

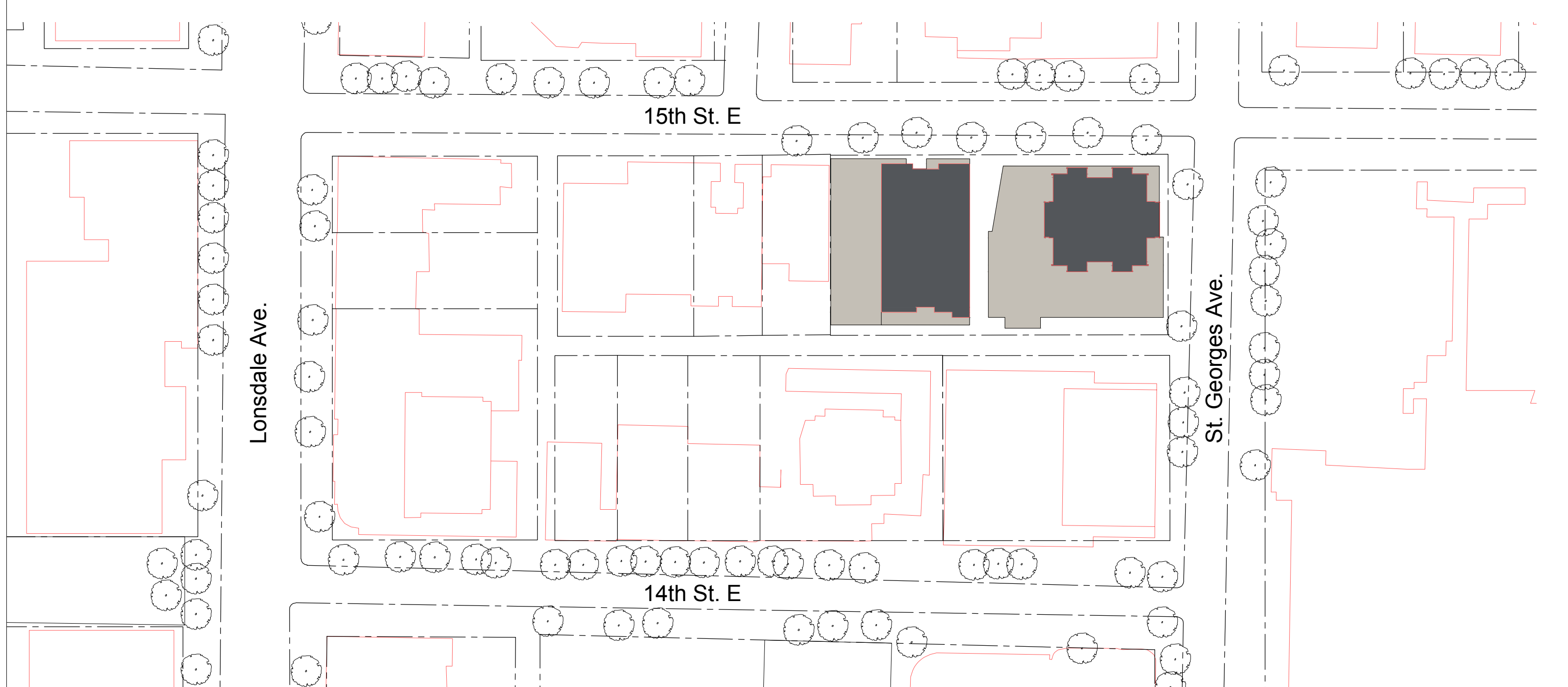


DRAWING LIST

A000	COVER	N.T.S.
A001	PROJECT INFORMATION	N.T.S.
A102	SITE PLAN	AS NOTED
A103	SITE PHOTOS AND STREETSCAPE	N.T.S.
A104	PLANNING/DESIGN RATIONALE	N.T.S.
A105	REFLECTED WINDOW ELEVATION	AS NOTED
A106	STREET VIEW ANALYSIS	N.T.S.
A107	BUILDING VIEW ANALYSIS	N.T.S.
A108	BUILDING VIEW ANALYSIS	N.T.S.
A109	BUILDING VIEW ANALYSIS	N.T.S.
A110	BUILDING VIEW ANALYSIS	N.T.S.
A111	BUILDING VIEW ANALYSIS	N.T.S.
A112	SHADOW ANALYSIS	N.T.S.
A201	FLOOR PLAN GF	AS NOTED
A202	FLOOR PLAN 2F	AS NOTED
A203	FLOOR PLAN 3F	AS NOTED
A204	FLOOR PLAN 4F	AS NOTED
A205	FLOOR PLAN LOWER TYPICAL FLOOR	AS NOTED
A206	FLOOR PLAN UPPER TYPICAL FLOOR	AS NOTED
A207	FLOOR PLAN TYPICAL FLOOR	AS NOTED
A208	FLOOR PLAN ROOF DECK	AS NOTED
A211	FLOOR PLAN P1 UPPER WEST / P1 EAST	AS NOTED
A212	FLOOR PLAN P1	AS NOTED
A213	FLOOR PLAN P2 / P3	AS NOTED
A301	ELEVATION E EAST/ NORTH (EXISTING)	AS NOTED
A302	ELEVATION E SOUTH / WEST (EXISTING)	AS NOTED
A303	ELEVATION E EAST/ NORTH (NEW)	AS NOTED
A304	ELEVATION E SOUTH / WEST (NEW)	AS NOTED
A305	ELEVATION W EAST/ NORTH (NEW)	AS NOTED
A306	ELEVATION W SOUTH / WEST (NEW)	AS NOTED
A307	MATERIALS	N.T.S.
A401	BUILDING SECTION	AS NOTED
A402	BUILDING SECTION	AS NOTED
A601	PERSPECTIVE VIEW	AS NOTED
A602	PERSPECTIVE VIEW	AS NOTED
A603	PERSPECTIVE VIEW	AS NOTED

1441 ST. GEORGES AVE., NORTH VANCOUVER

CONTEXT PLAN



PROJECT TEAM

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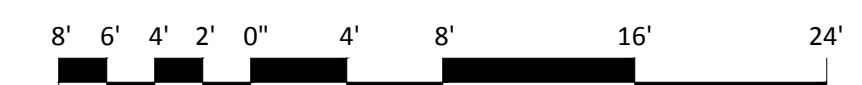
LANDSCAPE CONSULTANT
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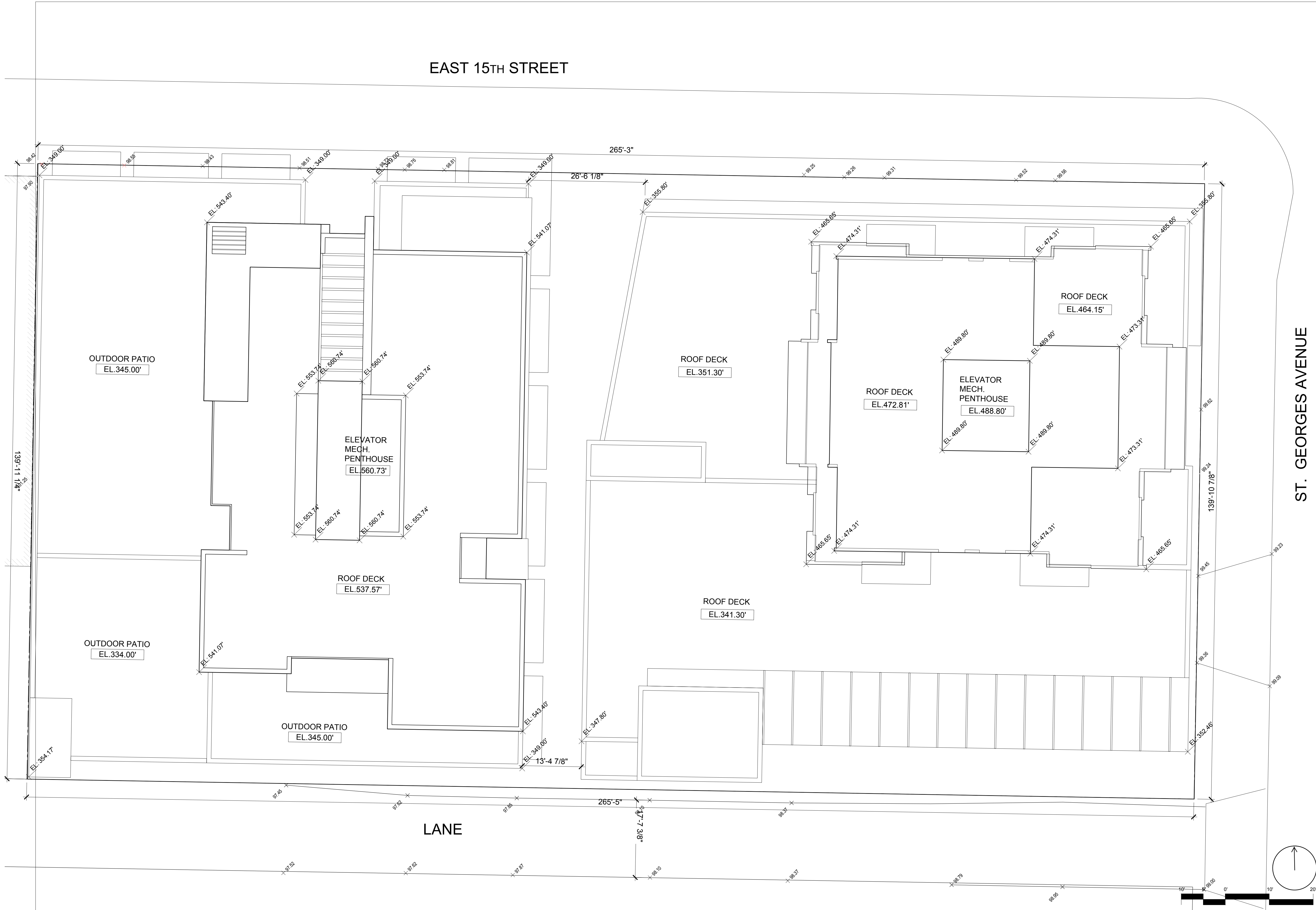
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Web Site: www.dkl.bc.ca

Seal
**1441
ST GEORGES AVE**

1441 ST GEORGES AVE
NORTH VANCOUVER, BC
Project

Drawing
Scale 1/8" = 1'-0"
Project 216042.01
Sheet **A000**





ST. GEORGES AVENUE

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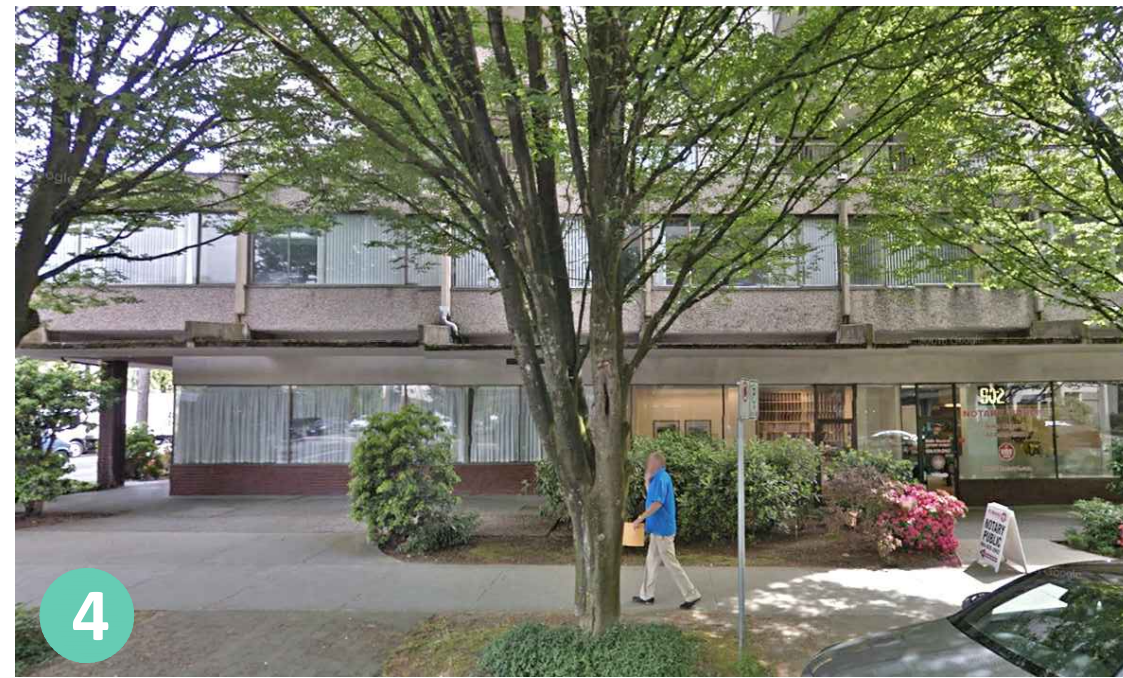
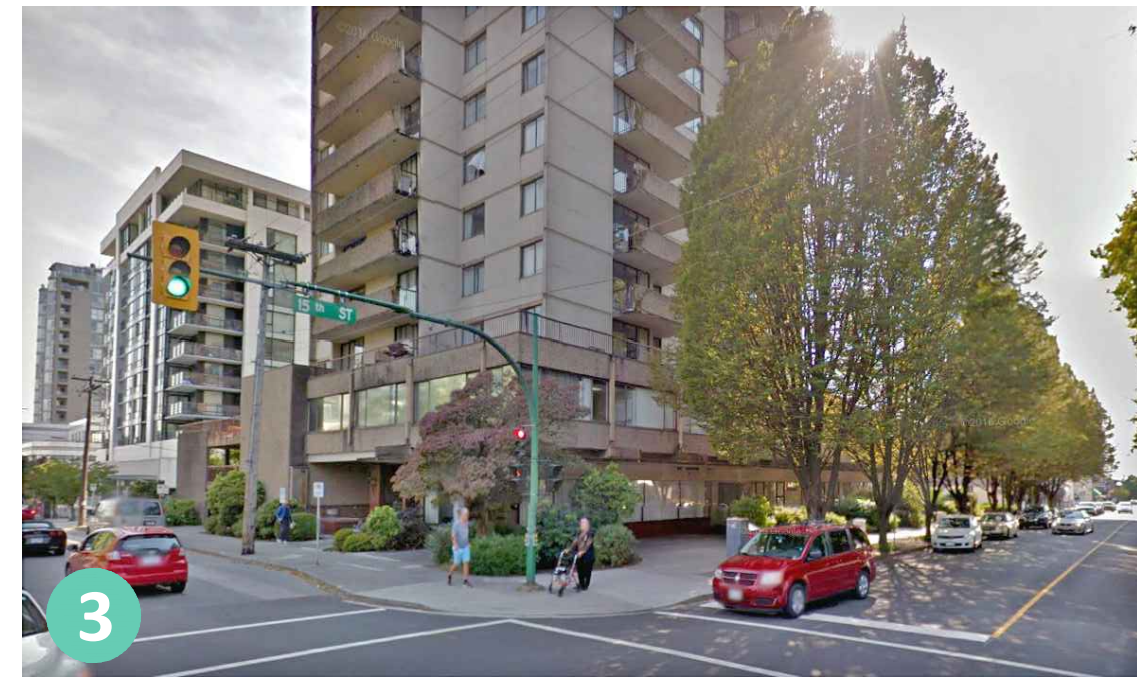
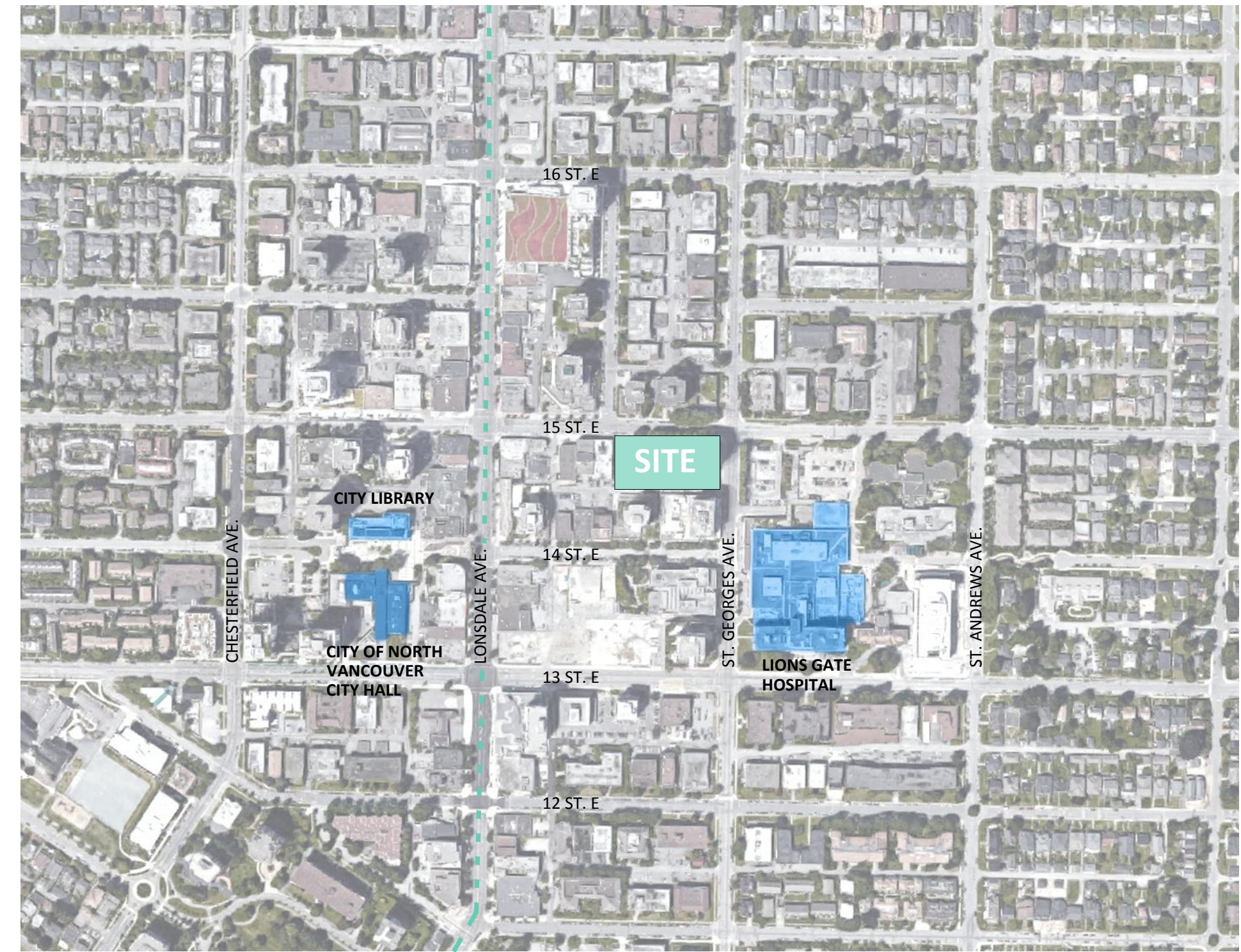
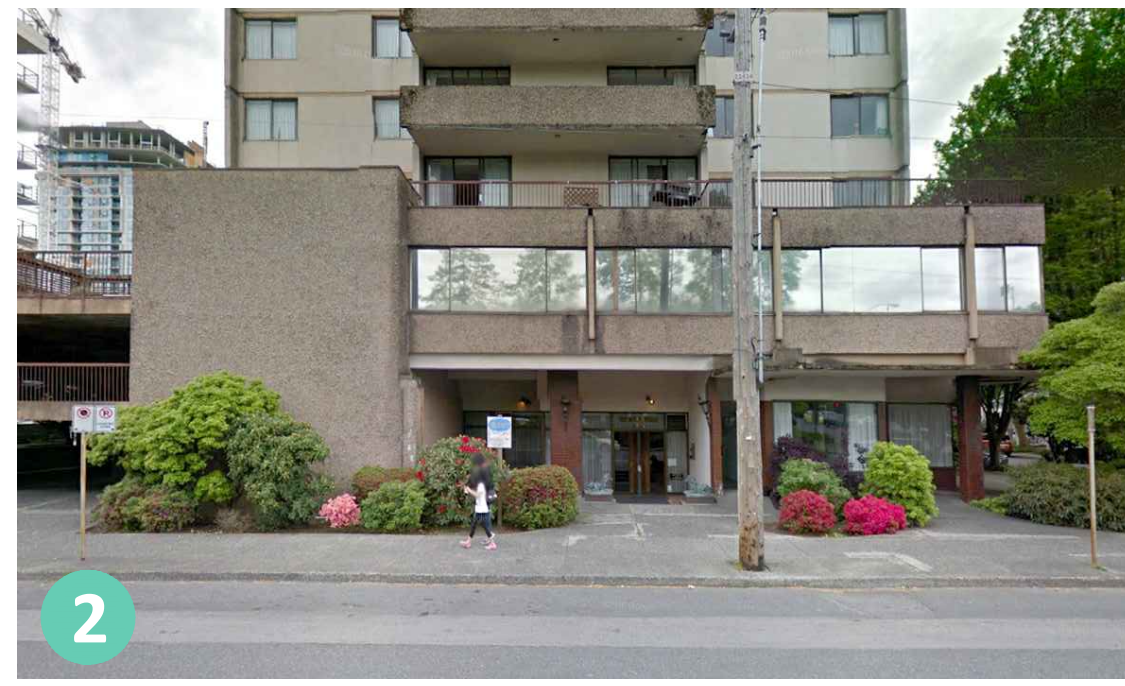
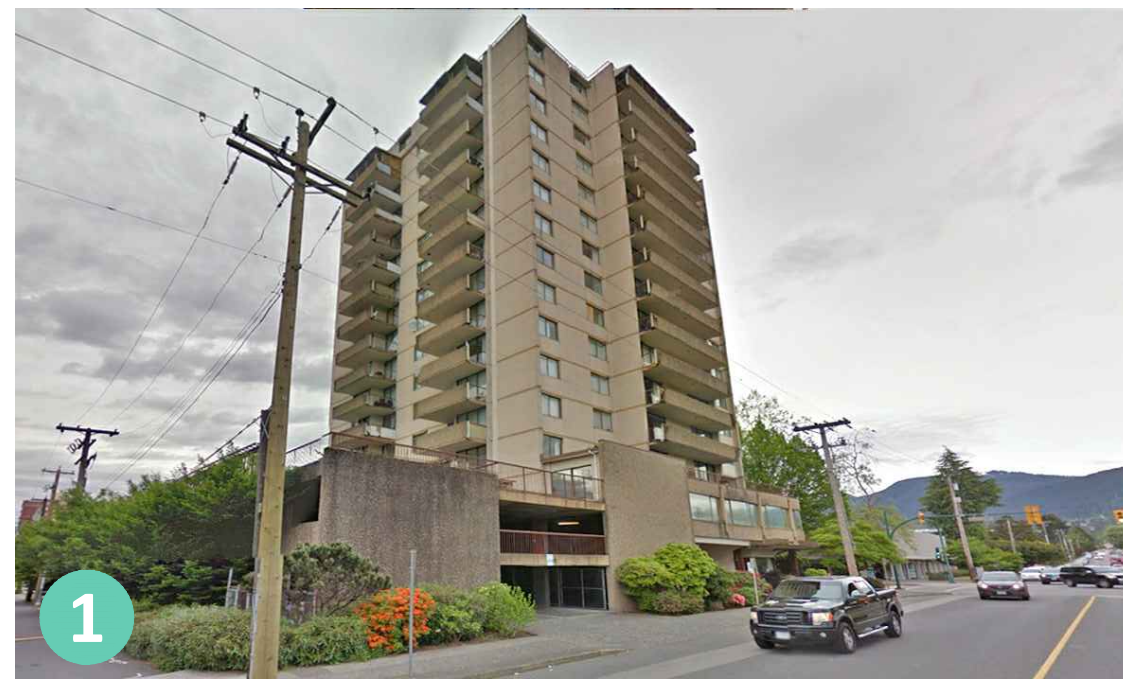
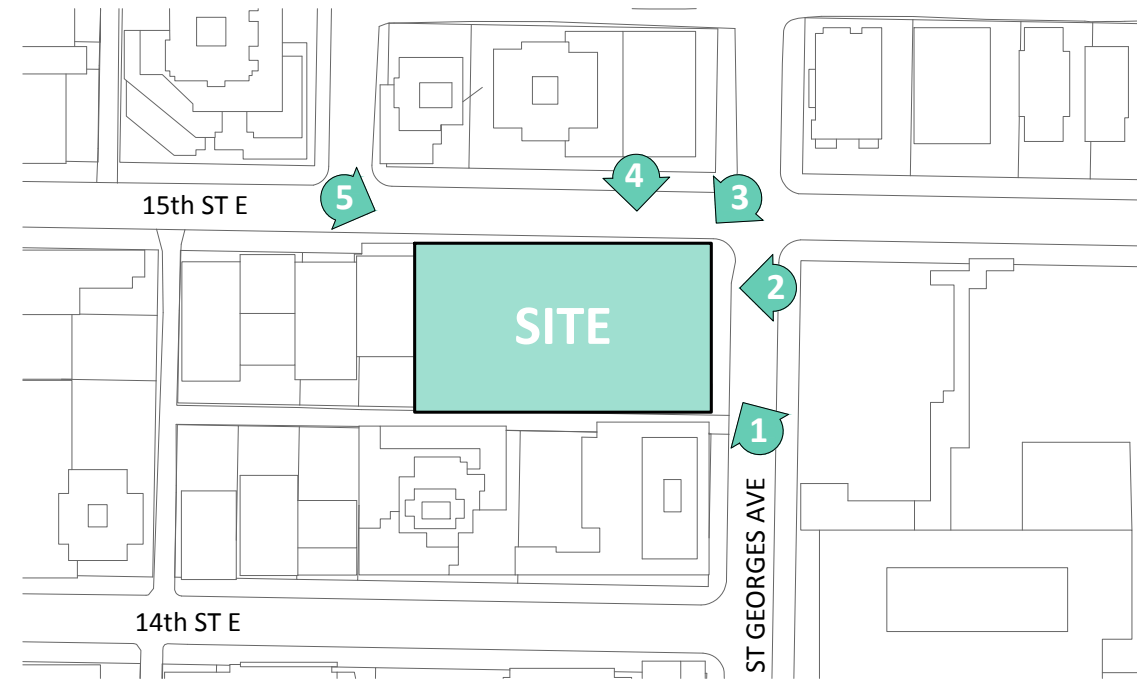
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1441
ST GEORGES AVE

1441 ST GEORGES AVE
NORTH VANCOUVER, BC
Project

SITE PLAN

Drawing
Scale 1" = 10'
Project 216042.01

Sheet **A102**



1 SITE PHOTOS
A103 N.T.S.

2 CONTEXT MAP
A103 N.T.S.

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15TH ST. E | SOUTH

ST. GEORGES AVE | WEST

3 STREETSCAPE
A103 N.T.S.

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1441 ST GEORGES AVE
NORTH VANCOUVER, BC
Project
**SITE PHOTOS
AND
STREETSCAPE**

Drawing
Scale
Project 216042.01
Sheet **A103**



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PLANNING AND DESIGN RATIONALE

Project Description

The site consists of a 16-storey purpose-built rental tower and a 2-storey commercial and office podium. The site is bounded by East 15th Street to the north, St. Georges Avenue to the east and a rear lane to the south. Three levels of parking exist on the site, two above grade and one below. Existing vehicular access includes two parkade ramps on East 15th St, one ramp on St. Georges Ave, and one from the lane. Its central location immediately east of Lonsdale Avenue offers residents access to transportation, neighbourhood amenities and shopping.

As per Schedule A Land Use in the 2014 Official Community Plan, this site is classified as Mixed Use Level 4B (High Density) with an allowable building height of 68 meters. OCP allowable density on this site is 3.0 FSR with a maximum bonus of 1.0 FSR for a total density of 4.0 FSR. Coupled with this Development Application is a proposed Density Transfer of 2.33 FSR, resulting in a total FSR of 6.33 on this site. This proposal includes a 23-storey mixed-use rental building with a net increase of 175 rental units seated atop a 2-storey retail podium. The existing 16-storey purpose-built rental tower and 2-storey podium will be upgraded to ensure it's sustainable for long-term operations. The existing underground parking will be repurposed into a full level of bicycle lockers and residential storage. Additional parking will be added onto the existing rooftop via two car elevators.

A western portion of the site is proposed to be redeveloped allowing for a new rental building with at-grade retail space, residential amenities and an inter-block connection and plaza. This redevelopment will include three levels of underground parking with access from the lane.

Target Market

The proposed rezoning of 1441 St. Georges Avenue allows for a net gain of 175 purpose-built rental units within the Central Lonsdale neighbourhood. The proposal contributes to a diverse housing continuum through a range of unit types and tenures, aligning with the City's 2014 Official Community Plan and recently endorsed Housing Action Plan. A mix of unit types includes studios, one-bedroom, two-bedroom and three-bedroom units, with amenity space to encourage active, healthy lifestyles and social interaction. The provision of family-friendly housing is a primary objective of this proposal with a net increase of 86 two-bedroom units and 20 three-bedroom units. This increase in purpose-built rental housing provides a multitude of housing options for individuals and families to live within close proximity to transit, schools, neighbourhood amenities and shopping.

Relationship to context

The site's location marks a subtle transition between two distinct areas, bridging between a commercial zone along Lonsdale Avenue and residential zone to the east. Direct frontage along East 15th Street as it connects to Lonsdale Avenue fosters opportunities for commercial activity, yet the immediate residential context dictates a quieter occupancy. The commercial portion is designed to maximize flexibility in the division of units. The proposed inter-block connection is the extension of the one south of the lane to reinforce the secure and pleasant pedestrian experience.

Akin to nearby developments, the buildings embrace Northshore mountain views. Also, the proposed design creates different levels of roof deck and patio as the amenity for valuable south sun exposure.

Building Massing

Massing of the building has been carefully considered to respond to the transition zoning nature and grade changes across the site. The project is composed of two distinct elements, a strong commercial base facing East 15th Street and two towers, 23-storeys and 16-storeys, stepped back on all sides. The retained existing East tower and podium exhibits as a time piece of architectural quality. It is worth respecting for public benefit. The new West podium responds to the existing streetscape with 2-storey podium massing. The new 23-storey West tower, as its proximity to the commercial focused Lonsdale Avenue, is higher than the 16-storey East Tower to create a gradually slope down skyline responding to the zoning transit nature from a bustling commercial zone to a quieter residential zone.

Amenities

A double-height fitness room, a board room, a party room and an outdoor patio deck, and a tower roof top outdoor deck are provided as shared amenity space for residents in both buildings. A multipurpose amenity room with a kitchen, located on 3F is also provided for all residents. In the west building there is an amenity room with an outdoor communal area and children's play space exclusively for YWCA residents. The on-grade inter-block connection and plaza are provided as a public amenity space for residents, visitors and the community.

Crime Prevention Through Environmental Design

The through block walkway and the lane are flanked by the fitness room and the amenity meeting room in the west tower; the fitness room in particular will be open and is likely to be used into the evening hours and is glazed on both the lane and the walkway sides. The above-grade parking levels at the east tower also have visibility on to the lane and walkway by way of open grilles which secure the parking area while allowing visibility through them. The retail/commercial units facing 15th Street also have glazed return walls facing on to the north portion of the through block walkway.

The below grade parking levels, which are located in the west tower, have a security gate at the main entry and a second gate between the visitor and resident parking. All areas will be painted white and well lit. Emergency exits from these parking levels lead directly to the exterior and do not go through the building lobby. The above grade parking levels at the east tower are accessed by car elevators rather than a continuous ramp, making un-authorized access more difficult.

Materials

The materiality of the building reflects the transformation of the original time piece of pre-casted concrete finishes to modern weather protecting contemporary metal cladding and window wall finishes. The commercial façade of the new West podium is framed by a strong masonry element. The prominence of the commercial mass is countered by the calmer residential mass clad in a window wall system. Accent glass spandrel panels create the height datum and color variation to the façade of the new West tower. The white metal cladding frame highlights the signature corner and shows its presence facing to the major junction of Lonsdale Avenue. For the existing East podium, the colour glass spandrel of storefront with wood grain soffit under the canopy animates the streetscape. The color glass guards of the East tower creates visual interest. Also, with proposed upgrades to the exterior shell, the retained East tower creates the upgraded contemporary quality.

Open Space Uses and Landscape Treatment

The ground floor of the project is predominantly commercial uses and access to the residential lobbies in each building. The landscape takes its direction from the existing trees on 15th and the guidelines for Central Lonsdale public realm development. A mid block connection is proposed between the existing and new tower. This pedestrian way is animated by ground floor uses on the western building and animated with entries to the buildings and bike storage area. The pedestrian passage links to the existing mid block connection to the south.

On the new tower three amenity spaces are proposed. Located to the southwest one level above the lane is a gathering space supported by indoor amenity on two sides. This space is intended for social interaction and includes a number of distinct seating areas, an outdoor kitchen and harvest table and a small water feature as a focal element.

To the north of this space, one floor up is the outdoor amenity space for the YWCA units. This is a multipurpose space intended to be the social gathering for the families living in the project. All the things one would expect in a backyard are proposed; kids play, urban agriculture, outdoor kitchen and social gathering spaces.

On the top of the new tower, taking advantage of the view is a common amenity, which includes a multitude of spaces and opportunities for social interaction.

On the existing tower associated with a new amenity space is another multipurpose space accessible to both towers. The space includes kids play, urban agriculture and an outdoor kitchen.

Plant material for this project will be selected from a palette of plants, which are suitable to our climate and which do not require excessive amounts of water during the growing season. Criteria for plan material selection will include: habitat creation, edible plants such as blueberries and strawberries, pollinators and those which are unique and create seasonal interest.

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Seal
**1441
ST GEORGES AVE**

1441 ST GEORGES AVE
NORTH VANCOUVER, BC
Project

**DESIGN
RATIONALE**

Drawing
Scale
Project 216042.01

Sheet **A104**

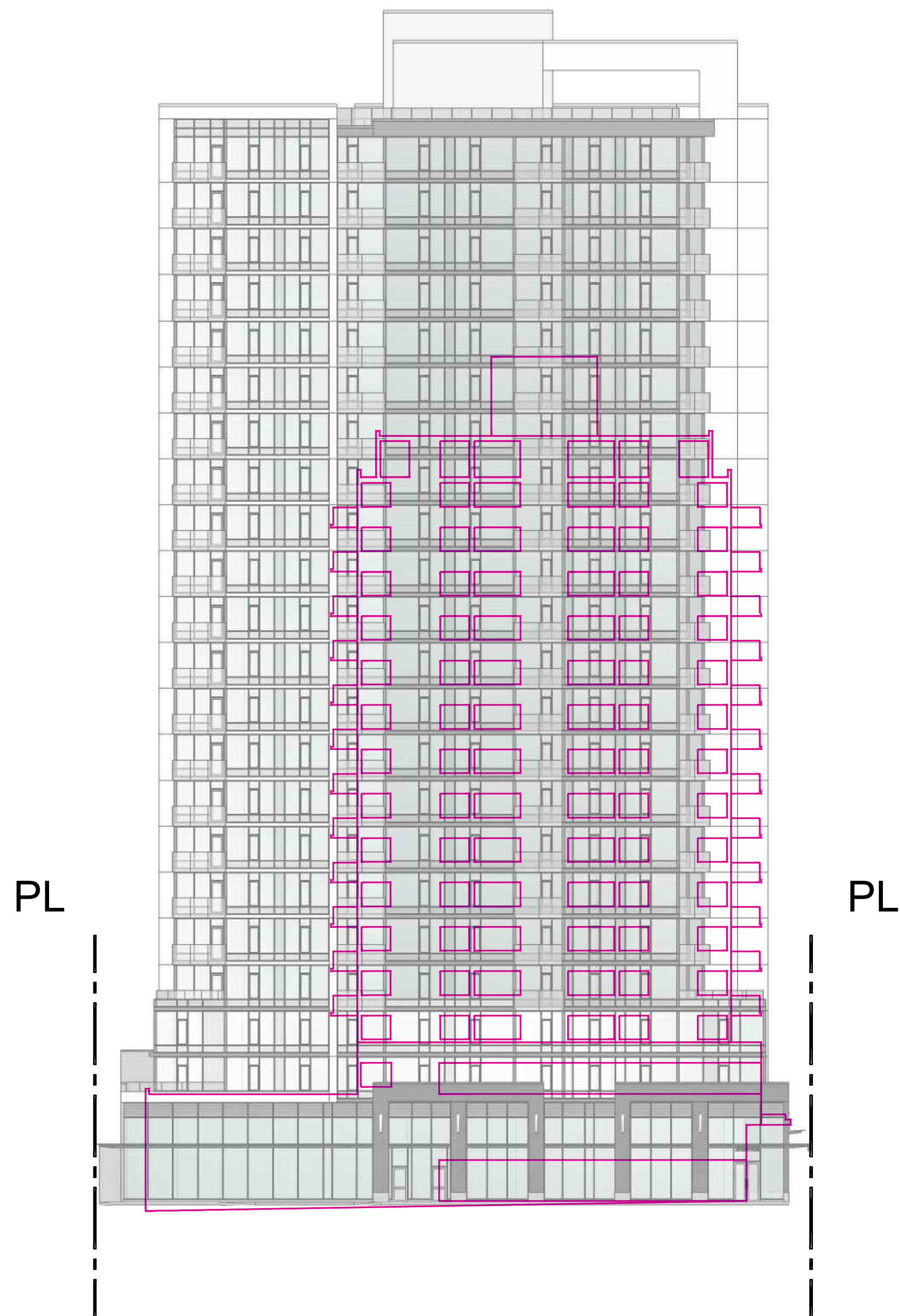


Table 3.2.3.1.D, Unprotected Opening Limits for a Building of Fire compartment that is Sprinklered Throughout, BCBC 2012

EXPOSING BUILDING FACE	AREA OF UNPROTECTED OPENING %		
	LIMITING DISTANCE, m		
MAX. AREA, m2	4	4.57	5
150 OR MORE	30	35.7	40

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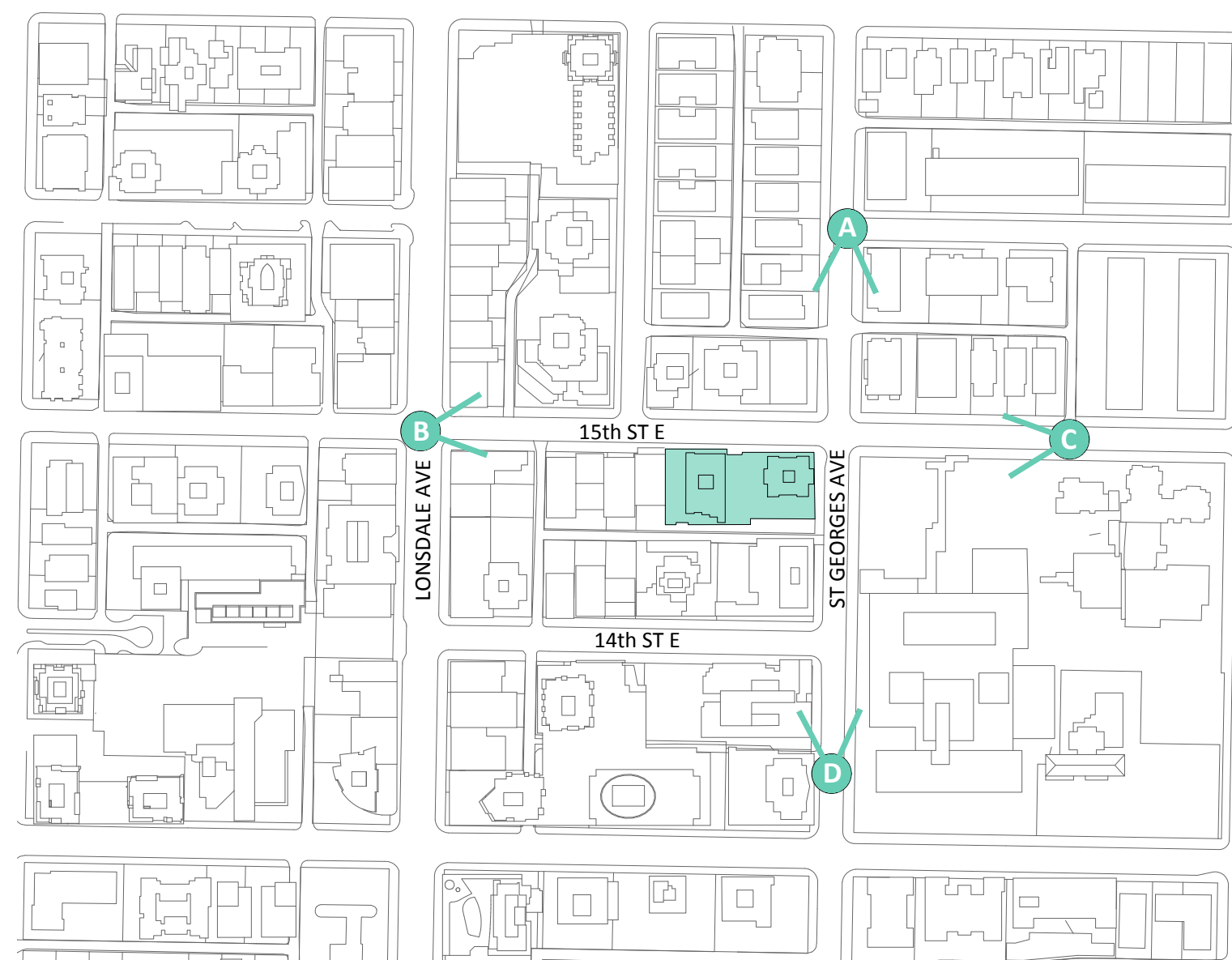
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**1441
ST GEORGES AVE**

1441 ST GEORGES AVE
NORTH VANCOUVER, BC
Project

**REFLECTED
WINDOW
ELEVATION**

Drawing
Scale
Project 216042.01

Sheet **A105**

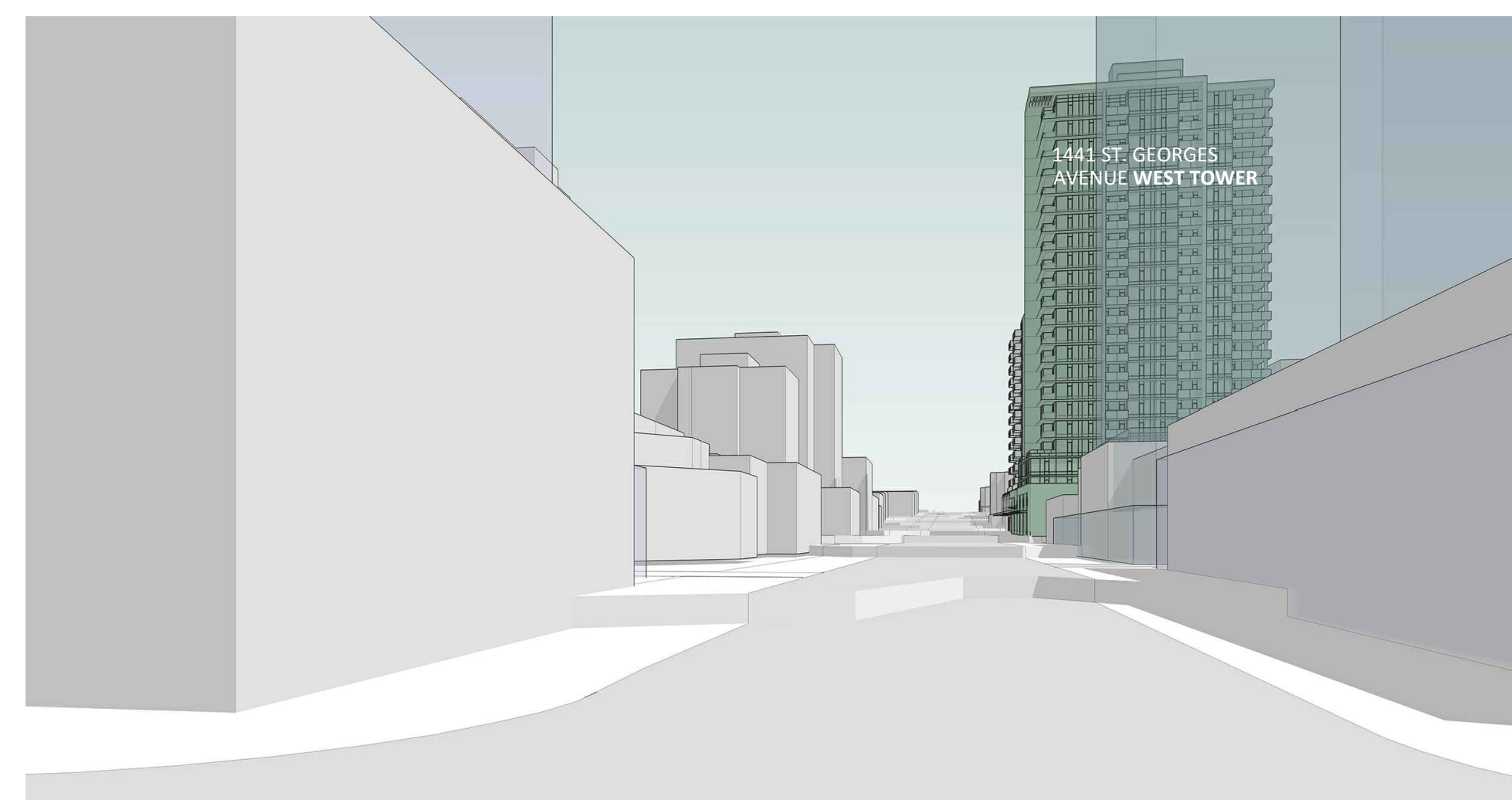


- A** ST. GEORGES AVE
- B** LONSDALE AVE + 15TH STREET E
- C** 15TH STREET
- D** ST. GEORGES AVE



A ST. GEORGES AVENUE | LOOKING SOUTH

- POTENTIAL 22 STOREY DEVELOPMENT (2014 OCP)
- POTENTIAL 12 STOREY DEVELOPMENT (2014 OCP)



B E 15th STREET | LOOKING EAST

- POTENTIAL 22 STOREY DEVELOPMENT (2014 OCP)
- POTENTIAL 12 STOREY DEVELOPMENT (2014 OCP)



C E 15th STREET | LOOKING WEST

- POTENTIAL 22 STOREY DEVELOPMENT (2014 OCP)
- POTENTIAL 12 STOREY DEVELOPMENT (2014 OCP)



D ST. GEORGES AVENUE | LOOKING NORTH

- POTENTIAL 22 STOREY DEVELOPMENT (2014 OCP)
- POTENTIAL 12 STOREY DEVELOPMENT (2014 OCP)

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**1441
ST GEORGES AVE**

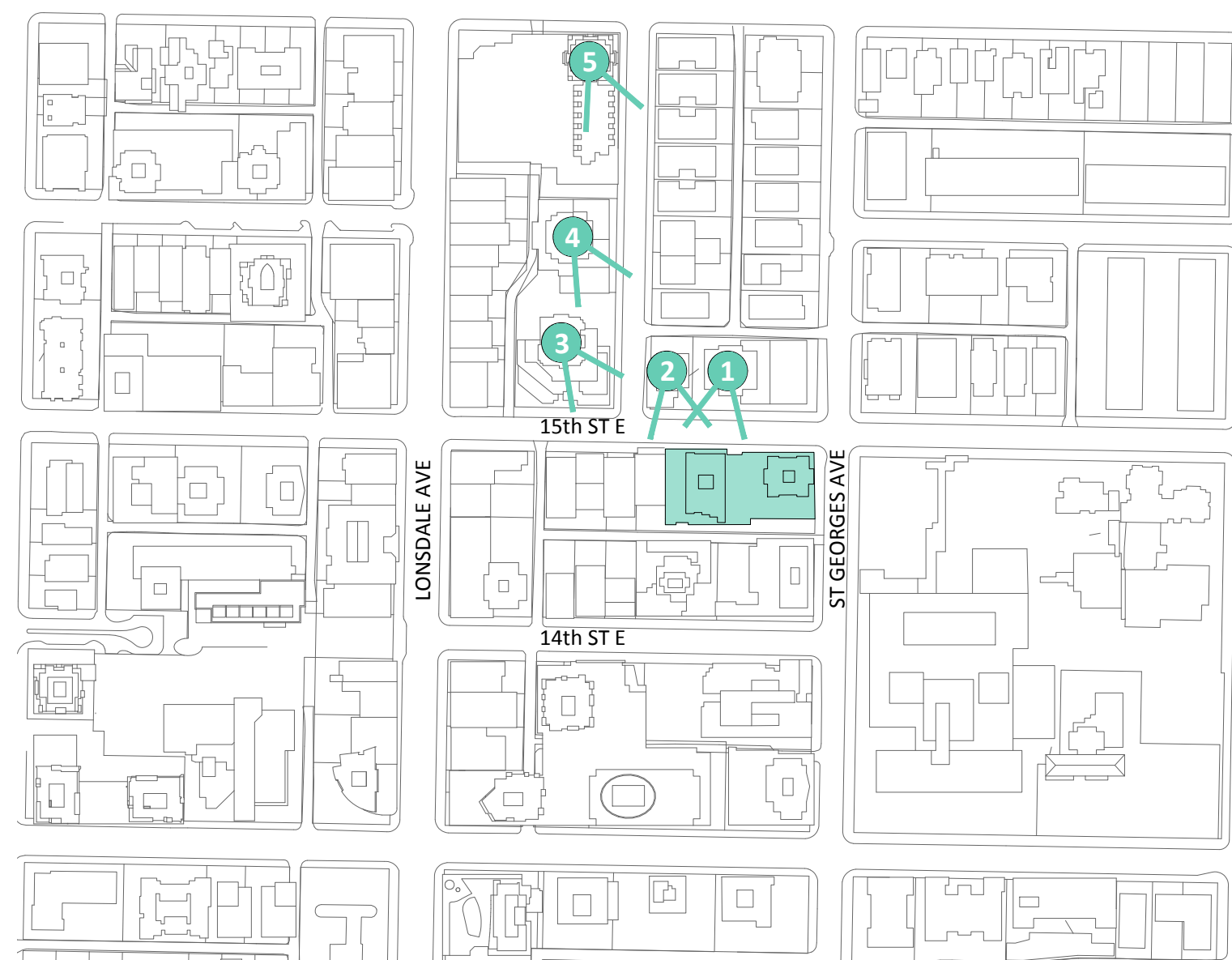
1441 ST GEORGES AVE
NORTH VANCOUVER, BC
Project

**BUILDING VIEW
ANALYSIS
STREET VIEWS**

Drawing

Scale

Project 216042.01



- 1** 150 E 15TH ST.
12 STOREY
- 2** 134-140 E 15TH ST.
6 STOREY
- 3** 1515 EASTERN AVE.
14 STOREY
- 4** 1555 EASTERN AVE.
16 STOREY
- 5** 135 E 17TH ST.
19 STOREY



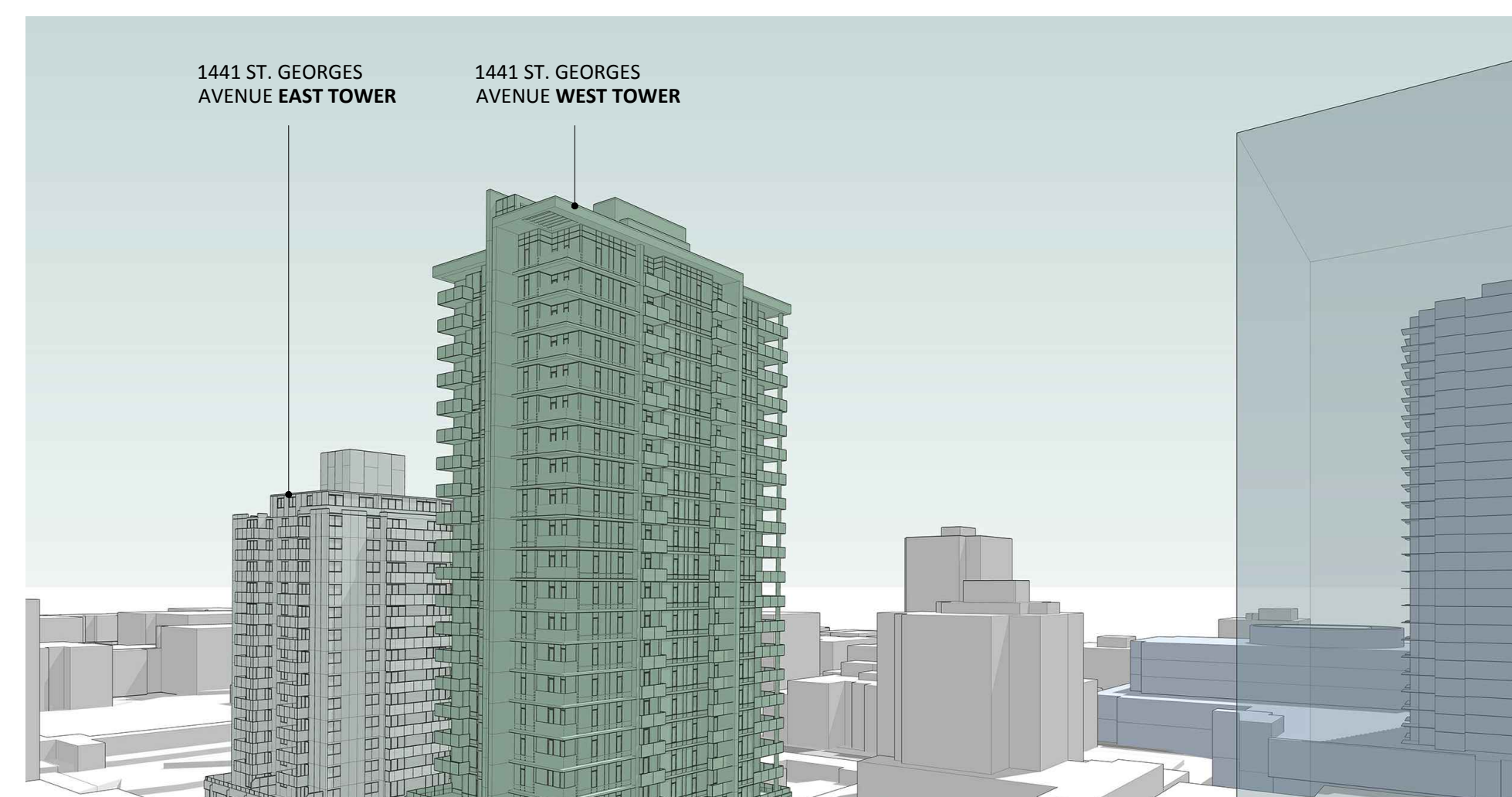
1 150 E 15TH ST. | SOUTH VIEW

POTENTIAL 22 STOREY DEVELOPMENT (2014 OCP)
POTENTIAL 12 STOREY DEVELOPMENT (2014 OCP)



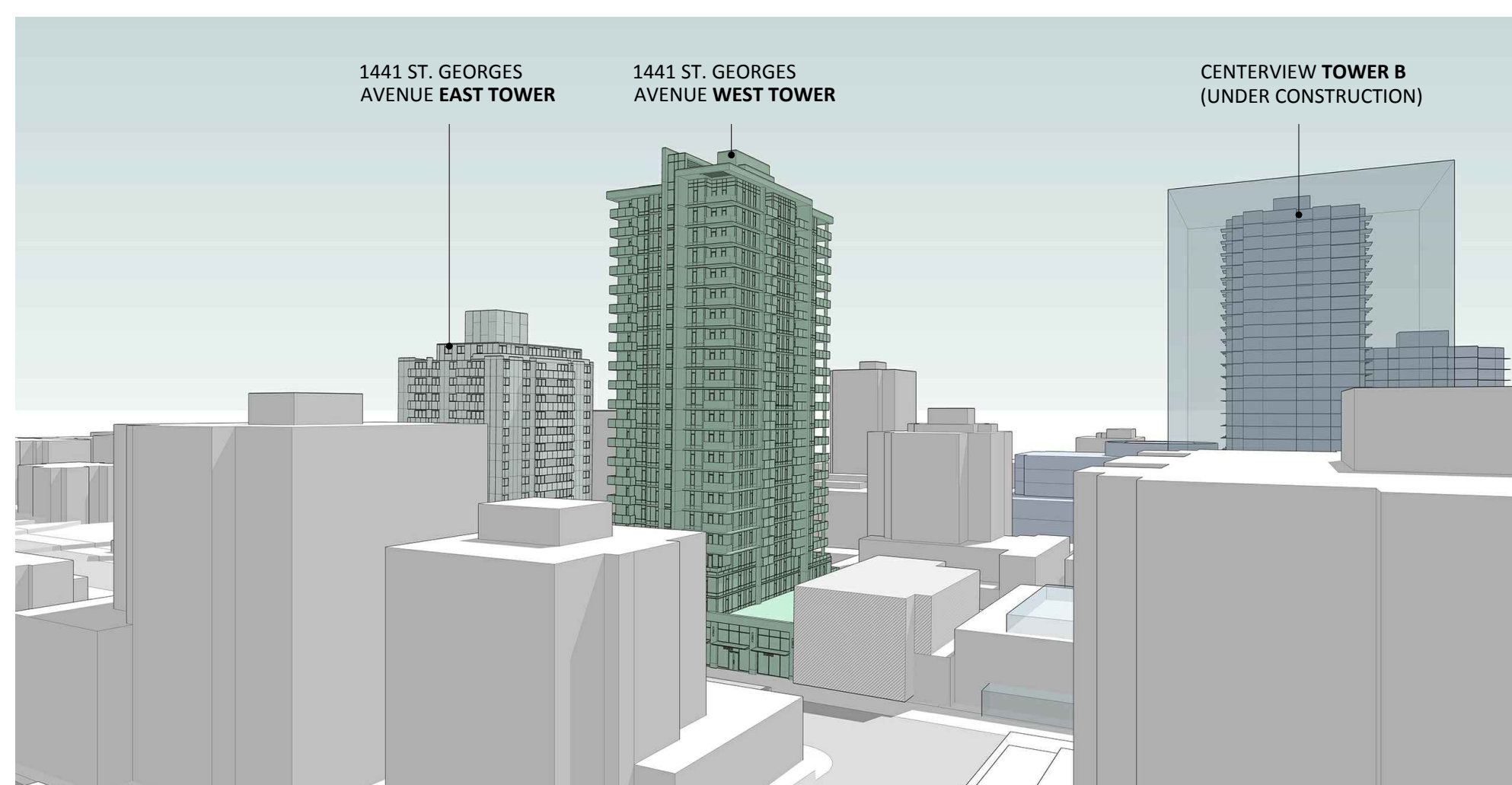
2 134-140 E 15TH ST. | SOUTH VIEW

POTENTIAL 22 STOREY DEVELOPMENT (2014 OCP)
POTENTIAL 12 STOREY DEVELOPMENT (2014 OCP)



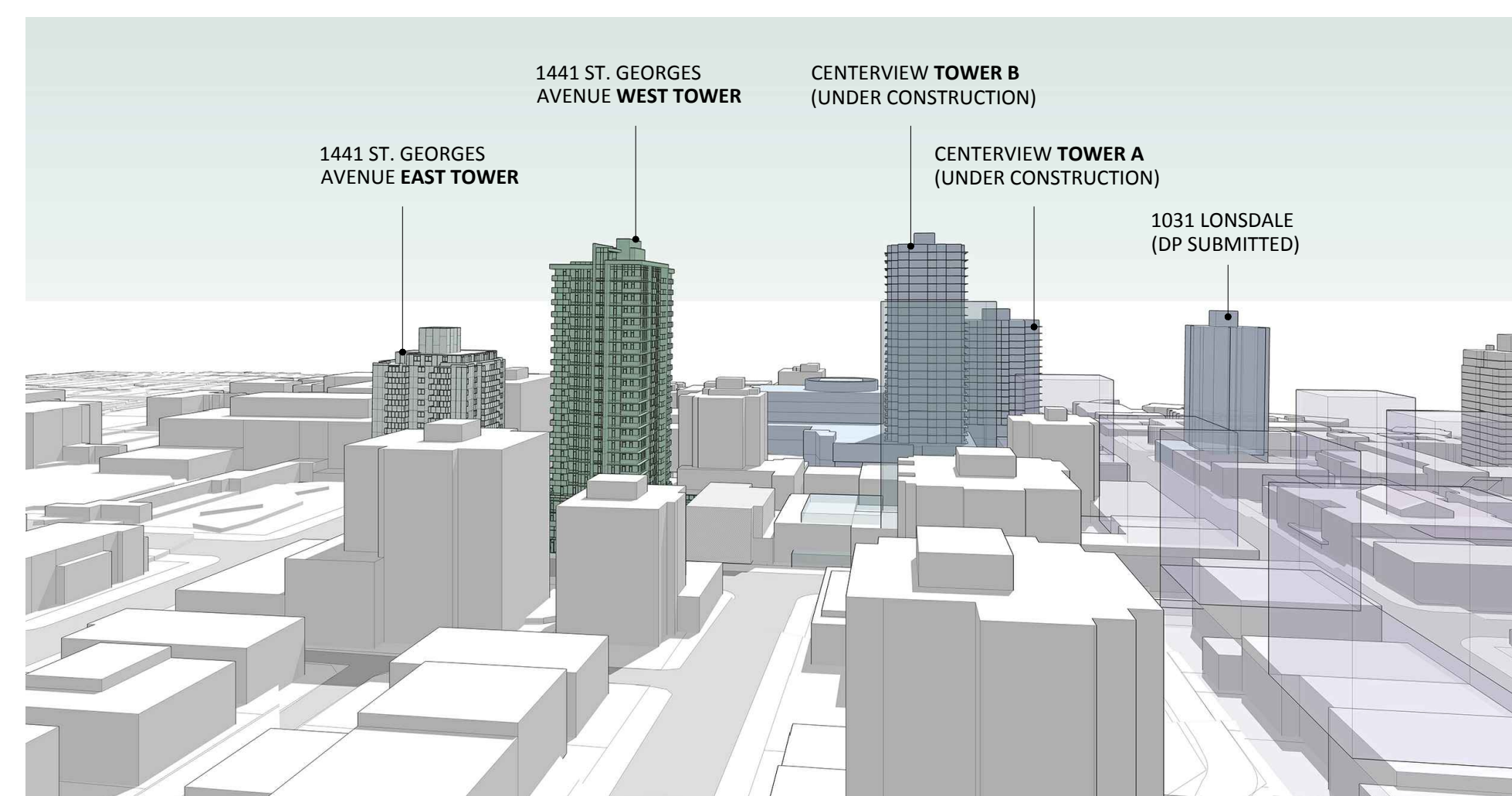
3 1515 EASTERN AVE. | SOUTHEAST VIEW

POTENTIAL 22 STOREY DEVELOPMENT (2014 OCP)
POTENTIAL 12 STOREY DEVELOPMENT (2014 OCP)



4 1555 EASTERN AVE. | SOUTHEAST VIEW

POTENTIAL 22 STOREY DEVELOPMENT (2014 OCP)
POTENTIAL 12 STOREY DEVELOPMENT (2014 OCP)



5 135 E 17TH ST. | SOUTH VIEW

POTENTIAL 22 STOREY DEVELOPMENT (2014 OCP)
POTENTIAL 12 STOREY DEVELOPMENT (2014 OCP)

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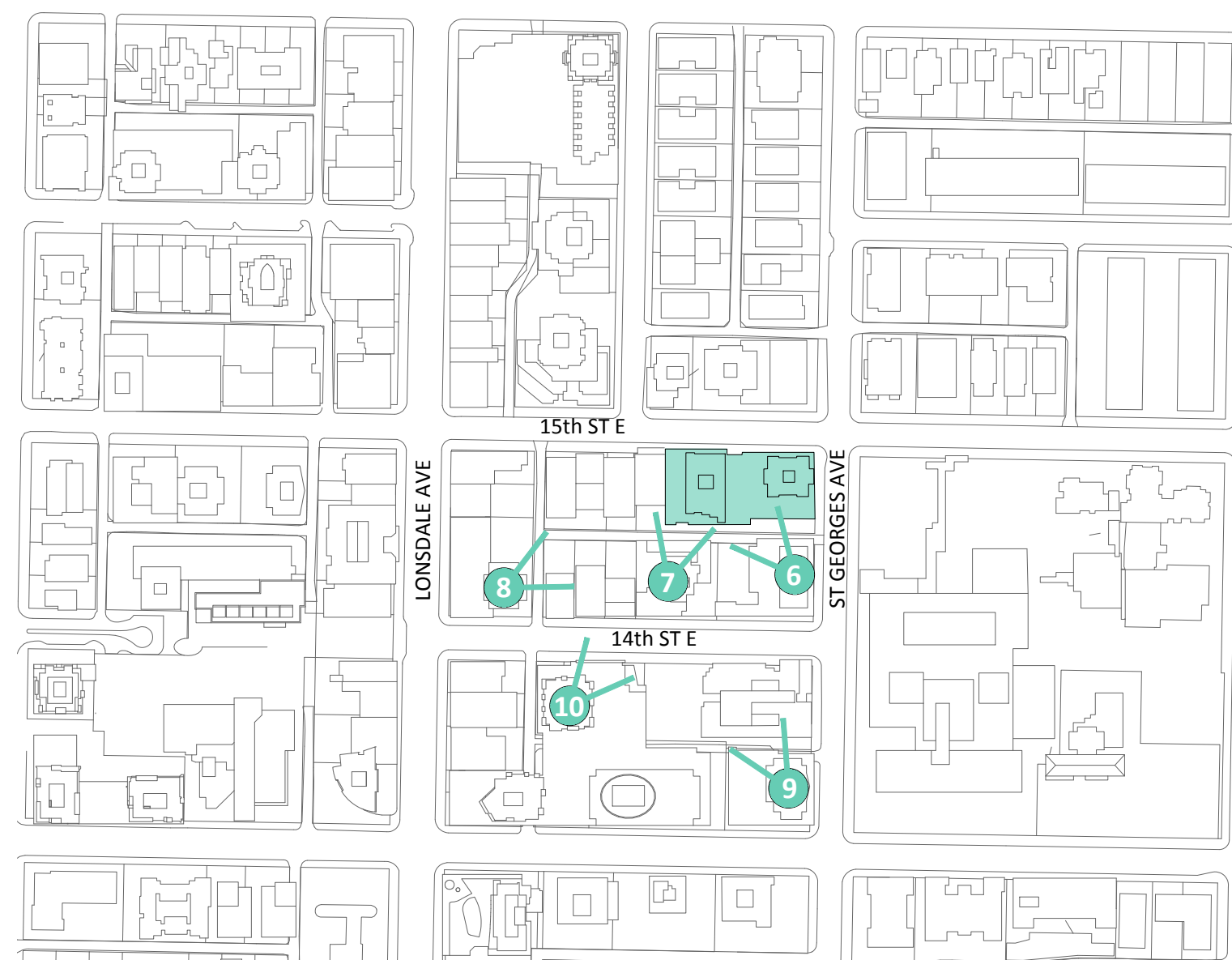
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**1441
ST GEORGES AVE**

1441 ST GEORGES AVE
NORTH VANCOUVER, BC
Project

**BUILDING VIEW
ANALYSIS
STREET VIEWS**

Drawing
Scale
Project 216042.01

Sheet **A107**



- 6** 1415 ST. GEORGES AVE.
12 STOREY
- 7** 140 14TH ST. E
13 STOREY
- 8** 108 14TH ST. E
10 STOREY
- 9** 160 13TH ST. E
17 STOREY
- 10** CENTERVIEW TOWER B
27 STOREY (UNDER CONSTRUCTION)



6 1415 ST. GEORGES AVE. | NORTHWEST

- POTENTIAL 22 STOREY DEVELOPMENT (2014 OCP)
- POTENTIAL 12 STOREY DEVELOPMENT (2014 OCP)



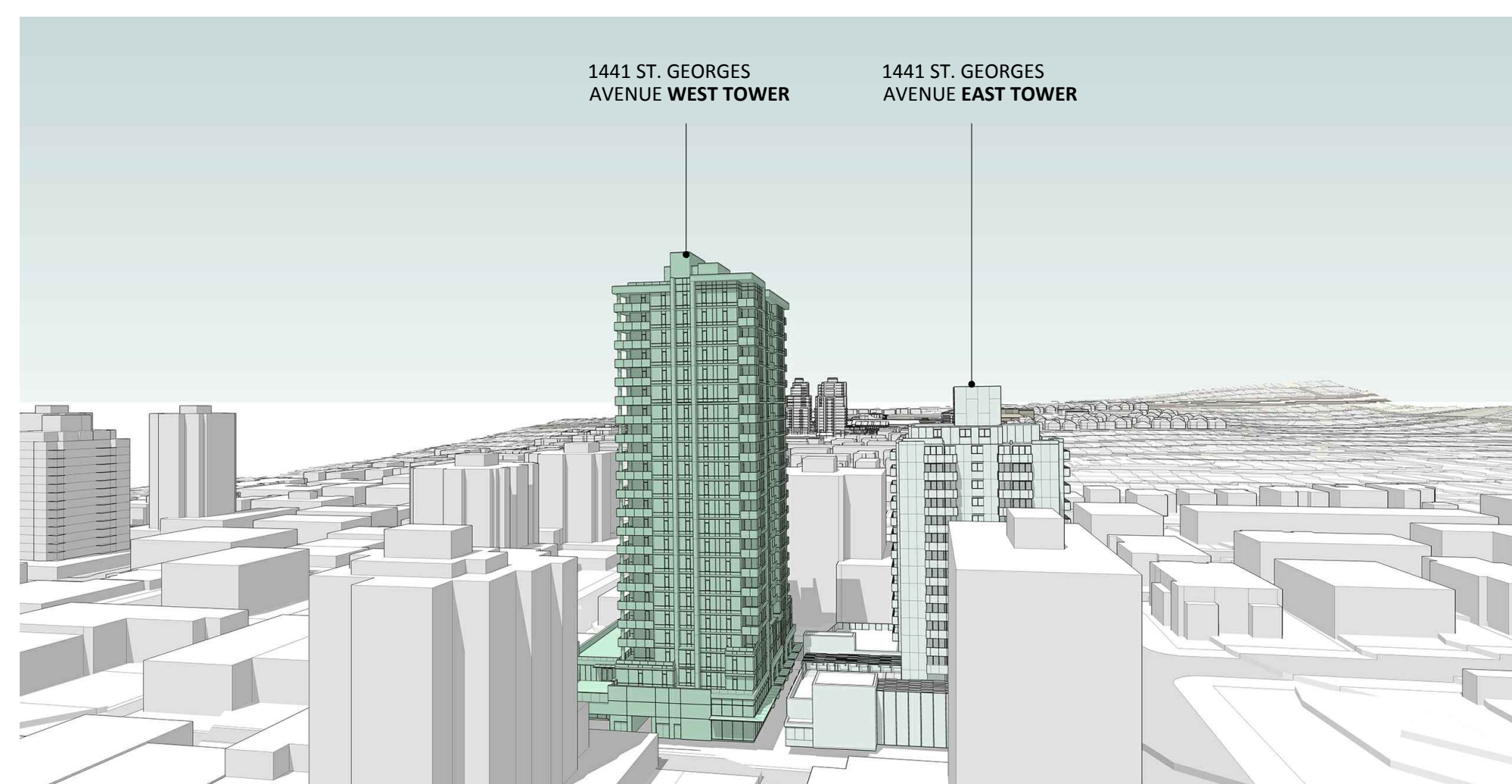
7 140 14TH ST. E | NORTH VIEW

- POTENTIAL 22 STOREY DEVELOPMENT (2014 OCP)
- POTENTIAL 12 STOREY DEVELOPMENT (2014 OCP)



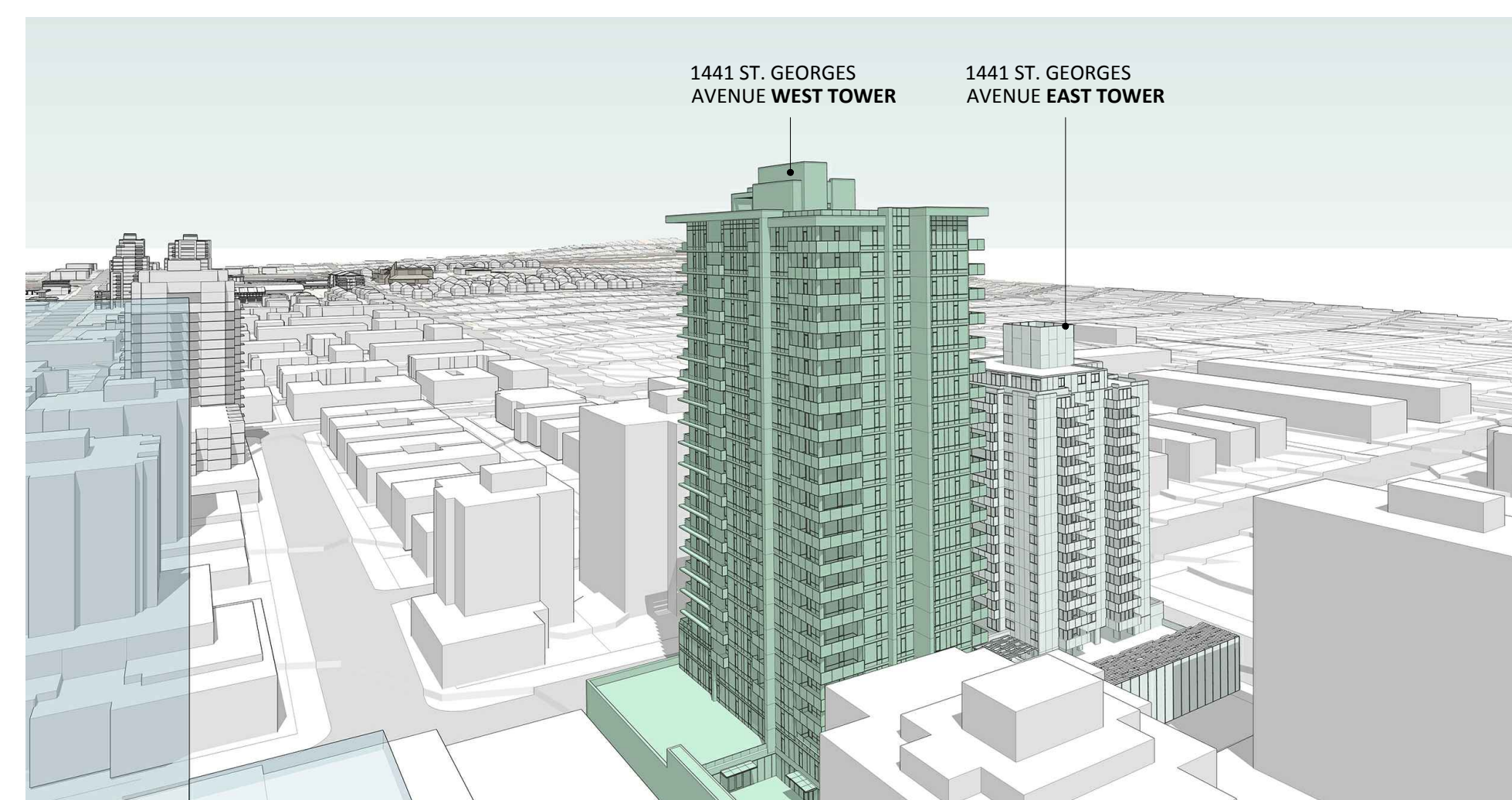
8 108 14TH ST. E | NORTHEAST VIEW

- POTENTIAL 22 STOREY DEVELOPMENT (2014 OCP)
- POTENTIAL 12 STOREY DEVELOPMENT (2014 OCP)



9 160 13TH ST. E | NORTH VIEW

- POTENTIAL 22 STOREY DEVELOPMENT (2014 OCP)
- POTENTIAL 12 STOREY DEVELOPMENT (2014 OCP)



10 CENTERVIEW TOWER B | NORTHWEST VIEW

- POTENTIAL 22 STOREY DEVELOPMENT (2014 OCP)
- POTENTIAL 12 STOREY DEVELOPMENT (2014 OCP)

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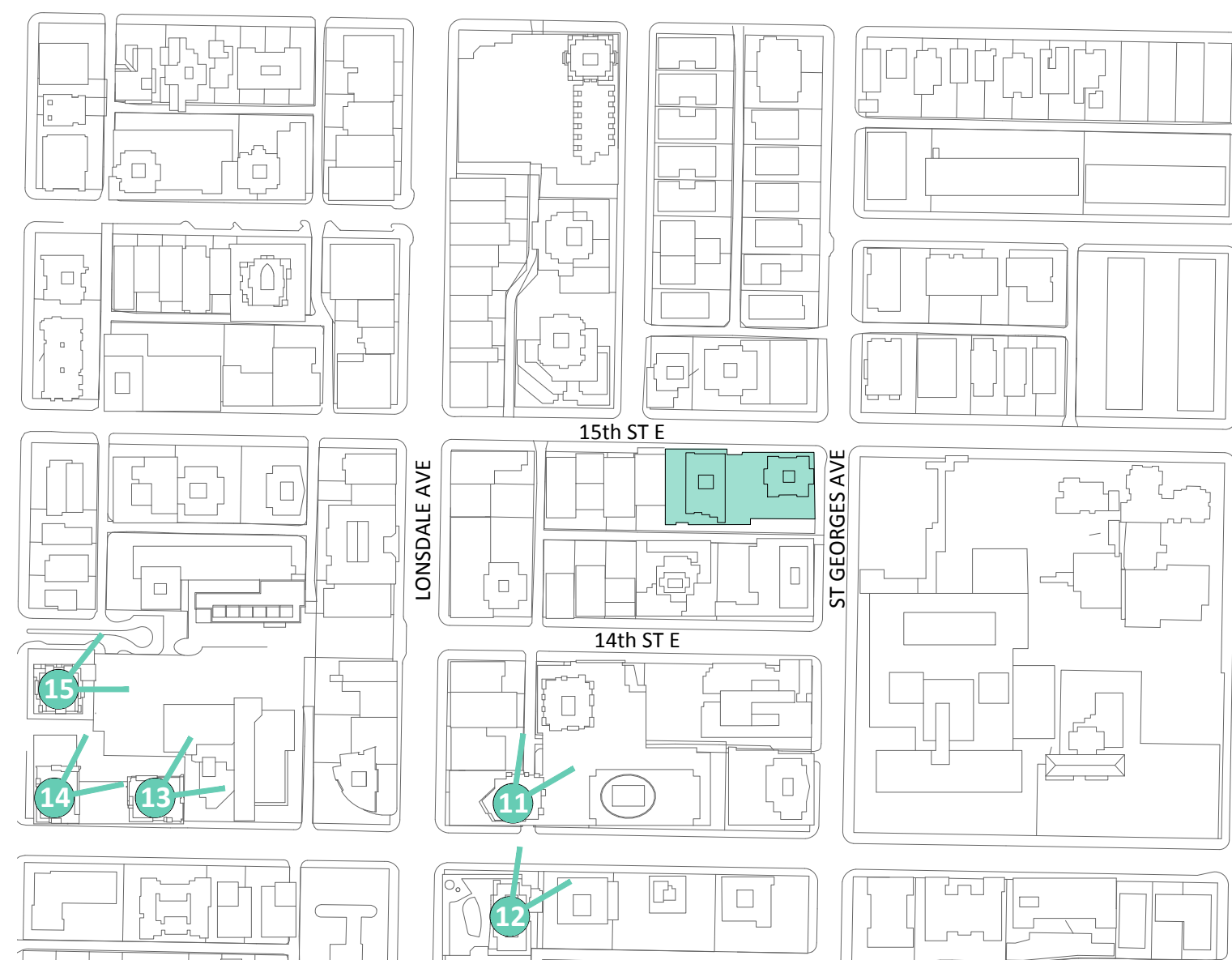
Seal
**1441
ST GEORGES AVE**

1441 ST GEORGES AVE
NORTH VANCOUVER, BC
Project

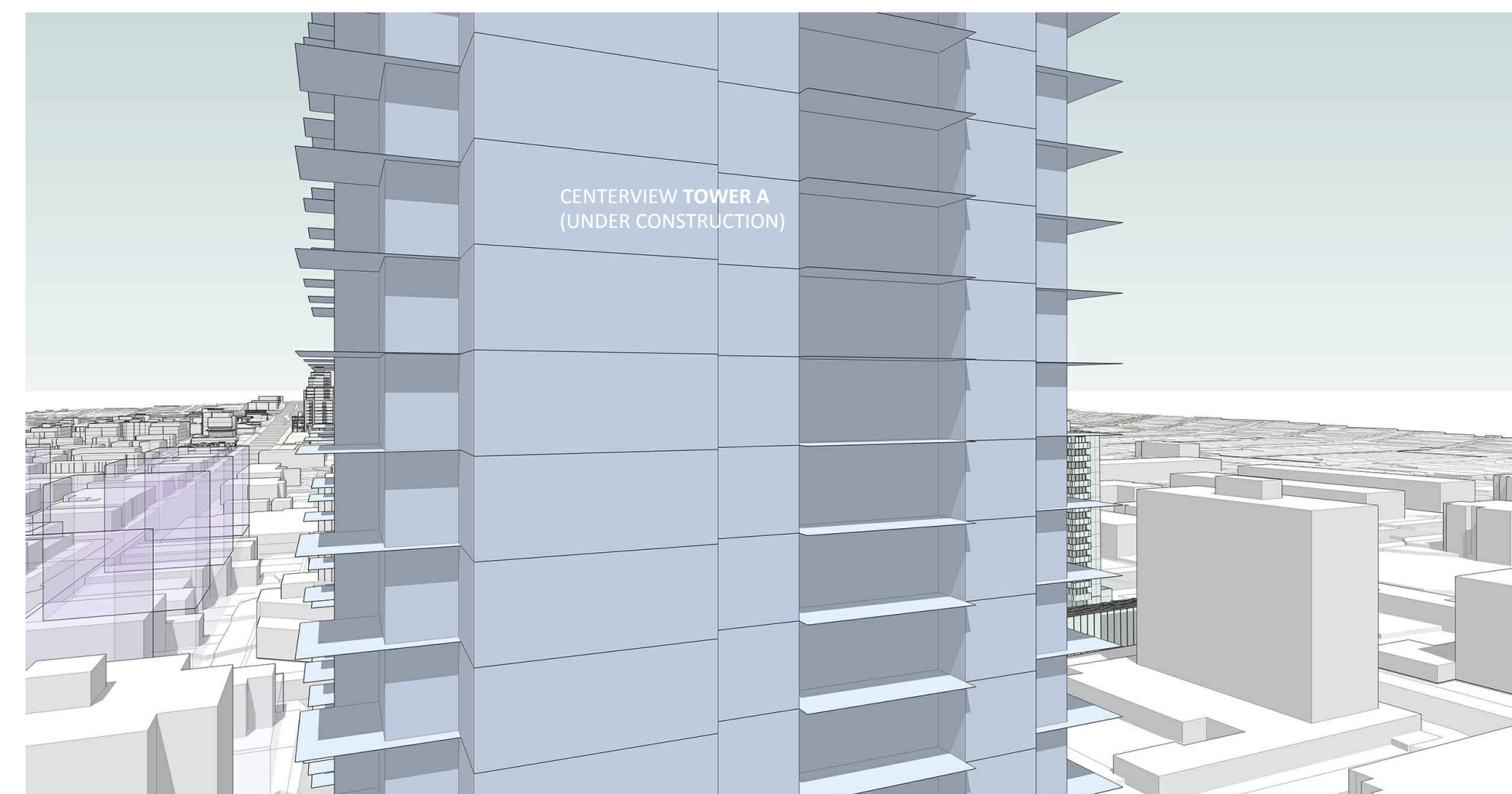
**BUILDING VIEW
ANALYSIS
STREET VIEWS**

Drawing
Scale
Project 216042.01

Sheet **A108**

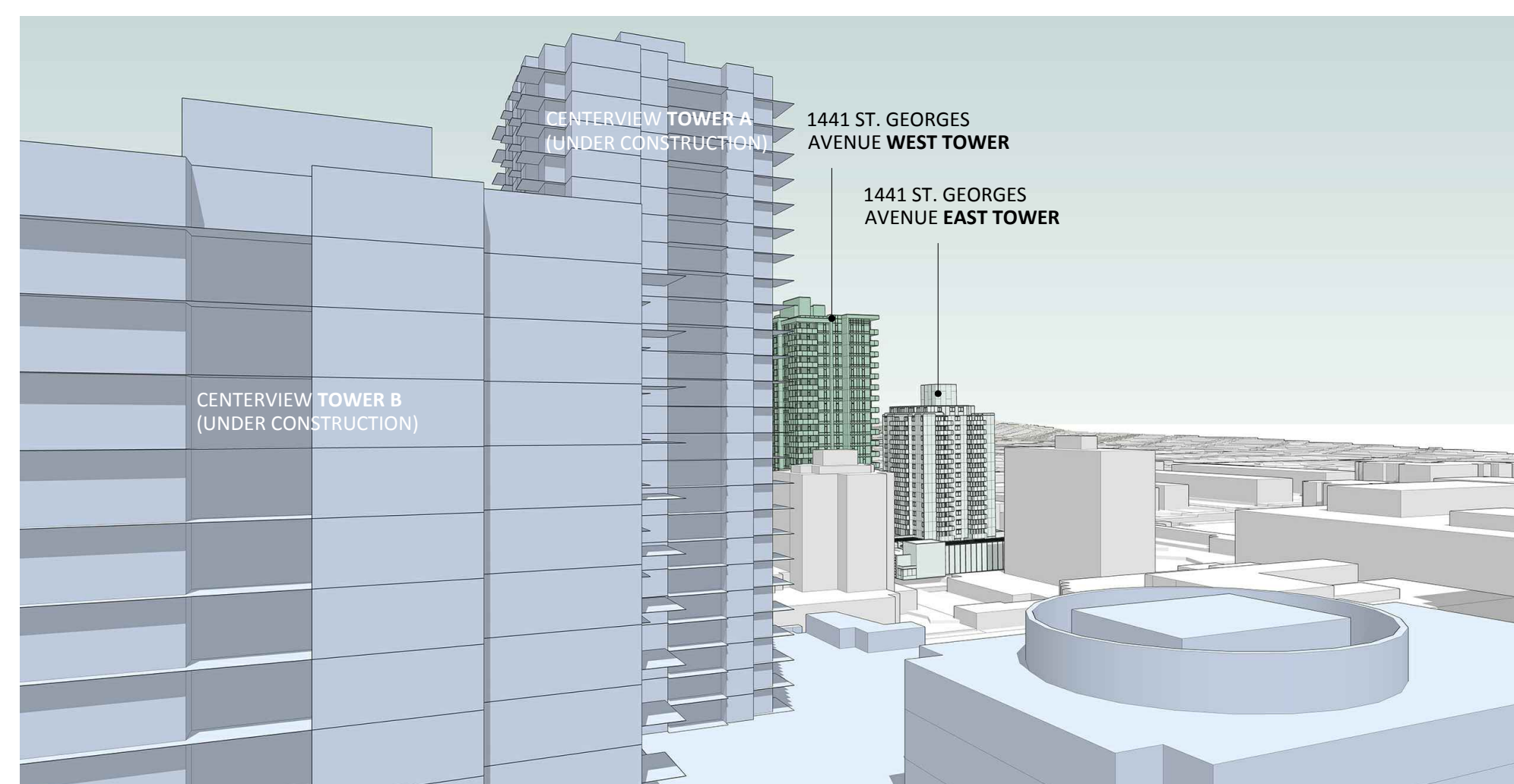


- 11** CENTERVIEW TOWER A
17 STOREY (UNDER CONSTRUCTION)
- 12** 117 13TH ST. E
14 STOREY
- 13** 158 13TH ST. W
19 STOREY
- 14** 170 13TH ST. W
19 STOREY
- 15** 175 14TH ST. W (BRIDGEWATER)
15 STOREY



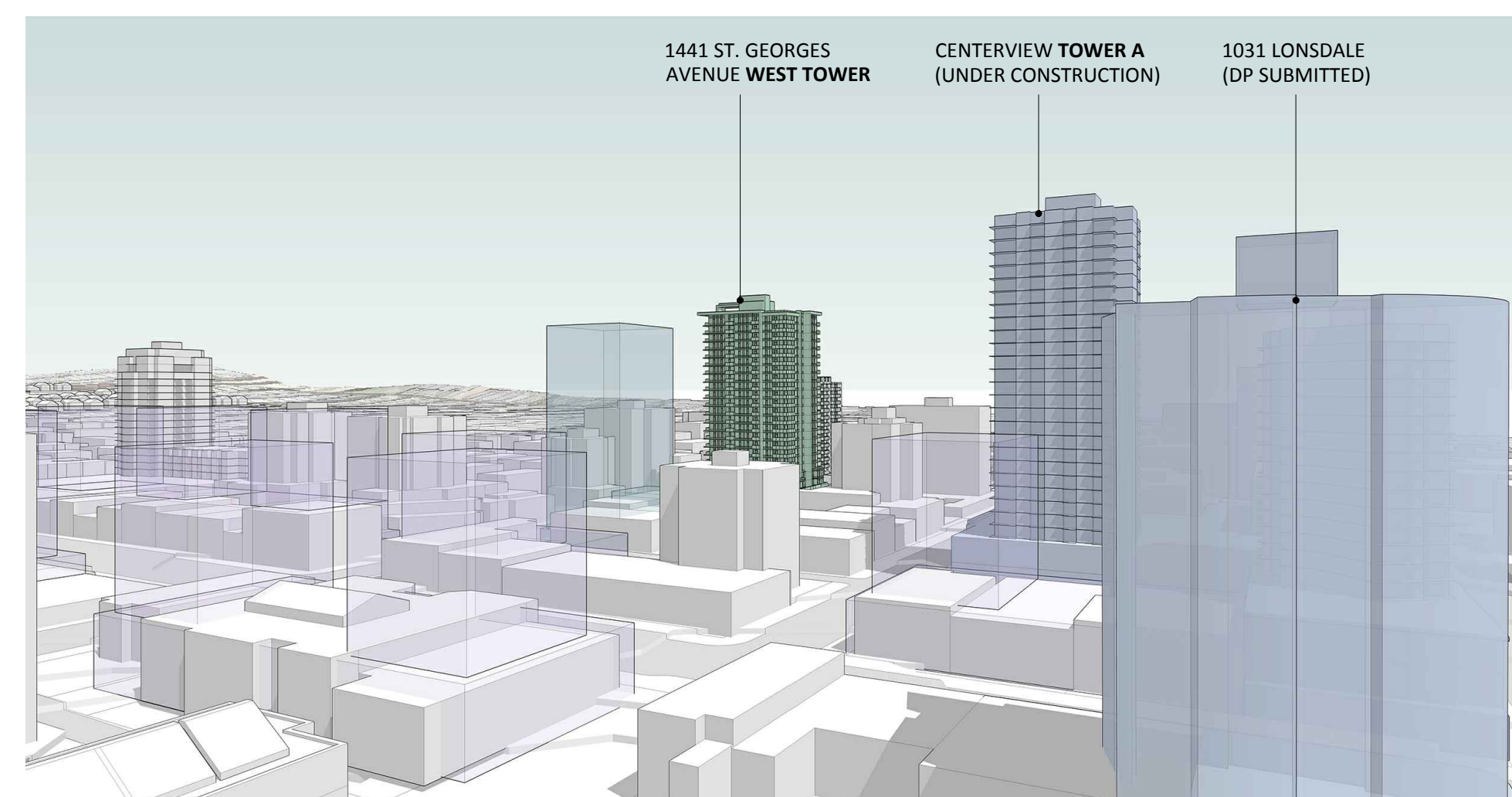
11 CENTERVIEW TOWER A | NORTHEAST VIEW

■ POTENTIAL 22 STOREY DEVELOPMENT (2014 OCP)
■ POTENTIAL 12 STOREY DEVELOPMENT (2014 OCP)



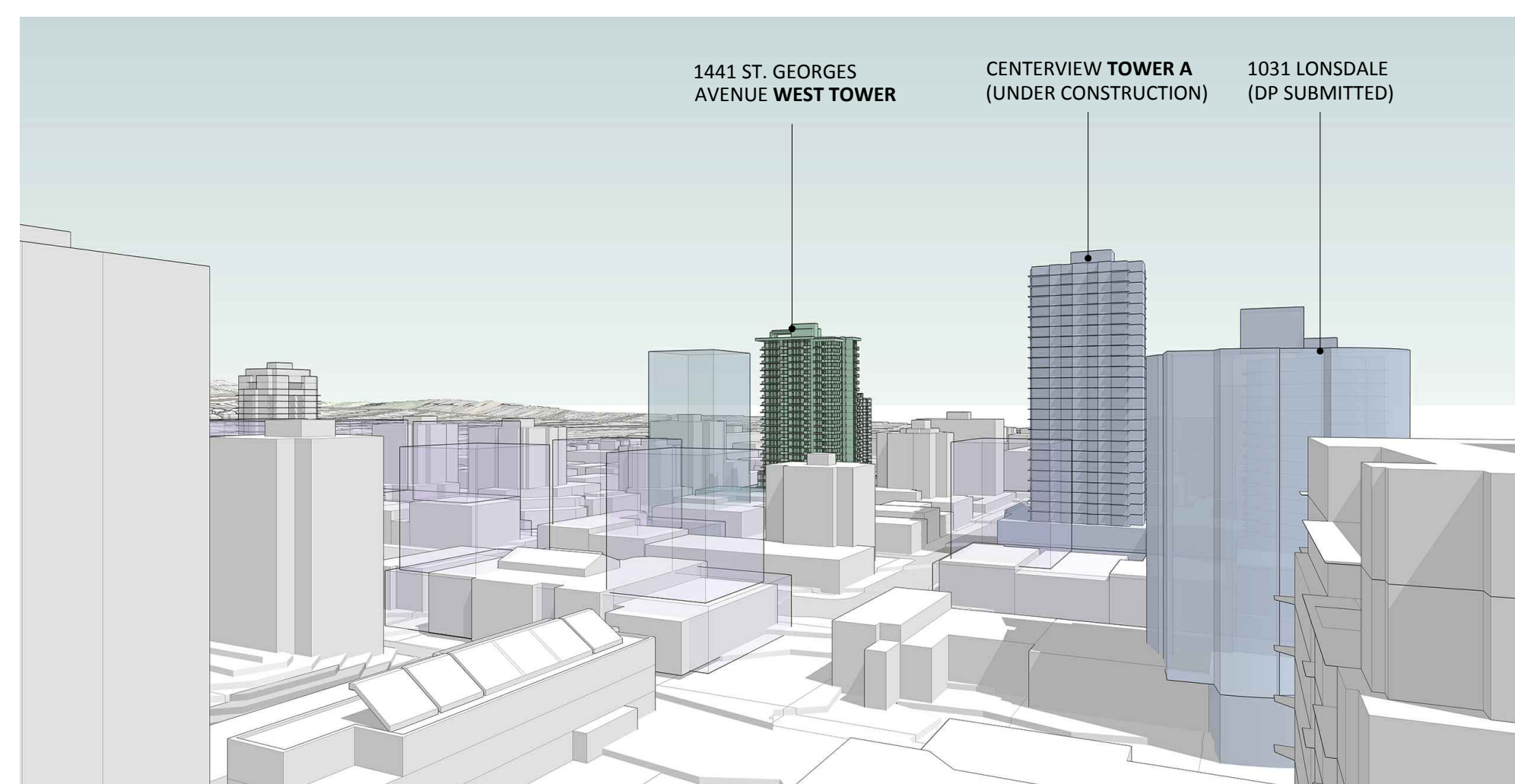
12 117 13TH ST. E | NORTHEAST

■ POTENTIAL 22 STOREY DEVELOPMENT (2014 OCP)
■ POTENTIAL 12 STOREY DEVELOPMENT (2014 OCP)



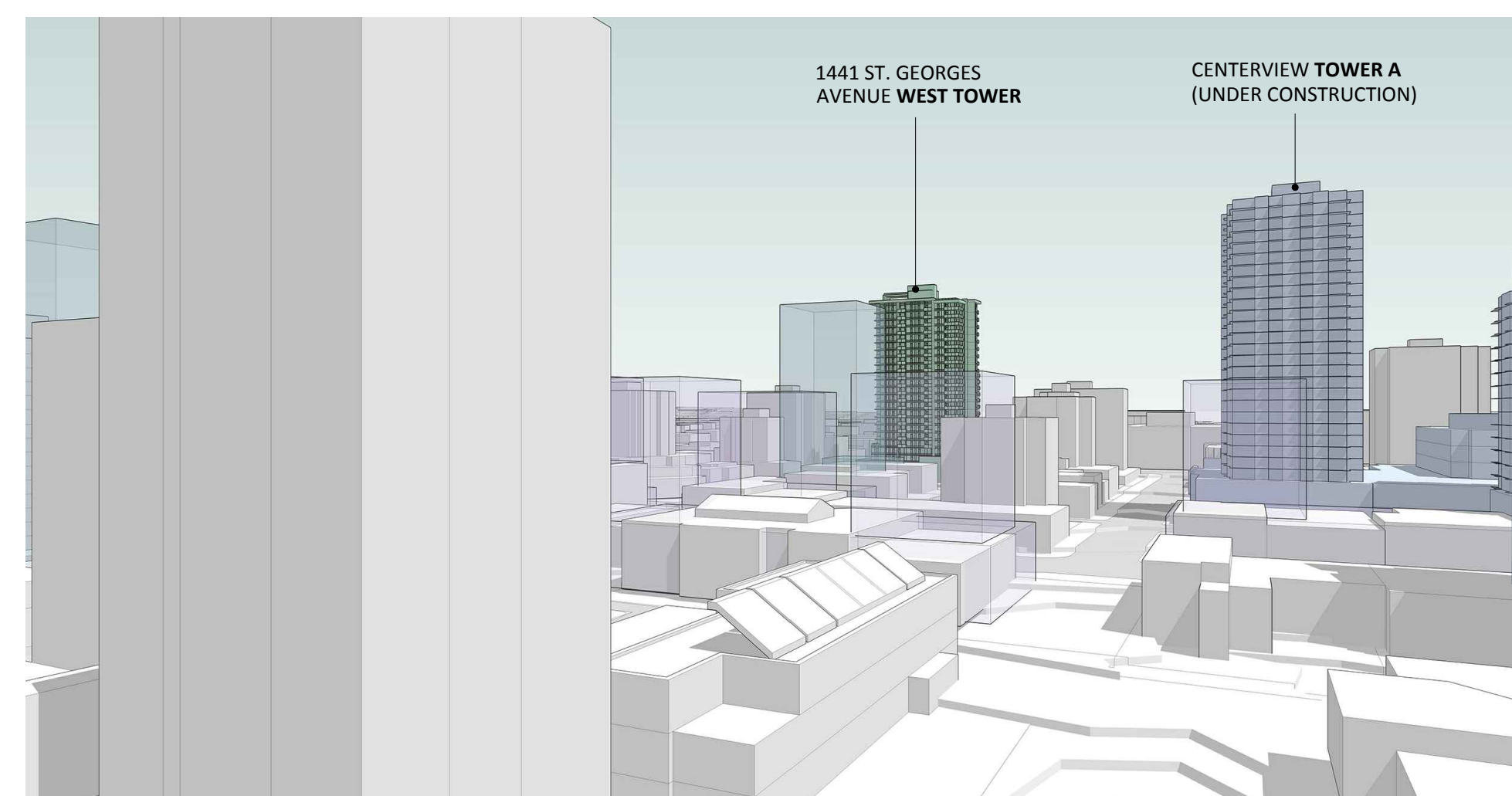
13 158 13TH ST. W | NORTHEAST

■ POTENTIAL 22 STOREY DEVELOPMENT (2014 OCP)
■ POTENTIAL 12 STOREY DEVELOPMENT (2014 OCP)



14 170 13TH ST. W | NORTHEAST

■ POTENTIAL 22 STOREY DEVELOPMENT (2014 OCP)
■ POTENTIAL 12 STOREY DEVELOPMENT (2014 OCP)



15 175 14TH ST. W | NORTHEAST VIEW

■ POTENTIAL 22 STOREY DEVELOPMENT (2014 OCP)
■ POTENTIAL 12 STOREY DEVELOPMENT (2014 OCP)

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Seal
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NORTH VANCOUVER, BC
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**BUILDING VIEW
ANALYSIS
STREET VIEWS**

Drawing
Scale
Project 216042.01

Sheet **A109**

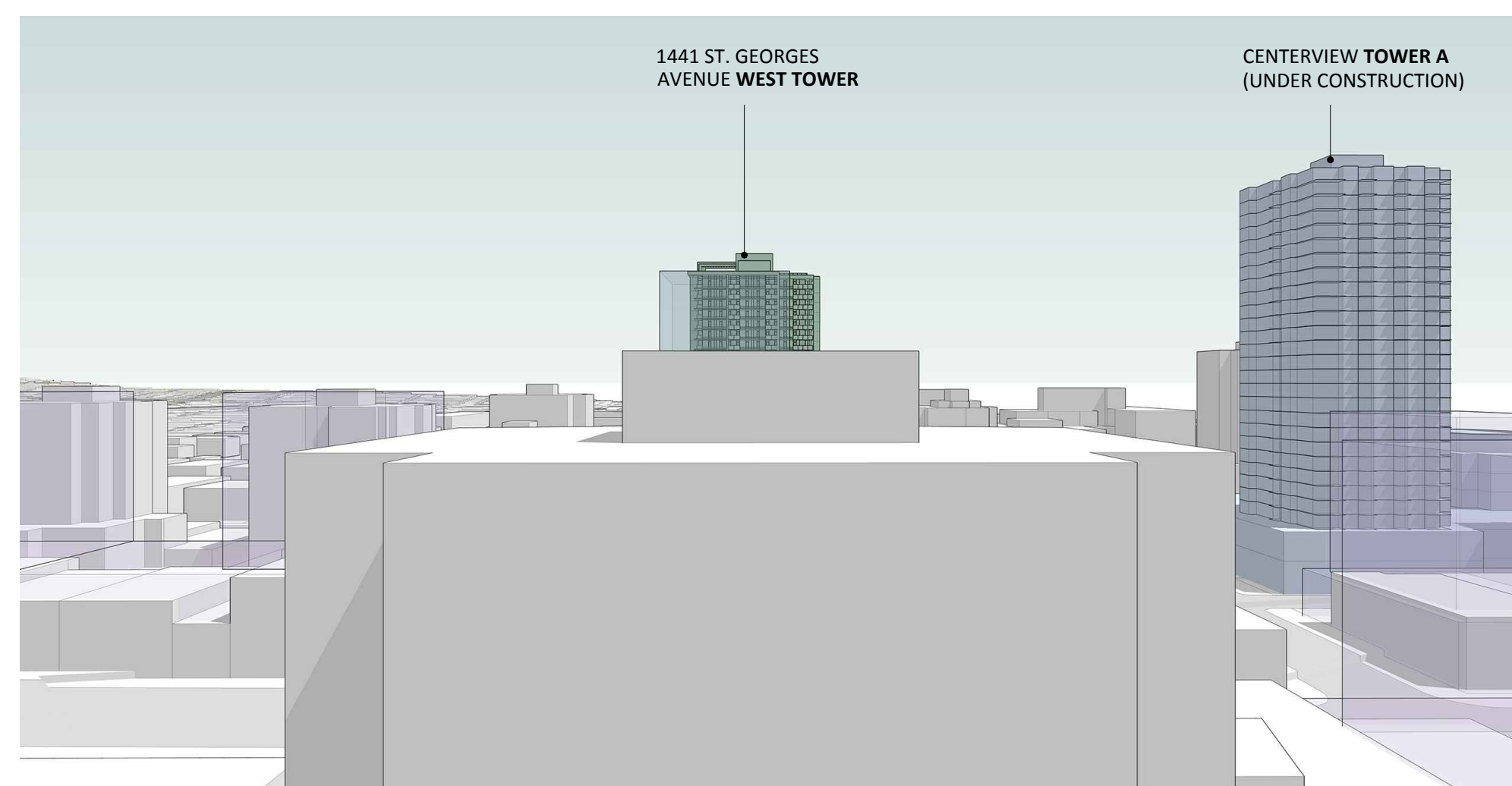


- 16** 144 14TH ST. W
23 STOREY
- 17** 135 15TH ST. W
15 STOREY
- 18** 121 15TH ST. W
15 STOREY
- 19** 150 15TH ST. W
18 STOREY
- 20** 121 16TH ST. W
17 STOREY



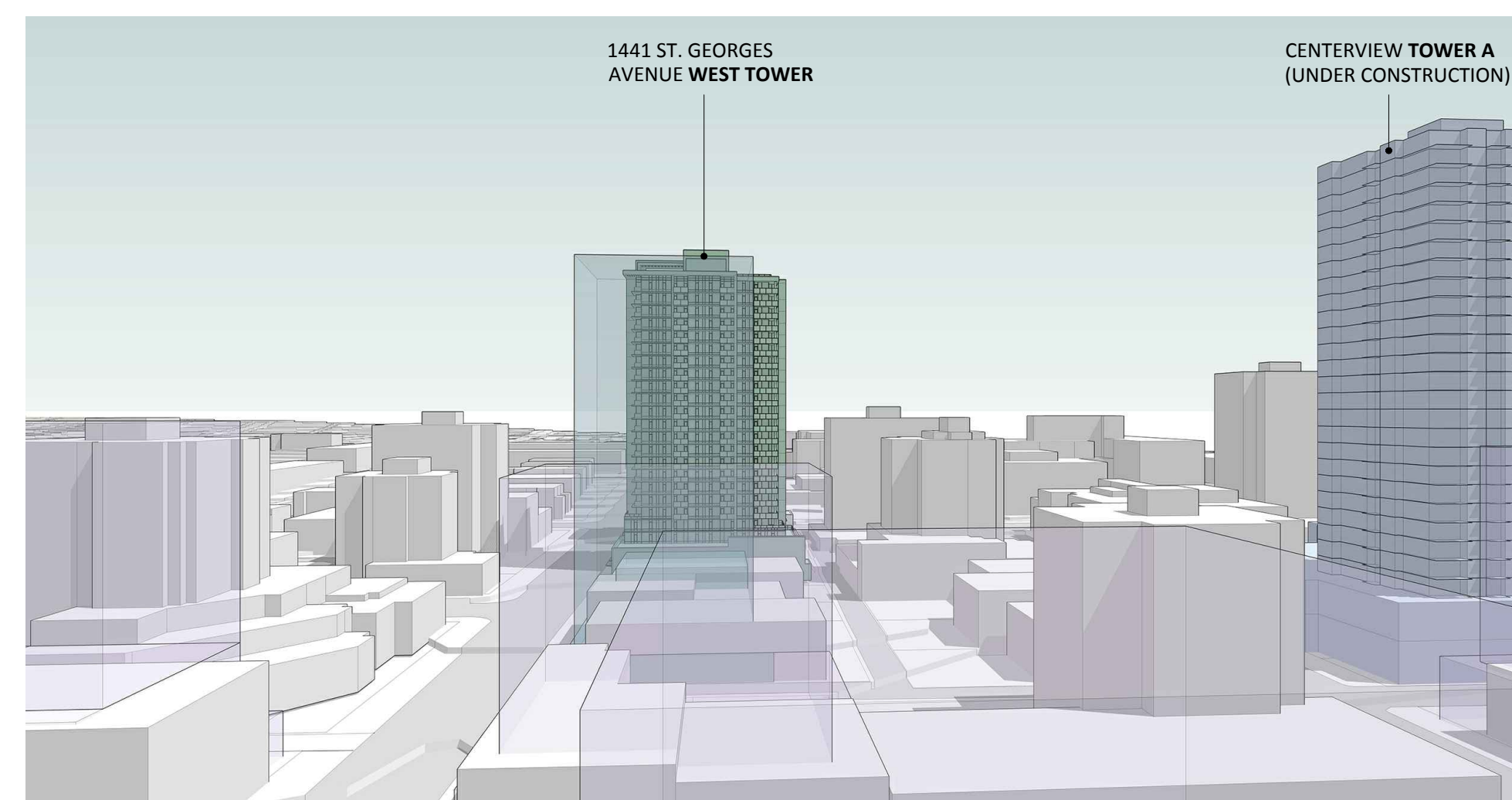
16 144 14TH ST. W | NORTHEAST VIEW

■ POTENTIAL 22 STOREY DEVELOPMENT (2014 OCP)
■ POTENTIAL 12 STOREY DEVELOPMENT (2014 OCP)



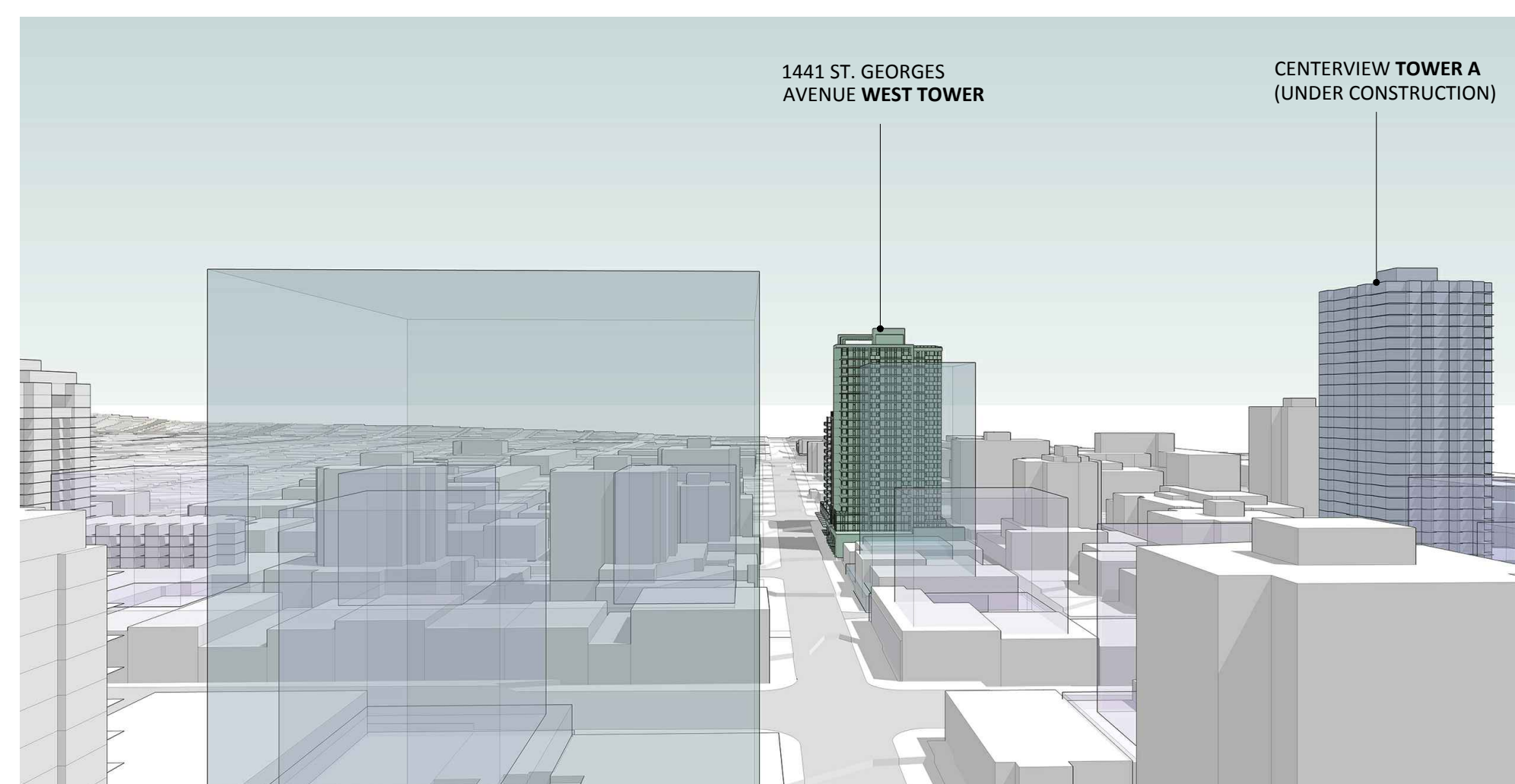
17 135 15TH ST. W | EAST VIEW

■ POTENTIAL 22 STOREY DEVELOPMENT (2014 OCP)
■ POTENTIAL 12 STOREY DEVELOPMENT (2014 OCP)



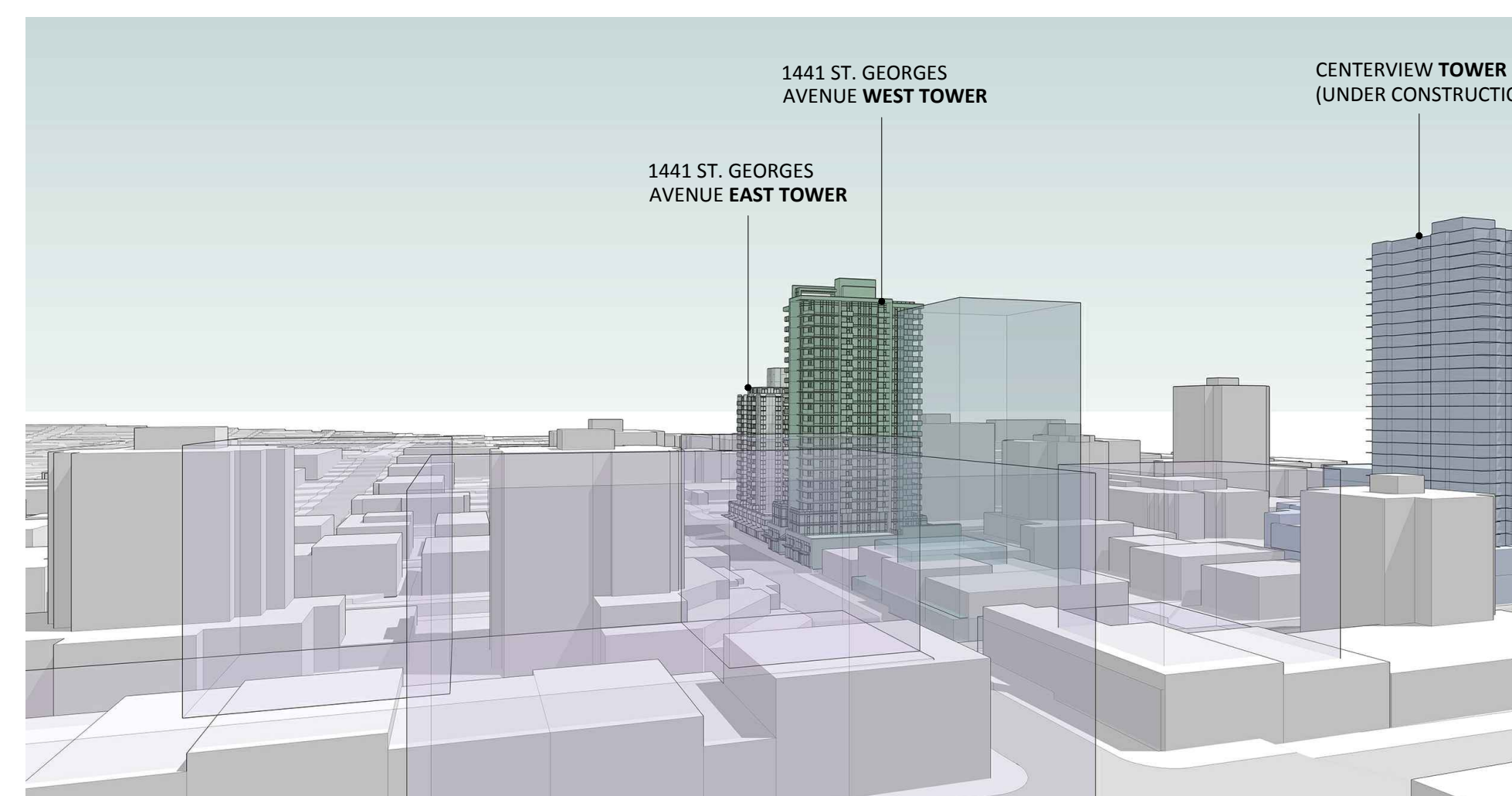
18 121 15TH ST. W | EAST VIEW

■ POTENTIAL 22 STOREY DEVELOPMENT (2014 OCP)
■ POTENTIAL 12 STOREY DEVELOPMENT (2014 OCP)



19 150 15TH ST. W | SOUTHEAST VIEW

■ POTENTIAL 22 STOREY DEVELOPMENT (2014 OCP)
■ POTENTIAL 12 STOREY DEVELOPMENT (2014 OCP)



20 121 16TH ST. W | SOUTHEAST VIEW

■ POTENTIAL 22 STOREY DEVELOPMENT (2014 OCP)
■ POTENTIAL 12 STOREY DEVELOPMENT (2014 OCP)

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Revisions	DD MMM YYYY

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**1441
ST GEORGES AVE**

1441 ST GEORGES AVE
NORTH VANCOUVER, BC
Project

**BUILDING VIEW
ANALYSIS
STREET VIEWS**

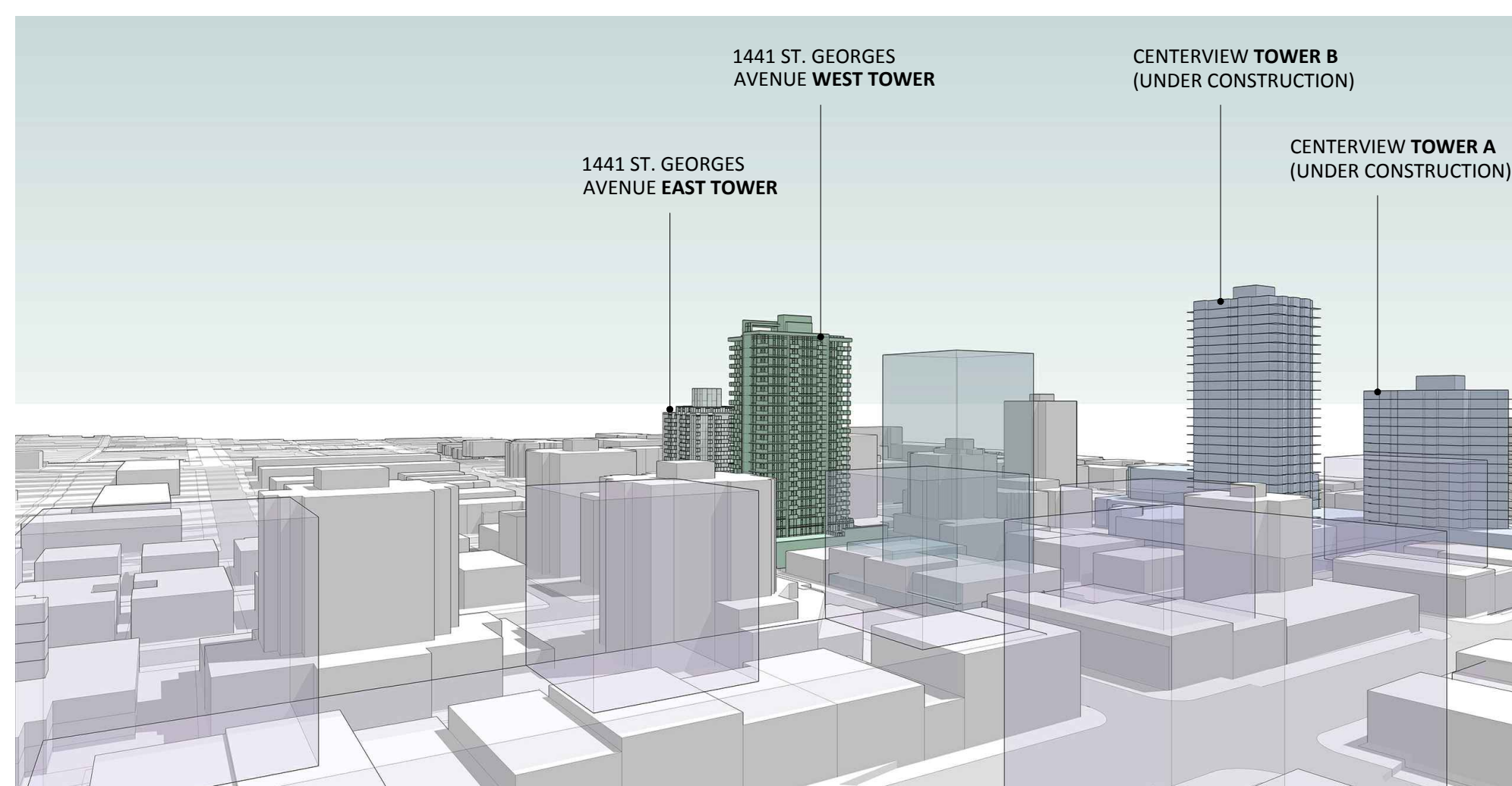
Drawing
Scale
Project 216042.01

Sheet **A110**



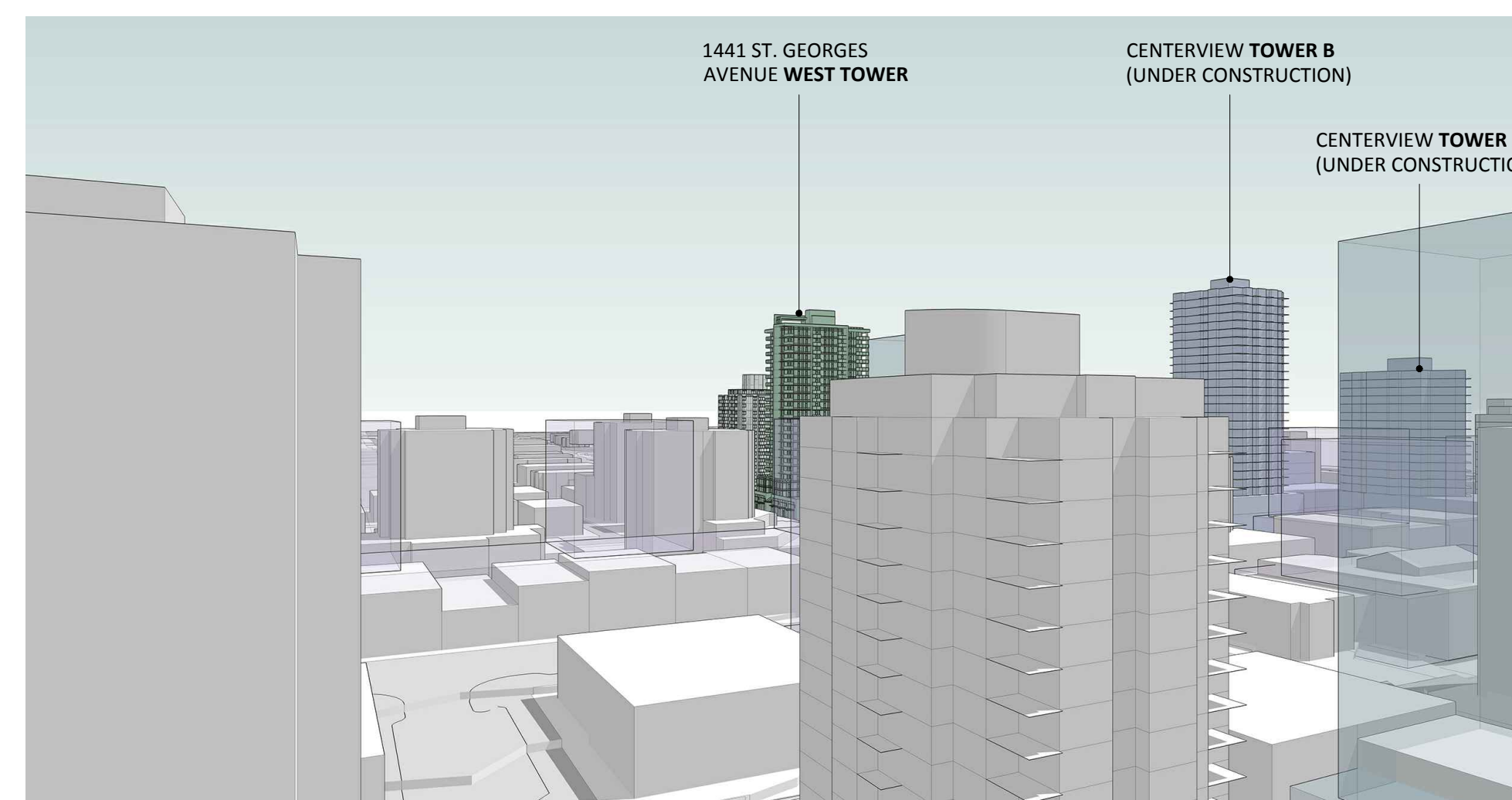
21 148 16TH ST. W
15 STOREY

22 120 16TH ST. W
16 STOREY



21 148 16TH ST. W | SOUTHEAST VIEW

■ POTENTIAL 22 STOREY DEVELOPMENT (2014 OCP)
■ POTENTIAL 12 STOREY DEVELOPMENT (2014 OCP)



22 120 16TH ST. W | SOUTHEAST VIEW

■ POTENTIAL 22 STOREY DEVELOPMENT (2014 OCP)
■ POTENTIAL 12 STOREY DEVELOPMENT (2014 OCP)

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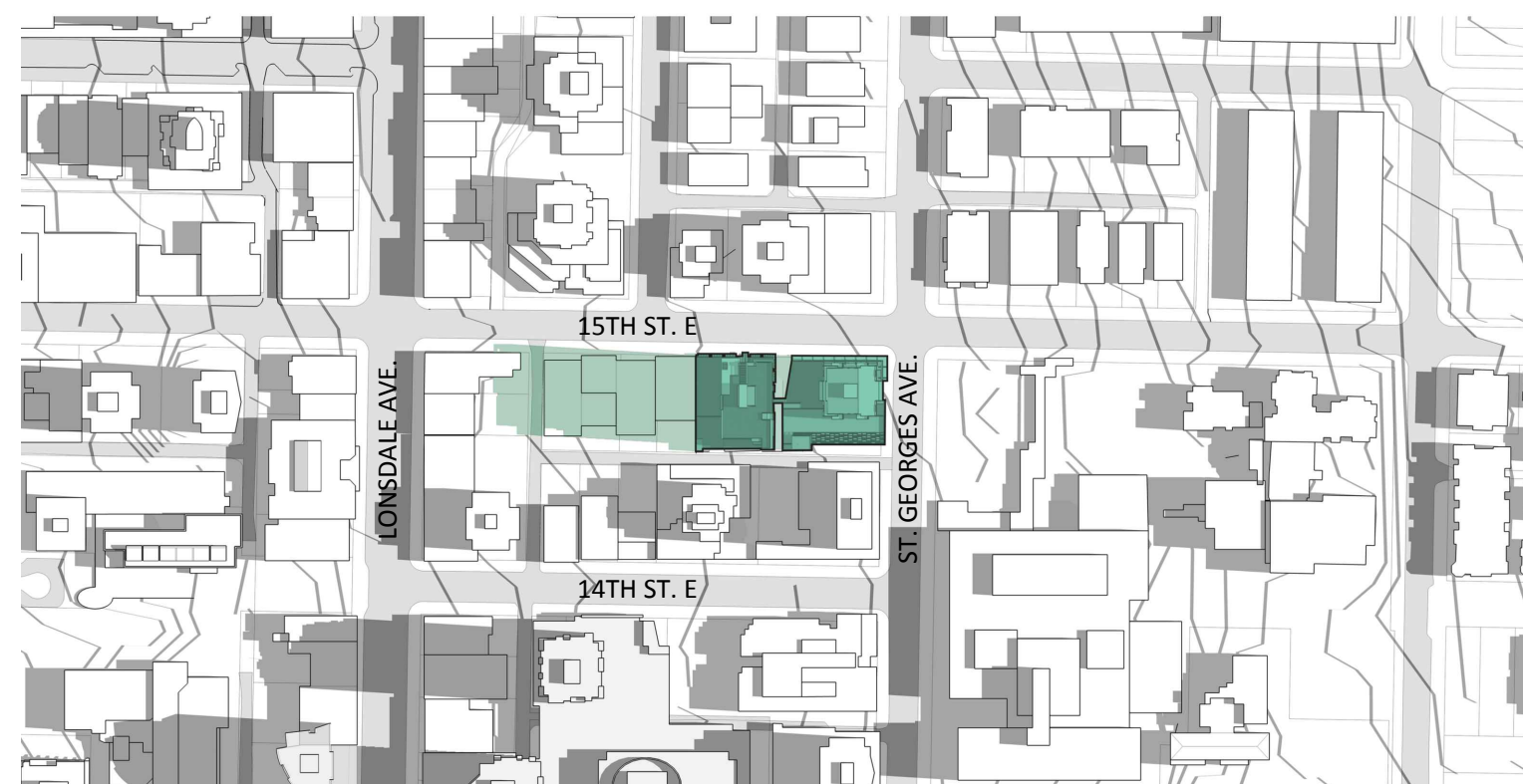
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**1441
ST GEORGES AVE**

1441 ST GEORGES AVE
NORTH VANCOUVER, BC
Project

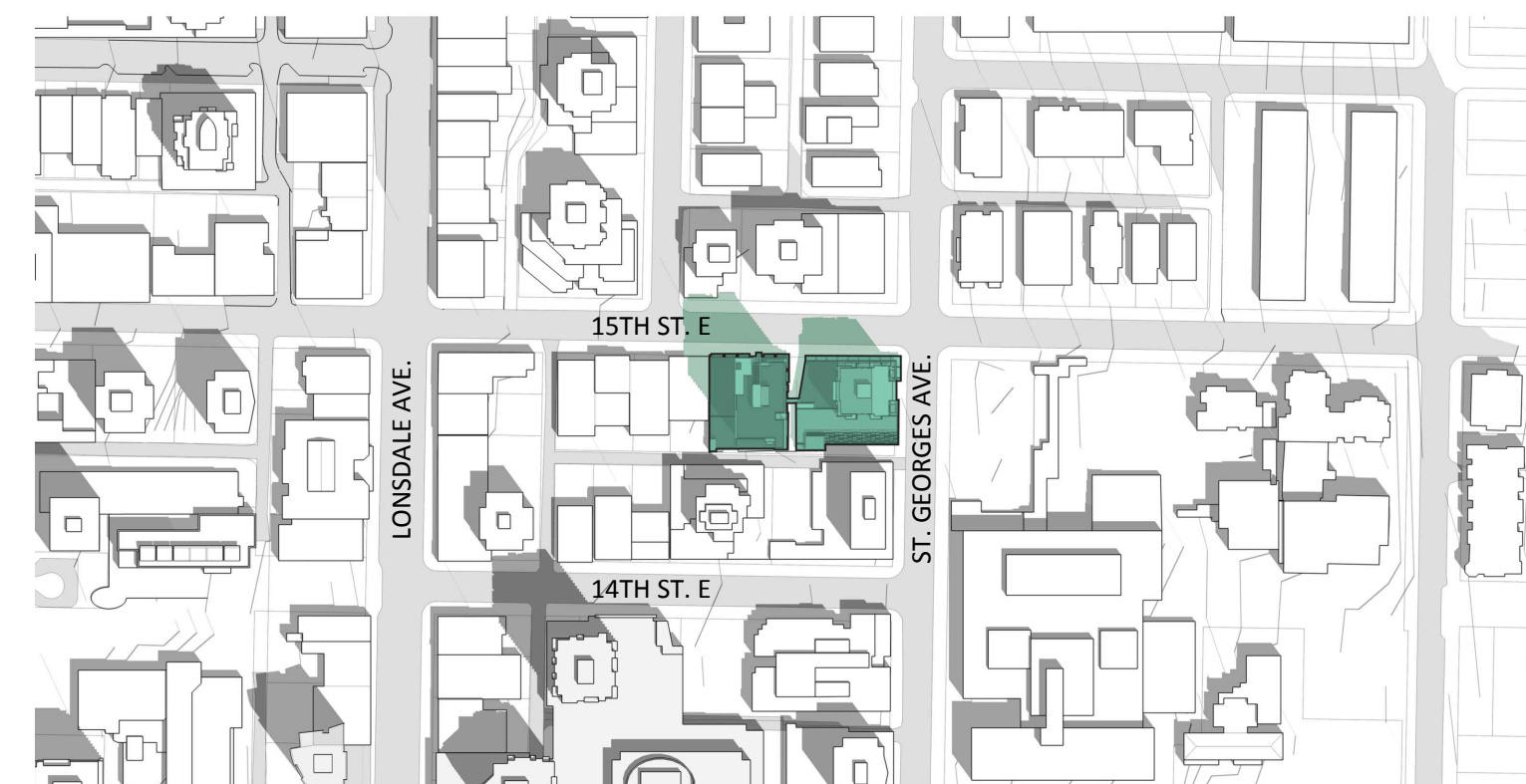
**BUILDING VIEW
ANALYSIS
STREET VIEWS**

Drawing
Scale
Project 216042.01

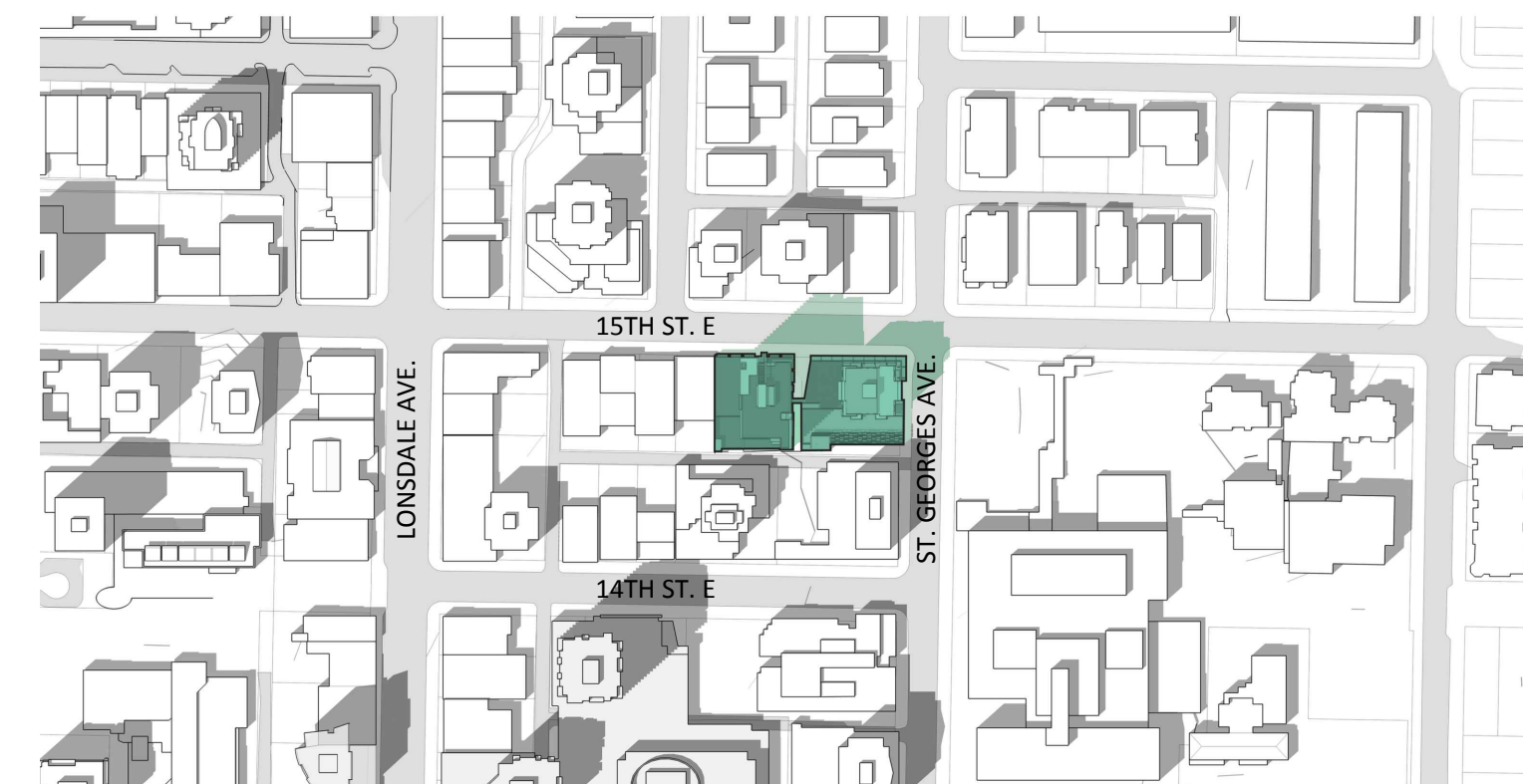
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JUNE 21 | 9:00



JUNE 21 | 12:00



JUNE 21 | 15:00



MARCH/SEPTEMBER 21 | 9:00



MARCH/SEPTEMBER 21 | 12:00



MARCH/SEPTEMBER 21 | 15:00



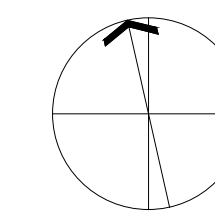
DECEMBER 21 | 9:00



DECEMBER 21 | 12:00



DECEMBER 21 | 15:00





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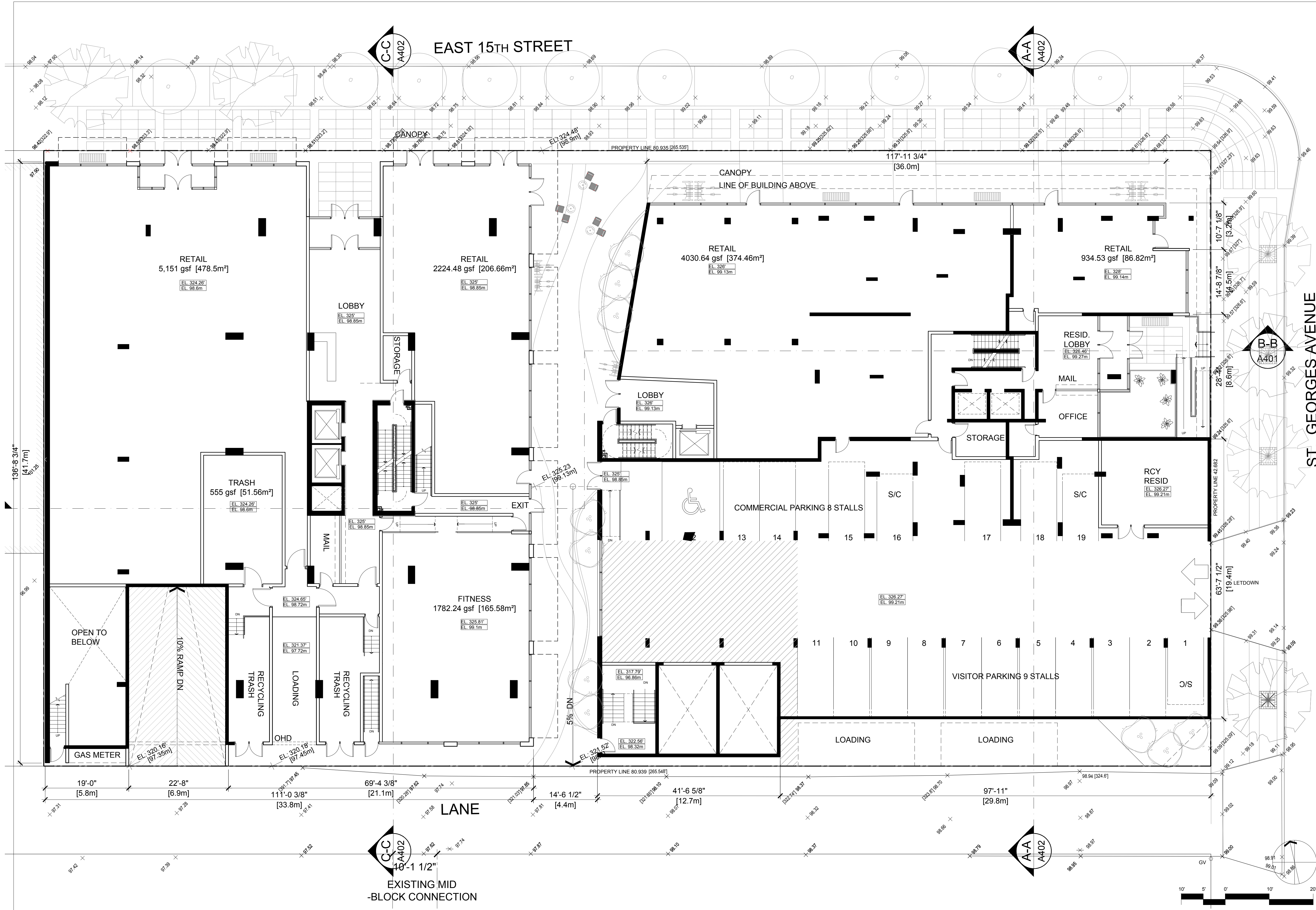
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**1441
ST GEORGES AVE**

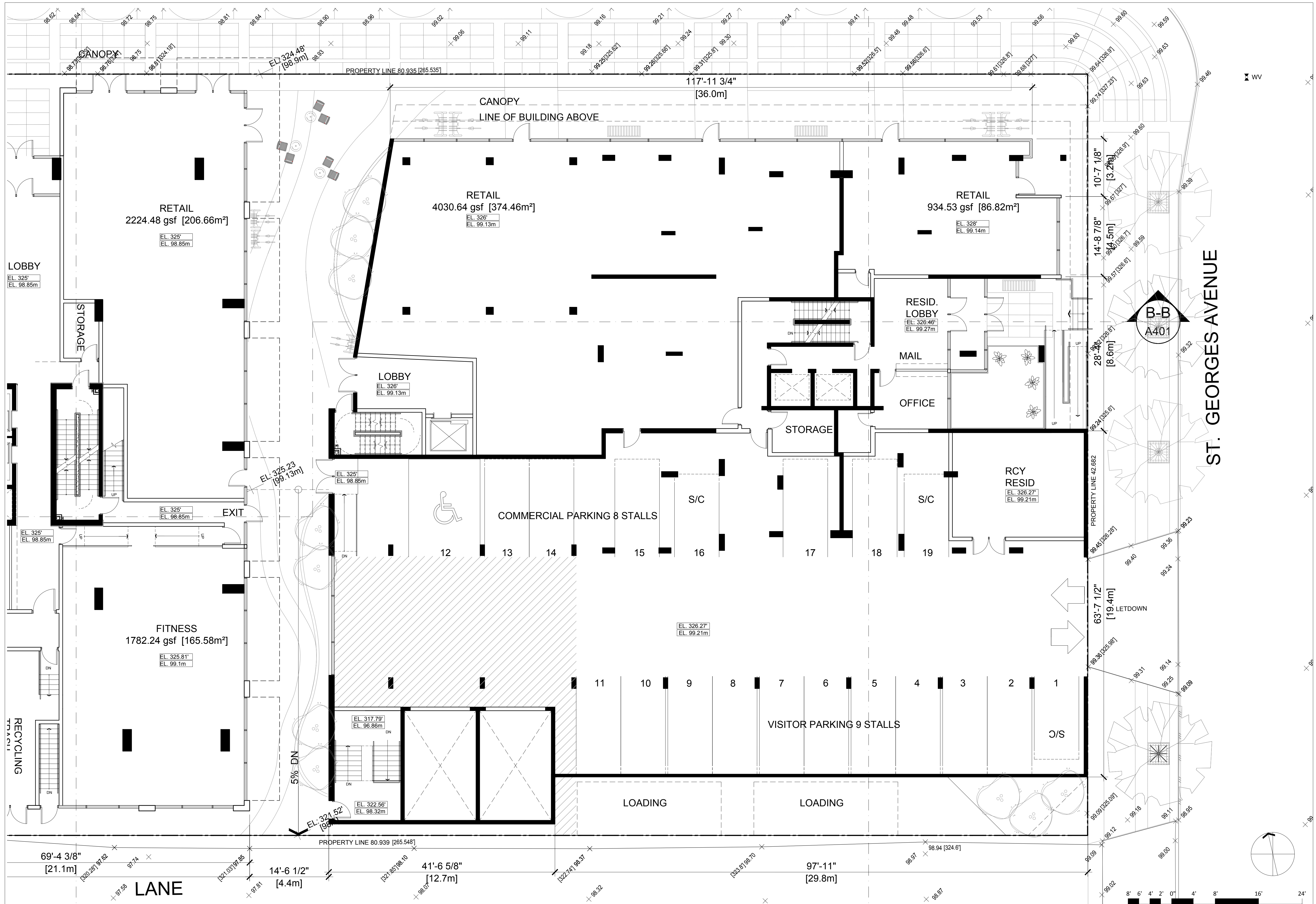
1441 ST GEORGES AVE
NORTH VANCOUVER, BC

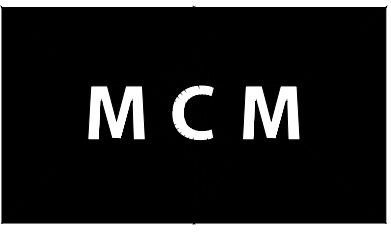
**FLOOR PLAN
GF**

Drawing
Scale 1" = 10'
Project 216042.01

Sheet **A 201**



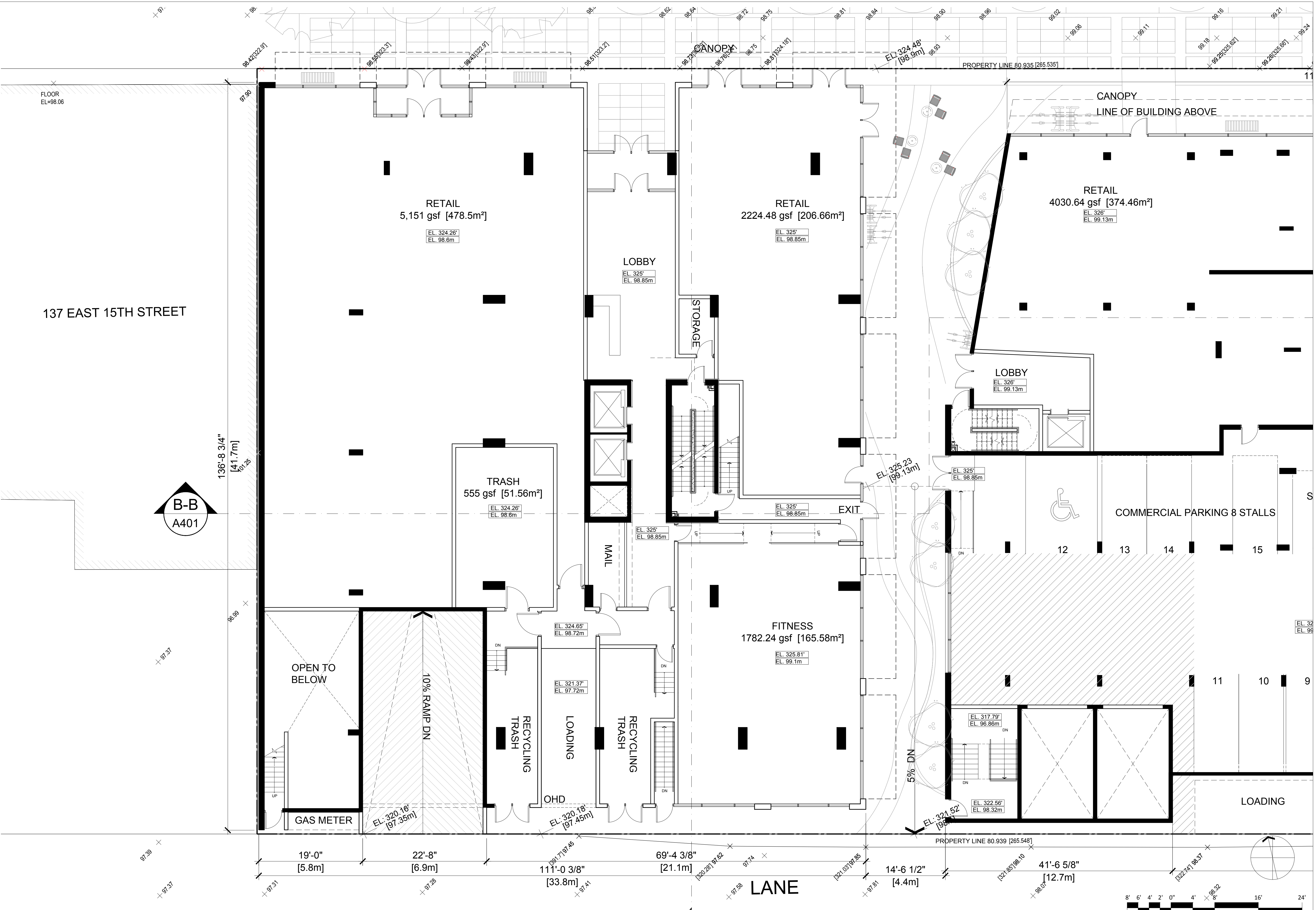




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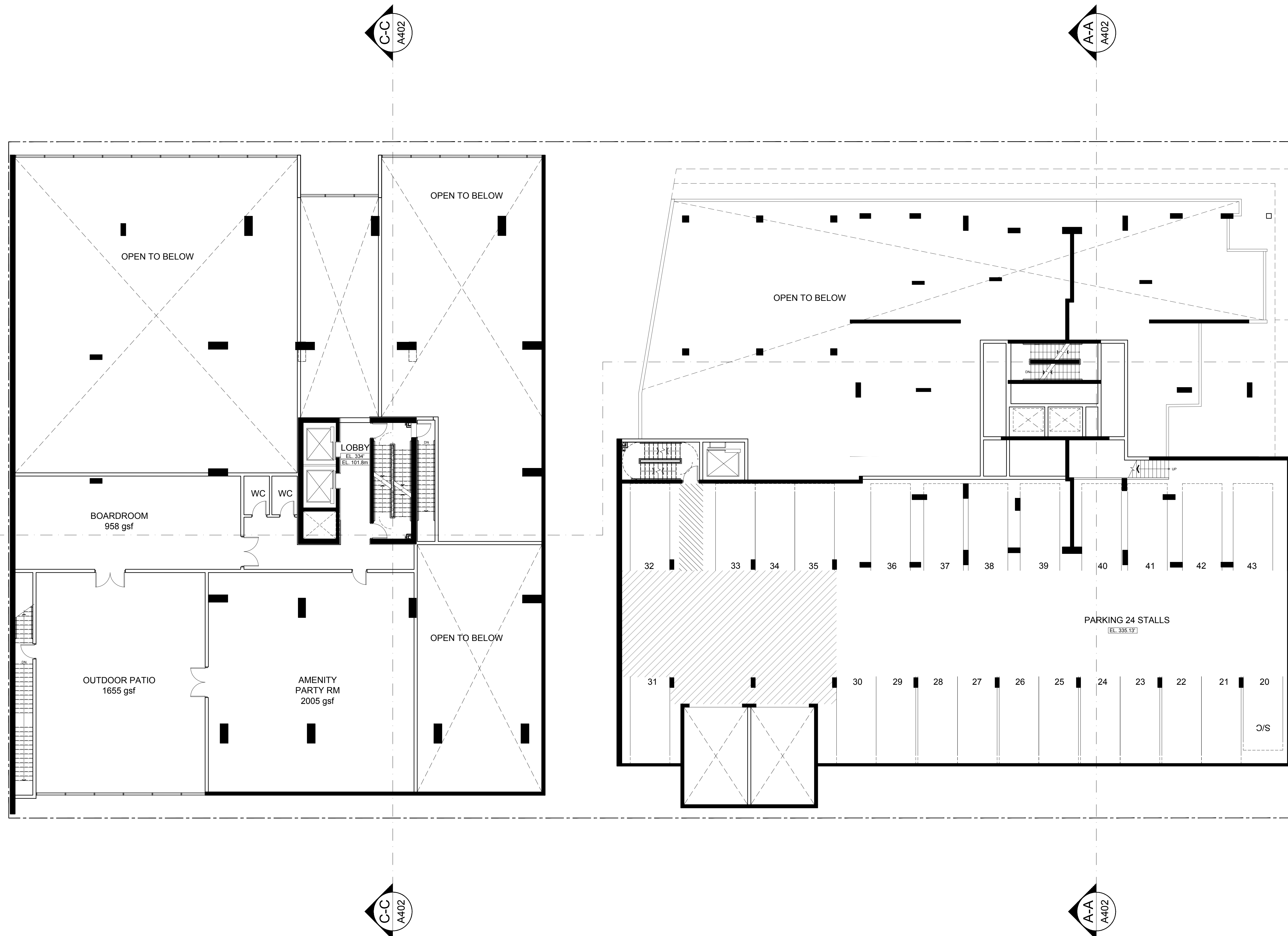
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ST GEORGES AVE

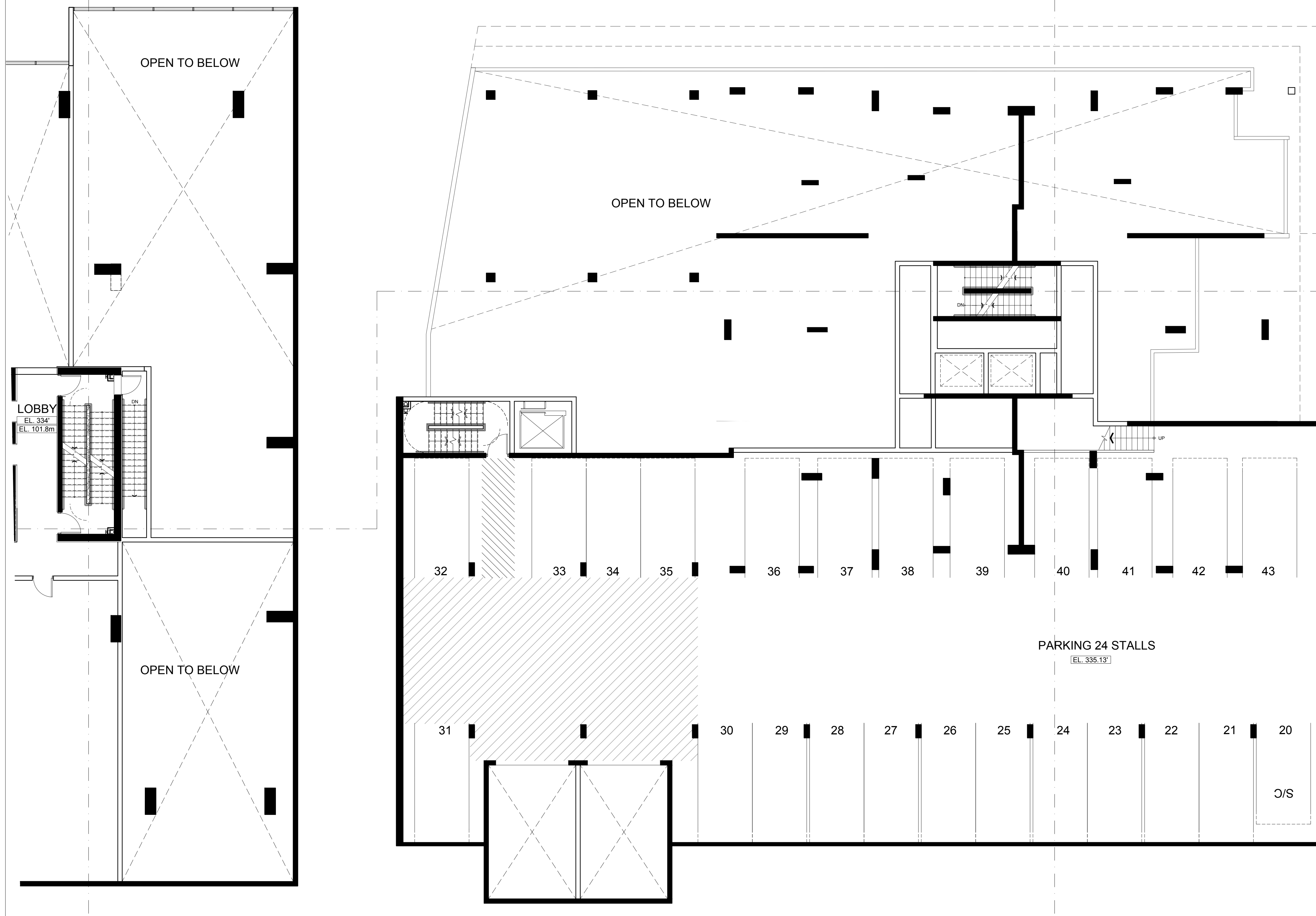
1441 ST GEORGES AVE
NORTH VANCOUVER, BC
Project

FLOOR PLAN
GF
WEST

Drawing
Scale 1/8" = 1'-0"
Project 216042.01

Sheet **A 201 W**





**B-B
A401**

LOBBY
EL. 334'
EL. 101.8m

OPEN TO BELOW

OPEN TO BELOW

OPEN TO BELOW

32 33 34 35 36 37 38 39 40 41 42 43

PARKING 24 STALLS
[EL. 335.13']

31 30 29 28 27 26 25 24 23 22 21 20

O/S

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Revisions	DD MMM YYYY

Seal
**1441
ST GEORGES AVE**

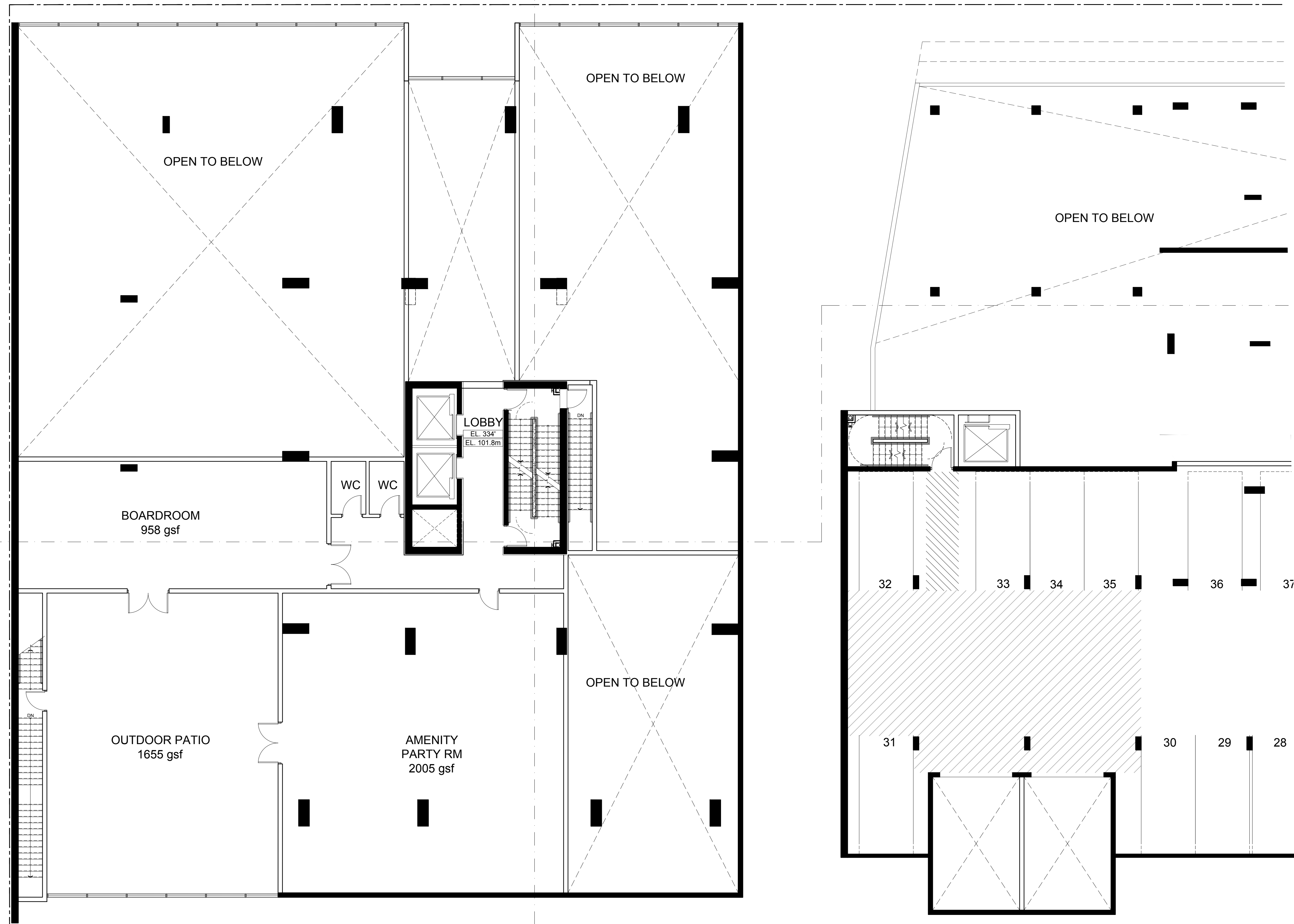
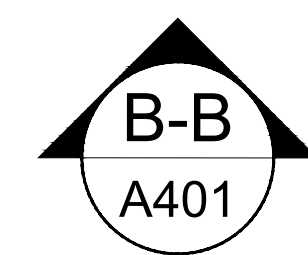
1441 ST GEORGES AVE
NORTH VANCOUVER, BC
Project

**FLOOR PLAN
2F
EAST**

Drawing
Scale 1/8" = 1'-0"
Project 216042.01



Sheet **A 202 E**



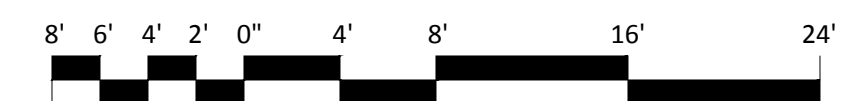
ISSUED FOR REZONING	2016/12/19
Revisions	DD MMM YYYY

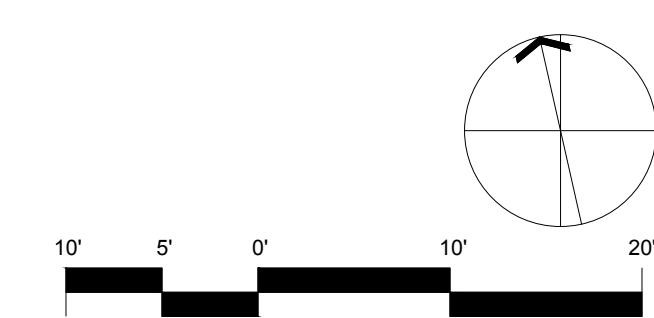
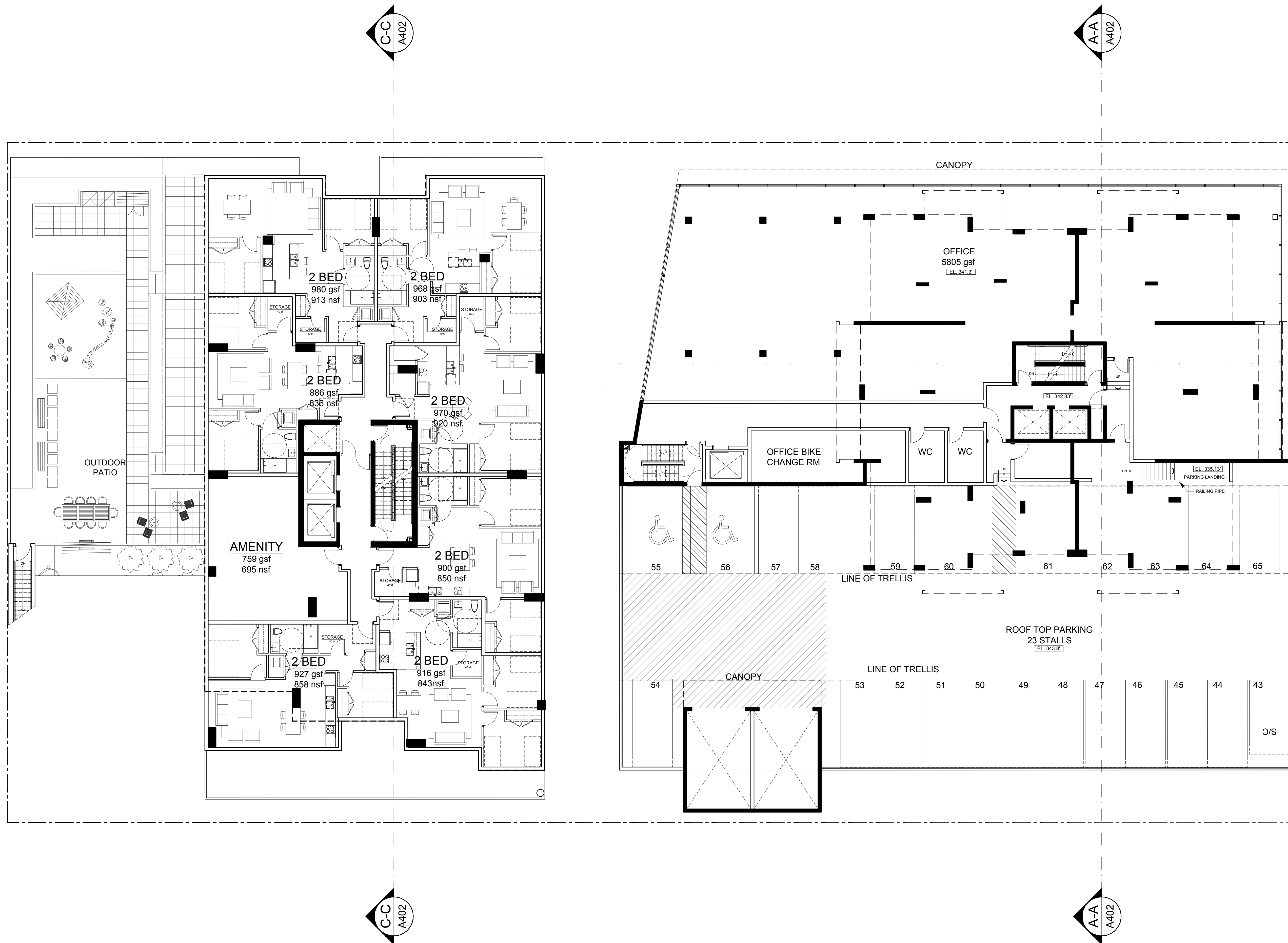
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**1441
ST GEORGES AVE**

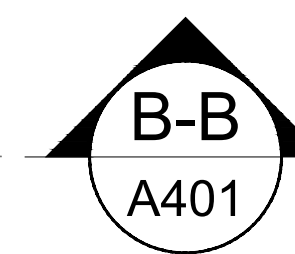
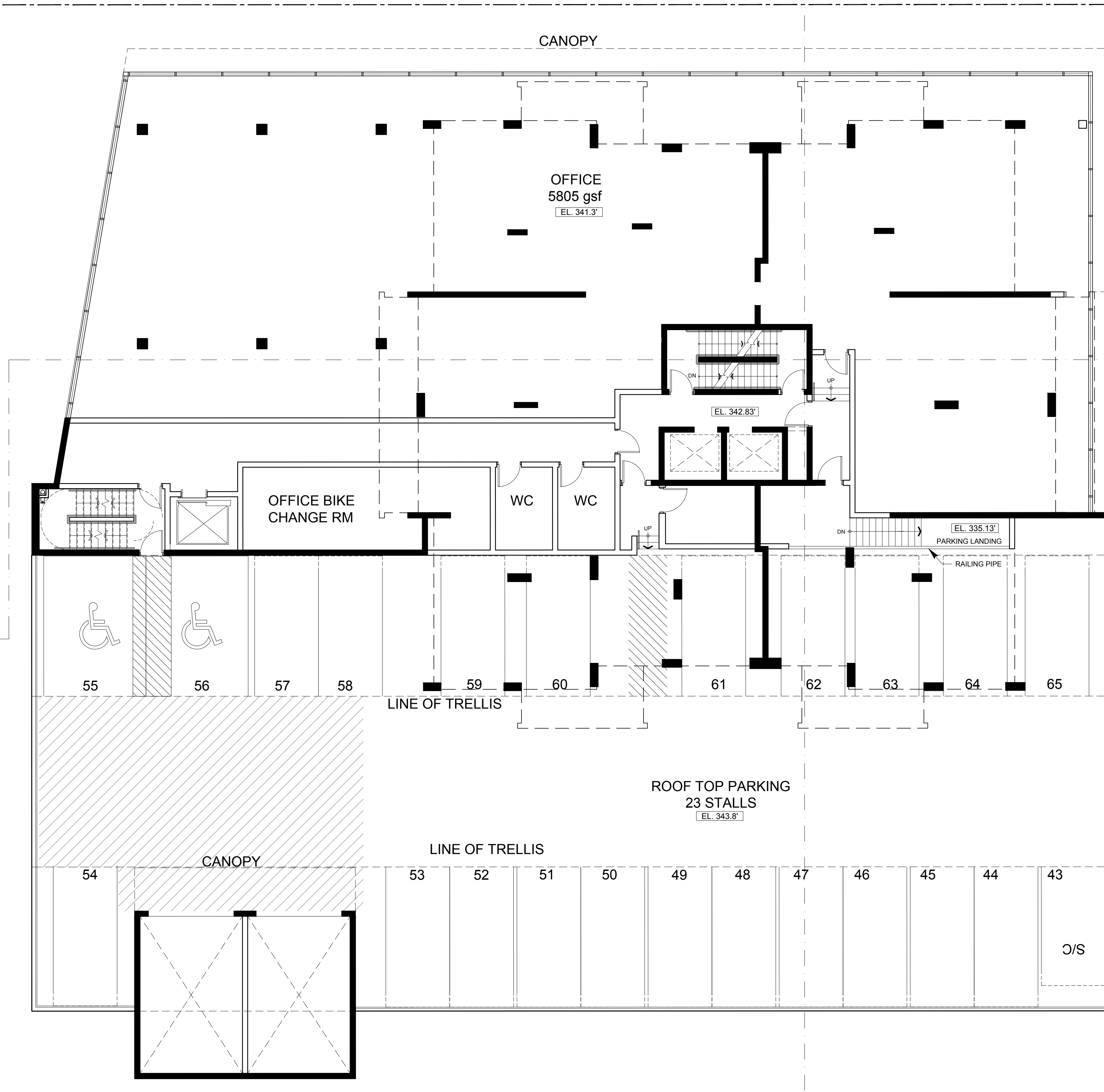
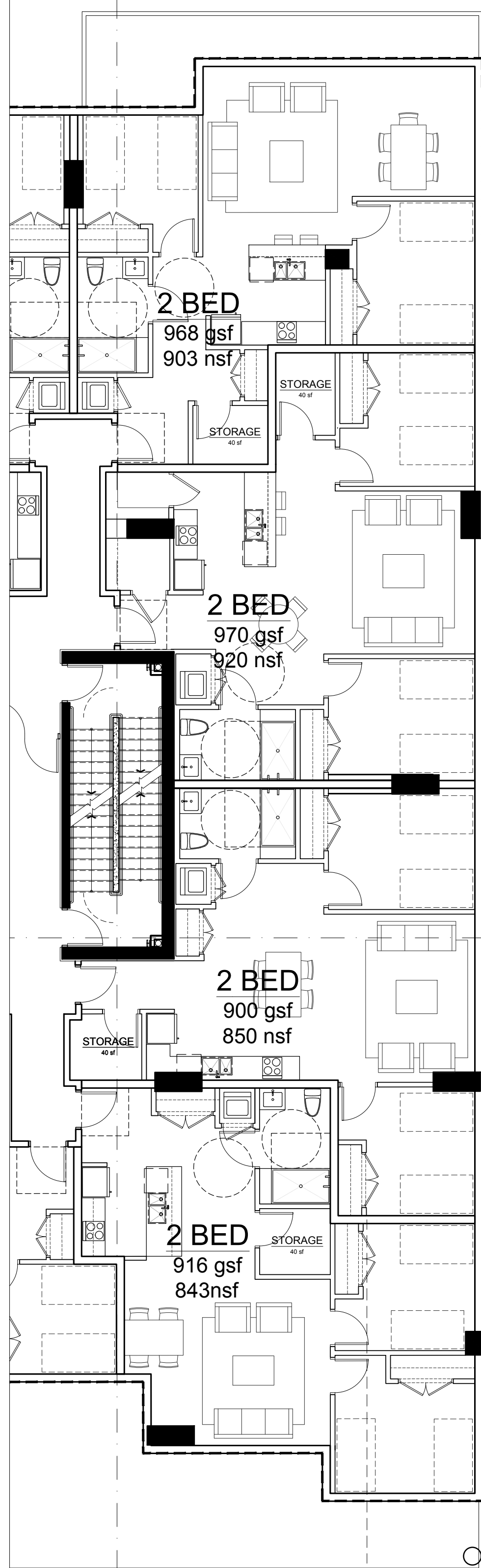
1441 ST GEORGES AVE
NORTH VANCOUVER, BC
Project

**FLOOR PLAN
2F
WEST**

Drawing
Scale 1/8" = 1'-0"
Project 216042.01







ISSUED FOR REZONING 2016/12/19

Revisions	DD MMM YYYY

Seal

**1441
ST GEORGES AVE**

1441 ST GEORGES AVE
NORTH VANCOUVER, BC
Project

**FLOOR PLAN
3F
EAST**

Drawing

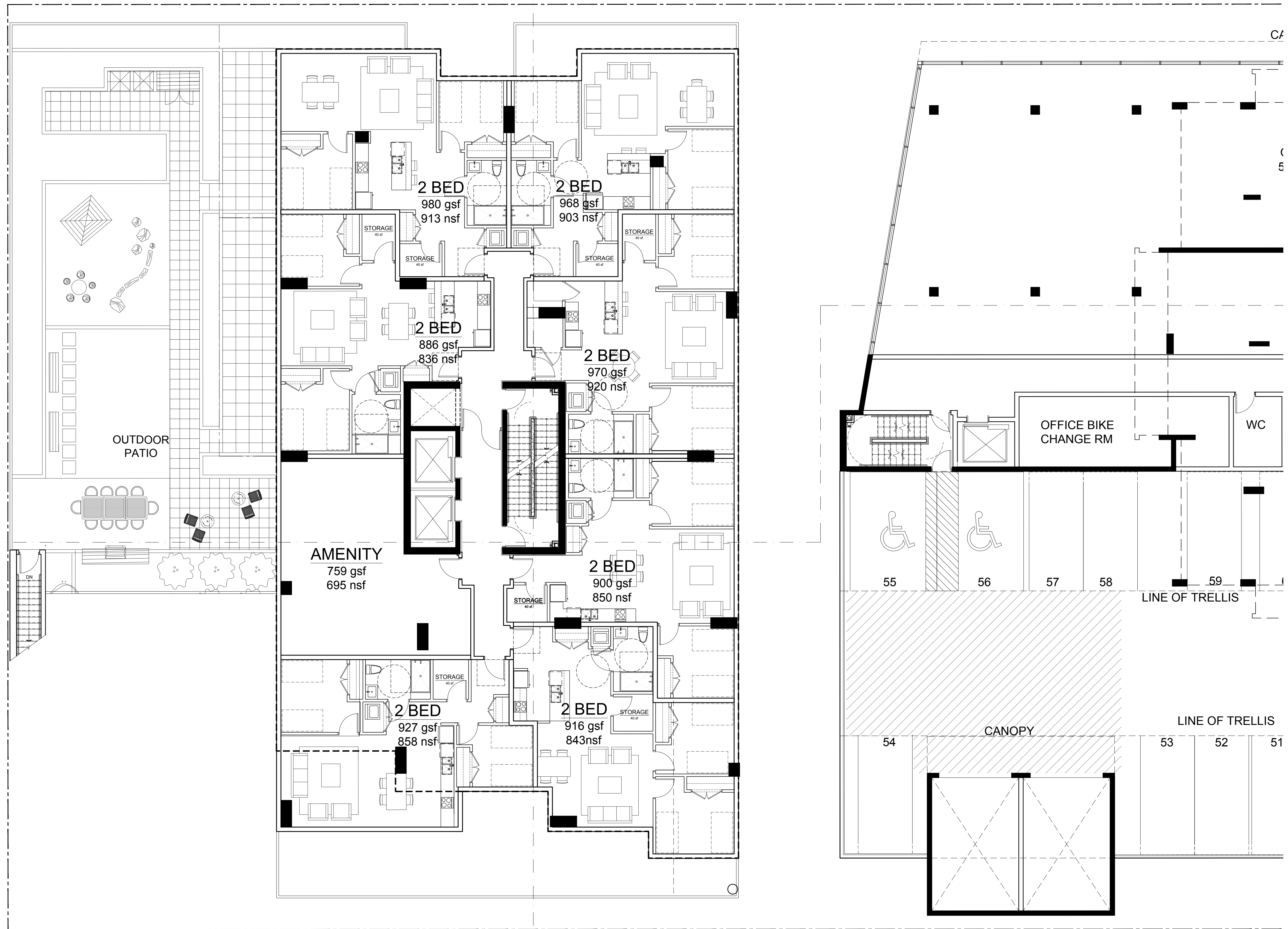
Scale 1/8" = 1'-0"

Project 216042.01

Sheet **A 203 E**



B-B
A401



ISSUED FOR REZONING 2016/12/19
Revisions DD MMM YYYY

Seal
**1441
ST GEORGES AVE**

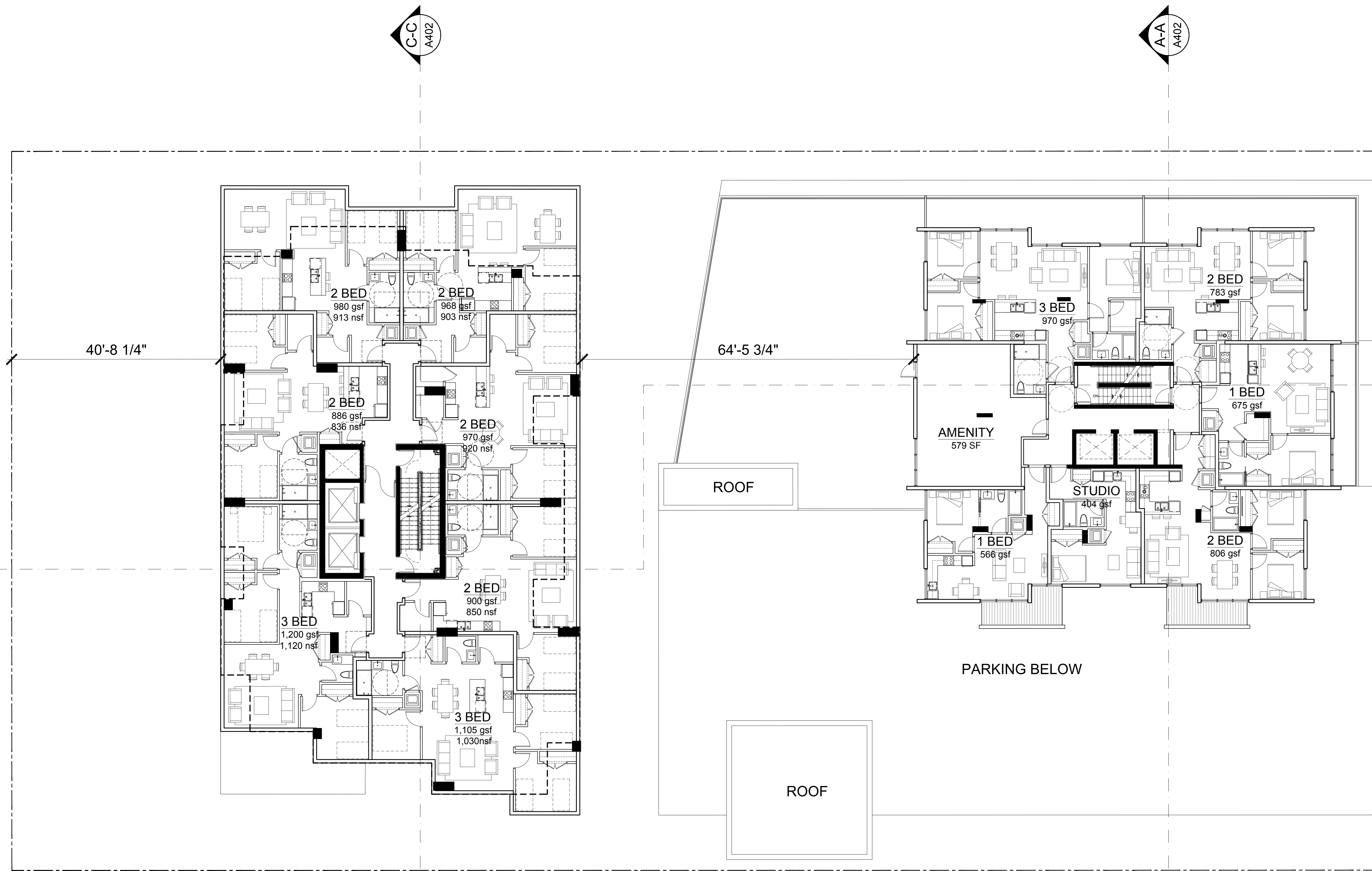
1441 ST GEORGES AVE
NORTH VANCOUVER, BC
Project

**FLOOR PLAN
3F
WEST**

Drawing
Scale 1/8" = 1'-0"
Project 216042.01

Sheet **A 203 W**





B-B
A401

C-C
A402

A-A
A402

C-C
A402

A-A
A402

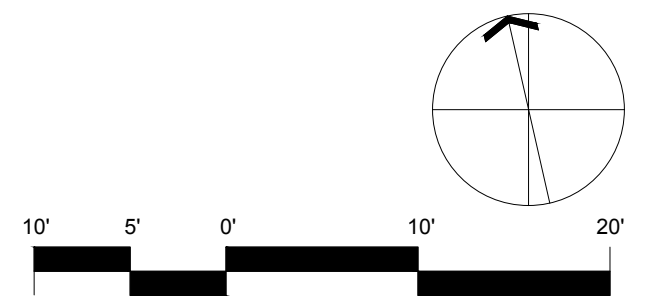
ISSUED FOR REZONING	2016/12/19
Revisions	DD MMM YYYY

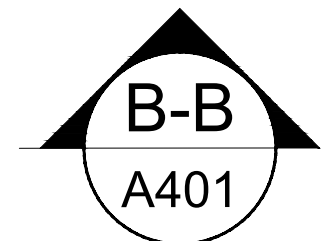
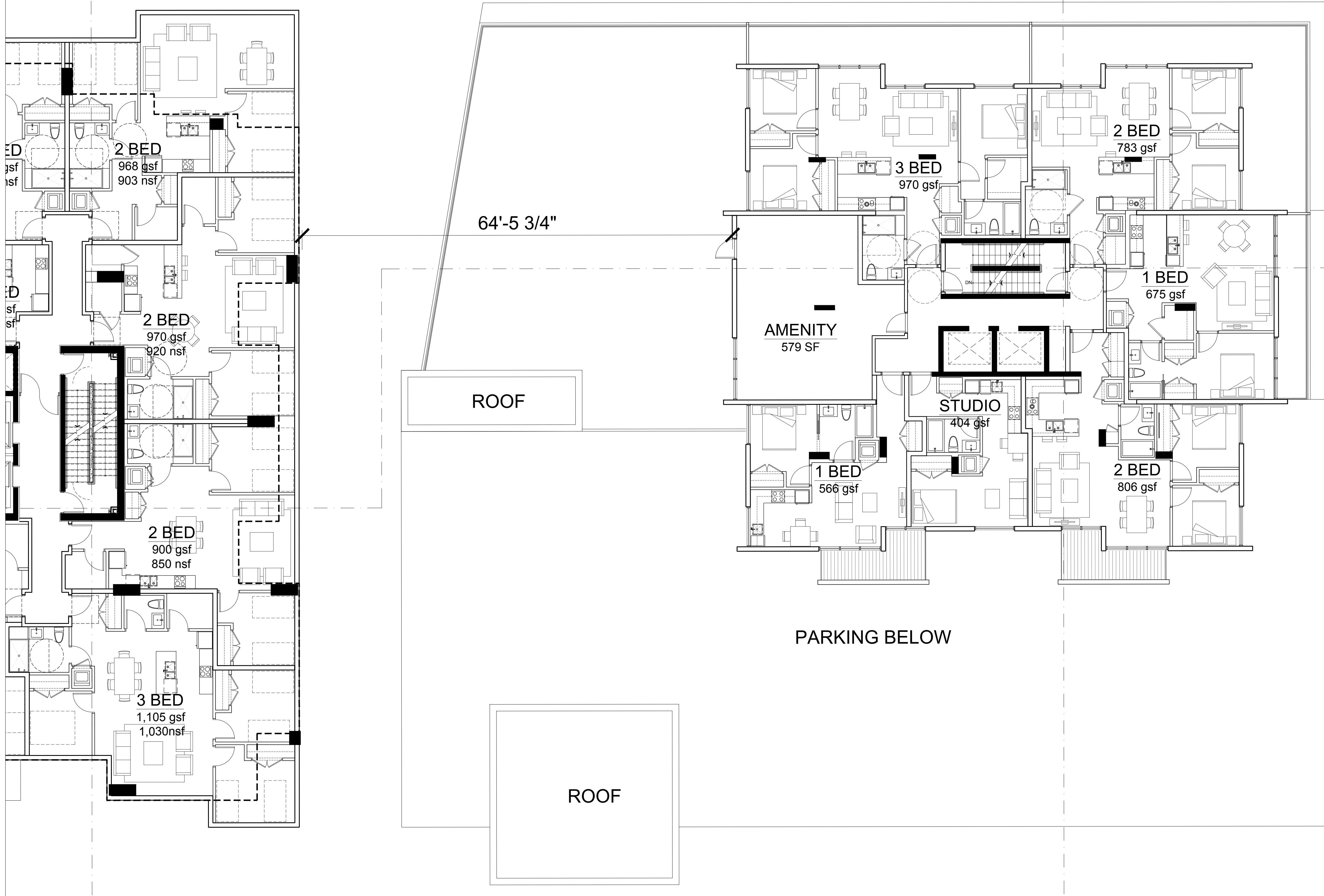
Seal
**1441
ST GEORGES AVE**

1441 ST GEORGES AVE
NORTH VANCOUVER, BC
Project

**FLOOR PLAN
4F**

Drawing
Scale 1" = 10'
Project 216042.01





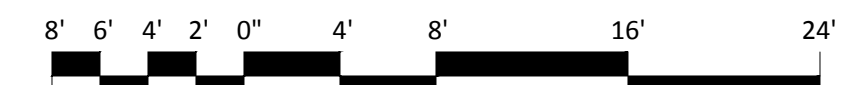
ISSUED FOR REZONING	2016/12/19
Revisions	DD MMM YYYY

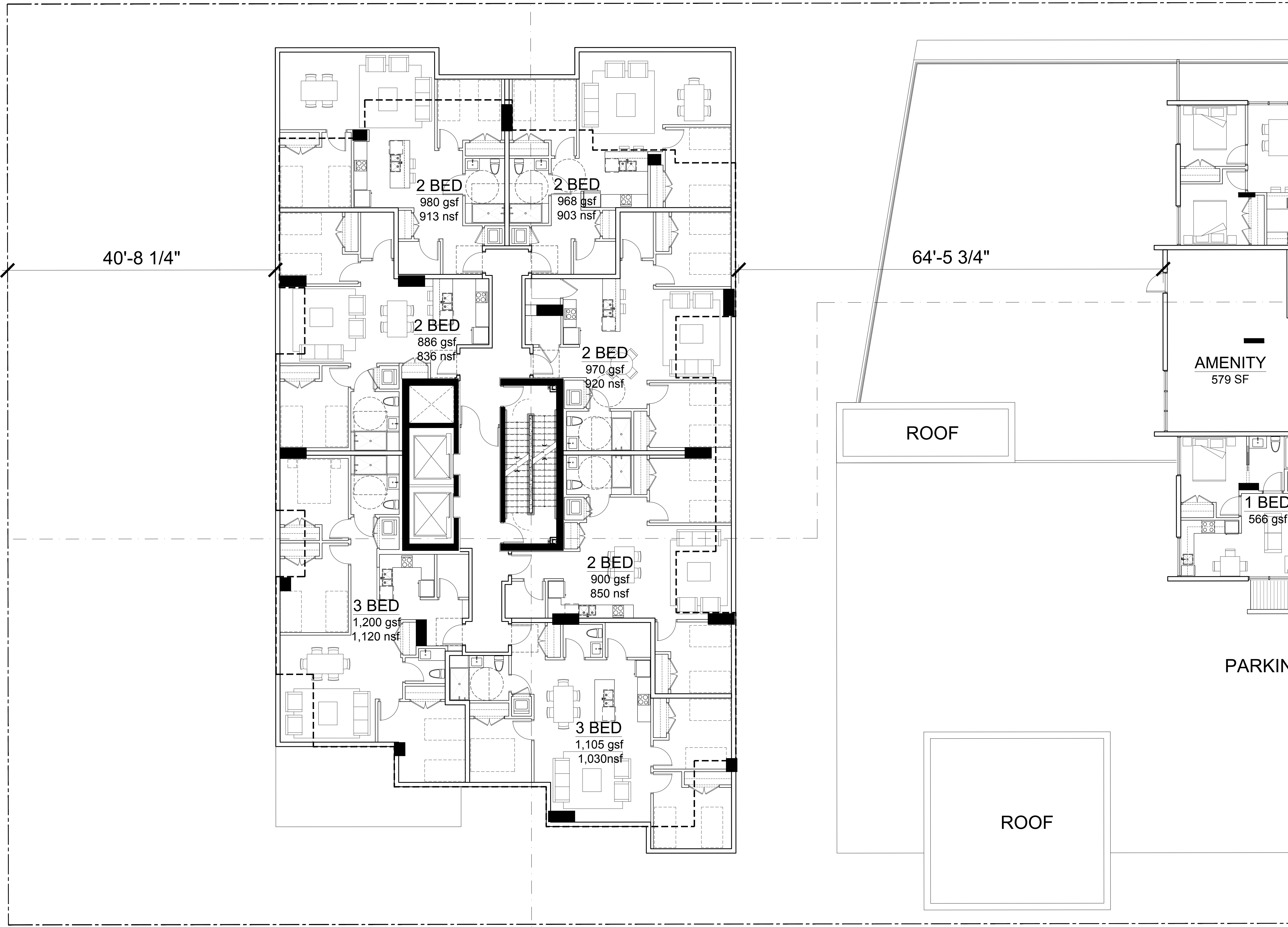
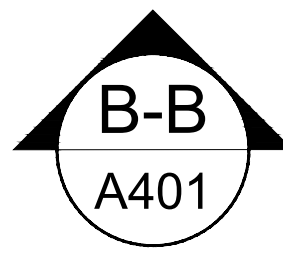
Seal
**1441
ST GEORGES AVE**

1441 ST GEORGES AVE
NORTH VANCOUVER, BC
Project

**FLOOR PLAN
4F
EAST**

Drawing
Scale 1/8" = 1'-0"
Project 216042.01
Sheet **A 204 E**





ISSUED FOR REZONING	2016/12/19
Revisions	DD MMM YYYY

Seal
**1441
ST GEORGES AVE**

1441 ST GEORGES AVE
NORTH VANCOUVER, BC
Project

**FLOOR PLAN
4F
WEST**

Drawing
Scale 1/8" = 1'-0"
Project 216042.01





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Revisions	DD MMM YYYY

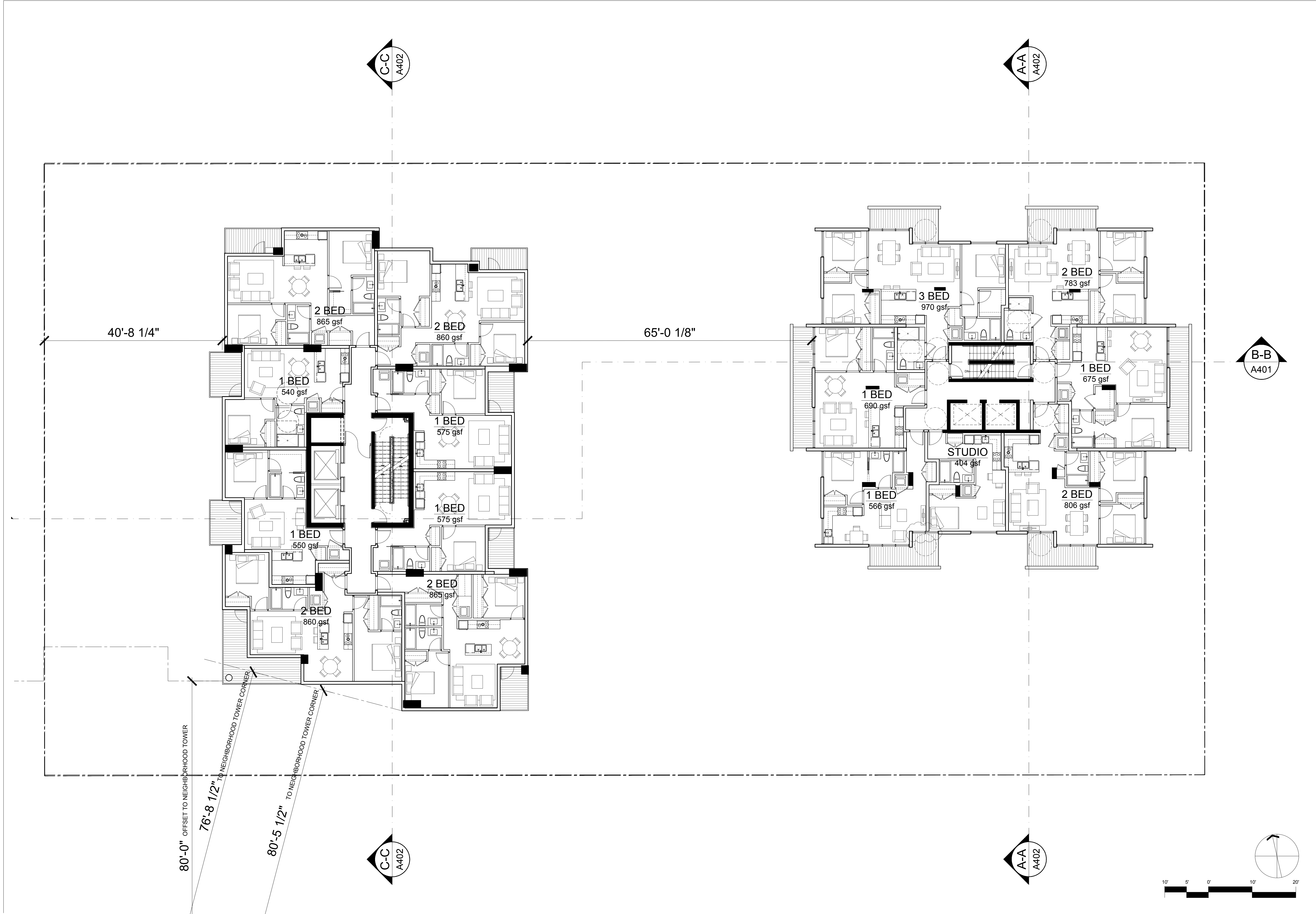
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**1441
ST GEORGES AVE**

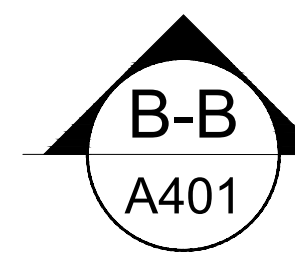
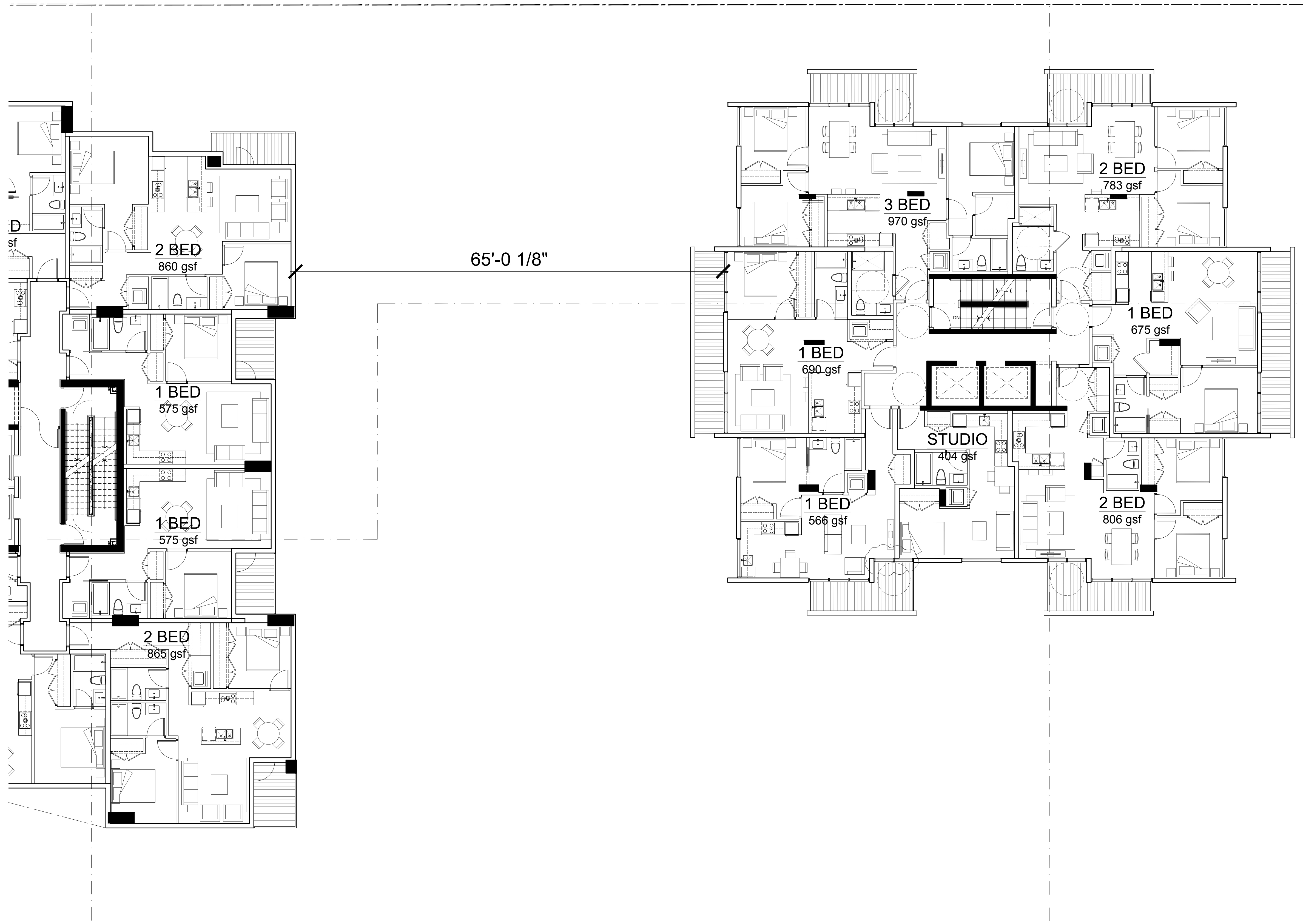
1441 ST GEORGES AVE
NORTH VANCOUVER, BC
Project

**FLOOR PLAN
LOWER TYP. FLR.**

Drawing
Scale 1" = 10'
Project 216042.01

Sheet **A 205**





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Revisions	DD MMM YYYY

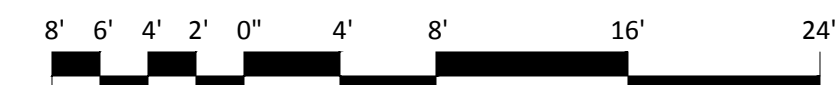
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**1441
ST GEORGES AVE**

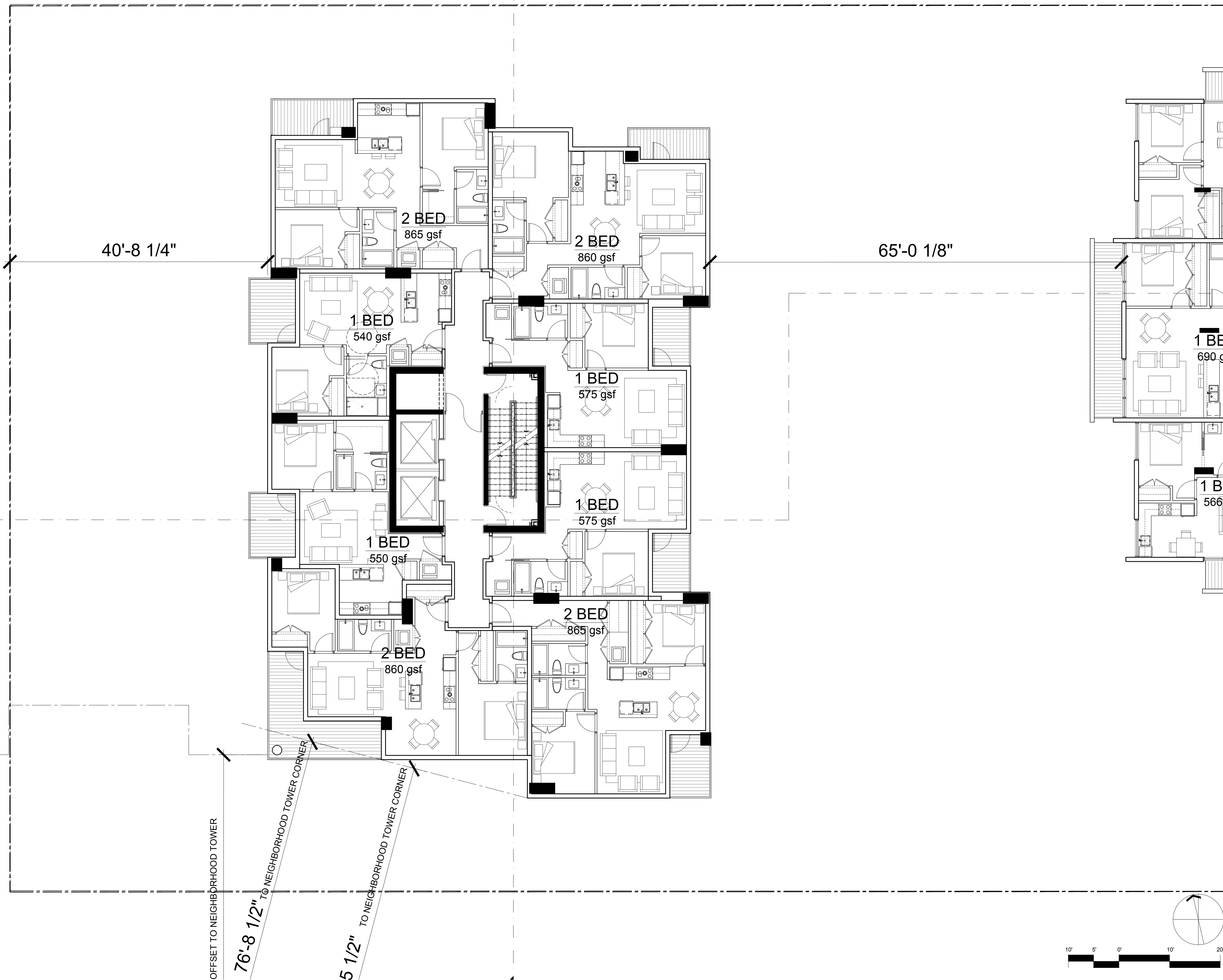
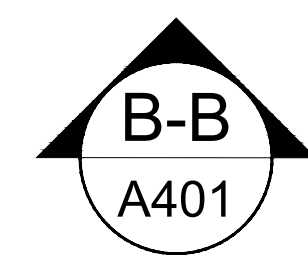
1441 ST GEORGES AVE
NORTH VANCOUVER, BC
Project

**FLOOR PLAN
LOWER TYP. FLR.
EAST**

Drawing
Scale 1/8" = 1'-0"
Project 216042.01

Sheet **A 205 E**





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Revisions	DD MMM YYYY

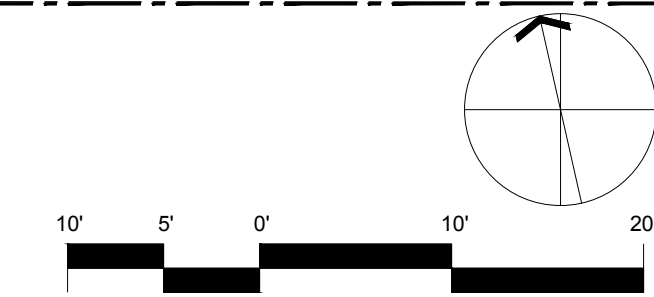
Seal
**1441
ST GEORGES AVE**

1441 ST GEORGES AVE
NORTH VANCOUVER, BC
Project

**FLOOR PLAN
LOWER TYP. FLR.
WEST**

Drawing
Scale 1" = 10'
Project 216042.01

Sheet **A 205 W**





ISSUED FOR REZONING	2016/12/19
Revisions	DD MMM YYYY

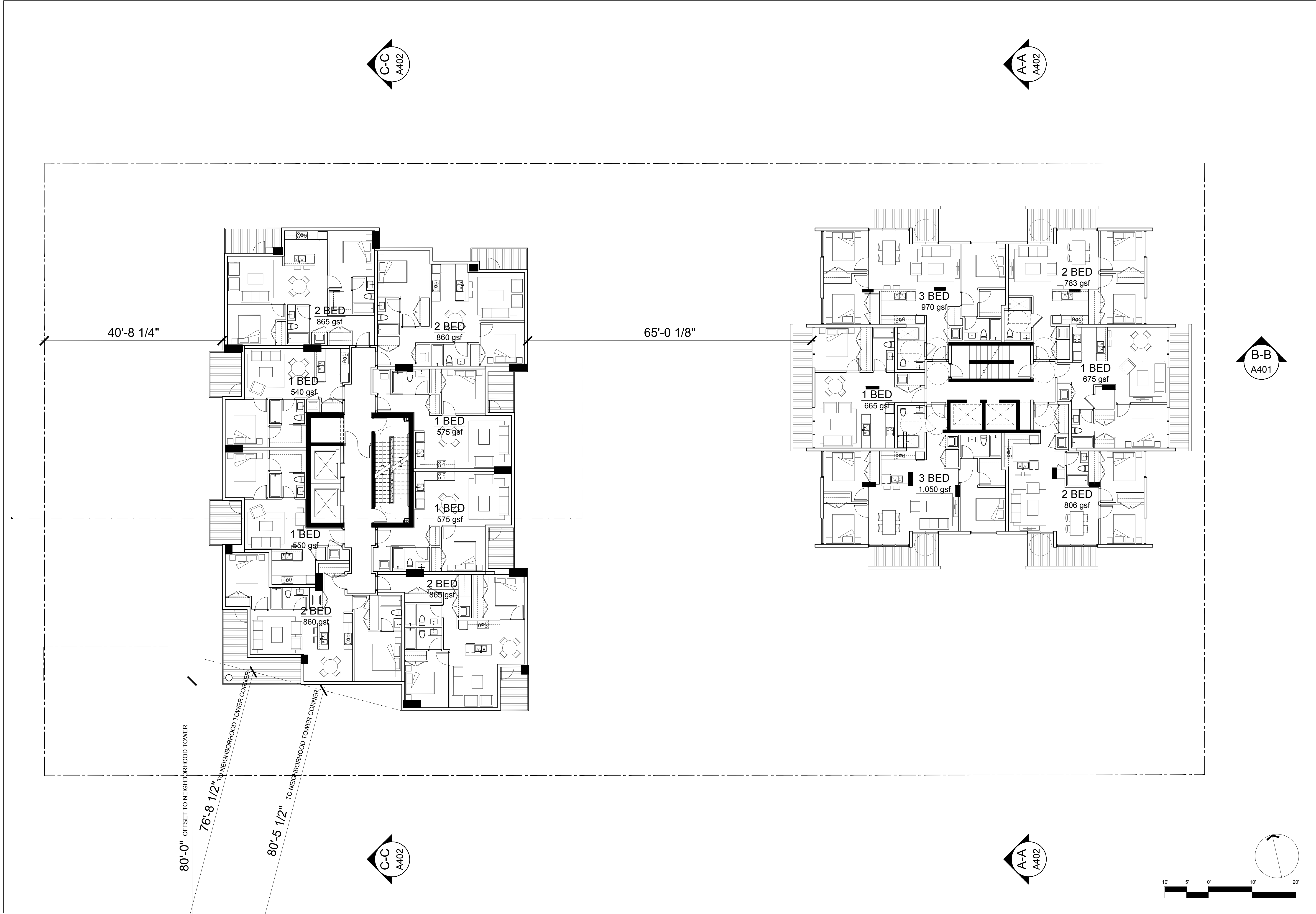
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ST GEORGES AVE**

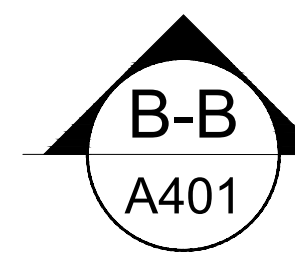
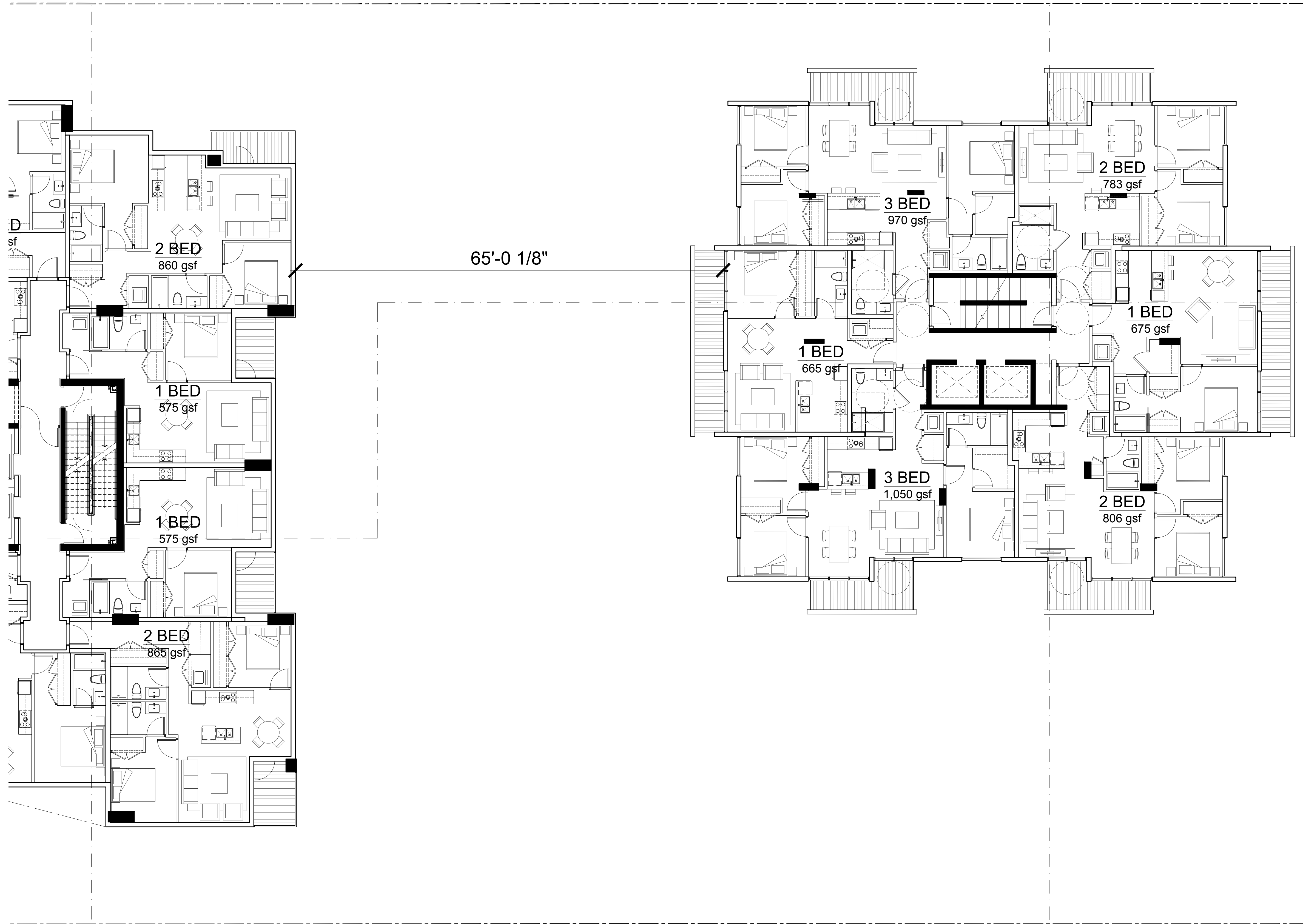
1441 ST GEORGES AVE
NORTH VANCOUVER, BC
Project

**FLOOR PLAN
UPPER TYP. FLR.**

Drawing
Scale 1" = 10'
Project 216042.01

Sheet **A 206**





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Revisions	DD MMM YYYY

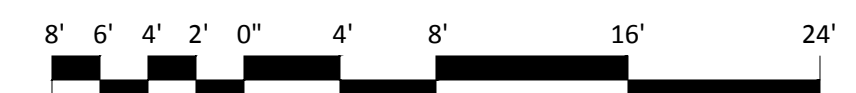
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ST GEORGES AVE**

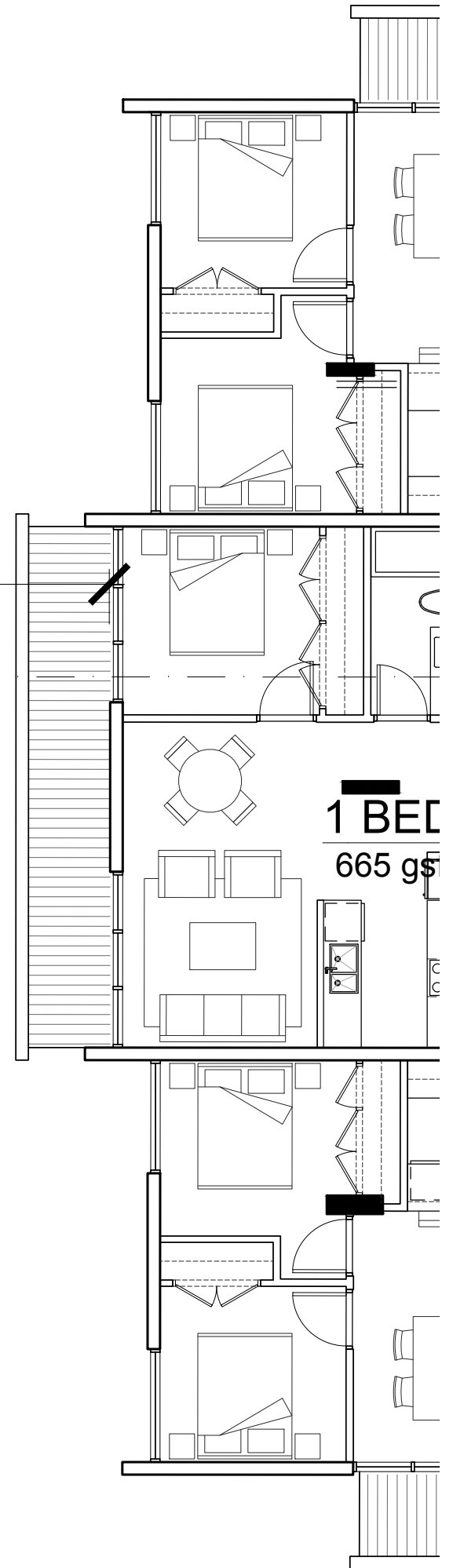
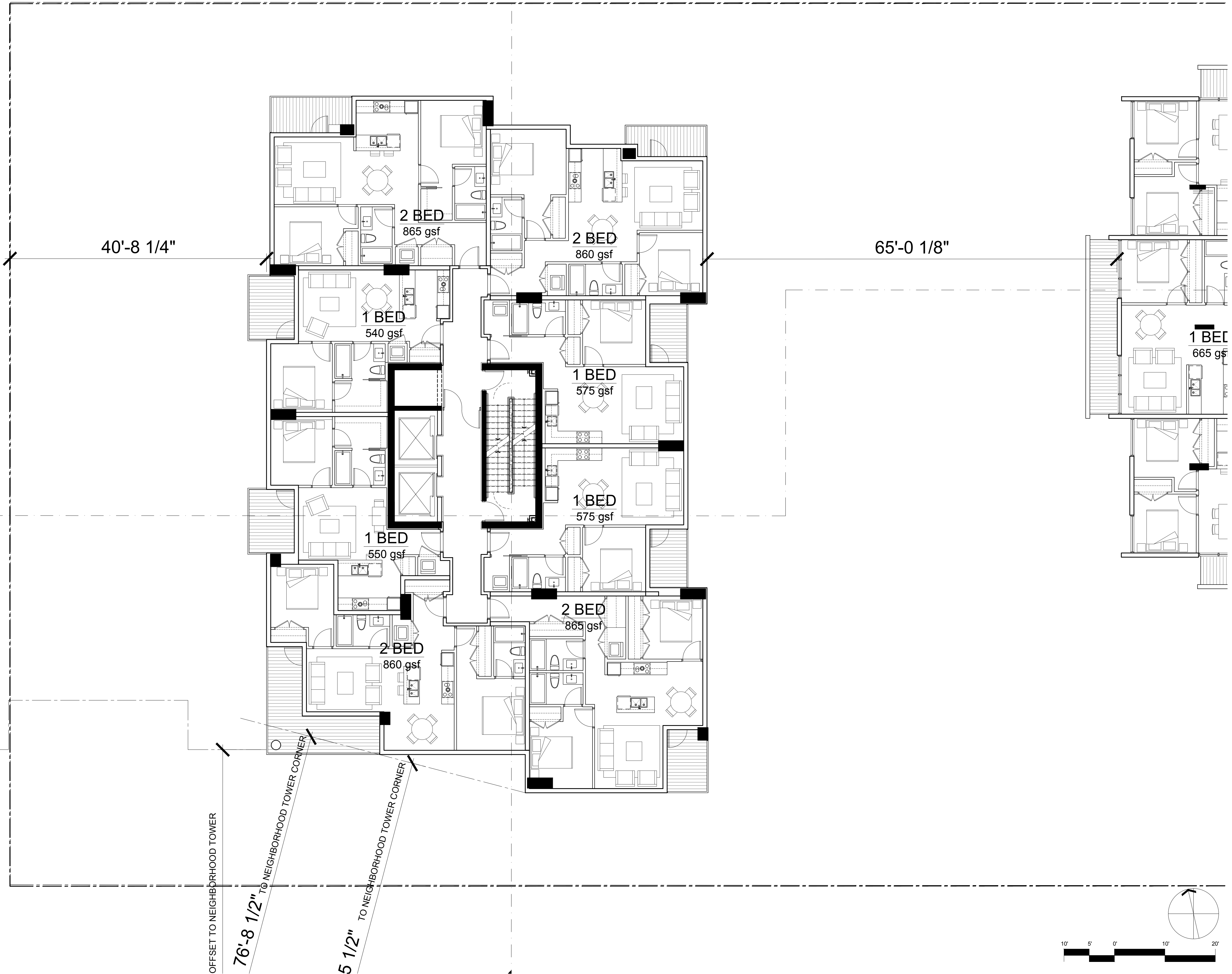
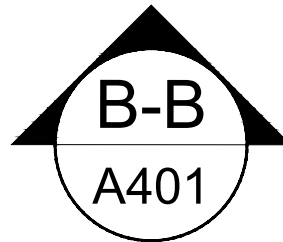
1441 ST GEORGES AVE
NORTH VANCOUVER, BC
Project

**FLOOR PLAN
UPPER TYP. FLR.
EAST**

Drawing
Scale 1/8" = 1'-0"
Project 216042.01

Sheet **A 206 E**



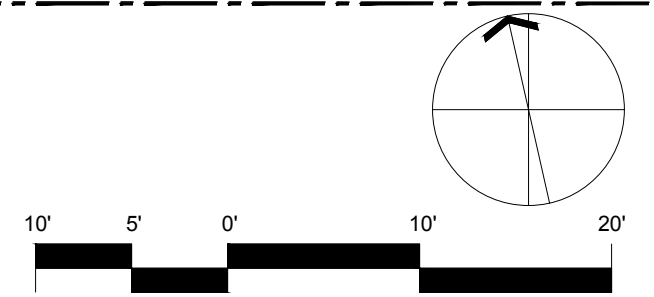


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Revisions	DD MMM YYYY

Seal
**1441
ST GEORGES AVE**

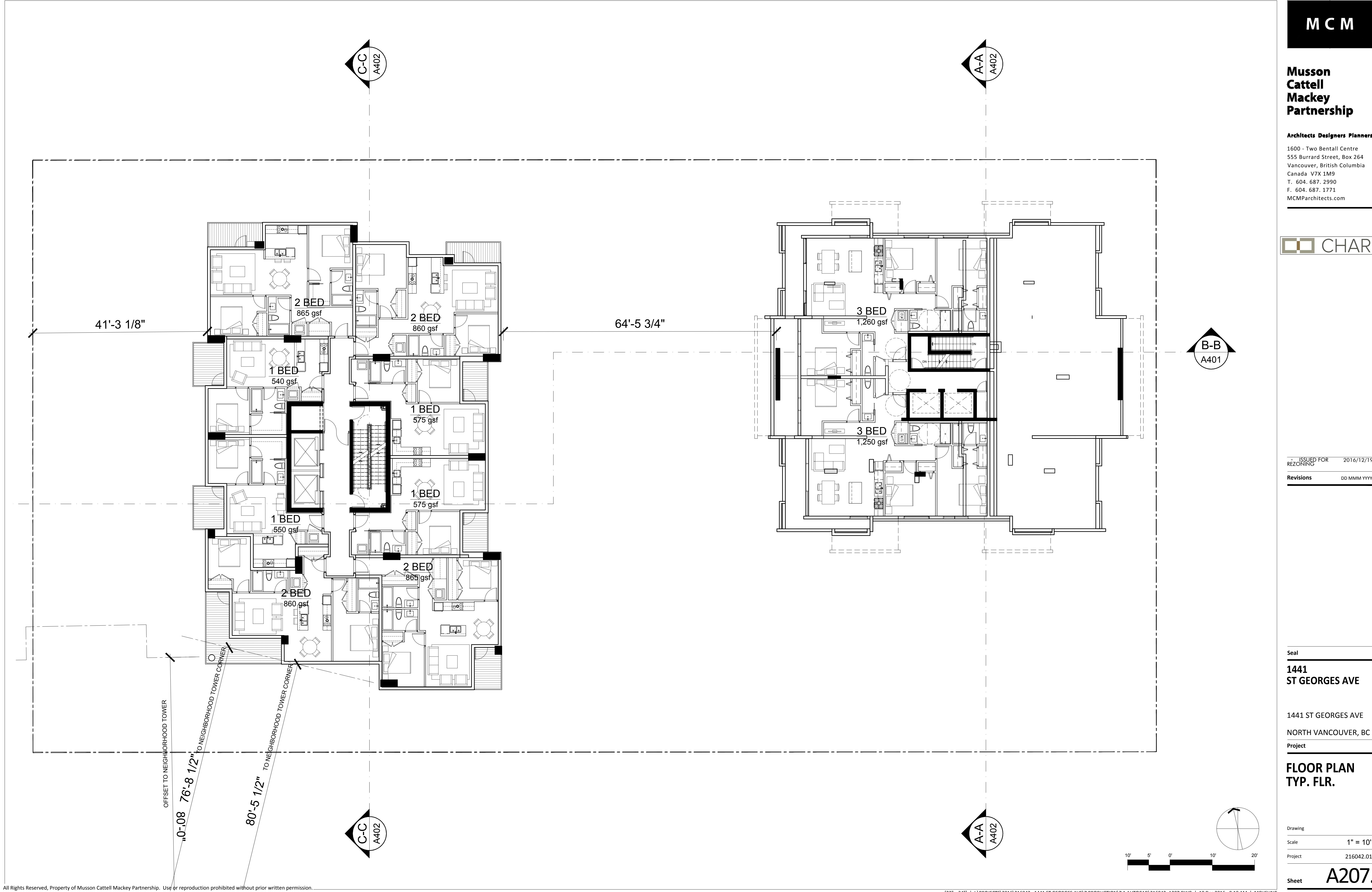
1441 ST GEORGES AVE
NORTH VANCOUVER, BC
Project

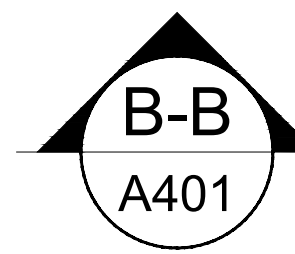
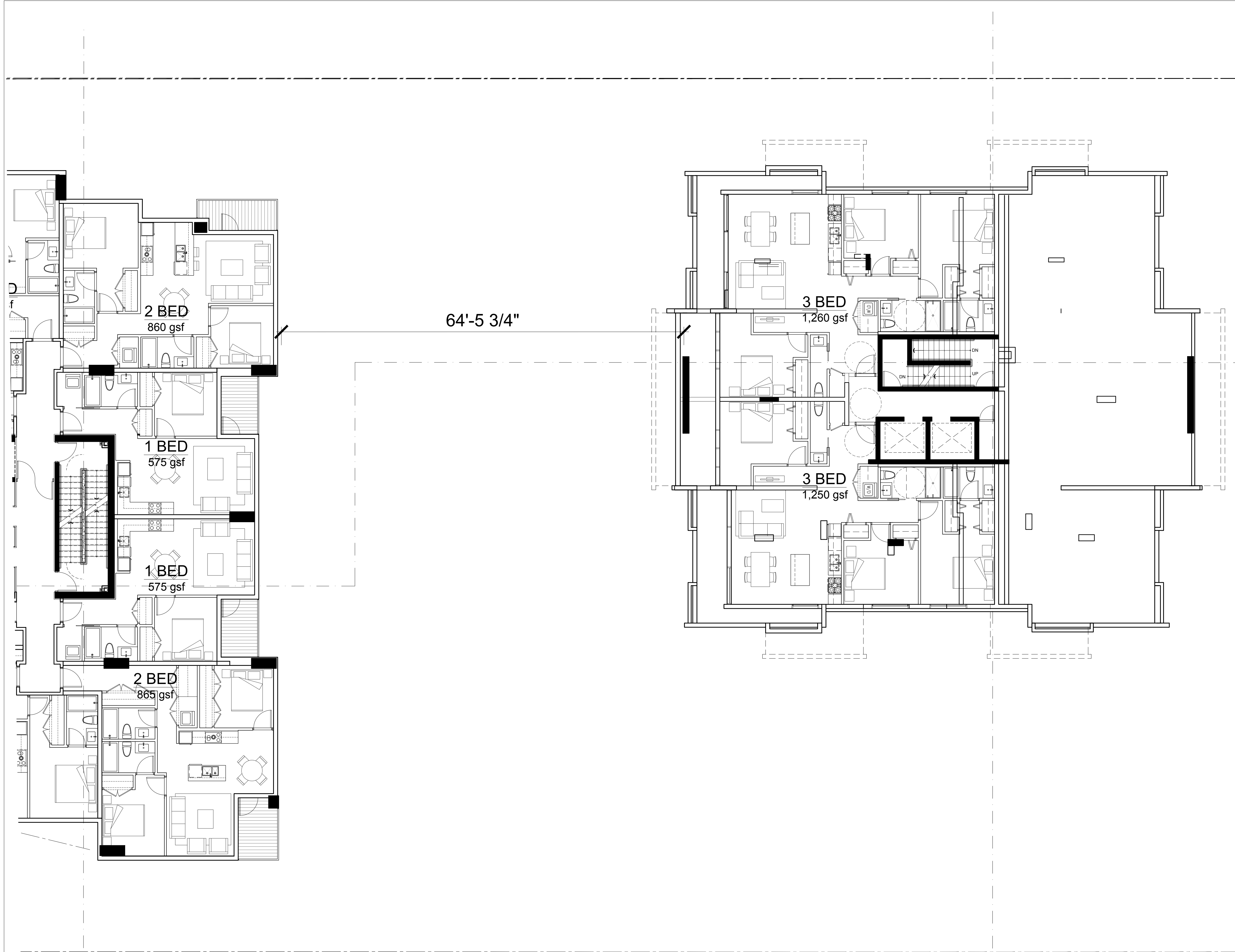
**FLOOR PLAN
UPPER TYP. FLR.
WEST**



Drawing
Scale 1" = 10'
Project 216042.01

Sheet **A 206 W**





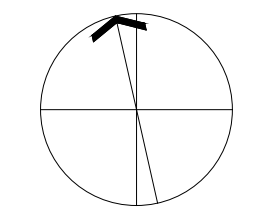
ISSUED FOR REZONING	2016/12/19
Revisions	DD MMM YYYY

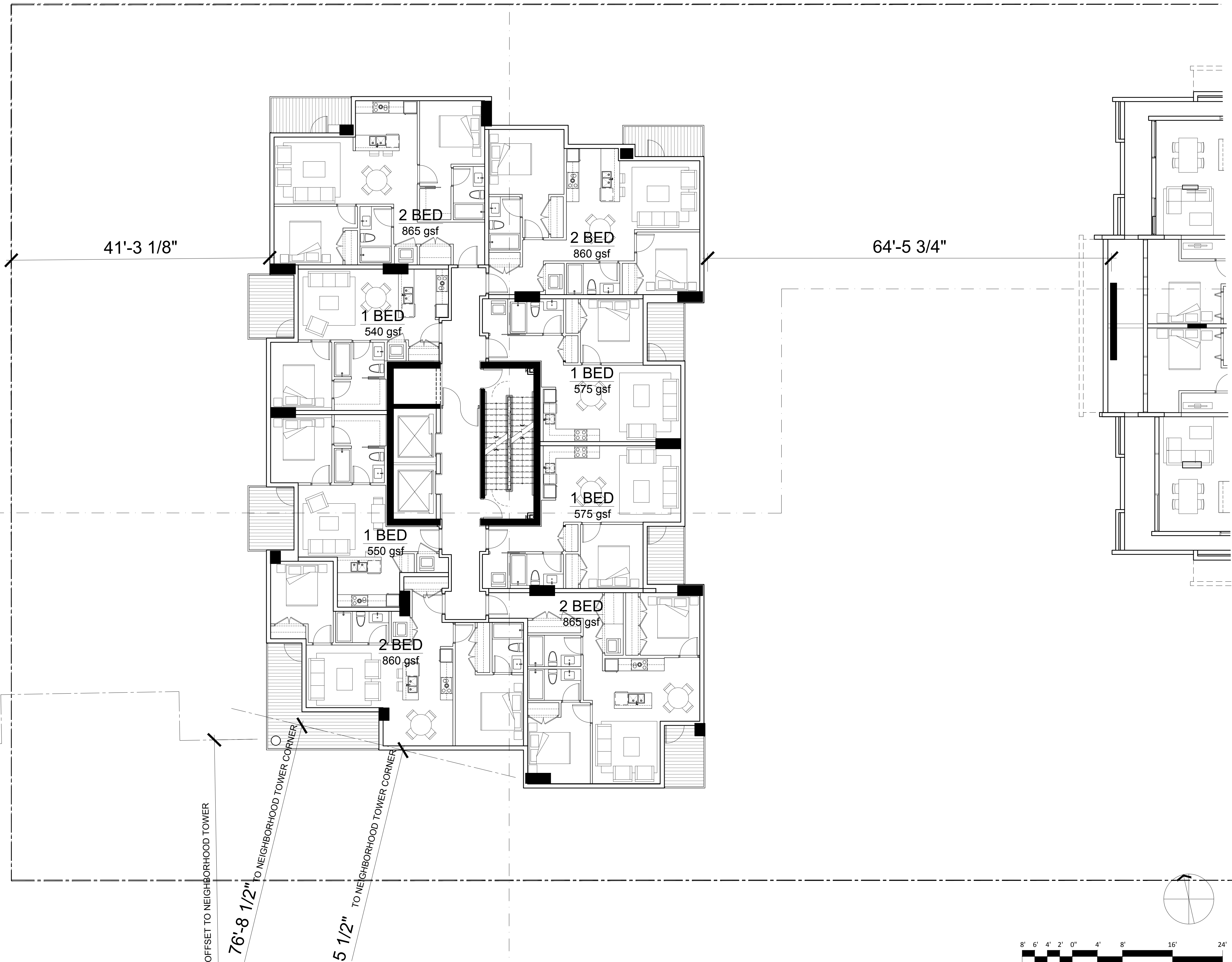
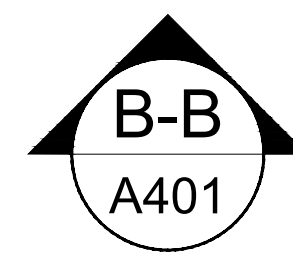
Seal
**1441
ST GEORGES AVE**

1441 ST GEORGES AVE
NORTH VANCOUVER, BC
Project

**FLOOR PLAN
TYP. FLR.
EAST, 16F**

Drawing
Scale 1/8" = 1'-0"
Project 216042.01
Sheet **A207 E**





ISSUED FOR REZONING	2016/12/19
Revisions	DD MMM YYYY

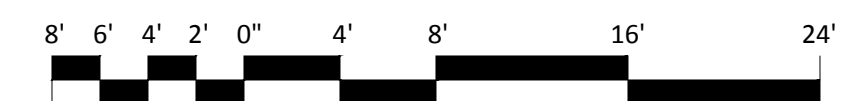
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ST GEORGES AVE**

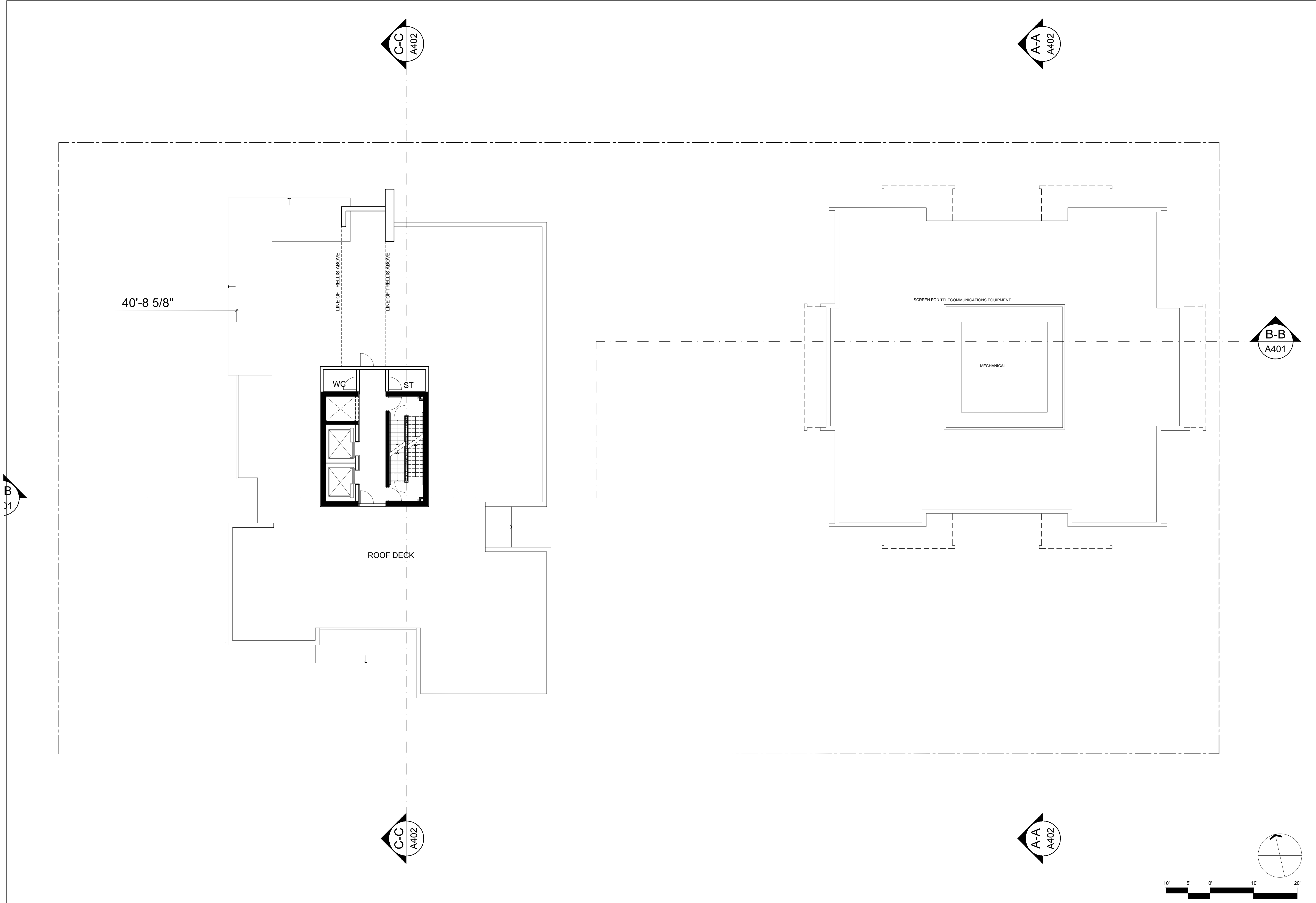
1441 ST GEORGES AVE
NORTH VANCOUVER, BC
Project

**FLOOR PLAN
TYP. FLR.
WEST, 18-23F**

Drawing
Scale 1/8" = 1'-0"
Project 216042.01

Sheet **A207 W**





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Revisions	DD MMM YYYY

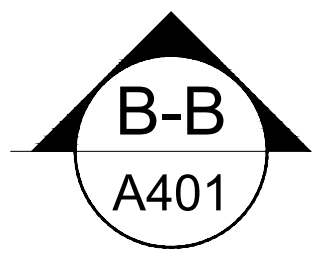
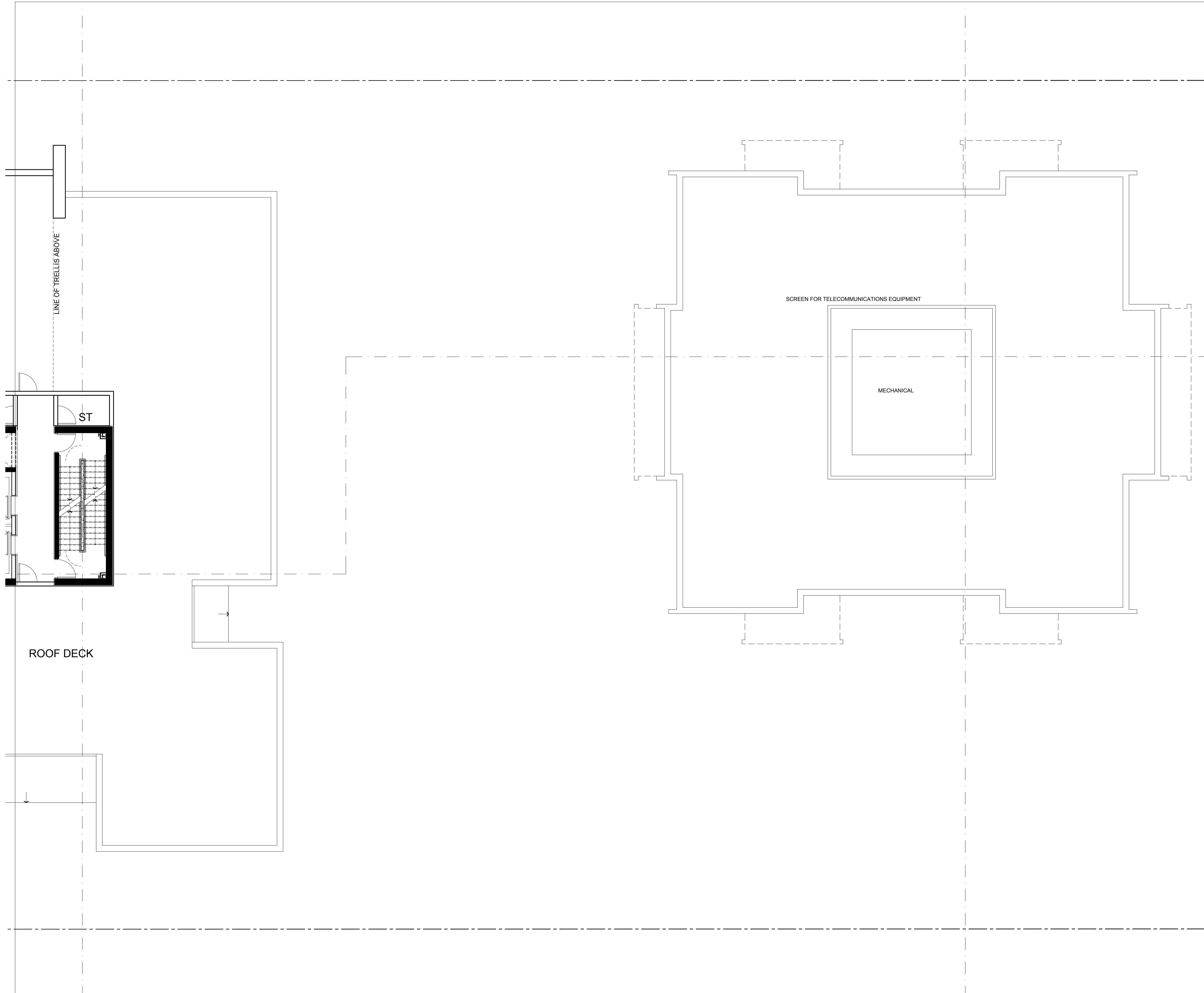
Seal
**1441
ST GEORGES AVE**

1441 ST GEORGES AVE
NORTH VANCOUVER, BC
Project

**FLOOR PLAN
ROOF DECK**

Drawing
Scale 1" = 10'
Project 216042.01

Sheet **A208**



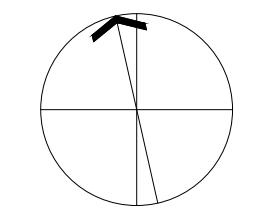
ISSUED FOR REZONING	2016/12/19
Revisions	DD MMM YYYY

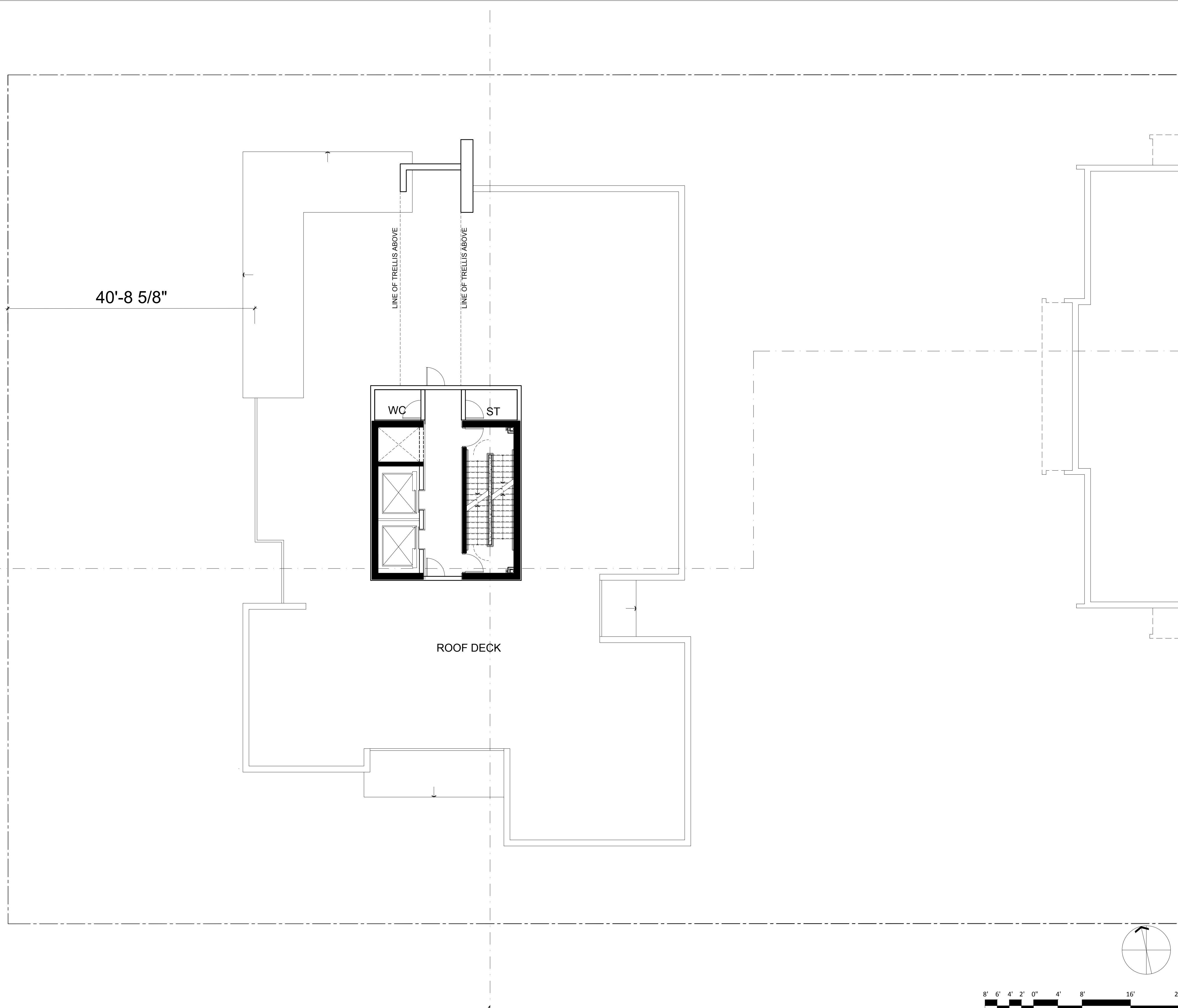
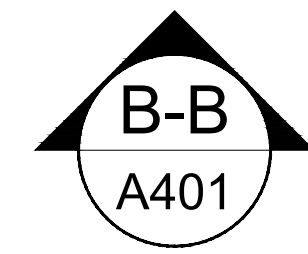
Seal
1441
ST GEORGES AVE

1441 ST GEORGES AVE
NORTH VANCOUVER, BC
Project

FLOOR PLAN
ROOF DECK
EAST

Drawing
Scale 1/8" = 1'-0"
Project 216042.01
Sheet **A208 E**





ISSUED FOR REZONING	2016/12/19
Revisions	DD MMM YYYY

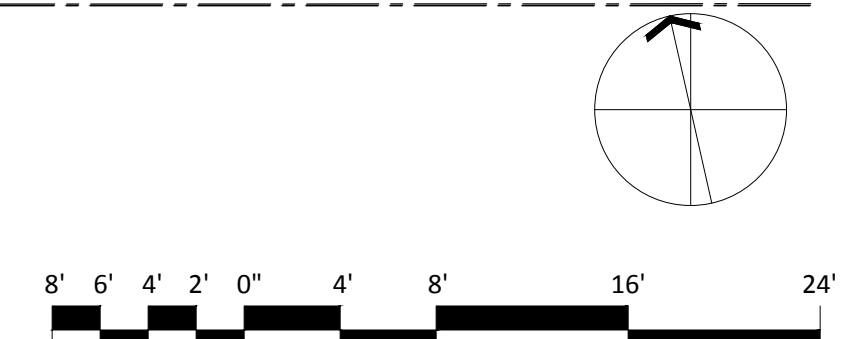
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**1441
ST GEORGES AVE**

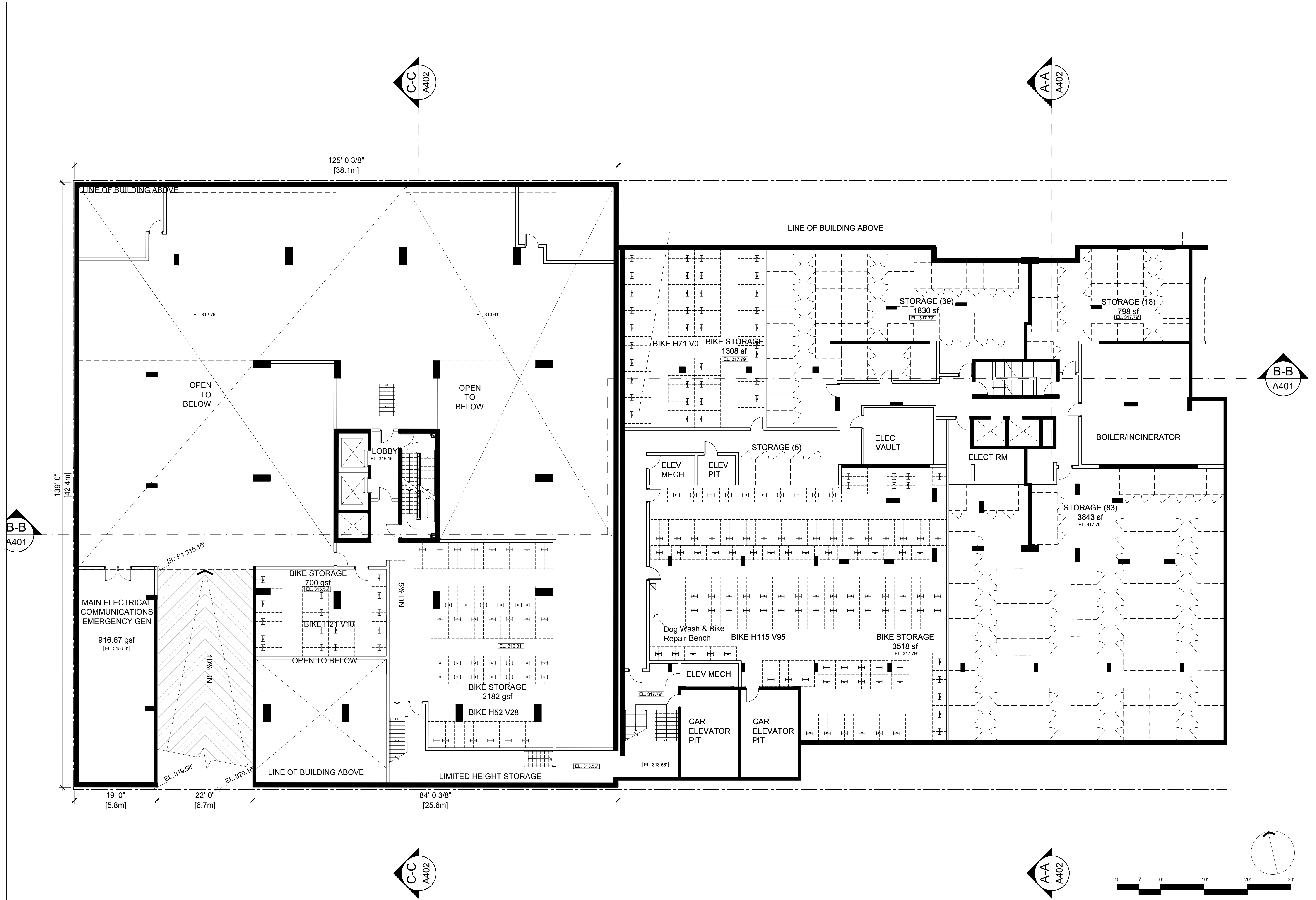
1441 ST GEORGES AVE
NORTH VANCOUVER, BC
Project

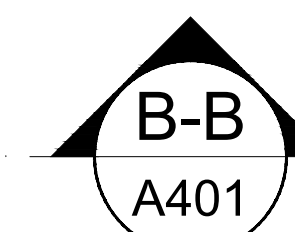
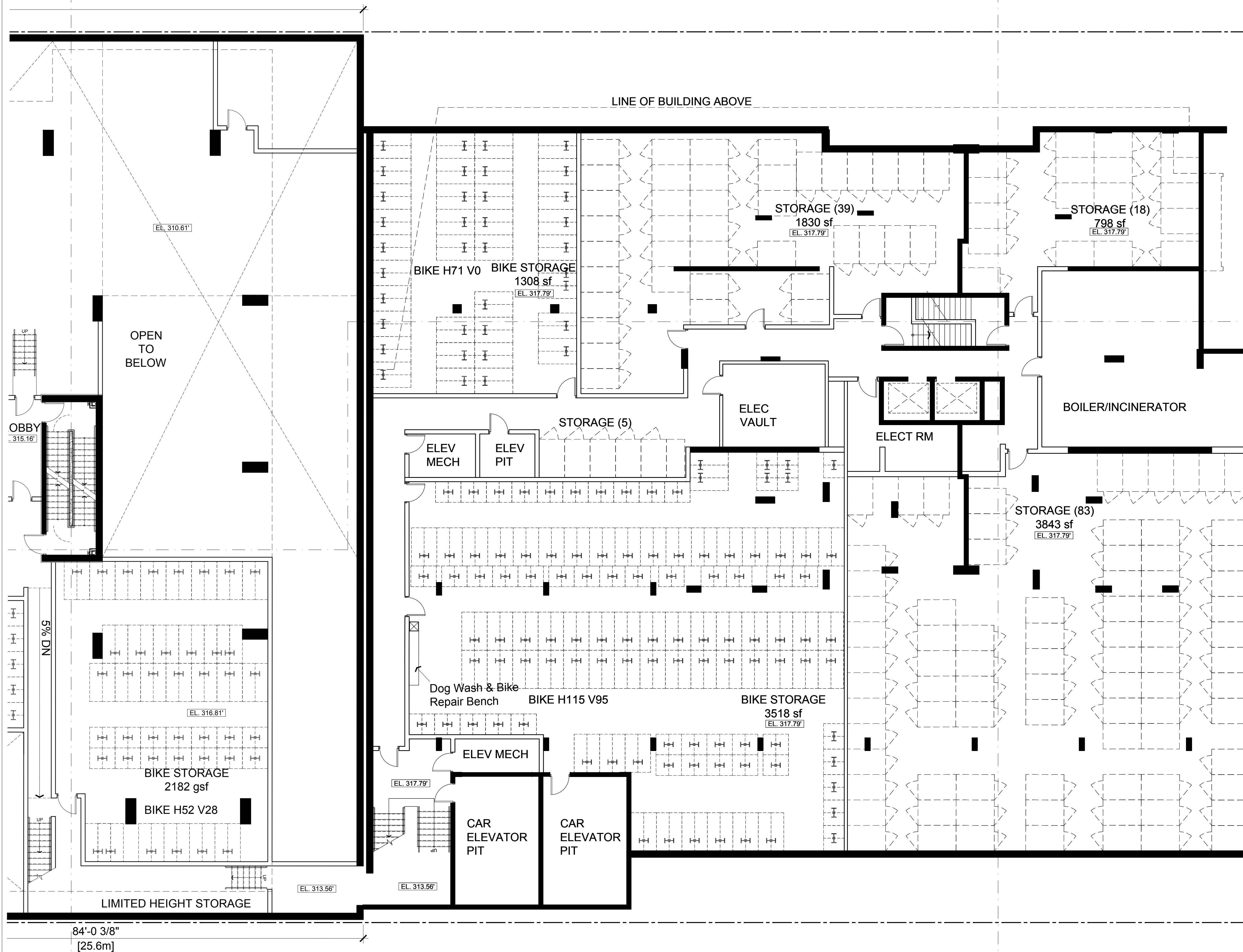
**FLOOR PLAN
ROOF DECK
WEST**

Drawing
Scale 1/8" = 1'-0"
Project 216042.01

Sheet **A208 W**







ISSUED FOR REZONING	2016/12/19
Revisions	DD MMM YYYY

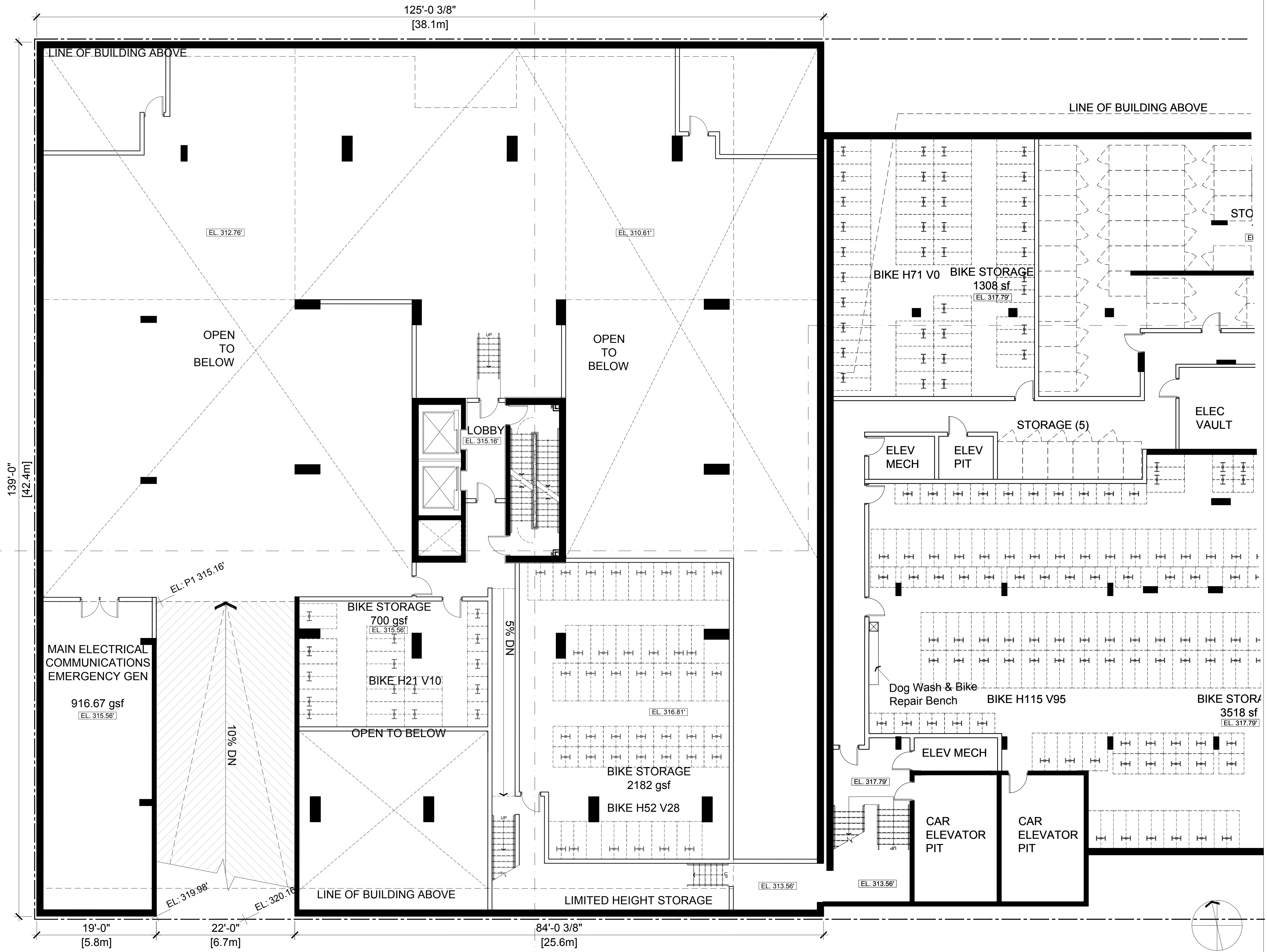
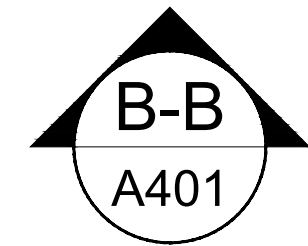
Seal
**1441
ST GEORGES AVE**

1441 ST GEORGES AVE
NORTH VANCOUVER, BC
Project

**FLOOR PLAN
P1 UPPER
EAST**

Drawing
Scale 1/8" = 1'-0"
Project 216042.01

Sheet **A 211 E**



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Seal
**1441
ST GEORGES AVE**

1441 ST GEORGES AVE
NORTH VANCOUVER, BC
Project

**FLOOR PLAN
P1 UPPER
WEST**

Drawing
Scale 1/8" = 1'-0"
Project 216042.01



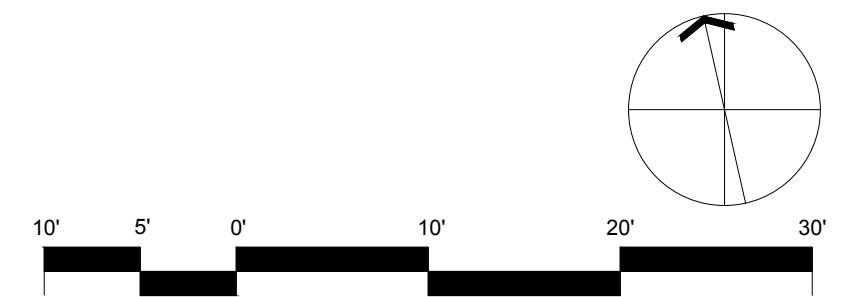
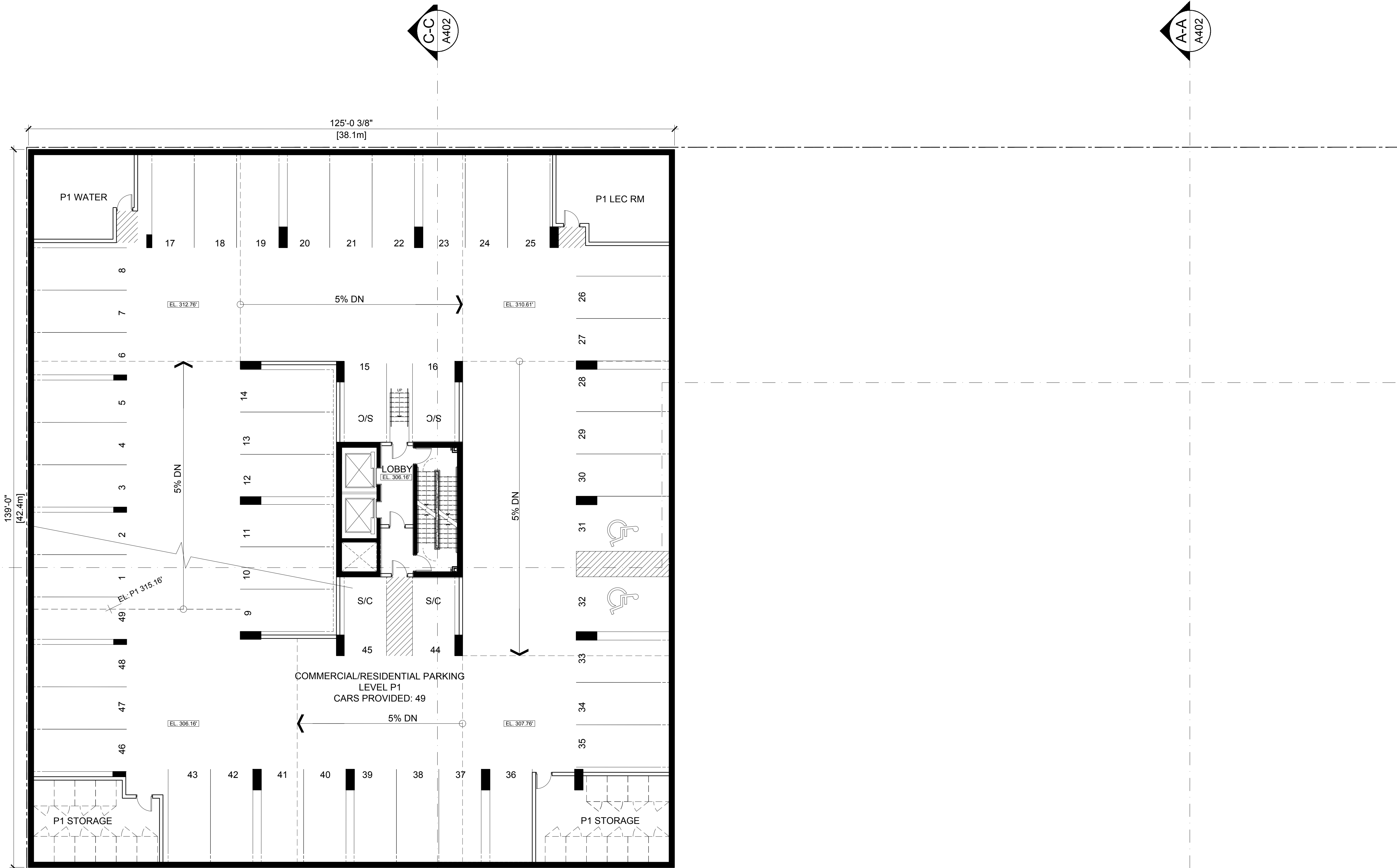
ISSUED FOR REZONING	2016/12/19
Revisions	DD MMM YYYY

Seal
**1441
ST GEORGES AVE**

1441 ST GEORGES AVE
NORTH VANCOUVER, BC
Project

**FLOOR PLAN
PARKING
P1**

Drawing
Scale 1" = 10'
Project 216042.01





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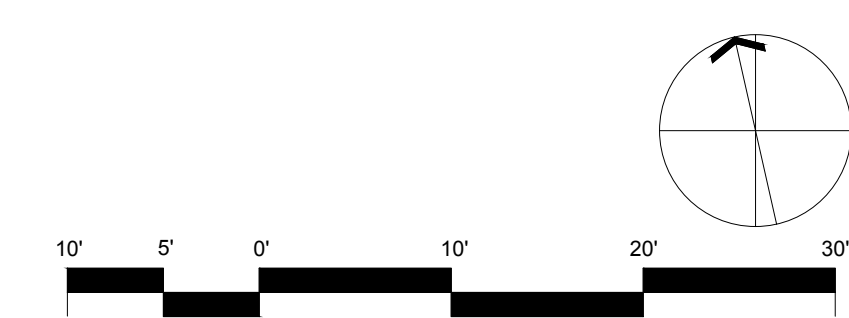
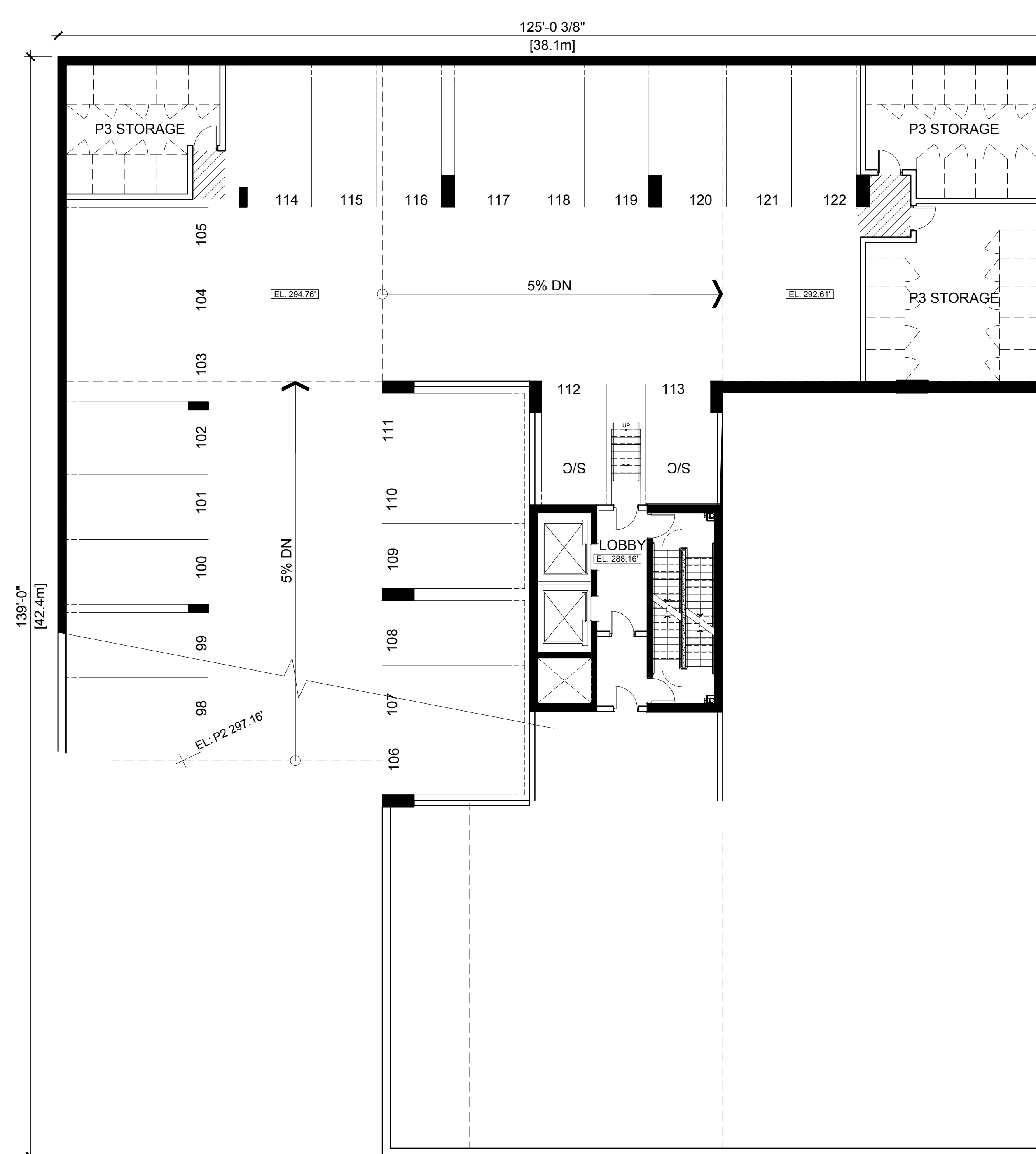
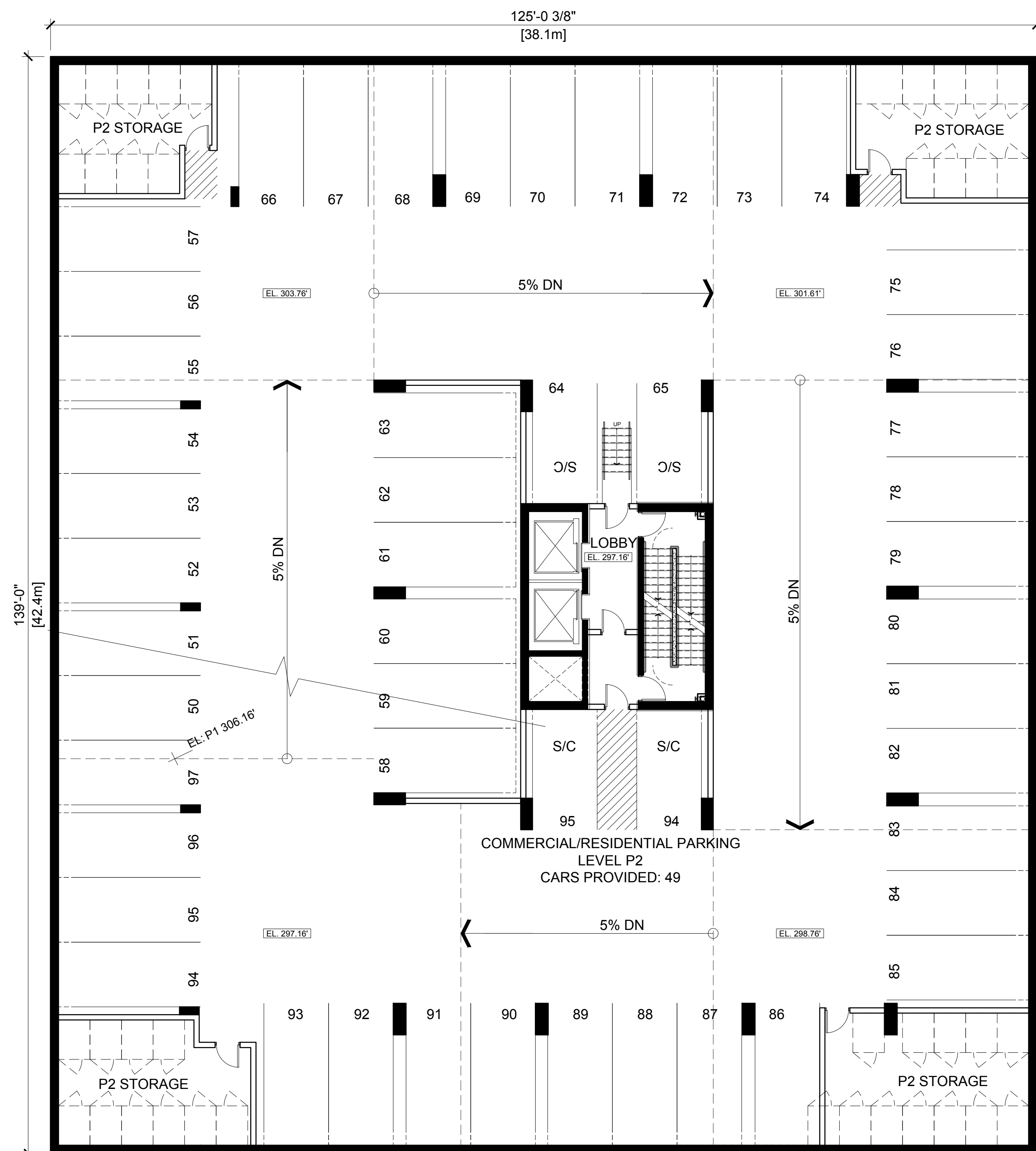
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**1441
ST GEORGES AVE**

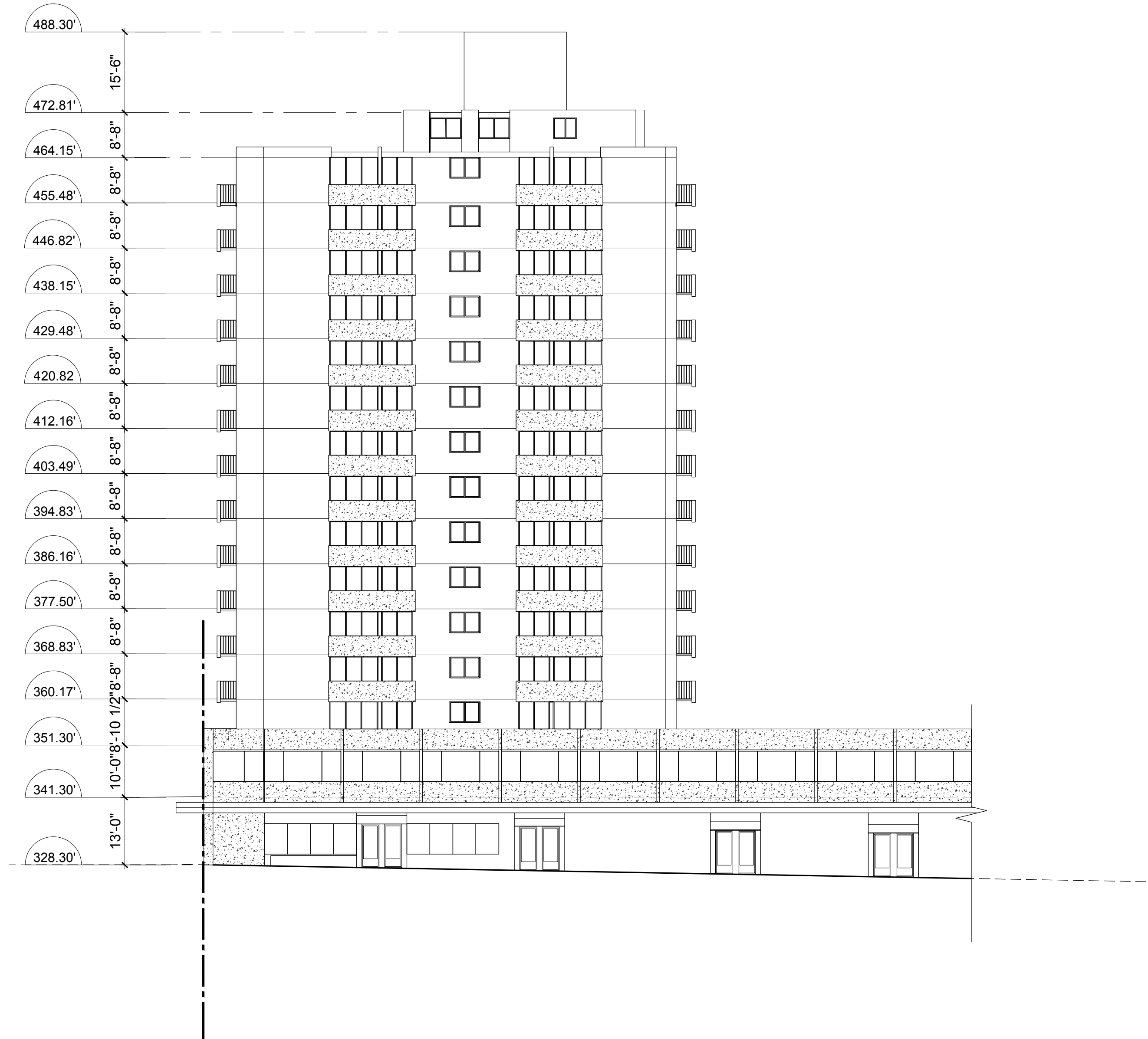
1441 ST GEORGES AVE
NORTH VANCOUVER, BC
Project

**FLOOR PLAN
PARKING
P2-P3**

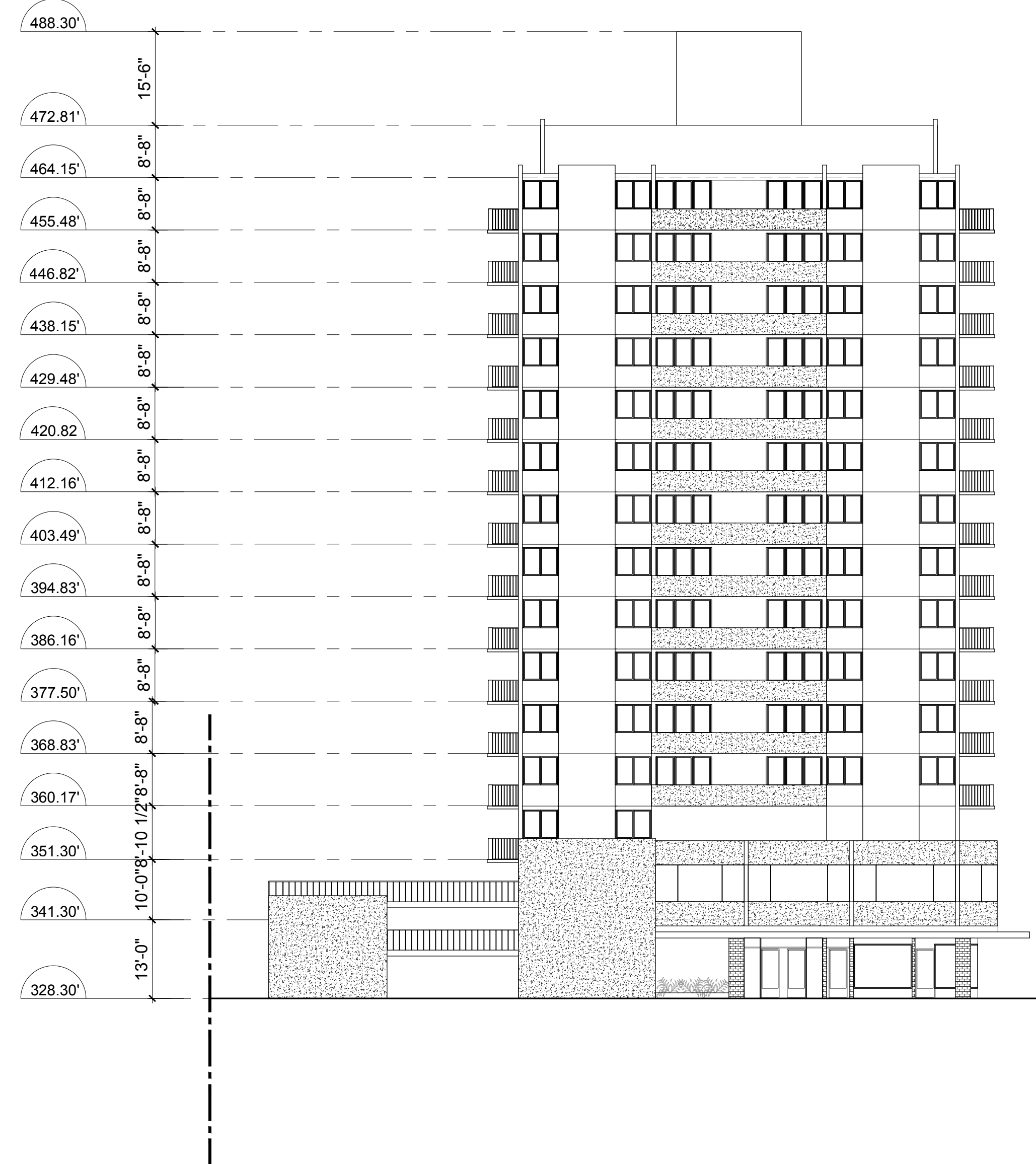
Drawing
Scale 1" = 10'
Project 216042.01

Sheet **A213**





1 NORTH ELEVATION E 15TH AVE FACE
A303 1/16" = 1'-0"



1 EAST ELEVATION ST. GEORGE'S AVENUE FACE
A306 1/16" = 1'-0"

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Seal
**1441
ST GEORGES AVE**

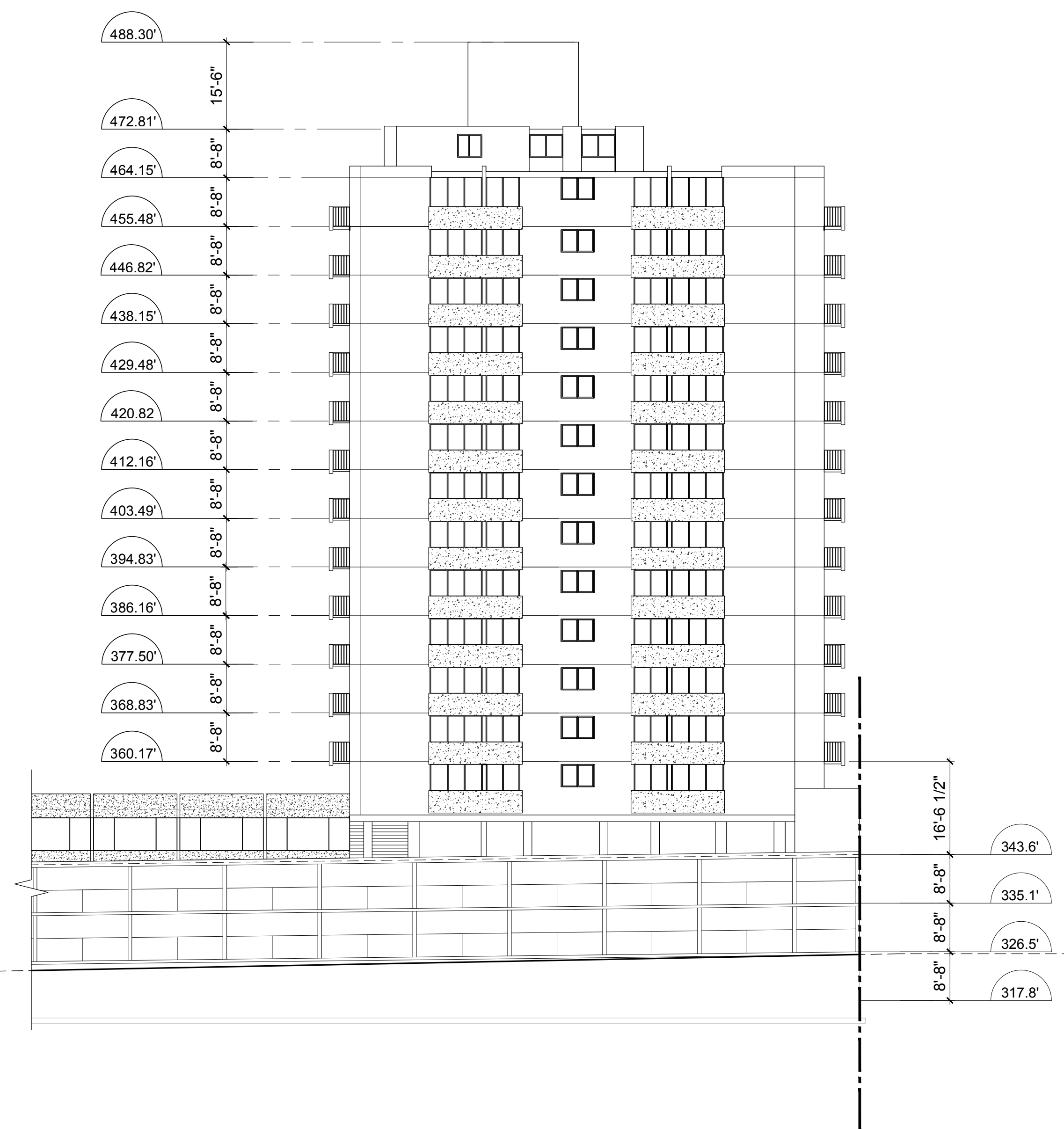
1441 ST GEORGES AVE
NORTH VANCOUVER, BC
Project

**ELEVATIONS
EXISTING
EAST TOWER**

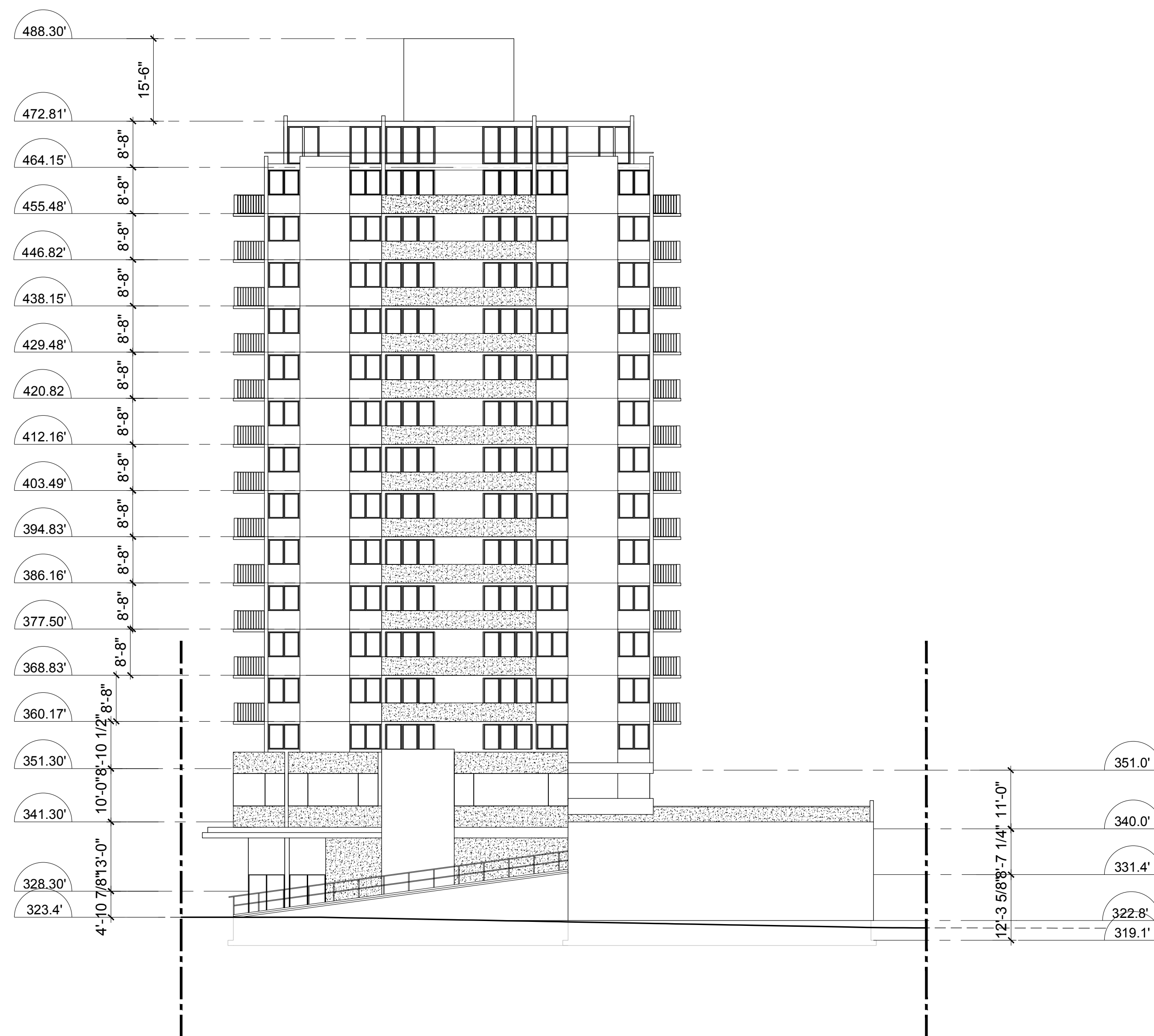
Drawing
Scale 1/16" = 1'-0"
Project 216042.01

Sheet **A301**

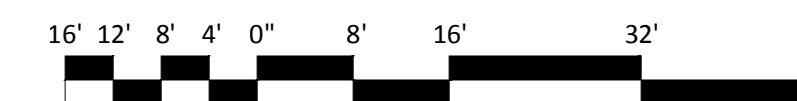




1 SOUTH ELEVATION LANE FACE
A304 1/16" = 1'-0"



1 WEST ELEVATION
A305 1/16" = 1'-0"





1 NORTH ELEVATION E 15TH AVE FACE
A303 1/16" = 1'-0"

- M1 METAL PANEL - WHITE
- M2 METAL PANEL - CHARCOAL GREY
- M3 METAL MESH

- G1 VISION GLASS
- G1a SPANDREL GLASS
- G2 CLEAR GLASS PANEL
- G2a CLEAR GLASS PANEL - TURQUOISE
- G2b CLEAR GLASS PANEL - LIGHT BLUE
- G2c CLEAR GLASS PANEL - LIGHT PURPLE

- C1 PAINTED CONCRETE - WHITE
- C2 PAINTED CONCRETE - GREY
- C3 ARCHITECTURAL CONCRETE

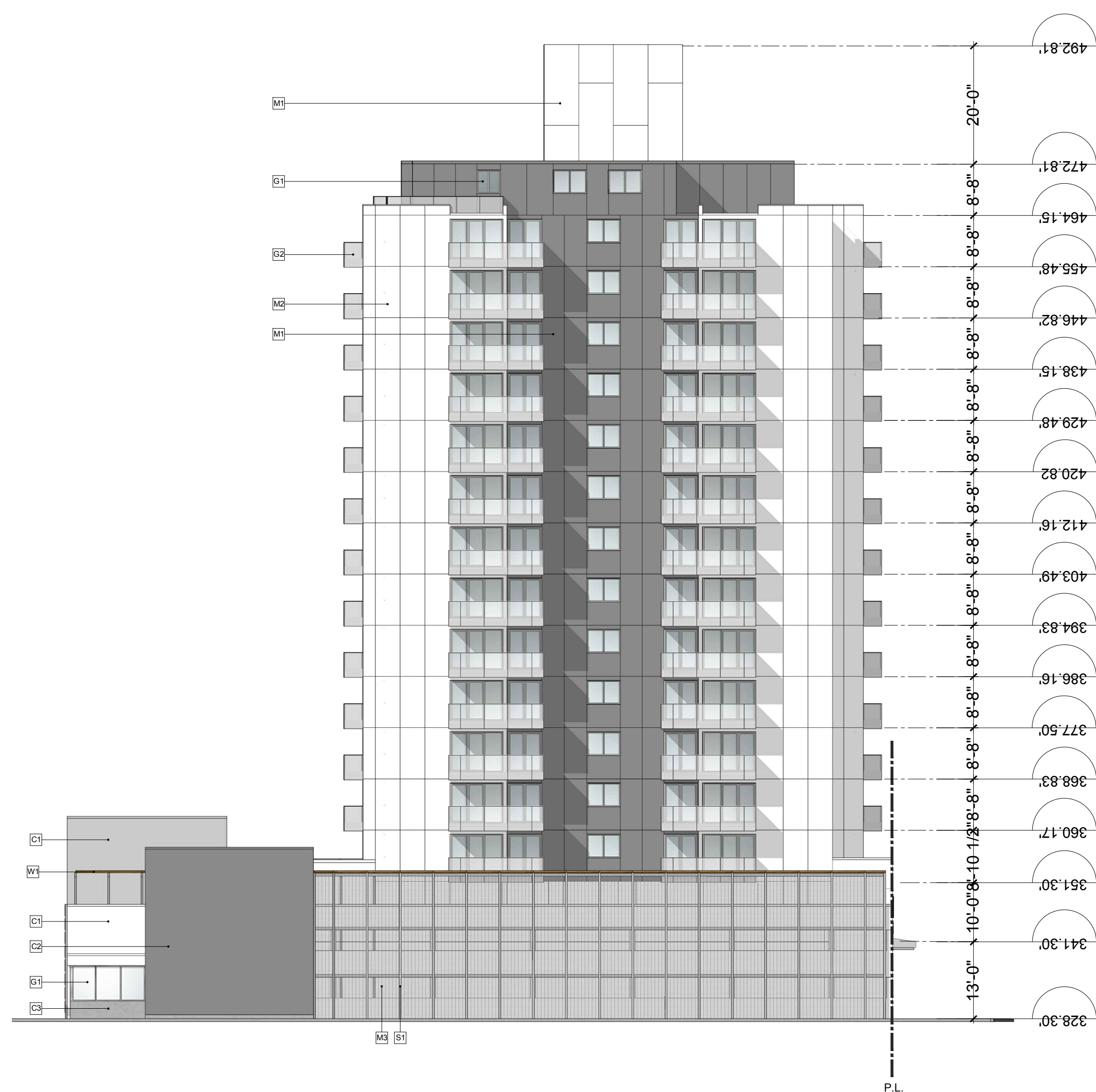
- W1 WOOD TRELLIS
- W2 ALUMINUM SLAT - WOOD-LOOK

- S1 HSS STEEL STRUCTURE
- L1 ALUMINUM MECHANICAL LOUVERS
- B1 BRICK - GREY



2 EAST ELEVATION ST. GEORGE'S AVENUE FACE
A303 1/16" = 1'-0"





1 SOUTH ELEVATION LANE FACE
A304 1/16" = 1'-0"

- M1 METAL PANEL - WHITE
- M2 METAL PANEL - CHARCOAL GREY
- M3 METAL MESH
- G1 VISION GLASS
- G1a SPANDREL GLASS
- G2 CLEAR GLASS PANEL
- G2a CLEAR GLASS PANEL - TURQUOISE
- G2b CLEAR GLASS PANEL - LIGHT BLUE
- G2c CLEAR GLASS PANEL - LIGHT PURPLE
- C1 PAINTED CONCRETE - WHITE
- C2 PAINTED CONCRETE - GREY
- C3 ARCHITECTURAL CONCRETE
- W1 WOOD TRELLIS
- W2 ALUMINUM SLAT - WOOD-LOOK
- S1 HSS STEEL STRUCTURE
- L1 ALUMINUM MECHANICAL LOUVERS
- B1 BRICK - GREY



2 WEST ELEVATION
A304 1/16" = 1'-0"

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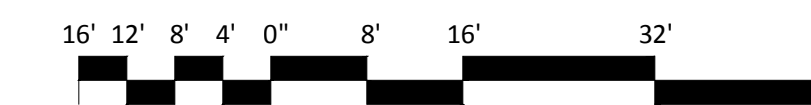
Seal
**1441
ST GEORGES AVE**

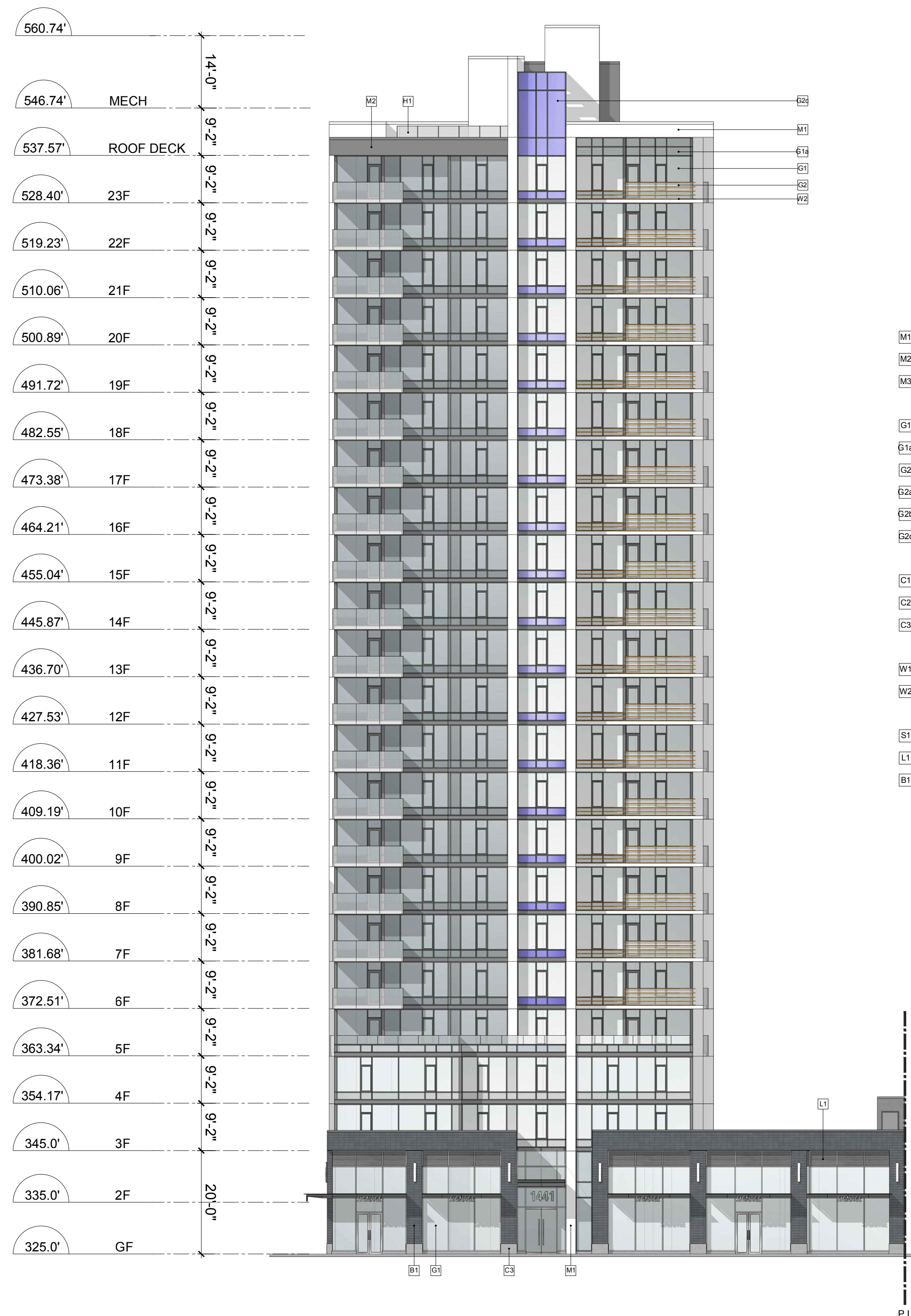
1441 ST GEORGES AVE
NORTH VANCOUVER, BC
Project

**ELEVATIONS
NEW E
SOUTH / WEST**

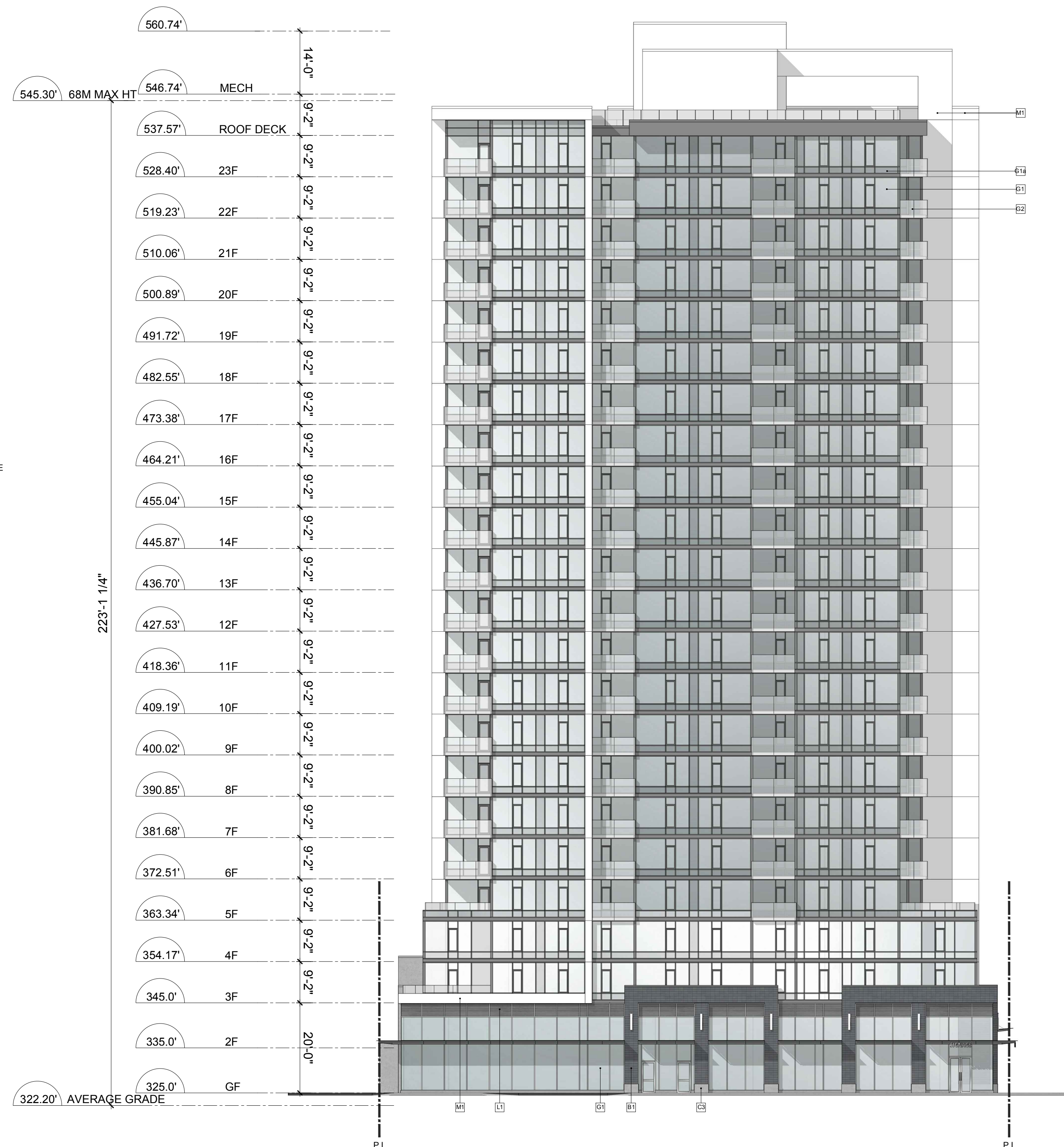
Drawing
Scale 1/16" = 1'-0"
Project 216042.01

Sheet **A304**



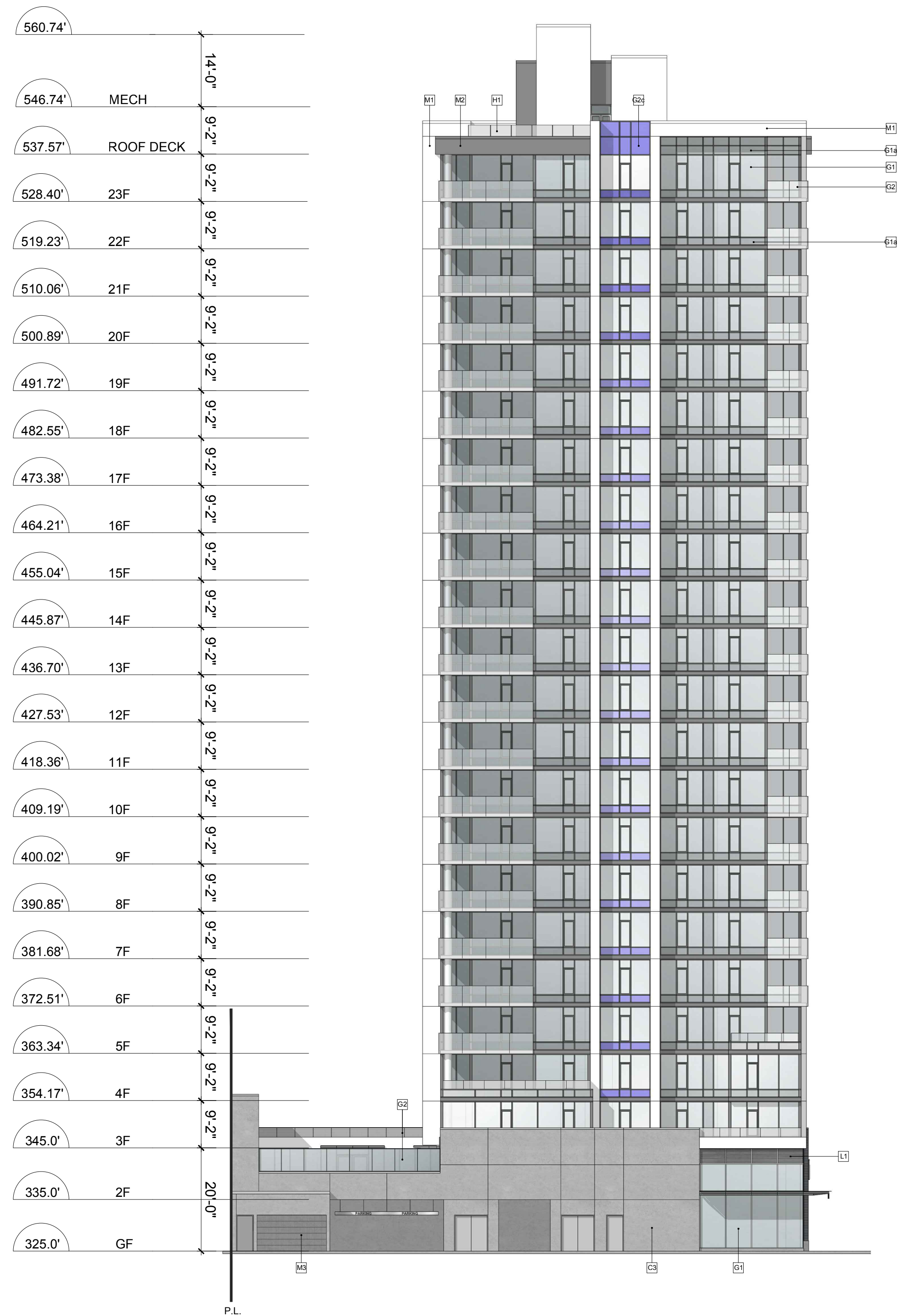


1 NORTH ELEVATION E 15TH AVE FACE
A305 1/16" = 1'-0"

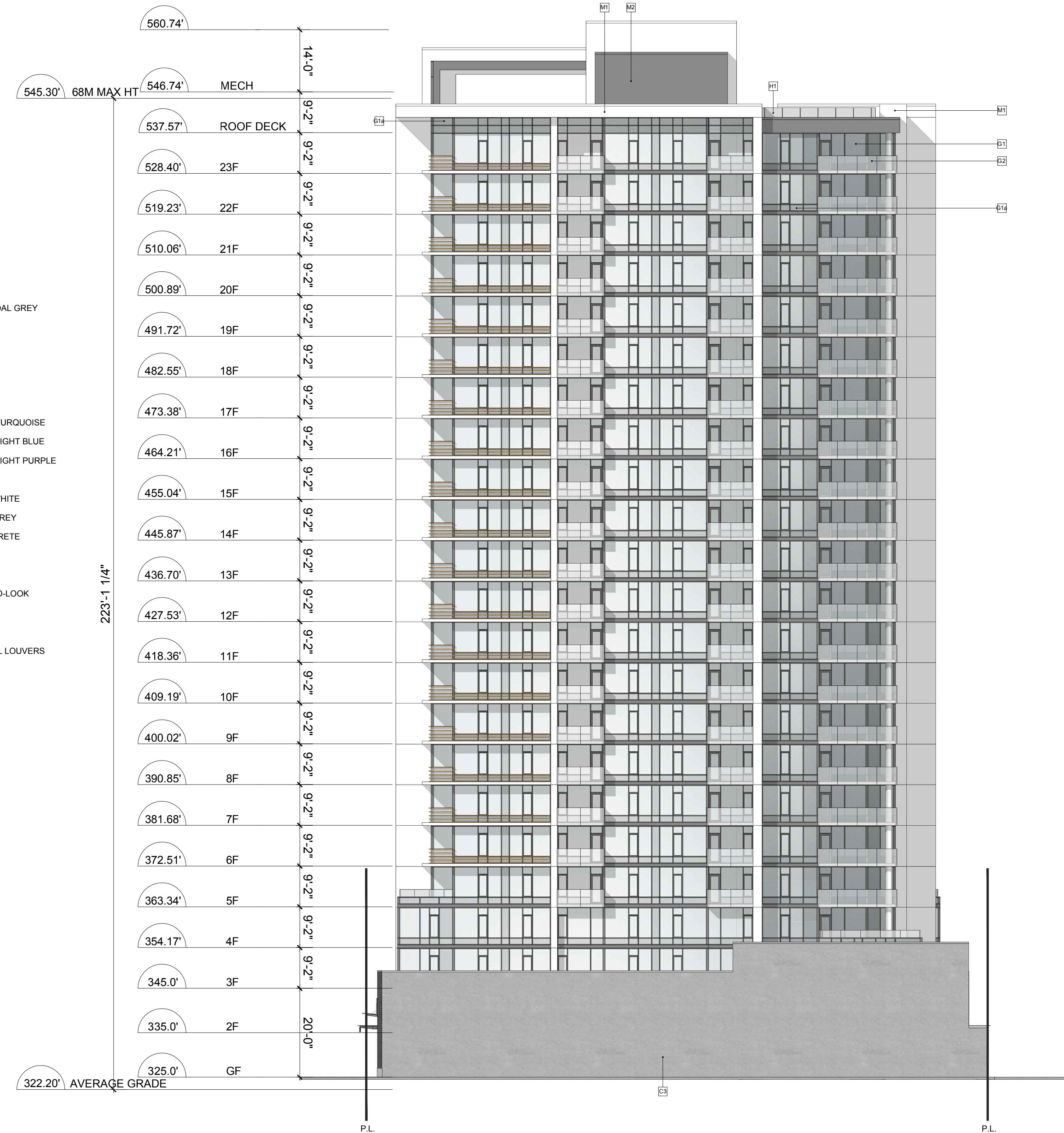


2 EAST ELEVATION
A305 1/16" = 1'-0"





1 SOUTH ELEVATION LANE FACE
A304 1/16" = 1'-0"



2 WEST ELEVATION
A304 1/16" = 1'-0"

- M1 METAL PANEL - WHITE
- M2 METAL PANEL - CHARCOAL GREY
- M3 METAL MESH
- G1 VISION GLASS
- G14 SPANDREL GLASS
- G2 CLEAR GLASS PANEL
- G24 CLEAR GLASS PANEL - TURQUOISE
- G28 CLEAR GLASS PANEL - LIGHT BLUE
- G29 CLEAR GLASS PANEL - LIGHT PURPLE
- C1 PAINTED CONCRETE - WHITE
- C2 PAINTED CONCRETE - GREY
- C3 ARCHITECTURAL CONCRETE
- W1 WOOD TRELLIS
- W2 ALUMINUM SLAT - WOOD-LOOK
- S1 HSS STEEL STRUCTURE
- L1 ALUMINUM MECHANICAL LOUVERS
- B1 BRICK - GREY

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REZONING	
Revisions	DD MMM YYYY

Seal
**1441
ST GEORGES AVE**

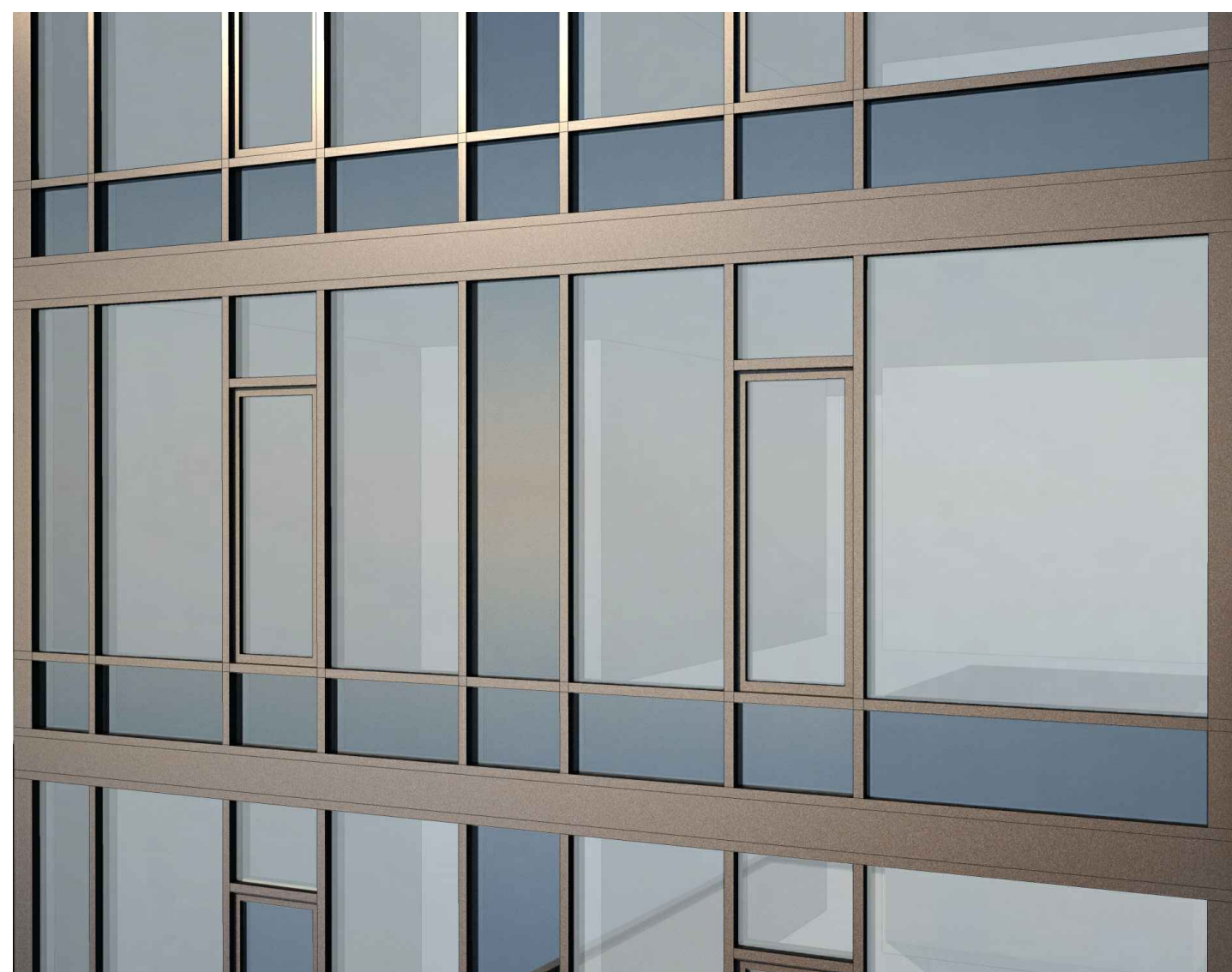
1441 ST GEORGES AVE
NORTH VANCOUVER, BC
Project

**ELEVATIONS
NEW W
SOUTH / WEST**

Drawing
Scale 1/16" = 1'-0"
Project 216042.01

Sheet **A306**

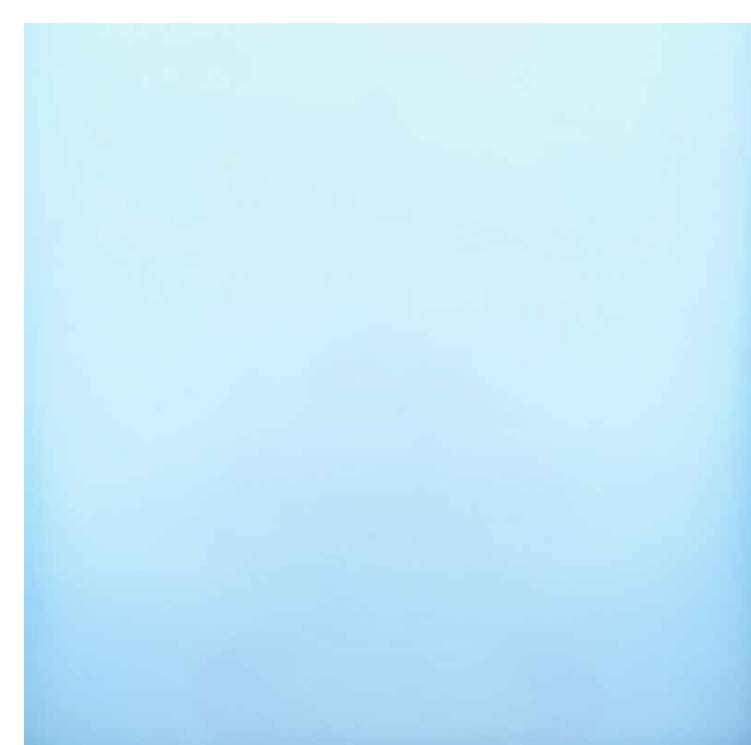




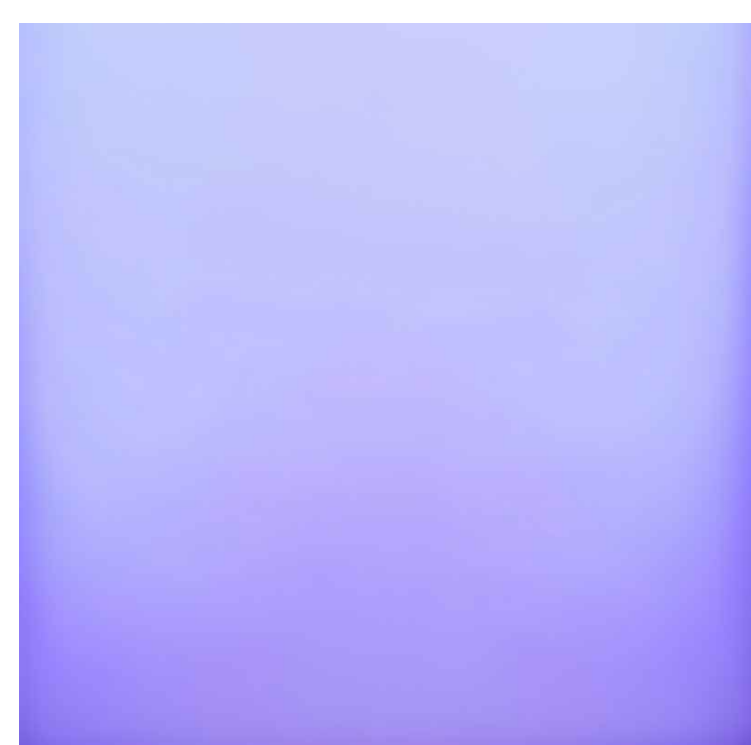
G1 TOWER GLAZING
G1a (VISION AND SPANDREL)



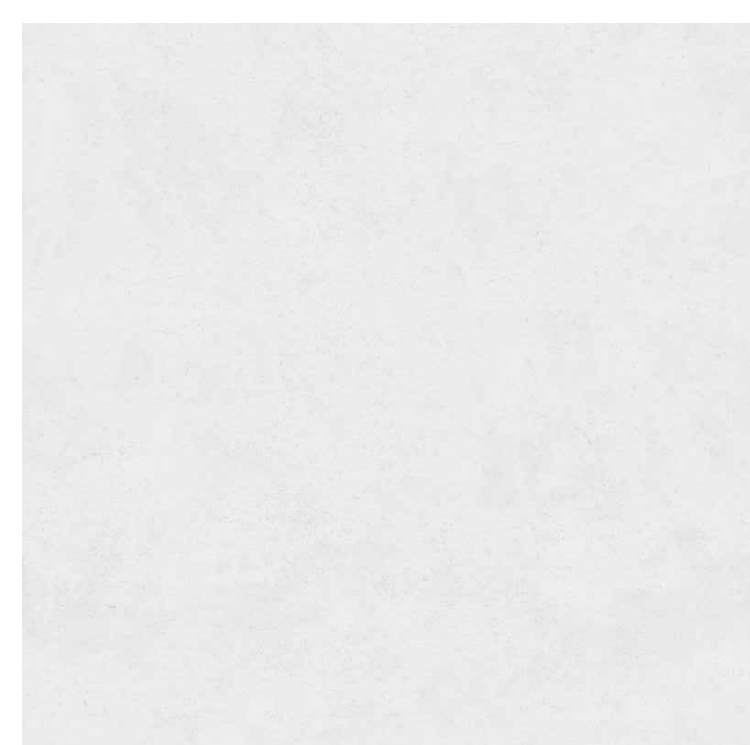
G2a CLEAR GLASS PANEL
TURQUOISE



G2b CLEAR GLASS PANEL
LIGHT BLUE



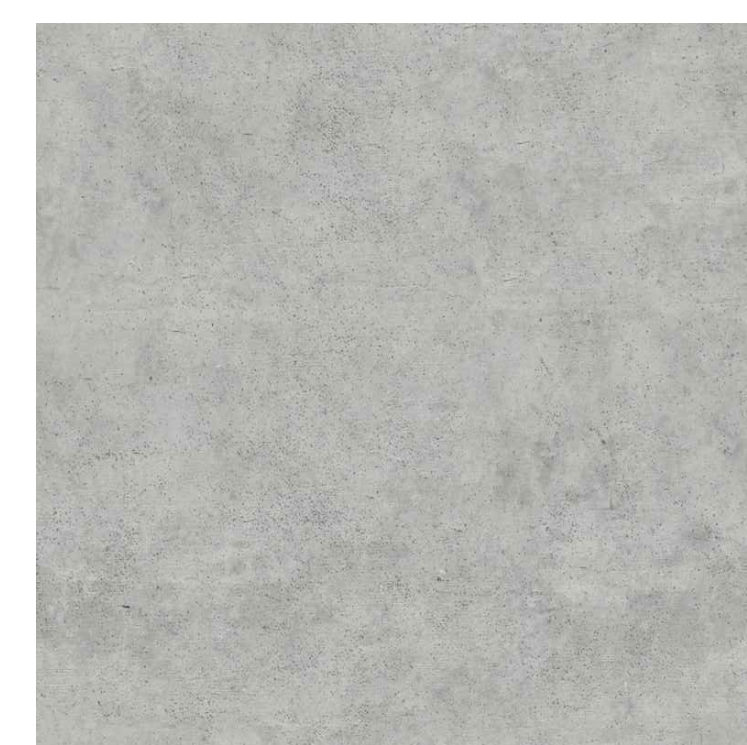
G2c CLEAR GLASS PANEL
LIGHT PURPLE



C1 PAINTED CONCRETE
WHITE



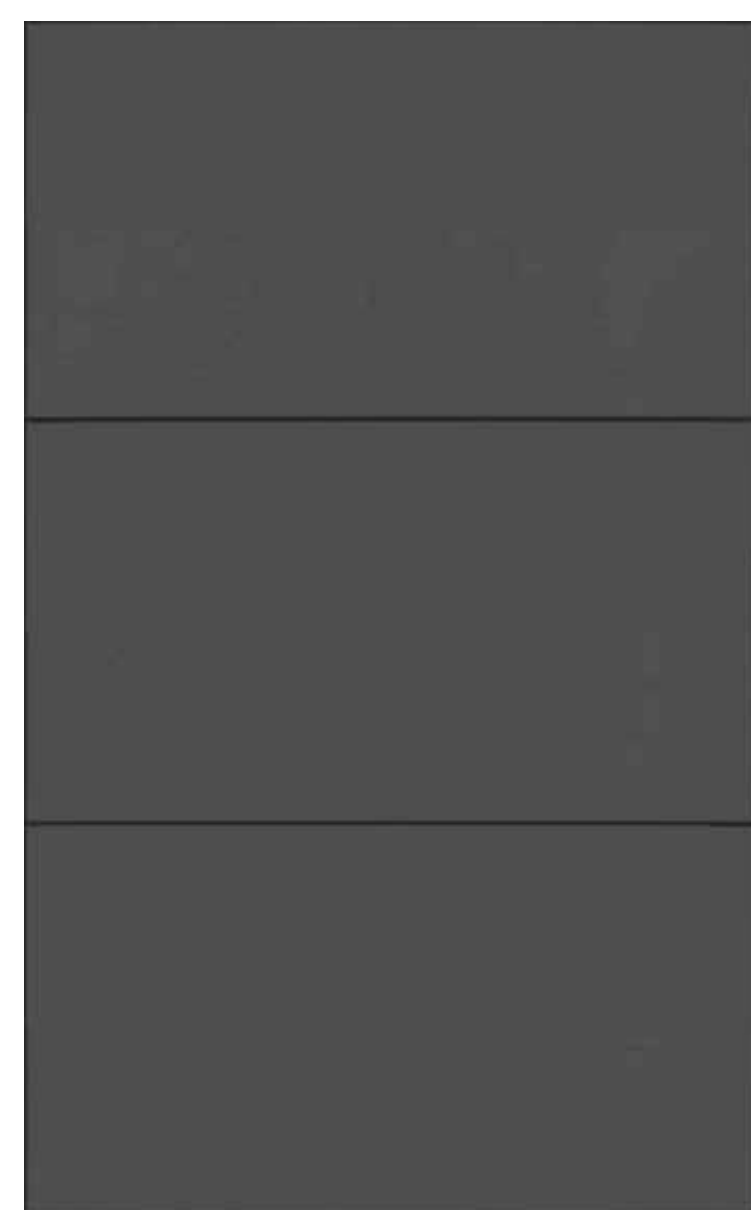
C2 PAINTED CONCRETE
GREY



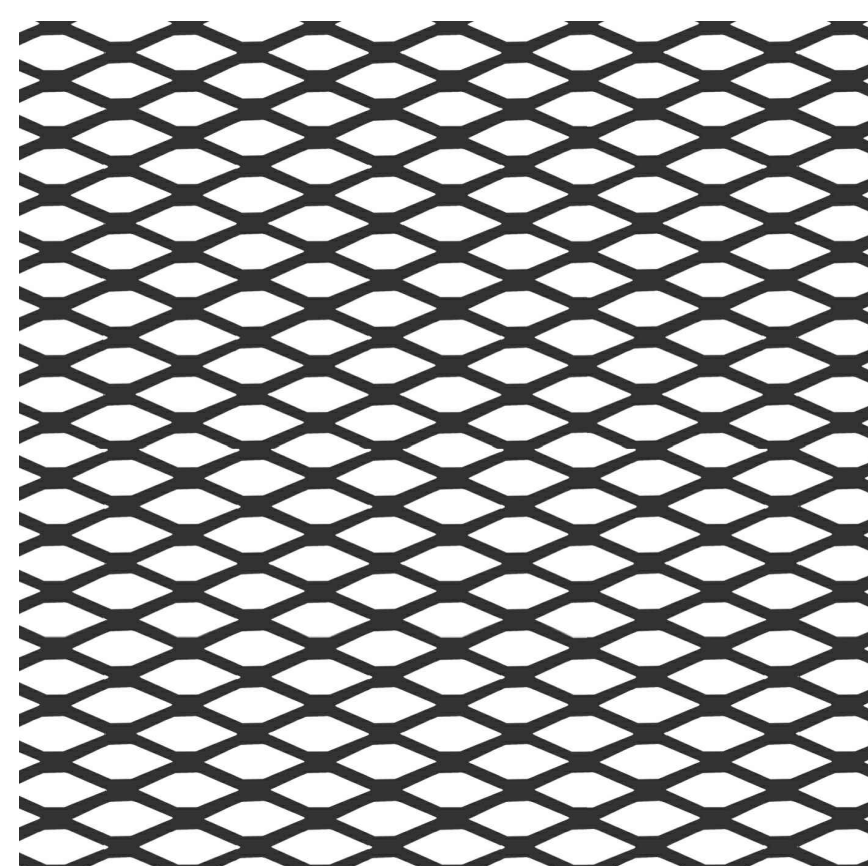
C3 ARCHITECTURAL
CONCRETE



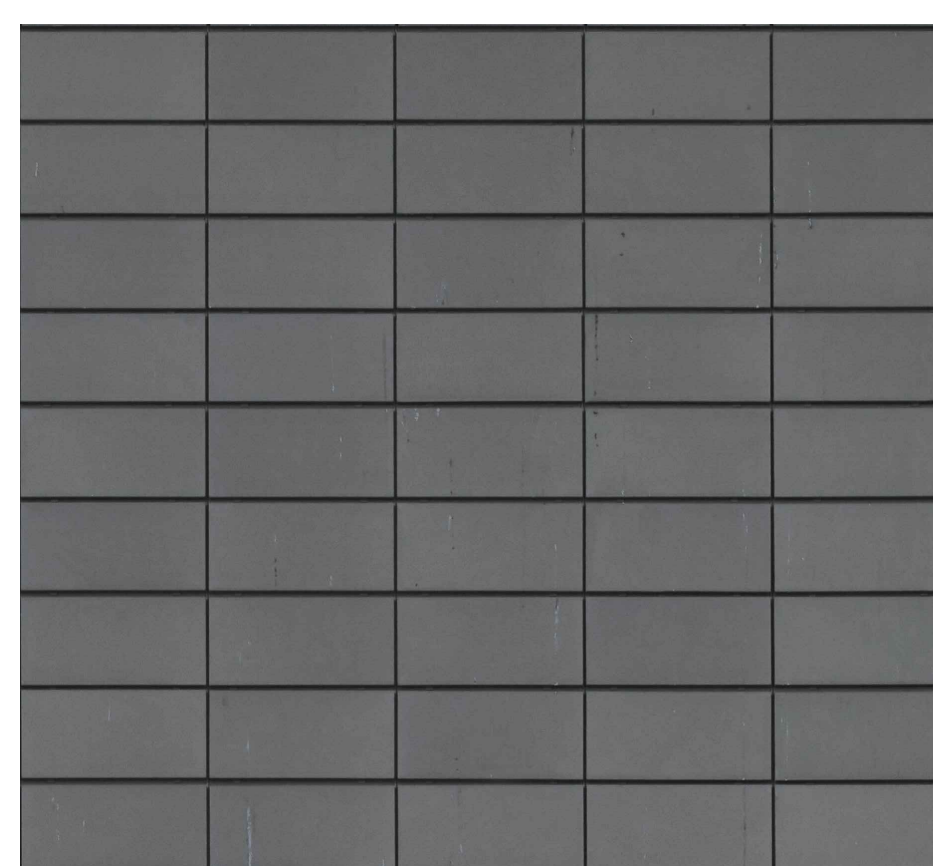
M1 METAL PANEL
WHITE



M2 METAL PANEL
CHARCOAL GREY



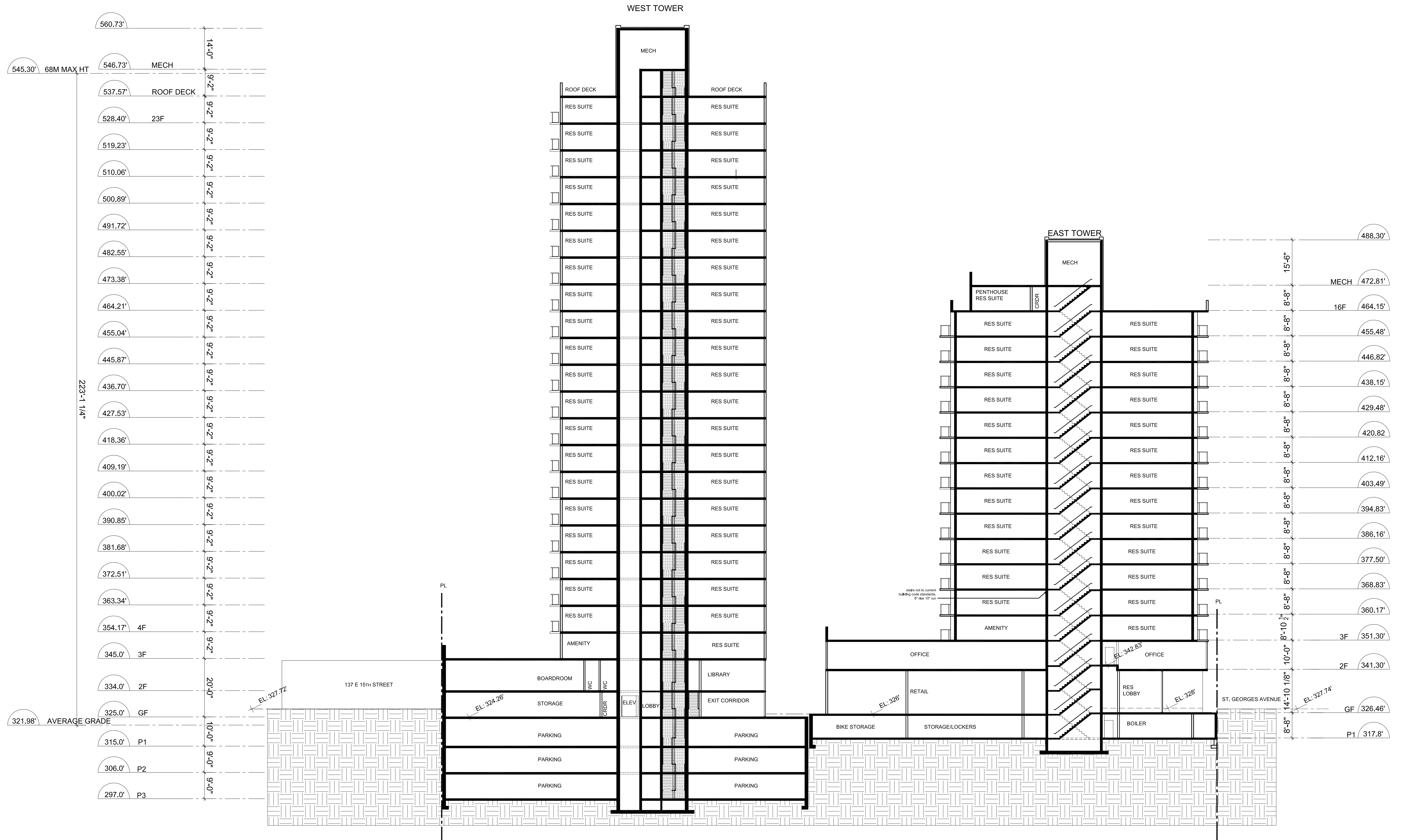
M3 METAL MESH



B1 BRICK - GREY



W1 W2 WOOD



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Seal

**1441
ST GEORGES AVE**

1441 ST GEORGES AVE
NORTH VANCOUVER, BC

Project

BLDG SECTION

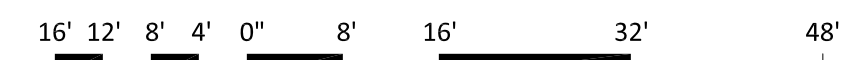
Drawing

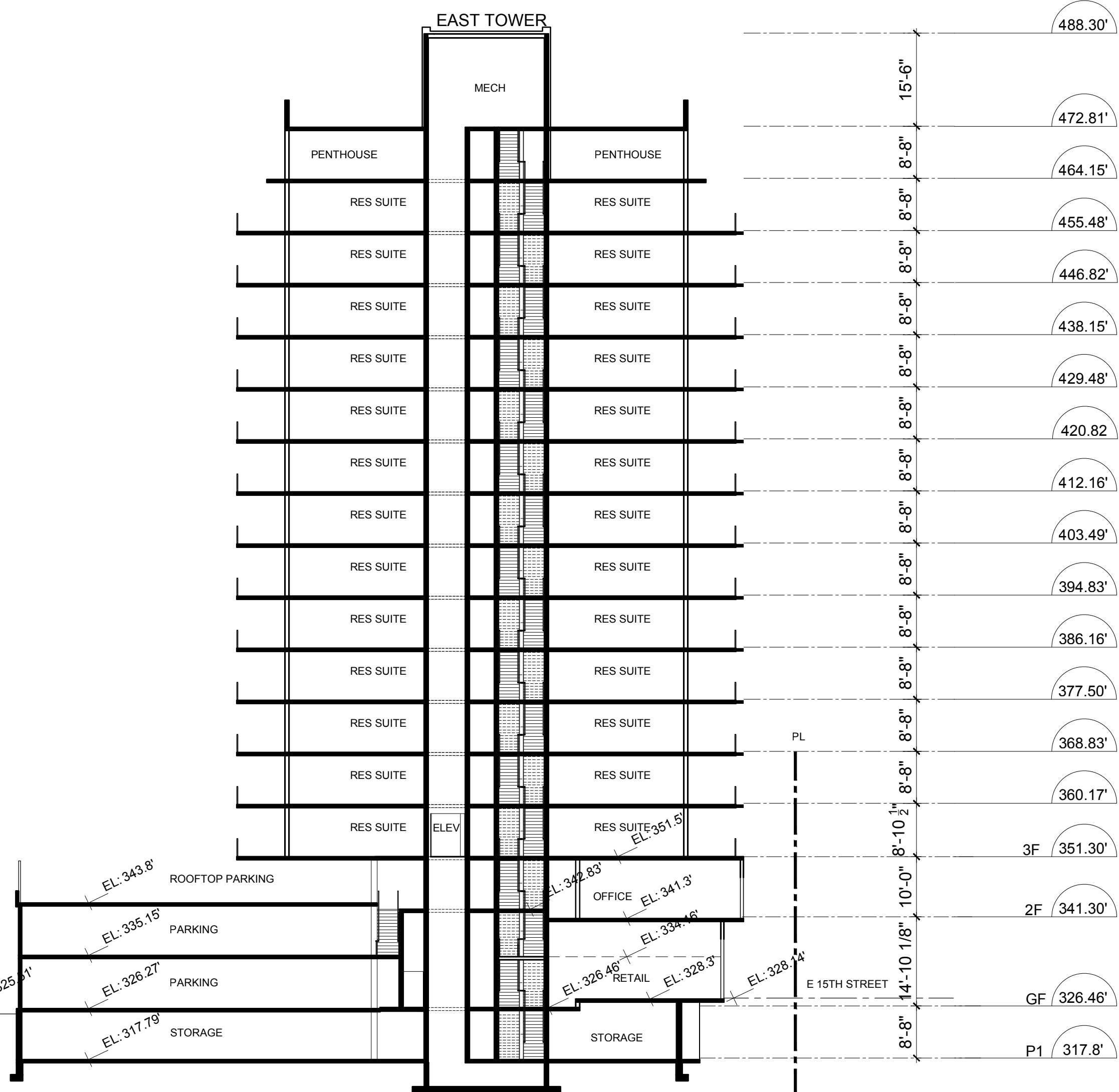
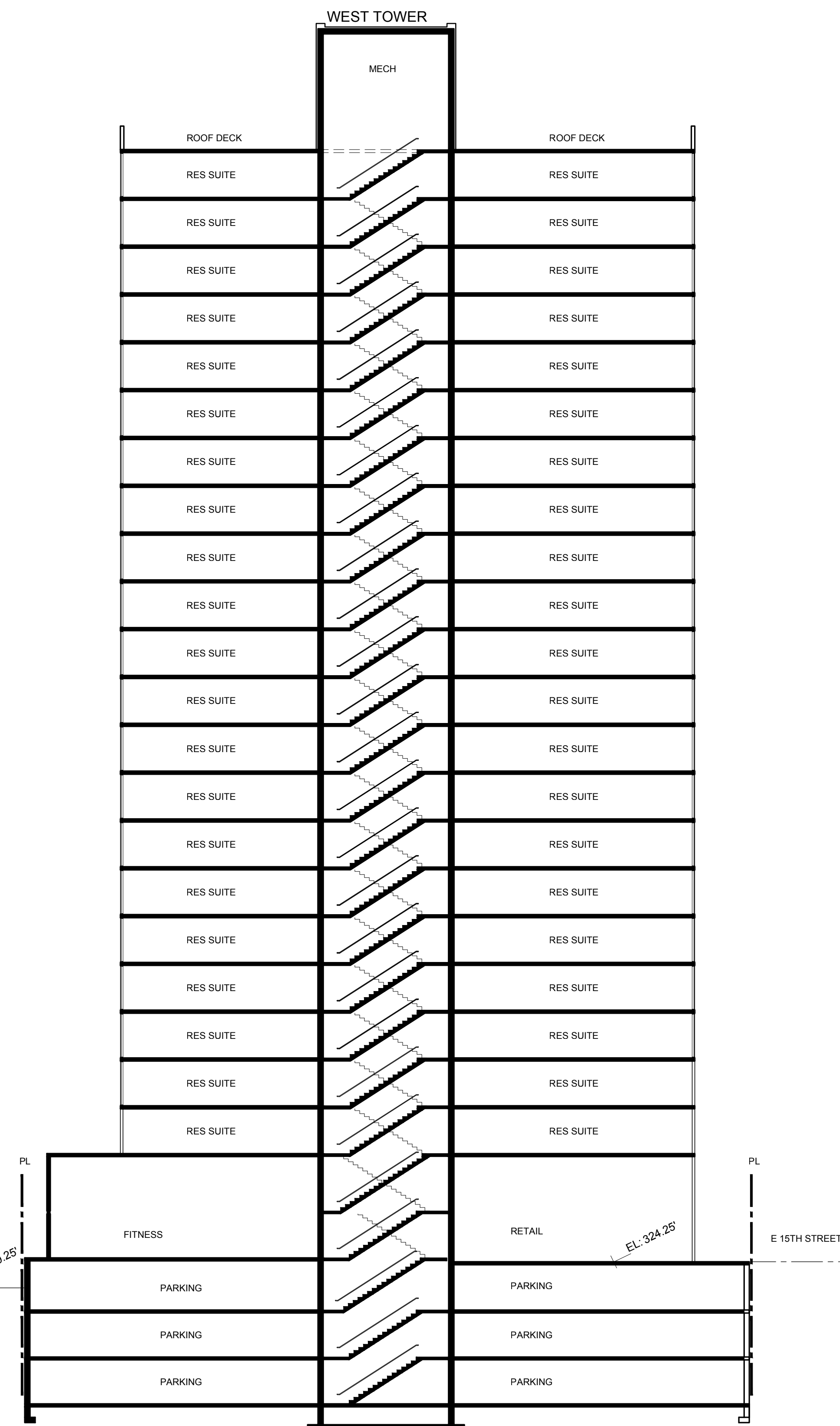
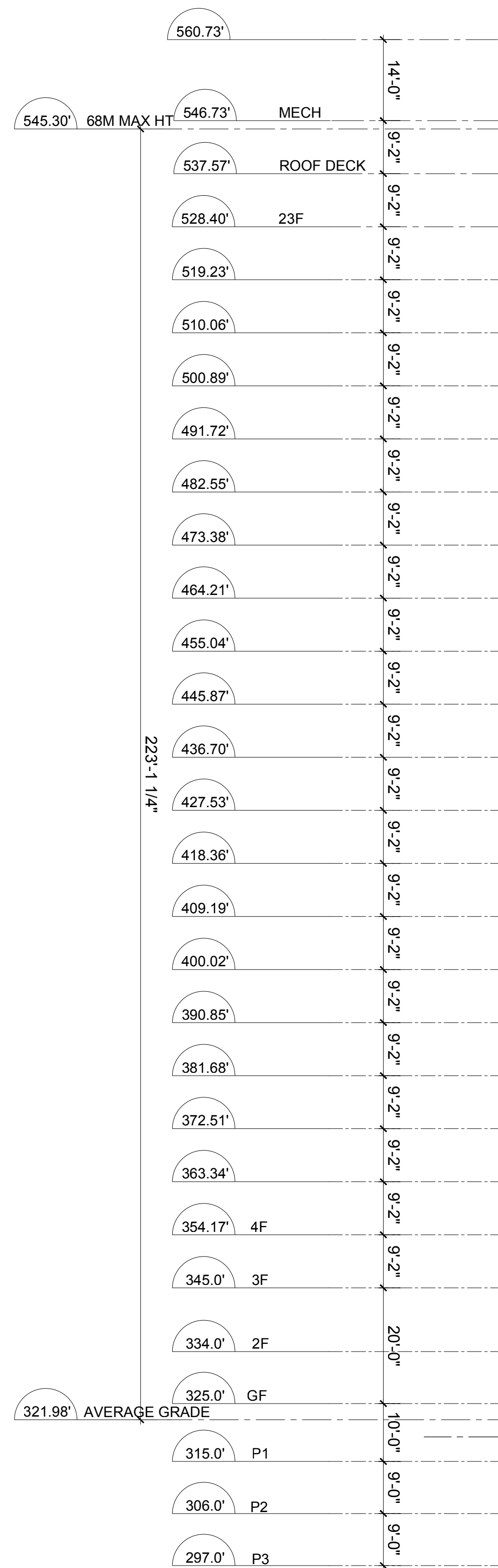
Scale 1/16" = 1'-0"

Project 216042.01

Sheet **A401**

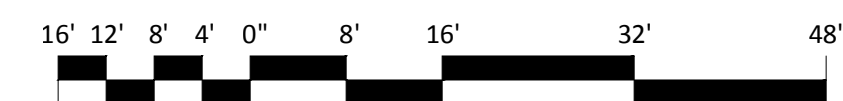
1 SECTION B-B
A402 1/16" = 1'-0"





2 SECTION A-A EAST TOWER CROSS SECTION
A308 1/16" = 1'-0"

3 SECTION C-C WEST TOWER CROSS SECTION
A308 1/16" = 1'-0"





1 WEST VIEW
A601



2 SOUTH - WEST VIEW
A601

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Seal

**1441
ST GEORGES AVE**

1441 ST GEORGES AVE
 NORTH VANCOUVER, BC

Project

PERSPECTIVE

Drawing

Scale

Project 216042.01

Sheet **A601**



1 SOUTH WEST VIEW
A602



2 EAST VIEW
A602

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Seal
**1441
ST GEORGES AVE**

1441 ST GEORGES AVE
NORTH VANCOUVER, BC
Project

PERSPECTIVE

Drawing
Scale
Project 216042.01

Sheet **A602**



1 STREET VIEW - WEST TOWER
A603



2 STREET VIEW - WEST TOWER
A603



3 STREET VIEW - EAST TOWER
A603



4 STREET VIEW - EAST TOWER
A603

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Seal
**1441
ST GEORGES AVE**

1441 ST GEORGES AVE
NORTH VANCOUVER, BC
Project
PERSPECTIVE

Drawing
Scale
Project 216042.01
Sheet **A603**

New brick pavers to match existing
 New street trees to match existing as per City of North Vancouver standards
 Retention of existing trees subject to city review

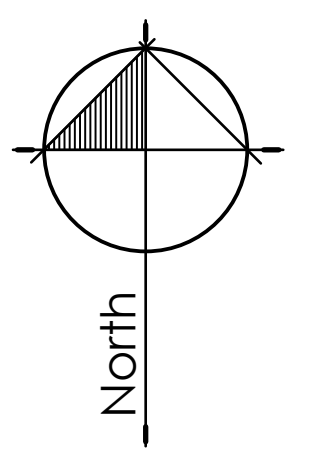
CIP concrete sidewalk as per City of North Vancouver Lonsdale streetscape standards
 Existing brick pavers

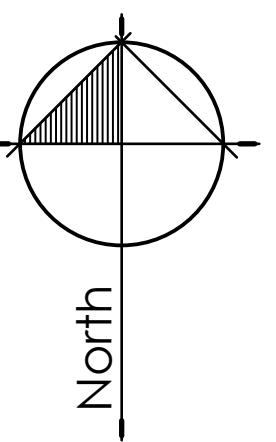
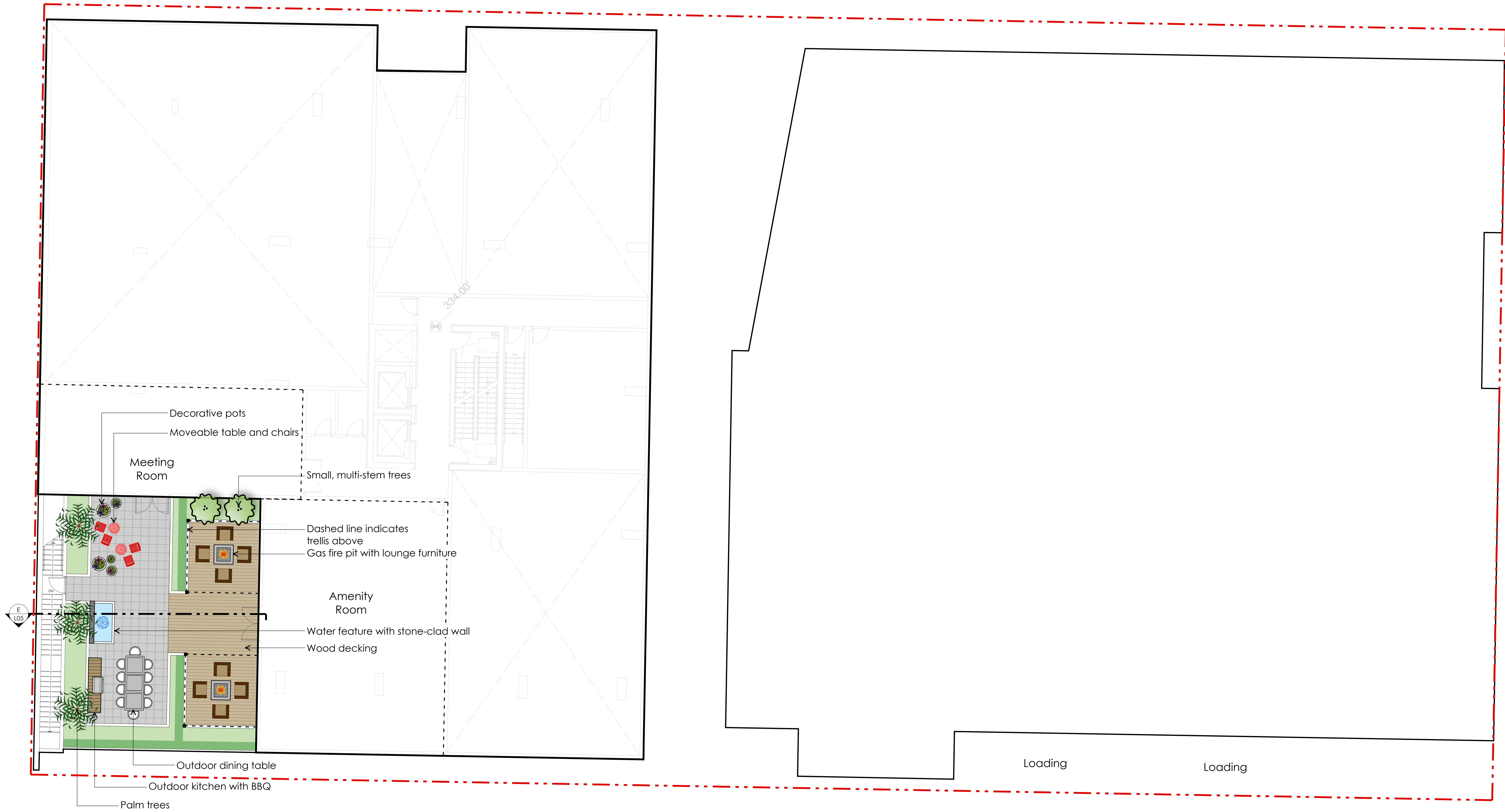
EAST 15th STREET

ST. GEORGE'S AVENUE

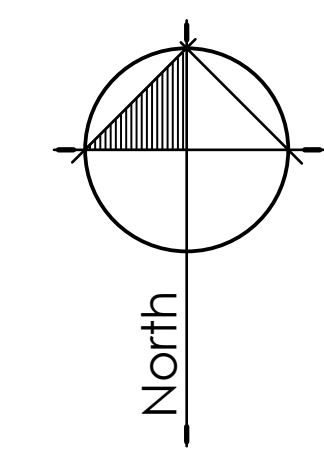
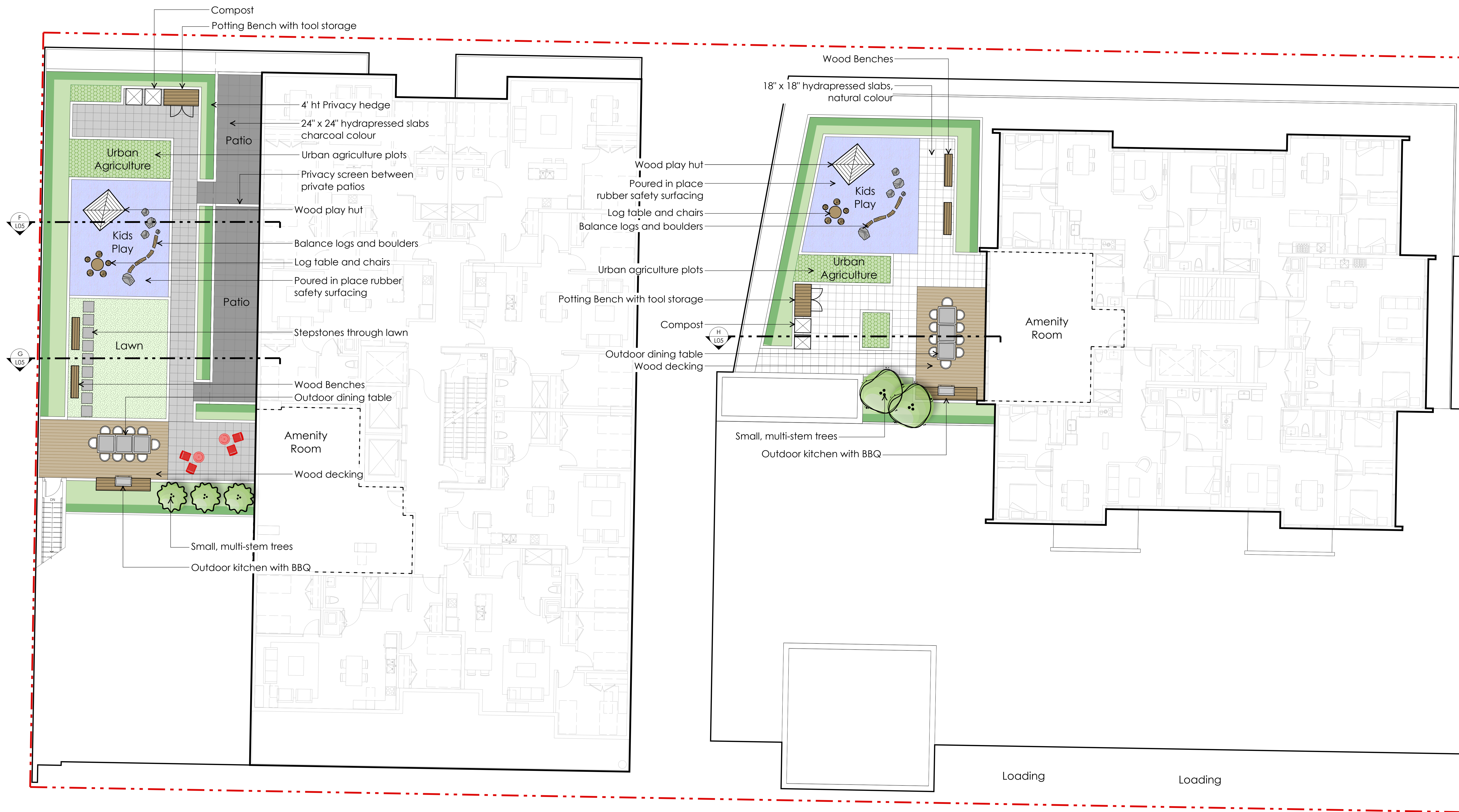


1444 St. Georges Ave Ground Floor Landscape Plan

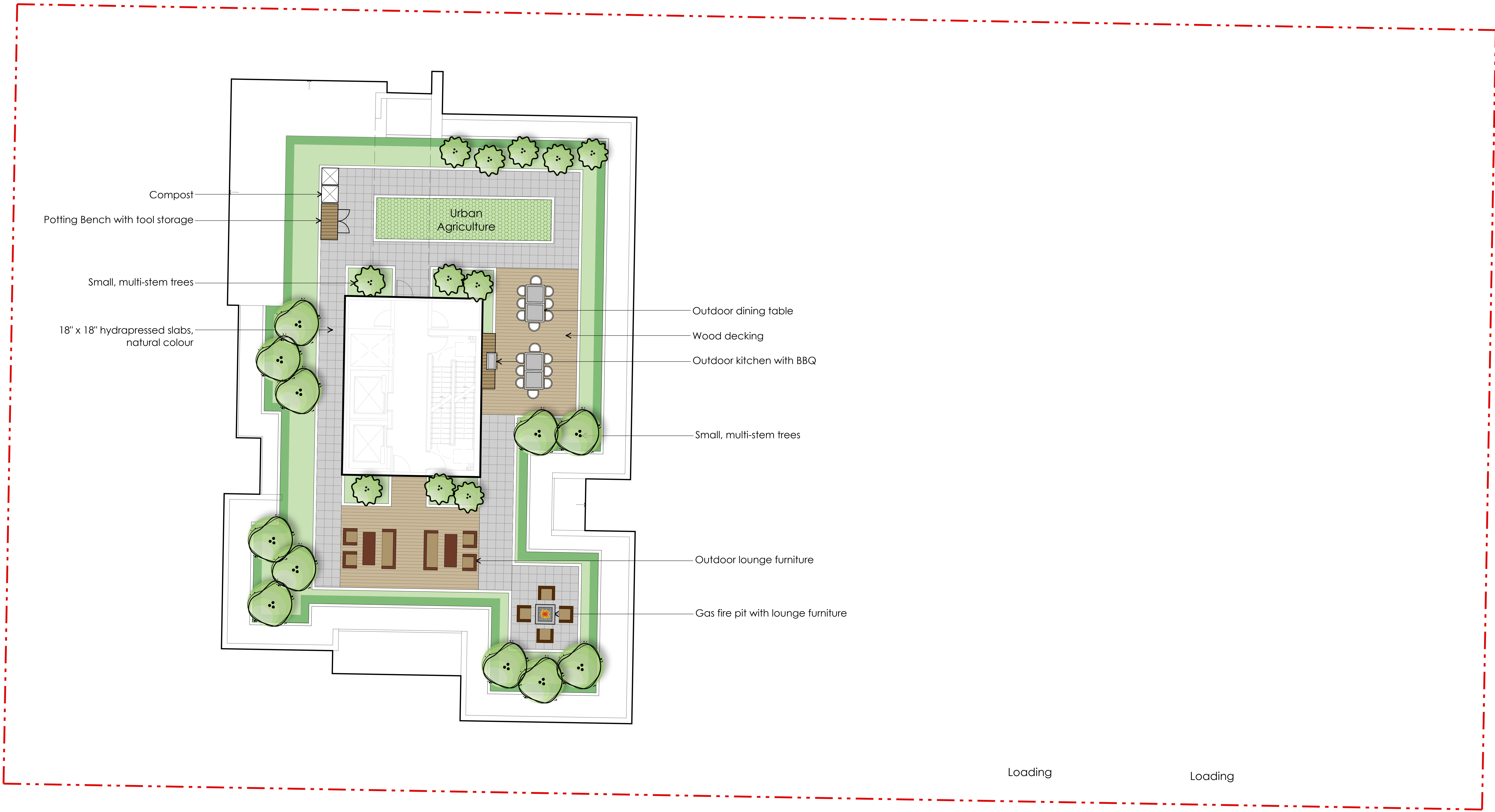




1441 St. Georges Ave Level 2 Amenity Deck

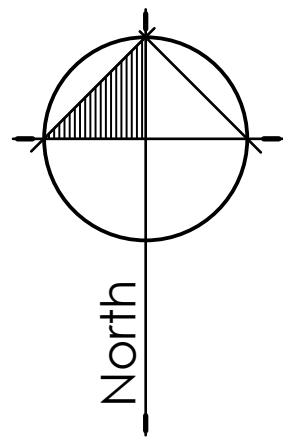


1444 St. Georges Ave Upper Amenity Decks

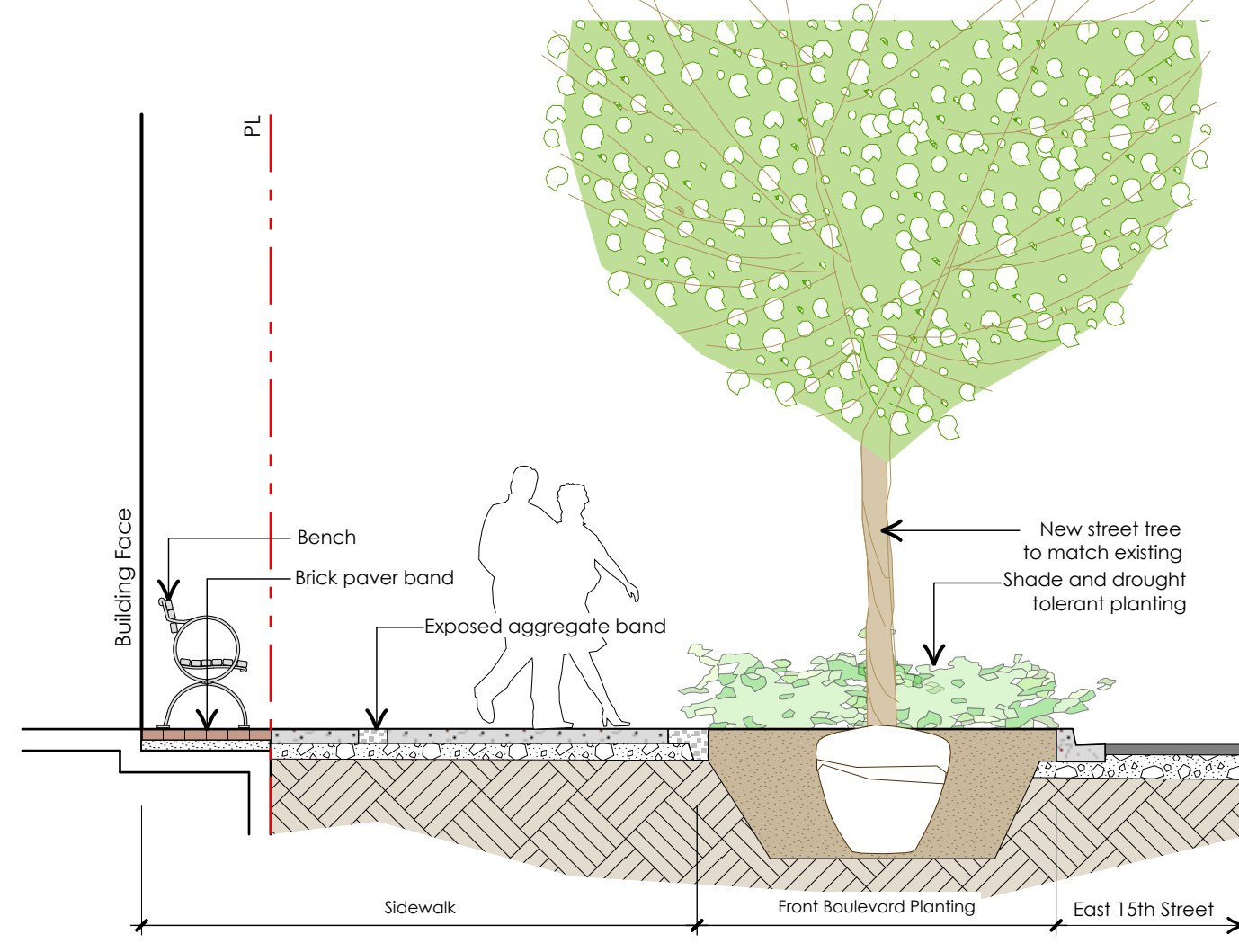


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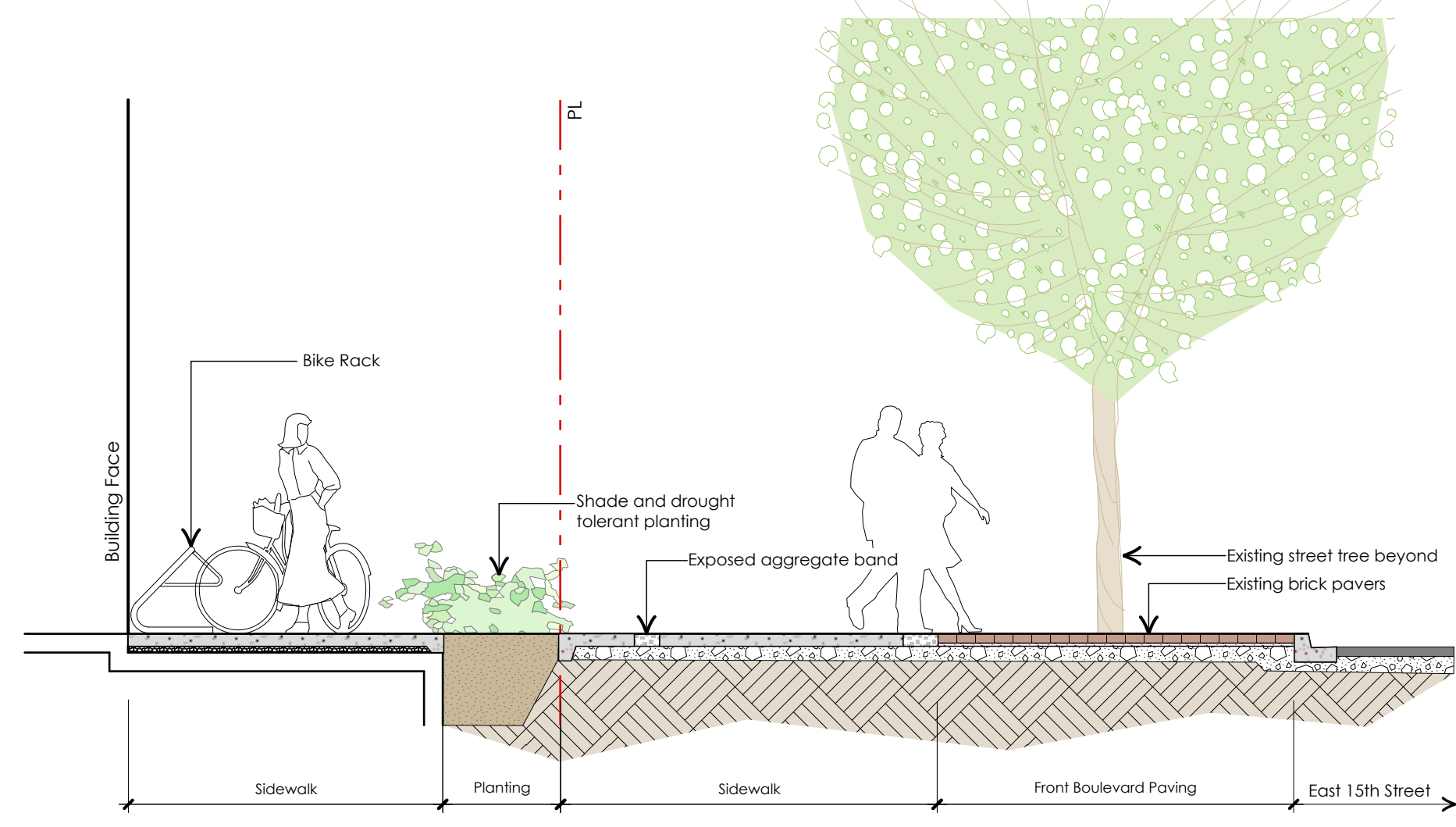
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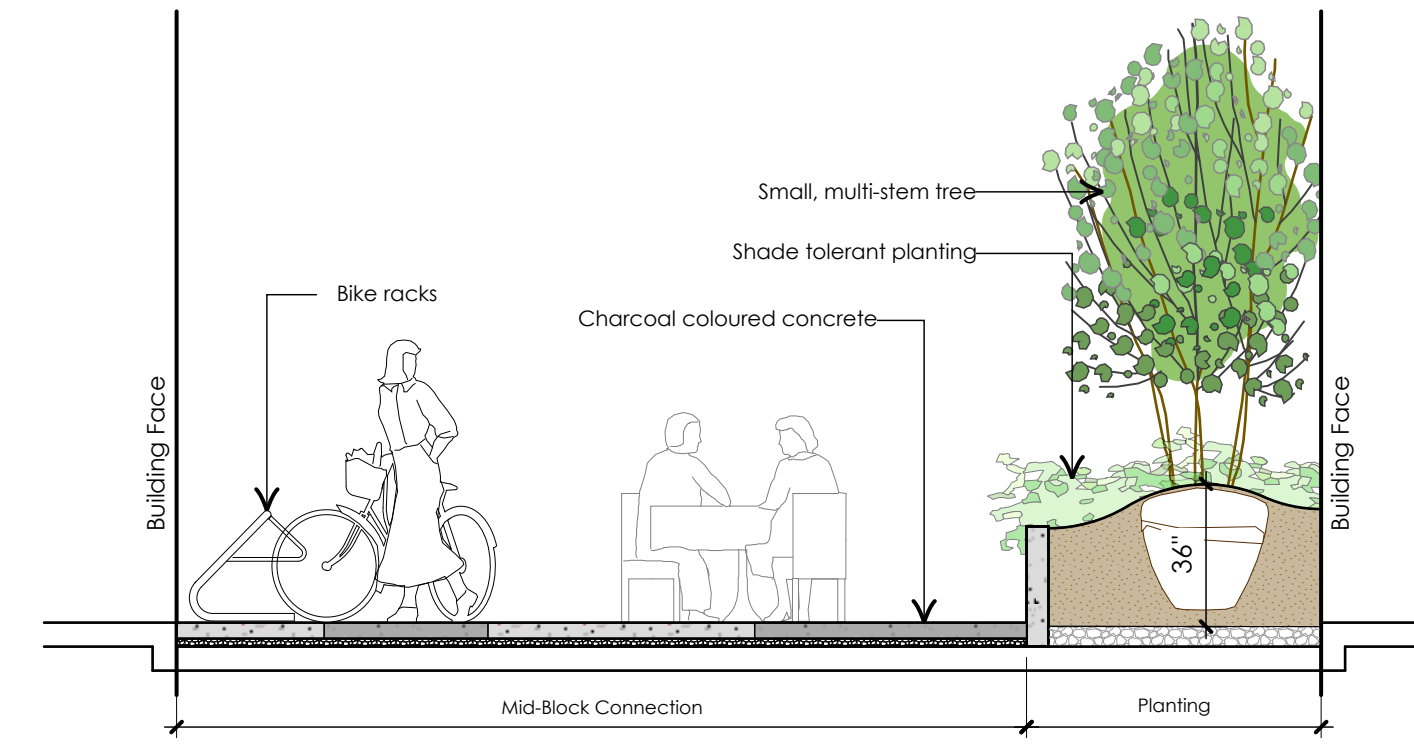
1444 St. Georges Ave Rooftop Landscape Plan



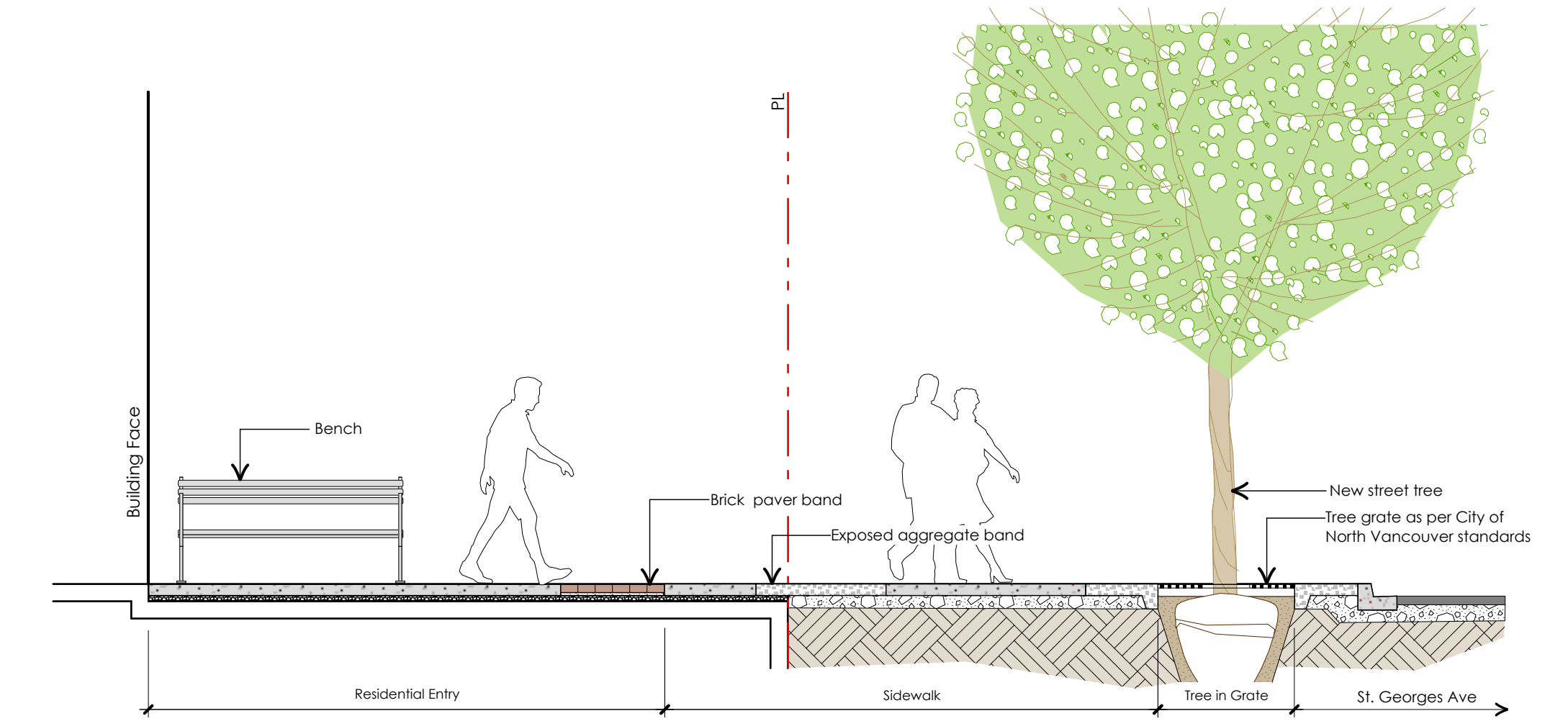
SECTION THROUGH EAST 15TH STREET
Scale 1/4" = 1'-0"



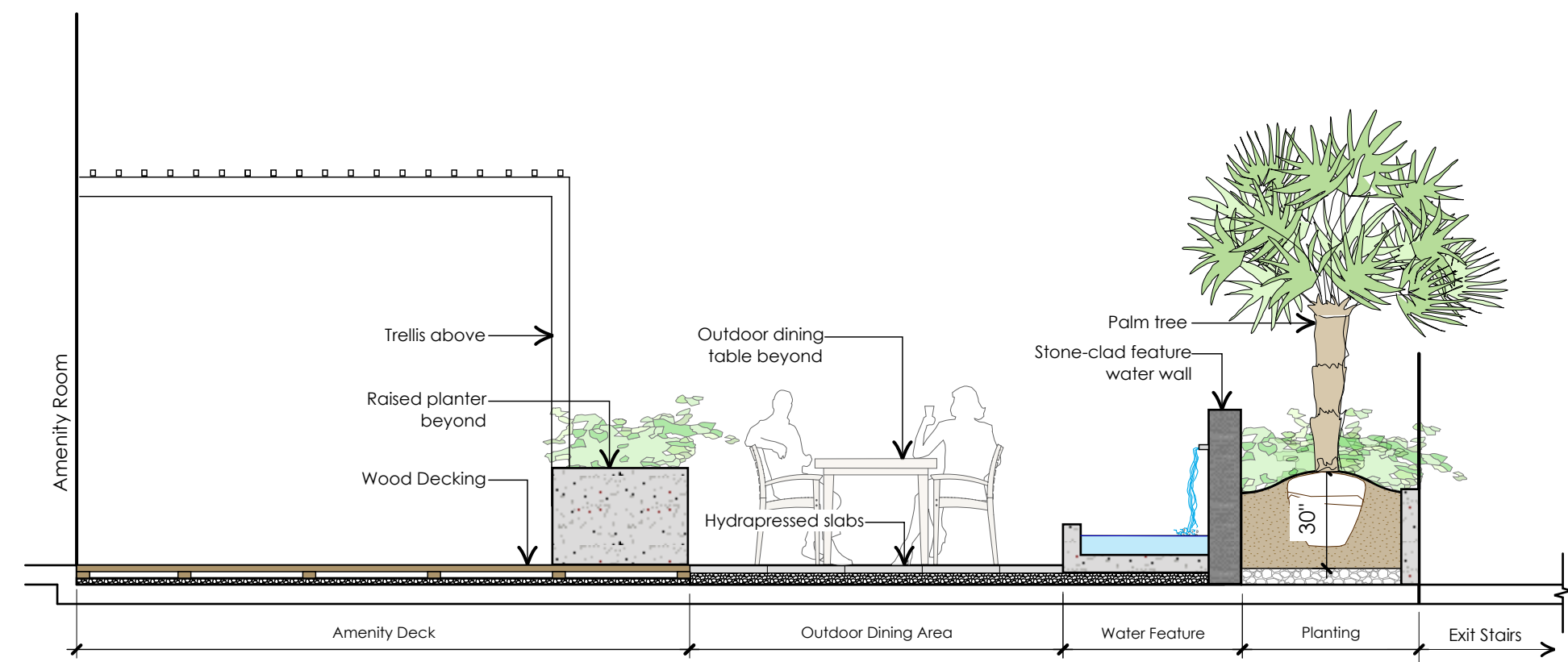
SECTION THROUGH EAST 15TH STREET
Scale 1/4" = 1'-0"



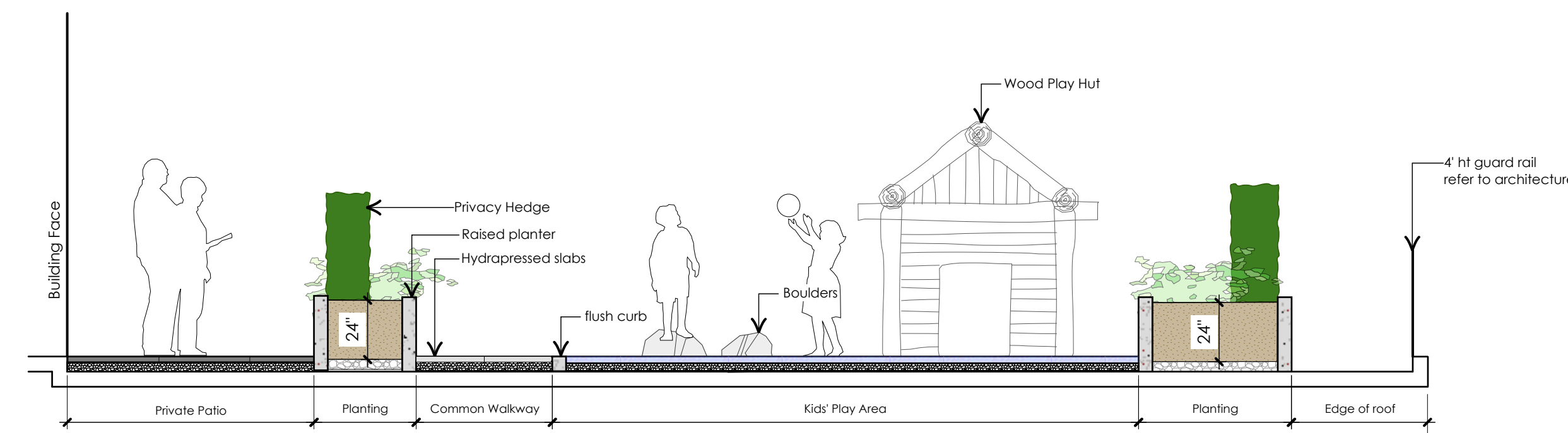
SECTION THROUGH MID-BLOCK THOROUGHFARE
Scale 1/4" = 1'-0"



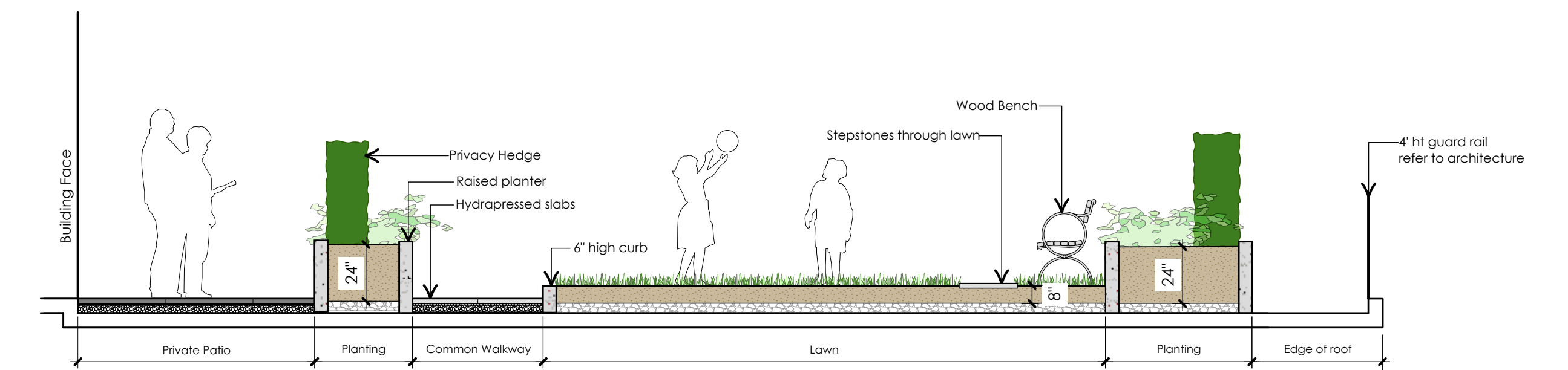
SECTION THROUGH ST GEORGES AVE
Scale 1/4" = 1'-0"



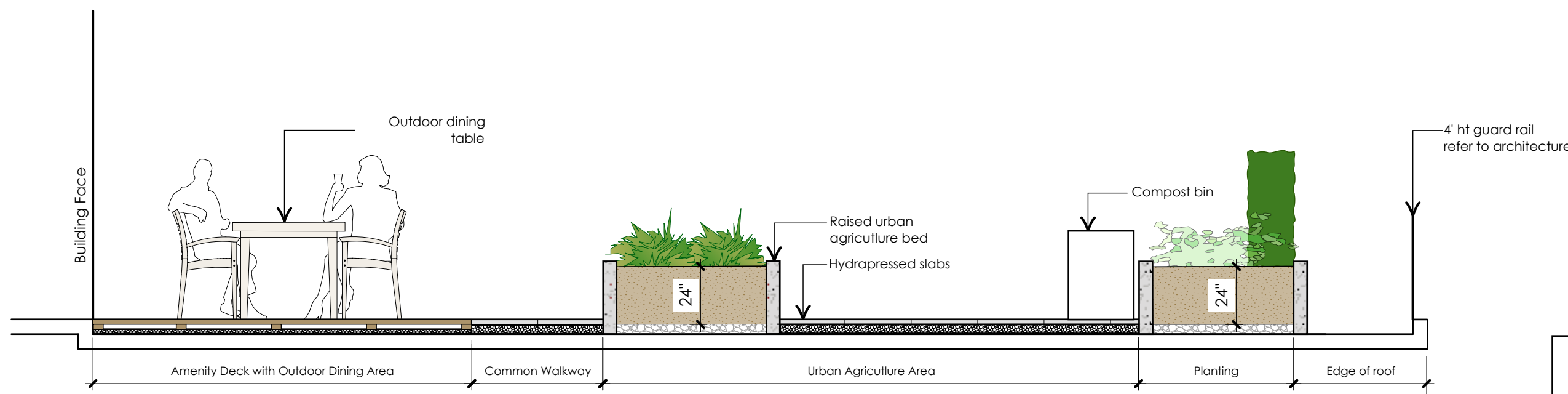
SECTION THROUGH LEVEL 2 AMENITY DECK
Scale 1/4" = 1'-0"



SECTION THROUGH LEVEL 3 AMENITY DECK
Scale 1/4" = 1'-0"



SECTION THROUGH LEVEL 3 AMENITY DECK
Scale 1/4" = 1'-0"

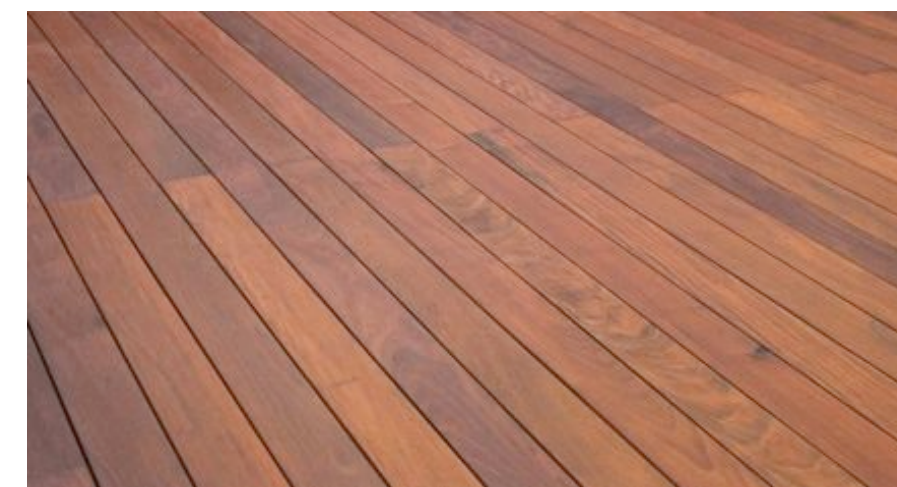


SECTION THROUGH AMENITY DECK
Scale 1/4" = 1'-0"

NOTE: Sections E through H show typical buildup conditions for all amenity decks.

1441 St. Georges Ave Landscape Sections

PRECEDENT IMAGES



IPE Wood decking



Hydropressed charcoal slabs



Hydropressed slabs - natural colour



Shade Tolerant planting



Small water feature with Stone wall



Outdoor kitchen and dining area



Contemporary trellis



Outdoor lounge area with fire pits



Kids' Play area with natural elements



Urban agriculture in raised beds

PLANT LIST

TREES



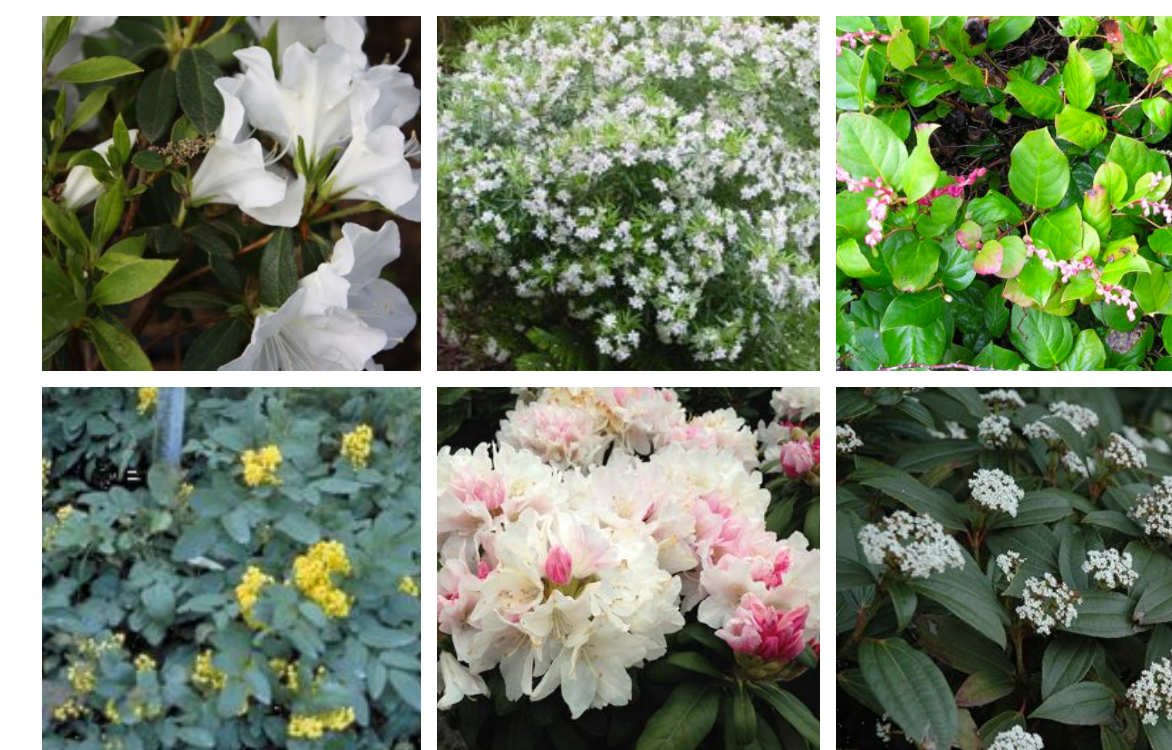
BOTANICAL NAME
Acer circinatum
Acer japonicum 'aconitifolium'
Cornus kousa 'Satomi'
Magnolia 'Galaxy'
Stewartia pseudocamillia
Trachycarpus fortunei

COMMON NAME
 Vine Maple
 Full Moon Japanese Maple
 Dogwood
 Magnolia
 Japanese Stewartia
 Windmill Palm

BIRD/BEE FRIENDLY

 Bird and Bee Friendly
 Bee Friendly

SHRUBS



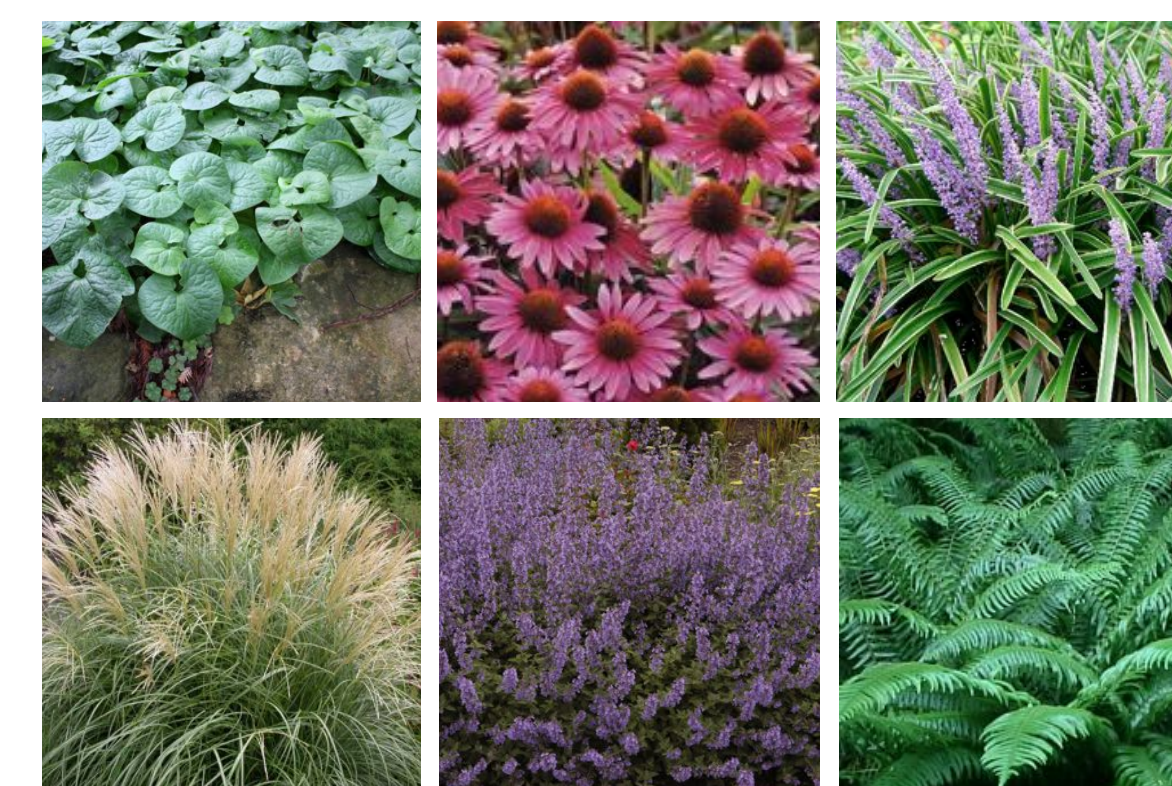
BOTANICAL NAME
Azalea japonica 'Hino White'
Choisya ternata 'Aztec Pearl'
Cistus x corbariensis
Gaultheria shallon
Mahonia repens
Taxus x media 'Hillii'
Rhododendron 'Yaku Prince'
Sarcococca humilis 'Winter Gem'
Viburnum davidi

COMMON NAME
 Evergreen Azalea
 Mexican Mock Orange
 Rock Rose
 Salal
 Creeping Grape Holly
 Yew Hedge
 Light Pink Rhododendron
 Sweet Box
 David's Viburnum

BIRD/BEE FRIENDLY

 Bee Friendly
 Bee Friendly
 Bee Friendly
 Bird Friendly
 Bird Friendly
 Bee Friendly
 Bee Friendly
 Bird Friendly

GROUNDCOVERS



BOTANICAL NAME
Asarum caudatum
Arctostaphylos uva-ursi
Carex oshimensis 'Everest'
Coreopsis 'Moonlight'
Hakonechloa macra 'Aureola'
Echinacea Purpurea
Heuchera 'Green Spice'
Hosta 'Mouse Ears'
Lavendula agustifolia 'Hidcote Blue'
Liriope muscari 'Big Blue'
Miscanthus 'Little Kitten'
Nepeta faassenii 'Kit Kat'
Polystichum munitum
Stipa tenuissima

COMMON NAME
 Wild Ginger
 Kinnikinnick
 Sedge
 Threadleaf Coreopsis
 Japanese Forest Grass
 Purple Coneflower
 Coral Bells
 Hosta
 Lavender
 Lilyturf
 Dwarf Maiden Grass
 Catmint
 Western Sword Fern
 Mexican Feather Grass

BIRD/BEE FRIENDLY

 Bird Friendly

 Bee Friendly

 Bird and Bee Friendly

 Bee Friendly
 Bee Friendly
 Bee Friendly
 Bird Friendly
 Bee Friendly
 Bird Friendly
 Bird Friendly