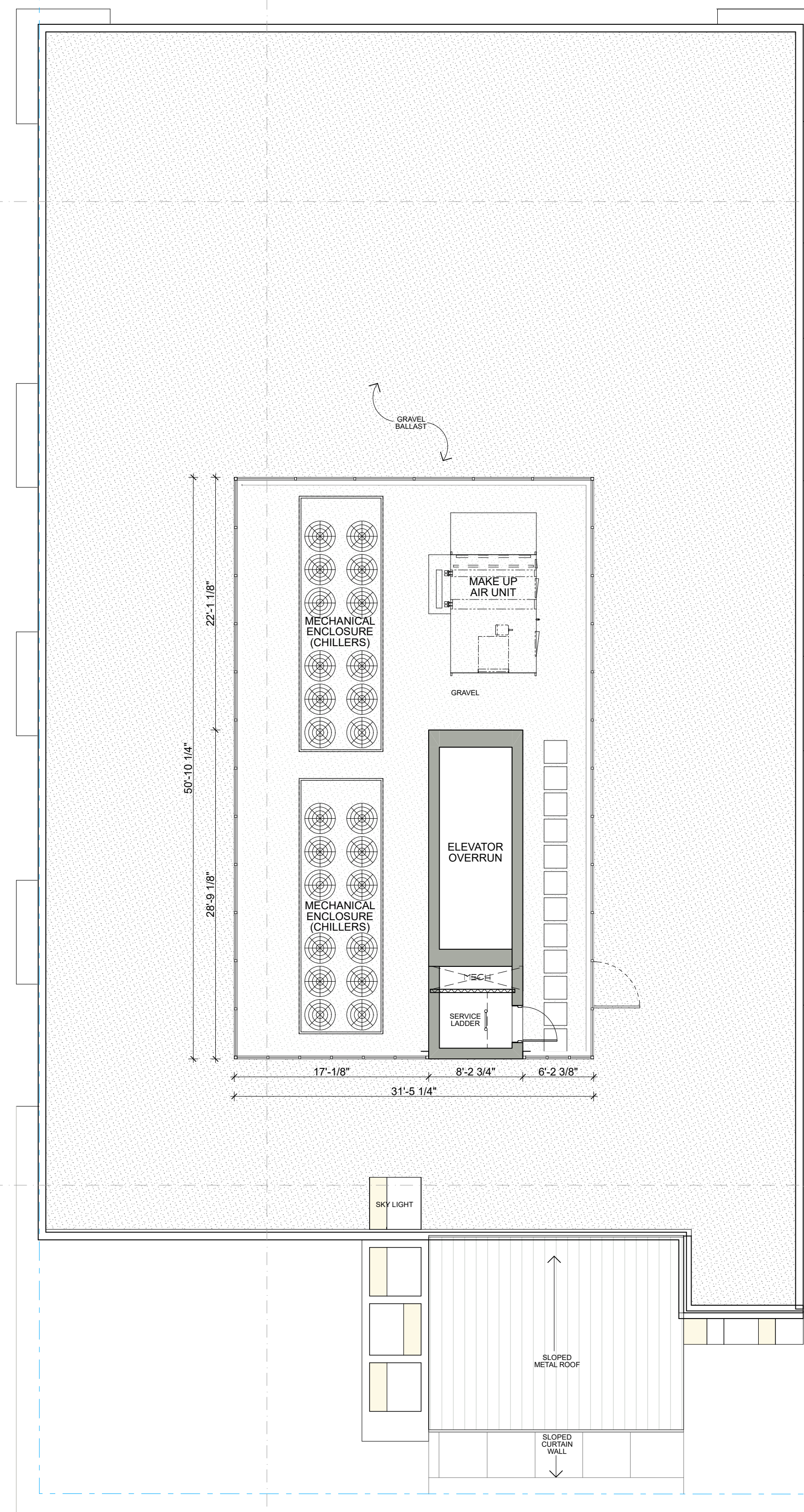


LEVEL 12 - Building B

SCALE 1/8" = 1'-0"

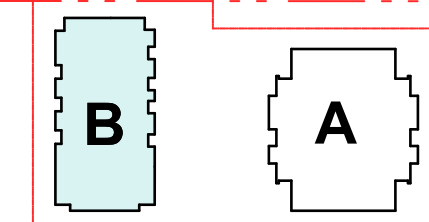


Keyplan

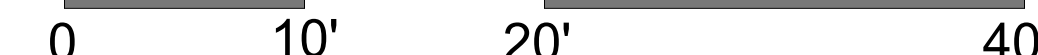
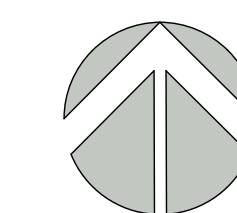


ROOF - Building B

SCALE 1/8" = 1'-0"



Keyplan



CENTURY REDEVELOPMENT

250 EAST 15TH STREET
CITY OF NORTH VANCOUVER, BRITISH COLUMBIA

RE-SUBMITTED FOR DP	SEPT 15 2018
SUBMITTED FOR DP	NOV 29 2018
PRE-APPLICATION REV.	MAY 09 2018

No.	ISSUED / REVISIONS	DATE

bingham+hill
architects

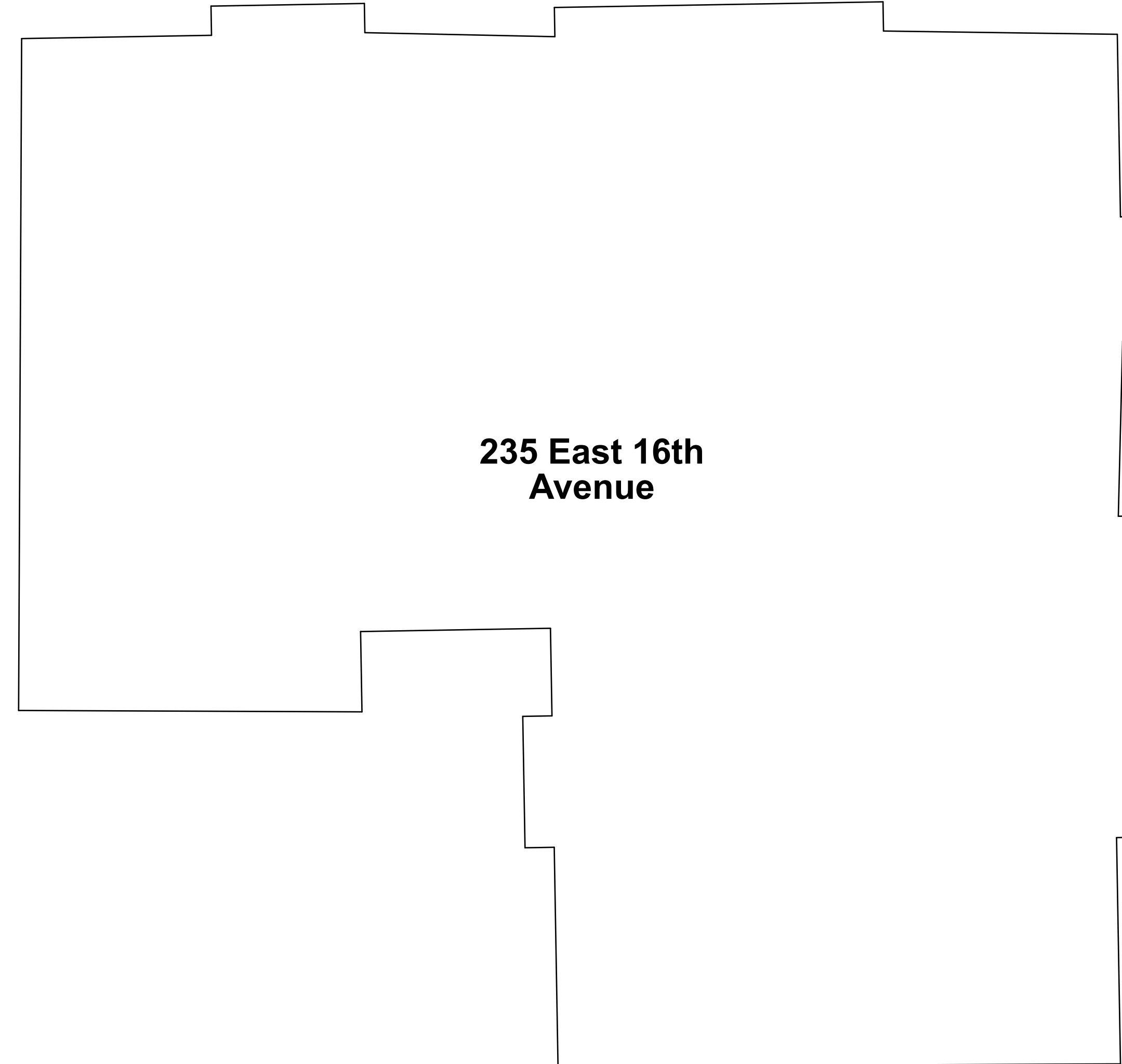
201-1444 Alberni Street
Vancouver, British Columbia
Canada, V6G 2Z4

Tel: (604) 688 8254
Fax: (604) 688 3323
email: general@bharch.ca

COPYRIGHT RESERVED. THIS DRAWING IS AND WILL REMAIN THE EXCLUSIVE PROPERTY OF BINGHAM+HILL ARCHITECTS. ANY REPRODUCTION, MODIFICATION OR COPIED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ARCHITECT.

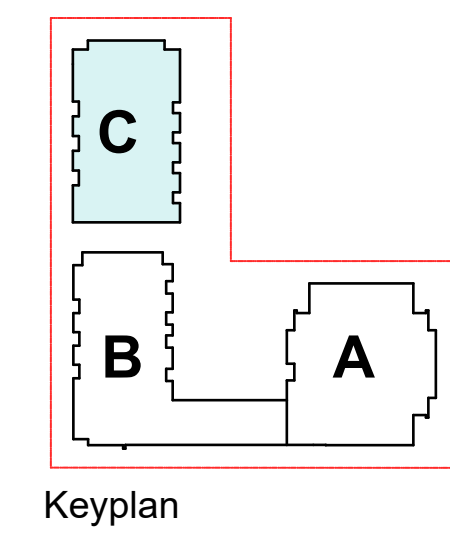
PH + ROOF - BUILDING B

ALL DIMENSIONS SHALL BE VERIFIED ON SITE	
PROJ #	1204
SCALE	DRAWING NUMBER
DRAWN	A3.12
CHECKED	



235 East 16th Avenue

LANE



Keyplan

LEVEL 1 - Building C
SCALE 1/8" = 1'-0"

FIRE DEPARTMENT CONNECTION

16th STREET EAST

CENTURY REDEVELOPMENT
250 EAST 15TH STREET
CITY OF NORTH VANCOUVER, BRITISH COLUMBIA

RE-SUBMITTED FOR DP	JAN 2 2020
RE-SUBMITTED FOR DP	SEPT 13 2019
SUBMITTED FOR DP	NOV 29 2018
PRE-APPLICATION REV.	MAY 09 2018

bingham+hill
architects

201-1444 Alberni Street
Vancouver, British Columbia
Canada, V6G 2Z4
Tel: (604) 688 8254
Fax: (604) 688 3323
email: general@bharch.ca

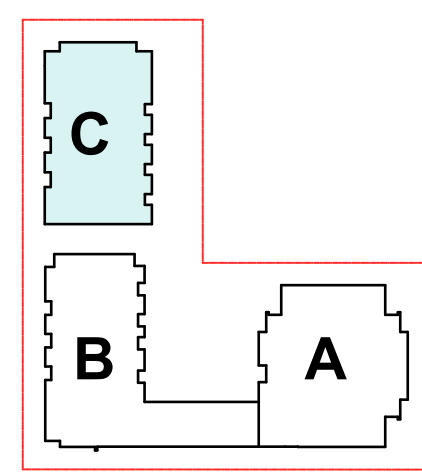
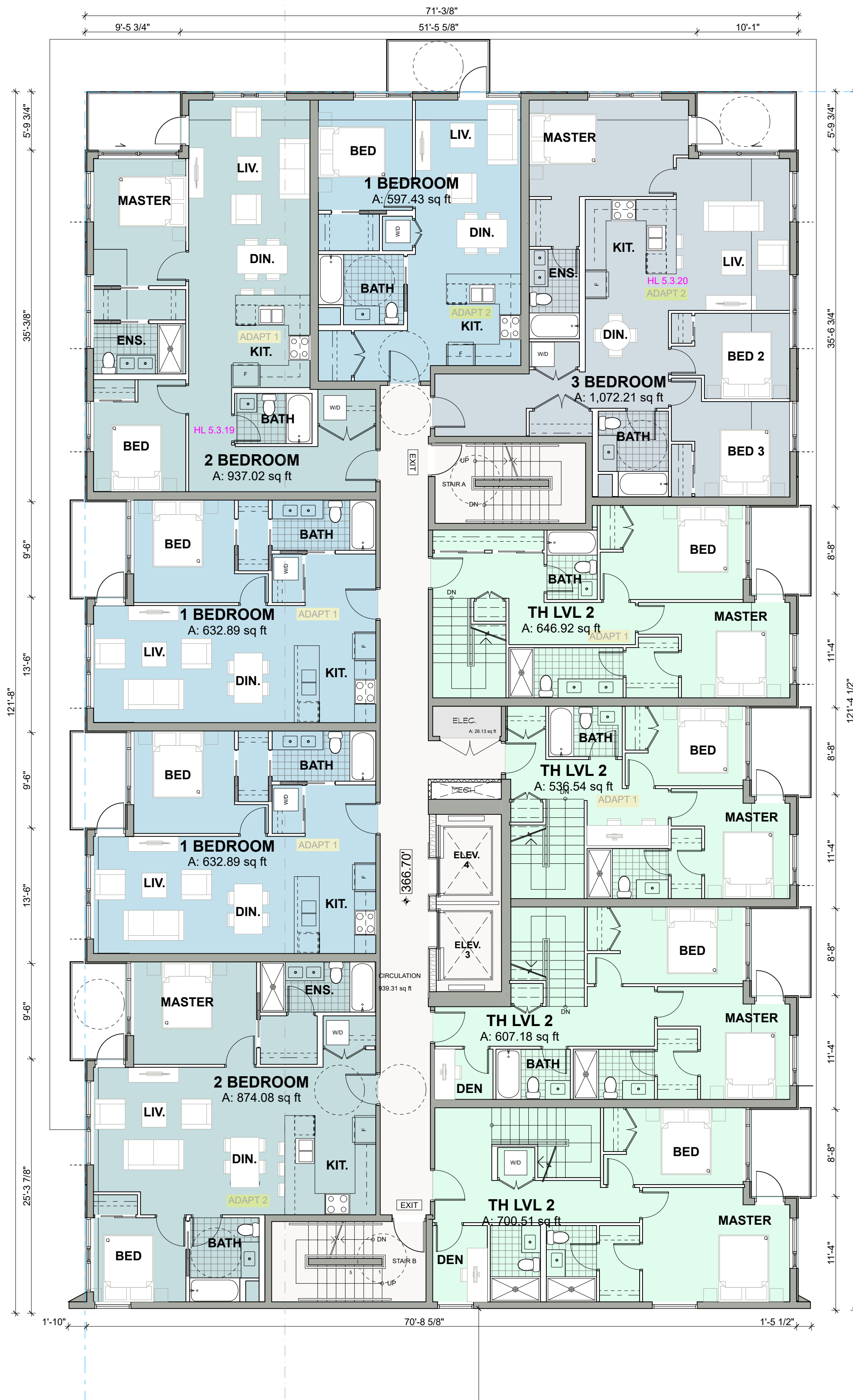
COPYRIGHT RESERVED. THIS DRAWING IS AND WILL REMAIN THE PROPERTY OF BINGHAM+HILL ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE, MODIFICATION OR COPIED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ARCHITECT.

LEVEL 1 - BUILDING C

PROJ #	1204	DRAWING NUMBER	A3.13
SCALE			
DRAWN			
CHECKED			

ALL DIMENSIONS SHALL BE VERIFIED ON SITE

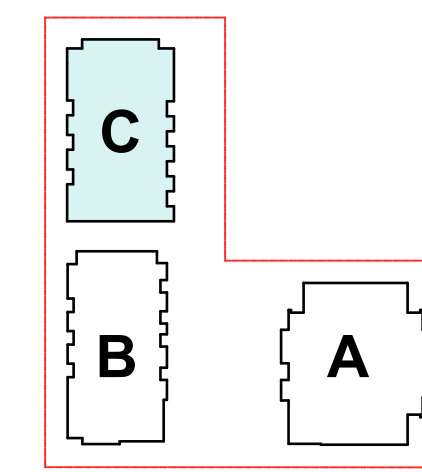
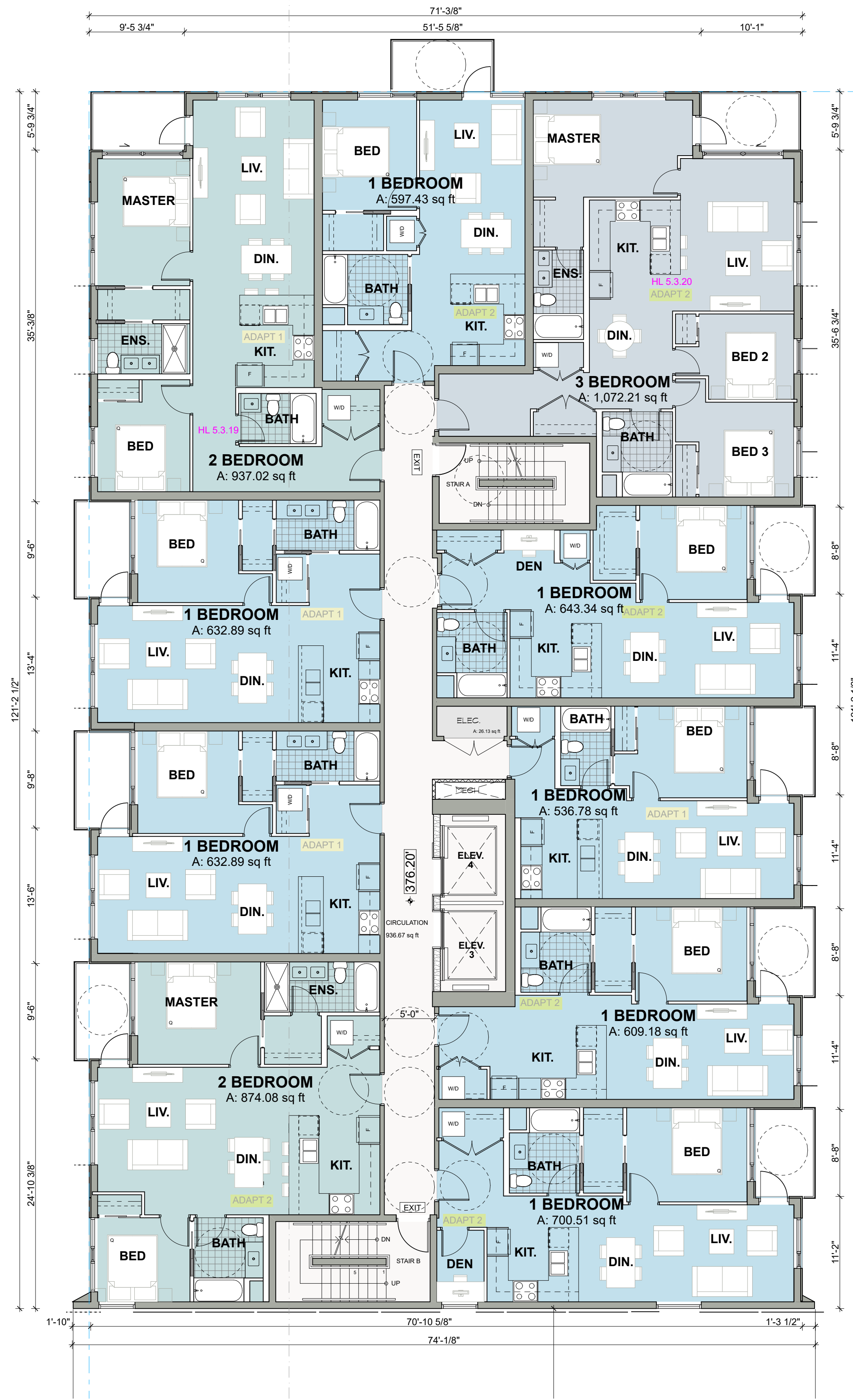
B1



LEVEL 2- Building C

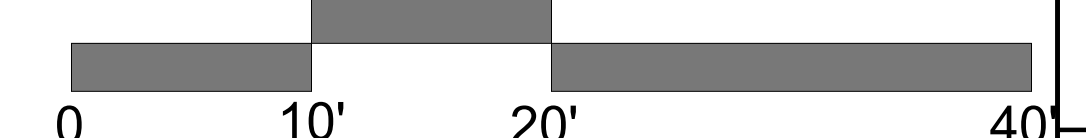
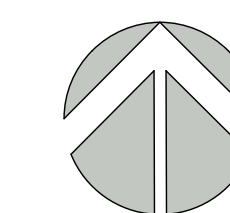
SCALE 1/8" = 1'-0"

B1



LEVEL 3-6 - Building C

SCALE 1/8" = 1'-0"



CENTURY REDEVELOPMENT

250 EAST 15TH STREET
CITY OF NORTH VANCOUVER, BRITISH COLUMBIA

RE-SUBMITTED FOR DP	SEPT 13 2018
SUBMITTED FOR DP	NOV 29 2018
PRE-APPLICATION REV.	MAY 09 2018

ISSUED / REVISIONS DATE

bingham+hill architects

201-1444 Alberni Street
Vancouver, British Columbia
Canada, V6G 2Z4

Tel: (604) 688 8254
Fax: (604) 688 3323
email: general@bharch.ca

COPYRIGHT RESERVED. THIS DRAWING IS AND REMAINS THE PROPERTY OF BINGHAM+HILL ARCHITECTS. ANY REPRODUCTION, MODIFICATION OR COPIED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ARCHITECT.

LEVEL 2-6 - BUILDING C

PROJ #	1204	DRAWING NUMBER	A3.14
SCALE			
DRAWN			
CHECKED			

ALL DIMENSIONS SHALL BE VERIFIED ON SITE

CENTURY REDEVELOPMENT

250 EAST 15TH STREET
CITY OF NORTH VANCOUVER, BRITISH COLUMBIA

RE-SUBMITTED FOR DP	SEPT 13 2018
SUBMITTED FOR DP	NOV 29 2018
PRE-APPLICATION REV.	MAY 09 2018

No.	ISSUED / REVISIONS	DATE

bingham+hill
architects

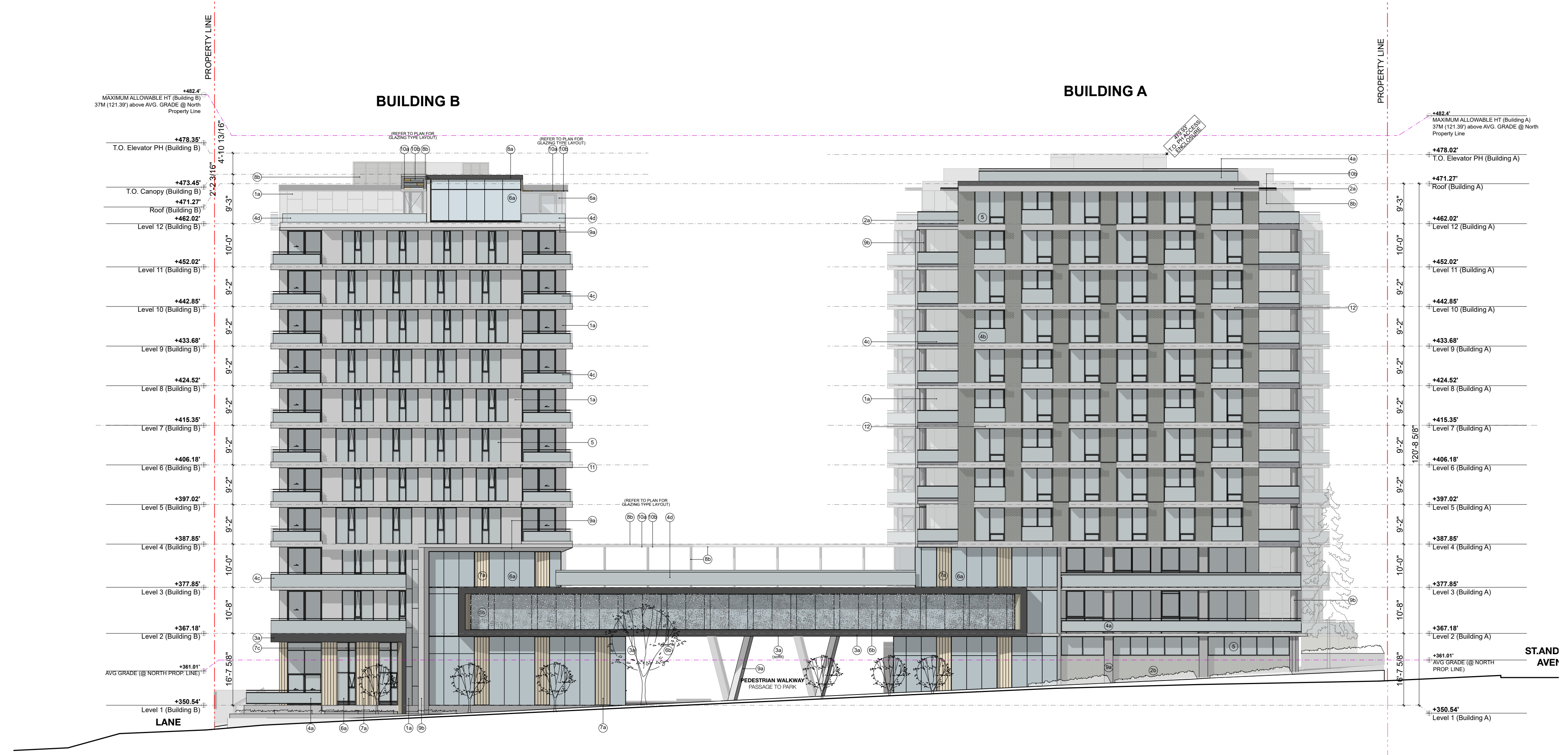
201-1444 Alberni Street
Vancouver, British Columbia
Canada V6G 2Z4

Tel: (604) 688 8254
Fax: (604) 688 3523
email: general@bharch.ca

COPYRIGHT RESERVED. THIS DRAWING IS AND WILL REMAIN THE PROPERTY OF BINGHAM+HILL ARCHITECTS. NO PART OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT.

SOUTH AND NORTH ELEVATION (OVERALL)

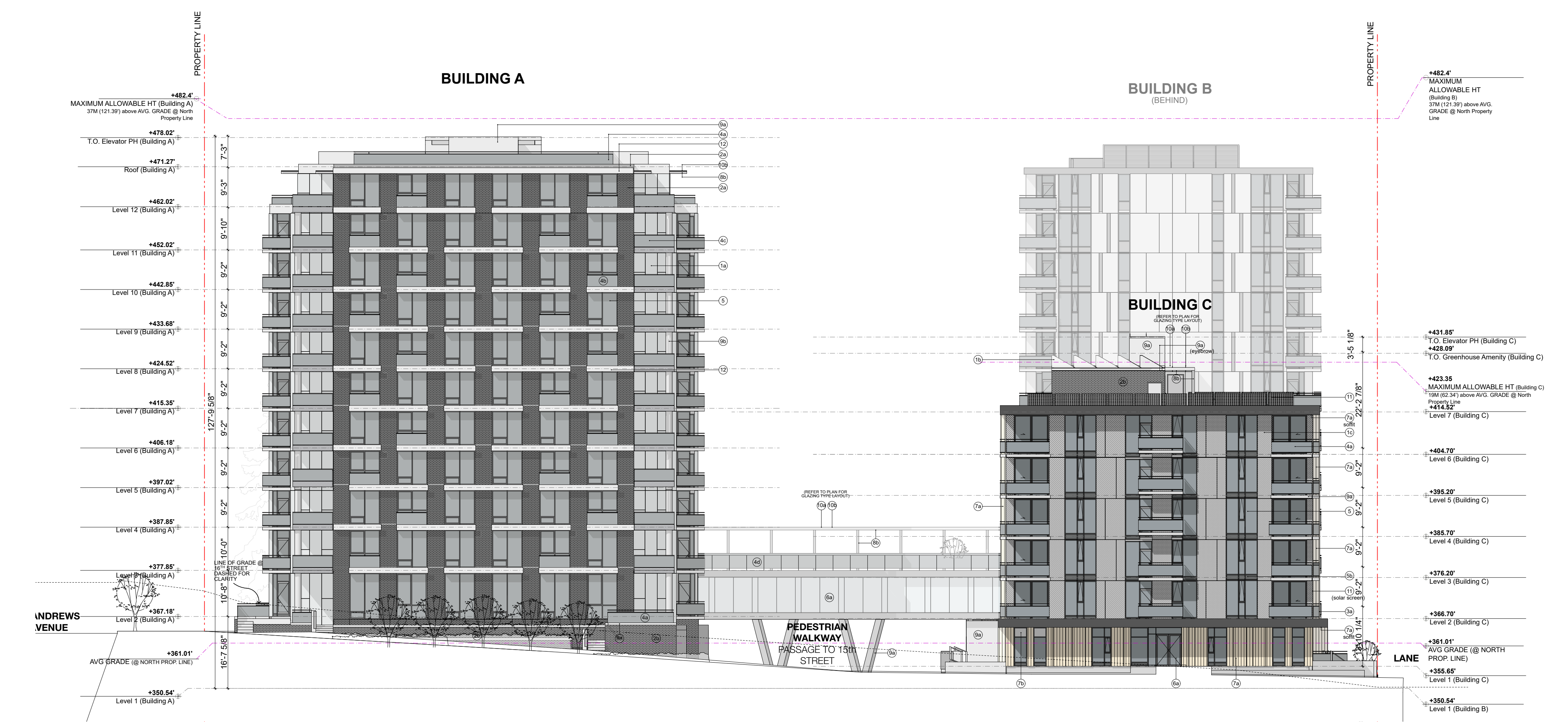
PROJ #	1204	DRAWING NUMBER
SCALE		A.4.01
DRAWN		
CHECKED		



SOUTH ELEVATION (OVERALL)

SCALE 1/16" = 1'-0"

MATERIAL KEY ON INDIVIDUAL BUILDING ELEVATION SHEETS



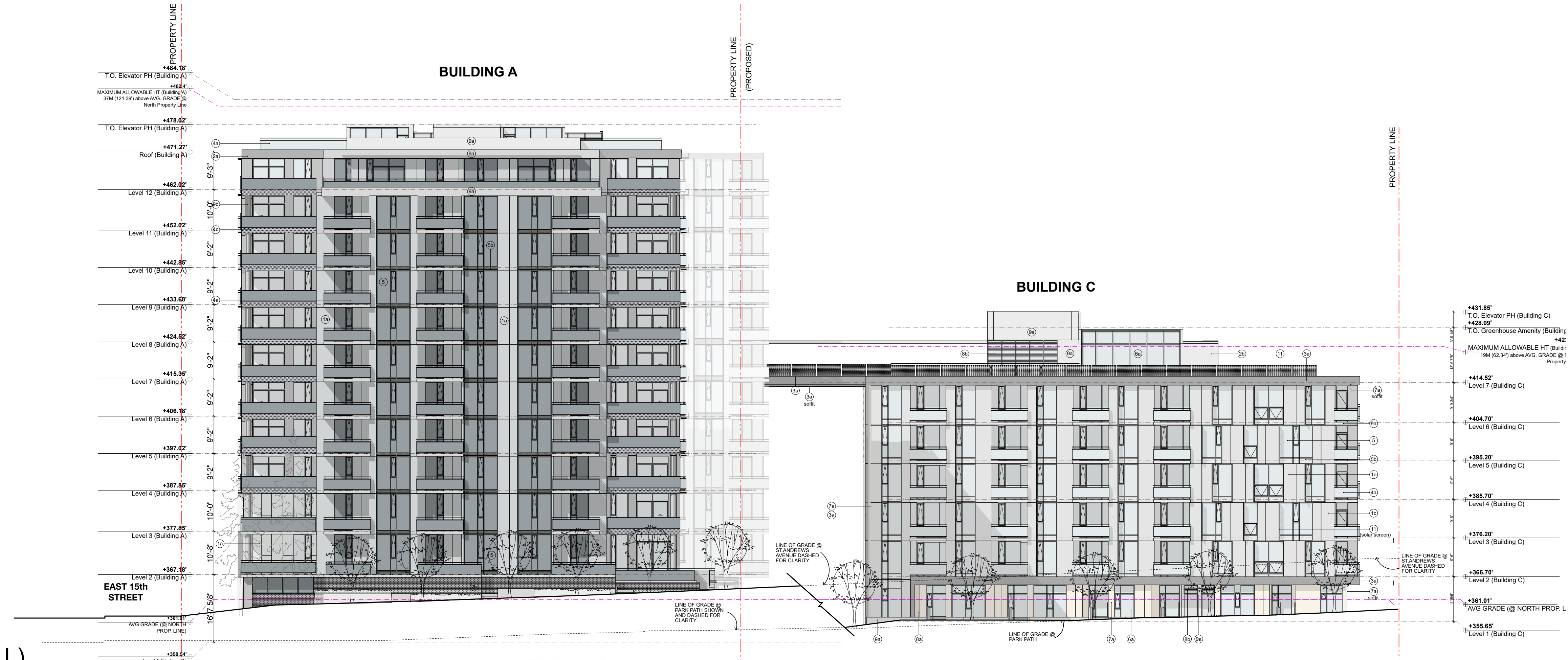
NORTH ELEVATION (OVERALL)

SCALE 1/16" = 1'-0"

NOTE:
GRADE ADJUSTED FOR CLARITY
MATERIAL KEY ON INDIVIDUAL BUILDING ELEVATION SHEETS

CENTURY REDEVELOPMENT

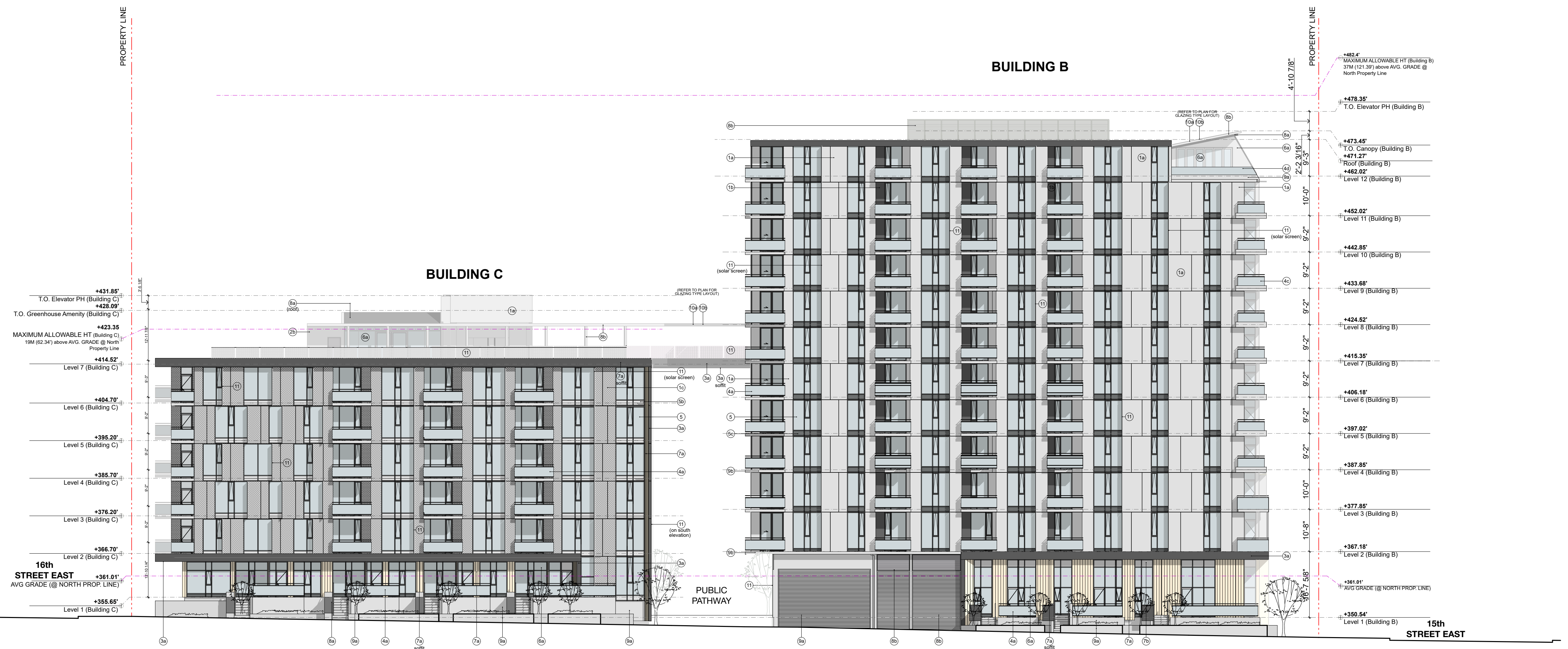
250 EAST 15TH STREET
CITY OF NORTH VANCOUVER, BRITISH COLUMBIA



EAST ELEVATION (OVERALL)

SCALE 1/16" = 1'-0"

NOTE:
GRADE ADJUSTED FOR CLARITY
MATERIAL KEY ON INDIVIDUAL
BUILDING ELEVATION SHEETS



WEST ELEVATION (OVERALL)

SCALE 1/16" = 1'-0"

MATERIAL KEY ON INDIVIDUAL
BUILDING ELEVATION SHEETS

RE-SUBMITTED FOR DP	SEPT 15 2018
SUBMITTED FOR DP	NOV 29 2018
PRE-APPLICATION REV.	MAY 09 2018

No.	ISSUED / REVISIONS	DATE

bingham+hill
architects

201-1444 Alberni Street
Vancouver, British Columbia
Canada, V6G 2Z4

Tel: (604) 688 8254
Fax: (604) 688 3323
email: general@bharch.ca

COPYRIGHT RESERVED. THIS DRAWING IS AND REMAINS THE PROPERTY OF THE ARCHITECT. ANY REUSE, MODIFICATION OR COPIED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT.

WEST AND EAST ELEVATION (OVERALL)

ALL DIMENSIONS SHALL BE VERIFIED ON SITE

PROJ #	1204	DRAWING NUMBER
SCALE		
DRAWN		
CHECKED		

A4.02

MATERIALS LEGEND

FIBRE CEMENT PANEL

- 1a COLOUR 1 - WHITE
- 1b COLOUR 2 - GRAPHITE GREY
- 1c COLOUR 3 - LIGHT GREY

BRICK

- 2a BLACK
- 2b WHITE

METAL PANEL

- 3a BLACK

GUARDRAIL

- 4a CLEAR GLASS
- 4b JULIET BALCONY
- 4c CLEAR GLASS with WHITE TRANSLUCENT PANEL
- 4d CANTILEVERED CLEAR GLASS

WINDOW WALL

- 5 CLEAR GLASS
- FRAME: BLACK
- 5b SPANDREL GLASS (WHITE)
- 5c SPANDREL GLASS (BLACK)

CURTAIN WALL

- 6a CLEAR GLASS
- 6b FRIT PATTERNED GLASS

SPANDREL PANEL

- 7a WOOD ACCENT FINISH
- 7b METAL - BLACK FINISH
- 7c SILVER

METAL LOUVRES AND MISCELLANEOUS METALS

- 8a BLACK
- 8b SILVER

PAINTED CONCRETE

- 9a LIGHT GREY
- 9b WHITE
- 9c DARK GREY

GLAZED CANOPIES

- 10a YELLOW TRANSLUCENT GLASS
- 10b CLEAR GLAZING

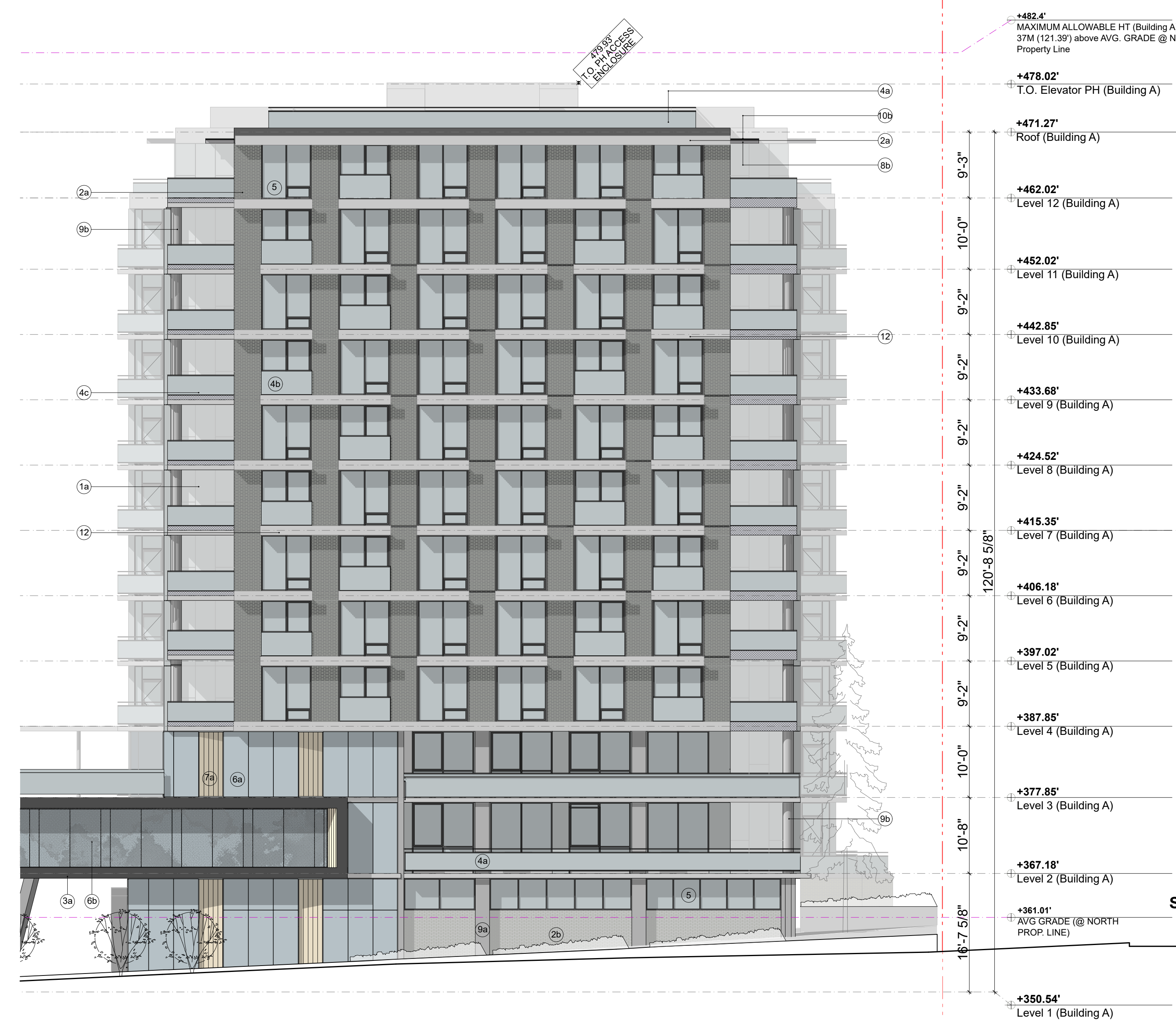
PERFORATED METAL

- 11 WHITE

SOLAR SHADE

- 12 HORIZONTAL (WHITE)

BUILDING A

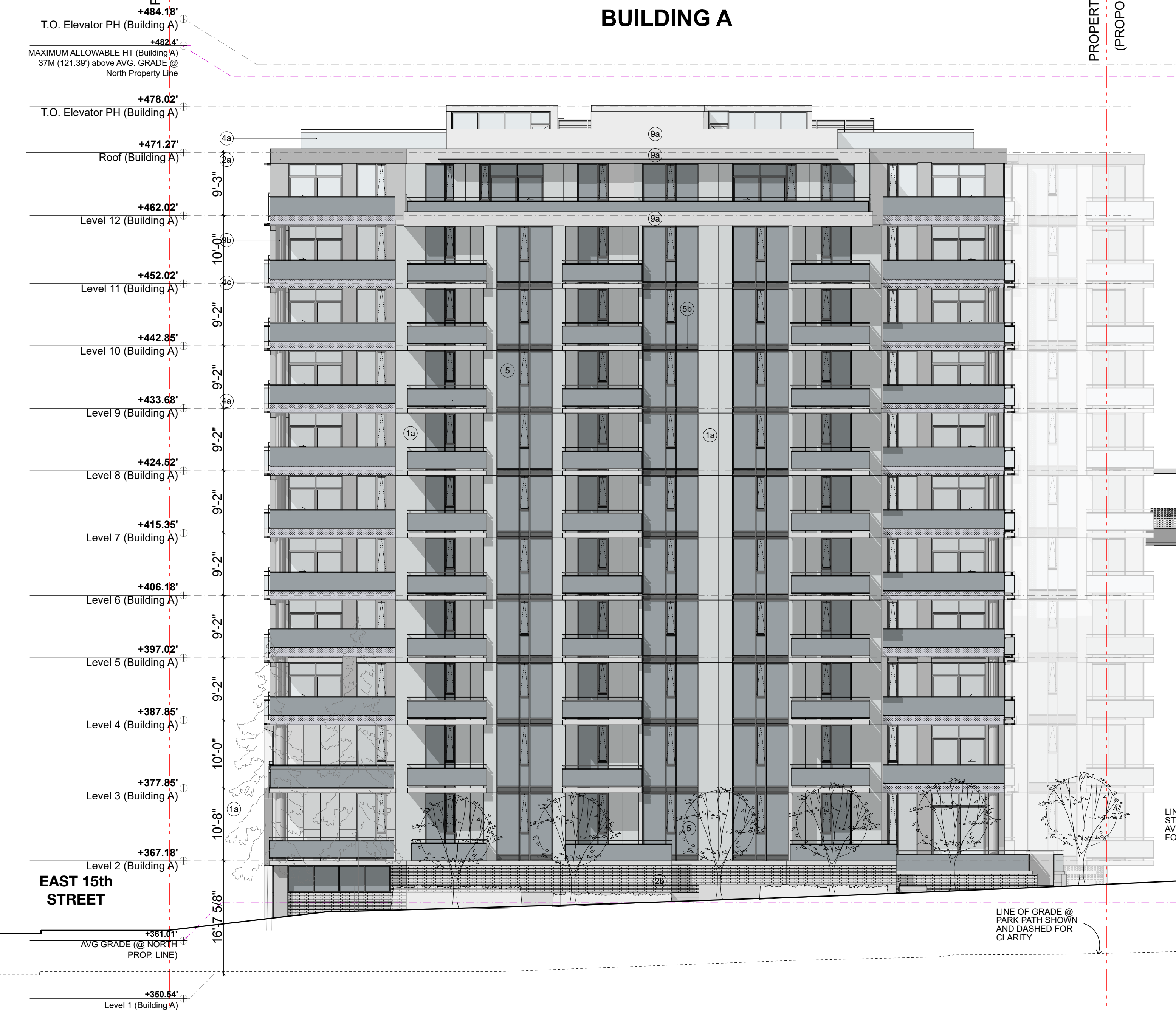


SOUTH ELEVATION (BUILDING A)

SCALE 3/32" = 1'-0"

NOTE:
GRADE ADJUSTED FOR CLARITY

BUILDING A



EAST ELEVATION (BUILDING A)

SCALE 3/32" = 1'-0"

NOTE:
GRADE ADJUSTED FOR CLARITY

CENTURY REDEVELOPMENT

250 EAST 15TH STREET
CITY OF NORTH VANCOUVER, BRITISH COLUMBIA

RE-SUBMITTED FOR DP	SEPT 13 2018
SUBMITTED FOR DP	NOV 29 2018
PRE-APPLICATION REV.	MAY 09 2018

No.	ISSUED / REVISIONS	DATE
-----	--------------------	------

bingham+hill
architects

201-1444 Alberni Street
Vancouver, British Columbia
Canada, V6G 2Z4

Tel: (604) 688 8254
Fax: (604) 688 3323
email: general@bharch.ca

COPYRIGHT RESERVED. THIS DRAWING IS AND REMAINS THE PROPERTY OF BINGHAM+HILL ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE, MODIFICATION OR COPIES WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ARCHITECT.

BUILDING A SOUTH AND EAST ELEVATION

ALL DIMENSIONS SHALL BE VERIFIED ON SITE

PROJ #	1204	DRAWING NUMBER
SCALE		
DRAWN		
CHECKED		

A4.03

MATERIALS LEGEND

FIBRE CEMENT PANEL

- 1a) COLOUR 1 - WHITE
- 1b) COLOUR 2 - GRAPHITE GREY
- 1c) COLOUR 3 - LIGHT GREY

BRICK

- 2a) BLACK
- 2b) WHITE

METAL PANEL

- 3a) BLACK

GUARDRAIL

- 4a) CLEAR GLASS
- 4b) JULIET BALCONY
- 4c) CLEAR GLASS with WHITE TRANSLUCENT PANEL
- 4d) CANTILEVERED CLEAR GLASS

WINDOW WALL

- 5) CLEAR GLASS
- FRAME: BLACK
- 6a) SPANDREL GLASS (WHITE)
- 6c) SPANDREL GLASS (BLACK)

CURTAIN WALL

- 6a) CLEAR GLASS
- 6b) FRIT PATTERNED GLASS

SPANDREL PANEL

- 7a) WOOD ACCENT FINISH
- 7b) METAL - BLACK FINISH
- 7c) SILVER

METAL LOUVRES AND MISCELLANEOUS METALS

- 8a) BLACK
- 8b) SILVER

PAINTED CONCRETE

- 9a) LIGHT GREY
- 9b) WHITE
- 9c) DARK GREY

GLAZED CANOPIES

- 10a) YELLOW TRANSLUCENT GLASS
- 10b) CLEAR GLAZING

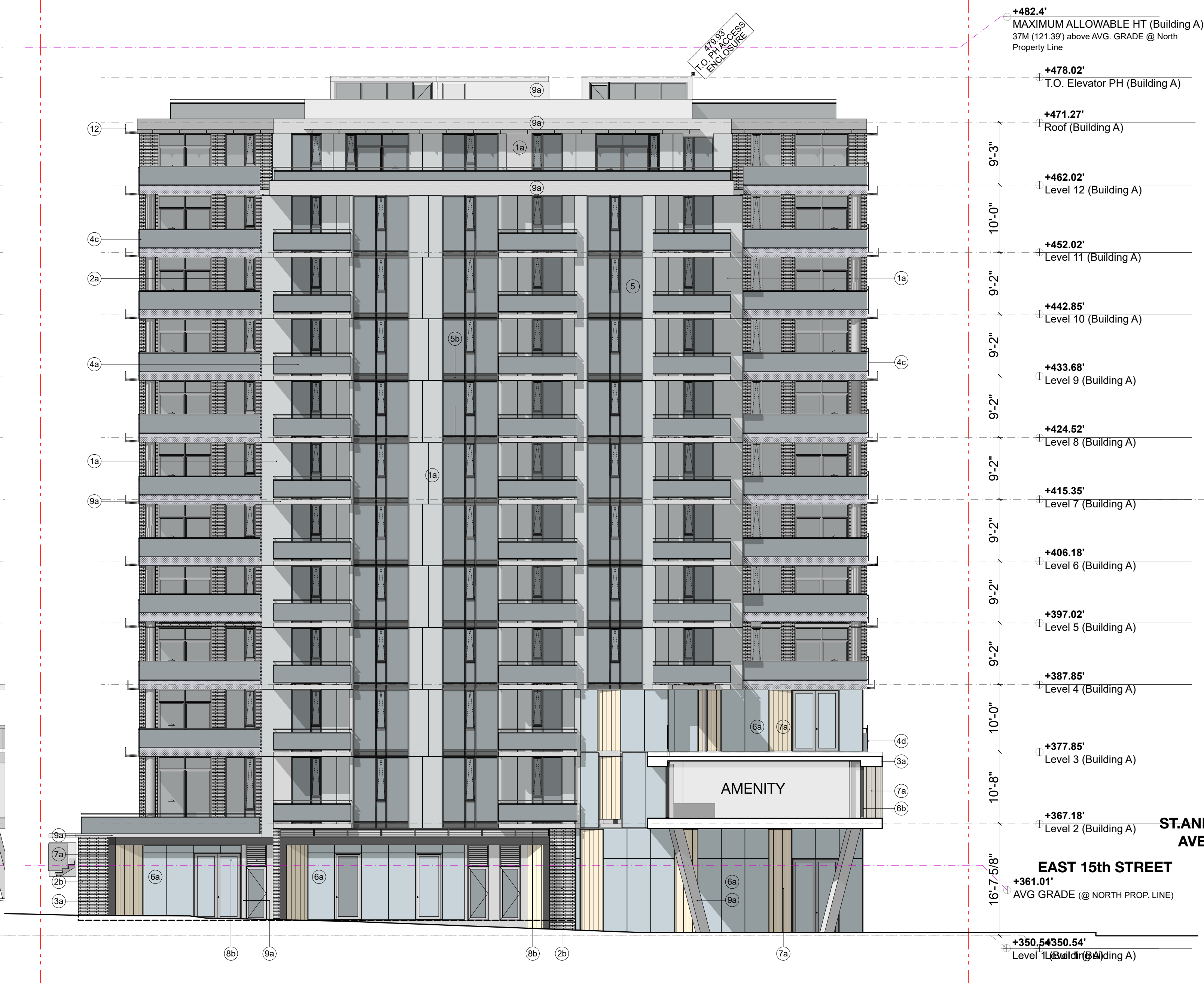
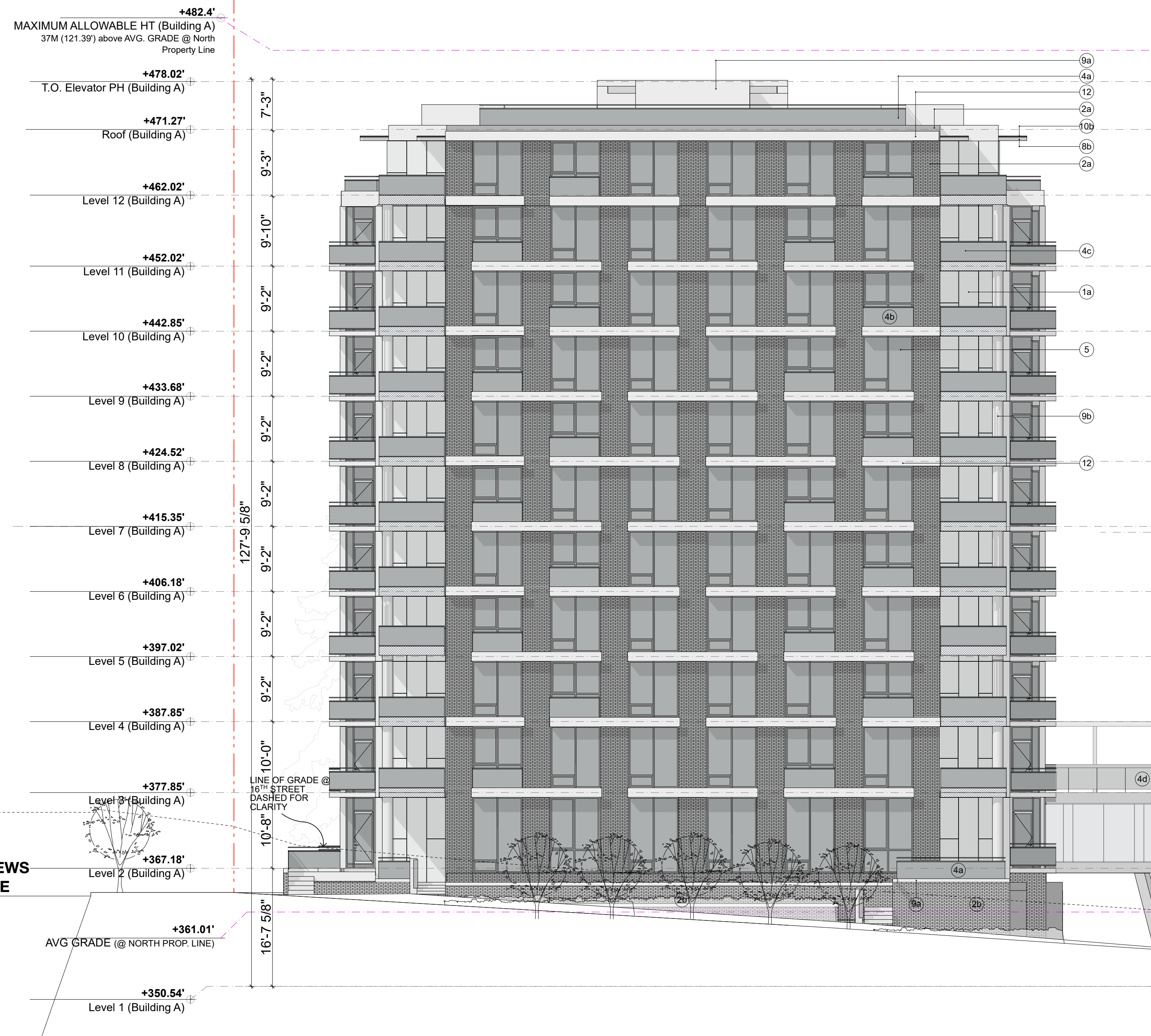
PERFORATED METAL

- 11) WHITE

SOLAR SHADE

- 12) HORIZONTAL (WHITE)

BUILDING A



NORTH ELEVATION (BUILDING A)

SCALE 3/32" = 1'-0"

NOTE:
GRADE ADJUSTED FOR CLARITY

WEST ELEVATION (BUILDING A)

SCALE 3/32" = 1'-0"

NOTE:
GRADE ADJUSTED FOR CLARITY

CENTURY REDEVELOPMENT

250 EAST 15TH STREET
CITY OF NORTH VANCOUVER, BRITISH COLUMBIA

RE-SUBMITTED FOR DP	SEPT 13 2018
SUBMITTED FOR DP	NOV 29 2018
PRE-APPLICATION REV.	MAY 09 2018
ISSUED / REVISIONS	DATE

ST. ANDREWS AVENUE
bingham+hill architects

201-1444 Alberni Street
Vancouver, British Columbia
Canada, V6G 2Z4

Tel: (604) 688 8254
Fax: (604) 688 3323
email: general@bharch.ca

COPYRIGHT RESERVED. THIS DRAWING IS AND REMAINS THE PROPERTY OF BINGHAM+HILL ARCHITECTS. IT IS NOT TO BE REPRODUCED, COPIED, OR OTHERWISE USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

BUILDING A NORTH AND WEST ELEVATION

ALL DIMENSIONS SHALL BE VERIFIED ON SITE

PROJ #	1204	DRAWING NUMBER
SCALE		
DRAWN		
CHECKED		

A.4.04

MATERIALS LEGEND

FIBRE CEMENT PANEL

- 1a COLOUR 1 - WHITE
- 1b COLOUR 2 - GRAPHITE GREY
- 1c COLOUR 3 - LIGHT GREY

BRICK

- 2a BLACK
- 2b WHITE

METAL PANEL

- 3a BLACK

GUARDRAIL

- 4a CLEAR GLASS
- 4b JULIET BALCONY
- 4c CLEAR GLASS with WHITE TRANSLUCENT PANEL
- 4d CANTILEVERED CLEAR GLASS

WINDOW WALL

- 5 CLEAR GLASS
- 6a FRAME: BLACK
- 6b SPANDREL GLASS (WHITE)
- 6c SPANDREL GLASS (BLACK)

CURTAIN WALL

- 6a CLEAR GLASS
- 6b FRIT PATTERNED GLASS

SPANDREL PANEL

- 7a WOOD ACCENT FINISH
- 7b METAL - BLACK FINISH
- 7c SILVER

METAL LOUVRES AND MISCELLANEOUS METALS

- 8a BLACK
- 8b SILVER

PAINTED CONCRETE

- 9a LIGHT GREY
- 9b WHITE
- 9c DARK GREY

GLAZED CANOPIES

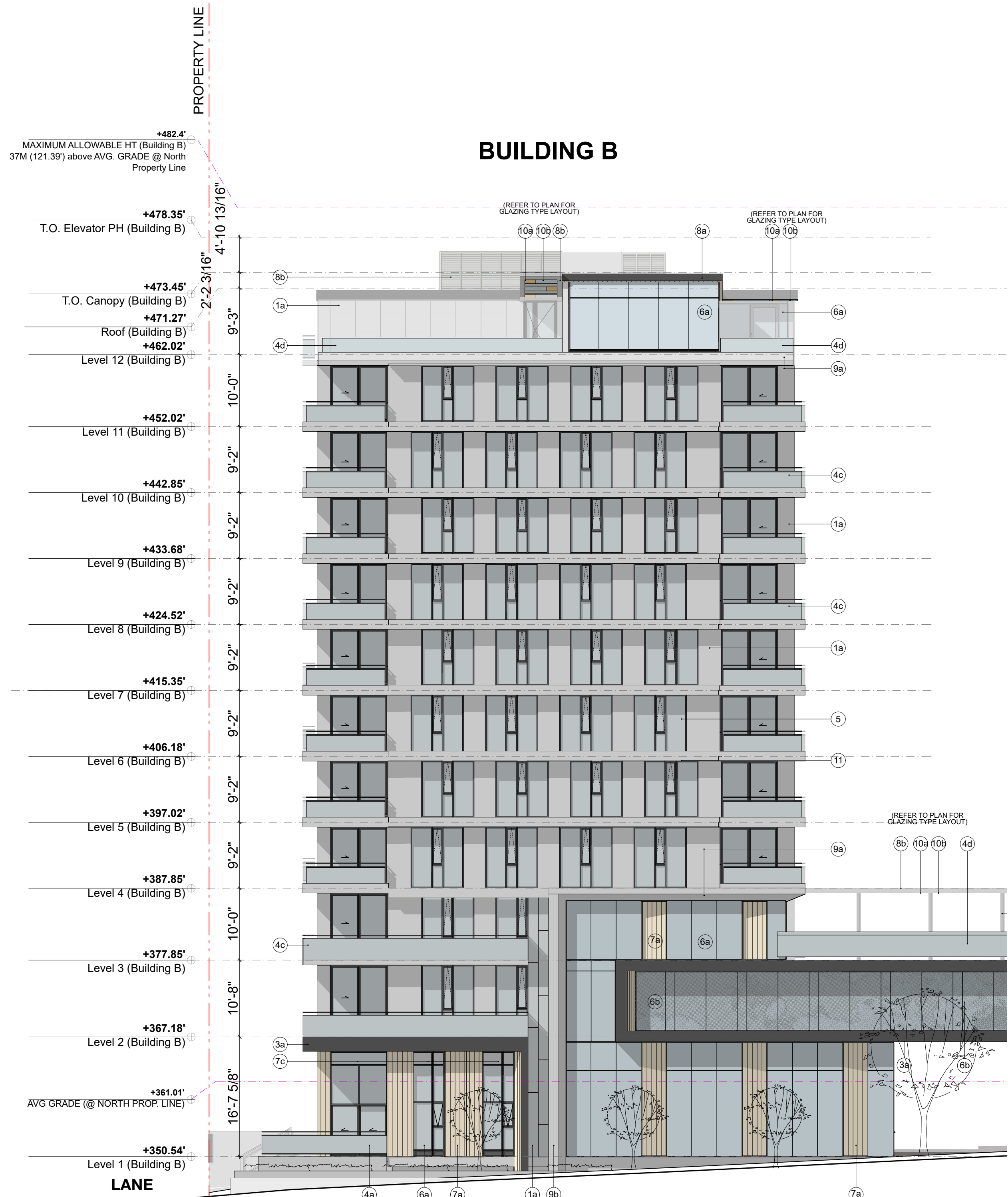
- 10a YELLOW TRANSLUCENT GLASS
- 10b CLEAR GLAZING

PERFORATED METAL

- 11 WHITE

SOLAR SHADE

- 12 HORIZONTAL (WHITE)



BUILDING B

SOUTH ELEVATION (BUILDING B)

SCALE 3/32" = 1'-0"

NOTE:
GRADE ADJUSTED FOR CLARITY



EAST ELEVATION (BUILDING B)

SCALE 3/32" = 1'-0"

NOTE:
GRADE ADJUSTED FOR CLARITY

CENTURY REDEVELOPMENT

250 EAST 15TH STREET
CITY OF NORTH VANCOUVER, BRITISH COLUMBIA

RE-SUBMITTED FOR DP	SEPT 13 2018
SUBMITTED FOR DP	NOV 29 2018
PRE-APPLICATION REV.	MAY 09 2018

No. ISSUED / REVISIONS DATE

bingham+hill
architects

201-1444 Alberni Street
Vancouver, British Columbia
Canada, V6G 2Z4

Tel: (604) 688 8254
Fax: (604) 688 3323
email: general@bharch.ca

COPYRIGHT RESERVED. THIS DRAWING IS AND REMAINS THE EXCLUSIVE PROPERTY OF BINGHAM+HILL ARCHITECTS. IT IS NOT TO BE REPRODUCED, COPIED, OR OTHERWISE USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

BUILDING B SOUTH AND EAST ELEVATIONS

ALL DIMENSIONS SHALL BE VERIFIED ON SITE

PROJ #	1204	DRAWING NUMBER
SCALE		
DRAWN		A4.05
CHECKED		

MATERIALS LEGEND

FIBRE CEMENT PANEL

- 1a COLOUR 1 - WHITE
- 1b COLOUR 2 - GRAPHITE GREY
- 1c COLOUR 3 - LIGHT GREY

BRICK

- 2a BLACK
- 2b WHITE

METAL PANEL

- 3a BLACK

GUARDRAIL

- 4a CLEAR GLASS
- 4b JULIET BALCONY
- 4c CLEAR GLASS with WHITE TRANSLUCENT PANEL
- 4d CANTILEVERED CLEAR GLASS

WINDOW WALL

- 5 CLEAR GLASS
- 6 FRAME: BLACK
- 6b SPANDREL GLASS (WHITE)
- 6c SPANDREL GLASS (BLACK)

CURTAIN WALL

- 6a CLEAR GLASS
- 6b FRIT PATTERNED GLASS

SPANDREL PANEL

- 7a WOOD ACCENT FINISH
- 7b METAL - BLACK FINISH
- 7c SILVER

METAL LOUVRES AND MISCELLANEOUS METALS

- 8a BLACK
- 8b SILVER

PAINTED CONCRETE

- 9a LIGHT GREY
- 9b WHITE
- 9c DARK GREY

GLAZED CANOPIES

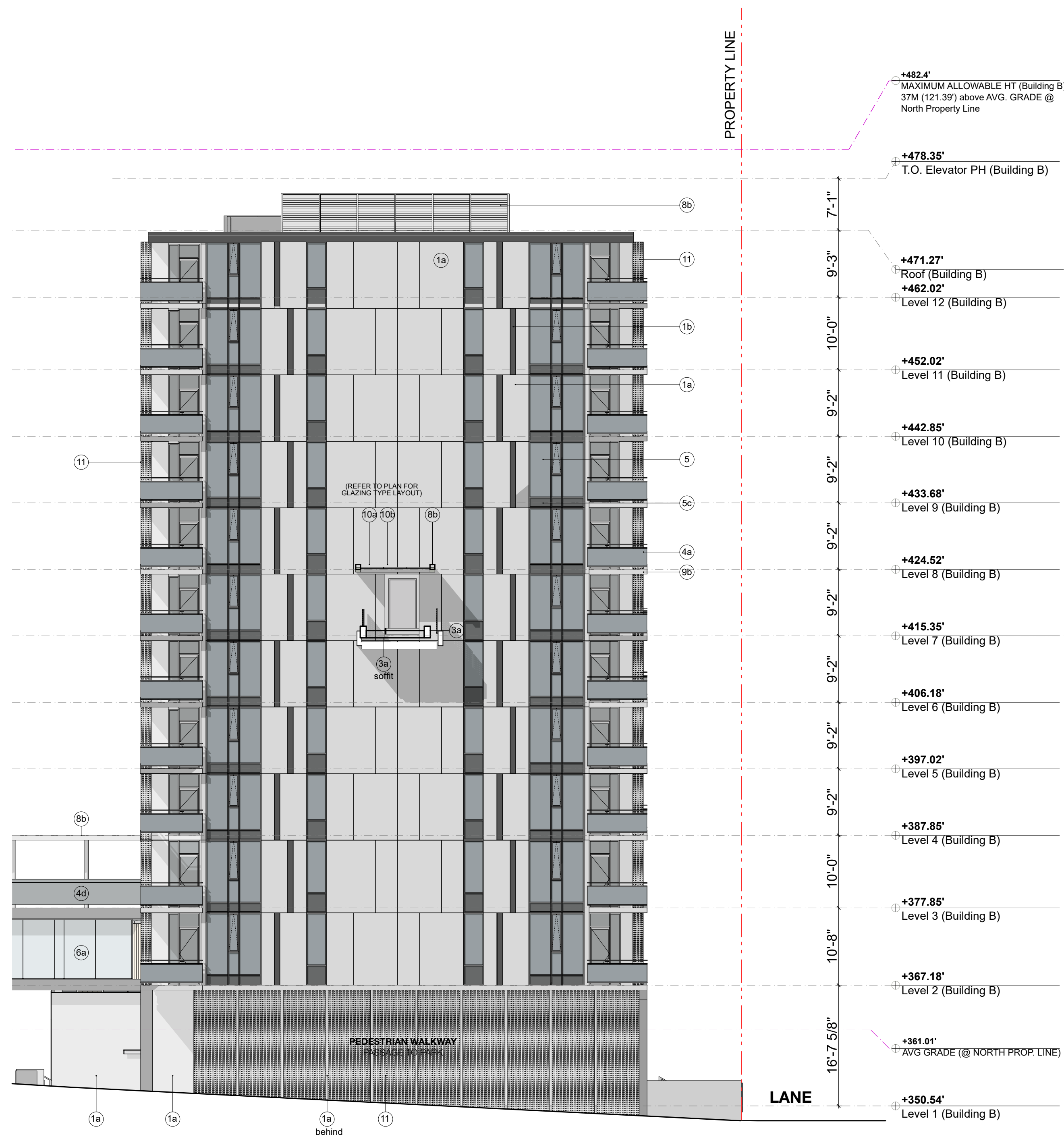
- 10a YELLOW TRANSLUCENT GLASS
- 10b CLEAR GLAZING

PERFORATED METAL

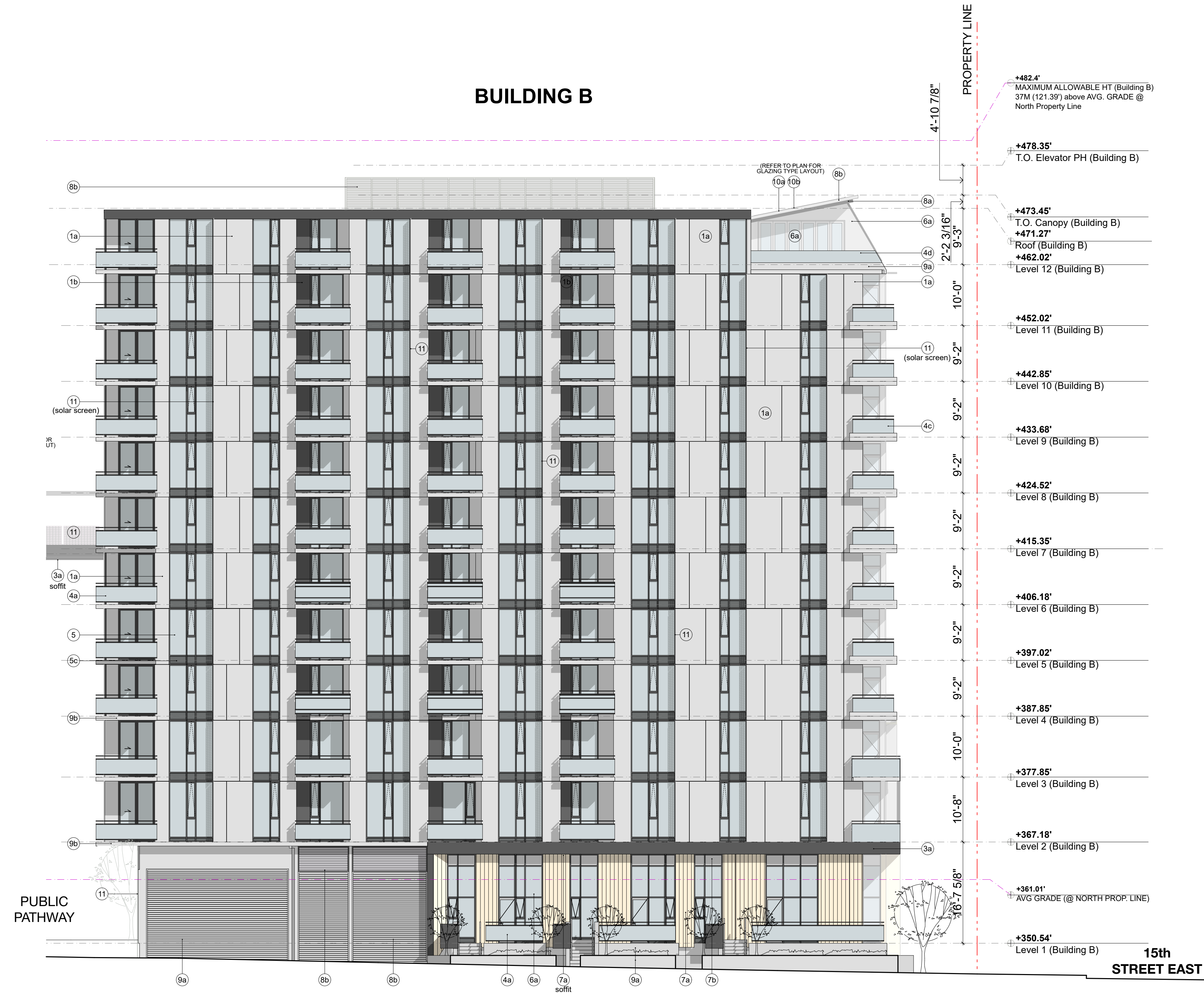
- 11 WHITE

SOLAR SHADE

- 12 HORIZONTAL (WHITE)



BUILDING B



NORTH ELEVATION (BUILDING B)

SCALE 3/32" = 1'-0"

NOTE:
GRADE ADJUSTED FOR CLARITY

WEST ELEVATION (BUILDING B)

SCALE 3/32" = 1'-0"

CENTURY REDEVELOPMENT
 250 EAST 15TH STREET
 CITY OF NORTH VANCOUVER, BRITISH COLUMBIA

RE-SUBMITTED FOR DP	SEPT 13 2018
SUBMITTED FOR DP	NOV 29 2018
PRE-APPLICATION REV.	MAY 09 2018

No. ISSUED / REVISIONS DATE

bingham+hill
architects

201-1444 Alberni Street
Vancouver, British Columbia
Canada, V6G 2Z4

Tel: (604) 688 8254
Fax: (604) 688 3323
email: general@bharch.ca

COPYRIGHT RESERVED. THIS DRAWING IS AND REMAINS THE PROPERTY OF BINGHAM+HILL ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE, REPRODUCTION, MODIFICATION OR COPIED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ARCHITECT.

BUILDING B NORTH AND WEST ELEVATION

ALL DIMENSIONS SHALL BE VERIFIED ON SITE

PROJ #	1204	DRAWING NUMBER
SCALE		
DRAWN		
CHECKED		

A4.06

MATERIALS LEGEND

FIBRE CEMENT PANEL

- 1a COLOUR 1 - WHITE
- 1b COLOUR 2 - GRAPHITE GREY
- 1c COLOUR 3 - LIGHT GREY

BRICK

- 2a BLACK
- 2b WHITE

METAL PANEL

- 3a BLACK

GUARDRAIL

- 4a CLEAR GLASS
- 4b JULIET BALCONY
- 4c CLEAR GLASS with WHITE TRANSLUCENT PANEL
- 4d CANTILEVERED CLEAR GLASS

WINDOW WALL

- 5 CLEAR GLASS
FRAME: BLACK
- 6a SPANDREL GLASS (WHITE)
- 6c SPANDREL GLASS (BLACK)

CURTAIN WALL

- 6a CLEAR GLASS
- 6b FRIT PATTERNED GLASS

SPANDREL PANEL

- 7a WOOD ACCENT FINISH
- 7b METAL - BLACK FINISH
- 7c SILVER

METAL LOUVRES AND MISCELLANEOUS METALS

- 8a BLACK
- 8b SILVER

PAINTED CONCRETE

- 9a LIGHT GREY
- 9b WHITE
- 9c DARK GREY

GLAZED CANOPIES

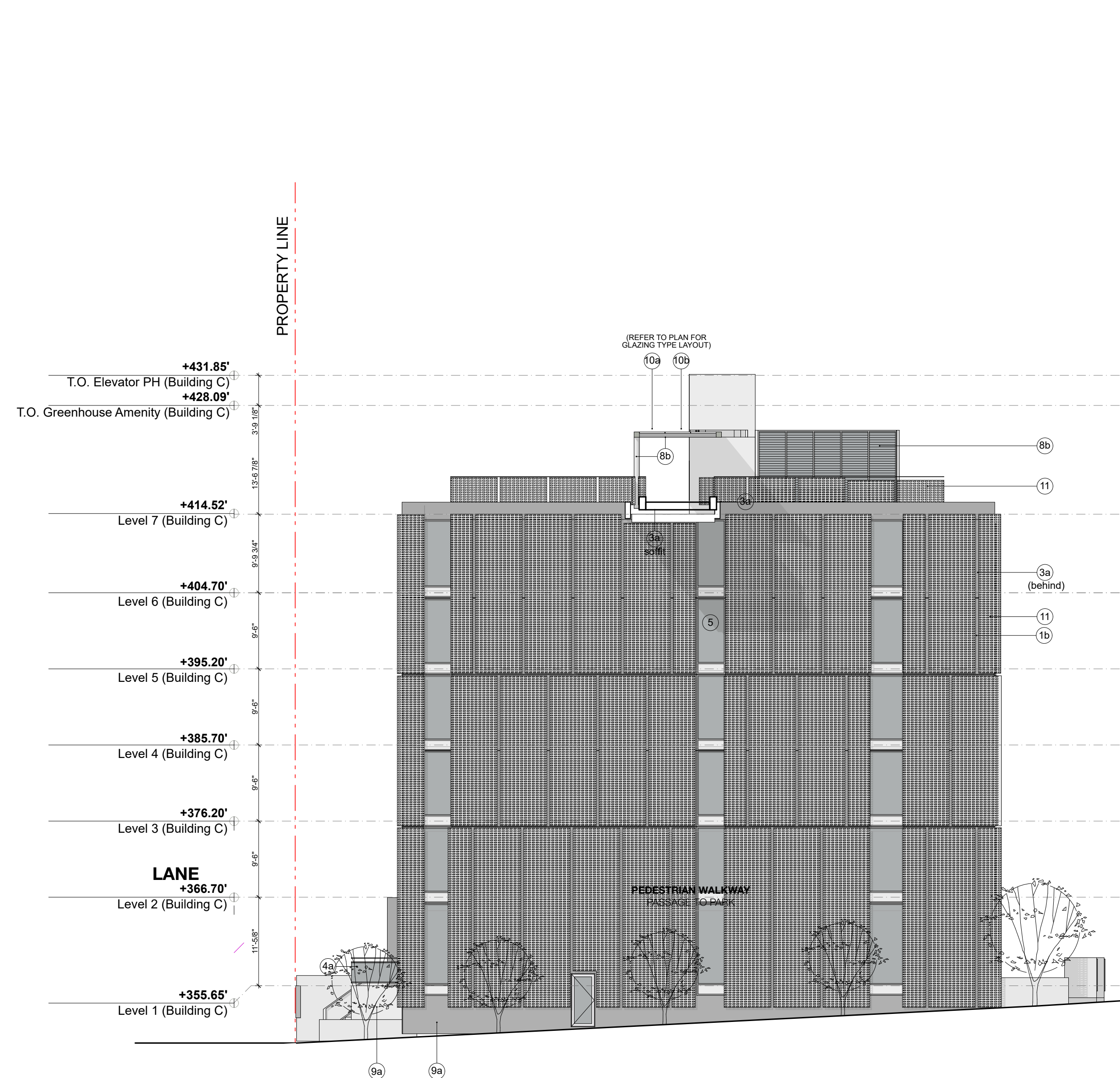
- 10a YELLOW TRANSLUCENT GLASS
- 10b CLEAR GLAZING

PERFORATED METAL

- 11 WHITE

SOLAR SHADE

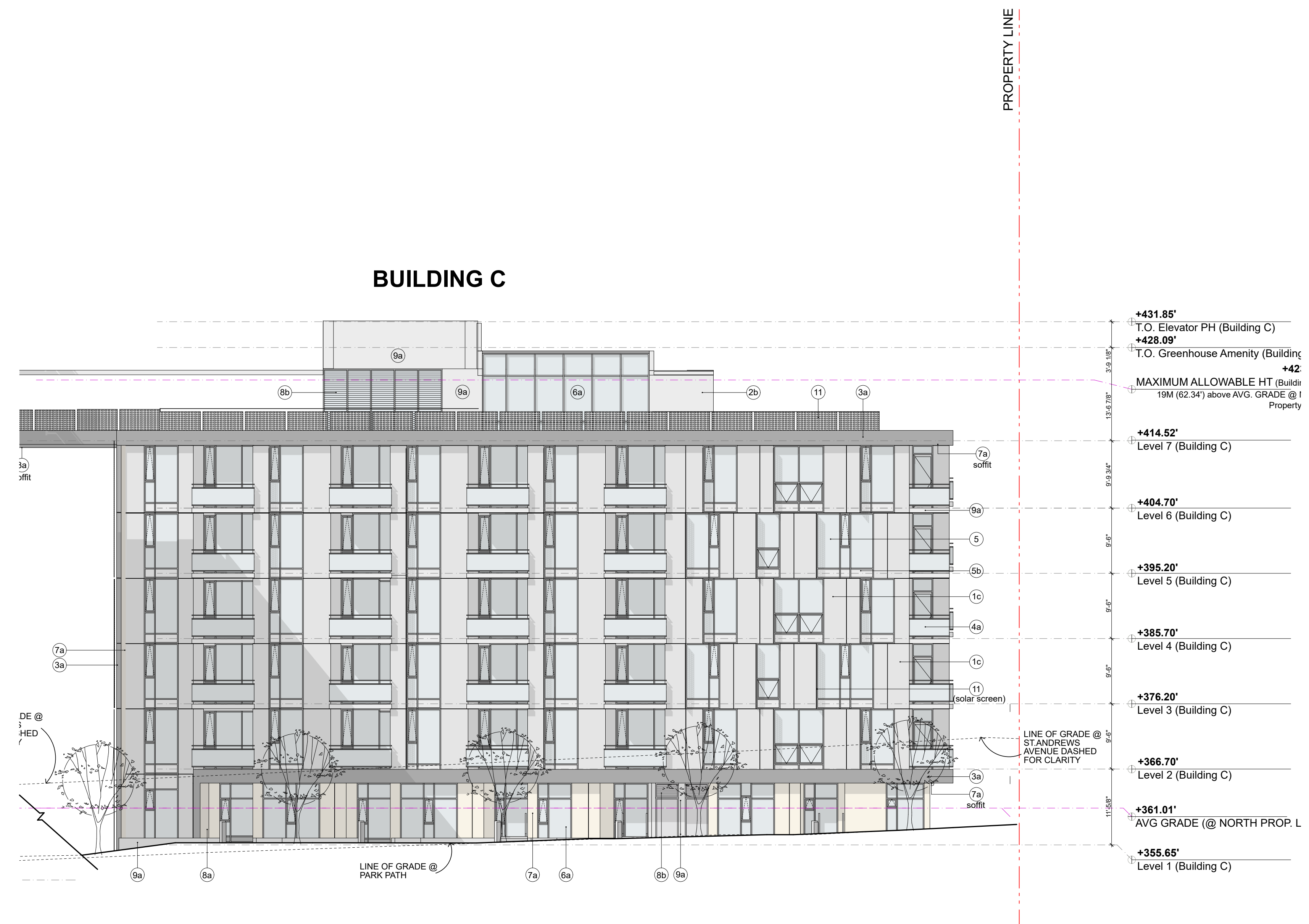
- 12 HORIZONTAL (WHITE)



SOUTH ELEVATION (BUILDING C)

SCALE 3/32" = 1'-0"

NOTE:
GRADE ADJUSTED FOR CLARITY



EAST ELEVATION (BUILDING C)

SCALE 3/32" = 1'-0"

NOTE:
GRADE ADJUSTED FOR CLARITY

CENTURY REDEVELOPMENT
 250 EAST 15TH STREET
 CITY OF NORTH VANCOUVER, BRITISH COLUMBIA

RE-SUBMITTED FOR DP	SEPT 13 2018
SUBMITTED FOR DP	NOV 29 2018
PRE-APPLICATION REV.	MAY 09 2018

No. ISSUED / REVISIONS DATE

bingham+hill
architects

201-1444 Alberni Street
Vancouver, British Columbia
Canada, V6G 2Z4

Tel: (604) 688 8254
Fax: (604) 688 3323
email: general@bharch.ca

COPYRIGHT RESERVED. THIS DRAWING IS AND REMAINS THE PROPERTY OF BINGHAM+HILL ARCHITECTS. IT IS TO BE USED ONLY AS SHOWN AND NOT BE REPRODUCED, COPIED, MODIFIED OR COPIED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ARCHITECT.

BUILDING C SOUTH AND EAST ELEVATIONS

ALL DIMENSIONS SHALL BE VERIFIED ON SITE

PROJ #	1204	DRAWING NUMBER
SCALE		
DRAWN		
CHECKED		A4.07

MATERIALS LEGEND

FIBRE CEMENT PANEL

- 1a COLOUR 1 - WHITE
- 1b COLOUR 2 - GRAPHITE GREY
- 1c COLOUR 3 - LIGHT GREY

BRICK

- 2a BLACK
- 2b WHITE

METAL PANEL

- 3a BLACK

GUARDRAIL

- 4a CLEAR GLASS
- 4b JULIET BALCONY
- 4c CLEAR GLASS with WHITE TRANSLUCENT PANEL
- 4d CANTILEVERED CLEAR GLASS

WINDOW WALL

- 5 CLEAR GLASS
FRAME: BLACK
- 6a SPANDREL GLASS (WHITE)
- 6c SPANDREL GLASS (BLACK)

CURTAIN WALL

- 6a CLEAR GLASS
- 6b FRIT PATTERNED GLASS

SPANDREL PANEL

- 7a WOOD ACCENT FINISH
- 7b METAL - BLACK FINISH
- 7c SILVER

METAL LOUVRES AND MISCELLANEOUS METALS

- 8a BLACK
- 8b SILVER

PAINTED CONCRETE

- 9a LIGHT GREY
- 9b WHITE
- 9c DARK GREY

GLAZED CANOPIES

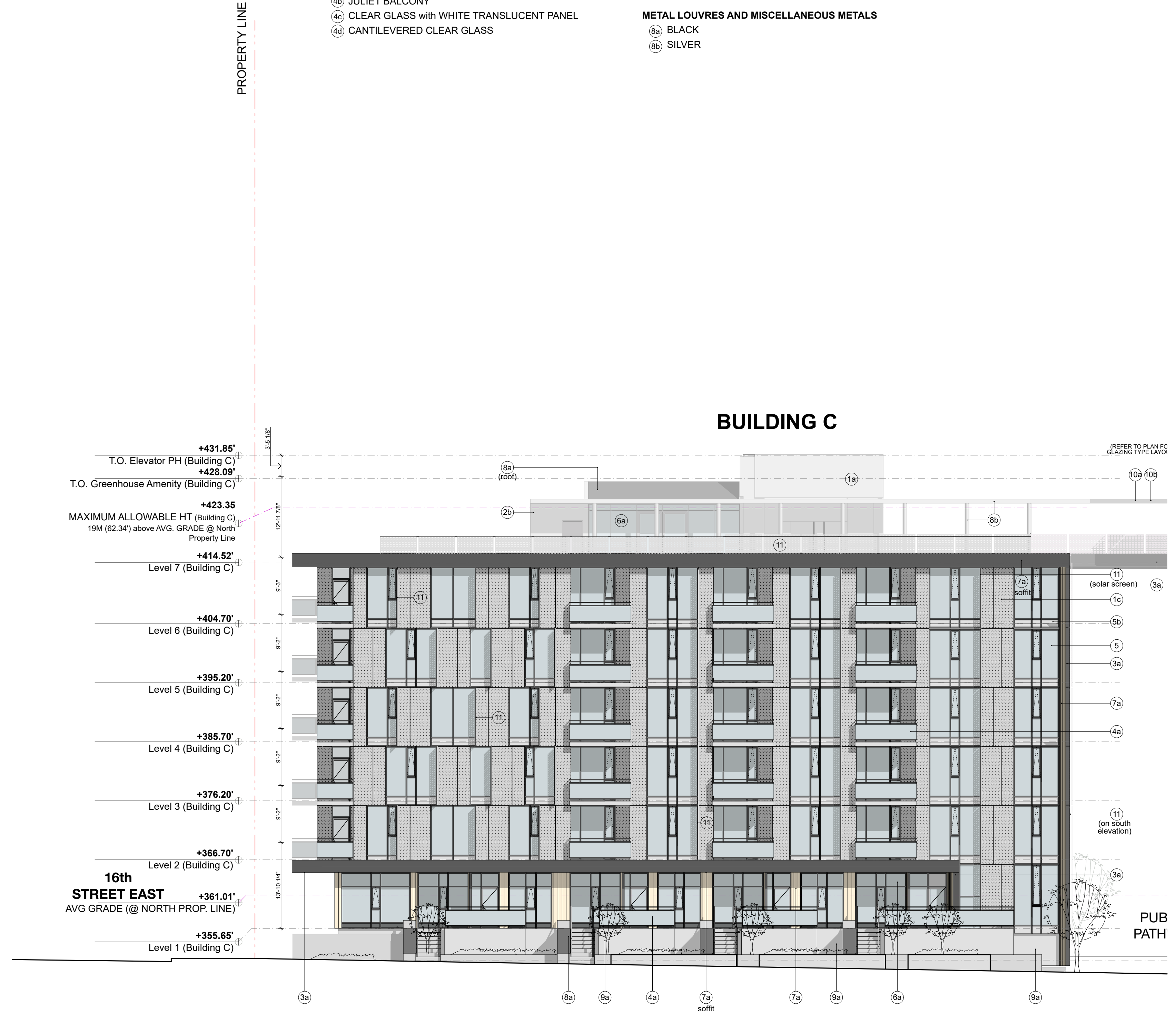
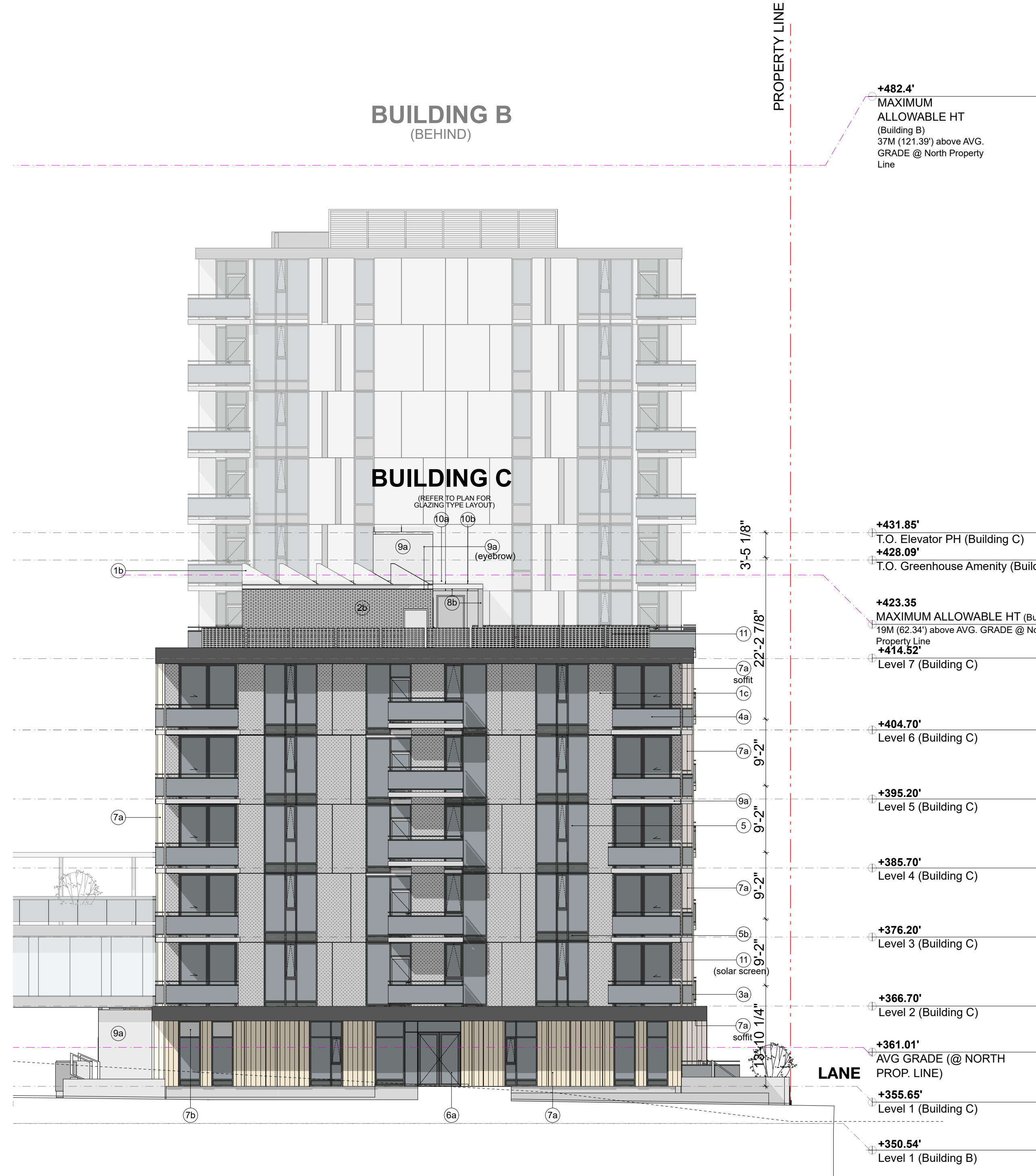
- 10a YELLOW TRANSLUCENT GLASS
- 10b CLEAR GLAZING

PERFORATED METAL

- 11 WHITE

SOLAR SHADE

- 12 HORIZONTAL (WHITE)



NORTH ELEVATION (BUILDING C)
 SCALE 3/32" = 1'-0"

WEST ELEVATION (BUILDING C)
 SCALE 3/32" = 1'-0"

NOTE:
 GRADE ADJUSTED FOR CLARITY

RE-SUBMITTED FOR DP	SEPT 13 2018
SUBMITTED FOR DP	NOV 29 2018
PRE-APPLICATION REV.	MAY 09 2018

bingham+hill architects

201-1444 Alberni Street
 Vancouver, British Columbia
 Canada, V6G 2Z4
 Tel: (604) 688 8254
 Fax: (604) 688 3323
 email: general@bharch.ca

COPYRIGHT RESERVED. THIS DRAWING IS AND REMAINS THE EXCLUSIVE PROPERTY OF BINGHAM+HILL ARCHITECTS. IT IS NOT TO BE REPRODUCED, COPIED, MODIFIED OR COPIED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ARCHITECT.

BUILDING C NORTH AND WEST ELEVATION

ALL DIMENSIONS SHALL BE VERIFIED ON SITE

PROJ #	1204	DRAWING NUMBER
SCALE		
DRAWN		A4.08
CHECKED		

CENTURY REDEVELOPMENT

250 EAST 15TH STREET
CITY OF NORTH VANCOUVER, BRITISH COLUMBIA



MAXIMUM ALLOWABLE HT (Building B)
37M (121.39') above AVG. GRADE @ North Property Line

MAXIMUM ALLOWABLE HT (Building A)
37M (121.39') above AVG. GRADE @ North Property Line

RE-SUBMITTED FOR DP	SEPT 13 2018
SUBMITTED FOR DP	NOV 29 2018
PRE-APPLICATION REV.	MAY 09 2018
ISSUED / REVISIONS	DATE

bingham+hill architects

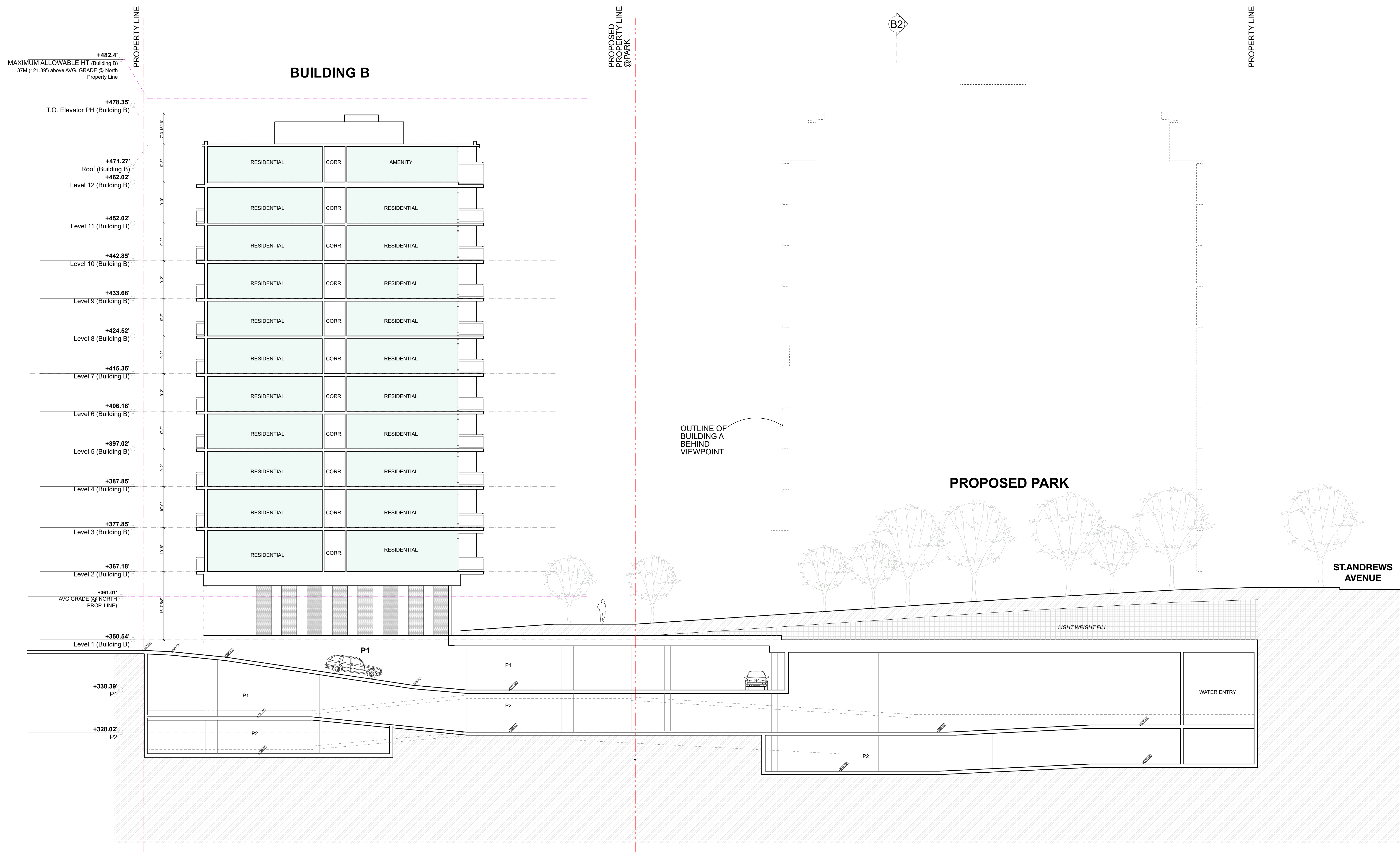
835-1444 Alberni Street
Vancouver, British Columbia
Canada, V6G 2Z4

Tel: (604) 688 8254
Fax: (604) 688 3323
Email: general@bharch.ca

COPYRIGHT RESERVED. THIS DRAWING IS AND CONTAINS ALL THE RIGHTS OF THE ARCHITECT. ANY REPRODUCTION, MODIFICATION OR COPIED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ARCHITECT.

SECTION A1	
ALL DIMENSIONS SHALL BE VERIFIED ON SITE	
PROJ #	1204
SCALE	
DRAWN	
CHECKED	
A5.01	

MAXIMUM ALLOWABLE HT (Building B)
37M (121.39') above AVG. GRADE @ North
Property Line



SECTION A2
SCALE 3/32" = 1'-0"

CENTURY REDEVELOPMENT
250 EAST 15TH STREET
CITY OF NORTH VANCOUVER, BRITISH COLUMBIA

RE-SUBMITTED FOR DP	SEPT 13 2018	
SUBMITTED FOR DP	NOV 29 2018	
PRE-APPLICATION REV.	MAY 09 2018	
No.	ISSUED / REVISIONS	DATE

bingham+hill
architects
201-1444 Alberni Street
Vancouver, British Columbia
Canada, V6G 2Z4
Tel: (604) 688 8254
Fax: (604) 688 3323
email: general@bharch.ca

COPYRIGHT RESERVED. THIS DRAWING IS AND WILL REMAIN THE SOLE PROPERTY OF BINGHAM+HILL ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR OTHERWISE TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT.

SECTION A2

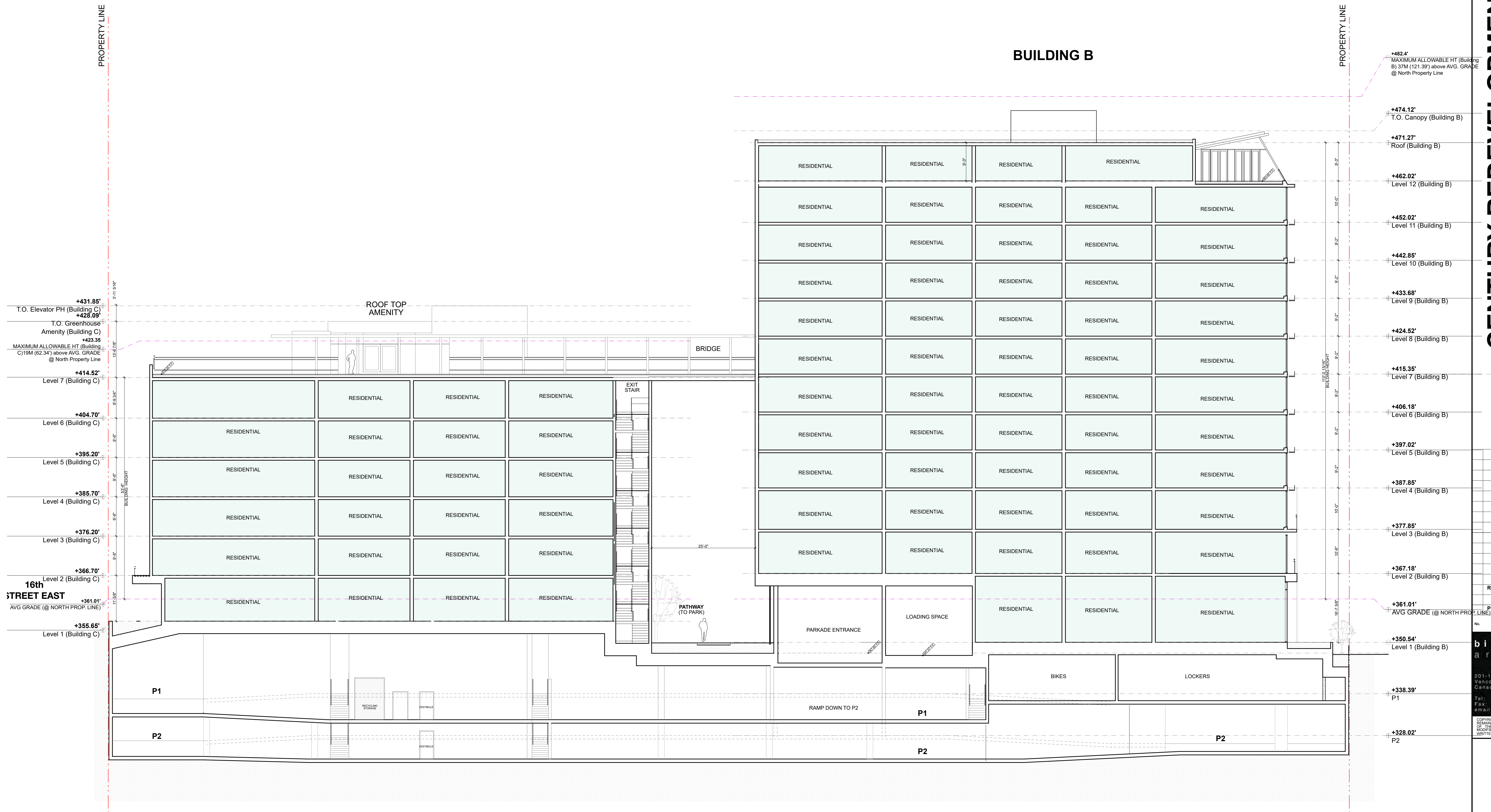
ALL DIMENSIONS SHALL BE VERIFIED ON SITE

PROJ #	1204	DRAWING NUMBER
SCALE		
DRAWN		
CHECKED		A5.02

CENTURY REDEVELOPMENT

250 EAST 15TH STREET
CITY OF NORTH VANCOUVER, BRITISH COLUMBIA

BUILDING B



+482.4'	MAXIMUM ALLOWABLE HT (Building B) 37M (121.39') above AVG. GRADE @ North Property Line
+474.12'	T.O. Canopy (Building B)
+471.27'	Roof (Building B)
+462.02'	Level 12 (Building B)
+452.02'	Level 11 (Building B)
+442.85'	Level 10 (Building B)
+433.68'	Level 9 (Building B)
+424.52'	Level 8 (Building B)
+415.35'	Level 7 (Building B)
+406.18'	Level 6 (Building B)
+397.02'	Level 5 (Building B)
+387.85'	Level 4 (Building B)
+377.85'	Level 3 (Building B)
+367.18'	Level 2 (Building B)
+361.01'	AVG GRADE (@ NORTH PROP. LINE)
+350.54'	Level 1 (Building B)
+338.39'	P1
+328.02'	P2

+431.85'	T.O. Elevator PH (Building C)
+428.09'	T.O. Greenhouse Amenity (Building C)
+423.35'	MAXIMUM ALLOWABLE HT (Building C) 19M (62.34') above AVG. GRADE @ North Property Line
+414.52'	Level 7 (Building C)
+404.70'	Level 6 (Building C)
+395.20'	Level 5 (Building C)
+385.70'	Level 4 (Building C)
+376.20'	Level 3 (Building C)
+366.70'	Level 2 (Building C)
+355.65'	Level 1 (Building C)

RE-SUBMITTED FOR DP	SEPT 13 2018
SUBMITTED FOR DP	NOV 29 2018
PRE-APPLICATION REV.	MAY 09 2018
No.	ISSUED / REVISIONS DATE

bingham+hill
architects

201-1444 Alberni Street
Vancouver, British Columbia
Canada, V6G 2Z4
Tel: (604) 688 8254
Fax: (604) 688 3323
email: general@bharch.ca

COPYRIGHT RESERVED. THIS DRAWING IS AND REMAINS THE PROPERTY OF BINGHAM+HILL ARCHITECTS. IT IS TO BE USED ONLY AS SHOWN AND NOT TO BE REPRODUCED, COPIED, MODIFIED OR CORRECTED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ARCHITECT.

SECTION B1

SCALE 3/32" = 1'-0"

SECTION B1

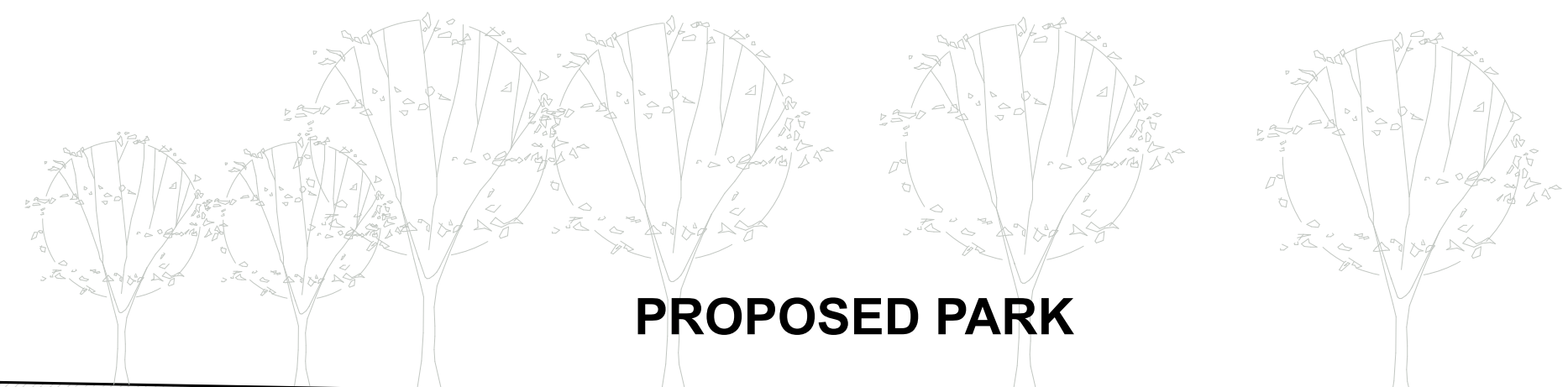
ALL DIMENSIONS SHALL BE VERIFIED ON SITE		
PROJ #	1204	DRAWING NUMBER
SCALE		
DRAWN		
CHECKED		A5.03

PROPERTY LINE
@ PARK EDGE

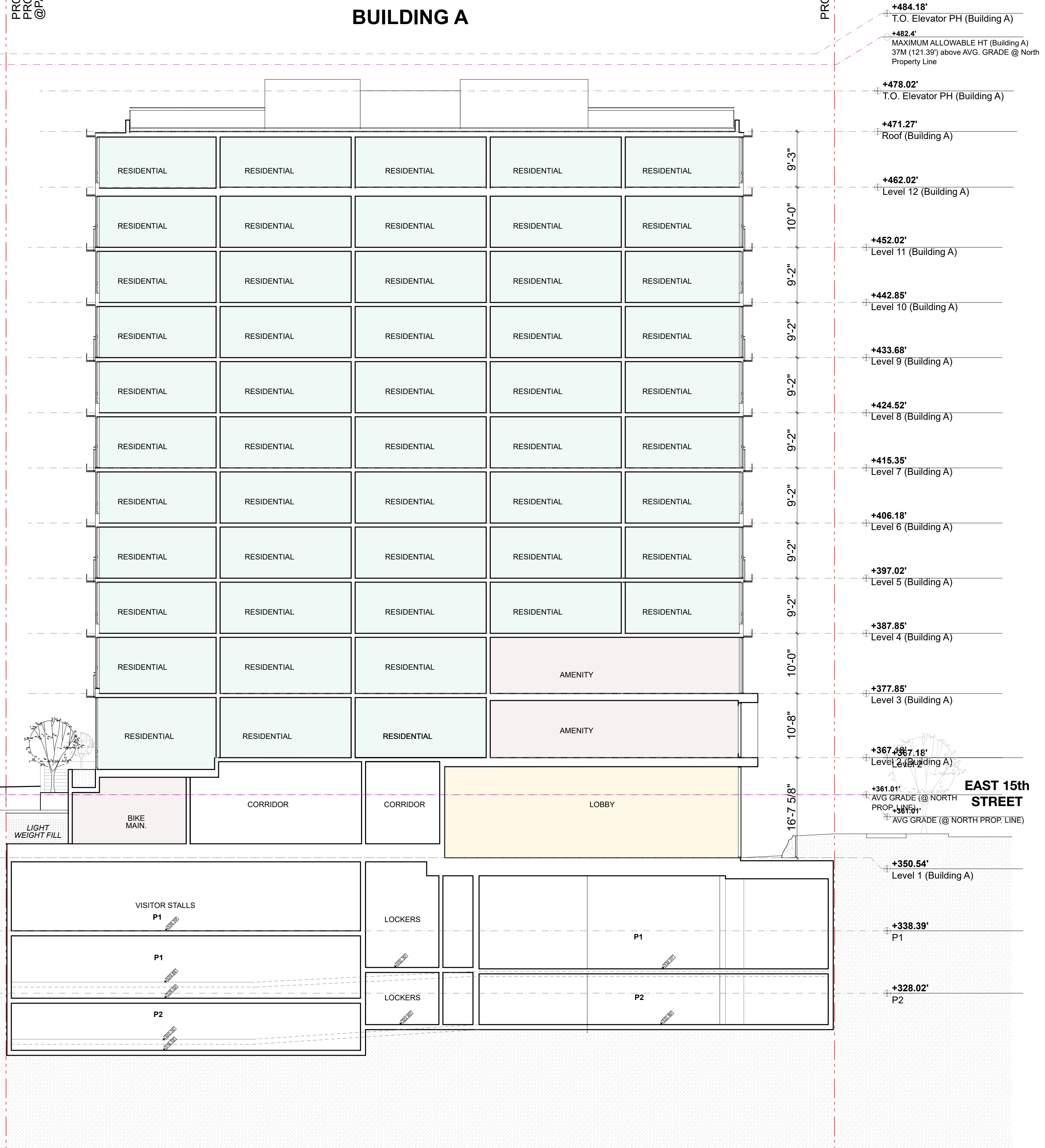
PROPOSED
PROPERTY LINE
@ PARK

PROPERTY LINE

BUILDING A



PROPOSED PARK



CENTURY REDEVELOPMENT

250 EAST 15TH STREET
CITY OF NORTH VANCOUVER, BRITISH COLUMBIA

RE-SUBMITTED FOR DP	SEPT 13 2018
SUBMITTED FOR DP	NOV 29 2018
PRE-APPLICATION REV.	MAY 09 2018

No.	ISSUED / REVISIONS	DATE
-----	--------------------	------

bingham+hill
architects

201-1444 Alberni Street
Vancouver, British Columbia
Canada, V6G 2Z4
Tel: (604) 688 8254
Fax: (604) 688 3323
email: general@bharch.ca

COPYRIGHT RESERVED. THIS DRAWING IS AND REMAINS THE PROPERTY OF BINGHAM+HILL ARCHITECTS. IT IS TO BE USED ONLY AS SHOWN AND NOT TO BE REPRODUCED, COPIED, OR OTHERWISE USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

SECTION B2

PROJ #	1204	DRAWING NUMBER
SCALE		
DRAWN		
CHECKED		

A5.04

SECTION B2

SCALE 3/32" = 1'-0"

ALL DIMENSIONS SHALL BE VERIFIED ON SITE