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The Corporation of **THE CITY OF NORTH VANCOUVER**
PLANNING DEPARTMENT

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Wendy Tse, Planner 2

SUBJECT: REZONING APPLICATION: 125 EAST 20TH STREET (VANCOUVER RESOURCE SOCIETY FOR THE PHYSICALLY DISABLED / NSDA ARCHITECTS)

Date: March 20, 2019 File No: 08-3360-20-0467/1

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

RECOMMENDATION:

PURSUANT to the report of the Planner 2, dated March 20, 2019, entitled "Rezoning Application: 125 East 20th Street (Vancouver Resource Society for the Physically Disabled / NSDA Architects)":

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8701" (Vancouver Resource Society for the Physically Disabled / NSDA Architects, 125 East 20th Street, CD-718) be considered and referred to a Public Hearing;

THAT "Housing Agreement Bylaw, 2019, No. 8702" (Vancouver Resource Society for the Physically Disabled / NSDA Architects, 125 East 20th Street, CD-718, Rental Housing Commitments) be considered and referred to a Public Hearing;

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

THAT (Funding Appropriation #1918) an amount of \$400,000 be appropriated from the Affordable Housing Reserve Fund to be granted to the Vancouver Resource Society for the Physically Disabled in support of 10 non-market rental units in the proposed development, secured in perpetuity;

THAT should any of the amount remain unexpended as at December 31, 2022, the unexpended balance shall be returned to the credit of the Affordable Housing Reserve Fund;

THAT the Mayor and City Clerk be authorized to execute a Release of the existing Covenant registered against the title of the subject properties under number BB1171375;

AND THAT the Mayor and City Clerk be authorized to sign the necessary documentation to give effect to this motion.

ATTACHMENTS:

1. Context Map (Doc#[1754534](#))
2. Development Fact Sheet (Doc#[1754164](#))
3. Architectural and Landscape Plans, dated March 4, 2019 (Doc#[1756556](#))
4. Letter from Vancouver Resource Society for the Physically Disabled re: Request for Funding from Affordable Housing Reserve Fund (Doc#[1756557](#))
5. Tenant Relocation Materials (Doc#[1758329](#))
6. Design Rationale (Doc#[1759563](#))
7. Advisory Design Panel Resolution, dated September 19, 2018 (Doc#[1705785](#))
8. Public Consultation Summary (Doc#[1756555](#))
9. Zoning Amendment Bylaw No. 8701 (Doc#[1756681](#))
10. Housing Agreement Bylaw No. 8702 (Doc#[1756629](#))

PURPOSE

The purpose of this report is to present, for Council's consideration, an application to rezone 125 East 20th Street to permit the development of a new six-storey, 85-unit non-market and market rental apartment owned and operated by the Vancouver Resource Society for the Physically Disabled (VRS). To support the provision of 10 wheelchair accessible non-market rental units, VRS is requesting a contribution of \$400,000 from the City's Affordable Housing Reserve Fund (AHRF).

BACKGROUND

In 2010, Council approved a Partnering Agreement with VRS to extend a second mortgage to the non-profit organization to help purchase the subject property in an effort to provide below market rental housing in the existing 28-unit apartment. As part of this building, VRS envisioned creating a cluster of up to six units for high care persons with disabilities on the ground floor of the building, with 24 hour on-site support and care, at non-market rents. The remainder of the units would be operated at below market rates. However, the "Shared Care" model was never implemented due to the following barriers:

- The building did not have a sprinkler system, raising safety issues if the building were to include a care facility for individuals with significant mobility impairments; and
- Vancouver Coastal Health funding could not be obtained.

In lieu of the “Shared Care” model, VRS has been providing two subsidized rental units for persons with disabilities and one rental unit for Hollyburn Family Services’ “Seniors at Housing Risk” program. The remainder of the units have been rented at below market rates.

In addition to the second mortgage, Council approved the appropriation of up to \$300,000 from the AHRF to help offset anticipated operating shortfalls for VRS. This funding would be dispersed on an annual basis, subject to the receipt of an annual operating budget, for up to five years. This funding was never utilized by VRS and the second mortgage was repaid in full in July 2015, as per the terms of the Partnering Agreement.

Since that time, VRS has been contemplating the potential redevelopment of the site to meet their initial vision of providing a “Shared Care” model. In addition, due to the age and condition of the building, which was constructed in 1965, significant maintenance and building function issues have arisen, challenging the resources and capacity of the non-profit organization.

PROJECT DESCRIPTION

<i>Applicant:</i>	Vancouver Resource Society for the Physically Disabled
<i>Architect:</i>	NSDA Architects
<i>Official Community Plan Designation:</i>	Residential Level 5 (R5)
<i>Existing Zoning:</i>	Medium Density Apartment Residential 1 (RM-1)
<i>Applicable Guidelines:</i>	None

The application proposes to replace the existing 28-unit, 4-storey rental building with a new 6-storey wood-frame apartment building with a total of 85 rental units. Of the 85 rental units, 10 units are proposed to be non-market, with rents set at \$375 per month (the shelter portion of the Persons with Disabilities benefits) or geared to income. The remainder of the units would be rented at market rates, with VRS offering below market rents for any existing tenants wanting to return to the new development. The rental tenure of the development, in addition to the non-market units, would be secured through a Housing Agreement with the City.

The subject site is located at the southwest corner of the 100-block of East 20th Street in Central Lonsdale (Attachment #1). The site is 2,120.8 square metres (22,828 square feet) and slopes downward approximately 2.64 metres (8.7 feet) from east to west along East 20th Street. The slope in the north-south direction is minimal. The overall development is proposed to be 2.59 Floor Space Ratio (FSR) or 5,492.9 square metres (59,125 square feet). A summary of the development, as well as architectural and landscape plans, are provided as Attachments #2 and #3, respectively.

One level of underground parking is proposed for the development, accessed from the lane to the south of the property. The parking level contains vehicle and bicycle parking spaces, in addition to mobility scooter parking, storage lockers and a mechanical room.

The application proposes a variance to both vehicle and bicycle parking, based on the rationale that residents of the non-market units would not require the provision of either amenity. Instead, the development proposes an extended passenger drop-off zone on East 20th Street to accommodate ride services for passengers with disabilities, such as HandyDART.

A significant number of accessible units are proposed for the project, including 57 Adaptable Level 2 units and 10 Adaptable Level 3 units, well above the minimum City requirement of 25 percent at Adaptable Level 2 standards. The fully-accessible Adaptable Level 3 units would be allocated to tenants with disabilities in the non-market rental units.

The unit mix for the development is proposed as follows:

- 4 Studio Units;
- 63 One-Bedroom Units;
- 12 Two-Bedroom Units; and
- 6 Three-Bedroom Units.

A variety of amenities is proposed for the project, including an indoor/outdoor shared social gathering space with kitchen and washroom, a guest room, and active and passive outdoor areas, including accessible gardening plots. A small office space for VRS is also proposed to help serve residents on-site. The building is required to connect to the Lonsdale Energy Corporation (LEC), as per the City's Hydronic Energy Service Bylaw.

POLICY CONTEXT

Metro 2040

The proposed development aligns with the Metro Vancouver Regional Growth Strategy, Metro 2040, through the creation of a compact urban area. The provision of non-market rental housing further achieves housing affordability goals established in the Regional Affordable Housing Strategy, including:

- Expand the rental supply and balance preservation of existing stock with redevelopment while supporting existing tenants;
- Meet housing demand estimates for very low and low income earners; and
- Increase the rental housing supply along the Frequent Transit Network.

Metro Vancouver has been working to better understand the high household cost burden faced by renters when housing and transportation costs are considered together. The location of the subject site, in close proximity to Lonsdale Avenue, will allow renters to utilize public transit, cycling and walking to help minimize transportation costs associated with car ownership. In addition, the recently released 2018 Metro Vancouver Apartment Parking Study confirms the following key findings:

- Apartment residential parking supply continues to exceed parking utilization across the region; and
- Proximity to the Frequent Transit Network (FTN) is associated with lower apartment residential parking utilization and supply.

Based on this study, parking utilization for market rental apartments near the FTN range from 0.35 to 0.72 spaces per unit.

2014 Official Community Plan

The Official Community Plan (OCP) identifies the subject site as Residential Level 5 (R5), which contemplates multi-unit residential uses with a maximum building height of six storeys. The OCP allows for a density of up to 1.6 FSR, with the potential of an additional bonus of 1.0 FSR to be granted at the discretion of Council, for a total of 2.6 FSR. City policy related to the provision of additional density is discussed in the Density Bonus and Community Benefits section below.

The application is in keeping with the vision established in the Official Community Plan for the City to be a vibrant, diverse and highly livable community. In particular, this project supports the following goals in the OCP:

- 1.1 Develop a compact, complete community that meets the needs of its diverse residents and businesses (1.1.1 and 1.1.2);
- 1.3 Enhance the distinctive sense of place and livability of the City through high quality design and maintenance of urban form (1.3.1 and 1.3.5);
- 1.4 Enhance quality of life through the provision of amenities (1.4.4); and,
- 1.5 Pursue attainable housing that meets the needs of its diverse community (1.5.2, 1.5.3, 1.5.4 and 1.5.6).

As presented, the proposal is consistent with the OCP.

Housing Action Plan

The Housing Action Plan (HAP) establishes strategies and actions for the City to achieve greater housing diversity and affordability for residents of all ages, incomes and abilities. To incentivize new rental housing, the City offers bonus density for secured market rental projects. As a condition of the density bonus, the City requires 10 percent Mid-Market Rental (MMR) units to be rented at 10 percent below average rents in perpetuity.

While the City has been successful in recent years in increasing the number of market rental units and by extension, MMR units, non-market rental units have been more difficult to achieve due to the deep discounts required to support housing for lower income individuals. Non-market housing typically requires subsidies from senior levels of government, a non-profit society, or a housing co-operative as rents are geared to income (e.g. maximum of 30 percent of income).

In lieu of the required nine MMR units, VRS is proposing 10 wheelchair accessible non-market units to be rented to individuals with high care disabilities. To support the creation of the non-market units, VRS is requesting a funding contribution of \$400,000 from the AHRF (Attachment #4). The AHRF, established in 1989, was created to help the City implement its affordable housing objectives, including funding affordable housing projects. A summary of non-market housing projects facilitated by the AHRF to date is provided in Table #1.

In addition to funding from the AHRF, VRS is proposing to use their equity and other internally generated funds, including the rents received from the market units in the development, to subsidize the non-market units.

Table #1: Non-Market Projects funded by the Affordable Housing Reserve Fund

Year	Operator	Description	Contribution from AHRF
1991	Entre Nous Femmes	19-unit townhouse project for families	\$292,000
2001	North Shore Connexions	42-unit apartment project for single and family households with disabilities	\$417,815
2005	Lookout Housing and Health Society	25-bed adult shelter and 25-bed transition housing	\$263,296
2006	Kiwanis North Shore Housing Society	27-unit apartment for seniors	\$173,275
2007 & 2009	Marineview Housing Society	24-unit supportive housing project for individuals with psychiatric disabilities	\$1.7 million
2018	Community Land Trust	16-unit co-operative townhouse project (potential project – currently seeking senior government funding)	\$2.5 million (appropriated)

As per Metro 2040, the need for non-market rental housing is significant in the City with approximately 80 new non-market rental units required annually.

The proposed development does not meet the City’s Family-Friendly Housing Policy with only six three-bedroom units proposed for the development, instead of the required nine three-bedroom units. Recognizing that the foremost priority for VRS is the financial viability of the non-market rental units, the overall unit mix is supportable for this development.

As the site is currently used as a purpose-built rental building, VRS is required to comply with the City’s Residential Tenant Displacement Policy. To date, VRS has hosted information meetings with existing tenants and is offering compensation beyond City requirements. VRS is offering to pay for moving expenses and provide additional financial compensation for longer-term tenants. In addition, all existing tenants who want to return to the new development may do so at below-market rents. Information about the tenant

relocation process to date, including the proposed below market rents for returning tenants, is available in Attachment #5.

Sustainable Development Guidelines

A design rationale and sustainability statement for the project is provided in Attachment #7. A commitment to social and environmental sustainability is proposed through the following efforts:

- Provision of non-market and market rental housing;
- Use of water efficiency measures and storm water management principles;
- Use of high recycled content;
- Consideration of indoor environmental quality and comfort;
- Connection to the LEC system;
- Achievement of Step 3 of the BC Energy Step Code; and
- Provision of 20 percent of residential stalls for electric vehicle charging.

Active Design Guidelines

The proposed development would achieve many of the social interaction elements of the City's Active Design Guidelines, including an indoor/outdoor amenity space for residents. In addition, community gardens are proposed, with accessible gardening plots provided to ensure individuals in wheelchairs can partake in this activity. The overall building is designed to be accessible and inclusive, with wider hallways and ramps to promote interaction of tenants of all abilities.

Due to the high number of individuals in wheelchairs anticipated for this project, the Active Design elements that promote stair use was not incorporated into this development.

Zoning Bylaw 1995, No. 6700

The subject site is currently zoned Medium Density Apartment Residential 1 (RM-1), which permits a multi-unit building up to three storeys or 13 metres (42.6 feet) in height. An amendment to the Zoning Bylaw is required, via a new Comprehensive Development Zone 718 (CD-718) Zone, to permit the following requested variances:

- Density increase to 2.6 FSR in exchange for rental tenure and 10 non-market rental units, secured in perpetuity through a Housing Agreement;
- Height maximum of six-storeys;
- Reduced building setbacks to suit the proposed development;
- Waiver of maximum building width above the third storey;
- Allowance of the parking structure and fencing to be located within 4.6 metres (15 feet) of the intersection of the lot lines at the northwest corner of the property;
- Reduced recycling and garbage room size by nominal amount;
- Reduced vehicle parking by 10 spaces (9 residential and 1 visitor space); and
- Reduced secured bicycle parking by nine spaces.

A complete list of amendments is provided in Attachment #8.

PLANNING ANALYSIS

Use

The proposed use of the subject site as multi-unit residential is consistent with the OCP and surrounding area (Table #2).

The subject site is located in Central Lonsdale, within walking distance to a number of community amenities, public transit, employment, and retail services along Lonsdale Avenue. In addition, the proximity to medical and social services and the relatively flat topography of the neighbourhood makes the use of the site for individuals with high care disabilities appropriate.

Table #2: Surrounding Uses

Direction	Address	Description	Zoning
North across East 20th Street	2032 Lonsdale Avenue	One-storey commercial building (London Drugs)	General Commercial (C-2)
North across East 20th Street	132 East 20th Street	Four-storey rental apartment	Comprehensive Development 448 (CD-448)
South across lane	120 East 19th Street	Three-storey rental apartment	Medium Density Apartment Residential 1 (RM-1)
South across lane	124 East 19th Street	Four-storey rental apartment	Medium Density Apartment Residential 1 (RM-1)
East	135 East 20 th Street	Three-storey strata building	Medium Density Apartment Residential 1 (RM-1)
West across lane	1900-1950 Lonsdale Avenue	Two-storey commercial building	General Commercial (C-2)

Intensity

The proposed development at six-storeys and 2.59 FSR is consistent with the height and density contemplated in the OCP. The subject site is in a transitional location being directly adjacent to Lonsdale Avenue to the northwest and west. The OCP land use designation for the properties on Lonsdale Avenue is Mixed Use Level 3 (Medium Density), which permits a maximum density of 2.3 FSR and a potential bonus of 0.5 FSR, for a total density of 2.8 FSR. The height maximum for these properties is 25 metres (82 feet) or approximately eight storeys.

Parking

To reduce excavation costs, one level of underground parking is proposed for the development. In total, 41 vehicle spaces for tenants, eight vehicle spaces for visitors and 119 secured bicycle spaces are proposed for the project. Of the 119 secured bicycle spaces, seven spaces are earmarked for mobility scooters. The underground level further proposes 57 storage spaces, of which 20 will be accessible. In addition, 12 short-term bicycle spaces will be provided near the front entry of the development.

The parking variances requested are detailed in Table #3. Due to the tenants envisioned for the non-market rental units, staff support the proposed variance to parking. Similar reductions in vehicle and bicycle parking have been provided for prior non-market rental

projects in the City, recognizing that the demand for parking may be reduced for non-market tenures. In this case, tenants of the non-market units are high care individuals with disabilities, many of whom may not be able to drive a car or ride a bicycle, but instead, rely on ride services, such as HandyDART. To accommodate access for VRS clients, an extended passenger loading zone on East 20th Street is proposed to accommodate pick-up and drop-off for individuals with mobility limitations.

Table #3: Proposed Parking Variances

Type of Parking Space	Zoning Bylaw Requirement	Proposed
Rental Residential	51 spaces (0.6 spaces per unit)	41 spaces
Visitor	9 spaces (0.1 spaces per unit)	8 spaces
Secure Bicycle	128 spaces (1.5 spaces per unit)	119 spaces

The development is required to provide off-site infrastructure upgrades, as per City bylaws, including:

- New boulevard sidewalk on East 20th Street;
- Rain garden, street trees and grass boulevard on East 20th Street;
- Full lane reconstruction with curb extensions and speedbumps; and
- New overhead and pedestrian level street lighting.

Form

In response to the higher height and density potential on Lonsdale Avenue, the building is designed in a "T" shape, with the top of the "T" flanking the north-south lane on the western portion of the site, adjacent to the high street. The siting of the building results in the bulk of the building being closest to Lonsdale Avenue, with two larger open areas available on the street and the lane to accommodate semi-private and private green spaces. The bottom of the "T" is in line with the neighbourhood building to the east to reduce shadowing impacts.

The use of colour, material, and relief through the provision of balconies assists in reducing the overall massing of the building. In particular, the darker colour on the uppermost floor helps to minimize visual bulk and create greater interest in design.

Density Bonus and Community Benefits

The City's Density Bonus and Community Benefits (DBCBC) Policy, in conjunction with the Official Community Plan, allows a density bonus of 1.0 FSR for properties designated Residential Level 5. To achieve the density bonus, VRS has agreed to secure, in perpetuity, the rental tenure of the development, in addition to the 10 non-market rental units through a Housing Agreement. The provision of non-market rental units in a market rental development is unique, and not a common occurrence due to the financial challenges of rental development. To assist in the financial viability of the non-market units, VRS is requesting funding from the City to deliver upon this community amenity.

If the applicant was proposing these units for sale as a strata development, the DBCBC Policy would value the bonus density at just over \$4.3 million as shown in Table #4.

Table #4: Value of Community Benefits through Density Bonusing

Density Value Calculation	Value
Density Bonus from 1.60 FSR to 1.60 FSR / OCP Density (@ \$25 / sq. ft.)	N/A
Density Bonus from 1.60 to 2.60 FSR (@ \$190 / sq. ft.)	\$4,337,320
Total Value of Community Benefits	\$4,337,320

ADVISORY BODY INPUT

The Advisory Design Panel (ADP) reviewed the application on September 19, 2018 and recommended approval of the project, subject to the issues outlined in Attachment #7 being addressed to the satisfaction of staff.

In response to ADP's comments the applicant has made the following modifications:

- Use of colour and façade materials to give greater visual interest and reduce the massing; and
- Landscaping improvements, including using low level planting to deter graffiti along low exterior walls.

COMMUNITY CONSULTATION

The applicant held a Developer Information Session (DIS) with the local community on September 12, 2018. A total of 11 people signed in and two comment sheets were submitted at the meeting. Staff have received additional comments on the proposal via email, which are included, along with the DIS summary prepared by the applicant, in Attachment #8.

The overall feedback received was mixed, with concerns raised about shadowing impacts, height, and general design and colours of the development. An additional comment was expressed about the desire for additional affordable housing for individuals in need of subsidized units.

FINANCIAL IMPLICATIONS

Housing affordability is beyond the resources and authority of local government to effectively address on their own. As such, unique opportunities to work with non-profit housing operators to create new non-market housing units is critical to increasing the stock of affordable housing in innovative ways.

VRS is requesting \$400,000 from the AHRF to help create 10 non-market rental units for individuals with high care disabilities. The funding of affordable housing is part of the mandate of the AHRF.

The 2019-2028 Project Plan, endorsed by Council on March 4, 2019, includes a provision of \$2.2 million for affordable housing projects. The proposed appropriation falls within the budgeted amount. If approved, there will be \$1.8 million remaining for other affordable housing projects. Through the Density Bonus and Community Benefits Policy, additional financial contributions is anticipated for the AHRF.

CONCLUSION

The proposed development at 125 East 20th Street would provide a new 85-unit, six-storey non-market and market rental project owned and operated by the non-profit organization, Vancouver Resource Society for the Physically Disabled. The provision of non-market rental housing in a new market rental project is unique, hence the request from VRS for a funding contribution of \$400,000 from the AHRF to support this community amenity.

The overall development is consistent with both the Regional Growth Strategy and the OCP in use, intensity and form. The proposed development is in close proximity to Lonsdale Avenue, with easy access to community amenities, public transit, employment, and retail services. With its location adjacent to Lonsdale Avenue, the proposed parking variances are supportable and are consistent with parking reductions provided to prior non-market rental projects in the City.

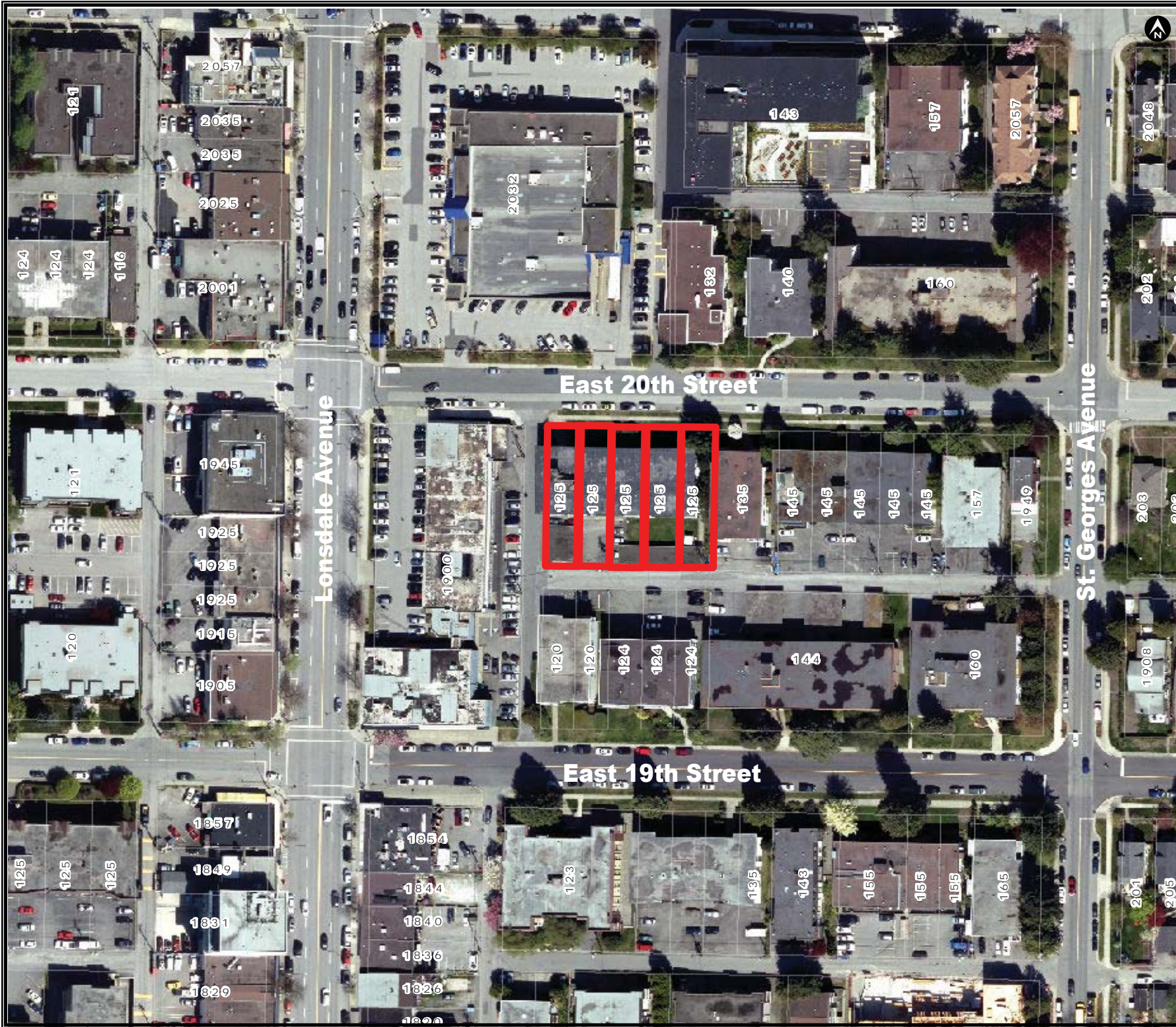
Staff recommend Council grant first and second reading to proposed Zoning Amendment Bylaw No. 8701 (Attachment #9) and Housing Agreement Bylaw No. 8702 (Attachment #10) and that a Public Hearing be scheduled.


RESPECTFULLY SUBMITTED:

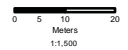


Wendy Tse
Planner 2

WT/rf/eb



Legend
 Subject Site



DISCLAIMER
This map was produced on the City of North Vancouver's Geographic Information System. Data provided herein is derived from sources with varying levels of accuracy and detail. The City of North Vancouver disclaims all responsibility for the accuracy or completeness of information contained herein.

GIS Division, Information Technology,
City of North Vancouver
PLOTTED: 2024/04/19
SOURCE: Various
COORDINATE SYSTEM: NAD 83 UTM Zone 18



PROJECT SUMMARY SHEET

DEVELOPMENT APPLICATION

125 East 20th Street



SITE CHARACTERISTICS

OCP Designation	Residential Level 5 (R5)
Existing Zoning	Medium Density Apartment Residential 1 (RM-1)
Site Area	2,120.8 sq. m (22,828 sq. ft.)

FLOOR AREA AND HEIGHT	Existing Zoning (RM-1)	Official Community Plan	Proposed
Floor Space Ratio	Maximum 1.6 FSR or 3,393.3 sq. m (36,525 sq. ft.)	OCP - 1.6 FSR 3,393.3 sq. m (36,525 sq. ft.) Density Bonus - 1.0 FSR 2,120.8 sq. m (22,828 sq. ft.) Total Maximum 5,514.1 sq. m (59,353 sq. ft.) 2.6 FSR	5,475.3 sq. m (58,936 sq. ft.) 2.6 FSR
Total Lot Coverage	Maximum 50%	N/A	47.0%
Principal Building Height	Maximum 13.0 m (42.7 ft.) or three storeys	Maximum Six Storeys	19.5 m (63.9 ft.) and six storeys

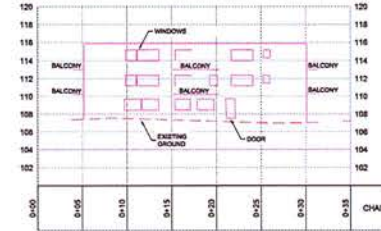
SETBACKS	Existing Zoning (RM-1)	Proposed
Front (East 20th Street)	6.1 m (20 ft.)	2.0 m (6.5 ft.)
Interior Side Yard (West)	4.6 m (15 ft.)	2.9 m (9.5 ft.)
Interior Side Yard (East)	4.6 m (15 ft.)	3.8 m (12.5 ft.)
Rear (South)	6.1 m (20 ft.)	3.5 m (11.5 ft.)

BICYCLE PARKING	Required	Proposed
Total Bicycle Parking (stalls)	128 secured / 12 short term	119 secured / 12 short term

VEHICLE PARKING	Required	Proposed
Resident	51	41
Visitor	9	8
Total Vehicle Parking (stalls)	60	49

Numbers based on plans dated **March 4, 2019**

#1754164



PROFILE VIEW OF WEST FACE OF 3-STORY APARTMENT BUILDING AT 135 EAST 20TH STREET
SCALE 1:250

LEGEND

- ☐ CATCH BASIN (TOP INLET)
- ⊕ FIRE HYDRANT
- ⊕ GUY POLE
- ⊕ GUY WIRE
- ⊕ CATCH BASIN - MANHOLE
- ⊕ MANHOLE - SANITARY
- ⊕ MANHOLE - STORM
- ⊕ POLE WITH TRANSFORMER
- ⊕ SIGN POST
- ⊕ TREE - CONIFEROUS
- ⊕ TREE - DECIDUOUS
- ⊕ VALVE - GAS
- ⊕ VALVE - IRRIGATION
- ⊕ VALVE - WATER
- ⊕ DONOTES ROOF ELEVATION
- ⊕ DONOTES FLOOR ELEVATION

NOTES

1. THE SURVEY IS ON A LOCAL GROUND COORDINATE SYSTEM. BEARINGS ARE UTM ONGS DERIVED FROM OBSERVATIONS TO SCM 996 AND K9481.
2. TO CONVERT TO UTM ZONE 18 WADSWORTH 4 8.3 B.C. UTM, MULTIPLY BY THE CORRECTION FACTOR OF 0.99999999 ABOUT SCM 996.
3. ELEVATIONS ARE IN METRES AND ARE REFERRED TO GEODETIC DATUM CANADIAN 1987 MONUMENTY GCS 47M AT THE INTERSECTION OF 18 STREET AND ST. GEORGE'S AVENUE, ELEVATION 115.077 METRES.
4. CONTOUR INTERVAL IS 1.0 METRES.
5. PARCEL DIMENSIONS REPRESENTED ON THIS PLAN ARE DERIVED FROM FIELD MEASUREMENTS.
6. UNREGISTERED INTERESTS HAVE NOT BEEN INCLUDED OR CONSIDERED.
7. THE SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 8TH OF DECEMBER, 2017.

THESE PROPERTIES MAY BE SUBJECT TO THE FOLLOWING:
CONVAYMENT, BEH115728
ASSIGNMENT OF RENTS, CA176885 AND BE1171537

THIS TOPOGRAPHIC PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROFESSIONAL PRACTICE MANUAL AND IS CERTIFIED CORRECT THIS 19TH DAY OF DECEMBER, 2017.

JAMON D. HAMEL, B.C.L.S., C.P.S.
THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED.

ALL RIGHTS RESERVED. NO PARTS MAY BE REPRODUCED, RESEMBLED, TRANSMITTED OR ALTERED IN ANY MANNER OR IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF MCGIL/HANNEY ASSOCIATES LAND SURVEYING LTD.

CORE PROJECT MANAGEMENT
180-378 LYNX AVENUE, NORTH VANCOUVER, V7Y 2C4

TOPOGRAPHIC SURVEY PLAN OF LOTS 35 AND 36 OF LOTS 4 AND 5, PLAN 1102 AND LOTS 37 TO 39 OF LOT 6, PLAN 1163 ALL OF BLOCK 7 DISTRICT LOT 549
PDS: 012-180-300, 012-180-380, 012-180-411, 012-180-629 AND 012-180-837
125 EAST 20TH STREET, NORTH VANCOUVER, B.C.

NSDA
ARCHITECTS

291-24 Abbott St
North Vancouver, BC
Canada V8L 2K4
T 604 467 1126
F 604 467 2141
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www.nsda.bc.ca

Project
125 East 20th
North Vancouver



Sheet Title
Survey

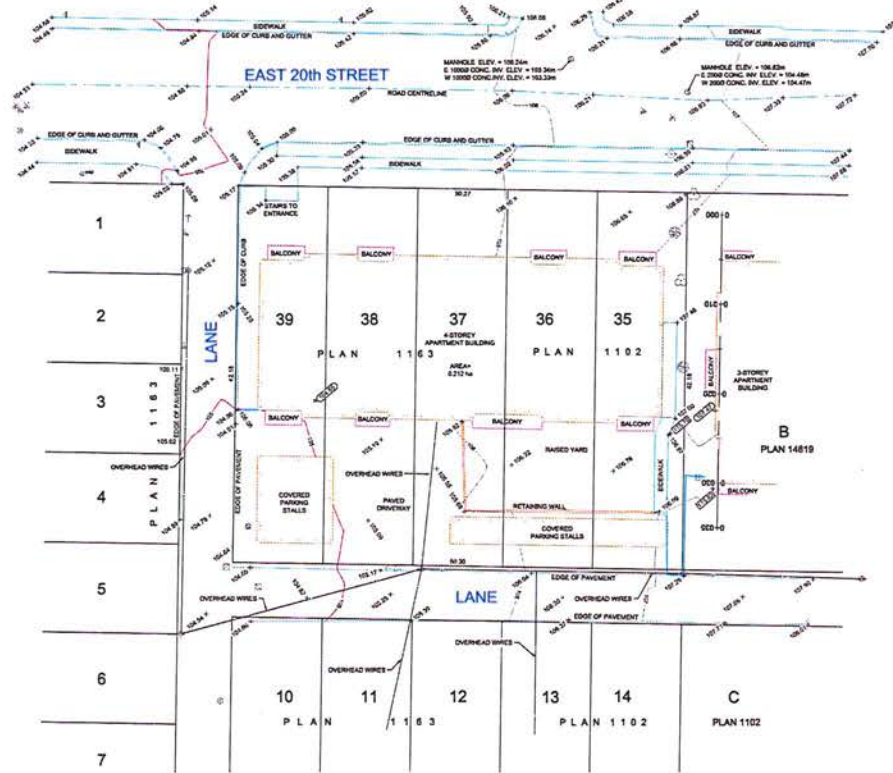
Project Number
17033

Scale
As Noted

Sheet Number
A-001

MANHOLE ELEV. = 103.80m
E. MANHOLE INV. ELEV. = 103.38m
W. MANHOLE INV. ELEV. = 103.53m

MANHOLE ELEV. = 103.80m
E. MANHOLE INV. ELEV. = 103.38m
W. MANHOLE INV. ELEV. = 103.53m



No.	Date	Description	By	Checked	App'd
5	2017-12-11	INITIAL SUBMISSION	JCH	SM	JCH
6					
7					

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McElhanney Consulting Services Ltd.

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Surrey BC
Canada V3V 0X3
Tel: 604 596 0381

Approved: [Signature]

CORE PROJECT MANAGEMENT
180-378 LYNX AVENUE, NORTH VANCOUVER, V7Y 2C4

TOPOGRAPHIC SURVEY PLAN OF LOTS 35 AND 36 OF LOTS 4 AND 5, PLAN 1102 AND LOTS 37 TO 39 OF LOT 6, PLAN 1163 ALL OF BLOCK 7 DISTRICT LOT 549
PDS: 012-180-300, 012-180-380, 012-180-411, 012-180-629 AND 012-180-837
125 EAST 20TH STREET, NORTH VANCOUVER, B.C.



Scale

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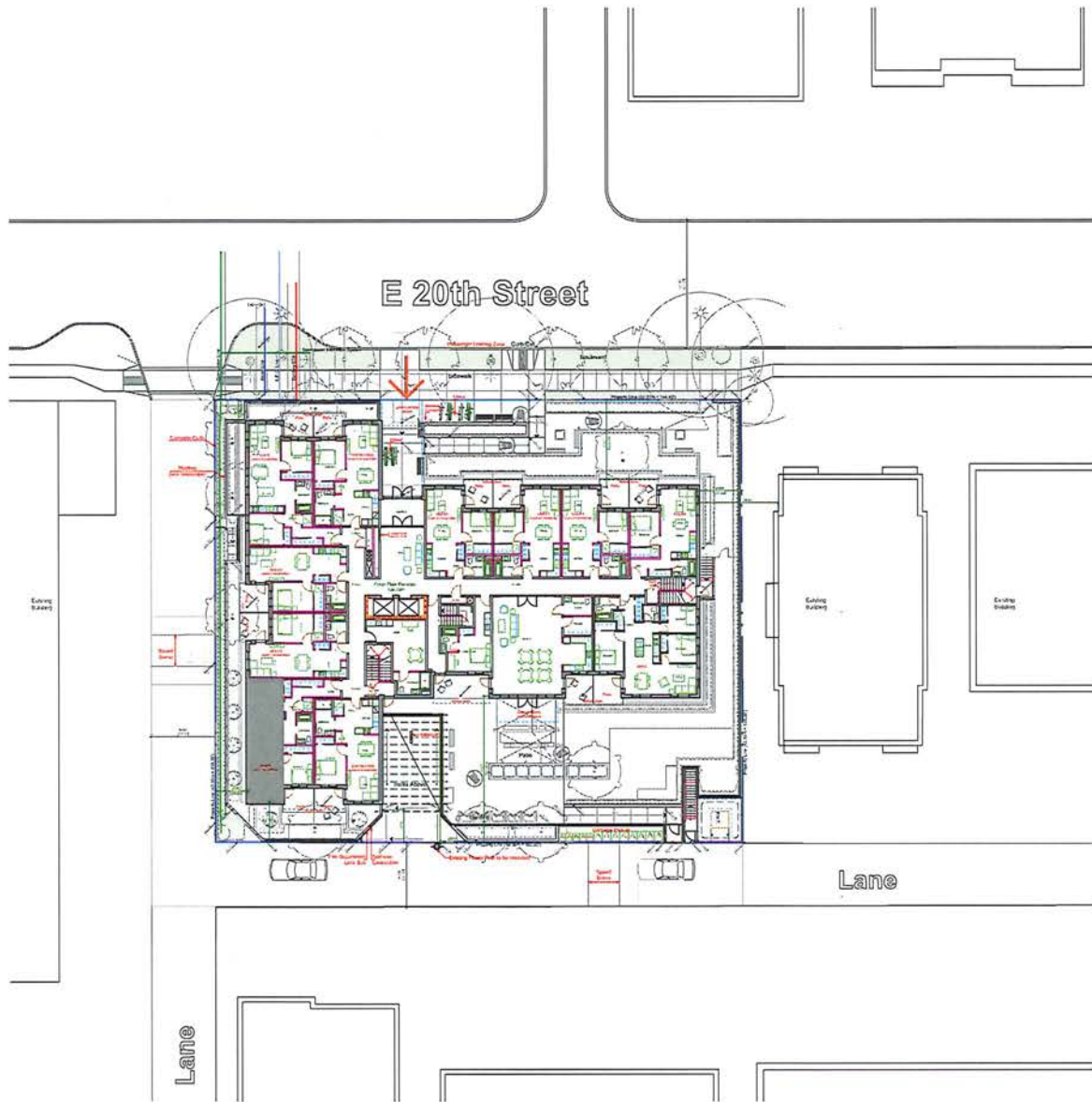
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1000-1000-1000
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Canada V6B 2K4
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F: 604-683-3243
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Project:
125 East 20th
North Vancouver



Sheet Title:
Site Context

Project Number:
17033
Scale:
1:450
Sheet Number:
A-002



Consultants

Date: 2018-06-11
 2018-03-04

Issue / Revisions:
 Issued for Planning
 Revisions for Planning



North

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Project:
 125 East 20th
 North Vancouver



Sheet Title:
 Site Plan

Project Number:
 17033
 Scale:
 1:200
 Sheet Number:
 A-003



01 - Northwest View - corner of E 20th Street and Lane



02 - Northeast View - Building Entry from E 20th Street



03 - Southwest View - Lane Corner



04 - Southeast View - Lane

Date: 2019-05-11
2019-05-04
Scale / Perspective: Based on Planning
Minimum for Planning

Seal

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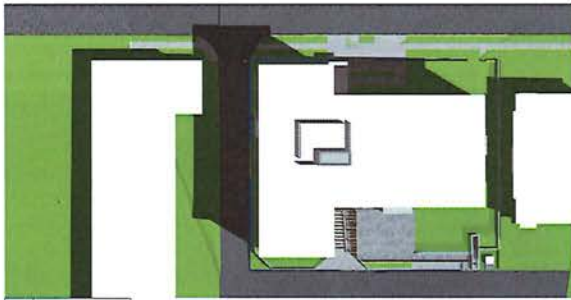
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Project:
125 East 20th
North Vancouver

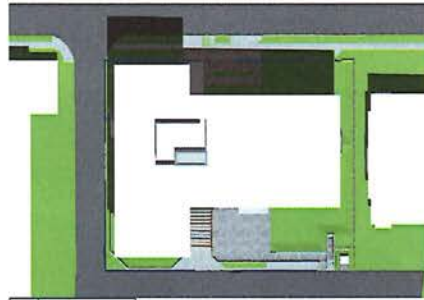


Sheet Title:
Perspectives

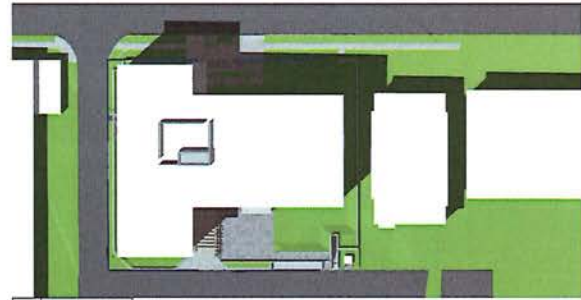
Project Number:
17033
Scale:
NTS
Sheet Number:
A-004



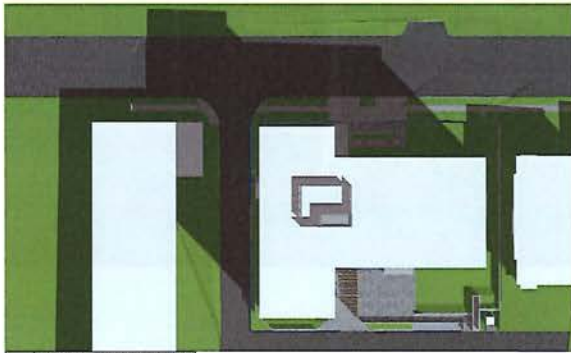
1 June 21st - 10am



2 June 21st - 12pm



3 June 21st - 2pm



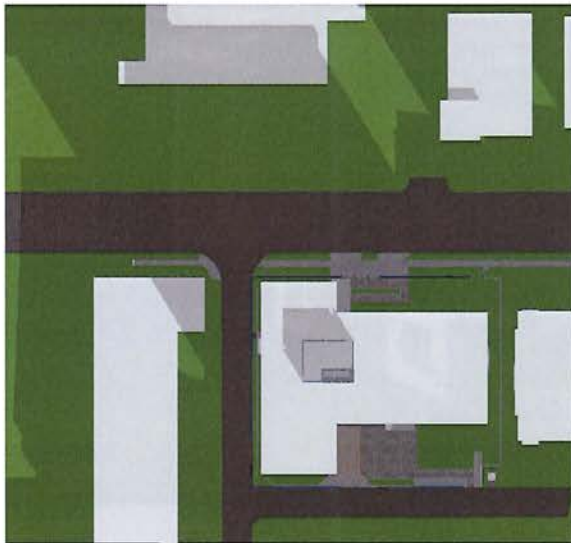
4 March/September 21st - 10am



5 March/September 21st - 12pm



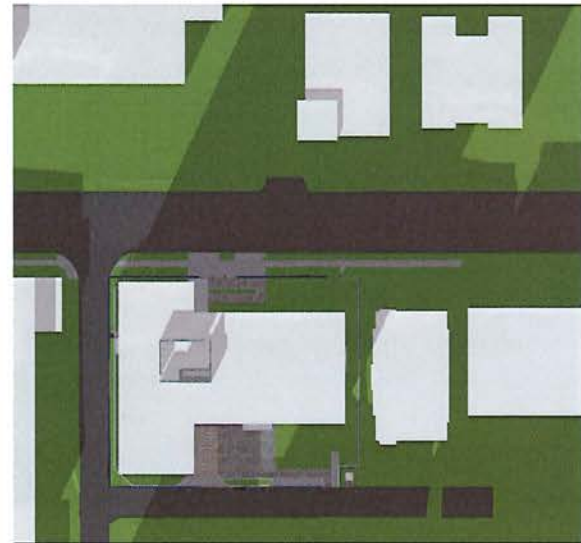
6 March/September 21st - 2pm



7 December 21st - 10am



8 December 21st - 12pm



9 December 21st - 2pm

Consultants

Date: 2018-05-11
2018-05-04
Issue / Revision: Issued for Reviewing
Revised for Rezoning



Scale

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125 East 20th
North Vancouver



Sheet Title:
Shadow Analysis

Project Number:
17033

Scale:
1:450

Sheet Number:
A-005

Consultants

Date:
2018-08-01
2018-02-04

Issue / Revision:
Issued for Planning
Revised for Planning



1 East 20th Street
North Elevation



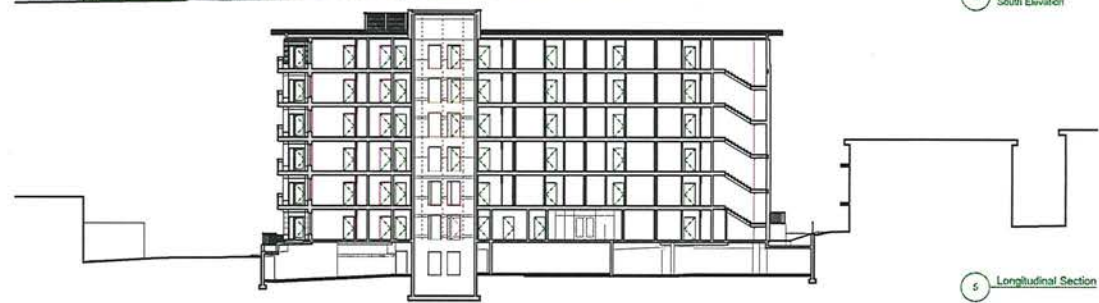
2 Lane
West Elevation



3 Cross Section



4 Lane
South Elevation



5 Longitudinal Section

Not

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Corner 748 P.A.
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Project:
125 East 20th
North Vancouver

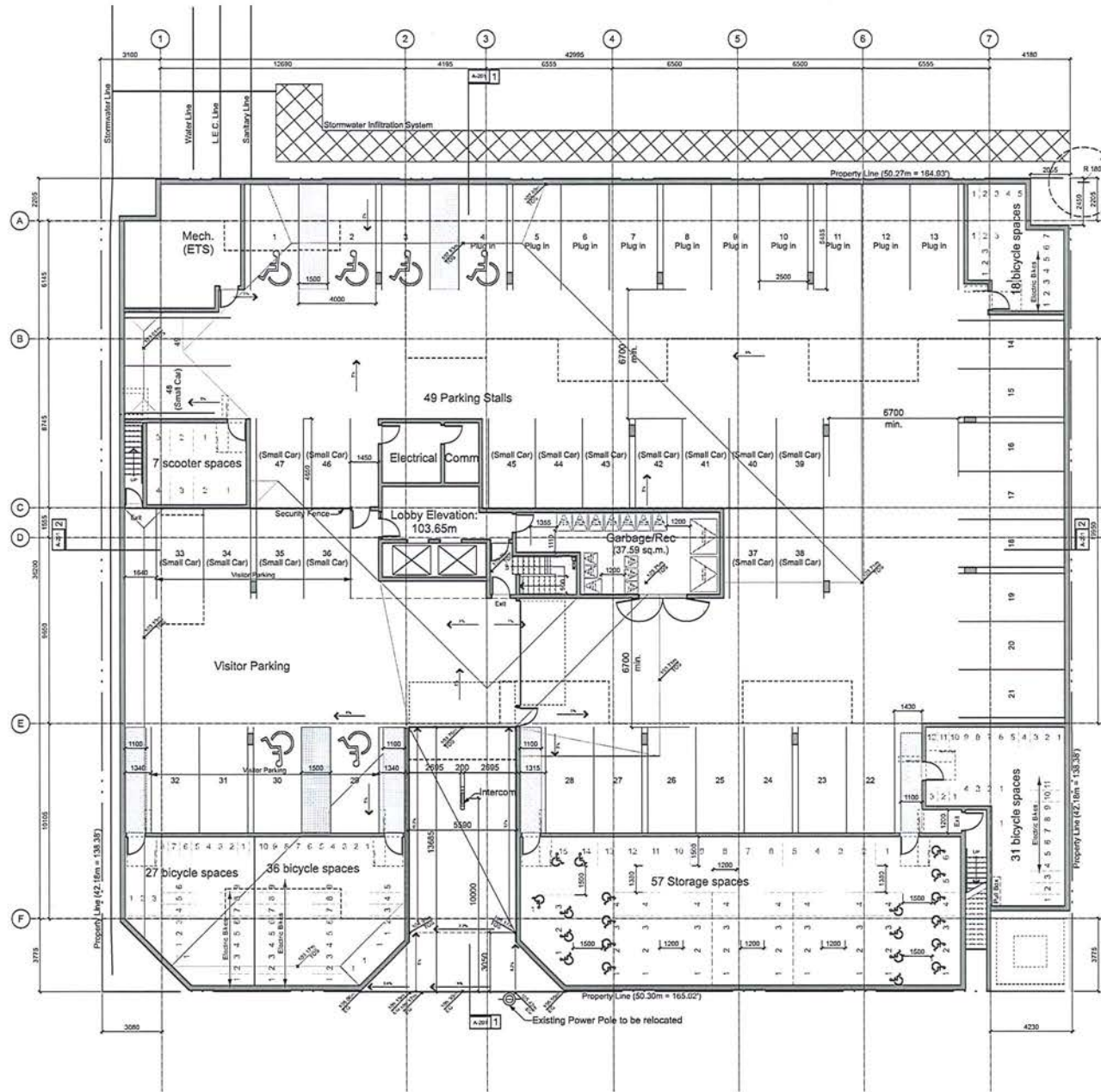


Sheet Title:
Street Elevations and Sections

Project Number:
17033

Scale:
1:200

Sheet Number:
A-006



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Project:
125 East 20th
North Vancouver



Draw Title:
P1 Parking Plan

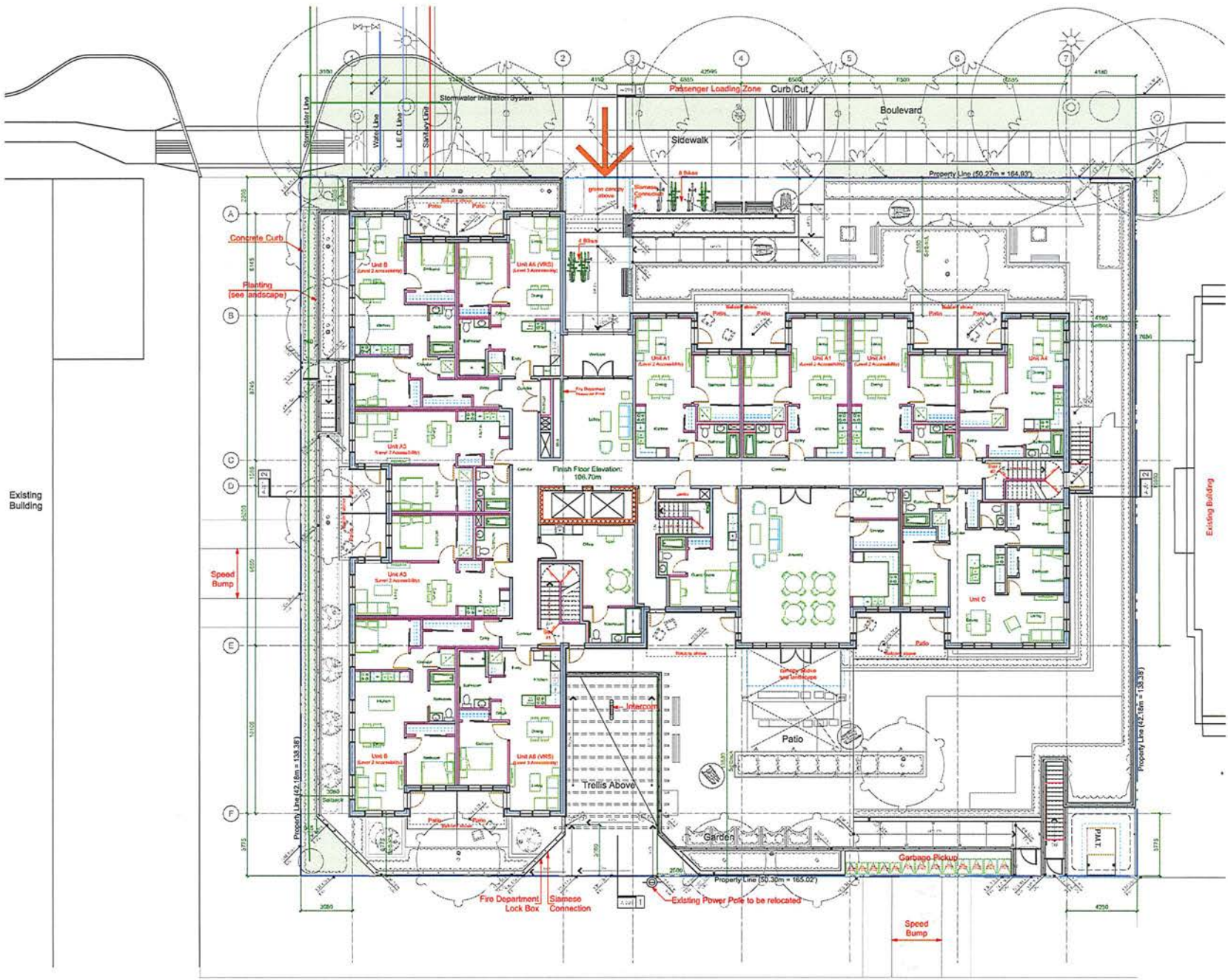
Project Number:
17033

Date:
1:100

Draw Number:
A-101

Consultant

Date: 2018-06-11
2018-05-04
Issue / Revisions:
Issued for Planning
Revised for Planning



Existing Building

Existing Building



Scale

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1000-1000
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1000-1000
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Project:
125 East 20th
North Vancouver



Sheet Title:
1st Floor Plan

Project Number:
17033
Scale:
1:100
Sheet Number:
A-102



Existing Building



North

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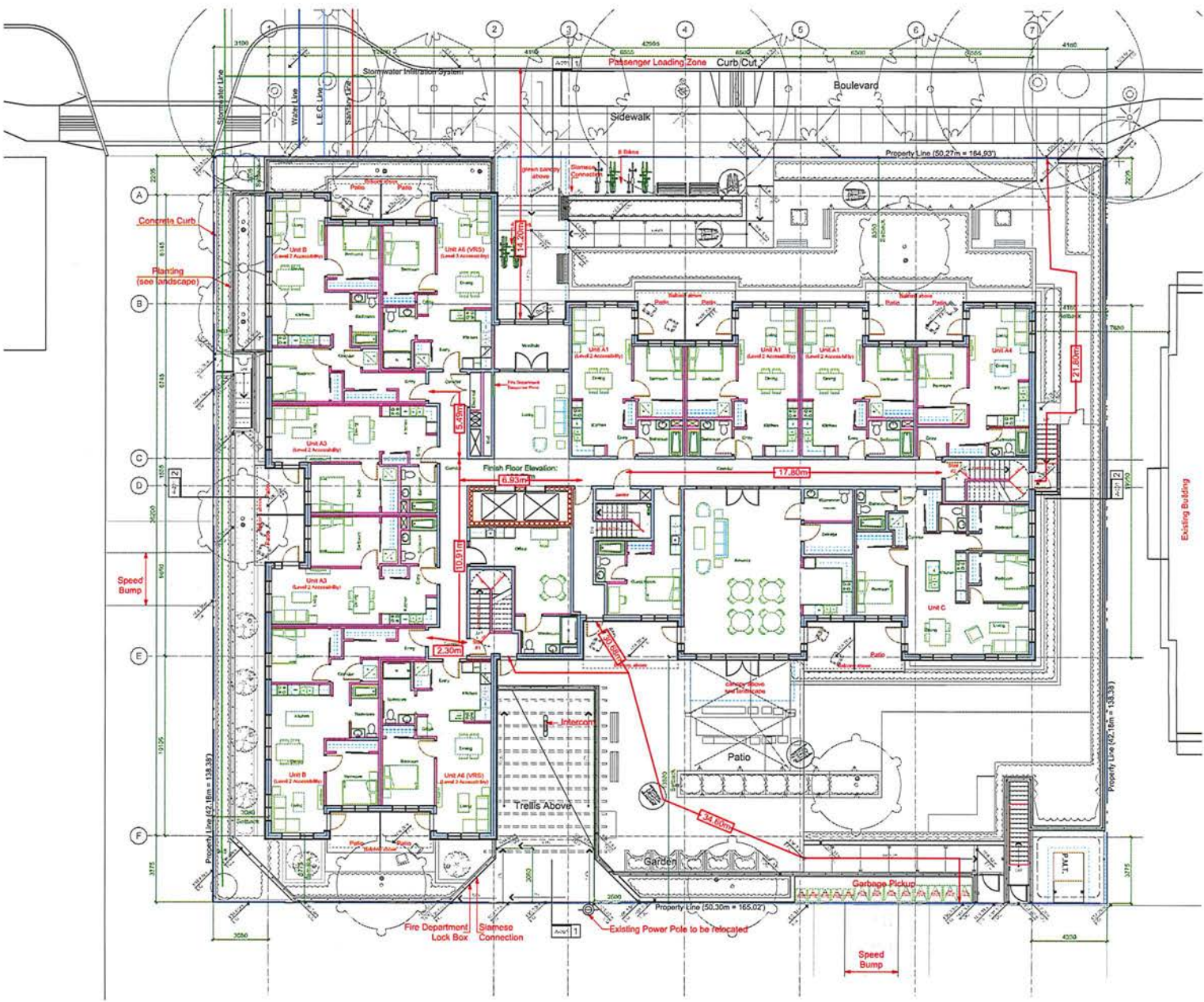
290-124 Avenue Dr
 Vancouver, BC
 Canada V6B 2K4
 T 604 683 1926
 F 604 683 2241
 info@nsda.ca
 www.nsda.ca

Project:
 125 East 20th
 North Vancouver



Sheet Title:
 1st Floor Plan - Area Diagram

Project Number:
 17033
 Scale:
 1:100
 Sheet Number:
 A-102a



Consultants
 Date: 2018-06-17
 2018-03-04
 Issue / Revision:
 Request for Planning
 Revised for Planning



Scale

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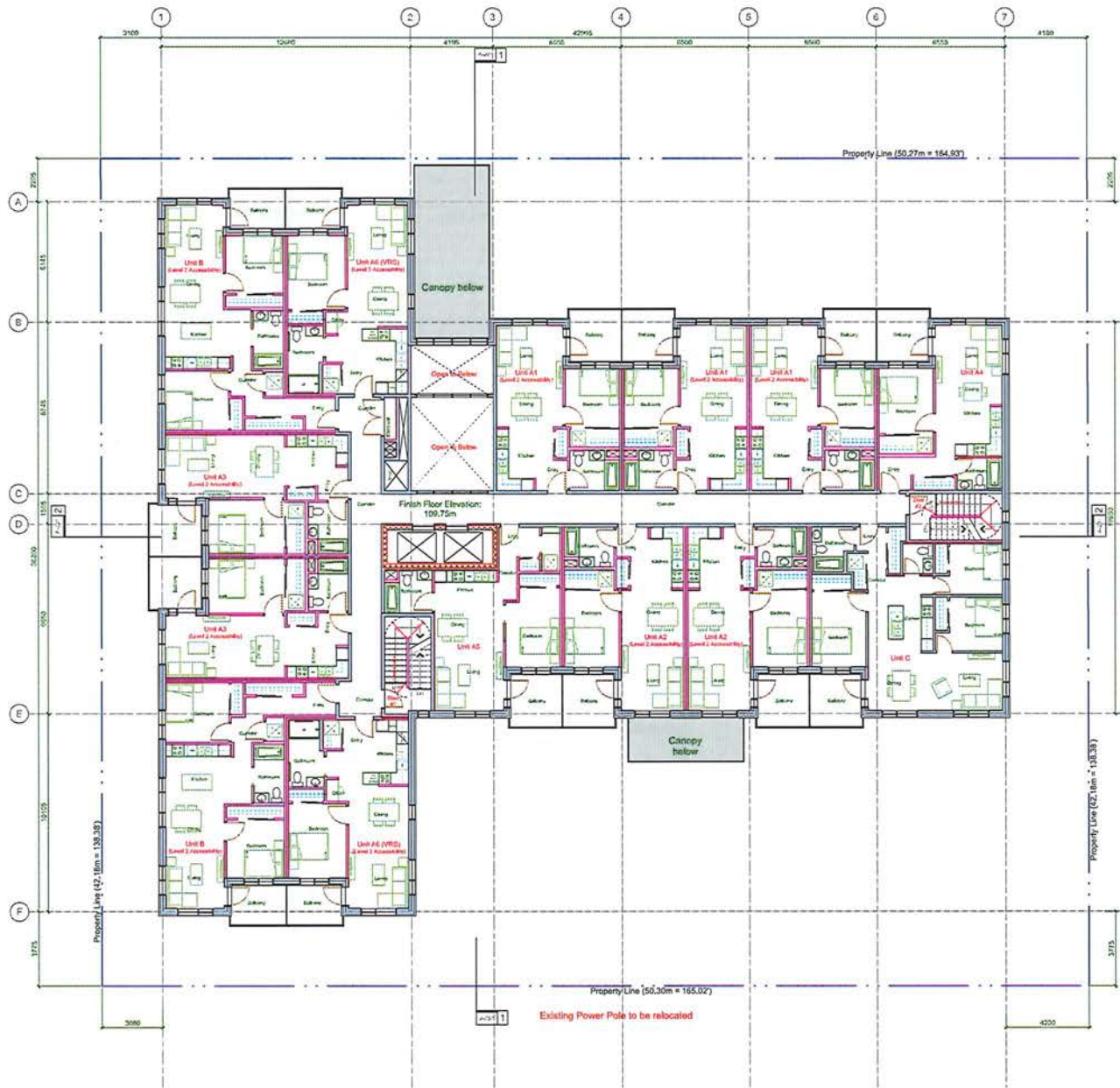
20-124 Avenue 19
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 Canada V6B 2Y4
 T 604 687 1976
 F 604 683 7341
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Project:
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Sheet Title:
 1st Floor Plan - Travel Distance

Project Number:
 17033
 Scale:
 1:100
 Sheet Number:
 A-102b



North

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Project:
125 East 20th
North Vancouver



Sheet Title:
2nd Floor Plans

Project Number:
17033

Scale:
1:100

Sheet Number:
A-103

Consultants

Date: 2019-06-11
2019-03-04
Issue / Revision:
Revised for Planning
Revised for Planning



Seal

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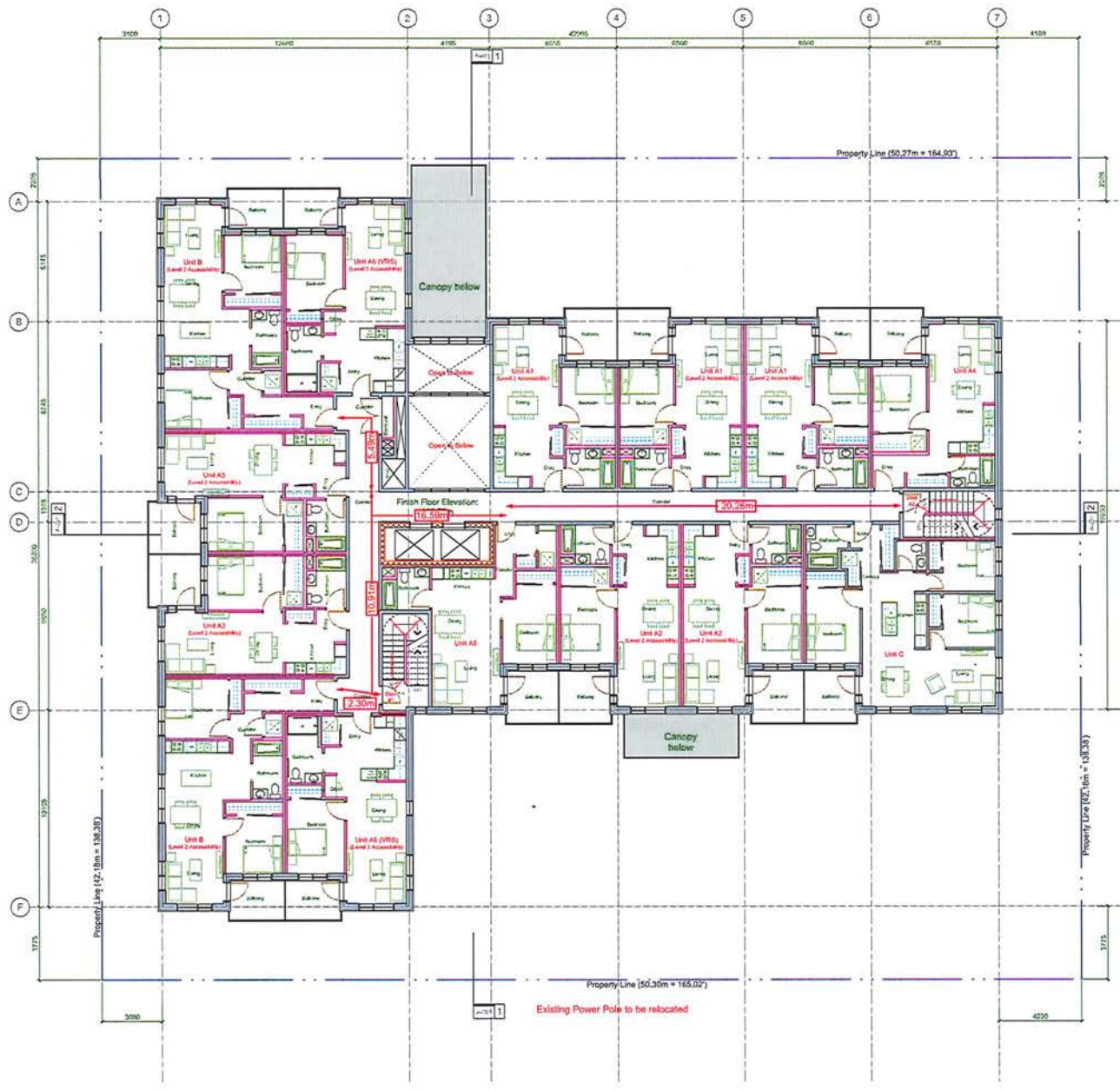
390-124 Avenue St
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Project:
125 East 20th
North Vancouver



Sheet Title:
2nd Floor Plans - Area Diagram

Project Number:
17033
Scale:
1:100
Sheet Number:
A-103a



North

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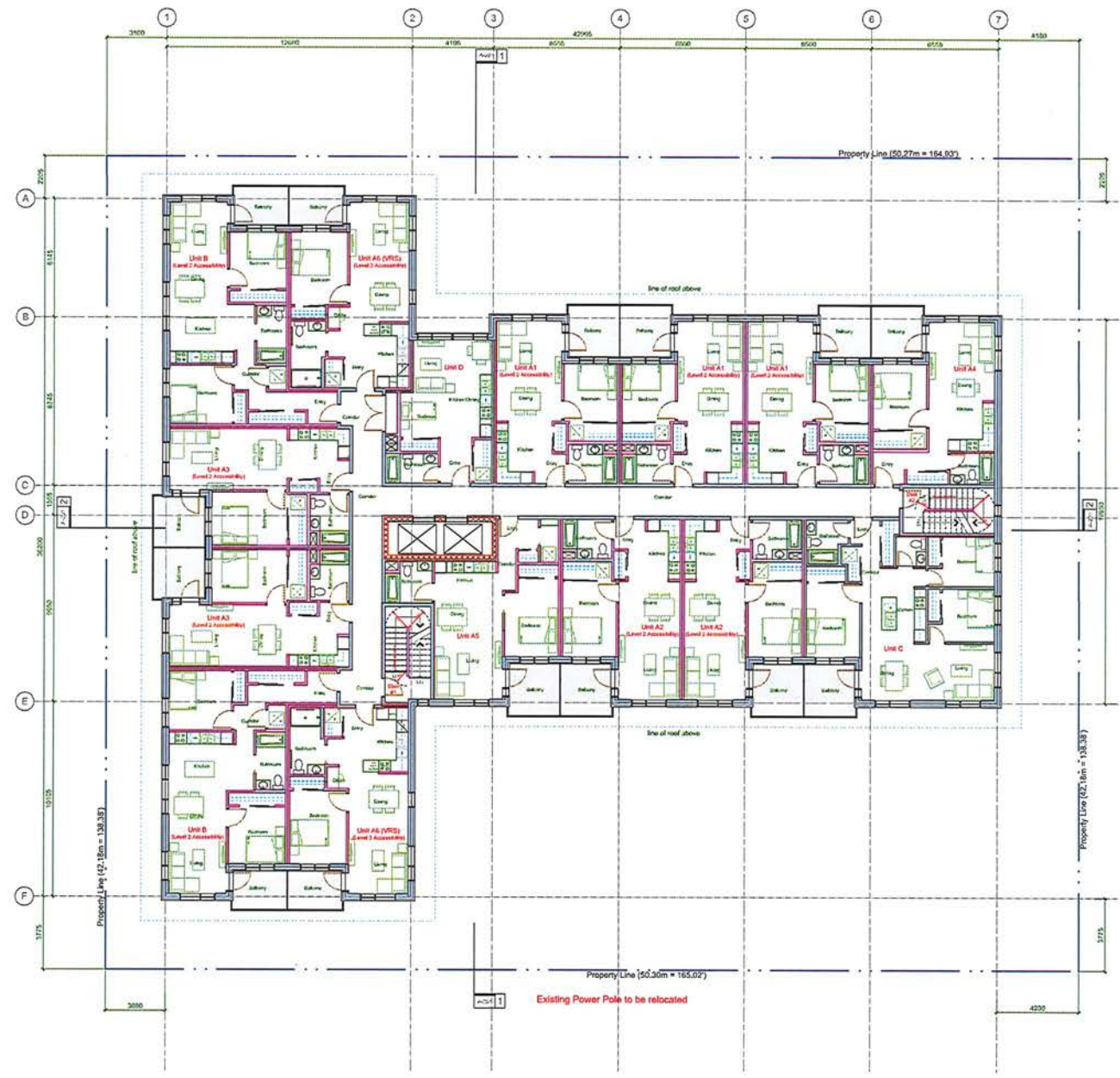
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Project:
125 East 20th
North Vancouver



Sheet Title:
2nd Floor Plans - Travel Distance

Project Number:
17033
Scale:
1:100
Sheet Number:
A-103b



Scale

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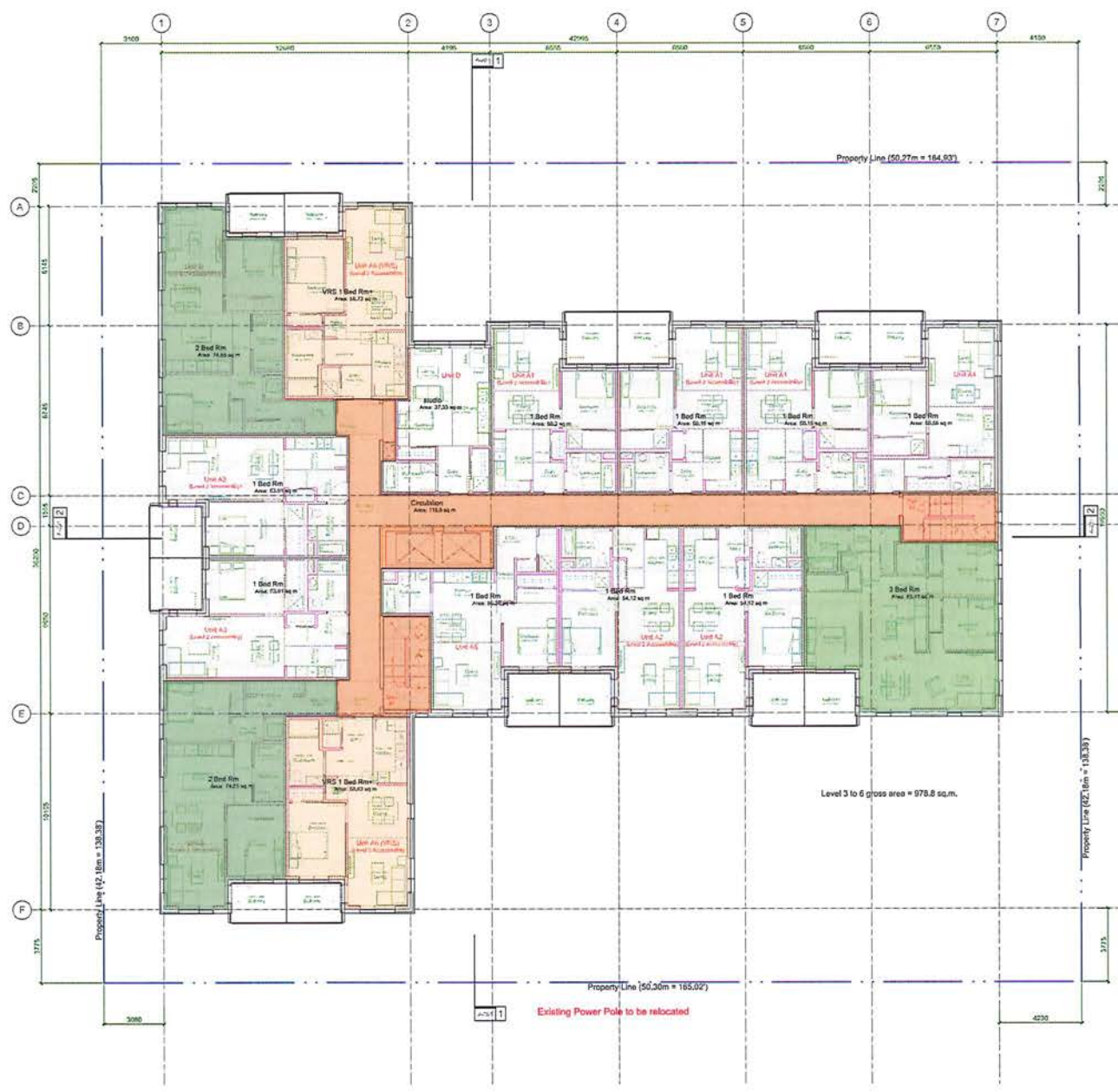
As shown on this plan, the location of the existing power pole is shown for reference only. The location of the existing power pole is shown for reference only.

Project:
125 East 20th
North Vancouver



Sheet Title:
3rd-6th Floor Plan

Project Number:
17033
Scale:
1:100
Sheet Number:
A-104



North

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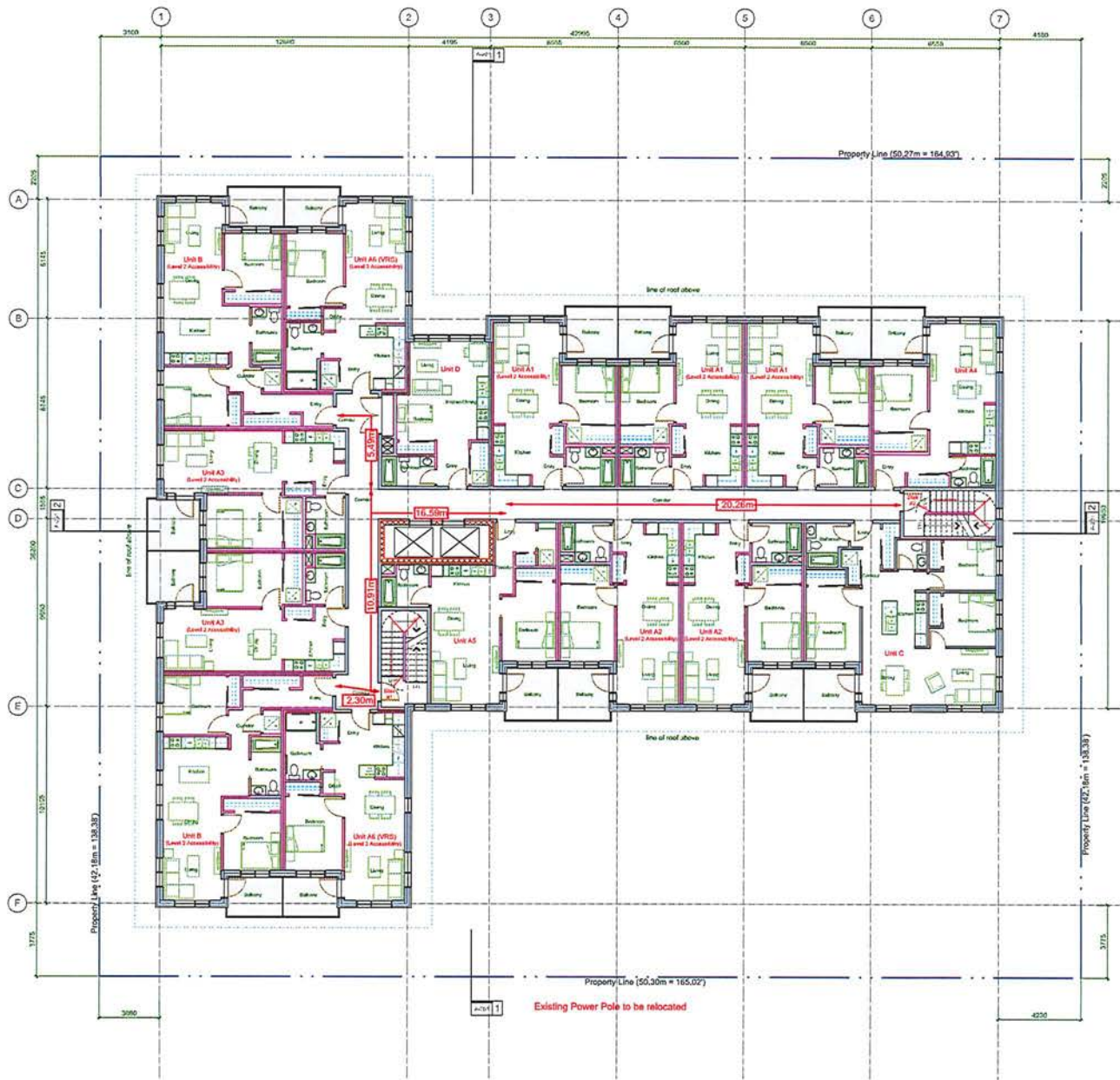
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nsda@nsda.bc.ca
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Project:
125 East 20th
North Vancouver



Sheet Title
3rd-6th Floor Plan - Area Diagram

Project Number:
17033
Scale:
1:100
Sheet Number:
A-104a



Self

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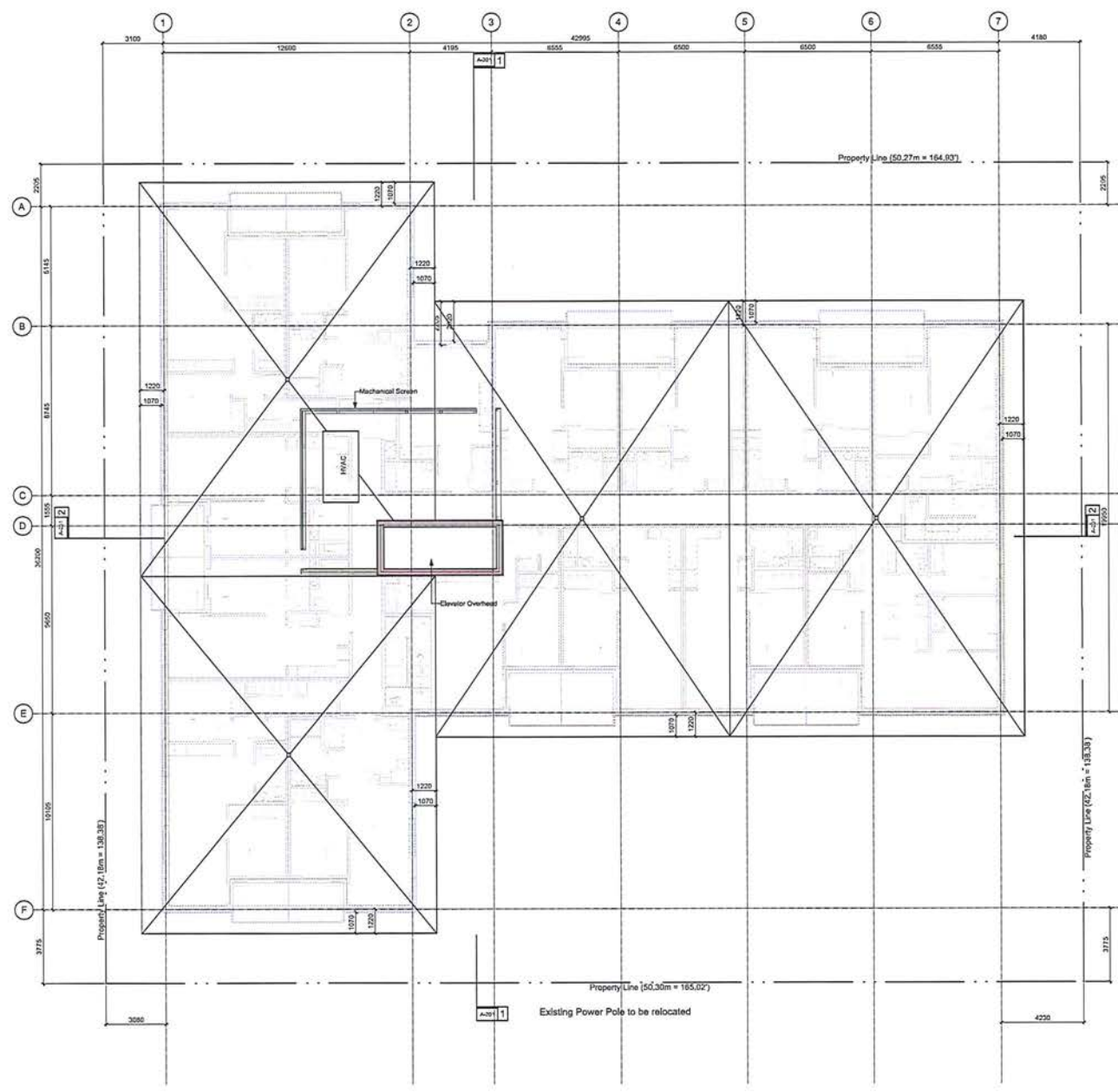
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Project:
125 East 20th
North Vancouver



Sheet Title:
3rd-6th Floor Plan - Travel Distance

Project Number:
17033
Scale:
1:100
Sheet Number:
A-104b



Date: 2019-05-11
 2019-05-04

Issue / Revision:
 Issued for Planning
 Revised for Planning



Scale

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Project:
 125 East 20th
 North Vancouver

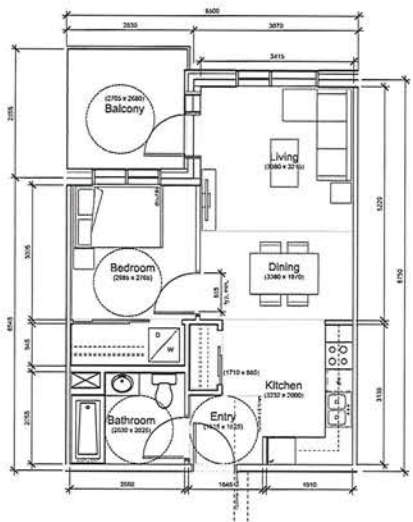


Sheet Title:
 Roof Plan

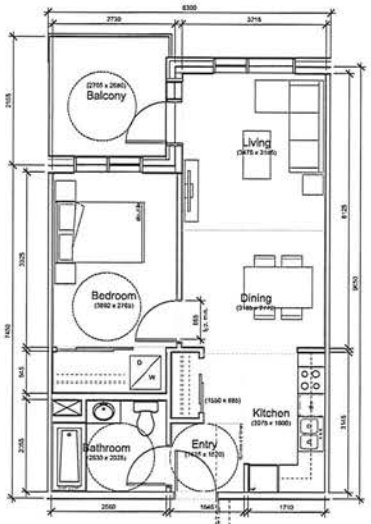
Project Number:
 17033

Scale:
 1:100

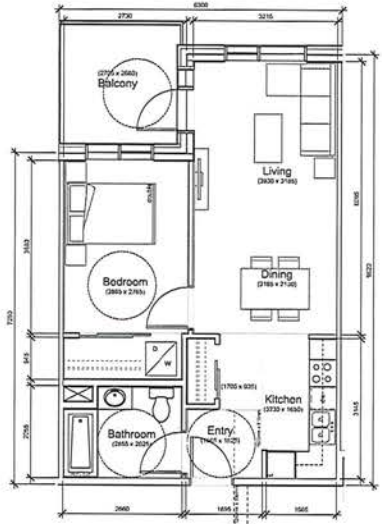
Sheet Number:
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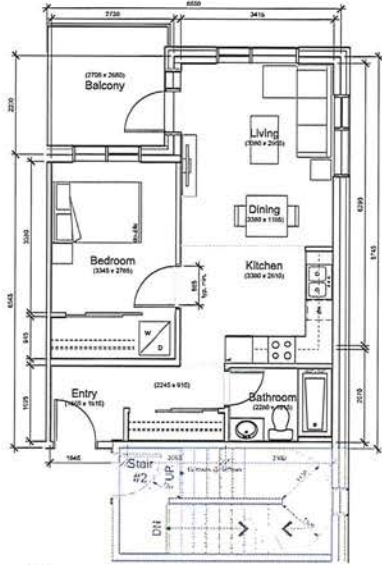
Unit A1
21 Bedroom Level 2 Accessible
Net Area = 56.15 sqm (599.82 sqft)



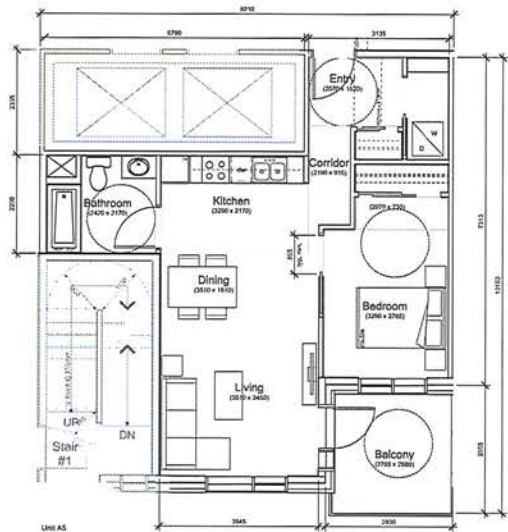
Unit A2
21 Bedroom Level 2 Accessible
Net Area = 54.15 sqm (580.22 sqft)



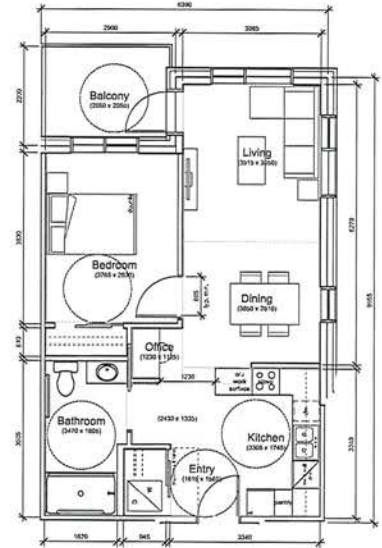
Unit A3
21 Bedroom Level 2 Accessible
Net Area = 53.91 sqm (580.33 sqft)



Unit A4
21 Bedroom
Net Area = 56.56 sqm (606.81 sqft)



Unit A5
21 Bedroom
Net Area = 56.76 sqm (608.21 sqft)



Unit A6 (PWS)
21 Bedroom Level 2 Accessible
Net Area = 58.67 sqm (631.54 sqft)

Date: 2018-05-11
2018-05-14
Issue / Revision:
Issued for Planning
Revised for Review

Self

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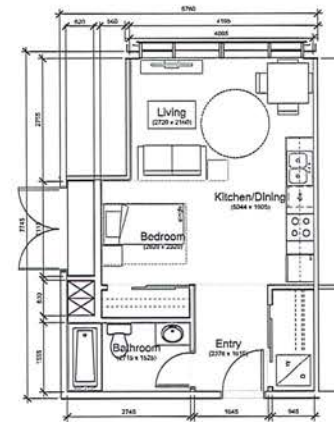
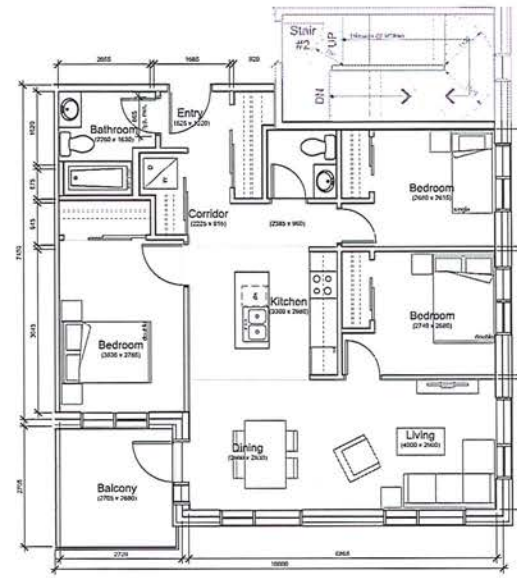
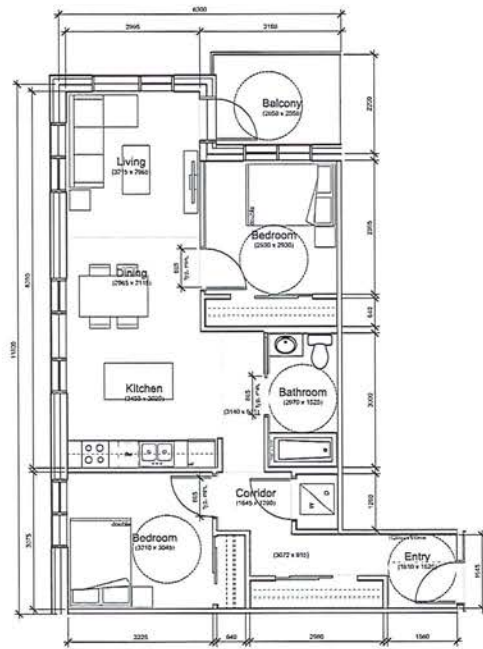
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Project:
125 East 20th
North Vancouver



Sheet Title:
Typical Unit Plans

Project Number:
17033
Scale:
1:50
Sheet Number:
A-106



Date: 2018-05-11
 2018-05-04

Issue / Revision:
 Issued for Planning
 Revised for Planning

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Project:
 125 East 20th
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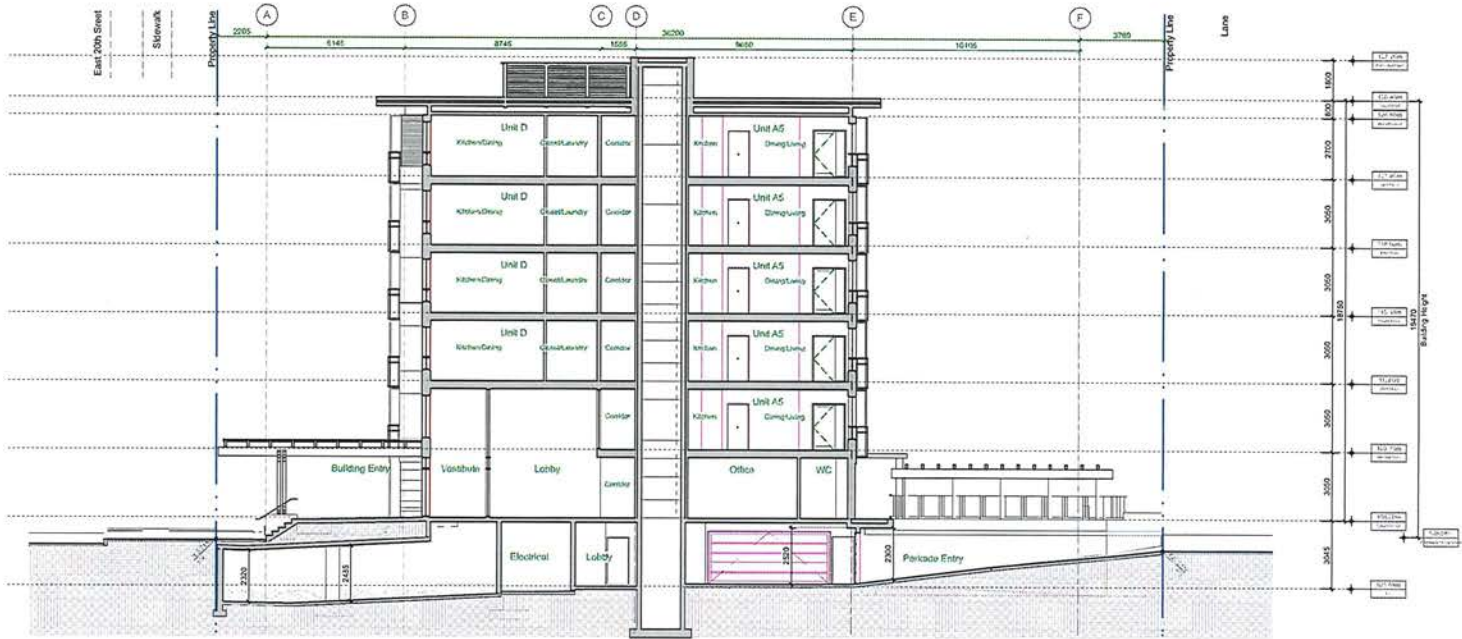


Sheet Title:
 Typical Unit Plans

Project Number:
 17033

Scale:
 1:50

Sheet Number:
 A-107



1 Cross Section



2 Longitudinal Section

Contractor

Date: 2018-06-11
 2018-03-04

Issue / Revision
 Issued for Permitting
 Revised for Permitting

Sheet

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Project
 125 East 20th
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Sheet Title
 Sections

Project Number
 17033

Date
 1-1-00

Sheet Number
 A-201



Comments

Date: 2018-04-11
 2018-03-04

Issue / Revision:
 Issued for Reasoning
 Revised for Reasoning

- Materials Legend**
- Clear Glazing in Vinyl Frames
 - Clear Glazing in Stone/iron Frames
 - Pre Finished Composite Panels
 - Pre Finished Composite Panels
 - Pre Finished Composite Panels
 - Glass Railing in Aluminum Frames
 - Painted Metal Fence
 - Metal Flashing
 - Soffit
 - Pre Finished Composite Panels
 - Wood Fence

1 North Elevation



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Project
 125 East 20th
 North Vancouver

VRS

Street View
 Elevations

Project Number
 17033

Scale
 1:100

Sheet Number
 A-301



1 West Elevation

Contract

Date: 2018-06-11
2018-03-04

Issue / Revision:
Issued for Planning
Revised for Pricing

Materials Legend

- Clear Glazing in Vinyl Frames
- Clear Glazing in Stone/wood Frames
- Pre Finished Composite Panels
- Pre Finished Composite Panels
- Pre Finished Composite Panels
- Glass Railing in Aluminum Frames
- Painted Metal Fence
- Metal Flashing
- Soffit
- Pre Finished Composite Panels
- Wood Fence



2 East Elevation

Scale

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Project:
125 East 20th
North Vancouver



Steel Title
Elevations

Project Number:
17033
Scale:
1:100
Sheet Number:
A-302

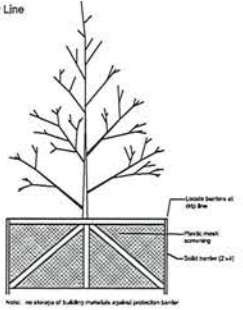
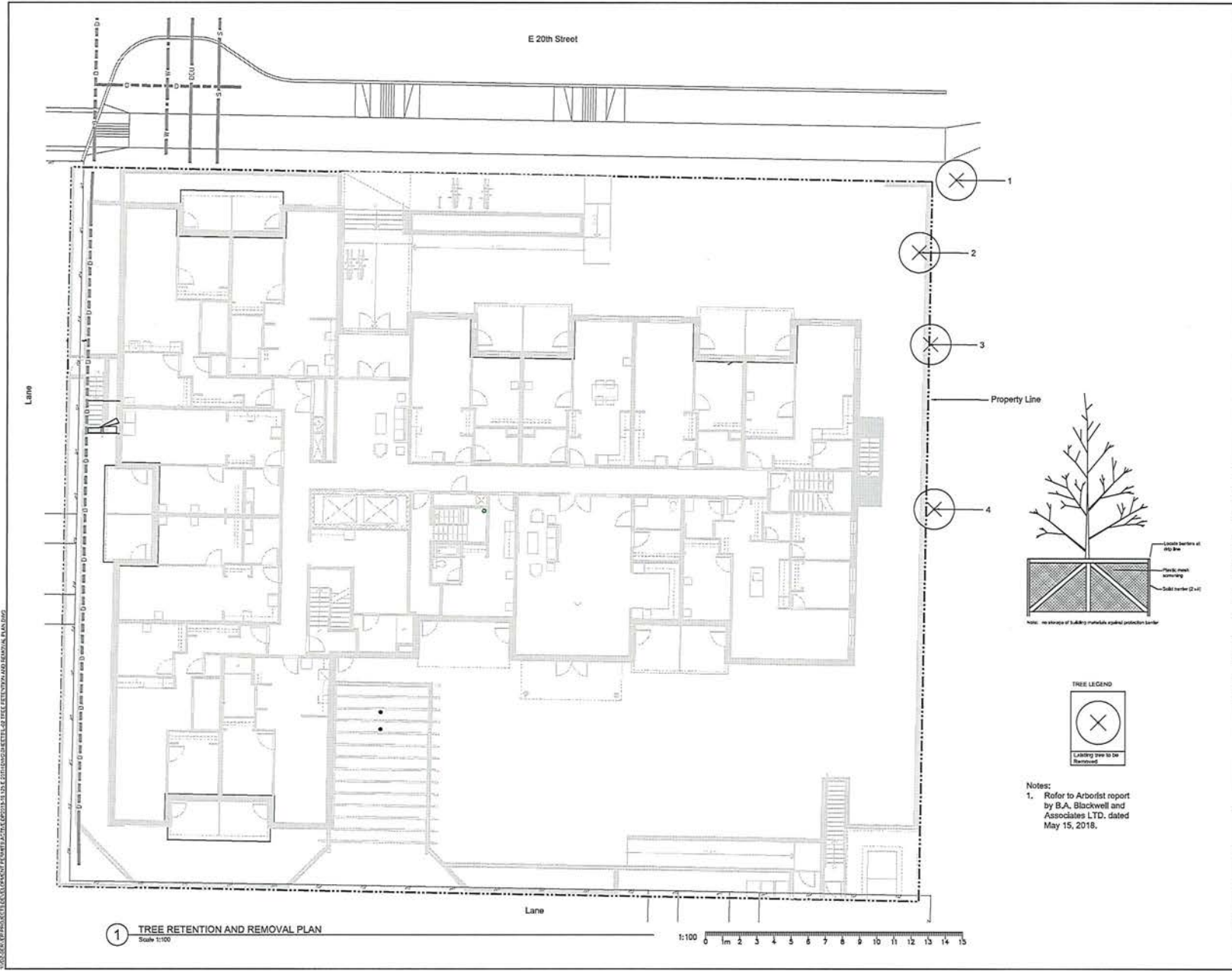


Drawing Title: TREE RETENTION AND REMOVAL PLAN



VDZ Project #: DP2018-16

Drawing #: L-02



Notes:
 1. Refer to Arbolist report by B.A. Blackwell and Associates LTD, dated May 15, 2018.

No.	By:	Description	Date
5	JY	Revised for Recording	March 04, 2019
4	JY	Issued for Recording	June 11, 2018
3	LJ	Issued for Review	June 8, 2018
2	LJ	Issued for Review	May 24, 2018
1	LJ	Issued for Review	May 18, 2018

REVISIONS TABLE FOR SHEET

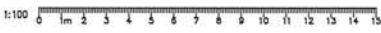
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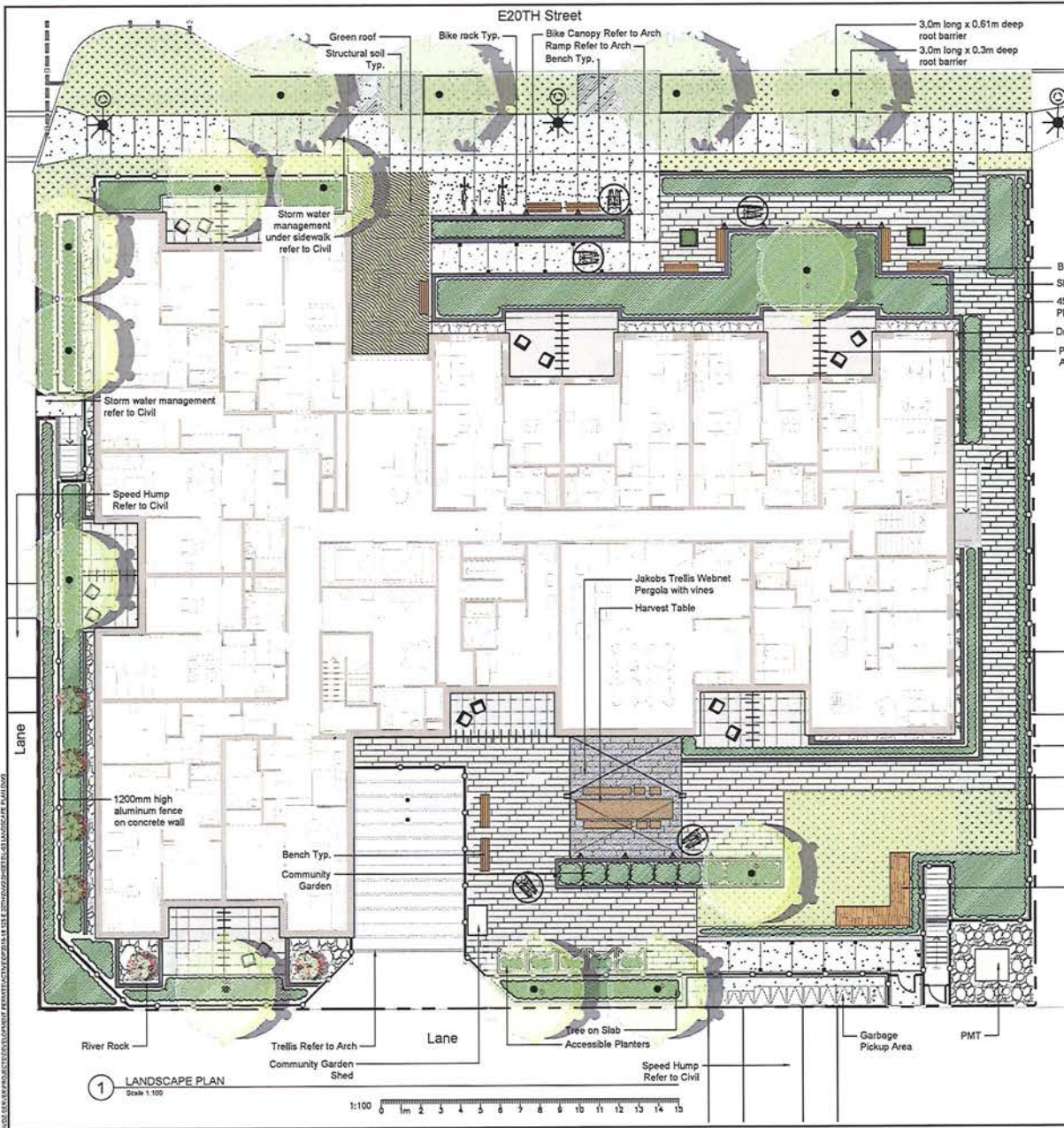
Project:
 125 E 20TH

Location:
 125 East 20th Street,
 North Vancouver BC

Drawn: LJ	Stamp:
Checked: JY	
Approved: MVDZ	Original Sheet Size: 24" x 36"
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1 TREE RETENTION AND REMOVAL PLAN
 Scale 1:100





1 LANDSCAPE PLAN
Scale 1:100



KEY	REF.	DESCRIPTION
[Pattern]		CONCRETE SLAB
[Pattern]	3 LD-02	CONCRETE PAVERS Model: Bayview Form Manufacturer: Bayview Concrete Color: Natural
[Pattern]	6 LD-01	MISCELLANEOUS SLABS Model: Travels Pathway Color: Grey Size: 400mm x 400mm x 40mm Manufacturer: Abbotsford Concrete Products
[Pattern]	5 LD-01	ROUND RIVER ROCK ON LANDSCAPE FABRIC
[Pattern]	7 LD-01	GARDEN WALLSCAPE Drip Strip Height: 200mm H x 500mm W Color: Granite Size: 100mm H x 100mm D x 300mm L Supplier: Abbotsford Concrete Products
[Pattern]	4 LD-01	GARDEN WALLSCAPE PLANTER Height: 450mm H x 900mm W Color: Granite Size: 100mm H x 100mm D x 300mm L Supplier: Abbotsford Concrete Products

FENCING

KEY	REF.	DESCRIPTION
[Symbol]	6 LD-02	CEDARWOOD FENCE
[Symbol]	5 LD-02	ALUMINUM GUARDRAIL

SOFTSCAPE MATERIALS

KEY	REF.	DESCRIPTION
[Pattern]	3 LD-01	SOD
[Pattern]	2 LD-01	SHRUB PLANTING
[Pattern]		STRUCTURAL SOIL

SITE FURNISHINGS

KEY	REF.	DESCRIPTION
[Symbol]	4 LD-02	BIKE RACK Model: Bayview Color: Stainless Steel Manufacturer: Landscape Forms Finish: Surface
[Symbol]	2 LD-02	BENCH Model: Parklet 42 Bench - 47" Drivign Manufacturer: Landscape Forms Color: Wood & white powder coated finishing Surface
[Symbol]	1 LD-02	PLANTER/POT Model: Slab Planter Size: 450x900mm Color: Granite Finish: Glassy Vitr
[Symbol]	1 LD-03	PATH LIGHTS Model: Architectural Series LED Strip Light
[Symbol]	2 LD-03	TREE UPLIGHTS Model: Ascent 142 12V Color: Teakwood Architectural Series Manufacturer: Kähler
[Symbol]	3 LD-03	WALL/STAIR LIGHTS Model: Step 242 12V Color: Teakwood Architectural Series Manufacturer: Kähler

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CODE	QTY
[Symbol]	Corydalis japonicum 'Siberian' / Siberian Kalmus Tree	865, 50m H, 1.5m dia	4
[Symbol]	Picea sitchensis / Red Toped Norway Spruce	3.5m H	6
[Symbol]	Grewia pseudocornelia / Japanese Grewia	865, 3.0m H, multi-stem	10
[Symbol]	Green Roof Planting		

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REVISIONS TABLE FOR DRAWINGS

No.	By	Description	Date
5	JW	Revised for Repricing	March 04, 2018
4	JW	Issued for Repricing	June 11, 2018
3	LJ	Issued for Review	June 8, 2018
2	LJ	Issued for Repricing	May 24, 2018
1	LJ	Issued for Review	May 18, 2018

REVISIONS TABLE FOR SHEET

No.	By	Description	Date

Project:
125 E 20TH

Location:
125 East 20th Street,
North Vancouver BC

Drawn:
LJ

Stamp:
[Stamp]

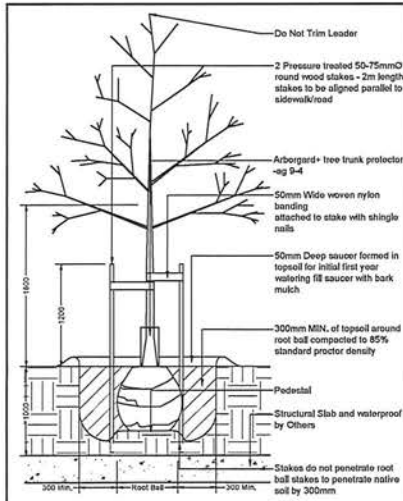
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JW

Approved:
MYDZ

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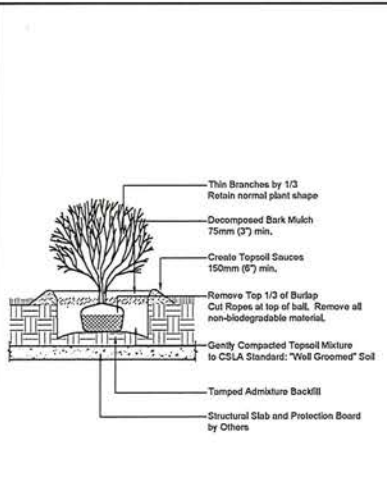
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(OPTIONAL) THIS SHEET (OR ALL SHEETS) MUST BE USED IN CONJUNCTION WITH THE PROJECT'S CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THE SITE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES PRIOR TO CONSTRUCTION.

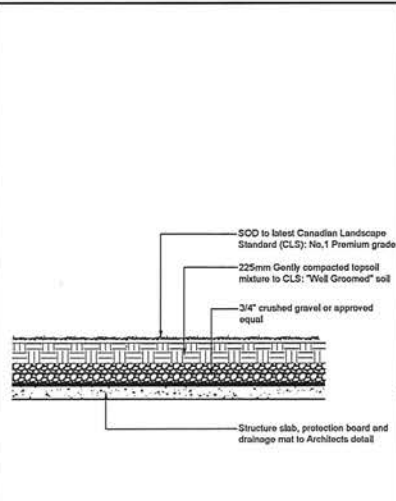


- NOTES:
1. Sacking/burlap to be loosened and dropped to the bottom of the planting hole, all string, twine, etc. to be removed.
 2. All wire baskets shall have the top 1/3 of the wire removed prior to planting.
 3. All trees shall be single stem.

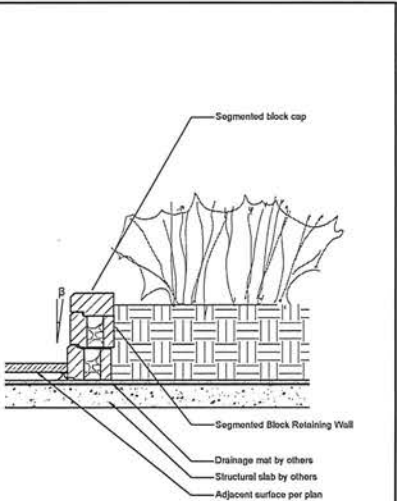
1 TREE PLANTING ON SLAB
Scale 1:25



2 SHRUB PLANTING ON SLAB
Scale 1:25

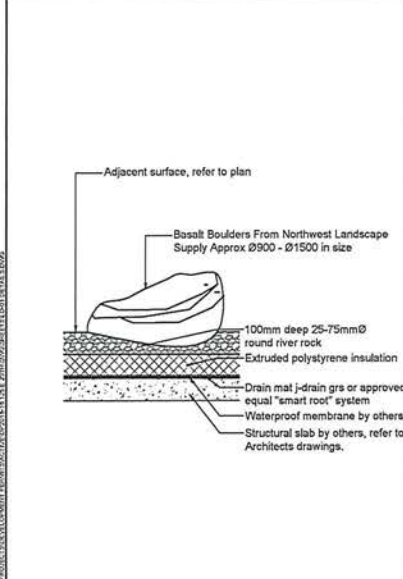


3 SOD ON SLAB
Scale 1:10

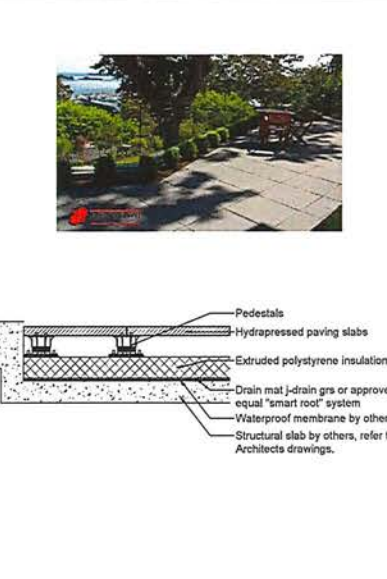


4 GARDEN WALLSCAPE PLANTER
Scale 1:1

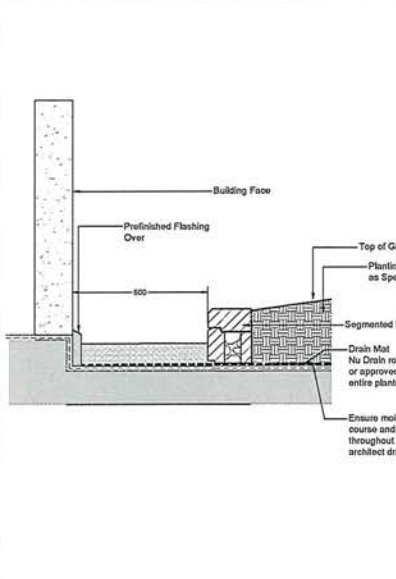
van der Zalm + associates Inc.
Landscape Architecture
Civil Engineering
Landscape Architecture
Scale: 1:2000 File Number: F 104.021.001
Project: 125 East 20th Street
V1M 4B8



5 BASALT BOULDERS ON SLAB
Scale 1:10



6 HYDRAPRESSED SLAB
Scale 1:10



7 GARDEN WALLSCAPE DRIP STRIP
Scale 1:1



No.	By:	Description	Date
5	JW	Revised for Revisions	March 04, 2019
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REVISIONS TABLE FOR SHEET			

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125 E 20TH
Location:
125 East 20th Street,
North Vancouver BC

Drawn: LJ	Stamp:
Checked: JW	
Approved: MVZ	Original Sheet Size: 24"x36"
Scale: AS SHOWN	

Drawing Title: DETAILS
 Drawing #: LD-01
 Project #: DP2018-16

10/18/2018 10:00:00 AM C:\PROJECTS\125 E 20TH\125 E 20TH\125 E 20TH.DWG



Model: Square Series
Size: 36"La36"Wx36"H
Manufacturer: Green Tree
Color: Glossy White

1 PLANTER
NTS



Model: Parallel 42 Bench
Manufacturer: Landscape Forms
Color: Wood with white powder coated metal
Mounting: Surface Mount
67" Straight Unit

2 PARALLEL BENCH
NTS



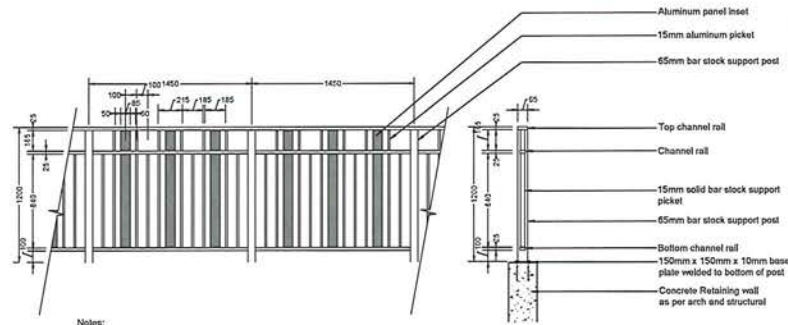
Model: Broadway Paver
Manufacturer: Barkman Concrete
Color: Natural

3 BROADWAY PAVER
NTS



Model: Bola Bike Rack
Manufacturer: Landscape Forms
Color: Stainless steel
Mounting: Surface Mount

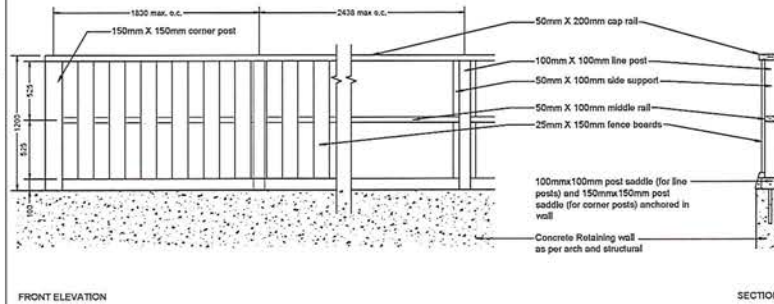
4 LANDSCAPE FORMS BOLA BIKE RACK
NTS



Notes:
1. All aluminum to be powder coated black
2. Contractor to provide shop drawings

5 ALUMINUM GUARDRAIL
Scale 1:20

NOTES:
1. All wood to be Cedar
2. All hardware to be hot dip galvanized
3. Contractor to provide shop drawings



6 WOOD FENCE
Scale 1:20

No.	By	Description	Date
5	JW	Reviewed for Receiving	March 04, 2019
4	JW	Issued for Receiving	June 11, 2018
3	LJ	Issued for Review	June 8, 2018
2	LJ	Issued for Receiving	May 24, 2018
1	LJ	Issued for Review	May 18, 2018

REVISIONS TABLE FOR SHEET

Project:
125 E 20TH

Location:
125 East 20th Street,
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Drawn: LJ	Stamp
Checked: JW	
Approved: MYDZ	Original Sheet Size: 34"X36"
Scale: AS SHOWN	Contractor shall verify all dimensions on the work before proceeding with the construction. The contractor shall be responsible for the accuracy of the information provided on this drawing. The contractor shall be responsible for the accuracy of the information provided on this drawing. The contractor shall be responsible for the accuracy of the information provided on this drawing.

Drawing Title:
DETAILS

VOZ Project #:
DP2018-16

Drawing #:
LD-02



Model: Architectural Series
LED Strip Light
Manufacturer: UltraBright™



Model: Accent 1-LI 12V
Colour: Textured Architectural Bronze
Manufacturer: Kichler



Model: Step 2-LI 12V
Colour: Textured Architectural Bronze
Manufacturer: Kichler

1 PATH LIGHTS
Scale NTS

2 TREE UPLIGHTS
Scale NTS

3 STAIR/WALL LIGHTS
Scale NTS



No.	By	Description	Date
5	JW	Revised for Planning	March 04, 2018
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2	LJ	Issued for Planning	May 24, 2018
1	LJ	Issued for Review	May 18, 2018

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 Location:
 125 East 20th Street,
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Drawn: LJ	Stamp:
Checked: JW	
Approved: MVZ	Original Sheet Size: 24"x36"
Scale: AS SHOWN	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE TOTAL AND REPORT ANY DISCREPANCIES TO THE CONSULTANT IMMEDIATELY. ALL DIMENSIONS AND PLACEMENTS ARE THE CONSULTANT'S RESPONSIBILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND PLACEMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND PLACEMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND PLACEMENTS.

Drawing Title: **DETAILS**
 V02 Project #: **DP2018-16**
 Drawing #: **LD-03**



1 RED TIPPED NORWAY SPRUCE



2 GOLDEN FULLMOON MAPLE



3 JAPANESE STEWARTIA



4 STRAWBERRY KATSURA



5 WEBNET PERGOLA



6 CUSTOM BENCH



7 ACCESSIBLE PLANTERS

PLANT SCHEDULE	
①	Red Tipped Norway Spruce (Larix laricina)
②	Golden Fullmoon Maple (Acer palmatum 'Aureo-Variegatum')
③	Japanese Stewartia (Stewartia sinensis)
④	Strawberry Katsura (Cercidiphyllum japonicum)
⑤	Webnet Pergola (Aluminum/Steel)
⑥	Custom Bench (Wood)
⑦	Accessible Planters (Wood/Composite)
⑧	Plant List (Various)

8 PLANT LIST

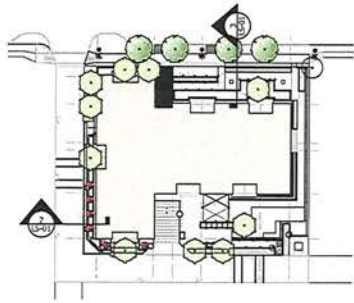
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 Parks & Recreation • Civil Engineering
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 1010 1, 2017 8th Avenue
 Langley British Columbia
 V1Y 4B5
 P: 604.882.2024
 F: 604.882.2042
 info@vanzalm.com



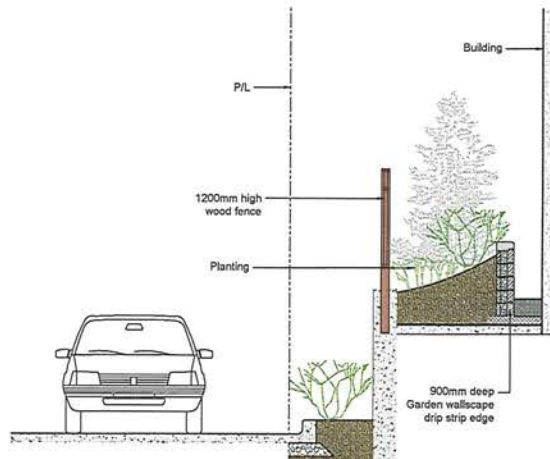
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NO.	BY	DESCRIPTION
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4	JW	Revised for Review
3	LJ	Revised for Review
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1	LJ	Revised for Review

REVISIONS TABLE FOR SHEET		
NO.	BY	DESCRIPTION
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Location: 125 East 20th Street, North Vancouver BC		
Drawn:	Stamp:	
LJ		
Checked:		
JW		
Approved:	Original Sheet Size:	
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Scale:	CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING. ALL DIMENSIONS SHOWN ON THIS DRAWING ARE UNLESS OTHERWISE SPECIFIED BY THE CLIENT AND SHALL BE MEASURED AS SHOWN ON THE DRAWING. THE WORK SHALL BE CONSIDERED AS SHOWN UNLESS OTHERWISE SPECIFIED BY THE CLIENT.	
AS SHOWN		

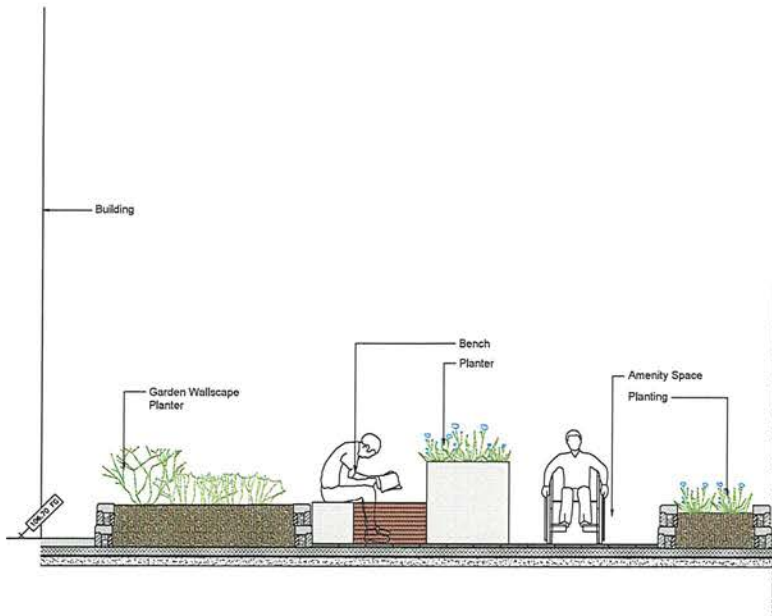
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 Drawing #: LD-04
 VOZ Project #: DP2018-16



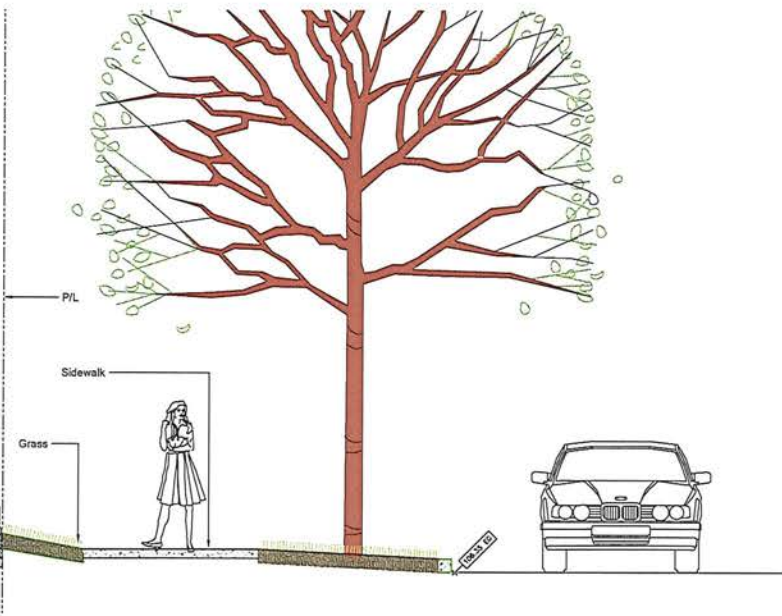
1 KEY MAP
Scale 1:500



2 SECTION A BETWEEN WEST PROPERTY LINE AND BUILDING
Scale 1:25



3 SECTION B BETWEEN E20TH STREET AND BUILDING
Scale 1:25



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 Urban Design • Landscape Architecture
 Suite 1207 870 Avenue F 604.602.0202
 Langley, British Columbia F 604.602.0402
 vdz@vanzalm.ca



No.	By	Description	Date
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 Location:
 125 East 20th Street,
 North Vancouver BC

Drawn:
LJ
 Checked:
JW
 Approved:
MVDZ
 AS SHOWN
 Stamp:
 Original Sheet Size:
24"x36"

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE PROBLEMS AND MAKE ADJUSTMENTS AS NECESSARY TO THE CONTRACT AND NOTIFY PROJECT MANAGER. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED IN THE CONTRACT. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED IN THE CONTRACT. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED IN THE CONTRACT.

Drawing Title:
SECTION



VDZ Project #:
DP2018-16

Drawing #:
LS-01



ACCESSIBLE HOUSING
SOLUTIONS

A CARF International Accredited Service Provider

Mayor Linda Buchanan
& Members of City Council
c/o City Hall,
141 West 14th St.,
North Vancouver, B.C
V7M 1H9

Dear Mayor and Council,

On behalf of Vancouver Resource Society (VRS), this is a request for \$400,000 from the City of North Vancouver to support the creation of 10 non-market, affordable wheelchair accessible units within our new apartment building at 125 East 20th Ave. The redevelopment of this site will replace the current 28 unit building with 85 accessible and affordable units for seniors, families and persons with disabilities.

The 10 wheelchair accessible units will be rented to individuals with significant disabilities. Rents will be geared to income including core need rents at \$375 per month. The cost to construct these units is \$225,000 each and these funds will be used to reduce the mortgage. VRS will use the Society's equity and other internally generated funds to further subsidize these units. We will also be facilitating an overnight shared care model for these residents similar to the care models operating at 15 West and Wallace and McDowell in the City of North Vancouver. Many people are unable to live in the community due to the cost or unavailability of overnight care services. By offering this service we create the opportunity for people who otherwise would be limited to living in an institution..

Since 1972, VRS has been providing housing and care services to children, young adults, families, and seniors dealing with disabilities in a variety of housing environments (shared-care to independent apartment/strata living).

Our services provide innovative opportunities for individuals and families to maximize their independence and inclusion into their community.

This is achieved by partnering with forward-thinking municipalities and developers who see the benefits of our affordable and accessible housing models.

The positive working relationships we've nourished with various stakeholder groups over the past 47 years of operation include the municipalities of North Vancouver, Vancouver, Burnaby, the City of Coquitlam and Victoria.

Additionally, we've maintained a close working-relationship with BC Housing which has provided subsidies to a significant number of our projects enabling us to provide affordable and accessible services to the community.

A Perfect Fit

Initially, VRS partnered with the City of North Van in 2010 to acquire this 28 unit building on 125 E. 20th Ave by providing us with a 2nd mortgage. Due to the age of the building and the growing list of seniors, families, and persons with disabilities who require accessible and affordable housing, VRS is now undertaking the redevelopment of this site to provide 85 much needed units to this target group.

The building is designed barrier free, which means that persons with disabilities have equal access throughout the building to participate in events and visit their neighbors. Not only do they have ease of access within their home, but they also have equal and unfettered access to the community, its events and services.

Seniors, likewise, enjoy the same options of choice with the additional benefit of being able to age-in-place in their homes which are designed for accessibility and seamless movement throughout their living space, while maintaining ease of access to the community at large.

Our partnership history with the City of North Vancouver has resulted in the addition of a good number of affordable and accessible units (see below) and in this pending project VRS will be adding 57 units to the existing 28 units on this site.



15 West,
Upper Lonsdale
(5 accessible units)



Starburn's Development, Lower Lonsdale
(6 accessible units)

In closing we'd like to thank the City of North Vancouver for considering our application of \$400k to support the creation of the 10 non-market units in this innovative project.

Sincerely,



Ken Fraser
Executive Director

VRS - 125 E20th Street, North Vancouver
Breakdown of Market Rental and Non-Market Rental Units

Unit type	Number of units
Non-market - VRS clients (above level 3 accessibility)	10
Non-market – Existing tenants are invited to return to the building at a below market rental rate (as per compensation package)	Up to 28
Market – Remainder of units to be market rental	47
TOTAL	85

Existing rental unit information and comms plan/compensation package are attached.

125 EAST 20th AVENUE V7L 3A3

UNIT/TENANT MIX

December 4 2017

	sq ft	Rent monthly	Tenure years
1 2bdr	882	\$1,029	17
2 2bdr	889	\$930	16
3 1 bdr	732	\$900	4
4 1 bdr	806	\$787	14
5 1 bdr	704	\$650	6
6 1 bdr	710	\$879	3
7 1 bdr	771	\$912	1
8 1 bdr	777	\$980	1
9 bach	558	\$705	5
10 1bdr	814	\$895	2
21 2 bdr	835	\$1,024	5
22 2bdr	919	\$1,096	4
23 1 bdr	750	\$920	4
24 1 bdr	803	\$909	28
25 1 bdr	706	\$960	>1
26 2 bdr	1,158	\$1,238	10
27 1 bdr	764	\$930	1
28 2 bdr	899	\$1,053	11
29 1 bdr	731	\$935	2
31 2 bdr	899	\$903	21
32 2 bdr	919	\$920	46
33 1 bdr	803	\$948	3
34 1mbd	750	\$946	12
35 1 bdr	706	\$925	9
36 2 bdr	1,158	\$1,187	7
37 1 bdr	764	\$920	1
38 2 bdr	835	\$1,030	11
39 1 bdr	731	\$893	18
office			
Lonsdale medical			
	382		
Storage	350		
	23,505	\$26,404	260.5



Feb 8, 2018

TO: Royal Crown Tenant , 125 E. 20th, North Vancouver V7M 2K2
FROM: Vancouver Resource Society
RE: Royal Crown -Redevelopment

Dear Royal Crown Tenants,

We invite you to attend our first information session regarding the planning and redevelopment of 125 East 20th Street, North Vancouver.

The project development team will be hosting this meeting for the tenants of BUILDING to provide initial details and answer questions. Tenants will also have the opportunity to learn about the tenant relocation planning process.

The meeting will be held on **Monday, February 26, 2018** from **5:30 pm to 7:30 pm**

At the **Royal Canadian Legion** on **123 West 15th** , North Vancouver in the **Chris Lucus Room**.

******Please fill out your relocation questionnaire form and bring it to the meeting .**

If you are not attending the session please give the form to a neighbour that will be attending.

Thank You

Ken Fraser, Executive Director, ken@vrs.org 604-731-1020 ex 206
Vancouver Resource Society



ROYAL CROWN TENANT COMPENSATION POLICY (Feb 8, 2018)

- 1 All tenants in the building will be given a minimum move out payment equal to 3 times your monthly rental payment.
- 2 All tenants in the building will be given a moving allowance of \$500 for a 1 bedroom unit and \$700 for a 2 bedroom unit.
- 3 All tenants in the building with over 12 years tenure will have their move out payment topped up to \$8,400 for a 1 bedroom and \$12,000 for a 2 bedroom unit. ie, 3 months rent plus top up equals \$8,400 for a 1 bedroom or \$12,000 for a 2 bedroom
- 4 All tenants in the building will be offered to move back into the new building once it is completed.
- 5 All tenants in the building with over 12 years tenure and who choose to move back into the new building will be offered a 1 bedroom unit for \$1220 or a 2 bedroom unit for \$1800. To qualify for this rental rate your income must be less than \$45000 annually for a 1 bedroom and \$61000 for a 2 bedroom.
- 6 All tenants with less than 12 years tenure will be given the same offer but it will be prorated based on your years of tenure divided by 12.



ROYAL CROWN TENANT RELOCATION QUESTIONNAIRE

Name: _____

Suite # - Address: _____ 125 East 20th Street, North Vancouver

Rent: \$ _____ Lease Start (Move-in Date) DD/MM/Year = _____

HOUSEHOLD MEMBERS

PRIMARY LEASEHOLDER

Name _____ Age _____ Relationship _____

Home Phone _____ Cell Phone _____ Email _____

Employer _____ Location _____

Do you: Smoke _____ Pet (if yes, # and kind) _____ # of Cars _____

OTHER TENANT(S) NAMED ON THE LEASE WHO RESIDE IN THE RENTAL UNIT

Name _____ Age _____ Relationship _____

Home Phone _____ Cell Phone _____ Email _____

Do you: Smoke _____ Pet (if yes, # and kind) _____ # of Cars _____

SCHOOL AGE CHILDREN RESIDING IN THE UNIT & RELATIONSHIP TO YOU (IF ANY)

1. Name _____ Age _____ Relationship _____

School Name _____ Grade _____

2. Name _____ Age _____ Relationship _____

School Name _____ Grade _____

ADDITIONAL HOUSEHOLD MEMBERS RESIDING IN THE UNIT & RELATIONSHIP TO YOU (IF ANY)

Name _____ Age _____ Relationship _____

Home Phone _____ Cell Phone _____ Email _____

Smoke _____ Pet (if yes, # and kind) _____ # of Cars _____

Name _____ Age _____ Relationship _____

Home Phone _____ Cell Phone _____ Email _____

Smoke _____ Pet (if yes, # and kind) _____ # of Cars _____

CURRENT MARKET REALITY

The rental housing market is extremely tight and rents continue to rise. Based on current rents on the North Shore, the following are typical monthly rent ranges by unit types:

- 1 bedroom: \$1300 – 2000 – majority in the \$1500-2000 range
- 2 bedrooms: \$1600 – 2500 – majority in the \$2000+ range
- 3 bedrooms: \$2200 – 4000 – limited stock & small # of vacancies
- 4 bedrooms: \$3500 – 5000 – very limited options and vacancies

I am/we are not interested in the opportunity to move back into the new building **Initial** _____

I am/We are/ interested in the opportunity to move back to the new building when it is ready for occupancy, provided I/we keep my contact information updated with VRS. I/We fully understand that if I/we choose to move back to the new building, I/we will need to meet the eligibility requirements set out by VRS. I/We are responsible for all moving costs and related expenses to move back. **Initials** _____

HOUSING NEEDS

Number of Bedrooms _____ Monthly rent you can afford \$ _____

Would consider: Apartment _____ Townhouse _____ Basement Suite _____ House _____

Do you need Parking? Yes _____ No _____ # of stalls _____

Neighbourhood(s) you are interested in moving to _____

Do you need to be near: Transportation _____ Shopping _____ School _____ Other _____

If so, please explain reasons: _____

What do you NEED to have in your new home? _____

What would be NICE to have? _____

Is there anything preventing you from looking and moving now? _____

Have you been looking for a new home? Please tell us what you have done thus far?

UNDERSTANDING YOUR HOUSING NEEDS

Tell us about your own and other household members.

Disabilities or health concerns _____

Anticipated change in family circumstances: E.g., travel, new baby, someone moving, retirement?

Other Information

Anything else we should know?

UNIT/TENANT MIX

March 07, 2019

	sq ft	Rent monthly	Tenure years
1 2bdr	882		
2 2bdr	889		
3 1 bdr	732		
4 1 bdr	806		
5 1 bdr	704		
6 1 bdr	710		
7 1 bdr	771		
8 1 bdr	777	980	1
9 bach	558		
10 1bdr	814	895	2
21 2 bdr	835		
22 2bdr	919		
23 1 bdr	750		
24 1 bdr	803	909	28
25 1 bdr	706		
26 2 bdr	1158	1238	10
27 1 bdr	764	930	1
28 2 bdr	899		
29 1 bdr	731		
31 2 bdr	899		
32 2 bdr	919		
33 1 bdr	803		
34 1mbdr	750		
35 1 bdr	706		
36 2 bdr	1158	1187	7
37 1 bdr	764		
38 2 bdr	835		
39 1 bdr	731		
office			
Lonsdale medical			
	382		
Storage	350		
	23505	6139	49

NOTES ON TENANT RELOCATION

Following the initial meeting with the tenants on Feb 26th , 2018, when the tenant relocation compensation package and additional project information was presented, additional meetings were then held on **September 6th, 2018** and **January 22nd, 2019**. Tenants were updated on the status of the permitting process, design, and construction timelines. As of March 7, 2019, there are **6 units** that remain occupied.

DESIGN RATIONALE – VRS – 125 East 20th Street

The Vancouver Resources Society (VRS) is based in Vancouver, BC, and has been in operation since 1972 serving their clients throughout the Lower Mainland including the City of North Vancouver. Their purpose is to develop safe, affordable, accessible housing with programs that support their client's values, goals and objectives. VRS has extensive experience working with developers and municipalities on social housing components of building projects and rezoning proposals.

As of today, VRS owns 20 homes and units in 8 residential buildings in Greater Vancouver and Victoria, BC. providing housing and care services to more than 150 clients.

Rezoning Rationale

To address the growing need in North Vancouver for affordable rental housing, VRS is proposing to develop their site with an 85 unit, six storey market / non-market rental development. This proposal is in keeping with the City's 2002 Official Community Plan as well as the revised 2014 OCP which establishes this area as Residential Level 5 (Medium Density) where residential buildings are supported up to six storeys in height.

Description of Program

The VRS mandate is to provide accessible innovative housing programs that allow people with disabilities the opportunity to integrate and live independently in the community. Meeting this basic need allows each individual to be more self-sufficient taking advantage of everything a healthy community has to offer including access to employment, education, and recreational opportunities.

To this end they are providing ten units of fully accessible units in the building which will allow them to provide the appropriate services to their clients. In addition, to balance affordability, they are proposing a mix of low market and non-market units intended for a broad range of tenants including seniors, students, couples and families.

Site Context

The site is located within the Lonsdale Town Centre, a walkable, transit-oriented community of higher density commercial, institutional land uses. The site is in the 100 Block of East 20th Street, immediately adjacent to the commercial area of Lonsdale Avenue. The area is in transition, with higher density development replacing the aging existing housing and commercial stock.

Directly to the west of the site across the north-south lane is a two storey commercial building. Immediately adjacent to the east is a three storey apartment building. Across the lane to the south and across East 20th to the north are more three and four storey rental apartment buildings. London Drugs is also located to the north of the site.

The Site

The site is currently occupied by a four storey rental building owned and operated by VRS. It has reached the end of its serviceable life and needs extensive repairs. The site is approximately 50.3 metres x 42.18 metres with an overall area of 0.212 ha (212 sm). It slopes 1.69 metres from the east along East 20th and almost 2.65 metres along the lane. The slope in the north-south direction is less varying from 0.400 to 0.500 metres.

Design Response

The residential program provides for 85 units of rental housing in a six storey form. The building is designed in plan as a “T” shape. This creates large useable open areas on the street and on the lane. The two parts of the “T” are broken up into two forms. The form on the west side of the site closest to the commercial areas is brought close to the street edge to form both a “bookend” to the block but to respond more to the adjacent commercial setbacks. The exposed parking garage wall has been further setback to allow a wide planting space. The east-west part of the “T” is set back to create a transition to the more residential streetscape adjacent to the existing buildings.

The two forms of the building are separated where they join by the building entry which incorporates a large welcoming canopy carried out to the property line. The separation of the two forms is also emphasized in massing by a recess which is further emphasized by a change in colour.

On the main floor is a large well appointed two-storey entry lobby. Off of this lobby is an indoor amenity room complete with a common resident kitchen and washroom. Also included is an office for the VRS support workers complete with an accessible washroom / shower, as well as a small guest suite amenity for visitors

Circulation throughout the building is simple and efficient with 1.5-metre-wide hallways. All areas of the building will be accessible.

The units themselves will have large balconies and very livable open and accessible floor plans. They are designed to be modern, functional and will be well-appointed. 2.70 metre ceiling heights are proposed.

The basement will consist of parking for 49 cars, 112 bicycle stalls, 7 scooter stalls, service areas, mechanical and electrical rooms as well as storage lockers. In addition, 12 exterior bicycle stalls are provided near the building main entrance.

The architectural expression of the building was carefully considered. The most appropriate response was felt to be a distinctive modern architecture expression with a large roof overhang. This simple urban building is intended to be understated, elegant, authentic and well-proportioned without applied decoration or embellishment. This simplicity, economy, and architectural restraint will allow the building to age gracefully during its life. Reflective of the new envelope first direction of the BCBC, the building is a simple well insulated form with minimum articulation.

For the building at 125 East 20th, a palette of durable cost effective materials is proposed. These include, modular cementitious cladding and energy efficient vinyl windows with clear glazing. Although the building will have essentially the same floor plan on all levels, scale is mitigated by changing the colour, material, and module of the main and top floors to emphasize a strong base, middle and top.

Density

The proposed new building area of 5560 sm (59,848 sf) results in an approximate FSR of 2.6. To achieve this density, we have discounted the lobby, the amenity areas as well as the allowable density bonus for Level 2 and 3 accessible units.

However, we would like to discuss with Planning the option of reducing the number of Level 2 Accessibility units to make them more livable for the general population. This would be in recognition of the other suites designed beyond the Level 3 requirements.

Height

The building is proposed to be six storeys high with a height of approximately 19.5 metres to the top of the roof overhang. At the roof level, there will be an elevator overrun and a ladder providing access to the roof top mechanical equipment. The roof top equipment will be screened.

Landscaping

An attractive landscape plan is proposed incorporating a variety of planting and hard surfaces. The “T” shaped plan of the building allows two large useable out door areas, one a semi-public area along 20th and the other a more private fenced south facing area along the lane for the residents. The areas, however, are connected which will allow for the residents to easily access both spaces.

The rear patio is designed to provide a variety of flexible program opportunities for the residents. A covered outdoor eating area off the indoor amenity room is shown complete with a large harvest table. In addition, areas for active and passive play have been proposed. Raised accessible planter beds for urban agriculture will be provided. A wood arbour over the parking ramp will provide visual screening to the residents and neighbours overlooking the ramp.

The area along E20th provides significant community benefit, incorporating benches and bicycle racks for the public use. To further integrate the project into the streetscape, it is proposed to bring the landscape treatment out from the building entry all the way to the curb line. This will not only create a community amenity it will allow VRS residents and guests to more easily access the project. To emphasize the unique nature of the VRS program it is proposed to provide curb letdowns so that they can use both side and rear vehicle lifts without having to travel to the street corner letdown..

Sustainability

In addition to a commitment to social sustainability by the provision of affordable rental housing and a valuable community resource, the project will also address environmental sustainability:

Sustainable Sites

This urban site demonstrates exceptional community connectivity and public transportation access. A storm water management plan has been established.

Water Efficiency

The landscape design will include consideration of water efficient plants and a high efficiency irrigation system. The project will utilize low flow fixtures.

Energy and Atmosphere

Energy use will be reduced by the design of a highly efficient envelope featuring high insulation values and high-performance windows. Although the percentage of glazing overall is at 33% generous windows will provide natural light that will reduce the need for artificial lighting. Energy performance will be optimized through selection of energy efficient mechanical and electrical equipment.

Materials and Resources

There will be a focus on using regional materials and materials with high recycled content in the new building. There will be Waste Management Plan requested during construction. Once the building is occupied, there will be a recycling and composting protocol established by VRS.

Indoor Environmental Quality

Materials with low VOC's will be selected for the project. An indoor air quality plan during construction will be requested and the results will be tested at the end of construction. Control of lighting and heating will be based on best practices for occupant comfort.

October 1st, 2018

NSDA Architects
Attn: Larry Adams
201 – 134 Abbott Street
Vancouver, BC V6B 2K4

Dear Mr. Adams:

Re: 125 East 20th Street (Rezoning Application)

At their meeting on September 19th, 2018 the Advisory Design Panel reviewed the above application and endorsed the following resolution:

THAT the Advisory Design Panel has reviewed the rezoning application for 125 East 20th Street and recommends approval subject to addressing the following issues to the satisfaction of the Development Planner:

- Encouraged to vary the singular, institutional expression of the current massing to be more welcoming and create a sense of home for its residents;
- Improve the visual and physical integration with the surrounding community;
- Consider introducing more colour and texture to break up the rigid façades, particularly at the intersection of the two elements running north-south and east-west;
- Introduce playfulness into the overall expression to reduce the massing;
- Consider the potential for access to the units from the north-south lane;
- Consider how the vertical edges meet the two lanes and consider the use of battered walls;
- Ensure consistency in the overall perimeter fencing;
- Consider bringing daylight into the long corridors, at the two intersecting corridors and at the elevators;
- Consider the use of glazing to emit natural light into the storage and bike storage areas;
- Maintain low landscaping with respect to CPTED considerations;
- Introduce more planting into the landscape with less block work;
- Increase the caliper of the street trees on 20th Street;
- Allow for more soil volume in the planters;

- Consider appropriate treatment of the low exterior walls to deter graffiti;
and
- Consider the integration of the passive solar shading to reduce heat loads on the building.

The Panel wishes to thank the applicant for their presentation.

The recommendations of the Advisory Design Panel pertain only to site-specific design and site planning considerations and do not, in any way, represent Council and staff approval or rejection of this project.

Yours truly,

A handwritten signature in black ink, appearing to be 'R. Fish', written in a cursive style.

R. Fish
Committee Clerk

cc: K. Graham, City Clerk

VANCOUVER RESOURCE SOCIETY



Developer Information Session Summary

125 East 20th Street

Meeting held September 12, 2018



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Executive Summary

NSDA Architects has submitted a Development Application on behalf of the non-profit organization, Vancouver Resource Society (VRS), for 125 East 20th Street to develop a 6-storey market and non-market rental building. A total of 85 units is proposed, of which 10 units will be secured for VRS clients as non-market housing and up to 28 units as below-market rental housing.

As part of the public engagement process, NSDA hosted a Developer Information Session (DIS) on September 12, 2018. The event was an open house format, with 18 display boards illustrating all aspects of the proposed development. The project team and City staff were available to answer questions.

The local community was notified of the DIS by three methods: signage, flyers, and newspaper advertisements. Approximately 14 people attended the event. 11 attendees signed in and 2 comment cards were submitted; both comment cards submitted were in support of the proposed project.

The VRS has also held multiple meetings with the existing building residents prior to this DIS to update them on the project, address any concerns from the residents, and clarify the support that VRS will be providing them.

The majority of attendees supported the proposed project and the Developer Information Session was effective at engaging the local community and receiving feedback and comments on the proposal.

Overview

NSDA Architects, on behalf of VRS, applied to the City of North Vancouver for a Development Permit and Rezoning, proposing the following:

- 6-storey market/non-market rental development
- 85 units, with 10 of these to be dedicated to VRS clients
- 1, 2, and 3-bedroom apartments ranging in size from 400 to 920 square feet

VRS is a non-profit society whose purpose is to promote community living for seniors and persons with disabilities by:

- a) operating homes and programs for seniors, including those with low and moderate incomes;
- b) operating homes and programs for adults and minor persons with disabilities, including those with low and moderate incomes;
- c) buying, leasing, holding, building, developing, or improving any lands and buildings necessary for the provision of community living for seniors and persons with disabilities.

This project will also provide affordable rent for the general population, including families. VRS intends to offer 10 fully wheelchair accessible units, with 24 hour support services provided by Vancouver Coastal Health. Rent for these units will be approx. \$375 per month, or 30% of income, whichever is greater. In addition, VRS will be offering the existing building tenants, who have lower incomes, a 1-bedroom unit for approx. \$1,210 per month and a 2-bedroom unit for approx. \$1,800 per month. 14 of the existing tenants will qualify for this discount on an income-tested basis (under \$45,000 for a 1-bedroom and under \$61,000 for a 2-bedroom). The remaining 14 tenants will be offered lessor discounts for tenures less than 12 years. The VRS market rates at the time of application are based on \$1,570 for a 1-bedroom, \$2,300 for a 2-bedroom, and \$2,600 for a 3-bedroom. In addition, these units will become even more affordable as market rents increase and VRS is able to keep the rent increases at minimal levels.

The City is processing the Development Permit and Rezoning applications concurrently. As part of the public engagement process, NSDA hosted a Developer Information Session (DIS) on September 12, 2018 in the Royal Canadian Legion at 123 West 15th Street from 6:00pm – 8:00pm.

Event Details

The focus of the September 12th Developer Information Session was to present project information and provide the local community an opportunity to ask questions and comment on the proposed project.

Event:	Developer Information Session
Location:	Royal Canadian Legion
Address:	123 West 15 th Street, North Vancouver
Date:	September 12, 2018
Time:	6:00pm – 8:00pm
Project:	125 East 20 th Street
Application Type:	Rezoning and Development Permit

Notification Methods: Flyer, Newspaper Ad, Site Signage

Notification Methods

The local community was notified of the Developer Information Session by three methods. All signage, flyer, and newspaper ads were approved by City staff prior to placement or delivery.

1. At the direction of City staff, a sign posted on August 31, 2018 at the front of the existing building at 125 E20th St.
2. Print advertising in the North Shore News occurred on September 5, 2018 (page A24) and September 5, 2018 (page A33). See Appendix B.
3. On August 30, 2018, 175 flyers were posted to the homes within the boundary of the map provided by City staff. See Appendices C and D.

Developer Information Session Layout

- Sign in – Upon entering the venue, attendees were asked to sign in, given a brief overview of the event, and given a comment card to fill out and submit before leaving. See Appendix F.
- Display board review and questions – Attendees were free to walk around and review display boards. The project team and City staff made themselves available to answer questions. See Appendix A.
- Comment forms – Tables and chairs were set up for attendees to fill out comment forms. A comment form envelope was placed at the exit and attendees were reminded to fill out and submit comment forms before leaving. See Appendix G.

Representatives at Event

The project team present at the event:

- Vancouver Resource Society
 - Brad Tone
 - William Jon
 - Kalin Stoyanov
- NSDA Architects
 - Larry Adams
 - Carlos De Carli
- Core Project Management
 - Cormac Linehan
 - Josh Henderson

The City of North Vancouver staff present at the event:

- Wendy Tse, Planner 2, Planning Department

Summary of Attendees and Comment Form Feedback

Attendees: approx. 14

Of the approximate 14 attendees, 11 attendees signed in:

Of the approximate 14 attendees, 2 comment cards were received:

Comment Cards Received: 2

In Support: 2

Opposed: 0

Not clearly indicated: 0

Verbal comments not formally submitted on comment cards:

- Resident from the building next door wanted to confirm what material the boundary fence between the new building and 135 E20th St would be once the new building was constructed. There is an existing concrete wall, which is old and in poor condition, so the resident requested that this be replaced as part of the project.
- Resident from the existing building at 125 E20th attended to look at the updated plans for the new building, including the total number of units and the number of parking stalls.
- A member of the local community voiced their concerns that another development was proposed with inadequate provisions for affordable housing. It was explained by the Project Team that the 85-unit building was 100% rental, with 10 units being provided to VRS clients, and up to 28 units offered to the existing building tenants to return at subsidized rents. The member did not feel that this was sufficient provision of affordable housing to the local community.

Sign-in sheet and comment cards are attached in Appendix F & G respectively.

Appendix A - Presentation Materials

Design Rationale

REZONING RATIONALE

DESCRIPTION OF PROGRAM

SITE CONTEXT

THE SITE

DESIGN RESPONSE

SUSTAINABILITY



AFFORDABILITY STATEMENT

DENSITY

HEIGHT

LANDSCAPING

CPTED




Site Context



Area Context



Site Context Photos




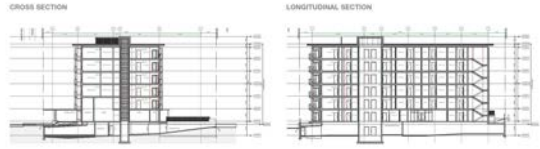
Shadow Analysis



Sections

CROSS SECTION

LONGITUDINAL SECTION



Elevations

SOUTH ELEVATION

NORTH ELEVATION

WEST ELEVATION

EAST ELEVATION - REFLECTED WINDOW ELEVATIONS OF NEIGHBORING PROPERTIES



Building Form & Massing Model



VRS | 125 EAST 20TH STREET, NORTH VANCOUVER
URBAN DESIGN PANEL
SEP 18, 2018

NSDA
ARCHITECTS

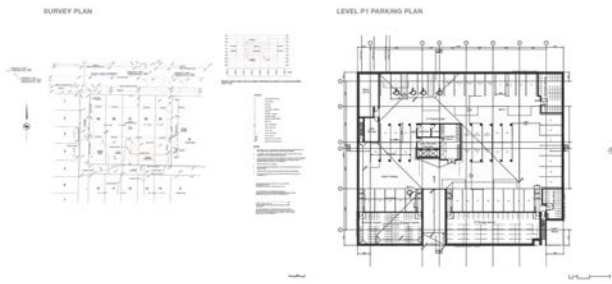
Exterior Finishes



VRS | 125 EAST 20TH STREET, NORTH VANCOUVER
URBAN DESIGN PANEL
SEP 18, 2018

NSDA
ARCHITECTS

Architectural Plans



VRS | 125 EAST 20TH STREET, NORTH VANCOUVER
URBAN DESIGN PANEL
SEP 18, 2018

NSDA
ARCHITECTS

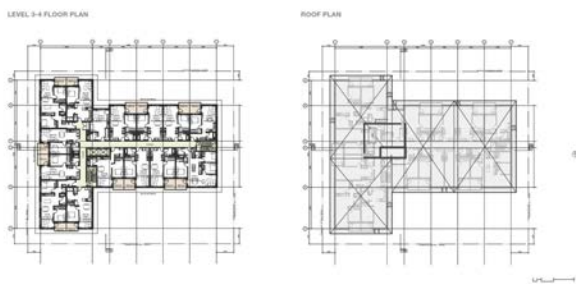
Architectural Plans



VRS | 125 EAST 20TH STREET, NORTH VANCOUVER
URBAN DESIGN PANEL
SEP 18, 2018

NSDA
ARCHITECTS

Architectural Plans



VRS | 125 EAST 20TH STREET, NORTH VANCOUVER
URBAN DESIGN PANEL
SEP 18, 2018

NSDA
ARCHITECTS

Architectural Plans



VRS | 125 EAST 20TH STREET, NORTH VANCOUVER
URBAN DESIGN PANEL
SEP 18, 2018

NSDA
ARCHITECTS

Landscape Overview


Contact Information

Other Key Contacts

Legal Address and Description

Landscape Sheet List Table

Sheet No.	Sheet Title	Scale
L-01	CONCEPT PLAN	1:200
L-02	TREE RETENTION AND REMOVAL PLAN	1:200
L-03	LANDSCAPE PLAN	1:200
L-04	DETAILS	1:200
L-05	DETAILS	1:200
L-06	DETAILS	1:200
L-07	DETAILS	1:200
L-08	DETAILS	1:200

VRS | 125 EAST 20TH STREET, NORTH VANCOUVER
 LANDSCAPE DESIGN PANEL
 SEP 12, 2018

NSDA

Landscape & Tree Plan

TREE RETENTION & REMOVAL PLAN



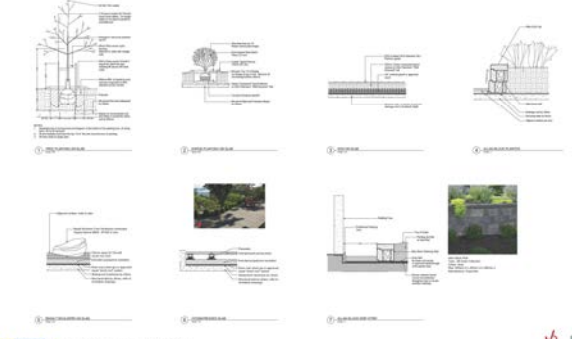
LANDSCAPE PLAN



VRS | 125 EAST 20TH STREET, NORTH VANCOUVER
 LANDSCAPE DESIGN PANEL
 SEP 12, 2018

NSDA


Landscape Details



VRS | 125 EAST 20TH STREET, NORTH VANCOUVER
 LANDSCAPE DESIGN PANEL
 SEP 12, 2018

NSDA



Landscape Details



VRS | 125 EAST 20TH STREET, NORTH VANCOUVER
 LANDSCAPE DESIGN PANEL
 SEP 12, 2018

NSDA

Landscape Sections

VRS | 125 EAST 20TH STREET, NORTH VANCOUVER
 LANDSCAPE DESIGN PANEL
 SEP 12, 2018

NSDA

Landscape Sections



VRS | 125 EAST 20TH STREET, NORTH VANCOUVER
 LANDSCAPE DESIGN PANEL
 SEP 12, 2018

NSDA

Appendix B - Newspaper Advertisement

A24 |



BULK MATERIALS

WE SUPPLY & DELIVER
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WE DELIVER

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 Coquitlam (near IKEA)

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 604.540.0333

LANDSCAPE CENTRE INC.
 landscapecentre.com

nsnews.com north shore news WEDNESDAY, SEPTEMBER 5, 2018



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Save up to **\$1,500** on a set of Premium Hearing Aids*
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*Offer valid on select models. Cannot be combined with other discounts. See clinic for details. Expires 11/30/18. Hearing aids do not restore natural hearing. Individual experiences vary depending on severity of hearing loss, accuracy of evaluation, proper fit and ability to adapt to amplification.

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 231 Lonsdale Avenue, North Vancouver

Home and Institutional Care Available

DEVELOPMENT INFORMATION OPEN HOUSE

Early Public Input Opportunity for Rezoning Application for 125 East 20th Street

NSDA Architects has submitted a Development Application on behalf of the non-profit organization, Vancouver Resource Society, for 125 East 20th Street to develop a 6-storey market and non-market rental building. A total of 85 units is proposed, of which 10 units will be secured for VRS clients as non-market housing and up to 28 units as below-market rental housing. Underground parking with 51 stalls is further proposed with access from the lane to the south.

NSDA Architects will be hosting an information session where interested members of the public will have an opportunity to learn about and respond to the application.

Date: Wednesday, September 12, 2018
Time: 6:00pm – 8:00pm
Venue: Royal Canadian Legion
Address: 123 West 15th Street, North Vancouver



Applicant Contact:
 Larry Adams, Principal
 NSDA Architects
 ladams@nsda.bc.ca
 604-669-1926

City of North Vancouver Contact:
 Wendy Tse, Planner 2
 City of North Vancouver
 wtse@cuv.org
 604-982-3942

FRIDAY, SEPTEMBER 7, 2018 north shore news nsnews.com

ARTS CALENDAR

From page 30

Festival will hold an exhibition of 16 winning images and artwork from the 2018 photography competition (prints will be available for sale) until Sept. 30.

COACH HOUSE LOUNGE
 700 Old Lillooet Rd., North Vancouver.

Jana Seale performs Friday, Sept. 7, 8-11 p.m.

DEEP COVE BREWERY
 170-2270 Dollarton Hwy., North Vancouver.

Dino DiNicolò performs a solo show Saturday, Sept. 8, 7:15-10:15 p.m.

FINCH AND BARLEY
 250 East First St., North Vancouver.

Double Down Comedy:
 A standup comedy night featuring a new headliner every

Wednesday at 9 p.m. Cover: \$7.
GREEN LEAF BREWING CO.
 123 Carrie Cates Court, North Vancouver.

Live Music Friday: Music every Friday, 5-8 p.m.

HERMANN'S JAZZ CLUB
 753 View St., Victoria.

Tia Brazda performs jazz songs from her new album *Daydream* Friday, Sept. 7, 8-11 p.m. Admission: \$25. Tickets: hermannsjazz.com.

HOLLYBURN SAILING CLUB
 1326 Argyle Ave., West Vancouver.

Folk Music at the Beach: Traditional folk, music of the sea, from ballads to bluegrass are featured the first Friday of every month from 7 to 10 p.m. Admission: \$5 at the door. Info: facebook.com/events/1288423957924016/.

OLIVE & ANCHOR
 6418 Bay St., West Vancouver. oliveandanchor.com

Jazz Night: PK3 Jazz Trio performs on the first Thursday of each month from 5:30 to 8:30 p.m.

QUEENS CROSS PUB
 2989 Lonsdale Ave., North Vancouver.

RED LION BAR & GRILL
 2427 Marine Drive, West Vancouver. 604-926-8838

Jazz Pianist Randy Doherty performs every Friday and Saturday starting at 7 p.m.

THE VILLAGE TAPHOUSE
 The Village at Park Royal, West Vancouver.

TWO LIONS PUBLIC HOUSE
 2601 Westview Dr., North Vancouver.

Other events

CAPILANO UNIVERSITY
 2055 Purcell Way, North Vancouver.

Book Launch and Talk: Writer, anarchist and activist Ann Hansen launches her book *Taking the Rap* Thursday, Sept. 27, 11:30 a.m.-1 p.m. in the Library Building.

CENTENNIAL THEATRE
 2300 Lonsdale Ave., North Vancouver. 604-984-4484 tickets.centennialtheatre.com

Culture Days: *Jazzy Tunes for Kids*, followed by *Tunes for Tots*, *storytime* and a general Open House Friday, Sept. 28 from 9 a.m. to noon. Info: mrvr.ca/centennial-theatre.

CHAPTERS INDIGO BOOKS
 Park Royal South, West

See more page 36

Park & Tilford dedicating screen to Event Cinema

From page 28

new Cineplex will be built on top of the existing stores as a third storey.

At the other end of the North Shore, the Park & Tilford Cineplex is moving more toward specialty screenings and speciality live, high-definition opera performances simultaneously across the world since 2006. This fall, screenings

productions from London, New York and the Stratford Festival in Ontario, a classic film series and a dance series. There will also be films of performances from the New York Metropolitan Opera. The Met Opera has been transmitting live, high-definition opera performances simultaneously across the world since 2006. This fall, screenings

include *Aida*, live on Oct. 6 with encores in November, and *Samson et Dalila*, live on Oct. 20, also with encores in November.

Brad LaDouce, vice-president of Event Cinema with Cineplex, says in a statement that the entertainment company has seen an increase in demand for this type of programming. "Our goal is to provide

our guests with acclaimed and exclusive content from around the world with the added convenience of additional performances throughout the week," he says in the statement. "If you cannot go to London or New York, you can enjoy these brilliant performances on the big screen from the comfort of your local Cineplex theatre seven days a week."

PULSE | A33



GERRY WEBER

In-Store Fashion Preview
 Fall 2018
 Saturday, October 13th at 1 pm
 RSVP @ 604.922.9144
 as space is limited!

GERRY WEBER
WEST VANCOUVER
 1849 Marine Drive, West Vancouver
 604-922-9144



DISCOVER A SMART OPPORTUNITY

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 Real Estate Specialist and Expert
Ozzie Jurock!

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vip@capitalstreetgroup.com

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 6 pm - 8 pm
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DEVELOPMENT INFORMATION OPEN HOUSE

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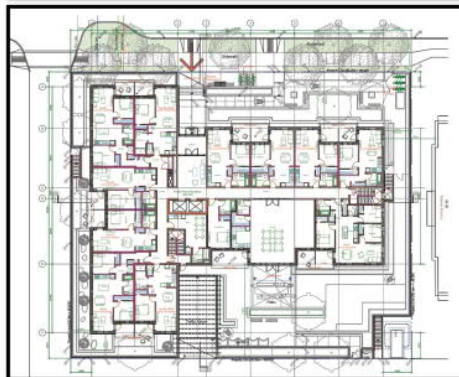
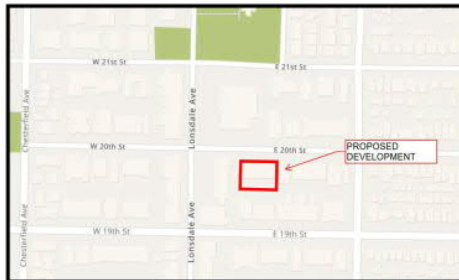
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Appendix C - Mail-out Flyer



NSDA Architects has submitted a Development Application on behalf of the non-profit organization, Vancouver Resource Society, for 125 East 20th Street to develop a 6-storey market and non-market rental building. A total of 85 units is proposed, of which 10 units will be secured for VRS clients as non-market housing and up to 28 units as below-market rental housing. Underground parking with 51 stalls is further proposed with access from the lane to the south.

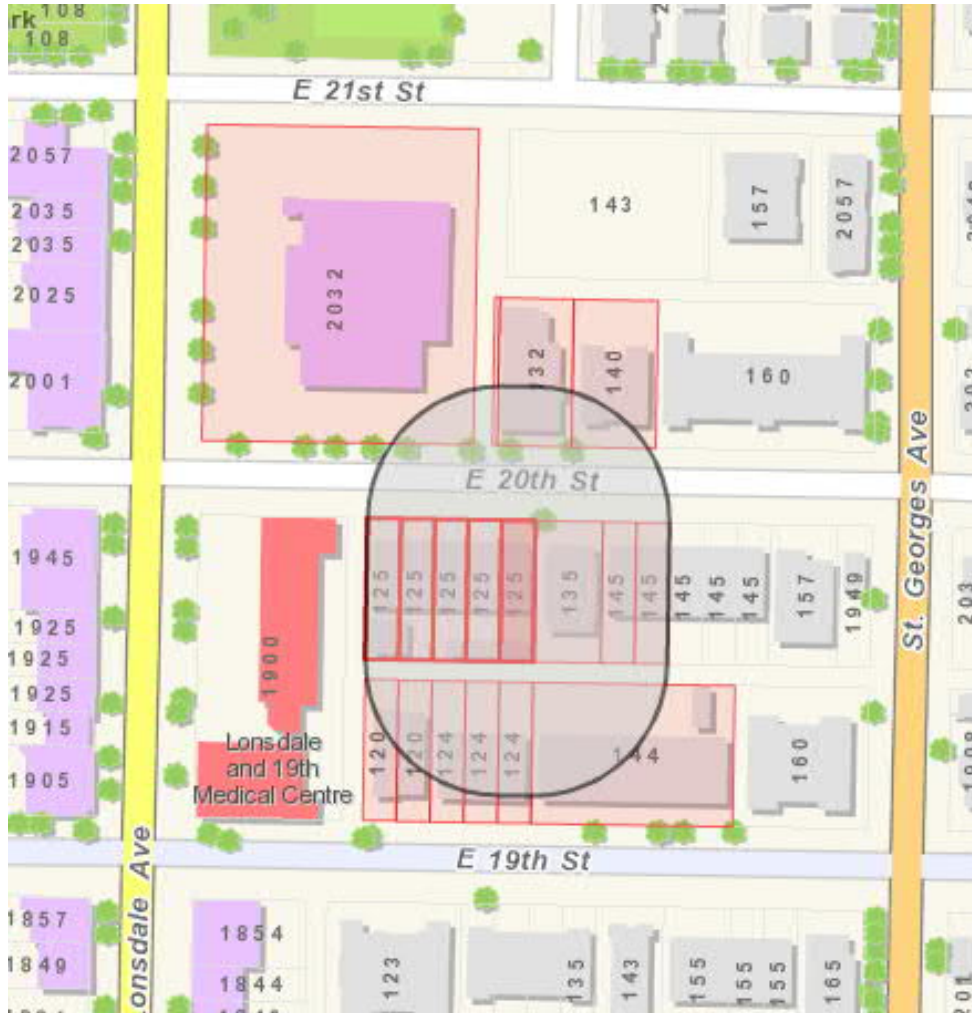
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Wendy Tse, Planner 2
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wtse@cnv.org
604-982-3942



Appendix D - Mail-out Flyer Distribution Map



Appendix E – Signage

DEVELOPMENT APPLICATION

125 East 20th Street

PROPOSAL:

NSDA Architects has submitted a Development Application on behalf of the non-profit organization, Vancouver Resource Society, for **125 East 20th Street** to develop a 6-storey market and non-market rental building. A total of 85 units is proposed, of which 10 units will be secured as non-market rental housing. Underground parking with 51 stalls is further proposed with access from the lane to the south.

NSDA Architects will be hosting an information session where interested members of the public will have an opportunity to learn about and respond to the application.

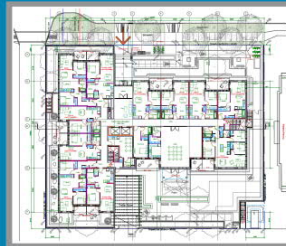
APPLICANT:

NAME: Larry Adams, Principal
COMPANY: NSDA Architects
EMAIL: ladams@nsda.bc.ca
PHONE: 604 669 1926

PROPOSED DEVELOPMENT



SITE PLAN



FOR MORE INFORMATION AND TO SHARE YOUR OPINION:

DEVELOPER'S INFORMATION SESSION

LOCATION: Royal Canadian Legion
123 West 15th Street, North Vancouver

DATE: Wednesday, September 12, 2018

TIME: 6:00pm - 8:00pm

CITY OF NORTH VANCOUVER CONTACT

Wendy Tse, Planner 2, Planning
wtse@cnv.org 604 982 3942





Appendix F - DIS Sign-In Sheets

Development Information Session

Sign in Sheet

Please note: This form will become part of the staff report to City Council on this development proposal and will be publically available. If you do not wish to be identified, please do not include your name on the form, only your address.

DEVELOPMENT: 125 East 20th Street

DATE: September 12, 2018 TIME: 6pm - 8pm

DIS LOCATION: Royal Canadian Legion, 123 West 15th Street, North Vancouver

No.	Name	Address	Time
1	Chanelle Reid	#27 - 20th Street E. N. Van. V7L 3A3	5:50
2	Billian Kodis	304-135 E. 20 th St. N. Van. V7L 3A3	5:50
3	Craig Hasbun	38-125 E 20 th St. N. Van V7L 3A3	6:00
4	MISRA ADIB POUR	108-125 W 5TH STR. N VAN	6:00
5	Shahmarz Niazi	36-125 E 20 St. N. Van	6:08
6	Gerald Konec	(Former resident @ 125 East 20th St) 5286 Dominion St. May	6:10p
7		325 West Third St. N. Van.	6:11
8	M. Sheehan	135 17 th St	6:32
9	sabeira	108 125 W 5th	
10	Zake Freund	190144 E 19 th	

No.	Name	Address	Time
11	Erika Rakhya	#140 E 20th St.	7:05
12			
13			
14			
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23			
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26			

Appendix G - DIS Comment Forms

Vancouver Resource Society - 125 East 20th Street
Development Information Session - September 12, 2018 (6pm-8pm)

Please note: This form will become part of the staff report to City Council on this development proposal and will be publically available. If you do not wish to be identified, please do not include your name on this form, only your address.

Name: Gerald Konec

Address: 5286 Dominion St - Bky.

The developer or City may contact me regarding these comments: Yes No

Preferred Method of Contact: Telephone: E-mail: [REDACTED]

1. Do you support the proposed project?
 Yes.

2. What do you like most about the proposed project?
 It looks well designed so far see comments →

① Please move washer/dryers out of bedrooms.
 ② To increase ~~20%~~ need 20% min. requirements for charging stations in parking, lot car capacity be increased by having shared plug-ins for stalls. Mostly fastest chargers to please.
 ③ Will the basement have an area to wash cars and bikes.

1476116

3. Do you have any concerns about the proposed projects?

4. What would you suggest to improve or enhance the proposed project?

5. Please provide any additional comments.

Comments will be delivered to the City of North Vancouver for consideration. Alternatively, you may mail or email your comments to either the City of North Vancouver or to the developer. All comments will be forwarded to the City.

Contacts:

Applicant: Larry Adams, Principal, NSDA Architects Telephone: 604 669 1926 Email: ladams@nsda.bc.ca
 City of North Vancouver: Wendy Tse, Planner 2 Telephone: 604 982 3942 Email: wtse@cnv.org

Vancouver Resource Society - 125 East 20th Street
Development Information Session - September 12, 2018 (6pm-8pm)

Please note: This form will become part of the staff report to City Council on this development proposal and will be publically available. If you do not wish to be identified, please do not include your name on this form, only your address.

Name: Shahnoza Niazi Boroumand

Address: 36-125 E 20 St.

The developer or City may contact me regarding these comments: Yes No

Preferred Method of Contact: Telephone: E-mail: [REDACTED]

1. Do you support the proposed project?	<u>yes</u>
2. What do you like most about the proposed project?	

1476116

3. Do you have any concerns about the proposed projects?	
4. What would you suggest to improve or enhance the proposed project?	
5. Please provide any additional comments.	

Comments will be delivered to the City of North Vancouver for consideration. Alternatively, you may mail or email your comments to either the City of North Vancouver or to the developer. All comments will be forwarded to the City.

Contacts:

Applicant: Larry Adams, Principal, NSDA Architects	Telephone: 604 669 1926	Email: ladams@nsda.bc.ca
City of North Vancouver: Wendy Tse, Planner 2	Telephone: 604 982 3942	Email: wtse@cnv.org

From: [Wendy Tse](#)
To: "Cap Munro"
Cc: "ladams@nsda.bc.ca"; "cormac@corepm.ca"
Subject: RE: Questions regarding Development at 125 E 20th
Date: September-24-18 10:20:00 AM

Hi Caprice,

I have cc'd the applicant as the leaflet should have been delivered well before the day of the event.

There is typically only one information meeting that's hosted by the applicant. The next meeting will be the Public Hearing, which is before Council.

Hearing that you and other residents in your building may be interested in learning more about the project, perhaps a time can be scheduled for a quick meeting. I will leave this to the applicant and yourself to determine if its necessary.

Sincerely,
Wendy

Wendy Tse

Planner 2, Planning Department
t: 604.982.3942 | e: wtse@cnv.org

From: Cap Munro [REDACTED]
Sent: September-21-18 8:02 PM
To: Wendy Tse <WTse@cnv.org>
Subject: RE: Questions regarding Development at 125 E 20th

Thank you Wendy for your response.

I appreciate it and your position in this. We were all just startled with this and also the fact that the leaflet on the information session was delivered on the same day of the event. I would have gone but I have a commitment that evening that I could not change. Will there be another information evening? If so I would like to go but need to be aware a bit further in advance. It would probably be good to hear what is planned.

I will share this with the other residents who are interested and missed the meeting.

Best

Caprice Munro
124 E 19th Street

From: Wendy Tse <WTse@cnv.org>
Sent: September 21, 2018 5:31 PM
To: Cap Munro [REDACTED]
Cc: ladams@nsda.bc.ca; 'cormac@corepm.ca' <cormac@corepm.ca>

Subject: RE: Questions regarding Development at 125 E 20th

Good Afternoon Mr./Ms. Munro,

Thank you for your email.

Please see my answers below in purple. I have noted which questions are better answered by the applicant and have cc'd the applicant on this email for them to respond to you.

Please feel free to contact me if you have additional questions.

Sincerely,

Wendy

Wendy Tse, MA (Planning)

Planner 2, Planning Department

t: 604.982.3942 | e: wtse@cnv.org

City of North Vancouver

141 West 14th Street, North Vancouver, BC V7M 1H9

Reception: 604.985.7761 | f: 604.985.9417 | www.cnv.org

From: Cap Munro [REDACTED]

Sent: September-14-18 11:15 AM

To: Wendy Tse <WTse@cnv.org>; ladams@nsda.bc.ca

Subject: Questions regarding Development at 125 E 20th

Dear Ms Tse and Mr Adams

I was unable to attend the Open House on this property as the information concerning it only arrived on the day of the meeting by which point I had a prior engagement. As someone who lives and has lived in this neighbourhood for over 30 years and who will be directly impacted by the building itself and most definitely by the construction I have some questions and concerns. My questions are:

- 1) With all the current building going on in North Van why is this particular building development relevant?
Any property owner in the City may request redevelopment of their property. I would defer this question to the applicant to explain the merits of this development.
- 2) Why is a 6 storey building required? It affects other peoples view but more importantly will increase traffic and congestion in a lane that already is used by people to by pass the already busy Lonsdale and St Georgia's.
A six-storey building is not required, but the City's Official Community Plan does allow a maximum of six-storeys in this particular land use designation. The basis of the City's development is highest height/density along Lonsdale Avenue, with a gradual decrease as you move away from this main corridor in the City. Based on the location of this property and its proximity to Lonsdale Avenue, the Official Community Plan envisions a mid-rise building at six-storeys. For more information about the Official Community Plan, please see here: <https://www.cnv.org/your-government/official-community-plan>.
- 3) What is the construction time frame? This will impact the neighbourhood with dust, noise and traffic.

Again, I defer this question to the applicant.

- 4) Who is taking into consideration of the affects of taking down older buildings – this results in a movement of rodents and in the case of every building removed in the neighbourhood has been a boon for pest companies but an added expense for residents and tenants.

The applicant can likely provide more specific answers, but the City does require certain actions to be taken as part of the Demolition Permit. For a list, please see this website under Demolition: <https://www.cnv.org/property-and-development/building-and-development/permits-and-inspections/building-permit-application-forms-and-information>.

- 5) What are the rents looking like. The current suites look small but I expect the rents are all over 1000.00 which is not great for fixed incomes.

I defer to the applicant, but note that the owner of this building is a non-profit organization, Vancouver Resource Society. The client population that Vancouver Resource Society serves are persons with disabilities. There are 10 units proposed to be for persons with disabilities at rents at approximately \$375 per month.

- 6) Why are such large buildings necessary when we have towers everywhere and a huge traffic issue which affects getting around in North Van and in the area in general. People speed through alleys now all the time due to local congestion caused by new building and their construction.

The City's Official Community Plan permits a density of 1.6 Floor Space Ratio (FSR), plus a bonus density of 1.0 FSR under this land use designation. Again, the density was determined as part of the overall planning of the City, with Lonsdale being the central core of the City. The development is required to submit a transportation plan to determine the impacts of the development in terms of traffic. There are also vehicle and bicycle parking requirements as part of every development.

- 7) What infrastructure improvements are planned ie transit – buses are pretty full every morning now; and hospital beds. More people with out the infrastructure seems to be a trend everywhere.

There are transit improvements underway for the North Shore under Translink's 10-Year Vision. As part of this, there will be increase in bus services, 1 new SeaBus with increased sailings, as well as B-Line bus services from Main Street to Marine Drive. For more information, please see here: <https://tenyearvision.translink.ca>.

Please let me know your response to these question and I will share them with my neighbours many of whom are long term residents in a rental building who are starting to worry about our own place in the neighbourhood and the neighbourhood itself.

Looking forward to hearing from you

C Munro

From: [Stephanie Kiernan](mailto:Stephanie.Kiernan@nsda.bc.ca)
To: [Wendy Tse; ladams@nsda.bc.ca](mailto:ladams@nsda.bc.ca)
Cc: rodclark4mayor@gmail.com
Subject: Fwd: Shadow analysis for 125 East 20th St
Date: October-17-18 6:07:11 PM
Attachments: [2018-09-21 - 125 East 20th St - SHADOW STUDY.pdf](#)
[ATT00001.htm](#)

Dear Sirs,


As an owner at 140 East 20th Street, North Vancouver, since 2003, the attached shadow study for 125 East 20th Street is particularly disturbing to me and my fellow owners here. There's 2 months in Fall and Winter that we will not have afternoon sun. Again, we are being bombarded with over-development here in this Lonsdale corridor. I for one will be working toward ensuring that a future replacement building is not higher than what is in place currently. That's a large, long lot and what is being proposed is simply as menacing as the high-rises closing in on this entire corridor.

I look forward to more public meetings with a new Mayor and Council.

Sincerely,

Stephanie D. Kiernan
#15, 140 20th St East, North Vancouver, BC V7L3A



From: Carlos De Carli <cdecarli@nsda.bc.ca> **Date:** September 21, 2018 at 9:54:06 AM PDT
To: Cormac Linehan <cormac@corepm.ca>, WTse@cnv.org,
 **Cc:** Larry Adams <ladams@nsda.bc.ca>
Subject: Shadow analysis for 125 East 20th St

Hi Cormac, Wendy and Erika

As requested from Erika on 2018-09-19
Please find attached PDF with Shadow Study.

Regards

Carlos De Carli
Sr. Project Manager, Bach. Arch. & Urb. Plan., LEED AP.

cdecarli@nsda.bc.ca

NSDA ARCHITECTS

604.669.1926

201-134 Abbott Street, Vancouver BC V6B 2K4

From: erika.rathje
To: Wendy.Tse
Cc: ladams@nsda.bc.ca
Subject: Re: 125 East 20th St
Date: January-03-19 7:06:47 PM

Dear Ms Tse,

I'm very late in submitting my comments to you about Vancouver Resource Society's proposed development at 125 East 20th, but it's given me a chance to think about the proposal in the context of changing winter light conditions.

I attended the development information open house in September and spoke with Mr Adams and colleagues about the design and my concerns around direct sunlight.


I've lived kitty-corner to this property for over six years. I feel the "bookend" design (the portion that juts out toward the street on the western end of the building) is not an appropriate form for this street. In my opinion it blocks the flow and negatively alters the feel of the street, acting as a visual barrier. It is also the single most impactful part of the design in terms of its effects on neighbours.

You will have received a copy last fall of the shadow study. The reduction of access to direct sunlight — already in short supply from November to March — by residential buildings to the north (including mine) is significant and lengthy. I believe access to direct sunlight at home, especially in winter, is vital. I work from home and will find my living and office spaces affected; others nearby will only get to enjoy direct sunlight on weekend mornings in the winter as it disappears around lunchtime.

I would like to see the design adjusted to mitigate the impact of its bulk on neighbours. I will fully support this project if the height is reduced to 4-5 storeys and the bookend on the west removed from the proposal. This would create a more human scale and reduce impacts on the neighbourhood while still improving the space and offering modern suites to people in need of subsidised housing. That said I'm disappointed only 10 units will be secured for VRS clients and that the total of VRS & below-market rental units comprise fewer than half of the units proposed. I think we can do better.

Thank you for your consideration, and happy new year.

Sincerely,

Erika Rathje
140 East 20th St


From: [Chanelle Nicol](#)
To: ladams@nsda.bc.ca
Cc: [Wendy Tse](#)
Subject: PROPOSED PROJECT - 125 20TH STREET EAST, NORTH VANCOUVER: COMMENTS
Date: January-05-19 10:03:02 AM

Hello Larry and Wendy –

I live in the following apartment building, which is about to be demolished and re-built this year:

#27 – 125 20th Street East
North Vancouver, B.C.
V7L 3A3

I just now located my Vancouver Resource Society – Development Information Session (September 12, 2018 meeting) form. I am hoping it is not too late for my submission. Please take under consideration these comments:

- I feel the building and landscape designs are fine however, I do strongly object to the light green scent colour on the building. The reason for this is; while that shade of green is a very ‘in’ colour at the moment, it will date and make the building look dated down-the-road. My suggestion would be to choose more ‘traditional, classic colours’ to alleviate this issue. Personally, I do not dislike green however, I do feel that this shade in addition to dating the building, also cheapens the overall look of the building.
- A focus point on the building would be nice – for example; punching up the front door area with nice rich, classy colours. In part this might be achieved with front door colour and colourful shrubs etc. Perhaps some black iron railing? There are many very ‘classy’ looking buildings around the city. I have worked as a professional Interior Decorator for a number of years so I am well aware how powerful colour can affect an overall look.
- Rooftop – use of rooftop for sunbathing and watching summer fireworks – is this a possibility?

Thank you for this opportunity to voice my comments and to take them under consideration.

Chanelle Nicol (aka Carole Nicol)