



ADERA EAST 16TH DEVELOPER INFORMATION SESSION

Engagement Summary Report

Date: January 17, 2024

Prepared for: RED Twelve E16 Adera Projects Ltd. and RED East 16th Limited Partnership

Prepared by: Pooni Group

EXECUTIVE SUMMARY

In September 2024, RED Twelve E16 Adera Projects Ltd. and RED East 16th Limited Partnership submitted a detailed application for 1540 St. Georges Avenue and 215-235 East 16th Street (site) to the City of North Vancouver, replacing the original 2021 proposal for two 6-storey buildings. The updated proposal refines the concept based on the City's feedback and features two hybrid mass timber buildings: one with 6 storeys and the other with 12 storeys. Together, they will deliver 248 new homes, including 20 mid-market rental homes (8%), 176 market rental homes (71%), and 52 strata homes (21%).

To support the application, the project team hosted a Developer Information Session (DIS) at St. Andrews United Church on November 26, 2024, and an online engagement period on the project website from November 26, 2024, to January 7, 2025. From November 13, 2024 to January 7, 2025, the website recorded 112 unique visitors.

In summary, a total of 12 comments were received, with the majority expressing support for the development proposal. The themes of comments are summarized as follows:

Support (83%, 10 respondents) for:

- The provision of rental and family-oriented housing, particularly affordable options for local workers.
- Sustainable design and mass timber construction.
- Increased density in a central, accessible location that is well-served by transit.
- Suggestions for enhancing the proposal include: 1) adding more mid-market rental options to better address the housing shortage and 2) both reducing and increasing the number of parking stalls to align with demand and sustainable mobility goals.

Concerns (17%, 2 respondents) related to:

- Relocation challenges for current tenants, including stress of relocation and preferences for new units.
- Housing affordability for the proposed rental units.

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1. INTRODUCTION & PROJECT OVERVIEW

In response to municipal input, RED Twelve E16 Adera Projects Ltd. and RED East 16th Limited Partnership has submitted an updated redevelopment proposal for 1540 St. Georges Avenue and 215-235 East 16th Street. Replacing the initial 2021 concept, the revised plan envisions a mix of housing within two hybrid mass timber buildings, aligning with the City of North Vancouver’s vision for sustainable, inclusive growth.

To inform the community about the revised application, the project team conducted public engagement through a Developer Information Session (DIS). An online engagement period was hosted on the project website (AderaEast16th.com) from November 26, 2024, to January 7, 2025, and an in-person session was held at St. Andrews United Church on November 26, 2024, located approximately a 10-minute walk from the site. Display boards were set up for attendees to review, and members of the project team, along with CNV staff, were available to answer questions and collect feedback. The same materials from the in-person session, including a pre-recorded presentation and a digital comment form, were made available on the project website. The public comment period remained open until January 7, 2025.

On November 20, 2024, prior to the DIS, a tenant information meeting was held by the project tenant relocation specialist. An overview of the proposed concepts and information about the Tenant Relocation Plan were provided to existing tenants. A report on the tenant engagement will be submitted separately.

2. DEVELOPER INFORMATION SESSION

A. Project Website

The project website, AderaEast16th.com, was created as an online hub for information. It allows community members to sign up for updates, learn about project milestones and events, and contact the project team with questions.

Launch and Updates

- November 13, 2024: The website went live with a landing page featuring details about the upcoming DIS, instructions for participation, a registration option for project updates, and contact information.
- November 27, 2024: The website was updated to include a video presentation, a downloadable PDF of materials presented at the DIS, and a comment form. Visitors could also continue registering for updates and accessing contact details.

Engagement

Between November 13, 2024 and January 7, 2025, the website recorded 112 unique visitors. Screenshots of the project website are included in **Appendix A**.

B. Community Notification

The public was notified about the DIS in the following ways:

- Addressed Mailer;
- Site Signage;
- Newspaper advertisement; and
- Stakeholder outreach

Each notification contained similar information, informing the surrounding community about the development proposal and the upcoming DIS. Contact information for the project team and details about the project website were included in the notifications.

Addressed Mailer

On November 14, 2024, 690 addressed mailers were sent out via Canada Post to addresses within a 40-metre radius from the site informing them about the DIS. The list of addresses was provided by the City of North Vancouver.

A copy of the notification flyer is included in **Appendix B**, and a copy of the notification area is in **Appendix C**.

Site Signage

On November 15, 2024, two signs, fronting St. Georges Avenue and East 16th Street, were installed.

A copy of the site signage is included in Appendix D. Photos of the site signs installed on site can be found in **Appendix E**.

Newspaper Advertisement

On November 13 and 20, 2024, a newspaper advertisement was published in the North Shore News to inform the public about the DIS.

A copy of the advertisement is included in **Appendix F**.

Stakeholder Outreach

During the engagement process, the project team reached out to the following key stakeholder groups:

- Lions Gate Hospital
- Lonsdale Centre BIA Society

C. In-person DIS

Event Details

Date: Tuesday, November 26, 2024

Time: 4:30 PM- 6:30 PM

Location: Friendship Room at St. Andrews United Church (1044 St. Georges Ave)

Approximately 13 members of the public attended the in-person DIS.

DIS Attendance

The following individuals from the project team and the City of North Vancouver attended the November 26 in-person DIS.

RED Twelve E16 Adera Projects Ltd.

RED East 16th Limited Partnership (developer)

- Sarah Bingham
- Grace Martin
- Adam Weir

Integra Architecture (architect)

- Rhys Leitch

Binnie & Associates (transportation & civil)

- Zheng Luo (transportation)
- Bryson Caze (civil)

Perry & Associates (landscape)

- Michael Patterson

Pooni Group (engagement)

- Laura Beveridge
- Angela Chau

Information Boards/Presentation Material

The presentation materials covered the key aspects of the proposal, including:

- **Welcome and Introductions:** Developer background (Adera), project team introduction, and a Land Acknowledgement.
- **Neighbourhood Context:** An overview of the Central Lonsdale area and the specific properties involved.
- **Proposal Overview:** Details on the proposed development, including housing options, new mews & pedestrian improvements, sustainable mass timber construction, and public benefits such as community amenity contributions.
- **Policy Context:** An overview of how the proposal aligns with relevant policy documents, including the Official Community Plan and other applicable municipal guidelines.
- **Transportation:** Information on how the development integrates with existing transportation networks, transit access, and parking considerations.
- **Next Steps:** An outline of the application process timeline and key milestones.

A copy of the presentation slides are included in **Appendix G**.

3. FEEDBACK SUMMARY

Through this engagement, RED Twelve E16 Adera Projects Ltd. and RED East 16th Limited Partnership was able to inform the public about the proposal, address their questions, and gather feedback.

The public was able to provide feedback in the following ways:

- Email: planning@cnv.org (City of North Vancouver) or info@AderaEast16th.com (project team)
- In-person and online comment form

Project Email

Between November 13, 2024 (when the landing page went live) and January 7, 2025 (the comment period deadline), the project team did not receive any emails from the public.

Comment Form

Between November 26, 2024 and January 7, 2025, a total of **12 submissions** were received. In general, the majority of feedback reflects positive sentiment towards the development proposal, with 83% (10) respondents indicating support and 17% (2) respondents noting concern.

The comment form comprised three questions; responses are summarized below.

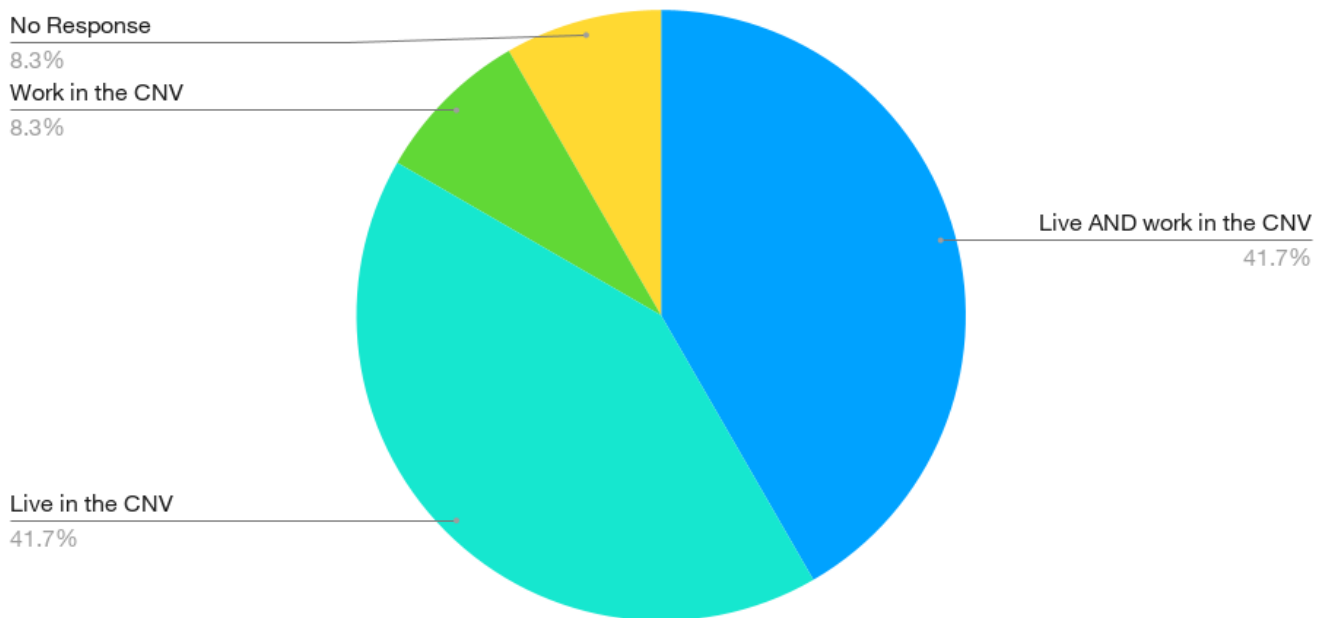
Question 1. What do you like about the proposal?

- **Rental Housing:** 4 comments appreciate the provision of rental units, with a focus on affordable options that benefit the community, including local workers like school district and hospital staff.
- **Sustainability:** 4 comments highlight the sustainable design and the use of mass timber construction.
- **Needed Housing and Density:** 4 comments recognize the project as a much-needed addition of housing in a central and accessible location, supporting increased density in North Vancouver.
- **Family and Community-Oriented Design:** 2 comments value family-oriented units, pedestrian connectivity, and children play areas.
- **Aesthetic and Streetscape Improvements:** 2 comments appreciate the visually appealing design and its contribution to streetscape and public realm improvements.
- **Mixed Tenure Model:** 1 comment appreciates the integration of rental and owned homes.
- **Concerns from Current Tenants:** 1 comment expresses concerns about the stress of relocating, first choice of new units, and affordability.

Question 2. What would you suggest or change to improve the proposal?

- **No Changes Suggested:** 4 comments indicate no suggested changes and express overall satisfaction with the proposal.
- **Increased Density and Mid-Market Rental:** 1 comment suggests increasing the height to 15 storeys or more to address the housing shortage. 1 comment suggests including additional mid-market rental units in place of community amenity contributions (CACs).
- **Height and Parking Concerns:** 2 comments express concerns that the building is too tall, with insufficient parking spaces to meet demand, highlighting existing competition for street parking.
- **Reduction in Parking:** 1 comment advocates for significantly reducing or eliminating parking spaces, noting the site’s central location, proximity to public transit, and alignment with the City’s sustainable mobility goals.
- **Public Space Enhancements:** 1 comment recommends improving the public realm by adding a wider sidewalk or bike path to improve connectivity between Grand Boulevard and Mahon Park.
- **Tenant Relocation and Overdevelopment Concerns:** 2 comments express concern about the displacement of current tenants and the potential impact of overdevelopment on ecosystems and the community.

Question 3. Which of the following best describes you:



- I live in the City of North Vancouver
 - 42% (5 respondents) of the submissions reside in the City of North Vancouver.
- I live AND work in the City of North Vancouver
 - 42% (5 respondents) of the submissions live and work in the City of North Vancouver.
- I work in the City of North Vancouver
 - 8% (1 respondent) of the submissions work in the City of North Vancouver but do not live there.
- None of the above
 - 8% (1 respondent) of the submissions did not respond to this question.

In summary,

- 83% (10) of respondents expressed positive feedback, highlighting the provision of much-needed rental and family-oriented housing, innovative design, and sustainable practices.
 - Of which, 6 respondents suggested a greater density, more mid-market rental units to meet community needs, while 2 respondents commented on parking, expressing that the proposed spaces were either insufficient or excessive.
- 17% (2) of respondents, identified as residents of the existing properties, raised concerns about the stress of relocating and the affordability of new housing.

A transcript of the comment form submissions can be found in **Appendix H**.

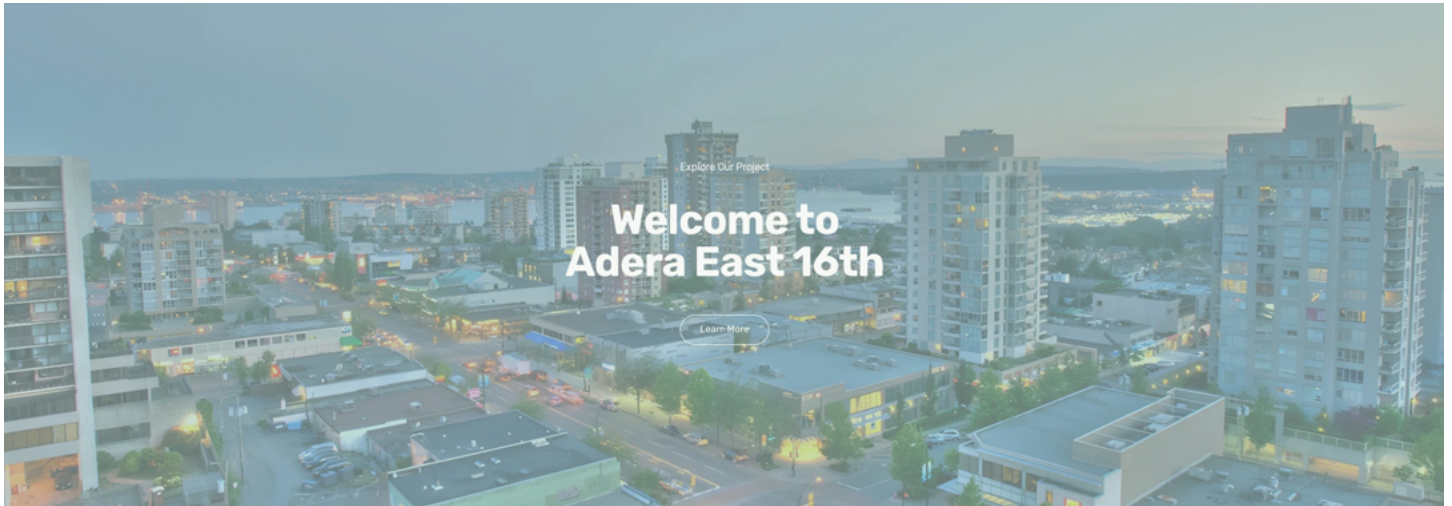
4. CONCLUSION

In general, most feedback received was positive, with respondents expressing strong support for the inclusion of rental units, especially affordable options for local workers, as well as the project's sustainable design and mass timber construction. Many noted the project's role as a much-needed addition to housing in a central location, promoting increased density in North Vancouver. Family-oriented design features, pedestrian connectivity, and streetscape improvements were also appreciated. However, two existing tenants voiced concerns regarding the challenges of relocation and housing affordability. The feedback gathered during the Developer Information Session will be carefully considered by the project team as they continue to refine the application.

appendices.

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16	Appendix B - Notification Flyer
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APPENDIX A - PROJECT WEBSITE



Developer Information Session

Thank you to those who attended our in-person meeting on Tuesday, November 26, 2024. The purpose of the meeting was to:

- Share our proposal with the community;
- Listen to your input and what you think of our proposal; and
- Answer any questions you might have.

ONLINE PARTICIPATION: For those who are unable to attend in-person, a digital version of the presentation materials and a project video are available on this website. The online comment period will be available through to January 7, 2025.

- Download Presentation
- Jump to video
- Jump to Comment Form



Project Context

New Mews & Pedestrian Improvements - Our proposal focuses on improving the area's connectivity and creating a more inviting, walkable, and accessible environment for the community through a new public mid-block mews and enhanced pedestrian and cycling spaces.



Note: The proposed design has not been approved and is currently under review by the City.

APPENDIX A - PROJECT WEBSITE (CONT'D)

Proposal Highlights

Our proposal seeks to contribute to the Central Lonsdale community. We have revised our proposal since it was first submitted in 2021. The design responds to the properties' unique topography, which slopes from the northeast to the southwest corner.



One 6-storey building with 133 rental homes
One 12-storey building with 63 rental homes and 52 condo homes



10% (20) of rental homes will be mid-market rental



A range of housing options from studio to 3-bedroom for all ages and abilities, both rental and for purchase



New mews and pedestrian improvements to foster a more inviting and walkable environment for the community with better connectivity



Building sustainably with mass timber offers numerous environmental benefits and a shorter construction timeline



Public Benefits: Community Amenity Contributions

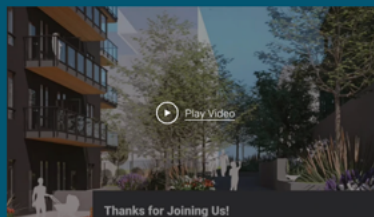


Variety of amenities for residents including a public art installation, outdoor community gardens, children's play areas, and a rooftop amenity patio

Proposed Design Concept

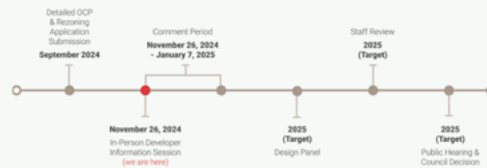


Project Video



Timeline

Please note that the timeline below is subject to change based on the approvals process.



APPENDIX A - PROJECT WEBSITE (CONT'D)

The screenshot displays a project website interface. At the top, a dark teal banner contains the title "Comment Form" in white. Below this, a white form box is centered, containing three questions and input fields. Question 1 asks "What do you like about the proposal?" with a text input field. Question 2 asks "What would you suggest or change to improve the proposal?" with a larger text input field. Question 3 asks "Which of the following best describes you:" and lists four radio button options: "I live in the City of North Vancouver", "I work in the City of North Vancouver", "I live AND work in the City of North Vancouver", and "None of the above". Below the radio buttons are two optional input fields for "Email" and "Phone". A dark teal "Submit" button is at the bottom of the form. A small note below the button states: "Your feedback will be included in a summary report and provided to the City of North Vancouver."

Below the form, a "Questions? Feedback?" section provides contact information for the project team and the City of North Vancouver. The project team contact is info@adera-east16th.com and 604-684-8277. The city contact is @acnvo@city.nv.ca and 604-983-7357.

At the bottom of the page, there is a "Stay Connected" section with the heading "Adera East 16th" and a text input field for "Enter Your Email Address *". A dark teal "Subscribe" button is positioned to the right of the input field.

At the very bottom, a small disclaimer reads: "We would like to respectfully acknowledge that Capilano Mall and the City of North Vancouver are located on the traditional and unceded territories of the Stawkw̓w̓mesh (Squamish) and Səlilw̓təʔ (Tsəlil-Waututh) Nations who have lived on these lands since time immemorial."

APPENDIX B - NOTIFICATION FLYER

PLANNING APPLICATION

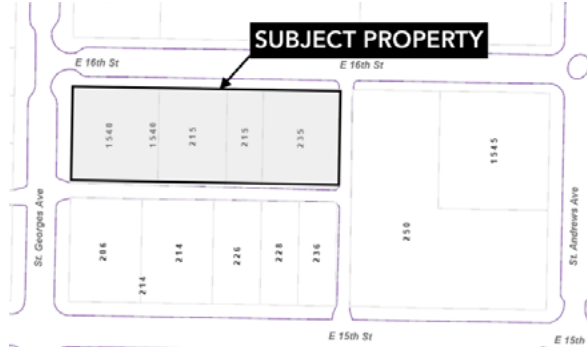
1540 St. Georges Avenue & 215-235 E 16th Street

RED Twelve E16 Adera Projects Ltd. and RED East 16th Limited Partnership have applied for an OCP Amendment and Zoning Bylaw Amendment application to allow for two residential buildings, six storeys and 12 storeys in height, providing 248 homes (196 purpose-built rental homes and 52 strata homes). The proposal includes 173 vehicle parking stalls and 201 secure bicycle parking stalls.

PROPOSED BUILDING



LOCATION



IN-PERSON DEVELOPER INFORMATION SESSION

Please join us for an applicant-led Developer Information Session (DIS):

DATE: November 26, 2024

TIME: Drop in any time between 4:30PM – 6:30PM

LOCATION: Friendship Room at St. Andrews United Church (1044 St. Georges Ave)

REGISTER: Not required

The intent of this DIS is to introduce you to the project team, share our vision for the site, answer any questions you may have, and gather your feedback on the proposal. The DIS will be a drop-in format with display boards for review, as well as project team members available to answer your questions.

HOW TO PARTICIPATE

For those who are unable to join us in person, presentation materials will be posted on the project website (AderaEast16th.com) on **November 26**. You will have the chance to review them and provide feedback via the comment form online until **January 7, 2025**.

COMMENT PERIOD: November 26, 2024 to January 7, 2025

WEBSITE: AderaEast16th.com



APPLICANT

Sarah Bingham
RED Twelve E16 Adera Projects Ltd.
RED East 16th Limited Partnership
SarahB@adera.com
604-684-8277

CITY OF NORTH VANCOUVER

Linden Mulleder
Planning & Development
141 West 14th Street, North Vancouver
planning@cnv.org
604-983-7357

2158598

APPENDIX B - NOTIFICATION FLYER (CONT'D)

PLANNING APPLICATION COMMENT FORM

To provide input, please visit the project website: **AderaEast16th.com**

Alternatively, you can fill out the form below and mail or drop-off at City Hall (141 West 14th Street, North Vancouver BC, V7M 1H9). Your comments will be shared with City staff and the Applicant to help shape the proposal through the review process. Comments will not be posted publicly or shared with Council. For info on how to provide feedback during the Council process or Public Hearing, visit cnv.org/City-Hall/Council-Meetings

1. What do you like about the proposal?

[Empty text box for question 1]

2. What would you suggest or change to improve the proposal?

[Empty text box for question 2]

3. Which of the following best describes you:

- I live in the City of North Vancouver
- I work in the City of North Vancouver
- I live AND work in the City of North Vancouver
- None of the above

Project Address:

1540 St. Georges Avenue & 215-235 E 16th Street, North Vancouver

Please provide your contact info if you would like a response to your feedback. Your contact info will be shared with the Applicant but not with Council.

Email Address (Optional):

[Empty text box for email address]

Phone Number (Optional):

[Empty text box for phone number]

The City is collecting your personal information in accordance with Section 26(c) of the Freedom of Information and Protection of Privacy Act. The City collects your information for the purposes of administering City programs and services, including permits and licensing services. If you have any questions, please contact the Privacy Coordinator at 141 West 14th Street, North Vancouver, BC V7M 1H9 or planning@cnv.org or 604-985-7761.

2158598

APPENDIX C - NOTIFICATION FLYER AREA



APPENDIX D - SITE SIGNAGE

PLANNING APPLICATION

1540 St. Georges Avenue & 215-235 East 16th Street

RED Twelve E16 Adera Projects Ltd. and RED East 16th Limited Partnership have applied for an OCP Amendment and Zoning Bylaw Amendment application to allow for two residential buildings, six storeys and 12 storeys in height, providing 248 homes (196 purpose-built rental homes and 52 strata homes). The proposal includes 173 vehicle parking stalls and 201 secure bicycle parking stalls.



PROPOSED BUILDING



LOCATION

TO LEARN MORE OR TO PROVIDE INPUT ON THIS PROJECT:



AderaEast16th.com

COMMENT ONLINE BY:
January 7, 2025

IN-PERSON DEVELOPER'S INFORMATION SESSION
DATE: November 26, 2024
TIME: Drop in any time between 4:45PM – 6:45PM
LOCATION: Friendship Room at St. Andrews United Church (1044 St. Georges Ave)
REGISTER: Not required

cnv.org/Applications
planning@cnv.org
604.983.7357



Applicant: Sarah Bingham
RED Twelve E16 Adera Projects Ltd.
RED East 16th Limited Partnership
SarahB@adera.com
604-684-8277

APPENDIX E - ON-SITE PHOTOS OF SITE SIGNAGE



APPENDIX F - NEWSPAPER ADVERTISEMENT

YOU'RE INVITED!

1540 St. Georges Avenue & 215-235 E 16th Street (Adera East 16h)



Please join us for an applicant-led Developer Information Session (DIS):

DATE: Tuesday, November 26, 2024

TIME: 4:30PM - 6:30PM

LOCATION: Friendship Room at St. Andrews United Church (1044 St. Georges Ave)

WHAT TO EXPECT: This is a drop-in event with display boards for review, with project team members available to answer your questions. No presentation will be made at the event.

This meeting is required by the City of North Vancouver as part of the land use application process.

PROPOSAL: RED Twelve E16 Adera Projects Ltd. and RED East 16th Limited Partnership have applied for an OCP Amendment and Zoning Bylaw Amendment application to allow for two residential buildings, 6 storeys and 12 storeys in height, providing 248 homes (196 purpose-built rental homes and 52 strata homes). The proposal includes 173 vehicle parking stalls and 201 secure bicycle parking stalls.



To Learn More & Provide Feedback, visit us at AderaEast16th.com or scan the QR code:

QUESTIONS?



Sarah Bingham
RED Twelve E16 Adera Projects Ltd.
RED East 16th Limited Partnership
SarahB@adera.com
604-684-8277

Linden Mulleder
Planning & Development
141 West 14th Street, North Vancouver
planning@cnv.org
604-983-7357

APPENDIX G - PRESENTATION SLIDES

Thanks for Joining Us!

Thank you for joining our Developer Information Session for 1540 St. Georges Avenue & 215-235 East 16th Street (Adera East 16th).


The purpose of today's meeting is to:

- Share our proposal with the community;
- Listen to your input and what you think of our proposal; and
- Answer any questions you might have.


Please fill out a comment form before you go.

A digital version of the materials and the comment form are available on the project website (AderaEast16th.com) from November 26, 2024 to January 7, 2025. You can also email info@AderaEast16th.com with any comments or questions. Your feedback will be included in a summary report and provided to the City of North Vancouver.


Scan here for project website:
AderaEast16th.com



This meeting is required by the City of North Vancouver as part of the land use application process.



Adera East 16th Developer Information Session (November 2024 - January 2025)




1

Land Acknowledgement

We acknowledge that we are gathered today on the unceded and traditional lands of the Skwxwú7mesh (Squamish) Nation and SalilwataꞤ (Tsleil-Waututh) Nation. We would like to express our gratitude to the Squamish and Tsleil-Waututh Nations and we value the opportunity to learn, live, and share experiences on this traditional territory.

Adera East 16th Developer Information Session (November 2024 - January 2025)












2


APPENDIX G - PRESENTATION SLIDES (CONT'D)

Adera: Buildings For Better Lives

Adera has over 55 years of experience and has built 12,800+ homes in Metro Vancouver. We have been working on the North Shore for more than 25 years.

Our north shore projects include:

 <p>Lower Lynn (2023)</p> <ul style="list-style-type: none"> • District of North Vancouver • 88 rental homes 	 <p>Crest (2021)</p> <ul style="list-style-type: none"> • City of North Vancouver • Mass timber • 179 homes 	 <p>The Shore (2016)</p> <ul style="list-style-type: none"> • City of North Vancouver • A master-planned community with LEED Silver certified amenities • 375 homes 	 <p>Remix (2014)</p> <ul style="list-style-type: none"> • City of North Vancouver • LEED Silver-certified with live-work homes and street level retail • 60 homes 	 <p>Seven 35 (2012)</p> <ul style="list-style-type: none"> • City of North Vancouver • Canada's first Multi-Family LEED Platinum and BUILT GREEN Gold dual-certified project • 60 homes
 <p>NoMa (2008)</p> <ul style="list-style-type: none"> • City of North Vancouver • The City's first BUILT GREEN Gold certified project • 81 homes 	 <p>Harbourside (2002)</p> <ul style="list-style-type: none"> • City of North Vancouver • 58,524 sf of light industrial rental space 	 <p>River Rock II (2002)</p> <ul style="list-style-type: none"> • District of North Vancouver • 33 homes 	 <p>River Rock (2001)</p> <ul style="list-style-type: none"> • District of North Vancouver • 62 homes 	 <p>Dakota (2000)</p> <ul style="list-style-type: none"> • District of North Vancouver • 60 homes

Adera East 16th Developer Information Session (November 2024 - January 2025)  3

Project Team

Adera has assembled a highly qualified project team.

 <p>Integra Architecture (Architect)</p> <p>Since 1999, Integra Architecture Inc. has been designing projects throughout British Columbia. With a deep understanding of the unique needs of different housing types, Integra focuses on the core principles of design excellence and integrating living environments within the community in every project. Our knowledge, attention to detail, and commitment to strong working relationships enables us to consistently fulfill and exceed client expectations. Whether residential or public, Integra's projects shape communities while earning widespread recognition for excellence in sustainability, function, and form.</p>	 <p>Binnie & Associates (Civil, Transportation & Topography)</p> <p>Binnie began as a consulting civil engineering and surveying firm in 1969 but has grown into more, providing quality consulting for small to complex projects in both public and private sectors. In conjunction with civil engineers, our staff includes landscape architects, transportation engineers, and surveyors who are backed by a strong team of designers, technologists, and inspectors.</p>
 <p>Perry & Associates (Landscape Architect)</p> <p>Perry and Associates Inc. is a versatile landscape architecture and site-planning firm offering a wide variety of design services. Collaboration is at the core of our practice. The range of our experience, gained over 35 years of consulting, includes the full spectrum of landscape architecture, from site design to urban design and the planning of new communities. Our objective is to efficiently and skillfully complete each assignment and ensure that our clients receive the best possible service.</p>	 <p>Prospero (Tenant Relocation Specialist)</p> <p>Prospero International Realty Inc. is a Vancouver based property management company, focusing on the management of rental properties. At Prospero, we pride ourselves on delivering a personal touch that sets us apart from other property management companies. Our dedicated team brings decades of hands-on experience, a deep sense of responsibility, and a genuine commitment to building lasting relationships with both property owners and residents.</p>
 <p>Diamond Head Consulting (Arborist)</p> <p>Diamond Head Consulting Ltd. (DHC) is a Vancouver-based environmental consulting firm specializing in environmental planning, wildfire management, arboriculture, and ecological restoration. Our dedicated team of professionals brings decades of experience and a commitment to high-quality, client-focused service. Known for our innovative, award-winning projects, we are trusted by municipalities, government agencies, developers, First Nations, and private landowners across North America.</p>	 <p>Adera East 16th Developer Information Session (November 2024 - January 2025) 4</p>

APPENDIX G - PRESENTATION SLIDES (CONT'D)

The Central Lonsdale Neighbourhood

Adera East 16th is located in Central Lonsdale, a vibrant neighbourhood well-served by shops, restaurants, amenities, services, rapid transit, and cycling networks.



Adera East 16th Developer Information Session (November 2024 - January 2025)



Our Properties

Our properties are located at 1540 St. Georges Avenue & 215-235 East 16th Street (Adera East 16th).



Adera East 16th Developer Information Session (November 2024 - January 2025)




APPENDIX G - PRESENTATION SLIDES (CONT'D)

Our Proposal


Our proposal seeks to contribute to the Central Lonsdale community. We have revised our proposal since it was first submitted in 2021.

The design responds to the properties' unique topography, which slopes from the northeast to the southwest corner.




One 6-storey building with:
133 rental homes


One 12-storey building with:
63 rental homes and 52 condo homes




10% (20) of rental homes will be mid-market rental




A range of housing options from studio to 3-bedroom for all ages and abilities, both rental and for purchase




New mews and pedestrian improvements to foster a more inviting and walkable environment for the community with better connectivity




Building sustainably with mass timber offers numerous environmental benefits and a shorter construction timeline



Public Benefits: Community Amenity Contributions

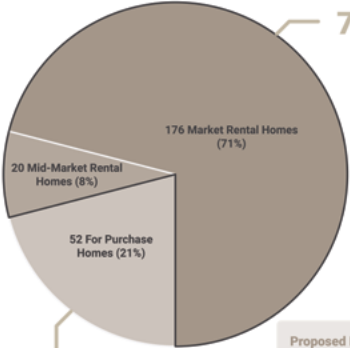


Variety of amenities for residents including a public art installation, outdoor community gardens, children's play areas, and a rooftop amenity patio

Adera East 16th Developer Information Session (November 2024 - January 2025)  7

A Range of Housing Options

We are proposing 248 new homes, including 196 rental homes and 52 condo homes. Of the rental homes, 10% (20) will be mid-market rental homes.



79% Rental

176 Market Rental Homes (71%)

20 Mid-Market Rental Homes (8%)

52 For Purchase Homes (21%)


21% For Purchase (Condo)


Our proposal includes 20 mid-market rental homes that will be set at 10% below Canada Mortgage and Housing Corporation (CMHC) average market rents* for the City, based on unit type, and secured in perpetuity.

*Average market rents are defined in the CMHC's Rental Market Survey and updated annually for the calendar year.

Proposed Housing Mix

- 18% studio homes (45)
- 53% one-bedroom homes (131)
- 29% family sized two- and three-bedroom homes (43 two-bed and 29 three-bed)



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APPENDIX G - PRESENTATION SLIDES (CONT'D)

New Mews & Pedestrian Improvements

Our proposal focuses on improving the area's connectivity and creating a more inviting and walkable environment for the community.

Through a **new public mid-block mews** and **enhanced pedestrian and cycling environments**, we aim to create a more functional and accessible environment for all.

enhanced pedestrian & cycling environments

new public mid-block mews with public art installation (red asterisk)

Note: The proposed design has not been approved and is currently under review by the City.

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Building Sustainably with Mass Timber

Driven by a commitment to innovation, SmartWood® Mass Timber represents our vision for the future of home building.

Just as steel defined the 1800s and concrete the 1900s, SmartWood® stands out as the health-conscious building material of the 21st century. At Adera, a leader in sustainable construction, we leverage cross-laminated timber (CLT) to redefine the standards of modern building with SmartWood® Mass Timber including strength, sustainability, health, and biophilic benefit.

Benefits of Mass Timber:

- **Environmentally Friendly:** Hybrid mass timber buildings help reduce carbon emissions by using renewable resources.
- **Carbon Sequestration:** Timber stores carbon, which helps lower the overall carbon footprint compared to concrete or steel.
- **Energy Efficiency:** Timber provides natural insulation, improving energy efficiency.
- **Reduced Waste:** Prefabrication of mass timber reduces construction waste and supports recycling at the end of the building's life.
- **Urban Heat Reduction:** Hybrid mass timber buildings help lower the urban heat island effect when compared to concrete, keeping cities cooler.
- **Sustainable Forestry:** Using locally produced timber supports sustainable forest management, which helps protect biodiversity.
- **Healthier Indoor Spaces:** Timber's natural look and feel improves indoor air quality and enhances occupant well-being.
- **Faster and Quieter Construction:** On average, construction using this technology is faster and quieter when compared to concrete.

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APPENDIX G - PRESENTATION SLIDES (CONT'D)

Public Benefits: Community Amenity Contributions



We are committed to delivering public benefits through Community Amenity Contributions (CACs) as part of this development, with the final amount being determined in collaboration with the City.

Cash contributions for Community Benefits are to be applied to the **Civic Amenity Reserve Fund** and the **Affordable Housing Reserve Fund**. CACs are allocated to future projects based on identified community needs. Generally, 80% will go to the Civic Amenity Reserve Fund and 20% will go to the Affordable Housing Reserve Fund.

The Civic Amenity Reserve Fund will be used to provide City-serving amenities, such as:

- Harry Jerome Community Recreation Centre;
- Waterfront Amenity Spaces;
- Park and public open space improvement;
- Child Care Facilities;
- Museums;
- Greenways construction and improvements;
- Active transportation projects;
- Traffic safety improvements; and
- Other Civic Amenities.

The Affordable Housing Reserve Fund will be used for the provision of new non-market and special needs housing.

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Policy Context

Our proposal responds to the following policies:

Official Community Plan
The site is designated Residential Level 5, Mid-Rise Apartment (Medium Density), with a maximum building height of 6 storeys and a base density of 1.6 FSR. A potential bonus of 1.0 FSR is available if the project provides public benefits, such as rental housing. An OCP Amendment is needed to pursue the proposed 12 storeys, building height and 3.25 FSR density.

Zoning Bylaw
The site is zoned Residential Medium Density Apartment Residential 1 (RM-1) and two Comprehensive Development (CD) zones (based on RM-1), allowing residential uses up to three storeys with a maximum density of 1.6 FSR. A Zoning amendment is required to achieve the proposed 12-storey height and increased density.

Density and Community Benefits Policy
This Policy allows for increased density in exchange for community amenities. Our application includes Community Amenity Contributions (CACs) to support the additional density requested.

Housing Needs Report
Received by Council in December 2021, the Report outlines current and anticipated housing needs in the City of North Vancouver over the next 10 years. This application will support the housing targets set in the Report by providing 248 homes within the City.

Mid-Market Rental Policy
The Policy seeks to increase the availability of rental housing that is affordable for middle-income residents. 10% of the rental homes in this application will be mid-market rental homes.

Residential Tenant Displacement Policy
The Policy aims to minimize the impact of redevelopment on tenants by providing protections and support during displacement. Adera has retained Prospero as the tenant relocation specialist to assist with rehousing the existing residents.

Community Wellbeing Strategy
The Strategy aims to enhance residents' quality of life by addressing key social, economic, environmental, and cultural factors.

Economic Strategy
The Economic Strategy focuses on fostering sustainable economic growth and enhancing the city's overall economic vitality.

Climate & Environment Strategy
The Strategy aims to reduce the city's carbon footprint and enhance resilience to climate change through sustainable practices and initiatives.

Mobility Strategy
The Strategy aims to improve transportation options and connectivity while promoting sustainable and active modes of travel throughout the city.



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APPENDIX G - PRESENTATION SLIDES (CONT'D)

Design Concept

View of enhanced pedestrian environment on East 16th Street.



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Design Concept

Looking at the outdoor amenity space and courtyard entrance to East Building (Building 2).



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APPENDIX G - PRESENTATION SLIDES (CONT'D)

Design Concept

Looking at lobby entrance to West Building (Building 1) with accessible ramp.



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Design Concept

Looking at the north-south public mews from the south.

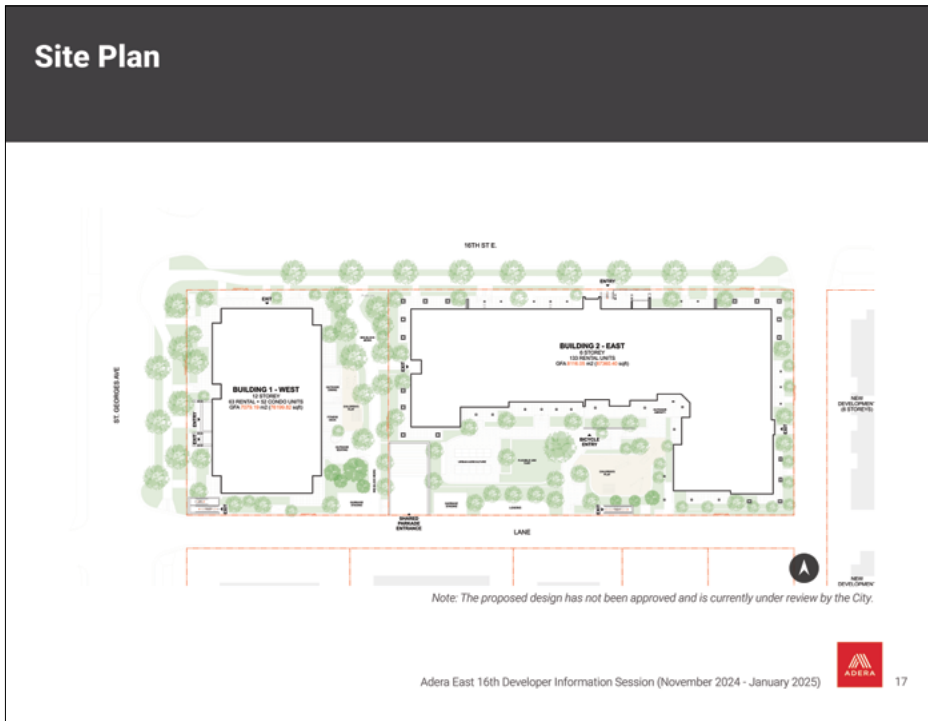


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APPENDIX G - PRESENTATION SLIDES (CONT'D)



APPENDIX G - PRESENTATION SLIDES (CONT'D)

Elevations - 6-Storey East Building (Building 2)

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Transportation

A Transportation Impact Study was conducted by Binnie & Associates. Key findings include:

-  **Transit:** Adera East 16th is walking distance to several bus stops serviced by seven unique bus routes, including direct access to the SeaBus and Downtown Vancouver, with connections to SkyTrain.
-  **Traffic Impact:** The development is anticipated to generate approximately 79 vehicle trips during the morning rush hour and 88 trips in the evening. **The impact of the development on neighborhood traffic is expected to be minimal.**
-  The proposed number of off-street parking spaces (173) and secured bike parking spaces (379) **meet City requirements.**



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APPENDIX G - PRESENTATION SLIDES (CONT'D)


Timing & Next Steps

We are early in the planning process and will be working closely with the City to further refine the proposal.

The timeline diagram shows a horizontal line with several milestones marked by dots. From left to right: 1. A dot labeled 'September 2024' with 'Detailed OCP & Rezoning Application Submission' above it. 2. A red dot labeled 'November 26, 2024' with 'In-Person Developer Information Session (we are here)' below it. 3. A bracket above the line spanning from the red dot to the next dot, labeled 'Comment Period November 26, 2024 - January 7, 2025'. 4. A dot labeled '2025 (Target)' with 'Design Panel' below it. 5. A dot labeled '2025 (Target)' with 'Staff Review' above it. 6. A dot labeled '2025 (Target)' with 'Public Hearing & Council Decision' below it.

How to Participate?

Please take a moment to complete a feedback form, either in person or on our website. Your feedback is an important part of the process and will help inform future planning for the site. Thank you!

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APPENDIX H - TRANSCRIPT OF COMMENT FORM SUBMISSIONS

#	1.What do you like about the proposal?	2. What would you suggest or change to improve the proposal?	3. Which of the following best describes you:
1	There are rental units for the community. The design is also aesthetically pleasing.	Nothing, I think it will be a nice upgrade to the neighborhood	I live AND work in the City of North Vancouver
2	very innovative, and environmentally sustainable. Much needed extra density in a very central location. Family-oriented units and amenities are also increasingly needed in north vancouver	nothing comes to mind, very strong proposal.	I live in the City of North Vancouver
3	I'm excited to see this project come to fruition. Adera has a fantastic reputation and I'd like to see them continue to bring more liveable homes to North Vancouver on a rental and condo basis. It's a developer like Adera that can bring a new type of construction like this mass timber style to North Vancouver and will likely be a new wave for the community.	I like the proposal and can't wait to see if commence.	I live in the City of North Vancouver
4	I like that it provides more affordable rental options. I work for the North Vancouver school district and have seen many coworkers struggle to find/afford housing where we work. The idea of more reasonable housing options would be a huge benefit to those around me.	Nothing stood out to me as a negative within the proposal.	I live AND work in the City of North Vancouver
5	Provides much needed housing to the City of North Vancouver and I love the sustainable aspects of the development.	I'd propose more density if possible. Can they get up to 15-storeys or more? We need more housing!	I work in the City of North Vancouver
6	It's an upgrade to an old rental building. Improvements to streetscape, sidewalks etc.	It's far too big and tall for this intersection. Not enough parking spaces proposed. The City is naïve if it thinks that their parking requirements are adequate for this development. There is already stiff competition in the area for street parking for other low rise apartments, the hospital and construction workers.	I live in the City of North Vancouver
7	This proposal looks fantastic. I love to see new housing. I think the pedestrian connectivity and child play spaces within the building a great additions.	I know it's early in the process, but the design of the building could use some refinements. It feels a little stark and I would love to see some details to soften the overall look.	I live in the City of North Vancouver
8	I love that the building is proposed to be made with mass timber! I'm all for additional housing in all forms and think it's a great location to see more height.	With the request for additional height and the condo component, I would love to see additional mid-market rental units provided in lieu of a CAC.	I live AND work in the City of North Vancouver
9	Looks great - higher density makes great sense to LGH & Central Lonsdale. The mews from lane to 16th is nice public amenity - How about asking the City to use the Community AC for local capital like the Province now require?	There should be a wider sidewalk/bikepath - public space north of the site including part of 16th st so that 16th can be part of a "green bracelet" connecting 16th from Grand Boulevard to Mahon Park	I live AND work in the City of North Vancouver
10	I like the combination of rental and strata units in the same 12 storey building. Presumably residents will not have separate entrances and the rental and strata units will be mixed up through the building.	Too much parking! 133 East 4th has no parking and it's not in a location as signature and central as this proposal from Adera. 175 parking spots 50 metres from two frequently serviced bus stops, two blocks to two grocery stores, a new recreation centre just up St Georges, a host of services on Lonsdale, the City's largest employer across the street and a slowly improving bicycle network? If the City isn't going encourage people to choose active modes of transportation from a location such as this then it never will. https://www.cnv.org/streets-transportation/mobility-strategy https://www.cnv.org/Streets-Transportation/Transportation-Planning/Walk-CNV The City clearly spells out what it wants under the heading of "Support sustainable mobility through how we grow and develop". The City of Victoria already has several carefully chosen developments that either have minimal parking or no parking including a 23 storey rental building. Would it not be a progressive and forward thinking proposal if Adera said no parking for this proposal or minimal number of spots for modo and evo? It would speak to making our community needing to be quieter, less polluted and have a potentially healthier populace. And do we really need to talk about the savings for Adera both financially and in time by not digging a hole so deep and not pouring so much concrete for all that parking. Prospective tenants and buyers that can live without a car will seek out to live in this complex. 133 East 4th is rented out. And those driving studies that show a "minimal impact" from the cars in this development do not take into account all the other cars in all the other developments travelling on our streets. Cressey put in about 250 parking spots in it's recently completed project on 15th Street East. Our community does not need more for spaces and more cars. Thank you	I live AND work in the City of North Vancouver
11	NOTHING! I am currently a resident in the proposed area of development and the original plan which included all rentals is no longer the case. Part of the promise to existing tenants was to have first choice to the units plus compensation for leaving.I cannot afford to move as is the case with other original tenants.	he area needs rentals but forcing people with low income out of the neighborhood is destroying the community and overdevelopment is destroying ecosystems and habitats for wild birds and animals that live here too. I grew up here and my family is here. THIS is very stressful and no one else seems to care at all. SHAME ON YOU!	I live in the City of North Vancouver
12		I strongly disagree with this project because I'm one of 100+ people getting evicted from my low rental home. I can't understand why this keeps happening during a housing and homeless crises, Lonsdale is going to be the next East Hastings. This is breaking my heart and soul.	