



REZONING APPLICATION (FILE 1)

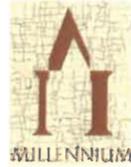
125 & 145 East 13th Street
North Vancouver, BC

Submitted: December 13, 2017

 MILLENNIUM

COVER LETTER

December 7, 2017



Michael Epp, Director of Planning
Community Planning, City of North Vancouver
141 West 14 Street, North Vancouver, BC V7M 1H9

Dear Mr. Epp,

Millennium Group, is pleased to submit our detailed Official Community Plan (OCP) Amendment and Rezoning Application for a state of the art medical-commercial-residential project in the City of North Vancouver for the properties located at 125 and 145 East 13 Street.

The site is located within the City's civic heart, bringing residential, retail and office uses in close proximity to community amenities, shopping, transit and cycling infrastructures including: Lions Gate Hospital, City Hall & City Library, Victoria Park, Queen Mary Elementary School, Shops and Services.

This submission seeks to rezone the site from the existing older office buildings to an office, retail and 18-storey residential tower development with a mixed-use podium containing approximately 162 homes, as well as offices geared to medical professionals and ground floor retail with underground parking in Central Lonsdale.

Our design is focused on a mix of housing types including ground-oriented townhouses and homes with a mix of unit types ranging from 1 to 3 bedrooms plus close to 80% of the homes being family-oriented (2 or more bedrooms). The proposal also focuses on sustainability with the use of local materials, extensive landscaping, and inclusion of passive sustainability elements including solar orientation and ventilation.

The proposal also provides public realm improvements including a new plaza on East 13 Street, a walkway for midblock connection, and animation of the existing lane with residential and commercial use. Indoor and outdoor amenity spaces for residents include a fully-equipped gym, pool and hot tub, and children's play area.

This mixed-use project will bring over 50,000 sq.ft. of employment generating uses, including ground floor retail and over 30,000 sq.ft of office space, to the civic and medical hub of the City.

Thank you for your consideration of our development application for an amendment to the Official Community Plan and rezoning of the site. We look forward to working with the City on this proposal.

Yours Truly,
Millennium Northmount Properties Ltd.

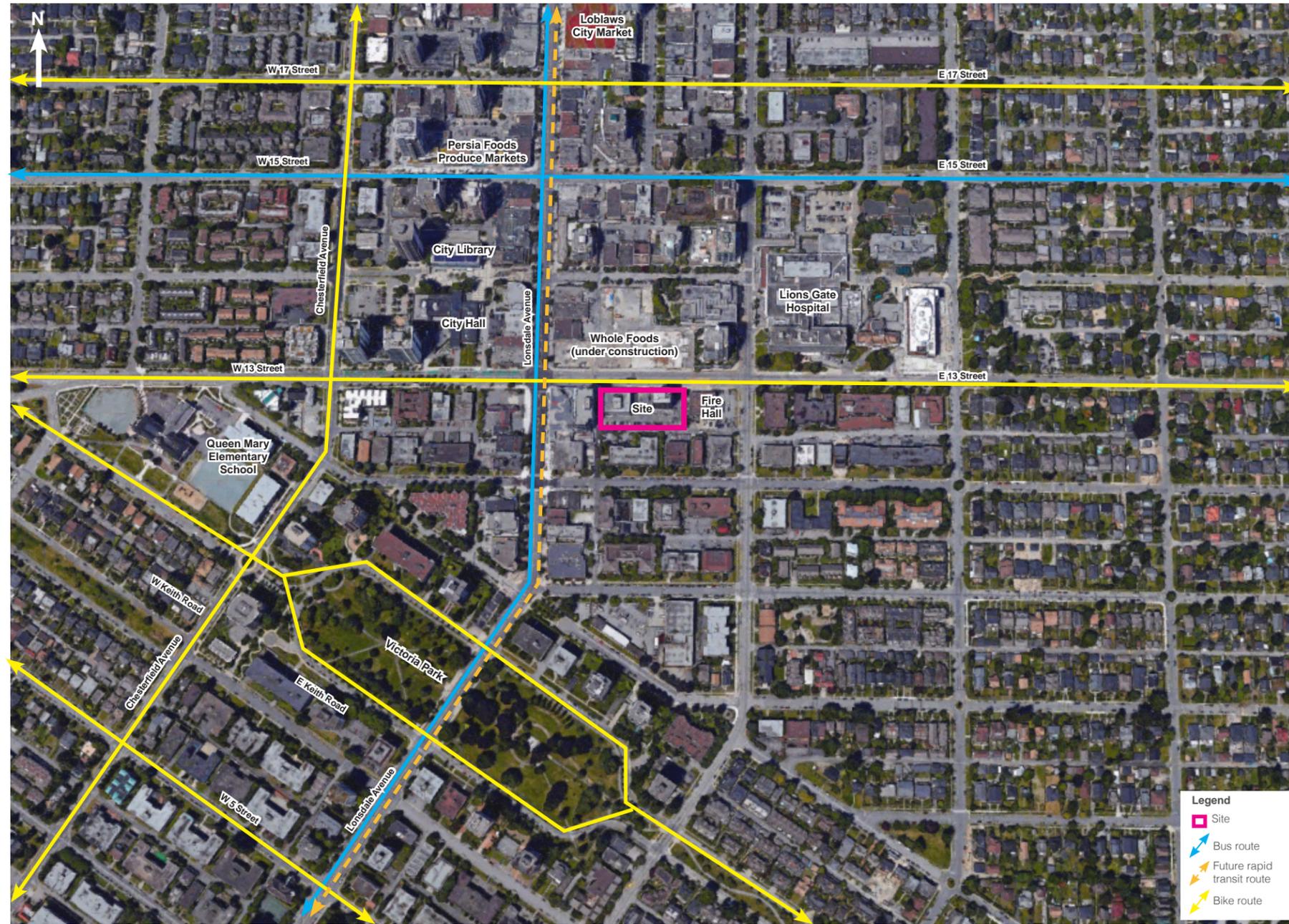
788 Richards Street
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Email:
hq@millenniumdevelopment.com

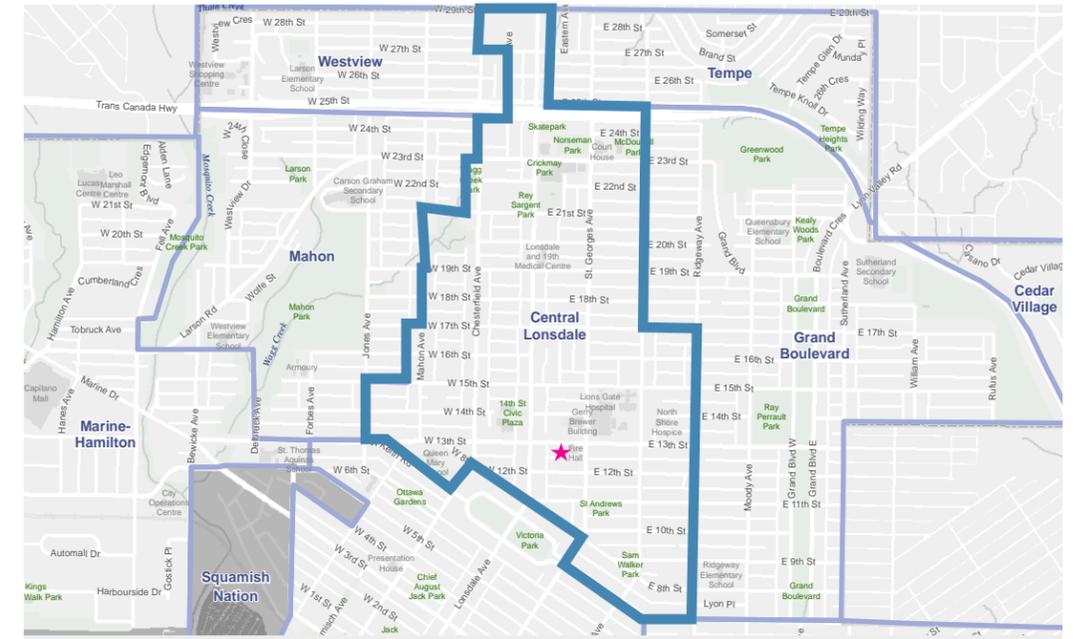
Website:
www.millenniumdevelopment.com

2.0 CONTEXT

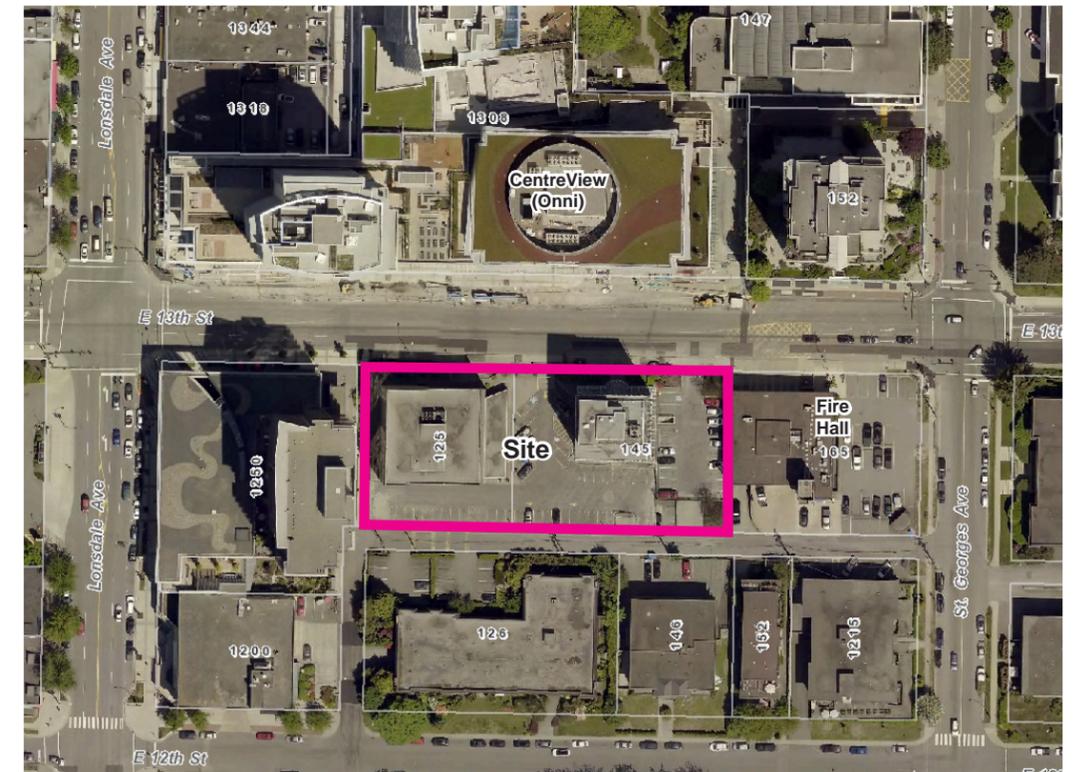
2.1 AREA CONTEXT MAPS



Site context



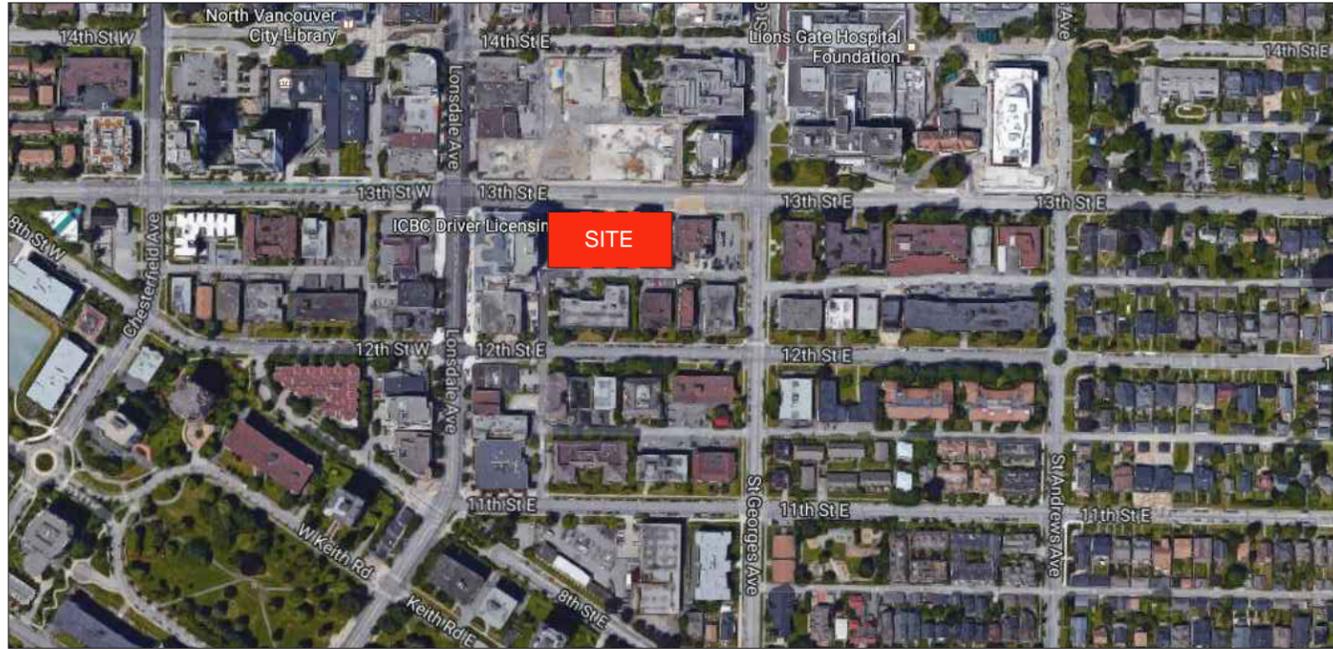
North Vancouver - Central Lonsdale



Detailed aerial of project site - 125 & 145 East 13th Street

2.0 CONTEXT

2.2 STREETScape PHOTOS



SITE MAP



LONSDALE ST & E. 13TH ST BLVD LOOK NORTHEAST



E. 13TH ST BLVD LOOK SOUTHWEST



LONSDALE ST & E. 13TH ST BLVD LOOK SOUTHEAST



LONSDALE ST & E. 13TH ST BLVD LOOK EAST



E. 13TH ST BLVD LOOK WEST

 CHRIS DIKEAKOS ARCHITECTS INC.	MIXED-USE DEVELOPMENT 125 & 145 E. 13TH ST., NORTH VANCOUVER, BC	CONTEXT VIEWS Scale N.T.S.	ISSUED FOR DP/REZONING APPLICATION DECEMBER, 2017			A003
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4.0 PLANNING AND DESIGN RATIONALE

4.2.2 DESIGN RATIONALE

ARCHITECTURAL DESIGN RATIONALE

Introduction

125 & 145 East 13th Avenue is a mixed-use retail, office and multi-family residential development that is situated on the site of the Northmount medical office building on 13th Avenue between Lonsdale Avenue and St. Georges Street in the City of North Vancouver.

The site for this development is strategically located in the heart of the City in close proximity to Lions Gate Hospital on St. Georges Street and the prime commercial uses along the Lonsdale corridor. The site has as its immediate boundaries the Blue Sky Savings mixed-use development to the west, Onni's mixed-use retail, commercial and office development with two residential towers of 18 and 24 storeys to the immediate north of the site across 13th Avenue; a fire hall to the immediate east of the site which may be redeveloped at a future date for residential and commercial development; and 3 storey wood frame existing buildings to the immediate south of the site across the lane. These buildings to the south may be ultimately replaced with 6 storey maximum height multi-family structures in the future.

Building Planning

The ground floor of the development consists of two retail and residential components that are split in the middle of the project with a pedestrian passageway linking 13th Street to the Lane on the south boundary of the site. The passageway varies in width from its narrowest point at 18 feet to its widest point 60 feet for the plaza fronting 13th Street. Both the primary residential and office lobbies are accessed from the mid-point of this passageway to the east and wide sides of the passageway respectively. The full remaining frontage along 13th Avenue is occupied by cru's which may ultimately vary in width and have depths from 38 to 80 feet.

A series of eight townhouses front the lane and are split by the pedestrian passageway. The townhouses are two storeys each and have private patios fronting the lane. Residential and commercial loading bays accessed from the lane are situated immediately to the east of the easternmost townhouse and also the west of the westernmost townhouse. A two-way ramp to the below grade parking is provided on the western edge of the project immediately beside the loading bay in this location. A two elevator core and scissor stair provides vertical circulation to the residential tower located above the east side podium for the project as well as the podium residential element that bridges across the passageway and occupies the balance of the podium on the west side of the development.

A two elevator core and monumental stair provide access to the offices on level two with the elevators also serving office space on level three of the podium. The uppermost level of the townhouses continues on the lane side and is roughly equal to the double height volume for the cru's that front 13th Street.

Level two consists of office use forming both the west and east side podiums with a bridge connection between the two office portions. Residential units begin on the eastside of the tower portion and an amenity space occupies the south side of the east podium. Level three consists of a continuation of residential units on the east side of the tower and office space comprising portions of the west and east side podiums.

Levels 4-6 consist of the tower residential floor plate with the attached residential podium extension to the west. The podium residential bridges over top of the office and passageway below. Residential units consist of a mix of 1 bed, 1 bed and den, 2 bed, and 3 bed and den units. A portion of the level 6 plan consists of space for the pool drop, mechanical and storage requirements.

Level 7 is the main amenity level for the development and consists of outdoor terraces, pool and whirlpool areas and indoor amenity housing fitness change rooms, yoga studio, amenity lounge spaces and change rooms. A covered walkway connects the main residential tower with the amenity space building on the other side of the pool area.

Levels 8 - 15 are the typical tower floor plates consisting of a 9 unit plates with units ranging from 1 bed, 1 bed plus den, 2 bed and 3 bed plus den units. Generous balconies are provided for all units. At level 16 the tower begins to terrace back towards the north with larger scale units on a 6 unit plate with generous balconies and roof terraces to maximize the view. This terracing effect continues on the south side of the building with level 17 of the tower providing 5 larger units and large roof terraces to the south and finally level 18 with two large units on this places plus large roof terraces.

4.0 PLANNING AND DESIGN RATIONALE

4.2.2 DESIGN RATIONALE

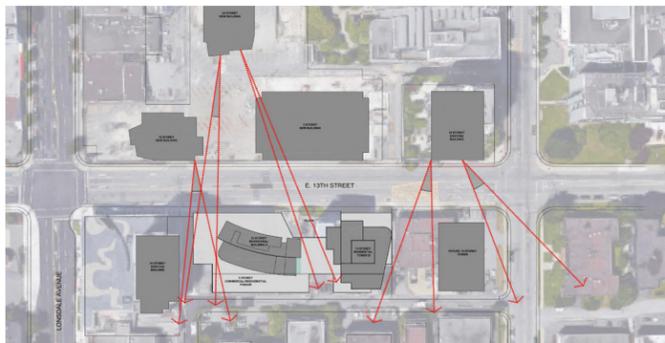
Massing

A number of massing options were explored prior to the current scheme. Each of these massing options were presented and discussed with the City of North Vancouver's Director of Planning. These options included the following:

Option A

A 15 storey tower situated on the zero lot line on the east side of the site with a 12 storey slab block form running perpendicular to both the proposed tower on the east side and the existing 15 storey tower on the west side of the site. The towers include a three storey podium which has both retail and office uses. The FSR for this scheme was 5.46.

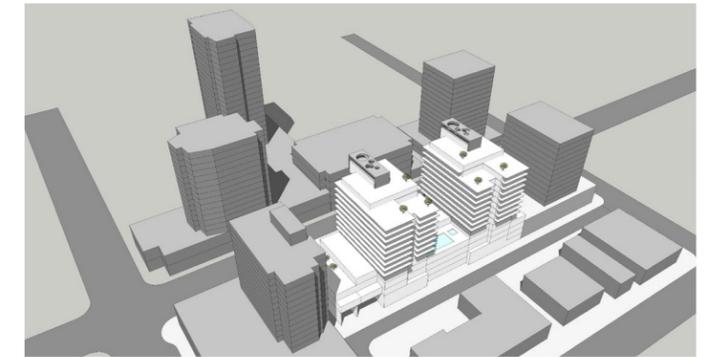
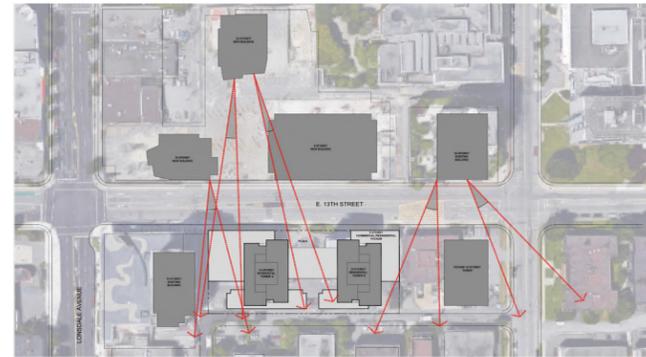
This option was rejected as the zero lot line approach was not accepted for the tower on the east side of the site due to view blockage and proximity to possible future development on the Fire Hall site. Additionally the 12 storey slab block running in the east-west direction was considered too much development in a form that would significantly block view corridors from the Onni development on the north side of East 13th Street. The Planners felt the density at 5.46 FSR was too high.



Option B

Two mirror image 15 storey towers inclusive of a 5 storey podium housing residential, office and retail uses. The FSR for this option was also 5.46.

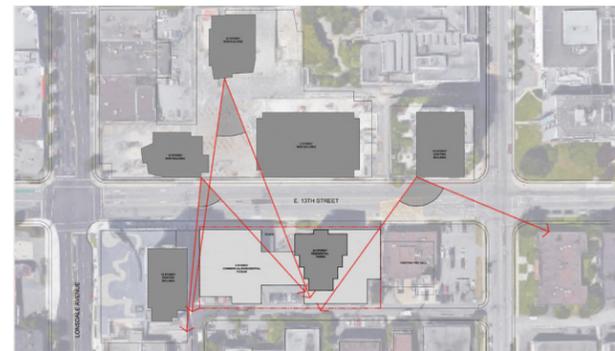
This option was considered to be too much building form along 13th with considerable view blockage for both the 18 and 24 storey towers in the Onni development to the north. Similar to Option A this density was considered too high.



Option C

Option C proposed a single 24 storey tower inclusive of a 5 storey podium of retail, office and residential uses. The density of this scheme was 5.46 FSR.

Although this scheme was also rejected by the Planner as being too dense and too high, the form of development was considered significantly more acceptable in terms of building massing and allowing for minimalized view blockage to all three major residential towers to the north.



4.0 PLANNING AND DESIGN RATIONALE

4.2.2 DESIGN RATIONALE

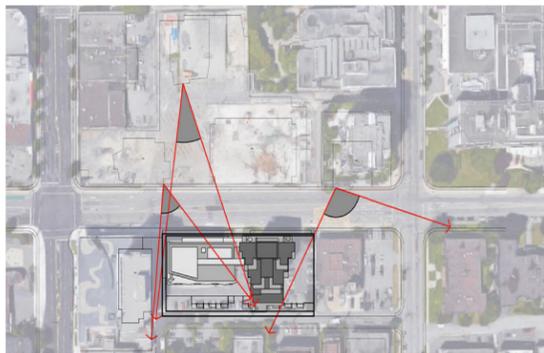
Preferred Massing Option

The Option C scheme was modified to lower the height of the tower to 18 storeys inclusive of a 6 storey podium housing residential, office and retail uses. Similar to the previous option, the tower building steps inwardly on both the east and west elevations of the tower to allow for wider view corridors around the tower form from adjacent towers across East 13th Street. In addition to this stepping form in plan and elevation, the building also steps at the top from north to south with large roof terraces. This creates a more interesting profile on the skyline allows improved overlook from the towers to the north and creates a gradual build-up to a high point from south to north transitioning ultimately to the 24 storey tower on the Onni site as the high point.

Although we are at 187 feet maximum height on the north side of the tower the building progressively steps over three floors to a low point of 156 feet on the south portion of the building. The Planning Department supports a requested FSR of 4.95 for the project.

Strong horizontal lines of painted concrete balcony slabs, upstands and spandrel glass along with the lines of the podium articulation anchor the project and relate it well to surrounding structures. At the same time this provides a pleasing contrasting geometry to the vertical expression of the tower which is highlighted by vertical fins on both the north and south sides of the tower.

The townhouse architecture along the lane side help to create a pedestrian scale and residential articulation providing an improved streetscape to what has typically been a more utilitarian elevation in past development. The townhouses are fronted by private patios with planter walls and stairs providing some privacy separation from the lane itself. Where we have the necessary utilitarian functions such as loading and parking access ramp the walls enclosing these functions have been articulated with patterned metal screens and doors that close off these spaces from the lane.



Building Materials

Materials for the project will include high performance curtain wall on the podium retail and office levels with low e glass window wall with appropriate shading coefficient and r values inclusive of insulated spandrel glass where specified. All glass chosen will work in conjunction with the mechanical systems specified to meet ASHRAE.

Additional materials featured in the project will include limestone prominently featured at the base of the tower, painted concrete where indicated and simulated wood product for accent features.

Sustainability

The tower, podium and landscape elements will be designed to meet the City of North Vancouver's sustainability checklist recommendations and requirements as well as the 2010 ASHRAE energy performance standards . (ie. See enclosed City of North Vancouver checklist). High performance glass as mentioned above and percentage of glass to insulated spandrel along with the mechanical system chosen (ie. Hydronic heating tied into the City's district energy system) chosen for the building will carefully coordinated to meet energy performance criteria.

Additional sustainability measures will be achieved through maximizing indoor and outdoor amenity areas; development density and community connectivity: storm water design, sustainable landscape design; recycled content and materials; sound construction waste management programs; use of low volatile organic compounds and alternative transportation options including charging stations and exploring co-op car provisions.

CEPTED

Architectural security systems such as secured access, CCTV and alarm systems will be incorporated throughout the development. On site management/security will also be provided. Amenity and outdoor open spaces are all elevated above street level in a controlled environment.

LANDSCAPE DESIGN RATIONALE

On the ground level the landscape provides an open plaza with seating opportunities that support the CPU functions and act as a gathering space. It enhances the North South connections through the site and uses unique paving in addition to a concrete band that acts as a continuation of the side walk into the plaza with inground lights inviting users into the space and providing a safe gathering space. Water features and planting create add to pleasant environment for the users. On the Lane side Private patios are provided for the townhouses and are screened using Planting, hedging and small trees enhancing the character of the Lane.

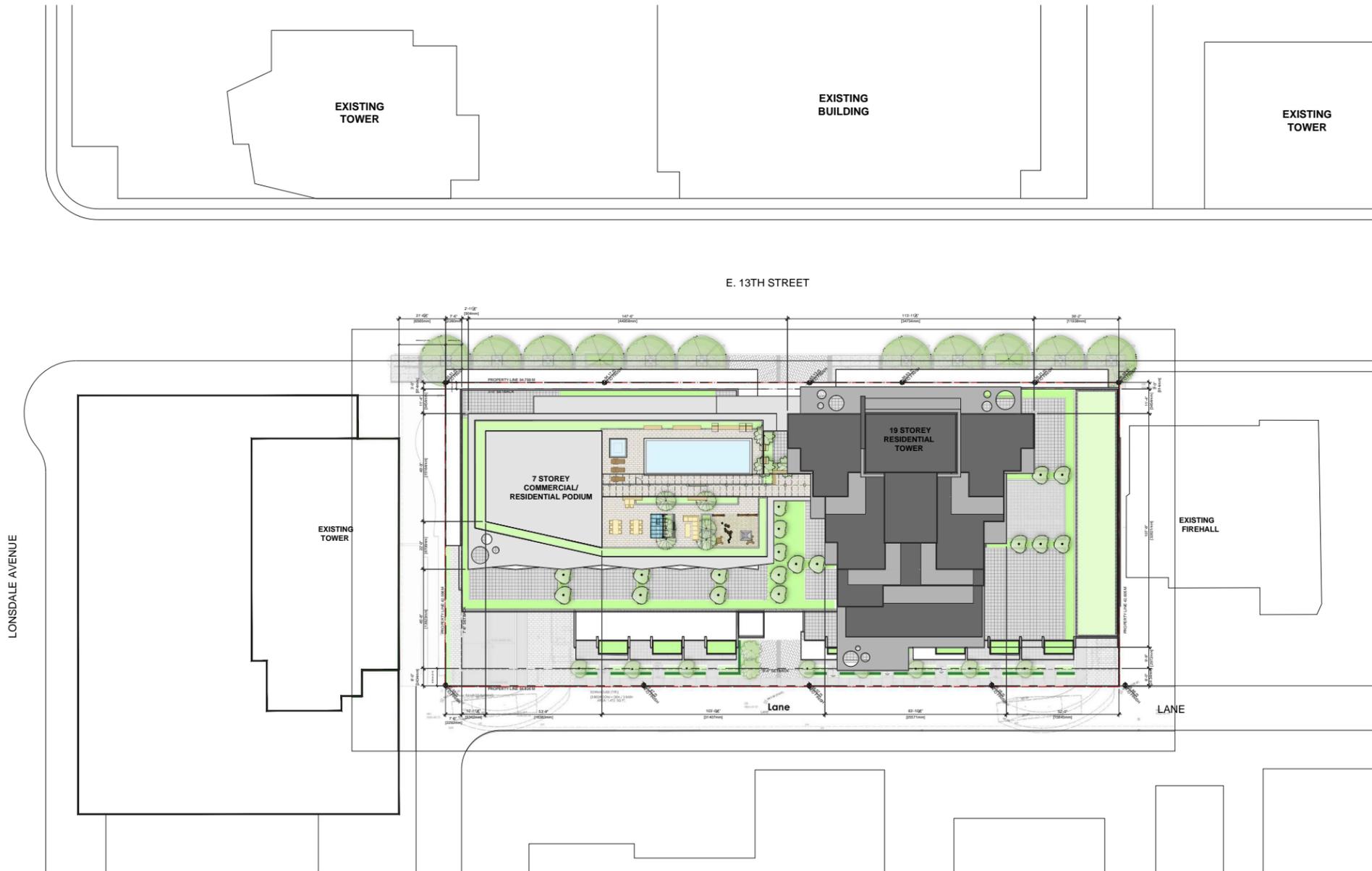
On the second and fourth levels planting and hedging is used in addition to the architectural screens to provide privacy to the patios. On the second floor an extensive green roof is proposed on the East side of the building. Located on level seven a large amenity area is provided that houses different activities including kids play area, lounge area, outdoor dining as well as a pool and a hot tub. The planting pallet includes many native species with a mix of evergreens and perennial creating year round interest.

All landscape work on the project site shall confirm to the City of North Vancouver bylaws and best practice procedures.

5.0 PROJECT DESIGN

5.2 ARCHITECTURAL PLANS

5.2.1 Context Plan



 **MIXED-USE DEVELOPMENT**
125 & 145 E. 13TH ST., NORTH VANCOUVER, BC

CONTEXT PLAN
Scale 1/16"=1'-0"

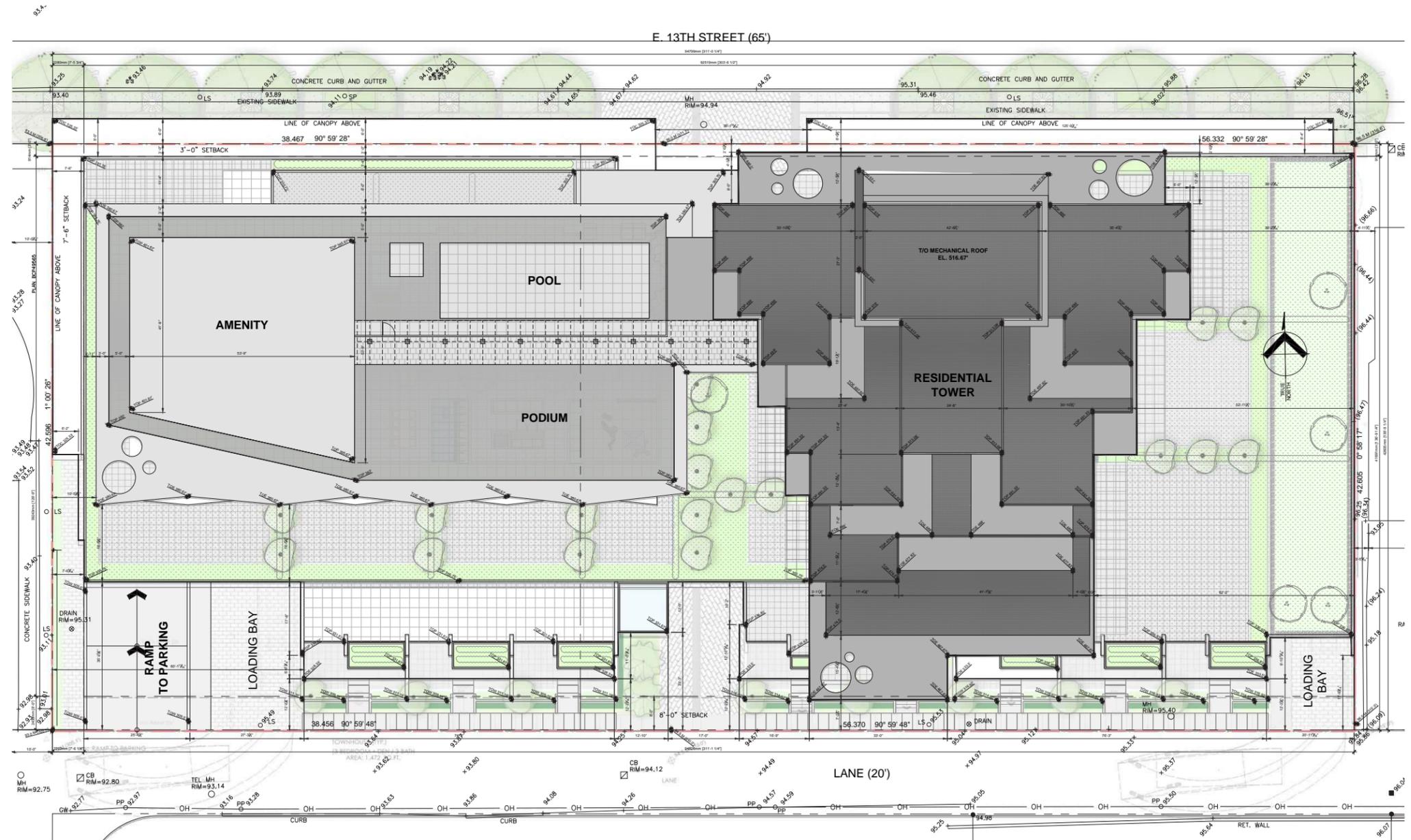
ISSUED FOR DP/REZONING APPLICATION
DECEMBER, 2017

  | **A101**

5.0 PROJECT DESIGN

5.2 ARCHITECTURAL PLANS

5.2.2 Site Plan



 MIXED-USE DEVELOPMENT CHRIS DIKEAKOS ARCHITECTS INC. 125 & 145 E. 13TH ST., NORTH VANCOUVER, BC	SITE PLAN Scale 1/8"=1'-0"	ISSUED FOR DP/REZONING APPLICATION DECEMBER, 2017	  A102
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5.0 PROJECT DESIGN

5.2 ARCHITECTURAL PLANS

5.2.3 Project Statistics

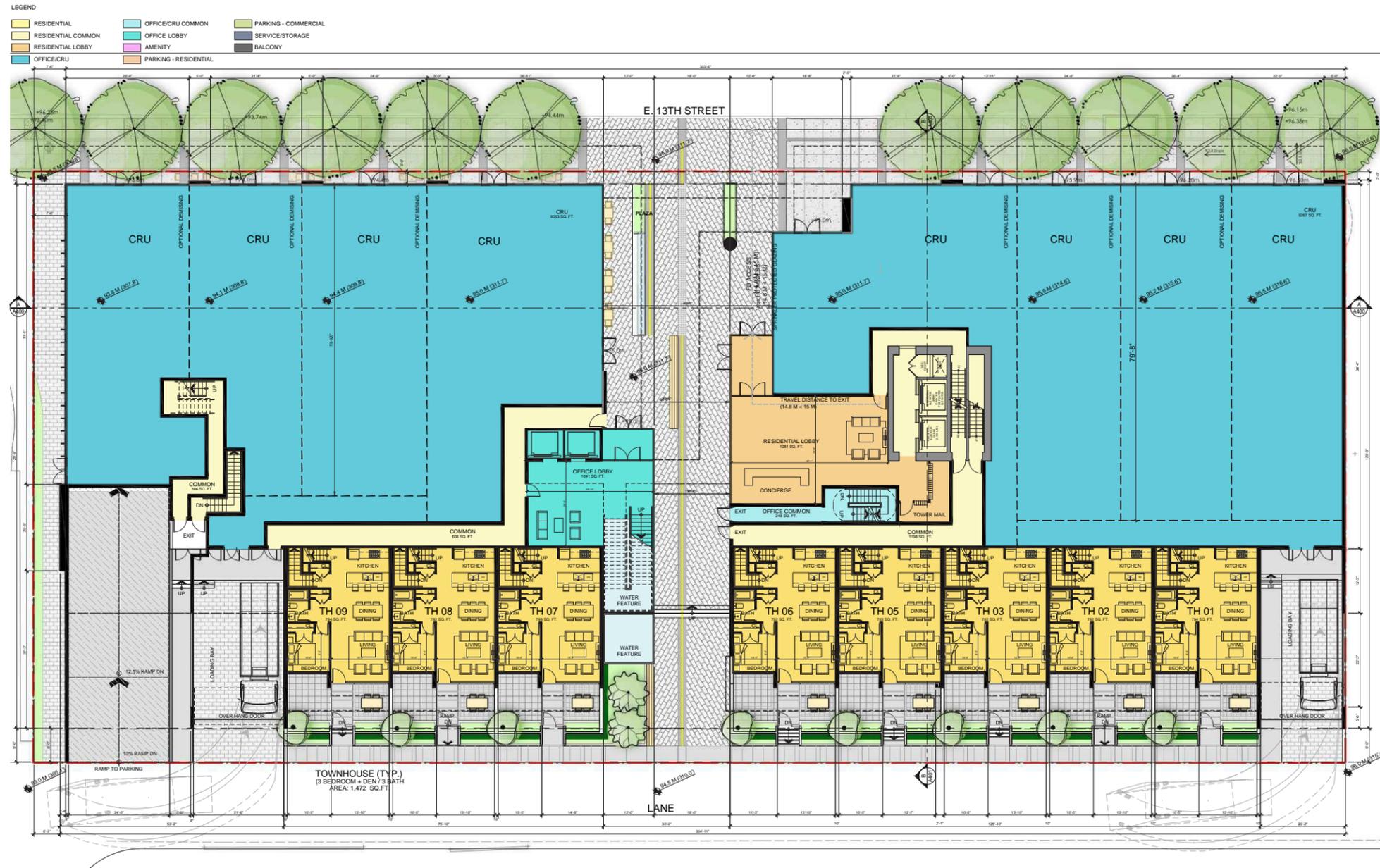
Project:	18 Storey Residential Tower with Mixed Use Commercial Podium											
Legal Description:	Parcel Identifier 007-757-085 Lot A Block 74 District Lot 549 Plan 14652, ("Lot A") and Parcel Identifier 011-257-466, Lot R, except part in Plan 14652 Block 74 District Lot 549 Plan 5006 ("Lot R")											
Current Zoning:	CD-004											
Proposed Setbacks:	East Side	0'0"	North Side	3'0"	South Side	8'0"	West Side	7'6"				
Building Height:	Max. Proposed Building Height						187					
Site Coverage Calculations:	Gross Site Area		43,476 sq ft	4039 sq m		Road Dedication		0 sq ft				
	Net Site Area		43,476 sq ft	4039 sq m		Proposed FSR		4.95				
	Total GFA		215,206 sq ft	19993 sq m								
Proposed FSR:	Retail/Office FAR	Retail/Office Area	Residential FAR	Residential Area	Total FAR	Total FAR Area	Total GFA					
	1.15	50,049 sq.ft.	3.80	165,064 sq.ft.	4.95	215,113 Sq. Ft.	223,178 sq.ft.					
Floor Areas:												
Retail	Level	Number of Floors	Area Per Floor	Area Total	Common Area Per Floor	Common Area Total	Gross Area Per Floor	Gross Area Total	Total FAR Exclusion	Total FAR Area		
	L1	1	18,331 sq.ft.	18,331 sq.ft.	0 sq.ft.	0 sq.ft.	18,331 sq.ft.	18,331 sq.ft.	0 sq.ft.	18,331 sq.ft.		
	Total	1	18,331 sq.ft.	18,331 sq.ft.	0 sq.ft.	0 sq.ft.	18,331 sq.ft.	18,331 sq.ft.	0 sq.ft.	18,331 sq.ft.		
Office	Level	Number of Floors	Area Per Floor	Area Total	Common Area Per Floor	Common Area Total	Gross Area Per Floor	Gross Area Total	Total FAR Exclusion	Total FAR Area		
	L1	1	0 sq.ft.	0 sq.ft.	248 sq.ft.	248 sq.ft.	248 sq.ft.	248 sq.ft.	1,054 sq.ft.	248 sq.ft.		
	L2	1	13,040 sq.ft.	13,040 sq.ft.	2,718 sq.ft.	2,718 sq.ft.	15,758 sq.ft.	15,758 sq.ft.	598 sq.ft.	15,160 sq.ft.		
	L3	1	14,239 sq.ft.	14,239 sq.ft.	2,071 sq.ft.	2,071 sq.ft.	16,310 sq.ft.	16,310 sq.ft.	0 sq.ft.	16,310 sq.ft.		
	Total	3	27,279 sq.ft.	27,279 sq.ft.	5,037 sq.ft.	5,037 sq.ft.	32,316 sq.ft.	32,316 sq.ft.	1,652 sq.ft.	31,718 sq.ft.		
AMENITY (EXEMPTED UP TO 5% OF GFA = 10,760.31 S.F.) LOBBY & STORAGE (EXEMPTED UP TO 10% OF GFA = 21,520 S.F.)												
Residential	Level	Number of Floors	Unit Area Per Floor	Unit Area Total	Common Area Per Floor	Common Area Total	Amenity/Excluded Area Total	Gross Area Per Floor	Gross Area Total	Adaptable Units FAR Exclusion	Total FAR Exclusion	Total FAR Area
	L1	1	6,294 sq.ft.	6,294 sq.ft.	2,193 sq.ft.	2,193 sq.ft.	1,281 sq.ft.	9,768 sq.ft.	9,768 sq.ft.	0 sq.ft.	1,281 sq.ft.	8,487 sq.ft.
	L1 - UPPER	-	5,555 sq.ft.	5,555 sq.ft.	0 sq.ft.	0 sq.ft.		5,555 sq.ft.	5,555 sq.ft.	0 sq.ft.	0 sq.ft.	5,555 sq.ft.
	L2	1	3,638 sq.ft.	3,638 sq.ft.	895 sq.ft.	895 sq.ft.	1,745 sq.ft.	6,278 sq.ft.	6,278 sq.ft.	80 sq.ft.	1,825 sq.ft.	4,453 sq.ft.
	L3	1	4,646 sq.ft.	4,646 sq.ft.	895 sq.ft.	895 sq.ft.		5,541 sq.ft.	5,541 sq.ft.	100 sq.ft.	100 sq.ft.	5,441 sq.ft.
	L4	1	14,227 sq.ft.	14,227 sq.ft.	1,907 sq.ft.	1,907 sq.ft.		16,134 sq.ft.	16,134 sq.ft.	240 sq.ft.	240 sq.ft.	15,894 sq.ft.
	L5	1	14,227 sq.ft.	14,227 sq.ft.	1,907 sq.ft.	1,907 sq.ft.		16,134 sq.ft.	16,134 sq.ft.	240 sq.ft.	240 sq.ft.	15,894 sq.ft.
	L6	1	12,607 sq.ft.	12,607 sq.ft.	1,833 sq.ft.	1,833 sq.ft.		14,440 sq.ft.	14,440 sq.ft.	160 sq.ft.	160 sq.ft.	14,280 sq.ft.
	L7	1	7,463 sq.ft.	7,463 sq.ft.	1,109 sq.ft.	1,109 sq.ft.	2,567 sq.ft.	11,139 sq.ft.	11,139 sq.ft.	2,567 sq.ft.	8,572 sq.ft.	8,572 sq.ft.
	L8-15	8	7,463 sq.ft.	59,704 sq.ft.	1,109 sq.ft.	8,872 sq.ft.		8,572 sq.ft.	68,576 sq.ft.	0 sq.ft.	0 sq.ft.	68,576 sq.ft.
	L16	1	6,290 sq.ft.	6,290 sq.ft.	920 sq.ft.	920 sq.ft.		7,210 sq.ft.	7,210 sq.ft.	0 sq.ft.	0 sq.ft.	7,210 sq.ft.
	L17	1	5,682 sq.ft.	5,682 sq.ft.	887 sq.ft.	887 sq.ft.		6,569 sq.ft.	6,569 sq.ft.	0 sq.ft.	0 sq.ft.	6,569 sq.ft.
	L18	1	3,220 sq.ft.	3,220 sq.ft.	913 sq.ft.	913 sq.ft.		4,133 sq.ft.	4,133 sq.ft.	0 sq.ft.	0 sq.ft.	4,133 sq.ft.
	Total	18		143,553 sq.ft.		22,331 sq.ft.	5,593 sq.ft.		171,477 sq.ft.	820 sq.ft.	6,413 sq.ft.	165,064 sq.ft.

H. Residential Statistics - Unit Counts												
Level	Number of Floors	Studio	1 Bed	1 Bed+Den/1 Bath	2 Bed /2 Bath	2 Bed +Den/2 Bath	3 Bed /2 Bath	3 Bed +Den/2 Bath	3 Bed/3 Bath	3 Bed +Den/3 Bath	Penthouse	Total
L1- LOWER (CRU/TH)	1									8		8
L1- UPPER (TH)	1											0
L2 (OFFICE/ RES.)	1		1		2		1					4
L3 (OFFICE/ RES.)	1		1		2	1	1					5
L4 (RES.)	1		5	4	6	1		2				18
L5 (RES.)	1		5	4	6	1		2				18
L6 (RES.)	1		2	4	6	1		2				15
L7 (RES./AMENITY)	1	1	1	2	1	2		2				9
L8-15(RES.)	8		1	3	1	2		2				72
L16(RES.)	1										6	6
L17(RES.)	1										5	5
L18(RES.)	1										2	2
Total		1	23	38	31	22	2	24	0	8	13	162
Percentage		1%	14%		56%			21%			8%	100%
I. Residential Statistics - Adaptable Unit Counts (Level 2)												
Level	Number of Floors	Studio	1 Bed	1 Bed+Den/1 Bath	2 Bed /2 Bath	2 Bed +Den/2 Bath	3 Bed /2 Bath	3 Bed +Den/2 Bath	3 Bed/3 Bath	3 Bed +Den/3 Bath	Penthouse	Total
L1- LOWER (CRU/TH)	1											0
L1- UPPER (TH)	1											0
L2 (OFFICE/ RES.)	1		1		2		1					4
L3 (OFFICE/ RES.)	1		1		2	1	1					5
L4 (RES.)	1		5	2	4		1					12
L5 (RES.)	1		5	2	4		1					12
L6 (RES.)	1		2	2	4							8
L7 (RES./AMENITY)	1											0
L8-15(RES.)	8											0
L16(RES.)	1											0
L17(RES.)	1											0
L18(RES.)	1											0
Total		0	14	6	16	1	4	0	0	0	0	41
Percentage												25%
J. Parking Statistics												
Commercial/Residential Parking Counts												
	Commercial	Residential	Res. Visitor	Total								
	1 per 50 S.M.	1.05 x units	0.1 x units									
Required:	93	170	16	279								
Provided:	93	170	16	279								
Required Bike Storage												
	Commercial (Secure)	Commercial (Short-term)	Residential(Secure)	Residential (Short-term)	Total							
	1 per 250 S.M.	1 per 1000 S.M.	1.5 x units	6 per 60 units								
Required:	19	5	243	16	283							
Provided:	19	5	243	16	283							
Required Loading Spaces												
	Commercial											
	1 per 15,000 S.F.											
Required:	3											
Provided:	*2											
NOTE: Service Areas are not included in parking space calculations												

5.0 PROJECT DESIGN

5.2 ARCHITECTURAL PLANS

5.2.5 Floor Plans

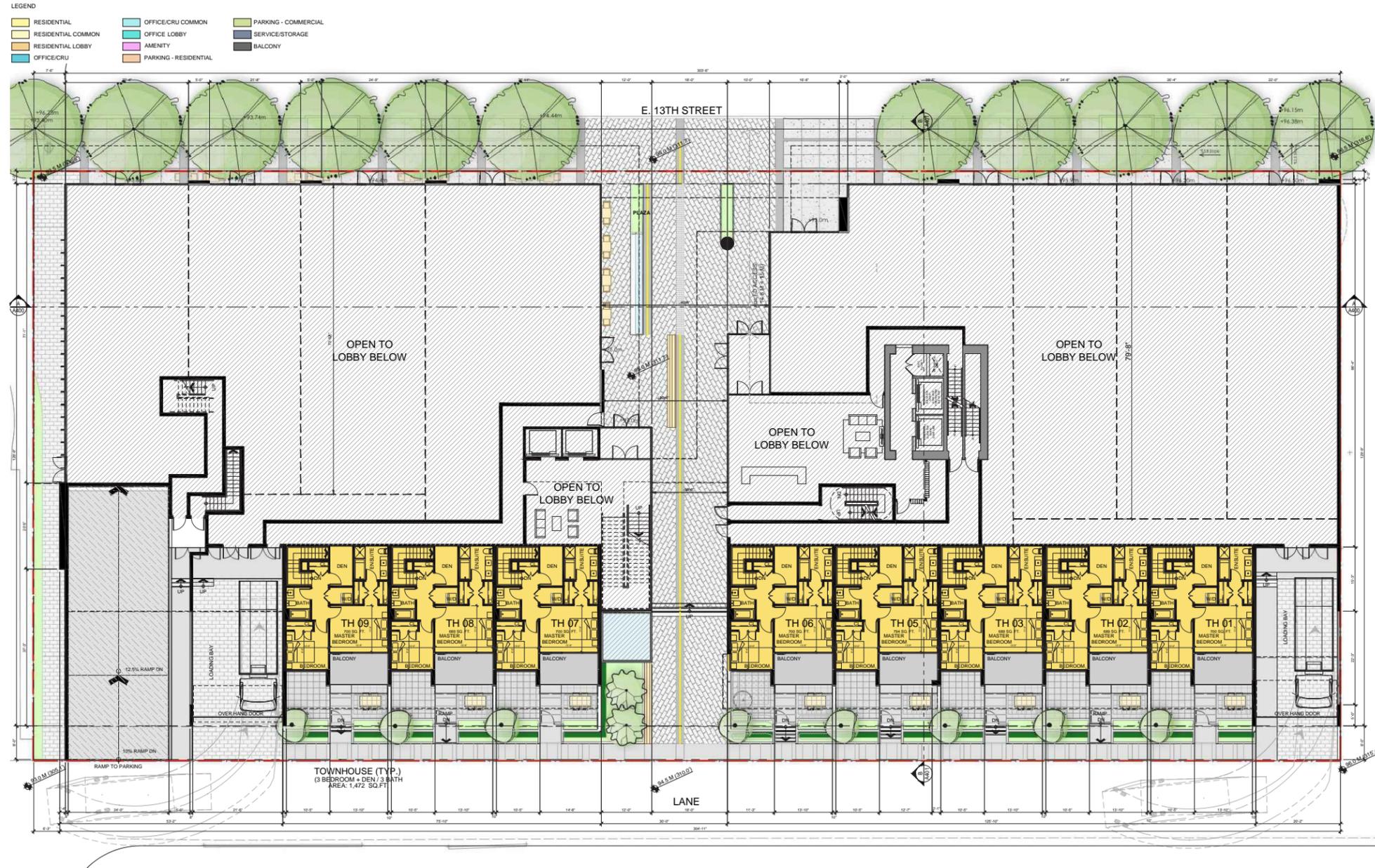


 <p>MIXED-USE DEVELOPMENT 125 & 145 E. 13TH ST., NORTH VANCOUVER, BC</p>	<p>LEVEL 1 - LOWER FLOOR PLAN Scale 1/8"=1'-0"</p>	<p>ISSUED FOR DP/REZONING APPLICATION DECEMBER, 2017</p>	 <p>A203</p>
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5.0 PROJECT DESIGN

5.2 ARCHITECTURAL PLANS

5.2.5 Floor Plans



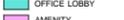
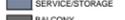
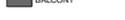
	MIXED-USE DEVELOPMENT 125 & 145 E. 13TH ST., NORTH VANCOUVER, BC	LEVEL 1 - UPPER FLOOR PLAN Scale 1/8"=1'=0"	ISSUED FOR DP/REZONING APPLICATION DECEMBER, 2017			A204
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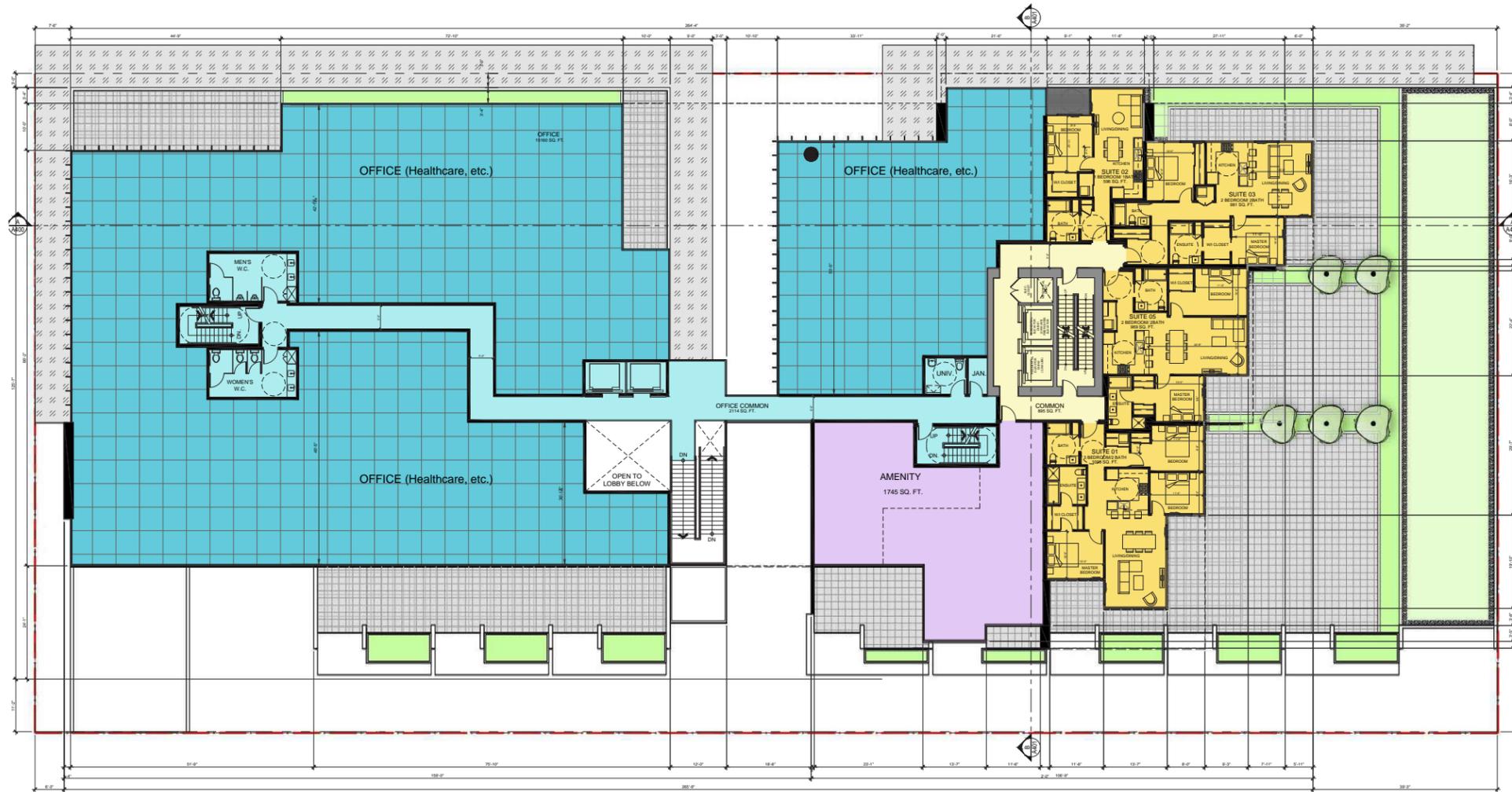
5.0 PROJECT DESIGN

5.2 ARCHITECTURAL PLANS

5.2.5 Floor Plans

LEGEND

 RESIDENTIAL	 OFFICE/CRU COMMON	 PARKING - COMMERCIAL
 RESIDENTIAL COMMON	 OFFICE LOBBY	 SERVICE/STORAGE
 RESIDENTIAL LOBBY	 AMENITY	 BALCONY
 OFFICE/CRU	 PARKING - RESIDENTIAL	



 <p>MIXED-USE DEVELOPMENT 125 & 145 E. 13TH ST., NORTH VANCOUVER, BC</p>	<p>LEVEL 2 FLOOR PLAN Scale 1/8"=1'-0"</p>	<p>ISSUED FOR DP/REZONING APPLICATION DECEMBER, 2017</p>	  <p>A205</p>
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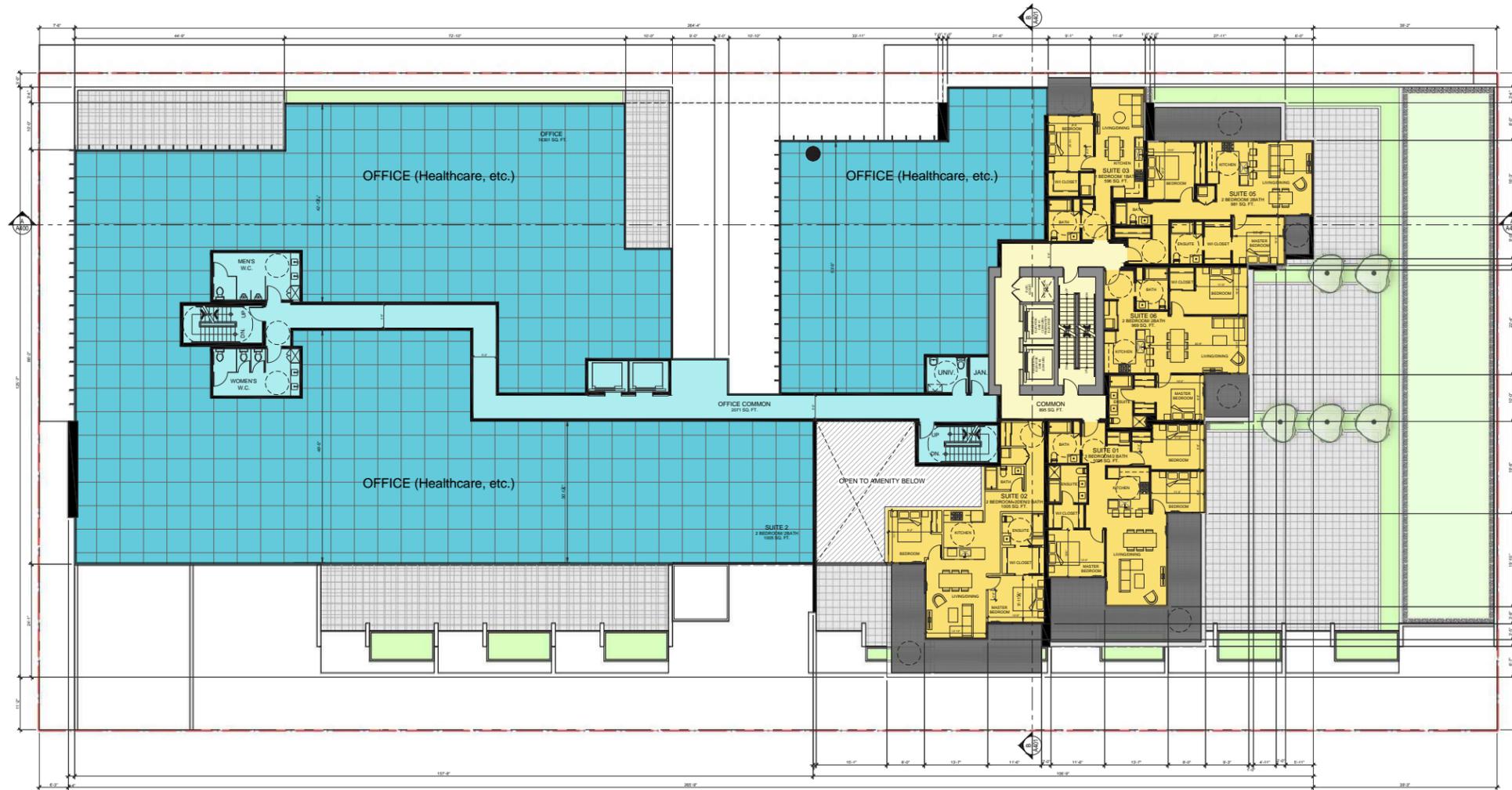
5.0 PROJECT DESIGN

5.2 ARCHITECTURAL PLANS

5.2.5 Floor Plans

LEGEND

 RESIDENTIAL	 OFFICE/CRU COMMON	 PARKING - COMMERCIAL
 RESIDENTIAL COMMON	 OFFICE LOBBY	 SERVICE/STORAGE
 RESIDENTIAL LOBBY	 AMENITY	 BALCONY
 OFFICE/CRU	 PARKING - RESIDENTIAL	



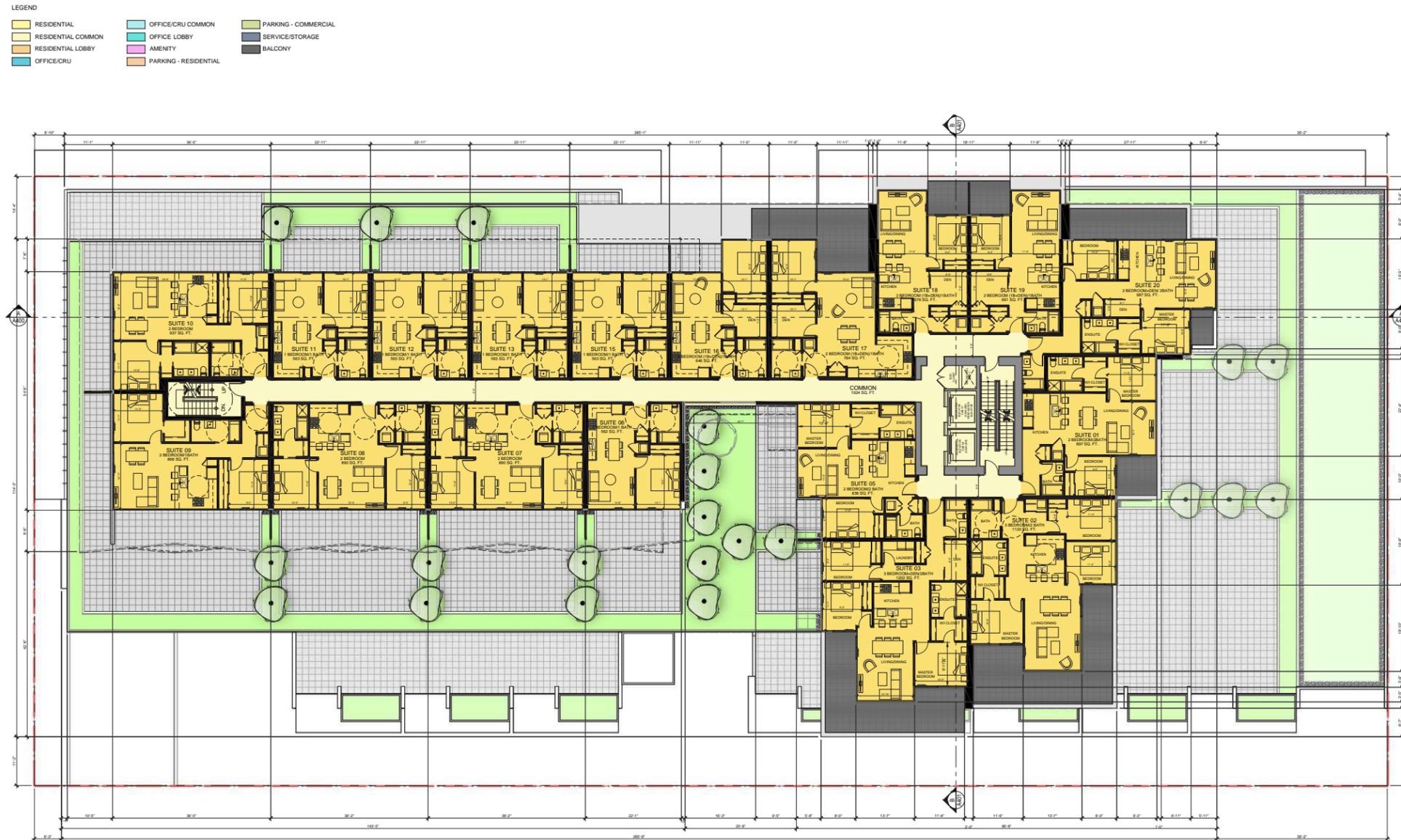
NOTE: ALL SUITS IN THIS LEVEL REFLECT REQUIRED LEVEL 2 ADAPTABLE DESIGN ELEMENTS.

 <p>MIXED-USE DEVELOPMENT 125 & 145 E. 13TH ST., NORTH VANCOUVER, BC</p>	<p>LEVEL 3 FLOOR PLAN Scale 1/8"=1'-0"</p>	<p>ISSUED FOR DP/REZONING APPLICATION DECEMBER, 2017</p>	  <p>A206</p>
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5.0 PROJECT DESIGN

5.2 ARCHITECTURAL PLANS

5.2.5 Floor Plans



<p>MIXED-USE DEVELOPMENT 125 & 145 E. 13TH ST., NORTH VANCOUVER, BC</p>	<p>LEVEL 4 FLOOR PLAN Scale 1/8"=1'-0"</p>	<p>ISSUED FOR DP/REZONING APPLICATION DECEMBER, 2017</p>		<p>A207</p>
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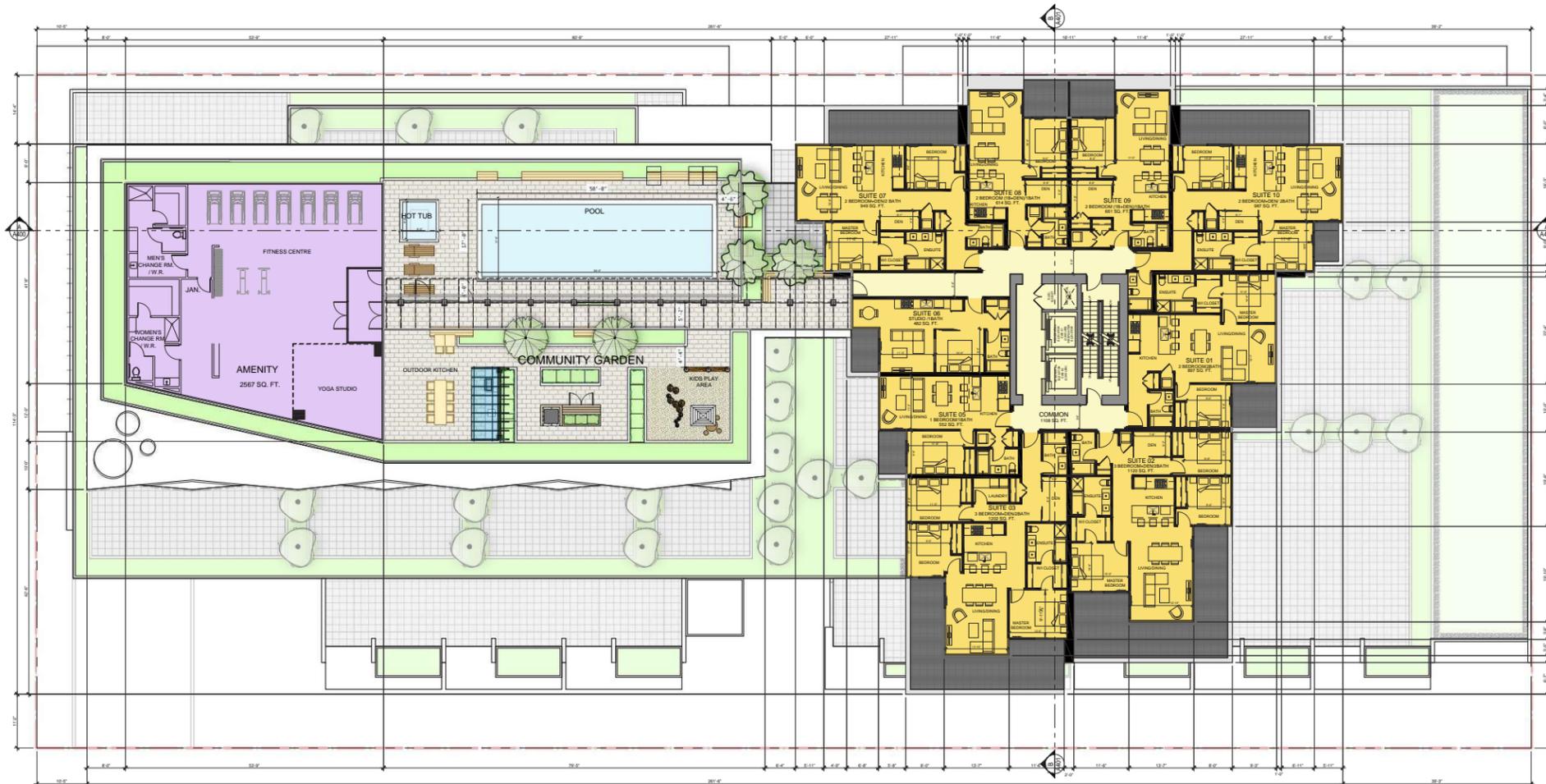
5.0 PROJECT DESIGN

5.2 ARCHITECTURAL PLANS

5.2.5 Floor Plans

LEGEND

RESIDENTIAL	OFFICE/CRU COMMON	PARKING - COMMERCIAL
RESIDENTIAL COMMON	OFFICE LOBBY	SERVICE/STORAGE
RESIDENTIAL LOBBY	AMENITY	BALCONY
OFFICE/CRU	PARKING - RESIDENTIAL	

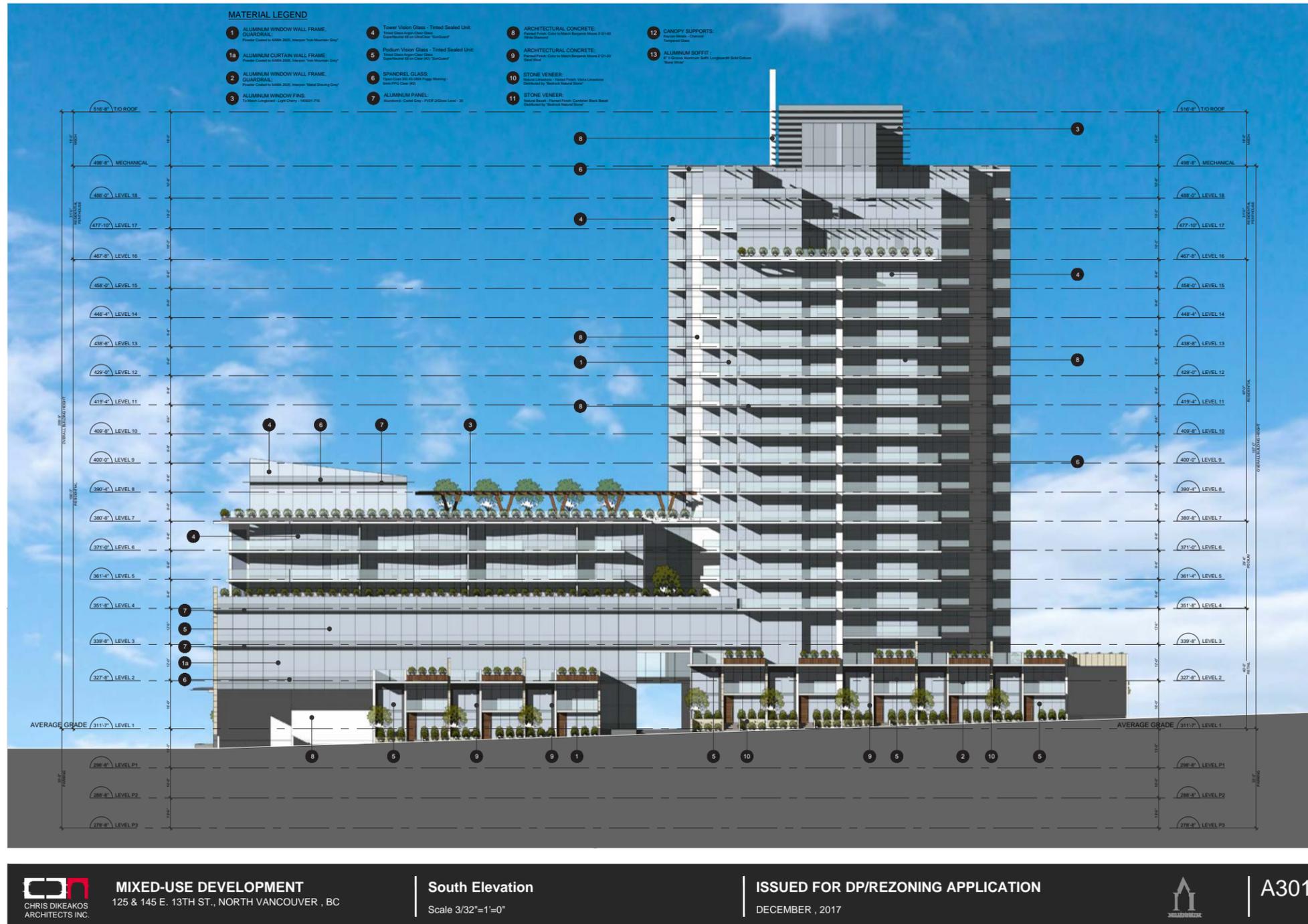


 CHRIS DIKEAKOS ARCHITECTS INC.	MIXED-USE DEVELOPMENT 125 & 145 E. 13TH ST., NORTH VANCOUVER, BC	LEVEL 7 FLOOR PLAN Scale 1/8"=1'-0"	ISSUED FOR DP/REZONING APPLICATION DECEMBER, 2017	 	A210
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6.0 PROJECT DESIGN

5.2 ARCHITECTURAL PLANS

5.2.8 Colour Elevations



CDI MIXED-USE DEVELOPMENT
CHRIS DIKEAKOS ARCHITECTS INC.
125 & 145 E. 13TH ST., NORTH VANCOUVER, BC

South Elevation
Scale 3/32"=1'=0"

ISSUED FOR DP/REZONING APPLICATION
DECEMBER, 2017

A301

5.0 PROJECT DESIGN

5.2 ARCHITECTURAL PLANS

5.2.9 Context Elevations



NORTH CONTEXT ELEVATION



SOUTH CONTEXT ELEVATION



MIXED-USE DEVELOPMENT
125 & 145 E. 13TH ST., NORTH VANCOUVER, BC

Context Elevation
Scale N.T.S.

ISSUED FOR DP/REZONING APPLICATION
DECEMBER, 2017



A303

5.0 PROJECT DESIGN

5.2 ARCHITECTURAL PLANS

5.2.9 Context Elevations



WEST CONTEXT ELEVATION



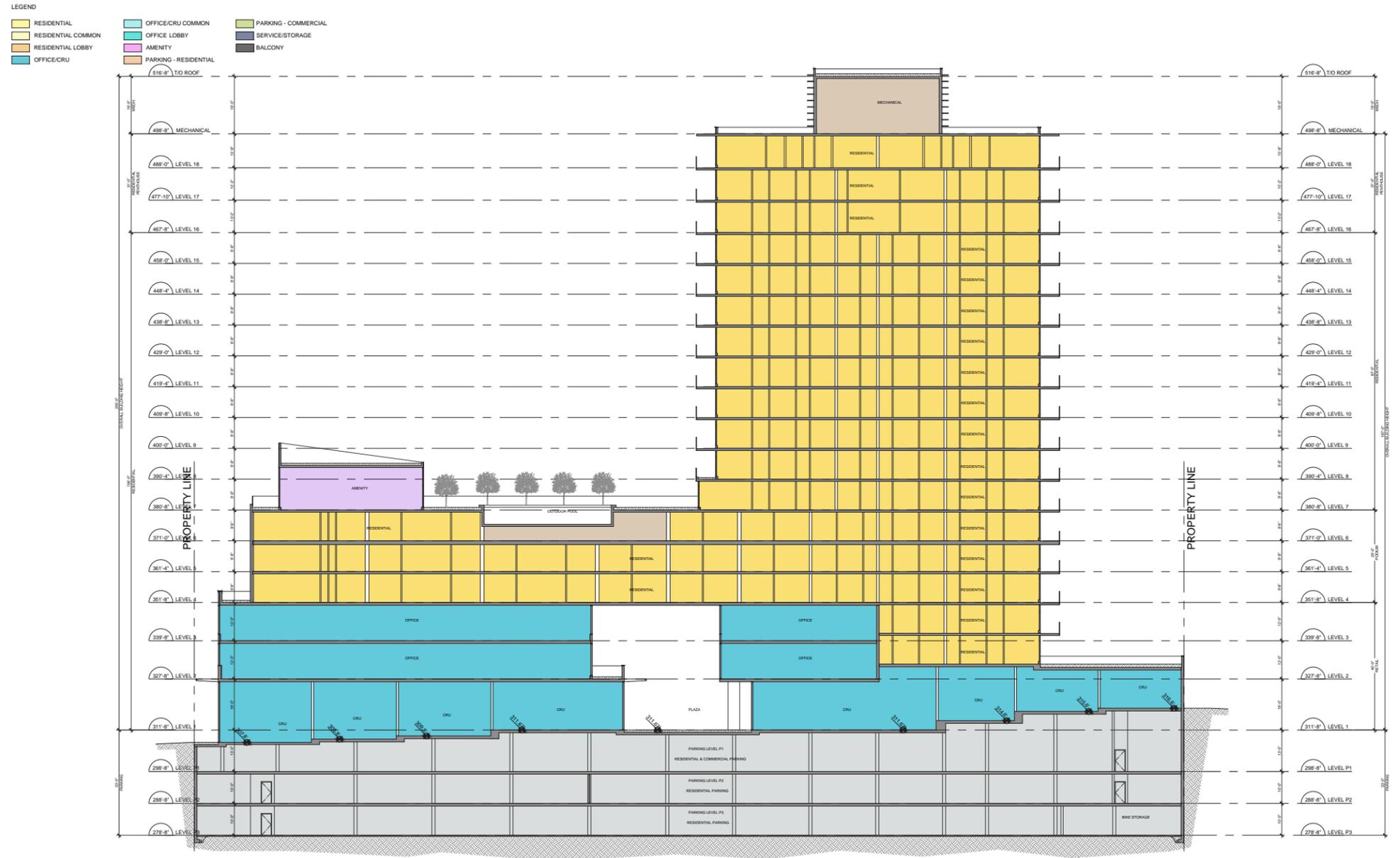
EAST CONTEXT ELEVATION

 CDI CHRIS DIKEAKOS ARCHITECTS INC.	MIXED-USE DEVELOPMENT 125 & 145 E. 13TH ST., NORTH VANCOUVER, BC	Context Elevation Scale N.T.S.	ISSUED FOR DP/REZONING APPLICATION DECEMBER, 2017	 A304
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5.0 PROJECT DESIGN

5.2 ARCHITECTURAL PLANS

5.2.10 Sections



 **MIXED-USE DEVELOPMENT**
125 & 145 E. 13TH ST., NORTH VANCOUVER, BC

SECTION A-A
Scale 3/32"=1'-0"

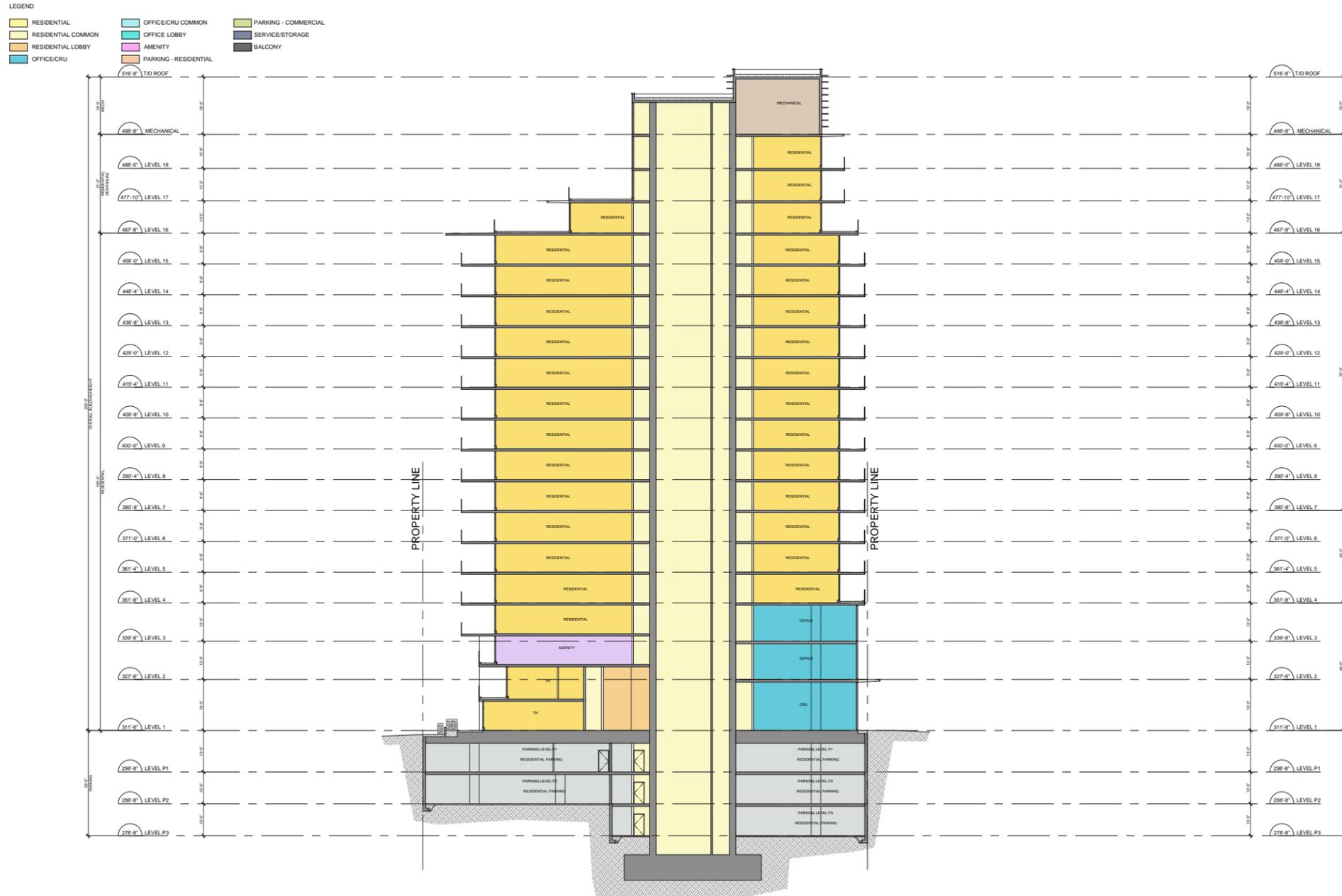
ISSUED FOR DP/REZONING APPLICATION
DECEMBER, 2017

 **A400**

5.0 PROJECT DESIGN

5.2 ARCHITECTURAL PLANS

5.2.10 Sections



CDI **MIXED-USE DEVELOPMENT**
CHRIS DIKEAKOS ARCHITECTS INC. 125 & 145 E. 13TH ST., NORTH VANCOUVER, BC

SECTION B-B
Scale 3/32"=1'=0"

ISSUED FOR DP/REZONING APPLICATION
DECEMBER, 2017

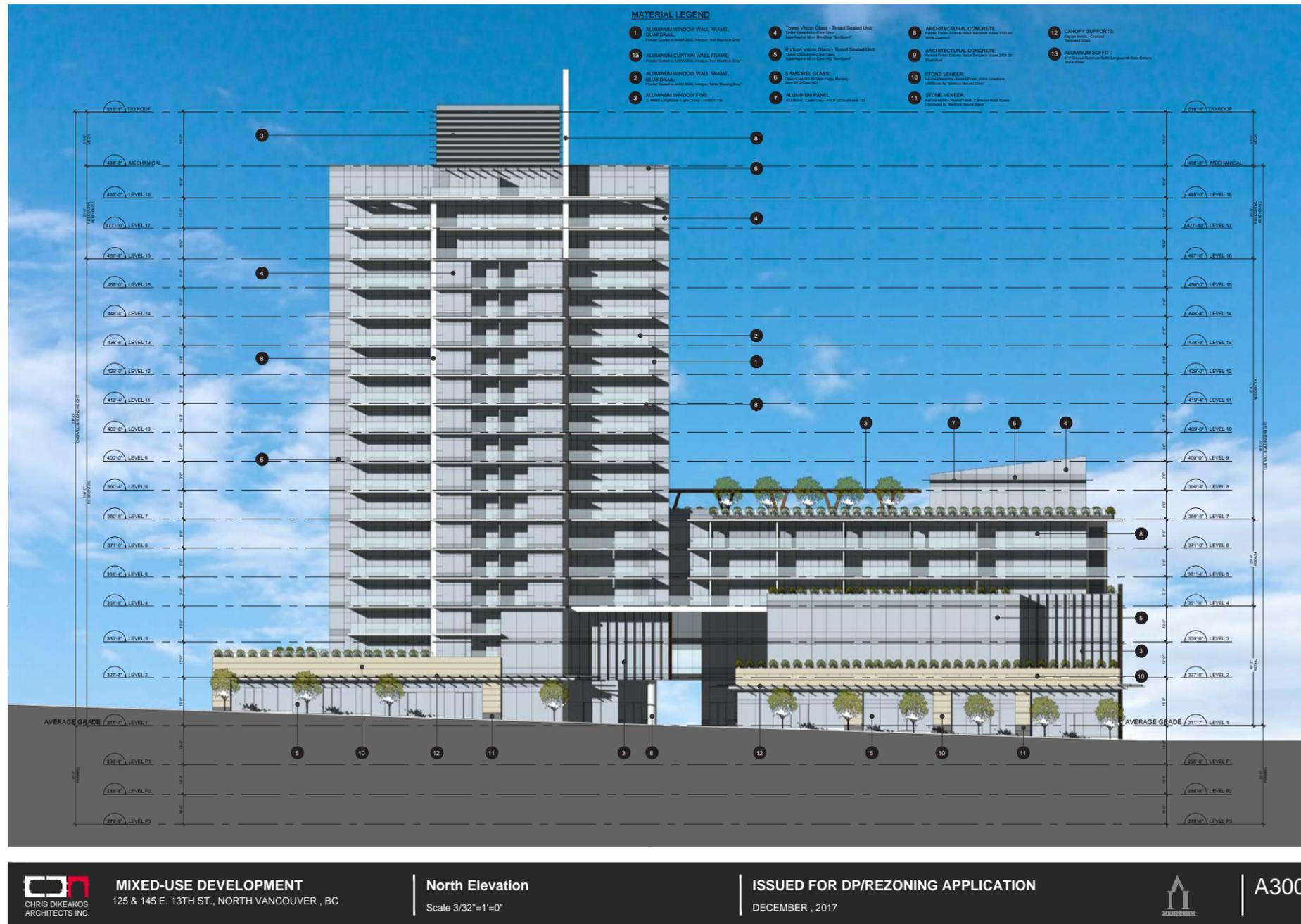
A401

5.0 PROJECT DESIGN

5.2 ARCHITECTURAL PLANS

5.2.12 Reflected window elevations and limiting distance calculations

Shown on Elevations (Drawing Sheets A300-A302). Please refer to spatial separation information on the Building Code Data sheet for limiting distance calculation (see File 2)



MIXED-USE DEVELOPMENT
125 & 145 E. 13TH ST., NORTH VANCOUVER, BC

North Elevation
Scale 3/32"=1'=0"

ISSUED FOR DP/REZONING APPLICATION
DECEMBER, 2017



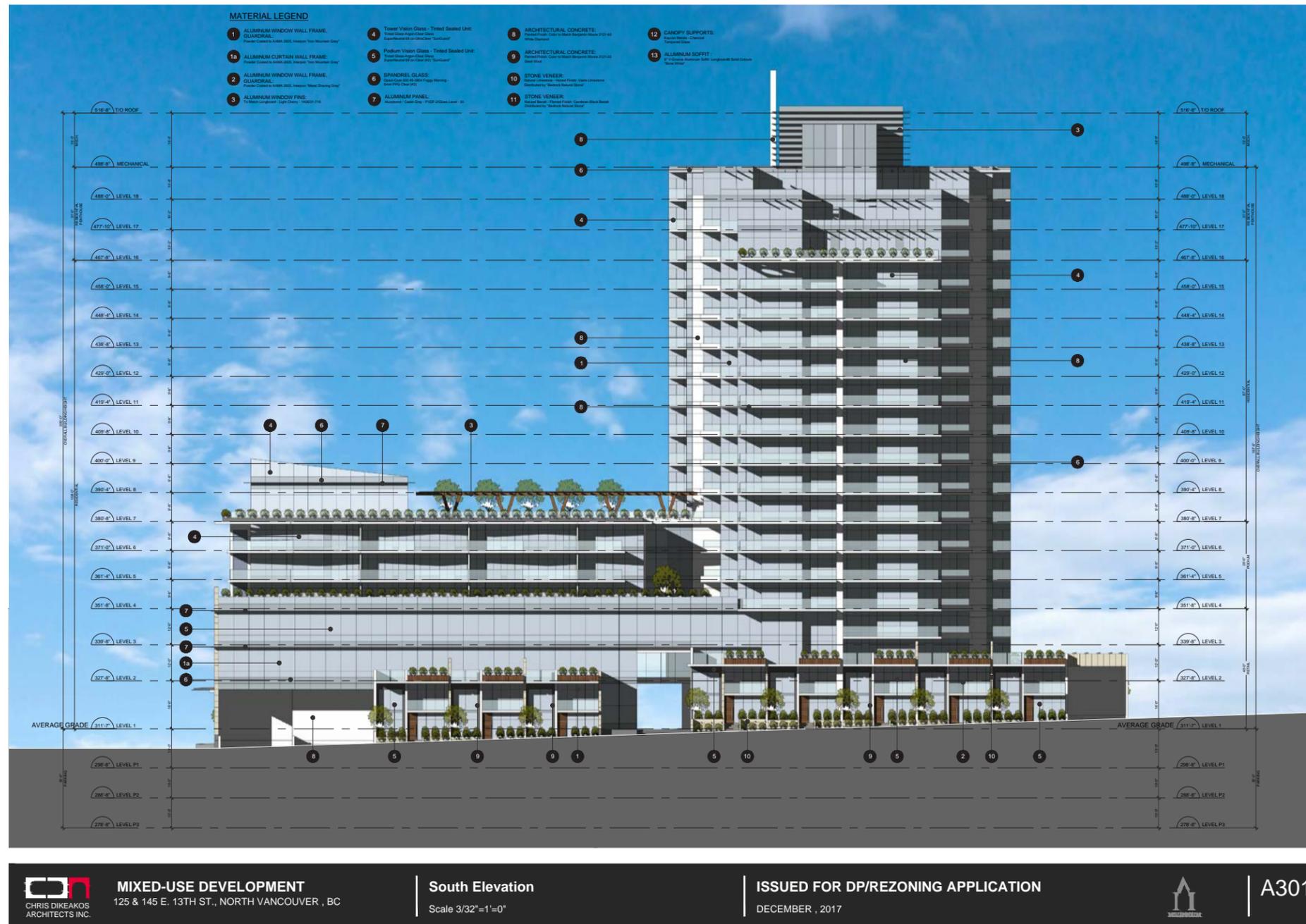
A300

5.0 PROJECT DESIGN

5.2 ARCHITECTURAL PLANS

5.2.12 Reflected window elevations and limiting distance calculations

Shown on Elevations (Drawing Sheets A300-A302). Please refer to spatial separation information on the Building Code Data sheet for limiting distance calculation (see File 2)

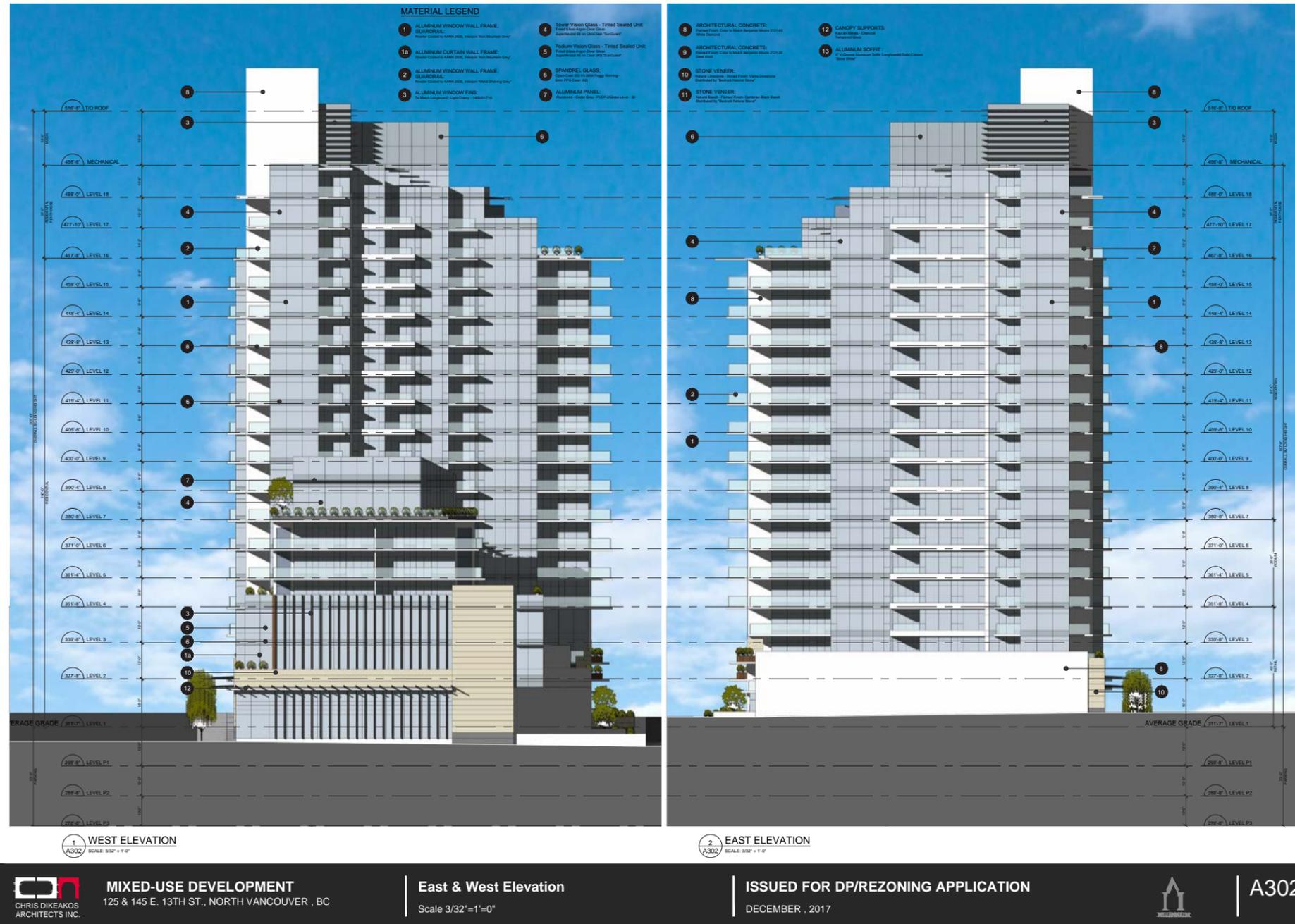


5.0 PROJECT DESIGN

5.2 ARCHITECTURAL PLANS

5.2.12 Reflected window elevations and limiting distance calculations

Shown on Elevations (Drawing Sheets A300-A302). Please refer to spatial separation information on the Building Code Data sheet for limiting distance calculation (see File 2)



5.0 PROJECT DESIGN

5.2 ARCHITECTURAL PLANS

5.2.13 3D Building Views



LOOKING SOUTH-EAST FROM 13TH ST.



MIXED-USE DEVELOPMENT
125 & 145 E. 13TH ST., NORTH VANCOUVER, BC

RENDERING
Scale: N.T.S.

ISSUED FOR DP/REZONING APPLICATION
DECEMBER, 2017



A500

5.0 PROJECT DESIGN

5.2 ARCHITECTURAL PLANS

5.2.13 3D Building Views



LOOKING NORTH-EAST FROM LANE



MIXED-USE DEVELOPMENT
125 & 145 E. 13TH ST., NORTH VANCOUVER, BC

3D VIEW
Scale: N.T.S.

ISSUED FOR DP/REZONING APPLICATION
DECEMBER, 2017



A500

5.0 PROJECT DESIGN

5.2 ARCHITECTURAL PLANS

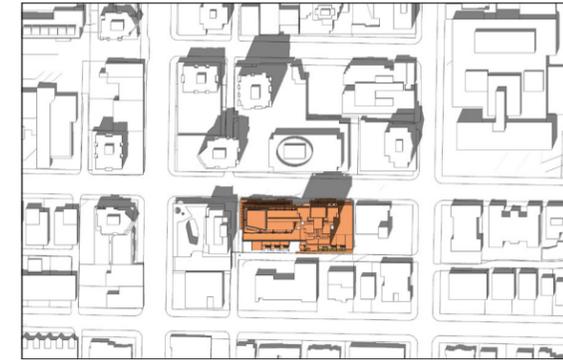
5.2.15 Shadow Study



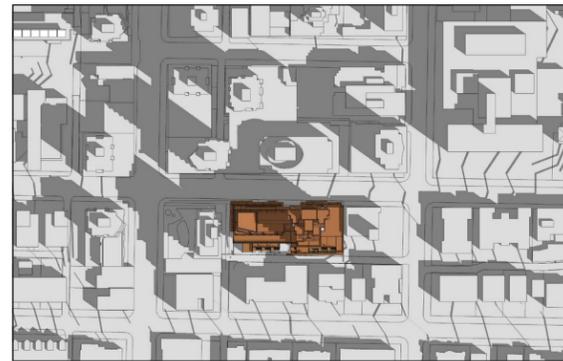
JUNE 21, 10:00am



JUNE 21, 12:00pm



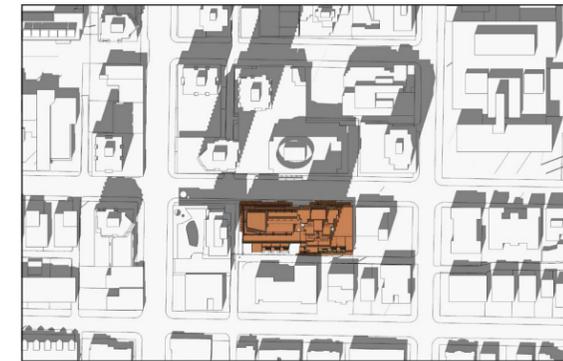
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SEPTEMBER 21, 10:00am



SEPTEMBER 21, 12:00pm



SEPTEMBER 21, 2:00pm



DECEMBER 21, 10:00am



DECEMBER 21, 12:00pm



DECEMBER 21, 2:00pm

5.0 PROJECT DESIGN

5.2 ARCHITECTURAL PLANS

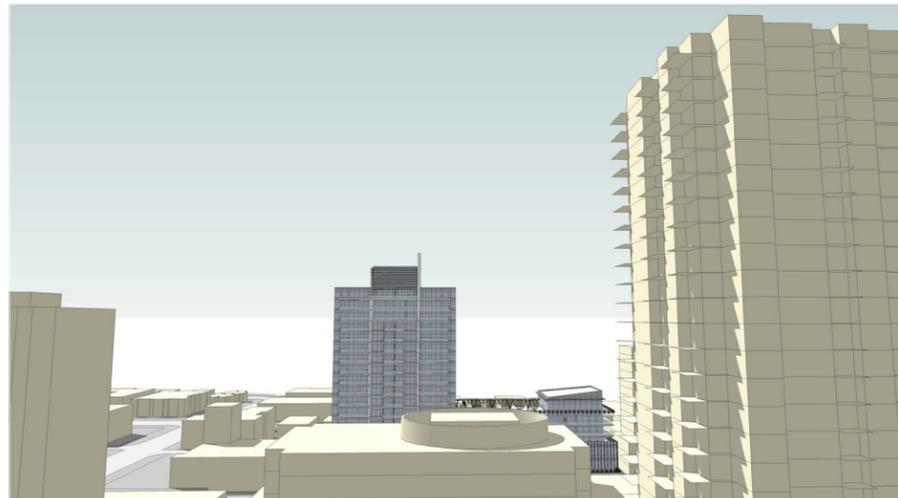
5.2.16 View Study



AERIAL VIEW LOOKING NORTH FROM 12TH STREET



STREET VIEW LOOKING WEST FROM 13TH STREET & ST. GEORGE AVE.



AERIAL VIEW LOOKING SOUTH FROM 14TH STREET



STREET VIEW LOOKING EAST FROM 13TH STREET & LONSDALE AVE.

5.0 PROJECT DESIGN

5.2 ARCHITECTURAL PLANS

5.2.16 View Study



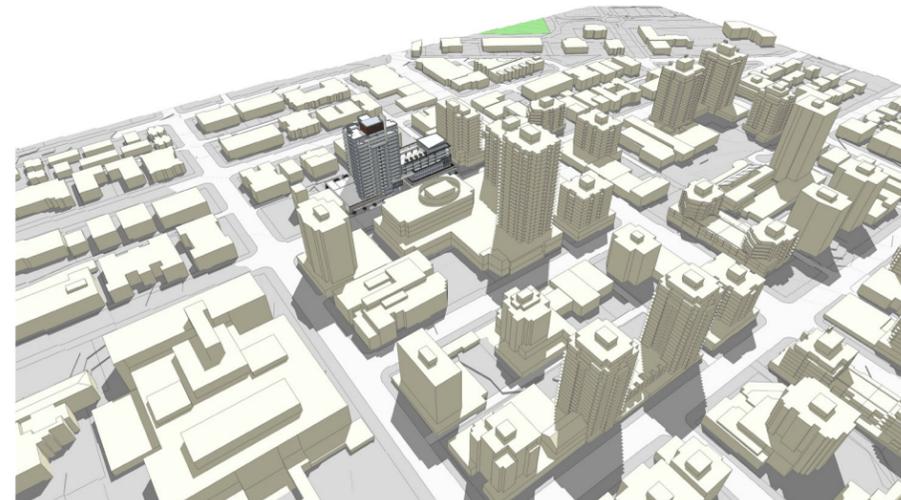
AERIAL VIEW LOOKING NORTH WEST



AERIAL VIEW LOOKING NORTH EAST



AERIAL VIEW LOOKING SOUTH EAST



AERIAL VIEW LOOKING SOUTH WEST



MIXED-USE DEVELOPMENT
125 & 145 E. 13TH ST., NORTH VANCOUVER, BC

VIEW STUDY
Scale N.T.S.

ISSUED FOR DP/REZONING APPLICATION
DECEMBER, 2017



A702