



CRESSEY

250 East 15th Street

City of North Vancouver
Public Hearing
June 22, 2020



Decision to build rental housing

- Decided to do 100% rental project
- Inspired by our large-scale rental projects in Seattle
- Increasing demand for market rental housing in City of North Vancouver
- Majority of existing rental buildings are from the 50's & 60's and need replacing
- Cressey has been a landlord in this City for over 50 years and we're looking to continue



Why now?

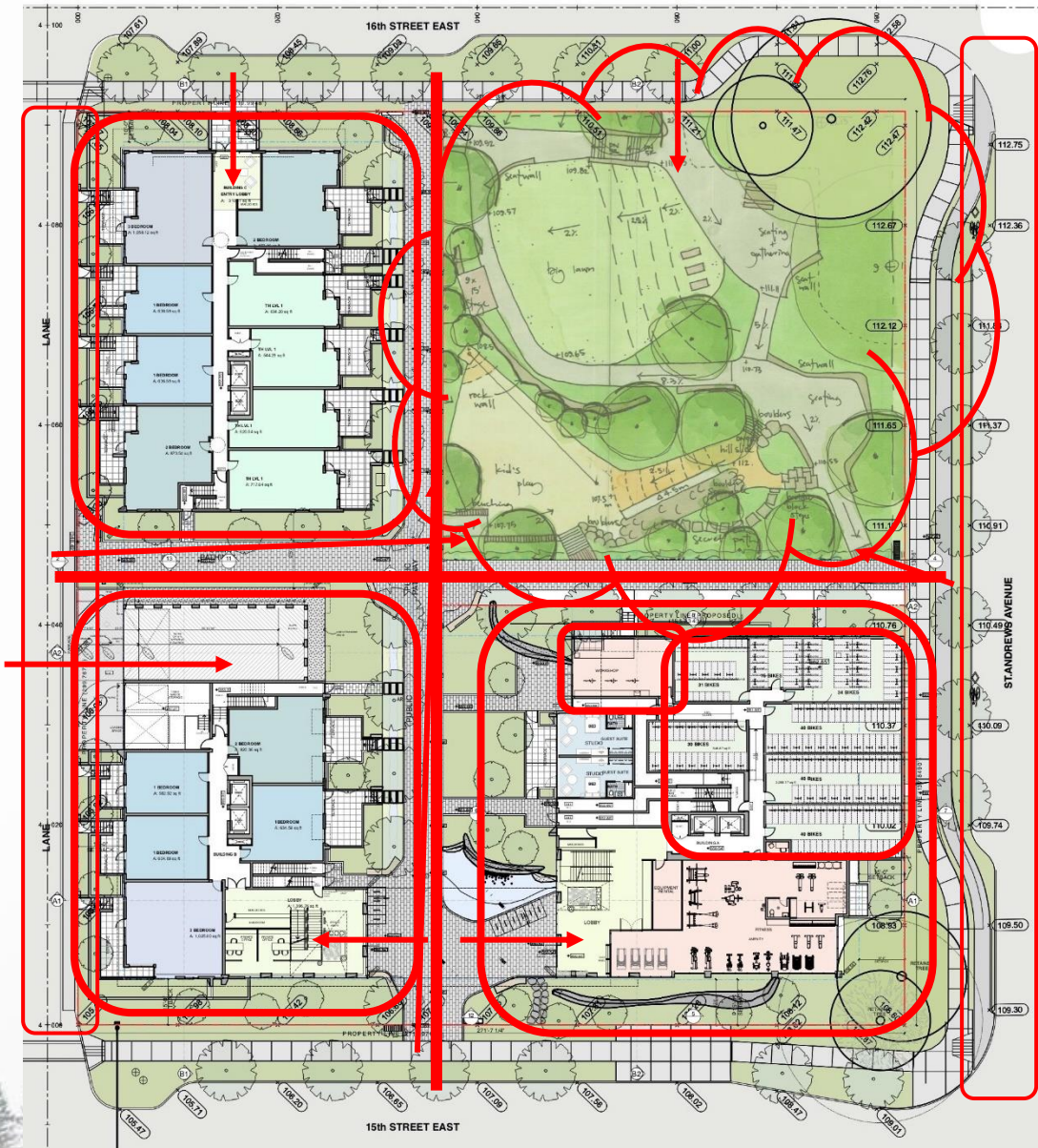


- Existing buildings have been owned and managed by Nacel Properties Ltd. (ie. Cressey Development) since 1965

- Either in need of major renovations or redevelopment
 - Both require evictions but redevelopment allows for additional 180 units of rental



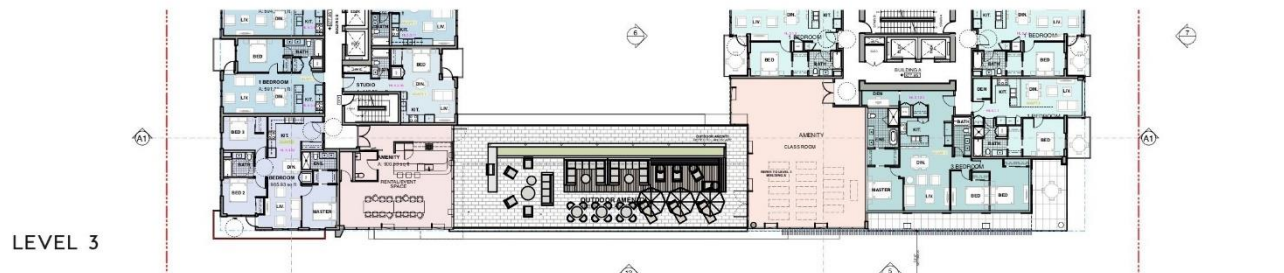
Proposed Development



- Property is roughly 1.9 acres.
- Two 12 storey buildings along E. 15th and one 6 storey building on E. 16th.
- Park on NE corner of site.
- 281 rental units:
 - 28 mid-market rental units
 - 82 adaptable units (level 2)
- Public access from all surrounding streets to the park.
- Addition of an off-street bike lane on St. Andrews Avenue.
- Extensive bike storage and a bike repair room all located on level 1.



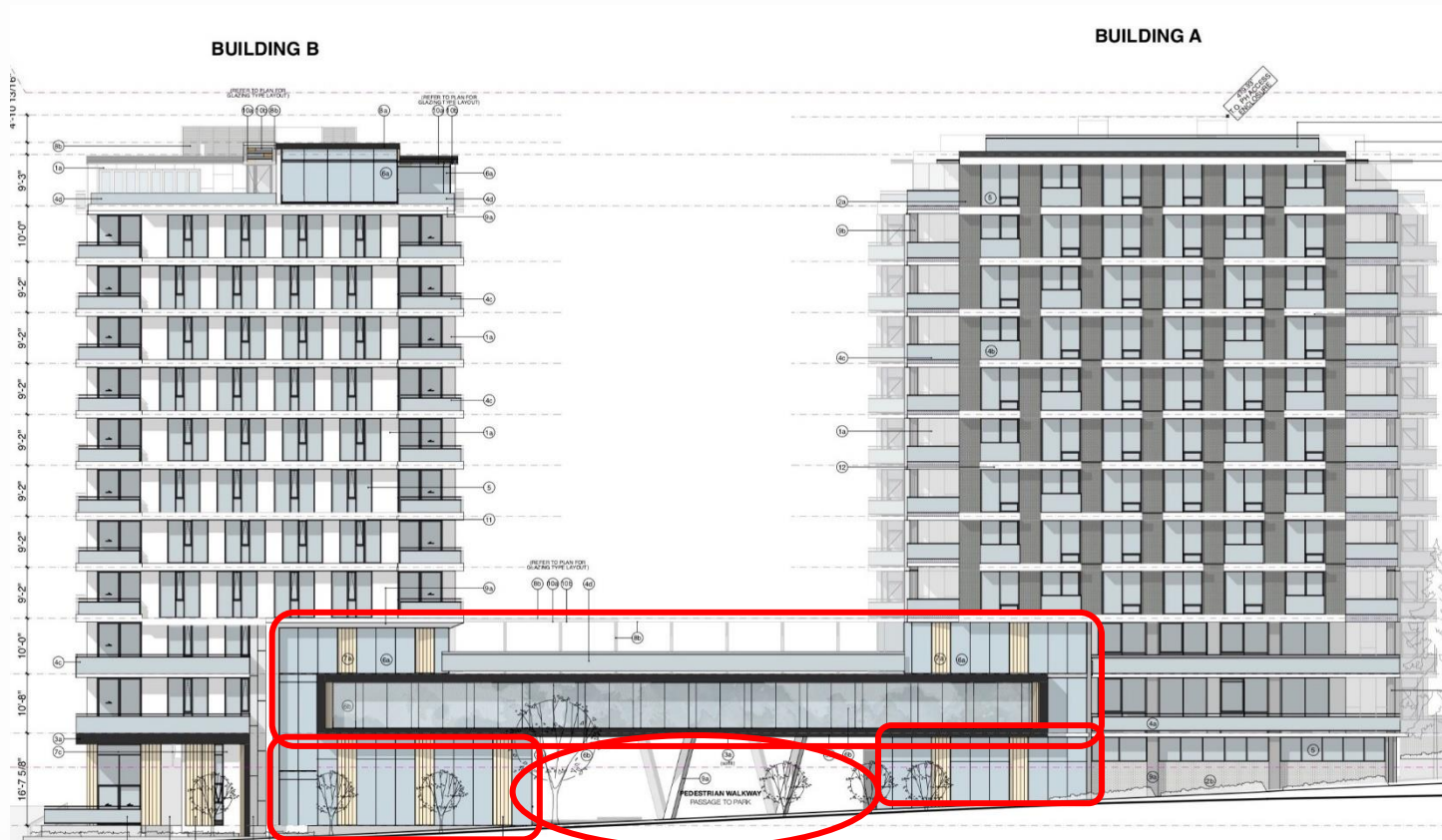
Building Community



- Roughly 14,000 sq. ft of indoor amenity.
- 12,500 sq. ft. of outdoor amenity.
- Programmed to foster community building.
- Amenities include:
 - Gym;
 - Equipment rental room;
 - Bike repair room & bike storage;
 - Social lounge with coffee/news bar;
 - Group class room (ie. yoga, etc.)
 - Rooftop deck with cooking/eating areas;
 - Kitchen/dining space;
 - Rooftop urban agriculture with greenhouse, potting tables, and orchard.
 - Private work spaces.



Building Community



- Amenities are emphasized by the architecture and located to activate the streetscape.
- Site-lines to the public park are maintained from all streets and framed by amenity from East 15th.
- Public art will be provided under the bridge element for public enjoyment.



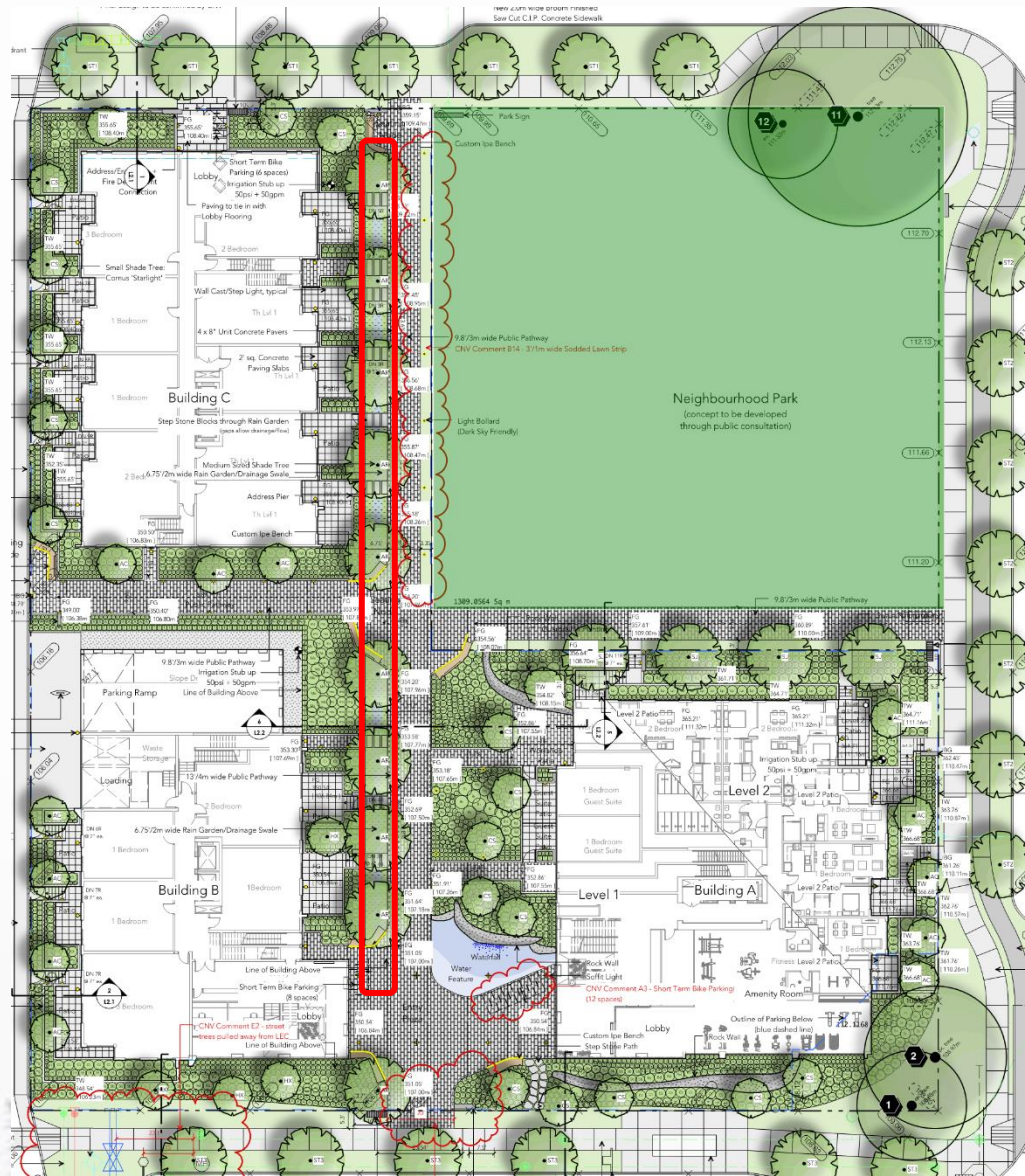
Sustainable Design



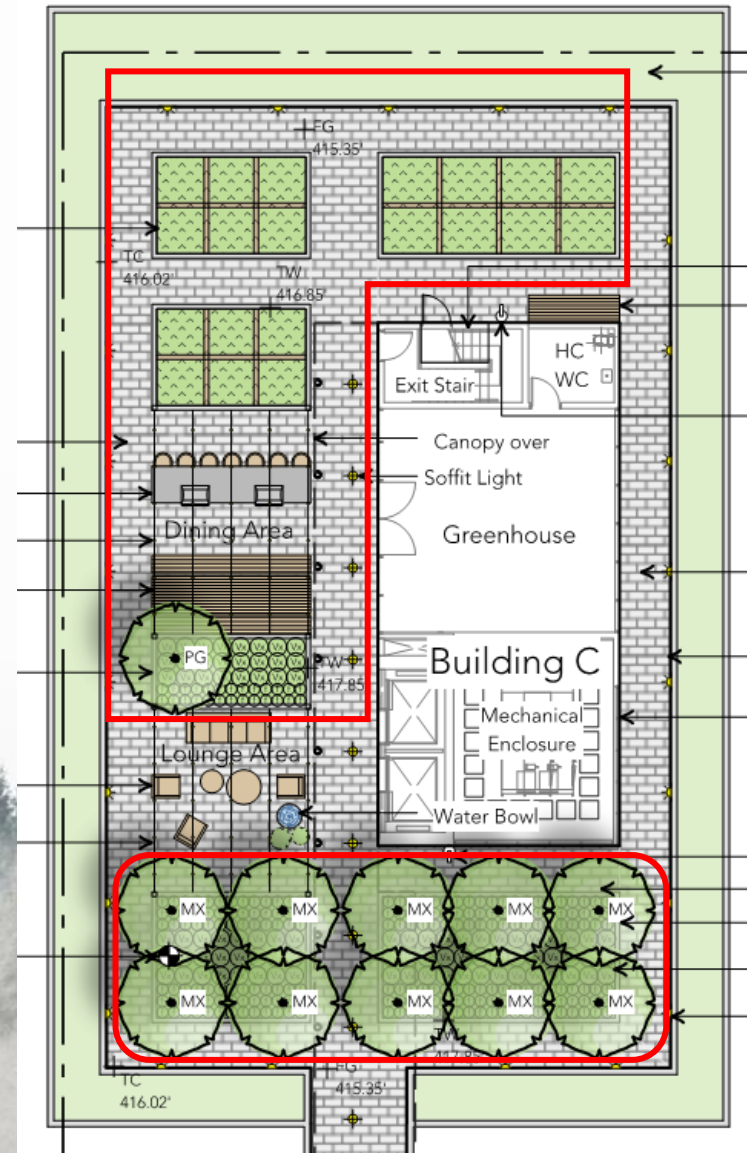
- Designed to Step Code 3 and connecting to the LEC district energy.
- Solar shading devices used across the project to mitigate solar heat gain.
- Roof surfaces are finished as either green roofs or in a light colour to mitigate the heat island effect.
- Larger trees are being retained on the site.
- On site stormwater retention is being achieved with extensive planted roofs, on site landscaping and a rain garden swale.
- Urban agriculture plots.
- 100% of parking wired for EV charging, 25% of bike parking wired for charging.



Sustainable Design



Level 7 Amenity Garden



Responsible Tenant Relocation

- 101 existing apartments, 90 of which are currently tenanted.
- A tenant relocation coordinator was engaged to establish and maintain communication with existing tenants.
- Four months notice, three months free rent will be given.
- Sourcing three alternate housing options for each tenant.
- Offering first right of refusal for future mid-market rental units to current tenants



Growing with the community



- Increasing number of rental units by 180%.
- Dedicating a new fully completed park to the City.
- Upgrades to surrounding streets and public realm.
- Public art installation.

