

OCP AMENDMENT,
NORTH SHORE WINTER CLUB



The 1225 Keith Road Development Proposal would like to acknowledge that is operated on the unceded territory of the Coast Salish peoples, including the territories of the Musqueam, Squamish and the Tsleil-Waututh Nations.

The design proposal, outlined within this document, is for a mixed-use development, intended to expand on the existing sport and amenity offerings of the North Shore Winter Club. The new facility will also encourage future growth within the City of North Vancouver, by improving connectivity to the District of North Vancouver, which abuts the site boundaries. Incorporated within this development will be a private sports club, office spaces, retail units and additional housing in close proximity to amenities and employment areas.

The footprint of the sports club will cover much of the site and will provide a mix of indoor and outdoor amenities. The commercial and office spaces will be located on the corner of Lynnmouth Avenue and Keith Road, with the first five storeys dedicated to commercial and office uses. Above, 18 storeys are dedicated to the residential units which vary from studios to three-bedroom family units.

The development will strive to use opportunities presented by the project typology for sustainable initiatives, such as heat recovery generated by the ice making facility to provide heating for the residential and office units. Other sustainable features could include green roofs, a highly efficient building envelope, rainwater management and more, aiding the development in meeting more stringent energy targets while lowering its carbon foot-print.

Parking will be provided entirely below grade. The podium maximizes the use of the site and allows workers, residents, sport enthusiasts and families to interact and participate in a range of activities throughout the day. The new activity on the site, with excellent views across the nearby green belt, will contribute to the vitality of the neighbourhood and provide an increased range of housing options for the area.

The development will be rental tenure and all rates will be determined for rezoning application.

We look forward to working closely with the City of North Vancouver to shape this neighbourhood and facilitate new and future growth.

Project Team

Darwin - Development

Since the beginning, the story of Darwin has been told through the integrity of our actions, our straightforward approach to business, and our relationships with the communities in which we work. We are committed to being a valued member of communities and to playing our part in making them stronger now and for future generations.

Francl Architecture Inc - Architect

Francl Architecture thrives on the challenge to design and realise a genuinely modern, livable and sustainable built environment. Our insight and expertise, gained over three decades of producing professionally recognized projects, ensures efficient and elegant buildings attuned to their own unique context and conditions.



CREEKSIDE COMMUNITY CENTRE (Francl)



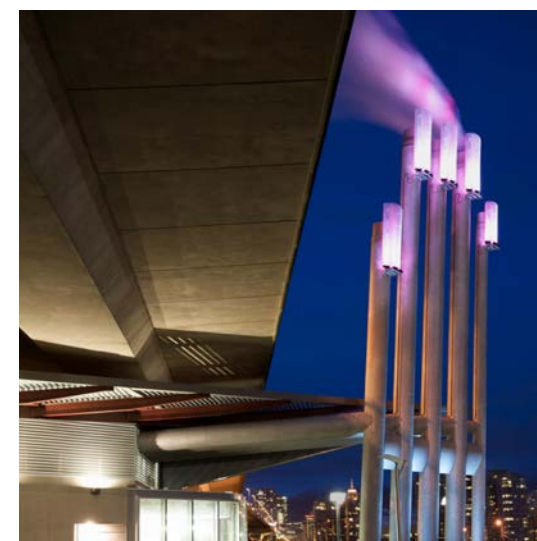
EILEEN DAILLY LEISURE POOL AND FITNESS CENTRE (Darwin)



LONSDALE SQUARE (Darwin)



YVR AIRSIDE OPERATIONS BUILDING (Francl)



FALSE CREEK NEU BUILDING (Francl)



THE ARC (Francl)

TABLE OF CONTENTS

1	DESIGN ANALYSIS 800M CONTEXT MAP 400M CONTEXT MAP
2	PLANNING & DESIGN FRAMEWORK RELEVANT POLICIES
3	PROJECT DESCRIPTION DESIGN RATIONALE GFA TABLE
4	COMMUNITY AMENITY CONTRIBUTIONS AND STATEMENT OF AFFORDABILITY
5	DRAWINGS SURVEY PLAN ZONING SUMMARY TABLE SITE PLAN ARCHITECTURAL DRAWINGS
6	STUDIES AND ADDITIONAL INFORMATION PRE-CONSULTATION MEMO RESPONSE

DESIGN ANALYSIS



SITE PROXIMITY

- Reserve**
 - 1. Squamish First Nation Land

- Residential**
 - 2. Lynn Creek Apartments (6 storey rental apartments)
 - 3. TPL Oxford Developments (6 storey rental apartments)
 - 4. Terra Housing Society (6 storey below market rentals)
 - 5. Trellis Housing Society (6 storey senior care)
 - 6. Pure Living Bond Street (6 storey rental apartments)
 - 7. Redic Developments (6 storey apartments)
 - 8. Crown and Mountain (6 storey condos)
 - 9. IBI Group (29 storey condo, 2 x 6 storey rental, townhomes, 30,000 sf commercial)
 - 10. Intergulf (25 storey condo and 6 storey affordable rental apartments)
 - 11. GBL (6 storey rental apartments)
 - 12. Seyllynn Village Phase 2
 - 6 storey rental building
 - 9 storey mixed used building
 - 6 storey condo
 - 19 storey condo
 - 13. Seyllynn Village
 - Beacon (24 storey condo)
 - Compass (28 storey condo)
 - Horizon (6 storey non market rental)
 - Apex (32 storey condo)
 - 10,000 sf commercial space.
 - 14. Hunter (27 and 16 storey condo and rental apartments with new community centre)
 - 15. Savage Developments (6 storey condo)
 - 16. North Shore Winter Club
 - 17. Carlton at the Club
 - 18. Adera Oxford Apartments (6 storeys at 90 units)

- Park**
 - 19. Seyllynn Park
 - 20. Bridgman Park
 - 21. Lynnsmouth Park
 - 22. Harbourview Park
 - 23. Sunrise
 - 24. Cloverley Park
 - 25. High Place Park
 - 26. New Lynn Creek Town Linear Park
 - 27. Keiths Creek

- Commercial/Employment**
 - 28. Lillooet Park
 - 29. DNV Work Yard
 - 30. Harbour Front Centre (various restaurant, services, retail, health)
 - 31. MEC North Vancouver
 - 32. North Vancouver Return it Depot
 - 33. Music Centre, Automotive Repair
 - 34. Norco bikes, motorcycle repair shop, home furnishing
 - 35. Kal Tire automotive repair, urban repurpose, Sharpe Sound solutions
 - 36. Honeywell Vancouver Centre of excellence
 - 37. Self Storage Depot
 - 38. North Shore studios
 - 39. Park and Tilford (various restaurant, services, retail, health, movie theatre, grocery)
 - 40. Rona
 - 41. Uhaul, Canada Post, Fast food, restaurants, coffee and breweries, automotive repair, various light industrial
 - 42. The Artisan Bake Shoppe, automotive repair, various light industrial
 - 43. Chevron Gas Station

- Light Industrial**
 - 44. Shy Tree Products, Western Stevedoring, automotive repair, sports and bike stores, Dollarama, music stores, liquor, gas station, offices
 - 45. G3 Grain Terminal

- Transit**
 - 46. Phibbs Exchange

- Schools**
 - 47. Lynnmour Elementary School
 - 48. Capilano University
 - 49. Brooksbank Elementary

- Grocery**
 - 50. Save-On-Foods
 - 51. Shopper Drug Mart
 - 52. Real Canadian Superstore

- Community Centre**
 - 53. North Shore Community Centre



SITE ACCESS

The site is situated at the intersection of Keith Road and in between Brooksbank and Lynnmouth Ave. There are currently three different vehicular access points; one each off of Keith Road and Brooksbank and Lynnmouth Ave. The site is sloped with the highest elevation at the Northwest corner. To mitigate the drastic elevation change a large retaining wall currently runs down the length of the North and West side of the site. With the retaining walls, both vehicular and pedestrian access are situated at the bottom of the slope on each side.

The site is also very well connected to the major East-West and North-South transit routes. Right across the street on Keith Road are bus stops along the 255 B-line that runs frequently, starting at Capilano University and ends in West Vancouver. On Brooksbank Ave is a bus stop along the 232 route that starts at the Phibbs exchange and ends at Grouse Mountain. Moreover the site is also in close proximity to prominent bike routes. Painted on street bicycle routes are located along Keith Road and Mountain Highway. Not signed or marked but recommended possible bike routes are located on Brooksbank Ave.



REGIONAL AND SITE CONTEXT

The North Shore Winter Club at 1225 Keith Road is situated between the borderline of the District of North Vancouver and the City of North Vancouver. In the larger context of the North Vancouver region, the site is centrally located and in close proximity to the Second Narrows bridgehead. The Trans Canada Highway and Mountain Highway are very easily accessible from the site and effectively connect it to the rest of North Vancouver and Vancouver at large. The site also has good access to frequent transit services and is in close proximity to a large transit hub Phibbs Exchange. Furthermore, the site is bookended by two parks, Sunrise and Bridgman, providing ample outdoor space, and parks for young families to grow into. The proximity of the site in relation to the surrounding Residential, Commercial, Recreation and Public amenities are highlighted on page 11.

At the neighbourhood scale, the site is at the intersection of West Lynn, Lynnmour and as previously mentioned the Lower Lynn Town Center. All three neighbourhoods are situated in the District of North Vancouver. West Lynn and Lynnmour is characterized by single family home typology and residential in nature, where the Lower Lynn Town Center is part of a larger community plan from the District of North Vancouver to be a more dense town center and is slated for more residential densification. Part of that plan is evident with the Carlton at the club, the 17 story senior residential highrise just east of the site. It currently stands alone, isolated and disconnected from the larger Lower Lynn Town Center plan.

As previously touched upon, the OCP has this site designated for light industrial use and thus just South and Southwest of our site is characterized by industrial warehouses, and similar typology. The differing community plans create a drastic scale and building typology change between the East and West side of Lynnmouth Ave. This change emphasizes the contrasting plans and creates a strong demarcation of where the City of North Vancouver begins and where the District of North Vancouver ends.

With this proposal and part of the existing North Shore Winter Club proposed for redevelopment for higher density, this area can form the beginning of a small nucleus that builds off of the Lower Lynn Town Center and feathers into the City of North Vancouver providing a better connection between the two municipalities and a smoother transition in the urban fabric. This redevelopment can also act as a buffer between the three different building typologies. Activating part of the ground floor with employment opportunities to support a diverse regional economy while still providing mixed residential living potential above and amenities from the Winter Club that the surrounding neighbourhoods and the community at large can benefit from. It will also help reinforce the OCP goals to create a more compact urban area, and more complete communities in an economical and environmentally sustainable way. This revitalization and intersection of residential and commercial opportunities can also provide a better work, and live environment to attract and retain young working adults and their families.

DISTRICT OF NORTH VANCOUVER LYNN CREEK TOWN CENTRE

The broader context of Lower Lynn Town Centre immediately to the east of the site is currently undergoing significant densification and redevelopment as it evolves from an aging area of single-family homes and low-rise commercial to mature as a vibrant and contemporary urban centre. The proposed redevelopment options for the North Shore Winter Club site would support a varied range of housing, enhanced by various amenities and a community centre to act as a bookend to the parkland surrounding Lynn Creek. The southern portion of the Lynn Creek Town Centre is proceeding to be built out cascading from the northern portion below Highway 1. The development of these parcels in this centre has begun in 2016 and will continue for over a decade. A complete community is envisioned for this space between market rental, strata, below market rental, seniors and social housing, commercial, community centres and new neighbourhood parks are in various stages of municipal process and construction. A detailed breakdown of building heights and land use is provided in Figure 2.

CURRENT DEVELOPMENT

This transformation is well underway; first to establish a visionary direction was Seylynn Village by Denna Homes, a phased development that was initiated in 2012 following a 6-year Rezoning process. It comprises the 24 storey 'Beacon', the 28 storey 'Compass' (both market housing now completed), and the 6 storey 'Horizon', which provides needed non-market rental suites. Completing Seylynn Village will be the under construction 32-storey 'Apex'. Intergulf's 'Hunter' development across Lynn Creek to the southeast of the site offers similar density and urban variety. It is under construction following a successful Rezoning granted in

May 2018. When completed in 2021, it will offer market condos within two 27 and 16 storey towers linked by a 4-storey townhome podium. To the east of 'Hunter', Intergulf is currently in the approvals process for a 25 storey tower development, which as proposed will offer a mix of market and rental suites, and a limited amount of commercial space. All three projects exemplify the goals and objectives within the planning that has occurred to redefine Lower Lynn Town Centre as a community of the future.

IMMEDIATE SITE CONTEXT

Immediately opposite the site at 1325 East Keith Road is the existing North Shore Winter Club, identified as commercial in both zoning and official community plan. Also immediate is the Carlton at the Club, a 17 storey seniors restricted strata residential building. Redevelopment options are being explored for comprehensive development of which residential would take up most of the 2.5-3.0 FSR envisioned on the site, in place with the Carlton tower.

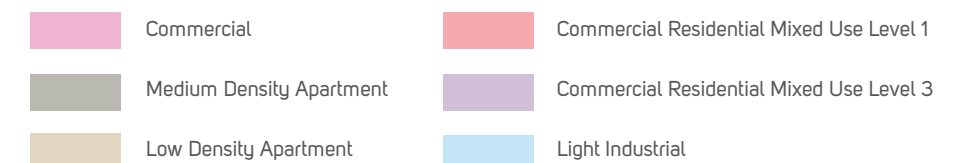
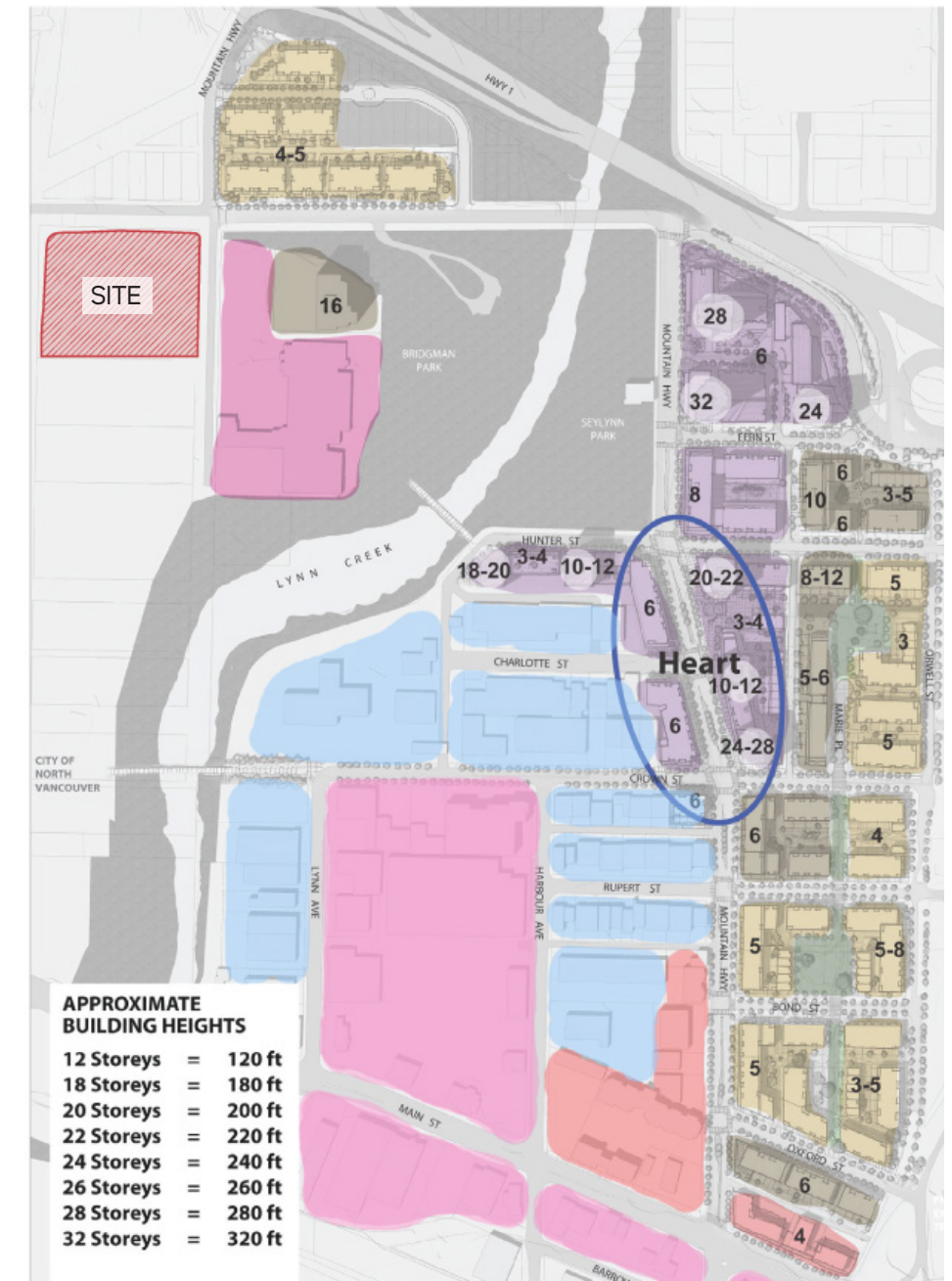


FIGURE 2: LOWER LYNN TOWN CENTRE IMPLEMENTATION CONCEPT PLAN, DNV
Retrieved Mar, 29, 2021 from: <https://www.dnv.org/sites/default/files/edocs/lower-lynn-town-centre-implementation-plan.pdf>

CITY OF NORTH VANCOUVER AND SURROUNDING AREA

The City of North Vancouver boundary of Lynnmouth and Keith Road surrounding the Keith Business Centre site exhibits a diverse use of land. The immediate area south of Highway 1 consists largely of low-rise buildings that cover a generous portion of the lot. North to South transitions from employment and industrial uses with BC Hydro and North Shore Studios, to services and automotive uses, and retail with MEC and Park and Tillford at the corner of Brooksbank and Main Street.

Waterfront uses include G3, Neptune and Cargill grain terminals and act as a significant source of employment for the North Shore. North Shore Studios offers over 120,000 sf of studio stage space in 8 buildings. Seaspac, Neptune, G3 and Cargill grain terminals have 2,700, 320, 168 and 169 employees respectively. Cloverley and High Place Parks act as a buffer between the collection of vibrant urban uses and low-rise residential housing

The immediate neighborhood, '59150030 Aggregate Dissemination Area' in the 2016 Census represents 25% of the City of North Vancouver land area but only 14% of the population¹. Alike the City of North Vancouver average, 28% of people who live in this ADA commute within the Municipality for work with a significant proportion traveling on the Upper and Lower Levels as well as Iron Workers and Lions Gate bridges as part of their commute.

A detailed breakdown of the area is provided on page 11.

¹ Statistics Canada. 2018. ADA 59150030 (table). Census Profile Standard Error Supplement. 2016 Census. Statistics Canada Catalogue no. 98-508-X2016001. Ottawa. Released January 19, 2018. <http://www12.statcan.gc.ca/census-recensement/2016/dp-pd/adaprof/index.cfm?Lang=E> (accessed April 14, 2021).



BRIDGMAN PARK
Retrieved Apr 06, 2021 from: <https://boredinvancouver.com/5-freshwater-swimming-holes-in-vancouver/>



MEC NORTH VANCOUVER
Retrieved Mar, 29, 2021 from: <https://russ-tresoor-mg5s.squarespace.com/mec-store/>



SELYNN PARK
Retrieved Apr 06, 2021 from: <https://www.dnv.org/recreation-and-leisure/selynn-and-bridgman-parks-master-plan>



LYNNMOUTH PARK
Retrieved Apr 06, 2021 from: <https://thedognetwork.ca/directory/lynnmouth-off-leash-dog-park-north-vancouver-bc/>



NORTH SHORE STUDIOS
Retrieved Mar, 29, 2021 from: <https://nsstudios.ca/gallery/>

EXISTING VIEWS



VIEW A



VIEW B



VIEW C



VIEW D

PLANNING & DESIGN FRAMEWORK

PLANNING RATIONALE

REGIONAL CONTEXT STATEMENT (RCS)

*2014 Official Community Plan
Appendix 4.0 Bylaw 8400.*

CNV produced an RCS as part of its OCP, explaining the relationship between the local plan and Regional Growth Strategy (RGS). The following excerpts from this statement addresses how some of the goals and strategies are upheld through this redevelopment proposal.

Goal 1: Create a Compact Urban Area

By the 2031 dwelling units in CNV is projected to grow by 4,000 or a 16% increase within the 20 years since the 2011 census.

By providing numerous residential units within walking distance of high employment uses and amenities ranging from grocery stores, to parks to schools and even Capilano University, this proposal helps to meet this demand in proximity to a town centre; adding housing options for CNV residents where currently single family homes predominate.

Similarly, the 2031 employment in CNV is projected to grow by 7,000 jobs within the 20 years since the 2011 census. Mixed employment category to ensure balance between retention of various industries of jobs.

By providing 174-124 jobs on site, this proposal will help the City of North Vancouver meet this target by providing a net increase of between 88-128 new jobs (see Colliers Consulting Memorandum on Page 5).

The City's current jobs to labour force ratio is positive, implying there are more jobs than residents in the City looking for work, reducing the overall need to commute outside the CMA for work.

According to the North Shore Winter Club, they currently have approximately 2,100 members with over 95% of them living on the North Shore. Furthermore the NSWC currently employs over 50 employees, 65% of them are full time, and 75% reside on the North Shore. With a new facility it is also forecasted that there will be a 25% increase in employment.

Goal 2: Support a Sustainable Economy

Support a diverse regional economy and employment close to where people live and protects the supply of industrial land.

The proposed development provides a mix of employment space across recreation, flex, office and trade uses, as well as housing options in a key 'bookend area' immediately adjacent to numerous transportation routes. The office uses will fill an immediate need for North Shore Studio users, a large North Shore employer.

Goal 3: Protect the Environment and Respond to Climate Change Impacts

Integrate land use and transportation to promote higher density, mixed-use employment along key transit and energy utility corridors; increase the quantity, diversity and quality of local jobs to maintain a balance of residents in the labour force to jobs thereby reducing the need for longer work commute distances.

This proposed land redevelopment and densification is an example of how land use, transportation and employment reduces greenhouse gases through the co-location of complementary uses to eliminate vehicle trips and aid in healthier lifestyles. Energy sharing between recreation, office and residential uses will greatly improve building efficiency.

Goal 4: Develop Complete Communities

Create a complete community by developing a compact, complete community that meets the needs of its diverse residents and businesses. Prioritize walking, cycling and transit and goods movement over single-occupancy vehicles.

The proposed development offers an opportunity for healthy and complete communities within walking distance to a range of services and amenities.

Goal 5: Support Sustainable Choices

Encourage a greater share of transit, cycling and walking trips, TransLink network while supporting

TDM measures and an efficient ease of goods, services and passengers. Given that the majority of City trips are made by car, the increase in trips and resulting emissions when aggregated over the course of a year speaks to the importance of promoting more sustainable forms of transportation.



NORTH VANCOUVER

Retrieved Apr 06, 2021 from: <https://www.cnv.org/your-government/official-community-plan>

PLANNING RATIONALE CONT.

OFFICIAL COMMUNITY PLAN (OCP)

2014 Official Community Plan Bylaw 8400

The 1225 East Keith Road site, due to its relative proximity to the Lonsdale Corridor and the Lynn Creek Town Centre, is designated as Mixed Employment in the CNV OCP as well as the Metro Vancouver Regional Context Statement. Mixed Employment areas are intended for industrial, commercial, and other employment-related uses that complement employment uses in Urban Centres and Frequent Transit Development Areas. Residential uses are not intended. The Mixed Employment OCP and RGS designation is: to allow for light industrial and automotive uses characterized by research and development activities, business parks, storage, assembly of semi-finished products from previously prepared materials, automotive uses, automobile sales or other light industrial and service commercial uses with limited smoke, noise, soot, dirt, vibration or odor. A limited amount of complementary commercial use could be supported—commercial uses with high trip-generating uses should be directed to mixed-use and commercial areas. A detail break down of the current CNV land use is provided in Figure 1. At 4% of CNV’s land use designation, CNV has 46 hectares of Mixed Employment land. This is compared to Metro Vancouver’s proportion of overall land area, at 1.2%.

The 1225 East Keith Road site has no Development Permit Areas to regulate this development. A Special Area Study, may be required for this site to resolve issues and or to provide a basis for future growth and development.



FIGURE 1: CITY OF NORTH VANCOUVER CURRENT LAND USE: Retrieved Apr 06, 2021 from: <https://www.cnv.org/your-government/official-community-plan>

ZONING, CD-168:

The CD-168 Zone permits the following principal uses; industrial, office, trade and business schools and recreation uses. Lot coverage is maximized at 46% and principal buildings shall not exceed a height of 30 feet and 0.67 floor space ratio.

A rezoning amendment will be required as part of this application to permit the proposed

principal uses; a new private recreation centre, office and residential uses. Lot coverages, height and density will consequently require adjustment.

The buildings will be designed to meet CNV’s requirements for Part 3 Buildings after July 1, 2021, specifically; Recreation Centres at Step 1, Offices at Step 2 and Other Residential Occupancies at Step 3¹.

¹ City of North Vancouver. 2021. BC Energy Step Code for New Buildings. <https://www.cnv.org/property-and-development/building-and-development/plans-and-programs/energy-efficient-buildings-initiative/energy-efficient-bylaws-for-new-buildings> (accessed April 14,2021)

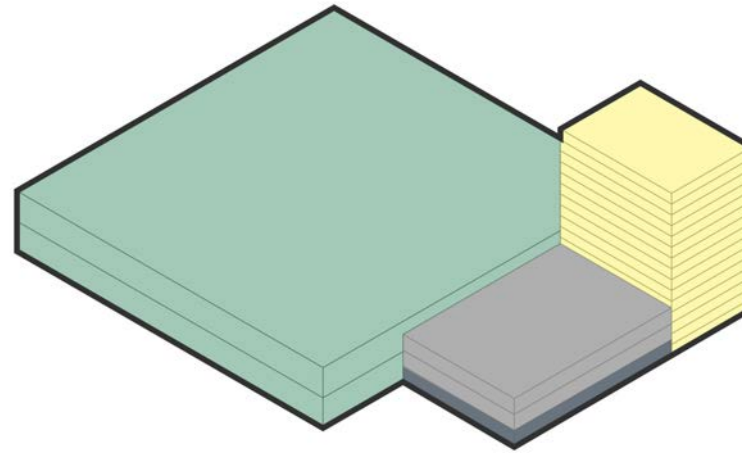
PROJECT DESCRIPTION

DESIGN RATIONALE

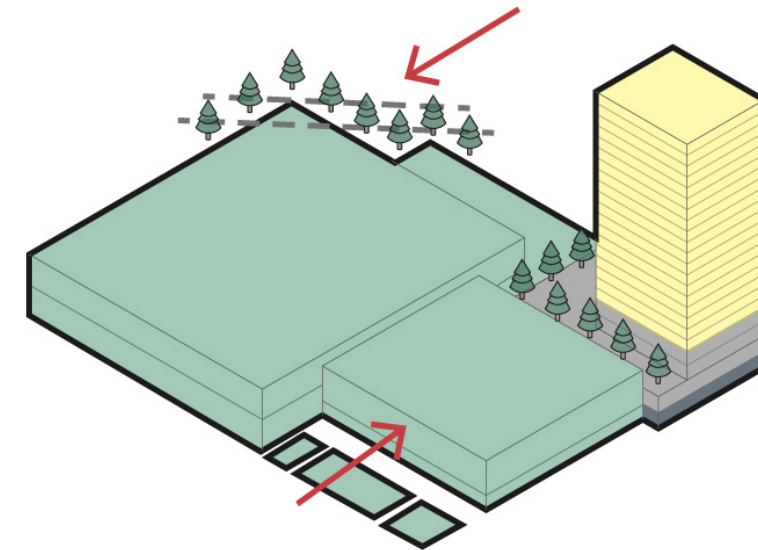
1. We began by breaking the project down into its 4 major program requirements: The North Shore Winter Club component, as well as the added residential, office and the retail component. We then stacked them and placed them on the site.

2. The high height program of the North Shore Winter Club were placed to take advantage of the large topography change along Brooksbank and Keith Rd. We then started to shape the development by stacking the residential, office and retail program. We placed the tower at the Northwest Corner of the site so the office and retail space could front Keith road to activate the frontage. Furthermore residential and office entrances are purposely placed along Lynnmouth Ave to avoid any potential traffic disruptions along Keith Road. We then pushed the club component back at the Southwest corner to make room for the swimming pool and to give it adequate Southern exposure. The Northwest corner is pushed back to provide architectural interest and reduced massing at the corner while respecting the infrastructure right of way. To provide an attractive frontage at the prominent intersection of Keith Rd and Brooksbank, we are proposing a landscaped frontage with expansive mural facades.

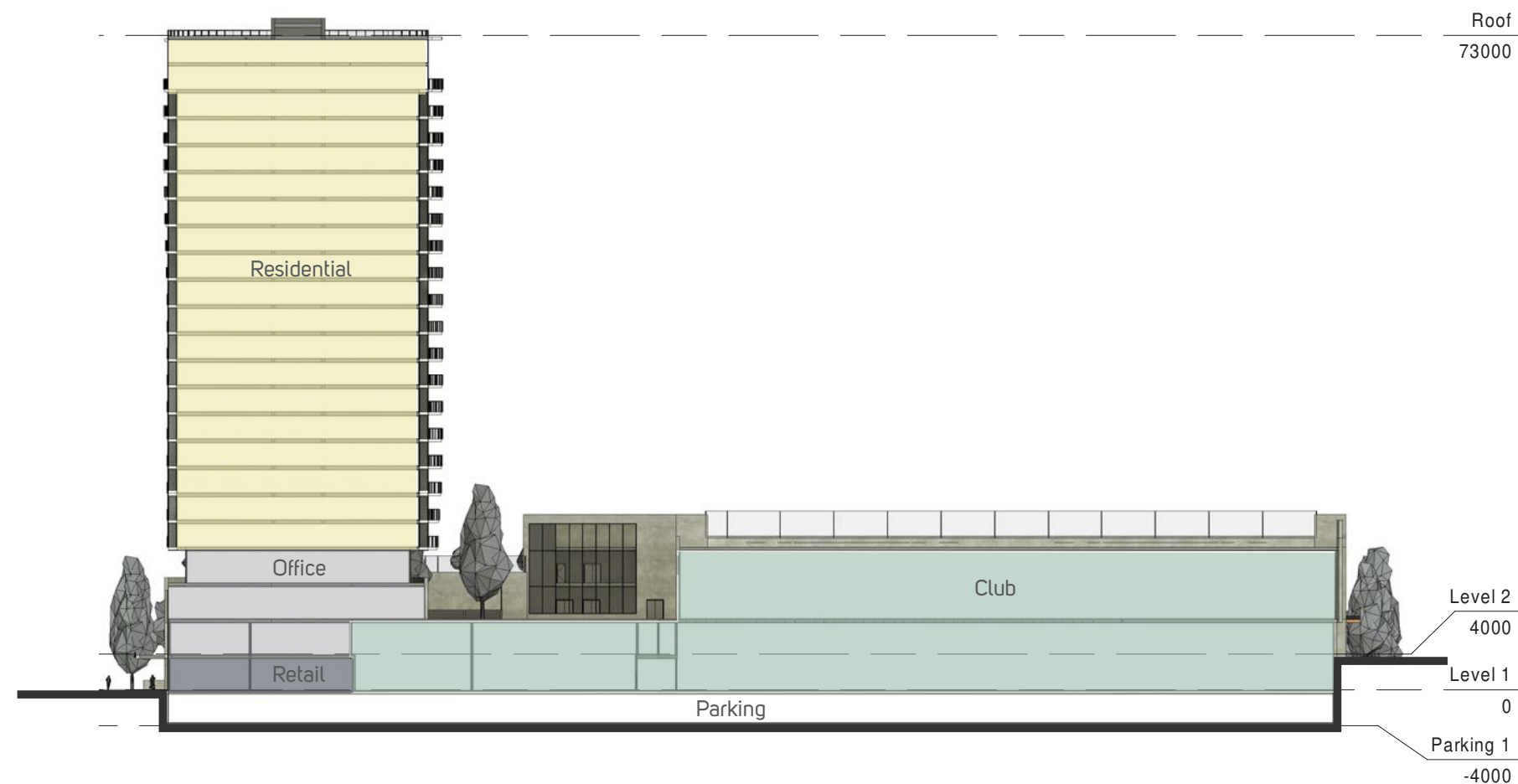
1. STACKING ALL THE PROGRAM ON THE SITE



2. SHAPING THE DEVELOPMENT AND CREATING A GREEN BELT



CONCEPTUAL SECTION A



GFA TABLE

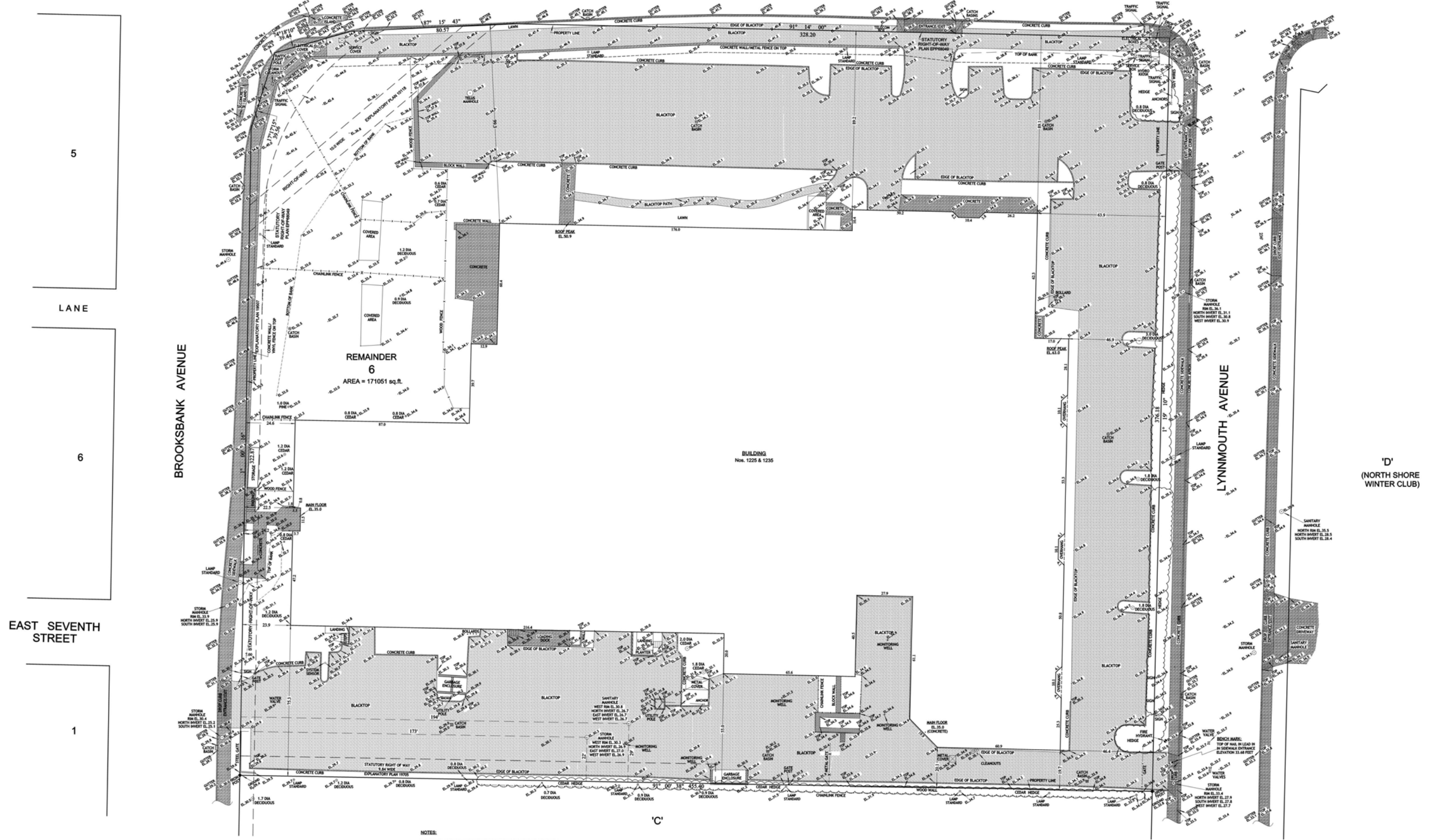
TOTAL	38,501	Exc. Parking
P1	12,316	
L1	11,578	
L2 - L4	13,433	
L5 - L23	13,490	

GFA BREAKDOWN	CLUB (INDOOR)	OFFICE/RETAIL	RESIDENTIAL	TOTAL AREA OF FLOOR	CLUB (OUTDOOR)	UNIT COUNTS
	SQM	SQM	SQM	SQM	SQM	RESIDENTIAL
L1	10621	502	455	11578		
L2	3883	885		4768		
L3	6960	710		7670	2530	
L4	285	710		995	1050	
L5			710	710		12
L6			710	710		12
L7			710	710		12
L8			710	710		12
L9			710	710		12
L10			710	710		12
L11			710	710		12
L12			710	710		12
L13			710	710		12
L14			710	710		12
L15			710	710		12
L16			710	710		12
L17			710	710		12
L18			710	710		12
L19			710	710		12
L20			710	710		12
L21			710	710		12
L22			710	710		12
L23			710	710		6
TOTALS BY USE	21749	2807	13945	38501	3580	222

COMMUNITY AMENITY CONTRIBUTIONS AND STATEMENT OF AFFORDABILITY

The development team is proposing the provision of 100% secured market rental, with 10% of units offered at 10% CMHC average rates per DNV policy. In addition, a turn-key public daycare of approximately 3,000sf is proposed as an in-kind contribution based upon the added density above the current zoning allowable FAR (excluding employment and secured rental), using the CNV category A bonus density rates.

DRAWINGS



ZONING SUMMARY TABLE

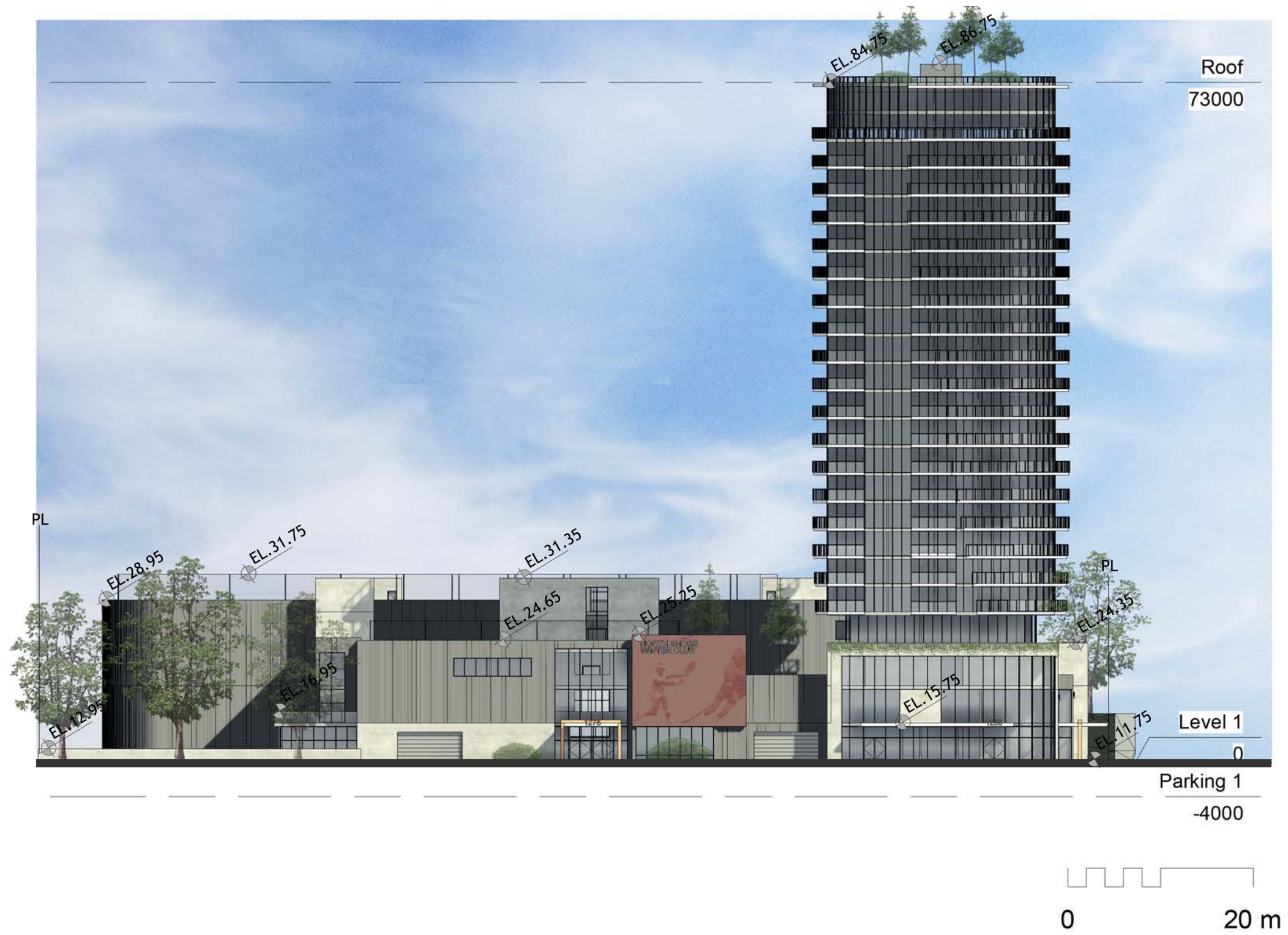
Lot Description	Civic Address	1225 Keith Road, North Vancouver, BC V7J 1J3
	Lot(s)	6
	Block(s)	F
	Resub(s)	
	D.L.(s)	272
	Plan(s)	22257
	P.I.D.(s)	013-965-816

Lot Area (SQM (SQFT))	15,891 (171,051)
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ZONING SUMMARY	CURRENT ZONE	PROPOSED ZONE	UNIT TYPES / CALCULATIONS
	PERMITTED	PROPOSED	
Lot Coverage	46%	72%	11,578sqm (building at grade) / 15,891sqm (site area) = 72%
FSR	0.67	2.4	38,501 (total built area) / 15,891sqm (site area) = 2.4
Height (Meters)	9m	73	
Setbacks			
Front Lot Line	92'	10'	
Exterior/Interior Lot Line 1	20'	10'	
Exterior/Interior Lot Line 2	20'	14.3'	
Rear Lot Line	20'	14.3'	
Unit Summary by Level			
P1		Parking	
L1		Retail/Commercial / Club	
L2 - L4		Office / Club	
L5 - L23		Residential	~222 units
Family Friendly Housing Policy		10%	Residential
Tenure		Rental	
GFA table (SQ Meters)			SEE DETAILED GFA TABLE
TOTAL		38,501	Exc. Parking
P1		12,316	
L1		11,578	
L2 - L4		13,433	
L5 - L23		13,490	
Vehicle Parking	Refer to CD-168		CLUB and Residential/Office split
Principal Use		264	1/unit Residential, 3/1000sf Retail and 2/1000sf Office
Visitor		130	
Disability		6	
Loading Spaces		3	
Bicycle Parking			
Short Term	167	167	6/per 60 Residential units, 6/1000sqm area Other uses
Secure	369	369	1.5/unit Residential, 1/250sqm area other uses
Garbage/Recycling		2	1/1393.5sqm of building area, off street



EAST ELEVATION





SOUTH ELEVATION







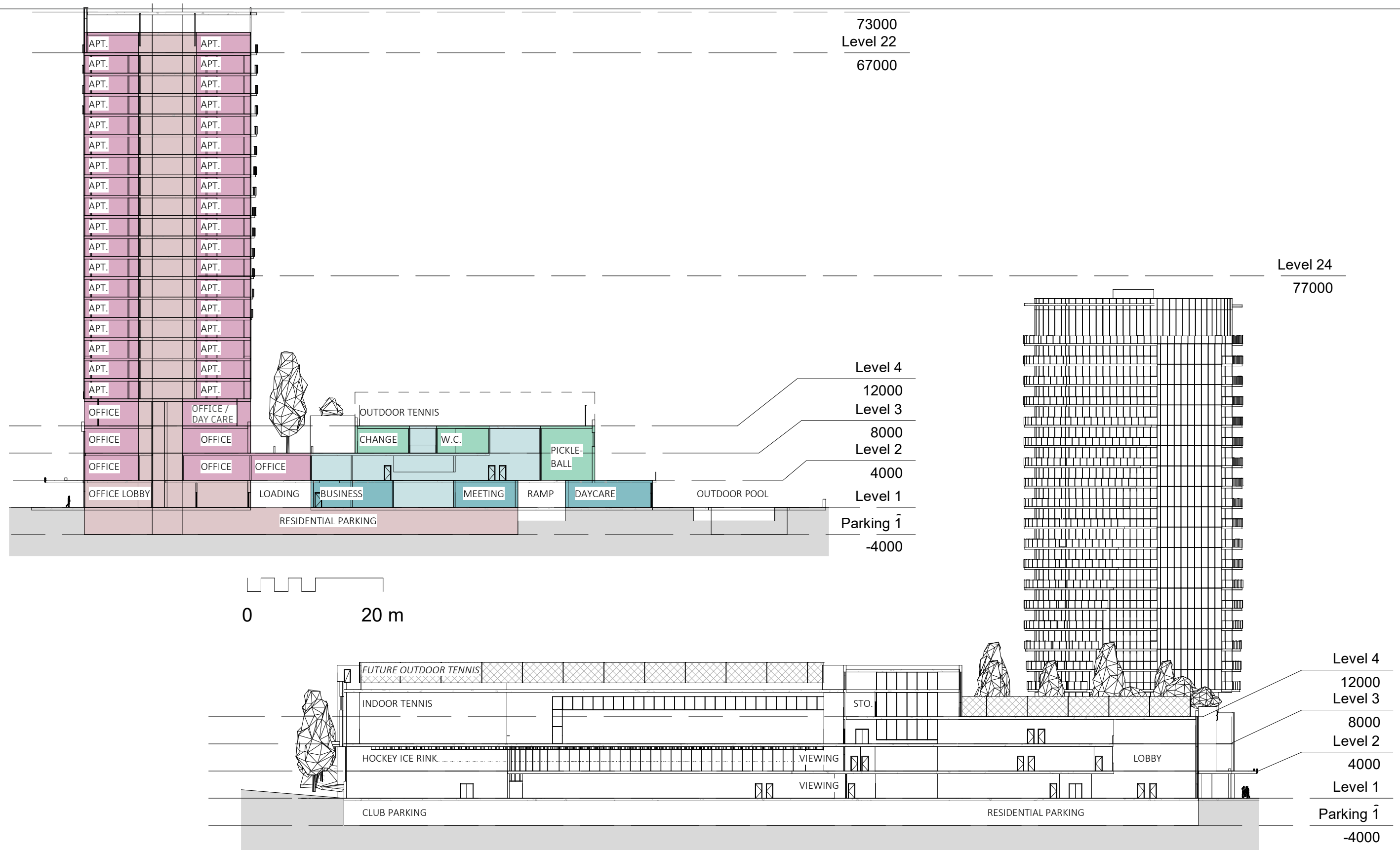
VIEW ALONG LYNNMOUTH AVE



VIEW ALONG BROOKSBANK AVE



VIEW ALONG KEITH ROAD



STUDIES AND ADDITIONAL INFORMATION

Response to comments from City of North Vancouver per Pre-Consultation Memo PCA2021-00027

PLANNING

1. LAND USE

- 1.1.1..... residential use types will not be supported on the subject land.....

Response to 1.1.1:

While we understand the OCP does not support residential on this site due to the limited industrial land base, we feel that an exemption to this is warranted to ensure the NSWC, an important north shore recreation facility can remain. We also feel that residential on this site is appropriate given its surrounding context that includes numerous amenities within walking distance and large employers that currently have limited housing options other than single family homes in close proximity.

- 1.1.2 The City would be supportive of establishing a development comprised of a mix of complimentary Industrial, Commercial, and Office use types. At a minimum, it would be expected that the current level of Industrial/Commercial/Office floor area currently on the site would be accommodated.
- 1.1.3 Please confirm the type of proposed Office/Commercial businesses as part of a future Pre-Consultation Application.
- 1.1.4 The proposed Recreational use (North Shore Winter Club) is supported on the site, where it is appropriately integrated with a development as described in Item 1.1.2.

Response to 1.1.2, 1.1.3, 1.1.4:

Best efforts have been made to accommodate employment uses outside the required program of the NSWC – this includes over 2,800sm (30,000sf) commercial space that is estimated to provide more than twice as many jobs on site compared to the current uses.

- 1.1.5Any future development option for the site should, at a minimum, aim to retain the current number of Child Care places.

Response to 1.1.5:

The proposed design does include a children's Daycare facility as part of the program of the new Club, which will help encourage local employment and use of the club by parents with young children.

2. URBAN DESIGN

- 2.1. Reduced building setbacks, especially to Keith Road could be supported where good urban design outcomes relating to activation of the streetscape are achieved.

Response to 2.1:

Our current proposal indicates retail along Keith Road as well as ample glazing into the adjacent rink to support animation of the frontage

- 2.3..... The pedestrian entrance to the site should be located from Lynnmouth Avenue to deter vehicles stopping to pick up/drop off on East Keith Road or Brookbank Avenue.

Response to 2.3:

Pedestrian access is currently contemplated from Lynnmouth in accordance with the above comment.

- 2.4. Site permeability to allow pedestrian through connection and gathering is encouraged.

Response to 2.4:

Access through the site can be contemplated on the south side of the property as requested under the Transportation comments. This location works well given the large grade changes along the rest of Brooksbank that would require extensive ramping that could not practically be accommodated.

3. FORM AND INTENSITY

- 3.1. While some variation to the height limit could be supported beyond the 9m anticipated by the Zoning Bylaw, the scale of the tower element as proposed would not be supported. Any variation to the height limit will need to be supported by exemplary urban design outcomes, contextual fit, and demonstrating that the development provides a community benefit.

Response to 3.1:

The highest point of the podium building is proposed at 12m. This is partially due to higher than average ceiling requirements within the Club. The podium height will be lower than 9m measured from grade where the site topography rises at the North West corner. The tower component does extend above the 9m threshold, but occupies a relatively small portion of the site.

Tower element:

As the proposed development includes a large destination building and increased employment density, we feel that the addition of residential within this development will help balance the site, adding vibrancy to the area after work hours and providing improved housing choice in the area. There are also numerous other amenities around this site within close walking distance, which will help support the local infrastructure.

- 3.2. The proposed lot coverage of 72% is excessive, resulting in an inappropriate built form and intensity. The proposed lot coverage should be reduced, to balance built form outcomes with open space, landscaping at ground level and storm water management.

Response to 3.2:

The current program for the building dictates a certain footprint requirement. The concept will need to be refined at grade to help encourage pedestrian flows through the site and to provide contextual continuity within the neighborhood, thereby reducing the impression of mass and increasing the

feeling of permeability. The development fully intends to provide green areas not only at grade but also along the various layers forming patios and roof gardens, which will help animate the site and encourage use, providing improved urban design compared to a reduced coverage design with at grade parking.

TRANSPORTATION

4. TRANSPORTATION COMMENTS:

- 4.2. All private and service vehicle access will be required to be from Lynnmouth Avenue. No access point from Keith Road or Brookbank Avenue will be supported.

Response to 4.2:

Noted. Current proposal suggests all resident and user access to be from Lynnmouth, with only infrequent service access proposed from Keith at the same location as the existing site access.

- 4.3. Provide a dedication along the Brooksbank Avenue and East Keith Road frontage in order to provide a separated bike lane plus a 2m sidewalk with street tree boulevard. The amount of dedication will be confirmed as part of a future Pre-Consultation Application made to the city.

Noted.

- 4.4. Provide a 5m wide statutory right-of-way along the southern property boundary to create a pedestrian connection from Brooksbank Avenue to Lynnmouth Avenue. The ROW should contain pathway space, lighting and greenery to soften the transition to the adjacent properties.

Noted. 5m ROW can be accommodated.

- 4.6. A transportation demand management plan will be required for any significant redevelopment of this site that will outline the steps the applicant will take to encourage tenants and visitors to utilize sustainable travel modes.

Noted. Transportation Study included.

ENGINEERING DEVELOPMENT SERVICES

5. ENGINEERING COMMENTS

General Response to Section 5.:

Noted. Detailed design will comply with necessary requirements.

BUILDING DIVISION

6. BUILDING DIVISION COMMENTS:

- 6.1 & 6.2. Building code compliance report and Building Code data sheet required for applications made to the City

Noted.

Compliance report and data sheet to be provided at time of subsequent application.

7. FIRE DEPARTMENT

General Response to Section 7.:

The design will respond and resolve all Fire Department requirements with City stakeholders as part of the subsequent applications. Items noted under this topic include:

- *Fire department response point location to be verified*
- *Fire hydrant locations to be verified*
- *Fire Department connections to be verified*
- *Distances from Hydrants and annunciator locations to be verified*
- *Fire fighter access stairs*
- *Amplification system installation to aid radio communication due to size of the development*

8. ENVIRONMENTAL DIVISION

- 8.1. 35% of non-residential parking spaces must be EV-Ready for workspace charging.....10% of non-residential parking spaces must be EV-ready for opportunity charging, including accessible space

Response to 8.1:

Noted, EV parking stalls to be provided in accordance with above.

- 8.3. Consider exceeding step code requirements by targeting Step 3 for commercial/office space

Noted

200 Granville Street, 19th Floor Vancouver BC V6C 2R6 Canada
 Main: +1 604 661 0857
 Colliers Strategy & Consulting Group



23 April 2021
 Page 2 of 4



Memorandum

To: Geoffrey Sugar – Assistant Development Manager, Darwin Properties Ltd.
 From: Gordon Easton – Vice President, Colliers Strategy & Consulting Group
 Russell Whitehead – Associate Vice President, Colliers Strategy & Consulting Group
 Date: 23 April 2021
 Subject: 1225 East Keith Road – Preliminary Consultation Application

Dear Geoffrey,

Colliers Strategy & Consulting Group (“Colliers”) understands that Darwin Properties Ltd. (“Darwin”) is planning to redevelop the site located at 1225 East Keith Road (“Subject Site”) to include a new North Shore Winter Club (“NSWC”) (235,000 square feet), office space (30,000 square feet), and 19 levels of strata condo (140,000 square feet) totalling approximately 405,000 square feet at an FSR of 2.25 – 2.50.

In the preliminary stages of the redevelopment process, Darwin has estimated high-level construction values of approximately \$70 million for the residential and office portions and \$115 million for the new North Shore Winter Club facility, totalling \$200 million assuming hard cost escalations and contingencies. The proposed redevelopment will result in an additional 700-900 full-time equivalent construction jobs and between 174-214 on-site jobs, an increase of between 88-128 jobs compared to current on-site employment.

Colliers understands that the redevelopment of the Subject Site will require a regional context statement amendment, OCP amendment, and rezoning with the City of North Vancouver. Through the amendments and rezoning, the City of North Vancouver would re-purpose 3.5% of their Mixed Employment land with allocation of the Subject site to an already saturated General Urban designation which currently represents 79% of total land use area. As such, it is important to further understand how the proposed redevelopment will contribute to the generation of jobs within the City, both during construction and upon completion.

Employment Generation Through Redevelopment

Through the redevelopment of the Subject Site, Colliers estimates that there would be a net incremental gain of approximately 88 to 128 new jobs. It is realistic to assume that some of the existing tenants could be relocated to the new building despite the change in zoning to another CD zone (from CD 168). The current Mixed Employment designation (RGS/OCP) in theory could be re-purposed while retaining much of the existing on-site employment, meaning that while the City may be “losing” Mixed Employment land area,

there would actually be approximately 102% - 148% more employment generated within this site in comparison to its current context, as outlined below.

Existing Tenant Mix and Estimated Employment			
Tenant	NAICS Code	Leasable Area	Estimated Jobs
Daycare	62441 – Child day-care services	10,500 sf	9
Bicycle Manufacturer	33992 – Light manufacturing	6,500 sf	12
Medical Training	61151 – Technical school	5,500 sf	8
Film Camera Rental	52349 – Motion picture rentals	21,500 sf	6
Dance School	61161 – Fine arts school	15,000 sf	12
Home Builder	23611 – Residential developer	2,000 sf	8
IT Company	54169 – Scientific/tech services	2,000 sf	4
Industrial Robotics	54169 – Scientific/tech services	7,000 sf	12
Env. Engineer	54133 – Engineering services	3,500 sf	15
Vacant		6,500 sf	
Total		80,000 sf	86

Proposed Land Use Mix and Estimated Employment		
Tenant	Area	Estimated Jobs
New North Short Winter Club	235,000 sf	54 – 64
Office	30,000 sf	120 – 150
Residential	140,000 sf	0
Total	405,000 sf	174 – 214
Expected Employment Growth		88 (102%) – 128 (148%)

New North Shore Winter Club: Colliers understands that the new North Shore Winter Club would be expected to result in a higher number of members and approximately 15-25 new full time equivalent staff positions compared to its current operations, for a total of between 54-64 full time jobs (39% - 64% increase). The relocation would allow the NSWC to retain local members and jobs in the City of North Vancouver.

Office: In addition to the jobs associated with the NSWC, the office component will also introduce new jobs to the City. Based on an assumed industry standard office employment density range of 200 – 250 square feet per employee, this would result in an estimated additional 120 – 150 office-based jobs.

23 April 2021
Page 3 of 4



Retail: The on-site NSWC, office, and residential populations within the Subject Site will also generate retail expenditures that will benefit the local economy and in particular the Lower Lonsdale BIA. Based on a high-level estimate of the residential population in addition to the office and NSWC components, it is estimated that the on-site populations could result in a total annual retail expenditure potential of approximately \$10 million. These expenditures would also be expected to result in around \$580,000 in total annual Provincial sales taxes.

Total resulting from site redevelopment: 174-214 on-site jobs, \$11 million in total annual wages and \$260,000 in provincial income taxes. The additional on-site populations may result in an increase of \$10 million of the local economy.

Employment Generation Through Construction

The construction of the Subject Site is expected to occur over a few years and generate a notable amount of employment. In Metro Vancouver, construction projects generally create a range of approximately 2,000 to 5,000 jobs per \$1 billion in construction value, depending on the complexity of the development project. Due to the scale and design of the proposed redevelopment, it is expected that employment generation would be at the higher end of this range. This project is therefore realistically estimated to have the potential to create approximately 700 to 900 full time equivalent jobs during the construction process.

The salaries for jobs in the Metro Vancouver construction industry are generally relatively higher than the average job within the region. As such, the scale of employment generated over the course of the development and construction of the Subject Site is expected to result in up to approximately \$70 million in total wages and generate approximately \$3.8 million in Provincial income taxes,

Total resulting from construction employment: 700-900 full time equivalent jobs, \$70 million in wages and \$3.8 million in provincial income tax.

Summary

Based on the analysis summarized in this memorandum, Colliers believes that the proposed redevelopment will provide significant additional benefit to the City of North Vancouver in comparison to the existing use of the site, including:

- 700 to 900 full time equivalent jobs during construction
- \$70 million in total wages during construction
- \$3.8 million in Provincial and \$9.9 million in Federal income taxes during construction
- 174 to 214 on-site jobs post construction

23 April 2021
Page 4 of 4



- \$11 million in total wages post construction
- \$260,000 in Provincial and \$1.1 million in Federal income taxes post construction
- \$10 million in total retail expenditures and \$580,000 in total annual Provincial sales taxes

If you have any questions regarding this memorandum or the recommended next stages of work, please do not hesitate to contact the undersigned directly.

Sincerely,

Colliers Strategy & Consulting Group

Gordon Easton
Vice President
Colliers Strategy & Consulting
604.662.2642
Gordon.Easton@colliers.com

Russell Whitehead
Associate Vice President
Colliers Strategy & Consulting
604.661.0857
Russell.Whitehead@colliers.com



1325 East Keith Road, North Vancouver, B.C., V7J 1J3. www.nswc.ca
 P: 604.985.4135 F: 604.985.1519 E: info@nswc.ca

March 8, 2021

NSWC Potential Relocation to 1225 East Keith Road

Dear Mr. Epp,

The North Shore Winter Club (the "Club") would like to share some additional information for staff/council's review and consideration.

This represents an incredible opportunity for a North Vancouver based not-for-profit to renew our aging facility and provide a world-class sports amenity for residents on the North Shore for decades to come. We view this opportunity as a three-pronged partnership between the Club, North Shore Municipalities and the Developer. As such, we aim to be as transparent as possible throughout this process and would be willing to provide more details should the City of North Vancouver ("CNV") require them.

The current building on Keith Road is well past the end of its usable life, and it is estimated that over \$60 million would be required to bring the club up to standard. This obviously far exceeds our not-for-profit abilities. Our studies have also indicated that we need to spend considerable funds in the next 2 to 5 years to simply keep the Club's operations financially and physically sustainable.

The Club, through its relocation committee, previously spent significant time researching options to find a new site. After extensive analysis it was concluded that a potential transaction with Darwin Properties would be the best fit. This option would allow us to continue operation on our current site until a new facility is built. Being directly across the street would also have the added benefit of minimal disruption and change for members, employees and visitors. It would also ensure current traffic planning efforts remain intact and consistent.

A new facility would serve the interests of the Club and local/CNV community in a number of ways:

- Completely new state of the art facilities, efficiently organized with a modern arrangement of sports and amenity functions with increased capacity.
- Sustainable design and energy efficiency, including an opportunity to use rejection heat from the ice to heat the pool, as well as other lower life cycle cost systems.
- Modern rink equipment that can greatly reduce or eliminate the need for an ammonia plant, which would increase safety for all in the CNV.
- The ability to continue operations in the current site without interruption, which any significant renovation would not allow. (This allows us to continue augmenting the North Shore Recreation Commission without disruption to CNV residents)

Presently, we have approximately 2,100 members with over 95% residing on the North Shore. A relocation within our community would allow us to retain local members and jobs in the CNV Vancouver. With over 50 employees, 65% of them full-time, and 75% residing on the North Shore, we expect to see at least a 25% increase in employment with a new facility.

The Club today, from its approximate 5 acres and 225,000 sq.ft. facility, offers a complete range of social, recreational, and competitive programs for men, women and children. Highlights include:

- Roughly 370 minor hockey players, from ages 3 to 17. Our hockey program is one of the most successful in North America and boasts a proud record of National Hockey League, Western Hockey League, and Canadian Tier II Junior Hockey and college hockey graduates.
- The Club hosts over 450 games per hockey season, not including tournaments, spring and summer rentals.
- Over 210 men playing senior men's hockey.
- Roughly 110 children participate in our Marlins aquatics program, with our swim team ranking 7th in the Province this past year
- Over 380 full - time Tennis players, roughly half of which represent the North Shore in regional league play.
- The Club hosts the Tennis Canada Development Program for Western Canada and two member/public tournaments hosted each year. (over 300 non - members participating)
- Childminding services, Fitness and Wellness Programs
- Senior Programs including Bridge, Tennis, Pickleball and Fitness.
- Between all our programs and events, we host well over 20,000 non-members annually, with the majority being residents of the North Shore.

The site located at 1225 East Keith Road represents the only currently feasible location, while still allowing the Club to remain on the North Shore. We very much appreciate the City's early support, direction and recommendations for the relocation concept.

Please take the above and attached documents into consideration;

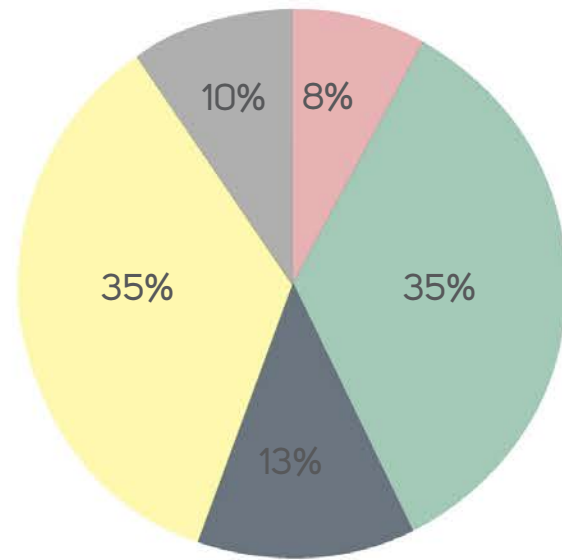
1. 2016.10.01 - NSWC Building Condition Assessment Report – Maintenance/Repairs
2. 2015.06.01 – CEI – NSWC Code Condition Assessment Report Drawings
3. 2017.10.14 - RPG - NSWC Replacement Facility – FINAL
4. 2017.12.04 - LEC - NSWC (NEW) - Class D Estimate
5. 2019.04.05 – NSWC – Information Package for CNV

Sincerely,

James Cronk

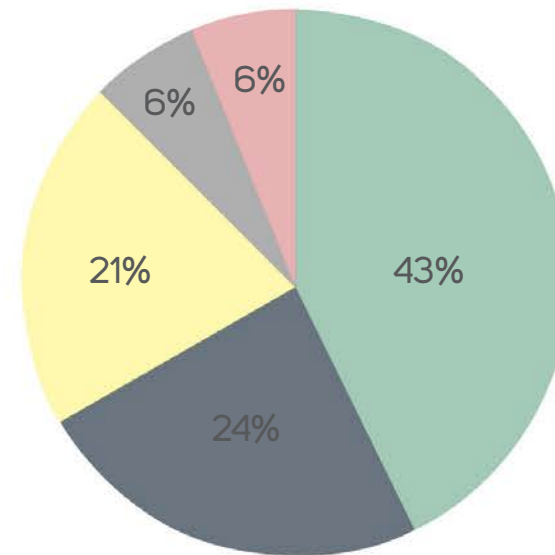
2016

EMPLOYEE AGE



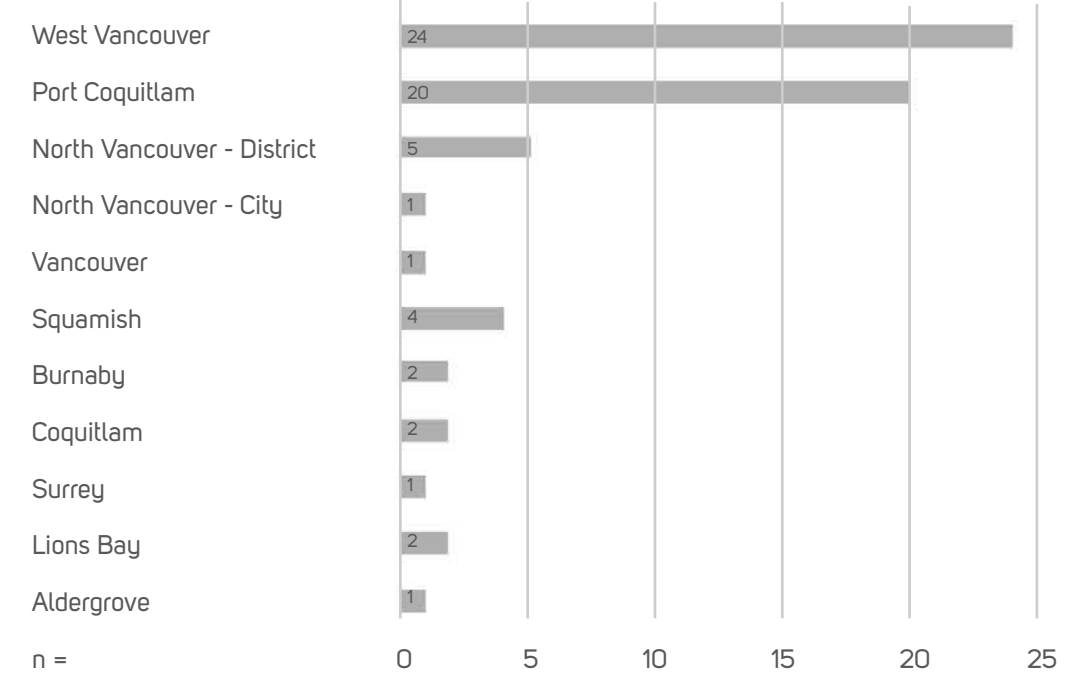
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DURATION OF EMPLOYMENT



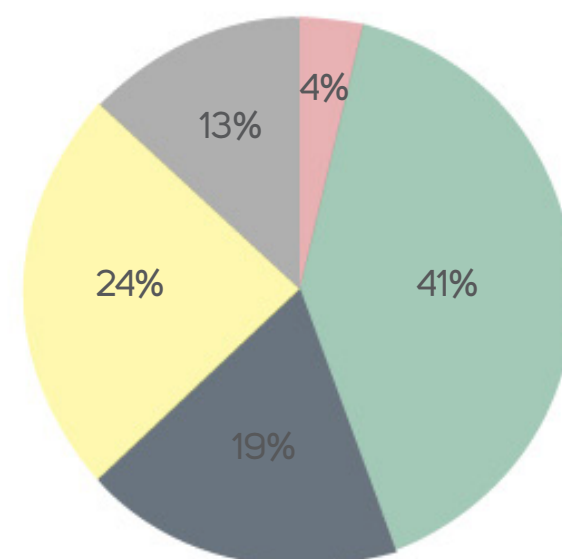
1 yr 1-2 yr 2-5 yr 5-10 yr >10 yr

RESIDENCY



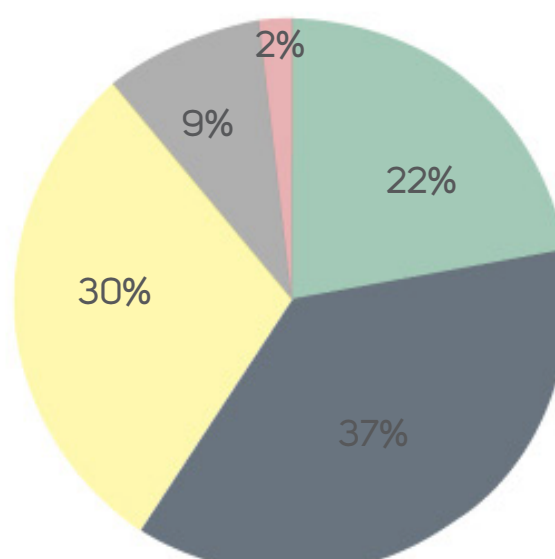
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EMPLOYEE AGE



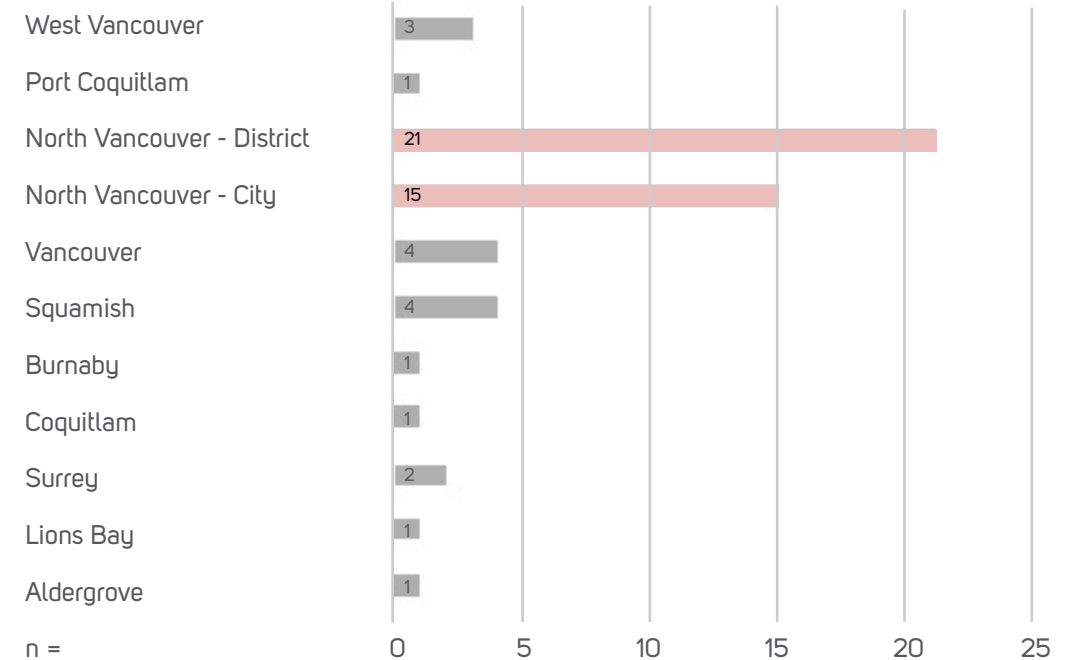
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DURATION OF EMPLOYMENT



1 yr 1-2 yr 2-5 yr 5-10 yr >10 yr

RESIDENCY





DARWIN

FRANCL
ARCHITECTURE