

MINUTES OF THE REGULAR MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14th STREET, NORTH VANCOUVER, BC, ON MONDAY, FEBRUARY 20, 2017.

REPORTS OF COMMITTEES, COUNCIL REPRESENTATIVES AND STAFF

- 14. Preliminary Report – 1441 St. George’s Avenue Rental Housing Rezoning Application (1441 St. George’s Nominee Ltd. / MCM Partnership Architects) – File: 08-3360-20-0405/1**

Report: Planner, February 15, 2017

Moved by Councillor Keating, seconded by Mayor Mussatto

PURSUANT to the report of the Planner, dated February 15, 2017, entitled “Preliminary Report – 1441 St. George’s Avenue Rental Housing Rezoning Application (1441 St. George’s Nominee Ltd. / MCM Partnership Architects)”:

THAT staff be directed to process the rezoning application for an infill tower development with secured market rental housing, including density transfers from two City-owned parcels.

CARRIED

Councillor Bookham and Councillor Clark are recorded as voting contrary to the motion.



February 27, 2017

File: 08-3360-20-0405/1

1441 St. Georges Nominee Ltd.
500 – 509 Richards Street
Vancouver, BC V6B 2Z6

Dear Sirs:

Re: Preliminary Report – 1441 St. Georges Avenue Rental Housing Rezoning Application (1441 St. Georges Nominee Ltd. / MCM Partnership Architects)

City Council, at its Regular meeting of Monday, February 20, 2017, endorsed the following resolution:

“THAT staff be directed to process the rezoning application for an infill tower development with secured market rental housing, including density transfers from two City-owned parcels.”

An electronic copy of the report is posted on www.cnv.org/CouncilMeetings.

Yours truly,

Karla Graham, MMC
City Clerk

cc: C. Wilkinson, Planner I, Community Development



February 27, 2017

File: 08-3360-20-0405/1

MCM Partnership Architects
1600 – Two Bentall Centre
555 Burrard Street, Box 264
Vancouver, BC V7X 1M9

Dear Sirs:

Re: Preliminary Report – 1441 St. Georges Avenue Rental Housing Rezoning Application (1441 St. Georges Nominee Ltd. / MCM Partnership Architects)

City Council, at its Regular meeting of Monday, February 20, 2017, endorsed the following resolution:

“THAT staff be directed to process the rezoning application for an infill tower development with secured market rental housing, including density transfers from two City-owned parcels.”





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Yours truly,

Karla Graham, MMC
City Clerk

cc: C. Wilkinson, Planner I, Community Development



 Division Manager	 Deputy Director	 Director	 CAO
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The Corporation of **THE CITY OF NORTH VANCOUVER**
COMMUNITY DEVELOPMENT DEPARTMENT

REPORT

To: Mayor Darrell R. Mussatto and Members of Council

From: Christopher Wilkinson, Planner

SUBJECT: PRELIMINARY REPORT – 1441 ST. GEORGE’S AVENUE RENTAL HOUSING REZONING APPLICATION (1441 ST. GEORGE’S NOMINEE LTD. / MCM PARTNERSHIP ARCHITECTS)

Date: February 15, 2017 File No: 08-3360-20-0405/1

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

RECOMMENDATION:

PURSUANT to the report of the Planner, dated February 15, 2017, entitled “Preliminary Report – 1441 St. George’s Avenue Rental Housing Rezoning Application (1441 St. George’s Nominee Ltd. / MCM Partnership Architects)”:

THAT staff be directed to process the rezoning application for an infill tower development with secured market rental housing, including density transfers from two City-owned parcels.

ATTACHMENTS:

1. Context Map (Doc. [1497372](#))
2. Development Plans (Doc. [1485801](#))
3. Owner’s Tenant Relocation Strategy (Doc. [1485797](#))
4. Owner’s Affordability Statement (Doc. [1497793](#))

PURPOSE:

Staff are seeking Council direction to process a rezoning application consistent with the Official Community Plan that utilizes the density bonusing and density transfer provision for a secured rental housing development.

DISCUSSION:

1441 St. George's Avenue is a 3,454 square metre (37,186 sq.ft.) site with a 81 metre (265 ft.) frontage along East 15th Street at the south west corner of the intersection of St. George's Avenue and East 15th Street (Attachment #1).

The site is currently zoned Central Lonsdale Mixed Use 'C-1B', which allows for a Floor Space Ratio (FSR) of 2.6 times the lot area. The site is designated Mixed Use Level 4B land use in the Official Community Plan (OCP), which allows for an FSR of up to 3.0 with the potential for a density bonus of an additional 1.0 FSR. To achieve the goals and objectives of the OCP, and a preferable form of development, Council may authorize the transfer of density from other 'donor' sites to this 'recipient' site, as there would be no increase in the overall OCP capacity as a result of the density transfer.

The City's Density Bonus and Community Benefits Policy provides options to applicants seeking a density bonus, including the option to seek a bonus for secured rental housing, which this application is proposing.

Development Proposal

Currently, an unsecured rental building that was constructed in 1968 resides on the site. The existing building is 14 storeys with a two storey commercial podium that houses 80 unsecured rental residential units and 52 commercial units. The building currently provides off-street parking above ground with access from the rear lane and from St. George's Avenue. The owner is proceeding to fully renovate the existing mixed use (commercial / residential) rental tower.

The applicant is proposing to rezone the property to allow for the construction of a new rental tower on the west side of the site (Attachment #2). The proposed new tower is 23 storeys and includes one level of commercial space and building amenities, with additional amenity space proposed on the partial second storey. The existing and proposed developments are separated by a north-south pedestrian mews extending through the site. Access to some vehicle parking would remain from St. George's Avenue, with the majority of vehicle parking accessed from the rear lane at the southwest corner of the site.

The total combined density of the project as proposed is approximately 6.29 FSR and includes a request to transfer 3,929 square metres (42,301 sq.ft.) from the Civic Plaza site (120-144 West 14th Street) and 3,981 square metres (42,855 sq.ft.) from the Foot of Lonsdale (101-105 Carrie Cates Court). The total density transfer equates to 2.29 FSR (85,156 sq.ft.) on the development site. The developer is proposing to purchase this density from the City at the current market value for a secured market rental residential project in a concrete tower. The sale of this density is discussed further in the Financial Implications Section of this report.

Planning Analysis

There are few locations in the City's High Density Mixed Use Level 4B land use areas that can accommodate additional density without exceeding the strict height limits established in the OCP. Only a few locations exist where it is possible to consider adding a new residential tower to an existing site. This is a unique opportunity for the City to significantly increase the number of rental residential units by 175 and secure the 80 existing rental units, thereby relieving pressure on the City's historically low vacancy rates. Given that the site can accommodate additional density without resulting in an OCP amendment, staff find the site suitable to receive transfer density, subject to Council direction and further consideration of the proposed building form, urban design and view considerations.

Residential Tenant Displacement Strategy

In November 2015, Council adopted the Residential Tenant Displacement Policy to provide enhanced notice and assistance for renters who are displaced through the redevelopment of rental apartments. Though no City permissions are required to proceed with the renovation of the existing building, the applicant has voluntarily committed to exceeding the recommendations set out in the City's Policy and is working with their tenants, who currently occupy 61 of the 80 units, to find alternative housing through a tenant relocation coordinator. The owner has committed to exceeding the recommendations of City's Policy for the tenants of the existing rental tower regardless of Council's direction on the rezoning application (Attachment #3).

Housing Units

The project would result in a gain of 175 secured rental units, with 10 percent of the new units secured at less than market rates in accordance with the Housing Action Plan ('Mid-Market Rental Units'). The proposed initial unit mix is consistent with the City's family-friendly housing policies.

	Existing Rental Residential Units (unsecured)	Proposed Rental Residential Units (secured)
Studio	0	10
One Bedroom	52	111
Two Bedroom	28	114
Three Bedroom	0	20
Total	80	255

As part of the 10 percent Mid-Market Rental Units, the applicant is partnering with Young Women's Christian Association (YWCA) and proposes to deliver 14 two and three bedroom units plus amenity space through a 60 year lease, which the owner describes in their Affordability Statement (Attachment #4). Staff would work with the owner and the YWCA to secure these units as part of the development application. The YWCA plans to begin a capital fundraising campaign should Council direct staff to continue processing this rezoning application.

Land Use Policy

This application is compliant with the Official Community Plan's density maximum of 4.0 FSR (including a 1.0 FSR bonus) and building height of 68 metres. The request to transfer 2.29 FSR (85,156 sq.ft.) of density from the Civic Plaza site (120-144 West 14th Street) and from the Foot of Lonsdale (101-105 Carrie Cates Court) is also supported by policy.

Should Council support the report recommendation, staff would conduct a full review of the proposed development for consistency with City bylaws, policies and fit within the existing neighbourhood.

OPTIONS FOR CONSIDERATION:

Support for the project (Option 1) at this time does not rezone the subject site or any other sites in the City. Regardless of the selected option, the discussions at the Council meeting will be considered by staff in their review of the development application.

There are three options for Council's consideration:

Option 1: Direct staff to continue processing the rezoning application (Recommended)

The staff recommended option is to continue to process the rezoning application to permit an infill tower with 100 percent secured rental units.

Should Council support the staff recommended option, the application will be reviewed by staff and presented to advisory bodies and to the public for input.

Option 2: Direct staff to continue processing the rezoning application with revisions (Alternate)

Council may wish to direct staff to continue processing the application subject to making specific revisions.

The following resolution is appropriate if Council wishes to provide formal direction to the applicant, prior to receiving staff's full analysis:

PURSUANT to the report of the Planner, dated February 15, 2017, entitled "Preliminary Report – 1441 St. George's Avenue Rental Housing Rezoning Application (1441 St. George's Nominee Ltd. / MCM Partnership Architects)":

THAT Council supports rezoning application for the secured rental housing development, located at 1441 St. George's Avenue, with the revisions suggested by Council incorporated into the application.

Should Council prefer Option 2 staff would process the application and work with the applicant to respond to the revisions suggested by Council.

Option 3: Reject the rezoning application (Not Recommended)

Prior to staff's full review of the application, Council could reject the application and refund the fees consistent with the Development Procedures Bylaw.

Should Council choose to reject the application, the following resolution should be adopted:

PURSUANT to the report of the Planner, dated February 15, 2017, entitled "Preliminary Report – 1441 St. George's Avenue Rental Housing Rezoning Application (1441 St. George's Nominee Ltd. / MCM Partnership Architects)":

THAT the application be rejected.

In accordance with the City's Development Procedures Bylaw, the applicant could not re-apply with the same application within one year from the date of Council's resolution to reject the application.

FINANCIAL IMPLICATIONS:

Through rezoning, in 2005, the City established a "density bank" with a reserve 66,022 square feet of transferable density available for sale on the Civic Centre (120-144 West 14th Street). More recently, Council has approved a density transfer from the City-owned site to facilitate the development of Hollyburn's mixed-use and secured rental housing project at 1301-1333 Lonsdale Avenue. This subject rezoning application would involve the sale of the remaining 42,301 square feet, with monies earned through the sale directed to the Tax Sale Lands Fund.

After accounting for the density used by the Polygon Gallery and the density transferred to Site 8, the City-owned Foot of Lonsdale site has approximately 107,000 square feet available for transfer. This rezoning application would require the transfer and sale of 48,433 square feet, leaving approximately 53,600 square feet of residual density. Monies paid to the City from the Foot of Lonsdale site would be allocated to the Civic Amenity Reserve Fund.

Subject to approval of the proposed rezoning application, the applicant has agreed to purchase 85,156 sq.ft. of density at a value of \$115 per square foot. A third party valuation consultant, commissioned by the City, confirmed this valuation represents a fair market rate for rental tenure residential density. The amount of density and total value (\$9.79 million) is subject to change during the formal development application review process.

In accordance with the Density Bonus and Community Benefits Policy and Official Community Plan direction to achieve secured rental housing when appropriate, this project would be receiving a density bonus of approximately 52,000 square feet. The proposed rental building would also be receiving a fifty percent reduction of Development Cost Charges (DCC) amounting to \$413,295. If a similar sized strata residential project had been proposed, a Community Benefit Contribution of approximately \$5.5 million would have been anticipated and the full DCC amount would

have been charged. The applicant's proposal is for a significant upgrade to the existing 80 unit rental building plus a new rental building with a total of 175 new rental units. Of these, 18 units would be rented at significantly below market rates.

INTER-DEPARTMENTAL IMPLICATIONS:

This report was endorsed by the Civic Projects Team and Directors Team at their joint meeting on February 14, 2017.

Staff will assess necessary infrastructure improvements proximate to the subject during the application's review.

CORPORATE PLAN AND/OR POLICY IMPLICATIONS:

Official Community Plan:

Goal 1.5: Pursue attainable housing that meets the needs of its diverse community.

Objective 1.5.4: Prioritize the development and revitalization of affordable rental housing and use density bonusing and density transfers to incentivize the retention, renewal and/or replacement of rental units as a public benefit;

Housing Action Plan Goals:

1. To increase the diversity of housing to meet the needs of various household types and income levels;
2. To address the current local rental housing shortfall and meet anticipated rental demand in the future;
3. To support low-income households and those with unique needs to access affordable, accessible, and suitable housing.

RESPECTFULLY SUBMITTED:



Christopher Wilkinson
Planner

CW:eb:skj



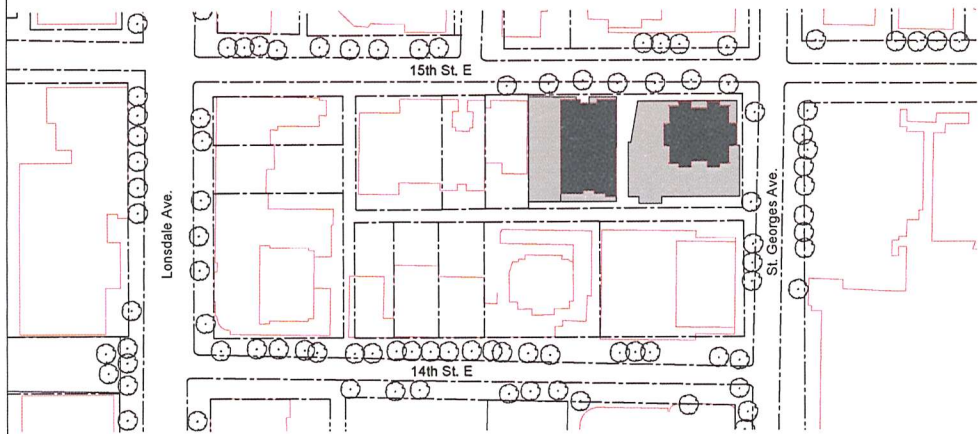
DRAWING LIST

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

OWNER	ARCHITECT
Company 1441 St. Georges Nominee Ltd.	Company Musson Cattell Mackey Partnership
Address 500 - 509 Richards Street Vancouver, BC V6B 2Z6	Architects Designers Planners Address 1600 - Two Bentall Centre 555 Burrard Street, Box 264 Vancouver, BC V7X 1M9
CLIENT/DEVELOPMENT MANAGER	LANDSCAPE CONSULTANT
Company 1441 St. Georges Limited Partnership	Company Durante Kreuk Ltd.
Address 500 - 509 Richards Street Vancouver, BC V6B 2Z6	ADDRESS #102 - 1637 W 5th Ave Vancouver, BC V6J 1N5
	T: 604-687-2990
	F: 604-687-1771
	Web Site: www.mcmparchitects.com
	T: 604-684-4611
	Web Site: www.dkl.bc.ca





2 CONTEXT MAP
A103 / N.T.S.

1 SITE PHOTOS
A103 / N.T.S.

DESIGNED FOR	2016/12/17
REVISIONS	DD MM/YY



15TH ST. E | SOUTH



ST. GEORGES AVE | WEST

3 STREETSCAPE
A103 / N.T.S.

Seal	
1441 ST GEORGES AVE	
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 plant material selection will include: habitat creation, edible plants such as blueberries and strawberries, pollinators and those which are unique and create seasonal interest.

ISSUED FOR REVISION	DATE
	2016/12/19
Revisions	00 MMXX YYYY

**1441
ST GEORGES AVE**

1441 ST GEORGES AVE
NORTH VANCOUVER, BC

Project

**DESIGN
RATIONALE**

Drawing
Scale
Project 216042.01

Sheet **A104**



**Musson
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ISSUED FOR: 26/10/12/19
REVISIONS: DD MMYY

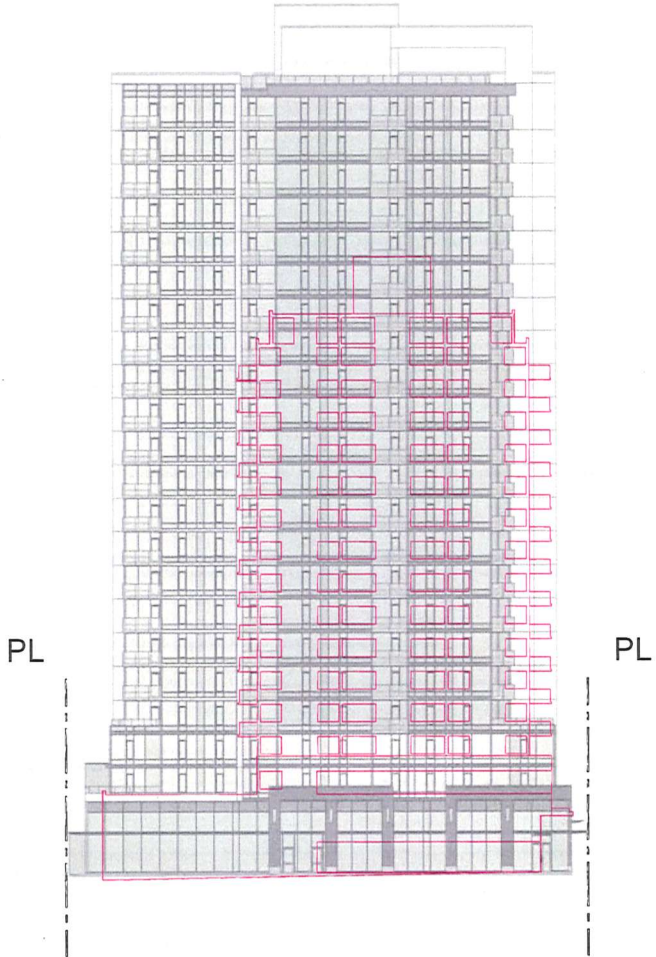


Table 3.2.3.1.D, Unprotected Opening Limits for a Building of Fire compartment that is Sprinklered Throughout, BCBC 2012

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

Seal
**1441
ST GEORGES AVE**

1441 ST GEORGES AVE
NORTH VANCOUVER, BC
Project

**REFLECTED
WINDOW
ELEVATION**

Drawing
Scale
Project 216042.01

Sheet **A105**

ISSUED FOR	2016/12/10
REVISION	
Revisions	DD MMYY

Seal

1441
ST GEORGES AVE

1441 ST GEORGES AVE
NORTH VANCOUVER, BC
Project

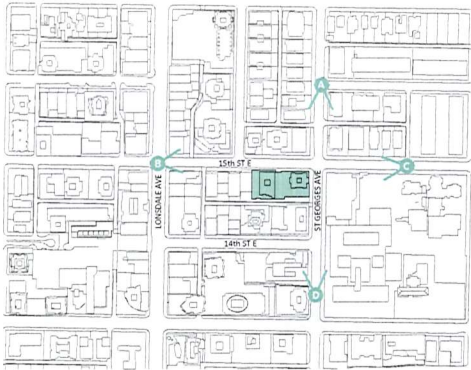
BUILDING VIEW
ANALYSIS
STREET VIEWS

Drawing

Scale

Project 216042.01

Sheet A106



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



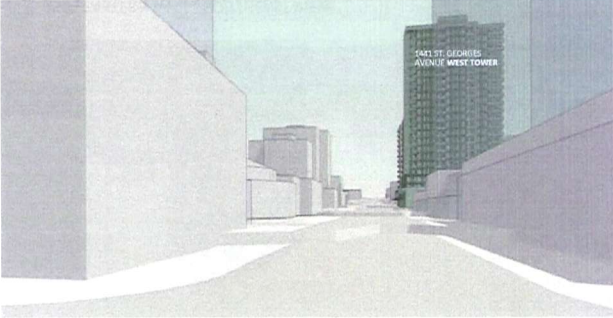
A ST. GEORGES AVENUE | LOOKING SOUTH

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



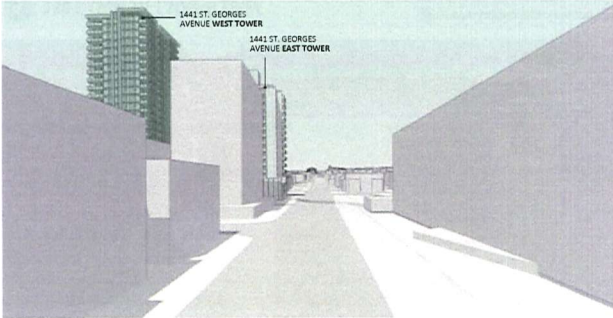
C E 15th STREET | LOOKING WEST

- 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)



D ST. GEORGES AVENUE | LOOKING NORTH

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



- 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)



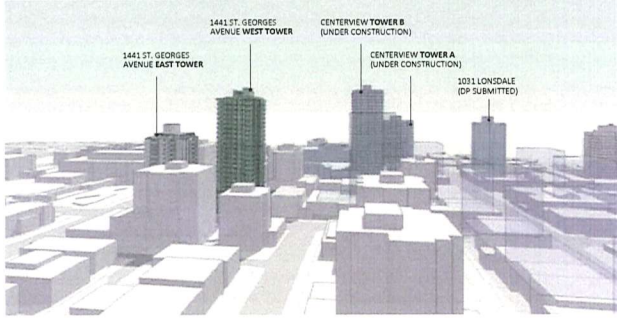
3 1515 EASTERN AVE. | SOUTHEAST VIEW

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)
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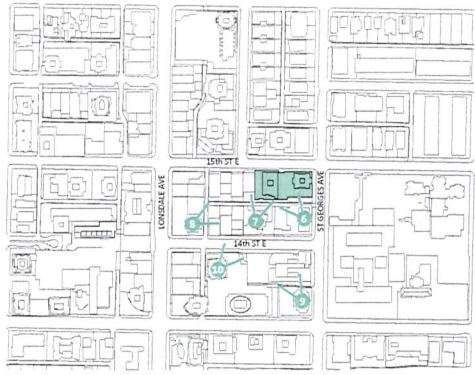
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**1441
ST GEORGES AVE**

1441 ST GEORGES AVE
NORTH VANCOUVER, BC
Project

**BUILDING VIEW
ANALYSIS
STREET VIEWS**

Drawing
Scale
Project 216042.01

Sheet **A108**



- 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)



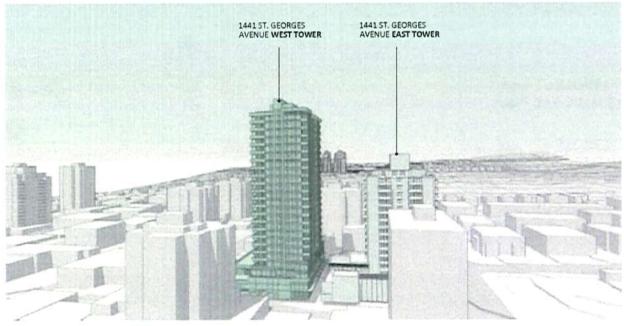
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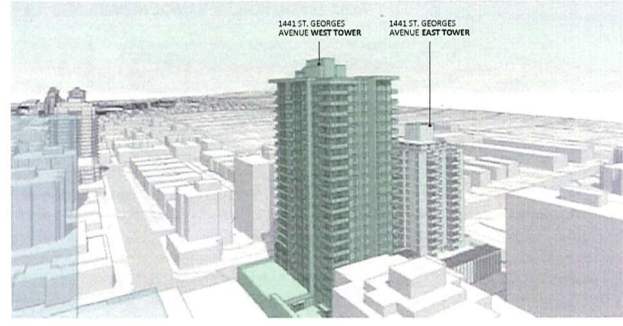
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 POTENTIAL 22 STOREY DEVELOPMENT (2014 OCP)
 POTENTIAL 12 STOREY DEVELOPMENT (2014 OCP)



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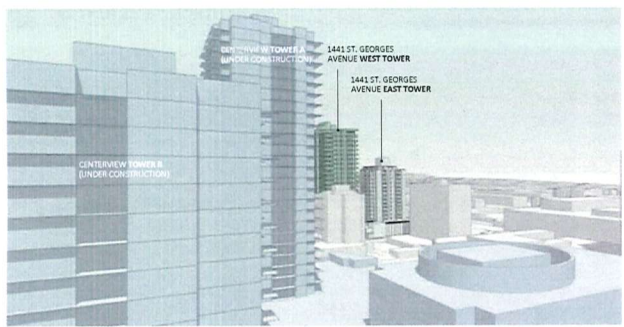
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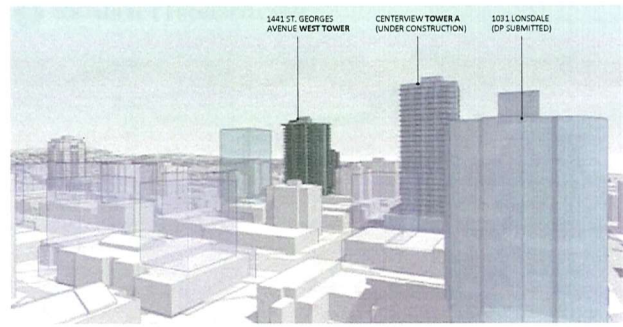
- 11 CENTERVIEW TOWER A
17 STOREY (UNDER CONSTRUCTION)
- 12 117 13TH ST. E
14 STOREY
- 13 158 13TH ST. W
19 STOREY
- 14 170 13TH ST. W
19 STOREY
- 15 175 14TH ST. W (BRIDGEWATER)
15 STOREY



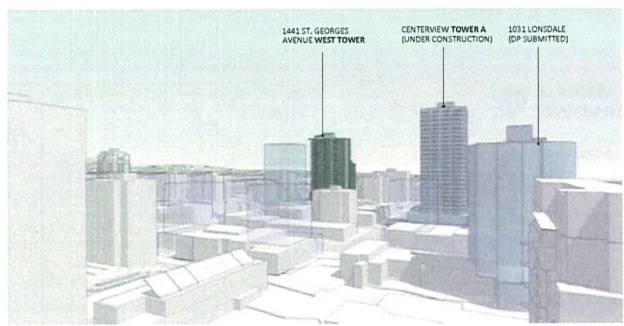
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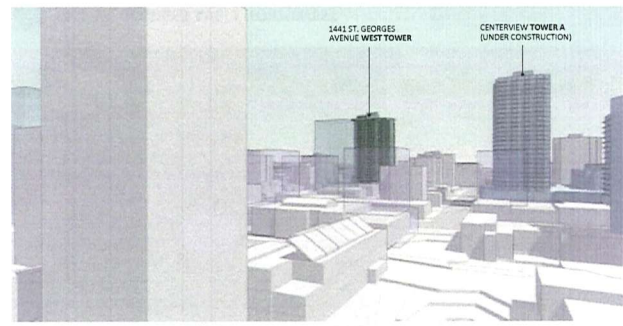
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 POTENTIAL 22 STOREY DEVELOPMENT (2014 OCP)
 POTENTIAL 12 STOREY DEVELOPMENT (2014 OCP)



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)

NO.	ISSUED FOR	DATE
1	REVISION	2016-12-19
2	REVISION	2016-12-19

Sheet	
1441 ST GEORGES AVE	
1441 ST GEORGES AVE NORTH VANCOUVER, BC	
Project	
BUILDING VIEW ANALYSIS STREET VIEWS	
Drawing	
Scale	
Project	216042.01
Sheet	A109

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REVISION	
Revisions	DD MM YY

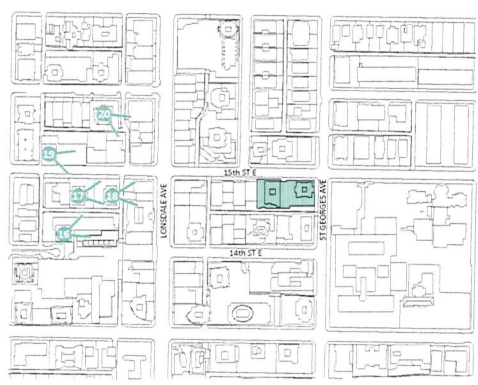
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ST GEORGES AVE**

1441 ST GEORGES AVE
NORTH VANCOUVER, BC
Project

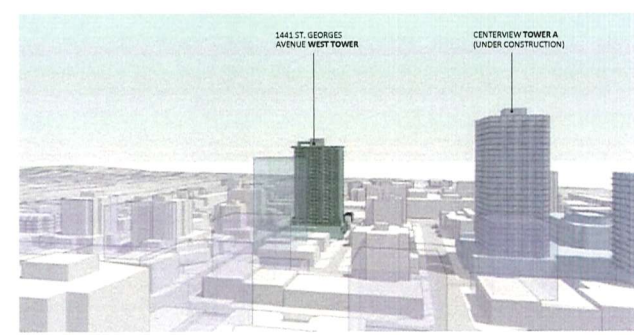
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ANALYSIS
STREET VIEWS**

Drawing
Scale
Project 216042.01

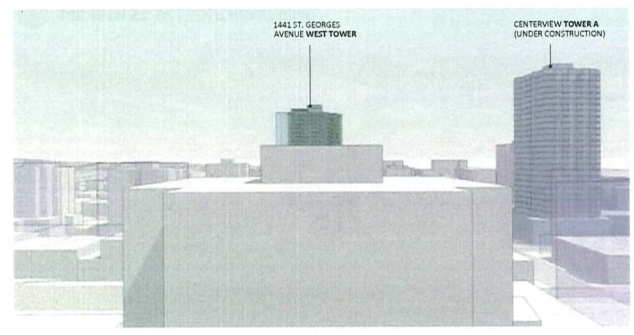
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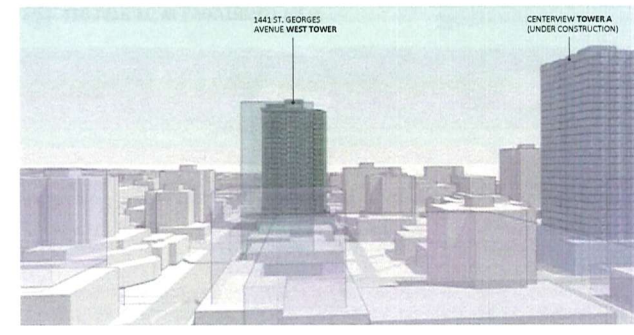
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23 STOREY
- 17 135 15TH ST. W
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- 18 121 15TH ST. W
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- 19 150 15TH ST. W
18 STOREY
- 20 121 16TH ST. W
17 STOREY



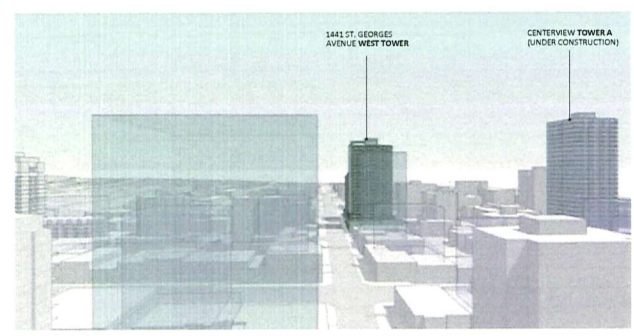
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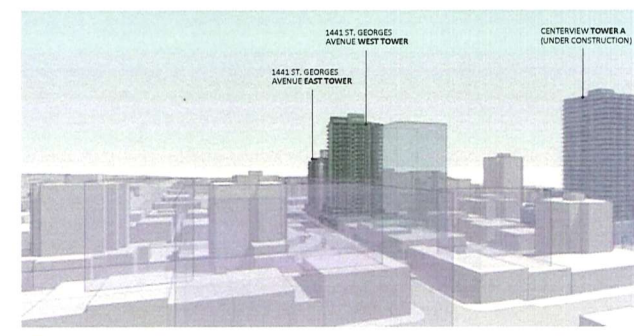
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 POTENTIAL 22 STOREY DEVELOPMENT (2014 OCP)
 POTENTIAL 12 STOREY DEVELOPMENT (2014 OCP)



18 121 15TH ST. W | EAST VIEW
 POTENTIAL 22 STOREY DEVELOPMENT (2014 OCP)
 POTENTIAL 12 STOREY DEVELOPMENT (2014 OCP)



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

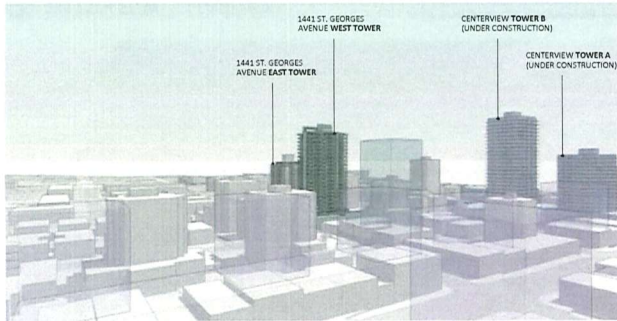


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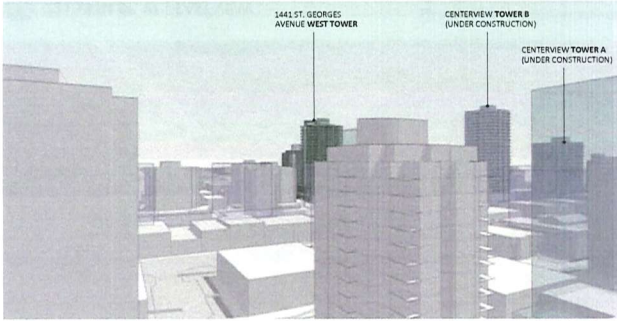
21 148 16TH ST. W
15 STOREY

22 120 16TH ST. W
16 STOREY



21 148 16TH ST. W | SOUTHEAST VIEW

■ POTENTIAL 22 STOREY DEVELOPMENT (2014 OCP)
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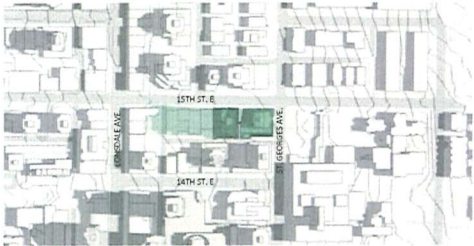


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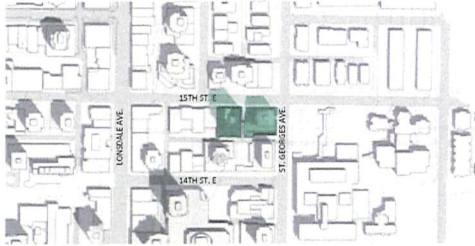
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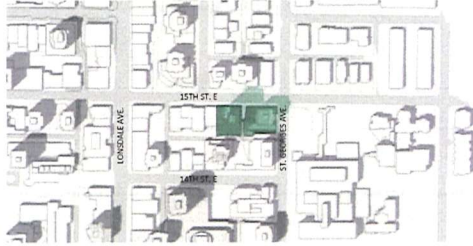
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JUNE 21 | 9:00



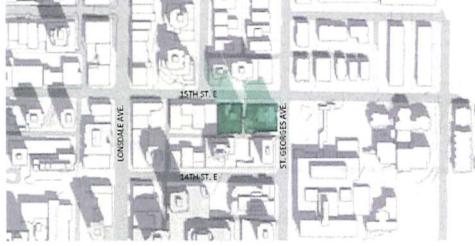
JUNE 21 | 12:00



JUNE 21 | 15:00



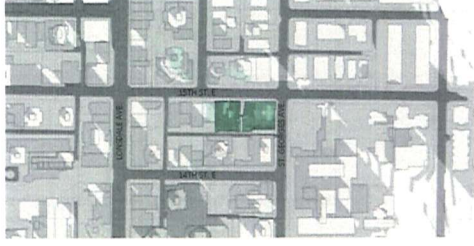
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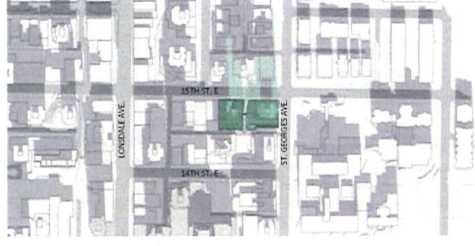
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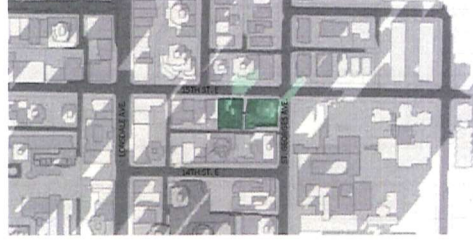
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DECEMBER 21 | 9:00



DECEMBER 21 | 12:00



DECEMBER 21 | 15:00

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ST GEORGES AVE**

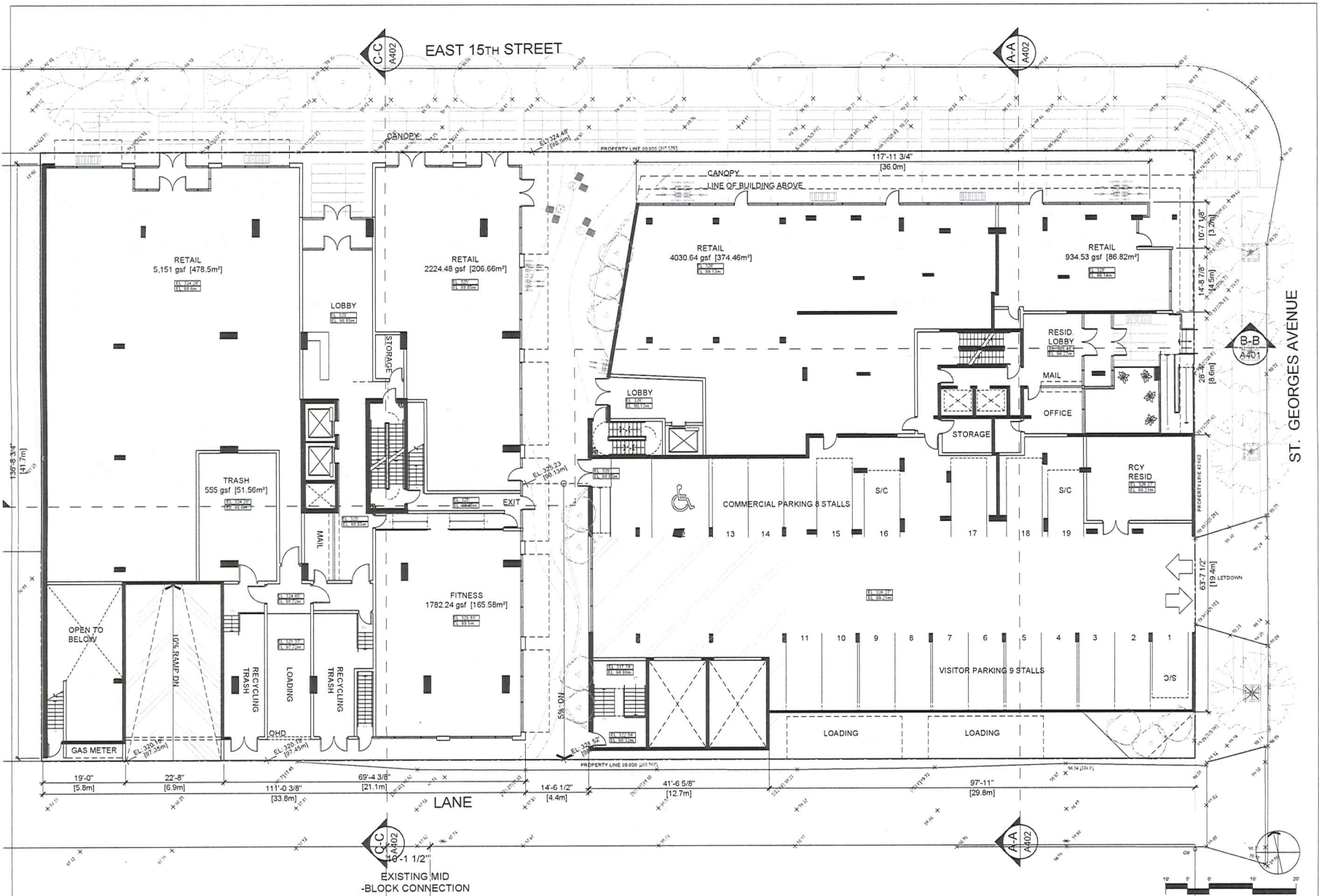
1441 ST GEORGES AVE
NORTH VANCOUVER, BC
Project

**SHADOW IMPACT
STUDY**

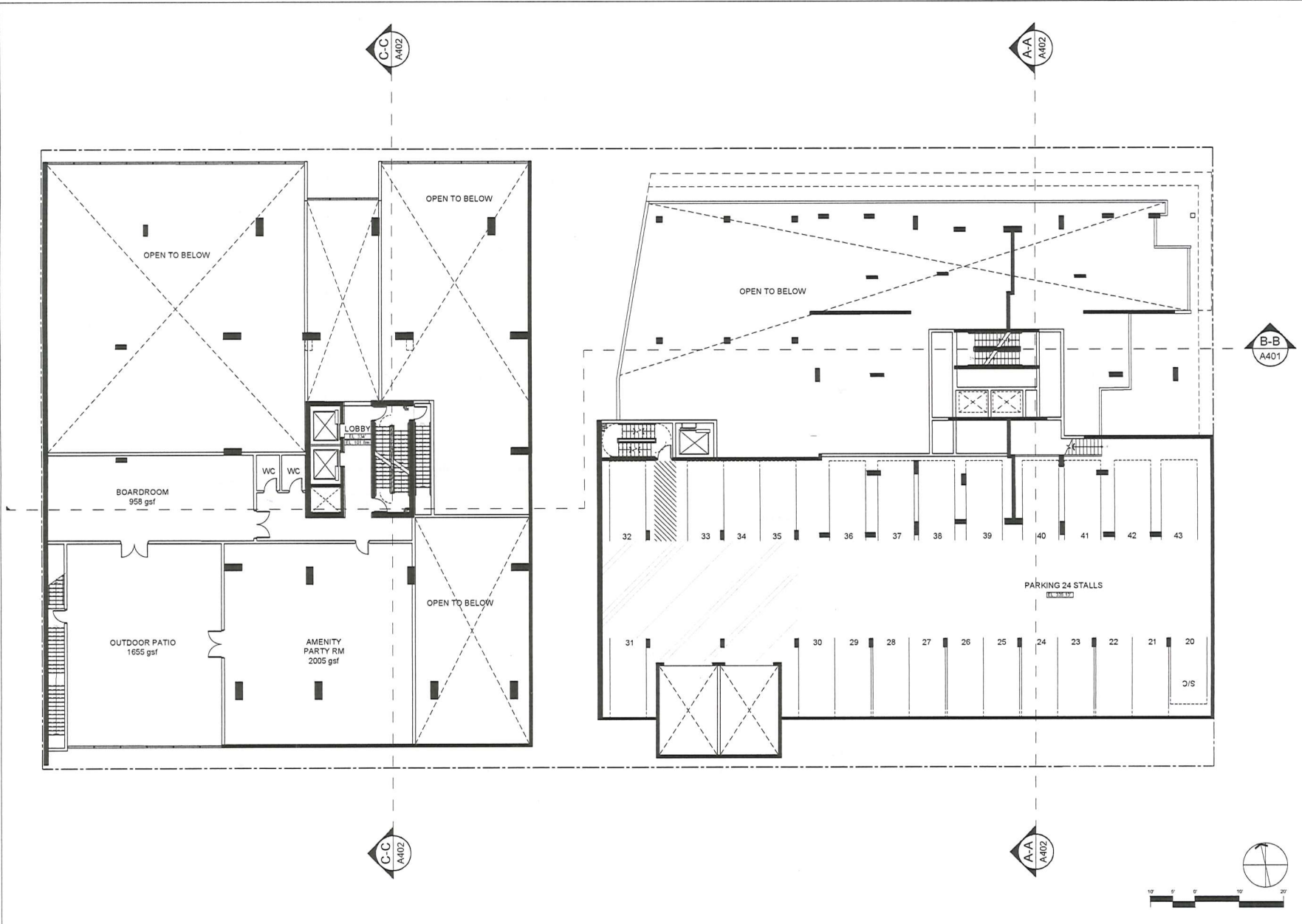
Drawing
Scale
Project 216042.01

Sheet **A112**





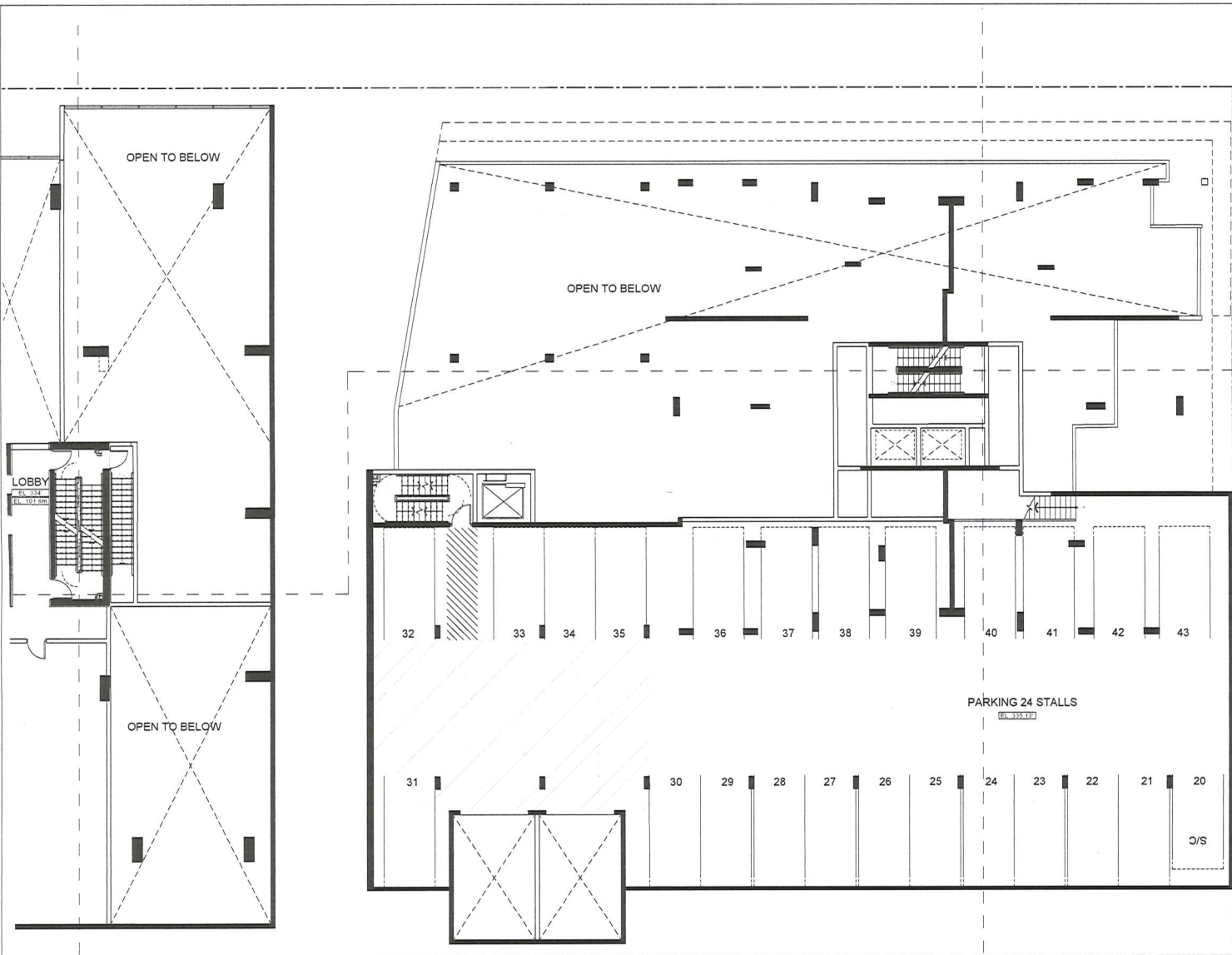
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1	ISSUED FOR PERMITTING	2016/12/18
2	REVISIONS	DDMMYY

1441
ST GEORGES AVE

1441 ST GEORGES AVE
NORTH VANCOUVER, BC

**FLOOR PLAN
2F
EAST**

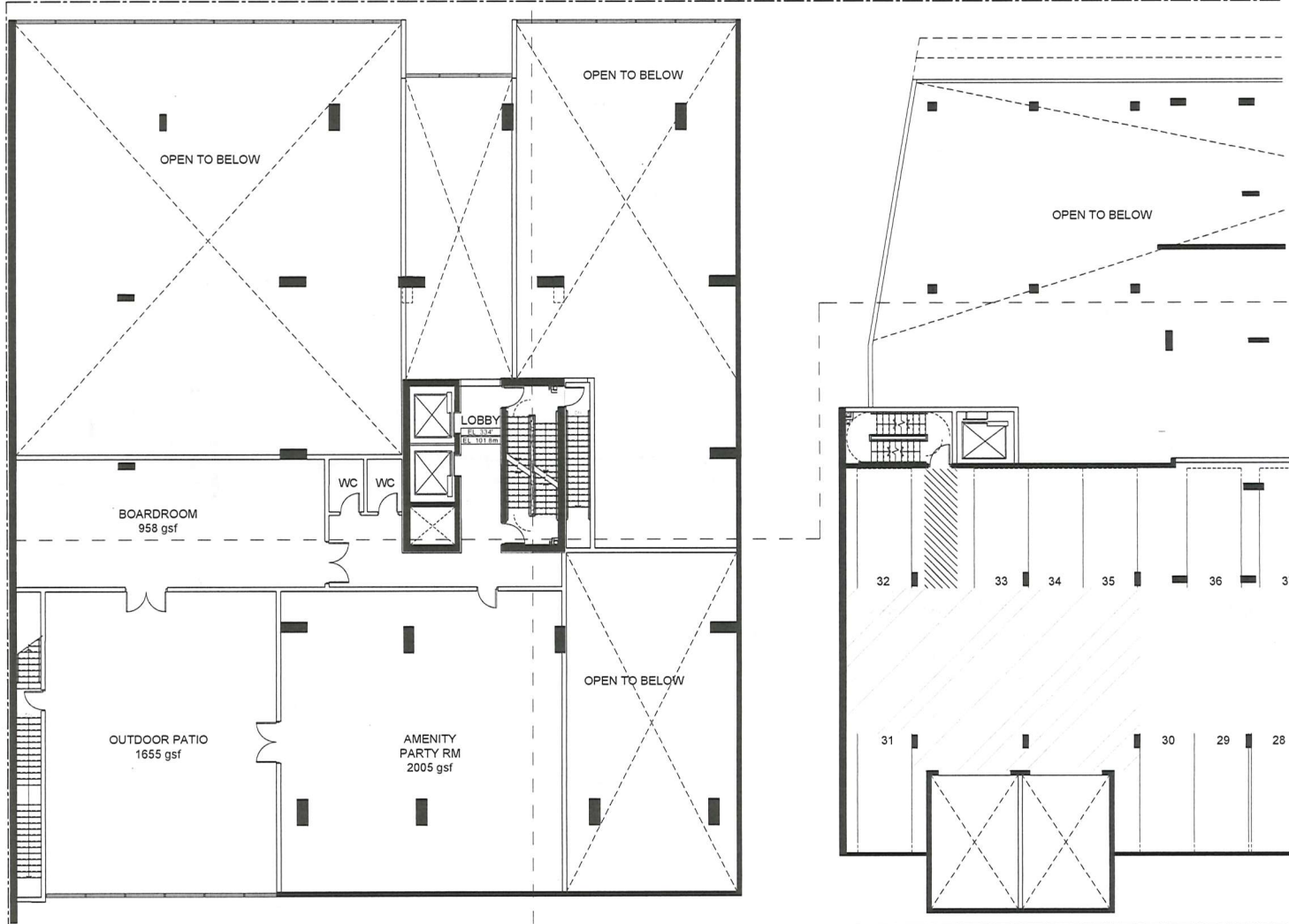
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Project 216042.01

Sheet **A 202 E**



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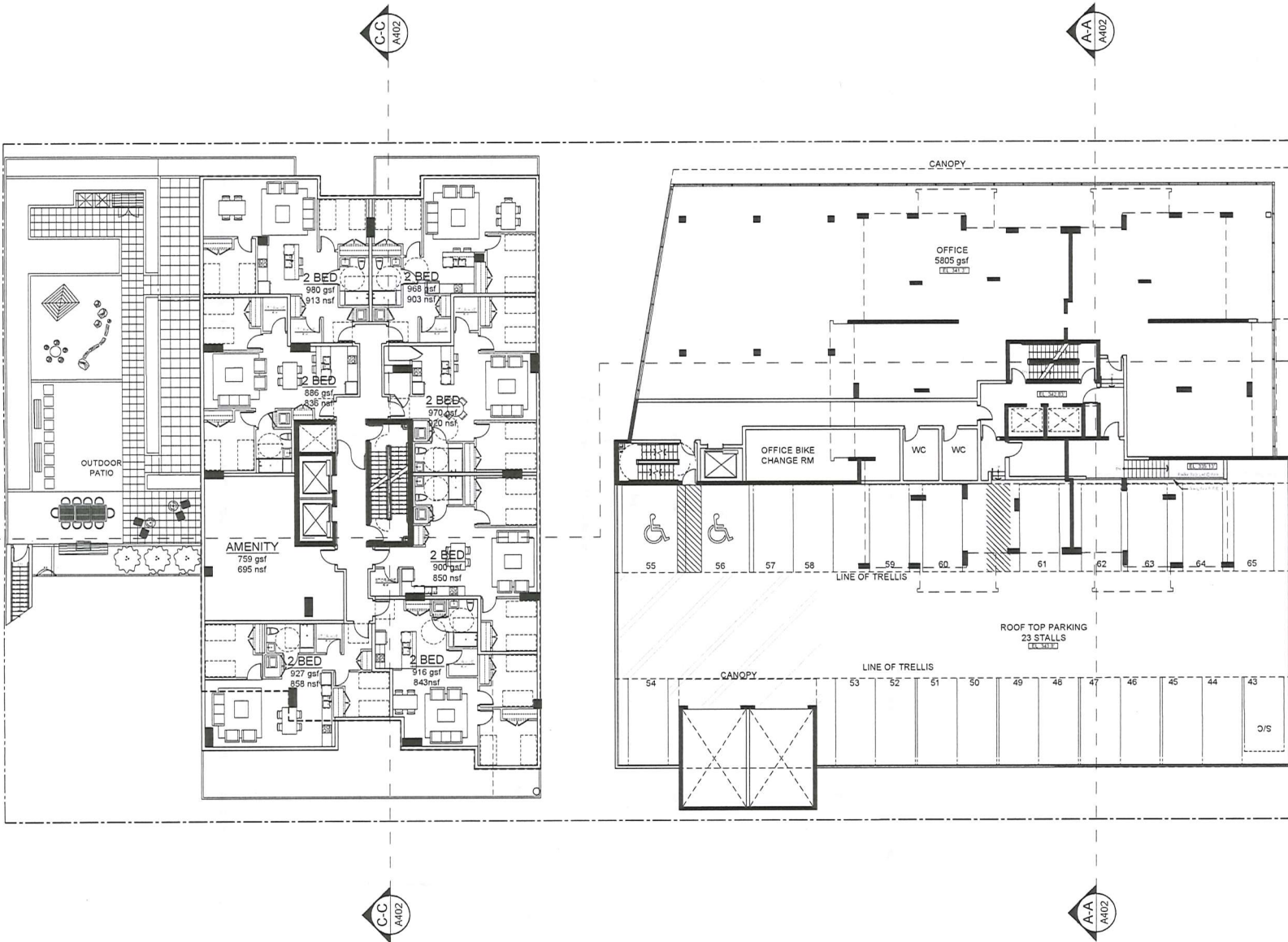
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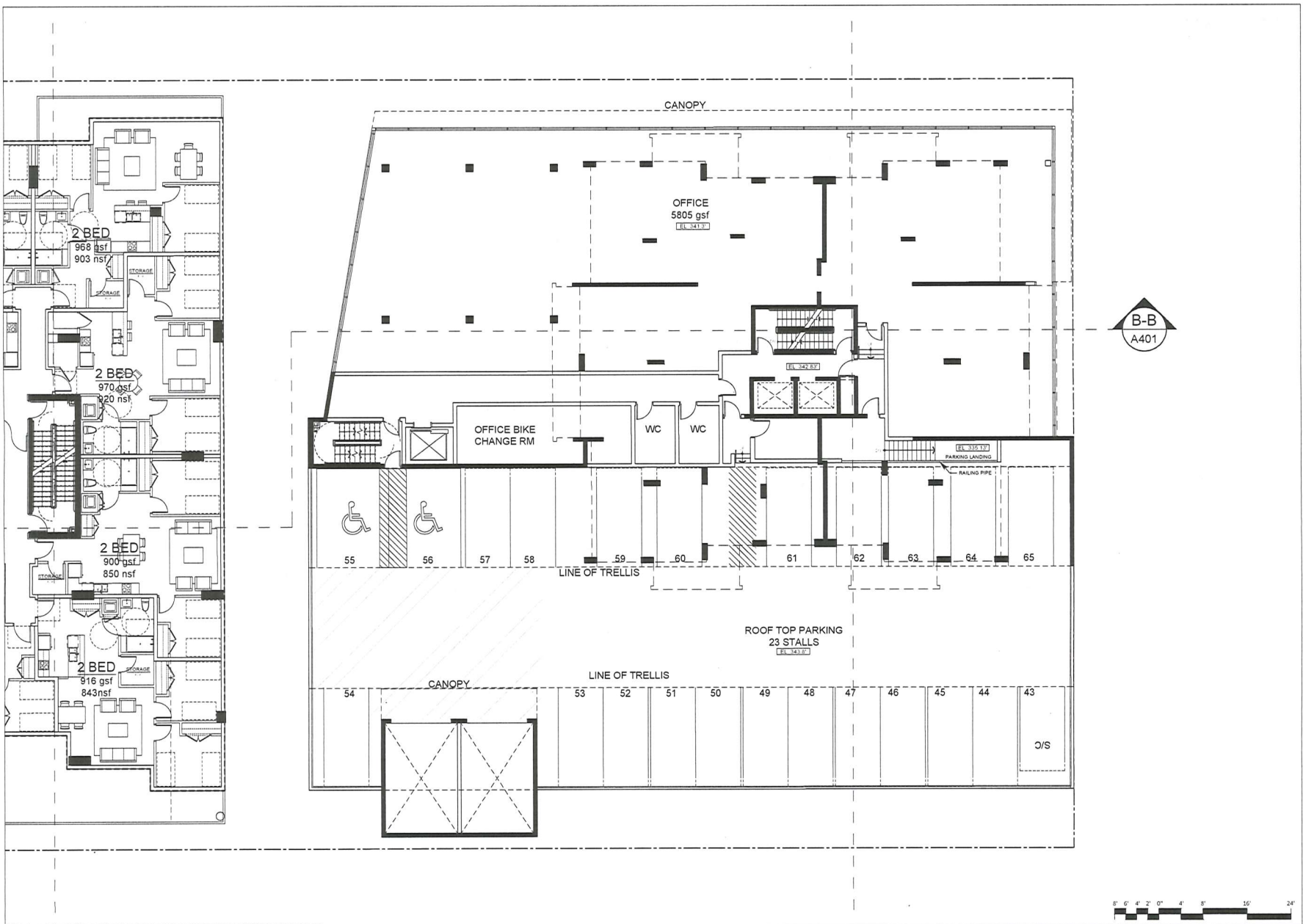
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NORTH VANCOUVER, BC
Project

FLOOR PLAN
3F

Drawing
Scale 1" = 10'
Project 216042.01

Sheet A 203





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Revisions: DD MCM VVV

Seal
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ST GEORGES AVE**

1441 ST GEORGES AVE
NORTH VANCOUVER, BC
Project

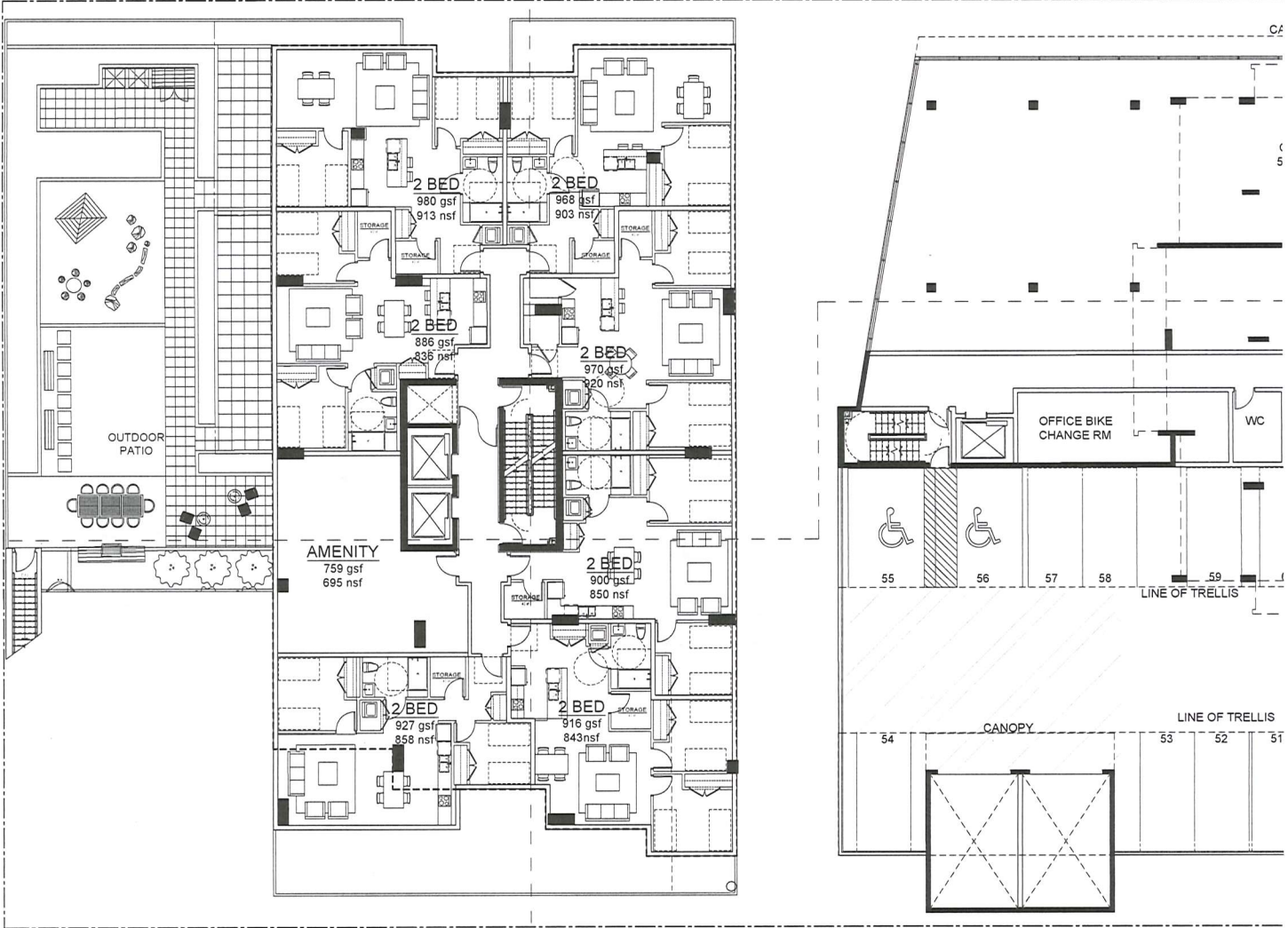
**FLOOR PLAN
3F
EAST**

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

Sheet **A 203 E**



B-B
A401



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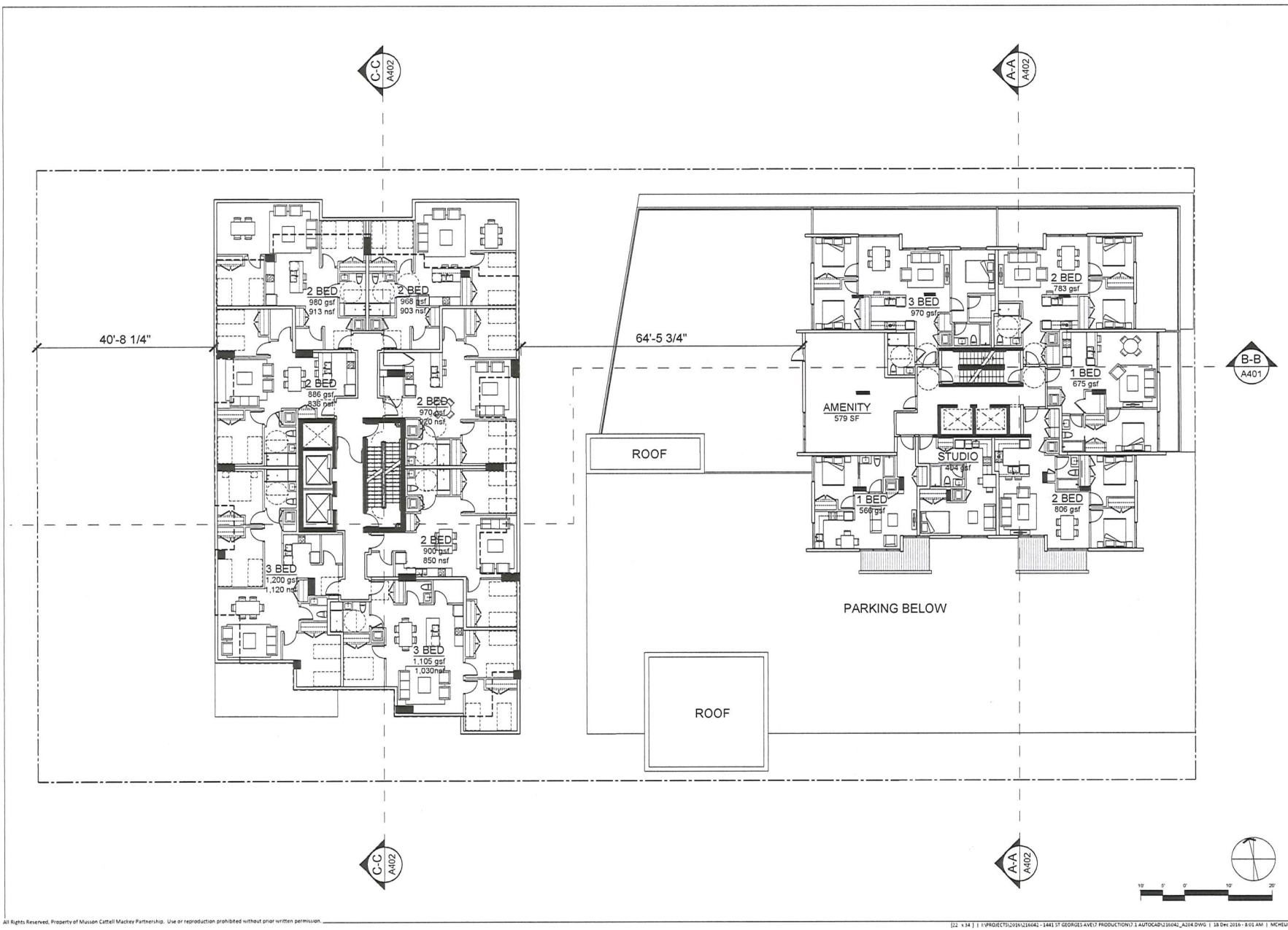
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ST GEORGES AVE
NORTH VANCOUVER, BC

FLOOR PLAN
3F
WEST

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



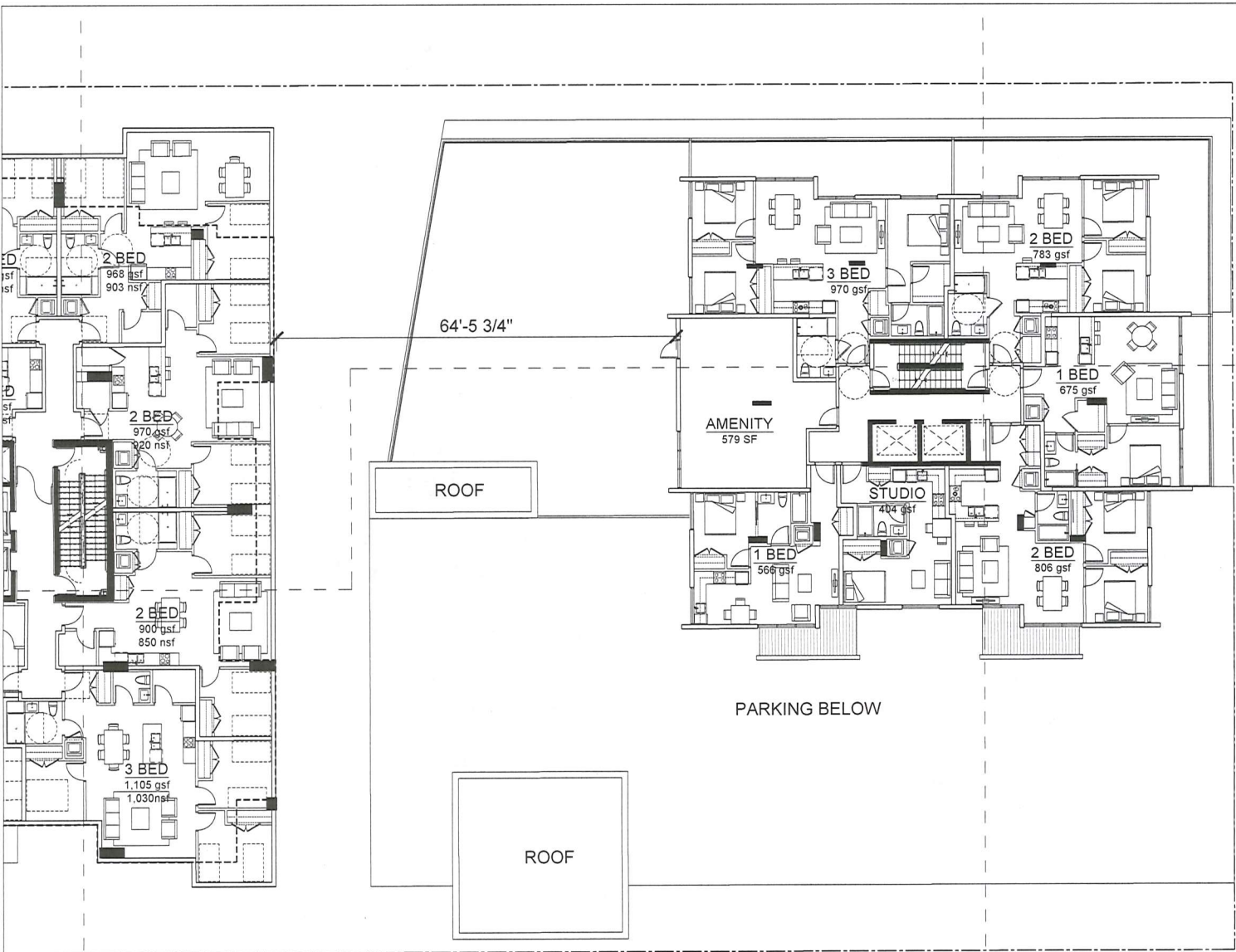
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ST GEORGES AVE**

1441 ST GEORGES AVE
NORTH VANCOUVER, BC
Project

**FLOOR PLAN
4F
EAST**

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

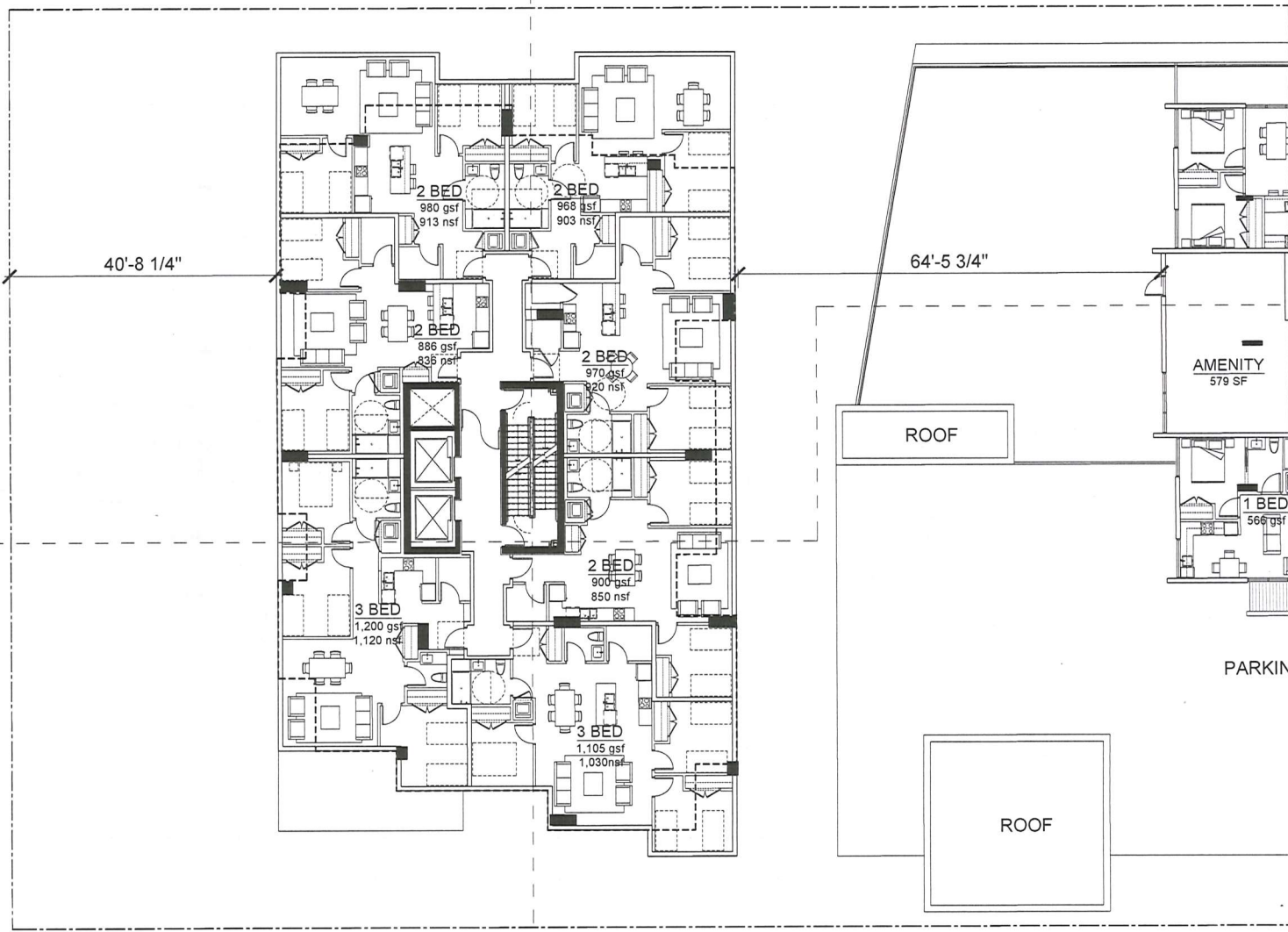
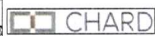
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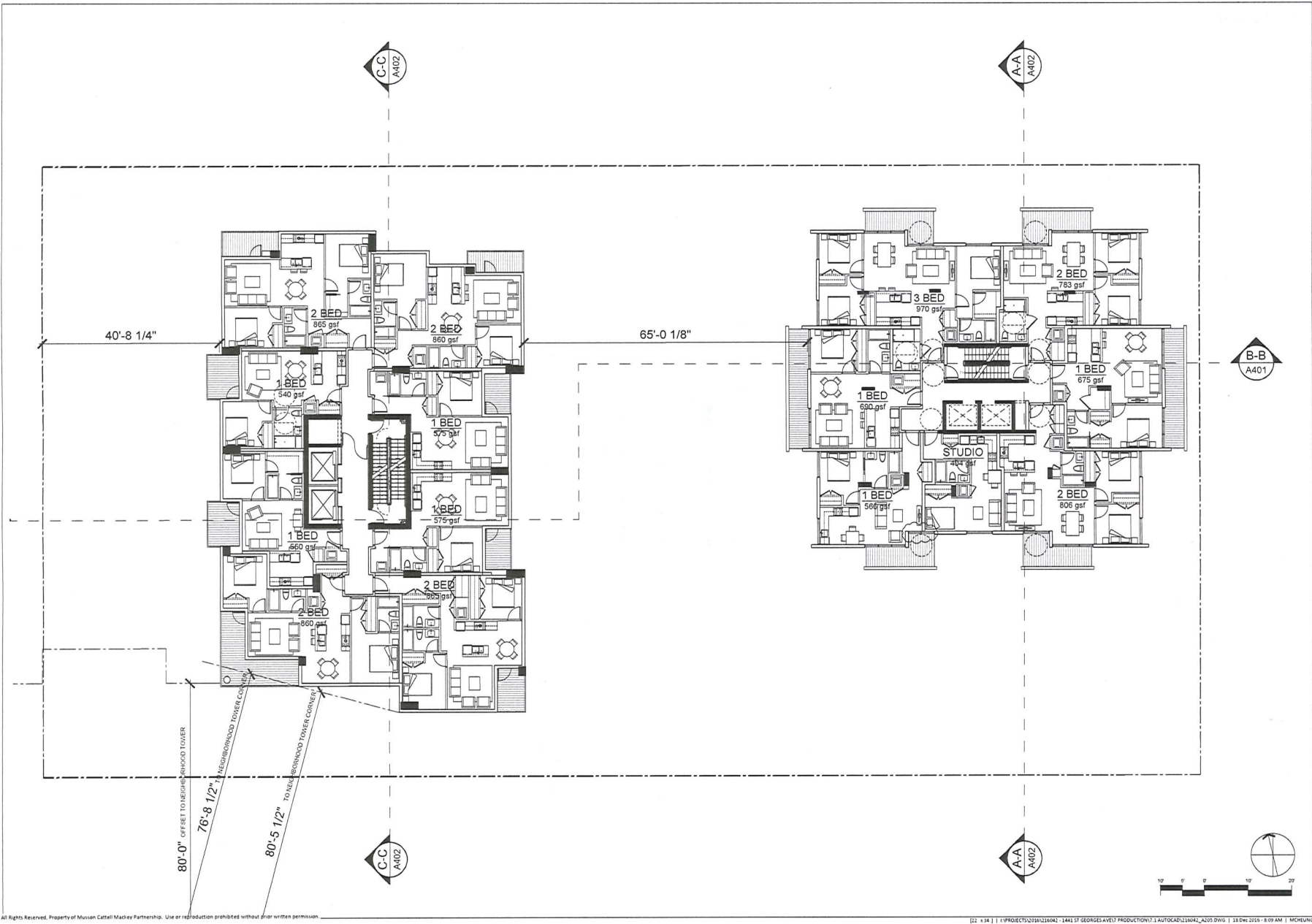
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1441 ST GEORGES AVE	
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NORTH VANCOUVER, BC	
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FLOOR PLAN	
4F	
WEST	
Drawing	
Scale	1/8" = 1'-0"
Project	216042.01
Sheet	A 204 W







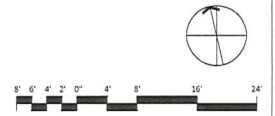
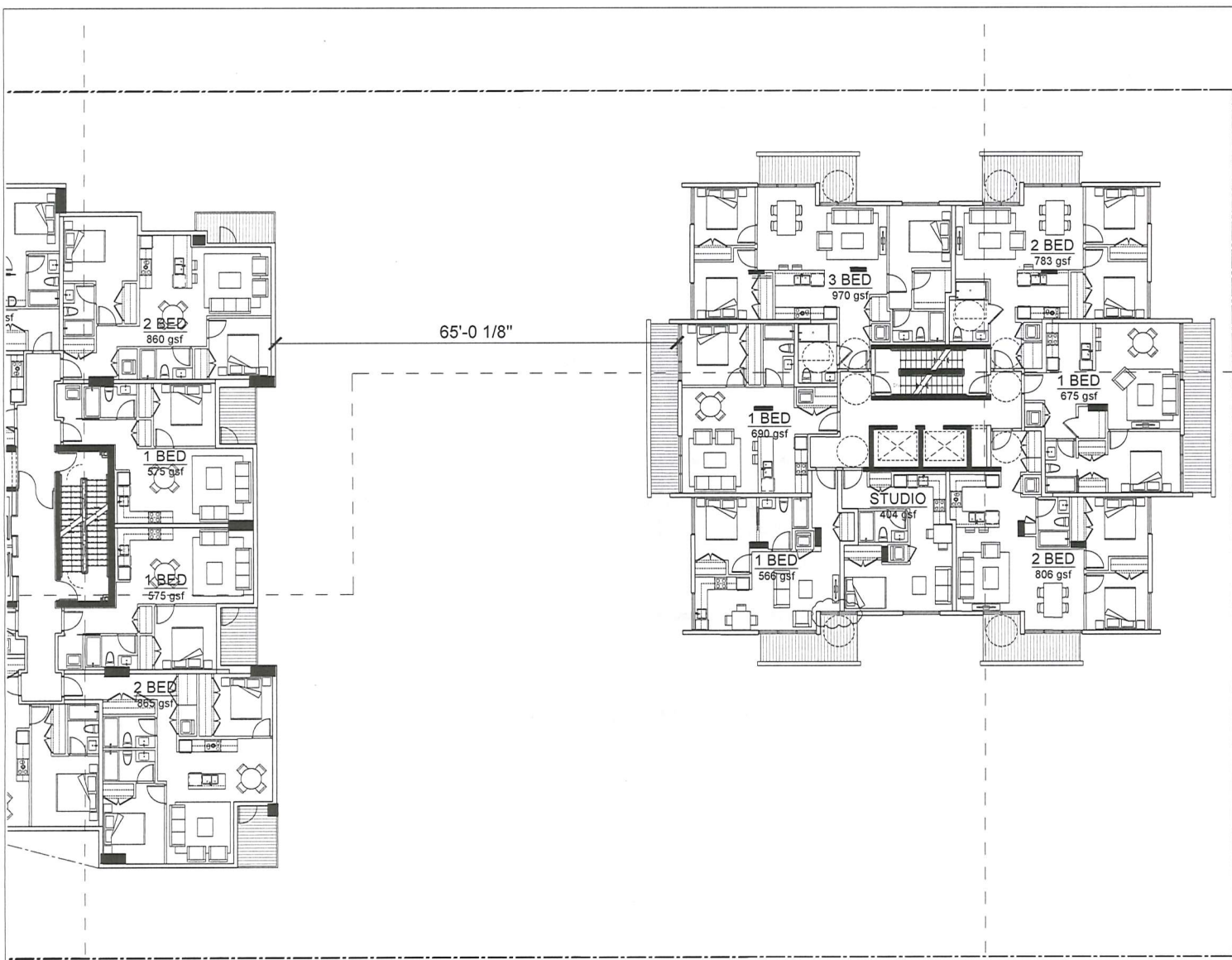
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Seal
**1441
ST GEORGES AVE**

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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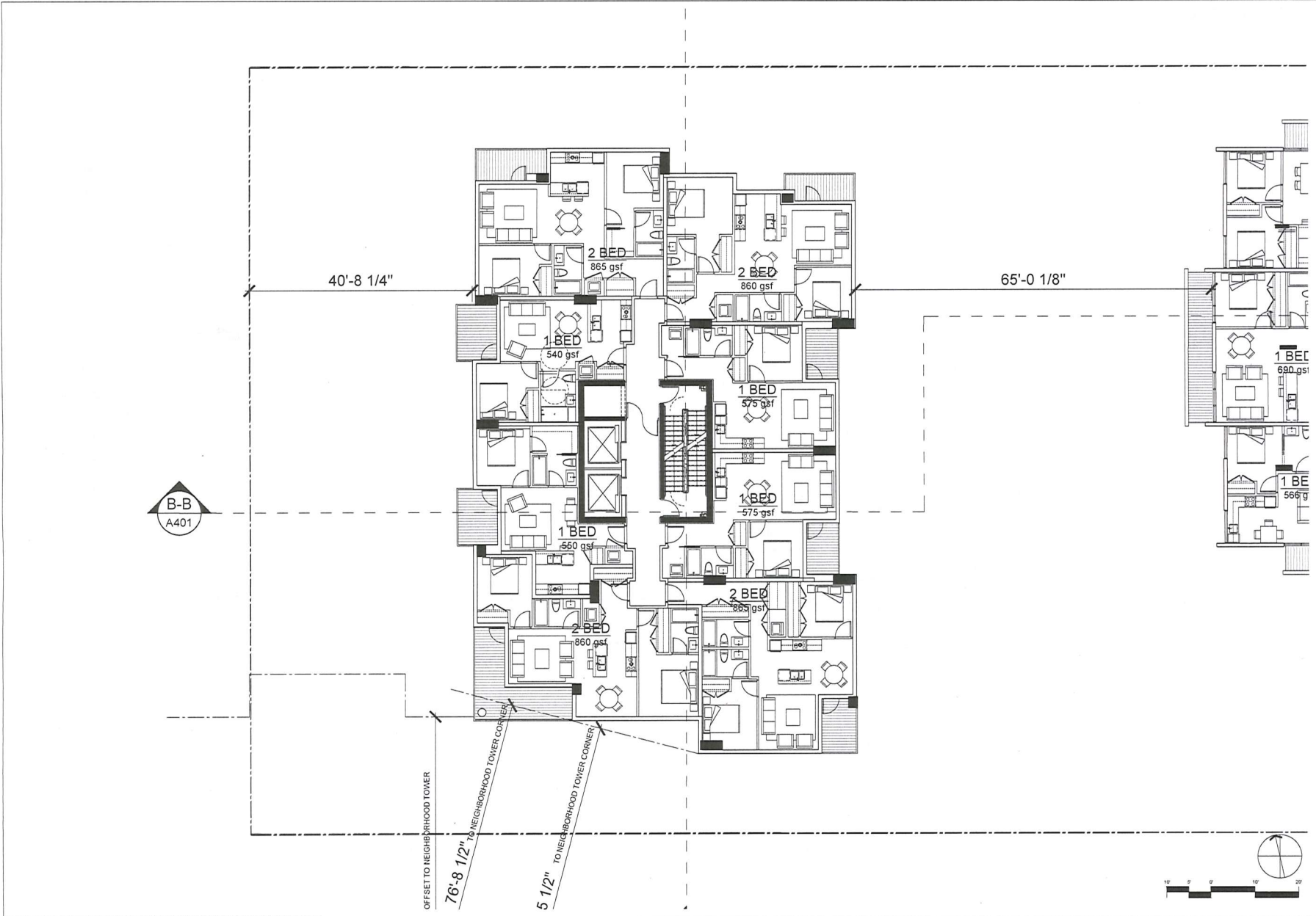
1441 ST GEORGES AVE
NORTH VANCOUVER, BC

Project

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

Drawing
Scale 1" = 10'
Project 216042.01

Sheet **A 205 W**





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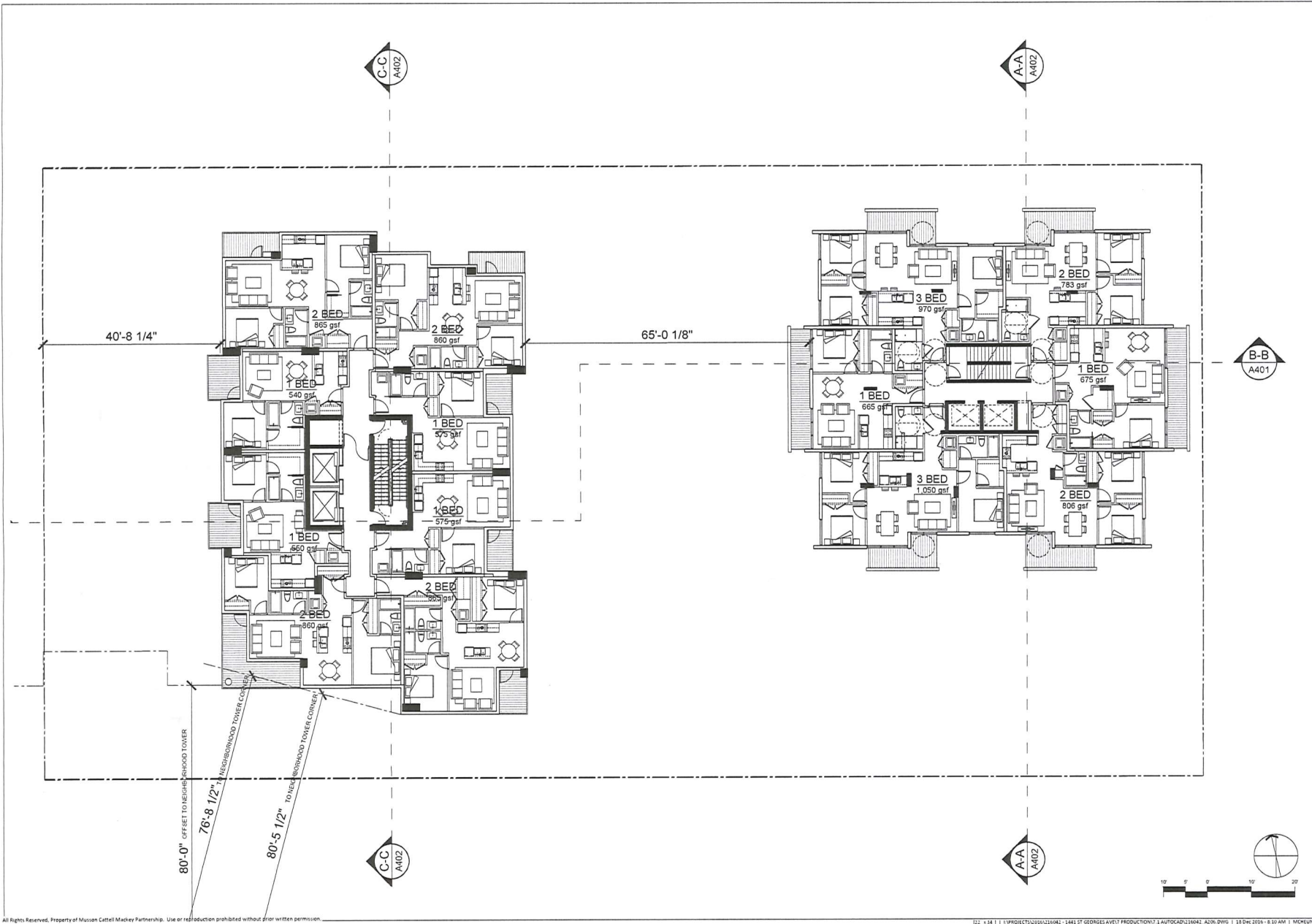
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**1441
ST GEORGES AVE**

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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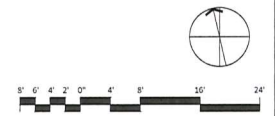
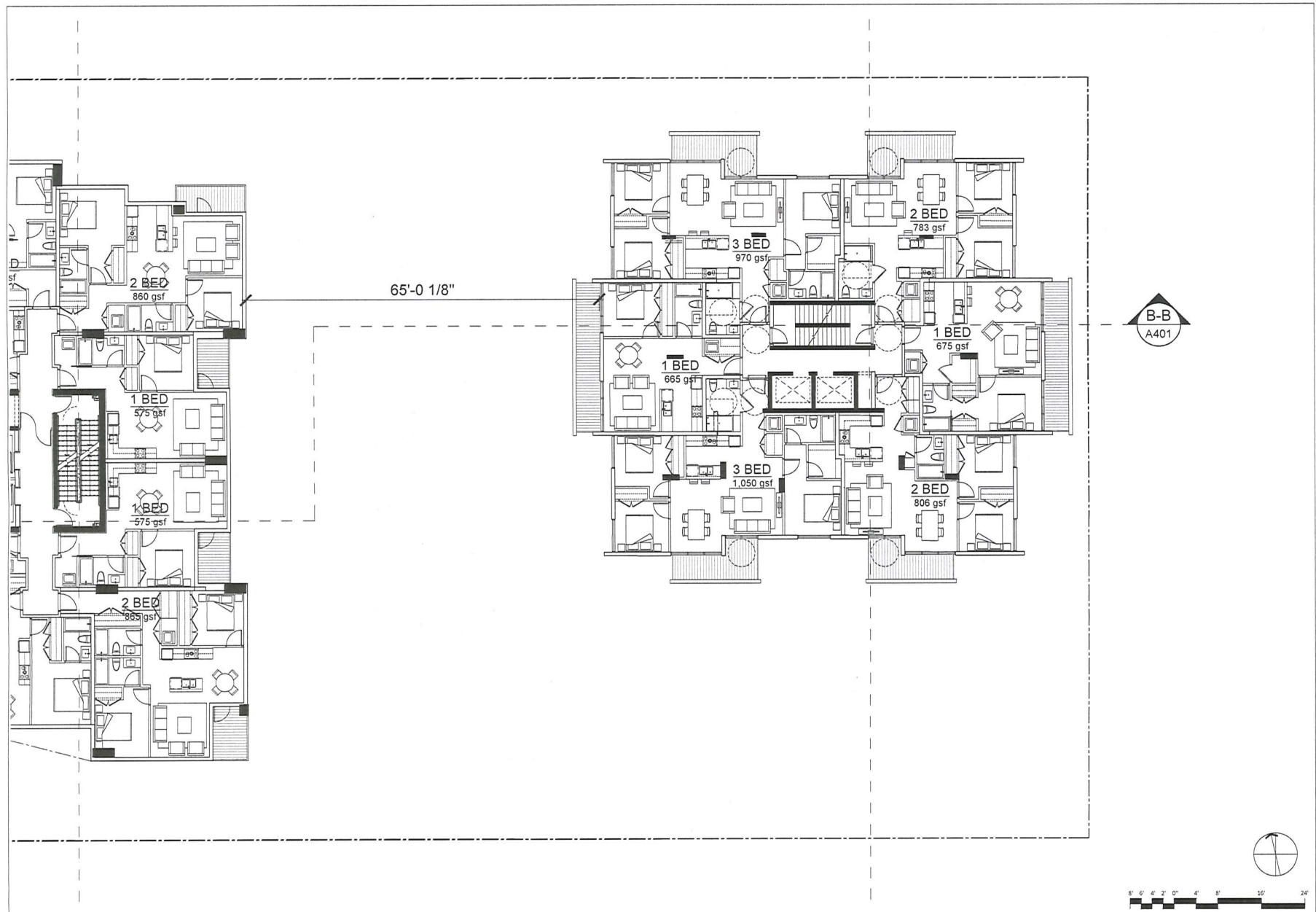


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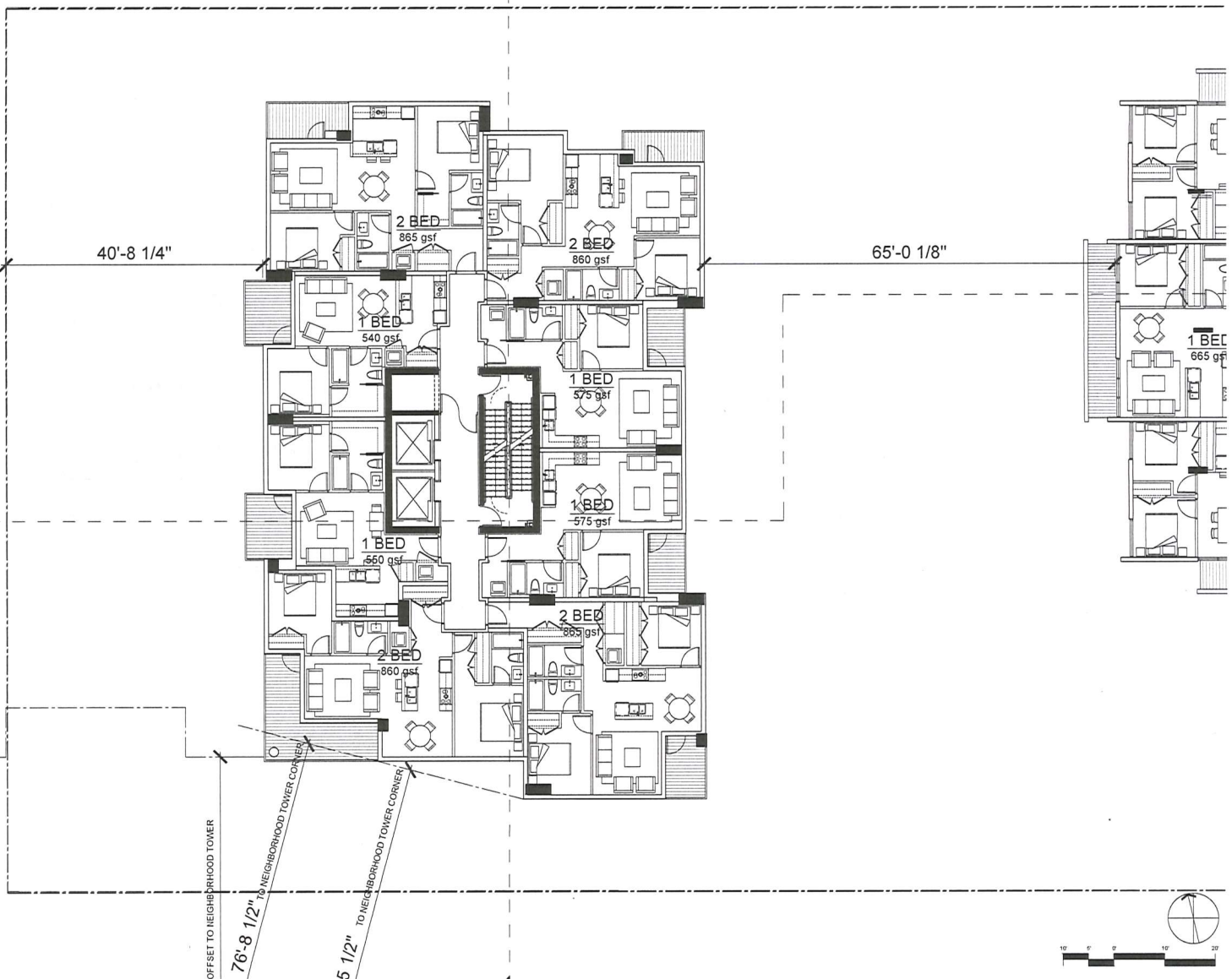
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ST GEORGES AVE**
1441 ST GEORGES AVE
NORTH VANCOUVER, BC
Project

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

Drawing
Scale 1/8" = 1'-0"
Project 216042.01
Sheet **A 206 E**



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1441 ST GEORGES AVE

1441 ST GEORGES AVE
NORTH VANCOUVER, BC

FLOOR PLAN
UPPER TYP. FLR.
WEST

Drawing
Scale 1" = 10'
Project 216042.01

Sheet A 206 W





Seal

**1441
ST GEORGES AVE**

1441 ST GEORGES AVE
NORTH VANCOUVER, BC

Project

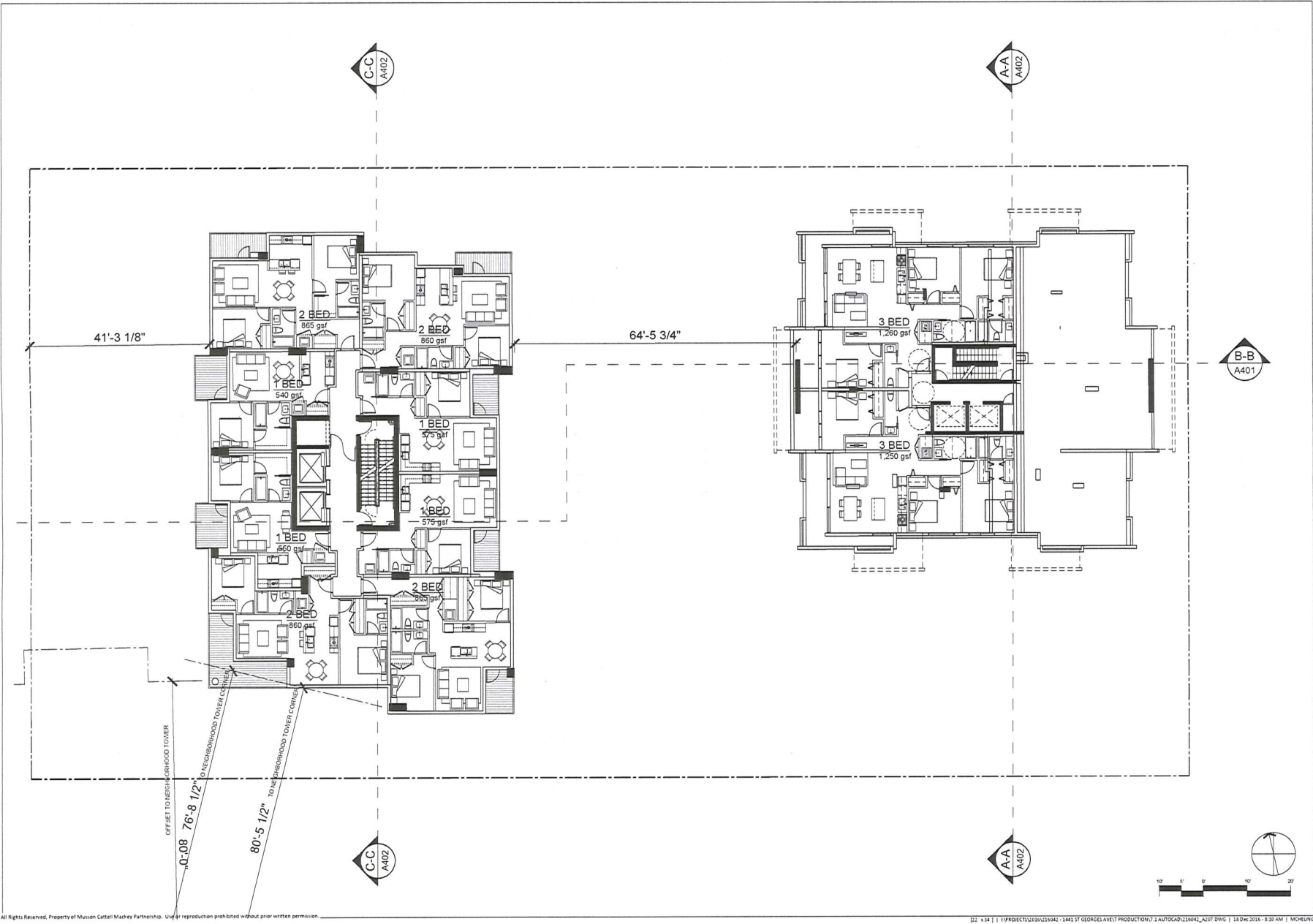
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TYP. FLR.**

Drawing

Scale 1" = 10'

Project 216042.01

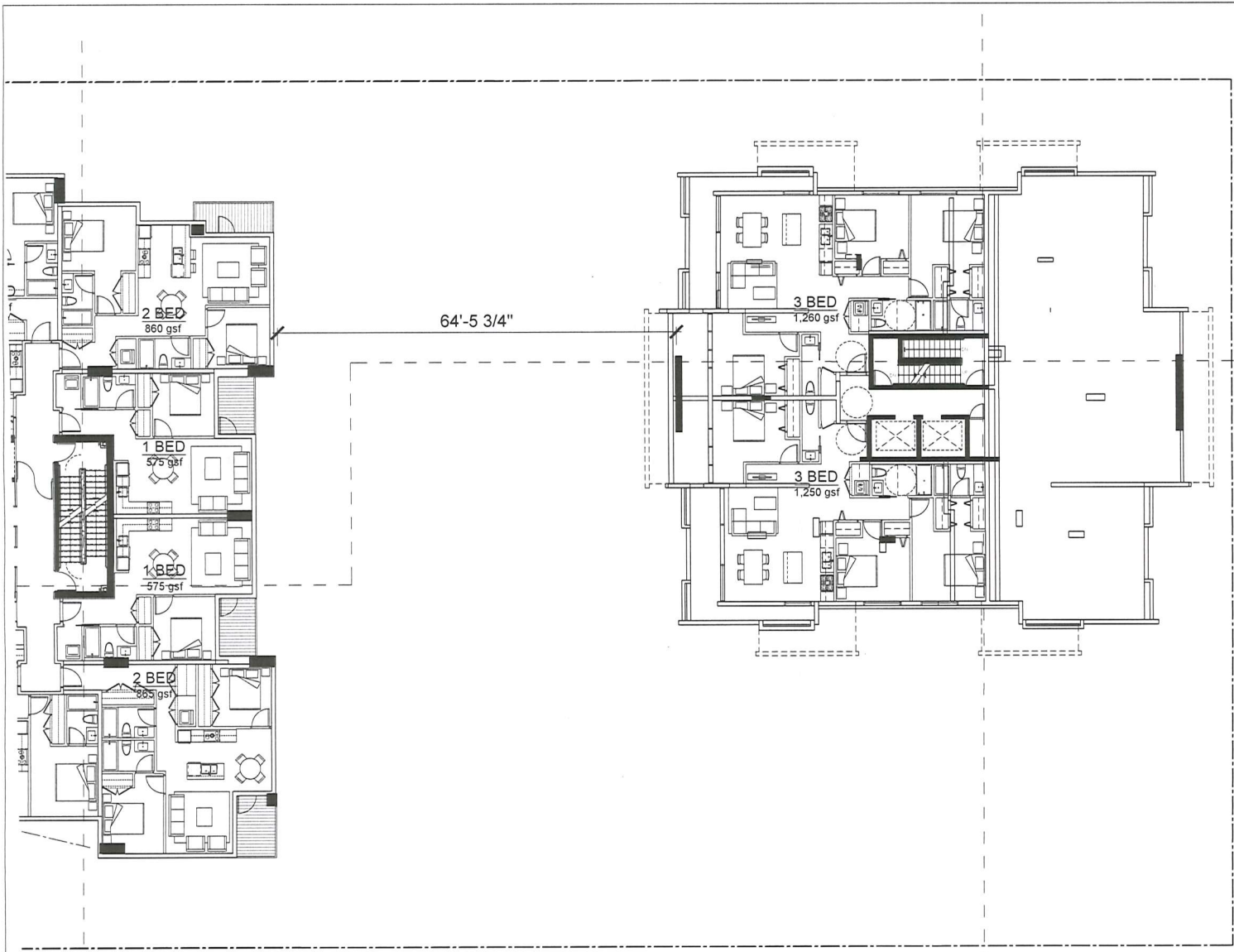
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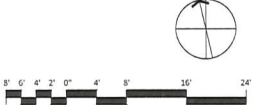
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ST GEORGES AVE**

1441 ST GEORGES AVE
NORTH VANCOUVER, BC
Project

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

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

Sheet **A207E**





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REWORKING	
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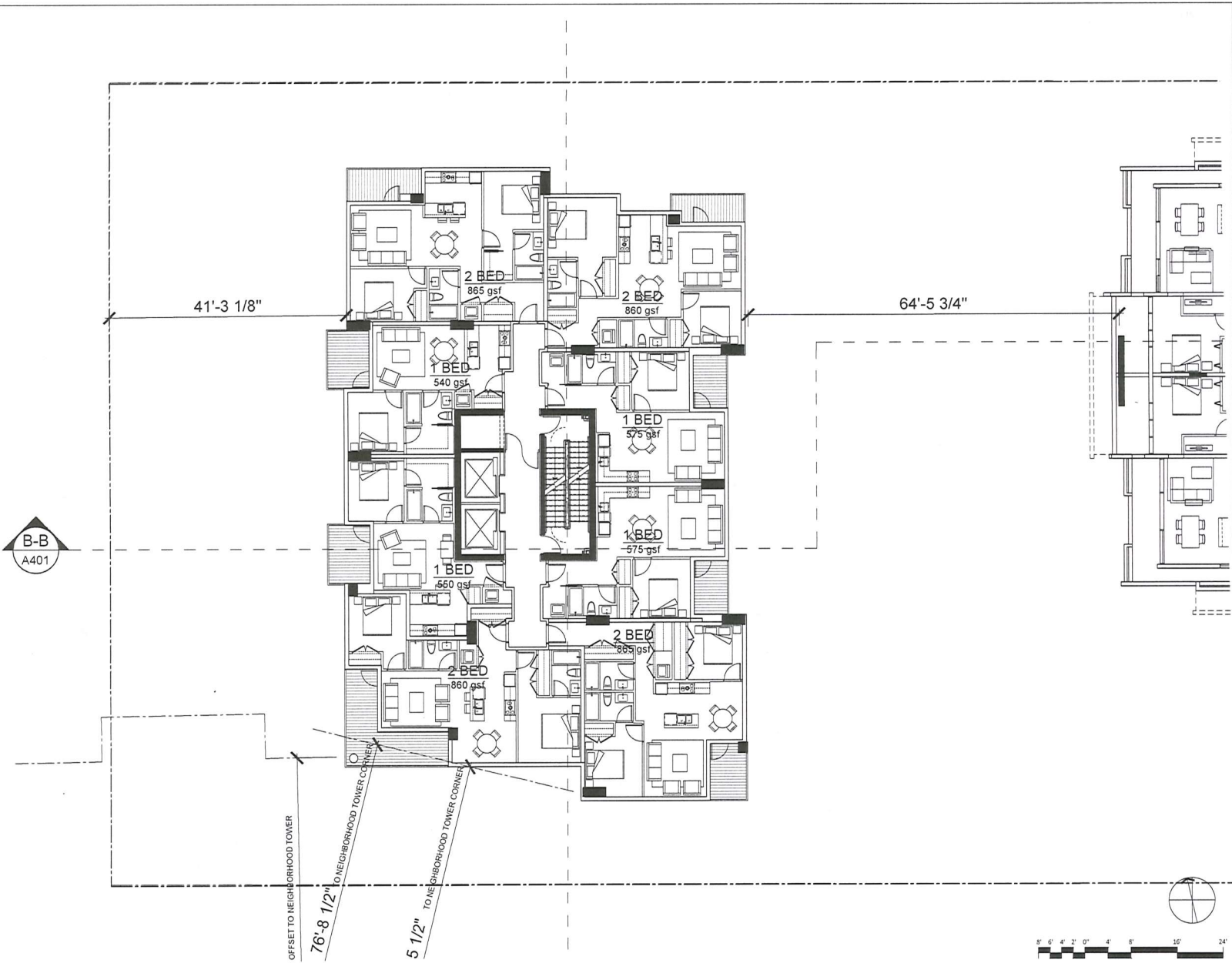
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NORTH VANCOUVER, BC

Project

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

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

Sheet **A207 W**





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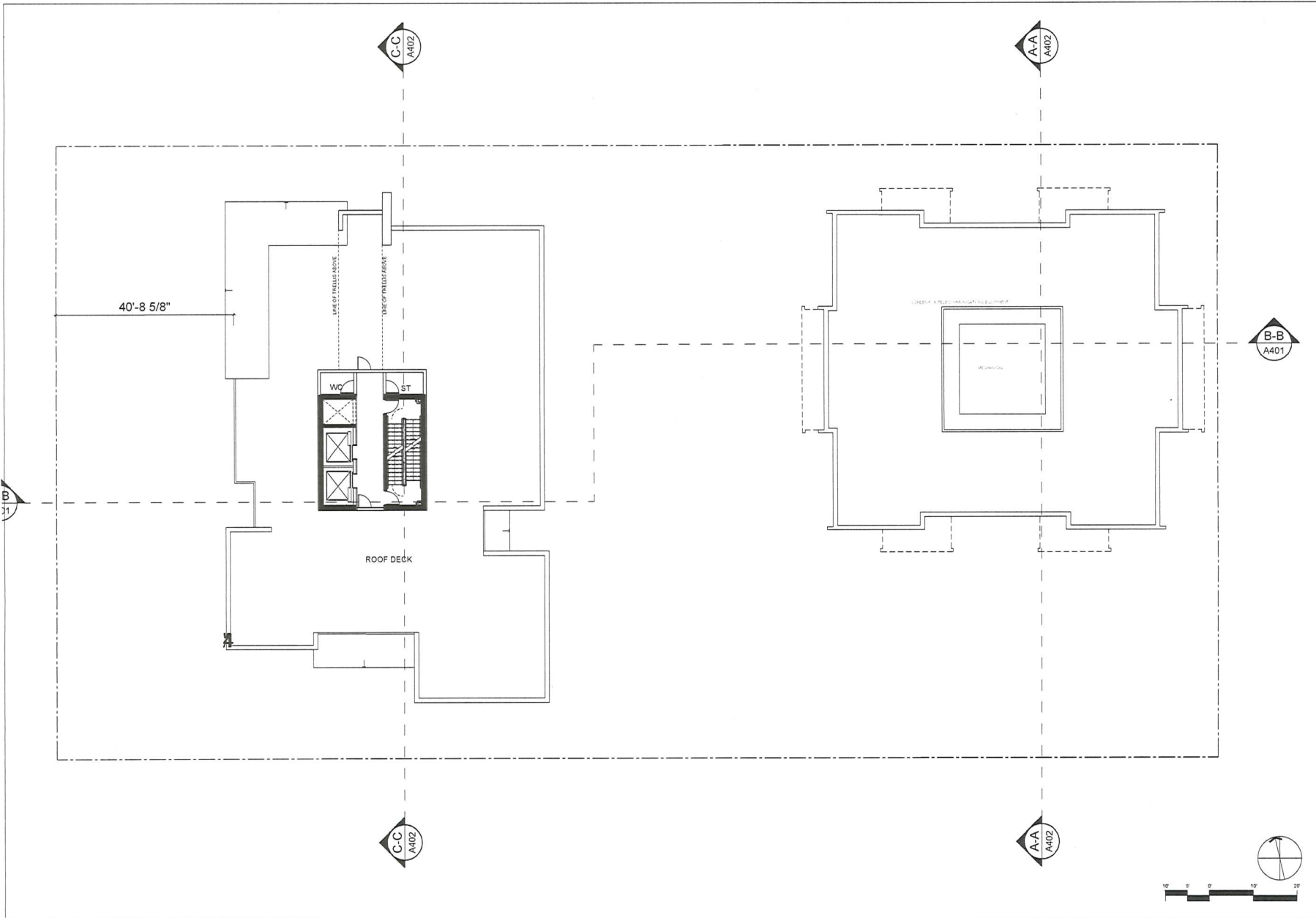
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Seal
**1441
 ST GEORGES AVE**

1441 ST GEORGES AVE
 NORTH VANCOUVER, BC
 Project

**FLOOR PLAN
 ROOF DECK**

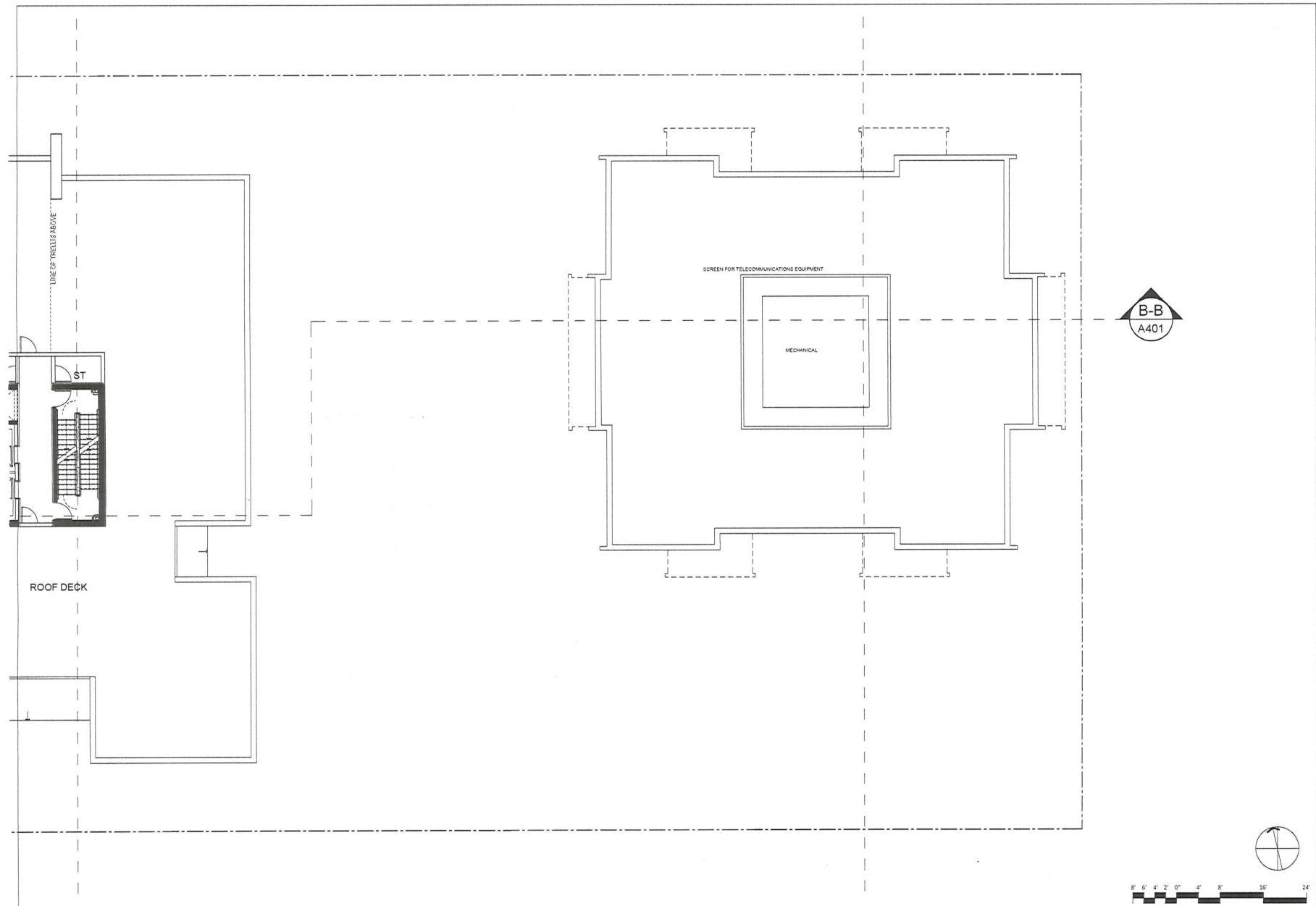
Drawing
 Scale 1" = 10'
 Project 216042.01
 Sheet **A208**





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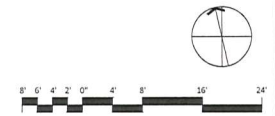
**FLOOR PLAN
ROOF DECK
EAST**

Drawing

Scale 1/8" = 1'-0"

Project 216042.01

Sheet **A208 E**





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NORTH VANCOUVER, BC
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**FLOOR PLAN
ROOF DECK
WEST**

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

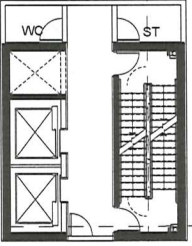
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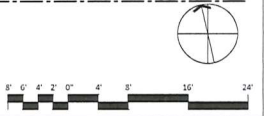
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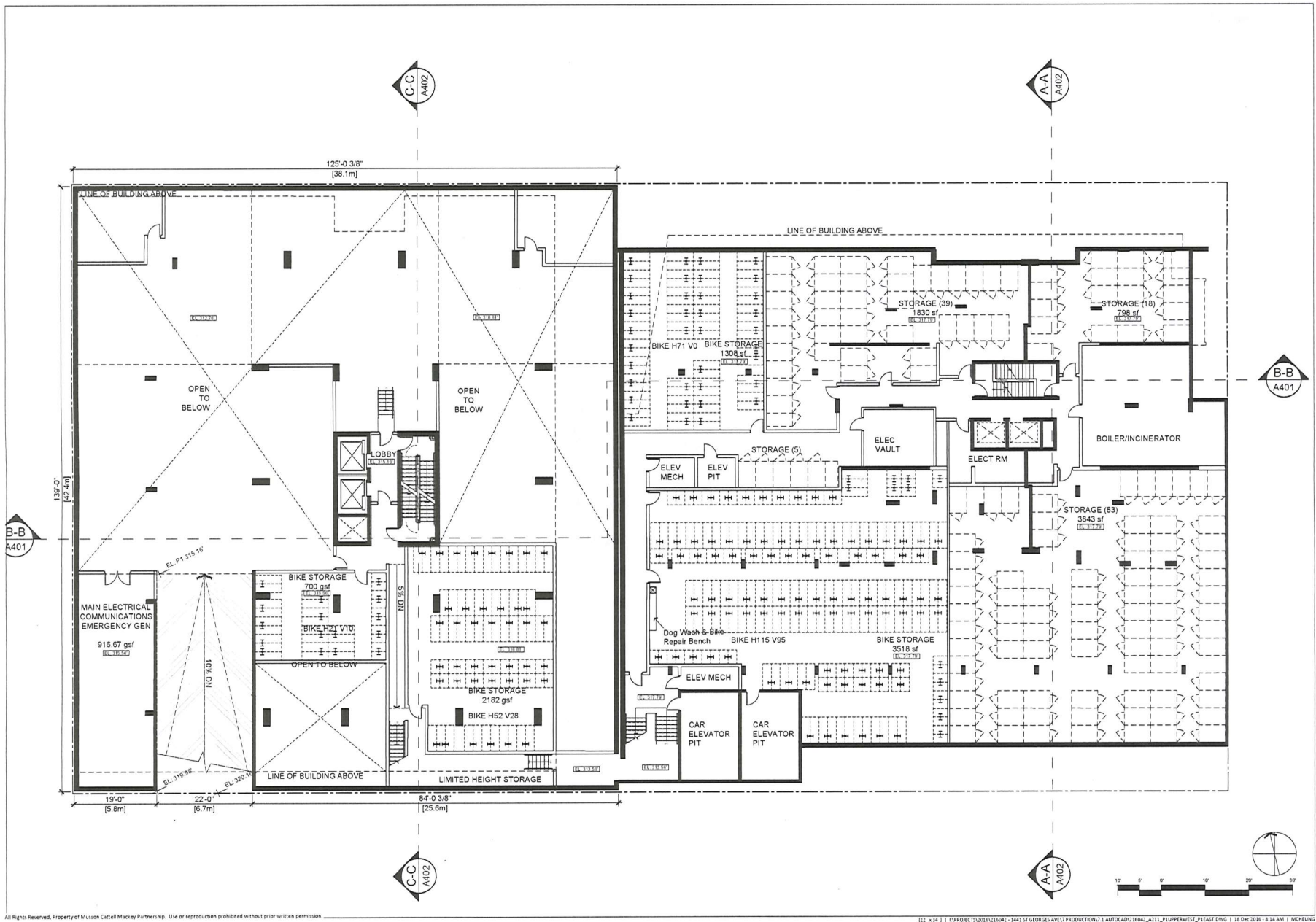
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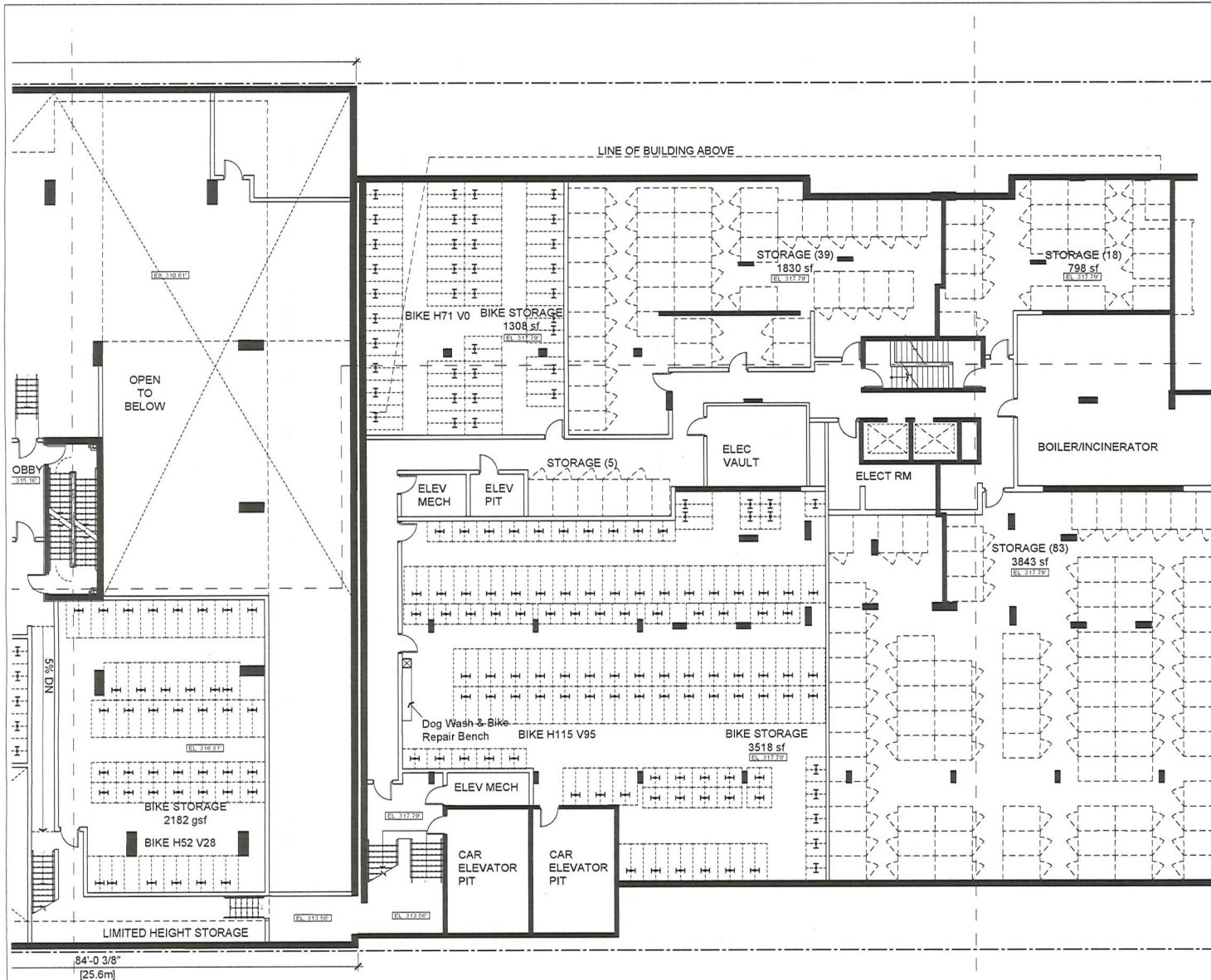
LINE OF TRELLIS ABOVE



ROOF DECK







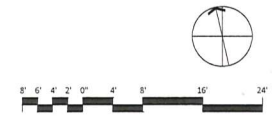
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**FLOOR PLAN
P1 UPPER
EAST**

Drawing
Scale 1/8" = 1'-0"
Project 216042.01
Sheet **A 211 E**



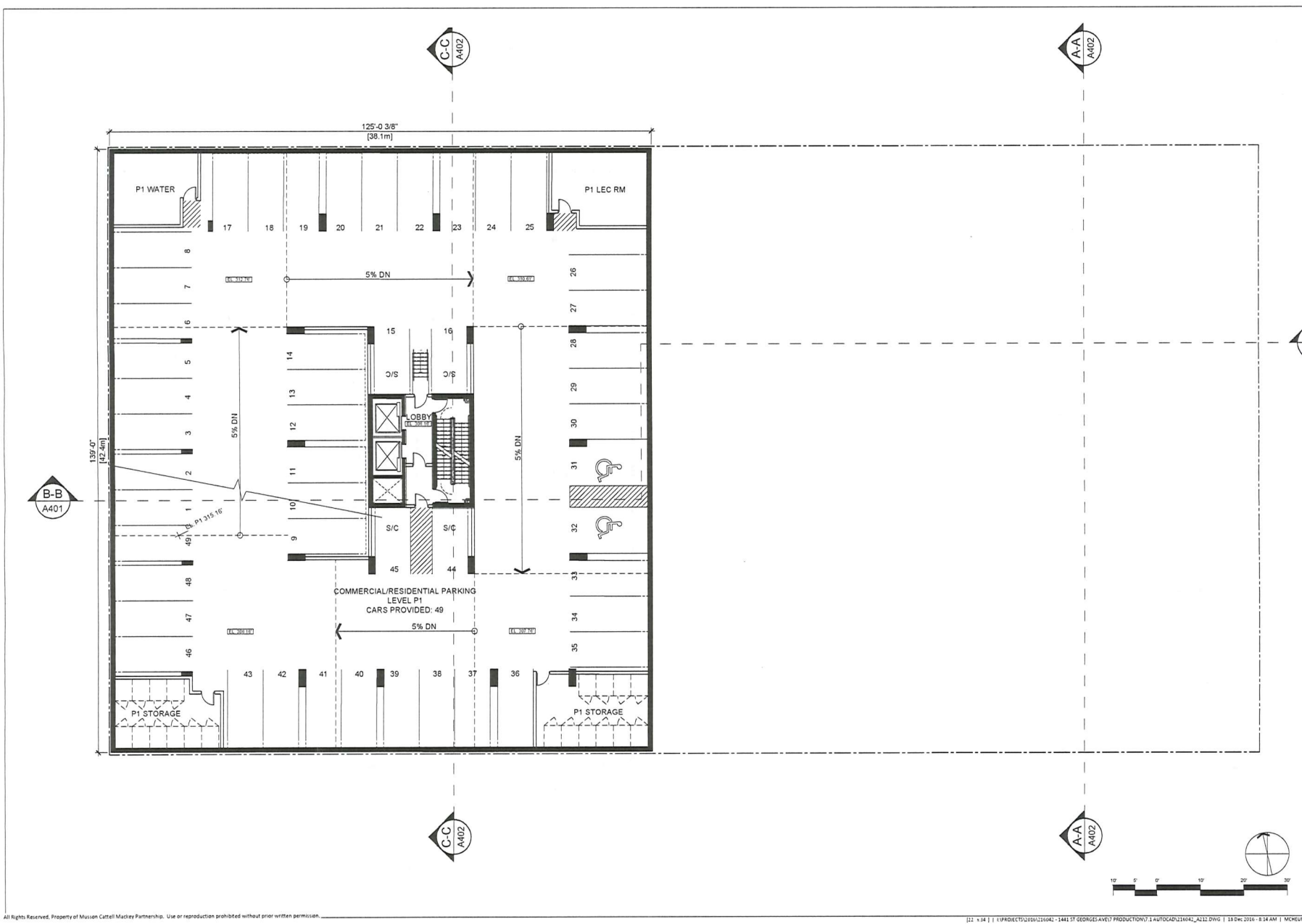


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**FLOOR PLAN
 PARKING
 P1**

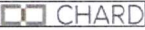
Drawing
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 Project 216042.01
 Sheet **A212**





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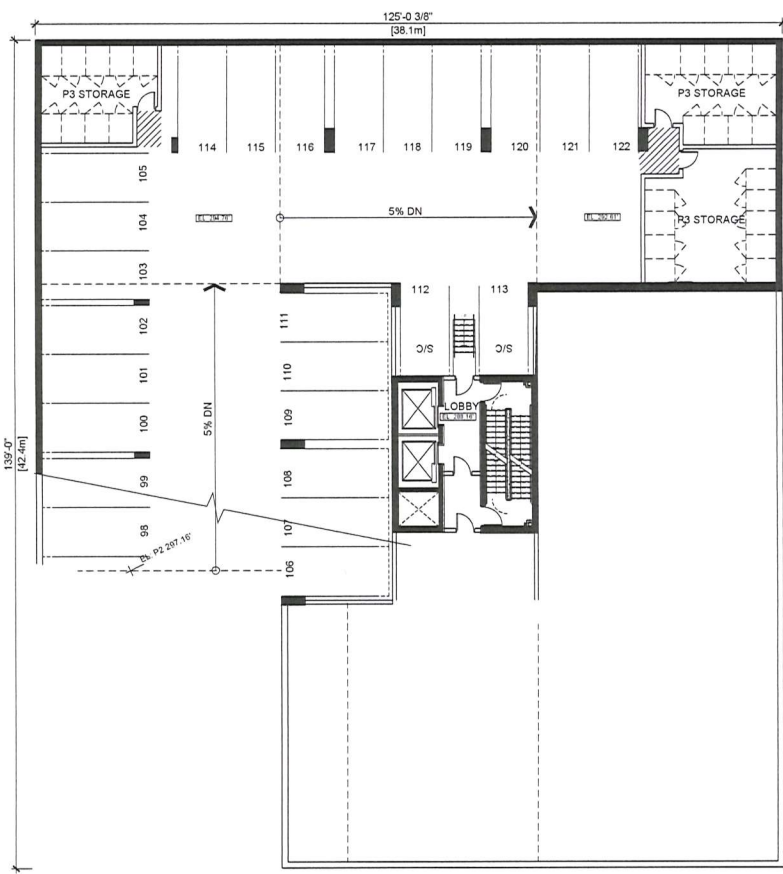
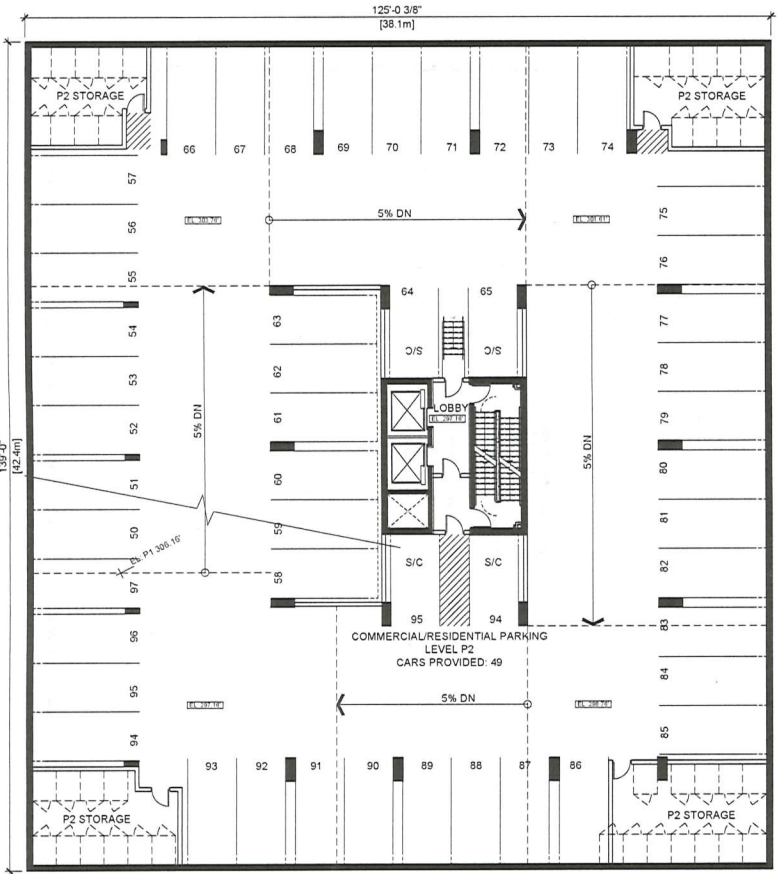
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**FLOOR PLAN
PARKING
P2-P3**

Drawing
Scale 1" = 10'
Project 216042.01
Sheet **A213**





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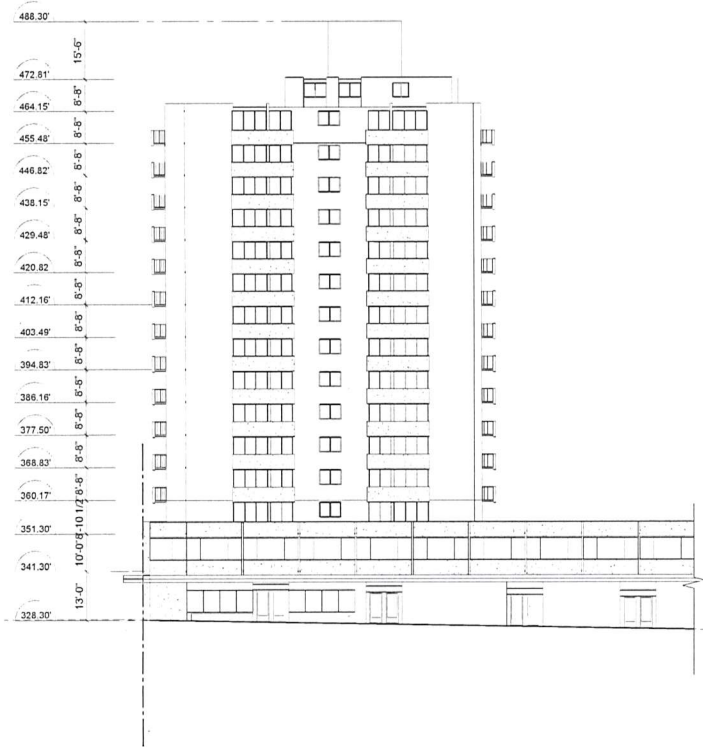
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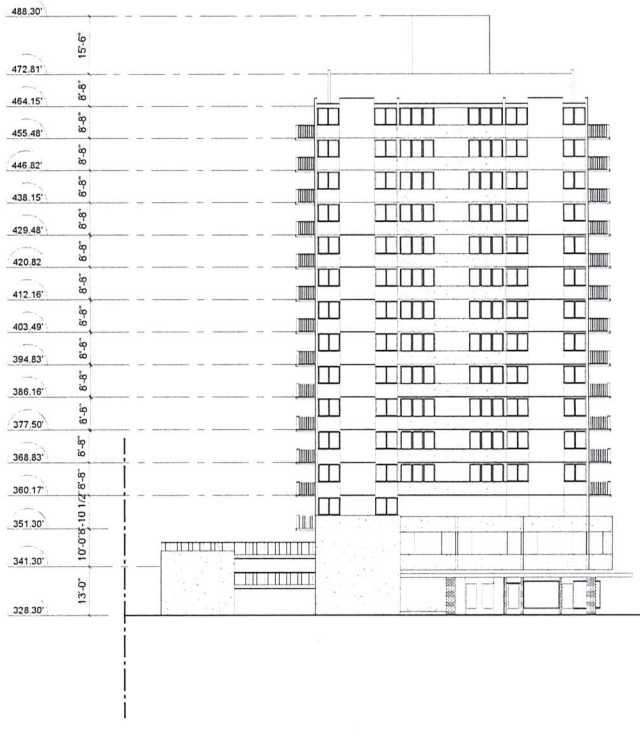
1441 ST GEORGES AVE
NORTH VANCOUVER, BC
Project

**ELEVATIONS
EXISTING
EAST TOWER**

Drawing
Scale 1/16" = 1'-0"
Project 216042.01
Sheet **A301**



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



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





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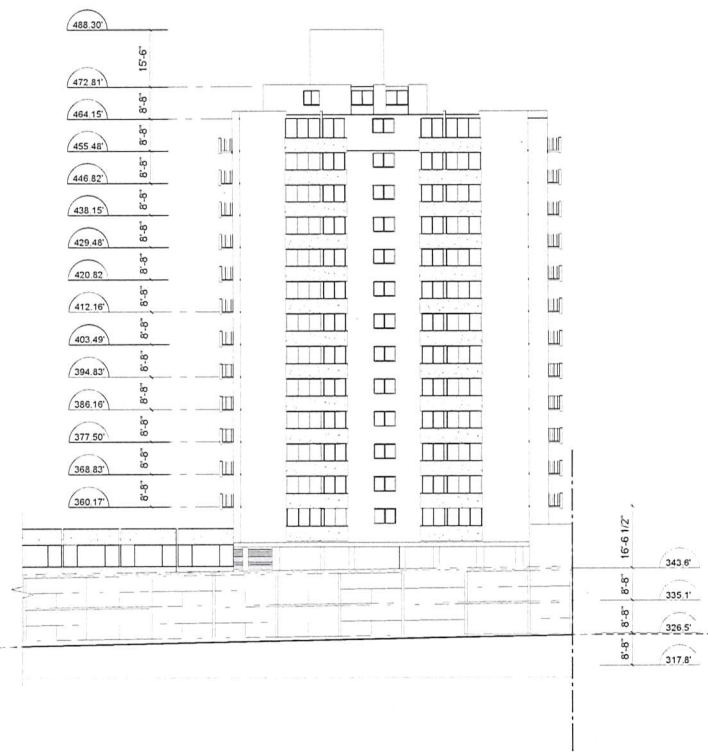
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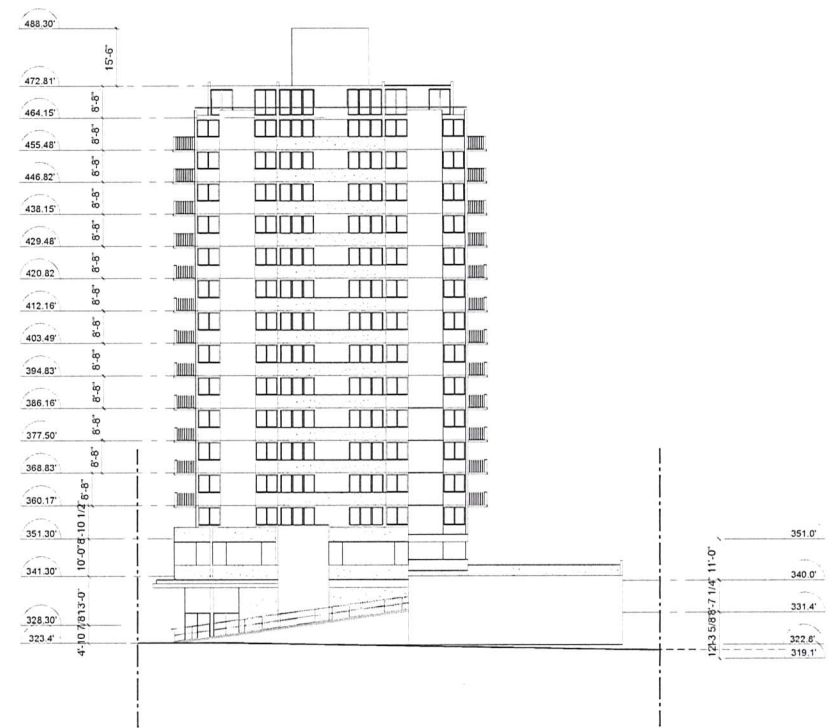
1441 ST GEORGES AVE
NORTH VANCOUVER, BC
Project

**ELEVATIONS
EXISTING
EAST TOWER**

Drawing
Scale 1/16" = 1'-0"
Project 216042.01
Sheet **A302**



SOUTH ELEVATION LANE FACE
A302 1/16" = 1'-0"



WEST ELEVATION
A302 1/16" = 1'-0"





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NORTH ELEVATION E 15TH AVE FACE
AS307, 1/16" = 1'-0"

- M1 METAL PANEL - WHITE
- M2 METAL PANEL - CHARCOAL GREY
- M3 METAL MESH
- G1 VISION GLASS
- G2 SPANDREL GLASS
- G3 CLEAR GLASS PANEL
- G4 CLEAR GLASS PANEL - TURQUOISE
- G5 CLEAR GLASS PANEL - LIGHT BLUE
- G6 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 HSB STEEL STRUCTURE
- L1 ALUMINUM MECHANICAL LOUVER
- E1 BRICK - GREY



EAST ELEVATION ST. GEORGE'S AVENUE FACE
AS308, 1/16" = 1'-0"

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**ELEVATIONS
NEW E
NORTH / EAST**

Drawing
Scale 1/16" = 1'-0"
Project 216042.01
Sheet **A303**





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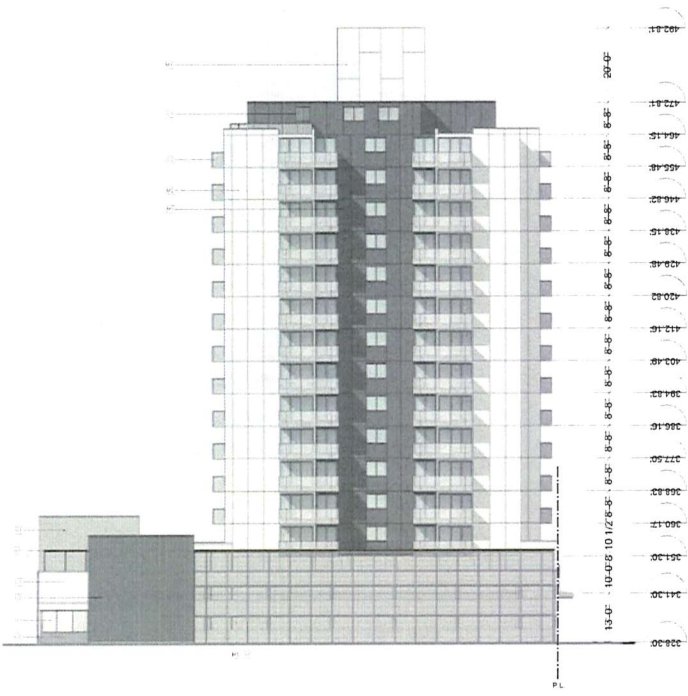
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NORTH VANCOUVER, BC
Project

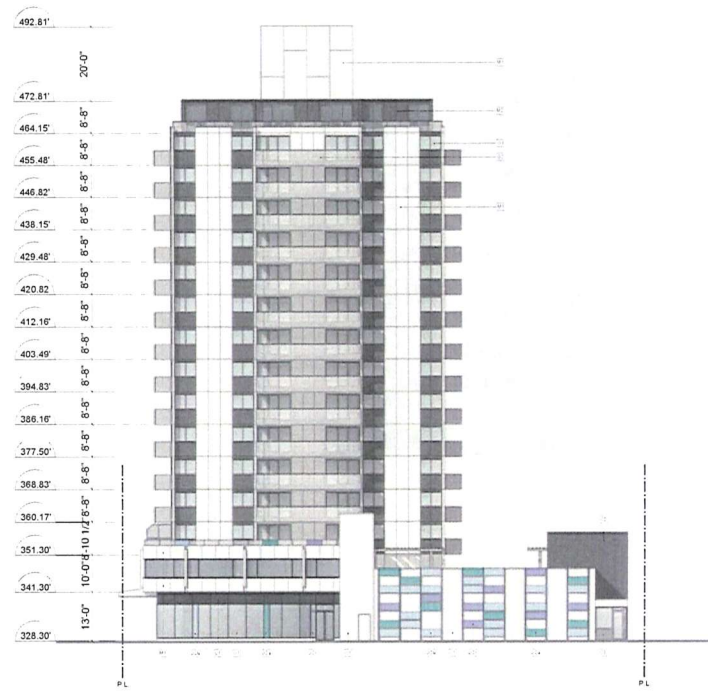
ELEVATIONS
NEW E
SOUTH / WEST

Drawing
Scale 1/16" = 1'-0"
Project 216042.01
Sheet A304

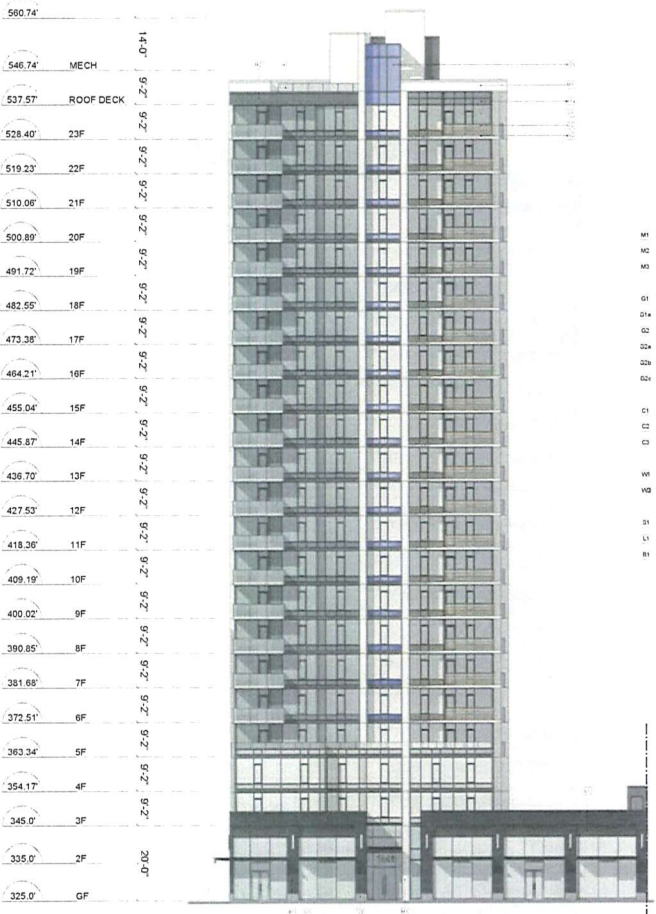


1 SOUTH ELEVATION LANE FACE
A304, 1/16" = 1'-0"

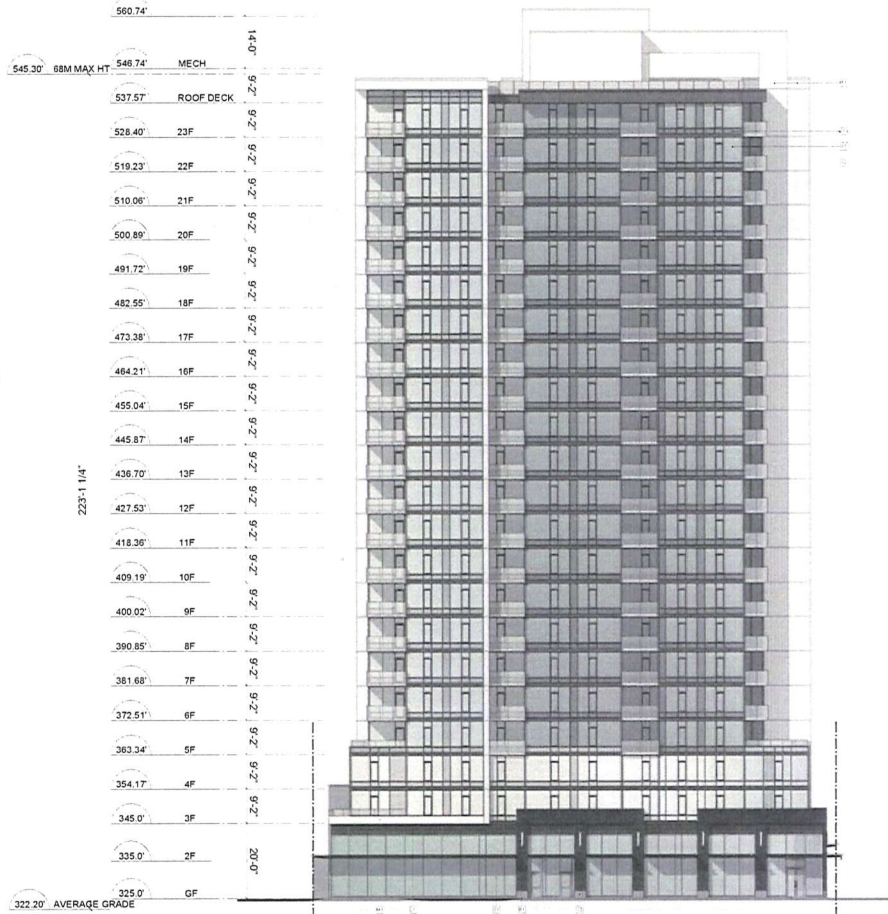
- M1 METAL PANEL - WHITE
- M2 METAL PANEL - CHARCOAL GREY
- M3 METAL MESH
- G1 VISION GLASS
- G2 SPANDREL GLASS
- G3 CLEAR GLASS PANEL
- G4 CLEAR GLASS PANEL - TURQUOISE
- G5 CLEAR GLASS PANEL - LIGHT BLUE
- G6 CLEAR GLASS PANEL - LIGHT PURPLE
- C1 PAINTED CONCRETE - WHITE
- C2 PAINTED CONCRETE - GREY
- C3 ARCHITECTURAL CONCRETE
- W1 WOOD TRELLIS
- W2 ALUMINUM SLAT - WOODLOOK
- S1 HSS STEEL STRUCTURE
- L1 ALUMINUM MECHANICAL LOUVERS
- B1 BRICK - GREY



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



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



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

- M1 METAL PANEL - WHITE
- M2 METAL PANEL - CHARCOAL GREY
- M3 METAL MESH
- G1 VISION GLASS
- G14 BRANDELL GLASS
- G2 CLEAR GLASS PANEL
- G24 CLEAR GLASS PANEL - TURQUOISE
- G26 CLEAR GLASS PANEL - LIGHT BLUE
- G28 CLEAR GLASS PANEL - LIGHT PURPLE
- P1 PAINTED CONCRETE - WHITE
- P2 PAINTED CONCRETE - GREY
- C3 ARCHITECTURAL CONCRETE
- W3 WOOD TRELLIS
- W8 ALUMINUM SLAT - WOODLOOK
- S1 HSS STEEL STRUCTURE
- L1 ALUMINUM MECHANICAL LOUVERS
- B1 BRICK - GREY

Seal
1441
ST GEORGES AVE

1441 ST GEORGES AVE
NORTH VANCOUVER, BC
Project

ELEVATIONS
NEW W
NORTH / EAST

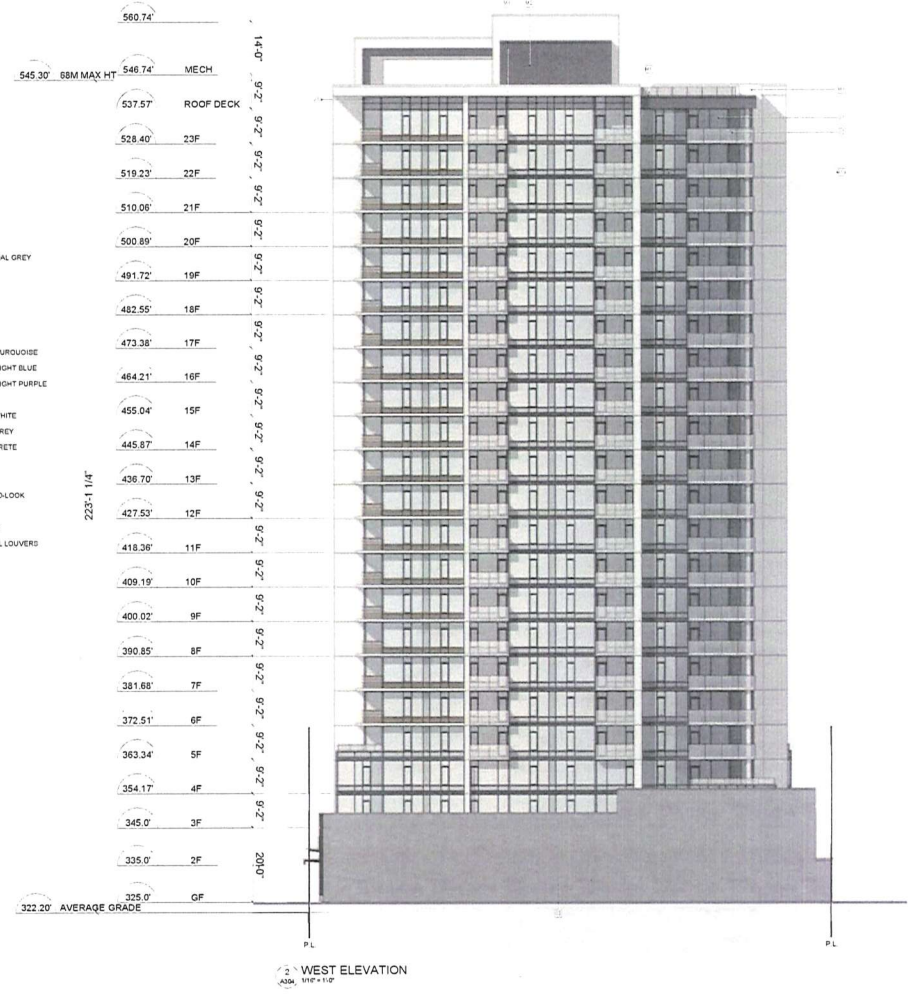
Drawing
Scale 1/16" = 1'-0"
Project 216042.01

Sheet A305





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



2 WEST ELEVATION
ASB, 1/16" = 1'-0"

- M1 METAL PANEL - WHITE
- M2 METAL PANEL - CHARCOAL GREY
- M3 METAL MESH
- G1 VISION GLASS
- G2 SPANDREL GLASS
- G3 CLEAR GLASS PANEL
- G4 CLEAR GLASS PANEL - TURQUOISE
- G5 CLEAR GLASS PANEL - LIGHT BLUE
- G6 CLEAR GLASS PANEL - LIGHT PURPLE
- C1 PAINTED CONCRETE - WHITE
- C2 PAINTED CONCRETE - GREY
- C3 ARCHITECTURAL CONCRETE
- W1 WOOD TRELLIS
- W2 ALUMINUM SLAT - WOODLOOK
- S1 HSS STEEL STRUCTURE
- L1 ALUMINUM MECHANICAL LOUVERS
- B1 BRICK - GREY

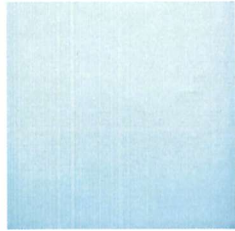




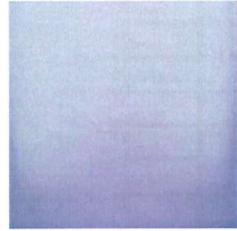
G1 TOWER GLAZING
G1a (VISION AND SPANDREL)



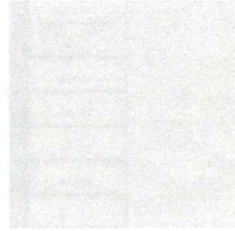
G2a CLEAR GLASS PANEL
TURQUOISE



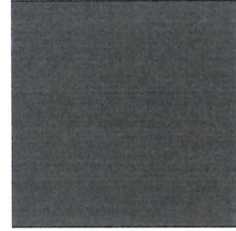
G2b CLEAR GLASS PANEL
LIGHT BLUE



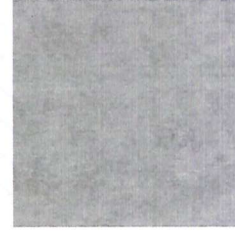
G2c CLEAR GLASS PANEL
LIGHT PURPLE



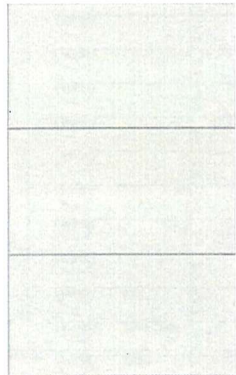
C1 PAINTED CONCRETE
WHITE



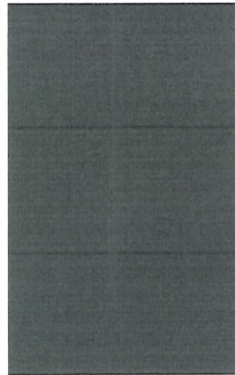
C2 PAINTED CONCRETE
GREY



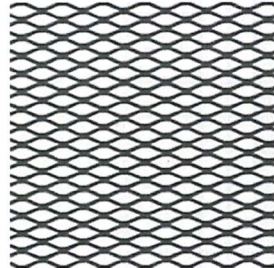
C3 ARCHITECTURAL
CONCRETE



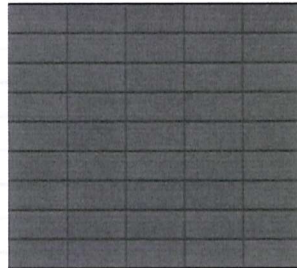
M1 METAL PANEL
WHITE



M2 METAL PANEL
CHARCOAL GREY



M3 METAL MESH



B1 BRICK - GREY



W1 W2 WOOD

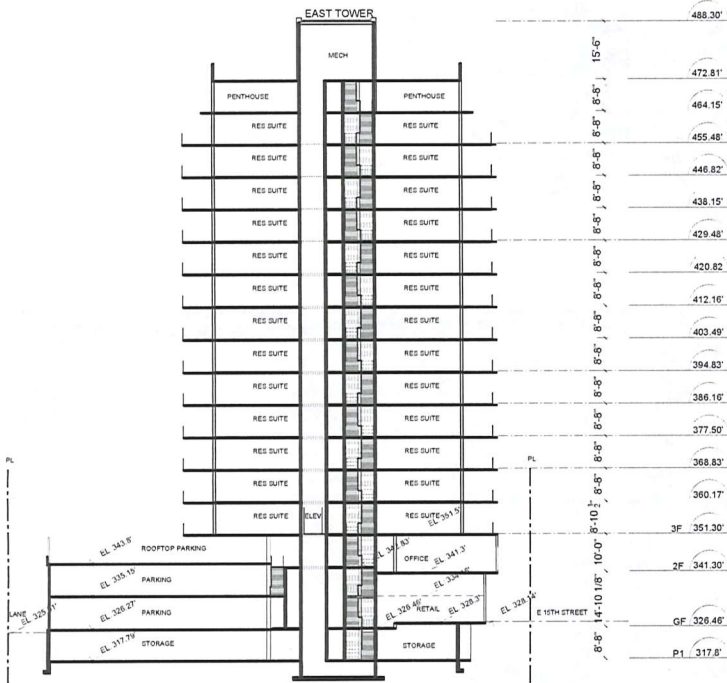
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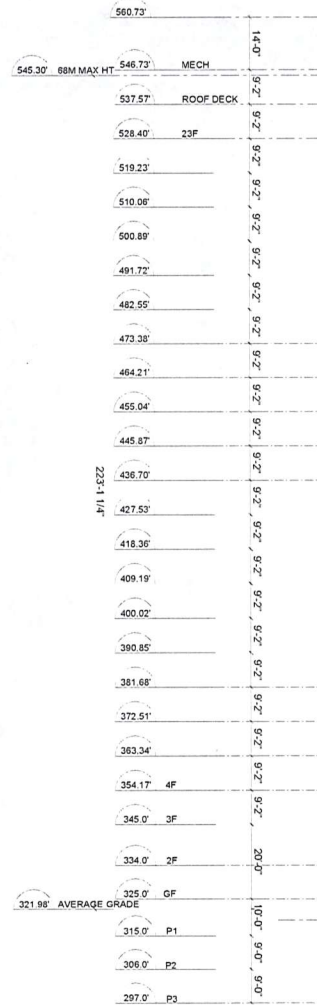
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NORTH VANCOUVER, BC
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MATERIALS

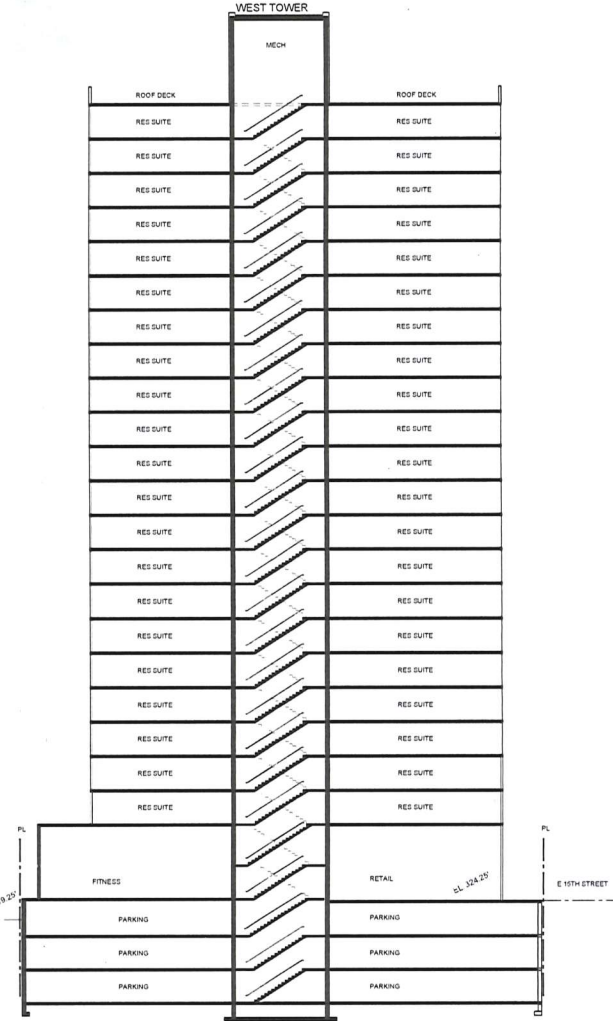
Drawing
Scale
Project 216042.01
Sheet A307



SECTION A-A EAST TOWER CROSS SECTION
A209 1/16" = 1'-0"



SECTION C-C WEST TOWER CROSS SECTION
A209 1/16" = 1'-0"



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BLDG SECTION

Drawing
Scale 1/16" = 1'-0"
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1 WEST VIEW
A601



2 SOUTH - WEST VIEW
A601

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ST GEORGES AVE**

1441 ST GEORGES AVE
NORTH VANCOUVER, BC
Project
PERSPECTIVE

Drawing
Scale
Project
2166042.01
Sheet
A601



1 SOUTH WEST VIEW
A602



2 EAST VIEW
A602

MCM

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PERSPECTIVE

Drawing
Scale
Project 216042.01

Sheet **A602**



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STREET VIEW - WEST TOWER



STREET VIEW - WEST TOWER



STREET VIEW - EAST TOWER



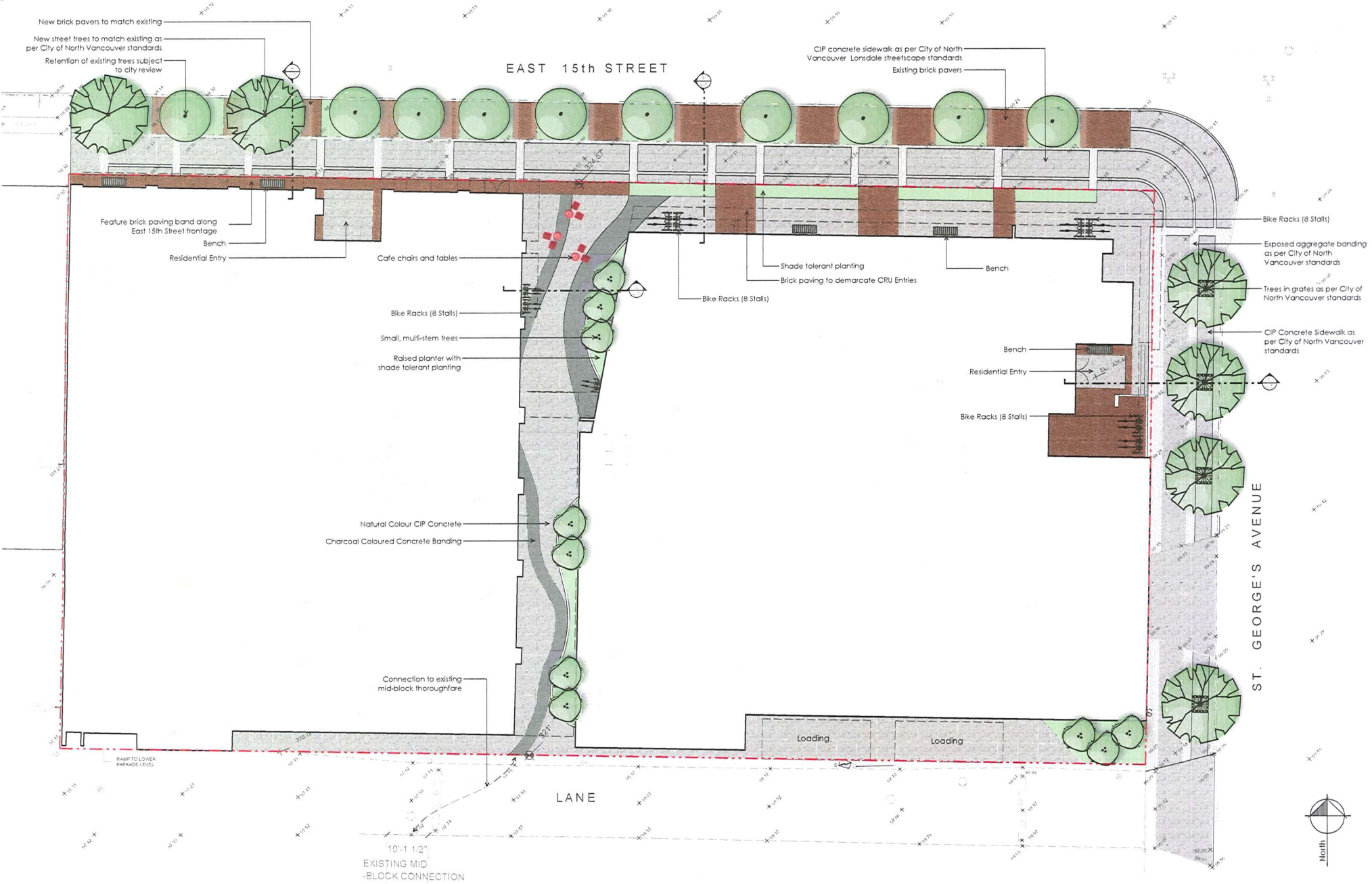
STREET VIEW - EAST TOWER

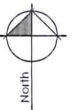
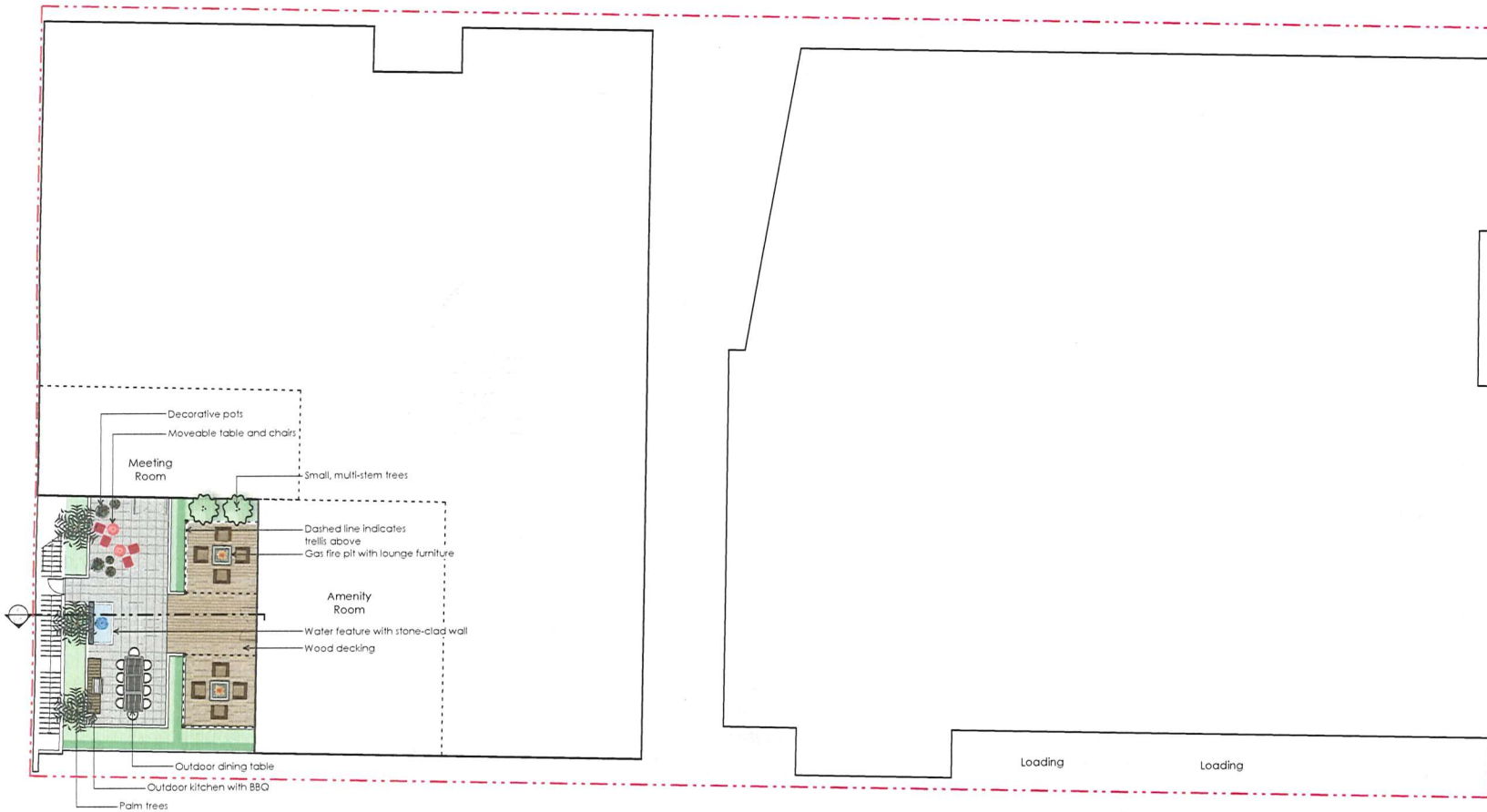
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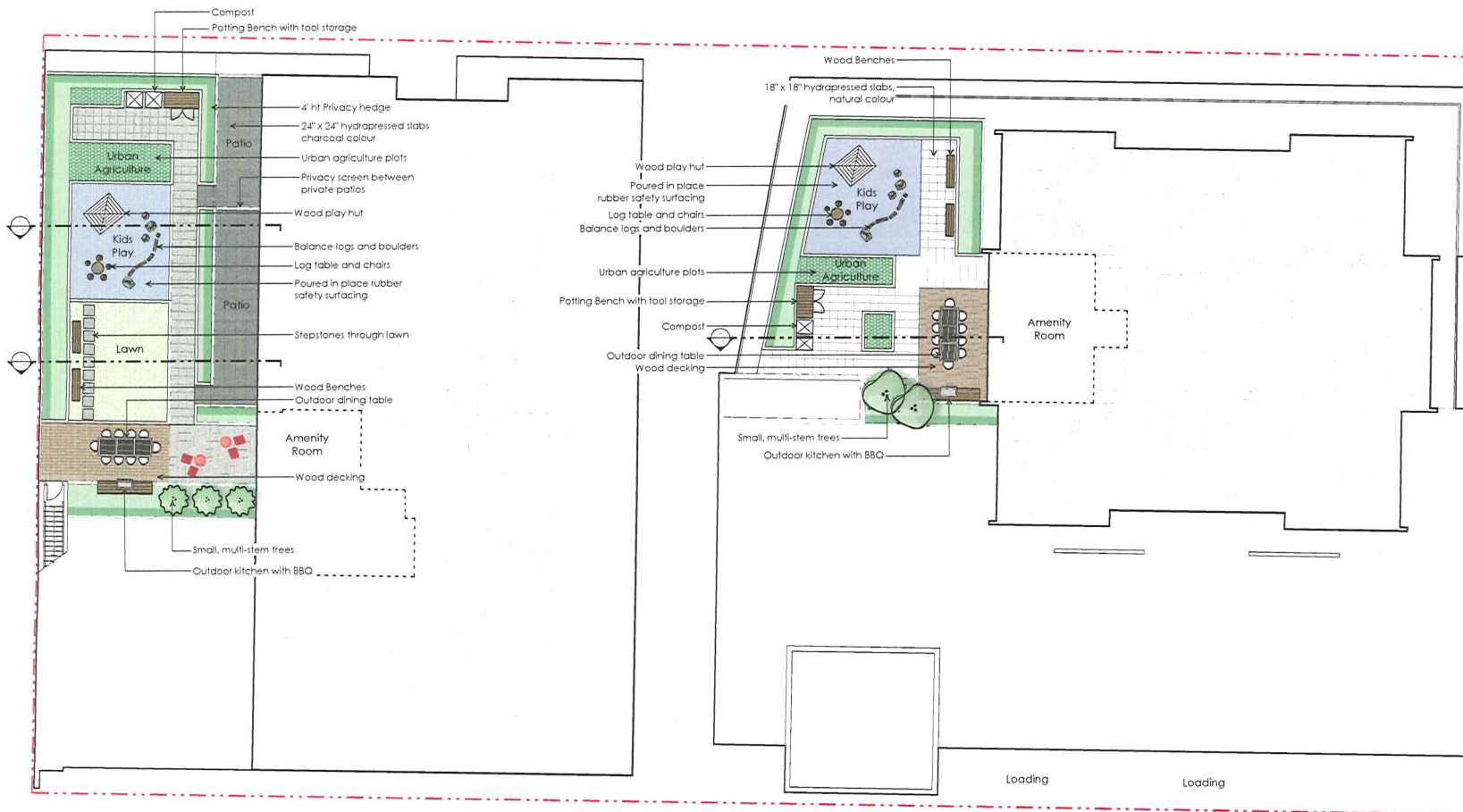
1441 ST GEORGES AVE
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Project
PERSPECTIVE

Drawing
Scale
Project 216042.01
Sheet **A603**

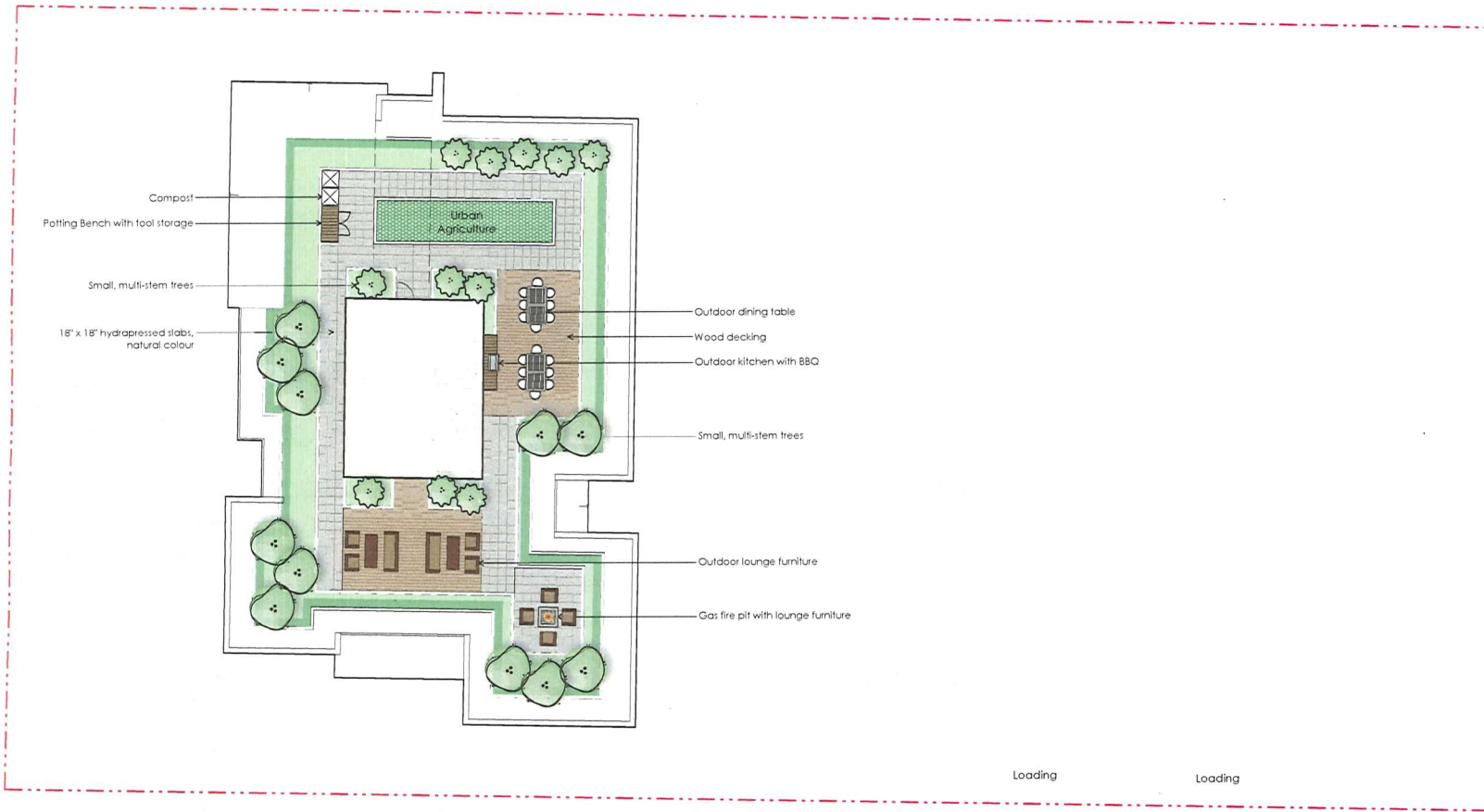




1441 St. Georges Ave Level 2 Amenity Deck



1444 St. Georges Ave Upper Amenity Decks



Loading Loading



PRECEDENT IMAGES



IPE Wood decking



Small water feature with Stone wall



Outdoor kitchen and dining area



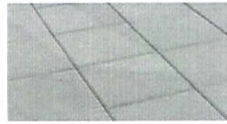
Hydrapressed charcoal slabs



Contemporary trellis



Outdoor lounge area with fire pits



Hydrapressed slabs - natural colour



Kids' Play area with natural elements



Urban agriculture in raised beds



Shade Tolerant planting

PLANT LIST

TREES

BOTANICAL NAME	COMMON NAME	BIRD/BEE FRIENDLY
<i>Acer circinatum</i>	Vine Maple	
<i>Acer japonicum 'aconitifolium'</i>	Full Moon Japanese Maple	
<i>Cornus kousa 'Satomi'</i>	Dogwood	Bird and Bee Friendly
<i>Magnolia 'Galaxy'</i>	Magnolia	Bee Friendly
<i>Stewartia pseudocamillia</i>	Japanese Stewartia	
<i>Trachycarpus fortunei</i>	Windmill Palm	

SHRUBS

<i>Azalea japonica 'Hino White'</i>	Evergreen Azalea	Bee Friendly
<i>Choisya ternata 'Aztec Pearl'</i>	Mexican Mock Orange	Bee Friendly
<i>Cistus x corbariensis</i>	Rock Rose	Bee Friendly
<i>Gaultheria shallon</i>	Salal	Bird Friendly
<i>Mahonia repens</i>	Creeping Grape Holly	Bird Friendly
<i>Taxus x media 'Hillii'</i>	Yew Hedge	
<i>Rhododendron 'Yaku Prince'</i>	Light Pink Rhododendron	Bee Friendly
<i>Sarcococca humilis 'Winter Gem'</i>	Sweet Box	Bee Friendly
<i>Viburnum davidii</i>	David's Viburnum	Bird Friendly

GROUNDCOVERS

<i>Asarum caudatum</i>	Wild Ginger	
<i>Arctostaphylos uva-ursa</i>	Kinnikinnick	Bird Friendly
<i>Carex oshimensis 'Everest'</i>	Sedge	
<i>Coreopsis 'Moonlight'</i>	Threadleaf Coreopsis	Bee Friendly
<i>Hakonechloa macra 'Aureola'</i>	Japanese Forest Grass	
<i>Echinacea Purpurea</i>	Purple Coneflower	Bird and Bee Friendly
<i>Heuchera 'Green Spice'</i>	Coral Bells	
<i>Hosta 'Mouse Ears'</i>	Hosta	Bee Friendly
<i>Lavandula angustifolia 'Hidcote Blue'</i>	Lavender	Bee Friendly
<i>Liriope muscari 'Big Blue'</i>	Lilyturf	Bee Friendly
<i>Miscanthus 'Little Kitten'</i>	Dwarf Maiden Grass	Bird Friendly
<i>Nepeta faassenii 'Kit Kat'</i>	Catmint	Bee Friendly
<i>Polystichum munium</i>	Western Sword Fern	Bird Friendly
<i>Stipa tenuissima</i>	Mexican Feather Grass	Bird Friendly



December 19, 2016

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

Attention: Wendy Tse

Re: Rezoning Application dated December 19, 2016.
Proposed 255 Unit Rental Development at 1441 St. Georges Avenue
Policy Number H18 – Residential Tenant Displacement Policy

Dear Ms. Tse:

Policy H18 requires an applicant seeking approval to redevelop a purpose-built rental building to meet certain conditions with regard to tenant relocation.

1441 St. Georges Limited Partnership (“the Partnership”) has submitted a Rezoning Application that proposes the upgrade of an existing rental tower and the construction of a new purpose-built rental tower. This renovation and development will result in a combined total of 255 rental units and a net gain of 175 units. This includes the addition of 106 family-friendly two and three bedroom suites.

The Partnership is committed to complying with or exceeding Policy H18 requirements and to ensuring all relocated tenants are treated fairly and compassionately.

A. Development Application

1. Current Occupancy Summary

Attachment I provides a current Occupant Summary of 1441 St. Georges Avenue as of December 1, 2016 in compliance with the requirement set out on page 2 of Policy H18.

2. Tenant Communications Plan

The Partnership has proactively retained LPA Development & Marketing Consultants Ltd. (LPA) early on in the application process to represent the Partnership as their Tenant Relocation Coordinator.

The Partnership, via LPA, is fully committed to the following Tenant Communication Plan to ensure full compliance with Policy H18:

- a. Advance notice was given to all 1441 St. Georges tenants and, on November 23, 2016, LPA and representatives of the Partnership met with available tenants to introduce themselves and to:
 - Advise of the Partnership's intent to do a full upgrade of the existing Royal George rental building;
 - Advise of the Partnership's intent to seek approval from the City to construct a new, adjacent rental tower on the property to create a combined total of 255 rental units;
 - Provide an estimate of when a Development Application would be made to the City of North Vancouver;
 - Describe the rezoning process and provide an estimated timetable for approval and redevelopment;
 - Describe Policy H18 and the compensation requirements;
 - Outline a compensation package that would be provided to current tenants by the Partnership; and

- Advise of other available tenant resources, including the Tenant Resource & Advisory Centre.

Attachment II includes notes from the November 23, 2016 Tenant Meeting.

- Following City Staff acceptance of the Development Application, LPA will immediately begin one-on-one meetings with tenants to discuss and develop a relocation approach tailored to each tenant. Some tenants require more assistance; others may neither want nor require any relocation assistance. In the case of tenants who opt out of this service, written notice will be obtained and submitted to the City.
- LPA will communicate with tenants in each legally occupied suite to explain the development process, tenant assistance available, timing and conditions of compensation payment and provide such other help that an individual, couple or family may reasonably request or require.
- Tenant information meetings will occur from time to time throughout the rezoning process to keep tenants up to date on the development review process and the status of the relocation process.

B. Development Review Process

3. Tenant Relocation Coordinator

As noted above, the Partnership has retained LPA to act as Tenant Relocation Coordinator throughout the Development Review Process. As per Policy H18, LPA will act as follows:

- LPA will be available to aid tenants in locating up to three comparable rental units that “will not exceed 10 percent above the average rent, by the number of bedrooms in the City of North Vancouver as established in the Rental Market Report released by Canada Mortgage and Housing Corporation (CMHC).”

Attachment III outlines the most recent CMHC Rental Market Report.

- LPA will track the rental units found for and/or by each tenant and will submit a status report to the City prior to the issuance of a Demolition Permit.

4. Tenant Compensation

Upon moving, or as pre-arranged with a tenant, each suite will receive, in cash or equivalent in rent, a **minimum of three months’ rent or more based on tenure and calculated as of the date of the Development Application submission** as part of the tenant relocation compensation package.

Tenants will also receive a fixed compensation amount for moving expenses.

Attachment IV outlines the Partnership’s proposed compensation summary that exceeds the requirements set out in Policy H18.

C. Development Application Approval

5. Notice to End Tenancy

Should the Development Application be approved and a Demolition Permit granted, the Partnership would issue a minimum two months' Notice to End Tenancy in compliance with Policy H18 and the Residential Tenancy Act. All tenants will be required to vacate the property by the date specified in the Notice to allow preparation for demolition and redevelopment.

6. First Right of Refusal

The Partnership will offer a First Right of Refusal to current tenants who wish to have the opportunity to return to the renovated or new building once either or both are ready for occupancy. LPA will document all tenants who indicate a desire to return to the building and the status of their tenancy prior to the issuance of an Occupancy Permit. The particulars of a unit, its size, number of bedrooms and rent amount will be negotiated between the property owner and individual tenants.

We anticipate being in regular communication with City Staff to report on progress throughout the process. In addition, upon achieving vacant possession of 1441 St. Georges Avenue, LPA will provide a detailed summary report to the City of North Vancouver Planning Staff including:

- a. Suite #
- b. Tenant Name(s)
- c. Tenure
- d. Rent
- e. Rent Compensation in compliance with or exceeding Policy H18
- f. New Address (if made available)
- g. Indication of desire to exercise First Right of Refusal for a suite in either the renovated or new residential towers

Respectfully yours,

1441 St. Georges Limited Partnership
On behalf of the 1441 St. Georges General Partner Ltd.



Dave Chard

CC LPA Development & Marketing Consultants Ltd.
Attachments

1. **Attachment I – Current Occupancy Summary**
2. **Attachment II – Meeting Notes – November 23 Tenants Meeting**
3. **Attachment III – Updated Table 1 – 2016 CMHC Rent Survey**
4. **Attachment IV – Proposed Compensation Summary**

City of North Vancouver
City Hall
141 West 14th Street
North Vancouver, BC V6M 1H9

December 19th 2016

RE: 1441 St. Georges Avenue – Statement of Affordability

Dear Mr. Wilkinson,



In connection with the Development Application submission for the rezoning of 1441 St. Georges Avenue, Chard Development Ltd. ("Chard") is pleased to offer an overview of this project's contribution to a diverse housing continuum for residents of the City of North Vancouver. The following summary offers an outline of the specific objectives being targeted, which meet or exceed the City's 2014 Official Community Plan (OCP) and the recently endorsed Housing Action Plan (HAP).

The proposed rezoning of 1441 St. Georges Avenue includes building 166 new rent units in a new 23-storey purpose-built rental building. The existing 16-storey rental building, containing 80 units, will be maintained and upgraded to add an additional 9 units. The proposal will total 255 rental units between these two buildings, with a total net increase on site of 175 units. Chard's approach to offering family-friendly housing in these rental buildings includes providing a diversity of unit types and tenures that align with OCP and HAP objectives now and in the future. This new rental housing is being supported with on and off-site amenities in Central Lonsdale to promote a balanced, sustainable, and affordable community.

Current data from the Canadian Mortgage and Housing Corporation (CMHC) indicates the City of North Vancouver is experiencing an average vacancy rate of 0.3%. This represents a 0.1% year over year decline from October 2015. Additionally, Private Apartment average rental rates have increased over the same period by approximately 6.7%, well above the allowable Residential Tenancy Branch mandated rate increases.

As described in the OCP, approximately 46% of the City's residents live in rental housing at varying levels of affordability. This proposal provides a significant net increase of rental housing and accommodates specific levels along the Housing Continuum. A focus is placed on family-friendly housing, specifically providing two and three-bedroom units. The buildings will offer features to attract families such as ample bike storage, outdoor children play areas and an indoor room for birthday parties and special events. This focus on family-friendly housing is also informing the upgrade of the existing rental tower, which is described in the application.

Aligning with the HAP and the Density Bonus and Community Benefits Policy, this proposal is addressing the following:

1. As per the above-noted policies, all new purpose-built rental developments that seek a 1.0 FSR Density Bonus are to provide a minimum of 10% of units as Mid-Market rental. These units will be secured through a Housing Agreement, keeping them at below-market rents for a period of 10 years (with a rent set at 10% below Canada Mortgage and Housing Corporation average market rents for the City).

As per City guidelines, a minimum of 18 Mid-Market rental units shall be provided (10% on the increase of 175 units). **Chard is proposing to exceed these requirements through a 60 year non-profit partnership formed with the Young Women's Christian Association (YWCA).** Through this partnership, the proposed new rental tower will include housing geared towards low-income single-mother households. A total of 14 two and three-bedroom suites will be provided and leased to the YWCA through a Housing Agreement. These suites will vary in size from 850 sq. to 1,150 sq.ft with rents that are geared towards the tenants' income varying from 40% to 80% of the CMHC maximum affordable rents. In addition, an amenity space and outdoor area will be provided to the YWCA for programming and assistance to help the families move up the Housing Continuum. The suites will be managed by the YWCA on a 60-year lease.

In addition to the YWCA contribution, 4 Mid-Market rental units will be provided, bringing the total number of YWCA and Mid-Market units to 18. The rents of these additional 4 units will be secured through a Housing Agreement as described above.

2. Generation of more family-friendly housing, specifically through increasing the supply of three-bedroom suites. In accordance with the HAP guidelines for all new multi-family rental developments, a minimum of 10% of new units will be three-bedroom suites.

As indicated in CMHC's 2016 Rental Market Report (October 2016), the vacancy rate for three-bedroom Private Apartments is effectively 0%; this report notes there are a total of **33** units in the City of North Vancouver with three beds or more, the same number indicated in 2015.

As per the HAP, the provision of 18 three-bedroom units is recommended (10% on the increase of 175 units). **Chard is proposing to exceed this recommendation by providing 20 three-bedroom units.** This addition of three-bedroom units represents a 60% City-wide increase in private apartment three-bedroom units. These new units are approximately 1,100 sq.ft, primarily with market rents.

The proposed mix of units between both buildings includes 10 studios (approximately 400 sq.ft.), 111 one-bedroom / one-bedroom + den (660 sq.ft.), 114 two-bedrooms (860 sq.ft.) and 20 three-bedrooms (1,050 sq.ft.). Units will be rented at market rates, except for those Mid-Market and YWCA units noted above.

Chard looks forward to a timely review of this application which proposes to add 175 units to the City's tight rental housing market. Should you require any further information please do not hesitate to contact me directly at 604-682-6092.

Yours Truly,

1441 St. Georges Limited Partnership
On behalf of the 1441 St. Georges General Partner Ltd.

A handwritten signature in black ink, appearing to read 'David Chard', written in a cursive style.

David Chard
President and CEO
Chard Development Ltd.