

NOTICE OF PUBLIC HEARING

- WHO:** St. Georges Projects Ltd.
- WHAT:** Zoning Amendment Bylaw No. 8835 and Housing Agreement Bylaw No. 8864
- WHERE:** 1220 St. Georges Avenue
- WHEN:** Monday, September 27, 2021 at 5:30 pm
- HOW:** View the meeting online at cnv.org/LiveStreaming

Notice is hereby given that Council will consider:

Zoning Amendment Bylaw No. 8835 and Housing Agreement Bylaw No. 8864

to rezone the subject property from a Medium Density Apartment Residential (RM-1) Zone to a Comprehensive Development 733 (CD-733) Zone to permit the development of a 6-storey, 58 market rental unit apartment building, over one level of underground parking for 32 vehicles. The proposed density is 2.59 times the lot area.

The Public Hearing will be held electronically via "WebEx". All persons who believe their interest in property may be affected by the proposed bylaws will be afforded an opportunity to speak at the Public Hearing and/or by email or written submission. All submissions must include your name and address and should be sent to the Corporate Officer at input@cnv.org, or by mail or delivered to City Hall, **no later than 12:00 noon on Monday, September 27, 2021** to ensure their availability to Council at the Public Hearing. Once the Public Hearing has concluded, no further information or submissions can be considered by Council.

To speak at the Public Hearing by phone: Pre-register by completing the online form at cnv.org/PublicHearings, or by phoning 604-990-4230 and providing contact information, so call-in instructions can be forwarded to you. **All pre-registration must be submitted no later than 12:00 noon on Monday, September 27, 2021.**

Speakers who have not pre-registered will also have an opportunity to speak at the Public Hearing. Once all registered speakers have provided input, the Mayor will call for a recess to allow time for additional speakers to phone in. Call-in details will be displayed on-screen at the Public Hearing (watch web livestream).

The proposed Zoning Amendment and Housing Agreement Bylaws, background material and staff and applicant presentations will be available for viewing online at cnv.org/PublicHearings on Friday, September 17, 2021.

Please direct inquiries to David Johnson at djohnson@cnv.org or 604-990-4219.



**MINUTES OF THE REGULAR MEETING OF COUNCIL, HELD ELECTRONICALLY
FROM CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC,
ON MONDAY, JULY 19, 2021**

REPORT

18. Rezoning Application: 1220 St. Georges Avenue (St. Georges Projects Ltd., Inc. No. BC1066028 / Integra Architecture Inc.) – File: 08-3400-20-0013/1

Report: Development Planner, July 7, 2021

Moved by Councillor McIlroy, seconded by Councillor Valente

PURSUANT to the report of the Development Planner, dated July 7, 2021, entitled “Rezoning Application: 1220 St. Georges Avenue (St. Georges Projects Ltd., Inc. No. BC1066028 / Integra Architecture Inc.)”:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8835” (St. Georges Projects Ltd., Inc. No. BC1066028 / Integra Architecture Inc., 1220 St. Georges Avenue, CD-733) and “Housing Agreement Bylaw, 2021, No. 8864” (St. Georges Projects Ltd. / Integra Architecture Inc., 1220 St. Georges Avenue, CD-733, Rental Housing Commitments) be considered and referred to a Public Hearing;

THAT notification be circulated in accordance with the *Local Government Act*;

THAT the community benefits listed in the report section “Density Bonus and Community Benefits” be secured through agreements at the applicant’s expense and to the satisfaction of staff;

AND THAT the Mayor and Corporate Officer be authorized to sign the necessary documentation to give effect to the motion.

CARRIED UNANIMOUSLY

BYLAWS – FIRST AND SECOND READINGS

19. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8835” (St. Georges Projects Ltd., Inc. No. BC1066028 / Integra Architecture Inc., 1220 St. Georges Avenue, CD-733)

Moved by Councillor McIlroy, seconded by Councillor Valente

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8835” (St. Georges Projects Ltd., Inc. No. BC1066028 / Integra Architecture Inc., 1220 St. Georges Avenue, CD-733) be given first and second readings.

CARRIED UNANIMOUSLY


20. “Housing Agreement Bylaw, 2021, No. 8864” (St. Georges Projects Ltd. / Integra Architecture Inc., 1220 St. Georges Avenue, CD-733, Rental Housing Commitments)

Moved by Councillor McIlroy, seconded by Councillor Valente

THAT “Housing Agreement Bylaw, 2021, No. 8864” (St. Georges Projects Ltd. / Integra Architecture Inc., 1220 St. Georges Avenue, CD-733, Rental Housing Commitments) be given first and second readings.

CARRIED UNANIMOUSLY



 Department Manager	 Director	 CAO
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The Corporation of **THE CITY OF NORTH VANCOUVER**
PLANNING & DEVELOPMENT DEPARTMENT

REPORT

To: Mayor Linda Buchanan and Members of Council

From: David Johnson, Development Planner

Subject: REZONING APPLICATION: 1220 ST GEORGES AVENUE (ST. GEORGES PROJECTS LTD., INC.NO. BC1066028 / INTEGRA ARCHITECTURE INC.)

Date: July 7, 2021 File No: 08-3400-20-0013/1

The following is a suggested recommendation only. Refer to Council Minutes for adopted resolution.

RECOMMENDATION

PURSUANT to the report of the Development Planner, dated July 7, 2021, entitled "Rezoning Application: 1220 St Georges Avenue (St. Georges Projects Ltd., Inc. / Integra Architecture Inc.):

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8835" (St. Georges Projects Ltd. / Integra Architecture Inc., 1220 St. Georges Avenue, CD-733) and "Housing Agreement Bylaw, 2021, No. 8864 (St. Georges Projects Ltd. / Integra Architecture Inc., 1220 St. Georges Avenue, CD-733, Rental Housing Commitments) be considered and referred to a Public Hearing;

THAT notification be circulated in accordance with the *Local Government Act*;

THAT the community benefits listed in the report section "Density Bonus and Community Benefits" be secured through agreements at the applicant's expense and to the satisfaction of staff;

AND THAT the Mayor and Corporate Officer be authorized to sign the necessary documentation to give effect to the motion.

ATTACHMENTS

1. Context Map (Doc# [2064193](#))
2. Project Summary Sheet (Doc# [2067208](#))
3. Architectural Plans, dated June 3, 2021 (Doc# [2061442](#))
4. Landscape Plans, dated June 2, 2021 (Doc# [2061444](#))
5. Public Consultation Summary (Doc# [2075962](#))
6. Residential Tenancy Relocation Plan (Doc# [1982961](#))
7. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8835"
(Doc# [2051970](#))
8. "Housing Agreement Bylaw No. 8864" (Doc# [2071216](#))

SUMMARY

The purpose of this report is to present, for Council's consideration, a rezoning application for 1220 St Georges Avenue to amend the Zoning Bylaw to permit a six-storey market rental apartment building with 58 units over one level of underground parking.

The proposal would replace the existing 23-unit rental apartment building that was built in the late 1950s.

BACKGROUND

Table 1 – Project Information

Applicant:	Adera Development
Architect:	Integra Architecture Inc.
Official Community Plan Designation:	Residential Level 5 (R5)
Existing Zoning:	Medium Density Apartment Residential 1 (RM-1)
Applicable Guidelines:	None

Site Context and Surrounding Use

The subject property is centrally located in the Central Lonsdale area, at the northeast corner of St. Georges Avenue and East 12th Street (Attachment #1). The site is one block south of the Lions Gate Hospital and east of the Fire Hall. The neighbouring buildings consist mainly of two to three-storey residential apartment buildings. The subject site is within a transition area from the higher density buildings along the Lonsdale Avenue corridor to the lower density buildings toward the east.

The buildings and uses immediately surrounding the subject site are described in Table 2 below.

Table 2. Surrounding Uses

Direction	Address	Description	Zoning
North	1240 E 13 th Street	3 storey apartment building	RM-1
South	1144 St. Georges Avenue	3 storey apartment building	RM-1
East	216 East 12 th Street	3 storey apartment building	RM-1
West	1215 St. Georges Avenue	3 storey apartment building	RM-1

The subject site is one block away from both Lonsdale Avenue and East 13th Street. This is an area that contains many services and employment opportunities, in addition to the frequent transit network along Lonsdale Avenue.

PROJECT DESCRIPTION

The application proposes a 58-unit, six-storey rental apartment building, including a common outdoor rooftop amenity space, all over one level of underground parking for 32 vehicles and 87 secured bicycle stalls (Attachment #3). There is an indoor amenity/bike repair room on the first floor. Of the proposed 58 units, six are proposed as Mid-Market Rental (MMR) units that would be secured through a Housing Agreement for the life of the building. The proposed breakdown of units by type is shown in Table 3 below.

Table 3. Proposed Unit Breakdown

Unit Type	Number of Units	Average Size
Studio	17	43.44 sq. m (467.6 sq. ft.)
1-Bedroom	23	50.77 sq. m (546.5 sq. ft.)
2-Bedroom	12	68.15 sq. m (733.6 sq. ft.)
3-Bedroom	6	86.13 sq. m (927.1 sq. ft.)

All units meet the City's minimum size requirement.

The proposed main access to the building is on East 12th Street. Through the main doors and lobby is an indoor amenity lounge for the residents that features 14 secured bike racks, a bike workstation and lounge seating. This room connects a landscaped outdoor area that provides seating as well as a bike and dog washing station. Secondary access is provided from St. Georges Avenue and an access door along the eastern property line.

The ground floor units facing both streets have direct street access from their decks to activate the street frontage.

A rooftop deck is proposed with a variety of uses including a children’s play area, lounge space, outdoor dining and BBQ area and community garden with storage room for tools. Access to the roof deck is via both stairways and an elevator.

Vehicle access to the underground parking is from the rear lane at the western half of the property. The proposed parking area is large enough to accommodate 26 resident stalls, six visitor stalls as well as secured bike parking rooms and rooms for mechanical, electrical and a dedicated room for LEC connection and distribution.

The applicant is proposing 17 units to meet Level 2 of the City’s Adaptable Design Guidelines, exceeding the minimum requirement. The remaining will be achieving Level 1.

The building is contemporary and features a variety of façade materials to help break up the massing. The use of brick at the lower levels helps create a heavy base with the middle floors presenting a lighter Hardie-panel material. Through a strong roof line design, the top floor gives the appearance of stepping back from the floors below, thereby reducing the visual massing.

The proposed landscaping helps soften the building base at the lower levels using various plantings to provide a natural looking buffer between the public and private realm (Attachment #4).

PLANNING ANALYSIS

2014 Official Community Plan

The subject site is designated Residential Level 5 (R5) in the Official Community Plan (OCP). This designation is to provide quality multi-family housing with a mix of unit sizes and a focus on creating attractive and active streets. It supports a maximum density of 2.60 FSR (including 1.0 bonus FSR for purpose built rental housing) in accordance with OCP Schedule A - Land Use map.

The applicant is proposing a density of 2.59 FSR or 3,599.7 sq. m. (38,747 sq. ft.), which is within OCP maximum density.

The project is in keeping with the goals and objectives of the following City policies:

Official Community Plan	
Policy 1.1.1 <i>Plan for growth in the City’s population, dwelling units and employment in keeping with the projections in Metro Vancouver’s Regional Growth Strategy.</i>	Intensification of the site supports the use of existing amenities, including transit and services along Lonsdale Avenue and East 13 th Street.
Policy 1.1.7 <i>Allow for accessory uses, such as home-based businesses and childcare, in residential areas.</i>	The proposal would be zoned to allow desk and computer style home-based businesses in this residential area.

<p>Policy 1.2.1 <i>Ensure the location, density, design and durability of developments and their infrastructure are informed by the best available science on climate impacts.</i></p>	<p>The proposed development is utilizing an existing site and infrastructure to densify while proposing to achieve an energy level of Step 3 in the BC Building Code.</p>
<p>Policy 1.3.1 <i>Ensure that new development is compatible with the established urban form of the City, reflecting primacy of the Lonsdale Regional City Centre and the transition through mid and low-rise buildings to lower-density residential neighbourhoods.</i></p>	<p>The proposal includes high-quality materials and design in a location that is one block east of Lonsdale Avenue. The scale of the proposed building provides a good transition from the higher density buildings found along the Lonsdale corridor towards lower density neighbourhoods further east.</p>
<p>Policy 1.3.6 <i>Encourage architecture that responds to the unique context of the City in a sensitive, sustainable, and aesthetically compatible manner.</i></p>	<p>Design and materials are consistent with those found in the local context. Landscaping utilizes native plant species.</p>
<p>Policy 1.3.10 <i>Encourage active, healthy lifestyles and the opportunity for more social connections through planning and active design principles that encourage physical activity and contribute to enhanced walkability and active streets, sidewalks and public spaces.</i></p>	<p>A common bike repair area and lounge is proposed on the ground floor with a secured bike storage room in the basement. The subject site has easy access to local bike routes in the Central Lonsdale area that will help make cycling a more appealing mode of transportation for residents. The pedestrian environment will see improvements to encourage walking.</p>
<p>Policy 1.4.1 <i>Consider the needs of households with children in the design of multi-family developments.</i></p>	<p>The proposal would provide six 3-bedroom units and a rooftop outdoor amenity space on the roof allowing for multiple uses and activities, including a children's play area.</p>
<p>Policy 1.4.3 <i>Consider recreational, cultural and other community spaces as aspects of informal community living rooms, and essential 'social infrastructure', particularly in high-density neighbourhoods like Central/Lower Lonsdale.</i></p>	<p>The proposed outdoor rooftop amenity space provides opportunities for social interaction.</p>
<p>Policy 1.5.1 <i>Provide opportunities for a range of housing densities, diversified in type, size and location.</i></p>	<p>The project will provide 58 new rental units with a range of unit types and average sizes, from 467 to 927 sq. ft. Six of these units will be 3-bedroom.</p>
<p>Policy 1.5.4 <i>Prioritize the development and revitalization of affordable rental housing and use density bonusing and density transfers to incentivize the retention, renewal and/or replacement of rental units as a public benefit.</i></p>	<p>The proposed 58 rental units, including six mid-market units, will be secured by a Housing Agreement for the life of the building which provides a public benefit.</p>
<p>Policy 1.5.6 <i>Ensure a sufficient number of new apartment buildings provide accessible units and that these accessible units are represented across various unit sizes.</i></p>	<p>The proposal meets the minimum number of Adaptable Level 2 units, in accordance with the Zoning Bylaw, and the distribution of which will reflect the overall unit mix and the remaining units will be Adaptable Level 1.</p>

<p>Policy 2.1.1 <i>Invest in cycling and pedestrian networks and facilities to make these more attractive, safer, and convenient transportation choices for all ages and abilities with and aim to increase these ways of travelling over single-occupant vehicle use.</i></p>	<p>The proposal includes a bike repair room on the main level and the subject site is close to many of the local bike networks such as along East 13th Street and St. Andrews Avenue.</p>
<p>Policy 2.2.2 <i>Strategically manage off-street transportation facilities to prioritize more sustainable forms of transportation through a variety of measures (e.g. providing bicycle end-of-trip facilities and pedestrian-level lighting, reducing parking requirements in developments in close proximity to transit, on-street pay parking, electric vehicle charging stations, and parking spaces for car-share, carpool and low-emission vehicles.</i></p>	<p>The subject site is located close to many of the City's main public transit routes, including Lonsdale Avenue routes and a few blocks from 15th Avenue.</p>
<p>Policy 2.2.3 <i>Encourage higher and medium density residential area uses near jobs and services.</i></p>	<p>The subject site is located one block east of Lonsdale Avenue, near many services and employment opportunities.</p>
<p>Strategic Plan</p>	
<p>City for People</p>	<p>The proposal supports the Strategic Plan vision and priority to be a City for People by using an existing site to increase the number of rental units in the Central Lonsdale area, providing employment opportunities and services within close walking distance.</p>
<p>Housing Action Plan</p>	
<p>Action #3: <i>Mid-Market Rental Units</i></p>	<p>The project will provide six mid-market units, to be secured by a Housing Agreement for the life of the building.</p>
<p>Action #4: <i>Family-Friendly Housing</i></p>	<p>The project includes six three-bedroom units to support families to be secured through a Development Covenant.</p>
<p>Sustainable Development Guidelines</p>	
<p>Natural Systems <i>The ability of natural systems, both global and local, to support life. Parks and green spaces help regulate the climate, clean and filter water and air, and provide recreational and aesthetic benefits. Maintaining healthy natural systems will reduce strain on municipal infrastructure, support local wildlife and enhance quality of life for community members.</i></p>	<p>The proposal includes green space not only on the street front, but also along St. Georges Avenue. The planting plan includes a number of native species.</p>
<p>Physical Structures/Infrastructure <i>The ability to effectively deliver basic services, shelter and physical amenities required to sustain the health and well-being</i></p>	<p>The project will use high-performance and environmentally friendly building materials and will achieve Step 3 of the Step Code.</p>

<p><i>of the community. This includes water supply, sanitary sewer, stormwater drainage, solid waste management, roads, telecommunications, and energy efficiency and conversion including district energy. As well, this category includes attractive streetscapes, durable buildings, provision of a range of housing types and adequate community amenities.</i></p>	<p>Energy Star and water-efficient appliances will be installed in the dwelling units The proposal will be connecting to the LEC network.</p> <p>An on-site stormwater management system will be provided.</p>
<p>Local Economy <i>The ability to maintain and grow a healthy local economy. A strong economy brings employment and a solid tax base to support services without compromising other areas of capacity. A stronger economy has been shown to support healthier lifestyles for community members and greater opportunities for personal fulfillment and overall quality of life.</i></p>	<p>The proposal will provide a variety of jobs during the construction period and is close to employment opportunities along East 13th Street and Lonsdale Avenue.</p>
<p>Human Potential <i>The ability of our local community to support our residents in their pursuit of individual livelihood objectives including access to education, healthy food, active transportation and affordable housing. Meeting these basic needs is essential for the maintenance and growth of human capacity.</i></p>	<p>The development provides Market Rental and Mid-Market Rental housing at a range of unit types and sizes.</p> <p>The subject site is close to several public transit routes and the services along East 13th Street and Lonsdale Avenue.</p>
<p>Social Connections <i>The ability of our community to foster communication, interaction and networks to respond effectively to community issues. These may include supporting community members with low incomes, lone-parent families, and matters specific to children, youth, seniors and people with disabilities.</i></p>	<p>The project includes an outdoor rooftop amenity area that are well-programed with multiple opportunities for activities.</p>
<p>Cultural Diversity <i>The ability of our community to support and celebrate a diversity of cultural backgrounds. This includes recognition of the traditions of the Squamish Nation and the many cultures of residents who make the City their home. With both tangible and intangible elements, cultural capacity has economic implications and is strongly connected to social traditions. Manifestations of cultural practices can range from spiritual practices to heritage buildings.</i></p>	<p>The proposed design includes various informal gathering spaces for residents both within the building and in the public realm.</p>
<p>Active Design Guidelines</p>	
<p>Indoor Amenity</p>	<p>A bike repair room and lounge on the main floor provides secured bike storage, a workstation and has the opportunity for social interaction.</p>

Outdoor Recreation and Gardens	The outdoor amenity area is designed to allow various activities, with outdoor seating and landscaping.
Enhanced Bicycle Facilities	The bike repair room is located close to the main lobby and has a direct access to the rear lane. It has secured racks for residents in addition to the secured areas located in the parkade.

Residential Tenant Displacement Policy

The applicant has obtained a private company to manage the relocation of existing tenants. A tenant meeting was held on November 24, 2020 to review the relocation plan and assistance has been made available for those who wish for help in finding a new residence.

The applicant has offered all tenants financial assistance as well as relocation services (Attachment #6) in accordance with the requirements of the Policy. In terms of financial assistance, in addition to all tenants being offered \$750 relocation expenses, compensation was also offered based on length of tenancy:

- three months' rent to tenants whose tenancy is up to 10 years;
- four months' rent to tenants whose tenancy is between 10 and 20 years; and
- five months' rent to tenants whose tenancy is 20 years and more.

These provisions exceed the expectations of the City's Residential Tenancy Displacement Policy.

As of the time of this report, the applicant informed staff that, of the existing 23 units, nine remain occupied. Of those who have already moved out, all but one have found accommodations in North Vancouver. The one other has left the country. Of the nine remaining, one has been a resident for more than 24 years, two have resided for more than eight years, two have resided for more than six years, two have resided for more than three years, one for more than one year and one for less than one year. The applicant's relocation coordinator is working with the remaining tenants on relocations. One remaining tenant has expressed interest in renting a Mid-Market (MMR) unit in the new building. An update on the status of tenant relocation can be provided should Council refer this to a Public Hearing.

Under the provincial *Residential Tenancy Act*, the earliest the applicant may issue notice to end tenancy is when all permits have been issued for the development. The notice shall be minimum of four months' notice.

Zoning Bylaw 1995, No. 6700

The subject site is zoned "Medium Density Apartment Residential 1 (RM-1)" that would allow a three-storey building on the property at a maximum density of 1.60 FSR. An amendment to the Zoning Bylaw is required to permit the proposal and is reflected in Zoning Amendment Bylaw 8835 (Attachment #7).

Using the RM-1 Zone as a base, the proposal requires the following special provisions be incorporated into the new Comprehensive Development Zone:

- Increase the allowable density from 1.60 to 2.60 FSR by entering into a Housing Agreement with the City to secure rental housing in perpetuity as well as the provision of six MMR units, also in perpetuity;
- Allow a maximum Building Height of six storeys and 17.94 metres (58.9 feet) to the top of the main roof line;
- Vary the required minimum number of resident and visitor parking stalls from 35 to 32;
- Vary the minimum room size for the common recycling and garbage room; and
- Allow the proposed building setback from the property lines.

A summary comparing the Zoning requirements to the proposal is shown in Attachment #2.

While the proposed density is in keeping with the OCP, the rationale for considering other key relaxations from zoning are discussed below.

Height

A variance is required to the current Zone which limits the building Height to three storeys and 13 meters (42.6 feet). The proposed height of six storeys and 17.94 meters (58.9 feet) is to the top of the main roof line and is consistent with recent development approvals. A further variance to permit an elevator lobby and stairways to the rooftop deck would extend the height to no more than 21.25 meters (69.75 feet). This additional height is located away from the building edge.

Transportation and Active Mode of Travel Analysis

The site is in close proximity to public transit and bike lanes - there are two stops nearby at the corner of Lonsdale Avenue and 13th Street that serve five routes; two of these serve the Lonsdale Quay bus loop with easy access to the SeaBus and downtown Vancouver. The area is also well served for people to bike and walk to many nearby services and employment areas of the City, including Lions Gate Hospital.

Bicycle use is a focal point with this application with a featured bike repair workroom/lounge on the main floor, secured bike storage in the basement, as well as additional workshop area and wash station off the lane. For this rental building, the applicant is also offering each unit one two-zone TransLink pass for three months to encourage transit use.

The underground parking is proposed to accommodate 32 vehicle parking spaces, including six visitor stalls and two stalls for those with disabilities. This is the maximum number of vehicle parking stalls the parkade can accommodate, given the site size, need for landscape and rainwater management, space need for critical infrastructure to service the building such as mechanical, electrical, dedicated LEC room, elevator as well as secured bicycle storage rooms.

Given the transit oriented location of the site, high-quality active transportation amenity provided on site, as well as consideration for onsite storm water management, staff support the minor vehicle parking variance from 35 stalls (minimum required under Bylaw) to 32.

Recycling and Garbage Room Size

A variance to the minimum room size for the recycling and garbage room is supported as the applicant is proposing a private, twice-a-week pickup to allow fewer bins in the room. This arrangement will be secured through the Development Covenant.

Building Setbacks

The proposed setbacks from the property lines are in keeping with recent setbacks from recent development approvals. The proposed 3.05 metre (10 feet) setback from the front yard, as opposed to 6.1 metres (20 feet), enhances the street presence along East 12th Street.

Density Bonus and Community Benefits

The City's *Density Bonus and Community Benefits Policy*, in conjunction with the Official Community Plan, allows for density bonuses beyond 1.60 FSR in the Residential Level 5 land use designation, up to a maximum of 2.60 FSR.

The policy provides a number of community benefit options for projects seeking additional density and seeks to ensure the City receives value for additional density granted. The value could be in the form of a cash contribution or some form of amenity, such as an all-rental apartment building to be secured in perpetuity plus a form of housing affordability in accordance with the City's Housing Action Plan. In this case, to achieve the desired 1.0 FSR bonus density, the applicant has agreed to secure through the registration of a Housing Agreement, that all proposed 58 units will be secured as rental units in perpetuity, as well as to provide six of these units at Mid-Market rates (rates below market levels) in perpetuity.

As the Density Bonus and Community Benefits Policy recognizes rental and affordable rental dwelling units as an acceptable public amenity, any cash contribution for the density bonus that is generally required for a non-rental project is waived.

For example, if the applicant was proposing these units for sale as a strata development project, the Density Bonus and Community Benefits Policy would value this density bonus at approximately \$2.84 million dollars, as outlined in Table 4 below.

Table 4. Estimated Value of Community Benefits through Density Bonusing

Density Value Calculation	Value
Density Bonus to 1.60 FSR / OCP Density (@ \$25 / sq. ft.)	N/A
Density Bonus of 1.0 FSR Max Bonus to 2.6 FSR (@ \$190 / sq. ft.)	\$2,837,080
Total Value of Community Benefits	\$2,837,080

Instead of this amount and consistent with the Density Bonusing and Community Benefits Policy, the City's total rental housing stock would be receiving 58 rental apartment units, with six of these being MMR units. These will be secured in the Housing Agreement. This building will be privately owned and the tenant selection for the six mid-market units will be at the discretion of the building owner.

In addition to the Market and MMR units proposed, the following items are to be secured through the Servicing Agreement:

- Curb bulges and lane crossing at the intersection of the lane and St. Georges;
- Residential speed bumps in the lane adjacent to the site;
- Reconstruct and pave the lane north of East 12th adjacent to the site;
- Rain gardens within bulges at the intersection of St. Georges and East 12th;
- New street trees in continuous 900mm soil trench and 650 mm deep structural soil under the sidewalk;
- Remove and replace sanitary sewer from east property line to existing sewer fronting 155 East 12th Street; and
- All other servicing requirements as required by City Bylaws.

In accordance with City Bylaw, stormwater is required to be generally managed on the private property. A review of the applicant's proposed preliminary strategy shows that it relies heavily on City property (i.e. the roadway). If this project moves forward, in order to meet the stormwater management requirements for the site, the applicant will be required to perform further design and significantly increase the amount of on-site stormwater management (this condition will be included in the Site Servicing Agreement). Should the City's roadway space is required to accommodate private stormwater management capacity, significant additional public benefit must be demonstrated, such as soil bio cells to benefit boulevard tree canopy, and additional legal agreements may be required.

ADVISORY BODY INPUT

Advisory Design Panel

The application was received by the Advisory Design Panel on December 9, 2020, where the Panel reviewed and unanimously supported the project without any recommendations.

COMMUNITY CONSULTATION

The applicant held their Developer Information Session on January 13, 2021 and this was attended by three people (Attachment #5). One comment form was received in support of the application as they liked the design of the building.

Members of the public will have an additional opportunity to provide input at the Public Hearing, should Council allow it to proceed to that stage.

CONCLUSION

This proposal is consistent with the Official Community Plan. The subject site's proximity to existing amenities, commercial areas and public transit and active transportation facilities makes it an appropriate site for the proposed new 58-unit rental apartment building. The application meets the Strategic Plan as a City for People in using an existing site to increase the number of rental and mid-market units to the City.



RESPECTFULLY SUBMITTED:



David Johnson
Development Planner



Context Map:

-  Subject Site
-  Legal_Parcels



Aerial 2020

PROJECT SUMMARY SHEET

DEVELOPMENT APPLICATION

1220 St. Georges Avenue



SITE CHARACTERISTICS

OCP Designation	Residential Level 5 (R5)
Existing Zoning	Medium Density Apartment Residential 1 (RM-1)
Site Area	1387.2 sq. m (14,932 sq. ft.)

FLOOR AREA AND HEIGHT	Existing Zoning (RM-1)	Official Community Plan	Proposed (CD-733)
Floor Space Ratio	Maximum 1.60 FSR 2,219.5 sq. m (23,891 sq. ft.)	Maximum - 2.60 FSR 3,606.7 sq. m (38,822 sq. ft.)	2.59 FSR 3,599.7 sq. m (38,747 sq. ft.)
Total Lot Coverage	50%	N/A	47%
Principal Building Height (maximum)	Three Storeys and 13.0 m (62.3 ft.)	Six Storeys	17.94 m (58.9 ft.)

SETBACKS

	Existing Zoning (RM-1)	Proposed
Front (East 4th Street)	6.1 m (20.0 ft.)	3.05 m (10.0 ft.)
Interior Side Yard (West)	4.57 m (15.0 ft.)	3.66 m (12.0 ft.)
Interior Side Yard (East)	4.57 m (15.0 ft.)	3.66 m (12.0 ft.)
Rear (South)	6.1 m (20.0 ft.)	3.66 m (12.0 ft.)

BICYCLE PARKING

	Required	Proposed
Short Term	6	6
Secured	87	87
Total Bicycle Parking (stalls)	93	93

VEHICLE PARKING

	Required	Proposed
Resident Parking	35	29
Visitor Parking	6	6
Total Vehicle Parking (stalls)	35	32

Numbers based on plans dated June 6, 2021

#2067208



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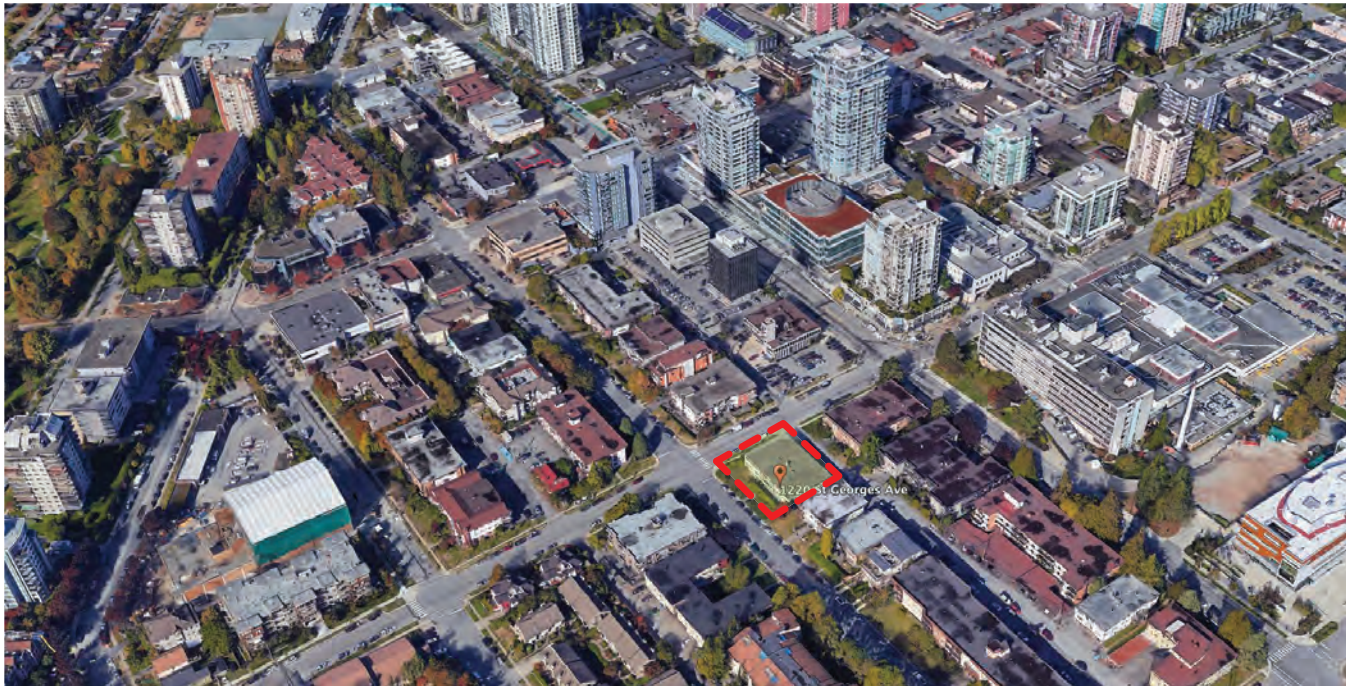
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(PROJECT TEAM)



SUBJECT SITE - ZONE: RM-1

NORTH VANCOUVER - REGIONAL CONTEXT



DRAWING LIST:

Cover	A-0.000	COVER PAGE	1/8" = 1/8"
	A-0.010	PROJECT STATUS	1/8" = 1/8"
	A-0.020	ZONING CODE	1/8" = 1/8"
	A-0.040	CONTEXT PHOTOS	1/8" = 1/8"
	A-0.060	CONTEXT IMAGES	1/8" = 1/8"
	A-0.090	PERSPECTIVE	1/8" = 1/8"
	A-0.071	PERSPECTIVE	1/8" = 1/8"
	A-0.072	PERSPECTIVE	1/8" = 1/8"
Site	A-1.100	SURVEY (REFERENCE)	1/8" = 1/8"
	A-1.000	SITE PLAN	1/8" = 1/8"
Plans	A-2.001	PARKING P1	1/8" = 1/8"
	A-2.010	1ST FLOOR	1/8" = 1/8"
	A-2.020	2ND FLOOR	1/8" = 1/8"
	A-2.030	3RD FLOOR	1/8" = 1/8"
	A-2.040	4TH FLOOR	1/8" = 1/8"
	A-2.050	5TH FLOOR	1/8" = 1/8"
	A-2.060	6TH FLOOR	1/8" = 1/8"
	A-2.070	ROOF PLAN	1/8" = 1/8"
Enlarged Plans	A-3.010	ADAPTABLE CORRIDORS	1/8" = 1/8"
	A-3.020	LIFT PLANS & LIFT PLANS	1/8" = 1/8"
Elevations	A-4.100	STREET ELEVATIONS	1/8" = 1/8"
	A-4.200	WEST ELEVATION	1/8" = 1/8"
	A-4.201	SOUTH ELEVATION	1/8" = 1/8"
	A-4.203	EAST ELEVATION	1/8" = 1/8"
	A-4.204	NORTH ELEVATION	1/8" = 1/8"
Sections	A-5.000	BUILDING SECTION	1/8" = 1/8"
	A-5.001	BUILDING SECTION	1/8" = 1/8"
Supplemental	A-8.100	MATERIALS FINISHES	1/8" = 1/8"
	A-8.200	SHADOW STUDY	1/8" = 1/8"
Area Overlays	A-9.001	AREA OVERLAYS PARKING P1	1/8" = 1/8"
	A-9.010	AREA OVERLAYS 1ST FLOOR	1/8" = 1/8"
	A-9.020	AREA OVERLAYS 2ND FLOOR	1/8" = 1/8"
	A-9.030	AREA OVERLAYS 3RD FLOOR	1/8" = 1/8"
	A-9.040	AREA OVERLAYS 4TH FLOOR	1/8" = 1/8"
	A-9.050	AREA OVERLAYS 5TH FLOOR	1/8" = 1/8"
	A-9.060	AREA OVERLAYS 6TH FLOOR	1/8" = 1/8"
	A-9.070	AREA OVERLAYS ROOF DECK	1/8" = 1/8"



ADERA
(CLIENT)

RENTAL DEVELOPMENT
1220 ST. GEORGES AVENUE
NORTH VANCOUVER, BC
(PROJECT)

COVER PAGE
(STYLE)

19495 (PROJECT)

(SCALE)

2021-06-03 (DATE)

DP RESUBMISSION (ISSUE)

(DRAWING)

A-0.000

1220 ST. GEORGES AVENUE | NORTH VANCOUVER | BC | DEVELOPMENT PERMIT RESUBMISSION

RENTAL HOUSING DEVELOPMENT

Drawings Not to Scale Unless Printed on 24" x 36" Paper

PROJECT SUMMARY:		REQUIRED / PERMITTED		PROPOSED		VARIANCE	
ZONING EXISTING		RM-1		CD			
OCP LAND USE DESIGNATION - Medium Density Apartment R5		Residential Level 5				NO	
SITE AREA		14,932 sq.ft.	1,387 m ²	14,932 sq.ft.	1,387 m ²	NO	
UNIT NUMBER		not specified	not specified	58	58	NO	
OCP DENSITY (w/ exclusions) Purpose Built Rental Housing		1.6 + 1.0 FSR	3,607 m ²	2.59 FSR	3,600 m ²	NO	
SITE COVERAGE		50%	694 m ²	47%	652 m ²	NO	
BUILDING HEIGHT - Storeys (OCP Schedule 1)		6 Storeys (59.0 - 62.3 ft.)		6 Storeys		NO	
BUILDING HEIGHT - Measured from Average Grade		59.0 - 62.3 ft.	18-19 m	62.2 ft.	18.95 m	NO	
Average Finished Grade -		323.0 ft.	98.45 m geodetic	385.2 ft.	117.40 m	NO	
Geodetic Max. Allowed Height -		19 m	385.3 ft.	117.45 m geodetic	395.6 ft.	120.6 m	YES
Proposed Elevation - TOR Access to Outdoor Amenity					395.6 ft.	120.6 m	
Building Height from Average Grade - TOR Access to Outdoor Amenity					72.6 ft.	22.1 m	
FRONT YARD (East 12th Street)		20.00 ft.	6.10 m	10.00 ft.	3.05 m	NO	
REAR YARD - EAST (Lane)		20.00 ft.	6.10 m	12.00 ft.	3.66 m	NO	
INTERIOR SIDE YARD (East PL)		15.00 ft.	4.57 m	12.00 ft.	3.66 m	NO	
EXTERIOR SIDE YARD (St. Georges Avenue)		15.00 ft.	4.57 m	12.00 ft.	3.66 m	NO	
PARKING SPACES		Rental Housing	0.60 space/unit	32 spaces	32 spaces	NO	
EV CHARGING STATIONS		100% installed stations	100 %	32 spaces	32 spaces	NO	
BICYCLE SPACES		1.50 space/unit	87 Class A	87 Class A	87 Class A	NO	
			6 Class B	6 Class B	6 Class B	NO	
OPEN BALCONY AREA		Excl. Open Appendages 8% GFA	3,416.1 sq.ft.	317.36 m ²	6,440.9 sq.ft.	598.4 m ²	15.1%
Increased Percent Area Exclusion - Balconies as Sunshading up to 12%			5,124.1 sq.ft.				
OUTDOOR AMENITY AREA				2658.62 sq.ft.	247.0 m ²		

PARKING DIMENSIONS (No column encroachments)	Width		Length		Height	
	m	ft.	m	ft.	m	ft.
Standard Cars	2.500	8.20	5.486	18.00	2.134	7.00
Small Cars	2.500	8.20	4.650	15.26	2.134	7.00
Disabled Parking	4.000	13.12	5.486	18.00	2.134	7.00
Additional width at walls	0.305	1.00				

MINIMUM AISLE	90 degrees		45 degrees	
	m	ft.	m	ft.
One-Way Traffic	6.700	21.98	5.280	17.32
Two-Way Traffic	6.700	21.98	6.096	20.00

GARBAGE (WEEKLY):

Multi-Family Residential	no. of units	Est. volume/unit	Total Volume	Container capacity	
Garbage	58 units	95 L	5510 L	2294 L (3 cu.yd.)	2 serviced twice/wk
NSRP Newsprints	58 units	8.5 L	493 L	360 L (95 gal)	1
NSRP Mixed Papers	58 units	15 L	870 L	360 L (95 gal)	2
NSRP Mixed Containers	58 units	9 L	522 L	360 L (95 gal)	1
Cardboard	58 units	30 L	1740 L	1529 L (2 cu.yd.)	1
Food Scraps	58 units	14 L	812 L	240 L (64 gal)	3
Multi-Family Residential	no. of units	Space/unit	Total Space		
Minimum space required	58 units	0.486 m ²	28.2 m ²	303.41 sq.ft.	Mn 11 m ²
Space required (B-weekly)			14.1 m ²	151.71 sq.ft.	Mn 11 m ²
Space proposed (B-weekly)	58 units	0.409 m ²	24 m ²	255.54 sq.ft.	

Project Name: 1220 St. Georges Street, North Vancouver, BC
 Client: Adera

Project: 19495
 Date: JUN 02/2021
 Issue: DP

PROJECT DATA - DP

6-STOREY PURPOSE BUILT RENTAL BUILDING

EXISTING ADDRESS: 1220 St. Georges Street, North Vancouver, BC
 PROPOSED ADDRESS: 780
 EXISTING ZONING: RM-1
 PROPOSED ZONING: CD

PROJECT ARCHITECT: Shamus Sachs
 PROJECT OWNER: Adera
 OCP LAND USE DESIGNATION: Residential Level 5: Medium Density Apartment R5
 EXISTING ZONING: RM-1
 PROPOSED ZONING: CD

SITE AREA:			
Gross Site Area	14,932 sq.ft.	1,387.20 m ²	
Road Dedications	-	-	
Net Site Area	14,932 sq.ft.	1,387.19 m ²	
Max FSR (Gross Site Area)	1.60 OCP Density	23,891 sq.ft.	2,219.50 m ²
Max Bonus FSR	1.00 With Public Benefits		
Max FSR (Gross Site Area)	2.60 Purpose Built Rental Housing	38,882 sq.ft.	3,612.2 m ²
Total Proposed Gross Floor Area	2.86	42,701 sq.ft.	3,987.0 m ²
Total Proposed Exclusions		3,954 sq.ft.	367.3 m ²
Proposed FSR	2.59	38,747 sq.ft.	3,599.7 m ²
Max. Site Coverage	50%	7,465.85 sq.ft.	693.59 m ²
Lot Coverage	47%	7,021 sq.ft.	652.23 m ²

UNIT SUMMARY:

Unit Type	AD Level	1st	2nd	3rd	4th	5th	6th	Total	Average sqft / unit	Total Unit Area (sqft)	AD	Total Unit Area (m ²)	%	Unit Mix
A01 - Studio	AD L-1	2	3	3	3	3	3	17	467.6	7,948.9		738.5	29.3%	29.3% Studio
B01 - 1Bed	AD L-1	1	1	1	1	1	1	6	486.7	2,920.1		271.3	10.3%	39.7%
B02 - 1Bed	AD L-2	0	1	1	1	1	1	5	590.5	2,952.3		274.3	8.6%	
B03 - 1Bed + Den	AD L-2	1	1	1	1	1	1	6	622.9	3,737.6		347.2	10.3%	
B04 - 1Bed	AD L-1	1	1	1	1	1	1	6	504.3	3,025.8		281.1	10.3%	1 Bed
C01 - 2Bed	AD L-1	1	1	1	1	1	1	6	756.3	4,531.80		421.0	10.3%	20.7%
C02 - 2Bed	AD L-2	1	1	1	1	1	1	6	791.9	4,751.64		441.4	10.3%	2 Bed
D01 - 3Bed	AD L-1	1	1	1	1	1	1	6	905.6	5,433.7		504.8	10.3%	10.3% 3 Bed
Total		8	10	10	10	10	10	58		35,302		3,279.6	100.0%	100%

FSR CALCULATION:

Exclusion Summary	Min.	No Units	Stair 01	Stair 02	Area HRV	per Unit	Total Exclusions	Comments
Access to Outdoor Amenity							223.9 sq.ft.	Active Design Guidelines
Adapt Units Level 2 (20 sf/unit)	15	17				20.0	340.0 sq.ft.	25.0% Units AD Level 2
Indoor Amenity - 15 SF/unit or lesser min 2% GFA (SF)	870	58				14.5	843.2 sq.ft.	Min 15 SF / Unit
Stairs (Active Design) - 8% max SF	3,416		1389.20	1157.42			2,546.6 sq.ft.	8.0% (Floor 1-6/Roof)
Total Exclusions From FSR							3,953.7 sq.ft.	367.31 m²

Gross Floor Area	Amenity	Unit Area	Common Area	Total GFA	Efficiency L1 - L6
Gross Area - P1		0.0 sq.ft.	0.0 sq.ft.	0.00 sq.ft.	- m ²
Gross Area - 1st Floor	843.18	5,001.9 sq.ft.	1,175.5 sq.ft.	7,020.61 sq.ft.	652 m ² (amenity) 86.3%
Gross Area - 2nd Floor		6,060.0 sq.ft.	960.6 sq.ft.	7,020.61 sq.ft.	652 m ² 86.3%
Gross Area - 3rd Floor		6,060.0 sq.ft.	960.6 sq.ft.	7,020.61 sq.ft.	652 m ² 86.3%
Gross Area - 4th Floor		6,060.0 sq.ft.	960.6 sq.ft.	7,020.61 sq.ft.	652 m ² 86.3%
Gross Area - 5th Floor		6,060.0 sq.ft.	960.6 sq.ft.	7,020.61 sq.ft.	652 m ² 86.3%
Gross Area - 6th Floor		6,060.0 sq.ft.	960.6 sq.ft.	7,020.61 sq.ft.	652 m ² 86.3%
Gross Area - Roof		0.0 sq.ft.	577.4 sq.ft.	577.38 sq.ft.	54 m ² 0.0%
Total Gross Area	843.18	35,302 sq.ft.	6,556 sq.ft.	42,701.0 sq.ft.	3,967 m² Overall: 85.8%

PARKING SPACES:

Minimum Parking Required	58 units @	0.50 space/unit	29 spaces
Visitor Parking Required	58 units @	0.10 space/unit	6 spaces inclusive of required parking
Parking Reduction - TDM measures	10% =	3.5 spaces	3 spaces
Total Parking Required			32 spaces
Total Parking Provided:			32 spaces
Disabled Parking Required:			3 spaces inclusive of required parking
Level 1 - Adaptable Units	41	21	1 - 25 Level 1 AD Units
Level 2 / 3 - Adaptable Units	17	9	1 - 25 Level 2 AD Units
Disabled Parking Provided:			3 spaces inclusive of required parking
Max. Small Cars	35%	of provided spaces	11 spaces max
Provided Small Cars	31%	of provided spaces	10 spaces

BICYCLE SPACES:

Required Secure Bicycle Parking	58 units	1.5 spaces/unit	87 spaces long term
Provided Secure Bicycle Parking	58 units	1.5 spaces/unit	87 spaces long term
Max vertical parking Spaces	30 max	35% max allowed	30 spaces long term
Required Short Term Bicycle Parking			6 spaces short term
Provided Short Term Bicycle Parking			6 spaces short term
Parkade not to exceed 1m (3.3 ft.) above average finished grade along perimeter of structure			
	93 spaces	total bicycle spaces provided	

Note 1: Final areas, allowable parking ratios, and parking count to be confirmed
 Note 2: All areas are approximate and are for zoning purposes only
 Note 3: Net & gross unit areas are measured to the center of partywalls and to the exterior of sheathing of exterior walls
 Note 4: Dedications and setbacks subject to City of North Vancouver approval



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(PROJECT TEAM)



ADERA

(PROJECT)

RENTAL DEVELOPMENT
 1220 ST. GEORGES AVENUE
 NORTH VANCOUVER, BC

(TITLE)

PROJECT STATISTICS

19495 (PROJECT)

(SCALE)

2021-06-03 (DATE)

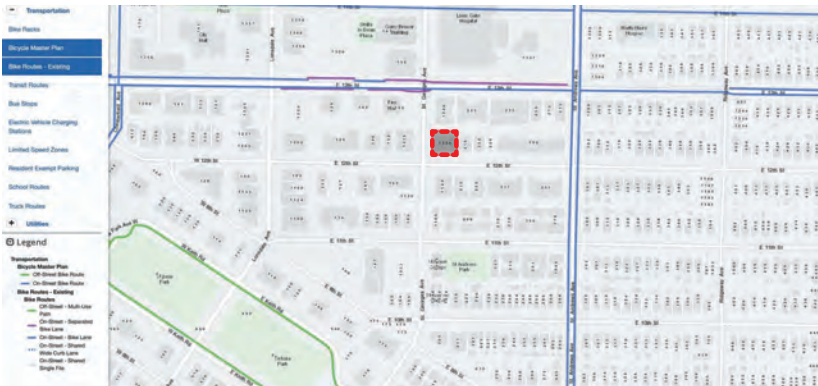
DP RESUBMISSION (ISSUE)

(DRAWING)

A-0.010



EXISTING ZONING - RM-1 MEDIUM DENSITY APARTMENT RESIDENTIAL 1



TRANSPORTATION - TRANSIT ROUTES / BICYCLE ROUTES



OCP GUIDELINES - RESIDENTIAL APARTMENT DEVELOPMENT PERMIT (PENDING)



OCP DESIGNATION - R5 MID-RISE APARTMENT MEDIUM DENSITY 1.6 FSR (MAX BONUS FSR 1.0 W/ PUBLIC BENEFITS)

OCP - MID-RISE APARTMENT MEDIUM DENSITY R5

APPLICABLE GUIDELINES:

- 1.6 FSR (MAX BONUS FSR 1.0)
- 1.0 FSR BONUS WITH PUBLIC BENEFITS:
 - 1) SECURE MARKET RENTAL HOUSING OR NON-MRKT RENTAL
 - 2) COMMUNITY AMENITY SPACE
 - 3) EMPLOYMENT GENERATION
 - 4) HERITAGE CONSERVATION
- MAX HEIGHT 6 STOREY

- 2018 DENSITY BONUS AND COMMUNITY BENEFITS POLICY
- AAA BICYCLE NETWORK FOR CITY OF NV (ALL AGES AND ABILITIES)
- ACTIVE DESIGN GUIDELINES
- ADAPTABLE DESIGN GUIDELINES
- SUSTAINABLE DESIGN GUIDELINES
- CPTD PRINCIPLES
- RESIDENTIAL APARTMENT DEVELOPMENT PERMIT AREA (PENDING)



ARIAL VIEW - WEST



EXISTING SITE - CORNER ST GEORGES AVE AND E12TH ST



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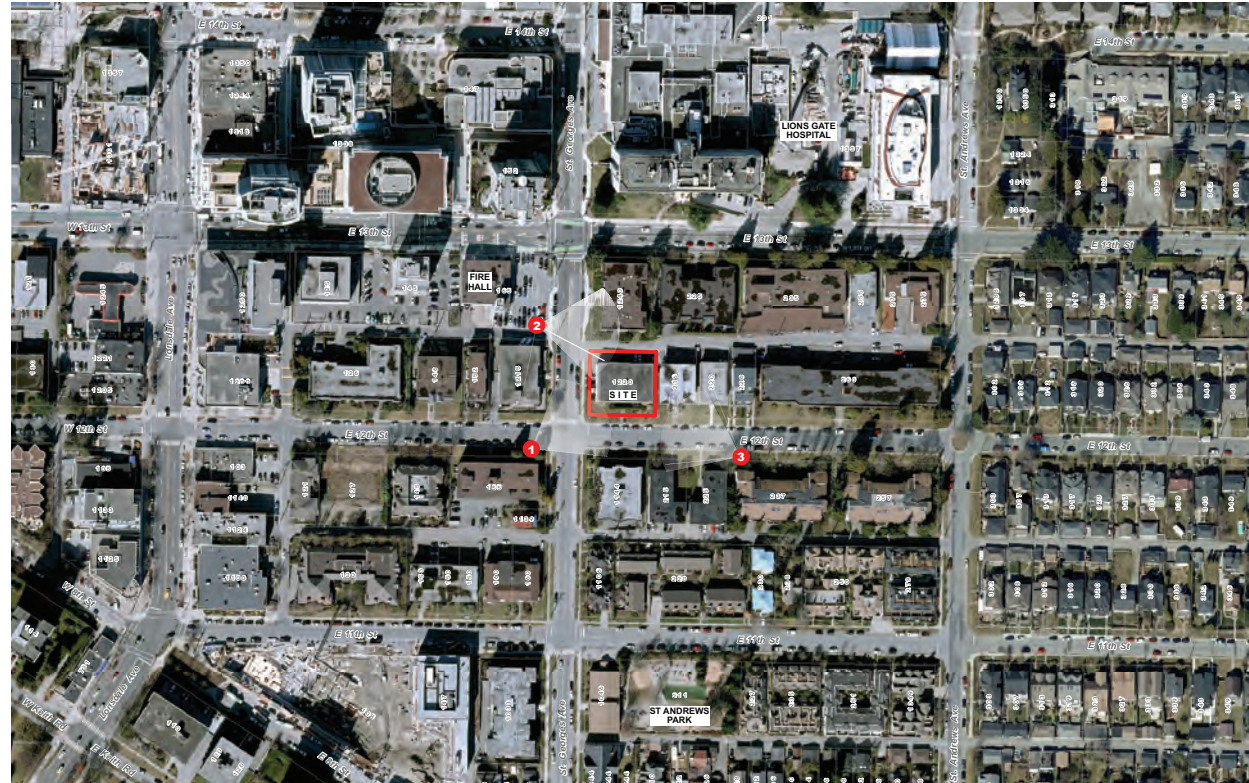
EXISTING SITE - VIEW ALONG THE LANE



EXISTING LANE - ADJACENT CONTEXT



E 12 STREET - EXISTING MULTI-FAMILY



ADERA
(CLIENT)

ADERA
(PROJECT)

RENTAL DEVELOPMENT
1122 ST. GEORGES AVENUE
NORTH VANCOUVER, BC
(STYLE)

CONTEXT PHOTOS
(PROJECT)

19495 (SCALE)

2021-06-03 (DATE)

DP RESUBMISSION (ISSUE)

(DRAWING)

A-0.040

BUILDING CONCEPT

WEST COAST VERNACULAR

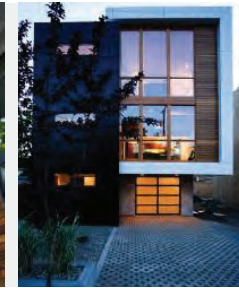
- ENTRY LOBBY WITH INTERCONNECTED AMENITY FLEX SPACE
- INDOOR AMENITY - BIKE LOUNGE WITH MAINTENANCE STATIONS
- OUTDOOR AMENITY - GATHERING AREA / BBQ / GARDENING PLOTS
- LANE TREATMENT - GREEN EDGE, SCREENING ABOVE RAMP WITH TRELLIS
- TRANSITION TO EXISTING MULTI-FAMILY ARCHITECTURAL ELEMENTS TO REDUCE SCALE - 2 STOREY DATUM ALONG STREET
- HORIZONTAL EXPRESSION - LARGE BALCONIES / OVERHANGS - SUNSHADING
- MATERIALITY - WOODGRAIN SIDING / STONE TEXTURE AS ACCENT



LARGE BALCONIES - VIEWS

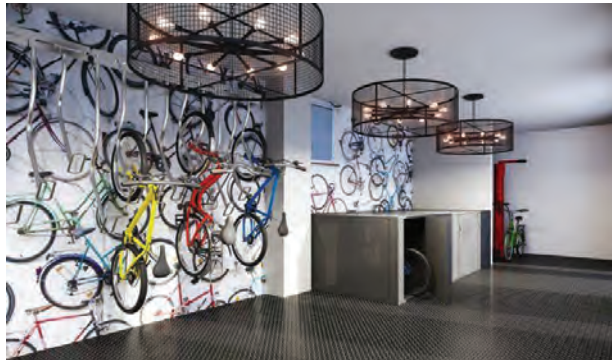


LAP SIDING WITH WOODGRAIN FINISH



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AMENITY BIKE LOUNGE - RACKS / MAINTENANCE STATIONS



AMENITY BIKE LOUNGE - FLEX AREA

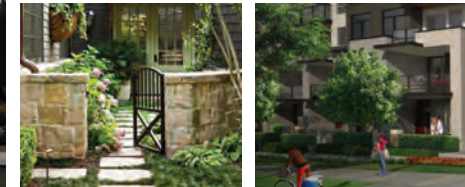
URBAN AGRICULTURE



WEST COAST VERNACULAR



PARKING RAMP SCREENING - TRELLIS



PATIOS - STREET ENTRIES

[PROJECT TEAM]



ADERA

[PROJECT]

RENTAL DEVELOPMENT
1228 ST. GEORGES AVENUE
NORTH VANCOUVER, BC

[STYLE]

CONCEPT IMAGES

19495 [PROJECT]

[SCALE]

2021-06-03 [DATE]

DP RESUBMISSION [ISSUE]

[DRAWING]

A-0.060



BIKE LOUNGE EXAMPLES



BI-FOLDING DOOR OR MULTI-SLIDE DOOR SYSTEM



LOOBY / INDOOR AMENITY



OUTDOOR AMENITY



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[PROJECT TEAM]



ADERA

[CLIENT]

**RENTAL
DEVELOPMENT**
1220 ST. GEORGES AVENUE
NORTH VANCOUVER, BC

[STYLE]

PERSPECTIVE

19495

[PROJECT]

[SCALE]

2021-06-03

[DATE]

DP RESUBMISSION

[ISSUE]

[DRAWING]

A-0.070



VIEW S-W - INTERSECTION OF ST GEORGES AVE AND E12TH ST



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[PROJECT TEAM]



VIEW OF ENTRANCE



ADERA

[CLIENT]

[PROJECT]

**RENTAL
DEVELOPMENT**
1220 ST. GEORGES AVENUE
NORTH VANCOUVER, BC

[STYLE]

PERSPECTIVE

[PROJECT]

19495

[SCALE]

2021-06-03

[DATE]

DP RESUBMISSION

[ISSUE]

[DRAWING]

A-0.071



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VIEW S-W - INTERSECTION OF ST GEORGES AVE AND LANE

[PROJECT TEAM]



ADERA

[CLIENT]

RENTAL DEVELOPMENT
1220 ST. GEORGES AVENUE
NORTH VANCOUVER, BC

[PROJECT]

PERSPECTIVE

[PROJECT]

19495

[SCALE]

2021-06-03

[DATE]

DP RESUBMISSION

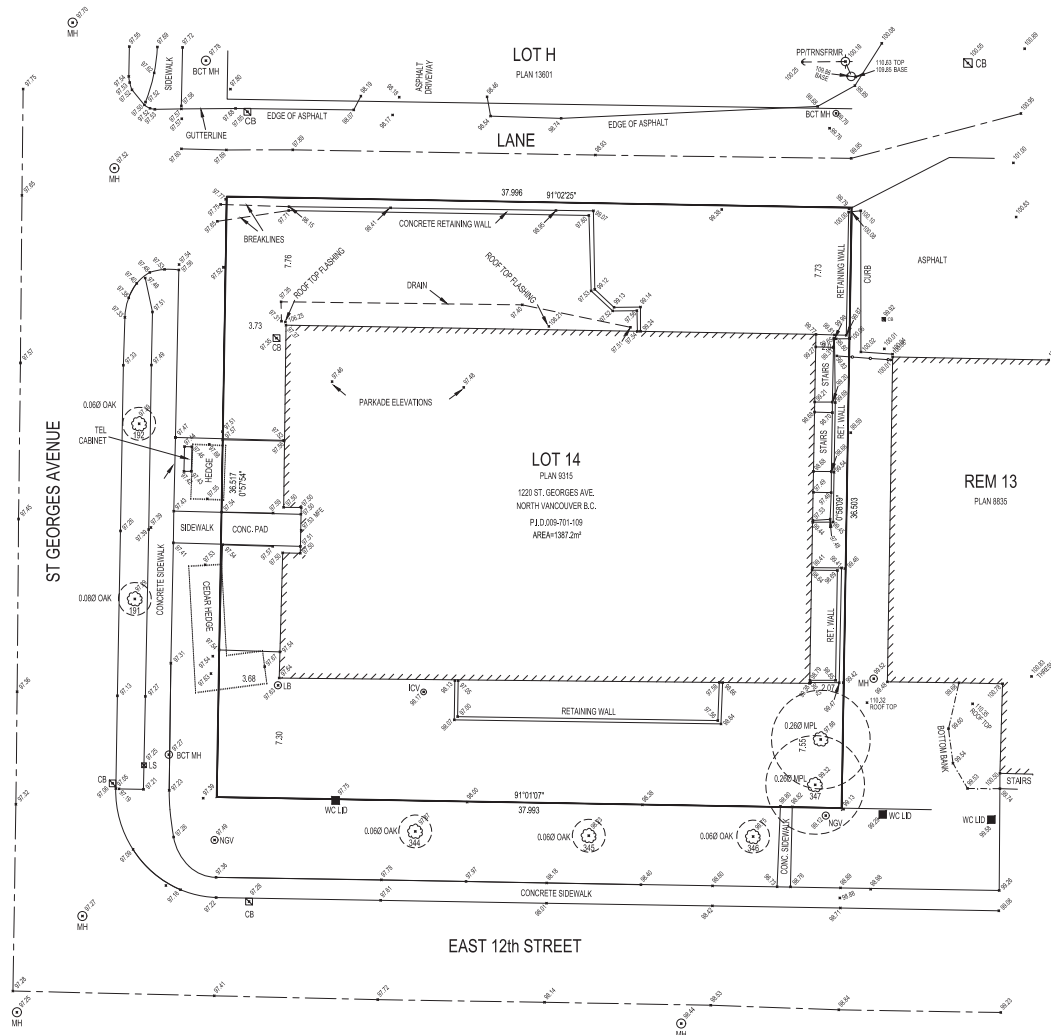
[ISSUE]

[DRAWING]

A-0.072

BC LAND SURVEYORS TOPOGRAPHIC PLAN OF LOT 14 BLOCK 75 DISTRICT LOT 549 PLAN 9315

The intended plot size of this plan is 560mm in width
432mm in height (C Size)
when plotted at a scale of 1:200



LOT DIMENSIONS SHOWN ARE
BASED ON GROUND SURVEY

NOTE - GROUND ELEVATIONS ON
THIS PLAN ARE NOT TO BE USED FOR
CONSTRUCTION BENCHMARK PURPOSES.
A BENCHMARK MAY BE OBTAINED
FROM THIS OFFICE.

LEGEND

- | | | | |
|---|--------|-----------|----------------------------|
| ⊗ | WV | INDICATES | WATER VALVE |
| ○ | | | TREE |
| ■ | CB | | CATCH BASIN |
| ■ | WM | | WATER METER |
| ○ | STM MH | | STORM MANHOLE |
| ○ | SAN MH | | SANITARY MANHOLE |
| ○ | UP | | UTILITY POLE |
| ○ | HYD | | HYDRANT |
| ○ | PP | | POWER POLE |
| ○ | GV | | GAS VALVE |
| ○ | LB | | LAWN BASIN |
| ○ | PP/LS | | POWER POLE / LAMP STANDARD |
| ○ | UMH | | UNKNOWN MANHOLE |
| ○ | SUMP | | SUMP |
| ○ | GMH | | GRATED MANHOLE |
| ○ | SV | | SEWER VALVE |
| ○ | MW | | MONITORING WELL |
| ○ | LS | | LAMP STANDARD |
| ○ | LD | | LAWN DRAIN |
| ○ | SN | | SIGN |
| — | GW | | GUYWIRE |
| — | UB | | UTILITY BOX |
| — | EB | | ELECTRICAL BOX |
| — | CO | | CLEAN OUT |
| — | SV | | SEWER VALVE |
| — | CS | | CONCRETE SUMP |
| — | INV. | | INVERT |
| — | DEC | | DECIDUOUS |
| — | MPL | | MAPLE |
| — | CDR | | CEDAR |
| — | DGWD | | DOGWOOD |

File No 1808412

NOTE:
ELEVATIONS ON THIS PLAN ARE DERIVED FROM
CITY OF NORTH VANCOUVER BENCHMARK 73H1028
LOCATED AT EAST 8th AND ST. GEORGES AVE
ELEVATION = 87.122m

NOTE: TREE SYMBOLS SHOWN ON THIS PLAN ARE
NOT TO SCALE AND DO NOT REPRESENT CANOPY
DIAMETER. THEY INDICATE LOCATION ONLY.

OLSEN & ASSOCIATES
BRITISH COLUMBIA LAND SURVEYORS
204-15585 24th AVENUE, SURREY, B.C. V4A 2J4
PHONE: 604-531-4067 Fax: 604-531-5811
email: info@olsensurveying.ca
File No: 1808412



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(PROJECT TEAM)



(CLIENT)

ADERA

(PROJECT)

**RENTAL
DEVELOPMENT**
1220 ST. GEORGES AVENUE
NORTH VANCOUVER, BC

(TITLE)

**SURVEY
(REFERENCE)**

19495 (PROJECT)

NTS (SCALE)

2021-06-03 (DATE)

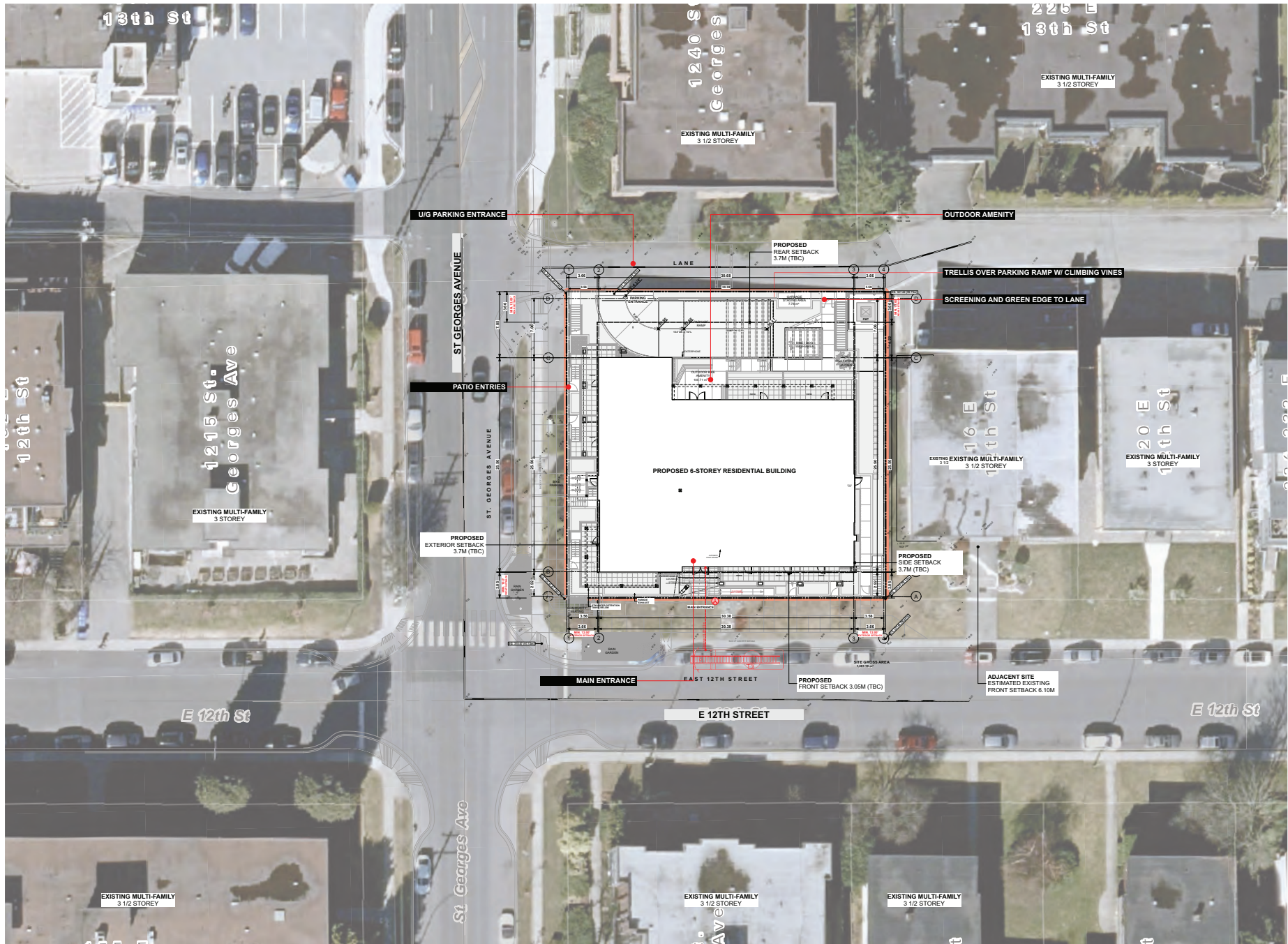
DP RESUBMISSION (ISSUE)

(DRAWING)

CERTIFIED CORRECT B.C.L.S.
Dated this 17th day of August, 2020

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[PROJECT TEAM]



ADERA
[PROJECT]

RENTAL DEVELOPMENT
1228 ST. GEORGES AVENUE
NORTH VANCOUVER, BC

[STYLE]

SITE PLAN

19495 [PROJECT]

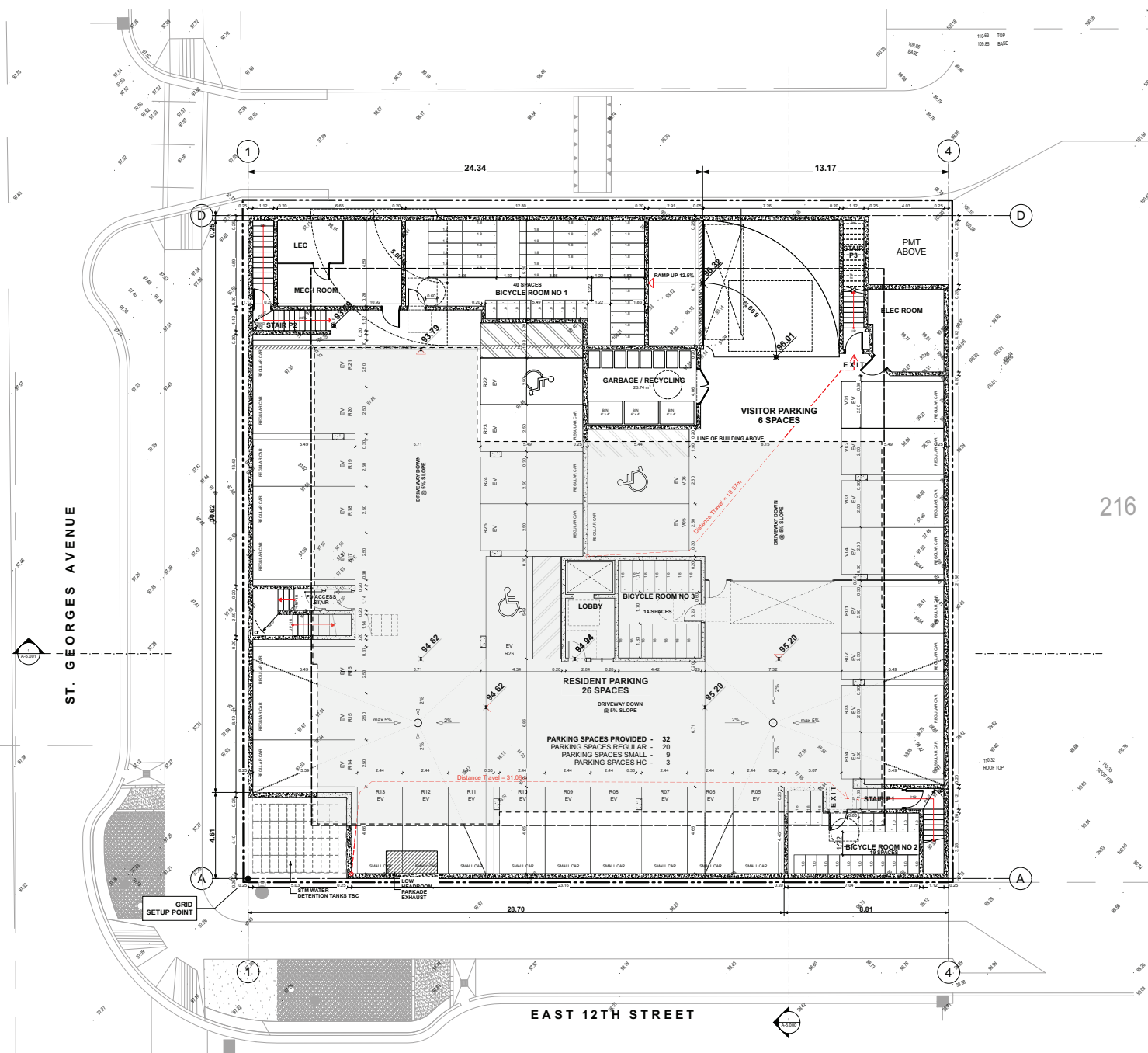
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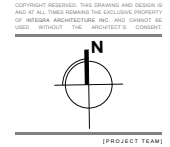
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[DRAWING]

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216



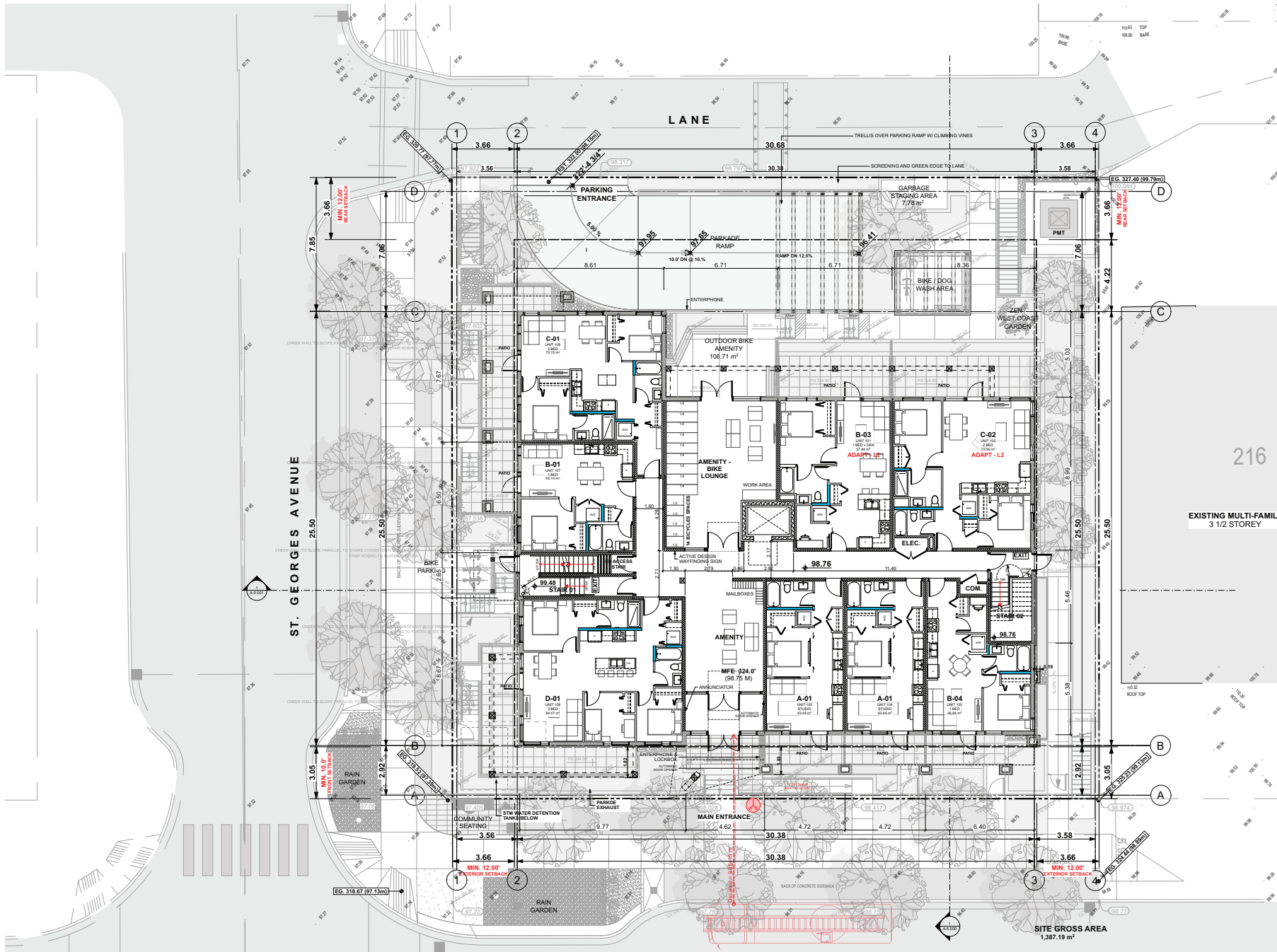
ADERA
 (PROJECT)

RENTAL DEVELOPMENT
 1228 ST. GEORGES AVENUE
 NORTH VANCOUVER, BC

PARKING P1

19495 (PROJECT)
 1/8" = 1'-0" (SCALE)
 2021-06-03 (DATE)
 DP RESUBMISSION (ISSUE)

(DRAWING)
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EXISTING MULTI-FAMILY
3 1/2 STOREY



ADERA
(PROJECT)

RENTAL DEVELOPMENT
1228 ST. GEORGES AVENUE
NORTH VANCOUVER, BC

(TITLE)

1ST FLOOR

19495 (PROJECT)

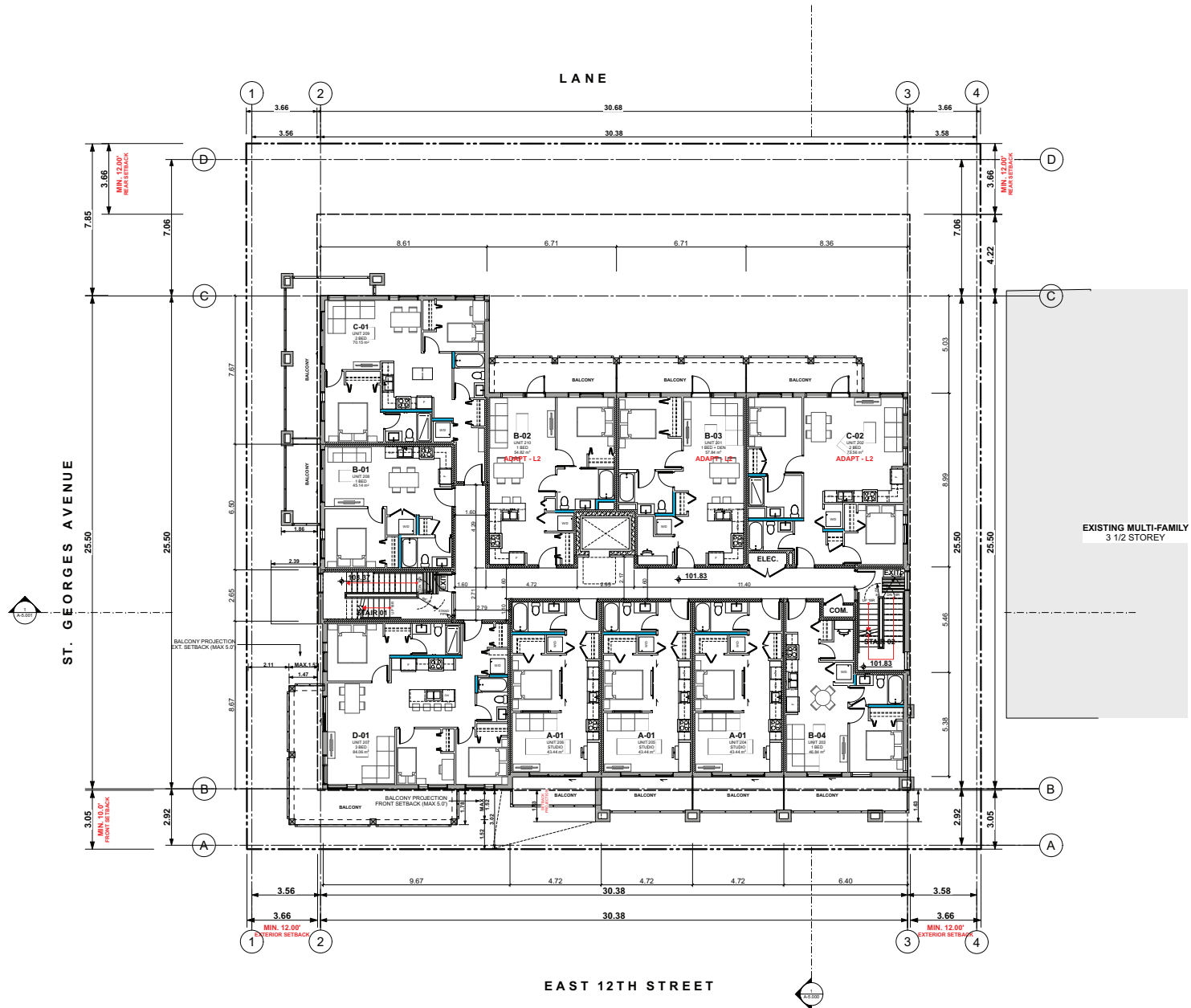
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2021-06-03 (DATE)

DP RESUBMISSION (ISSUE)

(DRAWING)

A-2.010

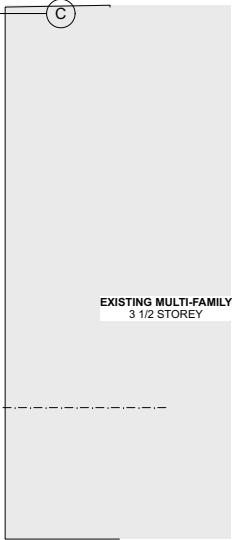


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ADERA
 (PROJECT)

RENTAL DEVELOPMENT
 1228 ST. GEORGES AVENUE
 NORTH VANCOUVER, BC

(TITLE)

2ND FLOOR

19495 (PROJECT)

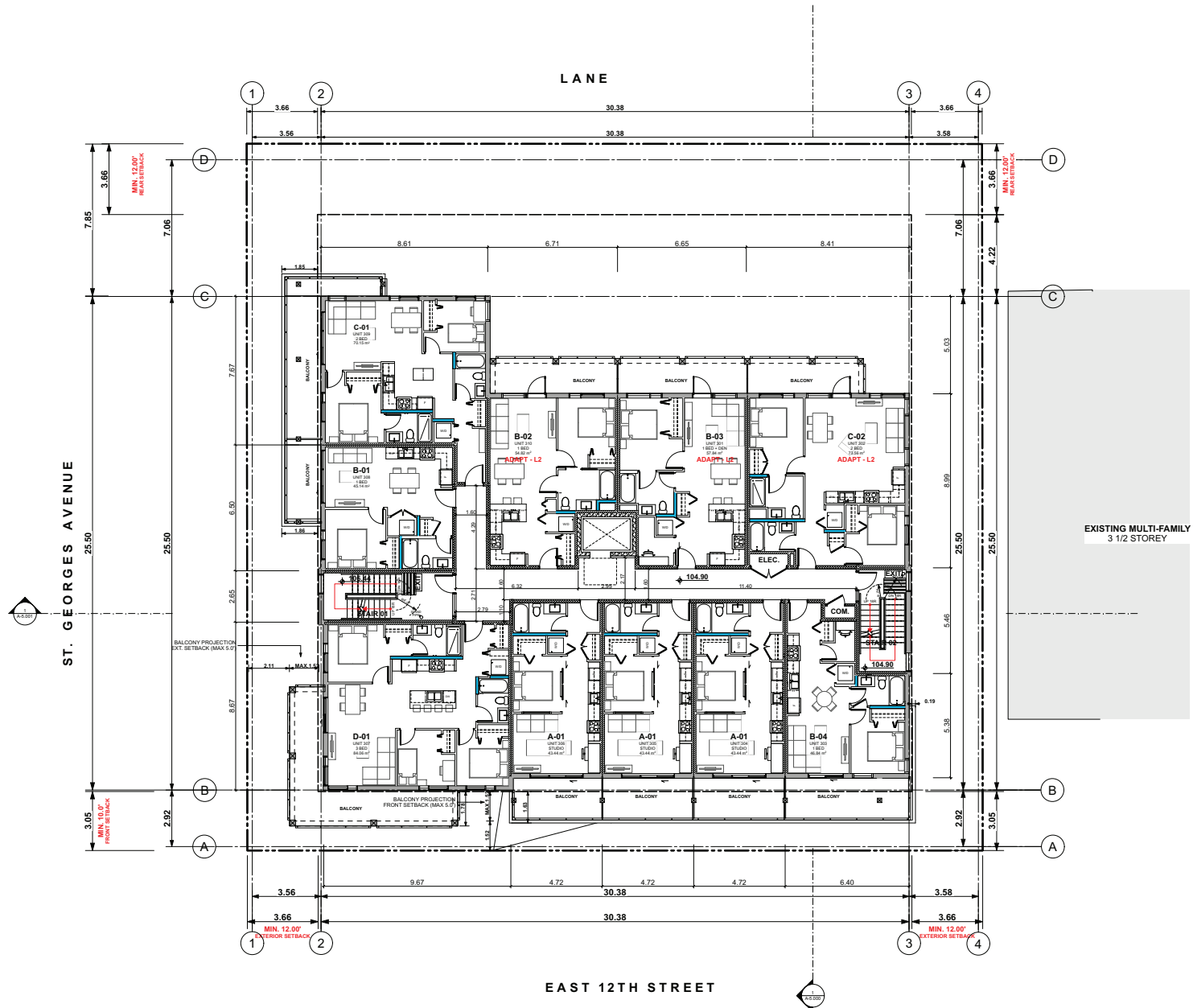
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2021-06-03 (DATE)

DP RESUBMISSION (ISSUE)

(DRAWING)

A-2.020



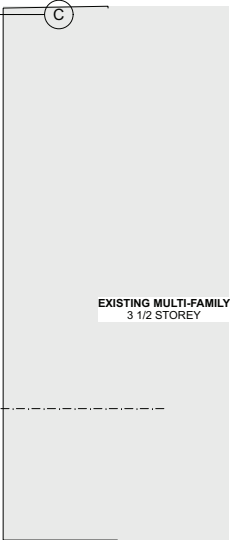
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EXISTING MULTI-FAMILY
3 1/2 STOREY



ADERA
(PROJECT)

RENTAL DEVELOPMENT
1228 ST. GEORGES AVENUE
NORTH VANCOUVER, BC

(TITLE)

3RD FLOOR

19495 (PROJECT)

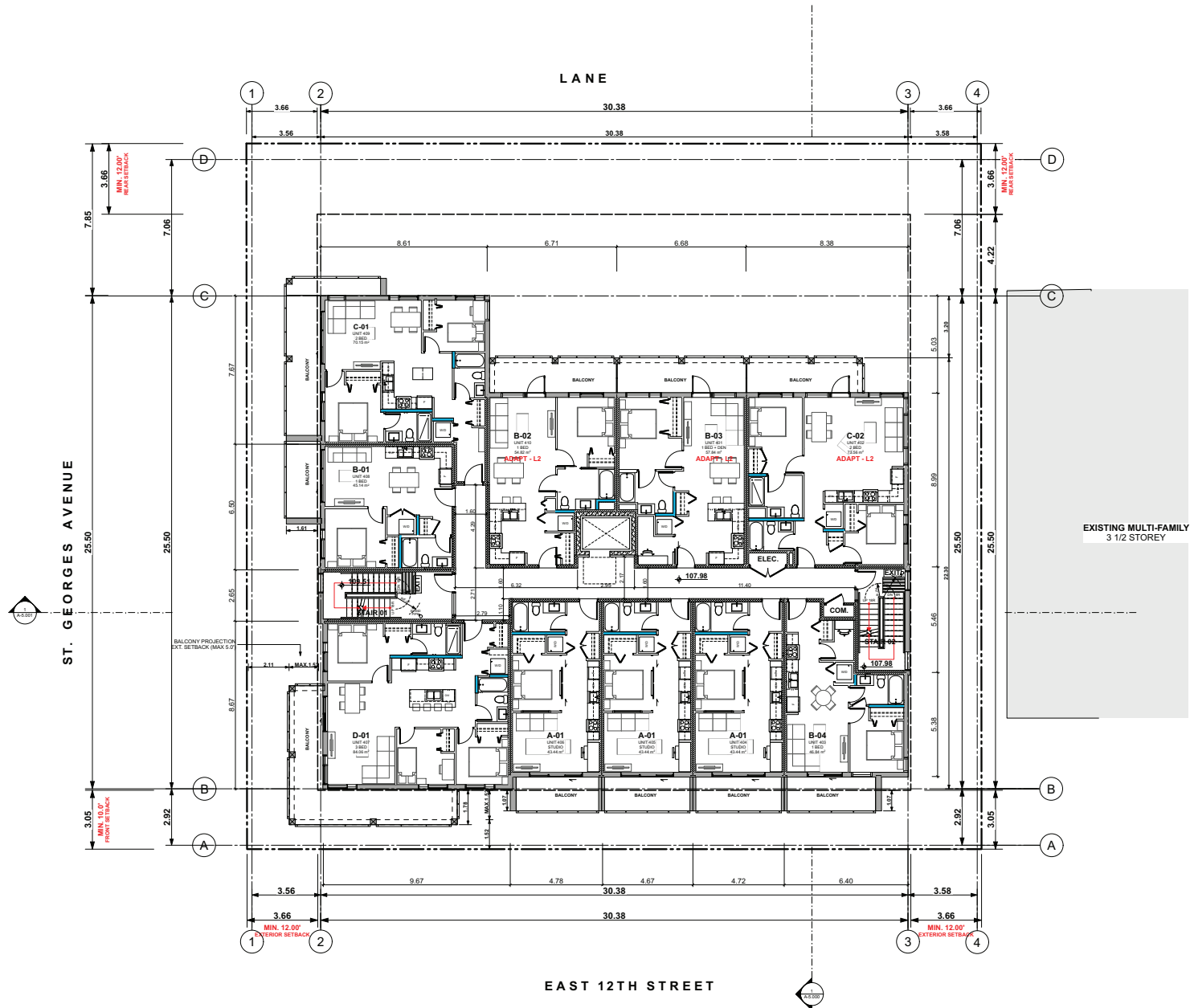
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2021-06-03 (DATE)

DP RESUBMISSION (ISSUE)

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ADERA
(PROJECT)

RENTAL DEVELOPMENT
1220 ST. GEORGES AVENUE
NORTH VANCOUVER, BC

(TITLE)

4TH FLOOR

19495 (PROJECT)

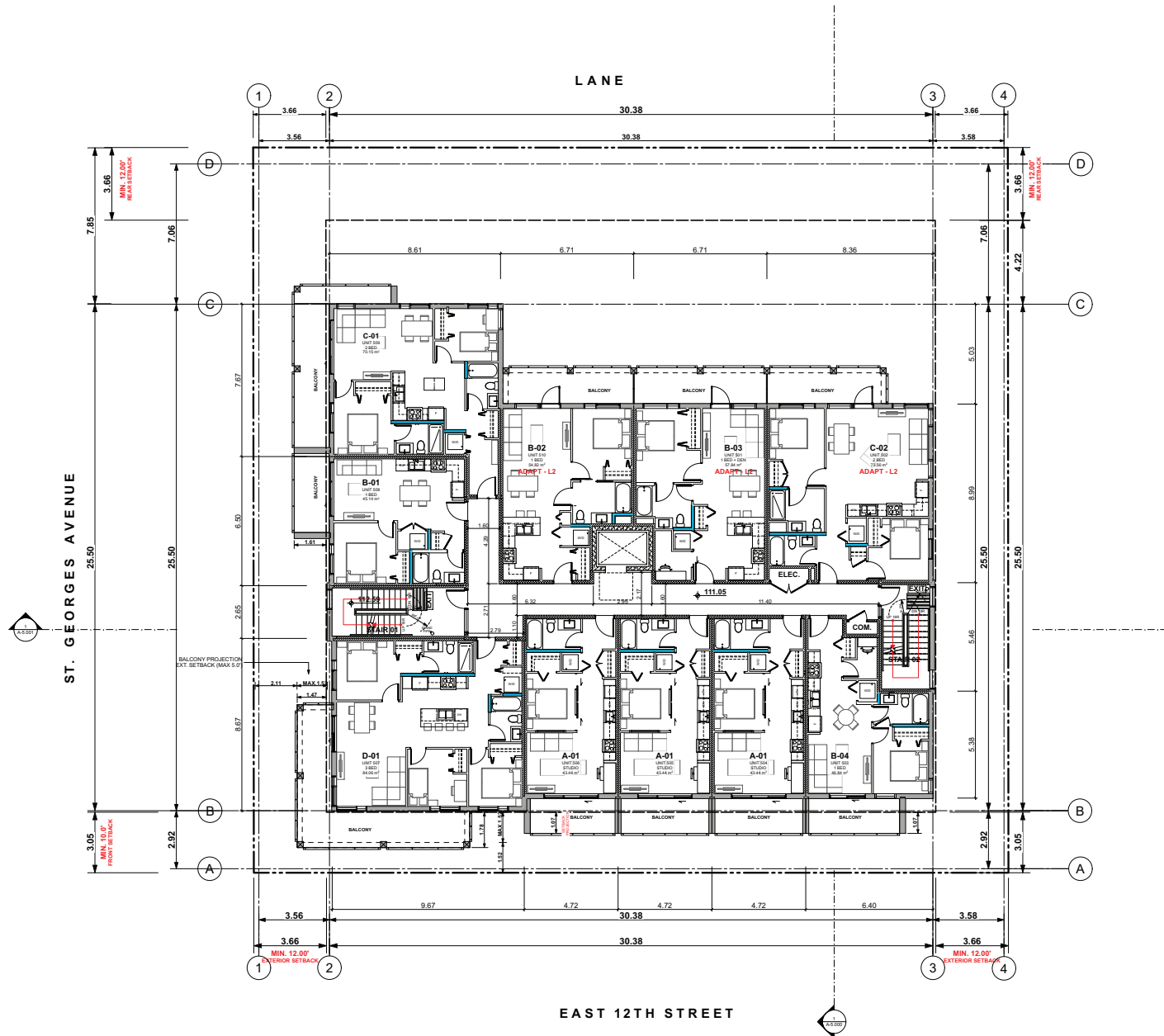
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2021-06-03 (DATE)

DP RESUBMISSION (ISSUE)

(DRAWING)

A-2.040



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ADERA

(PROJECT)

RENTAL DEVELOPMENT
1220 ST. GEORGES AVENUE
NORTH VANCOUVER, BC

(TITLE)

5TH FLOOR

(PROJECT)

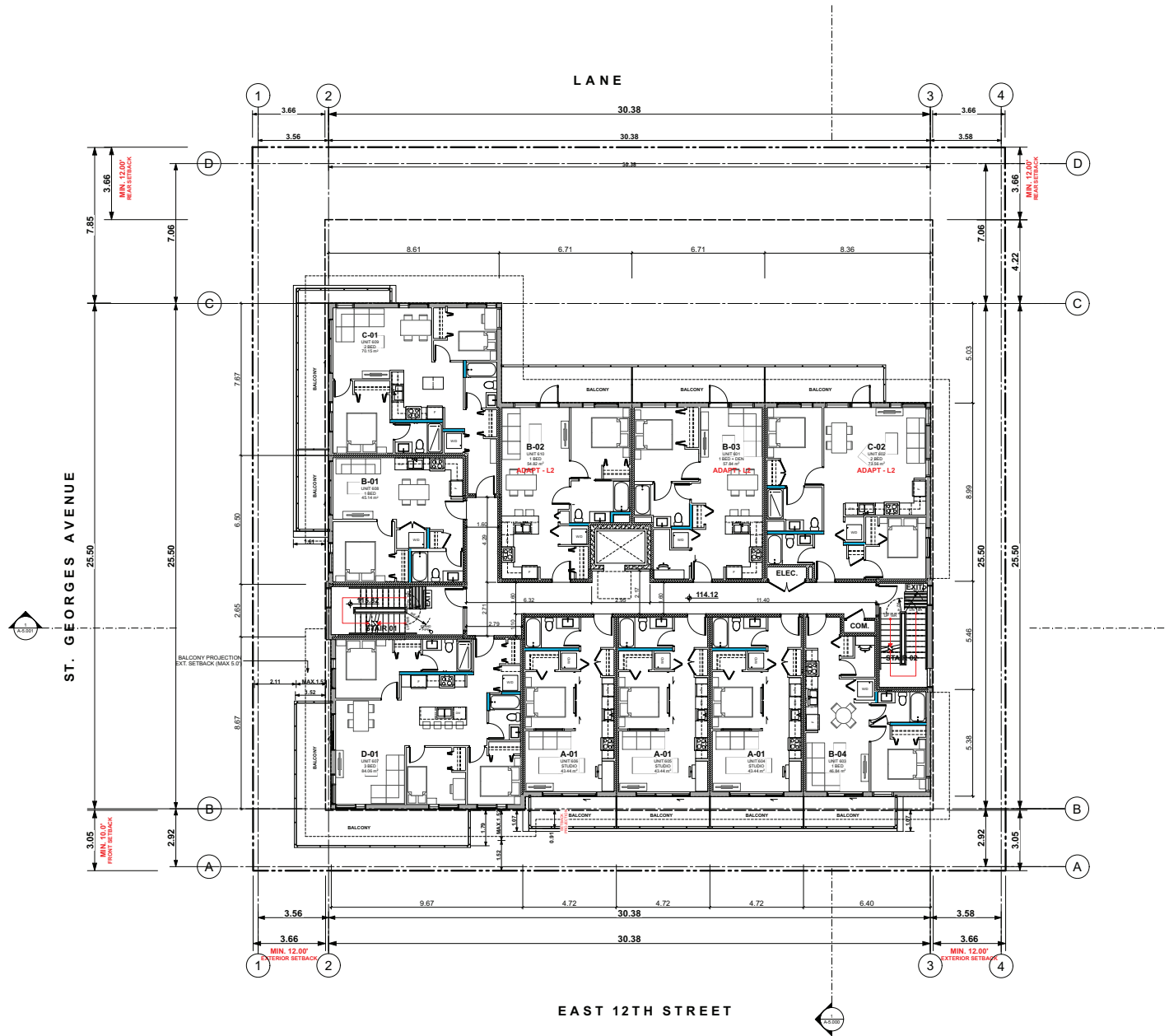
19495 (SCALE)

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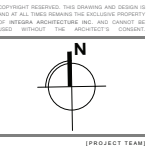
2021-06-03 (ISSUE)

DP RESUBMISSION (DRAWING)

A-2.050



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RENTAL DEVELOPMENT
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 NORTH VANCOUVER, BC

(TITLE)

6TH FLOOR

19495 (PROJECT)

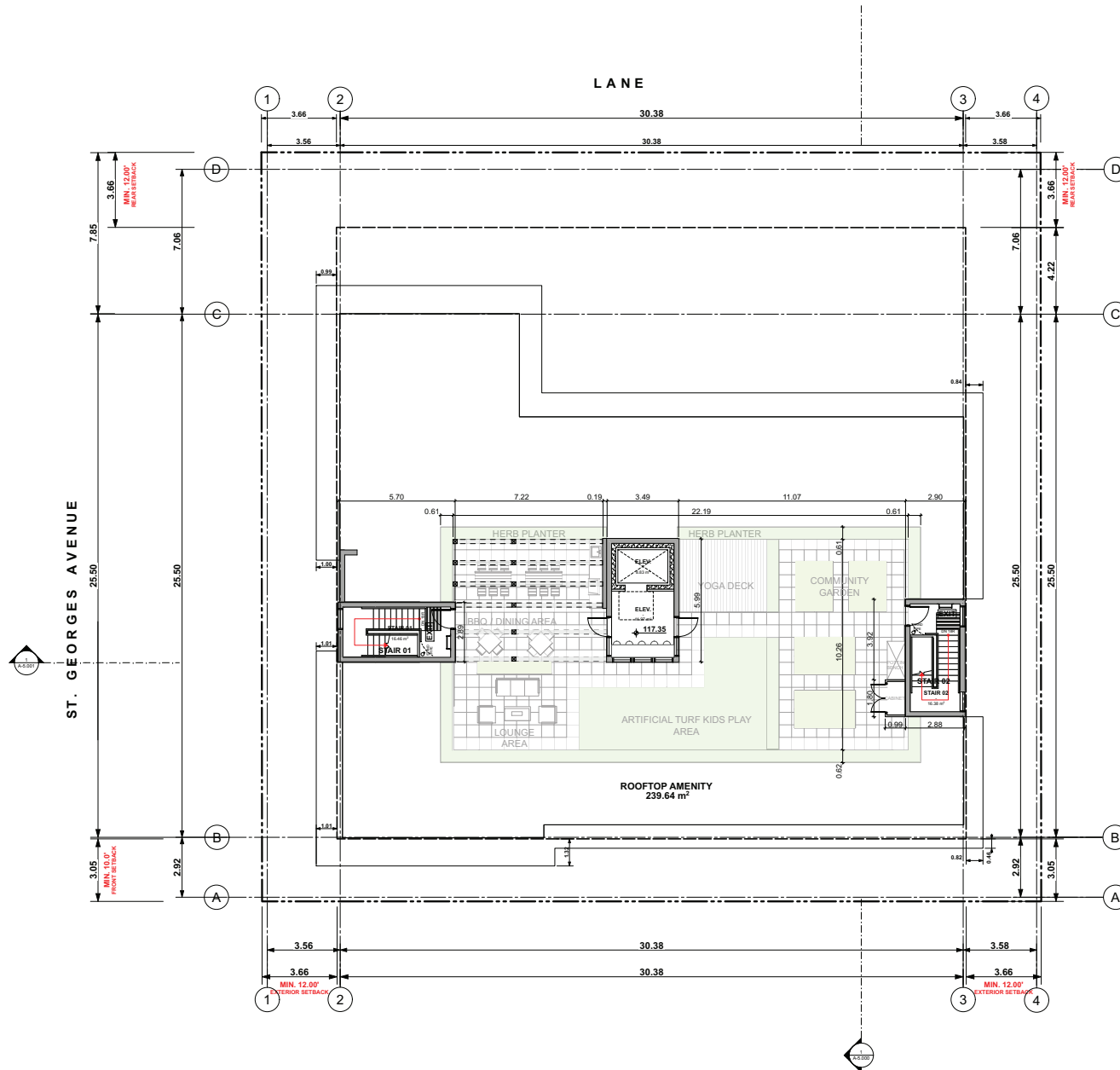
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(PROJECT TEAM)



ADERA

(PROJECT)

RENTAL DEVELOPMENT
1220 ST. GEORGES AVENUE
NORTH VANCOUVER, BC

(TITLE)

ROOF PLAN

19495 (PROJECT)

1/8" = 1'-0" (SCALE)

2021-06-03 (DATE)

DP RESUBMISSION (ISSUE)

(DRAWING)

A-2.070

ADAPTABLE DESIGN GUIDELINES
DESIGN ELEMENTS

City of North Vancouver Zoning Bylaw, 1995, No. 6700 Amendment Bylaw No. 2005, No. 7721 - Figure 5-1

	LEVEL ONE	LEVEL TWO	LEVEL THREE
BUILDING ACCESS	Outside stairs - maximum degree of colour contrast on rising or each stair	Outside stairs - maximum degree of colour contrast on rising of each stair	Outside stairs - maximum degree of colour contrast on rising of each stair
BUILDING ACCESS	Curbs curb have tactile and visual cues	Curbs curb have tactile and visual cues	Curbs curb have tactile and visual cues
BUILDING ACCESS	Undisturbed access to main building entrances from street/sidewalks	Undisturbed access to main building entrances from street/sidewalks	Undisturbed access to main building entrances from street/sidewalks
BUILDING ACCESS	Undisturbed interior access: - from parking levels containing accessible parking (2' or 1500mm corridors, 2' or 610mm clear wall space adjacent to door latch) - garbage and recycling receptacles and storage lockers - no stairs within building circulation including corridors on residential levels - accessible storage lockers for each unit	Undisturbed interior access: - from parking levels containing accessible parking (2' or 1500mm corridors, 2' or 610mm clear wall space adjacent to door latch) - garbage and recycling receptacles and storage lockers - no stairs within building circulation including corridors on residential levels - accessible storage lockers for each unit	Undisturbed interior access: - from parking levels containing accessible parking (2' or 1500mm corridors, 2' or 610mm clear wall space adjacent to door latch) - garbage and recycling receptacles and storage lockers - no stairs within building circulation including corridors on residential levels - accessible storage lockers for each unit
BUILDING ACCESS	Canopy over main building entrances (3' or 915mm and entrance)	Canopy over main building entrances (3' or 915mm and entrance)	Canopy over main building entrances (3' or 915mm and entrance)
BUILDING ACCESS	Provide automatic door opener for at least one building entry door at ground level as well as doors leading into the building on each underground parkade level where disability parking is provided	Provide automatic door opener for at least one building entry door at ground level as well as doors leading into the building on each underground parkade level where disability parking is provided	Provide automatic door opener for at least one building entry door at ground level as well as doors leading into the building on each underground parkade level where disability parking is provided
BUILDING ACCESS	Disability Parking provided in accordance with Zoning Bylaw Figure 5-1 as attached	Disability Parking provided in accordance with Zoning Bylaw Figure 5-1 as attached	Disability Parking provided in accordance with Zoning Bylaw Figure 5-1 as attached
BUILDING ACCESS	Flush thresholds throughout the building (maximum 1/2" or 13mm height)	Flush thresholds throughout the building (maximum 1/2" or 13mm height)	Flush thresholds throughout the building (maximum 1/2" or 13mm height)
BUILDING ACCESS	Accessible building entrance, call buttons and, where provided, suite door bells *	Accessible building entrance, call buttons and, where provided, suite door bells *	Accessible building entrance, call buttons and, where provided, suite door bells *

* Illustrations available
Options considered

- 1 of 3 -

Design Elements
July 2025

DESIGN ELEMENTS

ADAPTABLE DESIGN GUIDELINES
FIXTURES AND FINISHES

6 of 11

	LEVEL ONE	LEVEL TWO	LEVEL THREE
BASIC	Easy to read building address numbers (min. 4" or 100mm high in contrasting colour)	Easy to read building address numbers (min. 4" or 100mm high in contrasting colour)	Easy to read building address numbers (min. 4" or 100mm high in contrasting colour)
BASIC	Lighting levels to a minimum of 100 lux outside and inside main building entries and suite entries	Lighting levels to a minimum of 100 lux outside and inside main building entries and suite entries	Lighting levels to a minimum of 100 lux outside and inside main building entries and suite entries
BASIC	No polished finish on building entry flooring (provide flooring samples)	No polished finish on building entry flooring (provide flooring samples)	No polished finish on building entry flooring (provide flooring samples)
BASIC	Except for pocket doors, sliding doors, or doors equipped with operators, lever door handles are required on all doors (provide notation on door schedule)	Except for pocket doors, sliding doors, or doors equipped with operators, lever door handles are required on all doors (provide notation on door schedule)	Except for pocket doors, sliding doors, or doors equipped with operators, lever door handles are required on all doors (provide notation on door schedule)
BASIC	Signage throughout common areas has well contrasted colours	Signage throughout common areas has well contrasted colours	Signage throughout common areas has well contrasted colours
FAIR USE	Elevators have well contrasted control buttons	Elevators have well contrasted control buttons	Elevators have well contrasted control buttons
FAIR USE	Colour contrasting wall doors	Colour contrasting wall doors	Colour contrasting wall doors
UNIT ENTRIES	Provide carpet and strips to absorb sound and decrease echoes	Provide carpet and strips to absorb sound and decrease echoes	Provide carpet and strips to absorb sound and decrease echoes
UNIT ENTRIES	Adjustable door closers to reduce force to open door to maximum 27N or 6 lbs	Adjustable door closers to reduce force to open door to maximum 27N or 6 lbs	Adjustable door closers to reduce force to open door to maximum 27N or 6 lbs
UNIT ENTRIES	Door handles at 40" or 1000mm above the floor, with deadbolts placed immediately above or below	Door handles at 40" or 1000mm above the floor, with deadbolts placed immediately above or below	Door handles at 40" or 1000mm above the floor, with deadbolts placed immediately above or below
UNIT ENTRIES	Two door viewers: 3'3" or 1000mm and 6" or 150mm	Two door viewers: 3'3" or 1000mm and 6" or 150mm	Two door viewers: 3'3" or 1000mm and 6" or 150mm
UNIT FLOORING	Non-slip flooring in kitchen and minimum one bathroom (provide flooring samples)	Non-slip flooring in kitchen and minimum one bathroom (provide flooring samples)	Non-slip flooring in kitchen and minimum one bathroom (provide flooring samples)
UNIT FLOORING	High density, low level loop carpet and underlay (maximum 1/2" or 13mm height)	High density, low level loop carpet and underlay (maximum 1/2" or 13mm height)	High density, low level loop carpet and underlay (maximum 1/2" or 13mm height)
PATIOS AND BALCONIES	Outdoor light fixtures provided	Outdoor light fixtures provided	Outdoor light fixtures provided
PATIOS AND BALCONIES	Electrical outlet provided	Electrical outlet provided	Electrical outlet provided

* Illustrations available

- 1 of 3 -

Fixtures & Finishes
July 2025

FIXTURES & FINISHES



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(PROJECT TITLE)

	LEVEL ONE	LEVEL TWO	LEVEL THREE
COMMON AREAS	Accessible mailboxes for all AD Level 2 units, and 4" or 150mm turning radius in front *	Accessible mailboxes for all AD Level 3 units, and 4" or 150mm turning radius in front *	Accessible mailboxes for all AD Level 3 units, and 4" or 150mm turning radius in front *
CIRCULATION	Corridors minimum 4' or 1200mm wide (except for service access areas) *	Corridors minimum 4' or 1200mm wide (except for service access areas) *	Corridors minimum 4' or 1200mm wide (except for service access areas) *
CIRCULATION	Provide 5' or 1500mm turning radius inside and outside the entry corridor of each dwelling unit *	Provide 5' or 1500mm turning radius inside and outside the entry corridor of each dwelling unit *	Provide 5' or 1500mm turning radius inside and outside the entry corridor of each dwelling unit *
SUITE CIRCULATION	Provide wiring for an automatic door opener for the suite entry door	Provide wiring for an automatic door opener for the suite entry door	Provide wiring for an automatic door opener for the suite entry door
SUITE CIRCULATION	Provide 2' or 610mm clear wall space adjacent to door latches where door swings toward user (pocket doors acceptable for bathrooms and bedrooms) *	Provide wiring for an automatic door opener for the suite entry door. Provide 2' or 610mm clear wall space adjacent to door latches where door swings toward user (pocket doors acceptable for bathrooms and bedrooms) *	Provide wiring for an automatic door opener for the suite entry door. Provide 2' or 610mm clear wall space adjacent to door latches where door swings toward user (pocket doors acceptable for bathrooms and bedrooms) *
DOORS	Minimum one bathroom, minimum one bedroom and storage room doors 2' 10" or 860mm clear opening	Minimum one bathroom, minimum one bedroom and storage room doors 2' 10" or 860mm clear opening	Minimum one bathroom, minimum one bedroom and storage room doors 2' 10" or 860mm clear opening
PATIOS & BALCONIES	Minimum one patio or balcony door/wall with maximum 1/2" or 13mm threshold *	Minimum one patio or balcony door/wall with maximum 1/2" or 13mm threshold *	Minimum one patio or balcony door/wall with maximum 1/2" or 13mm threshold *
PATIOS & BALCONIES	Minimum 5' or 1500mm turning radius on patio/balcony	Minimum 5' or 1500mm turning radius on patio/balcony	Minimum 5' or 1500mm turning radius on patio/balcony
PATIOS & BALCONIES	Opening mechanism maximum 48" or 1180mm above floor (provide notation on window schedule)	Opening mechanism maximum 48" or 1180mm above floor (provide notation on window schedule)	Opening mechanism maximum 48" or 1180mm above floor (provide notation on window schedule)
WINDOWS	Provide minimum 6" or 1800mm horizontal windows in living room, dining room and minimum one bedroom where sills are not more than 2' 4" or 750mm above the floor	Provide minimum 6" or 1800mm horizontal windows in living room, dining room and minimum one bedroom where sills are not more than 2' 4" or 750mm above the floor	Provide minimum 6" or 1800mm horizontal windows in living room, dining room and minimum one bedroom where sills are not more than 2' 4" or 750mm above the floor
WINDOWS	Continuous counter between sink and stove *	Continuous counter between sink and stove *	Continuous counter between sink and stove *
KITCHEN	Provide sufficient space for future installation of cooking and wall oven	Provide sufficient space for future installation of cooking and wall oven	Provide sufficient space for future installation of cooking and wall oven
KITCHEN	Lower edge of upper cabinets 48" or 1300mm above floor	Lower edge of upper cabinets 48" or 1300mm above floor	Lower edge of upper cabinets 48" or 1300mm above floor

* Illustrations available
Options considered

- 2 of 3 -

Design Elements
July 2025

DESIGN ELEMENTS

FIXTURES & FINISHES

	LEVEL ONE	LEVEL TWO	LEVEL THREE
KITCHEN	Toilet located adjacent to wall (min 3' or 915mm length)	Toilet located adjacent to wall (min 4'6" or 1370mm length) *	Toilet located adjacent to wall (min 4'6" or 1370mm length) *
MIN. ONE BATHROOM	Provide turning radius within bathroom (may result from removal of vanity cabinet) *	Provide turning radius within bathroom (may result from removal of vanity cabinet) *	Provide turning radius within bathroom (may result from removal of vanity cabinet) *
MIN. ONE BATHROOM	Provide floor opening along full length of tub 3' or 915mm clearance along full length of tub *	Tub control valve placed at outer edge of tub, with tub spout remaining in central position *	Tub control valve placed at outer edge of tub, with tub spout remaining in central position *
MIN. ONE BATHROOM	Provide pocket door or door swing out	Provide pocket door or door swing out	Provide pocket door or door swing out
MIN. ONE BATHROOM	Space under sink minimum 21" or 810mm wide	Space under sink minimum 21" or 810mm wide	Space under sink minimum 21" or 810mm wide
MIN. ONE BATHROOM	Provide for the possible future installation of an accessible shower stall, sized at least 3'0" x 5'0" or 910mm x 1500mm - refer to the 1995 BC Building Access Handbook for details	Provide for the possible future installation of an accessible shower stall, sized at least 3'0" x 5'0" or 910mm x 1500mm - refer to the 1995 BC Building Access Handbook for details	Provide for the possible future installation of an accessible shower stall, sized at least 3'0" x 5'0" or 910mm x 1500mm - refer to the 1995 BC Building Access Handbook for details
MIN. ONE BEDROOM	Sufficient manoeuvring room between closet and double bed *	Sufficient manoeuvring room between closet and double bed *	Sufficient manoeuvring room between closet and double bed *
MIN. ONE BEDROOM	Provide 3' or 915mm access to window opening	Provide 3' or 915mm access to window opening	Provide 3' or 915mm access to window opening
LAUNDRY FACILITIES	Provide front loading side-by-side washer / dryer in suite or in common area	Provide front loading side-by-side washer / dryer in suite or in common area	Provide front loading side-by-side washer / dryer in suite or in common area
LAUNDRY FACILITIES	4' or 1200mm manoeuvring space in front of washer / dryer	4' or 1200mm manoeuvring space in front of washer / dryer	4' or 1200mm manoeuvring space in front of washer / dryer

* Illustrations available
Options considered

- 3 of 3 -

Design Elements
July 2025

DESIGN ELEMENTS

	LEVEL ONE	LEVEL TWO	LEVEL THREE
MIN. ONE BATHROOM	Solid blocking provided in walls of tub / shower and toilet areas, and behind towel bars *	Solid blocking provided in walls of tub / shower and toilet areas, and behind towel bars *	Solid blocking provided in walls of tub / shower and toilet areas, and behind towel bars *
MIN. ONE BATHROOM	Pressure balanced tub / shower valves	Pressure balanced tub / shower valves	Pressure balanced tub / shower valves
MIN. ONE BATHROOM	Provision in water supply and drain to allow for 4" (100mm) trap in vanity height (offset plumbing)	Provision in water supply and drain to allow for 4" (100mm) trap in vanity height (offset plumbing)	Provision in water supply and drain to allow for 4" (100mm) trap in vanity height (offset plumbing)
MIN. ONE BATHROOM	Provision for vanity sink removal	Provision for vanity sink removal	Provision for vanity sink removal
MIN. ONE BATHROOM	Adjustable height shower head or hand-held shower head on adjustable bracket *	Adjustable height shower head or hand-held shower head on adjustable bracket *	Adjustable height shower head or hand-held shower head on adjustable bracket *
MIN. ONE BATHROOM	Water temperature regulator on tub / shower	Water temperature regulator on tub / shower	Water temperature regulator on tub / shower
LIVING ROOM	One switched electrical outlet	One switched electrical outlet	One switched electrical outlet
LIVING ROOM	Three-way switched outlet at bed area and showway	Three-way switched outlet at bed area and showway	Three-way switched outlet at bed area and showway
BEDROOMS	Provision light fixture in or adjacent to closet	Provision light fixture in or adjacent to closet	Provision light fixture in or adjacent to closet
BEDROOMS	Telephone jack	Telephone jack	Telephone jack
BEDROOMS	Telephone jack	Telephone jack	Telephone jack
IN SUITE STORAGE	Provide light and electrical outlet	Provide light and electrical outlet	Provide light and electrical outlet

* Illustrations available

- 2 of 3 -

Fixtures & Finishes
July 2025

FIXTURES & FINISHES



ADERA (CLIENT)

ADERA (PROJECT)

RENTAL DEVELOPMENT (TITLE)

1228 ST. GEORGE'S AVENUE NORTH VANCOUVER, BC (SCALE)

ADAPTABLE GUIDELINES (DATE)

19495 (PROJECT)

2021-06-03 (SCALE)

DP RESUBMISSION (DATE)

(DRAWING)

A-3.010

LEVEL 1 ALL UNITS
LEVEL 2 ADAPTABLE UNIT: B02, B03, (1BEDROOM), C02 (2 BEDROOM)

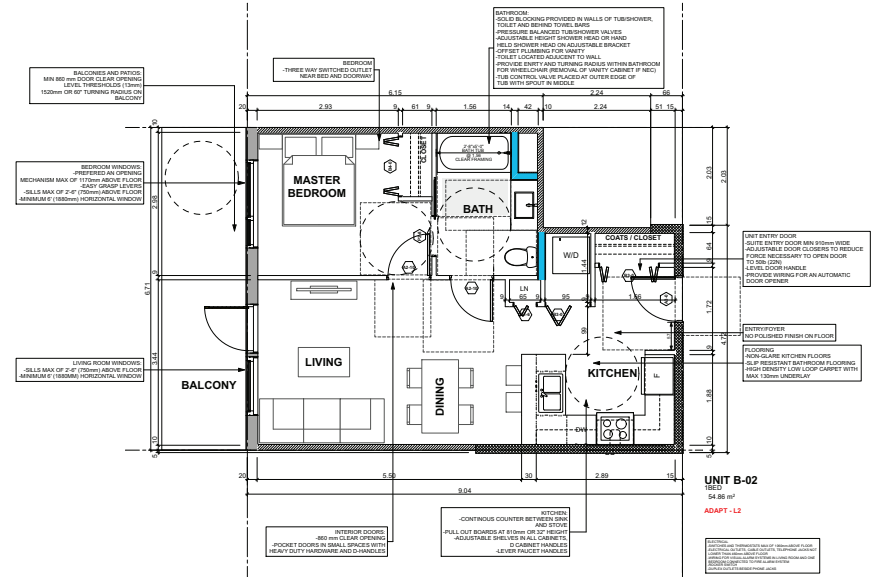
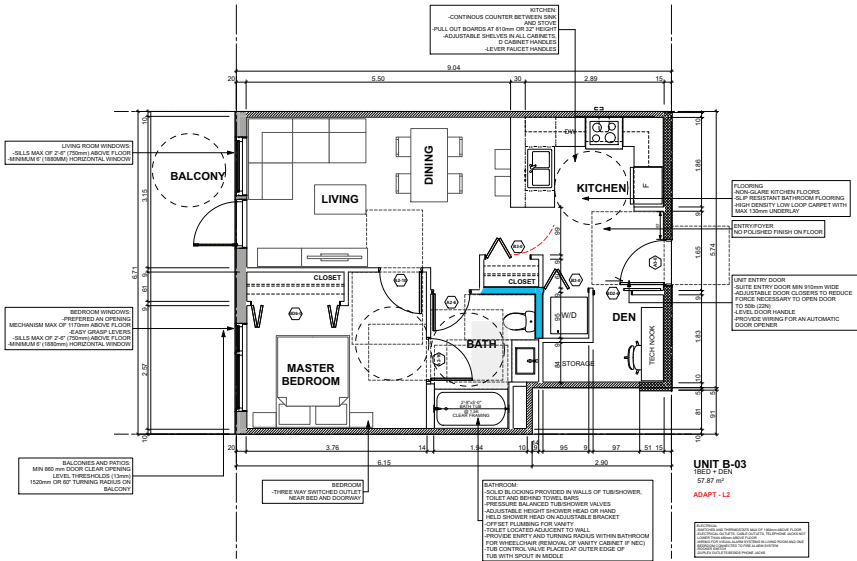


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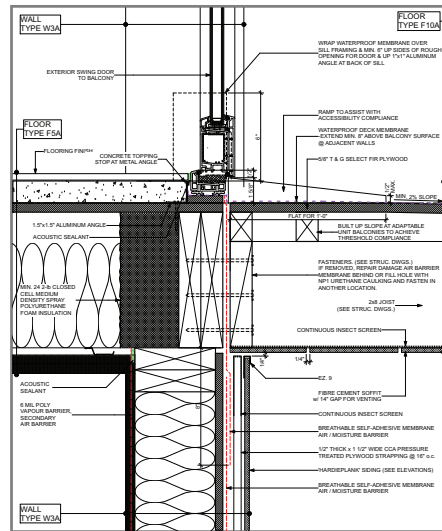
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(PROJECT TEAM)

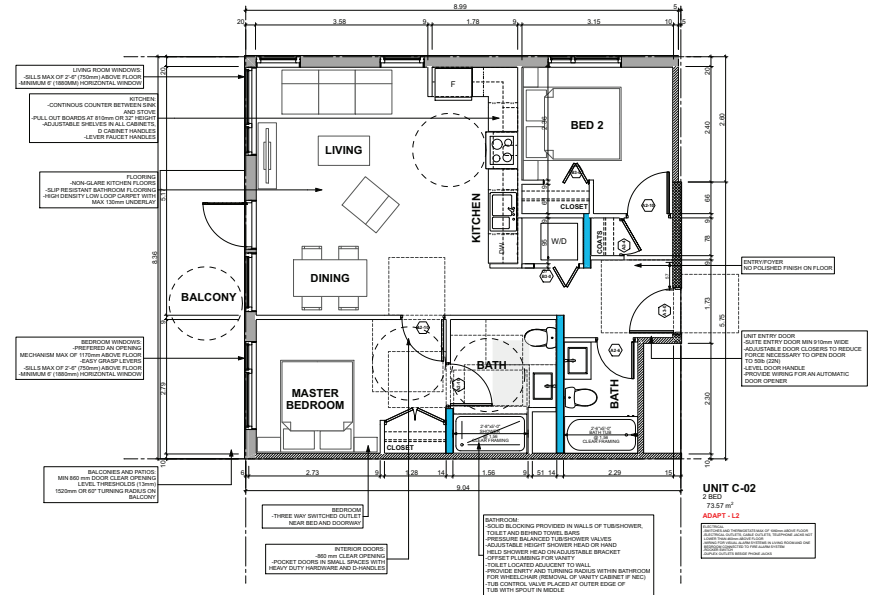


UNIT B03 - 1 BED ADAPTABLE L2

UNIT B02 - 1 BED ADAPTABLE L2



TYPICAL ADAPTABLE THRESHOLD DETAIL



UNIT C02 - 2 BED ADAPTABLE L2



ADERA
(CLIENT)

(PROJECT)
RENTAL DEVELOPMENT
1220 ST. GEORGES AVENUE
NORTH VANCOUVER, BC

(TITLE)

UNIT PLANS - B
UNIT PLANS

19495 (PROJECT)

2 (SCALE)

2021-06-03 (DATE)

DP RESUBMISSION (ISSUE)

(DRAWING)

A-3.020

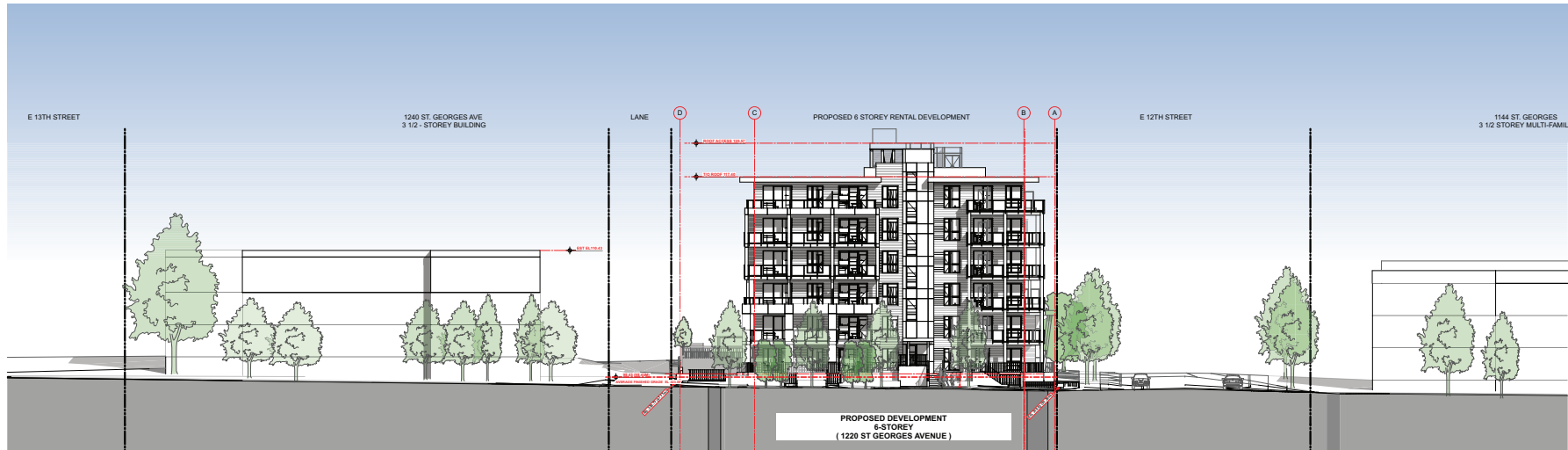


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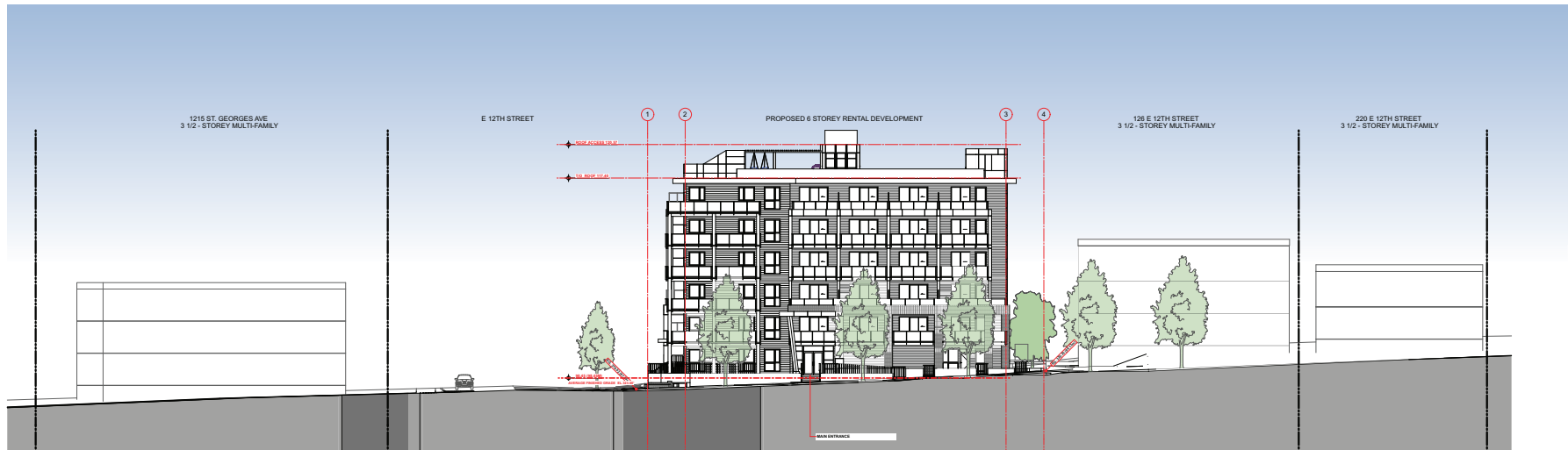
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(PROJECT TEAM)



ST GEORGES AVE - STREETScape



VIEW N-E - INTERSECTION OF ST GEORGES AND E12TH ST



ADERA

(CLIENT)

RENTAL DEVELOPMENT
1220 ST. GEORGES AVENUE
NORTH VANCOUVER, BC

(PROJECT)

STREET ELEVATIONS

19495

(PROJECT)

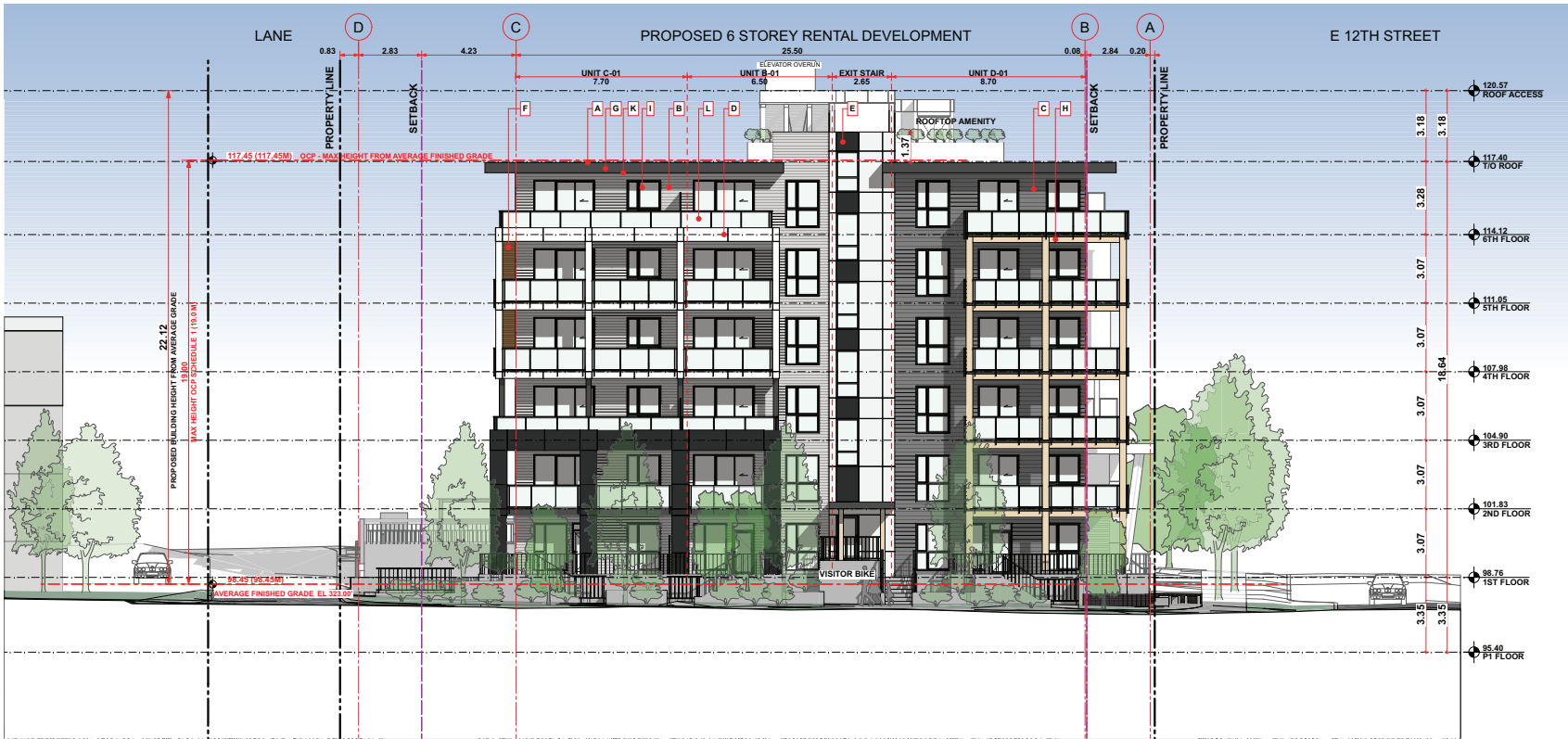
1/16" = 1'-0" (SCALE)

2021-06-03 (DATE)

DP RESUBMISSION (ISSUE)

(DRAWING)

A-4.100



MATERIALS LEGEND

● A	Black	IKO Roofing SBS	Modiflex	2 Ply SBS Roofing membrane at flat roofs
● B	Light Gray	James Hardie Statement Collection	Pearl Gray	HardiePlank Lap Siding - cedarmill texture, 7" exposure - exterior walls
● C	Dark Gray	James Hardie Statement Collection	Night Gray	HardiePlank Lap Siding - cedarmill texture, 7" exposure - exterior walls
● D	White	James Hardie Statement Collection	Arctic White	7/16" Hardie-Reveal Panel and Reveal Trims, smooth texture, c/w Hardie-Reveal Surround Trims Clear Anodized 230102
● E	Black	James Hardie Statement Collection	Iron Gray	7/16" Hardie-Reveal Panel and Reveal Trims, smooth texture, c/w Hardie-Reveal Surround Trims Clear Anodized 230102
● F	Woodgrain	Prefinished Fibre Cement Siding	Woodtone Rustic Series - Sandcastle	Fibre Cement Lap Siding - cedarmill texture, pre-finished 5 1/4" exposure at selected locations
● G	Black	James Hardie Trim - Statement Collection	Iron Gray	HardieTrim - 4/4 Rustic
● H	Woodgrain	James Hardie Trim - Dream Collection	Golden Luster	HardieTrim - 4/4 Rustic
● I	Black	Windows	Black	Typical Vinyl windows and sliding doors w/ matching flashing

● J	Charcoal	Brick	Manganese Ironspot	Endicott Clay Smooth Brick at selected locations
● K	Woodgrain	Prefinished Fibre Cement	Woodtone Rustic Series - Sand Castle	Pre-finished soffits @ roof soffit and u/s of balconies
● L	Black	Tiger Drylac Powder Coatings	Black or to match BM 2116-10	Pre-finished aluminum c/w safety glass railing @ balconies
● M	Black	Makin Metals Ltd.	Matte Black	Flashing at roofs, flashing at dark windows, downspouts, gutters
● N	White	Makin Metals Ltd.	Regal White	Flashing at all other locations with finish (D)
● O	Light Beige	Architectural concrete	Clear, water repellent coating	Architectural concrete finish at exposed concrete walls, landscape walls
● P	Black	Tiger Drylac Powder Coatings	Black	Pre-finished aluminum c/w safety glass railing @ balconies



(PROJECT TEAM)



ADERA
(PROJECT)

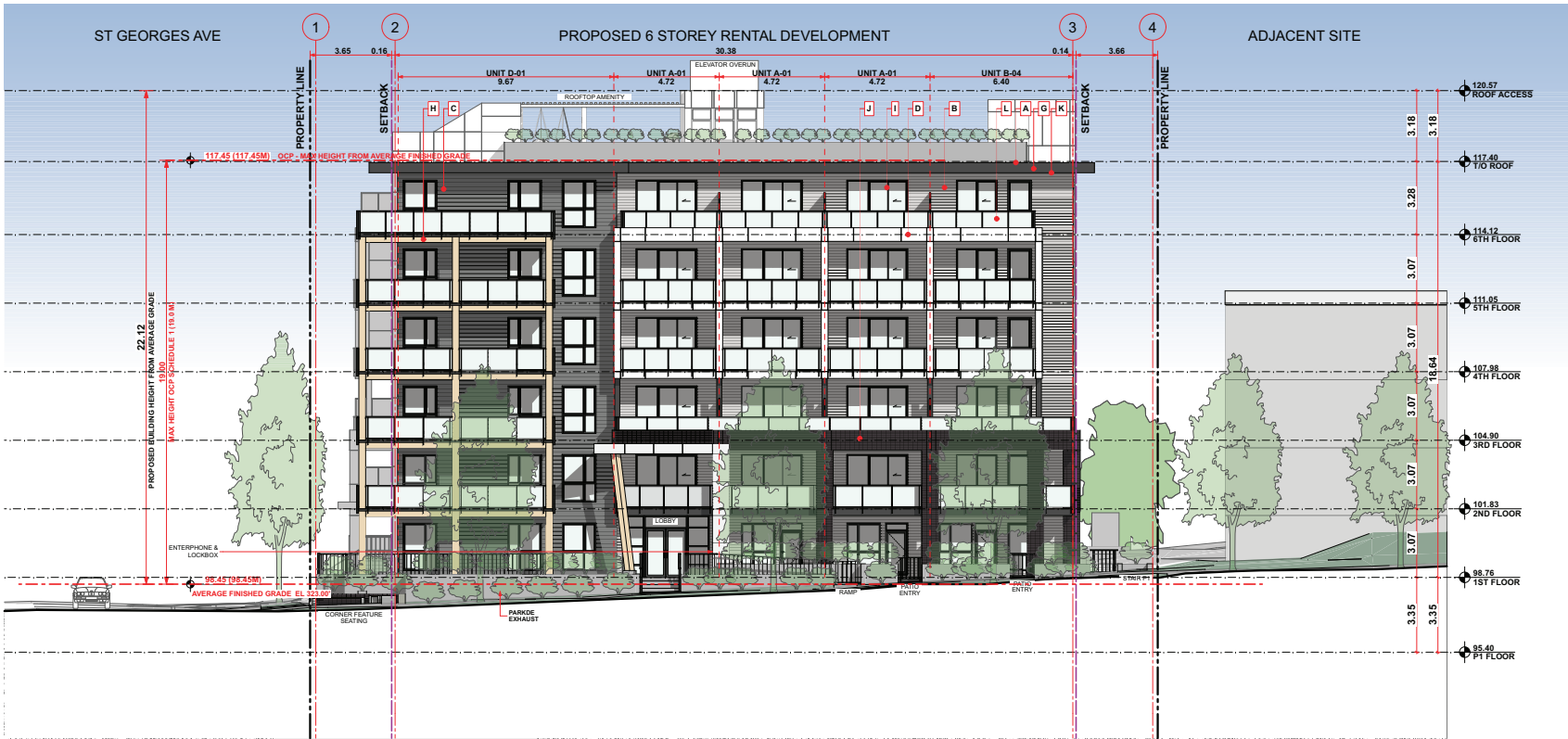
RENTAL DEVELOPMENT
1228 ST. GEORGES AVENUE
NORTH VANCOUVER, BC

(STYLE)

WEST ELEVATION

19495 (PROJECT)
1/8" = 1'-0" (SCALE)
2021-06-03 (DATE)
DP RESUBMISSION (ISSUE)
(DRAWING)

A-4.200



MATERIALS LEGEND

● A	Black	IKO Roofing SBS	Modiflex	2 Ply SBS Roofing membrane at flat roofs
● B	Light Gray	James Hardie Statement Collection	Pearl Gray	HardiePlank Lap Siding - cedarmill texture, 7" exposure - exterior walls
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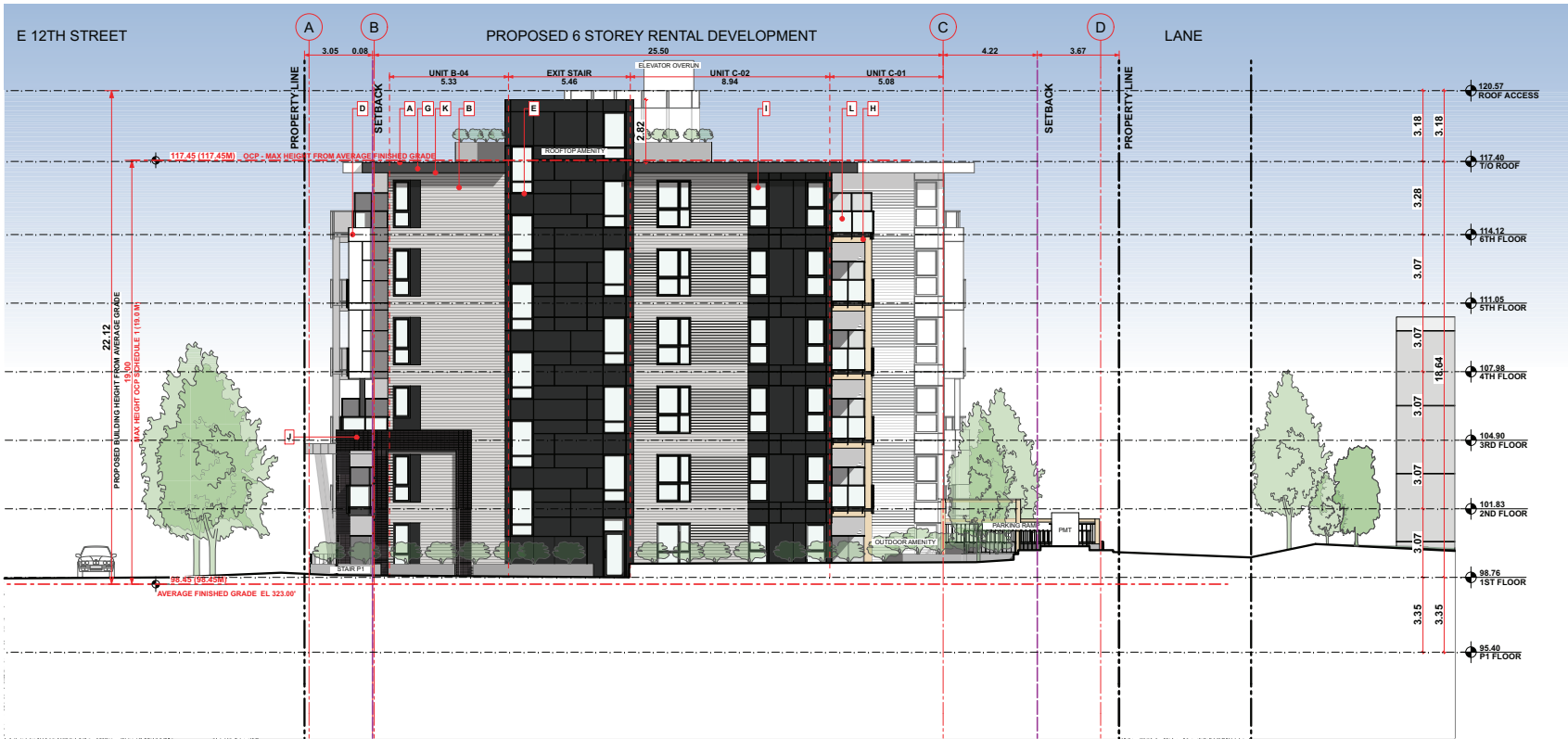


ADERA
(CLIENT)

RENTAL DEVELOPMENT
1220 ST. GEORGES AVENUE
NORTH VANCOUVER, BC

SOUTH ELEVATION

19495 (PROJECT)
1/8" = 1'-0" (SCALE)
2021-06-03 (DATE)
DP RESUBMISSION (ISSUE)
(DRAWING)



MATERIALS LEGEND

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● P	Black	Tiger Drylac Powder Coatings	Black	Pre-finished aluminum c/w safety glass railing @ balconies



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(PROJECT TEAM)



ADERA
(PROJECT)

RENTAL DEVELOPMENT
1220 ST. GEORGES AVENUE
NORTH VANCOUVER, BC

(STYLE)

EAST ELEVATION

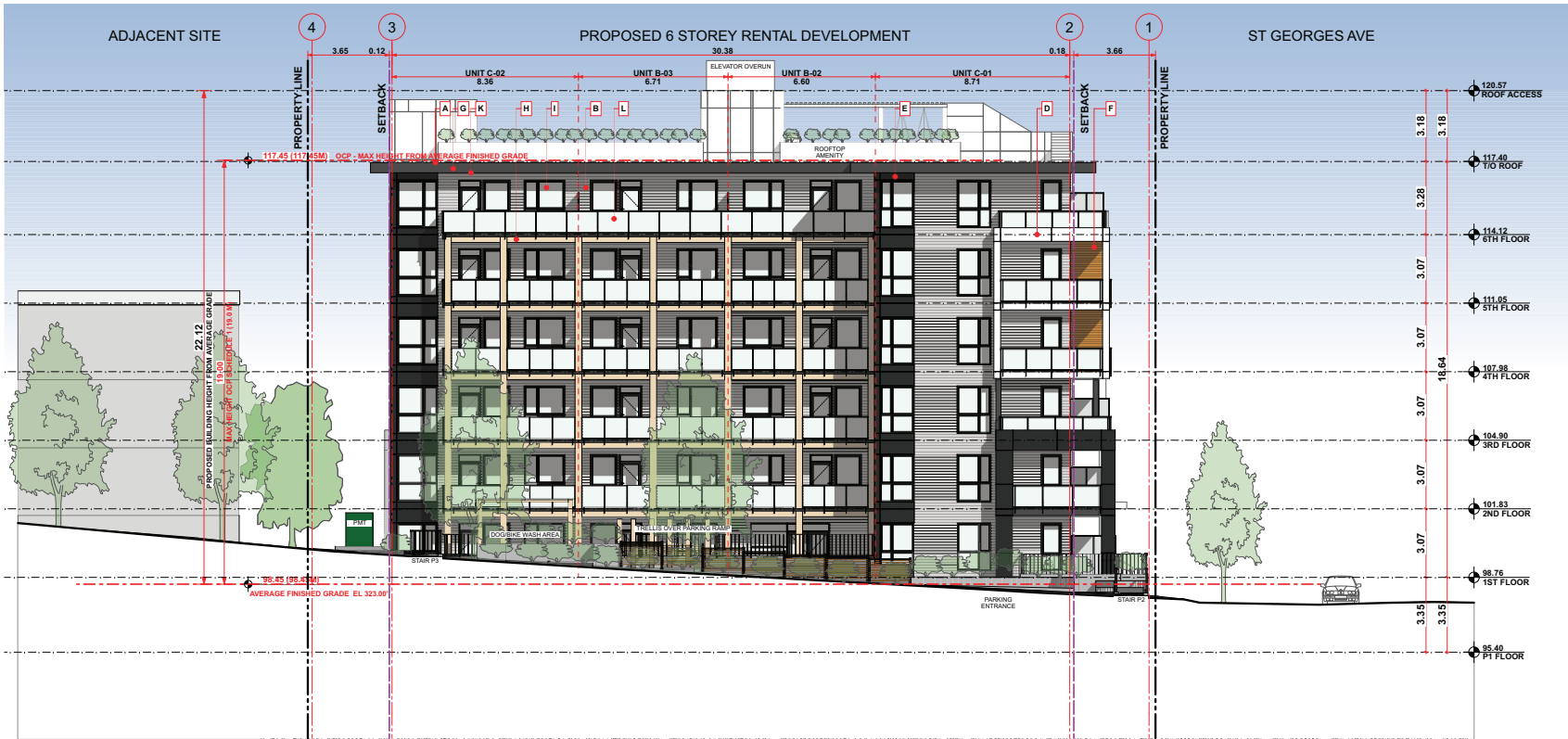
19495 (PROJECT)

1/8" = 1'-0" (SCALE)

2021-06-03 (DATE)

DP RESUBMISSION (ISSUE)

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(PROJECT TEAM)

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ADERA
(PROJECT)

RENTAL DEVELOPMENT
1228 ST. GEORGES AVENUE
NORTH VANCOUVER, BC

NORTH ELEVATION

19495 (PROJECT)
1/8" = 1'-0" (SCALE)
2021-06-03 (DATE)
DP RESUBMISSION (ISSUE)
(DRAWING)

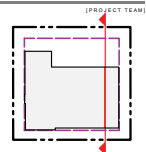


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ADERA
 (PROJECT)

RENTAL DEVELOPMENT
 1228 ST. GEORGES AVENUE
 NORTH VANCOUVER, BC

BUILDING SECTION

19495 (PROJECT)

1/8" = 1'-0" (SCALE)

2021-06-03 (DATE)

DP RESUBMISSION (ISSUE)

(DRAWING)

A-5.000

1 BUILDING SECTION NORTH-SOUTH



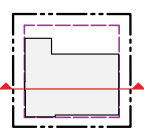
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(PROJECT TEAM)



ADERA

(PROJECT)

RENTAL DEVELOPMENT
1228 ST. GEORGES AVENUE
NORTH VANCOUVER, BC

(TITLE)

BUILDING SECTION

19495 (PROJECT)

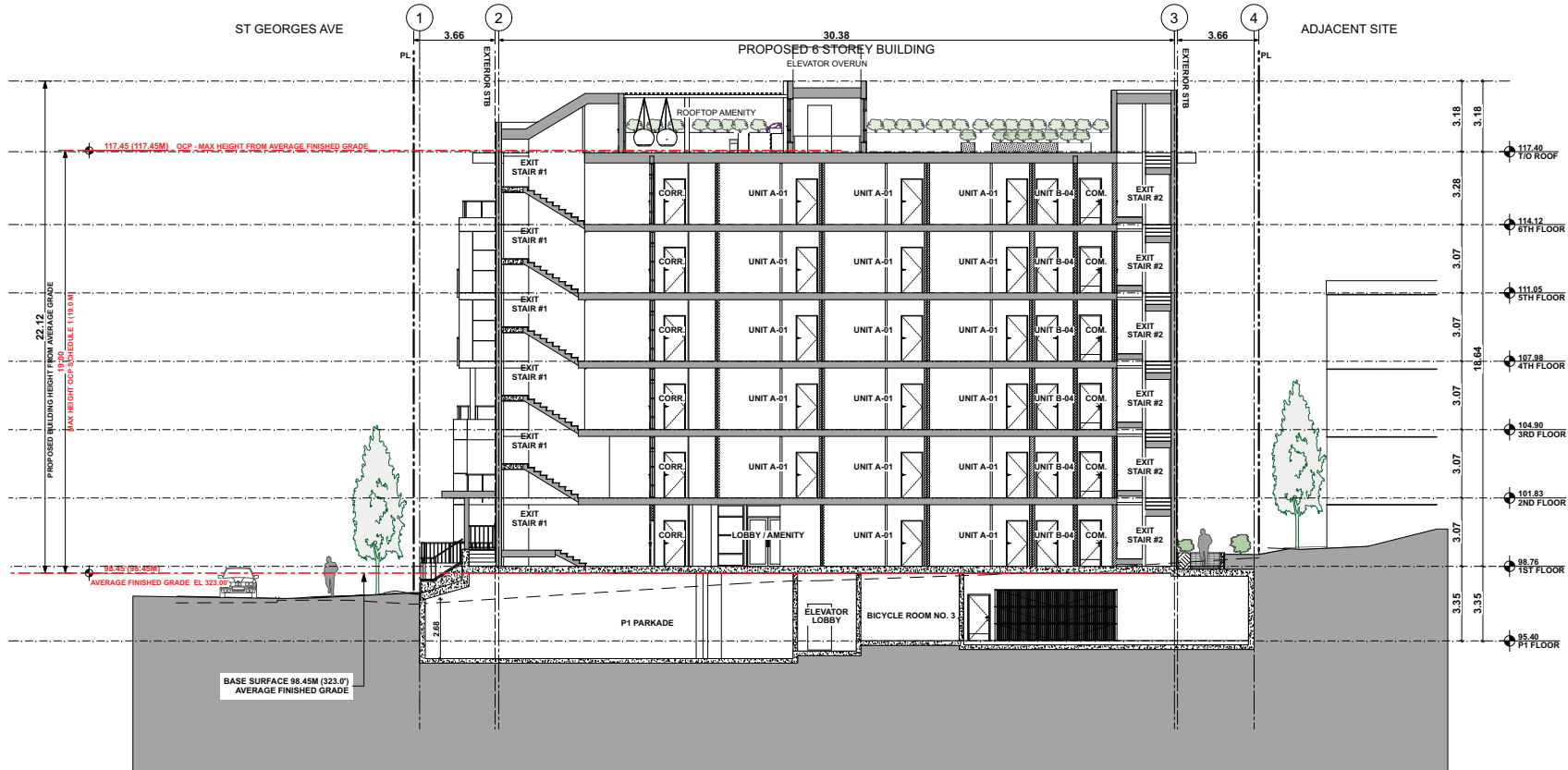
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2021-06-03 (DATE)

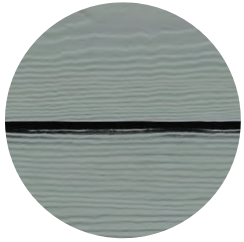
DP RESUBMISSION (ISSUE)

(DRAWING)

A-5.001



1 BUILDING SECTION EAST-WEST



B HARDIEPLANK LAP SIDING - PEARL GRAY



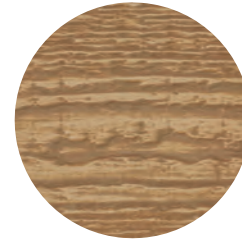
C HARDIEPLANK LAP SIDING - NIGHT GRAY



D HARDIE-REVEAL PANEL - ARCTIC WHITE



E HARDIE-REVEAL PANEL - IRON GRAY



F WOODTONE RUSTIC SERIES - SANDCASTLE



J BRICK - MANGANESE IRONSPOT



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[PROJECT TEAM]



MATERIAL AND COLOUR LEGEND

• A	Black	IKO Roofing SBS	Modiflex	2 Ply SBS Roofing membrane at flat roofs
• B	Light Gray	James Hardie Statement Collection	Pearl Gray	HardiePlank Lap Siding - cedarmill texture, 7" exposure - exterior walls
• C	Dark Gray	James Hardie Statement Collection	Night Gray	HardiePlank Lap Siding - cedarmill texture, 7" exposure - exterior walls
• D	White	James Hardie Statement Collection	Arctic White	7/16" Hardie-Reveal Panel and Reveal Trims, smooth texture, c/w Hardie-Reveal Surround Trims Clear Anodized 280102
• E	Black	James Hardie Statement Collection	Iron Gray	7/16" Hardie-Reveal Panel and Reveal Trims, smooth texture, c/w Hardie-Reveal Surround Trims Clear Anodized 280102
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• K	Woodgrain	Prefinished Fibre Cement	Woodtone Rustic Series - Sand Castle	Pre-finished soffits @ roof soffit and us of balconies
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ADERA

[PROJECT]

RENTAL DEVELOPMENT
1228 ST. GEORGES AVENUE
NORTH VANCOUVER, BC

[STYLE]

MATERIALS FINISHES

[PROJECT]

19495

[SCALE]

2021-06-03

[DATE]

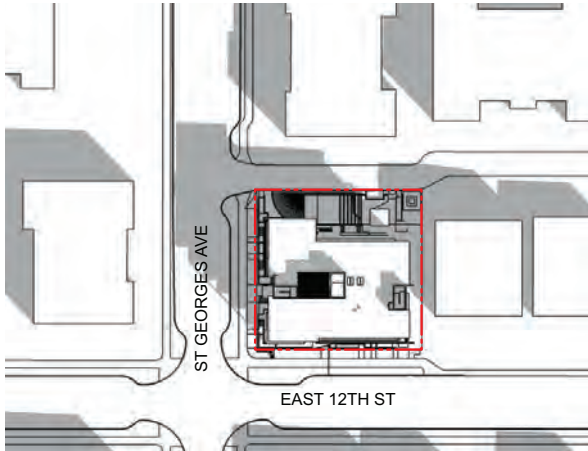
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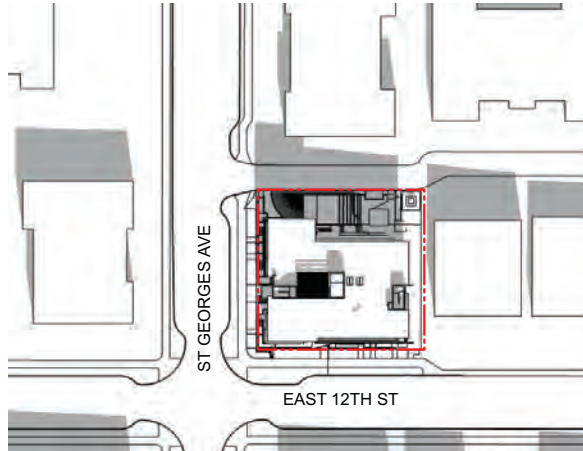
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A-8.100

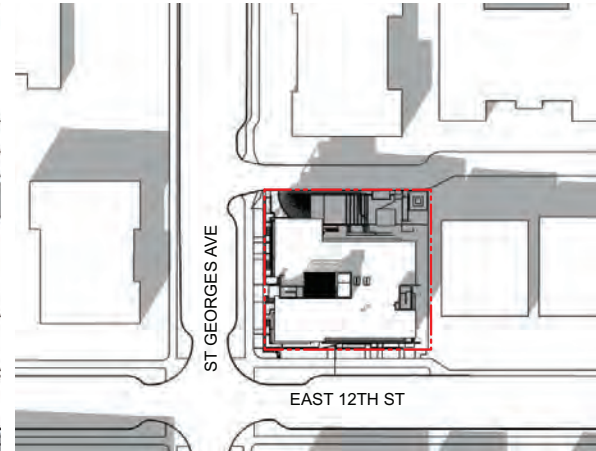
SPRING EQUINOX
MARCH 21



10 AM

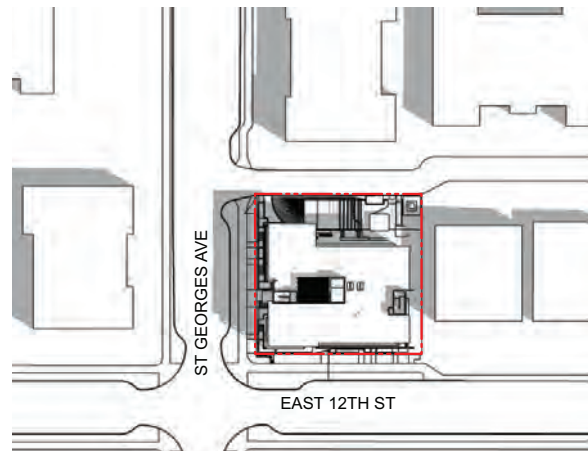


12 PM

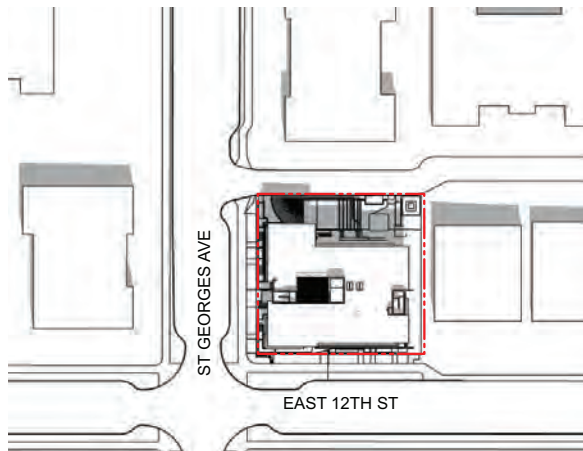


2 PM

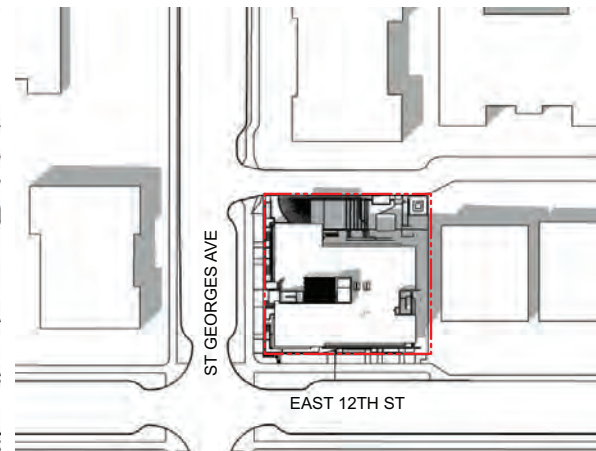
SUMMER SOLSTICE
JUNE 21



10 AM



12 PM



2 PM



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(PROJECT TEAM)



ADERA
(PROJECT)

RENTAL DEVELOPMENT
1228 ST. GEORGES AVENUE
NORTH VANCOUVER, BC

SHADOW STUDY
(TITLE)

19495
(PROJECT)

(SCALE)

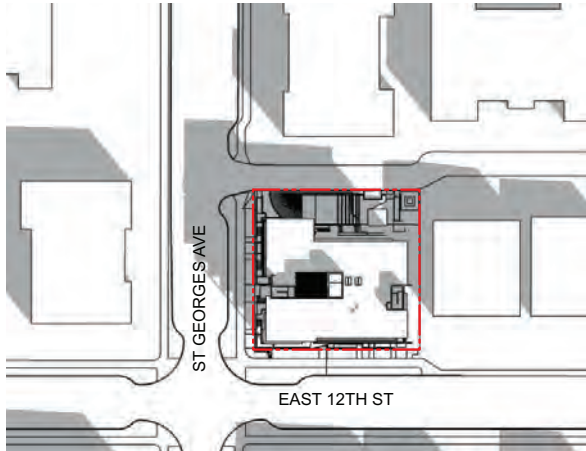
2021-06-03
(DATE)

DP RESUBMISSION
(ISSUE)

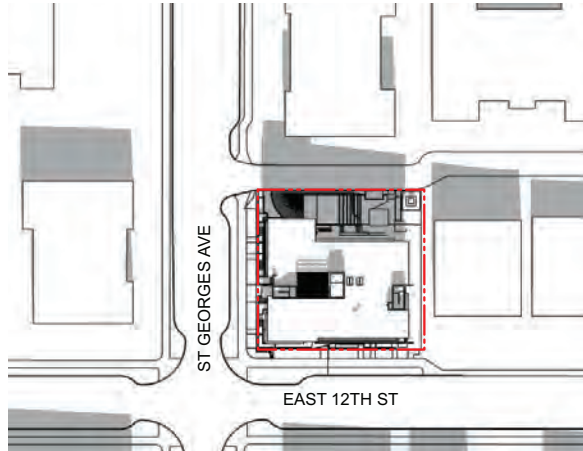
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A-8.500

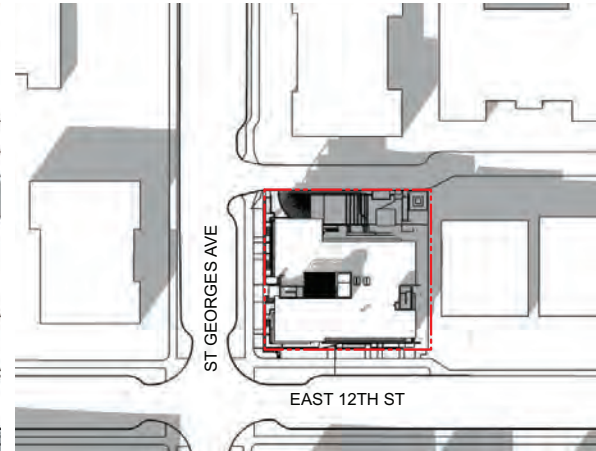
FALL EQUINOX
SEPTEMBER 23



10 AM

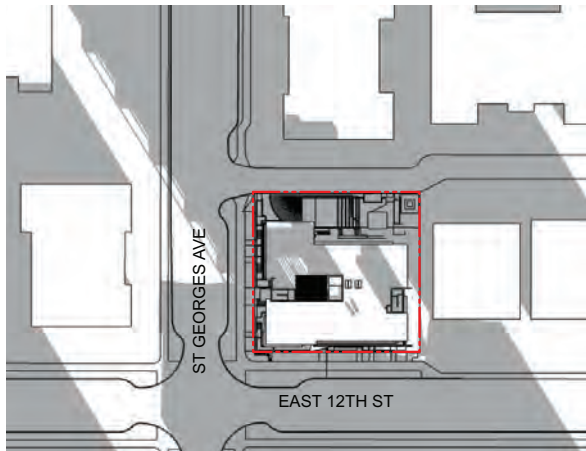


12 PM

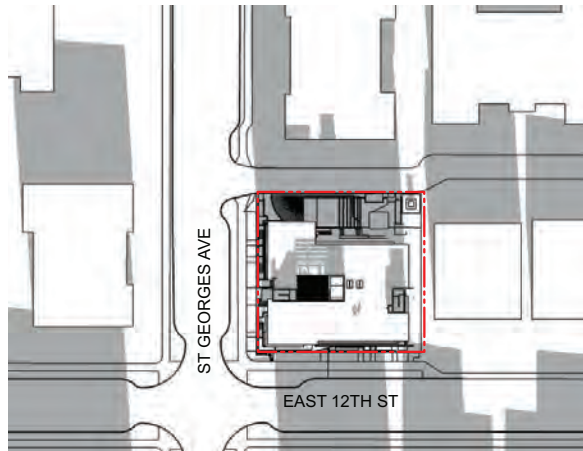


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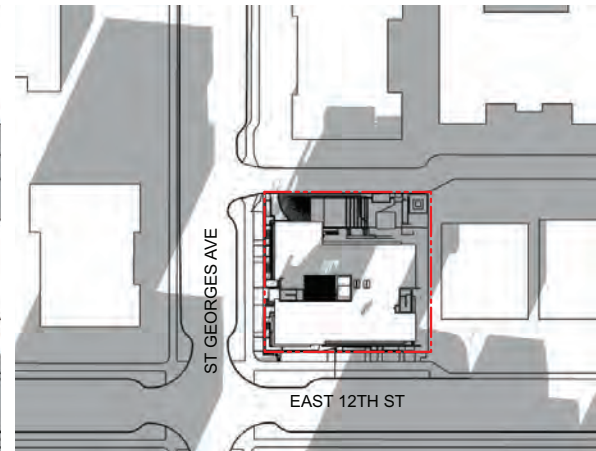
WINTER SOLSTICE
DECEMBER 21



10 AM



12 PM



2 PM



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(PROJECT TEAM)



ADERA

(PROJECT)

RENTAL DEVELOPMENT
1228 ST. GEORGES AVENUE
NORTH VANCOUVER, BC

(STYLE)

SHADOW STUDY

19495 (PROJECT)

(SCALE)

2021-06-03 (DATE)

DP RESUBMISSION (ISSUE)

(DRAWING)

A-8.501



Integra

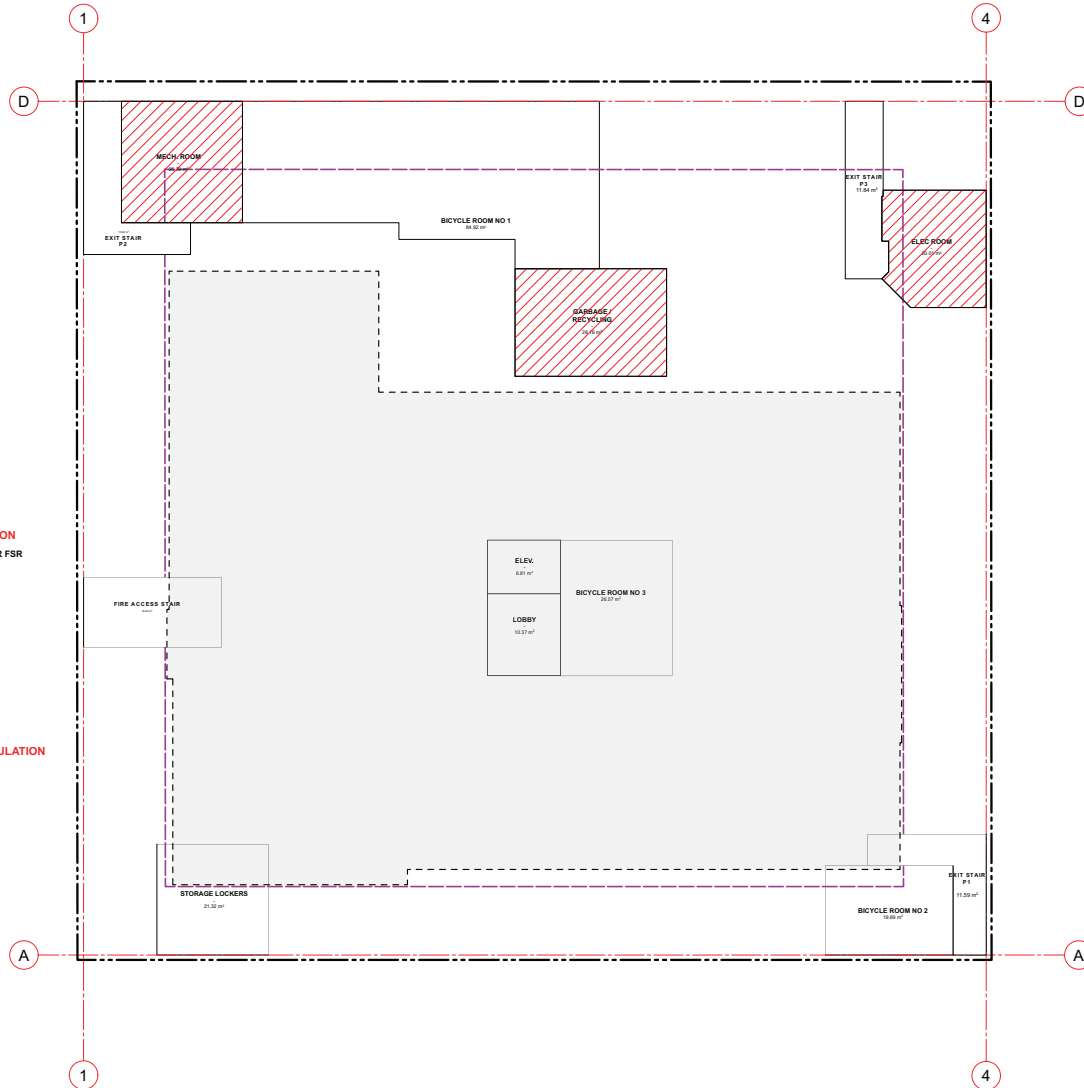
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[PROJECT TEAM]



- AREAS INCLUDED IN THE FSR CALCULATION**
- AREA - GROSS FLOOR AREA FOR FSR
 - AREA - UNIT
 - AREA - STAIR 01
 - AREA - ACTIVE DESIGN - ACCESS TO OUTDOOR AMENITY (AREA EXCLUSION FROM FSR)

- AREAS NOT INCLUDED IN THE FSR CALCULATION**
- AREA - OPEN BALCONY AND UNIT DECK AREA
 - AREA - COMMON STORAGE / BICYCLE LOCKERS PARKING
 - AREA - SERVICE ROOMS (LUG PARKING, GARBAGE)



ADERA

[PROJECT]

RENTAL DEVELOPMENT
1220 ST. GEORGES AVENUE
NORTH VANCOUVER, BC

[TITLE]

AREA OVERLAYS PARKING P1

19495 [PROJECT]

1/8" = 1'-0" [SCALE]

2021-06-03 [DATE]

DP RESUBMISSION [ISSUE]

[DRAWING]

A-9.001

PARKING P-1 AREA OVERLAY



Integra

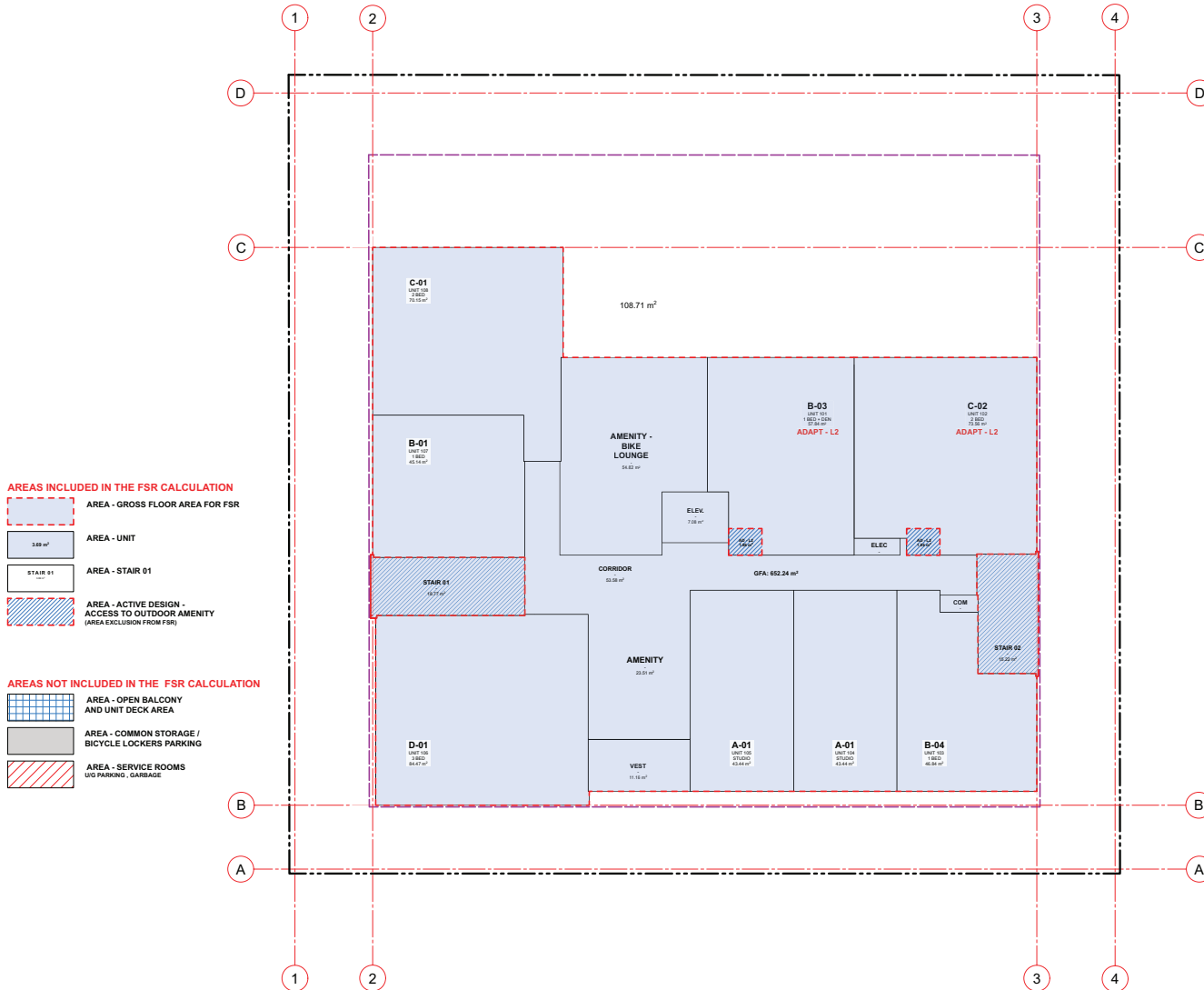
ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

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[PROJECT TEAM]



1ST FLOOR AREA OVERLAY

SITE GROSS AREA
1,387.19 m²



ADERA
[PROJECT]

RENTAL DEVELOPMENT
1228 ST. GEORGES AVENUE
NORTH VANCOUVER, BC

AREA OVERLAYS 1ST FLOOR

19495 [PROJECT]

1/8" = 1'-0" [SCALE]

2021-06-03 [DATE]

DP RESUBMISSION [ISSUE]

[DRAWING]

A-9.010



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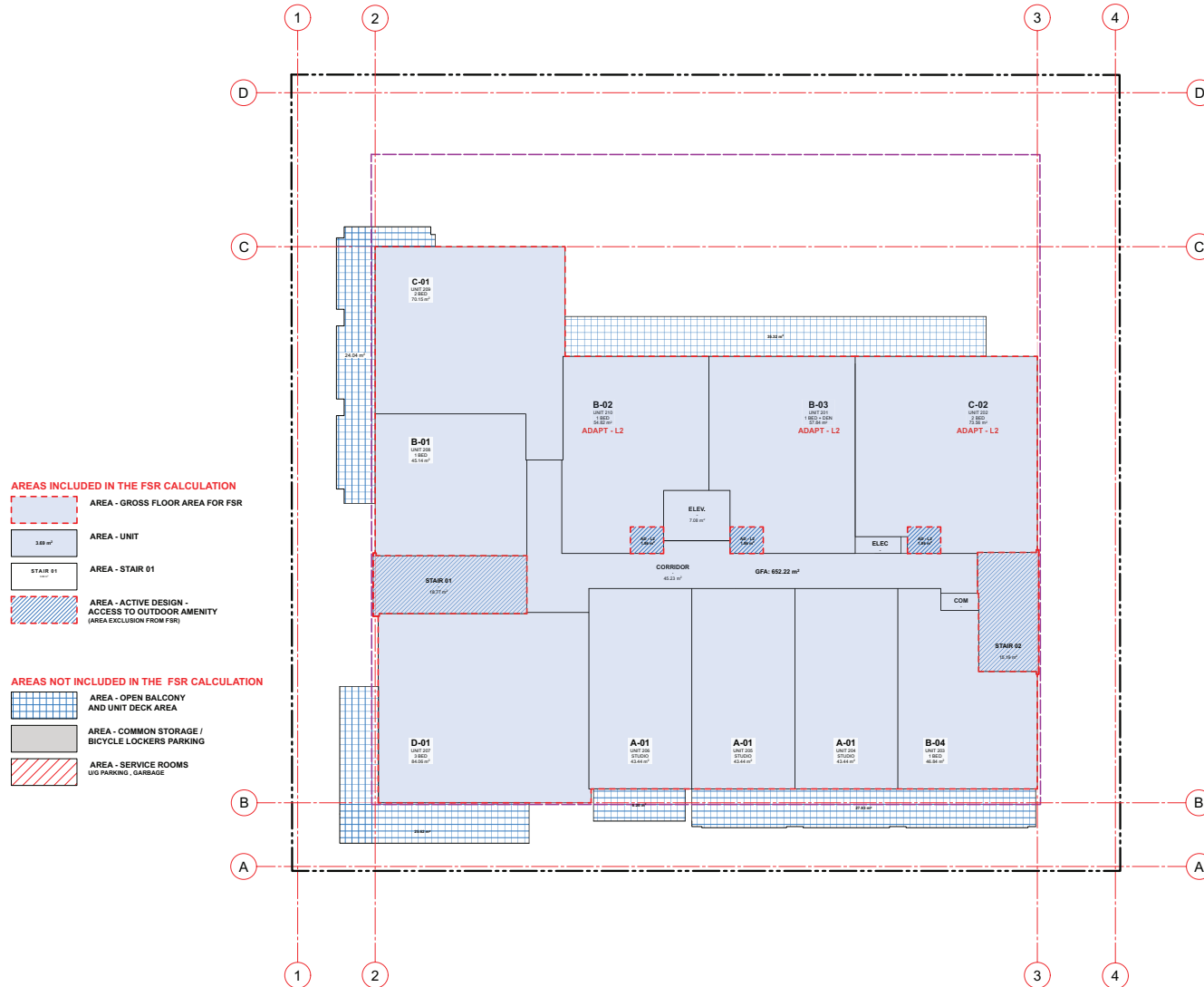
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(PROJECT TEAM)



2ND FLOOR AREA OVERLAY



ADERA

(CLIENT)

RENTAL DEVELOPMENT
1228 ST. GEORGES AVENUE
NORTH VANCOUVER, BC

(TITLE)

AREA OVERLAYS 2ND FLOOR

19495 (PROJECT)

1/8" = 1'-0" (SCALE)

2021-06-03 (DATE)

DP RESUBMISSION (ISSUE)

(DRAWING)

A-9.020



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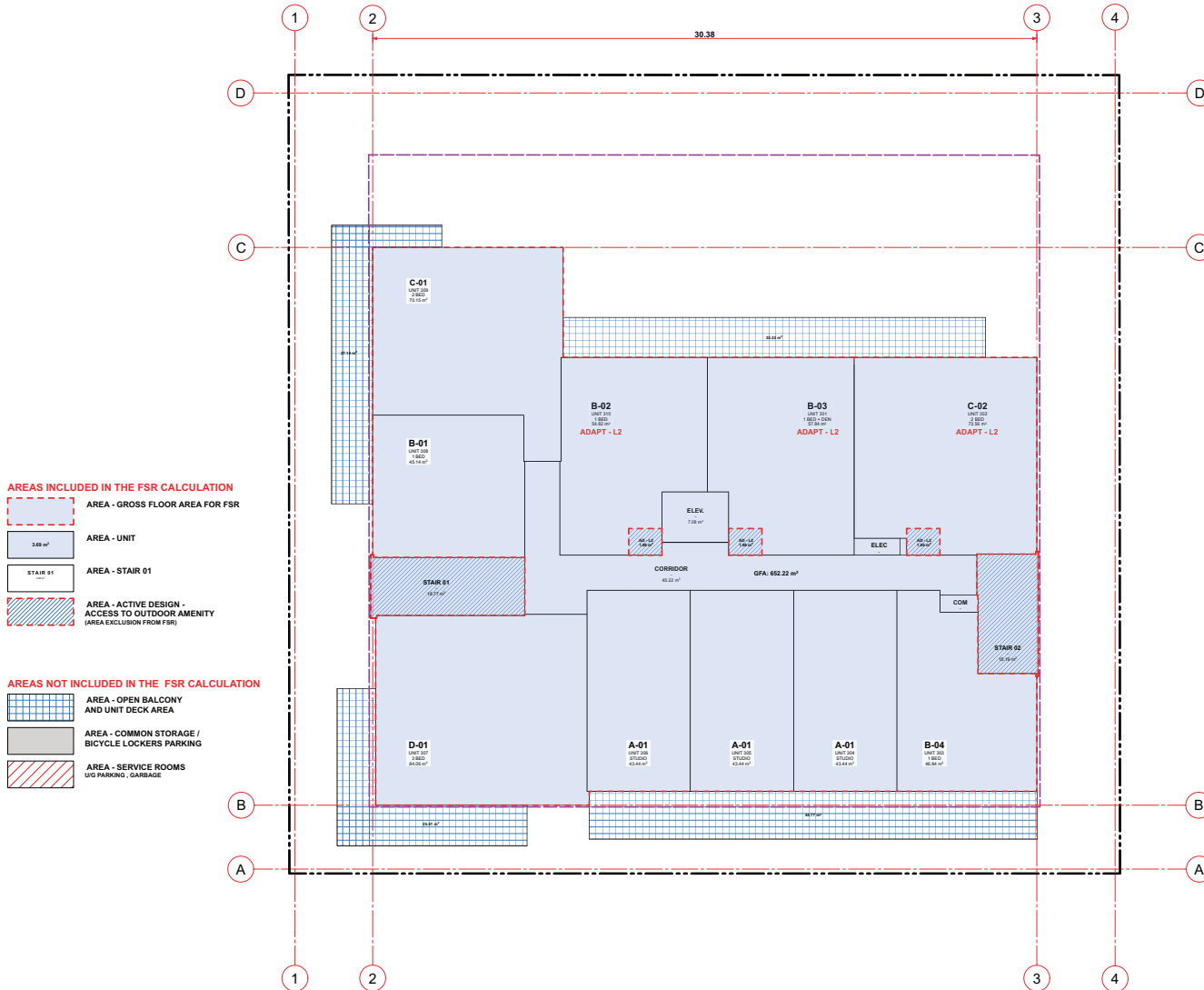
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[PROJECT TEAM]



3RD FLOOR AREA OVERLAY



ADERA

[PROJECT]

RENTAL DEVELOPMENT
1228 ST. GEORGES AVENUE
NORTH VANCOUVER, BC

[TITLE]

AREA OVERLAYS 3RD FLOOR

19495 [PROJECT]

1/8" = 1'-0" [SCALE]

2021-06-03 [DATE]

DP RESUBMISSION [ISSUE]

[DRAWING]

A-9.030



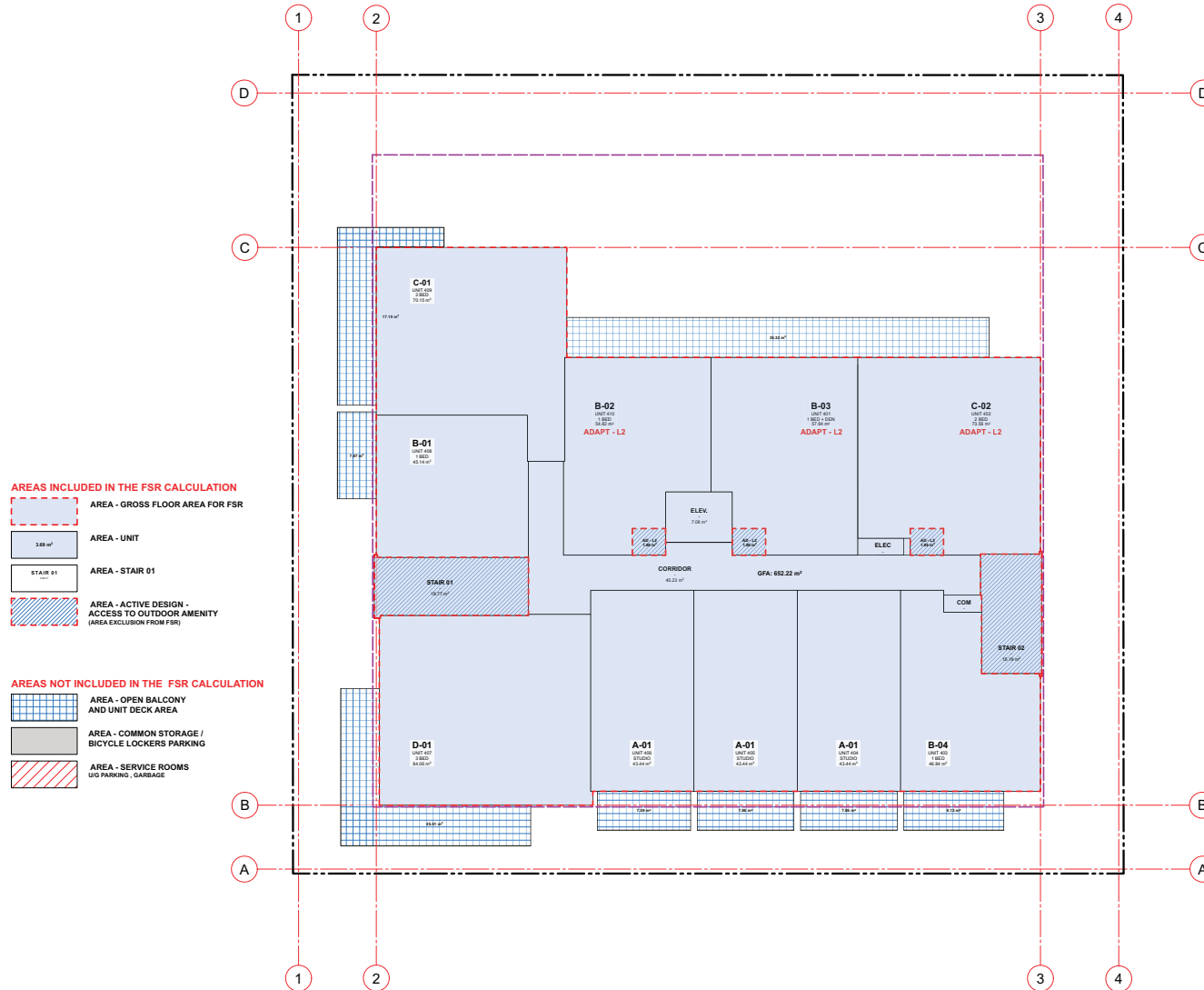
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[PROJECT TEAM]



4TH FLOOR AREA OVERLAY



ADERA

[PROJECT]

RENTAL DEVELOPMENT
1228 ST. GEORGES AVENUE
NORTH VANCOUVER, BC

[TITLE]

AREA OVERLAYS 4TH FLOOR

19495 [PROJECT]

1/8" = 1'-0" [SCALE]

2021-06-03 [DATE]

DP RESUBMISSION [ISSUE]

[DRAWING]

A-9.040



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[PROJECT TEAM]



ADERA

[CLIENT]

RENTAL DEVELOPMENT
1228 ST. GEORGES AVENUE
NORTH VANCOUVER, BC

[TITLE]

AREA OVERLAYS 5TH FLOOR

19495 [PROJECT]

1/8" = 1'-0" [SCALE]

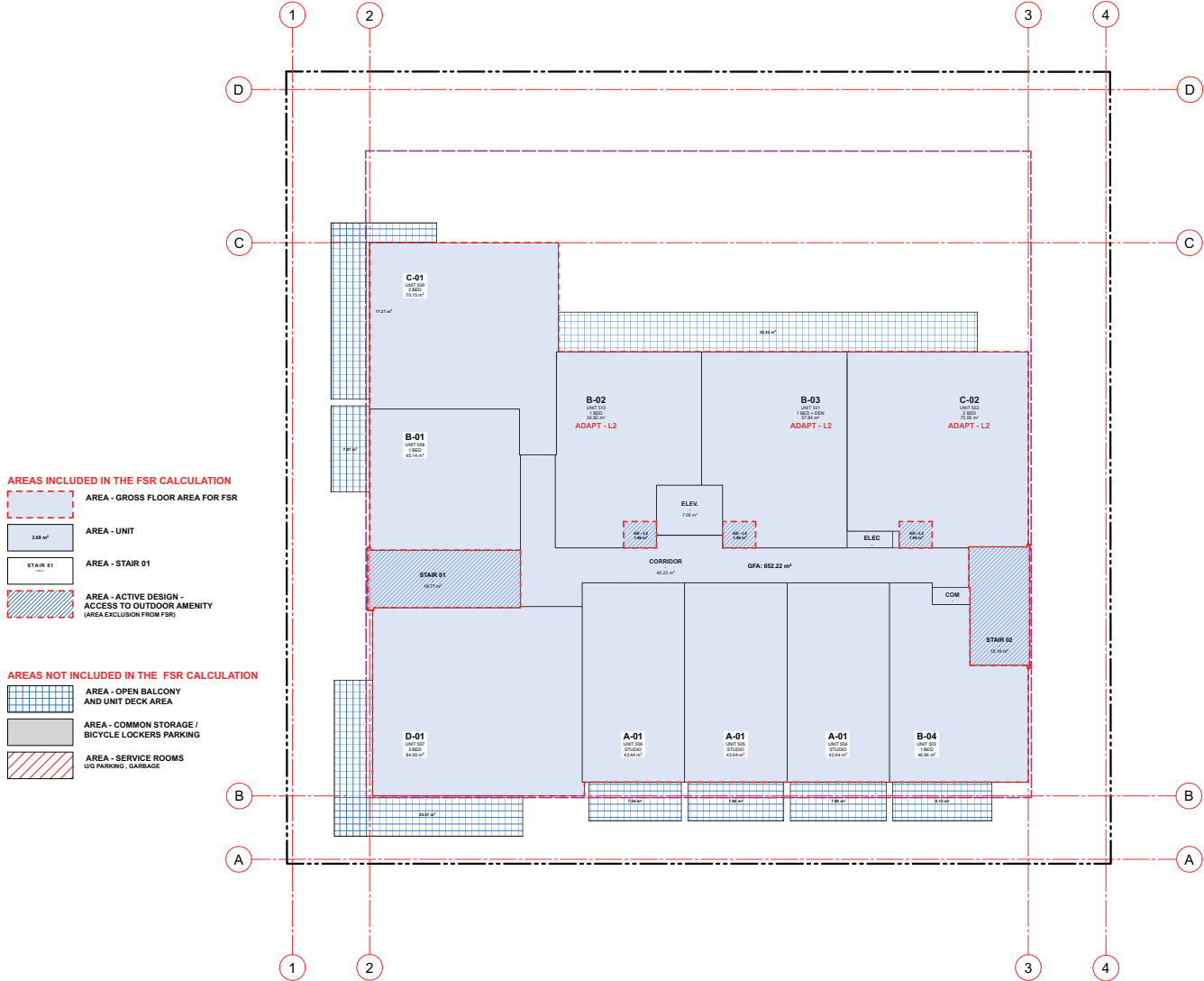
2021-06-03 [DATE]

DP RESUBMISSION [ISSUE]

[DRAWING]

A-9.050

5TH FLOOR AREA OVERLAY





Integra

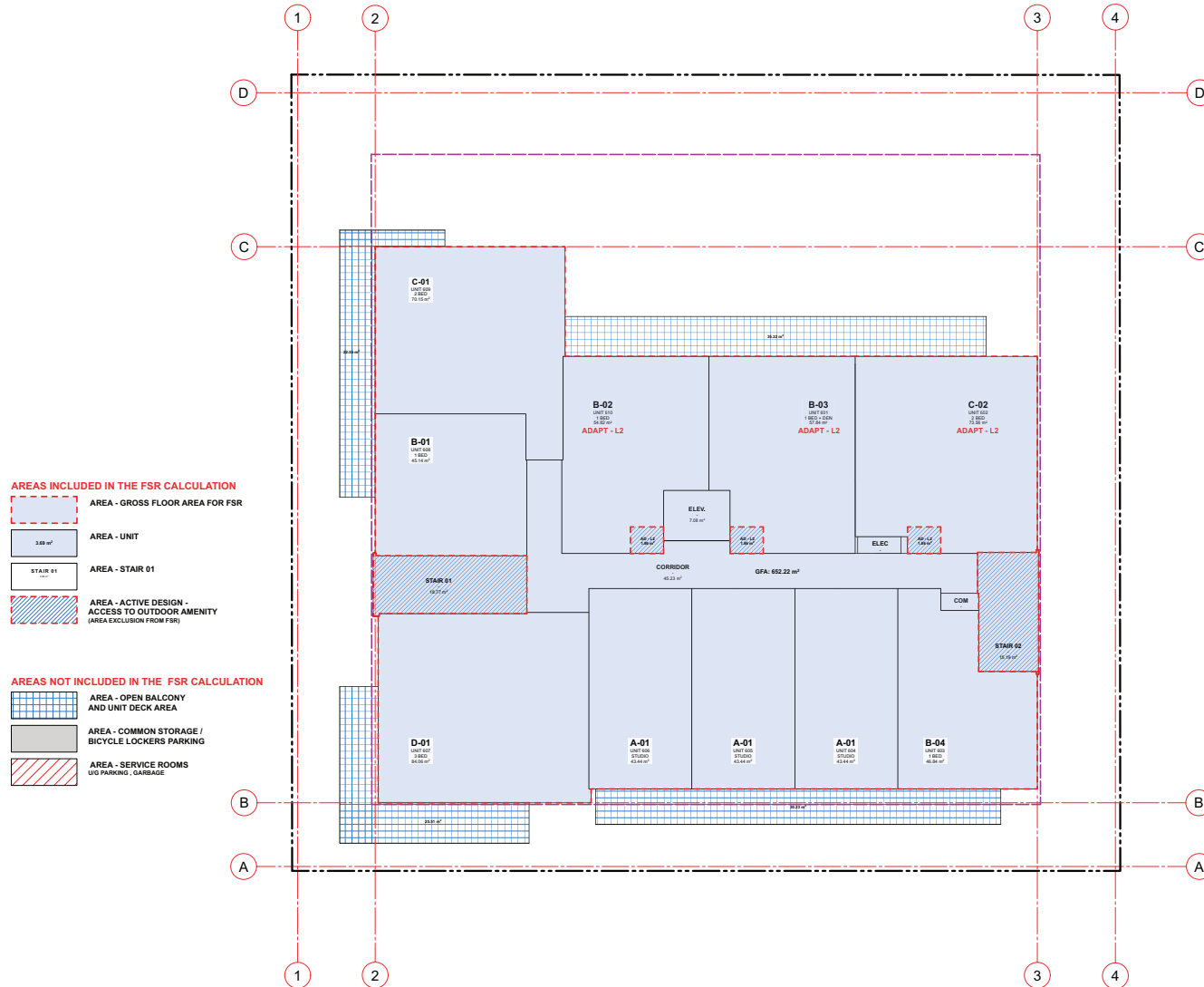
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[PROJECT TEAM]



6TH FLOOR AREA OVERLAY



ADERA

[PROJECT]

RENTAL DEVELOPMENT
1228 ST. GEORGES AVENUE
NORTH VANCOUVER, BC

[TITLE]

AREA OVERLAYS 6TH FLOOR

19495 [PROJECT]

1/8" = 1'-0" [SCALE]

2021-06-03 [DATE]

DP RESUBMISSION [ISSUE]

[DRAWING]

A-9.060



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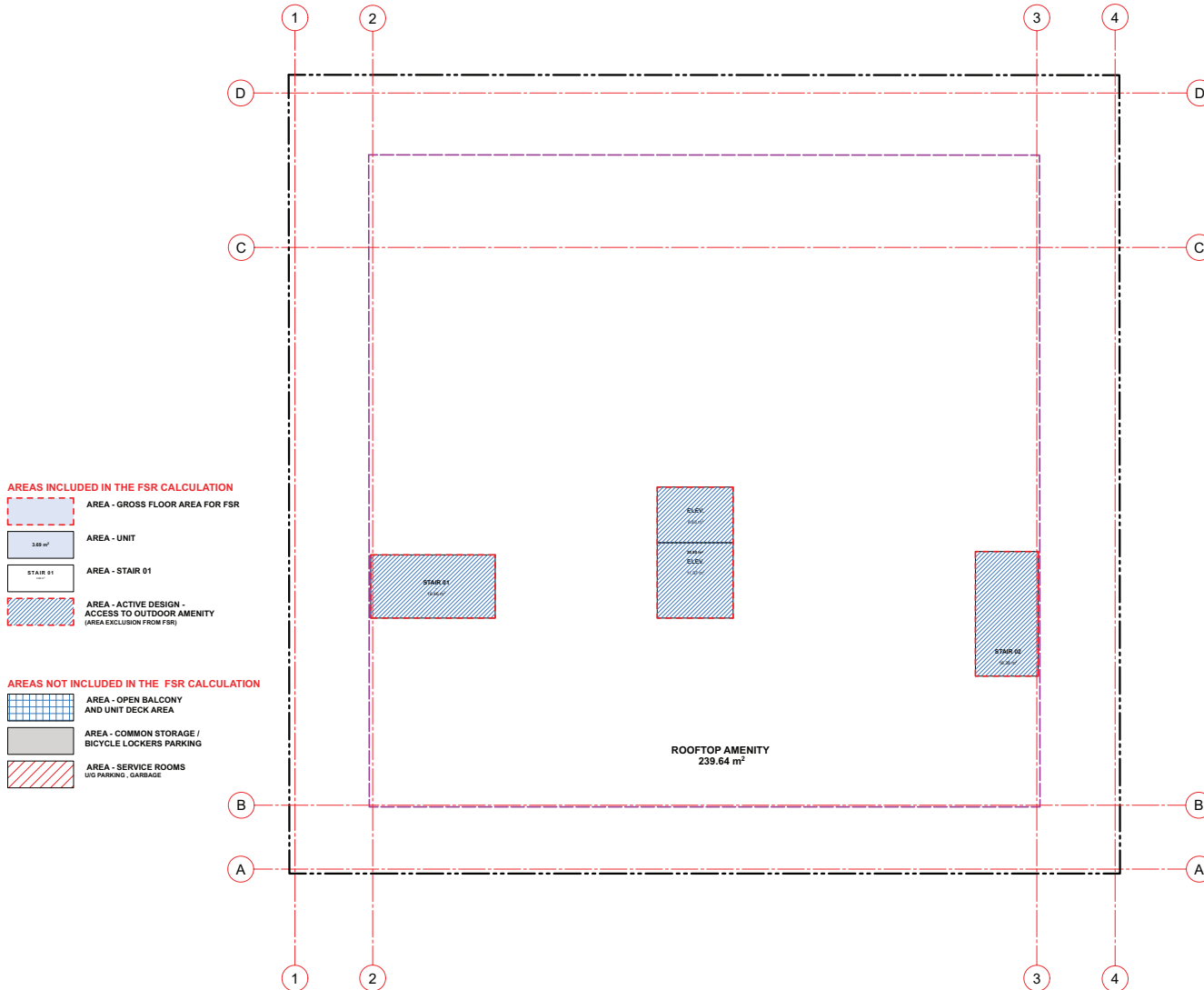
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[PROJECT TEAM]



T.O. ROOF AREA OVERLAY



ADERA
[PROJECT]

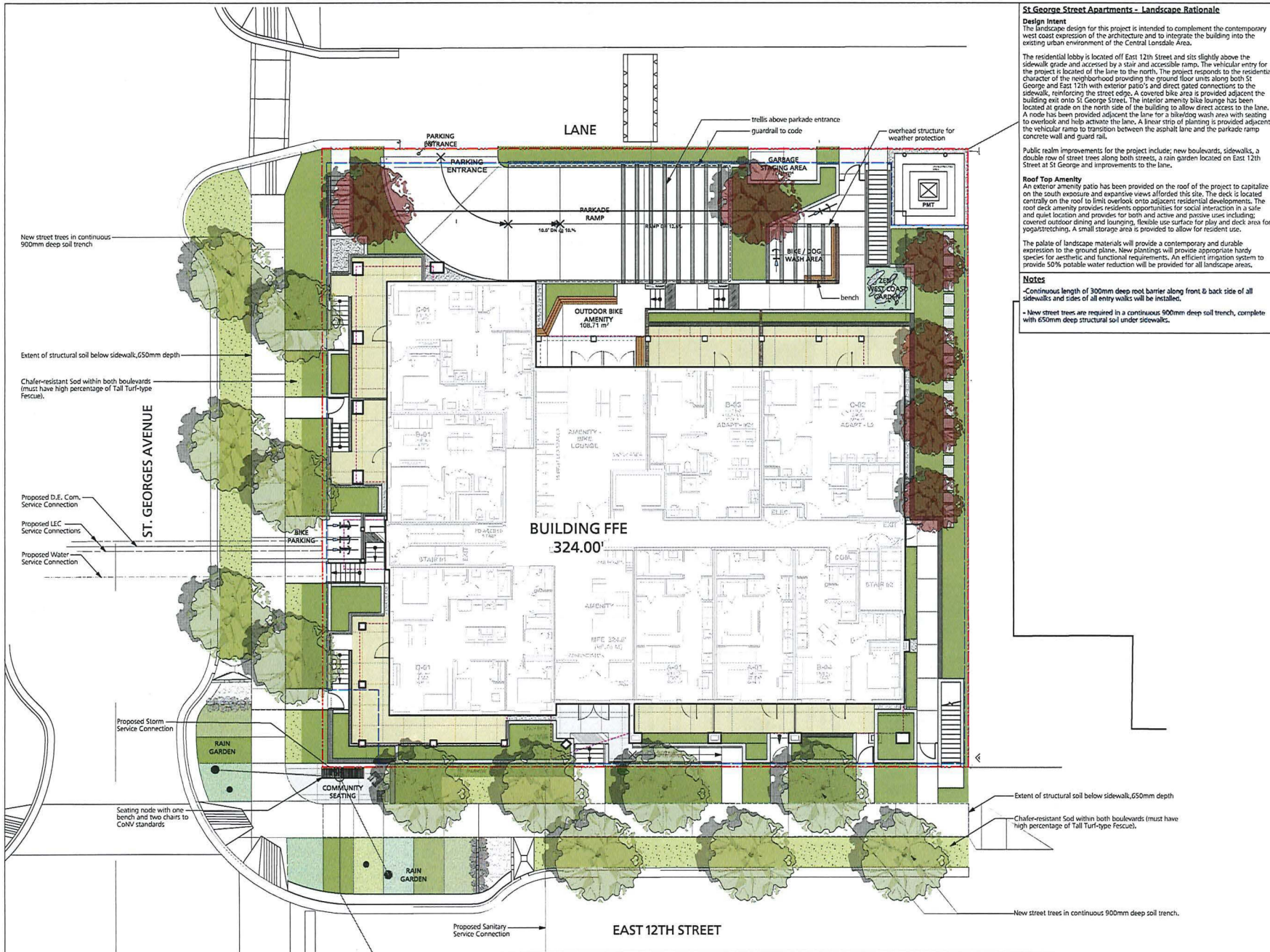
RENTAL DEVELOPMENT
1220 ST. GEORGES AVENUE
NORTH VANCOUVER, BC

AREA OVERLAYS
ROOF DECK

19495 [PROJECT]
1/8" = 1'-0" [SCALE]
2021-06-03 [DATE]
DP RESUBMISSION [ISSUE]

[DRAWING]

A-9.070



St George Street Apartments - Landscape Rationale

Design Intent
The landscape design for this project is intended to complement the contemporary west coast expression of the architecture and to integrate the building into the existing urban environment of the Central Landside Area.

The residential lobby is located off East 12th Street and sits slightly above the sidewalk grade and accessed by a stair and accessible ramp. The vehicular entry for the project is located to the lane to the north. The project responds to the residential character of the neighborhood providing the ground floor units along both St. George and East 12th with exterior patios and direct gated connections to the sidewalk, reinforcing the street edge. A covered bike area is provided adjacent the building exit onto St. George Street. The interior amenity bike lounge has been located at grade on the north side of the building to allow direct access to the lane. A node has been provided adjacent the lane for a bike/dog wash area with seating to overlook and help activate the lane. A linear strip of planting is provided adjacent the vehicular ramp to transition between the asphalt lane and the parkade ramp concrete wall and guard rail.

Public realm improvements for the project include: new boulevards, sidewalks, a double row of street trees along both streets, a rain garden located on East 12th Street at St. George and improvements to the lane.

Roof Top Amenity
An exterior amenity patio has been provided on the roof of the project to capitalize on the south exposure and expansive views afforded this site. The deck is located centrally on the roof to limit overlook onto adjacent residential developments. The roof deck amenity provides residents opportunities for social interaction in a safe and quiet location and provides for both active and passive uses including: covered outdoor dining and lounging, flexible use surface for play and deck area for yoga/stretching. A small storage area is provided to allow for resident use.

Notes
- Continuous length of 300mm deep root barrier along front & back side of all sidewalks and sides of all entry walks will be installed.
- New street trees are required in a continuous 900mm deep soil trench, complete with 650mm deep structural soil under sidewalks.

P+A
Landscape Architecture
Site Planning

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Vancouver, BC V6T 1V4
778-729-4116
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www.kimperystudio.ca

Attachment 4

3	Revised for DP	2021/06/02
2	Issued for ADP	2020/12/02
1	Issued for Re-zoning and Development Permit	2020/10/14
Revision No.	Date	

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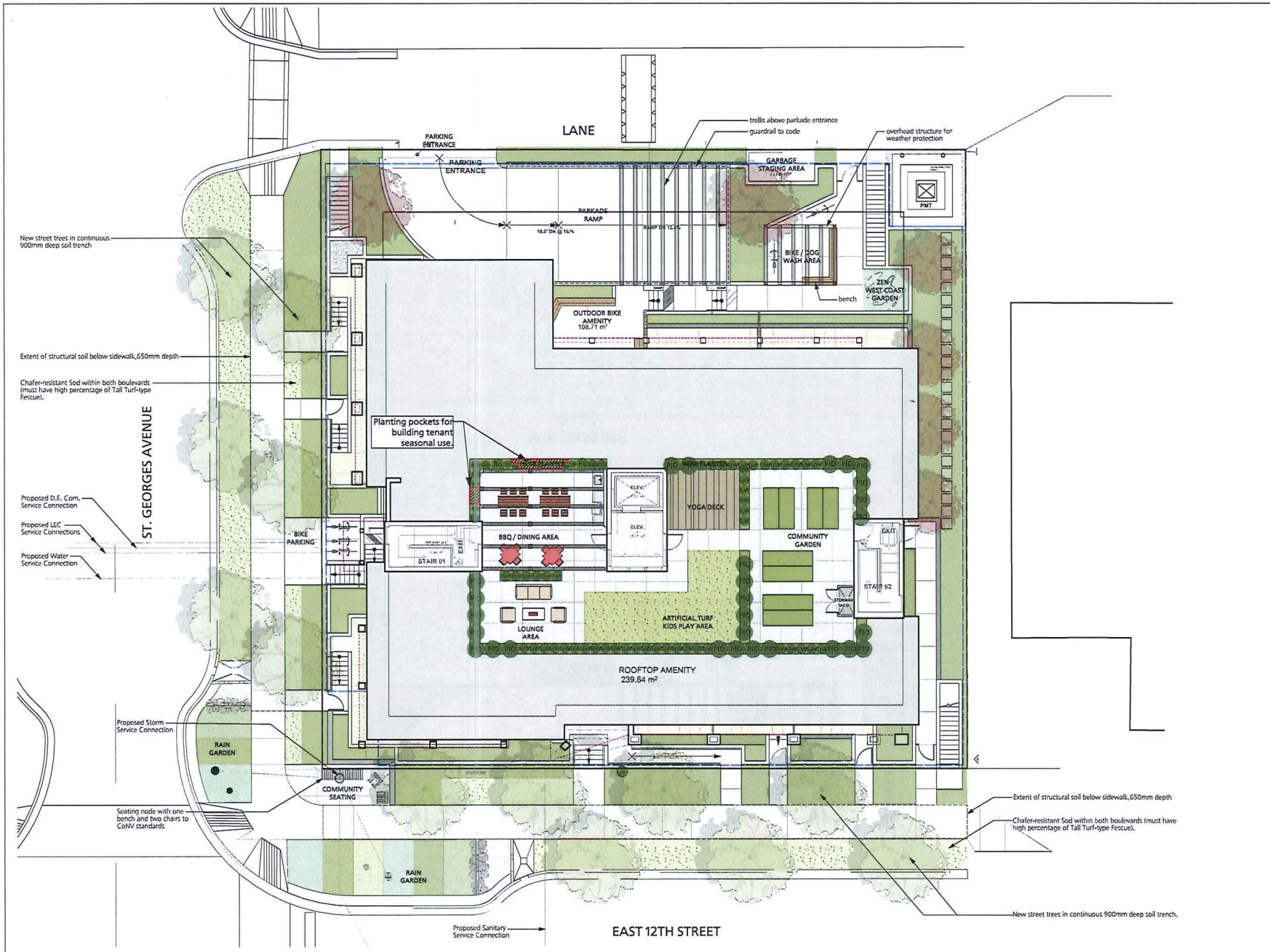
Client:
St. Georges Adera Projects Ltd.

Project Title:
Rental Development
1220 St. Georges Avenue
North Vancouver, BC

Drawing Title:
Landscape Concept Plan

Project North:	Drawn By:	EML
	Checked By:	MP
Scale:	Job No.:	20-075
1/8" = 1'-0"	Sheet No.:	

L0.0A



3 Re-issued for DP 2021/06/02
 2 Issued for ADP 2020/12/02
 1 Issued for Re-zoning and Development Permit 2020/10/14

Revision No. Date

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St. Georges Adera Projects Ltd.





Project Title:
Rental Development
 1220 St. Georges Avenue
 North Vancouver, BC

Drawing Title:
Landscape Roof Concept Plan

Project North:	Drawn By:	EML
	Checked By:	MP
Scale:	Job No.:	20-075
1/8" = 1'-0"	Sheet No.:	

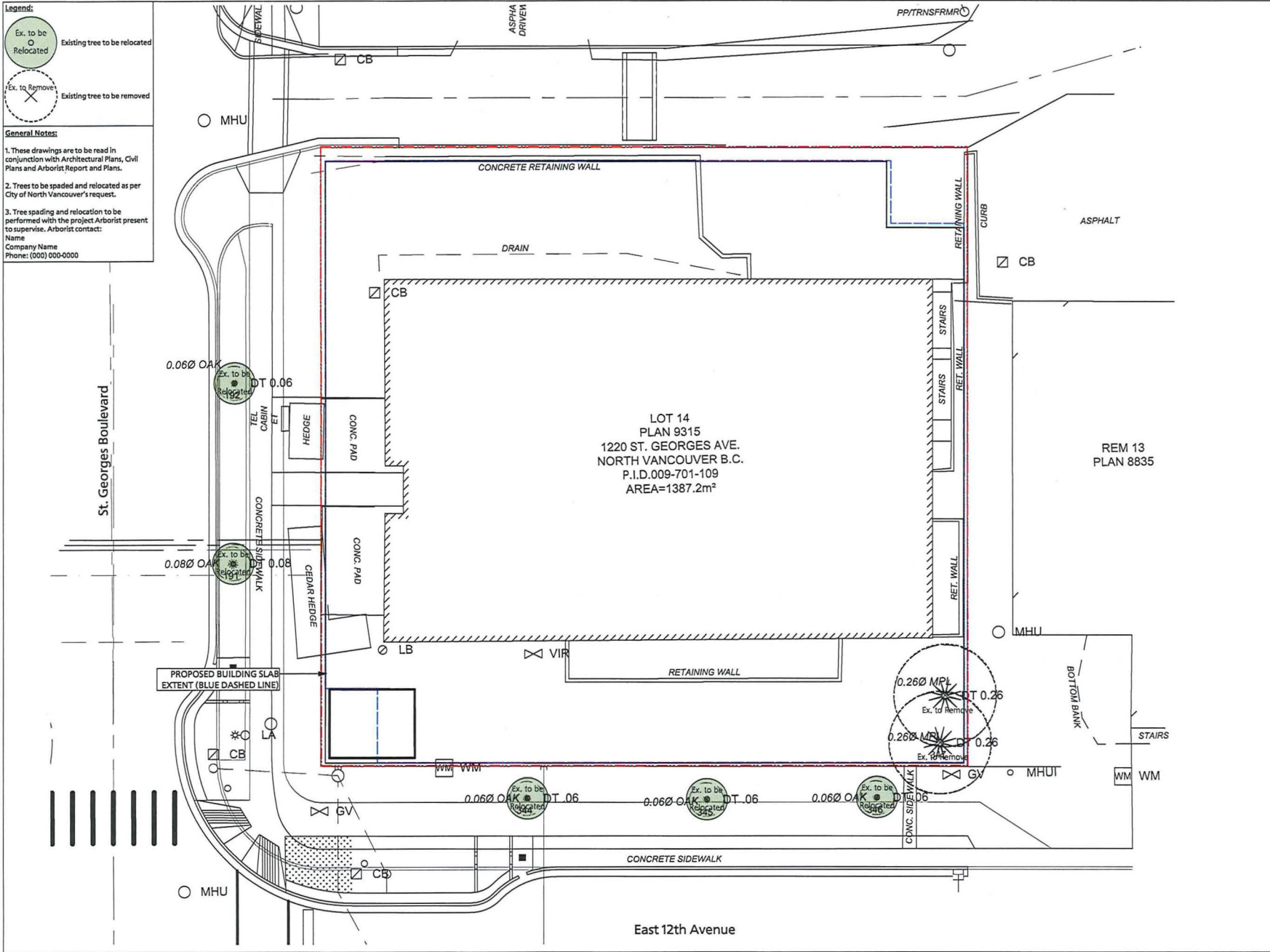
Legend:

Ex. to be Relocated
 Existing tree to be relocated

Ex. to Remove
 Existing tree to be removed

General Notes:

1. These drawings are to be read in conjunction with Architectural Plans, Civil Plans and Arborist Report and Plans.
2. Trees to be spaded and relocated as per City of North Vancouver's request.
3. Tree spading and relocation to be performed with the project Arborist present to supervise. Arborist contact:
 Name:
 Company Name:
 Phone: (000) 000-0000



3	Re-issued for DP	2021/06/02
2	Issued for ADP	2020/12/02
1	Issued for Re-zoning and Development Permit	2020/10/14
Revision No.		Date


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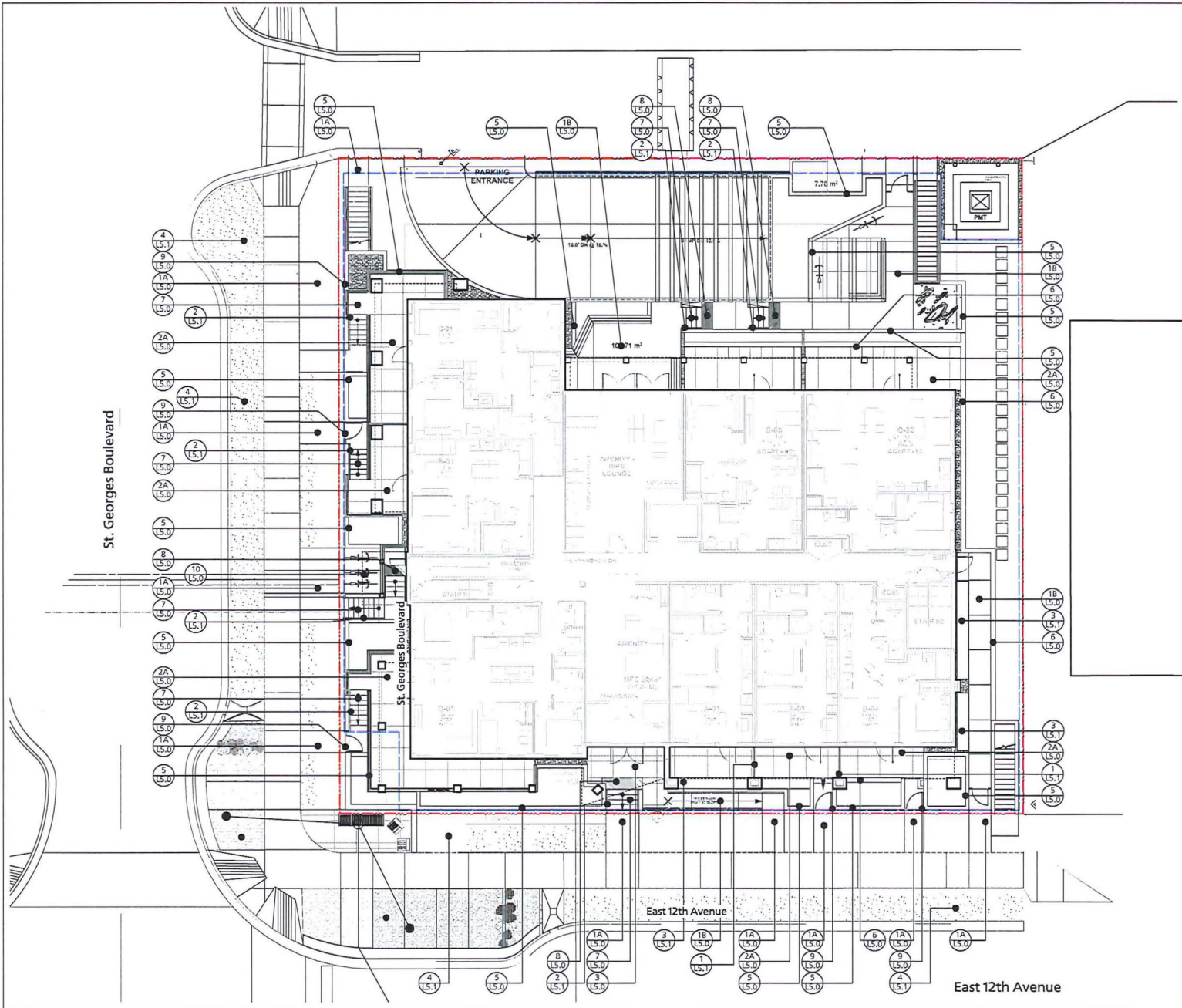
Client: **St. Georges Adera Projects Ltd.**



Project Title: **Rental Development**
 1220 St. Georges Avenue
 North Vancouver, BC

Drawing Title: **Tree Management Plan**

Project North:	Drawn By:	EML
	Checked By:	MP
Scale:	Job No.:	20-075
1/8" = 1'-0"		
Sheet No.:		



- KEY LEGEND:**
- 1A (LS.0) Pedestrian Concrete Paving, On Grade
 - 1B (LS.0) Pedestrian Concrete Paving, On Slab
 - 2A (LS.0) Pedestrian Precast Pavers, On Slab
 - 2B (LS.0) Pedestrian Precast Pavers, On Roof
 - 3 (LS.0) Granite Paving
 - 4 (LS.0) SYNLaw on Roof
 - 5 (LS.0) CIP Concrete Planter Wall On Slab
 - 6 (LS.0) Allan Block Planter Wall On Slab
 - 7 (LS.0) CIP Concrete Stair
 - 8 (LS.0) CIP Concrete Tactile Strip
 - 9 (LS.0) Custom Aluminum Gate
 - 10 (LS.0) Bike Rack
 - 1 (LS.1) Privacy Screen
 - 2 (LS.1) Handrail
 - 2A (LS.1) Aluminum Planter
 - 2B (LS.1) Tree Planting Detail Urban Boulevard
 - 3 (LS.1) Shrub and Groundcover Planting
 - 4 (LS.1) Boulevard Lawn

P+A
 Landscape Architecture
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 112 East Broadway
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 F 604 278-4116
 www.perryandassociates.ca

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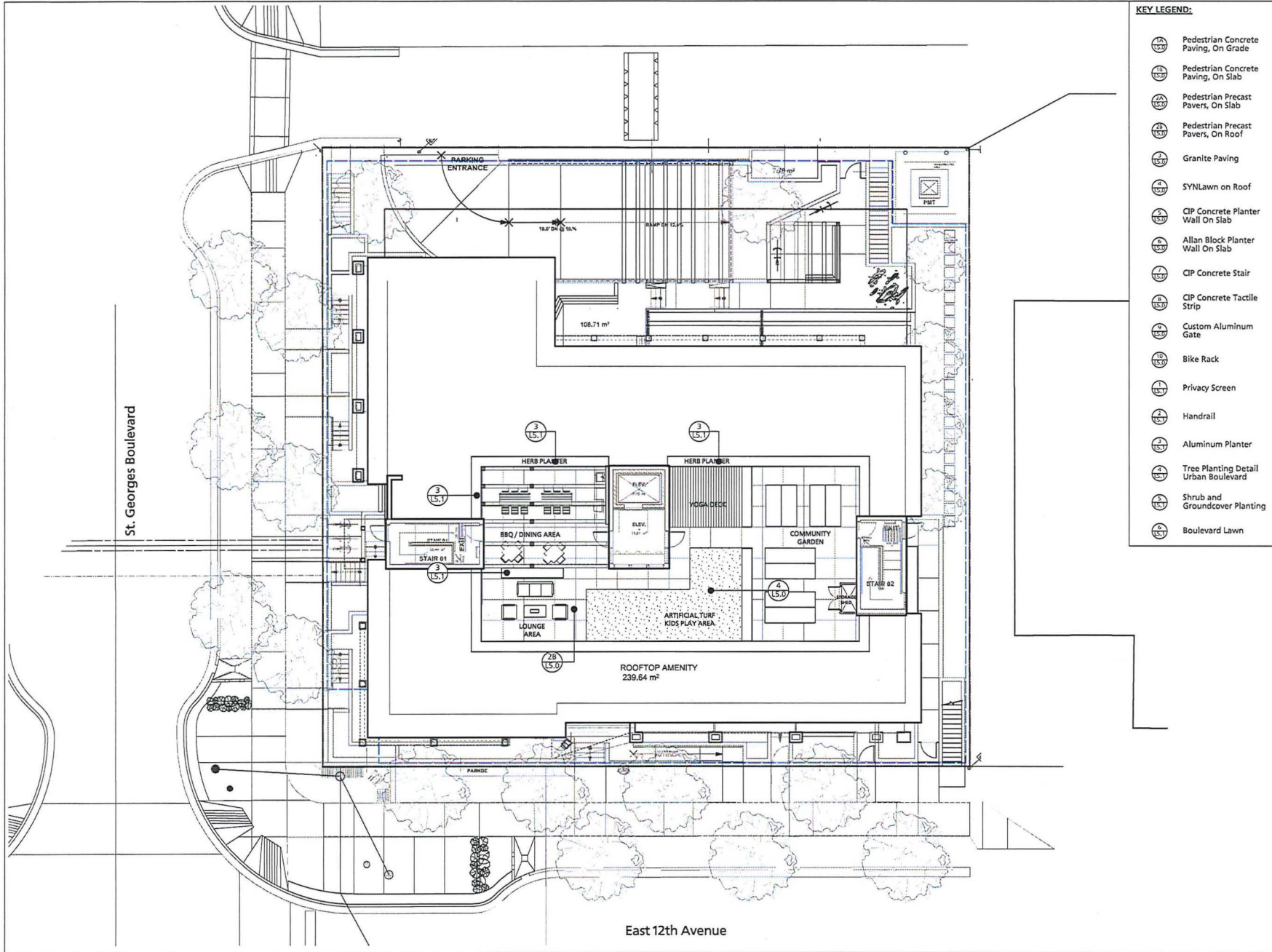
Client:
St. Georges Adera Projects Ltd.

Project Title:
Rental Development
 1220 St. Georges Avenue
 North Vancouver, BC

Drawing Title:
Landscape Key Plan

Project North:
 Drawn By: EML
 Checked By: MP
 Scale: 1/8" = 1'-0"
 Job No.: 20-075
 Sheet No.:

L1.0A



- KEY LEGEND:**
- ① Pedestrian Concrete Paving, On Grade
 - ② Pedestrian Concrete Paving, On Slab
 - ③ Pedestrian Precast Pavers, On Slab
 - ④ Pedestrian Precast Pavers, On Roof
 - ⑤ Granite Paving
 - ⑥ SYNLaw on Roof
 - ⑦ CIP Concrete Planter Wall On Slab
 - ⑧ Allan Black Planter Wall On Slab
 - ⑨ CIP Concrete Stair
 - ⑩ CIP Concrete Tactile Strip
 - ⑪ Custom Aluminum Gate
 - ⑫ Bike Rack
 - ⑬ Privacy Screen
 - ⑭ Handrail
 - ⑮ Aluminum Planter
 - ⑯ Tree Planting Detail Urban Boulevard
 - ⑰ Shrub and Groundcover Planting
 - ⑱ Boulevard Lawn

3	Re-Issued for DP	2021/06/02
2	Issued for ADP	2020/12/02
1	Issued for Re-zoning and Development Permit	2020/10/14
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Client: **St. Georges Adara Projects Ltd.**

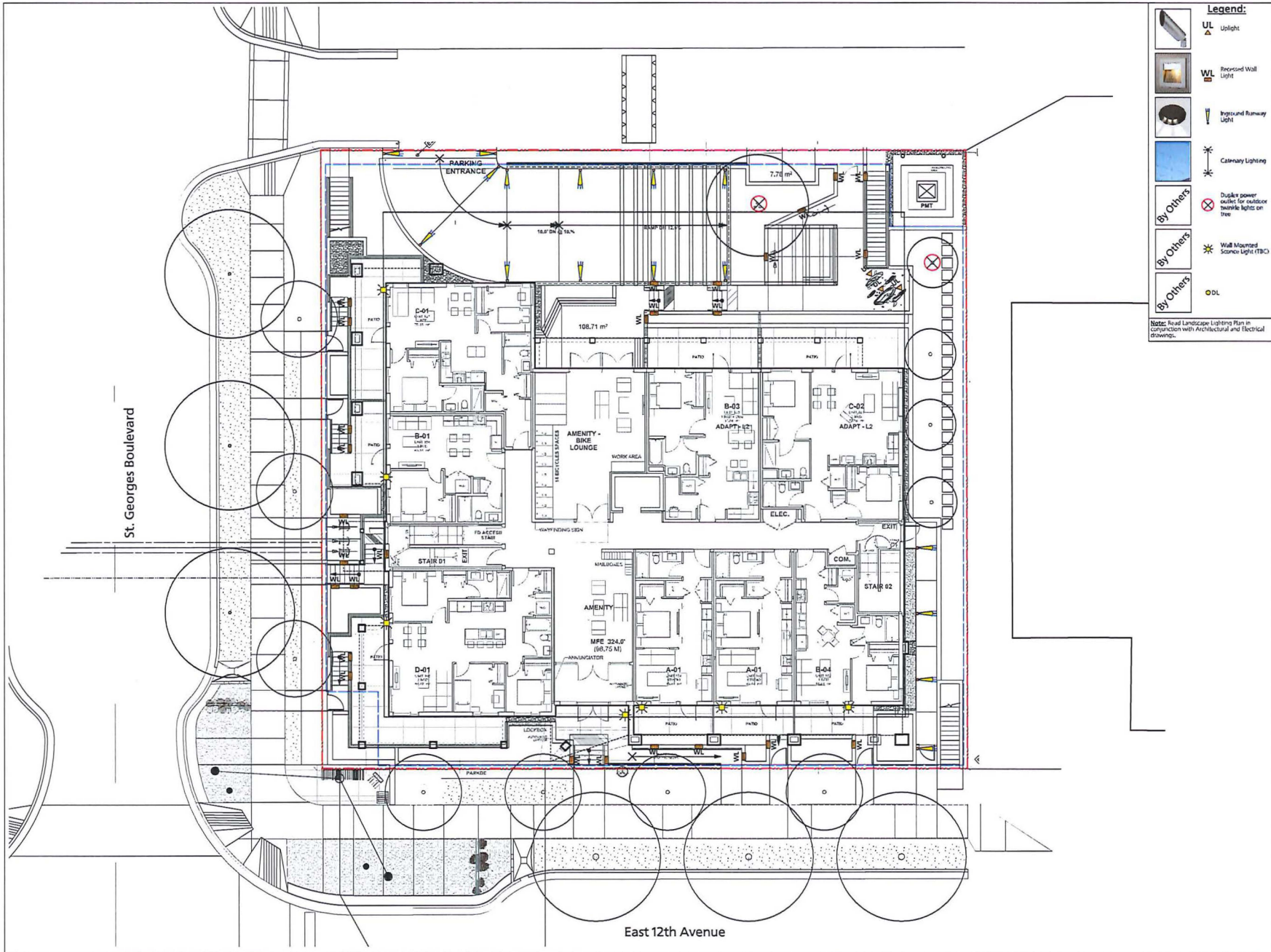


Project Title: **Rental Development**
 1220 St. Georges Avenue
 North Vancouver, BC

Drawing Title: **Landscape Roof Key Plan**

Project North:	Drawn By:	EML
	Checked By:	MP
Scale:	Job No.:	30-075
Sheet No.:		

L1.0B



Legend:

- UL Uplight
- Recessed Wall Light
- Inground Runway Light
- Category Lighting
- Duckies power socket for recessed track lights on tree
- Wall Mounted Sconce Light (TBC)
- DL

By Others

Note: Read Landscape Lighting Plan in conjunction with Architectural and Electrical drawings.

P+A
 Landscape Architecture
 Site Planning

E. Kim Perry & Associates Inc.
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 www.perryandassociates.ca

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Client:

St. Georges Adera Projects Ltd.

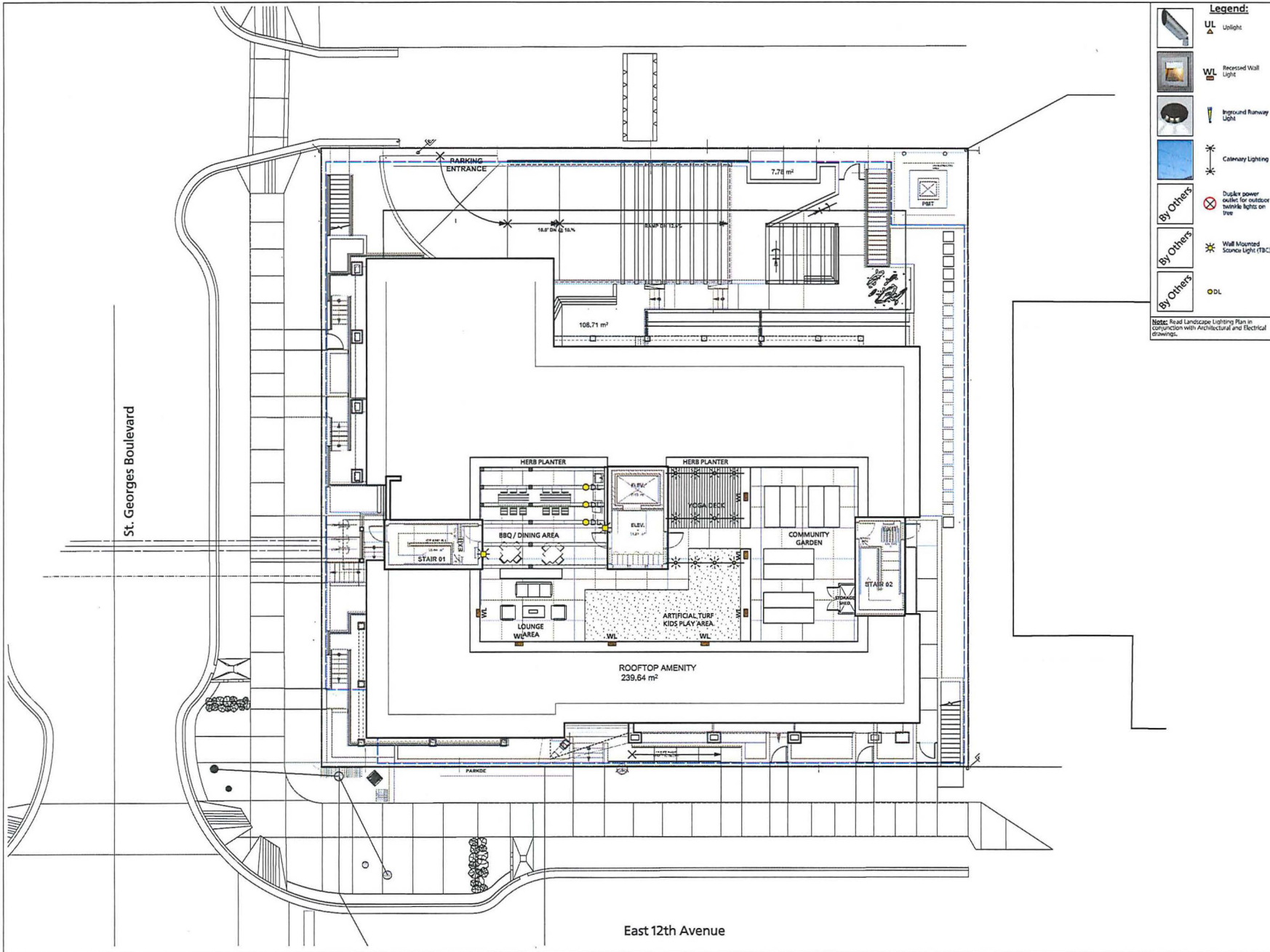


Project Title:
Rental Development
 1220 St. Georges Avenue
 North Vancouver, BC

Drawing Title:
Landscape Lighting Plan

Project No.:	Drawn By:	EML
	Checked By:	MP
Scale:	Job No.:	20-075
Sheet No.:		

L1.1A



Legend:

- UL Uplight
- WL Recessed Wall Light
- Inground Runway Light
- Catenary Lighting
- Duplex power outlet for outdoor pendant lights on tree
- Wall Mounted Sconce Light (TBC)
- DL

By Others (next to Duplex power outlet, Wall Mounted Sconce Light, and DL symbols)

Note: Read Landscape Lighting Plan in conjunction with Architectural and Electrical drawings.

P+A
 Landscape Architecture
 Site Planning

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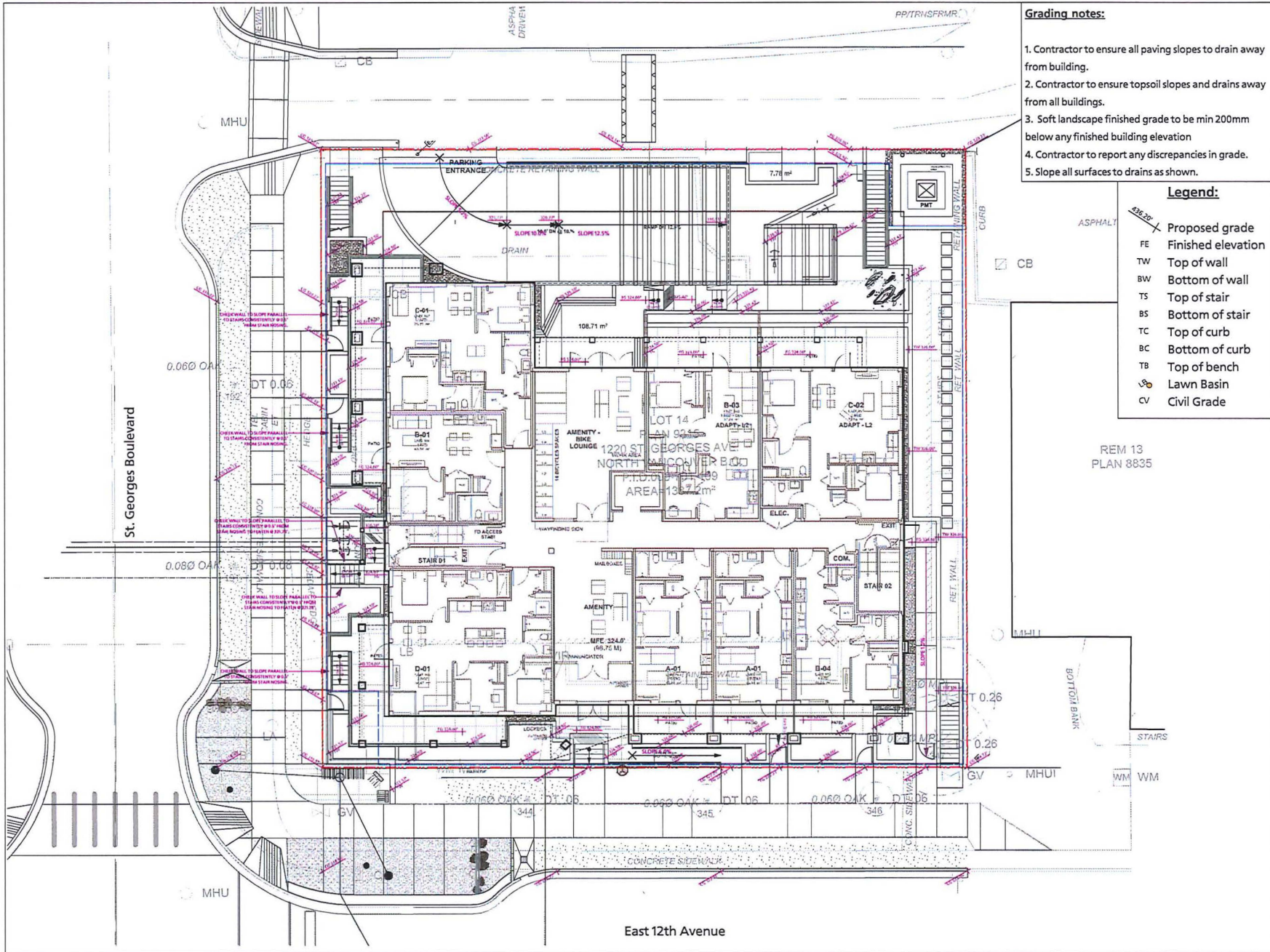


Project Title: **Rental Development**
 1220 St. Georges Avenue
 North Vancouver, BC

Drawing Title: **Landscape Lighting Roof Plan**

Project North:	Drawn By:	EML
	Checked By:	MP
Scale:	Job No.:	20-075
1/8" = 1'-0"	Sheet No.:	

L1.1B



Grading notes:

1. Contractor to ensure all paving slopes to drain away from building.
2. Contractor to ensure topsoil slopes and drains away from all buildings.
3. Soft landscape finished grade to be min 200mm below any finished building elevation
4. Contractor to report any discrepancies in grade.
5. Slope all surfaces to drains as shown.

Legend:

- Proposed grade
- FE Finished elevation
- TW Top of wall
- BW Bottom of wall
- TS Top of stair
- BS Bottom of stair
- TC Top of curb
- BC Bottom of curb
- TB Top of bench
- LB Lawn Basin
- CV Civil Grade

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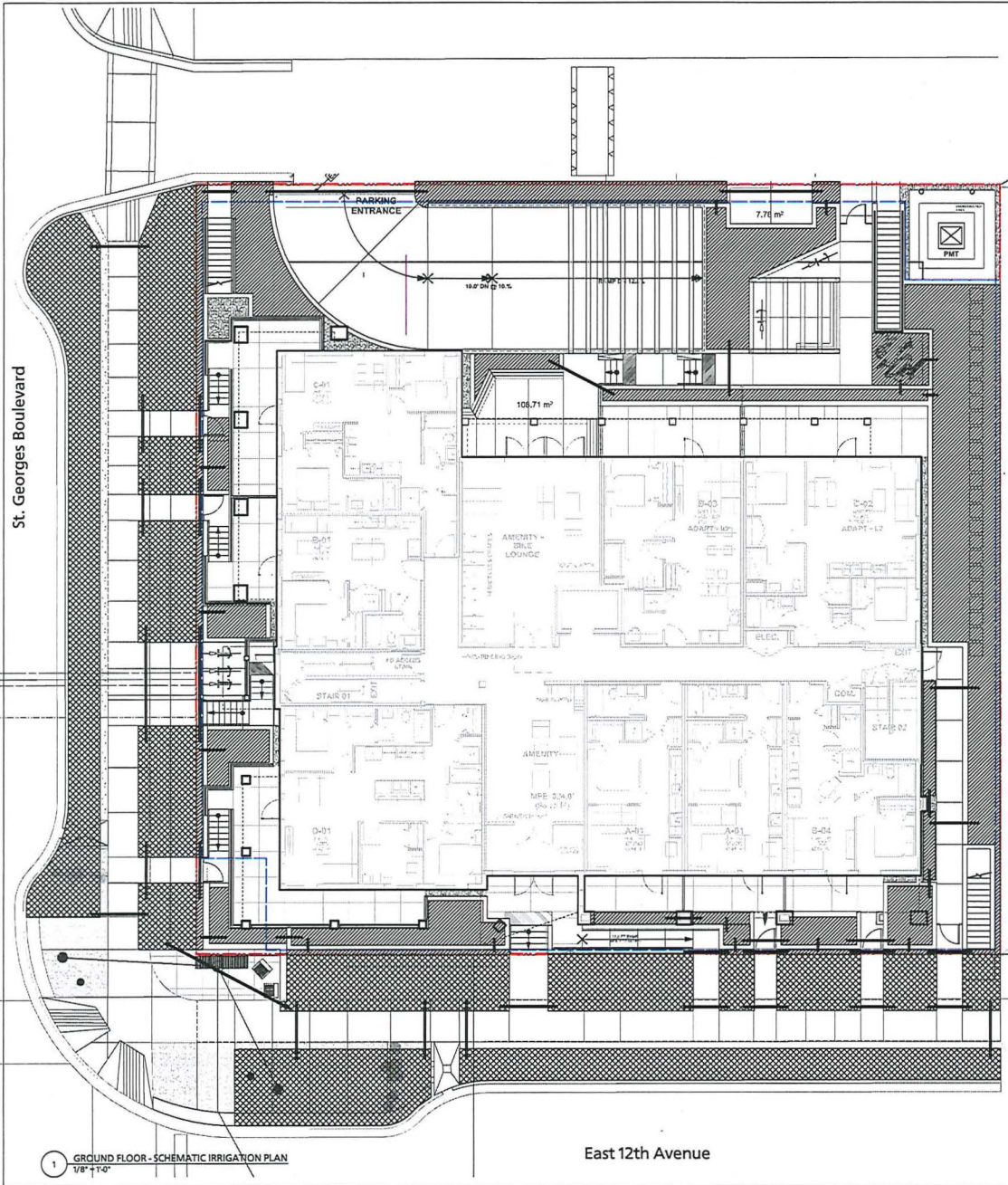
3	Re-issued for DP	2021/06/02
2	Issued for ADP	2020/12/02
1	Issued for Re-zoning and Development Permit	2020/10/14
	Revision No.	Date

St. Georges Adera Projects Ltd.
 Rental Development
 1220 St. Georges Avenue
 North Vancouver, BC

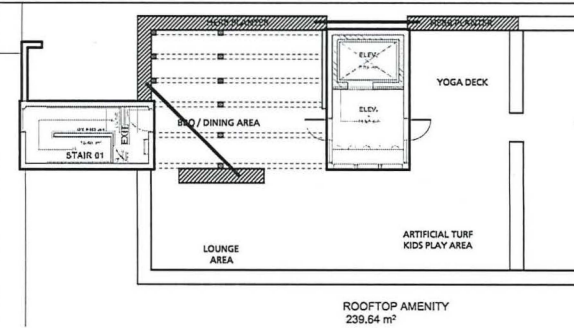
Project Title:
Rental Development
 1220 St. Georges Avenue
 North Vancouver, BC
 Drawing Title:
Landscape Grading Plan

Project North:	Drawn By:	EML
	Checked By:	MP
Scale:	Job No.:	20-075
1/8" = 1'-0"	Sheet No.:	

L2.0



1 GROUND FLOOR - SCHEMATIC IRRIGATION PLAN
1/8" = 1'-0"



2 ROOF - SCHEMATIC IRRIGATION PLAN
1/8" = 1'-0"

General Notes:

1. The irrigation contractor to provide a complete and functioning design-build sprinklers irrigation system designed to meet 50% potable water use reduction.
2. The irrigation contractor shall confirm on site the locations of the stub-outs provided by the Mechanical contractor.
3. The Electrical contractor shall supply a 120v outlet in the water entry room and run a 1" conduit with pull string from the water entry room to all stub-out locations. See plans.
4. The irrigation contractor shall install the irrigation controller in the water entry room and run all low voltage wires to the solenoid valves.
5. Provide rain sensor on system, location to be determined.
6. Flow thru all piping not to exceed 5ft/sec.
7. Irrigation contractor to ensure all sleeves, conduits and location of the rain sensor are coordinated with general contractor.
8. The irrigation drawings shall be read in conjunction with the landscape architect's drawings.
9. The irrigation system shall be installed as per the landscape architect's specifications and I/ABC standards or better.
10. The mechanical contractor shall install the double check valve and a blow out connection in the water entry room and run supply lines to all stub out locations. See plans.
11. The irrigation contractor shall provide irrigation system for all street trees and boulevard to City of North Vancouver standards.
12. The irrigation contractor to submit shop drawings including proof of 50% potable water use reduction for approval prior to installation.
13. The irrigation contractor to provide as-built drawings following construction.
14. All irrigation heads to be "Rainbird" brand.

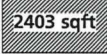



Off-site irrigation:

-All off-site irrigation system to be on a separate controller than the on-site irrigation system. Off-site irrigation system controller to be accessible and not within the building/strata. All-offsite system to include inground shut off valve.

-Civil to provide irrigation chamber with backflow preventer and area drain connected to storm at bottom of chamber.

-An off-site irrigation system is to be installed at the developer's cost. City of North Vancouver forces will install an irrigation lead and box from a line brought out to the boulevard from the proposed building. The location of the irrigation box and connection is to be determined at the building permit design stage. All beds and trees (including street trees) are to have in-ground irrigation.

Legend:

-  2403 sqft On site area to be covered by automated irrigation.
-  3042 sqft Off site area to be covered by automated irrigation.
-  Irrigation Sleeve.
-  Stub Out: 1.5" Threaded copper pipe, 35 GMP.

3 Re-issued for DP	2021/06/02
2 Issued for ADP	2020/12/02
1 Issued for Re-zoning and Development Permit	2020/10/14
Revision No.	Date


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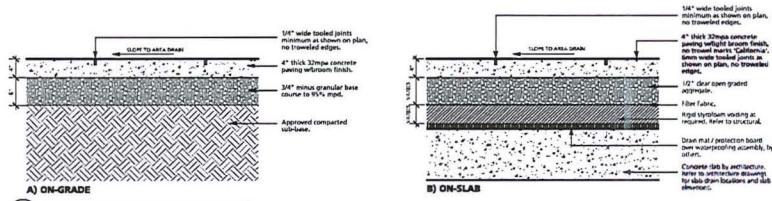
Client: **St. Georges Adera Projects Ltd.**



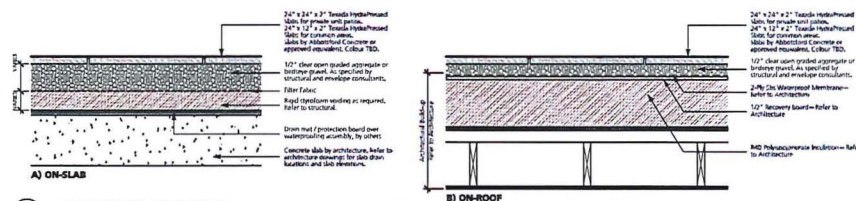
Project Title: **Rental Development**
1220 St. Georges Avenue
North Vancouver, BC

Drawing Title: **Schematic Irrigation Plan**

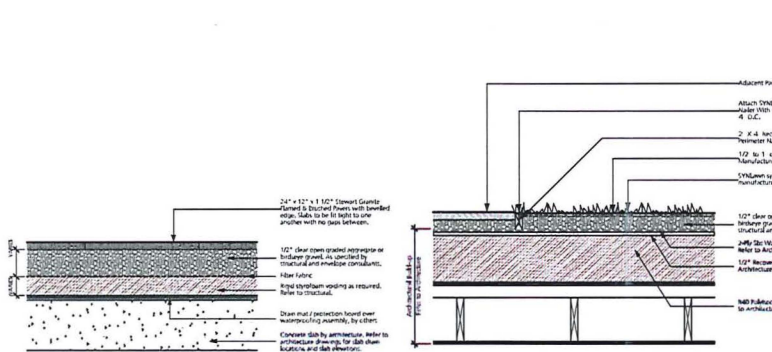
Project Month:	Drawn By:	EML
	Checked By:	MP
Scale:	Job No.:	20-075
Sheet No.:		20-075



1
 CIP CONCRETE PAVING (PEDESTRIAN)
 1" = 10"

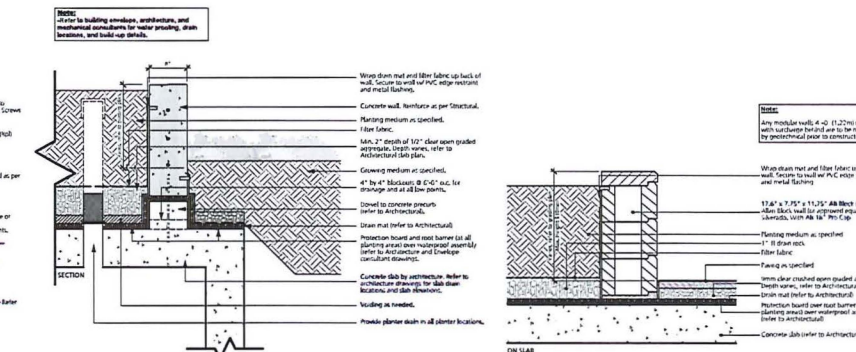


2
 PRECAST PAVERS (PEDESTRIAN)
 1" = 10"



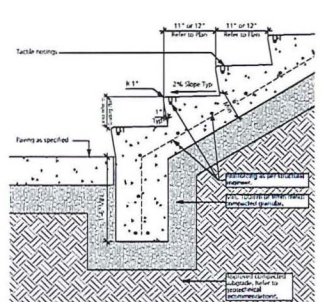
3
 GRANITE PAVERS (PEDESTRIAN)
 1" = 10"

4
 SYNLAWN ON ROOF
 1" = 10"

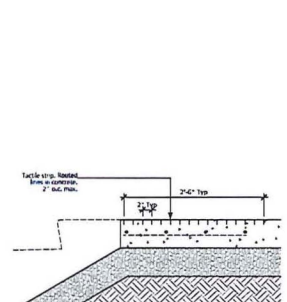


5
 CIP CONCRETE PLANTER WALL ON SLAB
 1" = 10"

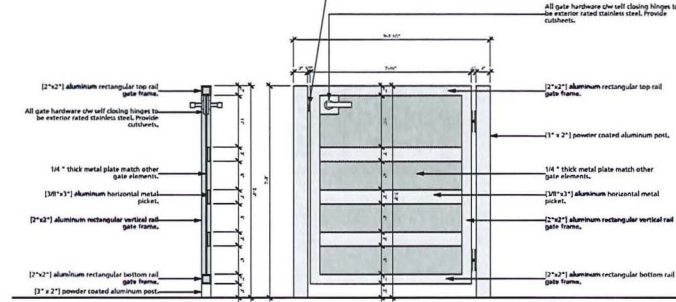
6
 ALLAN BLOCK PLANTER WALL ON SLAB
 1" = 10"



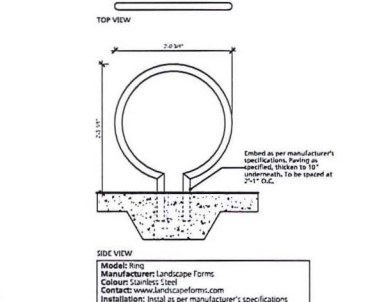
7
 CIP CONCRETE STAIR
 1" = 10"



8
 CIP CONCRETE TACTILE STRIP DETAIL
 1" = 10"



9
 CUSTOM ALUMINUM GATE
 1" = 10"



10
 BIKE RACK
 1" = 10"

ALL METALS AND FINISHES:
 -ALL METAL TO BE POWDER-COATED ALUMINUM UNLESS OTHERWISE SPECIFIED.
 -ALL WELDS TO BE GROUND SMOOTH.
 -ALL MEASUREMENTS TO BE VERIFIED ON SITE WITH AS BUILT CONDITIONS PRIOR TO FABRICATION.
 -METALWORK MANUFACTURER TO COORDINATE WITH GENERAL CONTRACTOR REGARDING BASE ATTACHMENT. SOME FINISHES ARE TO BE SECURED TO TOP OF CONCRETE WALLS AND SOME ARE TO BE SECURED TO INDIVIDUAL CONCRETE FOOTINGS.
 -ALL ATTACHMENTS, END CAPS, AND OTHER COMPONENTS ARE TO MATCH COLOURS.
 -CONTRACTOR TO PROVIDE ENGINEERED SHOP DRAWINGS FOR ALL METAL COMPONENTS WITH FINISHES, CONNECTIONS, HARDWARE, AND FOOTING TYPE AND SCHEDULE FOR APPROVAL PRIOR TO FABRICATION.
 -LANDSCAPE ARCHITECT TO BE INFORMED OF METALWORK INSTALLATION ON SITE FOR INSPECTION AND COORDINATION.

3	Re-issued for DP	2021/05/02
2	Issued for ADP	2020/12/02
1	Issued for Re-zoning and Development Permit	2020/10/14
Revision No.		Date

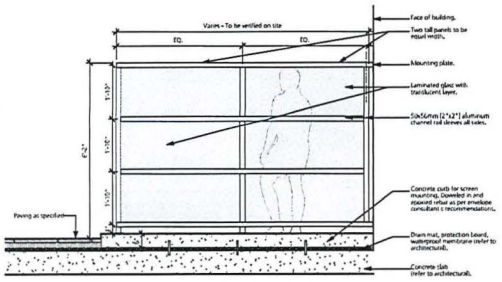
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 Client:

St. Georges Adera Projects Ltd.

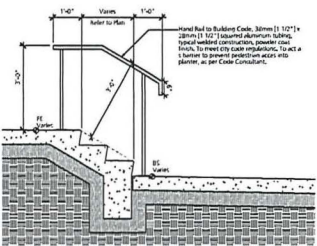
Project Title:
Rental Development
 1220 St. Georges Avenue
 North Vancouver, BC

Drawing Title:
Landscape Details

Project North:	Drawn By:	EML
	Checked By:	MP
Scale:	Job No.:	20-075
Sheet No.:	As Shown	

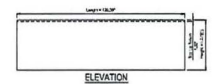


1 PRIVACY SCREEN
1/2" = 1'0"

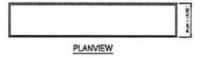
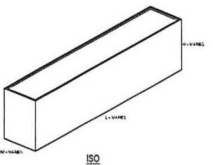


2 HANDRAIL DETAIL
1/2" = 1'0"

GREEN THEORY DESIGN



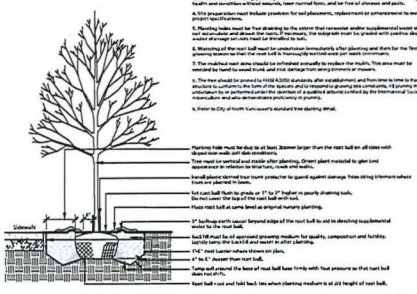
3 ALUMINUM PLANTERS
1/2" = 1'0"



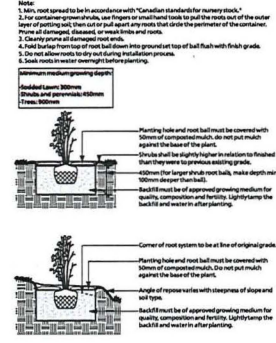
ALL METALWORK NOTES:
 -ALL METAL TO BE POWDER-COATED ALUMINUM UNLESS OTHERWISE SPECIFIED.
 -ALL WELDS TO BE GRIND SMOOTH.
 -ALL WEATHERWAYS TO BE VERIFIED ON SITE WITH AS BUILT CONDITIONS PRIOR TO FABRICATION.
 -METALWORK MANUFACTURER TO COORDINATE WITH GENERAL CONTRACTOR REGARDING BASE ATTACHMENT, SOME FINISHES ARE TO BE SECURED TO TOP OF CONCRETE WALLS AND SOME ARE TO BE SECURED TO INDIVIDUAL CONCRETE FOOTINGS.
 -ALL ATTACHMENTS, END CAPS, AND OTHER COMPONENTS ARE TO MATCH COLOUR.
 -CONTRACTOR TO PROVIDE ENGINEERED SHOP DRAWINGS FOR ALL METAL COMPONENTS WITH FINISHES, CONNECTIONS, HARDWARE, AND FOOTING TYPE, AND SUBMIT FOR APPROVAL PRIOR TO FABRICATION.
 -LANDSCAPE ARCHITECT TO BE INFORMED OF METALWORK INSTALLATION ON SITE FOR INSPECTION AND COORDINATION.

Model: Modular Planters
Supplier: Planters Perfect or Approved Alternate
Contact: <https://www.greentheorydtd.com/>
Colour: Matte Black
Installation: Instal as per manufacturer's specifications

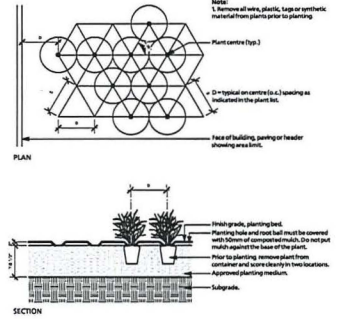
P+A
 Landscape Architecture
 Site Planning
 8, 5th Perry & Associates Inc.
 112 East Broadway
 Vancouver, BC V6T 1V9
 T 604 738 4118
 F 604 738 8116
www.perryandassociates.com



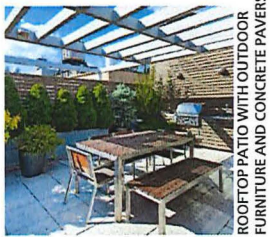
4 TREE PLANTING DETAIL - URBAN BOULEVARD
1/2" = 1'0"



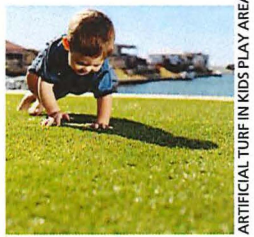
5 SHRUB AND GROUNDCOVER PLANTING
3/8" = 1'0"



6 BOULEVARD LAWN
1" = 1'0"



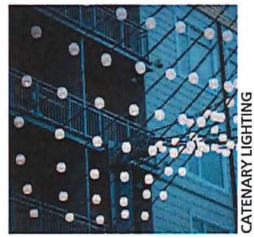
ROOFTOP PATIO WITH OUTDOOR FURNITURE AND CONCRETE PAVERS



ARTIFICIAL TURF IN KIDS PLAY AREA



ALUMINUM PLANTERS



CATENARY LIGHTING



CIP CONCRETE PAVING



BIKE RACK

7 PRECEDENT IMAGES
1/2" = 1'0"

3 Re-Issued for DP	2021/06/02
2 Issued for ADP	2020/12/02
1 Issued for Re-zoning and Development Permit	2020/01/04
Revision No.	Date

Client: **St. Georges Adera Projects Ltd.**



Project Title: **Rental Development**
 1220 St. Georges Avenue
 North Vancouver, BC

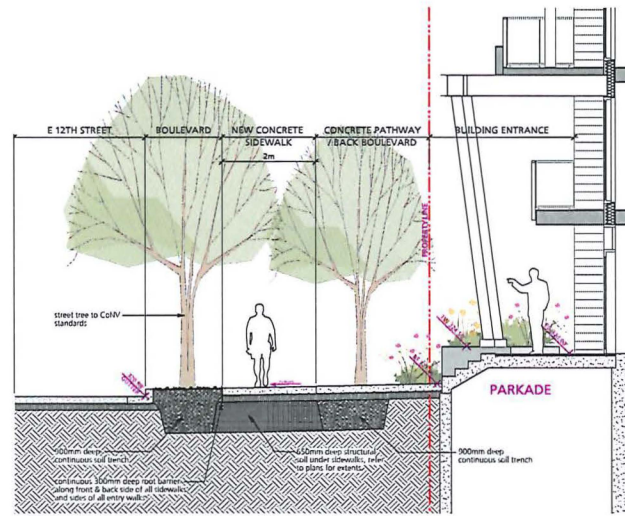
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Project No:	Drawn By:	EML
	Checked By:	MP
Scale:	Job No.:	20-075
As Shown		

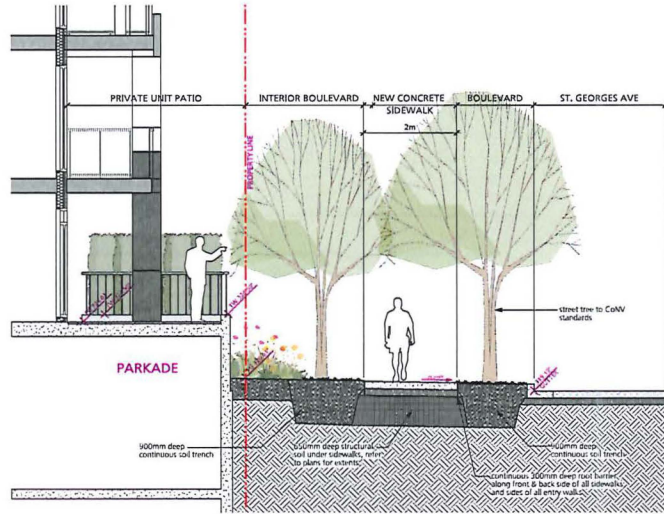
Sheet No.: **L5.1**



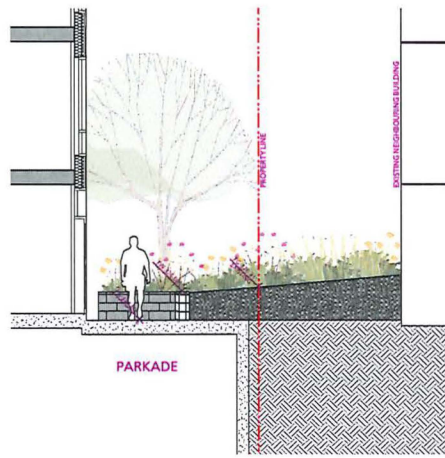
1 KEY PLAN
 1/16" = 1/0"



2 SECTION THROUGH BUILDING ENTRANCE
 1/4" = 1/0"



3 SECTION THROUGH PRIVATE PATIO ON ST. GEORGES AVE
 1/4" = 1/0"



4 SECTION THROUGH BUILDING SECONDARY ENTRANCE / RELATIONSHIP TO ADJACENT LOT
 1/4" = 1/0"

2 Re-issued for DP 2021/06/02
 1 Issued for ADP 2020/12/02
 Revision No. Date

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 Client:

St. Georges Adera Projects Ltd.



Project Title:
Rental Development
 1220 St. Georges Avenue
 North Vancouver, BC

Drawing Title:
Landscape Sections

Project No.:	Drawn By:	EML
	Checked By:	MP
Scale:	Job No.:	20-075
	As Shown	
Sheet No.:		

L6.0

1220 St. Georges Avenue Rezoning Application – St. Georges Adera Projects Ltd.

Virtual Developer Information Session (DIS) Summary Report

Event Date:	Wednesday, January 13, 2021
Time:	6:00pm – 7:30pm
Location:	Online Zoom Webinar
Attendance:	3 members of the public attended virtually. The Adera project team was in attendance, as was a representative of the City of North Vancouver Planning Department
Comments:	3 e-mails were submitted prior to the DIS 1 comment sheet and email was submitted following the DIS.
Meeting Purpose:	<ol style="list-style-type: none"> 1) To present development application materials to the community 2) To provide an opportunity for the community to ask questions about the development 3) To provide an opportunity for the community to comment on the proposal

Notification:

In accordance with City of North Vancouver policies:

Invitation Flyers

DIS Invitation flyers were delivered to 243 addresses within a 40m radius of the site, as per City of North Vancouver notification requirements. Of these, four flyers came back with undeliverable addresses. Appendix A: Notification includes a copy of this material.

Newspaper Ad

A DIS newspaper ad was placed in the North Shore News on Wednesday, December 30th 2020 and Wednesday, January 6th, 2021. A copy of the ad is included in Appendix A: Notification.

Notification Sign

Two DIS notification signs were erected on the site on December 22, 2020. Photos of the installed site signs are included in Appendix A: Notification.

Attendance:

3 members of the public signed in for the virtual meeting. A copy of the attendee list is included in Appendix B: Attendee List.

The following City staff and project team members were in attendance:

City of North Vancouver:

- David Johnson, Development Planner

Project Team:

- Rocky Sethi, COO, Adera
- Sarah Bingham, Adera
- Tim Pershick, Adera
- Rhys Leitch, Integra Architecture
- Michael Patterson, P+A Landscape Architecture
- Brendan Stevenson, Binnie Engineering
- Donal Casey, Binnie Engineering

Facilitators:

- Lance Berelowitz, Urban Forum Associates
- Katrina May

Overview:

In accordance with the City of North Vancouver’s COVID-19 state of emergency community consultation guidelines, the DIS meeting was held in an online Virtual Developer Information Session format. Meeting participants watched a PowerPoint presentation by members of the Adera project team, as well as a 3D fly-through video of the project.

Participants were invited to use the Zoom Webinar Q&A function to ask questions or submit comments during the DIS, which were addressed at the end of the presentation during the Question & Answer period. The facilitator read all questions received aloud and directed questions to the appropriate project team member to respond verbally for all participants to hear.

The project presentation and facilitated Question & Answer period took approximately 60 minutes. The facilitators received several questions and comments about the project and recorded them for inclusion in this summary report.

Participants were invited to submit written comments (using the City’s standard comment form) to the applicant and/or the municipal development planner, following the DIS. One (1) comment form and email was submitted after the DIS, as well as three (3) e-mails to Adera’s development manager prior to the DIS.

The key themes of the questions related to the construction materials and heating systems, in particular the use of mass timber, heat pumps, and the potential for solar panels. Other questions included the impact of construction on neighbours, such as the length of time for project completion and the days and hours of construction, whether or not the rental units would be considered affordable, and the meaning of adaptable units. Comments included support for the use of wood frame and mass timber construction, and support for the bicycle work room and other amenities. Suggestions were made regarding the format of the Q & A period for future DIS events.

Public Dialogue:

(Q = Question, A = Answer, and the number is to track the dialogue)

- Q1** Hello, I live directly across the street from where the construction is planned. I am just wondering when is the project expected to begin? And how long is it estimated to be completed? And what hours during the day/week?

A1 Everything is approximate. Plan to start construction in May 2022, will take approximately 24 months. Following CNV bylaws: Monday – Friday 7 AM – 8 PM, Saturday 9 AM – 5 PM, Sunday no construction. Adera has had no noise complaints to date, and we will do our best to mitigate construction and sound impacts as much as possible.

Q2 Mass timber was mentioned. I see post and beam construction outside the building. Is there any more mass timber planned as part of the building? Mass timber is great because it's low embodied carbon.

A2 Yes, this building will be constructed out of cross-laminated timber. It is a great low-embodied carbon material.

Q3 Is there going to be any roughed-in piping for future solar power generation? Solar is becoming cheaper from solar panels than hydro.

A3 Unfortunately no, this is not being considered at this time.

C4 Rough in conduits. It's so much easier to install with build than with a retrofit.

Q5 Is there a bike work repair room? These are common now.

A5 Yes, you can see the room to the north of the front corridor. It will have bike storage for tenants, equipment such as hardware tools and a work bench, as well as a TV to project any How-To videos etc. This is a very bike forward building.

Q6 Re mass timber, are posts that are part of the building going to be mass timber? Looked like it to me in some pictures.

A6 CLT will be used for all floors, roof and elevator shaft walls. Posts and beams will also be mass timber (glulam) will be used to support balconies and exterior structure.

Q7 So there are mass timber posts on balconies?

A7 Yes

Q8 This system of having to type in Questions versus being able to speak is somewhat laborious. Have you done questions live in the past? I have attended DIS's with live questions in the past.

A8 The CNV has DIS guidelines that the applicant follows. Some other meetings may have provided the opportunity for attendees to speak, or may have used the type-in Q&A function. Both formats are supported by the CNV.

Q9 Do you do developments away from the LEC (Lonsdale Energy Corp)?

A9 Does Adera build projects outside of the catchment of the LEC? We have in the past, but we prefer to build in transit-oriented and denser areas.

Q10 Do you have any experience with heat pumps?

A10 Yes we do, we have used all different forms of heat pumps.

Comment Sheet and Email Summary:

Participants were invited to submit comments during a five-day response period after the DIS meeting. Three emails were received prior to the DIS and one comment form with an email was submitted following the DIS. These are included as appendices.

Conclusion:

The purpose of this online Virtual Developer Information Session was to present to the community the proposed rezoning application and the development concept, and to provide attendees with an opportunity to ask clarifying questions and comment on the proposal. 243 DIS notification flyers were distributed by mail to the surrounding community, and three (3) community members signed in to the DIS. Two newspaper ads notified the community of the DIS, and two DIS notification signs were posted on the property. One comment form was submitted as well as three (3) e-mails to the project Development Manager.

Members of the public could participate in this consultation process in three ways:

- Watching a virtual project presentation and fly-through during the DIS
- Asking questions of the project team and/or City Planner during the DIS
- Submitting written comments after the DIS

The DIS meeting length and format was sufficient to provide all participants an opportunity to learn more about the proposed project, ask questions, and make any comments they wished to provide that evening. Participants asked the development team and City Planner a variety of specific questions, mostly related to construction materials, impact of construction, and suggestions for the format of future DIS sessions. The community was given ample opportunity to express their views of the proposal.

Appendix A: Notification

Newspaper Advertisement: North Shore News, December 30th 2020, and January 6th, 2021

northshore news nsnews.com

WEDNESDAY, DECEMBER 30, 2020 NEWS | A7

Moving into new school no small task

Continued from page 5
dance/yoga studio with a mirrored barre and gleaming floors can also be locked off from the rest of the school when being used for community events.

Nearby, a band room and choir rehearsal area with sound baffles have also been set up for after-hour use and for ease of moving instruments in and out of the building.

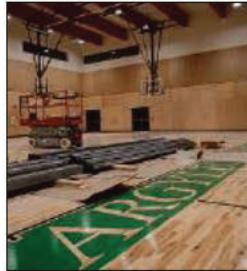
Other details like a digital media academy space complete with editing booths and green screen, a large metal and woodworking shop area and foods studies room with six shiny new stoves round out first impressions.

The new Argyle is built for an enrolment of 1,300 students – more than its current enrolment of 1,259. If enrolment increases, however, the new school should be up to the task, said Pearmain. Most secondary schools can be run at 115 per cent capacity, he said, as not all secondary students take a full course load, and some classes – like music – happen before or after the official school day.

Not surprisingly, there are a lot of logistics involved in moving an entire school to another building.

Educational assistant Joyce Griffiths is the school district's go-to move co-ordinator to make sure it goes as smoothly as possible.

On the day of our tour, Griffiths is



A multi-section gym is a standout feature of the new Argyle. M KE WAKEFIELD

grappling with the logistics of moving a grand piano.

Pianos aside, one of Griffiths' unofficial roles has been as a kind of educational Marie Kondo, who gently but firmly encourages staff not to move all that "stuff" into the new building.

"Teachers love file cabinets," she says. "But they maybe don't need a file cabinet for 20-year-old stuff."

"What we do in education now is not what we did [then]."

As in people's homes, in a 50-year-old school "there's a lot of stuff that accumulates," says Pearmain.

A chance to re-evaluate that is part of the excitement, he says. "A school

move is a really big catalyst for change. Do we really need X, Y and Z? And what's important?"

Both Thomson and Pearmain acknowledge the construction of the school has not all been smooth sailing. The school district has burned through more contingency funds than anticipated, for instance.

One of the early unwelcome surprises was "the soils were pretty lousy" on half of the building site, says Thomson.

That meant the addition of hundreds of 30-foot-long metal pilings to support an entire wing of the school and connect it to solid bedrock.

"There's probably in the neighbourhood of 400 stilt that this concrete floor is sitting on," he says.

Those kinds of details won't be obvious to teens as they walk through the doors on their first day in the school next month.

But Pearmain hopes what they will feel is the value that this kind of building expresses about them and their future place in the community. "We know they're going to rise to the occasion and ... treat this building the way that it was designed for them," he says. "As the young adults we believe them to be."

Go to nsnews.com and search "Argyle" for a video tour.

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SEE PAGE 16

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VIRTUAL DEVELOPER'S INFORMATION SESSION

St. Georges Adera Projects Ltd. is holding a virtual information session where interested members of the public are invited to learn about and to provide comments on our proposal for a six storey, 58 unit rental apartment building located at 1220 St. Georges Avenue.

How to Participate:
Interested members of the public are invited to pre-register by email to development@adera.com or by phone at 604-684-8277.

Applicant Contact:
Sarah Bingham
St. Georges Adera Projects Ltd.
604-684-8277
SarahB@adera.com

Date & Time:
January 13, 2021 | 6:00pm-7:30pm



Planning Department Contact: David Johnson, Development Planner,
604-990-4219, djohnson@cnv.org

This meeting is required by the City of North Vancouver as part of the development process

LIVE WEST COAST



FORMAL DESIGNATION

UNESCO biosphere status sought for Howe Sound

Following a years long effort, a submission has been made to UNESCO asking the organization to designate Howe Sound a UNESCO biosphere.

Sites that receive this designation are considered "learning places for sustainable development."

These are places where the organization encourages people to test interdisciplinary approaches to managing interactions between social and ecological systems.

In December, the Howe Sound Biosphere Region Initiative Society announced it had submitted a nomination package for Howe Sound to Paris for review by the International Advisory Committee.

"We are four and a half years into the rigorous process for attaining this designation, and we are proud that our nomination document meets the high standards required for submission to UNESCO," stated Ruth Simons, project lead of the society in a news release.

The committee will next give recommendations regarding the application between April and May 2021. If everything goes according to plan, Howe Sound will receive a formal designation by the winter of 2021.

Previously, the Howe Sound Biosphere Region nomination was endorsed by the Canadian Commission for UNESCO back in

September. It was the final major endorsement needed to bring the application to a stage where it could be submitted.

The CCUNESCO serves as a bridge between Canadians and UNESCO.

An endorsement from that organization is a sign the Howe Sound project is a good contender for fulfilling the standards of UNESCO's Man and the Biosphere Program.

Squamish's mayor has signalled support for the project.

"Building the submission documents has required a rigorous process, and one that has created opportunities for individuals, organizations, governments and First Nations to come together to discover common ground based on a compelling vision and goal," said Mayor Karen Elliott.

"Successful designation as a UNESCO Biosphere Region will help to underscore the environmental significance of Alt'ka'tsem/Howe Sound while finding balance with human and economic activity in this region. No doubt, this work provides the backdrop for deeper regional collaboration and innovation. We wish to thank Ruth Simons, Squamish Nation and all those involved in this project for their unwavering passion and accomplishments in reaching this important milestone."

— The Squamish Chief

Winning lotto ticket worth \$9.3M purchased in West Vancouver

ELANA SHEPERT/
VANCOUVER IS AWESOME
Contributing writer

A Lotto 6/49 player has won more than \$9.3 million after they purchased a ticket in West Vancouver.

The ticket won the Dec. 30, 2020 draw to win exactly \$9,342,568.90.


The B.C. ticket was the only one sold across Canada to match all six numbers drawn for the multimillion-dollar jackpot: 7, 14, 30, 32, 38, and 45.

According to the British Columbia

Lottery Corp., the odds of winning a Lotto 6/49 jackpot are one in 13,983,816.

All lottery prize winners have 52 weeks from the draw date printed on their ticket to come forward to claim their prize. The specific retail location where the winning lottery ticket was purchased, and the lottery winners' name(s) will be announced after the winner has come forward to claim their prize. In 2020, B.C. lottery players have redeemed more than \$105 million in winnings from Lotto 6/49 and BCLC paid out more than \$691 million in lottery prizes.

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VIRTUAL DEVELOPER'S INFORMATION SESSION

St. Georges Adera Projects Ltd. is holding a virtual information session where interested members of the public are invited to learn about and to provide comments on our proposal for a six storey, 68 unit rental apartment building located at 1220 St. Georges Avenue.

How to Participate:
Interested members of the public are invited to pre-register by email to development@adera.com or by phone at 604-684-8277.

Applicant Contact:
Sarah Bingham
St. Georges Adera Projects Ltd.
604-684-8277
SarahB@adera.com

Date & Time:
January 13, 2021 | 6:00pm-7:30pm



Planning Department Contact: David Johnson, Development Planner,
604-990-4219, djohnson@cnv.org

This meeting is required by the City of North Vancouver as part of the development process

LIVE WEST COAST



DEVELOPER INFORMATION SESSION

BFA Studio Architects is holding a virtual information session where interested members of the public are invited to learn about a development permit application for a 15 unit, four story Passive House Townhome Project located at 427-429 and 433-435 East 3rd Street.

HOW TO PARTICIPATE

Virtual DIS Registration
info@bfastudioarchitects.com
604-662-8544 ext.114



Helen Besharat, Architect AIBC
Jamie Richardson
BFA Studio Architects
604 662 8544
info@bfastudioarchitects.com

Date: January 13, 2021

Time: 6pm to 7:30pm



Planning Department Contact: Meg Wray, 604 982 3989, mwray@cnv.org

This meeting is required by the City of North Vancouver as part of the development process

Notification Sign





Notification Flyer



VIRTUAL DEVELOPER'S INFORMATION SESSION

Early Public Comment Opportunity
Development Application
1220 St. Georges Avenue

How to Participate:

Please email development@adera.com or phone 604-684-8277 to register for this session.

Date & Time: January 13, 2021 | 6:00pm - 7:30pm

LIVE WEST COAST



St. Georges Adera Projects Ltd. has submitted a development application to the City of North Vancouver for a Development Permit for 1220 St. Georges Avenue to support a development of a six storey, 58 unit rental apartment building.

Interested members of the public are invited to attend the Virtual Developer's Information Session with the Applicant for an early opportunity to review the proposal and offer comments.

APPLICANT CONTACT:

Sarah Bingham
St. Georges Adera Projects Ltd
2200 - 1056 Dunsmuir Street
Vancouver, BC V7X 1K8
sarahb@adera.com
604-684-8277

CITY OF NORTH VANCOUVER CONTACT:

David Johnson
Development Planner
City of North Vancouver
141 West 14th Street
North Vancouver, BC V7M 1H9
djohnson@cnv.org
604-990-4219

LIVE WEST COAST





Sarah Bingham

Direct Line: 604-637-4326

Email: sarahb@adera.com

October 14, 2020

City of North Vancouver
141 West 14th Street
North Vancouver, BC

Attention: David Johnson, Development Planner

Dear David:

**Re: 1220 St. Georges Avenue, North Vancouver
Tenant Relocation Plan**

Outlined below is the Tenant Relocation Plan (TRP) per the City of North Vancouver's Residential Tenant Displacement Policy (H18) for our proposed development at 1220 St. Georges Avenue, North Vancouver.

Current Occupancy Summary

The following table outlines the current tenancy of the building:

Unit Number	Tenancy Type	Tenancy Start	Tenancy End	Rent	Unit Size (SF)	Number Bedrooms
1	Month-to-Month	5/1/2016	N/A	\$ 1,466.00	828	2
2	Fixed Term	05/01/2016	04/30/2021	\$ 1,745.00	852	2
3	Month-to-Month	02/01/1997	N/A	\$ 1,066.00	600	1
4	Month-to-Month	02/01/2018	N/A	\$ 1,424.00	843	2
5	Month-to-Month	05/01/2012	N/A	\$ 1,052.00	700	1
6	Month-to-Month	06/15/2015	N/A	\$ 923.00	490	0
7	Month-to-Month	10/01/2009	N/A	\$ 1,377.00	843	2
8	Month-to-Month	02/01/2001	N/A	\$ 1,003.00	625	1
9	Month-to-Month	10/01/2014	N/A	\$ 1,416.00	852	2
10	Month-to-Month	08/01/2019	N/A	\$ 1,502.00	828	2
11	Fixed Term	09/01/2020	08/31/2021	\$ 1,825.00	852	2
12	Month-to-Month	02/01/2018	N/A	\$ 1,156.00	600	1
14	Month-to-Month	12/01/2014	N/A	\$ 1,477.00	843	2
15	Fixed Term	10/01/2010	02/28/2021	\$ 1,485.00	700	1
16	Month-to-Month	10/01/2012	N/A	\$ 943.00	490	0
17	Month-to-Month	10/01/2017	N/A	\$ 1,439.00	843	2
18	Month-to-Month	10/01/2017	N/A	\$ 1,029.00	625	1

LIVE WEST COAST

19	Month-to-Month	06/01/2015	N/A	\$ 1,452.00	852	2
A1	Month-to-Month	11/01/2012	N/A	\$ 1,449.00	852	2
A2	VACANT	-	-	-	-	-
A3	Month-to-Month	10/01/2000	N/A	\$ 1,437.00	828	2
A4	Month-to-Month	02/01/2018	N/A	\$ 1,393.00	852	2

Tenant Communication Plan

The tenants will be proactively engaged and notified of input opportunities throughout the development application process. Tenant resources, such as those offered through the Tenant Resource & Advisory Centre, will be widely advertised to tenants.

Correspondence to the tenants will follow the sequence below. A copy of all written correspondence and notification to tenants will be provided to City staff.

1. Introduction Meeting
An introduction meeting will be held by video conferencing to all tenants shortly after the Development Permit / Rezoning application. The meeting will outline the Development Permit and Rezoning process, the Tenant Displacement Policy, and the compensation. It will introduce tenants to the tenant resources available, including the Tenant Relocation Coordinator and the Tenant Resource and Advisory Centre.
2. Development Information Session / Town Hall Meeting
Tenants will be invited to the Development Information Session / Town Hall Meeting to provide their comments and ask questions of the team.
3. Public Hearing
Tenants will be provided with information to attend the Public Hearing for this development if it received First Reading. This letter will include an update of the municipal process and a reminder about the resources available to them.
4. Adoption of Bylaw letter
Tenants will be provided with confirmation of approval. This letter will include information about S.49 of the Residential Tenancy Act (requiring 4 months' eviction notice once the Demolition Permit has been issued) and a reminder about the resources available to them.
5. Eviction Notice
After the Demolition Permit has been issued, tenants will receive an eviction notice. The letter will include a reminder about the resources available to them.

Tenant Relocation Coordinator

Prospero International Realty Inc. (Prospero) has been retained to provide Tenant Relocation Coordination services. Prospero specializes in the management of residential and commercial rental properties located in the lower mainland. They currently manage over 100 such properties; 5 of which are residential buildings located in the Lonsdale area.

Prospero has experience with tenant relocation in eight other residential buildings in various municipalities, including the City of North Vancouver. Jeff Nightingale, VP Residential Properties at Prospero, will act as the Tenant Relocation Coordinator.

Tenant Relocation

Per the Residential Tenant Displacement Policy, the maximum rent for new units found by the Tenant Relocation Coordinator will not exceed 10 percent above the average rent, by the number of bedrooms, in the City of North Vancouver as established in the Rental Market Report released by Canada Mortgage and Housing Corporation (CMHC).

If the existing rent amount of a tenant exceeds the average rent levels in the City as recorded by CMHC, the Tenant Relocation Coordinator will find alternate units with rents no more than 10 percent above the tenant's current rent amount.

The current average rent as established by the CMHC is as follows:

Number of Bedrooms	Average Rent (2019 CMHC Rental Market Report¹)	Target Maximum Rent (Average Rent + 10%)
Bachelor	\$1,195	\$1,314.50
One Bedroom	\$1,381	\$1,519.10
Two Bedroom	\$1,693	\$1,862.30
Three Bedroom	\$2,626	\$2,888.60

A status report that tracks the units found for each tenant will be provided to the City prior to the issuance of a Demolition Permit. Tenants that opt out of this service will be required to provide written notice to the Tenant Relocation Coordinator for submission to the City. Tenants may also change the criteria of the alternative units with written notice.

Compensation

All tenants on a month-to-month and fixed-term tenancies will be compensated with three months' rent to assist with securing alternate accommodations and to compensate for moving expenses.

Tenants will also be provided with \$750 per unit to compensate with moving expenses.

Tenants who have been renting in the building for over 10 years will receive an additional months' rent (four months total) and tenants renting for over 20 years will receive 2 additional months' rent (5 months total).

¹ Average Rents(\$ of Vacant and Occupied Units by Zone and Bedroom Type Privately Initiated Apartments, 3 Units and Over, Census Metropolitan Areas, October 2019. CMHC. <https://www.cmhc-schl.gc.ca/en/data-and-research/data-tables/average-apartment-rents-vacant-occupied>.

Development Application Approval

Tenants will be provided with at least four months' notice per the RTA, after the Demolition Permit has been issued.

Displaced tenants will be provided first right of refusal to live in the new building. The Tenant Relocation Coordinator will document all tenants who want to return to the new building and the status of their tenancy prior to the issuance of an Occupancy Permit.

Under the City's Density Bonus and Community Benefits Policy, 10 percent of units will provide rents 10% below market average, as determined by CMHC. Displaced tenants will be provided with the opportunity to rent these units first.

Please do not hesitate to contact us if you require any additional information.

Yours truly,

ST. GEORGES PROJECTS LTD.

A handwritten signature in blue ink, appearing to read 'S. Bingham', with a long horizontal flourish extending to the right.

Sarah Bingham
Development Manager

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8835

A Bylaw to amend “Zoning Bylaw, 1995, No. 6700”

The Council of The Corporation of the City of North Vancouver, in open meeting assembled, enacts as follows:

1. This Bylaw shall be known and cited for all purposes as **“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8835” (St. Georges Projects Ltd., Inc. No. BC1066028 / Integra Architecture Inc., 1220 St. Georges Avenue, CD-733)**.
2. Division VI: Zoning Map of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended by reclassifying the following lots as henceforth being transferred, added to and forming part of CD-733 (Comprehensive Development 733 Zone):

Lots	Block	D.L.	Plan	
14	75	549	9315	from RM-1

3. Part 11 of Division V: Comprehensive Development Regulations of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended by:
 - A. Adding the following section to Section 1100, thereof, after the designation “CD-732 Comprehensive Development 732 Zone”:
“CD-733 Comprehensive Development 733 Zone”
 - B. Adding the following to Section 1101, thereof, after the “CD-732 Comprehensive Development 732 Zone”:
“CD-733 Comprehensive Development 733 Zone”

In the CD-733 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RM-1 Zone, except that:

- (1) The permitted Principal Use on the Lot shall be limited to:
 - (a) Rental Apartment Residential Use;
 - i. Accessory Home Office Use;
 - ii. Accessory Off-Street Parking Use;

- (2) Gross Floor Area:
- (a) The Principal Building shall not exceed a Gross Floor Area of 1.0 times the Lot Area, provided that this amount may be increased to a maximum of 1.60 times the Lot Area through the provision of Adaptable Design subject to Section 423;
 - (b) Notwithstanding 3(a), the maximum Gross Floor Area may be further increased upon entering into a Housing Agreement with the City, from the “Base Density” to the “Total Density” as follows:

BASE DENSITY			
OCP Schedule ‘A’		1.60 FSR	
ADDITIONAL (BONUS) DENSITY			
ADDITIONAL DENSITY CATEGORY	DESCRIPTION	ADDITIONAL DENSITY (BONUS)	POLICY REFERENCE
100% Rental Housing	Secured rental apartment building, of which 6 units are mid-market	1.0 FSR	OCP Section 2.2
TOTAL DENSITY		2.60 FSR	

- (3) Height:
- (a) The Principal Building shall not exceed a Height of six storeys to the top of the main roof line and no more than 17.94 meters (58.9 feet) as measured from the average building grade along the East property line;
 - (b) Notwithstanding 4(a), the maximum building height may be further increased to permit a rooftop elevator lobby and stairways up to a maximum of 21.25 meters (69.75 feet) from the average building grade along the East property line;
- (4) The minimum required Principal Building setback, measured to each building face, shall be limited to:
- (a) 3.05 meters (10 feet) from the Front Property Line (East 12th Street);
 - (b) 3.66 meters (12 feet) from the Exterior Side (St. Georges Avenue) and Interior Side Lot Lines;
 - (c) 3.66 meters (12 feet) from the Rear Lot Line;
- (5) Section 417 Garbage and Recycling Facilities be varied to allow the storage room in the parkade to be no less than 24 square meters (256 square feet) in area;
- (6) Section 510(3) Building Width and Length shall not apply;

- (7) Section 908(8) shall be varied to support a minimum of 32 off-street parking stalls.

READ a first time on the <> day of <>, 2021.

READ a second time on the <> day of <>, 2021.

READ a third time on the <> day of <>, 2021.

ADOPTED on the <> day of <>, 2021.

MAYOR

CORPORATE OFFICER

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8864

A Bylaw to enter into a Housing Agreement (1220 St. Georges Avenue)

WHEREAS Section 483 of the *Local Government Act* R.S.B.C. 2015 c.1 permits a local government to enter into a housing agreement for rental housing.

NOW THEREFORE the Council of The Corporation of the City of North Vancouver, in open meeting assembled enacts as follows:

1. This Bylaw shall be known and cited for all purposes as “**Housing Agreement Bylaw, 2021, No. 8864**” (St. Georges Projects Ltd. / Integra Architecture Inc., 1220 St. Georges Avenue, CD-733, Rental Housing Commitments).
2. The Council hereby authorizes the agreement substantially in the form attached to this bylaw between The Corporation of the City of North Vancouver and St. Georges Projects Ltd. with respect to the lands referenced as 1220 St. Georges Avenue, “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8835” (St. Georges Projects Ltd. / Integra Architecture Inc., 1220 St. Georges Avenue, CD-733).
3. The Mayor and Corporate Officer are authorized to execute any documents required to give effect to the Housing Agreement.

READ a first time on the <> day of <>, 2021.

READ a second time on the <> day of <>, 2021.

READ a third time on the <> day of <>, 2021.

ADOPTED on the <> day of <>, 2021.

MAYOR

CORPORATE OFFICER

RENTAL HOUSING AGREEMENT

THIS AGREEMENT dated for reference the _____ day of _____, 20____.

BETWEEN:

ST. GEORGES PROJECTS LTD., INC.NO. BC1066028
2200 1055 Dunsmuir Street
Vancouver, British Columbia,
V7X 1K8

(the "Owner")

AND:

THE CORPORATION OF THE CITY OF NORTH VANCOUVER,
a municipal corporation pursuant to the *Local Government Act* and
having its offices at 141 West 14th Street, North Vancouver,
British Columbia, V7M 1H9

(the "City")

WHEREAS:

- A. The Owner is the registered owner of the Lands.
- B. The City is a municipal corporation incorporated pursuant to the Act.
- C. As a condition of the Rezoning Bylaw, the Owner has agreed to enter into a housing agreement with the City in accordance with section 483 of the Act.
- D. Section 483 authorizes the City, by bylaw, to enter into a housing agreement in respect of the form of tenure of housing units, availability of such units to classes of identified person, administration and management of such units and the rent that may be charged for such units.

NOW THEREFORE in consideration of the sum of Ten Dollars (\$10.00) now paid by the City to the Owner and for other good and valuable consideration (the receipt and sufficiency of which the Owner hereby acknowledges), the Owner and the City covenant each with the other as follows:

1. DEFINITIONS

- (a) "**Act**" means the *Local Government Act*, RSBC. 2015 c.1 as amended from time to time;
- (b) "**Affordable Rent**" means with respect to each Mid-Market Rental Unit a rent payment amount equal to 10% below the "Private Apartment Average Rents" for the corresponding bedroom type in the City of North Vancouver as established by CMHC's Housing Market Information Portal for the year the tenancy is entered into;

- (c) **“Agreement”** means this agreement as amended from time to time;
- (d) **“Commencement Date”** has the meaning set out in section 2.1 herein;
- (e) **“Council”** means the municipal council for the City of North Vancouver;
- (f) **“CMHC”** means Canada Mortgage and Housing Corporation;
- (g) **“Director of Planning”** means the chief administrator of the Department of Planning of the City and his or her successors in function and their respective nominees;
- (h) **“Dwelling Unit”** means a dwelling unit as defined in the City of North Vancouver’s “Zoning Bylaw 1995, No. 6700” as amended from time to time;
- (i) **“Lands”** means those lands and premises legally described as:
 - Parcel Identifier: 009-701-109
 - Lot 14
 - Block 75
 - District Lot 549
 - Plan 9315;
- (j) **“Mid-Market Rental Units”** means Dwelling Units that are rented to tenants for Affordable Rent;
- (k) **“Market Rental Units”** means Dwelling Units that are rented to tenants for market rental rates as set by the Owner;
- (l) **“Rental Purposes”** means an occupancy or intended occupancy which is or would be governed by a tenancy agreement as defined in Section 1 of the *Residential Tenancy Act*, SBC 2002 c. 78 as amended from time to time between the Owner and the tenant;
- (m) **“Rental Units”** means the Market Rental Units and the Mid-Market Rental Units;
- (n) **“Residential Building”** means the six storey building to be constructed on the Lands to be used for Rental Purposes with 58 Dwelling Units, of which 52 Dwelling Units will be Market Rental Units and 6 Dwelling Units will be Mid-Market Rental Units;
- (o) **“RT Act”** means the *Residential Tenancy Act*, SBC 2002 c. 78;
- (p) **“Rezoning Bylaw”** means the rezoning bylaw applicable to the Lands described as “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8835”; and
- (q) **“Term”** has the meaning set out in section 2.1 herein.

2. TERM

- 2.1 This Agreement will commence upon adoption by Council of “Housing Agreement Bylaw, 2021, No. 8864” (St. Georges Projects Ltd. / Integra Architecture Inc., 1220 St. Georges Avenue, CD-733, Rental Housing Commitments), (the “**Commencement Date**”) and will continue until the date this Agreement is terminated in accordance with sections 2.2 or 8.3(c) (the “**Term**”).
- 2.2 This Agreement will terminate immediately upon the removal or destruction of the Residential Building provided the Residential Building is not repaired or rebuilt following the destruction thereof.
- 2.3 Subject to section 7.3, upon termination of this Agreement, this Agreement will be at an end and of no further force and effect.

3. USE OF LANDS

- 3.1 The Owner covenants and agrees with the City that during the term of this Agreement, notwithstanding the Rezoning Bylaw, the Lands shall be used and built on only in strict compliance with the terms and conditions of this Agreement and that:
- (a) the Lands shall not be subdivided or stratified;
 - (b) the Residential Building shall be used for Rental Purposes only; and
 - (c) no Rental Unit in the Residential Building shall be occupied for any purpose except for Rental Purposes.
- 3.2 The Owner further covenants and agrees with the City that the Lands and any buildings or structures constructed thereon including the Residential Building shall be developed, built, and maintained in accordance with all City bylaws, regulations and guidelines as amended from time to time.

4. TENANCY RESTRICTIONS

- 4.1 The unit mix for Rental Units in the Residential Building shall be no fewer than 6 three-bedroom units, 12 two-bedroom units, 23 one-bedroom units and 17 studio units or as otherwise approved in writing by the Director of Planning in his or her discretion.
- 4.2 The six Mid-Market Rental Units shall be provided in the following unit mix: 2 studio units, 2 one-bedroom units, 1 two-bedroom unit, and 1 three-bedroom unit. The Owner may only change this mix with the approval in writing by the Director of Planning with such approval to be granted in his or her discretion. The Owner shall be entitled to determine the locations of the six Mid-Market Rental Units within the Residential Building.
- 4.3 The Owner shall enter into a minimum 1 year tenancy agreement for each of the Mid-Market Rental Units which will convert to a month to month tenancy at the end of the 1 year term. If such a tenancy is ended prior to the end of the Term, the Owner must rent the Mid-Market Rental Unit at Affordable Rent. For greater certainty, at the end of each tenancy, the Mid-Market Rental Unit will continue to be rented as a Mid-Market Rental Unit at Affordable Rent, which obligation will be ongoing at all times during the Term.

5. OWNER'S OBLIGATIONS

5.1 Without limiting section 3.1 of this Agreement:

- (a) Management and administration: the management, administration, and associated costs with the management and administration of the Rental Units, including the Mid-Market Rental Units, will be borne by the Owner or its designated rental agent, unless otherwise approved by the City in writing;
- (b) Advertisement: the Owner will feature the tenure restrictions set out in this Agreement prominently in all advertising of Mid-Market Rental Units;
- (c) Tenant Selection: the Owner will determine the selection of the tenants of the Mid-Market Rental Units, applying the suggested income qualification of a maximum household income determined by multiplying the low-end of market rents by 12 to yield the households' annual housing costs, and divided by 30% to meet the standard definition of affordability. Tenants from the existing rental building on the Lands should be provided first right of refusal in the Mid-Market Rental Units, regardless of income. In determining financial eligibility, the Owner or its rental agent, so long as it acts honestly and in good faith, is entitled to rely on all information provided by the prospective tenant and the Owner will have no liability if the prospective tenant intentionally or unintentionally provides any incorrect information. The Owner is under no obligation to monitor or update the financial circumstances of the tenant once the lease is signed.
- (d) Rent Amount and Permitted Increases: Affordable Rent for Mid-Market Rental Units is to be determined at the time of tenancy. Rent amounts may be subsequently increased by the permitted annual rent increase then set under the RT Act.
- (e) Compliance with applicable laws: without restricting the foregoing, the Owner will comply with all applicable provisions of the RT Act and any other provincial or municipal enactments imposing obligations on landlords in relation to residential tenancies;
- (f) Performance: the Owner will perform its obligations under this Agreement diligently and in good faith; and
- (g) Evidence of compliance: provided that the same can be done without breaching the *Personal Information Protection Act* (as amended from time to time) the Owner will, at Business License renewal or upon request by the City, supply to the City copies of any documentation in possession of the Owner necessary to establish compliance with the Owner's obligations under this Agreement.

6. DEFAULT AND REMEDIES

6.1 The City may, acting reasonably, give to the Owner a written notice (in this section 6.1, the "Notice") requiring the Owner to cure a default under this Agreement within 30 days of receipt of the Notice. The Notice must specify the nature of the default. The Owner must act with diligence to correct the default within the time specified.

- 6.2 If the default is not corrected within the time specified, the Owner will pay to the City on demand by the City 200 percent of the difference between current market rent, as determined by a third-party appraiser, and Affordable Rent for each Mid-Market Rental Unit in default for the default year to the end of the Term of the Agreement. The monies collected from default will be deposited to the City's Affordable Housing Reserve Fund.
- 6.3 The Owner will pay to the City on demand by the City all the City's costs of exercising its rights or remedies under this Agreement, on a full indemnity basis.
- 6.4 The Owner acknowledges and agrees that in case of a breach of this Agreement which is not fully remediable by the mere payment of money and promptly so remedied, the harm sustained by the City and to the public interest will be irreparable and not susceptible of adequate monetary compensation.
- 6.5 Each party to this Agreement, in addition to its rights under this Agreement or at law, will be entitled to all equitable remedies including specific performance, injunction and declaratory relief, or any of them, to enforce its rights under this Agreement.
- 6.6 The Owner acknowledges and agrees that it is entering into this Agreement to benefit the public interest in providing housing for Rental Purposes, and that the City's rights and remedies under this Agreement are necessary to ensure that this purpose is carried out and that the City's rights and remedies under this Agreement are fair and reasonable and ought not to be construed as a penalty or forfeiture.
- 6.7 No reference to nor exercise of any specific right or remedy under this Agreement or at law or at equity by any party will prejudice, limit or preclude that party from exercising any other right or remedy. No right or remedy will be exclusive or dependent upon any other right or remedy, but any party, from time to time, may exercise any one or more of such rights or remedies independently, successively, or in combination. The Owner acknowledges that specific performance, injunctive relief (mandatory or otherwise) or other equitable relief may be the only adequate remedy of a default by the Owner under this Agreement.

7. LIABILITY

- 7.1 Except for the negligence of the City or its employees, agents or contractors, the Owner will indemnify and save harmless each of the City and its elected officials, board members, officers, directors, employees, and agents, and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, actions, loss, damage, costs and liabilities, which all or any of them will or may be liable for or suffer or incur or be put to by reason of or arising out of:
- (a) any act or omission by the Owner, or its officers, directors, employees, agents, contractors, or other persons for whom at law the Owner is responsible; and
 - (b) the Owner's ownership, operation, management or financing of the Lands for the provision of housing for Rental Purposes.
- 7.2 Except to the extent such advice or direction is given negligently, the Owner hereby releases and forever discharges the City, its elected officials, board members, officers, directors, employees and agents, and its and their heirs, executors, administrators, personal representatives, successors and assigns from and against all claims, demands, damages, actions or causes of action by reason of or arising out of advice or direction respecting the

ownership, operation or management of the Lands for the provision of housing for Rental Purposes which has been or hereafter may be given to the Owner by all or any of them.

- 7.3 The covenants of the Owner set out in sections 7.1 and 7.2 of this Agreement will survive the expiration or the earlier termination of this Agreement and will continue to apply to any breach of the Agreement and to any claims arising under this Agreement during the ownership by the Owner of the Lands.

8. GENERAL PROVISIONS

- 8.1 The Owner agrees to reimburse the City for all legal costs reasonably incurred by the City for the preparation, execution and registration of this Agreement. The Owner will bear their own costs, legal or otherwise, connected with the preparation, execution or registration of this Agreement.

- 8.2 Nothing in this Agreement:

- (a) affects or limits any discretion, rights, powers, duties or obligations of the City under any enactment or at common law, including in relation to the use or subdivision of land;
- (b) affects or limits any enactment relating to the use of the Lands or any condition contained in any approval including any development permit concerning the development of the Lands; or
- (c) relieves the Owner from complying with any enactment, including the City's bylaws in relation to the use of the Lands.

- 8.3 The Owner and the City agree that:

- (a) this Agreement is entered into only for the benefit of the City;
- (b) this Agreement is not intended to protect the interests of the Owner, occupier or user of the Lands or any portion of it including the Rental Units and the Limited Common Property; and
- (c) without limiting part 2 of this Agreement, the City may at any time execute a release and discharge of this Agreement in respect of the Lands, without liability to anyone for doing so.

- 8.4 This Agreement burdens and runs with the Lands and any part into which any of them may be subdivided or consolidated, by strata plan or otherwise. All of the covenants and agreements contained in this Agreement are made by the Owner for itself, its successors and assigns, and all persons who acquire an interest in the Lands after the date of this Agreement. Without limiting the generality of the foregoing, the Owner will not be liable for any breach of any covenant, promise or agreement herein in respect of any portion of the Lands sold, assigned, considered or otherwise disposed of, occurring after the Owner has ceased to be the owner of the Lands.

- 8.5 The covenants and agreements on the part of the Owner in this Agreement have been made by the Owner as contractual obligations as well as being made pursuant to section 905 of the Act and as such will be binding on the Owner.

- 8.6 The Owner will, at its expense, do or cause to be done all acts reasonably necessary to ensure this Agreement is registered against the title to the Lands, including any amendments to this Agreement as may be required by the Land Title Office or the City to effect such registration.
- 8.7 The City and the Owner each intend by execution and delivery of this Agreement to create both a contract and a deed under seal.
- 8.8 An alleged waiver by a party of any breach by another party of its obligations under this Agreement will be effective only if it is an express waiver of the breach in writing. No waiver of a breach of this Agreement is deemed or construed to be a consent or waiver of any other breach of this Agreement.
- 8.9 If a Court of competent jurisdiction finds that any part of this Agreement is invalid, illegal, or unenforceable, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part.
- 8.10 Every obligation of a party which is set out in this Agreement will extend throughout the Term and, to the extent that any obligation ought to have been observed or performed prior to or upon the expiry or earlier termination of the Term, such obligation will survive the expiry or earlier termination of the Term until it has been observed or performed.
- 8.11 All notices, demands, or requests of any kind, which a party may be required or permitted to serve on another in connection with this Agreement, must be in writing and may be served on the other parties by registered mail, by facsimile or e-mail transmission, or by personal service, to the following address for each party:

City: The Corporation of the City of North Vancouver
141 West 14th Street
North Vancouver, British Columbia
V7M 1H9
Attention: Director, Planning
Facsimile: 604.985.0576

The Owner: St. Georges Projects Ltd.
2200 1055 Dunsmuir Street
Vancouver, British Columbia,
V7X 1K8

Service of any such notice, demand, or request will be deemed complete, if made by registered mail, 72 hours after the date and hour of mailing, except where there is a postal service disruption during such period, in which case service will be deemed to be complete only upon actual delivery of the notice, demand or request; if made by facsimile or e-mail transmission, on the first business day after the date when the facsimile or e-mail transmission was transmitted; and if made by personal service, upon personal service being effected. Any party, from time to time, by notice in writing served upon the other parties, may designate a different address or different or additional persons to which all notices, demands, or requests are to be addressed.

- 8.12 Upon request by the City, the Owner will promptly do such acts and execute such documents as may be reasonably necessary, in the opinion of the City, to give effect to this Agreement.

8.13 This Agreement will enure to the benefit of and be binding upon each of the parties and their successors and permitted assigns.

9. INTERPRETATION

9.1 Gender specific terms include both genders and include corporations. Words in the singular include the plural, and words in the plural include the singular.

9.2 The division of this Agreement into sections and the use of headings are for convenience of reference only and are not intended to govern, limit or aid in the construction of any provision. In all cases, the language in this Agreement is to be construed simply according to its fair meaning, and not strictly for or against either party.

9.3 The word "including" when following any general statement or term is not to be construed to limit the general statement or term to the specific items which immediately follow the general statement or term to similar items whether or not words such as "without limitation" or "but not limited to" are used, but rather the general statement or term is to be construed to refer to all other items that could reasonably fall within the broadest possible scope of the general statement or term.

9.4 The words "must" and "will" are to be construed as imperative.

9.5 Any reference in this Agreement to any statute or bylaw includes any subsequent amendment, re-enactment, or replacement of that statute or bylaw.

9.6 This is the entire agreement between the City and the Owner concerning its subject, and there are no warranties, representations, conditions or collateral agreements relating to the subject matter of this Agreement, except as included in this Agreement. This Agreement may be amended only by a document executed by the parties to this Agreement and by bylaw, such amendment to be effective only upon adoption by City Council of an amending bylaw to "Housing Agreement Bylaw, 2021, No. 8864".

9.7 This Agreement is to be governed by and construed and enforced in accordance with the laws of British Columbia.

9.8 This Agreement can be signed in counterpart.


IN WITNESS WHEREOF each of the City and the Owner have executed this Agreement under seal by their duly authorized officers as of the reference date of this Agreement.

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

MAYOR
Linda C. Buchanan

CORPORATE OFFICER
Karla D. Graham

ST. GEORGES PROJECTS LTD.



Authorized Signatory

Stuart Mahon

Printed Name

Authorized Signatory

Printed Name