

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:

- 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.

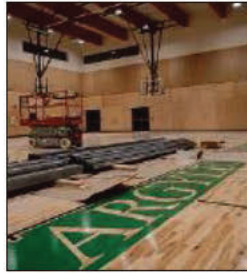
Other details like a digital media academy space complete with editing booths and green screen, a large metal and woodworking shop area and foods studies room with six shiny new stoves round out first impressions.

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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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:

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

LIVE WEST COAST

