

 Division Manager	 Director	 CAO
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The Corporation of **THE CITY OF NORTH VANCOUVER**
PLANNING DEPARTMENT

REPORT

To: Mayor Darrell R. Mussatto and Members of Council

From: Michael D. Epp, Director, Planning

SUBJECT: 150 EAST 8TH STREET REZONING APPLICATION (CREST ADERA
PROJECTS LTD. / INTEGRA ARCHITECTURE INC.)

Date: November 15, 2017 File No: 08-3360-20-0412/1

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

RECOMMENDATION:

PURSUANT to the report of the Director, Planning, dated November 15, 2017, entitled "Development Application: 150 East 8th Street (Crest Adera Projects Ltd. / Integra Architecture Inc.)":

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2017, No. 8597 (Crest Adera Projects Ltd. / Integra Architecture, 150 E 8th Street, CD-688)", be considered and referred to a Public Hearing;

THAT additional offsite works and community amenities listed in the November 15, 2017 report in the section "Density Bonus and Community Benefits" be secured, through agreements at the applicant's expense and to the satisfaction of the Director, Planning;

AND THAT the Mayor and Clerk be authorized to execute all necessary legal agreements required to secure the commitments outlined in said report.

ATTACHMENTS:

1. Context Map (Doc #1529839)
2. Development Fact Sheet (Doc #1588982)
3. Architectural Plans, date November 14th, 2017 (Doc #1588870)
4. Landscape Plans, dated November 14th, 2017 (Doc #1588886)

5. Public Consultation Summary (Doc #1577429)
6. Sustainability Checklist (Doc #1511750)
7. Zoning Amendment Bylaw No. 8597 (Doc #1583650)

PURPOSE

The purpose of this report is to present a rezoning application for Council's consideration which would allow for a six storey, 179 unit development at 150 East 8th Street.

BACKGROUND

Applicant:	Rocky Sethi, Crest Adera Projects Ltd.
Architect:	Dale Staples, Integra Architecture Inc.
Official Community Plan Designation:	Residential Level 5 (Medium Density)
Existing Zoning:	Medium Density Apartment Residential 1 (RM-1)
Applicable Guidelines:	N/A

In September 2016 Council approved a Development Variance Permit for an application which allowed alterations to the existing Telus North Vancouver Central Office building. At this time Council requested early review of any future development proposal on the remainder of the lands.

On June 17th, 2017, Council considered a preliminary application for rezoning to allow a six storey residential development at 150 East 8th Street and resolved:

THAT staff be directed to work with the applicant to make modifications to the zoning amendment application for 150 East 8th Street with respect to community amenity contributions and density bonus.

Since this time staff have worked with Adera with regard to the proposed amenities and to refine the proposal overall. The amenity component of the project is described in detail in the "Density Bonus and Community Benefits" section of this report below.

DISCUSSION

Project Description

The City has received a rezoning application for a 179 unit residential development with a density of 2.6 times the lot area (FSR) at 150 East 8th Street. The proposed project is described further in Attachments #2, #3 and #4. The application proposes two six-storey buildings (measured from the high side of the site) with a mix of two-level townhomes

and apartments over two levels of underground parking at a density of 2.6 times the lot area (FSR). Units range in size from 600 to 1,900 square feet.

The proposal would include the retention of portions of the existing Telus utility building which occupies the easternmost extent of the site; the site would be subdivided and 30 parking spaces would be provided for Telus' use within the residential development.

Site Context and Surrounding Use

The subject site is located on a triangular property on the east side of Lonsdale Avenue, south of East 11th Street and north of East 8th Street (Attachment #1). The two-storey Telus Communications North Vancouver Central Office building is situated on the east side of the site.

The site is one block north of Victoria Park and is accessible to the Green Necklace multi-modal path which runs through Victoria Park. The surrounding land uses are predominantly mid-rise and high-rise apartment buildings. The buildings and uses immediately surrounding the subject site are described in Table 1 below.

Table 1. Surrounding Uses

Direction	Address	Description	Zoning
North— across East 11 th Street (1)	108 East 11 th Avenue and 1100 - 1112 Lonsdale Avenue	Six unit, three storey commercial building.	CD-612 (C-2 base zone)
North— across East 11 th Street (2)	130 East 11 th Street	51 unit, three storey strata apartment complex.	Medium Density Apartment Residential 1 (RM-1)
North— across East 11 th Street (3)	150 East 11 th Street	25 unit, four storey apartment complex.	Medium Density Apartment Residential 1 (RM-1)
Southwest— across East 8 th Street (1)	110 East Keith Road	61 unit 7 storey apartment complex.	High Density Apartment Residential 1 (RH-1)
Southwest— across East 8 th Street (2)	120 East Keith Road	44 unit rental apartment	High Density Apartment Residential 1 (RH-1)
Southwest— across East 8 th Street (3)	140 East 8 th Street	52 unit 16 storey Strata apartment complex.	High Density Apartment Residential 1 (RH-1)
South— across East 8 th Street (1)	150 East 8 th Street	42 unit 12 storey apartment complex.	High Density Apartment Residential 1 (RH-1)
South— across East 8 th Street (2)	175 East 10 th Street	51 unit 4 storey Strata apartment complex.	CD-325 (RH-1 base zone)
East (1)	1033 St George's Avenue	52 unit, 4 storey Strata apartment complex.	CD-581 (RM-1 base zone)
East (2)	160 East 10 th Street	one unit residential Level A Heritage Building Level built in 1911	Medium Density Apartment Residential 1 (RM-1)

Policy Context

The lot is zoned Residential Medium Density 1 (RM-1) with an Official Community Plan (OCP) designation of Residential Level 5 (R5). The OCP allows for a density of 1.6 FSR and a potential for an additional bonus of up to 1.0 FSR in accordance with the Density Bonus and Community Benefits Policy. The maximum allowable height under the OCP is six storeys.

PLANNING ANALYSIS

The subsections below assess the project with respect to its contributions to City policy objectives.

Building Form and Massing

The proposed project is consistent with the maximum height and density permitted in the Official Community Plan. The proposed scale of the project is contextually appropriate given its location in Central Lonsdale and given the residential towers located directly to the south. The site is in a visible location, and has been specifically considered to take advantage of the triangular “flatiron” portion of the site to help signal a sense of arrival into Central Lonsdale.

In response to feedback received through the development review, Adera has made revisions to the project to remove individual rooftop “sky lounges,” replacing these with small hatches. This change has reduced the apparent height and mass of the project. Revisions were also made to increase the separation between the project and the existing Telus building, portions of which will remain on the site.

Site Planning

The site plan includes ground-oriented townhouse units along the East 8th frontage which enhances and contributes to the streetscape.

The redevelopment of the site also presents an opportunity to re-envision the portion of closed road where East 8th Street intersects with Lonsdale Avenue. The proposal would include a reconfiguration of East 8th Street by relocating the existing cul-de-sac eastward in order to increase the size of the closed road area green space by approximately 300 square meters. Improvements to this green space area are proposed to create a new gathering space with public art, and an enclosed urban dog run and seating.

There is a growing demand for small-scale urban off-leash areas that are within walking distance of higher-density neighbourhoods. Many Cities are now incorporating these innovative features into plazas and other public open spaces to provide opportunities for socialization, while reducing the impact of dogs in other more sensitive areas. While there are many dogs in the surrounding neighbourhood, there are currently no

designated off-leash areas within walking distance of Central Lonsdale. The proposed open space design with Dog Park is described in Attachment #4 to this report and discussed in the "Density Bonus and Community Benefits" section below.

Through the development, Adera is requested to dedicate a 140 square meter (1,507 sq. ft.) portion of the land at the western corner of the site which would become public and would function as part of the adjacent green space.

Parking, Circulation and Access

Vehicular access has been located at the southern extent of the north south lane adjacent to the site. This is in keeping with the City's Bylaw requirement that parking be accessed from the lowest order street and ensures that the streetscape remains pedestrian focused, without interruptions for driveway accesses. Locating new driveways off of East 8th or East 11th would also result in a loss of on-street parking.

The current laneway, with a width of 4.2 metres at the narrowest point, is currently too narrow to accommodate two-way traffic. The lane currently functions with vehicles travelling in opposing directions yielding to one another. With the additional trips anticipated through the development, Adera will be required to make improvements to the lane.

A reconfiguration of East 8th Street to allow for angled parking is also anticipated as part of the proposal.

A publically accessible pedestrian mid-block connection is proposed through the centre of the project.

The project meets the City's parking requirement and includes 1.2 parking spaces per dwelling unit.

Sustainability

The applicant has committed to achieving 20% better energy performance than the ASHRAE 90.1 2010 standard or the BC Energy Step Code equivalent level of performance. Additional sustainability features are described in the project's Sustainability Checklist (Attachment #6).

Density Bonus and Community Benefits

The City's *Density Bonus and Community Benefits Policy*, in conjunction with the Official Community Plan, allows for density bonuses beyond 1.6 FSR in the Residential Level 5 land use designation, up to a maximum of 2.6 FSR.

The proposed project would include community benefits valued at approximately \$8.7 million dollars, as outlined in Tables 2 and 3 below.

Table 2. Estimated Value of Community Benefits through Density Bonusing

Density Value Calculation	Value
Density Bonus to 1.6 FSR / OCP Density (@ \$20 / sq. ft.)	N/A
Density Bonus from 1.6 FSR to 2.6 FSR Max Bonus (62,543 sq. ft. @ \$140 / sq. ft.)	\$8,756,020
Total Value of Community Benefits	\$8,756,020

The policy provides a number of community benefits options for projects seeking additional density and seeks to ensure the City receives value for additional density granted. These options include, with Council consideration, in-kind amenities in-lieu of cash contributions.

The preliminary application proposed an amenity package which included below market home ownership. This would have seen 12 units offered for sale at a discount to market rates and would have been in lieu of a portion of the cash contribution. Following the discussion at Council June 17th, 2017, Adera has removed this element of the proposal.

Adera has proposed that \$635,000 of their ~8.7 million amenity contribution be provided in the form of improvements to the East 8th Street green space which would include creating an off-leash dog area as part of the green space improvements (Attachment #4). The remaining \$8.1 million would be provided as cash to the Community Amenity Reserve Fund and Affordable Housing Reserve Fund to be allocated at Council's discretion (see Table 3). Creating additional urban dog off-leash areas is an identified goal in the City's Park Master Plan and would serve a growing need in the community.

Table 3. Community Benefits Summary

Community Benefit	Value
A. Cash Contributions	\$8,121,020
Contribution to Civic Amenity Reserve Fund	\$6,520,816
Contribution to Affordable Housing Reserve Fund	\$1,630,204
B. In-Kind Benefits	\$635,000
Parks and Open Space Improvements – Enhanced public open space and new neighbourhood dog park area and relocation of cul-de-sac.	\$605,000
TOTAL VALUE (A + B)	\$8,756,020

In addition to these amenities, staff seek Council's authorization to secure:

- A public pedestrian access through the site;
- Dedication of a portion of the western extent of the site to increase the size of the public open space by approximately 300 sq. m.;
- Enhanced energy performance and sustainability features;
- \$340,000 public art contribution.

These amenities would not be deducted from cash contributions as part of the project.

ADVISORY BODY INPUT

At their meeting on May 17th, 2017 the Advisory Design Panel reviewed the above application and unanimously endorsed the following resolution:

THAT the Advisory Design Panel has reviewed the Development Permit for 150 East 8th Street and recommends approval subject to addressing the following issues to the satisfaction of the Development Planner:

- Consider the materials used for the fin to maintain the desired colour and texture, paying attention to detailing and construction of this predominant design element;
- Consider enhancing the look of the amenity roof with a vegetative roof, patterning or river rock;
- Explore usability of the recycling and garbage room;
- Review the livability of the inner corner units in Building 1;
- Review the livability of units close to the boundary of the Telus building;
- Consider the size of the inner walk way to be a bit more generous, as well as incorporating proper lighting and sightlines;
- Consider the size of the water feature and its connection with the fin and consider seating to allow for interaction with the water feature;
- Encourage more programming of outdoor spaces;
- Encouraged to further explore the public art aspect of the project; and
- Consider the various access points for first responders.

The applicant has made significant improvements to the project in response to this discussion including reconfiguring the units closest to the Telus building, enhancing the planned outdoor spaces, reworking unit plans and the roof of the amenity building, and committing to a significant public art contribution.

COMMUNITY CONSULTATION

The developer held a community engagement event on July 11th, 2017 and a Development Information Session (DIS) regarding the proposed redevelopment on October 4, 2017. Approximately 26 members of the community attended and a total of 14 comment sheets were received (Attachment #5). Responses were mixed in terms of support for the project and a number of concerns were raised regarding the number of units and traffic impacts. These comments and the developer's responses are included in Attachment #5.

FINANCIAL IMPLICATIONS

The project includes community benefits contributions as outlined in the "Density Bonus and Community Benefits" section of this report. It is anticipated that an improved green space with a dog park component would require approximately \$10,000 annually in maintenance.

INTER-DEPARTMENTAL IMPLICATIONS

This application has been processed with input from Community Services and the Engineering Parks & Environment Department and was reviewed by the Civic Projects Team and Directors Team at their joint meeting held November 14, 2017.

CORPORATE PLAN AND/OR POLICY IMPLICATIONS

A number of 2014 Official Community Plan goals are supported through this project including:

- 5.1: Expand the integrated system of parks and greenways throughout the City as articulated in the Parks Master Plan;
- 5.3: Provide a variety of public spaces for community engagement and stewardship.

Parks Master Plan Recommendation:

Work with dog owners and local residents to identify and develop two new dog off-leash areas that are geographically distributed in relation to the existing off-leash areas.

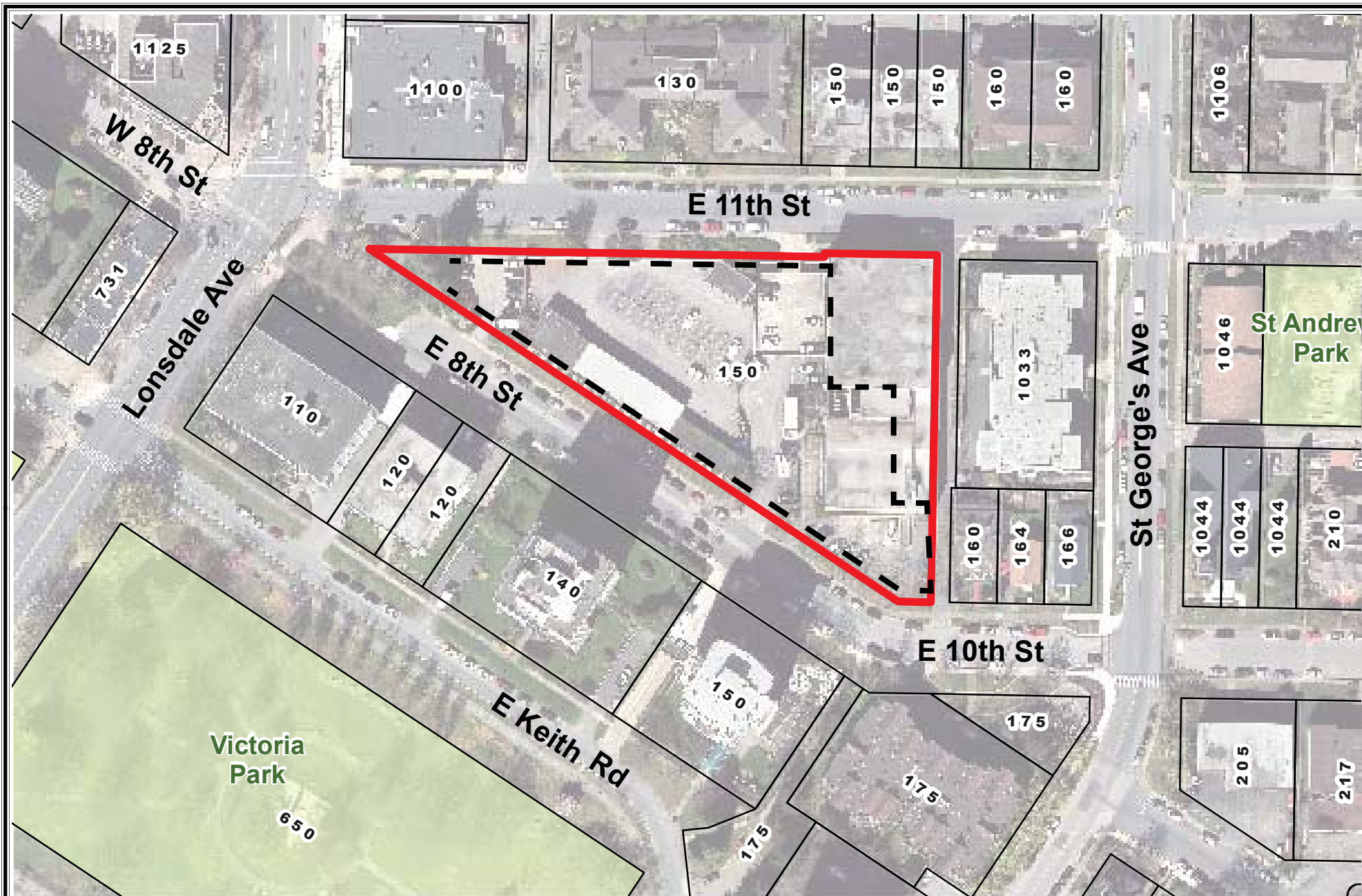
RESPECTFULLY SUBMITTED:



Michael D. Epp, MCIP, RPP
Director, Planning

Attachments

ME:eb



PROJECT SUMMARY SHEET

150 East 8th Street



SITE CHARACTERISTICS

Site Area:	6,464 ft ² (Telus site) 62,543 ft ² (Proposed Development Site)	OCP Designation:	Residential Level 5 Medium Density
Existing Zoning:	RM-1(Medium Density Apartment Residential 1) Zone	OCP Height Limit:	Six Storeys (measured from high side of site)

FLOOR AREA AND HEIGHT

	Existing Zoning (RM-1)	Official Community Plan (OCP)	Proposed
Floor Space Ratio (FSR):	1.6	2.6 (w/ 1.0 Density Bonus) 1.6 FSR: 9,296.7 sq. m (100,069 sq. ft.)	2.6
Total Gross Floor Area (sq. ft.):	9,296.7 sq. m (100,069 sq. ft.)	Density Bonus: 5,810.4 sq. m (62,543 sq. ft.) Total: 15,107.1 sq. m (162,612 sq. ft.)	Total: 15,107.1 sq. m (162,612 sq. ft.)
Total Lot Coverage (Percent):	50%	n/a	46%

Principal Building Height:	13 m (42.65 ft.)	Six Storeys	22.5 m (73.82 ft.) measured from the north lot line average grade
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PARKING	Regulations	Required	Proposed
Residential Parking Spaces	1.05 per unit including visitor and disability stalls	188	205
Stalls for Telus	1 space per 100 sq. m (1,076.4 sq. ft.)	30	30
Total Vehical Parking Spaces:		218	235
Secure Bicycle Parking		276 residential spaces	358 residential spaces
Numbers are based on statistics dated Nov. 14, 2017 (saved as Doc. 1588870)			Doc. 1588982

DRAWING INDEX - DOCUMENTATION
ARCHITECTURAL

0.000	COVER SHEET	N/A	
0.010	DEVELOPMENT STATISTICS	N/A	
0.020	PERSPECTIVE VIEW	NTS	
0.100	SITE ANALYSIS	N/A	
0.110	SITE CONTEXT (PHOTOGRAPHS)	N/A	
0.120	SITE CONTEXT (PHOTOGRAPHS)	N/A	
0.500	DESIGN GOALS	N/A	
0.501	CONCEPT IMAGES 1	N/A	
0.502	CONCEPT IMAGES 2	N/A	
0.503	CONCEPT IMAGES 3	N/A	
0.504	CONCEPT IMAGES 4	N/A	
0.505	RATIONALE	N/A	
1.000	SITE PLAN OVERALL	1"=20'	
1.001	SITE PLAN NORTH-WEST	1/8"=1'-0"	
1.002	SITE PLAN NORTH-EAST	1/8"=1'-0"	
1.003	SITE PLAN SOUTH	1/8"=1'-0"	
1.010	FIRE DEPARTMENT ACCESS PLAN	1"=30'	
1.050	SHADOW STUDY	NTS	
1.060	GARBAGE AND RECYCLING	1/8"=1'-0"	
1.070	SECURITY NOTES	N/A	
1.071	SECURITY NOTES	N/A	
1.072	BICYCLE LOCKERS	N/A	
1.080	SITE SECTIONS	1/32"=1'-0"	
2.000	PARKING P2 OVERALL	1/16"=1'-0"	
2.001	NORTH-WEST P2	1/8"=1'-0"	
2.002	NORTH-EAST P2	1/8"=1'-0"	
2.003	SOUTH P2	1/8"=1'-0"	
2.010	PARKING P1 OVERALL	1/16"=1'-0"	
2.011	NORTH-WEST P1	1/8"=1'-0"	
2.012	NORTH-EAST P1	1/8"=1'-0"	
2.013	SOUTH P1	1/8"=1'-0"	
2.100	1ST FLOOR OVERALL	1/16"=1'-0"	
2.101	NORTH-WEST 1ST FLOOR	1/8"=1'-0"	
2.102	NORTH-EAST 1ST FLOOR	1/8"=1'-0"	
2.103	SOUTH 1ST FLOOR	1/8"=1'-0"	
2.200	2ND FLOOR OVERALL	1/16"=1'-0"	
2.201	NORTH-WEST 2ND FLOOR	1/8"=1'-0"	
2.202	NORTH-EAST 2ND FLOOR	1/8"=1'-0"	
2.203	SOUTH 2ND FLOOR	1/8"=1'-0"	
2.300	3RD FLOOR OVERALL	1/16"=1'-0"	
2.301	NORTH-WEST 3RD FLOOR	1/8"=1'-0"	
2.302	NORTH-EAST 3RD FLOOR	1/8"=1'-0"	
2.303	SOUTH 3RD FLOOR	1/8"=1'-0"	
2.400	4TH FLOOR OVERALL	1/16"=1'-0"	
2.401	NORTH-WEST 4TH FLOOR	1/8"=1'-0"	
2.402	NORTH-EAST 4TH FLOOR	1/8"=1'-0"	
2.403	SOUTH 4TH FLOOR	1/8"=1'-0"	
2.500	5TH FLOOR OVERALL	1/16"=1'-0"	
2.501	NORTH-WEST 5TH FLOOR	1/8"=1'-0"	
2.502	NORTH-EAST 5TH FLOOR	1/8"=1'-0"	
2.503	SOUTH 5TH FLOOR	1/8"=1'-0"	
2.600	6TH FLOOR OVERALL	1/16"=1'-0"	
2.601	NORTH-WEST 6TH FLOOR	1/8"=1'-0"	
2.602	NORTH-EAST 6TH FLOOR	1/8"=1'-0"	
2.603	SOUTH 6TH FLOOR	1/8"=1'-0"	
2.700	ROOF OVERALL	1/16"=1'-0"	
2.701	NORTH-WEST ROOF	1/8"=1'-0"	
2.702	NORTH-EAST ROOF	1/8"=1'-0"	
2.703	SOUTH ROOF	1/8"=1'-0"	
3.000	ADAPTABLE UNITS DESIGN GUIDELINES	NTS	
3.010	ADAPTABLE UNITS	1/8"=1'-0"	
3.011	TYPICAL UNITS	1/8"=1'-0"	
4.000	ELEVATIONS BUILDING 1, 2	OVERALL	
4.010	ELEVATIONS BUILDING 1	S-W	
4.011	ELEVATIONS BUILDING 1	N-W	
4.012	ELEVATIONS BUILDING 1	N-E	
4.013	ELEVATIONS BUILDING 1	E	
4.020	ELEVATIONS BUILDING 2	S-W	
4.021	ELEVATIONS BUILDING 2	N-E	
4.022	ELEVATIONS BUILDING 2	E	
4.023	ELEVATIONS BUILDING 2	N-W	
4.050	STREETSCAPE	8TH STREET, 11TH STREET	
4.051	STREETSCAPE	EAST CORNER	
5.000	SECTIONS	1/16"=1'-0"	
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5.002	SECTION 2	1/8"=1'-0"	
5.003	SECTION 3	1/8"=1'-0"	
5.004	SECTION 4 BUILDING 1	1/8"=1'-0"	
5.005	SECTION 4 BUILDING 2	1/8"=1'-0"	
6.000	MATERIAL BOARD	NTS	
7.000	AREA OVERLAY PARKING P1		
7.001	AREA OVERLAY 1ST FLOOR		
7.002	AREA OVERLAY 2ND FLOOR		
7.003	AREA OVERLAY 3RD FLOOR		
7.004	AREA OVERLAY 4TH FLOOR		
7.005	AREA OVERLAY 5TH FLOOR		
7.006	AREA OVERLAY 6TH FLOOR		
7.007	AREA OVERLAY ROOF		

Total 88

1-DECEMBER-2015 - RZ APPLICATION
2-MARCH-2017 - RZ APPLICATION
3-MARCH-2017 - RZ APPLICATION
4-SEPTEMBER-2017 - RZ RESUBMIT
5-SEPTEMBER-2017 - RZ RESUBMIT
6-OCTOBER-2017 - RZ RESUBMIT
7-OCTOBER-2017 - RZ RESUBMIT



LONSDALE CITYHOMES

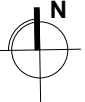
150 EAST 8TH STREET, NORTH VANCOUVER



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[ARCHITECT SEAL]

[CLIENT]

ADERA

[PROJECT]

CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

[TITLE]

COVER SHEET

16390 [PROJECT]

[SCALE]

NOV 14, 2017 [DATE]

ISSUE 7 [ISSUE]

[DRAWING]

No 7 - RZ RESUBMIT - NOVEMBER 14, 2017

A-0.000

Project Name: Crest
Client: Adera

Project No. 16390
Date: Nov 14/2017

PROJECT DATA ISSUE 7

Existing Address: 150 East 8th Street, North Vancouver
Proposed Address:

Existing Legal Description: Lot F, Block 87, District Lot 549, Group 1, New Westminster District, Plan BCP40768
Proposed Legal Description: Lot , Block 87, District Lot 549, Group 1, New Westminster District, Plan

Zoning: CD

Gross Site Area	1.44 acres	62,543 sq.ft.	5,810 m2
Dedications		sq.ft.	0 m2
Net Site Area		62,543 sq.ft.	5,810 m2

Permitted FSR	2.60	162,611 sq.ft.	15,107 m2
Additional FSR Exclusion - Level 2 Adaptable Units	25% of units	45 units @ 20 sq.ft./unit	85 m2
Maximum FSR	2.60	162,611 sq.ft.	15,107 m2
Actual FSR	2.60	179 units	15,122 m2
Indoor Amenity Area Required	2% of Gross Area	3,255 sq.ft.	302 m2
	179 units @ 1.3 m2/unit	2,505 sq.ft.	233 m2
Indoor Amenity Provided		1,614 sq.ft.	150 m2

Level 2 Adaptable Units: B1 h/c, B1-RD h/c B3 h/c, B3-RD h/c, C1 h/c, C1-RD h/c	45 units	25% of total unit count
Mix of Adaptable Units:	1 Bed 48.89% 2 Bed 53.33%	

	Area included in FSR	Area excluded from FSR	Area included in FSR
Gross Area - P2	0 sq.ft.	-	m2
Gross Area - P1 (TH)	10,227 sq.ft.	1090	950 m2
Gross Area - 1st Floor (TH)	34 units (TH)	24,338 sq.ft.	1414 2,261 m2
Gross Area - 2nd Floor	29 units	25,641 sq.ft.	940 2,382 m2
Gross Area - 3rd Floor	29 units	25,641 sq.ft.	940 2,382 m2
Gross Area - 4th Floor	29 units	25,641 sq.ft.	940 2,382 m2
Gross Area - 5th Floor	29 units	25,641 sq.ft.	940 2,382 m2
Gross Area - 6th Floor	29 units	25,641 sq.ft.	940 2,382 m2
Gross Area - Roof Deck	0 sq.ft.	753	- m2
Total Gross Area	179 units	162,771 sq.ft.	8,036 15,122 m2

Total Area included in FSR	162,771 sq.ft.
Total Area excluded from FSR ('Active Design' staircases floors 1 to 6, roof deck & elevator maintenance stair, amenity, Level 2 adaptable)	8,036 sq.ft.

Site Coverage	46%	28,898 sq.ft.	2,685 m2
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Unit Type	1st	2nd	3rd	4th	5th	6th	Total	Average	Roof Deck	sq.ft./unit	Total (excl. Roof Deck)	%	Actual	Target
A1 - 1Bed	1	1	1	1	1	1	5	units @ 583.12		sq.ft./unit	2,916 sq.ft.	2.8%		
A1-RD - 1Bed						1	1	units @ 583.12	99.63	sq.ft./unit	583 sq.ft.	0.6%		
A2 - 1Bed	1	1	1	1	1	1	5	units @ 579.50		sq.ft./unit	2,898 sq.ft.	2.8%		
A2-RD - 1Bed							1	units @ 579.50	99.93	sq.ft./unit	580 sq.ft.	0.6%	6.7%	10%
B1 - 1Bed + Den	n/c	2	2	2	2	2	10	units @ 632.69		sq.ft./unit	6,327 sq.ft.	5.6%		
B1-RD - 1Bed	n/c					2	2	units @ 632.69	96.70	sq.ft./unit	1,265 sq.ft.	1.1%		
B2 - 1Bed		1	1	1	1	1	5	units @ 616.29		sq.ft./unit	3,081 sq.ft.	2.8%		
B2-RD - 1Bed							1	units @ 616.29	100.17	sq.ft./unit	616 sq.ft.	0.6%		
B3 - 1Bed + Den	n/c				2	2	8	units @ 685.69		sq.ft./unit	5,486 sq.ft.	4.5%		
B3-RD - 1Bed + Den	n/c				2	2	2	units @ 685.69	96.70	sq.ft./unit	1,371 sq.ft.	1.1%	15.6%	25%
C1 - 2 Bed	n/c	4	4	4	4	4	20	units @ 740.38		sq.ft./unit	14,808 sq.ft.	11.2%		
C1-RD - 2 Bed	n/c					4	4	units @ 740.38	98.31	sq.ft./unit	2,962 sq.ft.	2.2%		
C2 - 2 Bed		3	9	9	9	9	39	units @ 800.93		sq.ft./unit	31,236 sq.ft.	21.8%		
C2-RD - 2 Bed						9	9	units @ 800.93	100.16	sq.ft./unit	7,208 sq.ft.	5.0%		
C3 - 2 Bed			1	1	1	1	4	units @ 796.09		sq.ft./unit	3,184 sq.ft.	2.2%		
C3-RD - 2 Bed							1	units @ 796.09	99.97	sq.ft./unit	796 sq.ft.	0.6%	43.0%	25%
D1 - 2 Bed + Den		3	3	3	3	3	15	units @ 948.86		sq.ft./unit	14,233 sq.ft.	8.4%		
D1-RD - 2 Bed						3	3	units @ 948.86	99.63	sq.ft./unit	2,847 sq.ft.	1.7%		
D2 - 2 Bed + Den		1	1	1	1	1	5	units @ 934.30		sq.ft./unit	4,672 sq.ft.	2.8%		
D2-RD - 2 Bed						1	1	units @ 934.30	99.44	sq.ft./unit	934 sq.ft.	0.6%	13.4%	15%
E1 - 3 Bed			3	3	3	3	12	units @ 1,071.97		sq.ft./unit	12,864 sq.ft.	6.7%		
E1-RD - 3 Bed						3	3	units @ 1,071.97	99.70	sq.ft./unit	3,216 sq.ft.	1.7%		
E2 - 3 Bed			1	1	1	1	4	units @ 1,293.81		sq.ft./unit	5,175 sq.ft.	2.2%		
E2-RD - 3 Bed							1	units @ 1,293.81	99.56	sq.ft./unit	1,294 sq.ft.	0.6%		
E3 - 3 Bed			0	0	0	0	0	units @		sq.ft./unit	-	sq.ft.	0.0%	
E3-RD - 3 Bed							0	units @	-	sq.ft./unit	-	sq.ft.	0.0%	15%
TH1 - 3 Bed	13	0	0	0	0	0	13	units @ 1,006.51		sq.ft./unit	13,085 sq.ft.	7.3%		
TH2 - 3 Bed	4	0	0	0	0	0	4	units @ 1,021.94		sq.ft./unit	4,498 sq.ft.	2.2%		
TH3 - 3 Bed	1	0	0	0	0	0	1	units @ 1,075.30		sq.ft./unit	1,075 sq.ft.	0.6%	10.1%	10%
Total (excluding roof deck access)	34	29	29	29	29	29	179	units @ 833.51		sq.ft./unit	149,198 sq.ft.	100%	100%	100%

Common - P2	-	sq.ft.	-	sq.ft.
Common - P1 (excluding lobby/amenity)	1,401	sq.ft.	1,401	sq.ft.
Common - 1st Floor	3,215	sq.ft.	3,215	sq.ft.
Common - 2nd Floor	2,117	sq.ft.	2,117	sq.ft.
Common - 3rd Floor	2,117	sq.ft.	2,117	sq.ft.
Common - 4th Floor	2,117	sq.ft.	2,117	sq.ft.
Common - 5th Floor	2,117	sq.ft.	2,117	sq.ft.
Common - 6th Floor	2,117	sq.ft.	2,117	sq.ft.
Common - Roof Deck	-	sq.ft.	-	sq.ft.
Total Common			15,200	sq.ft.

Gross Area (FSR) - Building 1	63.8%	103,808	sq.ft.
Gross Area (FSR) - Building 2	36.2%	58,962	sq.ft.

Parking Required				
Residents	179 units @ 1.00 space per unit			179 spaces
Visitors	179 units @ 0.20 spaces/unit			36 spaces
Telus				30 spaces
Total Residential ONLY (prior to exclusions for additional bicycle parking)				215 spaces
Exclusions for Additional Bicycle Parking	89 bicycles @ 6 bicycles/parking space (exclusion subject to CNV approval)			15 spaces
Total Parking Required				200 spaces
Total Residential ONLY Parking Provided				205 spaces

Disabled Parking (Level 1 Adaptable)	134 units @ 1.2/unit =	161 spaces	151-200 spaces required for Level 1	5 spaces
Disabled Parking (Level 2 Adaptable)	45 units @ 1.2/unit =	54 spaces	Min-100 spaces required for Level 2	6 spaces
Disabled Parking (Non-residential)		30 spaces	26 to 50 spaces required for Telus	2 spaces
Total Disabled Parking Required				13 spaces
Total Disabled Parking Provided				13 spaces

Max. Small Cars	35%			72 spaces
Small Cars Provided	6%			13 spaces

Secure Bicycle Parking Required	179 units @ 1.50 spaces/unit			269 spaces
Secure Bicycle Parking Provided	179 units @ 2.00 spaces/unit			358 spaces
Additional Bicycle Parking Provided				90 spaces

Recycling & Garbage Storage Requirements					
Min. Waste & Resource Storage Area	179 units @	0.486 m2/unit		936 sq.ft.	87 m2
As per Section CNV Guidelines for Recycling & Garbage Storage - Page 5 (Sept 2014)		Number of Containers for 99 Units	Number of Containers for Remaining Units	Total Number of Containers	Container Volume
Garbage (3yd3)	179 units @	4	3	7	3 yd3
NSRP Newspaper (360L)	179 units @	2	2	4	360 L
NSRP Mixed Paper (360L)	179 units @	4	3	7	360 L
NSRP Mixed Containers (360L)	179 units @	3	2	5	360 L
Cardboard	179 units @	1	1	2	3 yd3
Food Scraps (240L)	179 units @	6	5	11	240 L

Parking Space Requirements	Width (m)	Width (ft)	Length (m)	Length (ft)	Height (m)	Height (ft)
Standard	2.5	8.20	5.486	18.00	2.134	7.00
Small	2.438	8.00	4.848	15.25	2.134	7.00
Disabled	4	13.12	5.5	18.04	2.134	7.00
Additional space adjacent to wall	0.305	1.00				
Residential Drive Aisle	6.7	21.98				



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(CLIENT)

ADERA

(PROJECT)

CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

(TITLE)

STATISTICS

16390 (PROJECT)

(SCALE)

NOV 14, 2017 (DATE)

ISSUE 7 (REVISION)

(DRAWING)

A-0.010



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NORTH VANCOUVER, BC

[TITLE]

**PERSPECTIVE
VIEW**

16390 [PROJECT]

[SCALE]

NOV 14, 2017 [DATE]

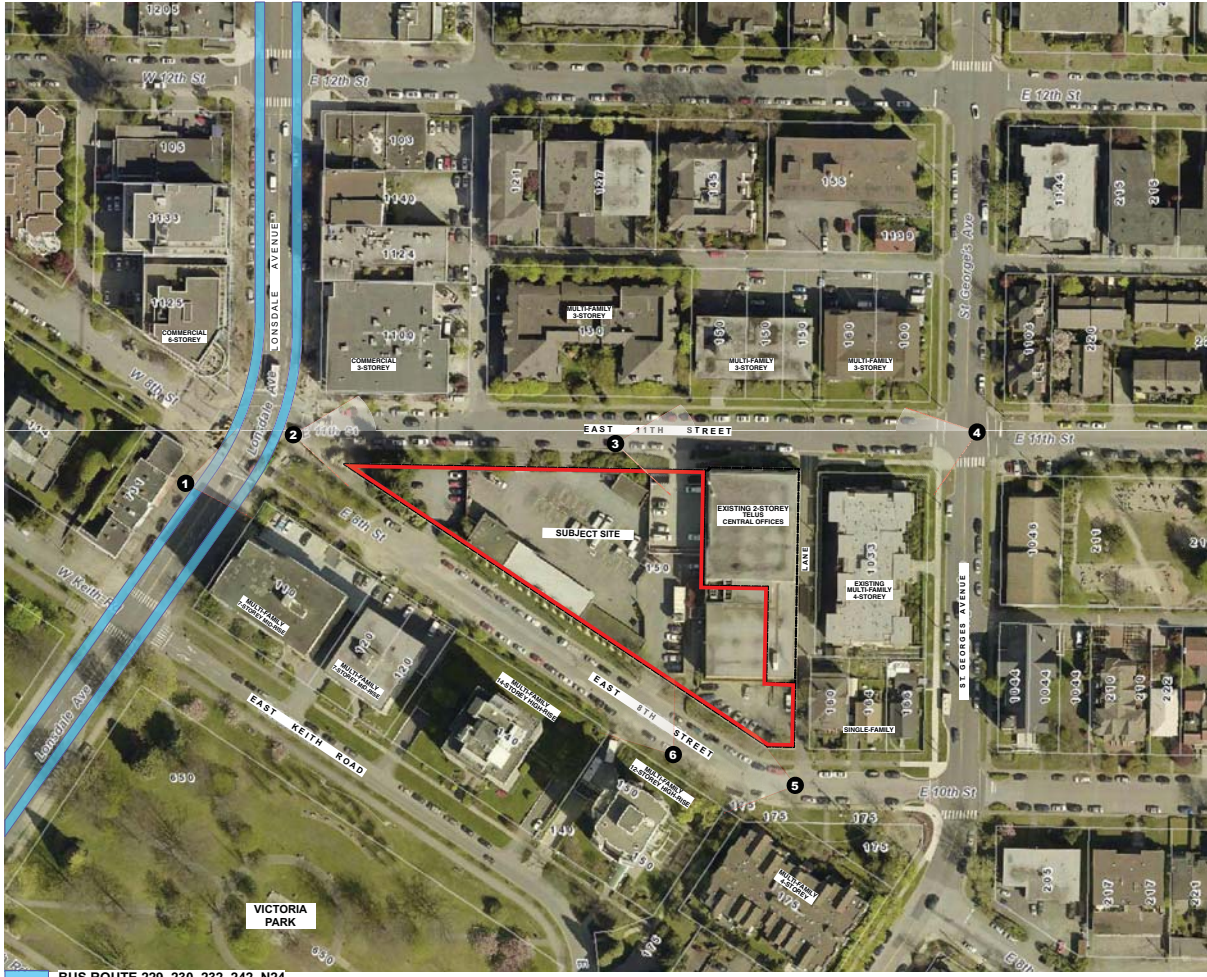
ISSUE 7 [ISSUE]

[DRAWING]

A-0.020



	2014 OCP Maximum Height Limits (m)		Mixed Use Level 2
	2014 OCP Special Study Areas		Mixed Use Level 3
	Residential Level 1		Mixed Use Level 4A
	Residential Level 2		Mixed Use Level 4B
	Residential Level 3		Harbourside Waterfront (Mixed Use)
	Residential Level 4A		Parks, Recreation & Open Space
	Residential Level 4B		School & Institutional
	Residential Level 5		Commercial
	Residential Level 6		Mixed Employment
	Mixed Use Level 1		Industrial



BUS ROUTE 229, 230, 232, 242, N24



VIEW WEST ALONG E 8TH STREET - SUBJECT SITE



VIEW WEST ALONG E 8TH STREET - MULTI-FAMILY HIGH-RISE BUILDINGS



VIEW NORTH-EAST INTERSECTION OF LONSDALE AVENUE / E 11TH STREET



E 11 TH STREET - GRIZZLY, KEN CLARKE 2007 - STAINED CAST CONCRETE SCULPTURE



VIEW ALONG E 11 TH STREET - EXISTING 2-STOREY BUILDING (CO TELUS)



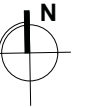
INTERSECTION OF E 11 TH STREET / ST GEORGES AVE - EXISTING MULTIFAMILY 4-STORY



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SITE CONTEXT /
PHOTOGRAPHS

16390 [PROJECT]

1/84" = 1'-0", 1:1.63 [SCALE]

NOV 14, 2017 [DATE]

Issue 7 [ISSUE]

[DRAWING]

A-0.110



LONSDALE CITYHOMES

DESIGN GOALS

- Recognize the heritage of the site, its location along one of North Vancouver's original streetcar routes, and its position at the hub of the Lonsdale community
- Acknowledge the lifestyle of residents, for whom biking and transit will be key
- Offer views of the ocean, mountains, and Vancouver
- Recognize the importance of Lonsdale intersection as a prominent public space
- Become another 'jewel' on North Vancouver's Green Necklace



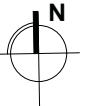
STREETCAR ON LONSDALE AVENUE, 1940s



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[TITLE]

DESIGN GOALS

16390 [PROJECT]

[SCALE]

DECEMBER 22, 2016 [DATE]

RZ APPLICATION [ISSUE]

[DRAWING]

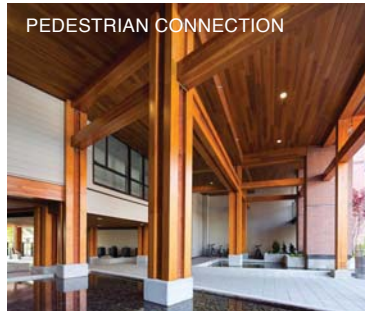
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GREEN WALL



CENTRAL AMENITY
INDOOR-OUTDOOR ELEMENTS



PEDESTRIAN CONNECTION



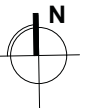
REVITALIZED PARK



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CONCEPT IMAGES 1

16390 [PROJECT]

[SCALE]

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[DRAWING]

A-0.501

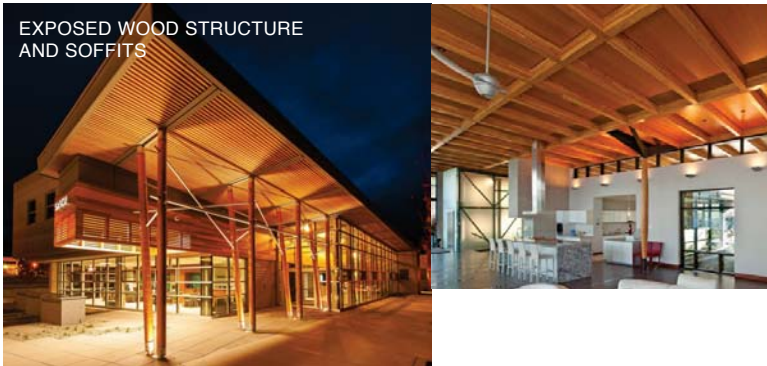
CONNECTED INDOOR-OUTDOOR SPACES



TRANSPARENT CORNERS



EXPOSED WOOD STRUCTURE AND SOFFITS



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CONCEPT IMAGES 2

16390 [PROJECT]

[SCALE]

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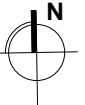
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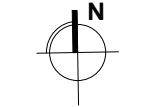
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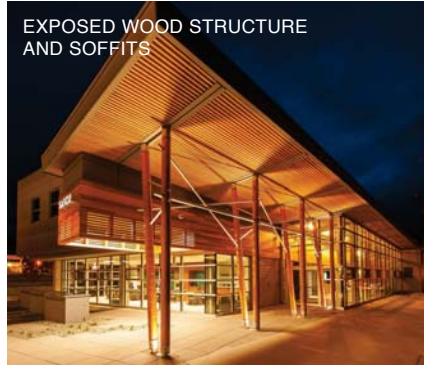
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CONNECTED INDOOR-OUTDOOR SPACES



TRANSPARENT CORNERS



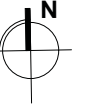
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CONCEPT IMAGES 2

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GREEN WALL



CENTRAL AMENITY
INDOOR-OUTDOOR ELEMENTS



PEDESTRIAN CONNECTION



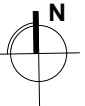
REVITALIZED PARK



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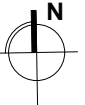
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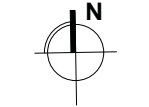
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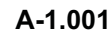
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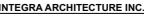
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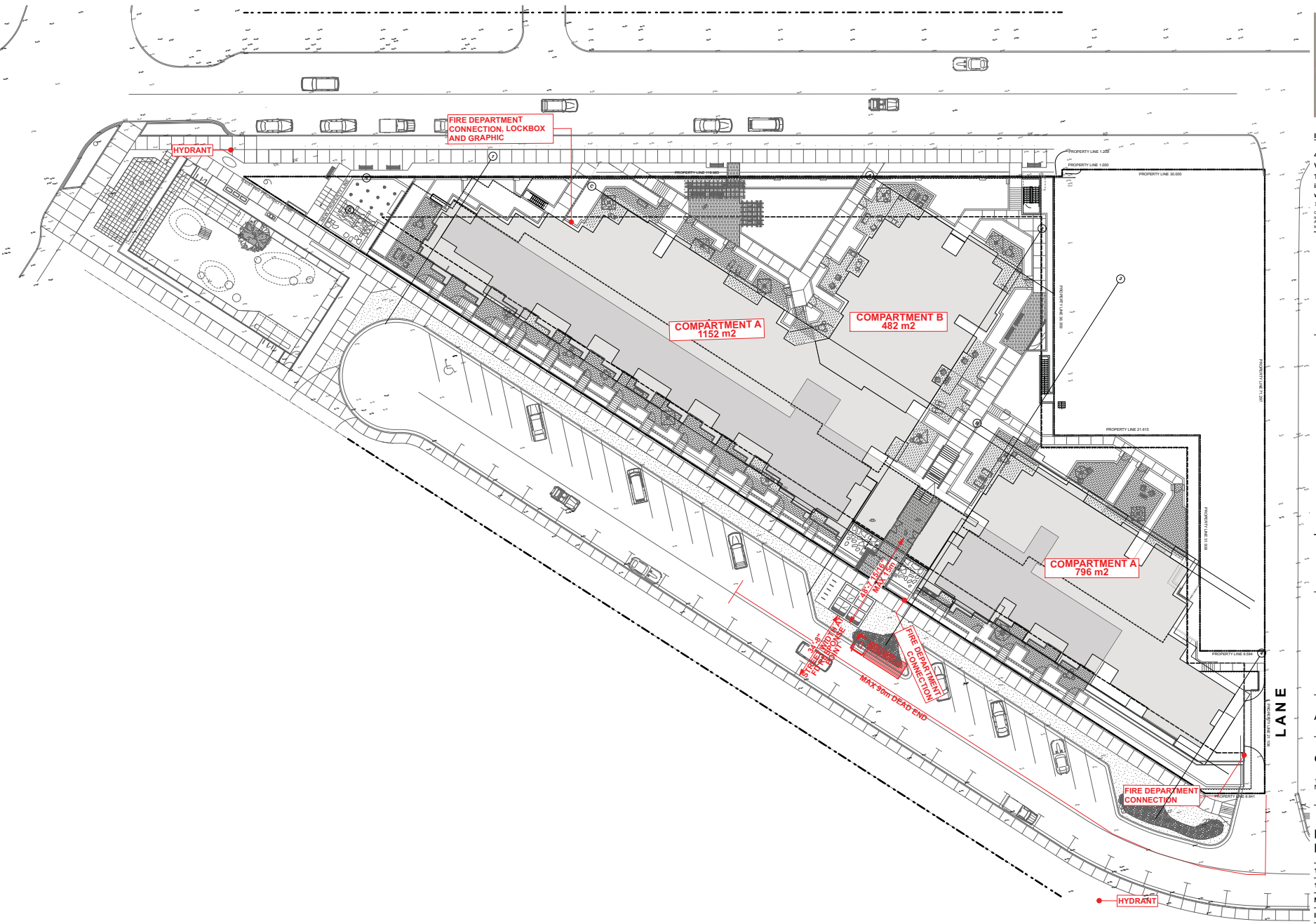


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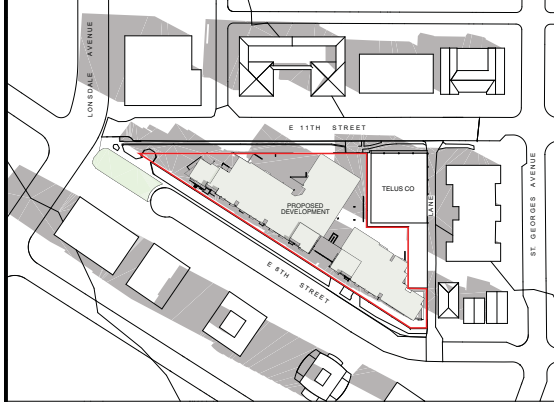
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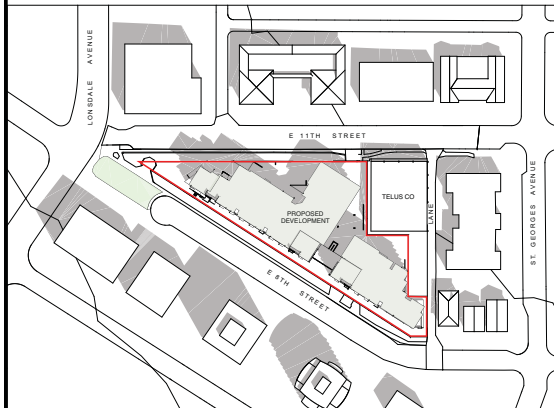
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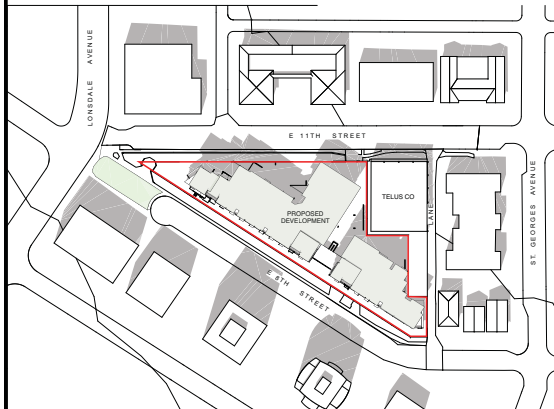
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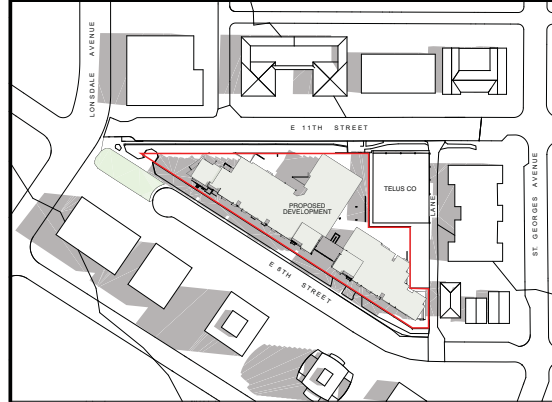


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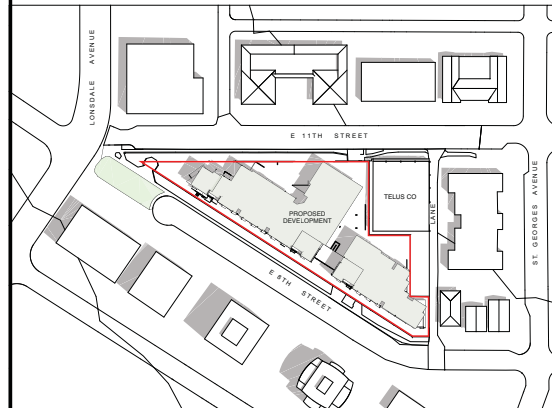


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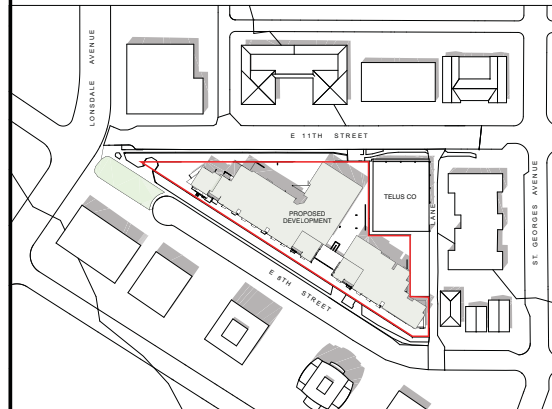
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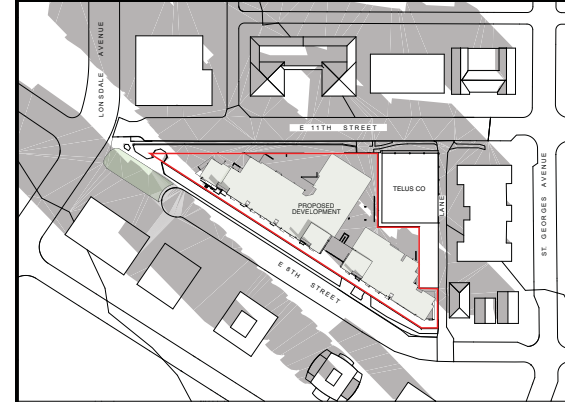


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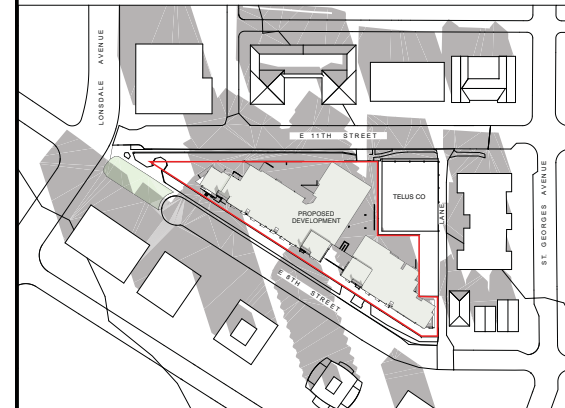


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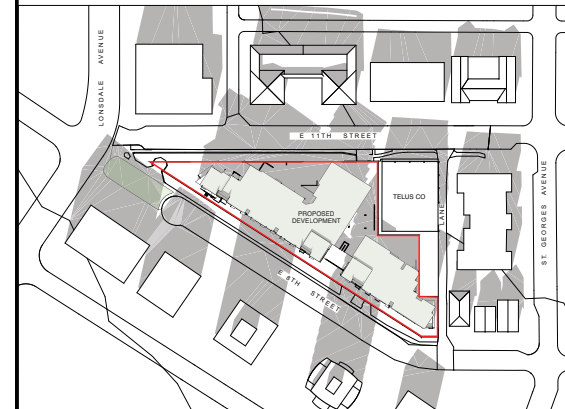
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DEC 21 10:00 AM



DEC 21 12:00 PM



DEC 21 2:00 PM



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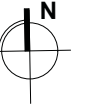
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LIVE WEST COAST

(ARCHITECT SEAL)

(CLIENT)

ADERA

(PROJECT)

CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

(TITLE)

SHADOW STUDY

(PROJECT)

16390

(SCALE)

(DATE)

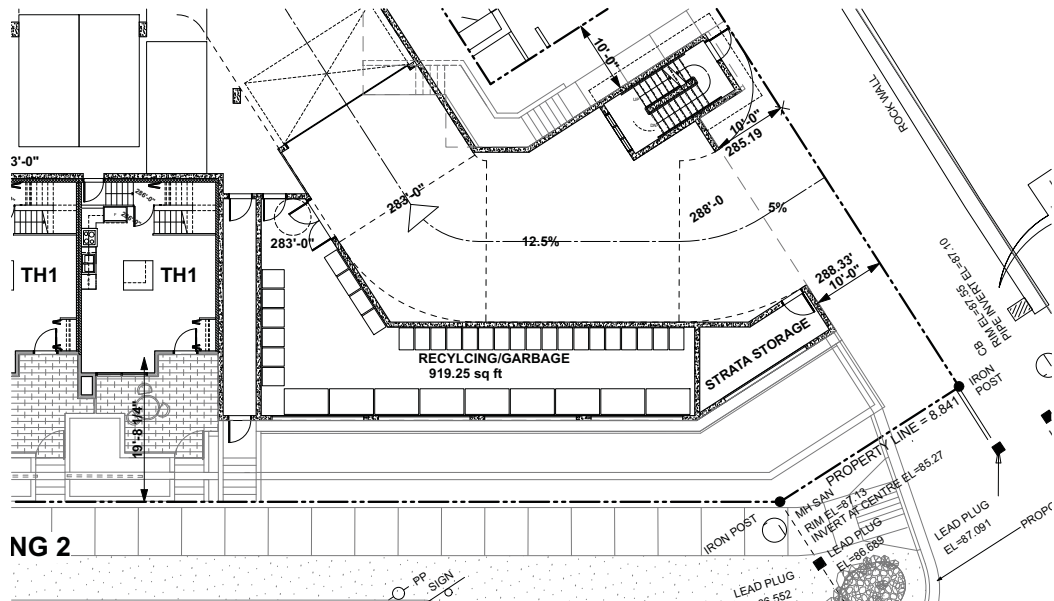
NOV 14, 2017

(ISSUE)

Issue 7

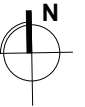
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Recycling & Garbage Storage Requirements					
Min. Waste & Resource Storage Area	178 units @	0.496 m2/unit			
As per Section CNV Guidelines for Recycling & Garbage Storage - Page 5 (Sept 2014)		Number of Containers for 99 Units	Number of Containers for Remaining Units	931 sq.ft.	87 m2
				Total Number of Containers	Container Volume
Garbage (3yd3)	178 units @	4	3	7	3 yd3
NSRP Newspaper (360L)	178 units @	2	2	4	360 L
NSRP Mixed Paper (360L)	178 units @	4	3	7	360 L
NSRP Mixed Containers (360L)	178 units @	3	2	5	360 L
Cardboard	178 units @	1	1	2	3 yd3
Food Scraps (240L)	178 units @	6	5	11	240 L

III. Access Requirements for the Recycling and Garbage Storage Facility

Design and siting of the recycling and garbage storage facility must meet the following objectives:

- be well lit and support ease of access for building users, including those with restricted mobility;
- minimize vehicular and pedestrian traffic disruptions; and
- provide direct or reasonable access by collection vehicles to access the loading area and service the containers, avoiding unnecessary manoeuvring by collection vehicles.

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CREST

150 EAST 8TH STREET
 NORTH VANCOUVER, BC

[TITLE]

GARBAGE AND RECYCLING

16390 [PROJECT]

1/8" = 1'-0", [SCALE]

NOV 14, 2017 [DATE]

ISSUE 7 [ISSUE]

[DRAWING]

A-1.060



A-1.070

K. Parkade Entry Pedestrian Door (Card Reader Door Strike) Provide heavy-duty steel door and frame. Provide flat steel astragal. Provide exit door panic hardware. Provide base building door closer. Provide hinges with non-removable hinge pins. Provide door left-open local alarm. Provide door left-open local alarm.	Overhead Gate A. Security Fence Co., Electrician, Electrician, Security
K. Doors From Resident Parkade to Exterior Provide heavy-duty steel door and frame. Provide base building door closer. Provide exit door panic hardware. Provide hinges with non-removable hinge pins. Provide door left-open local alarm. Provide door left-open local alarm.	Door Supplier, Finish Carpenter, Electrician, Electrician, Security
L. Doors From Building Entrance to Exterior Provide heavy-duty steel door and frame. Provide flat steel astragal. Provide base building door closer. Provide exit door panic hardware. Provide hinges with non-removable hinge pins. Provide door left-open local alarm. Provide door left-open local alarm.	Door Supplier, Finish Carpenter, Electrician, Electrician, Security
M. Doors From Lobby to Visitor Parking (Card Reader Door Strike) Provide heavy-duty steel door and frame. Provide flat steel astragal or full-length interlock plate. Provide exit door panic hardware. Provide hinges with non-removable hinge pins. Provide door left-open local alarm. Provide door left-open local alarm.	Door Supplier, Finish Carpenter, Electrician, Electrician, Security
N. Doors to Storage/Bike Lockers (Card Reader Door Strike) Provide heavy-duty steel door and frame. Provide flat steel astragal or full-length interlock plate. Provide exit door panic hardware. Provide hinges with non-removable hinge pins. Provide door left-open local alarm. Provide door left-open local alarm.	Door Supplier, Finish Carpenter, Electrician, Electrician, Security

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10. Doors to Service Rooms, Service Closets, Bike Rooms, Storage Locker Rooms (Card Reader Door Strike for Bike Rooms and Storage Locker Rooms) Provide heavy-duty steel door and frame. Provide flat steel astragal or full-length interlock plate. Provide exit door panic hardware. Provide hinges with non-removable hinge pins. Provide door left-open local alarm. Provide door left-open local alarm.	Door Supplier, Finish Carpenter, Carpenter, Electrician, Electrician, Security
11. Doors to Individual Storage Rooms Provide heavy-duty steel door and frame. Provide flat steel astragal or full-length interlock plate. Provide exit door panic hardware. Provide hinges with non-removable hinge pins. Provide door left-open local alarm. Provide door left-open local alarm.	Door Supplier, Finish Carpenter, Carpenter, Electrician, Electrician, Security
12. First Entry Doors From Unsecured to Secured Areas (i.e. visitor parking to secured courtyard) Provide heavy-duty steel door and frame. Provide flat steel astragal. Provide base building door closer. Provide delayed egress panic hardware. Provide hinges with non-removable hinge pins. Provide door left-open local alarm. Provide door left-open local alarm.	Door Supplier, Finish Carpenter, Electrician, Electrician, Security
13. Storage Lockers, Bicycle Lockers For lockers located in common room on parkade level, provide steel lockers. Not required for individual lockers. Provide locking gate. Provide flat steel astragal. Provide base building door closer. Provide hinges with non-removable hinge pins. Provide exit door panic hardware. Provide hinges with non-removable hinge pins. Provide door left-open local alarm. Provide door left-open local alarm.	Overhead Gate & Security System, Locker Co., Door Supplier, Rating Co.
14. Utility Key Boxes Provide and install utility key boxes as per specification. Provide utility key boxes in full view of CCTV cameras. Provide CCTV system at parkade entry overhead door as per specification.	Fire Design & Signage Security, Security, Electrician, Electrician, Security
15. Parkade Entry Closed Circuit TV Provide CCTV system at parkade entry overhead door as per specification.	Electronic Security, Security, Electrician, Electrician, Security
16. Video Interphone Provide Video Interphone system at main lobby.	Electronic Security, Security, Electrician, Electrician, Security

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18. Audio Interphone Provide Audio Interphone system at other locations as shown on the architectural drawings.	Electronic Security, Security, Electrician, Electrician, Security
19. Security Control Panel Provide Security Panel in electrical room.	Electronic Security, Security, Electrician, Electrician, Security

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Note: The following items are to be provided in the locations noted in Security Item Schedule which follows. All "or approved equal" items to be pre-approved by Adera.	Action By
Dwelling Unit - Security Item Specifications	
1. Dwelling Unit Entrance Door Solid core wood door. Door thickness 1 7/8". 80 Door # 100, or approved equal. Door to be factory prepared with surface closer reinforcing. Door to be factory prepared for appropriate lock type.	Door Supplier, Finish Carpenter, Carpenter, Electrician, Electrician, Security
2. Solid Door Frame Ensure that all length of frame is supported to resist prying attacks (i.e. double cripple studs, and solid blocking back 2 studs on both sides of the opening at lock height).	Door Supplier, Finish Carpenter, Carpenter, Electrician, Electrician, Security
3. Door Closer - All Suite Entrance Doors Provide AUSA Grade 2 door closer (Taymor model 11-502 or approved equal). Adjust according to manufacturer's instructions.	Door Supplier, Finish Carpenter, Carpenter, Electrician, Electrician, Security
4. Security Glazing Door closer panel and adjacent glazing to be tempered.	Door Supplier, Finish Carpenter, Carpenter, Electrician, Electrician, Security
5. Door Latchset and Deadlock Door latchset shall be ANSI Grade 2 knob or lever style with five pin keying to comply with BC Building Code requirements. Door deadlocks shall be ANSI Grade 2 with 5 pin keying and inside thumb-turn rotating maximum 90° to extend or retract locking bolt.	Door Supplier, Finish Carpenter, Carpenter, Electrician, Electrician, Security
6. Non-Removable Hinge Pins On subject swinging doors, provide hinges with non-removable pins.	Door Supplier, Finish Carpenter, Carpenter, Electrician, Electrician, Security
7. Lock Guard On inward swinging doors, provide 12" long lock guard (interlocking plates to meet prying, install the interlocking plate to protect the lock of the deadbolt).	Door Supplier, Finish Carpenter, Carpenter, Electrician, Electrician, Security
8. Extra Length Screws (Hinge Doors and Frames) One screw per hinge bolt to be 2" long. 2 screws per deadbolt strike plate to be 2" long.	Door Supplier, Finish Carpenter, Carpenter, Electrician, Electrician, Security
9. Secondary Sliding Patio Door Lock Provide locking and all ground floor and roof deck locations. Provide non-key-locking secondary door lock at other locations. Slide-Co 1500 series non-keyed or approved equal. Provide self-closed angle bracket if sliding wall is on the outside of the frame opening.	Door Supplier, Finish Carpenter, Carpenter, Electrician, Electrician, Security
10. Door Viewer (Peephole) 180° viewing angle. UAC tested for fire doors. Taymor TASH 845200 or approved equal.	Door Supplier, Finish Carpenter, Carpenter, Electrician, Electrician, Security

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11. Keyless Activated Electric Door Opener Provide one wireless output receiver per parkade entry overhead door (Linear model 800 or approved equal). Provide two keychain transmitters per parking stall (Linear ACT210 1-channel transmitter (Linear ACT210 4-channel transmitter or approved equal). Provide key switch, in parallel with the keyless activated electric door opener, for backup to open the keyless system temporarily does not function (Discutron kit series or approved equal). Key switch shall be set up so the dwelling and entrance key also operates the backup key switch.	Electronic Security, Security, Electrician, Electrician, Security
12. Keyless Activated Manual Backup Provide key switch, in parallel with the keyless activated electric door opener, for backup to open the keyless system temporarily does not function (Discutron kit series or approved equal). Key switch shall be set up so the dwelling and entrance key also operates the backup key switch.	Electronic Security, Security, Electrician, Electrician, Security

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Note: The following items are the minimum standard required for each door or area type. All items in this schedule are detailed in the accompanying Dwelling Unit Security Specifications document.	Action By
Dwelling Unit - Security Item Schedule	
1. Dwelling Unit Entry Door to Common Corridor Provide dwelling and entrance door. Provide solid door frame. Provide latchset and deadlock. Provide suite entrance door closer. Provide one door viewer (peephole). Provide one lock guard. Provide security glazing.	Door Supplier, Finish Carpenter, Carpenter, Electrician, Electrician, Security
2. Sliding Patio Door to Exterior Provide dwelling and entrance door. Provide solid door frame. Provide latchset and deadlock. Provide suite entrance door closer. Provide one door viewer (peephole). Provide one lock guard for ground floor only. Provide security glazing.	Door Supplier, Finish Carpenter, Carpenter, Electrician, Electrician, Security
3. Sliding Patio Door to Exterior Provide secondary sliding patio door lock. Provide security glazing.	Door Supplier, Finish Carpenter, Carpenter, Electrician, Electrician, Security
4. Security System Provide rough-in for concealed burglar alarm contacts to all doors and windows (including skylights if not within view of outdoor detection). Provide rough-in for one passive infrared motion detector.	Door Supplier, Finish Carpenter, Carpenter, Electrician, Electrician, Security

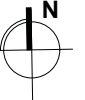
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(TITLE)

SECURITY
NOTES

16390 (PROJECT)

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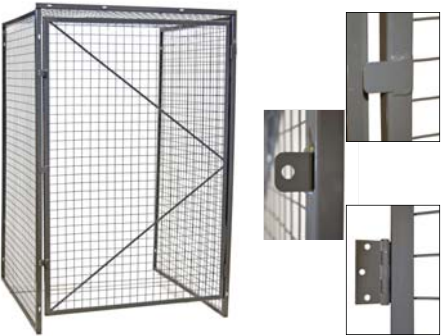
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A-1.071

Storage Lockers



Advantage Storage Lockers are a cost-effective modular storage-room system used in new builds and refits. Sized and configured to suit site conditions, Advantage Lockers are pre-fabricated-to-order and then assembled on site by our teams of expert installers.

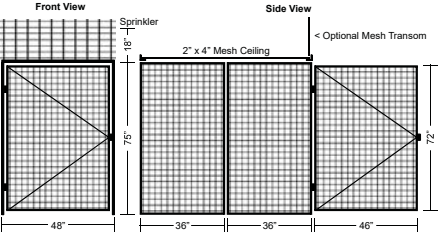
Quality. Service. Price. Secure all three by choosing **Advantage Lockers**.



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Storage Lockers

Sample Construction of a 4' x 6' Locker



Construction

Formed and Welded 12ga Steel Frame
Panels = 8ga Welded Mesh @ 2" x 2"
Ceiling = 8ga Welded Mesh @ 2" x 4"

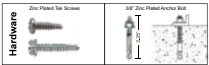
Reinforced Door with Striker

Industrial Hinges

2 Lock Hasps

LEED

Powder Coat RAL # 7010
90% Recycled Steel
Made in Vancouver



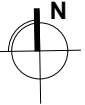
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CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

[TITLE]

BICYCLE
LOCKERS

16390 [PROJECT]

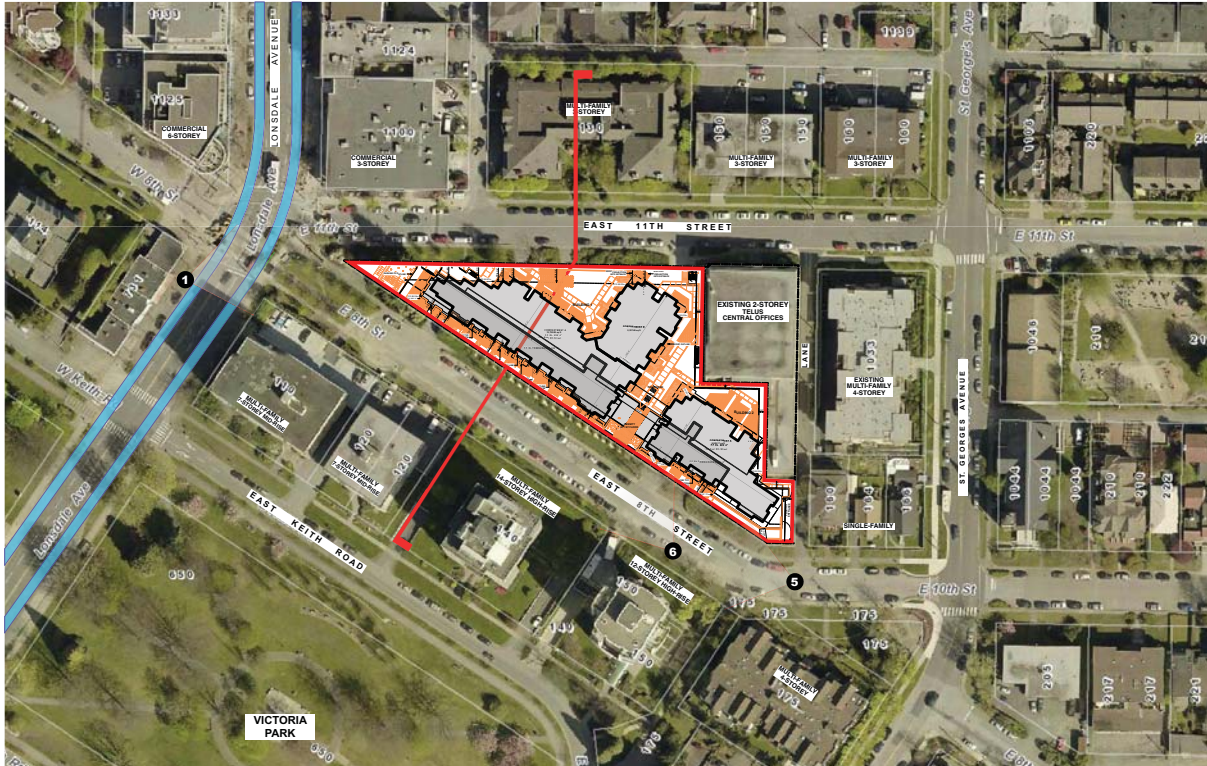
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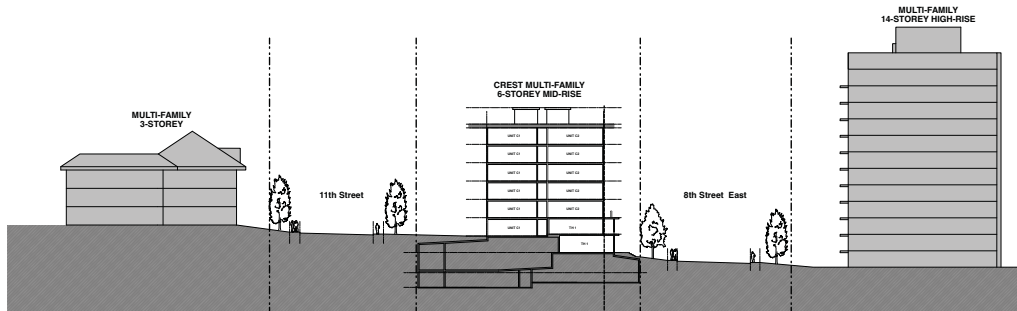
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A-1.072



CONTEXT



SECTION



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CREST

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NORTH VANCOUVER, BC

(TITLE)

SITE SECTIONS

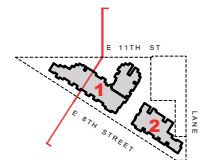
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NOV 14, 2017 (DATE)

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(DRAWING)



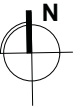
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[TITLE]

**PARKING P2
OVERALL PLAN**

16390 [PROJECT]

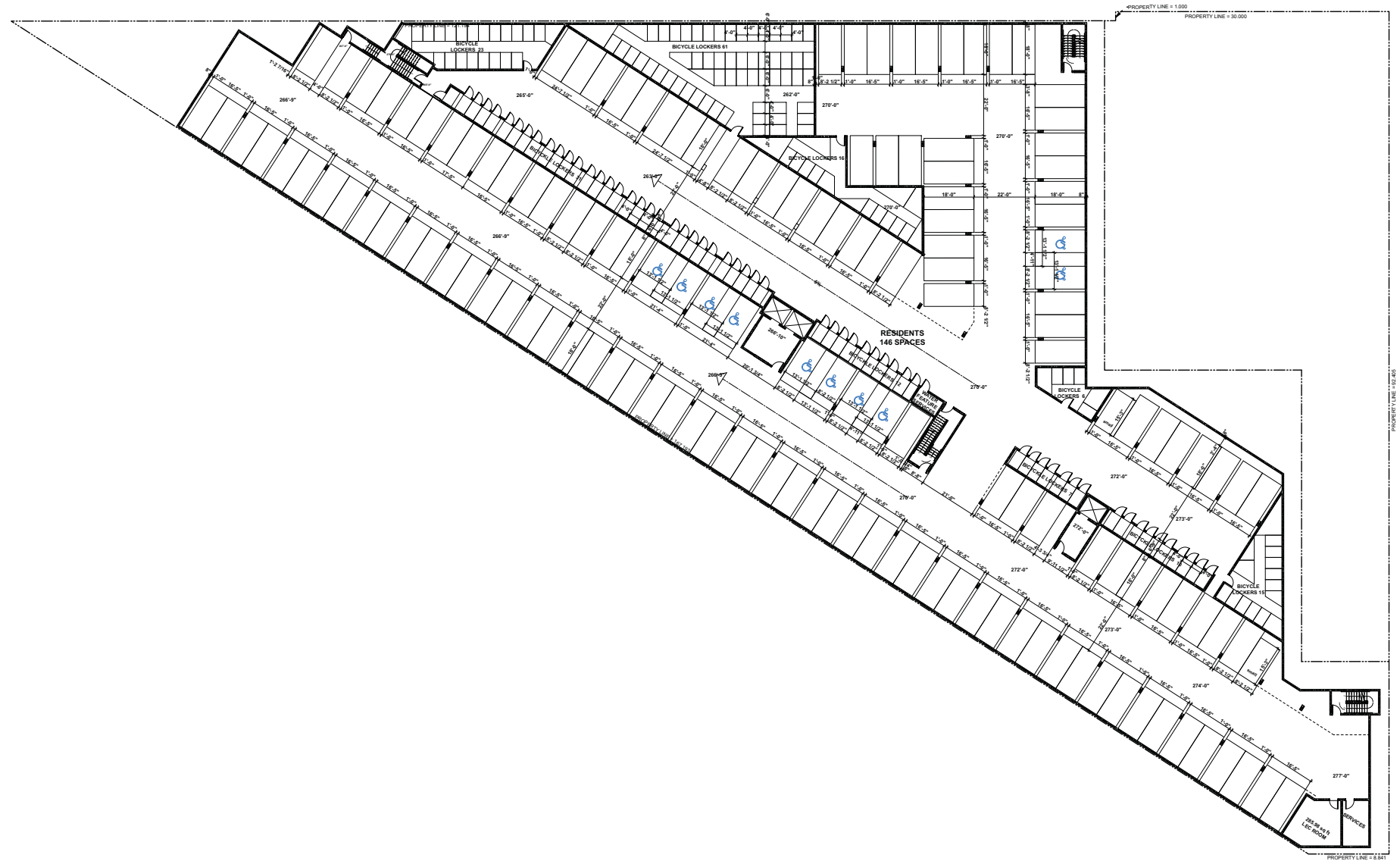
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ISSUE 7 [ISSUE]

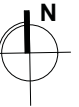
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CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

[TITLE]

**PARKING P2
NORTH-WEST P2
PLAN**

16390 [PROJECT]

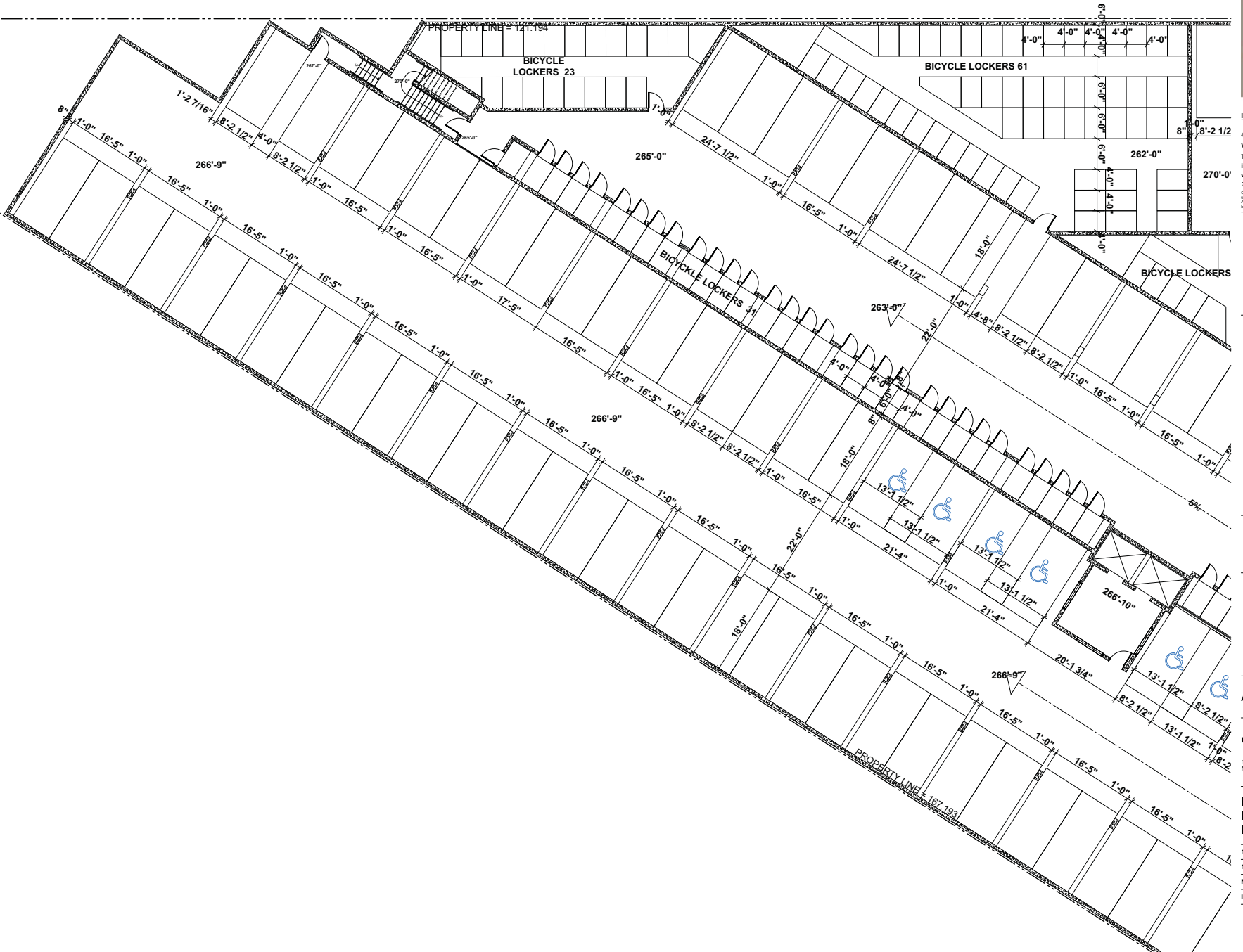
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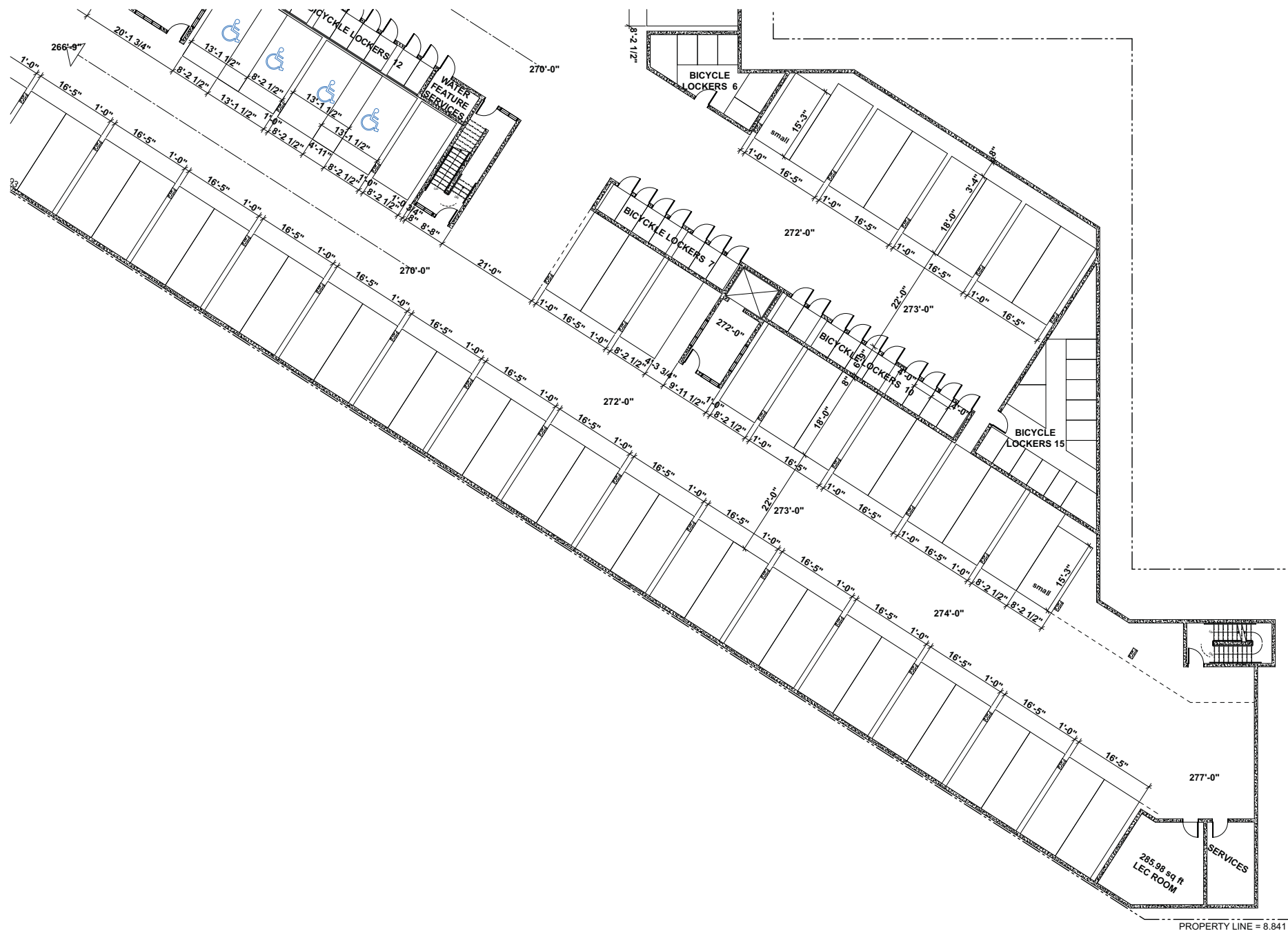
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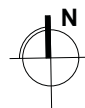




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CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

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**PARKING P2
SOUTH PLAN**

16390 (PROJECT)

1/8" = 1'-0" (SCALE)

NOV 14, 2017 (DATE)

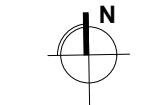
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CREST
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**PARKING P1
 OVERALL PLAN**

16390 (PROJECT)
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 NOV 14, 2017 (DATE)
 ISSUE 7 (ISSUE)

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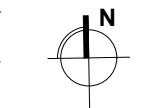
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NORTH VANCOUVER, BC

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**PARKING P1
NORHT-WEST
PLAN**

16390 (PROJECT)

1/8" = 1'-0" (SCALE)

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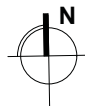
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**PARKING P1
SOUTH PLAN**

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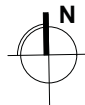
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150 EAST 8TH STREET
NORTH VANCOUVER, BC

1ST FLOOR
OVERALL PLAN

16390 [PROJECT]

1/16" = 1'-0" [SCALE]

NOV 14, 2017 [DATE]

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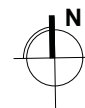
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(ARCHITECT SEAL)

(CLIENT)

ADERA

(PROJECT)

CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

(TITLE)

**1ST FLOOR
NORTH-WEST
PLAN**

16390

(PROJECT)

1/8" = 1'-0"

(SCALE)

NOV 14, 2017

(DATE)

ISSUE 7

(ISSUE)

(DRAWING)

A-2.101



(TYPICAL)
OUTLINE OF BUILDING
AT LEVEL 1 AND ABOVE

OUTLINE OF BUILDING
AT LEVEL 1 AND ABOVE

CONCRETE LEDGE AT BASEMENT LEVEL
(DASHED)

CONCRETE WALL
BASEMENT LEVEL WALL
(DASHED)

PAB AT BASEMENT LEVEL (DASHED)

CONCRETE LEDGE AT BASEMENT LEVEL
(DASHED)

**BUILDING
(HIGHER PORTION)
150 E 8TH STREET**

LANDING LINE OF INCREASE IN ELEVATION OF BUILDING

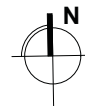
OUTLINE
AT LEVE



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(ARCHITECT SEAL)

ADERA

CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

**1ST FLOOR
NORTH-EAST
PLAN**

16390 (PROJECT)

1/8" = 1'-0" (SCALE)

NOV 14, 2017 (DATE)

ISSUE 7 (ISSUE)

(DRAWING)

A-2.102





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N



ADERA
LIVE WEST COAST

(ARCHITECT SEAL)

(CLIENT)

ADERA

(PROJECT)

CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

(TITLE)

1ST FLOOR
SOUTH PLAN

16390 (PROJECT)

1/8" = 1'-0" (SCALE)

NOV 14, 2017 (DATE)

ISSUE 7 (ISSUE)

(DRAWING)

A-2.103



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(CLIENT)

ADERA

(PROJECT)

CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

(TITLE)

2ND FLOOR
OVERALL PLAN

16390 (PROJECT)

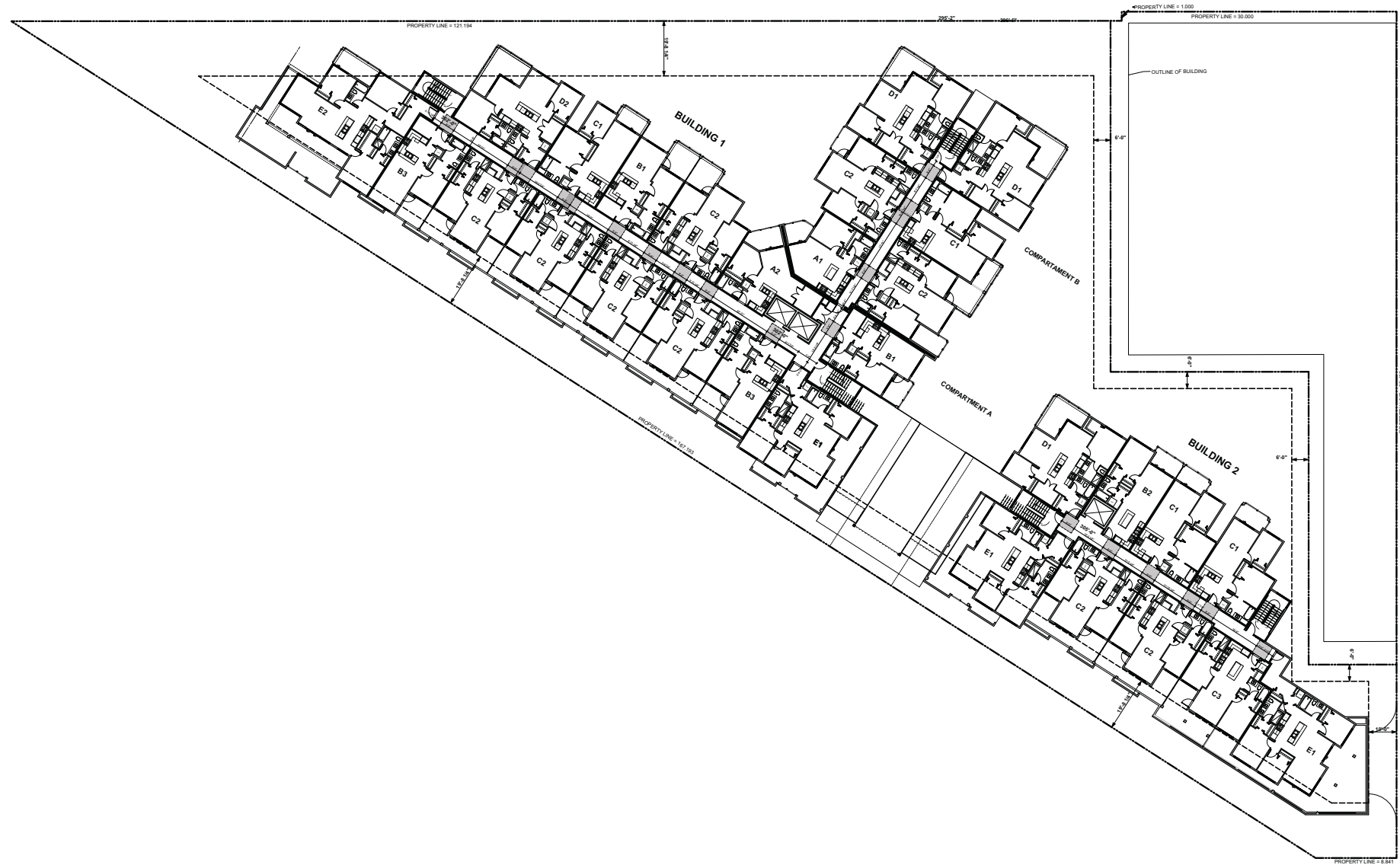
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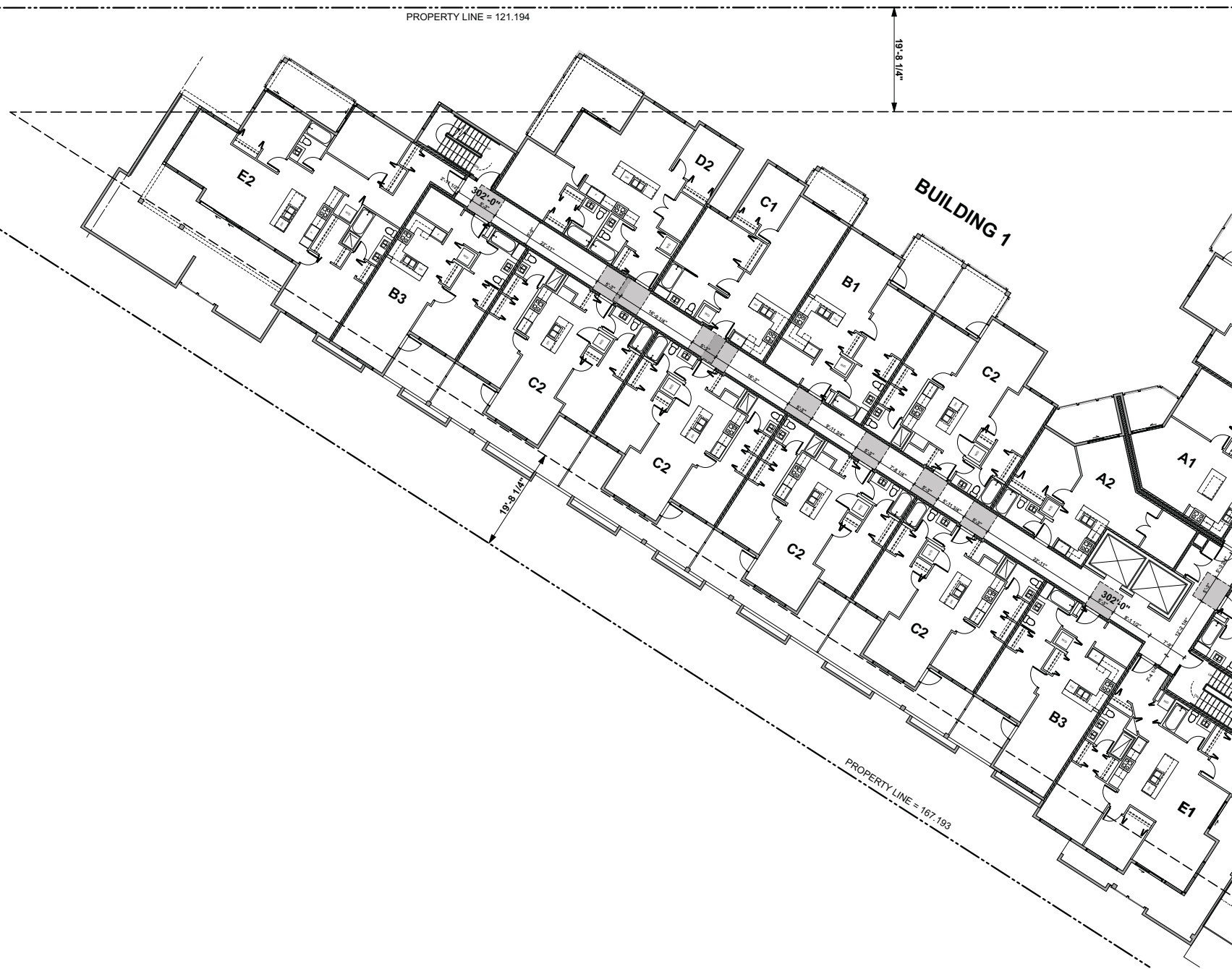
NOV 14, 2017 (DATE)

ISSUE 7 (ISSUE)

(DRAWING)

A-2.200

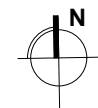




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ADERA

[PROJECT]

CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

[TITLE]

**2ND FLOOR
NORTH-WEST
PLAN**

16390 [PROJECT]

1/8" = 1'-0" [SCALE]

NOV 14, 2017 [DATE]

ISSUE 7 [ISSUE]

[DRAWING]

A-2.201



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(CLIENT)

ADERA

(PROJECT)

CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

(TITLE)

2ND FLOOR
NORTH-EAST
PLAN

(PROJECT)

16390

(SCALE)

1/8" = 1'-0"

(DATE)

NOV 14, 2017

(ISSUE)

ISSUE 7

(DRAWING)

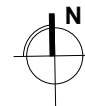
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ADERA

[PROJECT]

CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

[TITLE]

**2ND FLOOR
SOUTH PLAN**

16390 [PROJECT]

1/8" = 1'-0" [SCALE]

NOV 14, 2017 [DATE]

ISSUE 7 [ISSUE]

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[CLIENT]

ADERA

[PROJECT]

CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

[TITLE]

**3RD FLOOR
OVERALL PLAN**

16390 [PROJECT]

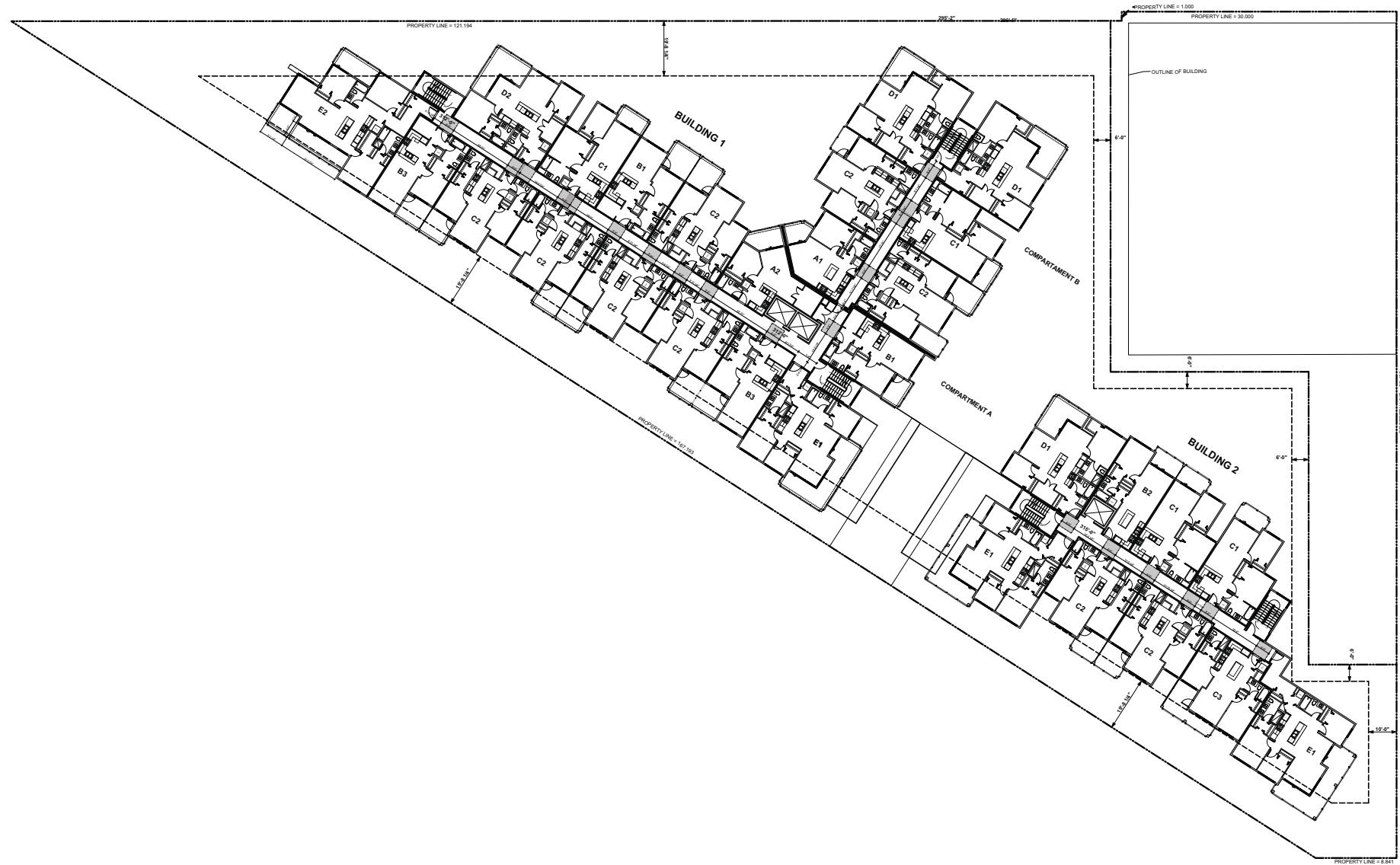
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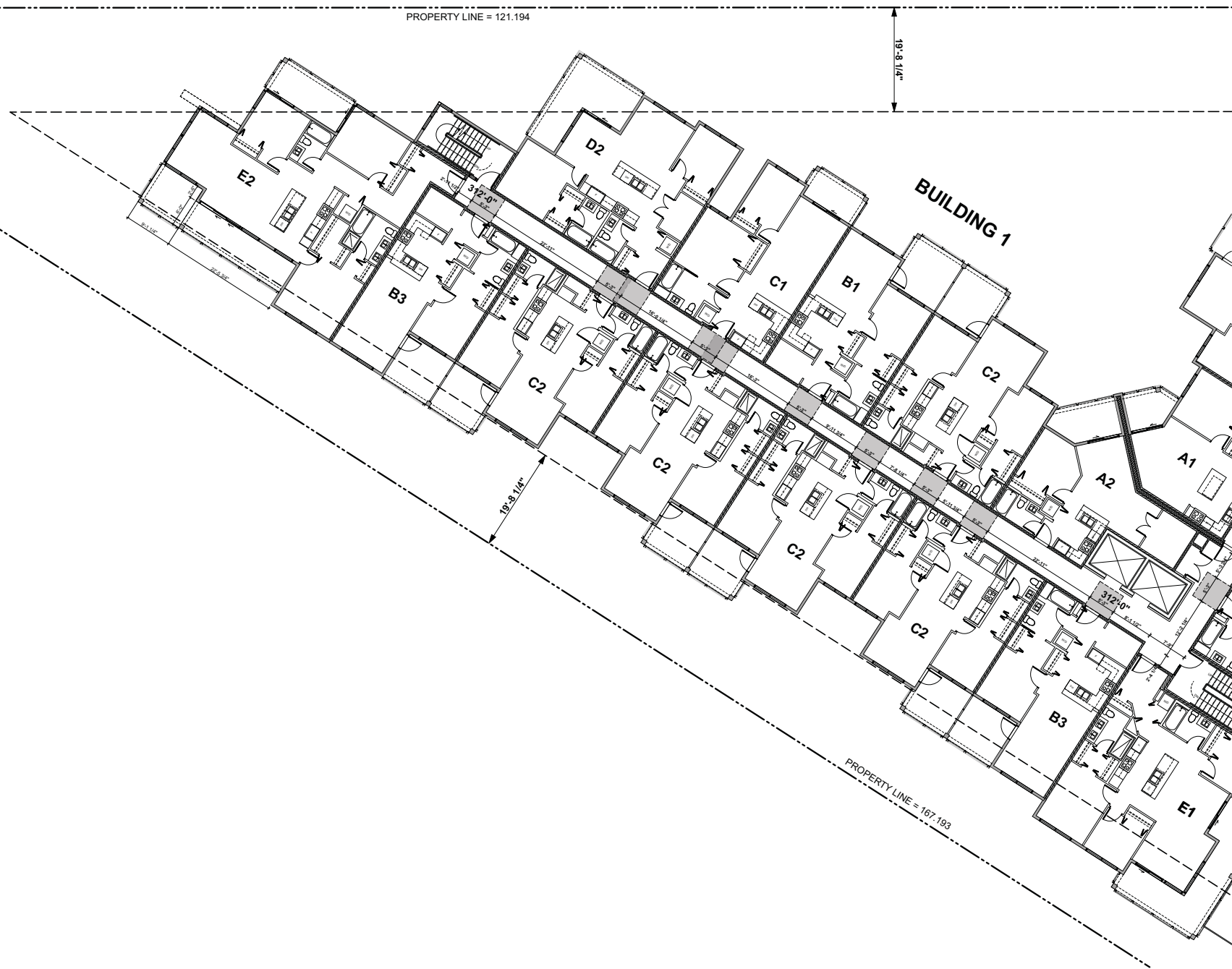
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ISSUE 7 [ISSUE]

[DRAWING]

A-2.300

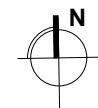




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ADERA

[PROJECT]

CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

[TITLE]

**3RD FLOOR
NORTH-WEST
PLAN**

16390 [PROJECT]

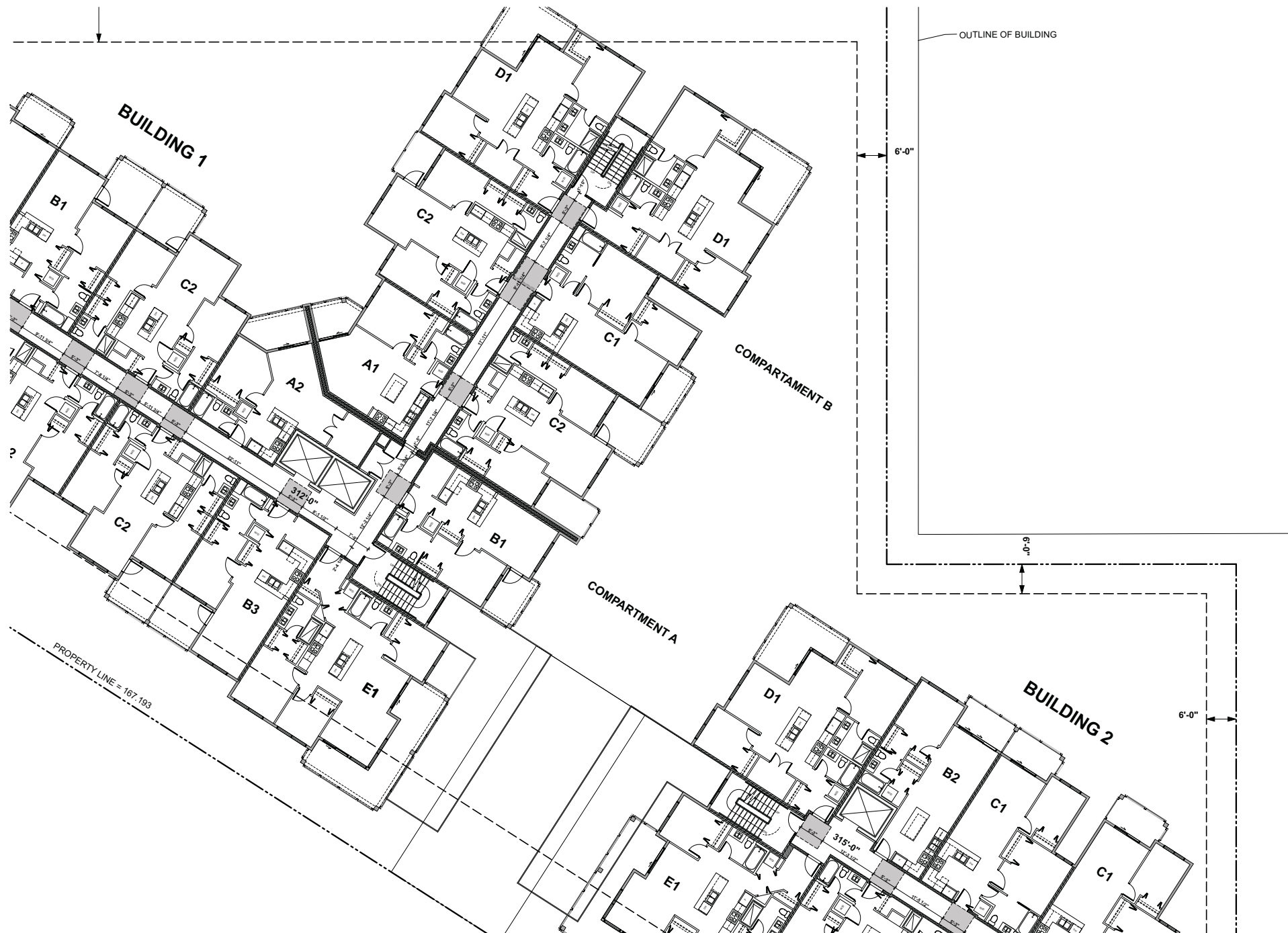
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NOV 14, 2017 [DATE]

ISSUE 7 [ISSUE]

[DRAWING]

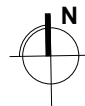
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ADERA

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CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

[TITLE]

**3RD FLOOR
NORTH-EAST
PLAN**

16390 [PROJECT]

1/8" = 1'-0" [SCALE]

NOV 14, 2017 [DATE]

ISSUE 7 [ISSUE]

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A-2.302



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ADERA

[PROJECT]

CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

[TITLE]

**3RD FLOOR
SOUTH PLAN**

16390 [PROJECT]

1/8" = 1'-0" [SCALE]

NOV 14, 2017 [DATE]

ISSUE 7 [ISSUE]

[DRAWING]

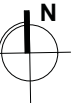
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ADERA

[PROJECT]

CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

[TITLE]

**4TH FLOOR
OVERALL PLAN**

16390 [PROJECT]

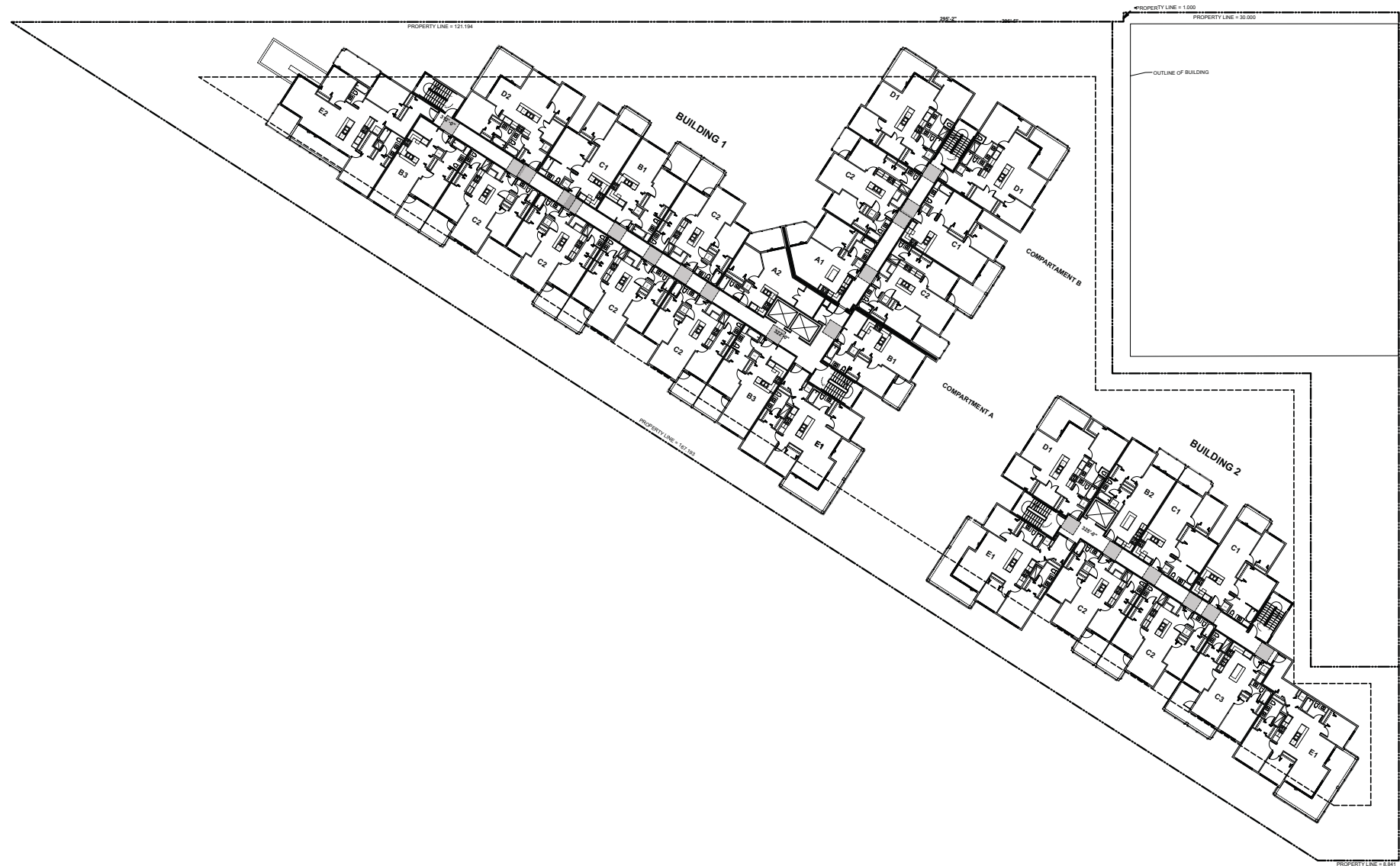
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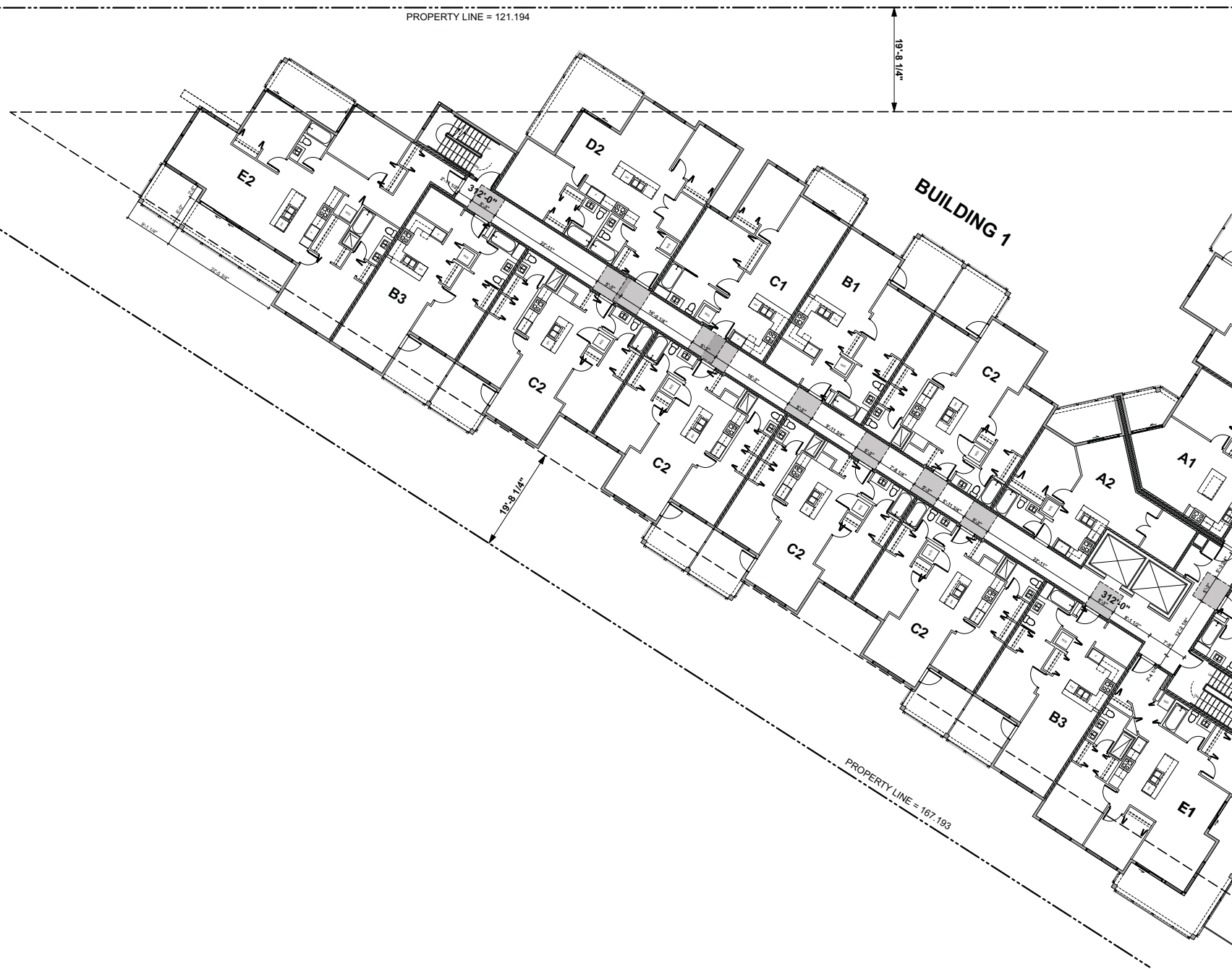
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ISSUE 7 [ISSUE]

[DRAWING]

A-2.400

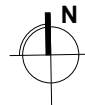




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ADERA

[PROJECT]

CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

[TITLE]

4TH FLOOR
NORTH-WEST
PLAN

16390 [PROJECT]

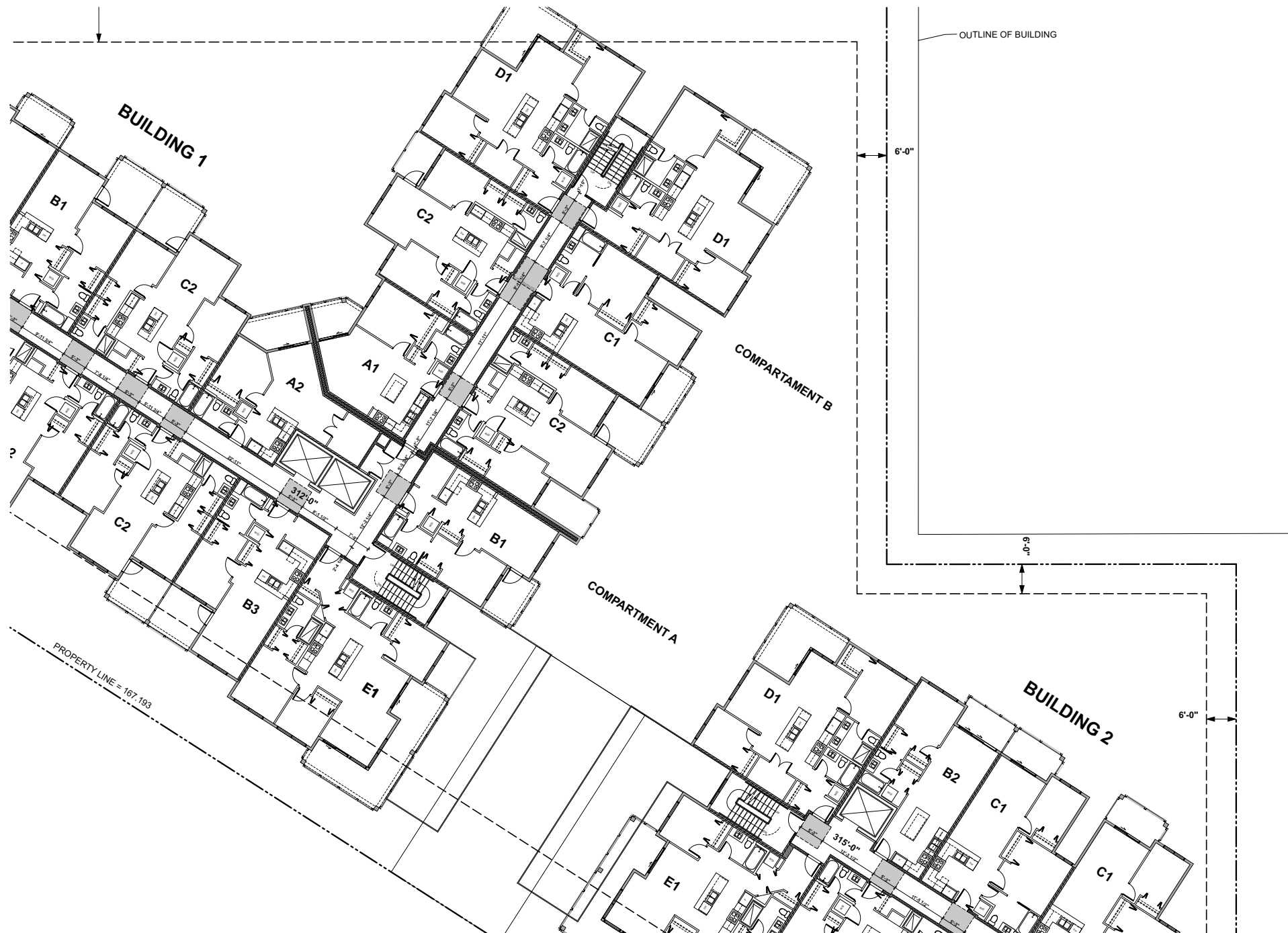
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NOV 14, 2017 [DATE]

ISSUE 7 [ISSUE]

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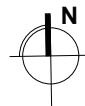
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(CLIENT)

ADERA

(PROJECT)

CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

(TITLE)

4TH FLOOR
NORTH-EAST
PLAN

16390 (PROJECT)

1/8" = 1'-0" (SCALE)

NOV 14, 2017 (DATE)

ISSUE 7 (ISSUE)

(DRAWING)

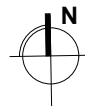
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ADERA

[PROJECT]

CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

[TITLE]

4TH FLOOR
SOUTH PLAN

16390 [PROJECT]

1/8" = 1'-0" [SCALE]

NOV 14, 2017 [DATE]

ISSUE 7 [ISSUE]

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A-2.403



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[CLIENT]

ADERA

[PROJECT]

CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

[TITLE]

**5TH FLOOR
OVERALL PLAN**

16390 [PROJECT]

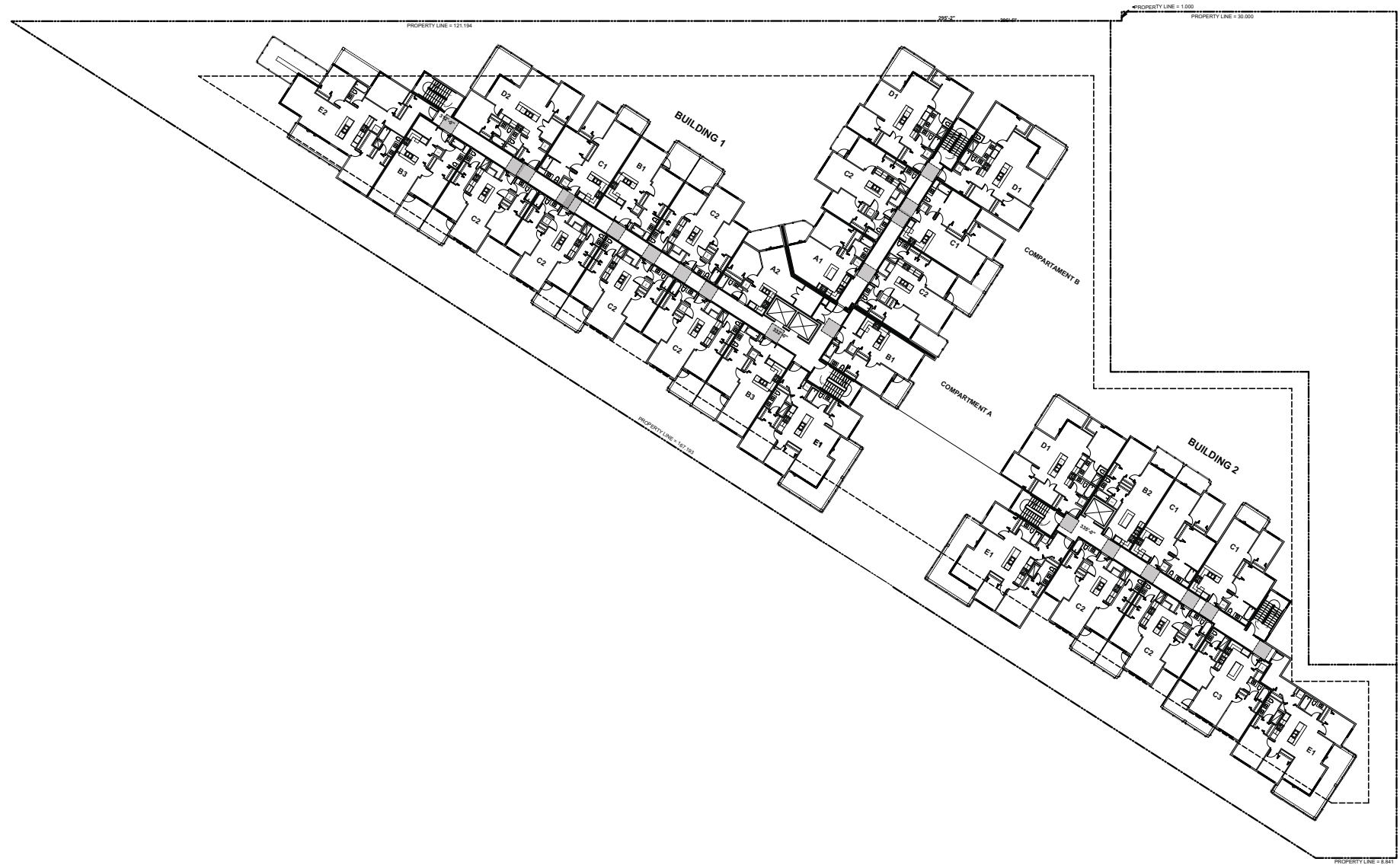
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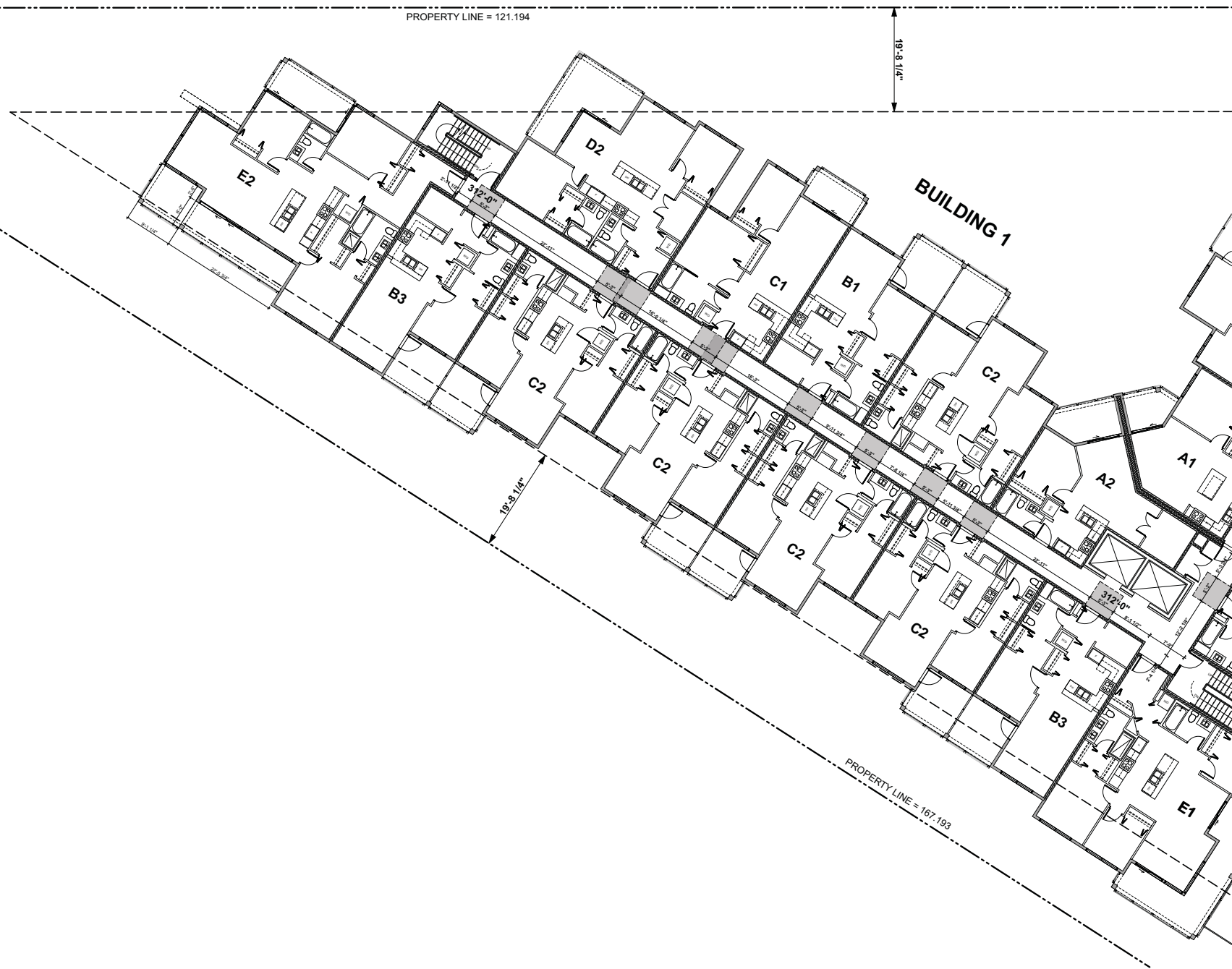
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ISSUE 7 [ISSUE]

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A-2.500

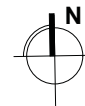




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[CLIENT]

ADERA

[PROJECT]

CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

[TITLE]

**5TH FLOOR
NORTH-WEST
PLAN**

16390

[PROJECT]

1/8" = 1'-0"

[SCALE]

NOV 14, 2017

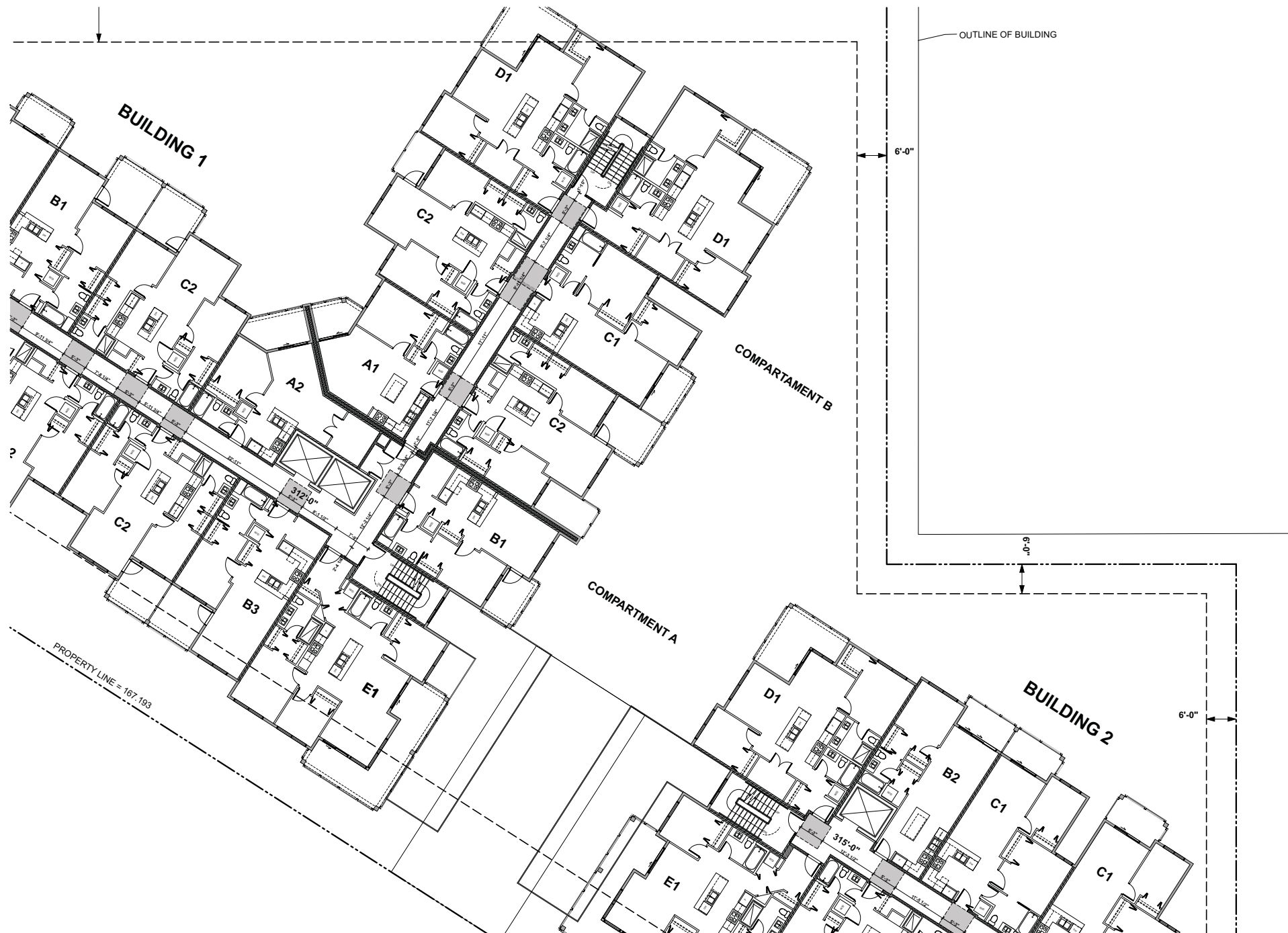
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ISSUE 7

[ISSUE]

[DRAWING]

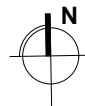
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[CLIENT]

ADERA

[PROJECT]

CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

[TITLE]

5TH FLOOR
NORTH-EAST
PLAN

16390 [PROJECT]

1/8" = 1'-0" [SCALE]

NOV 14, 2017 [DATE]

ISSUE 7 [ISSUE]

[DRAWING]

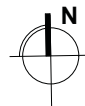
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[CLIENT]

ADERA

[PROJECT]

CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

[TITLE]

**5TH FLOOR
SOUTH PLAN**

16390 [PROJECT]

1/8" = 1'-0" [SCALE]

NOV 14, 2017 [DATE]

ISSUE 7 [ISSUE]

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A-2.503



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(CLIENT)

ADERA

[PROJECT]

CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

(TITLE)

6TH FLOOR OVERALL PLAN

16390 [PROJECT]

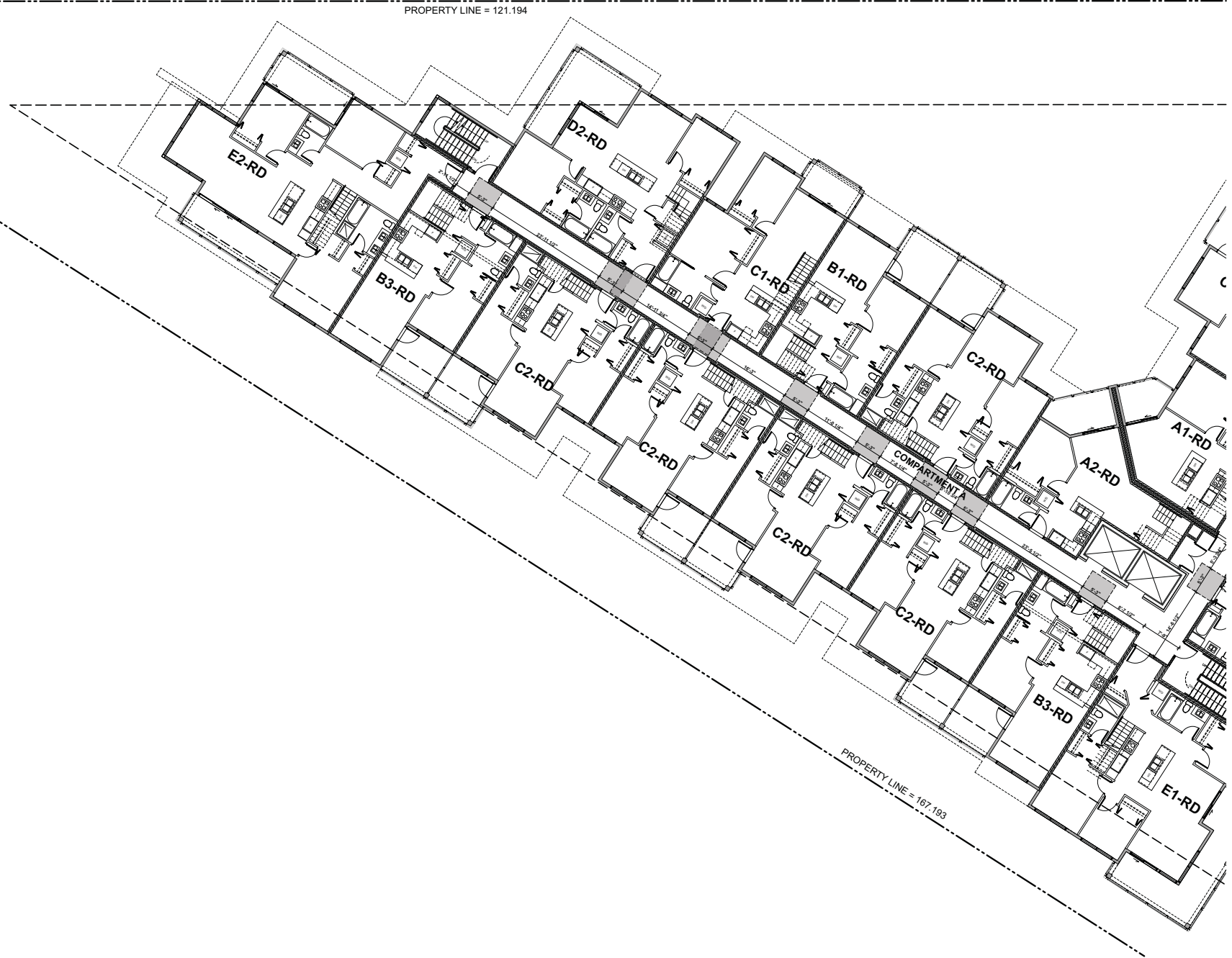
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NOV 14, 2017 [DATE]

ISSUE 7 [ISSUE]

[DRAWING]

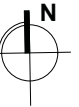
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(CLIENT)

ADERA

(PROJECT)

CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

(TITLE)

**6TH FLOOR
NORTH-WEST
PLAN**

16390

(PROJECT)

1/8" = 1'-0"

(SCALE)

NOV 14, 2017

(DATE)

ISSUE 7

(ISSUE)

(DRAWING)

A-2.601



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[CLIENT]

ADERA

[PROJECT]

CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

[TITLE]

**6TH FLOOR
NORTH-EAST
PLAN**

16390 [PROJECT]

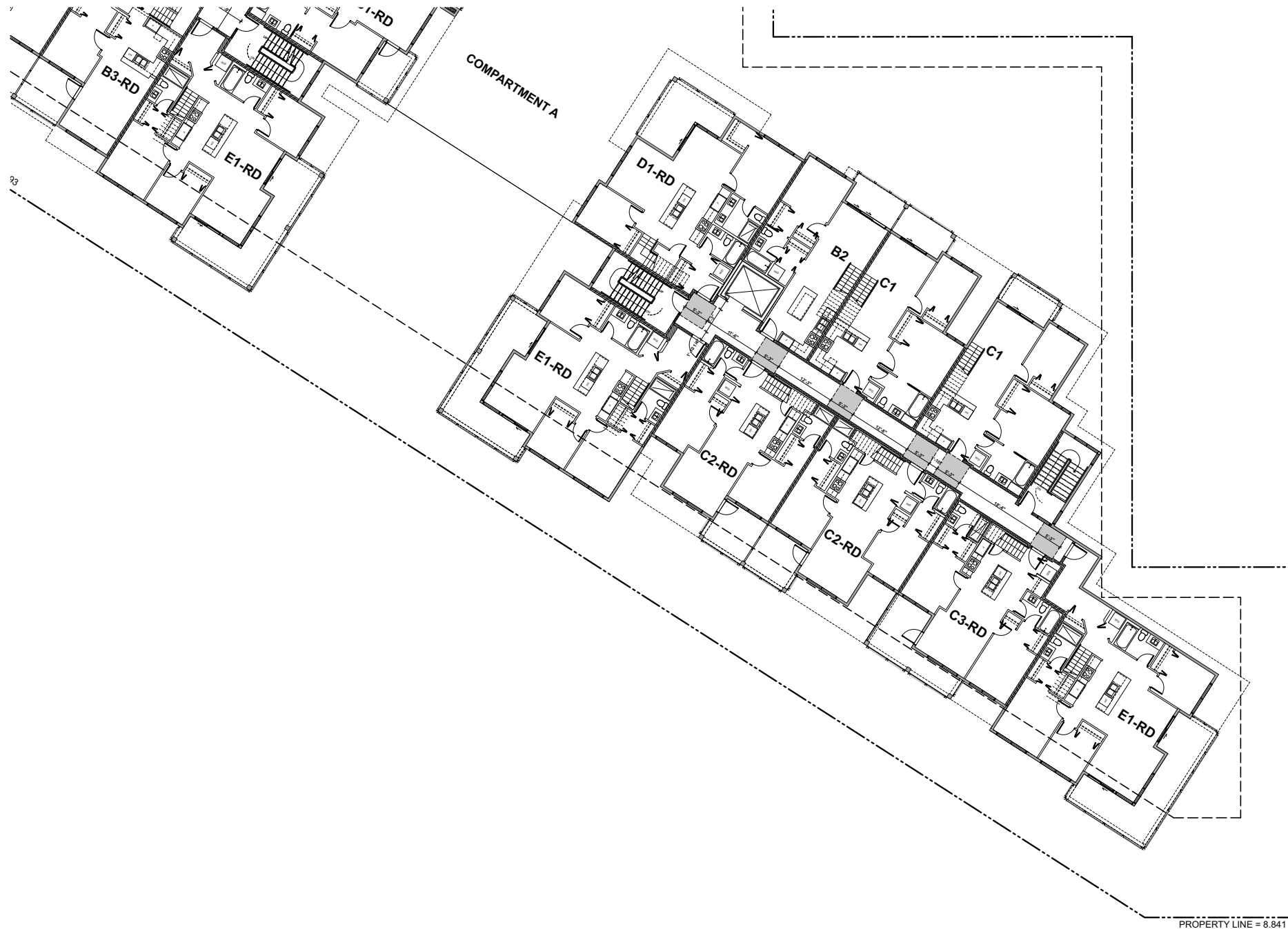
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NOV 14, 2017 [DATE]

ISSUE 7 [ISSUE]

[DRAWING]

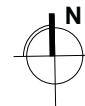
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ADERA

[PROJECT]

CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

[TITLE]

**6TH FLOOR
SOUTH PLAN**

16390 [PROJECT]

1/8" = 1'-0" [SCALE]

NOV 14, 2017 [DATE]

ISSUE 7 [ISSUE]

[DRAWING]

A-2.603



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[ARCHITECT SEAL]

(CLIENT)

ADERA

[PROJECT]

CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

(TITLE)

ROOF OVERALL PLAN

16390 [PROJECT]

1/16"=1'-0" [SCALE]

NOV 14, 2017 [DATE]

ISSUE 7 [ISSUE]

[DRAWING]

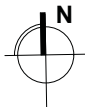
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[ARCHITECT SEAL]

[CLIENT]

ADERA

[PROJECT]

CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

[TITLE]

**ROOF
NORTH-WEST
PLAN**

16390 [PROJECT]

1/8" = 1'-0" [SCALE]

NOV 14, 2017 [DATE]

ISSUE 7 [ISSUE]

[DRAWING]

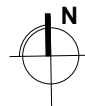
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[ARCHITECT SEAL]

[CLIENT]

ADERA

[PROJECT]

CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

[TITLE]

**ROOF
NORTH-EAST
PLAN**

16390 [PROJECT]

1/8" = 1'-0" [SCALE]

NOV 14, 2017 [DATE]

ISSUE 7 [ISSUE]

[DRAWING]

A-2.702



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[ARCHITECT SEAL]

[CLIENT]

ADERA

[PROJECT]

CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

(TITLE)

ROOF
SOUTH PLAN

[PROJECT]

16390

1/8" = 1'-0"

[SCALE]

NOV 14, 2017

[DATE]

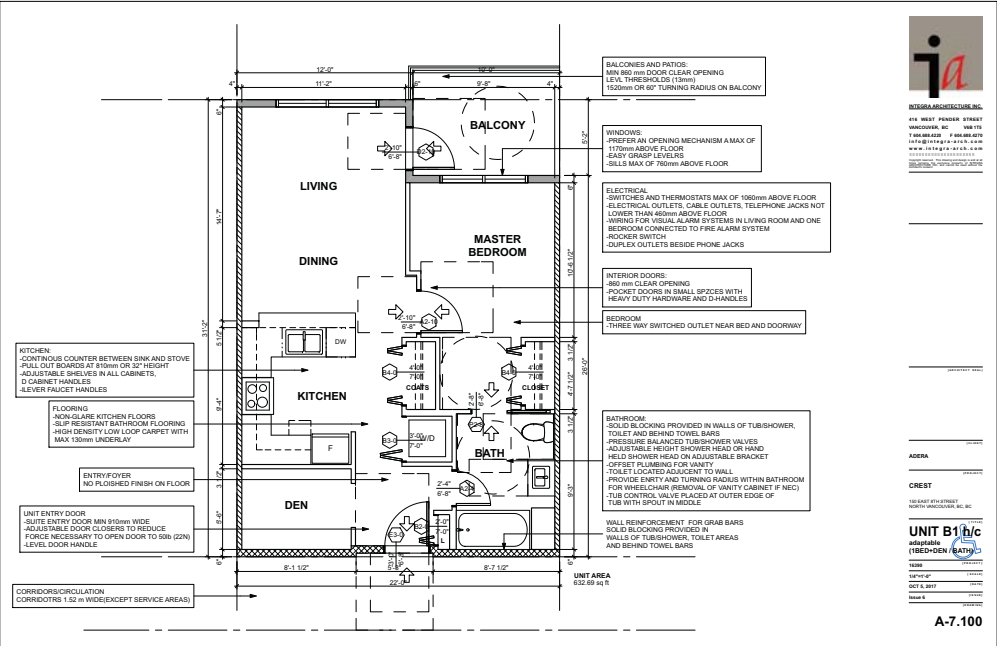
ISSUE 7

(12245)

COBAMINOL

A-2.703





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ADERA

CREST

UNIT B1 h/c

adaptable

(1860-DEN BATH)

UNIT B1 h/c

adaptable

(1860-DEN BATH)

UNIT B1 h/c

adaptable

(1860-DEN BATH)

UNIT B1 h/c

adaptable

(1860-DEN BATH)

UNIT B1 h/c

adaptable

(1860-DEN BATH)

UNIT B1 h/c

adaptable

(1860-DEN BATH)

UNIT B1 h/c

adaptable

(1860-DEN BATH)

UNIT B1 h/c

adaptable

(1860-DEN BATH)

UNIT B1 h/c

adaptable

(1860-DEN BATH)

UNIT B1 h/c

adaptable

(1860-DEN BATH)

UNIT B1 h/c

adaptable

(1860-DEN BATH)

UNIT B1 h/c

adaptable

(1860-DEN BATH)

UNIT B1 h/c

adaptable

(1860-DEN BATH)

UNIT B1 h/c

adaptable

(1860-DEN BATH)

UNIT B1 h/c

adaptable

(1860-DEN BATH)

UNIT B1 h/c

adaptable

(1860-DEN BATH)

UNIT B1 h/c

adaptable

(1860-DEN BATH)

UNIT B1 h/c

adaptable

(1860-DEN BATH)

UNIT B1 h/c

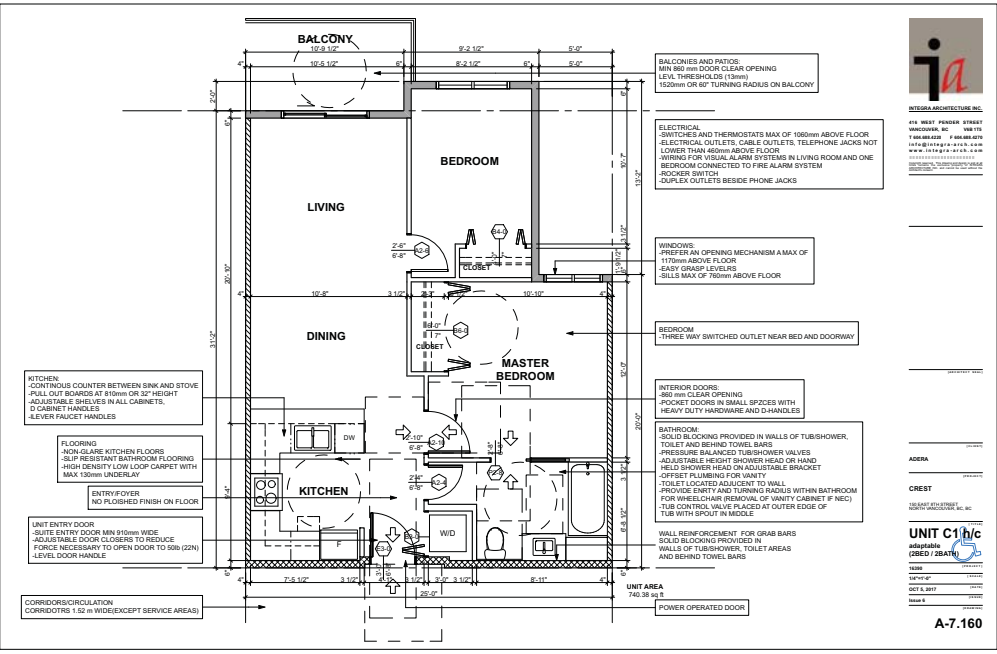
adaptable

(1860-DEN BATH)

UNIT B1 h/c

adaptable

(1860-DEN BATH)



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ADERA

CREST

UNIT C1 h/c

adaptable

(2860 / 2840)

UNIT C1 h/c

adaptable

(2860 / 2840)

UNIT C1 h/c

adaptable

(2860 / 2840)

UNIT C1 h/c

adaptable

(2860 / 2840)

UNIT C1 h/c

adaptable

(2860 / 2840)

UNIT C1 h/c

adaptable

(2860 / 2840)

Adaptable Design Unit Calculation						
Level	Floors	Unit/Fir	Total Units	AD Level 1	AD Level 2	AD Level 3
Lobby/Entry	parking P1	34	34	34	-	-
2	1st floor	29	29	23	6	-
3	2nd floor	29	29	21	8	-
4	3rd floor	29	29	21	8	-
5	4th floor	29	29	21	8	-
6	5th floor	29	29	21	8	-
7	6th floor	29	29	21	8	-
8						
9						
10						
11						
12						
13						
14						
15						
Total Provided			179	133	46	
			% 100%	74.3 %	25.7 %	%
Total Required				75 %	25 %	%

Note: All areas and calculations are preliminary and approximate.



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ADERA

LIVE WEST COAST

(ARCHITECT SEAL)

(CLIENT)

ADERA

(PROJECT)

CREST

150 EAST 8TH STREET

NORTH VANCOUVER, BC

(TITLE)

ADAPTABLE
UNITS

16390

(PROJECT)

1/4" = 1'-0", 1' = 1'-0"

05, 2017

(DATE)

Issue 6

(DRAWING)

A-3.010



SOUTH WEST ELEVATION - BLD 1
SCALE: 3/32" = 1'-0"



SOUTH WEST ELEVATION - BLD 2
SCALE: 3/32" = 1'-0"

MATERIAL AND COLOUR LEGEND

	Manufacturer	Colour to match... Reference No.	
● A	Light Grey	Flat Roof	2 Ply SBS roof membrane
● B	White	James Hardie Arctic White ColorPlus Collection	HardiePlank Lap Siding - Select CedarMill texture, 7" exposure, typical exterior walls
● C	Gray/Green	James Hardie Monterey ColorPlus Collection	HardiePlank Lap Siding - Select CedarMill texture, 7" exposure, typical exterior walls
● D	Charcoal	James Hardie Rich Espresso ColorPlus Collection	Hardie-Reveal Panel c/w 'Easy Trim' - smooth texture
● E	Dark Cherry		Folded Metal Panel - wood grain or solid colour
● F	Dark Brown	Colour to match Makin Metals Dark Brown	Metal panel-SMP pre-painted, galvanized steel for siding and flashing applications (c/w window sill panels the match window colour)
● G	Black	Vinyl Windows	Black
● H	Black	Stonefront Door and Windows	Colour to match Makin Metals Dark Brown
● I	Black	Benjamin Moore	Oxys 2135-10
● J	Stained	Fibre Cement at Woodstone Finish System	Rustic Series 'Old Cherry'
● K	Black	Durwall Powder Coatings	Black
● L	Black	Makin Metals Ltd.	Black (satin finish)
● M	Light Grey	Architectural concrete	Cast-in-place concrete walls, light sandblasted c/w clear water repellent coating
● O	Stained	Engineered Wood	Brade Coatings 187 Sepolia

(ARCHITECT SEAL)

(CLIENT)

ADERA

(PROJECT)

CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

(TITLE)

**ELEVATIONS
BUILDINGS 1 & 2**

16390 (PROJECT)

3/32" = 1'-0" (SCALE)

NOV 14, 2017 (DATE)

Issue 7 (ISSUE)

(DRAWING)

MATERIAL AND COLOUR LEGEND

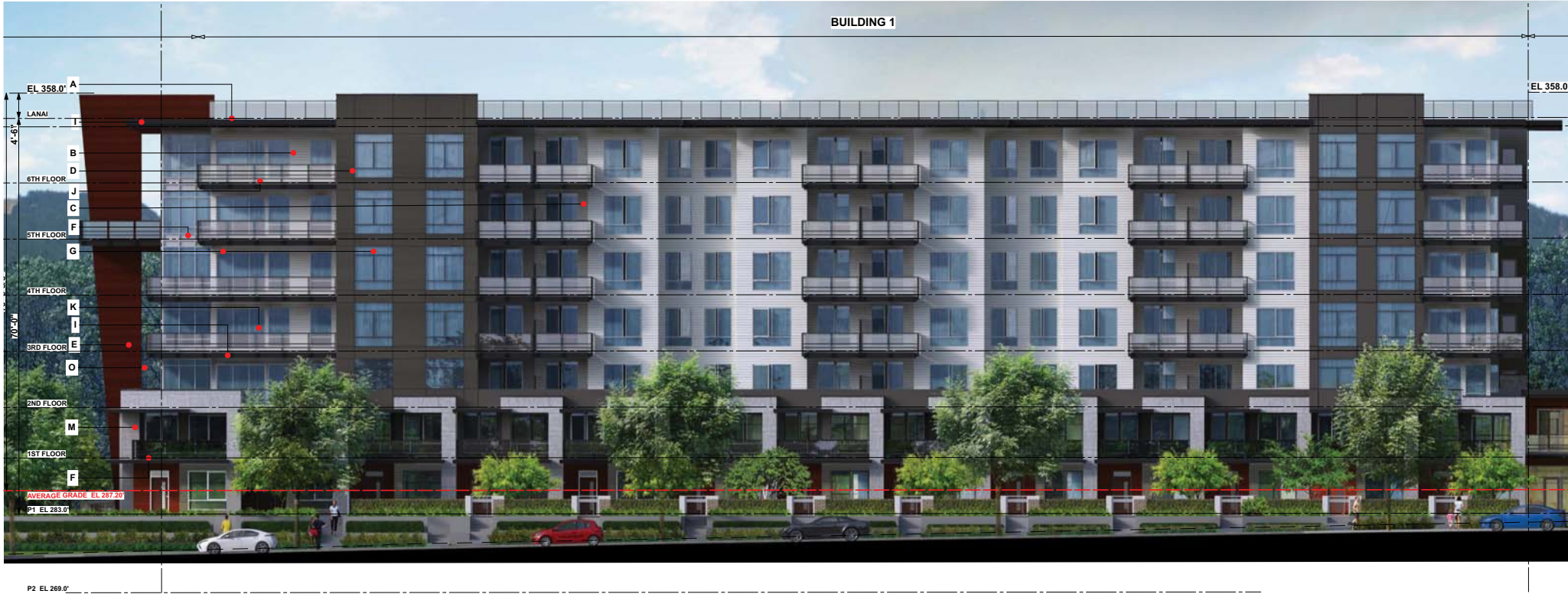
		Manufacturer	Colour to match.	Reference No.
● A	Light Grey	Flat Roof	-	2 Ply SBS roof membrane
● B	White	James Hardie ColourFlex Collection	Arctic White	HardiePlank Lap Siding - Select CedarMill texture, 7" exposure, typical exterior walls
● C	Grey/Green	James Hardie ColourFlex Collection	Monterey Teape	HardiePlank Lap Siding - Select CedarMill texture, 7" exposure, typical exterior walls
● D	Charcoal	James Hardie ColourFlex Collection	Rich Espresso	Hardie-Reveal Panel c/w "Easy Trim" - smooth texture
● E	Dark Cherry			Folded Metal Panel - wood grain or solid colour
● F	Dark Brown	Colour to match Main Metals	Dark Brown	Metal panel-SMP pre-painted, galvanized steel for siding and flashing applications (Window sill panels to match window colour)

● G	Black	Vinyl Windows	Black	Typical double glazed vinyl windows and sliding doors w/ matching flashing
● H	Black	Storefront Door and Windows	Colour to match Main Metals	Metal entrance door and windows
● I	Black	Benjamin Moore	Onyx 2155-10	Wood trims - roof fascia, balcony edge
● J	Stainless	Fibre Cement w/ Woodgrain Finish System	Rustic Series "Old Cherry"	Soffits @ roofs and balcony soffits
● K	Black	Dunell Premier Coatings	Black	Pre-finished aluminum railing c/w safety glass railing @ balconies
● L	Black	Main Metals Ltd.	Black (satin finish)	Flashing @ roofs, flashing at dark windows, downspouts, gutters
● M	Light Grey	Architectural concrete		Cast-in-place concrete walls, light sandblasted c/w clear water repellent coating
● O	Stainless	Engineered Wood	Breda Coatings SST Sepolia	Engineered wood (gulam), quality grade - canopy at residential entrance and corner feature



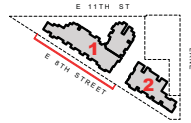
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SOUTH WEST ELEVATION - BLD 1

SCALE: 1/8" = 1'-0"



ELEVATION BLD 1 SOUTH-WEST

16390	(PROJECT)
1/8" = 1'-0"	(SCALE)
NOV 14, 2017	(DATE)
Issue 7	(ISSUE)
	(DRAWING)

A-4.010

MATERIAL AND COLOUR LEGEND

	Manufacturer	Colour to match.	Reference No.
● A	Light Grey	Flat Roof	2 Ply SBS roof membrane
● B	White	James Hardie ColorPlus Collection	Arctic White HardiePlank Lap Siding - Select CedarMill texture, 7" exposure, typical exterior walls
● C	Grey/Green	James Hardie ColorPlus Collection	Monterey Taupe HardiePlank Lap Siding - Select CedarMill texture, 7" exposure, typical exterior walls
● D	Charcoal	James Hardie ColorPlus Collection	Rich Espresso Hardie-Reveal Panel c/w "Easy Trim" - smooth texture
● E	Dark Cherry		Folded Metal Panel - wood grain or solid colour
● F	Dark Brown	Colour to match Bala Metals Dark Brown	Metal panel-SMP pre-painted, galvanized steel for siding and flashing applications (Window rill panels to match window colour)

● G	Black	Vinyl Windows	Black	Typical double glazed vinyl windows and sliding doors w/ matching flashing
● H	Black	Stonefront Door and Windows	Colour to match Bala Metals Black	Metal entrance door and windows
● I	Black	Benjamin Moore	Opus 2155-10	Wood trims - roof fascia, balcony edge
● J	Stained	Fibre Cement w/ Woodgrain Finish System	Rustic Series "Old Cherry"	Soffits @ roofs and balcony soffits
● K	Black	Duralux Premier Coatings	Black	Pre-finished aluminum railing c/w safety glass railing @ balconies
● L	Black	Bala Metals Ltd.	Black (satin finish)	Flashing @ roofs, flashing at dark windows, downspouts, gutters
● M	Light Grey	Architectural concrete		Cast-in-place concrete walls, light sandblasted c/w clear water repellent coating
● O	Stained	Engineered Wood Breda Coatings 107 Sepolia		Engineered wood (iglumi), quality grade - canopy at residential entrance and corner feature



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NORTH-WEST ELEVATION - BLD 1
SCALE: 1/8" = 1'-0"



[ARCHITECT SEAL]

[CLIENT]

ADERA
[PROJECT]

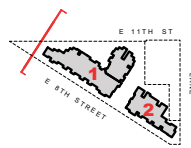
CREST
150 EAST 8TH STREET
NORTH VANCOUVER, BC

[TITLE]

ELEVATION BLD 1
NORTH-WEST

16390	[PROJECT]
1/8" = 1'-0"	[SCALE]
NOV 14, 2017	[DATE]
Issue 7	[ISSUE]
	[DRAWING]

A-4.011



MATERIAL AND COLOUR LEGEND

		Manufacturer	Colour to match, Reference No.
● A	Light Grey	Flat Roof	2 Ply SBS roof membrane
● B	White	James Hardie ColorPlus Collection	Arctic White HardiePlank Lap Siding - Select CedarMill texture, 7" exposure, typical exterior walls
● C	Grey/Green	James Hardie ColorPlus Collection	Monterey Taupe HardiePlank Lap Siding - Select CedarMill texture, 7" exposure, typical exterior walls
● D	Charcoal	James Hardie ColorPlus Collection	Rich Espresso Hardie-Reveal Panel c/w "Easy Trim" - smooth texture
● E	Dark Charry		Folded Metal Panel - wood grain or solid colour
● F	Dark Brown	Colour to match Baskin Metals Dark Brown	Metal panel-SMP pre-painted, galvanized steel for siding and flashing applications (window sill panels to match window colour)

● G	Black	Vinyl Windows	Black	Typical double glazed vinyl windows and sliding doors w/ matching flashing
● H	Black	Stonefront Door and Windows	Colour to match Baskin Metals Black	Metal entrance door and windows
● I	Black	Benjamin Moore	Oxpe 2155-10	Wood trims - roof fascia, balcony edge
● J	Stained	Fibre Cement w/ Woodgrain Finish System	Rustic Series "Old Cherry"	Soffits @ roofs and balcony soffits
● K	Black	Dunell Premier Coatings	Black	Pre-finished aluminum railing c/w safety glass railing @ balconies
● L	Black	Makin Metals Ltd.	Black (satin finish)	Flashing @ roofs, flashing at dark windows, downspouts, gutters
● M	Light Grey	Architectural concrete		Cast-in-place concrete walls, light sandblasted c/w clear water repellent coating
● O	Stained	Engineered Wood Broda Coatings 107 Sequoia		Engineered wood (iglulam), quality grade - canopy at residential entrance and corner feature



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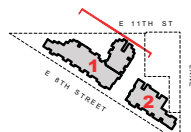
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NORTH-EAST ELEVATION

SCALE: 1/8" = 1'-0"



ELEVATION BLD 1 NORTH-EAST

16390	(PROJECT)
1/8" = 1'-0"	(SCALE)
NOV 14, 2017	(DATE)
Issue 7	(ISSUE)
	(DRAWING)

A-4.012

MATERIAL AND COLOUR LEGEND

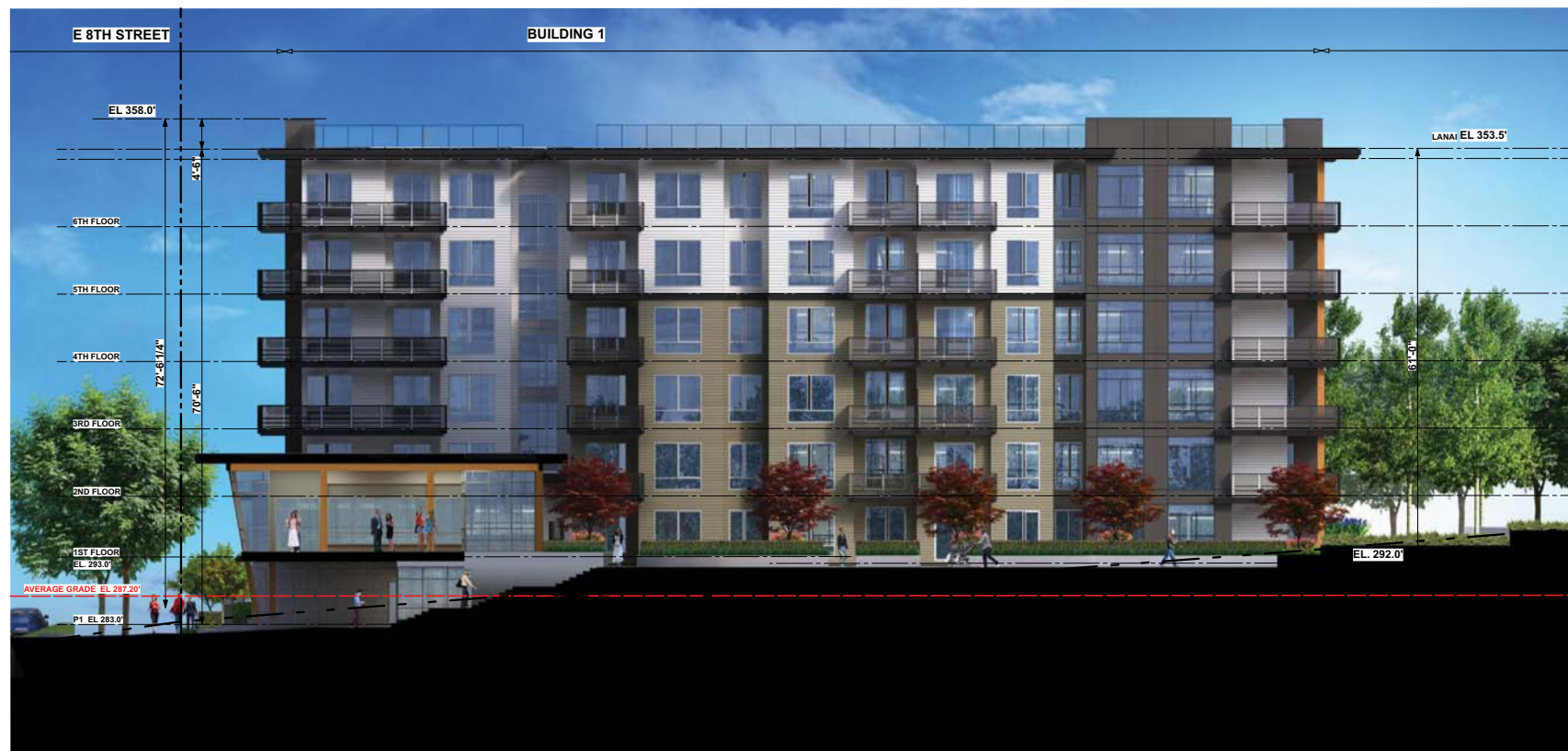
		Manufacturer	Colour to match Reference No.
● A	Light Grey	Flat Roof	2 Ply SBS roof membrane
● B	White	James Hardie ColorPlus Collection	Arctic White HardiePlank Lap Siding - Select CedarMill texture, 7" exposure, typical exterior walls
● C	Grey/Green	James Hardie ColorPlus Collection	Monterey Teape HardiePlank Lap Siding - Select CedarMill texture, 7" exposure, typical exterior walls
● D	Charcoal	James Hardie ColorPlus Collection	Rich Espresso Hardie-Revul Panel c/w "Easy Trim" - smooth texture
● E	Dark Charry		Folded Metal Panel - wood grain or solid colour
● F	Dark Brown		Colour to match Metals Dark Brown Metal panel-SMP pre-painted, galvanized steel for siding and flashing applications (Window rill panels to match window colour)

● G	Black	Vinyl Windows	Black	Typical double glazed vinyl windows and sliding doors w/ matching flashing
● H	Black	Stonefront Door and Windows	Colour to match Metals Black	Metal entrance door and windows
● I	Black	Benjamin Moore	Onyx 2133-10	Wood trims - roof fascia, balcony edge
● J	Stained	Fibre Cement - Woodgrain Finish System	Rustic Series 'Old Cherry'	Soffits @ roofs and balcony soffits
● K	Black	Dunell Pender Coatings	Black	Pre-finished aluminum railing c/w safety glass railing @ balconies
● L	Black	Metals Ltd.	Black (satin finish)	Flashing @ roofs, flashing at dark windows, downspouts, gutters
● M	Light Grey	Architectural concrete		Cast-in-place concrete walls, light sandblasted c/w clear water repellent coating
● O	Stained	Engineered Wood Broda Coatings ST Seppala		Engineered wood (iglulam), quality grade - canopy at residential entrance and corner feature



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EAST ELEVATION - BLD 1
SCALE: 1/8" = 1'-0"



(ARCHITECT SEAL)

(CLIENT)

ADERA

(PROJECT)

CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

(TITLE)

ELEVATION BLD 1
EAST

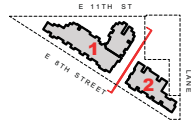
16390 (PROJECT)

1/8" = 1'-0" (SCALE)

NOV 14, 2017 (DATE)

Issue 7 (ISSUE)

(DRAWING)



A-4.013

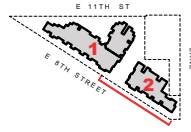
MATERIAL AND COLOUR LEGEND

		Manufacturer	Colour to match, Reference No.	
● A	Light Grey	Flat Roof	-	2 Ply SBS roof membrane
● B	White	James Hardie ColourFlex Collection	Arctic White	HardiePlank Lap Siding - Select CedarMill texture, 7" exposure, typical exterior walls
● C	Grey/ Green	James Hardie ColourFlex Collection	Monterey Teape	HardiePlank Lap Siding - Select CedarMill texture, 7" exposure, typical exterior walls
● D	Charcoal	James Hardie ColourFlex Collection	Rich Espresso	Hardie-Revul Panel clw "Easy Trim" - smooth texture
● E	Dark Cherry			Folded Metal Panel - wood grain or solid colour
● F	Dark Brown	Colour to match Main Metals	Dark Brown	Metal panel-SMP pre-painted, galvanized steel for siding and flashing applications (Window mill panels to match window colour)
● G	Black	Vinyl Windows	Black	Typical double glazed vinyl windows and sliding doors w/ matching flashing
● H	Black	Stonefront Door and Windows	Colour to match Main Metals	Metal entrance door and windows
● I	Black	Benjamin Moore	Onyx 2155-10	Wood trims - roof fascia, balcony edge
● J	Stainless	Fibre Cement or Woodgrain Finish System	Rustic Series "Old Cherry"	Soffits @ roofs and balcony soffits
● K	Black	Dunwall Premier Coatings	Black	Pre-finished aluminum railing clw safety glass railing @ balconies
● L	Black	Main Metals Ltd.	Black (satin finish)	Flashing @ roofs, flashing at dark windows, downspouts, gutters
● M	Light Grey	Architectural concrete		Cast-in-place concrete walls, light sandblasted clw clear water repellent coating
● O	Stainless	Engineered Wood Broda Coatings 107 Sepolia		Engineered wood (gypsum), quality grade - canopy at residential entrance and corner feature



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MATERIAL AND COLOUR LEGEND

	Manufacturer	Colour to match, Reference No.	
●—A	Light Grey	Flat Roof	2 Ply SBS roof membrane
●—B	White	James Hardie ColloPhane Collection	Arctic White HardiePlank Lap Siding - Select CedarMill texture, 7" exposure, typical exterior walls
●—C	Grey/Green	James Hardie ColloPhane Collection	Monterey Taupe HardiePlank Lap Siding - Select CedarMill texture, 7" exposure, typical exterior walls
●—D	Charcoal	James Hardie ColloPhane Collection	Rich Espresso Hardie-Reveal Panel c/w "Easy Trim" - smooth texture
●—E	Dark Charry		Folded Metal Panel - wood grain or solid colour
●—F	Dark Brown	Colour to match Main Metals Dark Brown	Metal panel-SMP pre-painted, galvanized steel for siding and flashing applications (Window mill panels to match window colour)

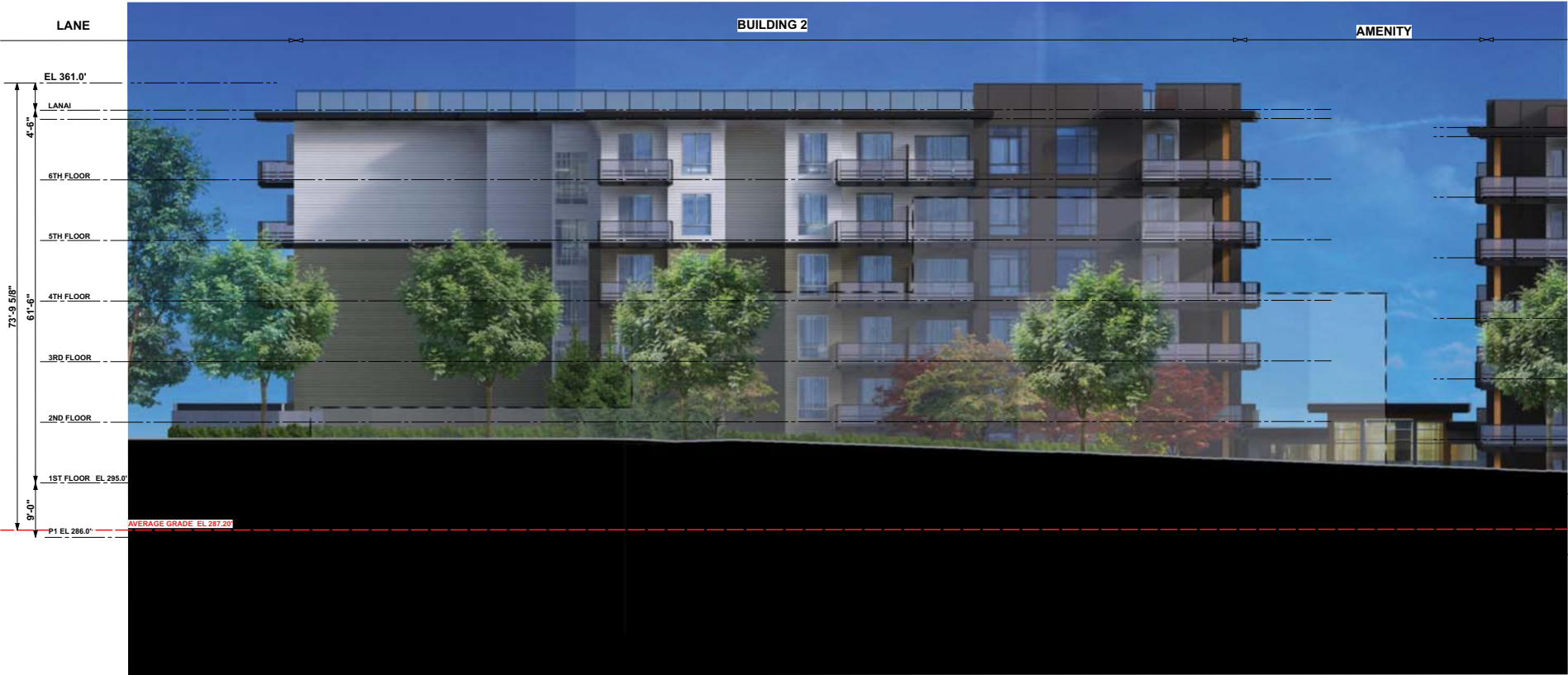
●—G	Black	Vinyl Windows	Black	Typical double glazed vinyl windows and sliding doors w/ matching flashing
●—H	Black	Stonefront Door and Windows	Colour to match Main Metals Black	Metal entrance door and windows
●—I	Black	Benjamin Moore	Onyx 2155-10	Wood trims - roof fascia, balcony edge
●—J	Stainless	Fibre Cement or Woodgrain Finish System	Rustic Series "Old Cherry"	Soffits @ roofs and balcony soffits
●—K	Black	Dunnell Pender Coatings	Black	Pre-finished aluminum railing c/w safety glass railing @ balconies
●—L	Black	Main Metals Ltd.	Black (satin finish)	Flashing @ roofs, flashing at dark windows, downspouts, gutters
●—M	Light Grey	Architectural concrete		Cast-in-place concrete walls, light sandblasted c/w clear water repellent coating
●—O	Stainless	Engineered Wood Brda Coatings 107 Sequoia		Engineered wood (glulam), quality grade - canopy at residential entrance and corner feature



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NORTH-EAST ELEVATION
SCALE: 1/8" = 1'-0"



(ARCHITECT SEAL)

(CLIENT)

ADERA

(PROJECT)

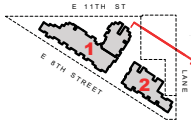
CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

(TITLE)

ELEVATION BLD 2
NORTH-EAST

16390	(PROJECT)
1/8" = 1'-0"	(SCALE)
NOV 14, 2017	(DATE)
Issue 7	(ISSUE)
	(DRAWING)



A-4.021

MATERIAL AND COLOUR LEGEND

	Manufacturer	Colour to match, Reference No.	
● A	Light Grey	Flat Roof	2 Ply SBS roof membrane
● B	White	James Hardie ColloPhane Collection	Arctic White HardiePlank Lap Siding - Select CedarMill texture, 7" exposure, typical exterior walls
● C	Grey/Green	James Hardie ColloPhane Collection	Monterey Taupe HardiePlank Lap Siding - Select CedarMill texture, 7" exposure, typical exterior walls
● D	Charcoal	James Hardie ColloPhane Collection	Rich Espresso Hardie-Reveal Panel c/w "Easy Trim" - smooth texture
● E	Dark Charry		Folded Metal Panel - wood grain or solid colour
● F	Dark Brown	Colour to match Bala Metals Dark Brown	Metal panel-SMP pre-painted, galvanized steel for siding and flashing applications (window ruff panels to match window colour)

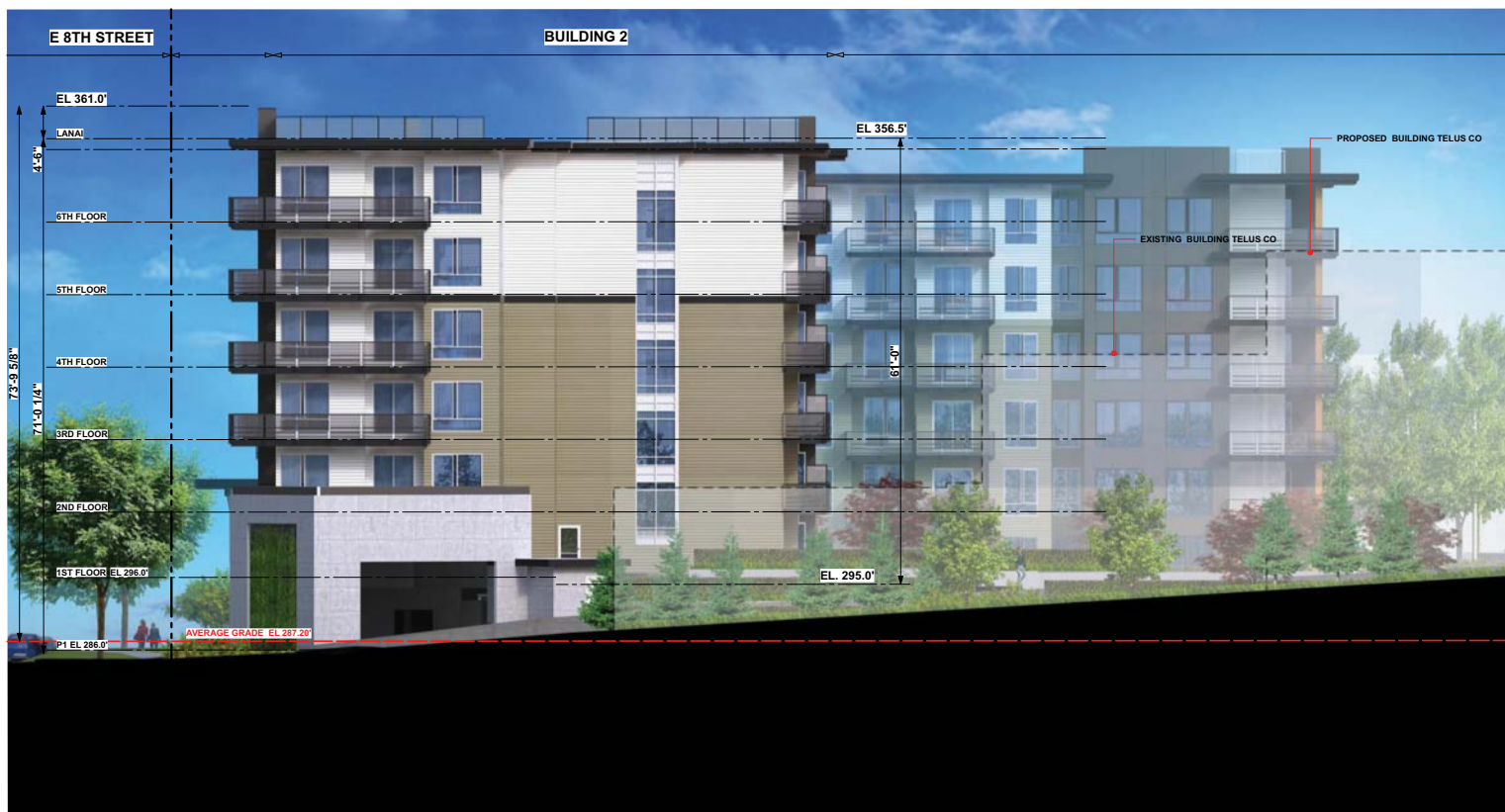
● G	Black	Vinyl Windows	Black	Typical double glazed vinyl windows and sliding doors w/ matching flashing
● H	Black	Stonefront Door and Windows	Colour to match Bala Metals Black	Metal entrance door and windows
● I	Black	Benjamin Moore	Opus 2155-10	Wood trims - roof fascia, balcony edge
● J	Stained	Fibre Cement w/ Woodgrain Finish System	Rustic Series "Old Cherry"	Soffits @ roofs and balcony soffits
● K	Black	Dunell Pender Coatings	Black	Pre-finished aluminum railing c/w safety glass railing @ balconies
● L	Black	Makin Metals Ltd.	Black (satin finish)	Flashing @ roofs, flashing at dark windows, downspouts, gutters
● M	Light Grey	Architectural concrete		Cast-in-place concrete walls, light sandblasted c/w clear water repellent coating
● O	Stained	Engineered Wood Breda Coatings 107 Sequoia		Engineered wood (gulam), quality grade - canopy at residential entrance and corner feature



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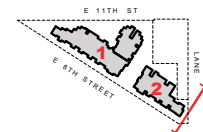
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EAST ELEVATION - BLD 2
SCALE: 1/8" = 1'-0"



ADERA
CREST
150 EAST 8TH STREET
NORTH VANCOUVER, BC



ELEVATION BLD 2 EAST

16390
1/8" = 1'-0"
NOV 14, 2017
Issue 7

A-4.022

MATERIAL AND COLOUR LEGEND

	Manufacturer	Colour to match, Reference No.	
● A	Light Grey	Flat Roof	2 Ply SBS roof membrane
● B	White	James Hardie ColorPlus Collection	Arctic White HardiePlank Lap Siding - Select CedarMill texture, 7" exposure, typical exterior walls
● C	Grey/Green	James Hardie ColorPlus Collection	Monterey Teape HardiePlank Lap Siding - Select CedarMill texture, 7" exposure, typical exterior walls
● D	Charcoal	James Hardie ColorPlus Collection	Rich Espresso Hardie-Reveal Panel clw "Easy Trim" - smooth texture
● E	Dark Cherry		Folded Metal Panel - wood grain or solid colour
● F	Dark Brown	Colour to match Bala Metals Dark Brown	Metal panel-SMP pre-painted, galvanized steel for siding and flashing applications (window sill panels to match window colour)

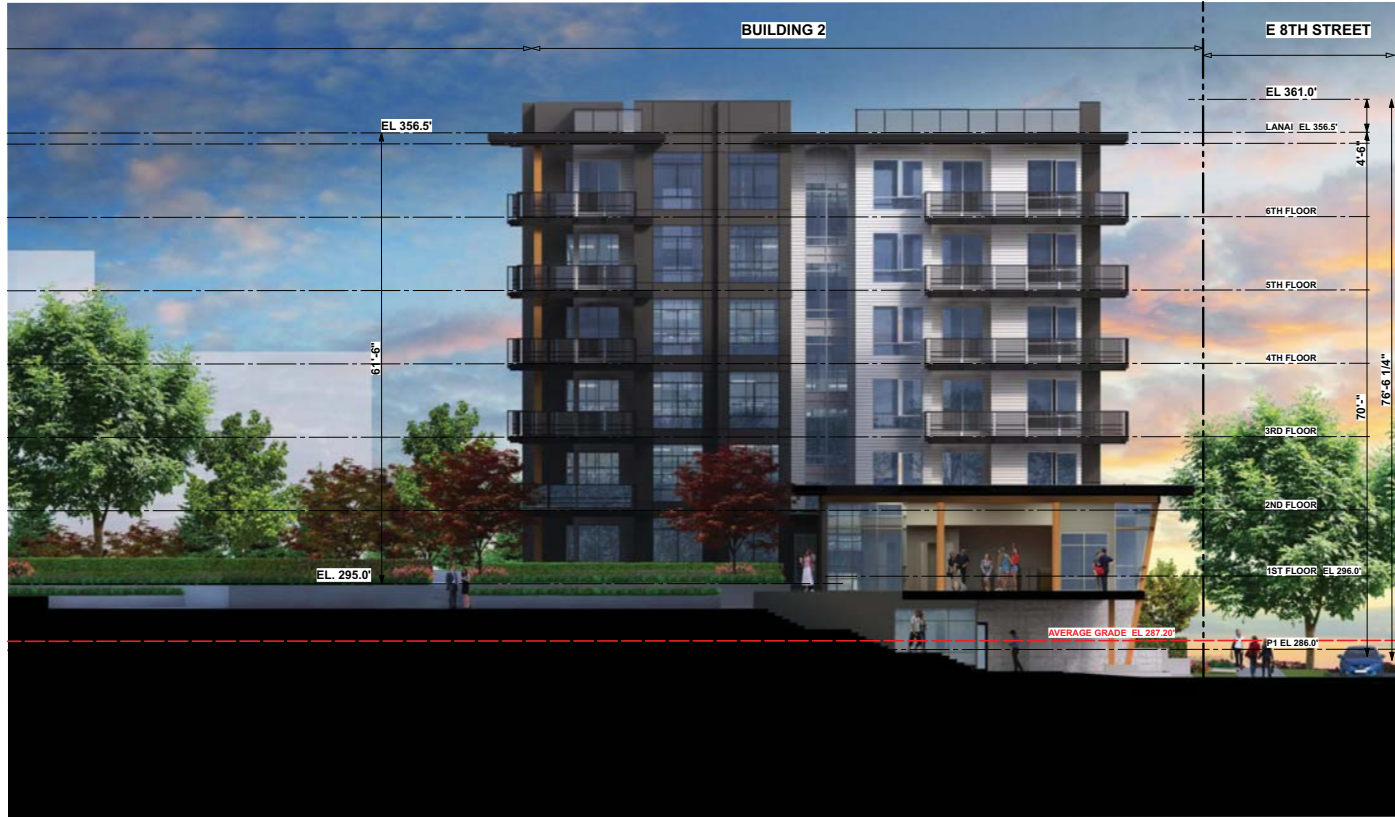
● G	Black	Vinyl Windows	Black	Typical double glazed vinyl windows and sliding doors w/ matching flashing
● H	Black	Stonefront Door and Windows	Colour to match Bala Metals Black	Metal entrance door and windows
● I	Black	Benjamin Moore	Onyx 2133-10	Wood trims - roof fascia, balcony edge
● J	Stained	Fibre Cement Finish System	Rustic Series "Old Cherry"	Soffits @ roofs and balcony soffits
● K	Black	Dunwall Pender Coatings	Black	Pre-finished aluminum railing c/w safety glass railing @ balconies
● L	Black	Makin Metals Ltd.	Black (satin finish)	Flashing @ roofs, flashing at dark windows, downspouts, gutters
● M	Light Grey	Architectural concrete		Cast-in-place concrete walls, light sandblasted c/w clear water repellent coating
● O	Stained	Engineered Wood Broda Coatings 107 Sepolia		Engineered wood (gulam), quality grade - canopy at residential entrance and corner feature



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WEST ELEVATION - BLD 2
SCALE: 1/8" = 1'-0"



[ARCHITECT SEAL]

[CLIENT]

ADERA

[PROJECT]

CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

[TITLE]

ELEVATION BLD 2
NORTH-WEST

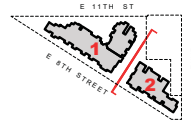
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1/8" = 1'-0" [SCALE]

NOV 14, 2017 [DATE]

Issue 7 [ISSUE]

[DRAWING]



A-4.023



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STREETSCAPE - E 8TH STREET

SCALE: 1/16" = 1'-0"



STREETSCAPE - E 11TH STREET

SCALE: 1/16" = 1'-0"

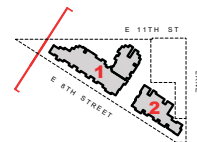
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1/16" = 1'-0"	[SCALE]
NOV 14, 2017	[DATE]
Issue 7	[ISSUE]
	[DRAWING]

A-4.050



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STREETSCAPE
EAST CORNER

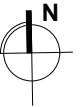
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NOV 14, 2017 [DATE]
Issue 7 [ISSUE]
[DRAWING]

A-4.051

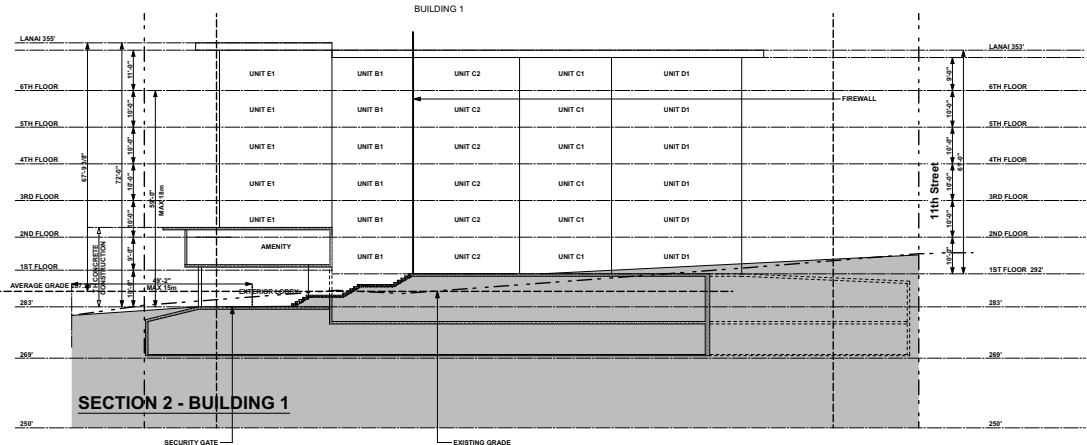
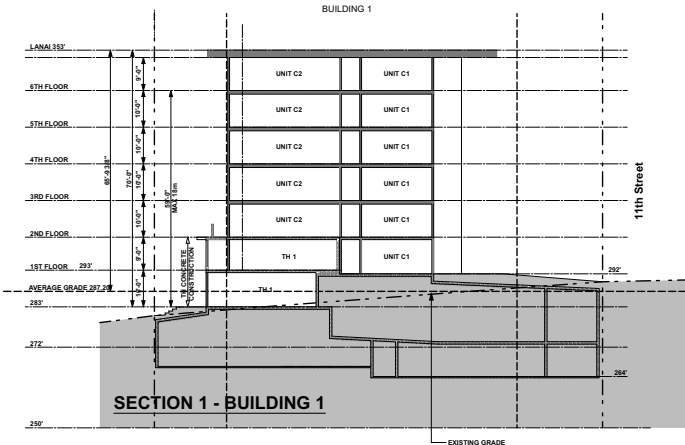
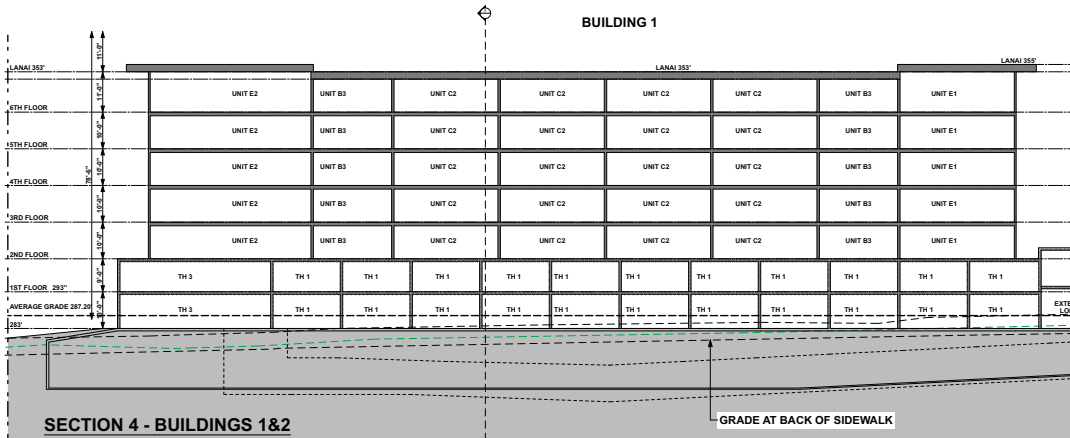
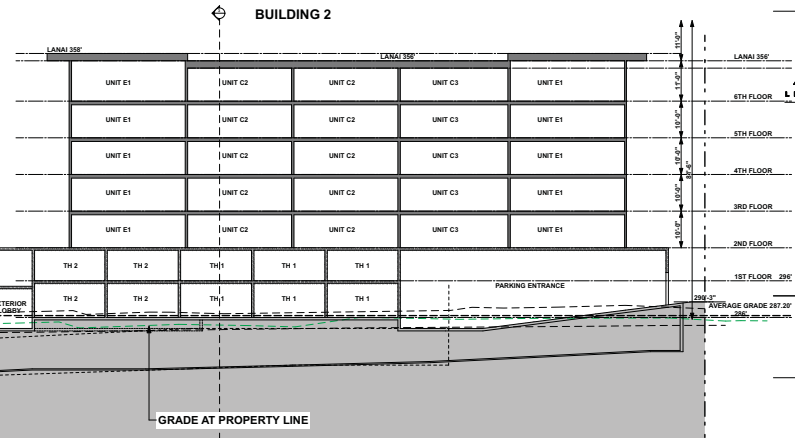
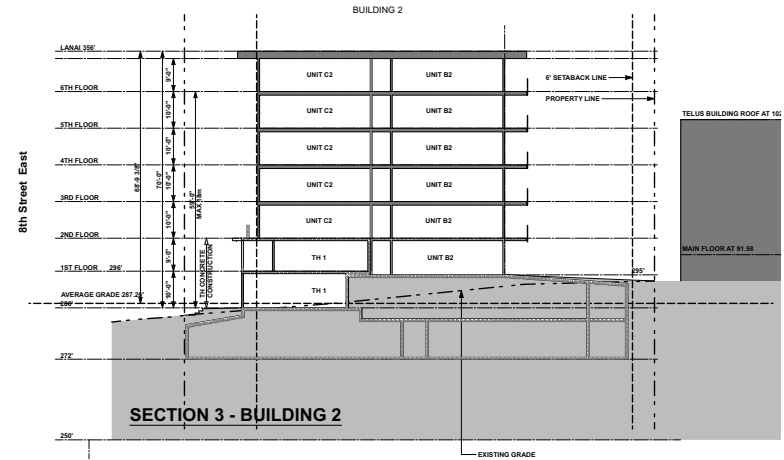


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(ARCHITECT SEAL)



(CLIENT)

(PROJECT)

CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

(TITLE)

SECTIONS

16390 (PROJECT)

1/16" = 1'-0" (SCALE)

NOV 14, 2017 (DATE)

ISSUE 7 (ISSUE)

(DRAWING)

A-5.000



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ADERA

[PROJECT]

CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

[TITLE]

SECTION 1

16390 [PROJECT]

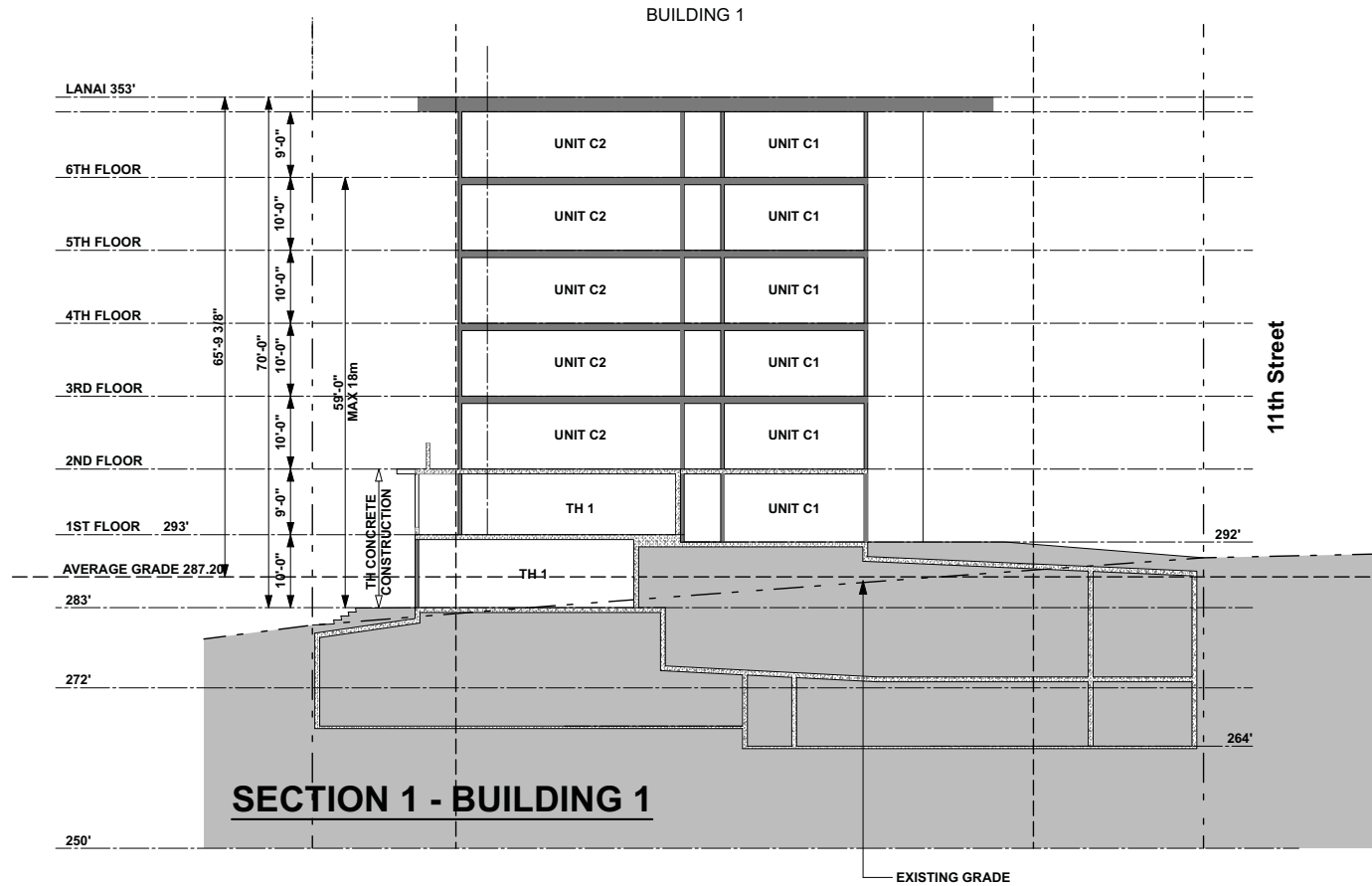
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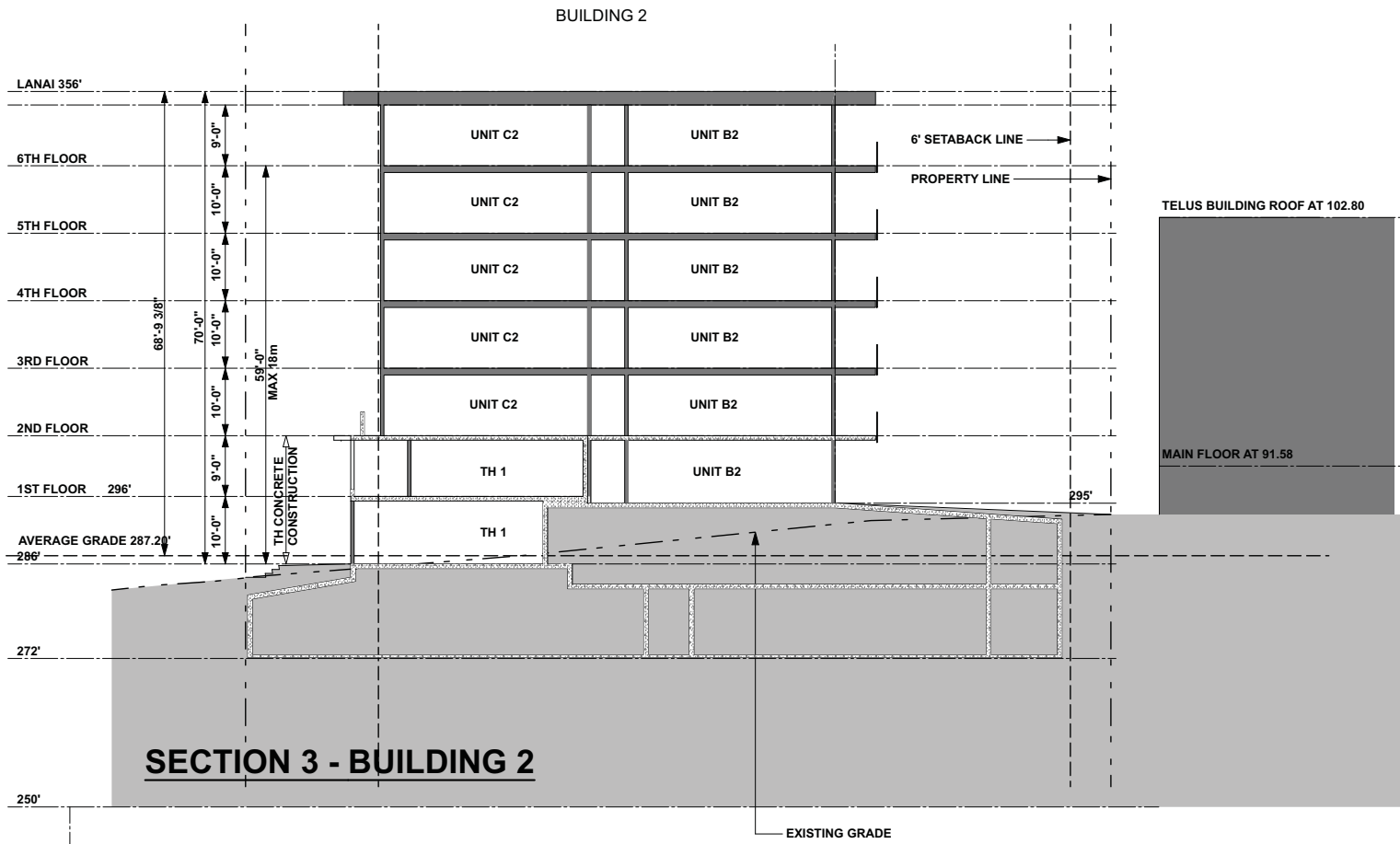
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ISSUE 7 [ISSUE]

[DRAWING]

A-5.001

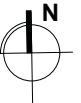




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ADERA

[PROJECT]

CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

[TITLE]

SECTION 2

16390 [PROJECT]

1/8" = 1'-0" [SCALE]

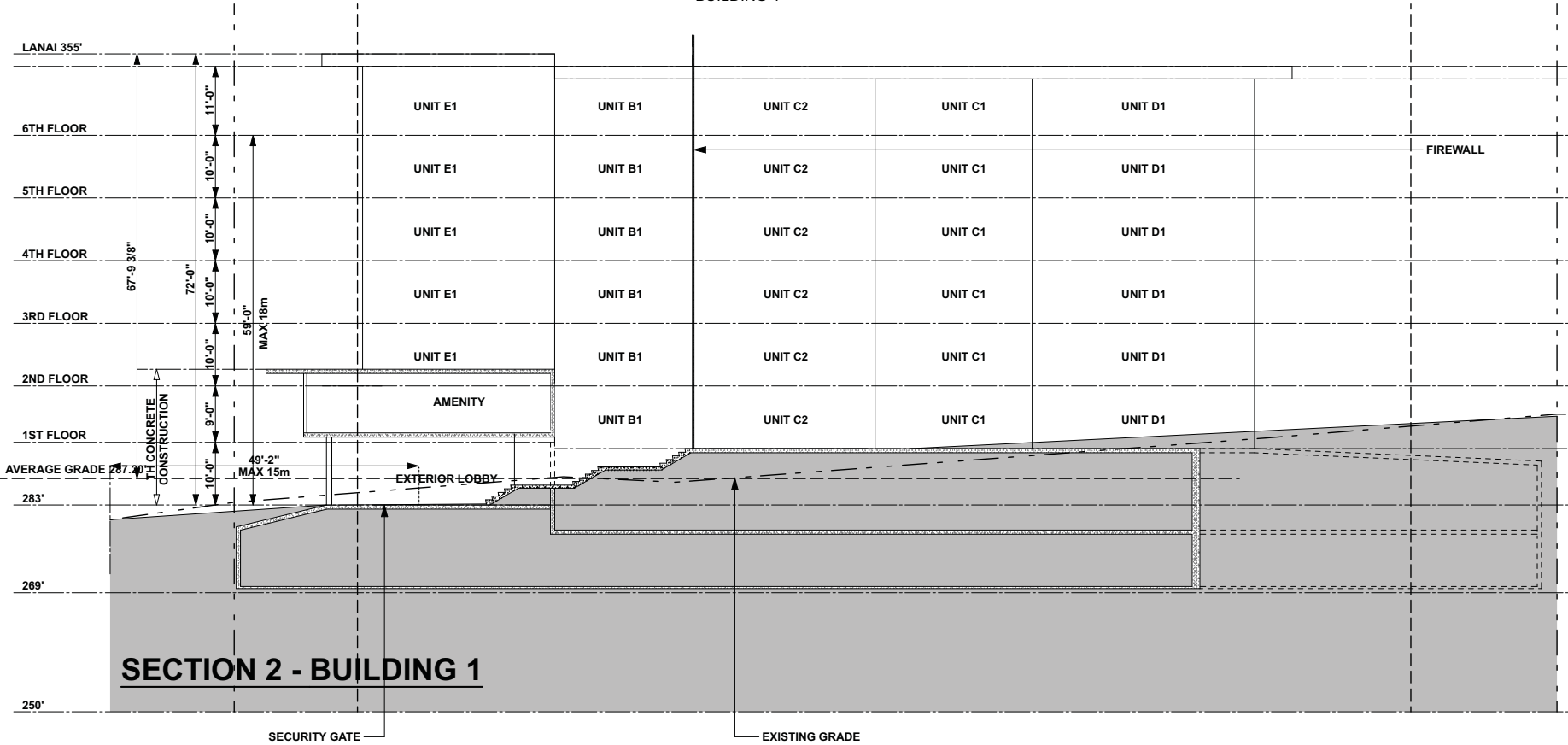
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[DRAWING]

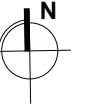
A-5.002

BUILDING 1



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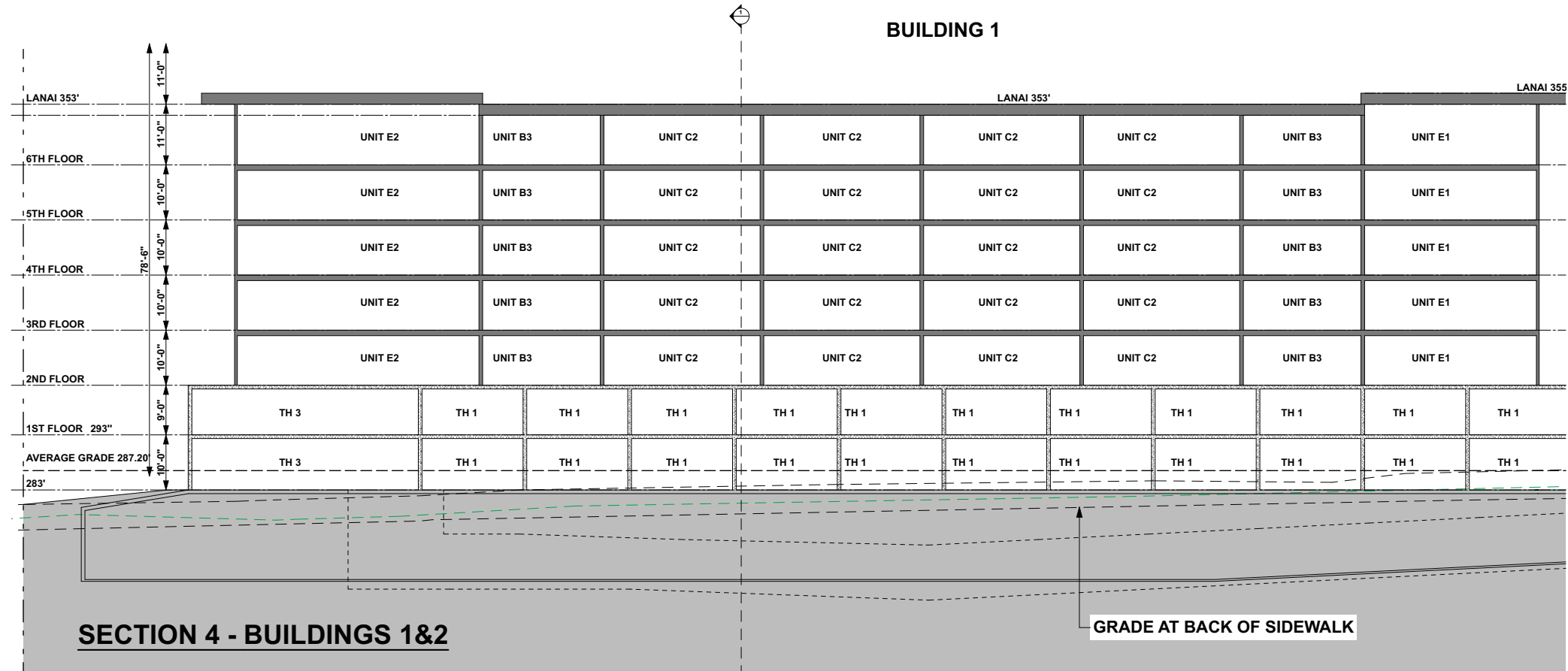
ADERA
[PROJECT]
CREST
150 EAST 8TH STREET
NORTH VANCOUVER, BC

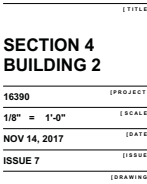
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SECTION 3
16390 [PROJECT]
1/8" = 1'-0" [SCALE]
NOV 14, 2017 [DATE]
ISSUE 7 [ISSUE]
[DRAWING]

A-5.003

BUILDING 1




**GRADE AT PROPERTY LINE**

16390	[PROJECT]
1/8" = 1'-0"	[SCALE]
NOV 14, 2017	[DATE]
ISSUE 7	[ISSUE]
	[DRAWING]

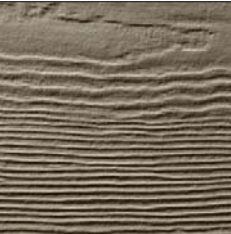
A-5.005

B




ARCTIC WHITE

C




MONTEREY TAUPE

D



RICH EXPRESSO

J



I

E

FOLDED METAL PANEL

FIBRE CEMENT REVEAL PANEL

COLOUR PLUS SYSTEM - RICH EXPRESSO

FIBRE CEMENT LAP SIDING

COLOUR PLUS SYSTEM - ARCTIC WHITE

VINYL WINDOWS AND SLIDING DOORS

- BLACK

METAL PANEL AT FEATURE CORNERS

WOOD TRIMS ROOF FASCIA, BALCONY

- BLACK

FIBRE CEMENT SOFFITS WITH WOODTONE

STAIN FINISH - OLD CHERRY

PRE-FINISHED ALUMINUM / GLASS RAILING

- BLACK

ARCHITECTURAL CONCRETE

FIBRE CEMENT LAP SIDING

COLOUR PLUS SYSTEM - MONTEREY TAUPE



MATERIAL AND COLOUR LEGEND

●—A	Light Grey	Flat Roof	-	2 Ply SBS roof membrane	●—H	Black	Storefront Door and Windows	Colour to match Metal entrance door and windows
●—B	White	James Hardie ColorPlus Collection	Arctic White	HardiePlank Lap Siding - Select Cedar mill texture, 7" exposure, typical exterior walls	●—I	Black	Benjamin Moore	Onyx 2133-10 Wood trims - roof fascia, balcony edge
●—C	Grey/ Green	James Hardie ColorPlus Collection	Monterey Taupe	HardiePlank Lap Siding - Select Cedar mill texture, 7" exposure, typical exterior walls	●—J	Stained	Fibre Cement w/ Woodtone Finish System	Rustic Series 'Old Cherry' Soffits @ roofs and balcony soffits
●—D	Charcoal	James Hardie ColorPlus Collection	Rich Espresso	Hardie-Reveal Panel c/w 'Easy Trim' - smooth texture	●—K	Black	Durarail Powder Coatings	Black Pre-finished aluminum railing c/w safety glass railing @ balconies
●—E	Dark Cherry			Folded Metal Panel - wood grain or solid colour	●—L	Black	Makin Metals Ltd.	Black (satin finish) Flashing @ roofs, flashing at dark windows, downspouts, gutters
●—F	Dark Brown	Colour to match Makin Metals Dark Brown		Metal panel-SMP pre-painted, galvanized steel for siding and flashing applications @ window infill panels (to match window colour)	●—M	Light Grey	Architectural concrete	Cast-in-place concrete walls, light sandblasted c/w clear water repellent coating
●—G	Black	Vinyl Windows	Black	Typical double glazed vinyl windows and sliding doors w/ matching flashing	●—O	Stained	Engineered Wood Broda Coatings 107 Sequoia	Engineered wood (glulam), quality grade - canopy at residential entrance and corner feature



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ARCHITECT SEAL

CLIENT

PROJECT

150 EAST 8TH STREET
NORTH VANCOUVER, BC

TITLE

MATERIAL BOARD

16390

NOV 14, 2017

Issue 7

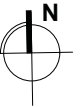
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[ARCHITECT SEAL]

[CLIENT]

ADERA

[PROJECT]

CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

[TITLE]

AREA OVERLAY
PARKING P1

16390 [PROJECT]

1:189.31 [SCALE]

NOV 14, 2017 [DATE]

ISSUE 7 [ISSUE]

[DRAWING]

A-7.000

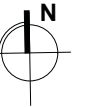




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ADERA

[PROJECT]

CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

[TITLE]

AREA OVERLAY
1ST FLOOR

16390 [PROJECT]

1/16" = 1'-0" [SCALE]

NOV 14, 2017 [DATE]

ISSUE 7 [ISSUE]

[DRAWING]

A-7.001

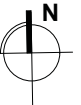




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ADERA

[PROJECT]

CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

[TITLE]

AREA OVERLAY
2ND FLOOR

16390 [PROJECT]

1/16" = 1'-0" [SCALE]

NOV 14, 2017 [DATE]

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A-7.002





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ADERA

[PROJECT]

CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

[TITLE]

AREA OVERLAY
3RD FLOOR

16390 [PROJECT]

1/16" = 1'-0" [SCALE]

NOV 14, 2017 [DATE]

ISSUE 7 [ISSUE]

[DRAWING]

A-7.003

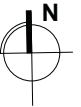




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ADERA

[PROJECT]

CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

[TITLE]

AREA OVERLAY
4TH FLOOR

16390 [PROJECT]

1/16" = 1'-0" [SCALE]

NOV 14, 2017 [DATE]

ISSUE 7 [ISSUE]

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A-7.004

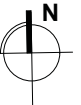




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ADERA

[PROJECT]

CREST

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NORTH VANCOUVER, BC

[TITLE]

AREA OVERLAY
5TH FLOOR

16390 [PROJECT]

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NOV 14, 2017 [DATE]

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A-7.005

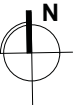




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[CLIENT]

ADERA

[PROJECT]

CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

[TITLE]

AREA OVERLAY
6TH FLOOR

16390 [PROJECT]

1/16" = 1'-0" [SCALE]

NOV 14, 2017 [DATE]

ISSUE 7 [ISSUE]

[DRAWING]

A-7.006





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[CLIENT]

ADERA

[PROJECT]

CREST

150 EAST 8TH STREET
NORTH VANCOUVER, BC

[TITLE]

AREA OVERLAY
ROOF

16390 [PROJECT]

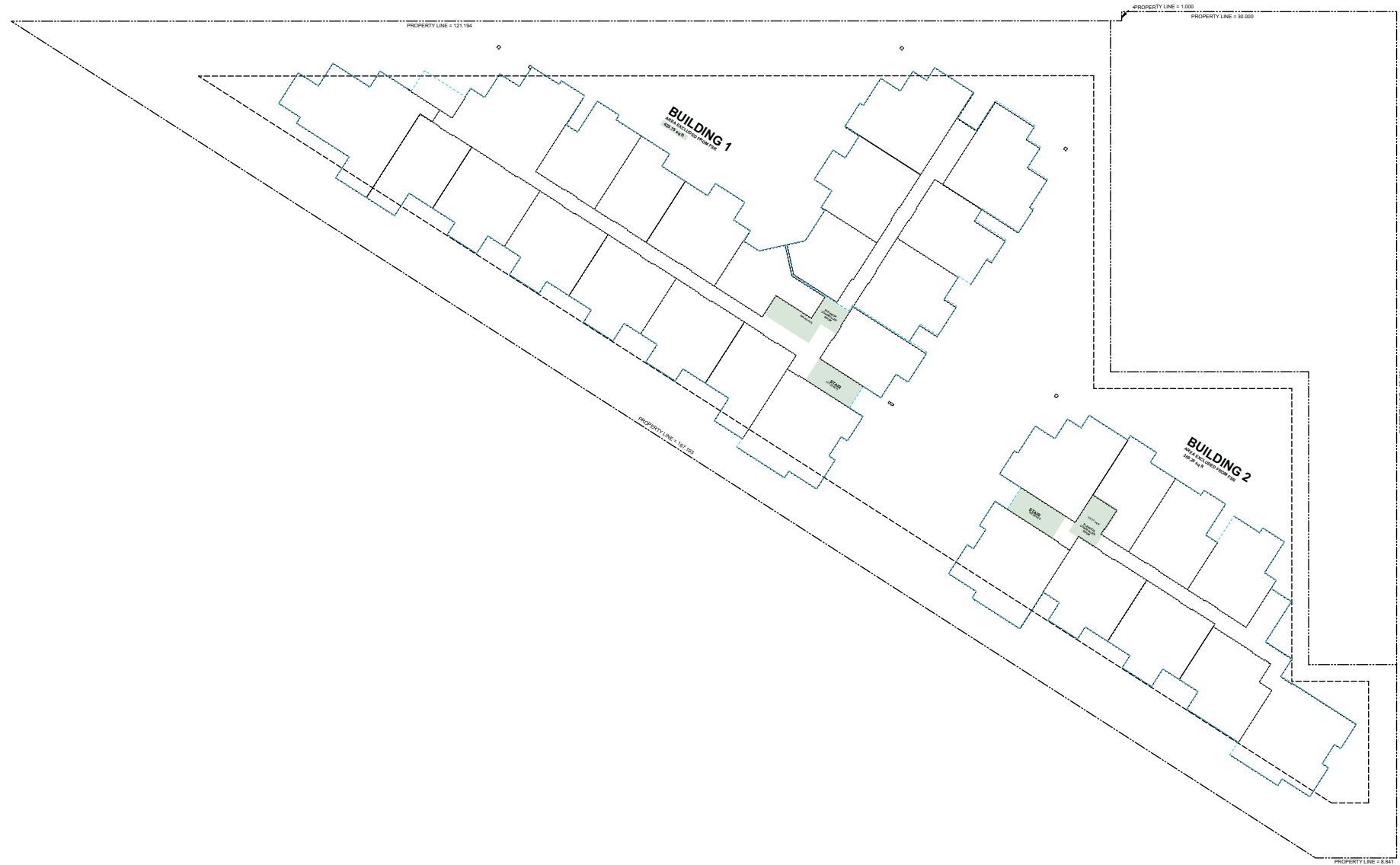
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NOV 14, 2017 [DATE]

ISSUE 7 [ISSUE]

[DRAWING]

A-7.007





400 SQM FUTURE DOG PARK,
UNDER REVIEW WITH CITY
PLANNING AND PLANS. REFER TO
DOG PARK DRAWING PACKAGE.

5 Issue for Rezoning Application	11/14/2017
4 Issue for Rezoning Application	10/04/2017
3 Issue for Rezoning Application	09/06/2017
2 Issue for Rezoning Application	02/02/2017
1 Issue for Rezoning Application	12/22/2016
Revision No.	Date

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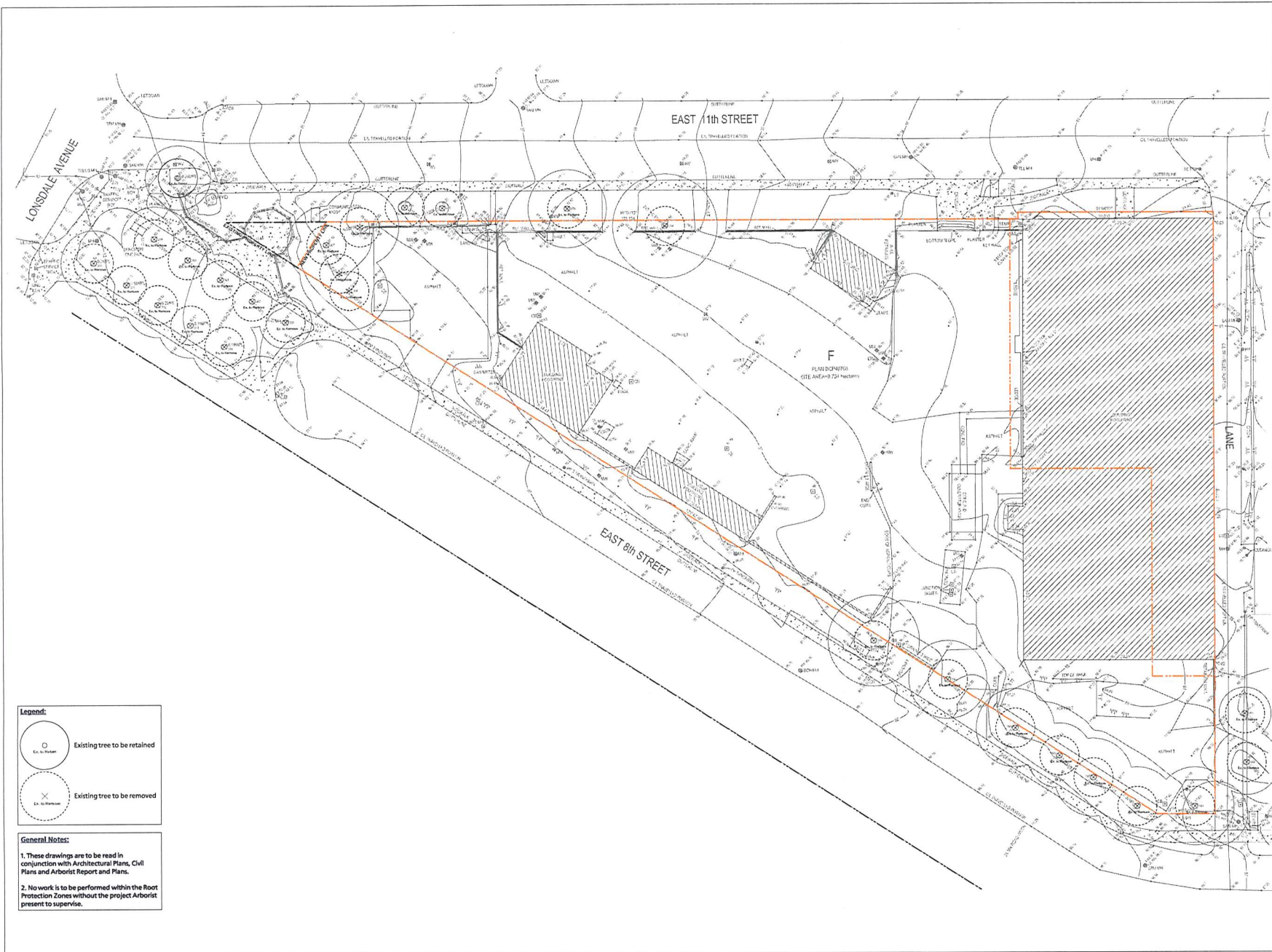
Adera

Project Title:
**Crest - 150 East 8th Street
North Vancouver, BC**

Drawing Title:
Landscape Concept Plan

Project North	Drawn By	AT
	Checked By	MP
Scale	Job No.	16-051
1:250		
Sheet No.		

L-0.0



1 Issue for Rezoning Application 11/14/2017
 Revision No. Date

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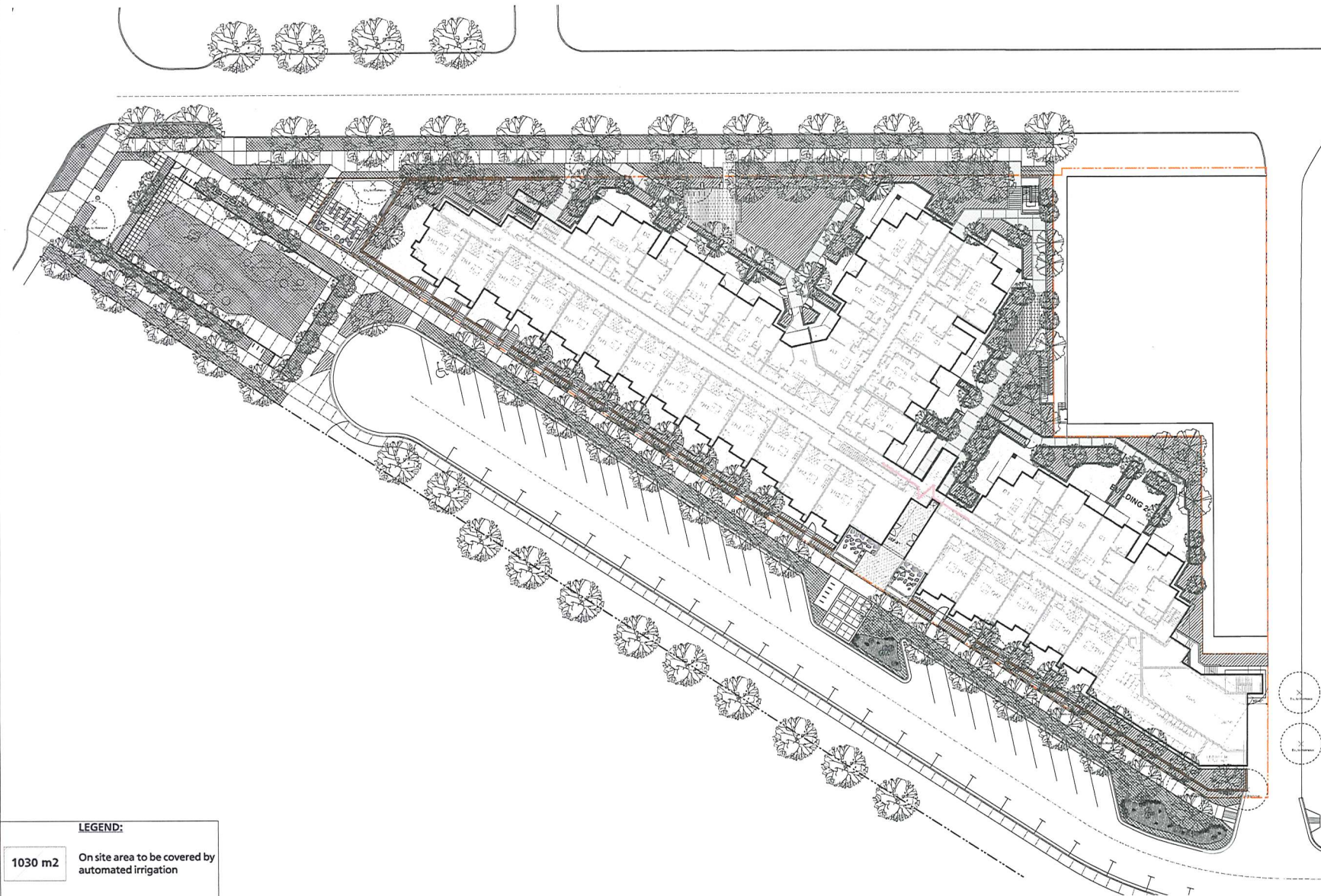
Adera

Project Title:
**Crest - 150 East 8th Street
 North Vancouver, BC**

Drawing Title:
Tree Management Plan

Project North
 Drawn By: EML
 Checked By: MP
 Scale: 1:250 Job No.: 16-051
 Sheet No.:

L-0.4



1 Issue for Rezoning Application 11/14/2017
 Revision No. Date

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Adera

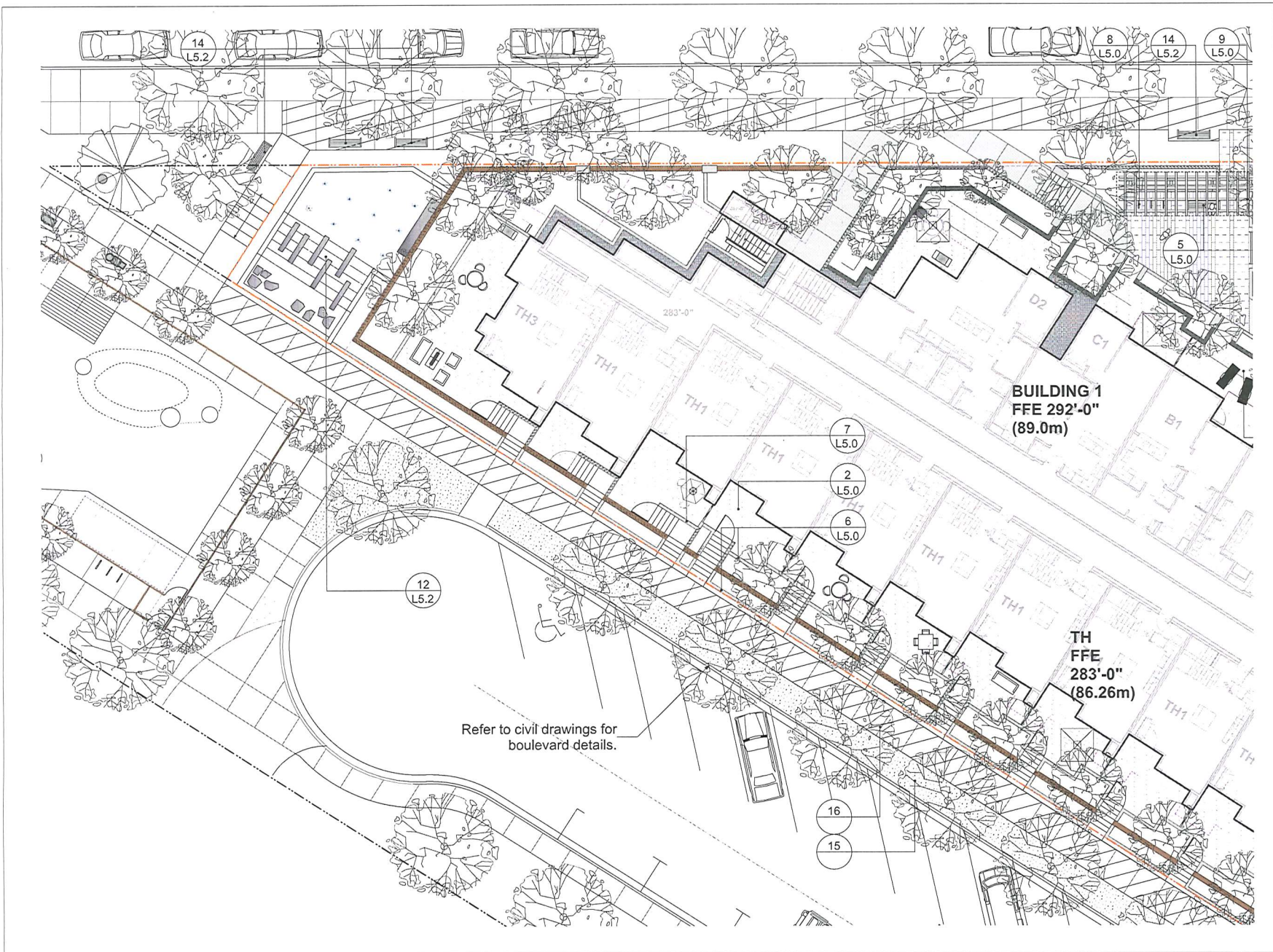
Project Title:
**Crest - 150 East 8th Street
 North Vancouver, BC**

Drawing Title:
Schematic Irrigation Plan

Project North: Drawn By: EML
 Checked By: MP
 Scale: 1:250 Job No.: 16-051
 Sheet No.:

L-0.5

Project No.:	Drawn By:	AT
	Checked By:	
Scale:	Job No.:	16-051
Sheet No.:		



5 Issue for Rezoning Application	11/14/2017
4 Issue for Rezoning Application	10/05/2017
3 Issue for Rezoning Application	09/06/2017
2 Issue for Rezoning Application	02/02/2017
1 Issue for Rezoning Application	12/22/2016
Revision No.	Date

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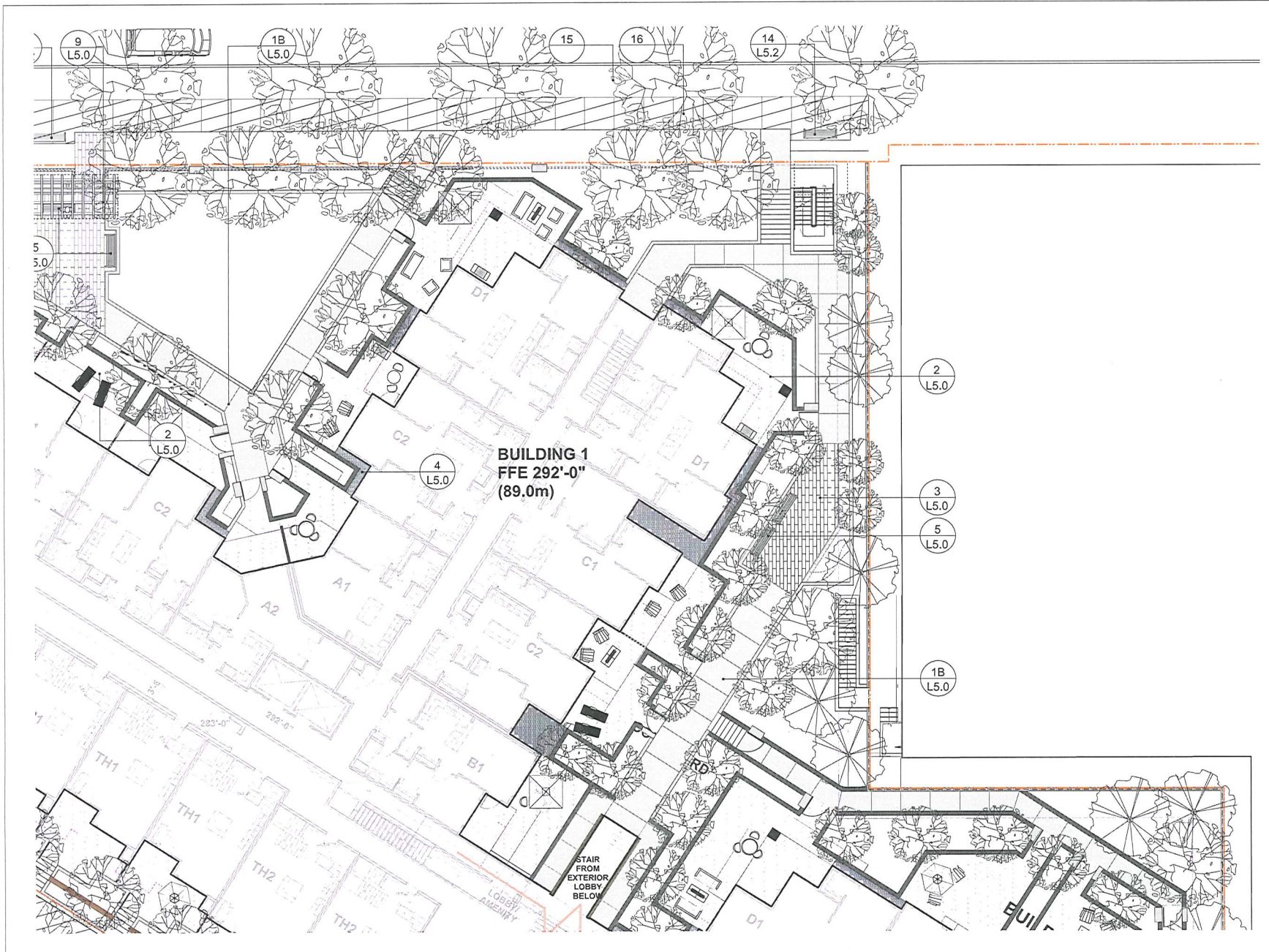
Adera

Project Title:
**Crest - 150 East 8th Street
 North Vancouver, BC**

Drawing Title:
Layout Plan + Key Plan

Project North:	Drawn By:
	AT
Scale:	Checked By:
1:100	
Sheet No.	16-051

L1.1



5 Issue for Rezoning Application	11/14/2017
4 Issue for Rezoning Application	10/05/2017
3 Issue for Rezoning Application	09/06/2017
2 Issue for Rezoning Application	02/02/2017
1 Issue for Rezoning Application	12/22/2016
Revision No.	Date

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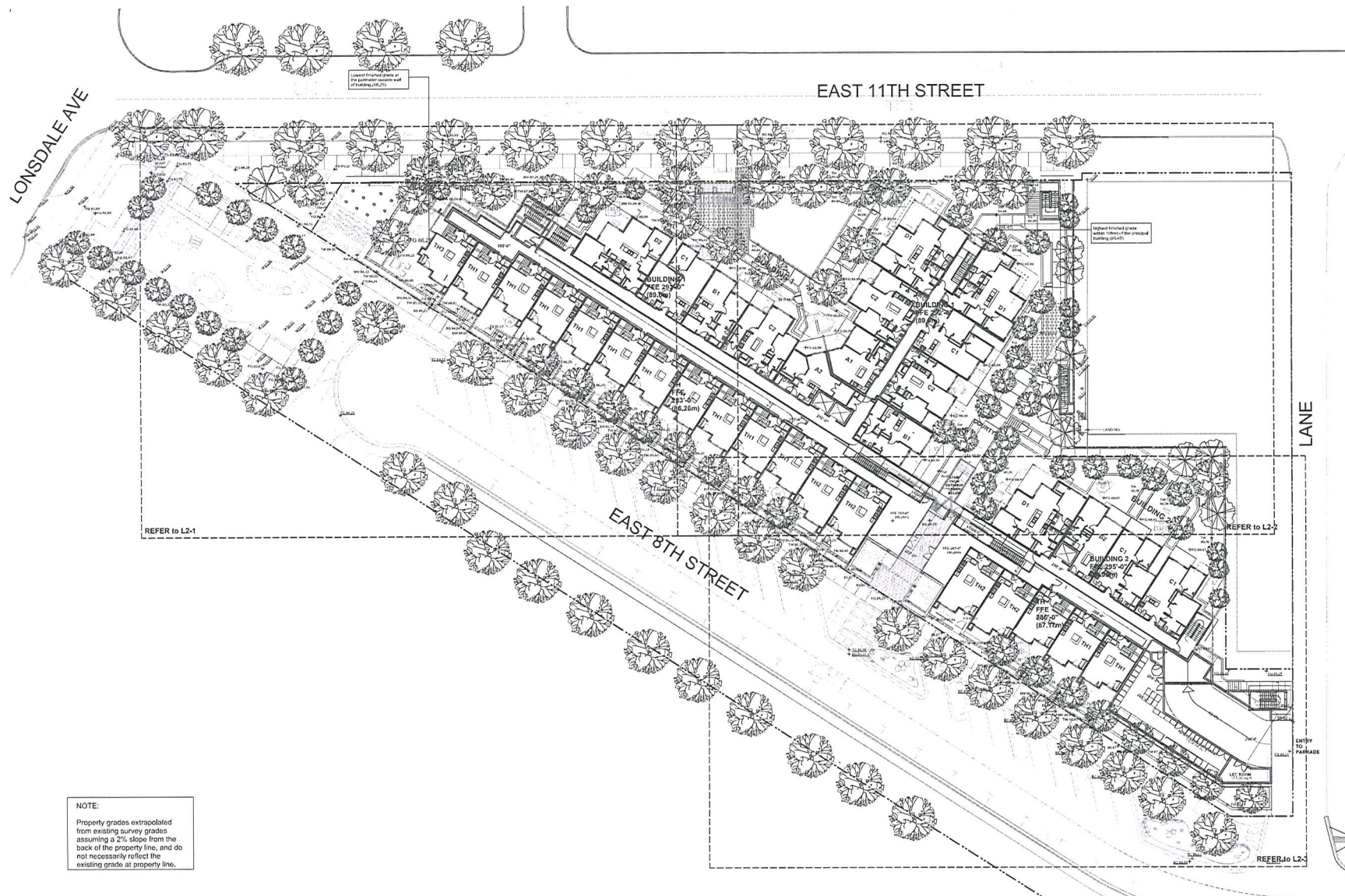
Client: **Adera**

Project Title:
**Crest - 150 East 8th Street
North Vancouver, BC**

Drawing Title:
Layout Plan + Key Plan

Project North:	Drawn By:	AT
	Checked By:	
Scale:	Job No.:	16-051
Sheet No.:		

L1.2



5 Issue for Rezoning Application	11/14/2017
4 Issue for Rezoning Application	10/05/2017
3 Issue for Rezoning Application	09/06/2017
2 Issue for Rezoning Application	02/02/2017
1 Issue for Rezoning Application	12/22/2016
Revision No.	Date

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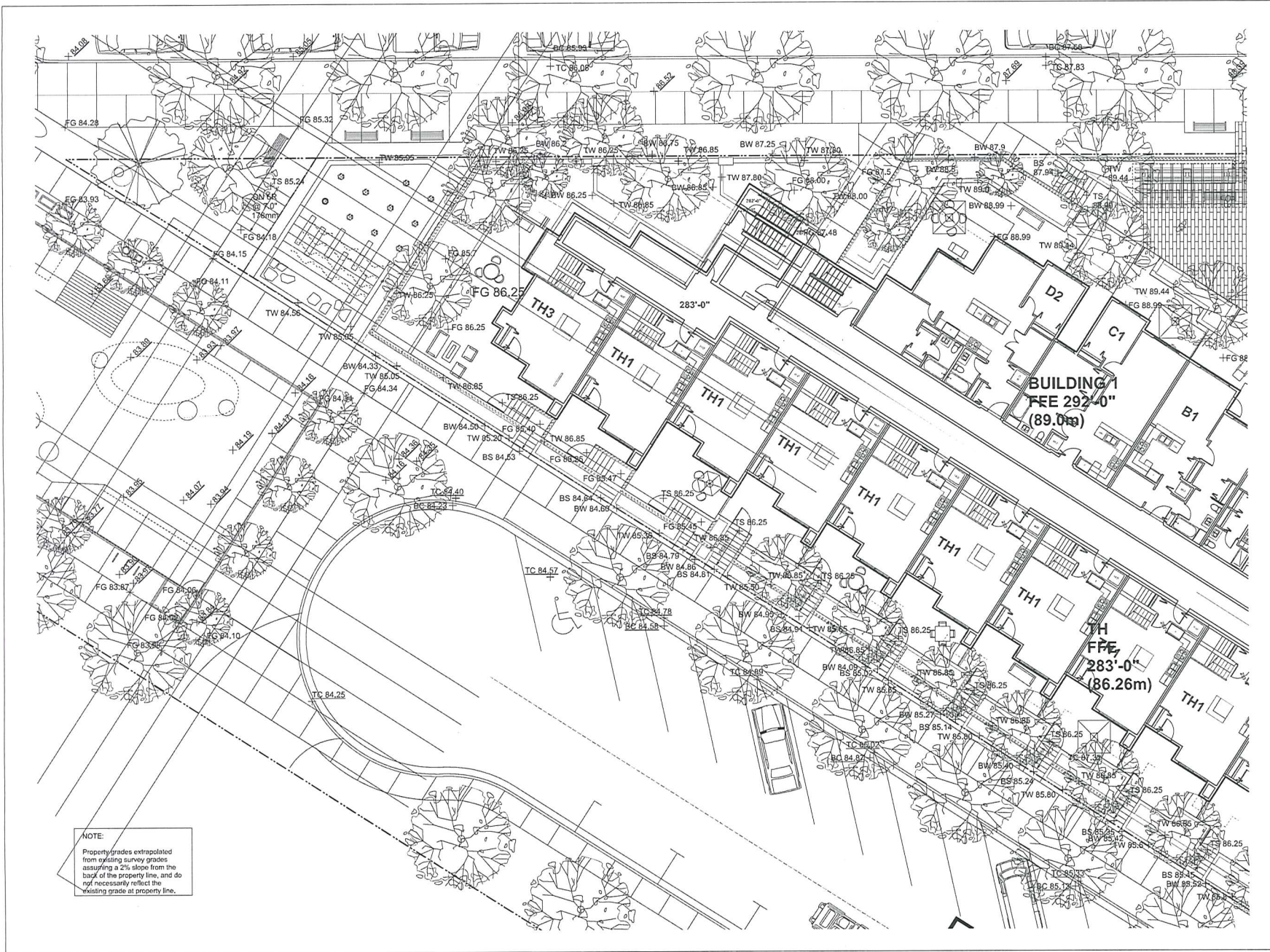
Adera

Project Title:
Crest - 150 East 8th Street
North Vancouver, BC

Drawing Title:
Grading Plan

Project North:	Drawn By:	AT
1	Checked By:	
Scale:	Job No.:	16-051
1"=250'		
Sheet No.:		

L2.0



5	Issue for Rezoning Application	11/14/2017
4	Issue for Rezoning Application	10/05/2017
3	Issue for Rezoning Application	09/06/2017
2	Issue for Rezoning Application	02/02/2017
1	Issue for Rezoning Application	12/22/2016
	Revision No.	Date

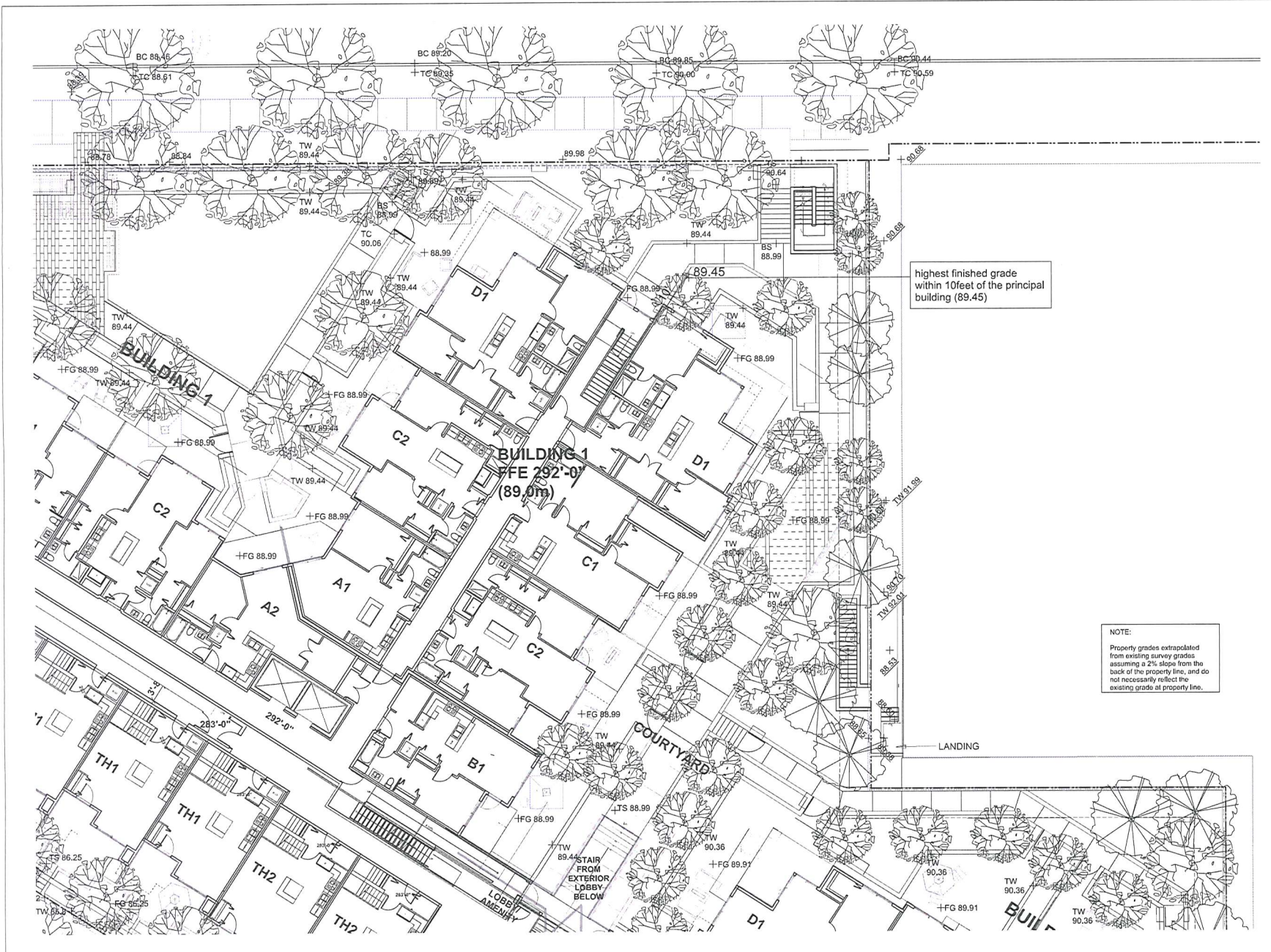
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Client: **Adera**

Project Title:
**Crest - 150 East 8th Street
 North Vancouver, BC**

Drawing Title:
Grading Plan

Project North:	Drawn By:	AT
	Checked By:	
Scale:	Job No.:	
1:100	16-051	
Sheet No.:		




5 Issue for Rezoning Application	11/14/2017
4 Issue for Rezoning Application	10/05/2017
3 Issue for Rezoning Application	09/06/2017
2 Issue for Rezoning Application	02/02/2017
1 Issue for Rezoning Application	12/22/2016
Revision No.	Date

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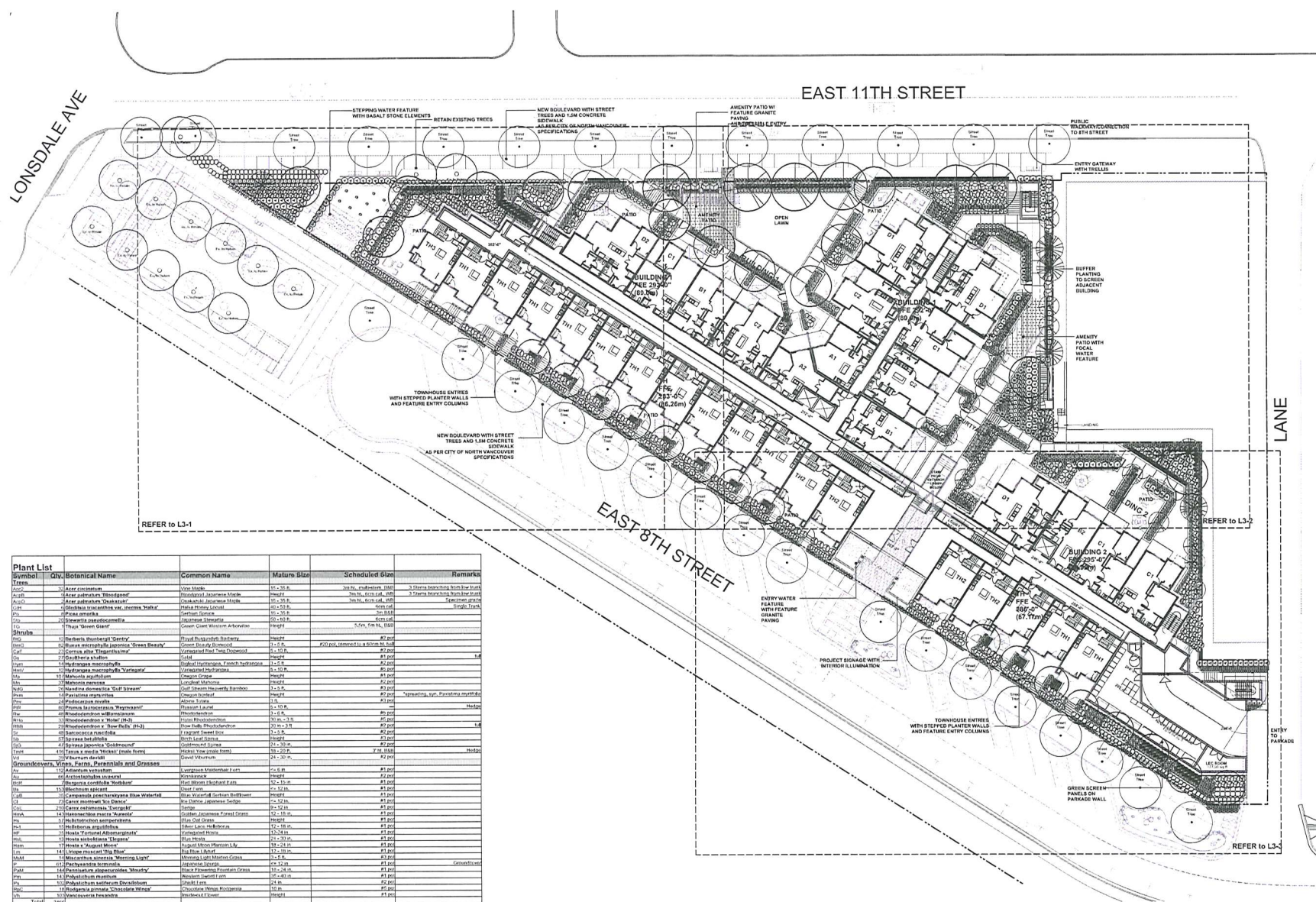
Client: **Adera**

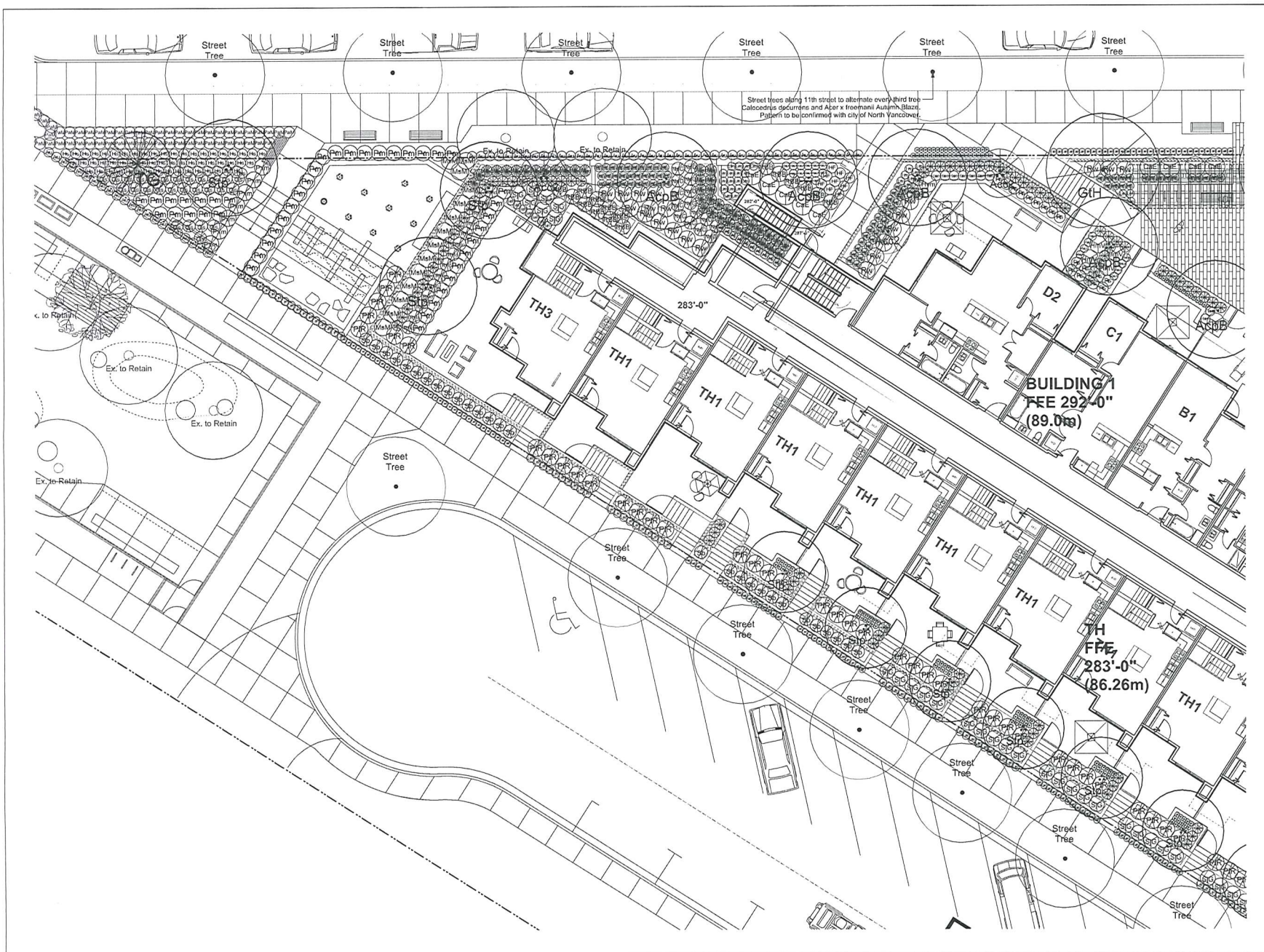
Project Title:
**Crest - 150 East 8th Street
North Vancouver, BC**

Drawing Title:
Grading Plan

Project North:  Drawn By: **AT**
Checked By:
Scale: 1:100 Job No.: 16-051
Sheet No.:

L2.2





5	Issue for Rezoning Application	11/14/2017
4	Issue for Rezoning Application	10/05/2017
3	Issue for Rezoning Application	09/06/2017
2	Issue for Rezoning Application	02/02/2017
1	Issue for Rezoning Application	12/22/2016
	Revision No.	Date

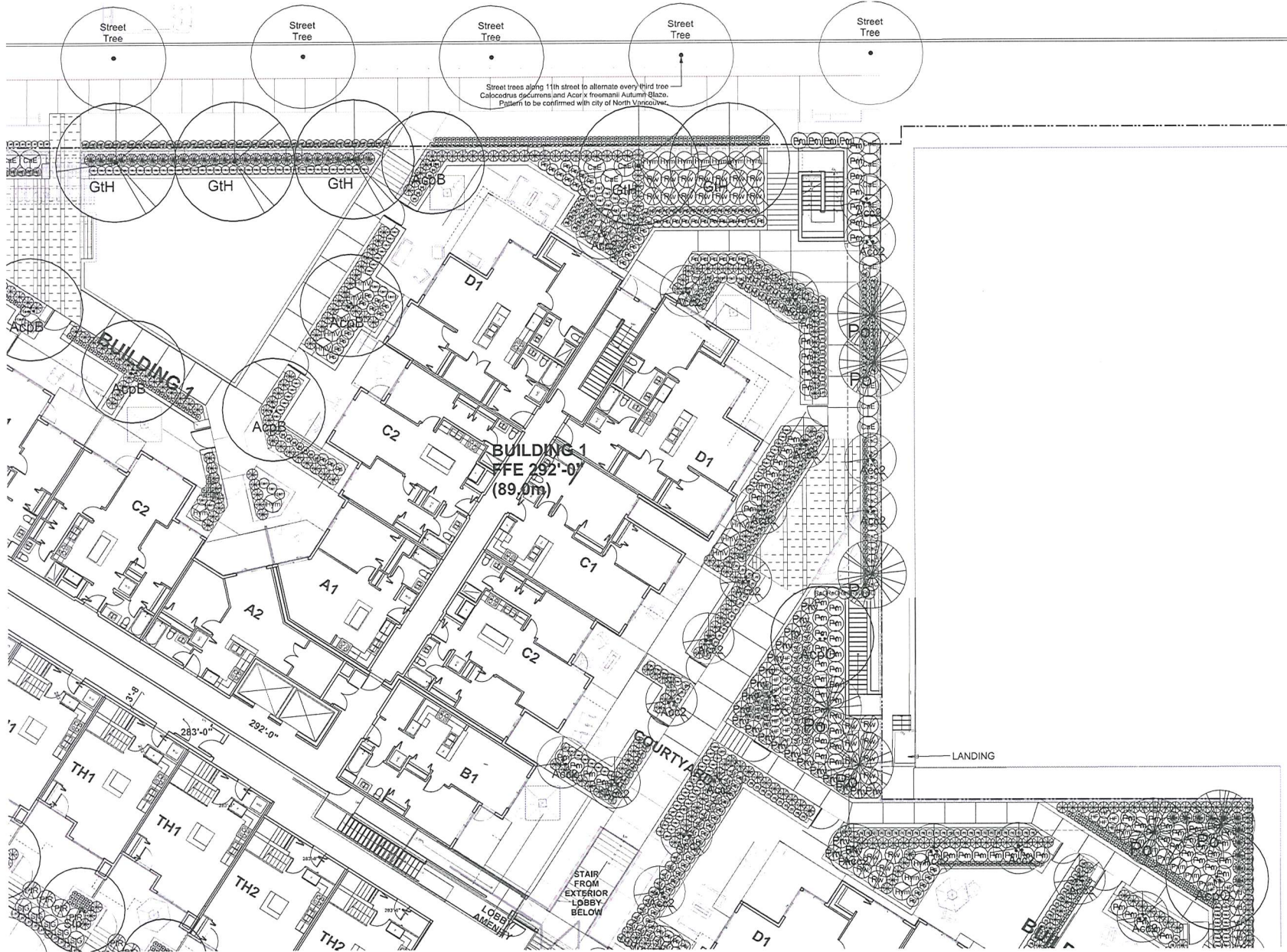
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Client: **Adera**

Project Title:
**Crest - 150 East 8th Street
 North Vancouver, BC**

Drawing Title:
Planting Plan

Project North:	Drawn By:	AT
	Checked By:	
Scale:	Job No.:	15-051
1:100		
Sheet No.:		



5 Issue for Rezoning Application	11/14/2017
4 Issue for Rezoning Application	10/05/2017
3 Issue for Rezoning Application	09/06/2017
2 Issue for Rezoning Application	02/02/2017
1 Issue for Rezoning Application	12/22/2016
Version No.	Date

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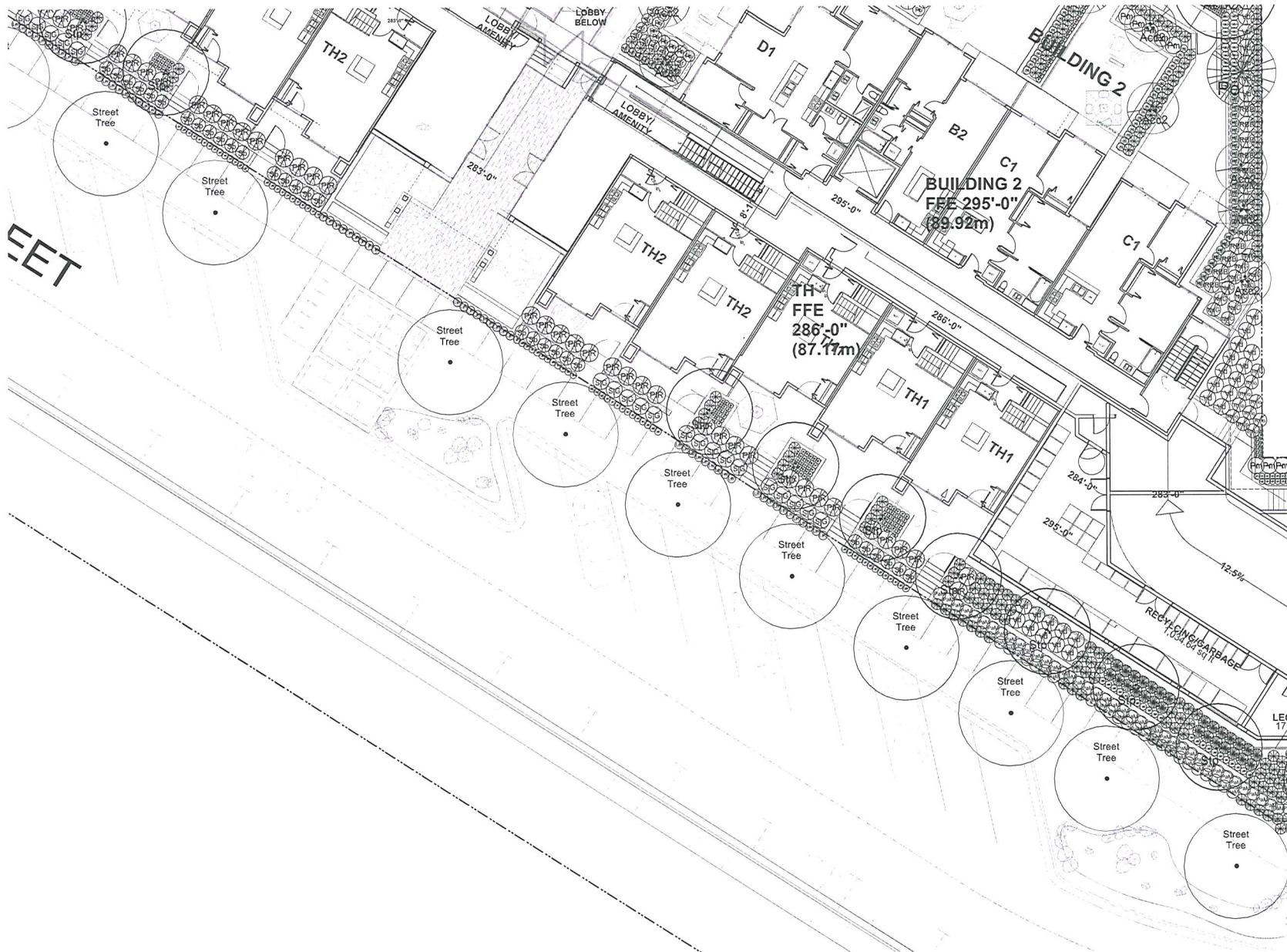
Client: **Adera**

Project Title:
**Crest - 150 East 8th Street
 North Vancouver, BC**

Drawing Title:
Planting Plan

Project North:	Drawn By:	AT
Scale:	Job No.:	16-051
Sheet No.:		

L3.2




5	Issue for Rezoning Application	11/14/2017
4	Issue for Rezoning Application	10/05/2017
3	Issue for Rezoning Application	09/06/2017
2	Issue for Rezoning Application	02/02/2017
1	Issue for Rezoning Application	12/22/2016
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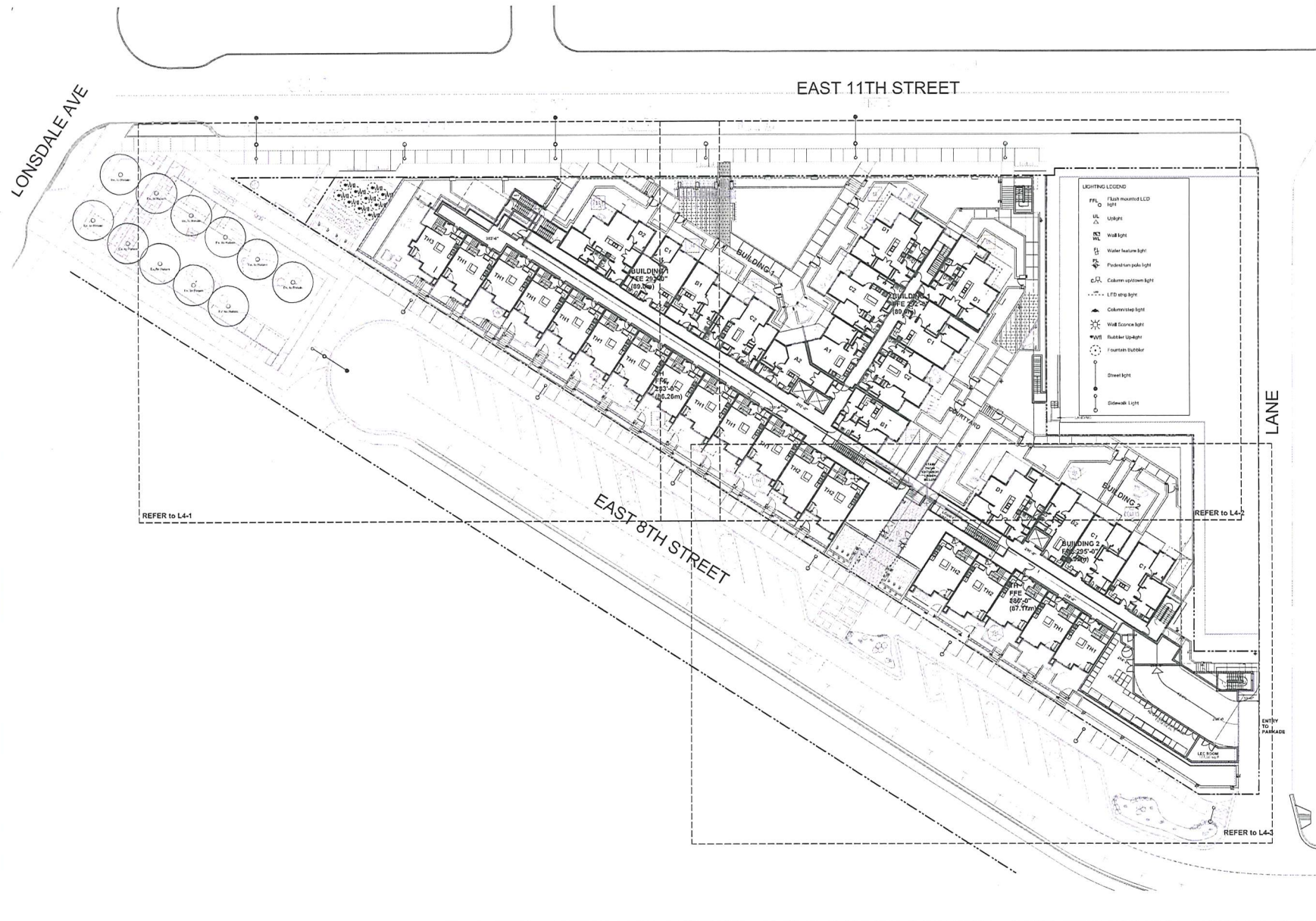
Adera

Project Title:
**Crest - 150 East 8th Street
 North Vancouver, BC**

Drawing Title:
Planting Plan

Project North:  Drawn By: **AT**
 Checked By:
 Scale: 1:100 16-051
 Sheet No.

L3.3



5	Issue for Rezoning Application	11/14/2017
4	Issue for Rezoning Application	10/05/2017
3	Issue for Rezoning Application	09/06/2017
2	Issue for Rezoning Application	03/02/2017
1	Issue for Rezoning Application	12/22/2016
Revision No.		Date

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 Client:

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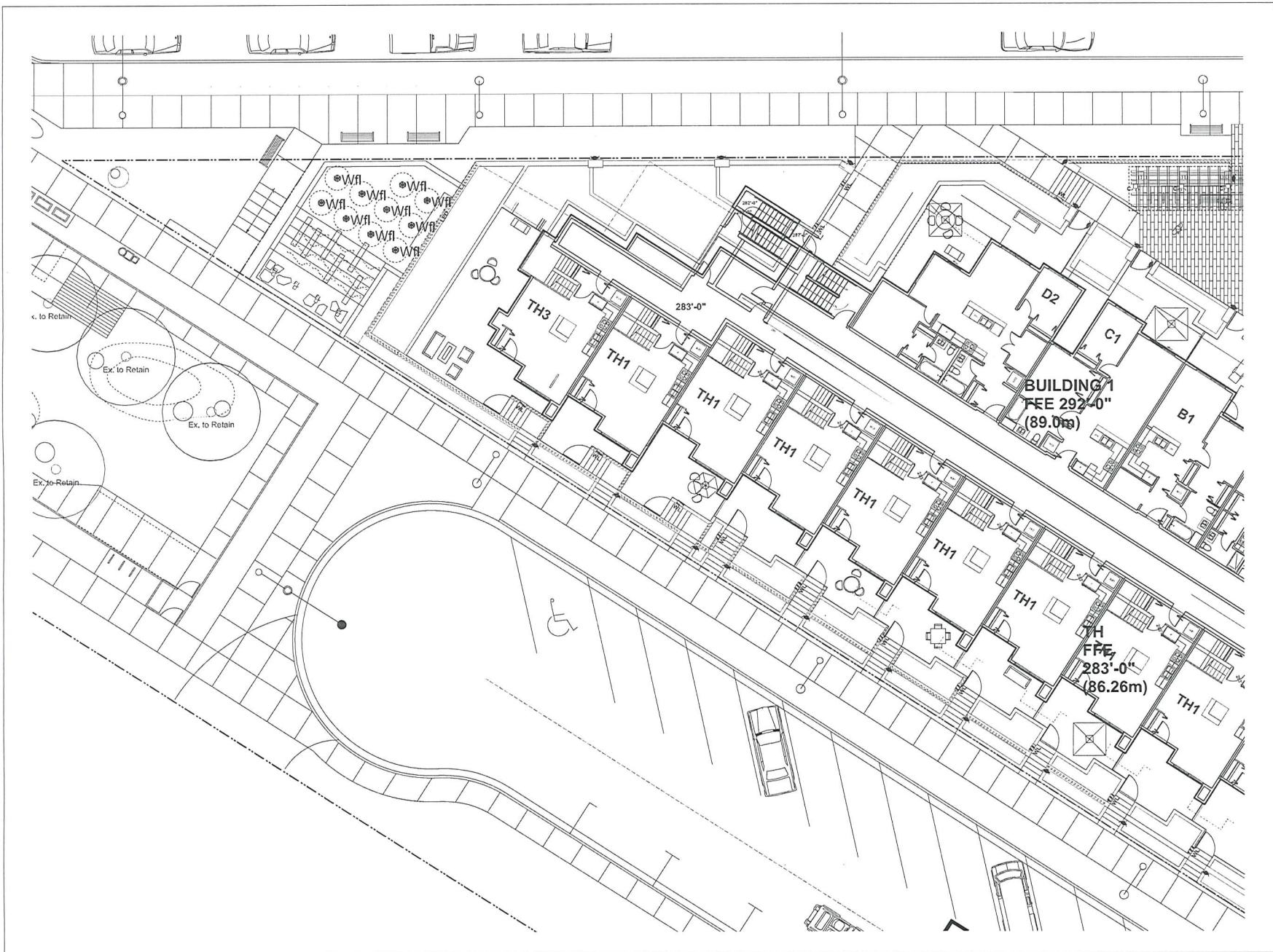
Project Title:
Crest - 150 East 8th Street
North Vancouver, BC

Drawing Title:
Lighting Plan

Project North:

 Drawn By: **AT**
 Checked By:
 Scale:
 1" = 250'
 16'-051'

Sheet No.:
L4.0




5 Issue for Rezoning Application	11/14/2017
4 Issue for Rezoning Application	10/05/2017
3 Issue for Rezoning Application	09/06/2017
2 Issue for Rezoning Application	02/02/2017
1 Issue for Rezoning Application	12/22/2016
Revision No.	Date

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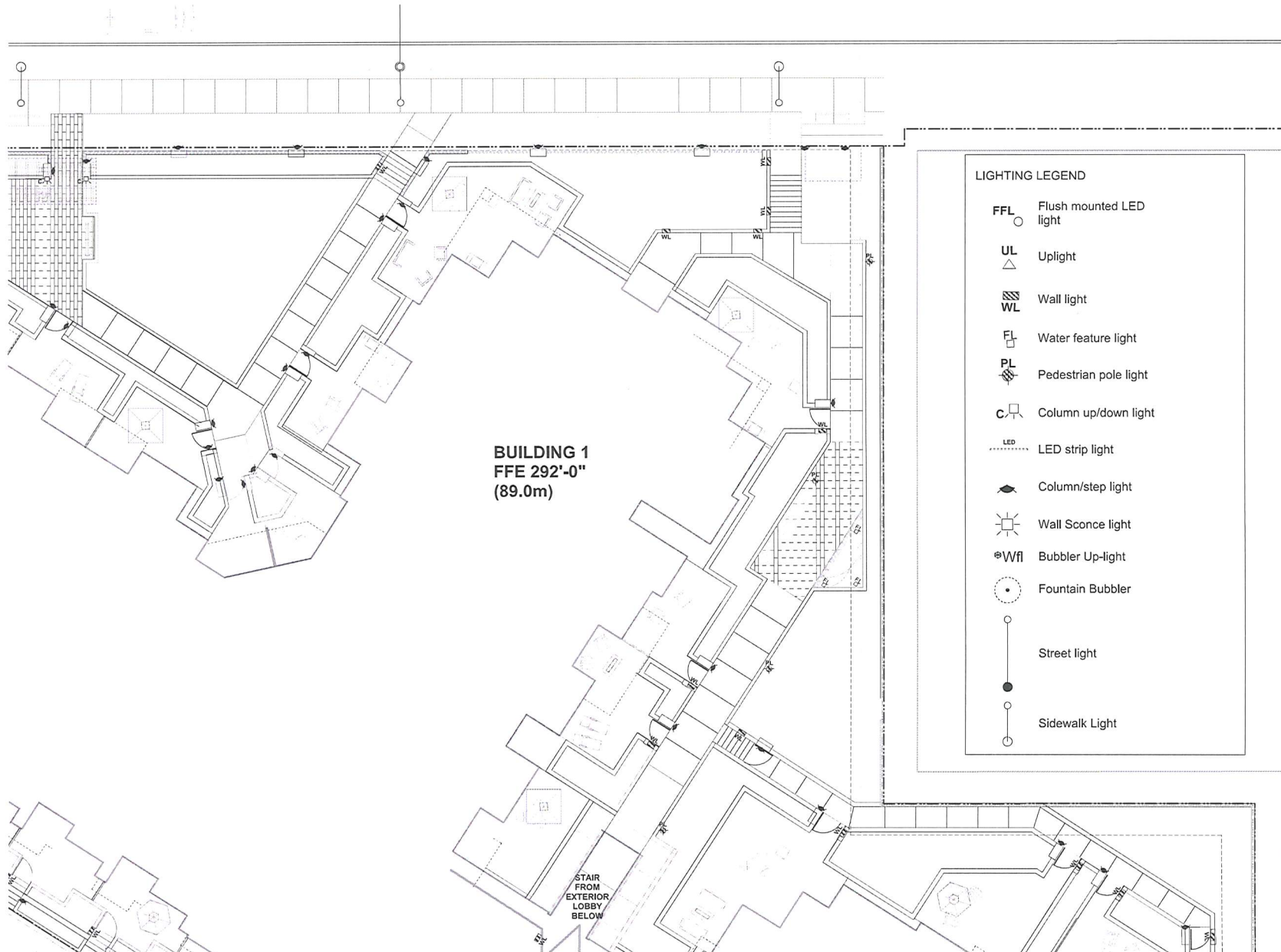
Adera

Project Title:
**Crest - 150 East 8th Street
North Vancouver, BC**

Drawing Title:
Lighting Plan

Project North:  Drawn By: AT
Checked By:
Scale: 1:100 Job No.: 16-051
Sheet No.:

L4.1



LIGHTING LEGEND

- FFL Flush mounted LED light
- UL Uplight
- WL Wall light
- FL Water feature light
- PL Pedestrian pole light
- C Column up/down light
- LED LED strip light
- Column/step light
- Wall Sconce light
- WFI Bubbler Up-light
- Fountain Bubbler
- Street light
- Sidewalk Light

5 Issue for Rezoning Application	11/14/2017
4 Issue for Rezoning Application	10/05/2107
3 Issue for Rezoning Application	09/06/2017
2 Issue for Rezoning Application	02/02/2017
1 Issue for Rezoning Application	12/22/2016
Revision No.	Date

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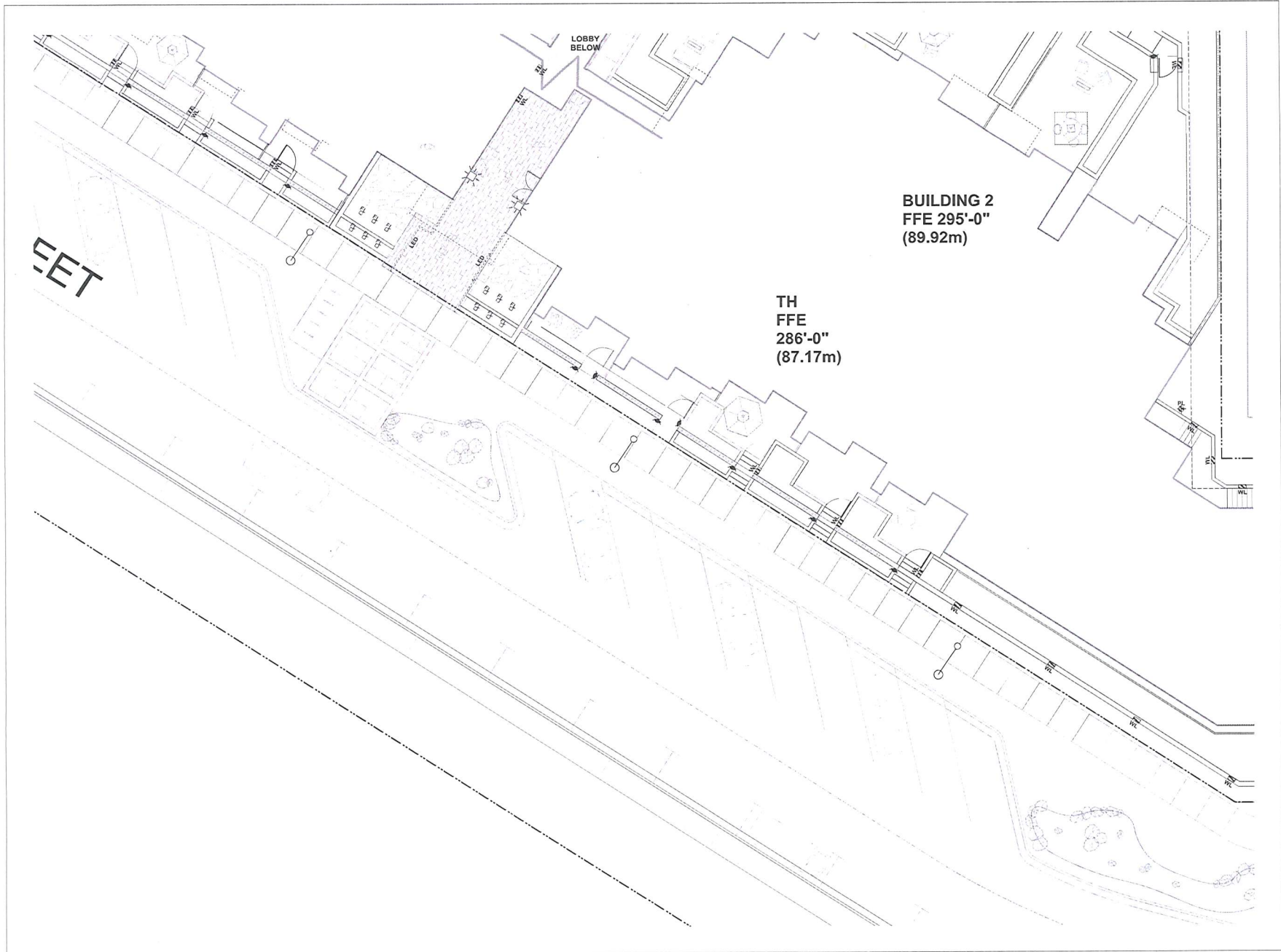
Adera

Project Title:
**Crest - 150 East 8th Street
 North Vancouver, BC**

Drawing Title:
Lighting Plan

Project Month: Drawn By: **AT**
 Checked By:
 Scale: 1:100 Job No.: 16-051
 Sheet No.:

L4.2




5 Issue for Rezoning Application	11/14/2017
4 Issue for Rezoning Application	10/05/2017
3 Issue for Rezoning Application	09/06/2017
2 Issue for Rezoning Application	02/02/2017
1 Issue for Rezoning Application	12/22/2016
Revision No.	Date

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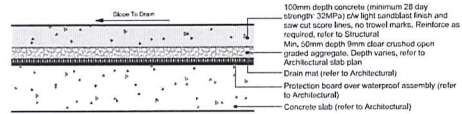
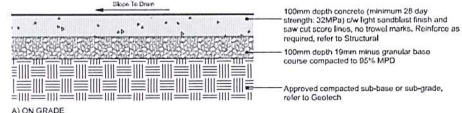
Adera

Project Title:
**Crest - 150 East 8th Street
 North Vancouver, BC**

Drawing Title:
Lighting Plan

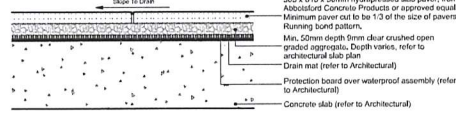
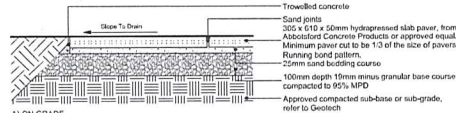
Project North:  Drawn By: **AT**
 Checked By:
 Scale: 1:100 Job No.: 16-051
 Sheet No.:

L4.3

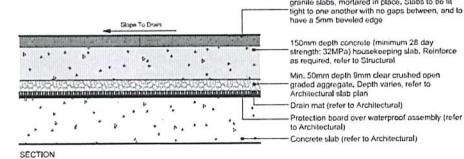


Note:
Sewer control points to be provided max. 1.2 metres O.C., with no towel mats, or as shown on plan. Expansion joints max. 10 metres O.C. and at interface with any built structures, walls, or around columns.

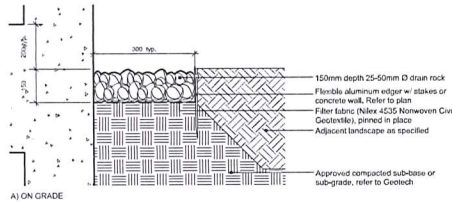
1 PEDESTRIAN CONCRETE PAVING
L5.0 1:10



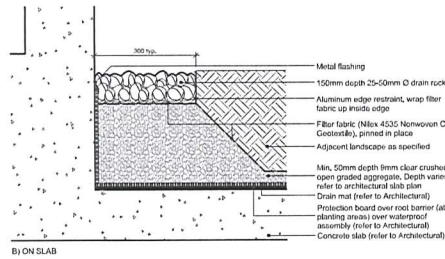
2 PEDESTRIAN CONCRETE UNIT PAVING
L5.0 1:10



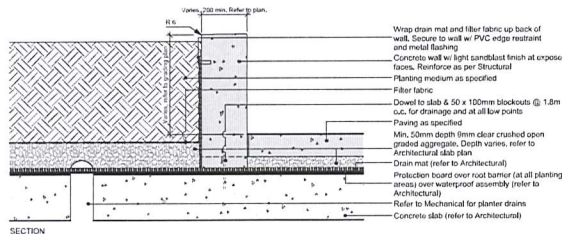
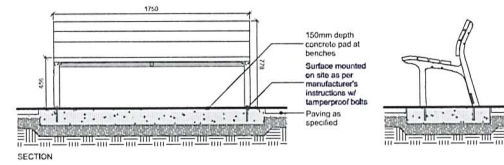
3 PEDESTRIAN GRANITE PAVING
L5.0 1:10



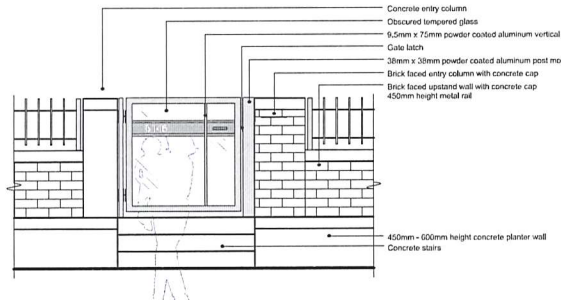
4 DRAIN ROCK EDGER AGAINST BUILDING EDGE
L5.0 1:10



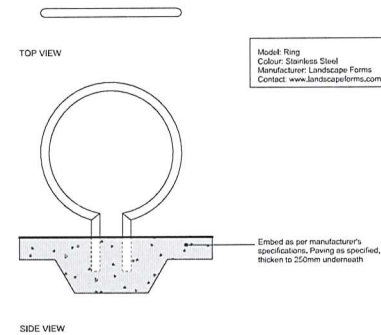
5 BENCH
L5.0 1:20



6 CONCRETE PLANTER WALL
L5.0 1:10



7 TYPICAL ELEVATION OF TOWNHOUSE ENTRY
L5.0 1:10



8 BICYCLE RACK
L5.0 1:10

6 Issue for Reasoning Application	11/14/2017
5 Issue for Reasoning Application	10/05/2017
4 Re-issued for ADP	09/06/2017
3 Issued for ADP	05/01/2017
2 Issue for Reasoning Application	02/03/2017
1 Issue for Reasoning Application	12/22/2016
Revision No.	Date

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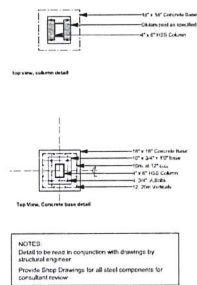
Adera

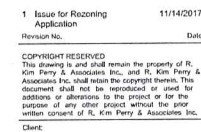
Project Title:
**Crest - 150 East 8th Street
North Vancouver, BC**

Drawing Title:
Typical Landscape Details

Prepared By:	Drawn By:	AT
	Checked By:	
Scale:	as shown	16-051
Sheet No.:		

L5.0

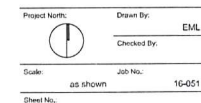




Adera

Project Title:
**Crest - 150 East 8th Street
North Vancouver, BC**

Drawing Title:
Typical Landscape Details

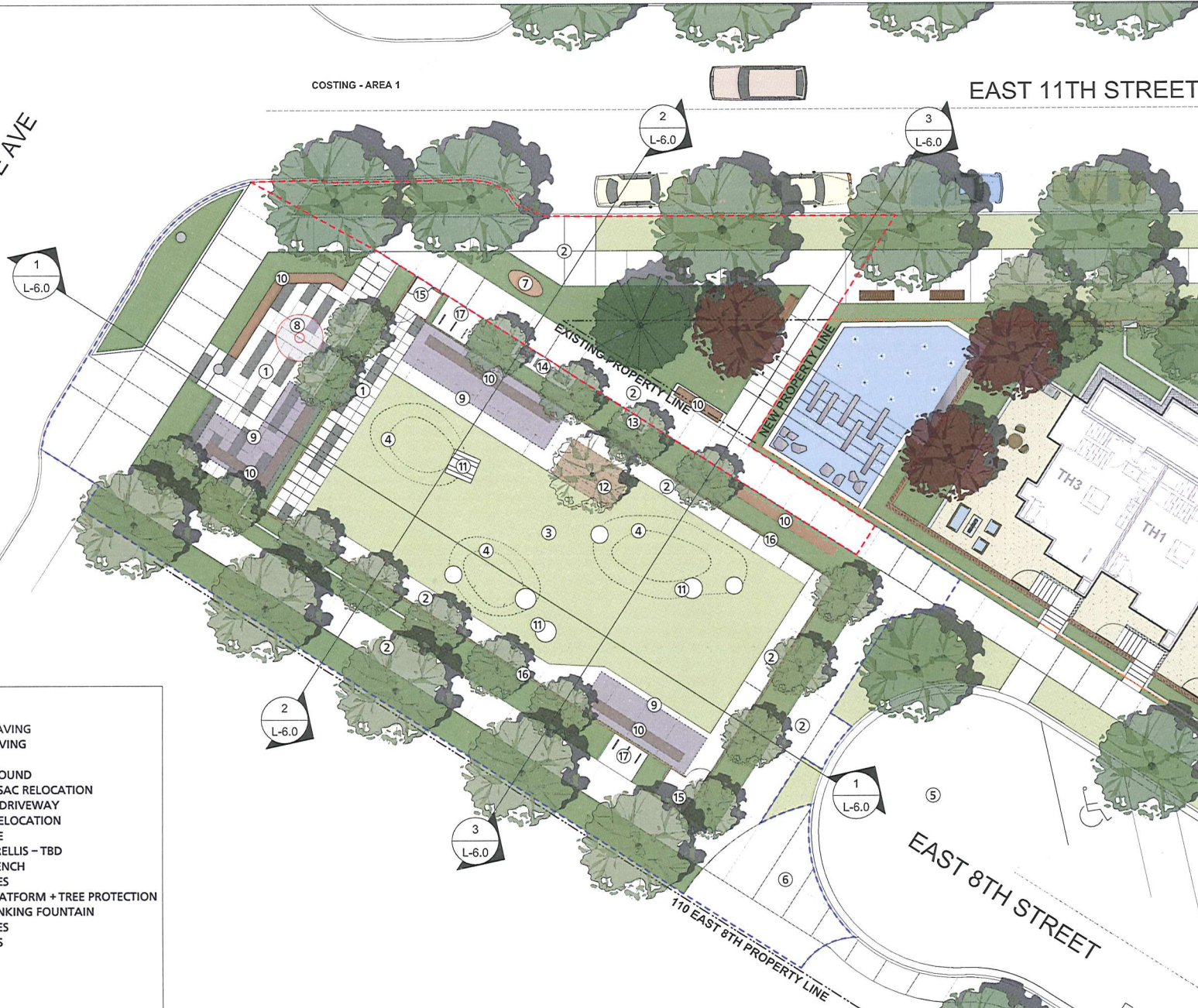


L5.2

COSTING - AREA 1

EAST 11TH STREET

LONSDALE AVE



LEGEND:

- ① NATURAL STONE PAVING
- ② P.I.P. CONCRETE PAVING
- ③ ARTIFICIAL TURF
- ④ ARTIFICIAL TURF MOUND
- ⑤ PROPOSED CUL-DE-SAC RELOCATION
- ⑥ PROPOSED ACCESS DRIVEWAY
- ⑦ BEAR SCULPTURE RELOCATION
- ⑧ CORVUS SCULPTURE
- ⑨ ARCHITECTURAL TRELLIS - TBD
- ⑩ ARCHITECTURAL BENCH
- ⑪ AGILITY STRUCTURES
- ⑫ RAISED SEATING PLATFORM + TREE PROTECTION
- ⑬ HUMAN / DOG DRINKING FOUNTAIN
- ⑭ WASTE RECEPTACLES
- ⑮ ENTRY / EXIT GATES
- ⑯ FENCE
- ⑰ BIKE RACKS

--- COSTING - AREA 1
 --- COSTING - AREA 2

3 Issue for Rezoning Application	11/14/2017
2 Re-Issue for City Review	10/25/2017
1 Issue for City Review	10/19/2017
Revision No.	Date

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Client: **Adera**

Project Title:
**Crest - 150 East 8th Street
 NorthVancouver, BC**

Drawing Title:
Dog Park Concept

Project North:	Drawn By:	EML
	Checked By:	MP
Scale:	Job No.:	16-051
Sheet No.:		

L-1.0




LEGEND:

- ① NATURAL STONE PAVING
- ② P.I.P. CONCRETE PAVING
- ③ ARTIFICIAL TURF
- ④ ARTIFICIAL TURF MOUND
- ⑤ PROPOSED CUL-DE-SAC RELOCATION
- ⑥ PROPOSED ACCESS DRIVEWAY
- ⑦ BEAR SCULPTURE RELOCATION
- ⑧ CORVUS SCULPTURE
- ⑨ ARCHITECTURAL TRELLIS - TBD
- ⑩ ARCHITECTURAL BENCH
- ⑪ AGILITY STRUCTURES
- ⑫ RAISED SEATING PLATFORM + TREE PROTECTION
- ⑬ HUMAN / DOG DRINKING FOUNTAIN
- ⑭ WASTE RECEPTACLES
- ⑮ ENTRY / EXIT GATES
- ⑯ FENCE
- ⑰ BIKE RACKS
- - - COSTING - AREA 1
- - - COSTING - AREA 2

Adera

Project Title:
**Crest - 150 East 8th Street
 NorthVancouver, BC**

Drawing Title:
**Dog Park Concept -
 Existing Aerial**

Project North:  Drawn By: EML
 Checked By: MP
 Scale: 1:100 Job No.: 16-051
 Sheet No.:

L-2.0




3 Issue for Reasoning Application 11/14/2017
2 Re-Issue for City Review 10/25/2017
1 Issue for City Review 10/19/2017
Revision No. Date

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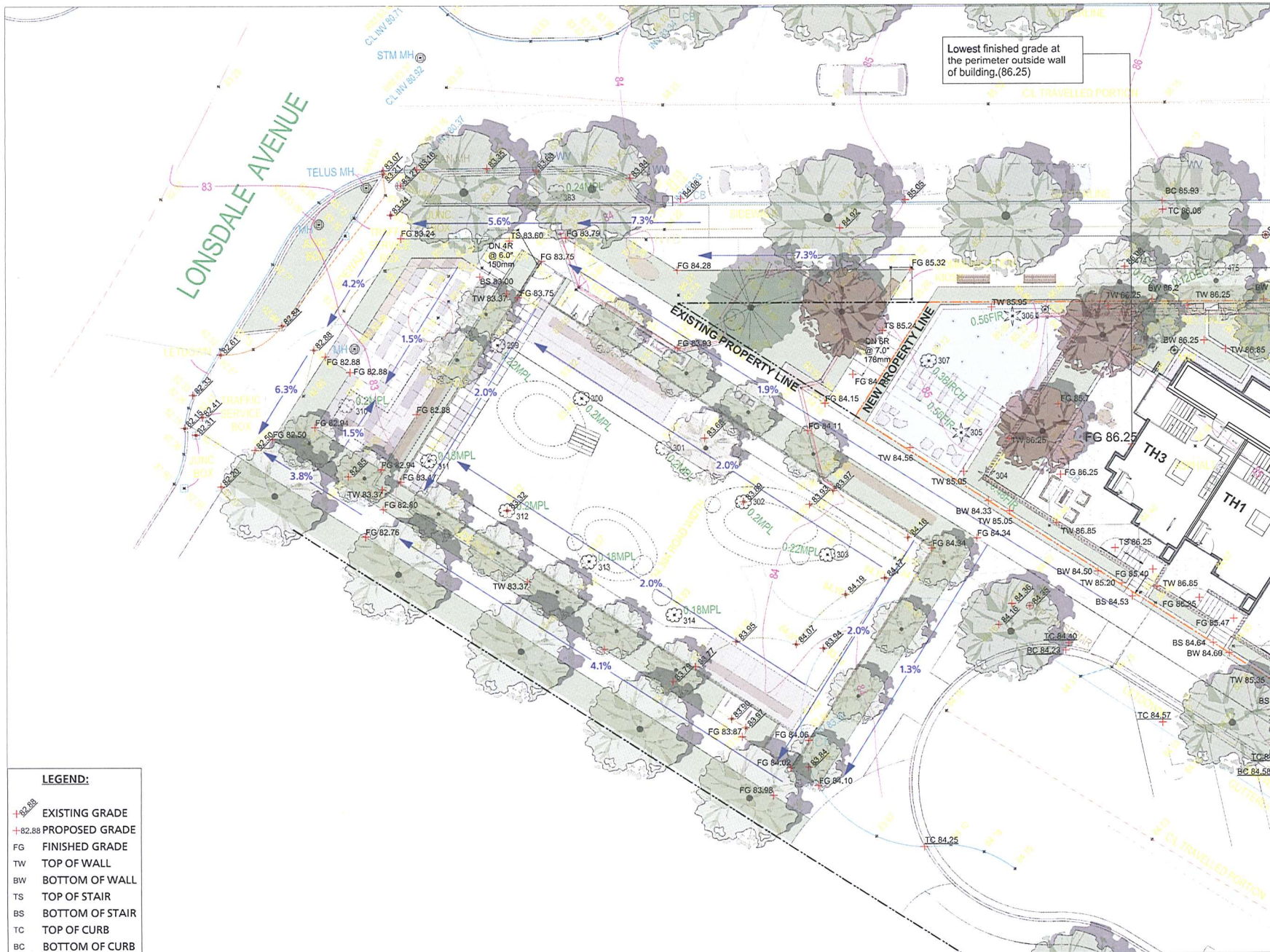
Client: Adera

Project Title:
**Crest - 150 East 8th Street
North Vancouver, BC**

Drawing Title:
**Dog Park Concept -
Utility Coordination Plan**

Project North:  Drawn By: EML
Checked By: MP
Scale: 1:100 Job No.: 16-051
Sheet No.:

L-3.0



Lowest finished grade at the perimeter outside wall of building, (86.25)

P+A
 Landscape Architecture
 Site Planning
 R. Kim Perry & Associates Inc.
 202 - 1155 W. 6th Avenue
 Vancouver, BC V6J 1K2
 T 604 738 4118
 F 604 738 4116
 www.perryandassociates.com

3. Issue for Rezoncing Application	11/14/2017
2. Re-Issue for City Review	10/25/2017
1. Issue for City Review	10/19/2017
Revision No.	Date

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Client: Adera

Project Title:
**Crest - 150 East 8th Street
 North Vancouver, BC**

Drawing Title:
**Dog Park Concept -
 Grading Plan**

Project North:	Drawn By:	EML
	Checked By:	MP
Scale:	Job No.:	16-051
1:100		
Sheet No.:		

L-4.0

LEGEND:

+82.88	EXISTING GRADE
+82.88	PROPOSED GRADE
FG	FINISHED GRADE
TW	TOP OF WALL
BW	BOTTOM OF WALL
TS	TOP OF STAIR
BS	BOTTOM OF STAIR
TC	TOP OF CURB
BC	BOTTOM OF CURB



Legend:

Existing tree to be retained

Existing tree to be removed

General Notes:

1. These drawings are to be read in conjunction with Architectural Plans, Civil Plans and Arborist Report and Plans.

2. No work is to be performed within the Root Protection Zones without the project Arborist present to supervise.


2 Issue for Rezoning 11/14/2017
 Application
 1 Issue for City Review 10/25/2017
 Revision No. Date

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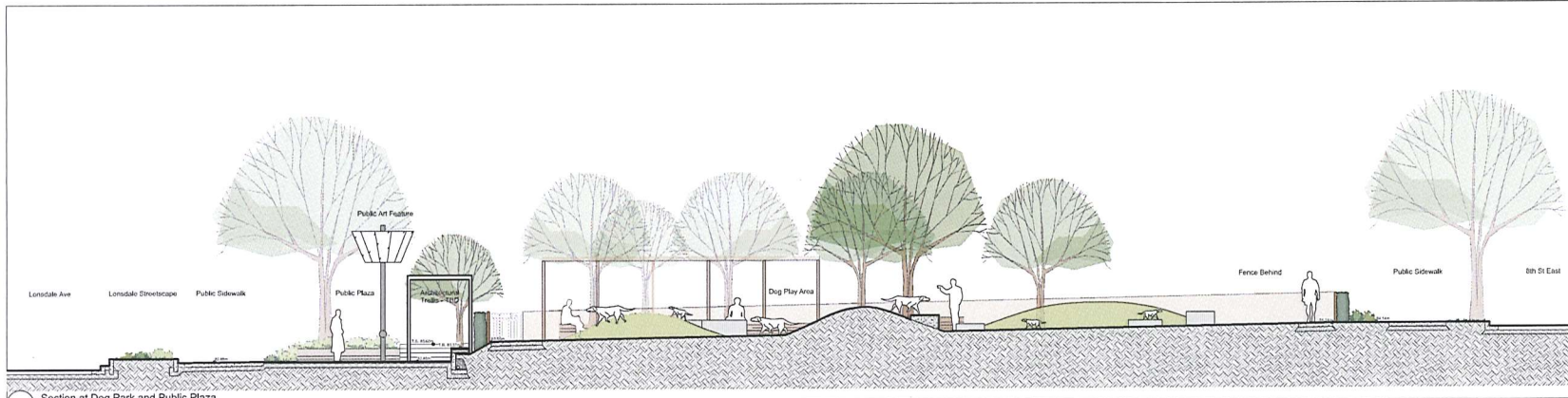
Client: **Adera**

Project Title:
**Crest - 150 East 8th Street
 North Vancouver, BC**

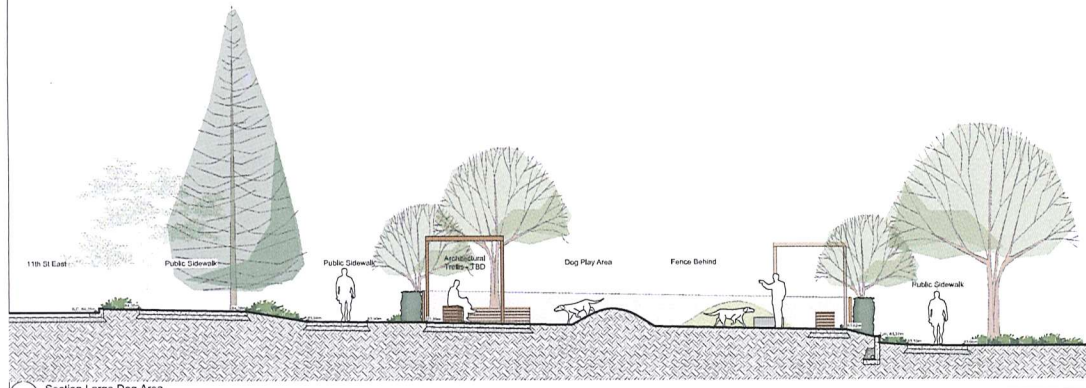
Drawing Title:
**Dog Park Concept -
 Existing Tree
 Management Plan**

Project North:  Drawn By: **EML**
 Checked By: **MP**
 Scale: 1:100 Job No.: 16-051
 Sheet No.:

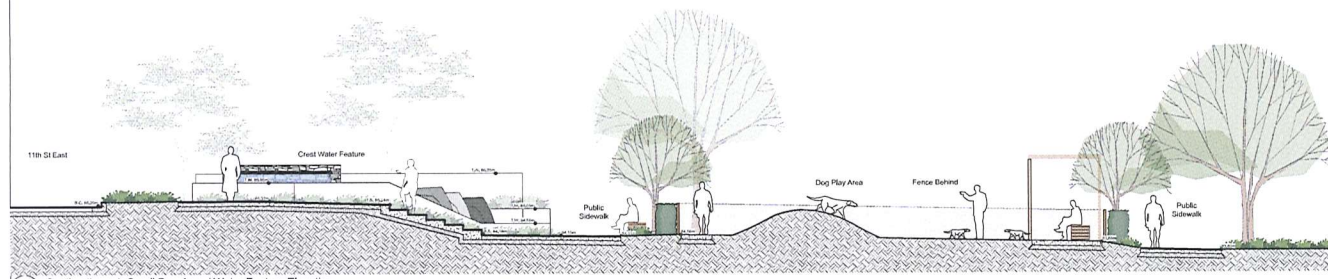
L-5.0



1 Section at Dog Park and Public Plaza
1:75



2 Section Large Dog Area
1:75



3 Section through Small Dog Area / Water Feature Elevation
1:75

3 Issue for Rezoning Application	11/14/2017
2 Re-Issue for City Review	10/25/2017
1 Issue for City Review	10/19/2017
Revision No.	Date

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Client:

Adera

Project Title:
**Crest - 150 East 8th Street
North Vancouver, BC**

Drawing Title:
Dog Park Sections

Project North:	Drawn By:	EML
	Checked By:	MP
Scale:	Job No.:	16-051
	As shown	
Cheer No.:		

L-6.0



Rocky Sethi

Direct Line: 604-637-4301

Email: rockys@adera.com

October 4, 2017

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

Attention: Annie Dempster

Dear Sirs/Mesdames:

**Re: Developer Information Session for the Rezoning of
150 East 8th Street (REZ2017-00002)**

The following document summarizes the Developer Information Session (DIS) meeting held by Crest Adera Projects Ltd.

The focus of the meeting was to provide updated project information and a venue to voice questions or concerns about the project.

Information Distribution and Community Notification

The following information methods were used to ensure the community received notification of the DIS:

- Mailout delivery - notices were delivered by Canada Post to 403 addresses located within a 40m radius, per the City of North Vancouver notification guidelines, per the map in Appendix 1.
- Newspaper advertising - Advertisements were placed in the North Shore News on September 24 and 27, 2017, attached as Appendix 2.
- Site signage - signs outlining the proposed development and details of the DIS were installed on September 11, 2017, attached as Appendix 3.

Public Information Meeting

Crest Adera Projects Ltd. hosted the DIS on Thursday, September 28, 2017 from 7:00pm to 9:00pm in the Friendship Room at St. Andrews United Church (1044 St. Georges Avenue, North Vancouver). The event included display boards that illustrated the development and provided key project information to attendees.

LIVE WEST COAST

Suite 2200 Four Bentall Centre 1055 Dunsmuir Street PO Box 49214 Vancouver BC V7X 1K8 t 604.684.8277 f 604.684.4709 adera.com

The following presentation boards were displayed:

- Developer story
- Context plan
- Site plan
- Design rationale
- Precedent images
- Streetscape elevations
- Renders
- Sections
- Public space enhancements
- Rezoning application process

The project team present at the meeting included:

- Rocky Sethi, Crest Adera Projects Ltd.
- Norm Couttie, Crest Adera Projects Ltd.
- Sarah Bingham, Crest Adera Projects Ltd.
- Hans Fast, Crest Adera Projects Ltd.
- Rhys Leitch, Integra Architecture Ltd.
- Michael Patterson, P+A Landscape Architects
- Daniel Fung, Bunt & Associates Engineering Ltd.

City of North Vancouver staff present at the meeting included:

- Michael Epp, Director of Planning, Planning Department
- Annie Dempster, Planning Technician, Planning Department

A total of 26 people signed in to the meeting and 14 comment forms were returned. The sign in forms are attached as Appendix 4 and the comment forms as Appendix 5.

Of the 14 comment forms:

- Approximately 4 were concerned about height
- Approximately 9 were concerned about traffic and parking
- Approximately 3 were concerned about density
- Approximately 7 were neutral or support the development.
- Approximately 5 were neutral or support Adera's proposal to direct a portion of the CACs to improve the park at the west end of 8th Street.

Response to Feedback

Height

- At 6 storeys, this project is consistent with the number of storeys allowed in the OCP, and is below the maximum allowed measured height.
- Much of the concern was around the additional storey on East 8th Avenue, which is at the same grade as P1 due to the sloping site.
- We removed the "dog houses" that provided access to the roof to comply with the prescribed height.

Traffic and Parking

- Our proposed parking complies with the parking requirements for the site, in addition to the 30 stalls provided for Telus.
- There was concern around access to the lane on the east side of the site. Per Bunt and Associates' Mini Transportation Review, the existing condition of the north-south lane is poor due to its substandard 4 metre width.
- We have widened the laneway fronting the site to accommodate two-way travelling vehicles.
- Bunt and Associates' report makes recommendations to alleviate traffic flow, which includes making the laneway into a one-way flow.
- We have proposed to reconfigure the north side parallel parking on East 8th Street into angled parking to provide an additional 8 parking spaces.

Density

- The proposed building complies with the allowed FSR of 2.6 and is consistent with the density permitted in the OCP.

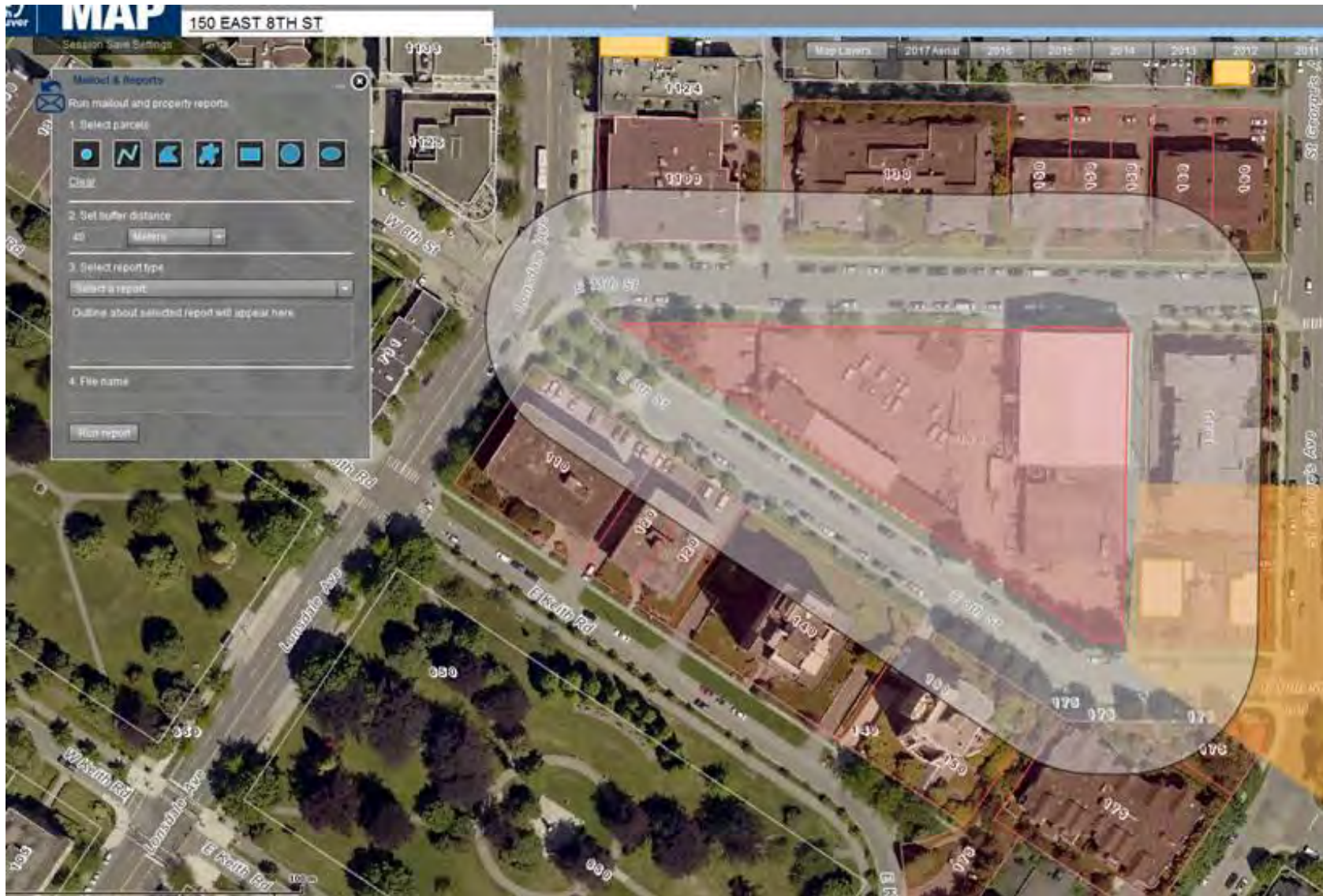
Yours truly,

CREST ADERA PROJECTS LTD.

A handwritten signature in black ink, appearing to read 'Rocky Sethi', with a stylized flourish at the end.

Rocky Sethi
Vice President, Development

APPENDIX 1: MAILOUT DELIVERY





LIVE WEST COAST™

DEVELOPMENT INFORMATION SESSION

EARLY PUBLIC INPUT OPPORTUNITY

Rezoning Application

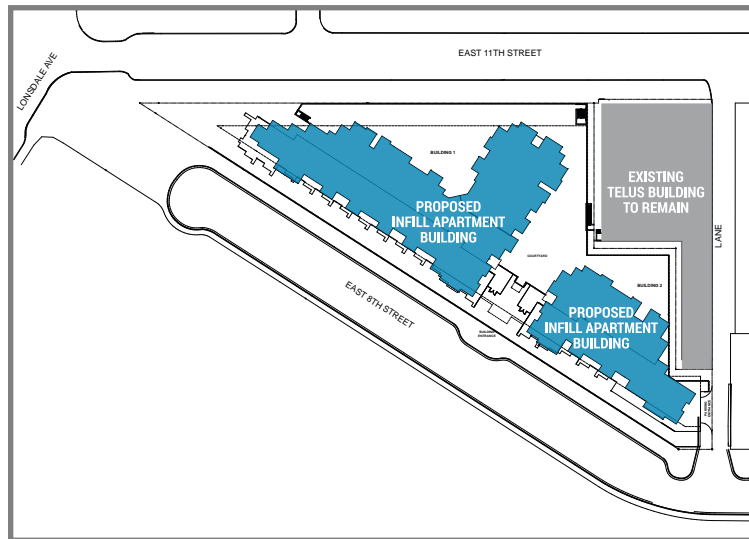
150 East 8th Street

Date: Thursday, September 28, 2017

Time: 7:00pm to 9:00pm

Place: Friendship Room
St. Andrews United Church
1044 St. Georges Avenue





The City of North Vancouver has received a rezoning application from Crest Adera Projects Ltd. for this property. The two proposed buildings would be six-storeys of wood frame building over concrete townhouses and two levels of underground parkade. 161 apartment units and 17 townhouse units are proposed. Fourteen disabled parking spaces along with 206 parking spaces for residents and visitors will be provided, accessible from the lane accessed off 8th and 11th Streets.

Interested members of the public are invited to attend the Development Information Session with Crest Adera Projects Ltd. for an early opportunity to review the proposal and offer comments.

APPLICANT CONTACT

Rocky Sethi, VP Development
Adera Development Corporation
2200 - 1055 Dunsmuir Street
Vancouver, BC V7X 1K8
604.684.8277
rockys@adera.com

CITY OF NORTH VANCOUVER CONTACT

Michael Epp, Director of Planning
Community Development Department
141 West 14th Street
North Vancouver, BC V7M 1H9
604.982.3936
mepp@cnv.opg

World Cup start in front of 3,000 fans

From page 29

start came against Australia in the opening round, the team's fourth game of the tournament. More than 3,000 fans were there, nearly all cheering for Canada.

"Having all the fans in the stands really helped, that really got my energy going," he says. It helped, too, that the Canadian hitters came out hot, putting up six runs in the first two innings.

"That really helped me with my confidence and I was just able to do my thing and let the defence go to work, says DeCooman.

DeCooman ended up throwing six innings giving up five hits, two walks and two earned runs while striking out three. His next appearance was in relief, as DeCooman came in for a save in a huge playoff game against the powerful Cubans. DeCooman recalls playing an eight-game series in Cuba before the tournament and losing every game except for one. But in the World Cup it was Canada that came out on top 4-2, with DeCooman pitching a scoreless ninth inning to nail down the save and send Canada to the bronze medal game.

That's where the dream ended, however, as Japan rode timely hitting and a dominant pitching performance from starter Ginji Miura – seven scoreless innings with 12 strikeouts – to make it onto the podium.

DeCooman, however, still came home with some amazing memories. "I've never really gotten to play in front of such large crowds before, it was amazing getting to play for your country," he says. "And coming fourth in the world isn't too bad I'd say."

The Mulgrave School grad is now down at the University of Washington set to start his freshman season with the Huskies. He was on the radar for teams in this year's MLB draft but word got out that he would likely choose the college route so he wasn't picked. He'll have another shot at the draft when he turns 21 and he's hoping he'll have three years of strong NCAA play under his belt by then.

"Hopefully something will turn up at the draft and then I'll be able to play professional baseball and have a chance to



TURF'S UP STA's Diego Villavicencio and Handsworth's Sebastiano Rigatti battle during a senior boys exhibition soccer match played on the new turf field at Fen Burdett Stadium, Tuesday. More photos: nsnews.com. PHOTO CINDY GOODMAN

DEVELOPER'S INFORMATION SESSION

Crest Adera Projects Ltd. is holding an information session where interested members of the public are invited to learn about our application for a six-storey residential infill development (as measured from East 11th Street) located on the west portion of 150 East 8th Street adjacent to the existing Telus building (which is to remain.)



MEETING LOCATION

Friendship Room, St. Andrews United Church
1044 St. Georges Avenue

DATE

Thursday, September 28, 2017

TIME

7:00pm to 9:00pm

APPLICANT CONTACT

Rocky Sethi, VP Development
Adera Development Corporation
2200 - 1055 Dunsmuir Street
Vancouver, BC V7X 1K8
604.684.8277
rockys@adera.com



Community Development Contact: Michael Epp, Director, Planning • mepp@cnv.org • 604.982.3936
This meeting has been required by the City of North Vancouver as part of the rezoning process.

LIVE WEST COAST™



Jordy Bellerive signs with Pittsburgh Penguins

ANDY PREST

aprest@nsnews.com

Not drafted? No problem.

North Vancouver's Jordy Bellerive signed a three-year entry-level contract with the two-time defending Stanley Cup champion Pittsburgh Penguins this week. The 18-year-old was not picked in the NHL entry draft earlier this year but was invited to take part in training camp with the Penguins, where he parlayed his strong play into a professional contract.

"Very honoured and excited to sign with the Penguins!" Bellerive wrote in a post on his Twitter account. "What a day for my family. Thank you to everyone who has helped me get here!"

The former North Shore Winter Club star made an emphatic statement at the 2017 Prospects Challenge held in Buffalo, N.Y., leading the Penguins with four goals and seven points in three games. Bellerive notched multiple points in each game, including a hat trick against the New Jersey Devils.

Though the Penguins



Jordy Bellerive was a star for the North Shore Winter Club in 2014. This week he signed his first NHL contract. FILE PHOTO

have him locked up for three years, Bellerive was subsequently sent back down to the Lethbridge Hurricanes where he'll suit up for his third season of WHL play. In his first two seasons in Lethbridge Bellerive scored 92 points in 135 regular season games. The 5-10 forward

came up big in the playoffs last season as well, scoring 14 points in 20 games to help the Hurricanes make the Eastern Conference finals.

He also suited up for the U18 national team at the 2016 Ivan Hlinka Memorial Tournament, where Team Canada finished fifth.



ON THE RIGHT COURSE Helen and Rick Wait invite the public to take part in the first annual Brad Wait Memorial Golf Tournament being held Friday, Sept. 29 at Seymour Golf and Country Club. There'll be a shotgun start at 12:30, with all proceeds going to the North Shore Hospice expansion project. For details visit bradwait.ca. PHOTO CINDY GOODMAN

Big win for Windsor football

North Shore senior football teams were back in action over the weekend, led by a pair of AA squads that showed well.

Third-ranked Windsor Secondary cemented their status as one of the teams to beat at the AA level, knocking off No. 1-ranked Abbotsford 44-27 Friday at Windsor. The win moved the Dukes to 2-0 in preseason play.

The Argyle Pipers thrilled their fans during homecoming weekend, knocking off the Langley 34-14 on Saturday afternoon on a rare

game played at the school.

At the AAA level, the Handsworth Royals scored a 19-14 road win over Holy Cross Saturday. Carson Graham also went on the road, dropping a 39-12 decision against top-ranked South Delta in the AAA regular season opener for both teams.

West Van hosted Robert Bateman Friday with the visitors claiming a 7-6 win.

Games on the North Shore this week: Seaquam at Carson Graham, 3:45 p.m. Friday. Ballenas at West Van, 1 p.m. Saturday.

Mountain United squad tops archrival in provincial final

From page 41

another North Shore player.

"He's 14 years old and six-foot-five," said Dasovic with a laugh. "He's huge, and he's got a lot of upside in him. He's going to have a bright future. ... You can imagine being 14 and six-foot-five, you've got to learn how to work those legs. He's getting better and better each day, he really pushes Michael and they both kind of share the goalkeeping duties during the season and then when it gets to playoff time we kind of go who's looking better at the time."

The team earned their way into the national championships with a 1-0 win over their archrivals, Fraser Valley Premier, in the B.C. Soccer Premier League provincial final in June. It was the third time in a row that the two squads met in the B.C. final, with Mountain claiming the title in 2015 and 2017 and Fraser Valley winning gold in between.

"It's been a big dogfight between the two clubs," said Dasovic. **Zakiy Karim** scored the goal that held up as the game winner on a scorching early summer day. "The kids played really well. They understood how to play against Fraser Valley – they kept them away from the ball. We had some good quality when we needed it. ... Everybody did their job, played well. When you look at the result and the way we played, deservedly so. We were the better team on that day."

The team is at its best when they're

keeping possession of the ball and building from the back, said Dasovic.

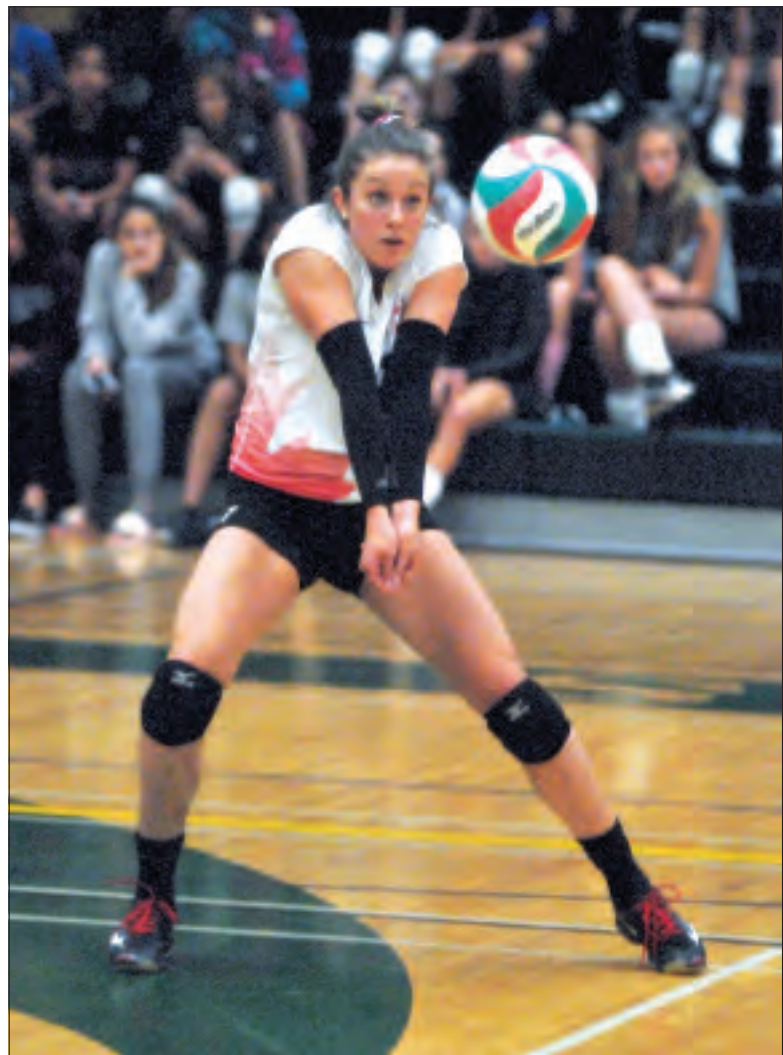
"One of our mandates is we want to play a possession-based football game," he said. "A lot of teams like to just play direct, 'long ball' as they call it, but we're kind of opposed to that. We want to play possession football and I think the boys are doing a great job of that. When we play possession-based football it's pretty to watch and it's effective."

Dasovic did a little digging and found that teams from B.C. have only won the U15 national title four times in the past 32 years. He's hoping his boys can add to that total and said they've been working hard towards that goal.

"You want to teach a kid to train at maximum, every time they come on the field. That's been one of my mantras since I've come," said Dasovic. "There's been no motivational problems these last six weeks because the kids know what they're getting, what's ahead of them. Practices have been very, very bright, nice and sharp. They've worked really hard. We'll do whatever we need to do to get them ready for that final in Alberta."

No matter what happens, Dasovic said his No. 1 goal is not just to create good players but to create good citizens as well.

"I want people to say that they can tell this is a Mountain group because of the way they are respectful, well behaved, and play some really good football."



COURT VISION Kristen Moncks of the senior women's national volleyball team makes a pass during an intrasquad game played Sept. 22 at Windsor Secondary. Youth players from across the North Shore were invited to watch the match. The team is preparing for the Continental Championships, a World Championship qualification tournament running Sept. 28-30 in Langley. Visit nsnews.com to see more photos. PHOTO PAUL MCGRATH

DEVELOPER'S INFORMATION SESSION

Crest Adera Projects Ltd. is holding an information session where interested members of the public are invited to learn about our application for a six-storey residential infill development (as measured from East 11th Street) located on the west portion of 150 East 8th Street adjacent to the existing Telus building (which is to remain.)



MEETING LOCATION

Friendship Room, St. Andrews United Church
1044 St. Georges Avenue

DATE

Thursday, September 28, 2017

TIME

7:00pm to 9:00pm

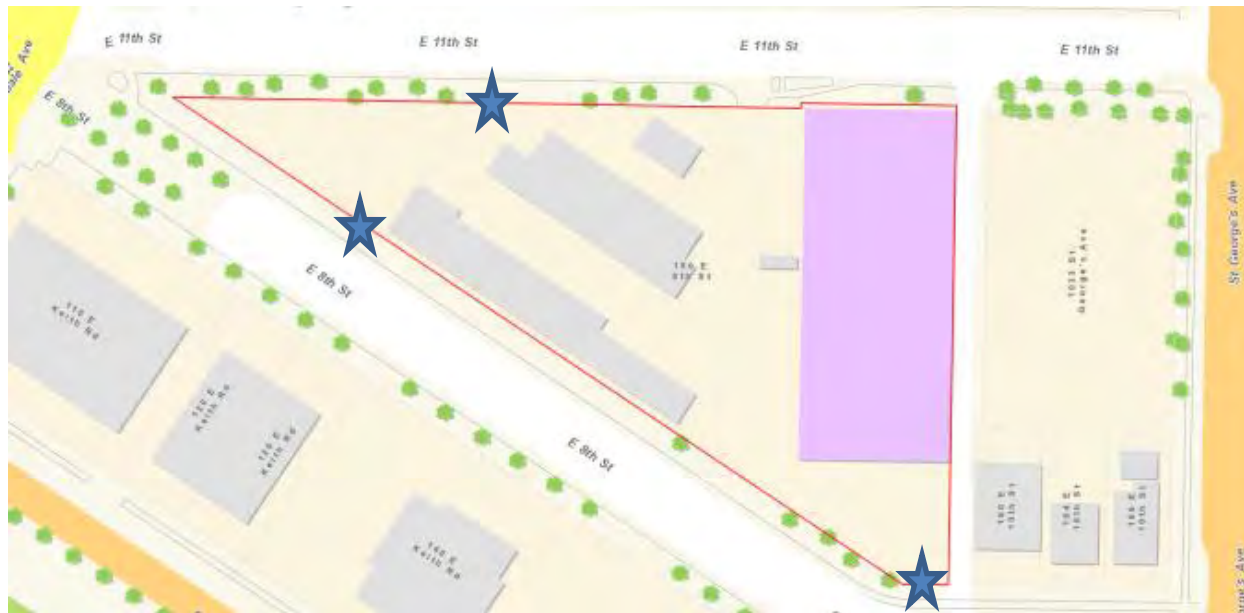
APPLICANT CONTACT

Rocky Sethi, VP Development
Adera Development Corporation
2200 - 1055 Dunsmuir Street
Vancouver, BC V7X 1K8
604.684.8277
rockys@adera.com



Community Development Contact: Michael Epp, Director, Planning • mepp@cnv.org • 604.982.3936
This meeting has been required by the City of North Vancouver as part of the rezoning process.

APPENDIX 3: SITE SIGNAGE



APPENDIX 4: SIGN IN SHEETS

Development Information Session

SIGN IN SHEET

Please Note: This form will become part of the staff report to City Council on this development proposal and will be publically available. If you do not wish to be identified, please do not include your name on the form, only your address.

DEVELOPMENT: Crest

DATE: 9/28/2017

TIME: 7:00 – 9:00PM

DIS LOCATION: Friendship Room at St. Andrews United Church; 1044 St. Georges Avenue

No.	Name	Address	Time
1	KATHRYN HINCHLIFFE	403-1033 ST Georges Ave V7L3H5	7:00 pm
2	Mitra Sooroonkian	#203-140 E. Keith Rd V7L4M9	7:00 pm
3	Margaret Eisinger	#413-1756. 10th St.	7:00
4	Brenda Graham	106-175 E 10th St	7:00
5	Lilia Nikolaeva	202-175 E 10th St	7:00
6	Allen Cardinal	101-151 E. Keith Rd	7:00
7	Ken Megale	1601-151 Keith Rd East	7:00
8	SEAN McLAUGHLIN	#6-160 EAST 10th ST	7:10
9	Sandilands, D.	261 E. 10th St.	8:10
10	" A	" "	8:10.
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Development Information Session

SIGN IN SHEET

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DEVELOPMENT: Crest

DATE: 9/28/2017

TIME: 7:00 – 9:00PM

DIS LOCATION: Friendship Room at St. Andrews United Church; 1044 St. Georges Avenue

No.	Name	Address	Time
1	Atty Cole	PH2-1033 St. Georges Ave.	7pm
2	JAMES + BOBINA	2733 St. Georges	7pm
3	John	120 E. Keith Rd	7pm
4	N. Scott	175 E 10th St.	
5	James Munro	235 E 11th St, North Van	7PM.
6	KRIS DROHO	204-145 E 12TH ST, North Vancouver	7pm
7	LORRAINE GRAIK	PH7-1033 St. Georges-	7pm
8	Barbara Andersen	486 1033 St. Georges	7 PM
9	Susan Green	349 E 4th St	
10	Clare Pettit	126 E Keith	7PM
11	Amelia	955 St Anne	7
12	William	1501-170 Keith Rd. E.	7:20pm
13	Lidia Kees	"	"
14	IVAN LEONARD	310-215 ST ANDREWS AV.	7:30
15	Phyllis	Chapman1416@shaw.ca	7:45
16	Sandra Grant	207 E. 8th ST., N.V.	7:50pm
17			
18			
19			
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23			
24			
25			

APPENDIX 5: COMMENT SHEETS

150 East 8th Street

Development Information Session

Please Note: Should you provide your name and address, this form will become part of the staff report to City Council on this development proposal and will be publically available. If you do not wish to be identified, please do not include your name on the form, only your address. Your comments will be taken into consideration by City staff in its review of the application; however it will not be viewed by City Council or the public.

September 28th, 2017 7:00 – 9:00 PM

Name: A McAuslane	
Address: 955 St Andrew	
1. Do you support the proposed project?	no
2. What do you like most about the proposed project?	
3. Do you have any concerns about the proposed project?	Yes - way too much density for this site
4. What would you suggest to improve or enhance the proposed project?	Do not change the zoning. Respect the community's input that went into the OCP
5. Please provide any additional comments.	we have supported density + more density. This is the tipping point. that puts our community over what's acceptable. Many
6. Do you support Adera's proposal to direct a portion of the Community Amenity Contributions to the improvement of the park on City of North Vancouver property at the west end of 8 th street?	of us choose to live in this neighborhood because it's relatively quiet. This development will dump too much traffic onto St George's, 10th St for 2 more blocks and 11th Street as well.

Comments will be delivered to the City of North Vancouver for consideration. Alternatively, you may mail or email your comments to either the City of North Vancouver or to the developer. All comments will be forwarded to the City.

CONTACTS:

Applicant: Hans Fast

City of North Vancouver: Michael Epp

Telephone: 604-637-4344

Telephone: 604-982-3936

E-Mail: hansf@adera.com

E-Mail: mepp@cnv.org

see over →

Our neighborhood is used as a long term parking lot
for Lions Gate Hospital employees, BlueShoe Financial staff,
construction workers and folks who live above the highway
drive down to 9-1001 11 Street, park & jump on the
bus in the morning to get down the hill to Seabus.

In my view this is a perfect site for
townhomes. The city need some "breathing space"
~~and we are erecting a~~ Tnb proposal adds to the wall
of towers on both sides of Lonsdale and will greatly
diminish the link between Lonsdale and our community.

150 East 8th Street

Development Information Session

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September 28th, 2017 7:00 – 9:00 PM

Name:	
Address:	
1. Do you support the proposed project?	<i>— somewhat</i>
2. What do you like most about the proposed project?	
3. Do you have any concerns about the proposed project?	<i>— 6 stories is the maximum specified in the OCP but this is still 7 stories along 8th</i>
4. What would you suggest to improve or enhance the proposed project?	<i>— what would be the CAC trade-off to reduce by 1 story? — one driveway is insufficient; there needs to be a driveway onto 11th</i>
5. Please provide any additional comments.	<i>— I believe there are insufficient parking spaces — TH probably need 2 each — the one large balcony at the west end is disproportionately large</i>
6. Do you support Adera's proposal to direct a portion of the Community Amenity Contributions to the improvement of the park on City of North Vancouver property at the west end of 8 th street?	<i>— I recommend very limited CAC \$'s be used — the community likes attractive green space and the water feature sounds good. We like the bear and would just like to see some basic, easy-care landscaping and a diagonal path</i>

Comments will be delivered to the City of North Vancouver for consideration. Alternatively, you may mail or email your comments to either the City of North Vancouver or to the developer. All comments will be forwarded to the City.

CONTACTS:

Applicant: Hans Fast

City of North Vancouver: Michael Epp

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*KINDA HEISE
140 KEITH RD. EAST*

Document: 1193016-v1

150 East 8th Street

Development Information Session

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September 28th, 2017 7:00 – 9:00 PM

Name: <i>Barbara Andersen</i>	
Address: <i>1033 St. Georges Ave #406 North Van</i>	
1. Do you support the proposed project?	<i>No</i>
2. What do you like most about the proposed project?	
3. Do you have any concerns about the proposed project?	<i>Too much density in an already congested small area. Too many cars accessing a small lane and entering onto a a narrow dead end street.</i>
4. What would you suggest to improve or enhance the proposed project?	<i>Access onto street rather than lane</i>
5. Please provide any additional comments.	<i>Possible light at 8th and St. Georges. The street is getting much busier and more cars will certainly create a line up for access.</i>
6. Do you support Adera's proposal to direct a portion of the Community Amenity Contributions to the improvement of the park on City of North Vancouver property at the west end of 8 th street?	

Comments will be delivered to the City of North Vancouver for consideration. Alternatively, you may mail or email your comments to either the City of North Vancouver or to the developer. All comments will be forwarded to the City.

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City of North Vancouver: Michael Epp

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150 East 8th Street

Development Information Session

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September 28th, 2017 7:00 – 9:00 PM

Name:	
Address:	
1. Do you support the proposed project?	
2. What do you like most about the proposed project?	
3. Do you have any concerns about the proposed project?	
4. What would you suggest to improve or enhance the proposed project?	
5. Please provide any additional comments.	I FORSEE PROBLEMS WITH THE PARKING ACCESS CAUSING TRAFFIC PROBLEMS WITH TRAFFIC FLOW
6. Do you support Adera's proposal to direct a portion of the Community Amenity Contributions to the improvement of the park on City of North Vancouver property at the west end of 8 th street?	ON ST GEORGES.

Comments will be delivered to the City of North Vancouver for consideration. Alternatively, you may mail or email your comments to either the City of North Vancouver or to the developer. All comments will be forwarded to the City.

CONTACTS:

Applicant: Hans Fast

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150 East 8th Street

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September 28th, 2017 7:00 – 9:00 PM

Name: <u>LORRAINE CRAIK</u>	
Address: <u>#7-1033 ST-GEORGES AVE.</u>	
1. Do you support the proposed project?	<u>NO</u>
2. What do you like most about the proposed project?	<u>NOTHING</u>
3. Do you have any concerns about the proposed project?	<u>YES</u>
4. What would you suggest to improve or enhance the proposed project?	<u>PLEASE address the traffic concerns - especially the entrance to the parking from the lane. Also - angle</u>
5. Please provide any additional comments.	<u>parking seems to be a bit harsh - Could there be a traffic light at 8th + St-Georges as it is a very bad intersection to get at.</u>
6. Do you support Adera's proposal to direct a portion of the Community Amenity Contributions to the improvement of the park on City of North Vancouver property at the west end of 8 th street?	<u>not really</u>

Comments will be delivered to the City of North Vancouver for consideration. Alternatively, you may mail or email your comments to either the City of North Vancouver or to the developer. All comments will be forwarded to the City.

CONTACTS:

Applicant: Hans Fast

City of North Vancouver: Michael Epp

Telephone: 604-637-4344

Telephone: 604-982-3936

E-Mail: hansf@adera.com

E-Mail: mepp@cnv.org

150 East 8th Street

Development Information Session

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September 28th, 2017 7:00 – 9:00 PM

Name: <i>W. Heese</i>	
Address: <i>1501-150 Keith Rd-E., N-VAN</i>	
1. Do you support the proposed project?	<i>Yes, with some modifications.</i>
2. What do you like most about the proposed project?	
3. Do you have any concerns about the proposed project?	<i>additional Traffic management. Parking entrance off 8th would be better for less back-ups, traffic conflict.</i>
4. What would you suggest to improve or enhance the proposed project?	<i>Use six stories throughout, including 8th Street. This could enable roof-top garden access on this side as well.</i>
5. Please provide any additional comments.	
6. Do you support Adera's proposal to direct a portion of the Community Amenity Contributions to the improvement of the park on City of North Vancouver property at the west end of 8 th street?	<i>The park should remain a passive park, requiring less funding from the CAC.</i>

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September 28th, 2017 7:00 – 9:00 PM

Name: Ken Megale	
Address: 1601 - 151 Keith Road East North Van BC 604 612 0991	
1. Do you support the proposed project?	Totally!!
2. What do you like most about the proposed project?	More housing units, better use of land, more customers for Lansdale merchants.
3. Do you have any concerns about the proposed project?	Too low. It takes such effort, capital and design to do projects that six stories for
4. What would you suggest to improve or enhance the proposed project?	all of these items for this site should produce at least a ten storey project
5. Please provide any additional comments.	→ The doghouses should be allowed as the rooftop being used provides a much better quality of life.
6. Do you support Adera's proposal to direct a portion of the Community Amenity Contributions to the improvement of the park on City of North Vancouver property at the west end of 8 th street?	with such limited land for development in North Van for development, new projects should be going much higher... say at least 40% Another point is the traffic issue, on the weekends

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during rush hour, these delays are easily offset by the locale of North Van, its many amenities, its public transportation and the safety of its neighbourhoods.
Respectfully KM.

Document: 1193016-v1

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September 28th, 2017 7:00 – 9:00 PM

Name: James Munro	
Address: 235 - East 11 th Street North Vancouver	
1. Do you support the proposed project?	No.
2. What do you like most about the proposed project?	Nothing
3. Do you have any concerns about the proposed project?	Yes it is too large. Frankly, North Vancouver is becoming too dense. Where is the green space? Where are the kids going to go to school?
4. What would you suggest to improve or enhance the proposed project?	Make it smaller.
5. Please provide any additional comments.	City Council needs to slow building down. Too many projects are being built too quickly.
6. Do you support Adera's proposal to direct a portion of the Community Amenity Contributions to the improvement of the park on City of North Vancouver property at the west end of 8 th street?	No.

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September 28th, 2017 7:00 – 9:00 PM

Name:	
Address:	
1. Do you support the proposed project?	Absolutely
2. What do you like most about the proposed project?	The design, size, mix of apartments + townhomes & location.
3. Do you have any concerns about the proposed project?	I do worry about the pricing model <u>and</u> we are long term resident/owners in upper Lansdale <u>and</u> how the project is marketed.
4. What would you suggest to improve or enhance the proposed project?	
5. Please provide any additional comments.	✓
6. Do you support Adera's proposal to direct a portion of the Community Amenity Contributions to the improvement of the park on City of North Vancouver property at the west end of 8 th street?	Yes Pete + Jo-Anne Thrift

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September 28th, 2017 7:00 – 9:00 PM

Name: MITRA-SORCOOSHIAN	
Address: #203-140 E. Keith Rd. N. Vancouver V7L-4M9	
1. Do you support the proposed project?	No
2. What do you like most about the proposed project?	—
3. Do you have any concerns about the proposed project?	I do: 1: it is going to block the view of my apartments which may bring the value of my properties down and secondly hurt me emotionally because I use to sit in my balcony and watch the view
4. What would you suggest to improve or enhance the proposed project?	you should have asked me before having the project. Stop it.
5. Please provide any additional comments.	I really am emotionally hurt. No more mountain view for me. No more I can say I have mountain view
6. Do you support Adera's proposal to direct a portion of the Community Amenity Contributions to the improvement of the park on City of North Vancouver property at the west end of 8 th street?	I don't have any suggestion about Adera's other project. This project concerns me.

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September 28th, 2017 7:00 – 9:00 PM

Name:	
Address:	
1. Do you support the proposed project?	NO
2. What do you like most about the proposed project?	N/A
3. Do you have any concerns about the proposed project?	MANY, STARTING FROM THE FACT THAT THE NORTH SHORE WILL SOON LOOK LIKE DOWNTOWN 2 (AND EQUALLY CONGESTED)
4. What would you suggest to improve or enhance the proposed project?	ENDING WITH THE FACT THAT THIS PROJECT WILL BRING HUNDREDS OF NEW CARS ON A ROAD, CONGESTED STREET.
5. Please provide any additional comments.	STREET ART IS NICE BUT WHAT IS REALLY NEEDED TO BUILD THE INFRASTRUCTURE FIRST AND THEN ADD NEW DEVELOPMENTS.
6. Do you support Adera's proposal to direct a portion of the Community Amenity Contributions to the improvement of the park on City of North Vancouver property at the west end of 8 th street?	SEE MY COMMENT ABOVE. PARKS ARE NICE. BUILDING / IMPROVING THE INFRASTRUCTURE PRIOR IS A MUST!

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September 28th, 2017 7:00 – 9:00 PM

Name: <i>Lilja Nikolova</i>	
Address: <i>#202 175 East 10th Street</i>	
1. Do you support the proposed project?	<i>No</i>
2. What do you like most about the proposed project?	<i>The initiatives to put more bike stations and to limit # of cars in the bldg.</i>
3. Do you have any concerns about the proposed project?	<i>My main concern is the congestion on the roads + high traffic on both bridges. There is no infrastructure to support all big developments on the North Shore</i>
4. What would you suggest to improve or enhance the proposed project?	<i>I would like to see more green area around Lonsdale not only high rises.</i>
5. Please provide any additional comments.	<i>City hall should look into developing infrastructure that would support all approved highrise developments.</i>
6. Do you support Adera's proposal to direct a portion of the Community Amenity Contributions to the improvement of the park on City of North Vancouver property at the west end of 8th street?	<i>Yes</i>

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September 28th, 2017 7:00 – 9:00 PM

Name:	
Address: 120 E. Keith Rd.	
1. Do you support the proposed project?	50/50
2. What do you like most about the proposed project?	• Attractive design (West Coast natural) • Not <u>too</u> high • Green spaces • <u>Open spaces</u>
3. Do you have any concerns about the proposed project?	* Parking + traffic on E. 8 th and corner at St. Georges * Keep Cul-de-sac (DO NOT open to Lonsdale) Residents of E. Keith, that back onto E. 8 th use E. 8 th for their vehicles and their visitors. It is already <u>very</u> crowded daily, as many commuters + workers use it b/c no time restrictions. Extra density will further limit the few street spots we residents have nearby.
4. What would you suggest to improve or enhance the proposed project?	
5. Please provide any additional comments.	• Intersection of St. Georges + E. 8/10 th ... will need stop sign w/ more volume. (NO light please).
6. Do you support Adera's proposal to direct a portion of the Community Amenity Contributions to the improvement of the park on City of North Vancouver property at the west end of 8 th street?	Keep it green, undeveloped, as natural as possible... there are so few pockets of green left in Lonsdale corridor. Looks more downtown than North Van. :)

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September 28th, 2017 7:00 – 9:00 PM

Name:	
Address: 120 E. Keith Rd.	
1. Do you support the proposed project?	
2. What do you like most about the proposed project?	
3. Do you have any concerns about the proposed project?	-Is the height limit not 6 stories? This is higher than allowed!
4. What would you suggest to improve or enhance the proposed project?	
5. Please provide any additional comments.	Please have <u>Town Hall</u> to address N. Van/ neighbour concerns
6. Do you support Adera's proposal to direct a portion of the Community Amenity Contributions to the improvement of the park on City of North Vancouver property at the west end of 8 th street?	w/ be dialogue from residents <u>and</u> city <u>and</u> developer

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XII. SUSTAINABLE DEVELOPMENT GUIDELINES

Case Number (*Staff Use*) _____

CIVIC ADDRESS 150 East 8th Street, North Vancouver, BC

APPLICANT NAME Adera Equities CREST ADERA PROJECTS LTD.

I. INTRODUCTION

These Guidelines have been created to help applicants prepare a successful Development Application submission. They should also be used for large land use and policy projects. All Development Applications must include a response to the Sustainable Development Guidelines, which will be reviewed by Advisory Bodies, staff and, ultimately, City Council who will give serious consideration to the sustainability achievements of a project.

Applicants must demonstrate how their development will contribute to the current and future needs of the community by highlighting sustainability achievements of an application.

The Guidelines challenge applicants to advance the sustainability objectives of the City, as outlined in the 2014 Official Community Plan (OCP), which guides community development in our city with the following Vision:

In 2031, the City of North Vancouver will be a vibrant, diverse, and highly livable community that is resilient to climate or other changes, and sustainable in its ability to prosper without sacrifice to future generations.

One of the key ways that the community vision will be realized is through property development. Buildings house us, provide employment centres and frame our streets. They remain with us for many decades with significant ongoing impacts, including generating approximately 50% of our community greenhouse gas emissions. Buildings now need to adapt to the impacts of climate change to help the City become resilient to that new reality. Building forms and densities also have significant effects on housing cost and diversity, transportation choices, and the liveability of our community.



Sustainability in the City means balancing the natural, physical (human-made), human, social, cultural and local economic implications of our activities in order to meet the needs of people today without compromising the ability of future generations to meet their own needs.

PREPARING THE SUSTAINABLE DEVELOPMENT GUIDELINES

Applicants are required to submit a response to the Guidelines as a key part of their development application package. Projects are not expected to incorporate all measures in the Guidelines.

For information on underlying City goals and objectives, it is recommended that applicants refer to other relevant City policies such as the OCP, Social Plan, Economic Development Strategy, Transportation Plan, Community Energy and Emissions Plan, Food Strategy and Food Action Plan, as well as others.

The Guidelines address the six capacities that comprise the OCP's Sustainable City Framework, including Natural Systems, Physical Structures / Infrastructure, Local Economy, Human Potential, Social Connections, and Cultural Diversity.

1. Natural Systems: The ability of natural systems, both global and local, to support life. Parks and green spaces help regulate the climate, clean and filter water and air, and provide recreational and aesthetic benefits. Maintaining healthy natural systems will reduce strain on municipal infrastructure, support local wildlife and enhance quality of life for community members.



	Y	N	N/A	Please Provide Details / Rationale:
LANDSCAPE				
Private Trees Retained or Added (indicate number)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The current design shows approximately 60 trees to be added on-site, and 30 trees to be added off-site. The retention of existing trees will be pending further review from our project arborist & landscape architect.
Green Roof / Wall	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The current design proposes 'green screen' against the parkade ramp v for a vertical green amenity/solar shading for exposed south facing wall
Majority Native Species Landscaping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Habitat Restoration (butterfly, bird-friendly, naturalized areas)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	This proposed project is replacing a previously developed urban light industrial site
Garden Plots for 30% of Units (consider stewardship / programming)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No, however all ground floor units have large patio areas to give homeowners flexibility is creating their own container gardens for vegetables and herbs
Support Facilities for Garden Plots (water, lighting, storage, composting)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	As per comment above
50% or More Edible Landscaping for Common Space	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	We do not believe that edible landscape is the best fit for a multi-family development
Water Efficient Irrigation System (drip hose, low-flow nozzles)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The irrigation system will be designed for a 50% reduction in potable water use for irrigation
Rainwater Collection (rain barrel)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Reuse of Wastewater	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
HARDSCAPE				
Permeable Paving for Hardscape	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
40%+ Open Site Space (see Zoning Bylaw definition)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The redevelopment of the City park located at the West end of the site is included in this project's scope. Ongoing discussions with the City of North Vancouver.
Other Sustainability Achievements:				

2. Physical Structures/Infrastructure: The ability to effectively deliver basic services, shelter and physical amenities required to sustain the health and well-being of the community. This includes water supply, sanitary sewer, stormwater drainage, solid waste management, roads, telecommunications, and energy efficiency and conservation including district energy. As well, this category includes attractive streetscapes, durable buildings, provision of a range of housing types and adequate community amenities.



	Y	N	N/A	Please Provide Details / Rationale:
HIGH PERFORMANCE CONSTRUCTION				
Durable Building (modular / deconstructable)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wood frame building construction (where allowable by code) on top of concrete construction.
Building Reuse / Recycled Content / Use of Repurposed materials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Majority Use of Environmentally Friendly Materials (non-toxic, wood)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wood frame building construction (where allowable by code).
Certified by a Third Party Green Building Rating System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	As per conversations with the City, at minimum, we will meet 20% greater than ASHRAE standard
ENERGY EFFICIENCY AND HEALTHY BUILDINGS				
Energy Performance (% better than Building Code or energy use / m2)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	As per conversations with the City, at minimum, we will meet 20% greater than ASHRAE standard
Superior Insulation (thick wall exclusion in Zoning Bylaw sought for insulation above BC Building Code)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	This project will meet requirements as per the BCBC.
Airtightness (1.5+ blower door test and appropriate ventilation strategy)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	This project will meet requirements as per the BCBC.
High-performance Windows e.g. Energy-Star, Passive House Certified (whole project)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Typical for Adera to pursue Energy Star minimum (or of similar/equivalent performance)
Heat Recovery Ventilator (75% or better recovery)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Heat Recovery Ventilators will be included as required by building code
LED Lighting (whole building)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Energy-Star Appliances (whole building)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Renewable Energy Fixtures Installed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Water Efficient Fixtures (whole building)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Greywater Reuse	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
TRANSPORTATION				
End of Trip Bicycle Infrastructure (beyond Zoning Bylaw requirements)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	100% of proposed project is for residential use. Bicycle storage will meet at least the minimum zoning bylaw requirements. Design is ongoing.
Electric Vehicle Charging Station (indicate number and level)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The number and location of electrical vehicle charging stations are to be determined with ongoing design.
100% Parking Spaces Electrical Vehicle-Ready (pre-ducted)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Car-Share Program ☐ ☒ ☐

Other Sustainability Achievements:

3. Local Economy: The ability to maintain and grow a healthy local economy. A strong economy brings employment and a solid tax base to support services without compromising other areas of capacity. A stronger economy has been shown to support healthier lifestyles for community members and greater opportunities for personal fulfillment and overall quality of life.



	Y	N	N/A	Please Provide Details / Rationale:
Net New Jobs Generated (long term, full time)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	100% of the proposed project is for residential use.
Commercial floor space (net increase, indicate area)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	100% of the proposed project is for residential use.
Neighbourhood-Scale Commercial (unit frontages ≤6m (20ft))	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	100% of the proposed project is for residential use.
Non-Market / Lower-End of Market Commercial	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	100% of the proposed project is for residential use.
Commercial Relocation Strategy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	100% of the proposed project is for residential use. There is no existing commercial space that requires relocation.

Other Sustainability Achievements:

4. Human Potential: The ability of our local community to support our residents in their pursuit of individual livelihood objectives including access to education, healthy food, active transportation and affordable housing. Meeting these basic needs is essential for the maintenance and growth of human capacity.



	Y	N	N/A	Please Provide Details / Rationale:
Market Rental Housing (net increase, indicate number of units)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	This proposed project is a market-ownership, multi-family development.
Non-Market / Lower-End of Market Rental Housing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10%+ Three+ Bedroom Units (in multi-unit residential buildings)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The current design allows for approx. 21% of all homes as 3-bedroom type units
Micro-units ~37.16m ² (~400 ft ²)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Childcare Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Community Space for Food Preparation, Storage and Processing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Stair Design (everyday use, way-finding, interior environment)*	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The stair design will meet standard life/safety and emergency requirements,
Programming (outdoor / indoor recreation, gardens, community cooking areas)*	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The redevelopment of the City park located at the West end of the site is included in this project's scope.

Interior Connections (amenity location)*

☒ ☐ ☐

Exterior Connections (social interaction, outdoor pathways, co-location)*

☒ ☐ ☐

There is a courtyard designed with a pathway to connect through the project site and to the City's streets. There are outdoor landscaped areas, along with the City Engineering's streetscape requirements to be included as part of this project's redevelopment scope.

Green Building Educational / Interpretive Features

☐ ☒ ☐

Other Sustainability Achievements:

*See City of North Vancouver Active Design Guidelines for recommended compliance paths.

5. Social Connections: The ability of our community to foster communication, interaction and networks to respond effectively to community issues. These may include supporting community members with low incomes, lone-parent families, and matters specific to children, youth, seniors and people with disabilities.



	Y	N	N/A	Please Provide Details / Rationale:
Design Features for People with Disabilities (beyond Zoning Bylaw requirement)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	We are incorporating design features for people with disabilities as per the zoning bylaw requirement.
Communal Cooking Amenities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Formal / Informal Play Spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	There will be outdoor landscaped areas and a courtyard, the City's park (that will be redeveloped as part of this project's scope) to the west, along with an amenity room for use by all residents
Amenities for Senior Users	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Crime Prevention Through Environmental Design	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Other Sustainability Achievements:

6. Cultural Diversity: The ability of our community to support and celebrate a diversity of cultural backgrounds. This includes recognition of the traditions of the Squamish Nation and the many cultures of residents who make the City their home. With both tangible and intangible elements, cultural capacity has economic implications and is strongly connected to social traditions. Manifestations of cultural practices can range from spiritual practices to heritage buildings.



	Y	N	N/A	Please Provide Details / Rationale:
Formal and Informal Gathering Spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	There will be outdoor landscaped areas and a courtyard, the City's park (that will be redeveloped as part of this project's scope) to the west, along with an amenity room for use by all residents
Retention of Heritage Building	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Public Art Reflecting Local Culture	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	This project will feature a public art component in consultation with the City Design is ongoing.
Streetscape Improvements (benches, planters, lighting)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The City Engineering's new streetscape requirements are to be included as part of this project's redevelopment scope.

Other Sustainability Achievements:

III. SUMMARY

The Sustainable Development Guidelines are important in both shaping and processing development applications. Applicants are advised to consider these issues at the outset of a project and to contact planning staff for more information on sustainable design strategies.



THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8597

A Bylaw to amend “Zoning Bylaw, 1995, No. 6700”

The Council of The Corporation of the City of North Vancouver, in open meeting assembled, enacts as follows:

1. This Bylaw shall be known and cited for all purposes as “**Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2017, No. 8597**” (Crest Adera Projects Ltd. / Integra Architecture, 150 East 8th Street, CD-688).
2. Division VI: Zoning Map of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended by reclassifying the following lots as henceforth being transferred, added to and forming part of CD-688 (Comprehensive Development 688 Zone):

Lot	Block	D.L.	Plan	
F	87	549	BCP40768	from RM-1

3. Part 11 of Division V: Comprehensive Development Regulations of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended by:
 - A. Adding the following section to Section 1100, thereof, after the designation “CD-687 Comprehensive Development 687 Zone”:

“CD-688 Comprehensive Development 688 Zone”
 - B. Adding the following to Section 1101, thereof, after the “CD-687 Comprehensive Development 687 Zone”:

“CD-688 Comprehensive Development 688 Zone”

In the CD-688 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of the Buildings and Structures and required Off-Street Parking shall be as defined below:

PART 1 – CD-688 SUB-AREAS AND DEFINITION

- (1) For the purposes of this Bylaw, the CD-688 zone shall be divided into two Sites as described on Schedule 136.

PART 2 – CD-688 SITE A REGULATIONS

On Site “A” of the CD-688 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as per the RM-1 Residential Multifamily 1 Zone (RM-1), except as provided for in this CD-688 Zone:

- (1) Off-site Parking Use is permitted;

- (2) The maximum Gross Floor Area shall be 2.6 times the Lot Area, the following shall be excluded from the Gross Floor Area calculation:
 - (a) any portion of a floor used for Parking as a Principle Use and for providing vehicular or common pedestrian access to such Parking area;
- (3) The Principal and Accessory Buildings shall be sited in accordance with Schedule 136;
- (4) The Principal Building shall not exceed a Building Height of 22.5 metres (73.82 feet) as measured from the average Building Grades at the north property line along East 11th Street, with height exemptions as provided for in the General Regulations.

PART 3 – CD-688 SITE B REGULATIONS

On Site “B” of the CD-688 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as per the P-1 Public Use and Assembly Zone (P-1), except as provided for in this CD-688 Zone:

- (1) Building Height shall be limited to 14.3 metres (47 feet) with a 140 square metre (1,507 square feet) mechanical room at a Height of 18.1 metres (59.5 feet);
- (2) The Principal Building shall be sited in accordance with Schedule 136;
- (3) Lot Coverage up to 100% is permitted;
- (4) Off-Site Parking is to be provided on Site A.

READ a first time on the <> day of <>, 2017.

READ a second time on the <> day of <>, 2017.

READ a third time on the <> day of <>, 2017.

ADOPTED on the <> day of <>, 2017.

MAYOR

CITY CLERK

CD-688

Amending Bylaw No. 8597

SCHEDULE 136

Page 1 of 1

TITLE: Site Definition and Siting Schedule



East 11th Street

