

PROPOSED RESIDENTIAL INFILL DEVELOPMENT

151 EAST KEITH ROAD
NORTH VANCOUVER B.C.



REISSUED FOR REZONING APPLICATION - FEBRUARY 4th, 2019



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DEVELOPER

STARLIGHT INVESTMENTS
1400 - 3280 BLOOR STREET WEST,
CENTRE TOWER, TORONTO ON M8X 2X3

Founded in 2011, Starlight Investment Ltd. is a real estate asset management firm with a primary focus on multifamily rental properties in over 400 properties across Canada and the Southern United States. Starlight's innovative approach to the properties under its management is reflected in its commitment to excellence in quality design and construction for both existing assets and new infill development projects alike.

ARCHITECT

BHA ARCHITECTS
205-1628 WEST 1ST AVE.
VANCOUVER BC V6J 1G1

BHA Architects (formerly Burrowes Huggins Architects) was founded in 1991 and since that time has been actively involved in a variety of developments, and worked with many local and regional development companies. BHA completed work includes a number and variety of Whistler buildings including the Four Seasons Resort and Residences, the Athlete's Lodge in Cheakamus Village and a mix of resort condominiums in the Blackcomb Benchlands.

BHA Architects has longstanding experience in the Lower Mainland with mixed-use and ground-oriented housing projects including street-oriented townhouses, stacked townhouses, 4 to 6 storey mixed-use retail residential projects, purpose-built rental housing and not for profit housing projects.

LANDSCAPE ARCHITECT

CONNECT LANDSCAPE ARCHITECTURE
2305 HEMLOCK STREET
VANCOUVER BC V6H 2V1

Connect Landscape Architecture (formerly Sharp & Diamond) is a recognized leader in the design and transformation of healthy vibrant communities. Our vision is simple - Connect people to their environment through meaningful design. Connect Landscape Architecture draws inspiration from the natural landscape while embracing built form and infrastructure.

PLANNING CONSULTANT

URBAN SYSTEMS
550-1090 HOMER STREET
VANCOUVER BC V6B 2W9

Urban Systems is a multi-disciplinary consulting firm founded in 1975. At our 14 offices across 5 provinces, we bring spirit in service for vibrant communities and have been recognized as one of the Best Workplaces in Canada for 12 years running. With over forty years of land development experience, we assist clients in moving through the different stages of development as quickly and efficiently as possible. Urban Systems promotes sustainable development methods that add efficiency, improve performance, and provide marketing value to development projects. Our integrated approach to land development has resulted in some of the most celebrated development projects in Western Canada. We provide the full range of services required to take projects from start to finish, including land use planning and design, civil engineering, landscape architecture, legal survey, and construction services. We assemble a customized team of professionals for every new assignment to design and construct all aspects of each unique site.

PROJECT STATISTICS

| | | | | | | | | | | | | | |
|---|--|---------------------------|------------------|-------------|-------------|------------------|------------|----------------|---------------|--------------------|----------------|----------------------|------------|
| Project Name: | RESIDENTIAL INFILL DEVELOPMENT | | | SF | SM | ACRES | HA | Units Per Acre | Units Per HA | | | | |
| Project Number: | P424 | | Gross Site Area: | 27997.90 sf | 2601.09 sm | 0.64 acres | 0.260 ha | n/a | n/a | Date: | 9-Jan-17 | | |
| Client: | STARLIGHT INVESTMENTS | | | | | | | | | Revised: | 14-Jan-19 | | |
| TOTAL FSR SUMMARY (ALL NEW BUILDINGS) | | | | | | | | | | | | | |
| | Permitted FSR | Permitted FSR | Actual SF | Actual SM | Actual FSR | Amenity Provided | | | Site Coverage | | | | |
| Total GFA | 27998 sf | 1.00 fsr | 24629 sf | 2288.11 sm | | Required: | n/a | n/a | | Site Area | 27997.9 sf | | |
| Storage | | | 0 sf | 0.00 sm | | Provided: | 166 sf | 15.42 sm | | Existing Footprint | 4452 sf 15.90% | | |
| Total FSR | | | 24629 sf | 2288.11 sm | 0.88 fsr | | | | | New Footprint | 6780 sf 24.22% | | |
| | | | | | | | | | | Total Coverage | 40.12% | | |
| BUILDING ONE AREAS (APARTMENT BUILDING) | | | | | | | | | | | | | |
| LEVEL | | | RES LOBBY | CIRCULATION | RESIDENTIAL | AMENITY | GFA | EFF | NO UNITS | STORAGE | FSR | GFA CHECK | |
| | | | | | | | | | | | | | |
| 1 | (NOTE: PROJECT LEVEL 3 ON FLOOR PLANS) | | 104 sf | 1012 sf | 2823 sf | 166 sf | 4105 sf | 68.77 % | 7 | 0 sf | 3939 sf | 4105 sf | |
| 2 | (NOTE: PROJECT LEVEL 4 ON FLOOR PLANS) | | 0 sf | 977 sf | 3220 sf | 0 sf | 4197 sf | 76.72 % | 8 | 0 sf | 4197 sf | 4197 sf | |
| 3 | (NOTE: PROJECT LEVEL 5 ON FLOOR PLANS) | | 0 sf | 977 sf | 3217 sf | 0 sf | 4194 sf | 76.70 % | 8 | 0 sf | 4194 sf | 4194 sf | |
| 4 | (NOTE: PROJECT LEVEL 6 ON FLOOR PLANS) | | 0 sf | 977 sf | 3217 sf | 0 sf | 4194 sf | 76.71 % | 8 | 0 sf | 4194 sf | 4194 sf | |
| 5 | (NOTE: PROJECT LEVEL 7 ON FLOOR PLANS) | | 0 sf | 428 sf | 0 sf | 0 sf | 428 sf | 0.00 % | 0 | 0 sf | 428 sf | 428 sf | |
| TOTAL | | | 104 sf | 4371 sf | 12477 sf | 166 sf | 17118 sf | 72.89 % | 31 units | 0 sf | 16952 sf | less amenity & stor. | 17118 sf |
| | | | 9.66 sm | 406.08 sm | 1159.14 sm | 15.42 sm | 1590.32 sm | | | 0.00 sm | 1574.89 sm | | 1590.30 sm |
| BUILDING TWO AREAS (TOWNHOUSE BUILDING) | | | | | | | | | | | | | |
| TOWNHOUSE UNIT TYPE | UNIT NO | UNIT TYPE | FLOOR | | TOTAL | | NO UNITS | TOTAL GFA | | STORAGE | TOTAL FSR | | |
| | | LOWER | LOWER | MID | UPPER | | | | | | | | |
| A3 | T25 | STUDIO TOWNHOUSE | 405 sf | 0 sf | 0 sf | 405 sf | 37.67 sm | 1 units | 405 sf | 37.67 sm | 0 sf | 405 sf 37.67 sm | |
| A4 | T24 | STUDIO TOWNHOUSE | 409 sf | 0 sf | 0 sf | 409 sf | 37.99 sm | 1 units | 409 sf | 37.99 sm | 0 sf | 409 sf 37.99 sm | |
| A5 | T26 | STUDIO TOWNHOUSE | 409 sf | 0 sf | 0 sf | 409 sf | 37.99 sm | 1 units | 409 sf | 37.99 sm | 0 sf | 409 sf 37.99 sm | |
| B4 | T28 | 2 STOREY TOWNHOUSE (3 BR) | 405 sf | 0 sf | 629 sf | 1033 sf | 96.00 sm | 1 units | 1033 sf | 96.00 sm | 0 sf | 1033 sf 96.00 sm | |
| B5 | T27 | 2 STOREY TOWNHOUSE (3 BR) | 408 sf | 0 sf | 634 sf | 1042 sf | 96.84 sm | 1 units | 1042 sf | 96.84 sm | 0 sf | 1042 sf 96.84 sm | |
| B6 | T29 | 2 STOREY TOWNHOUSE (3 BR) | 408 sf | 0 sf | 634 sf | 1042 sf | 96.84 sm | 1 units | 1042 sf | 96.84 sm | 0 sf | 1042 sf 96.84 sm | |
| C1 | T22 | 3 STOREY TOWNHOUSE (3 BR) | 296 sf | 405 sf | 1106 sf | 1106 sf | 102.70 sm | 1 units | 1106 sf | 102.70 sm | 0 sf | 1106 sf 102.70 sm | |
| C2 | T21 | 3 STOREY TOWNHOUSE (3 BR) | 299 sf | 408 sf | 1115 sf | 1115 sf | 103.59 sm | 1 units | 1115 sf | 103.59 sm | 0 sf | 1115 sf 103.59 sm | |
| C3 | T23 | 3 STOREY TOWNHOUSE (3 BR) | 299 sf | 408 sf | 1115 sf | 1115 sf | 103.59 sm | 1 units | 1115 sf | 103.59 sm | 0 sf | 1115 sf 103.59 sm | |
| TOTALS | | | | | | | 9 units | 7677 sf | | 0 sf | 7677 sf | | |
| | | | | | | | | 713.21 sm | | | 713.21 sm | | |
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PARKING

| PARKING STATISTICS | | | | | DATE | 27-Jul-16 |
|---|-------------------------|------------|--------------|----------|---------|------------|
| | | | | | REVISED | 29-Oct-18 |
| TOTAL PARKING PROVIDED BY EXISTING BUILDING | | | | | | |
| | EXISTING REGULAR STALLS | H/C STALLS | | | TOTAL | |
| LEVEL 1 | 51 stalls | | 0 stalls | | | 51 stalls |
| LEVEL P1 | 53 stalls | | 0 stalls | | | 53 stalls |
| TOTAL | 104 stalls | | 0 stalls | | | 104 stalls |
| TOTAL PARKING PROVIDED BY MODIFICATIONS | | | | | | |
| | EXISTING REGULAR STALLS | H/C STALLS | SMALL STALLS | | TOTAL | |
| LEVEL 1 | 35 stalls | | 2 stalls | 0 stalls | | 37 stalls |
| LEVEL P1 | 37 stalls | | 3 stalls | 0 stalls | | 40 stalls |
| TOTAL | | | | | | 77 stalls |

| SUMMARY OF UNITS/PARKING | | |
|-------------------------------|-----------|----------------------|
| EXISTING BUILDING | | |
| 2 BEDROOM UNITS | 28 units | |
| 1 BEDROOM UNITS | 60 units | |
| STUDIO | 1 units | |
| TOTAL UNITS EXISTING BUILDING | 89 units | |
| NEW BUILDING | | |
| STUDIO APARTMENTS | 34 units | |
| TOWNHOUSE UNITS | 6 units | |
| TOTAL UNITS NEW BUILDING | 40 units | |
| TOTAL UNITS EXISTING AND NEW | 129 units | |
| TOTAL PARKING PROVIDED | 77 stalls | 0.60 stalls per unit |

ZONING SUMMARY

| ZONING SUMMARY - INFILL DEVELOPMENT | | PROJECT | KEITH ROAD RESIDENTIAL INFILL DEVELOPMENT | |
|---|---------------------|------------|---|---------------------|
| PROJECT NO. | P424 | IMPERIAL | METRIC | VALUE NOTES |
| 1 CIVIC ADDRESS: | | | | |
| 151 East Keith Road, City of North Vancouver | | LOT: B | BLOCK: 114 | DL: 274 PLAN: 15049 |
| PID: 007-697-481 | | | | |
| 2 APPLICATION DESCRIPTION: | | | | |
| To construct a residential infill development consisting of 2 buildings and 40 rental units. | | | | |
| 3 LOT AREA | | | | |
| EXISTING | 27997.90 sf | 2601.09 sm | | |
| PROPOSED | 27997.90 sf | 2601.09 sm | | |
| 4 ZONING | | | | |
| EXISTING | RH-1 | | | |
| PROPOSED | CD | | | |
| 5 OFFICIAL COMMUNITY PLAN (OCP): | | | | |
| As per the OCP, the site is Residential Level 6 (High Density) - refer to Schedule A Land Use Map. | | | | |
| Existing OCP Density (FSR) = 2.3 with a Maximum Bonus (FSR) of up to 1.0. $2.3 + 1.0 = 3.3$ Total Permitted FSR | | | | |
| 6 GROSS FLOOR AREA | | | | |
| PERMITTED: 1.0 Bonus FSR | 27998.00 sf | 2601.09 sm | | |
| PROPOSED: 0.88 FSR | 24629.00 sf | 2288.11 sm | = 0.88 FSR | |
| 7 RESIDENTIAL UNIT MIX | | | | |
| STUDIO APARTMENTS: 31 units (includes 14 Adaptable Level 2 Units) | | | | |
| TOWNHOUSE UNITS: 9 units (includes 3 Studio Townhouses, 3 2-Storey Townhouses and 3 3-Storey Townhouses) | | | | |
| TOTAL: 40 Units | | | | |
| 8 VEHICLE PARKING | | | | |
| Refer to Parking Statistics | | | | |
| 9 BICYCLE PARKING | | | | |
| LONG TERM: | 60 (40 units x 1.5) | 62.00 | | |
| SHORT TERM: | 6.00 | 6.00 | | |

UNIT SUMMARY BUILDING 1

BUILDING 1

STRATA LOT UNIT SUMMARY

| Floor | Unit # | Type | Area (sf) | Area (sm) | Storage (sf) | Storage (sm) | Net Area (sf) | Net Area (sm) | Balcony (sf) | Balcony (sm) |
|------------------------|--------|----------------|----------------|------------------|--------------|----------------|----------------|------------------|--------------|----------------|
| 1 | 101 | A6 | 410 sf | 38.13 sm | 0 sf | 0.00 sm | 410 sf | 38.13 sm | 0 sf | 0.00 sm |
| 1 | 102 | A1 | 404 sf | 37.53 sm | 0 sf | 0.00 sm | 404 sf | 37.53 sm | 0 sf | 0.00 sm |
| 1 | 103 | A1 | 400 sf | 37.21 sm | 0 sf | 0.00 sm | 400 sf | 37.21 sm | 0 sf | 0.00 sm |
| 1 | 104 | A2 | 404 sf | 37.53 sm | 0 sf | 0.00 sm | 404 sf | 37.53 sm | 0 sf | 0.00 sm |
| 1 | 105 | B2 | 404 sf | 37.53 sm | 0 sf | 0.00 sm | 404 sf | 37.53 sm | 0 sf | 0.00 sm |
| | | D3 (ADAPTABLE) | 400 sf | 37.21 sm | 0 sf | 0.00 sm | 400 sf | 37.21 sm | 0 sf | 0.00 sm |
| 1 | 107 | D3 (ADAPTABLE) | 400 sf | 37.21 sm | 0 sf | 0.00 sm | 400 sf | 37.21 sm | 0 sf | 0.00 sm |
| Level 2 Totals: | | | 2823 sf | 262.36 sm | 0 sf | 0.00 sm | 2823 sf | 262.36 sm | 0 sf | 0.00 sm |

| Floor | Unit # | Type | Area (sf) | Area (sm) | Storage (sf) | Storage (sm) | Net Area (sf) | Net Area (sm) | Balcony (sf) | Balcony (sm) |
|-----------------|--------|----------------|-----------|-----------|--------------|--------------|---------------|---------------|--------------|--------------|
| 2 | 201 | D4 (ADAPTABLE) | 407 sf | 37.81 sm | 0 sf | 0.00 sm | 407 sf | 37.81 sm | 0 sf | 0.00 sm |
| 2 | 202 | D3 (ADAPTABLE) | 400 sf | 37.21 sm | 0 sf | 0.00 sm | 400 sf | 37.21 sm | 0 sf | 0.00 sm |
| 2 | 203 | D1 | 400 sf | 37.21 sm | 0 sf | 0.00 sm | 400 sf | 37.21 sm | 0 sf | 0.00 sm |
| 2 | 204 | D1 | 400 sf | 37.21 sm | 0 sf | 0.00 sm | 400 sf | 37.21 sm | 0 sf | 0.00 sm |
| 2 | 205 | D2 | 404 sf | 37.53 sm | 0 sf | 0.00 sm | 404 sf | 37.53 sm | 0 sf | 0.00 sm |
| 2 | 206 | D2 | 404 sf | 37.53 sm | 0 sf | 0.00 sm | 404 sf | 37.53 sm | 0 sf | 0.00 sm |
| 2 | 207 | D3 (ADAPTABLE) | 400 sf | 37.21 sm | 0 sf | 0.00 sm | 400 sf | 37.21 sm | 0 sf | 0.00 sm |
| 2 | 208 | D3 (ADAPTABLE) | 404 sf | 37.53 sm | 0 sf | 0.00 sm | 404 sf | 37.53 sm | 0 sf | 0.00 sm |
| Level 2 Totals: | | | 3220 sf | 299.25 sm | 0 sf | 0.00 sm | 3220 sf | 299.25 sm | 0 sf | 0.00 sm |

| Floor | Unit # | Type | Area (sf) | Area (sm) | Storage (sf) | Storage (sm) | Net Area (sf) | Net Area (sm) | Balcony (sf) | Balcony (sm) |
|-----------------|--------|----------------|-----------|-----------|--------------|--------------|---------------|---------------|--------------|--------------|
| 3 | 301 | D4 (ADAPTABLE) | 407 sf | 37.78 sm | 0 sf | 0.00 sm | 407 sf | 37.78 sm | 0 sf | 0.00 sm |
| 3 | 302 | D3 (ADAPTABLE) | 400 sf | 37.21 sm | 0 sf | 0.00 sm | 400 sf | 37.21 sm | 0 sf | 0.00 sm |
| 3 | 303 | D1 | 400 sf | 37.21 sm | 0 sf | 0.00 sm | 400 sf | 37.21 sm | 0 sf | 0.00 sm |
| 3 | 304 | D1 | 400 sf | 37.21 sm | 0 sf | 0.00 sm | 400 sf | 37.21 sm | 0 sf | 0.00 sm |
| 3 | 305 | D2 | 404 sf | 37.53 sm | 0 sf | 0.00 sm | 404 sf | 37.53 sm | 0 sf | 0.00 sm |
| 3 | 306 | D2 | 404 sf | 37.53 sm | 0 sf | 0.00 sm | 404 sf | 37.53 sm | 0 sf | 0.00 sm |
| 3 | 307 | D3 (ADAPTABLE) | 400 sf | 37.21 sm | 0 sf | 0.00 sm | 400 sf | 37.21 sm | 0 sf | 0.00 sm |
| 3 | 308 | D3 (ADAPTABLE) | 401 sf | 37.29 sm | 0 sf | 0.00 sm | 401 sf | 37.29 sm | 0 sf | 0.00 sm |
| Level 3 Totals: | | | 3217 sf | 298.98 sm | 0 sf | 0.00 sm | 3217 sf | 298.98 sm | 0 sf | 0.00 sm |

| Floor | Unit # | Type | Area (sf) | Area (sm) | Storage (sf) | Storage (sm) | Net Area (sf) | Net Area (sm) | Balcony (sf) | Balcony (sm) |
|-----------------|--------|----------------|-----------|------------|--------------|--------------|---------------|---------------|--------------|--------------|
| 4 | 401 | D4 (ADAPTABLE) | 407 sf | 37.78 sm | 0 sf | 0.00 sm | 407 sf | 37.78 sm | 0 sf | 0.00 sm |
| 4 | 402 | D3 (ADAPTABLE) | 400 sf | 37.21 sm | 0 sf | 0.00 sm | 400 sf | 37.21 sm | 0 sf | 0.00 sm |
| 4 | 403 | D1 | 400 sf | 37.21 sm | 0 sf | 0.00 sm | 400 sf | 37.21 sm | 0 sf | 0.00 sm |
| 4 | 404 | D1 | 400 sf | 37.21 sm | 0 sf | 0.00 sm | 400 sf | 37.21 sm | 0 sf | 0.00 sm |
| 4 | 405 | D2 | 404 sf | 37.53 sm | 0 sf | 0.00 sm | 404 sf | 37.53 sm | 0 sf | 0.00 sm |
| 4 | 406 | D2 | 404 sf | 37.53 sm | 0 sf | 0.00 sm | 404 sf | 37.53 sm | 0 sf | 0.00 sm |
| 4 | 407 | D3 (ADAPTABLE) | 400 sf | 37.21 sm | 0 sf | 0.00 sm | 400 sf | 37.21 sm | 0 sf | 0.00 sm |
| 4 | 408 | D3 (ADAPTABLE) | 401 sf | 37.29 sm | 0 sf | 0.00 sm | 401 sf | 37.29 sm | 0 sf | 0.00 sm |
| Level 4 Totals: | | | 3217 sf | 298.98 sm | 0 sf | 0.00 sm | 3217 sf | 298.98 sm | 0 sf | 0.00 sm |
| Overall Totals: | | | 12477 sf | 1159.57 sm | 0 sf | 0.00 sm | 12477 sf | 1159.57 sm | 0 sf | 0.00 sm |

PROJECT DESCRIPTION

The project proposes two new purpose-built infill rental buildings and a new ramp/pathway for barrier-free access on the property at 151 East Keith Road. The existing site incorporates a 14-storey purpose-built rental tower (1972) and a 2-storey underground parking garage. The site is located on the south side of Keith Road, south of Victoria Park and two blocks east of Lonsdale. The existing rental tower is flanked by a 14-storey condominium tower to the west and a 14-storey condominium tower to the east.

SITE ATTRIBUTES

The site affords a variety of opportunities that support the addition of new rental housing: The site fronts onto Victoria Park and offers a significant opportunity for street-oriented housing that faces the park. The site slopes to the south and affords an unequalled opportunity for views across Burrard Inlet and a full south exposure. The existing tower is sited to the east of the site and as such enables additional structures to be located to the west. The slope of the site enables the new infill buildings to incorporate a large amount of ground-oriented housing, a preferred model for families.

SITE PLANNING AND DISPOSITION

The site plan incorporates two new structures and a new ramp / pathway that provides barrier-free access from East Keith Road to the existing tower and throughout the site. **Building 1:** a 4-storey apartment building fronting East Keith Road. **Building 2:** a 4-storey ground-oriented townhouse building fronting East 6th Street. Buildings 1 and 2 are separated with an internal courtyard which enables access to six stacked townhouses in Building 2, while access to three stacked townhouses in Building 2 is from East 6th Street. Building 1 is accessed from Keith Road and has a central elevator lobby which also provides barrier-free access to the parkade levels from inside and outside the building.

UNIT TYPE AND DISPOSITION

The project incorporates a combination of studio units and 3-bedroom units. Building 1 contains 31 studio suites with ground-level north-facing suites having access directly from Keith Road. Building 2 incorporates three studio townhouse units and six 3-bedroom townhouses, all with ground level or courtyard level access. When combined with the 1 and 2-bedroom suites in the existing tower, the overall project achieves a more varied mix of unit types.

LANDSCAPE AND OPEN SPACE

The existing landscaping above the parking garage including the mature trees on site along Keith Road will have to be replaced in order to construct the new buildings. The proposal, however, includes a new ramp / pathway that provides barrier-free access from Keith Road to the existing tower as well as to a new landscaped courtyard central to the site. Here, a new indoor/outdoor elevator available to all residents can be used for access to the parkade levels. Furthermore, new exterior stairs to the east of Building 2 allow pedestrian travel from East 6th Street through the site to East Keith Road and Victoria Park. The north-facing ground level units in Building 1 will have small, street-oriented garden spaces fronting Victoria Park while the south-facing ground level units in Building 2 will incorporate landscaped gardens facing East 6th Street. Building 1 will a rooftop garden and amenity space while the 3-bedroom units in Building 2 will have generous south-facing roof terraces.

ENGINEERING CONSIDERATIONS

The proposed three infill buildings are constructed above an existing 2-storey concrete parkade. The parkade, built in 1973, is constructed with a flat slab, 12” x 24” columns and perimeter foundation walls. A number of constraints and challenges arise:

- The floor to floor height is 8’-6” which results in barely 2m clear headroom. As such, there is no practical way to add anything into the parking level ceiling space. Any encumbrances such as structural elements, ductwork, pipes, additional lighting etc. would restrict the headroom to less than 2m which is both unacceptable and non-code compliant.
- All new structural loads can only be supported directly above the columns.
- Any major intervention or renovation of the existing parking structure would necessitate a building code upgrade which is both impractical and unfeasible.

The project addresses the “design constraints” outlined above as follows:

- Construction of a structural podium below the footprint of each new building. This space allows the structural loads to be transferred to the existing columns and provides an interstitial space for the plumbing and mechanical services.
- The limited intervention into the existing parking garage includes a new elevator servicing both levels of the parking structure and provision of bicycle storage adjacent to each existing exit stair.
- Ongoing discussions are in progress between the City of North Vancouver Engineering Department, the Lonsdale Energy Corporation and MCW Mechanical Consultants to develop a strategy for servicing the new infill buildings. LMDG Building Code Consultants are preparing a building code concept report to address 1) the existing tower, 2) the existing parking garage, and 3) the new infill buildings. This report has been included with the rezoning / development permit application.

Both mechanical and electrical consultant reports are attached to the application.

ARCHITECTURAL CHARACTER

The new buildings provide a new, contemporary streetscape for the East Keith Road and East 6th Street frontages. These are new “homes on the park”. As such, the expression of the massings adopts a “row house” approach utilizing a portal or balcony enclosure to identify each unit, or in the case of Building 1, each unit module. The buildings are crafted in a West Coast but modern character utilizing simple planes, flat roofs, generous overhangs and contemporary glazed railings. A simple palette of materials include panelized walls (HardiePanel), horizontal siding, and metal siding and soffits with a woodgrain finish. The glazing is contemporary in its fenestration. All the soffits where visible to the street are clad in natural wood coloured material with associated trim. In sum, the proposed buildings together with the updated landscaping successfully provide a new, refreshing and contemporary streetscape facing Victoria Park.

SUSTAINABILITY



COMMUNITY DEVELOPMENT DEPARTMENT
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SUSTAINABLE DEVELOPMENT GUIDELINES
FOR REZONING & DEVELOPMENT PERMIT APPLICATIONS

Staff Use
Case Number _____

CIVIC ADDRESS 151 East Keith Road, City of North Vancouver Lot:B DL:274 Plan:15049 PID:007-697-481

APPLICANT NAME Starlight Investments (Owner) / Urban Systems Ltd. (Applicant)

I. INTRODUCTION

These Guidelines have been developed to help applicants prepare a successful Development Application submission. 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.

II. 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 Comments: |
|--|-------------------------------------|-------------------------------------|-------------------------------------|---|
| LANDSCAPE | | | | |
| Private Trees Retained or Added in proposal (indicate number of each) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 2 on-site trees retained, 7 boulevard / offsite trees protected, 50 new trees to be added. |
| Green Roof / Wall | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Apartment building to have combination of extensive green roof and rooftop amenity space with some urban agriculture. |
| Majority Native Species Landscaping | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Combination of native and near native plants. |
| Habitat Restoration (butterfly, bird-friendly, naturalized areas) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Plants providing food and shelter for wildlife are included. |
| Community Gardens* | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 50% or More Edible Landscaping for Common Space | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Some urban agriculture planters on apartment building roof. |
| Water Efficient Irrigation System (drip hose, low-flow nozzles) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Any irrigation will be high efficiency. |
| Rainwater Collection (rain barrel) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Reuse of Wastewater | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Over 59% of the full site is open site space. |
| Other Sustainability Achievements: | | | | |
| Proposed infill project to be built on top of existing parkade structure, which means no excavation and no greenfield development. | | | | |

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

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 Comments: |
|---|-------------------------------------|-------------------------------------|-------------------------------------|---|
| HIGH PERFORMANCE CONSTRUCTION | | | | |
| Durable Building (modular / deconstructable) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Building Reuse / Recycled Content / Use of Repurposed Materials | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Will be using ready available materials with recycling content. |
| Majority Use of Environmentally Friendly Materials (non-toxic, wood) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Non-toxic materials for millwork and water-based paints. |
| Certified by a Third Party Green Building Rating System | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| ENERGY EFFICIENCY AND HEALTHY BUILDINGS | | | | |
| Energy Performance (per building type) | Min. | Exceeding | (if so, specify Step) | |
| Part 3 Commercial (Step 2 min.) | <input type="checkbox"/> | <input type="checkbox"/> | | |
| Part 3 Residential (Step 3 min.) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | |
| Part 9 Commercial (BCBC min.) | <input type="checkbox"/> | <input type="checkbox"/> | | |
| Part 9 Residential (Step 3 min.) | <input type="checkbox"/> | <input type="checkbox"/> | | |
| Part 9 Residential < 1,200 ft² (Step 1 min.) | <input type="checkbox"/> | <input type="checkbox"/> | | |
| 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"/> | |
| Airtightness (1.5+ blower door test and appropriate ventilation strategy) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | To be determined. |
| High-performance Windows e.g. Energy-Star, Passive House Certified (whole project) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Double-glazing with argon fill. |
| Heat Recovery Ventilator (75% or better recovery) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | TBD by mechanical engineer at building permit stage. |
| LED Lighting (whole building) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Some LED will be used. |
| Energy-Star Appliances (whole building) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Renewable Energy Fixtures Installed | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | TBD by mechanical engineer. |
| 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) ☐ ☒ ☐ 62 proposed long-term bicycle parking stalls (60 required). 6 proposed short-term bicycle parking stalls (6 required).

Car-Share Program ☐ ☐ ☒

Electric Vehicle Supply Equipment:

20% of all residential parking spaces include an electrical outlet, a receptacle or electric vehicle supply equipment, and are supplied by a branch circuit rated not less than 40A at the nominal voltage of 208 V or 240V as applicable. ☐ ☒ ☒ Parking garage is existing.

Electric Vehicle Supply Equipment:

Adequate space in the electrical room or electrical vault to support future electric vehicle charging for the remaining 80% of parking spaces. ☐ ☒ ☒ Parking garage is existing.

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 Comments: |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| Net New Jobs Generated (long term, full time) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Jobs to construct only. |
| Commercial floor space (net increase, indicate area) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Neighbourhood-Scale Commercial (unit frontages ≤6m (20ft)) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Non-Market / Lower-End of Market Commercial | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Commercial Relocation Strategy | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |

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 comments: |
|---|-------------------------------------|-------------------------------------|--------------------------|--|
| Market Rental Housing (net increase, indicate number of units) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | The project is 100% purpose built rental housing with a total of 40 units. |
| Non-Market / Lower-End of Market Rental Housing | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 10% (4 units) will be rented at 30% below mid-market rates (SAFER) in perpetuity in partnership with local non-profit. |
| 10%+ Three+ Bedroom Units (in multi-unit residential buildings) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 15% 3-bedroom units provided. |
| Micro-units ~37.16m ² (~400 ft ²) | <input checked="" type="checkbox"/> | <input 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"/> | |
| Green Building Educational / Interpretive Features | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Primary and Secondary Stair Design* | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Outdoor Circulation* | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Includes new barrier-free ramp and courtyard spaces. |
| Storage space for residents in units and storage rooms (multi-unit residential buildings) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |

Other Sustainability Achievements: Proposed infill development includes retention of all existing units on-site (89 units, 100% rental) and no displacement of existing tenants.

*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 comments: |
|--|-------------------------------------|-------------------------------------|--------------------------|--|
| Design Features for People with Disabilities (beyond Zoning Bylaw requirement) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | A new ramp/pathway has been added to provide barrier-free access from Keith Road to the existing tower as well as a new indoor/outdoor elevator which provides accessibility to all parkade levels. Also, 14 Level Two adaptable units (35%) are being proposed. |
| Communal Cooking Amenities | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Indoor Amenity* | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Amenity room provided in new apartment building, and tenants from new rental buildings will have access to amenity spaces in existing tower. |
| Outdoor Recreation* | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Outdoor garden space provided on roof terrace of Building 1. New ramp/pathway connecting internal courtyard and garden spaces on site. |
| 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: New central garden space and communal terrace space will foster interaction between tenants from the new and existing building on site.

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

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 comments: |
|--|-------------------------------------|--------------------------|-------------------------------------|--|
| Formal and Informal Gathering Spaces | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Courtyard design, landscape terraces and patios. |
| Retention of Heritage Building | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Public Art Reflecting Local Culture | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Streetscape Improvements (benches, planters, lighting) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | New 1.5m grass boulevard, updated site lighting. |

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.



Endorsed by Council October 5, 2015

AFFORDABILITY STATEMENT

MEMORANDUM

Date: February 6, 2019
To: City of North Vancouver, Community Development Department
cc: Howard Paskowitz, Starlight Investments
From: Matthew Steyer
File: 3734.0005.01
Subject: Statement of Affordability (Updated) – 151 E. Keith Rd., North Vancouver

Project Overview

IMH 151 E. Keith Rd. Apartments Ltd., in partnership with Starlight Investments, is proposing to build a 40-unit, purpose-built rental infill development at 151 E. Keith Rd. This development, located in the vibrant Lower Lonsdale area, will include a mix of studio and three-bedroom units catering to seniors, young professionals, and young families. Target market rents, unit types, and unit sizes are as follows:

Table 1 – Total Unit Summary

| Unit Type | Building Type | Number of Units | Square Footage | Target Market Rent¹ |
|---|-------------------------|----------------------|-------------------|---------------------|
| Studio | Townhouse and Apartment | 34 (14 Adaptable) | 400 sf – 410 sf | \$1,550* |
| 3-Bedroom | Townhouse | 6 | 1033 sf – 1115 sf | \$3,200 |
| *4 studio units will be rented at SAFER subsidy rates (30% below CMHC averages) | | | | |

To deepen affordability and support vulnerable seniors, **10% of the new units** (4 studios) will be rented at **30% below CMHC averages** (at SAFER subsidy rates)² **in perpetuity**, greatly exceeding the City's requirement of 10/10/10 (see Table 2).³ Due to the central location of the project, 30% below CMHC city-wide averages is equal to approximately 50% below market rents in Lower Lonsdale. These below-market units will be administered through a partnership with Hollyburn Family Services Society, a local non-profit.

Table 2 – Below-Market Unit Summary

| Below-Market Units | Percentage of Total | Rates | Period |
|--------------------|---------------------|-------------------------|------------|
| Required | 10% (4 units) | 10% below CMHC averages | 10 years |
| Proposed | 10% (4 units) | 30% below CMHC averages | Perpetuity |

These 40 new units will complement Starlight's existing 89-unit market rental apartment building, located on the site since 1975. The new units will be constructed on an underutilized portion of the site, on-and-around the existing underground parking structure. This will be made possible by utilizing the City's density bonus program (under the OCP's R-6 designation). In total, the site will contain 129 multi-family rental units. **As an infill development proposal, no existing tenants or residents will be displaced as part of this project.**

¹ Subject to change; to be aligned with market rents for comparable units in area at time of completion.
² The 2018-2019 Shelter Aid for Elderly Renters (SAFER) subsidy rate for singles in Zone 1 is \$803 (BC Housing). In comparison, 2018 CMHC average rents for bachelor units in the City of North Vancouver is \$1,143 (CMHC / City of North Vancouver).
³ For applications in-stream prior to January 1, 2019.



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Alignment with City Goals & Policies

There is an acute need for purpose-built rental housing in North Vancouver, a city with a private apartment vacancy rate of 0.8% in 2018 (down from 1.3% in 2017).⁴ To address this situation, the City's recently endorsed Housing Action Plan (HAP) identified six goals, three of which are:⁵

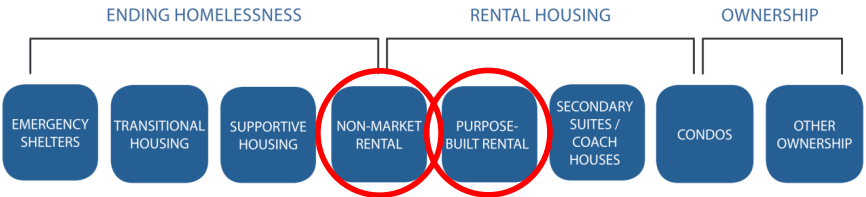
- Increase the diversity of housing to meet the needs of various household types and income levels;
- Address the current local rental housing shortfall and meet anticipated rental demand in the future; and
- Build partnerships with and capacity of non-profit organizations, community partners, the development sector, and housing stakeholders to collectively respond to housing issues in the City of North Vancouver.

Key to meeting these goals will be adding new (and varied) supply to the market, while also retaining existing (older and more affordable) supply. The proposed development at 151 E. Keith Rd. will help the City achieve its goals by:

- Adding 40 new purpose-built rental units to the City's housing supply without displacing existing tenants.
- Providing 10% of new units at 30% below CMHC averages in perpetuity, beyond the 10/10/10 requirement for projects in-stream prior to January 1, 2019.
- Partnering with a local non-profit to support vulnerable seniors, one of the "groups with the greatest challenge" as identified in the HAP.
- Providing 6 new 3-bedroom units (15% of new units), exceeding the HAP recommendation of 10% family-friendly units in all new rental residential developments.
- Retaining 89 older purpose-built rental units (1 studio, 28 2-bedroom, and 60 1-bedroom units) and preserving existing rental supply.

In combination, the 129 units will cater to a range of incomes and family types in a vital, core area of the City, while also helping to fill in two key links along the Housing Continuum:

Figure 1 – Housing Continuum



Source: City of North Vancouver, Housing Action Plan (2016)

Beyond adding and preserving vital purpose-built market rental housing and partnering with a local non-profit to support vulnerable seniors, the proposed development offers additional affordability benefits to both residents and the City:

- 151 E. Keith Rd. is located in a highly accessible transit area, within close proximity of bus routes (and Future Rapid Transit Service) on Lonsdale Avenue and a variety of car-share options within the neighbourhood and within walking distance of the core commercial areas of Lower and Central Lonsdale.

⁴ CMHC, Rental Market Report: Vancouver CMA, 2017 and 2018.
⁵ City of North Vancouver, Housing Action Plan, Endorsed October 17, 2016.



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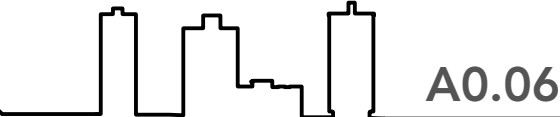
- This will significantly reduce yearly costs for future residents who choose to forgo car ownership and utilize active, public, and shared transportation.
- The infill development will better utilize existing residential land and City services while having minimal impact on existing infrastructure due to its modest scale.
 - Upgrades to the site's common areas, including new rooftop amenity, will be accessible to existing tenants at no additional cost.
 - Starlight has recently installed a new gym and upgraded the communal laundry facilities in the existing building. These new facilities will be accessible to tenants of the new development at no additional cost.
 - Starlight will be upgrading the entrance to the existing building so that its now fully accessible and has relocated the elevator in the new building to allow barrier-free access to the parking garage for all tenants, further enhancing the site to ensure long-term livability for current and future residents.

We feel that the proposed development meets many of the City's rental housing and affordability goals and look forward to the opportunity to add much-needed purpose-built rental housing to support this vibrant North Shore community.

Sincerely,

URBAN SYSTEMS LTD.

Matthew Steyer, M. Pl.
Community Planner



BUILDING SECURITY CHECKLIST for REZONING AND DP APPLICATIONS

Please refer to our Construction Bylaw for all building security regulations.

This Checklist applies to all new, multi-family residential buildings constructed under Part 3 (or Part 9 buildings on top of Part 3 Storage Garages) of the BC Building Code.

Landscaping Drawings

- ☒ All access and egress points to the building and shall be clear of landscaping for at least .9 meters (36") on either side of all entrances and exit doors unless conditions allow a lesser clearances

Architectural Drawings

- ☒ Circulation and egress for residential occupancies shall be independent of circulation or egress systems accessible by commercial and other occupancies of the building
- ☒ Other than elevator vestibules, any doors leading into rooms accessible directly from the parking area shall not have any glass areas within them.
- ☒ Where a stair shaft servicing the storage garage connects to a storey containing an occupancy other than a storage garage, the stair shaft shall terminate at that storey
- ☒ Storage garages shall be restricted to egress only from the storage garage and shall exit directly outside the building without allowing access to residential lobbies
- ☐ Provide visitor parking areas separate from resident parking areas
* (See Additional Notes)
- ☒ Access to a storage garage from a stair shaft enclosure or elevator shall be open to the exterior or be provided through a high visibility vestibule.
- ☒ Security gates shall be provided at all vehicle entry points to storage garages
- ☐ Security gates shall be provided to separate visitor parking from resident parking
* (See Additional Notes)
- ☒ Where required for egress, person-doors shall be located next to, but independent of, the parking gate and have a path of travel additional to the required width of the drive aisle
- ☒ Provide a CCTV monitoring room where signals are to be gathered in a central location and be available to be displayed on a monitor located in a room adjacent to the main lobby of the building
** (See Additional Notes)

151 East Keith Road – December 22, 2016

City of North Vancouver – Building Security Checklist for Rezoning and DP Applications

Additional Notes:

* Because the existing parking garage is to remain, certain challenges exist with respect to differentiating visitor from resident parking which includes adding security gates to separate the two. Due to the existing clearances, headroom and location of the two exits, adding additional security gates would result in non-compliant exiting from the parkade.

However, several aspects of the parking garage will be upgraded as required – electrical, mechanical equipment, and sprinklers will all be redressed. In addition, a new elevator and elevator lobby, as well as new bicycle rooms will be added to the parkade levels.

** The CCTV monitoring room will be located in the existing 151 East Keith Road tower on the main floor level in Office Room 104.

BUILDING CODE DATA



COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF NORTH VANCOUVER T 604 990 4220
141 WEST 14TH STREET F 604 985 0576
NORTH VANCOUVER DEVEL@CNV.ORG
BC / CANADA / V7M 1H9 CNV.ORG

Building Code Data Sheet
For Development Permit Application

Project Information (please print clearly)

Project Address: 151 East Keith Road, City of North Vancouver Lot:B Block:114 DL:274 Plan:15049 PID: 007-697-481

Building Information (please print clearly)

| | | | |
|---|--|---|--|
| Applicable Building Code Edition: BCBC 2012 | | Building Classification(s) (3.2.2.X): 3.2.2.50 (Building 1) 3.2.2.53 (Buildings 2&3) | |
| Major Occupancy Classification(s): A1 A2 A3 A4 B1 B2 B3 C D E F1 F2 F3 | | | |
| Governing Code Part: Part 3 | | Type of Construction: Combustible | |
| Building Area (sq.m.): See Attached | | Building Height (m): See Attached # of Storeys: See Attached | |
| Facing No. of Streets: 1 2 3 | | Grade Elevation: 67.52m | |
| Distance to FD Response Point from Street: 47m (E. 6th St.) 27m (E. Keith Road) | | Distance to nearest Fire Hydrant: 12.75m (East 6th Street) 7.27m (East Keith Road) | |
| Sprinklers: NFPA 13R | | Fire Alarm? Yes | |
| Standpipe System? Yes | | Alternative Solutions Expected? Yes | |
| High Building? No | | Emergency Power? No | |

Building Areas (sq.m.):
Building 1 (Apartment Building) = 389.9 sq.m. (4197 sq.ft.)
Building 2 (Townhouse Building) = 240.2 sq.m. (2585 sq.ft.)

Building Heights (m):
Building 1 = 17.91m (58.75')
Building 2 = 13.41m (44')

of Storeys:
Building 1 = 4 Storeys
Building 2 = 4 Storeys

Spatial Separation

Building 1 (Apartment Building)

| | Area of Exposed Bldg Face | Limiting Distance | Opening % Permitted | Opening % Proposed | Fire Resistance Rating | Construction | Cladding |
|-------|---------------------------|-------------------|---------------------|--------------------|------------------------|--------------|----------|
| North | 15.32 sq.m. | 14.992m | 100% | 95% | N/A | C | N/C |
| South | 31.67 sq.m. | 31.62m | 100% | 88% | N/A | C | N/C |
| East | 22.63 sq.m. | 32.66m | 100% | 91% | N/A | C | N/C |
| West | 33.69 sq.m. | 1.70m | 16% | 8% | 1 hr | C | N/C |

Building 2 (Townhouse Building)

| | Area of Exposed Bldg Face | Limiting Distance | Opening % Permitted | Opening % Proposed | Fire Resistance Rating | Construction | Cladding |
|-------|---------------------------|-------------------|---------------------|--------------------|------------------------|--------------|----------|
| North | 32.08 sq.m. | 4.1m | 64% | 41% | 45 min | C | N/C |
| South | 51.56 sq.m. | 14.8m | 100% | 37% | N/A | C | N/C |
| East | 45.46 sq.m. | 4.37m | 56% | 6% | 45 min | C | N/C |
| West | 45.48 sq.m. | 3.05m | 36% | 6% | N/A | C | N/C |

AREA PLAN

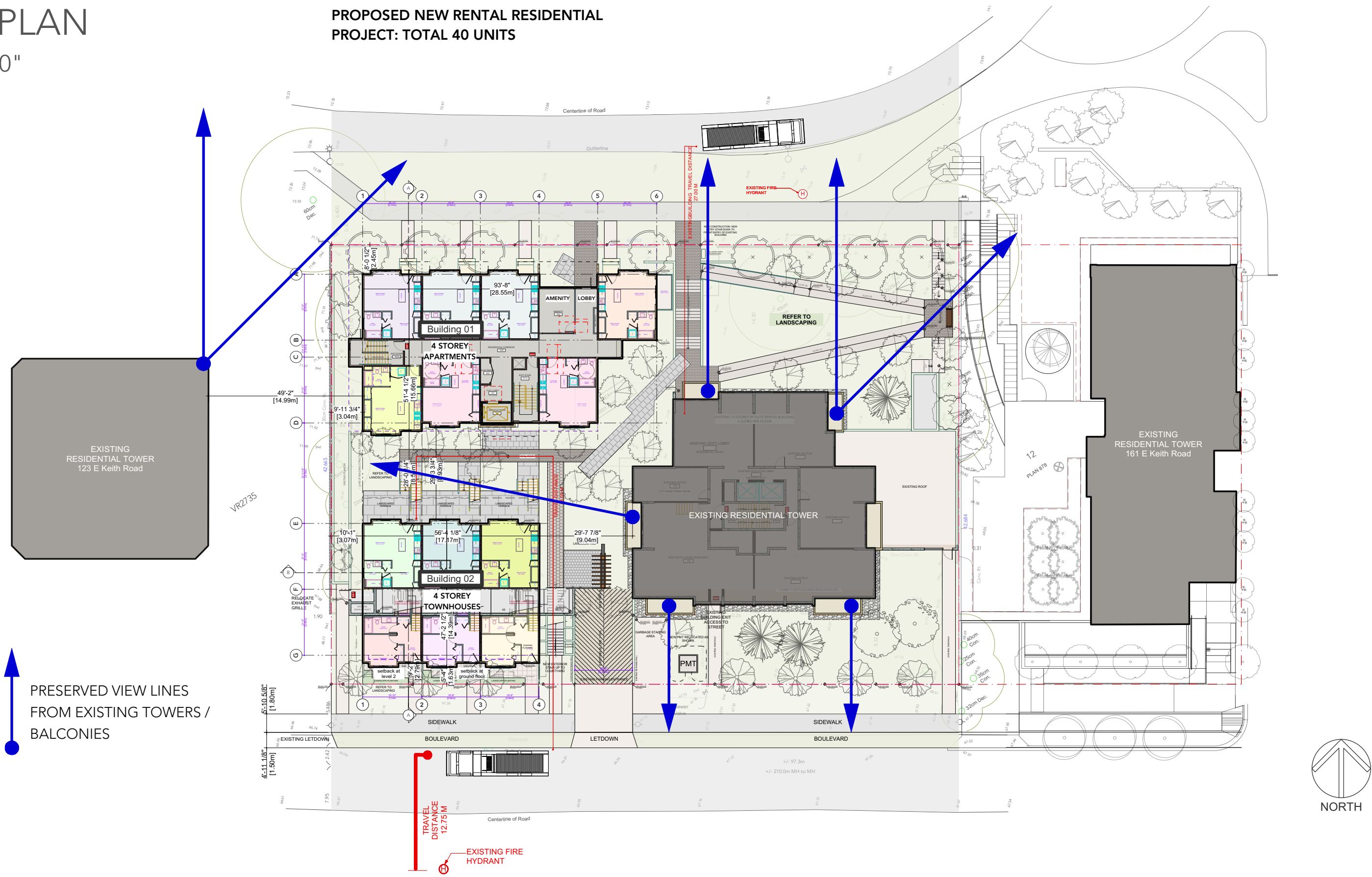
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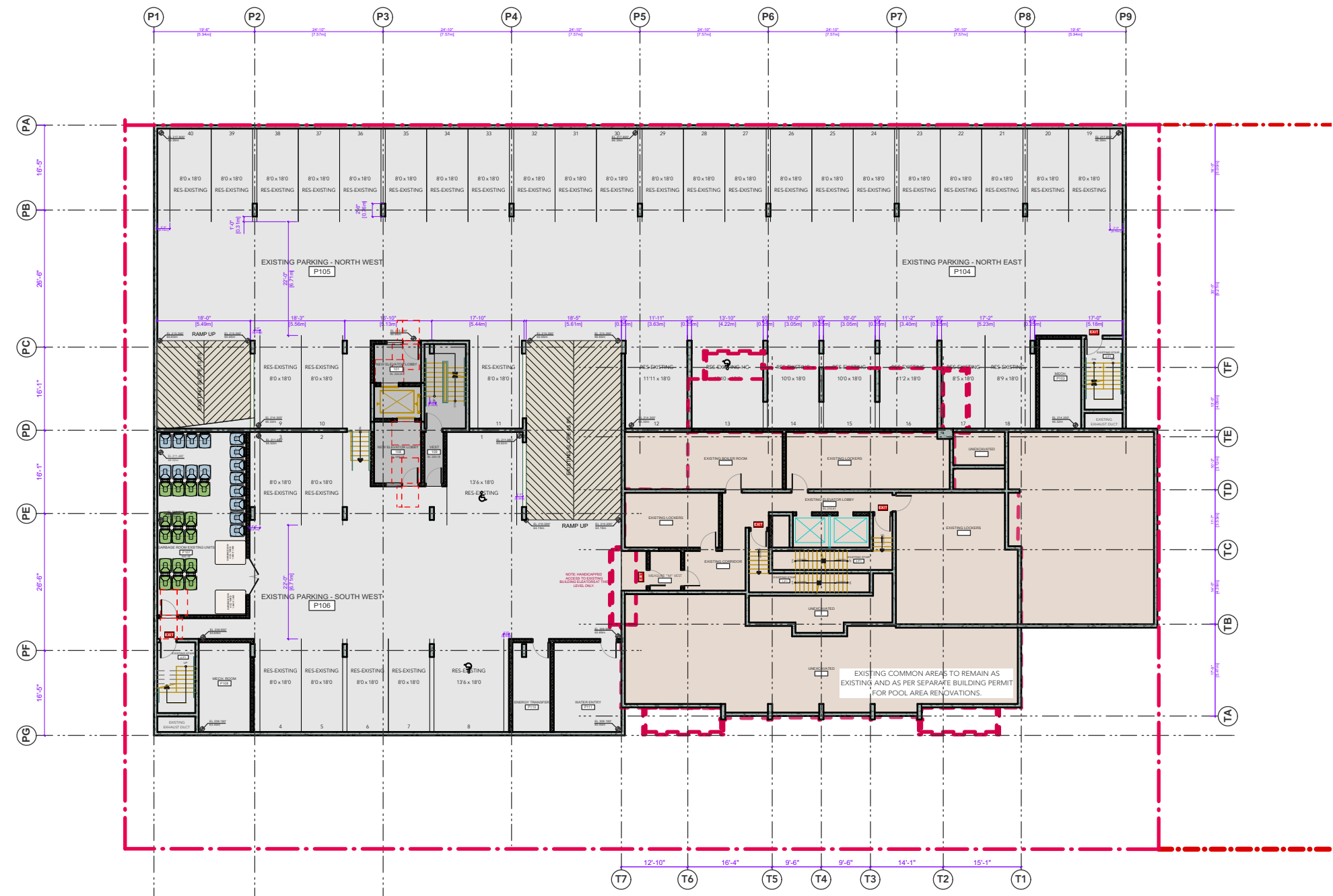
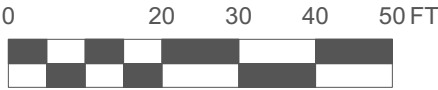
SITE PLAN

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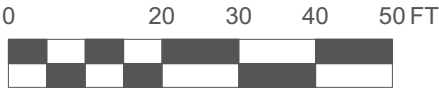
PROPOSED NEW RENTAL RESIDENTIAL
PROJECT: TOTAL 40 UNITS



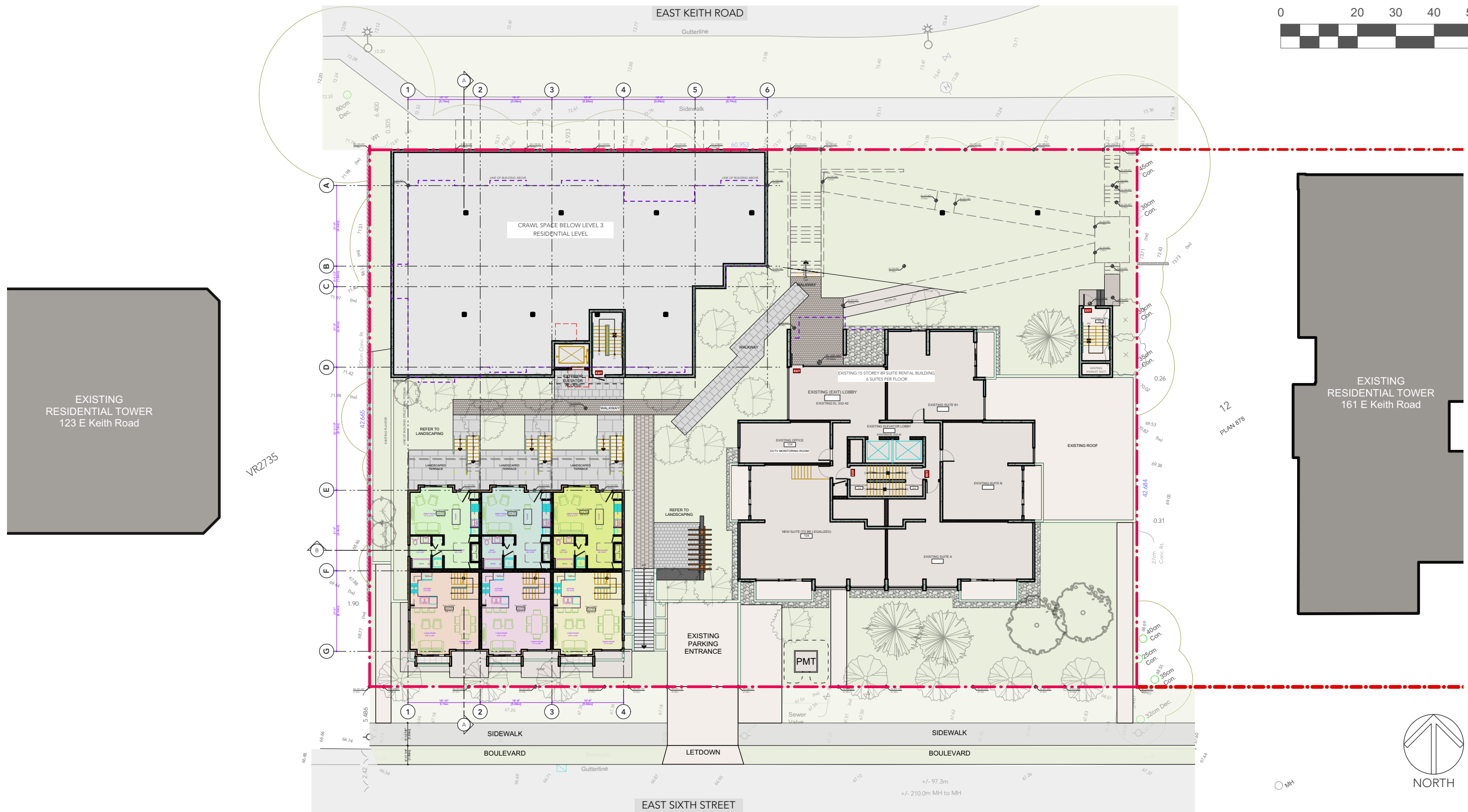
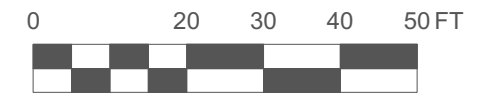
P1 PLAN



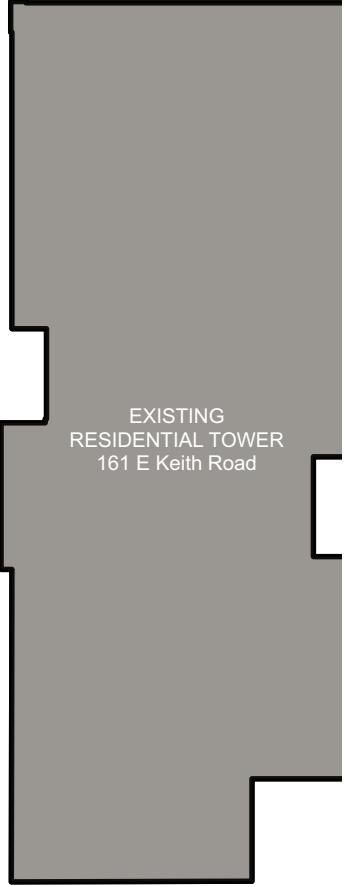
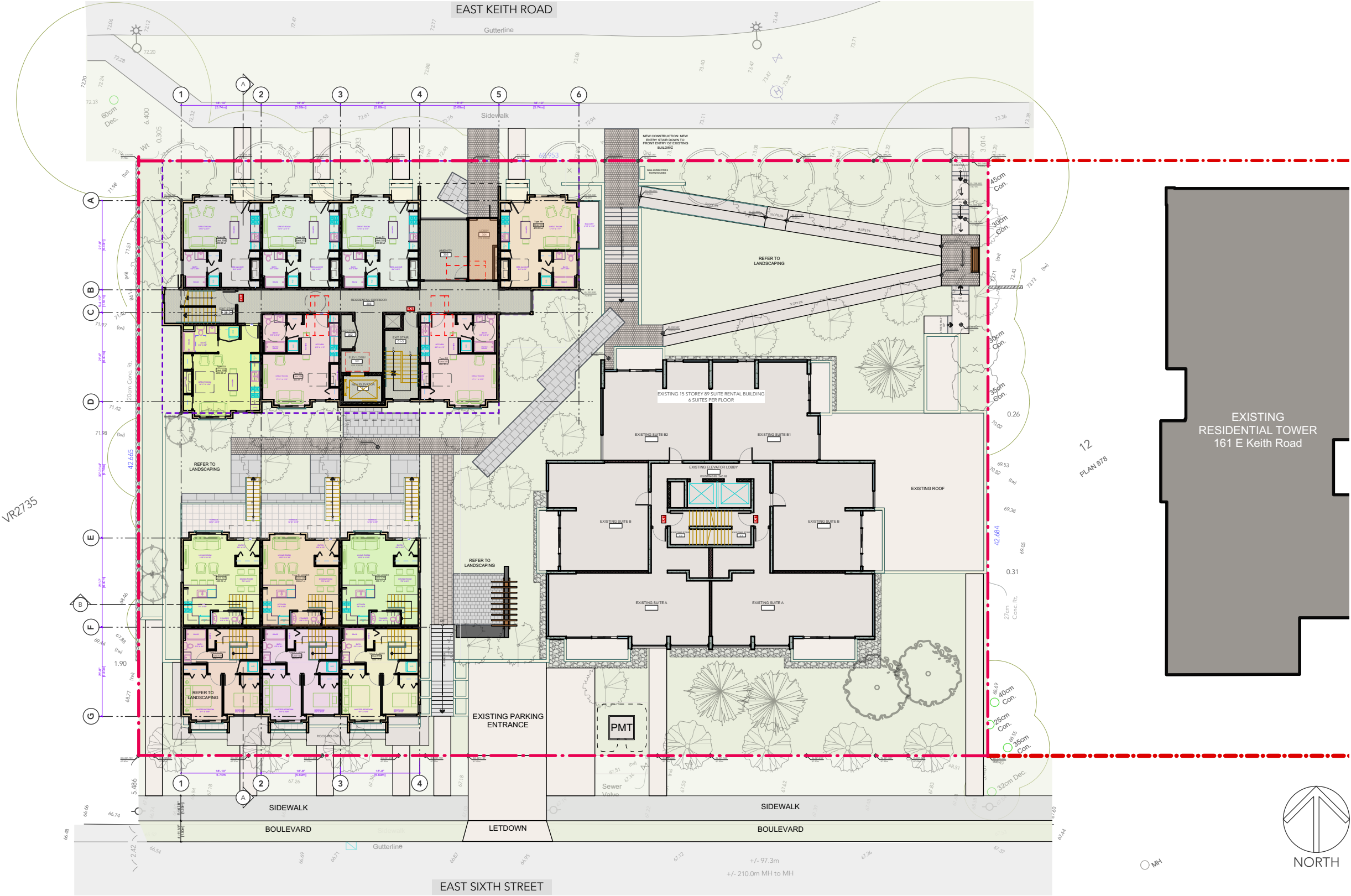
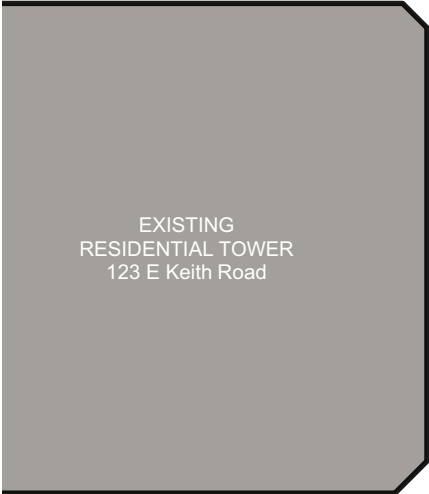
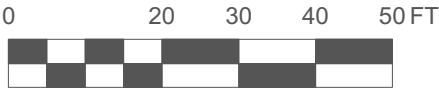
GROUND FLOOR PLAN



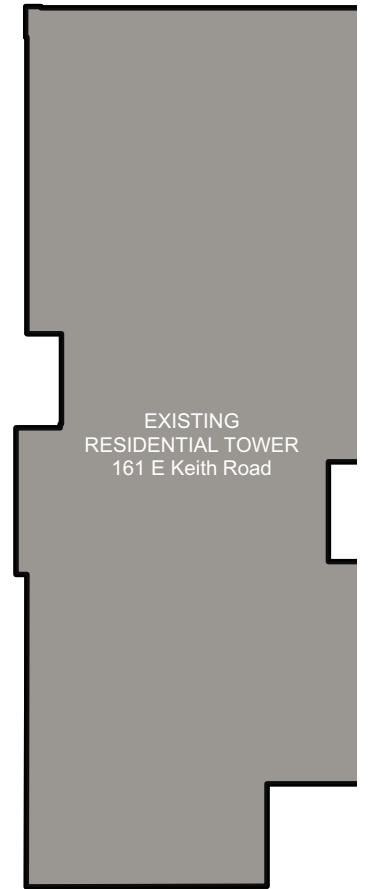
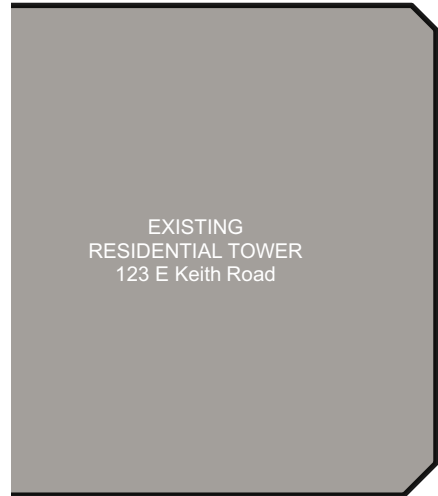
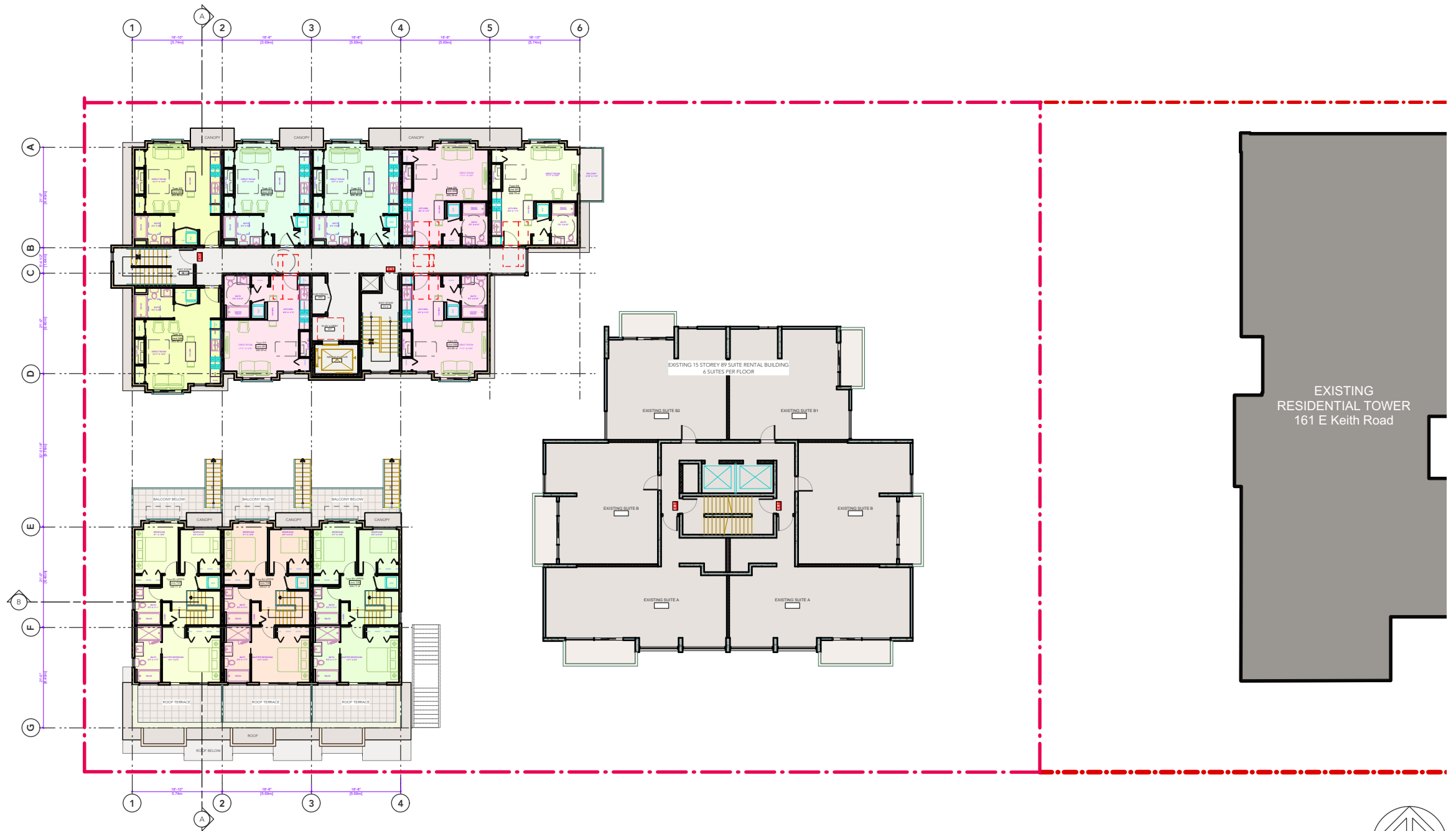
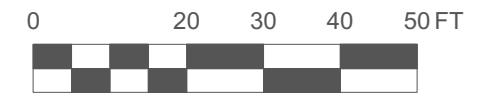
LEVEL 2 PLAN



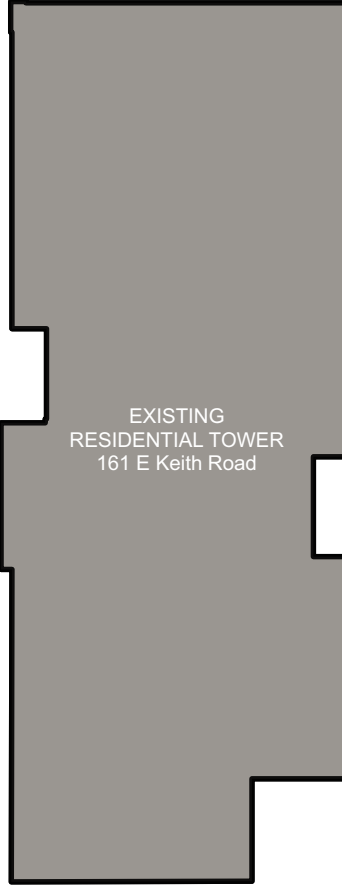
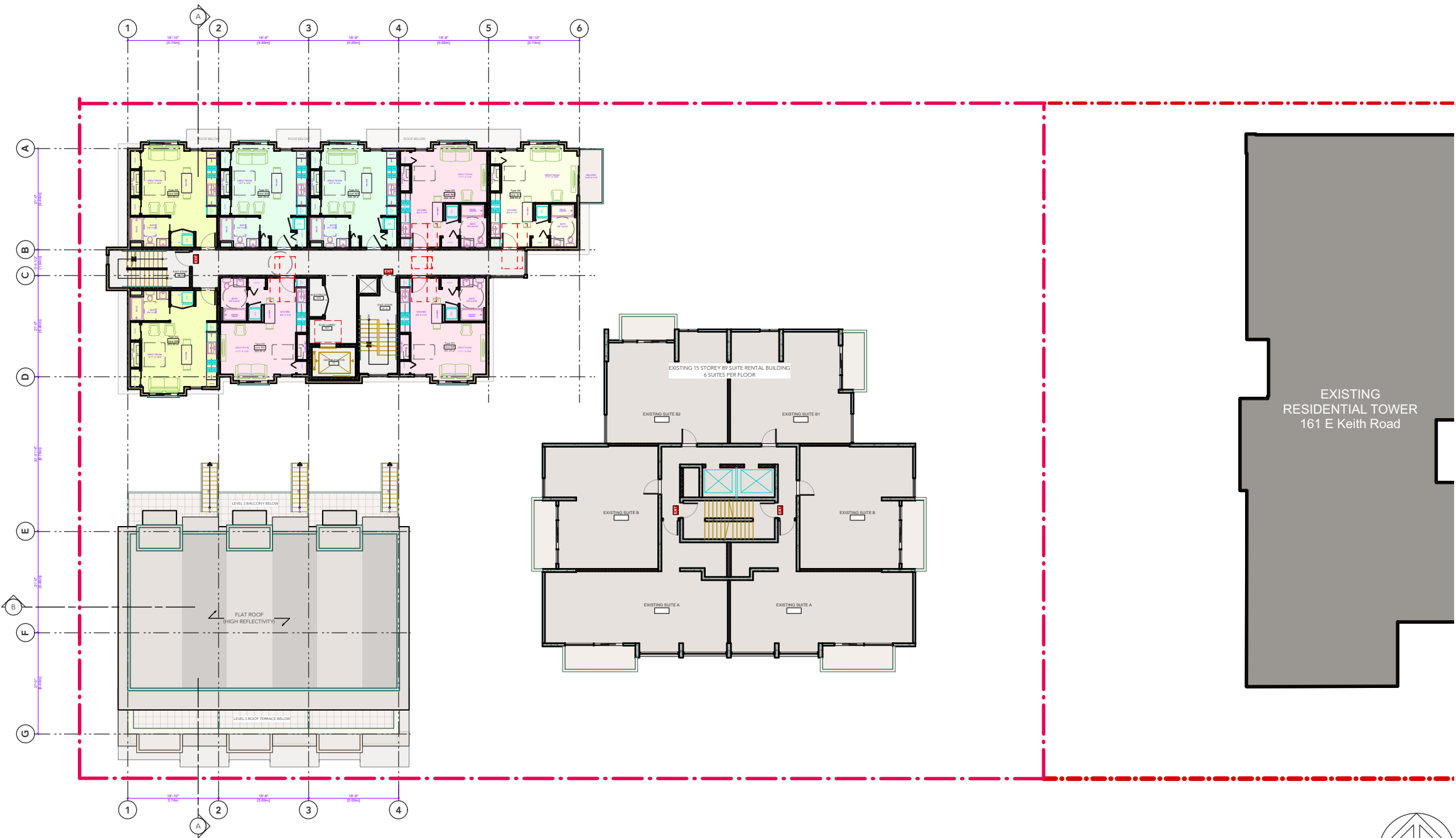
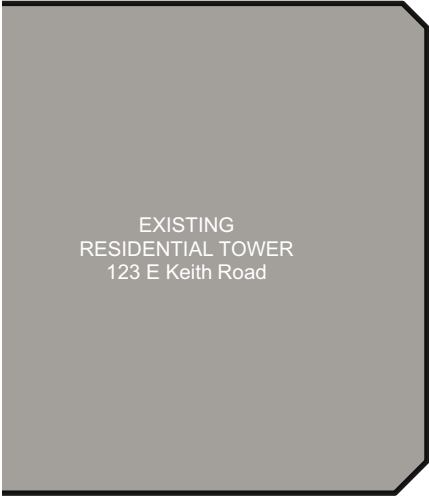
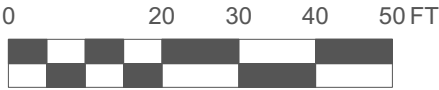
LEVEL 3 PLAN (Upper Ground)



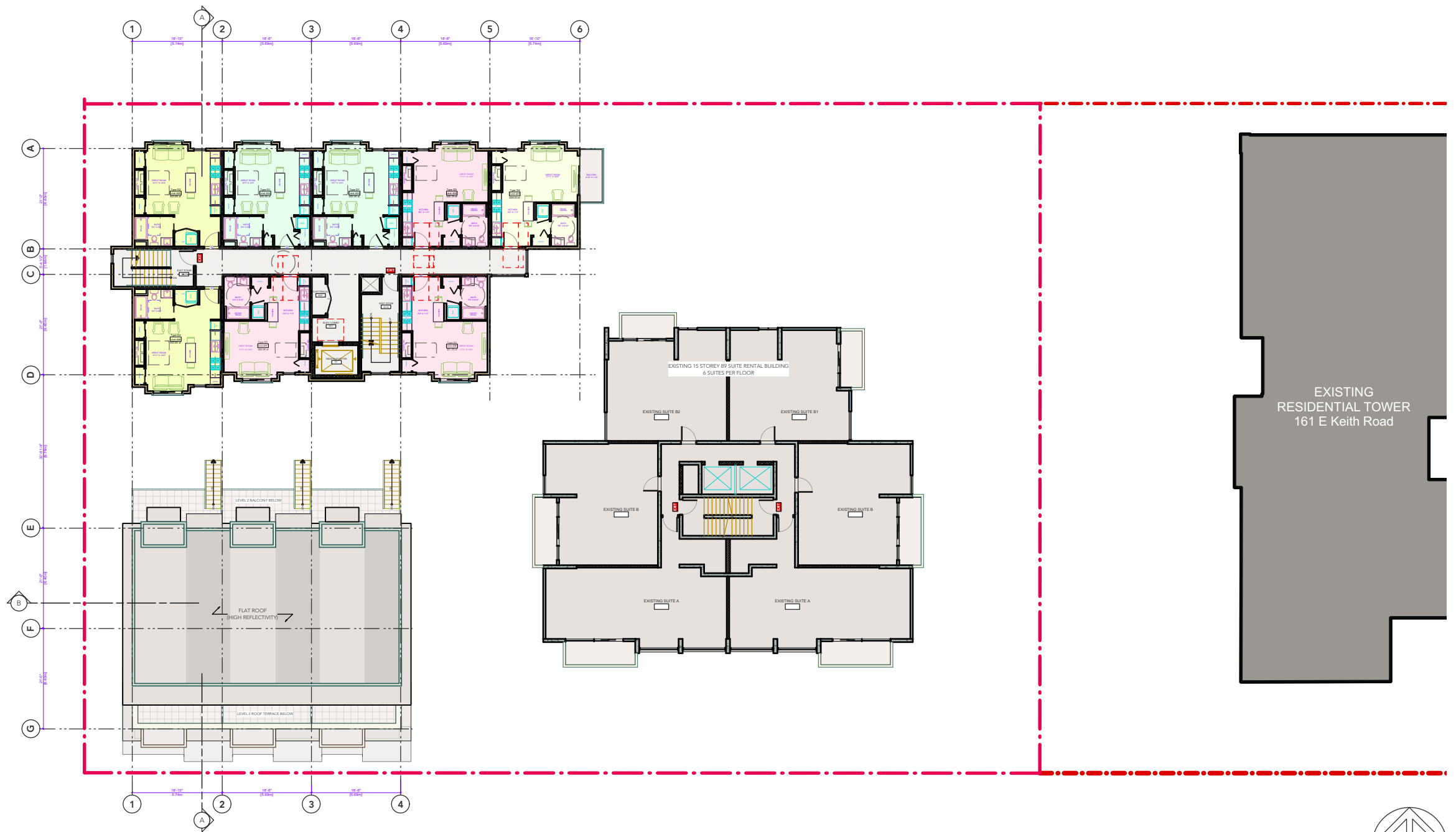
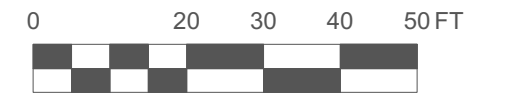
LEVEL 4 PLAN



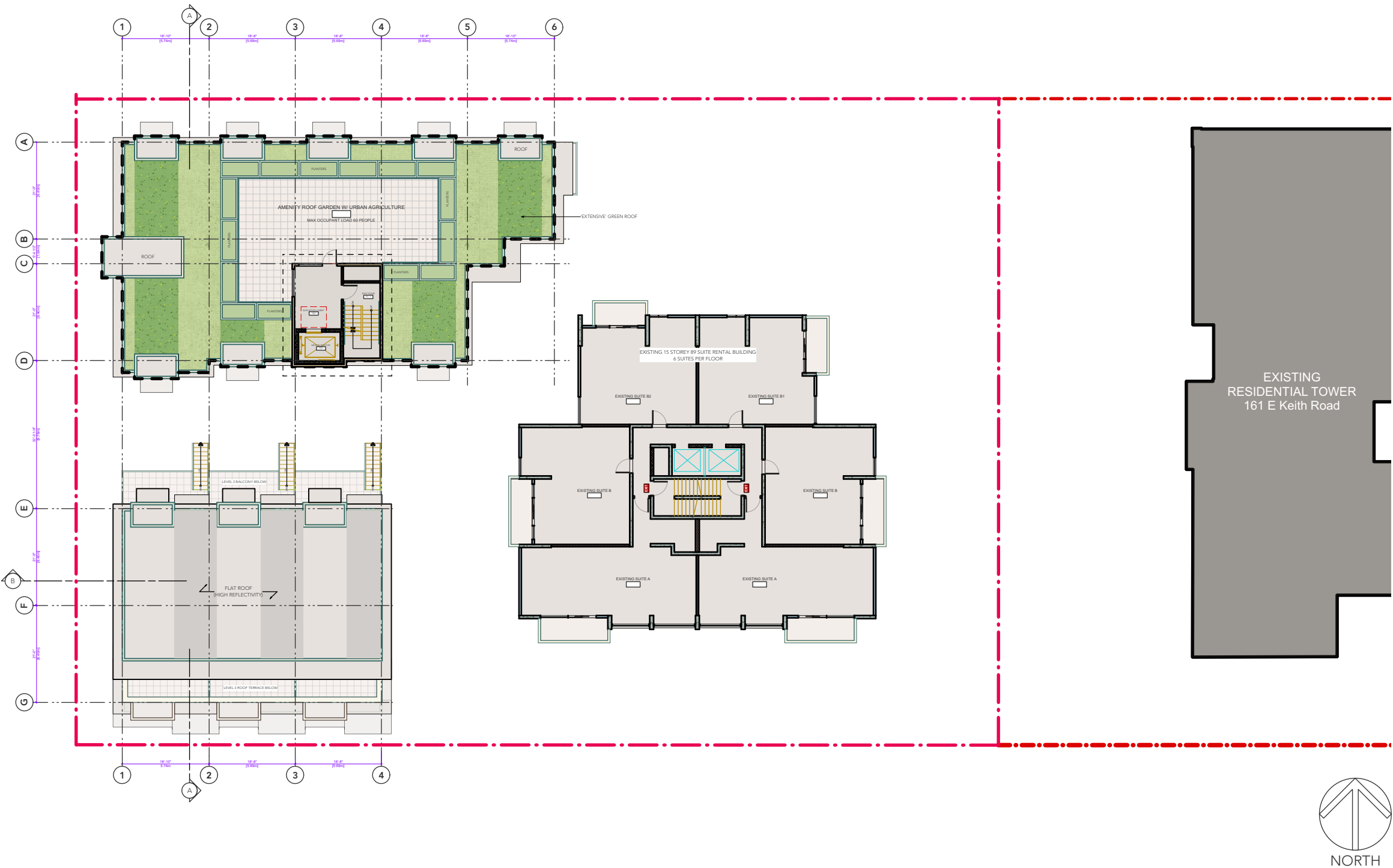
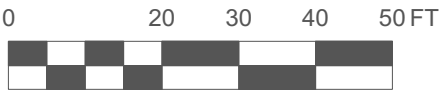
LEVEL 5 PLAN



LEVEL 6 PLAN

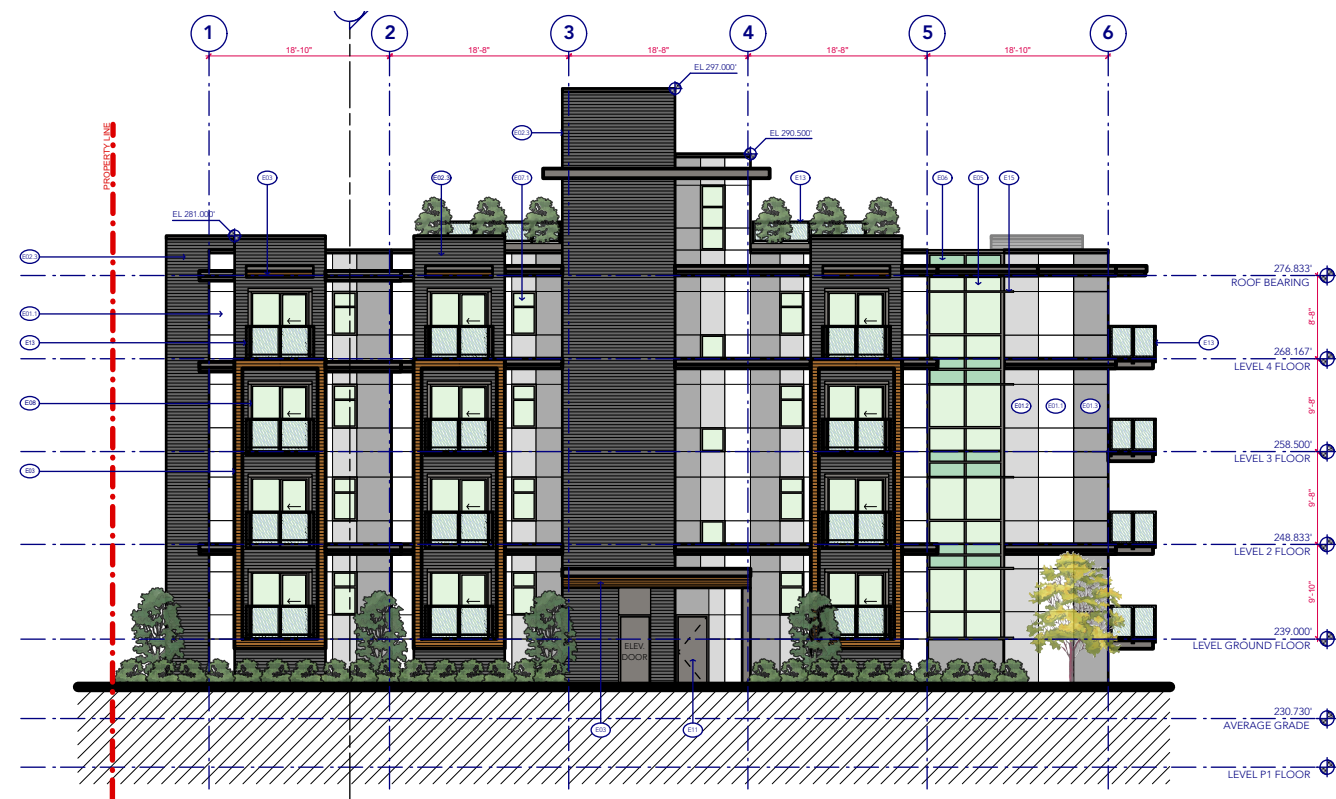


LEVEL 7 (Roof) PLAN

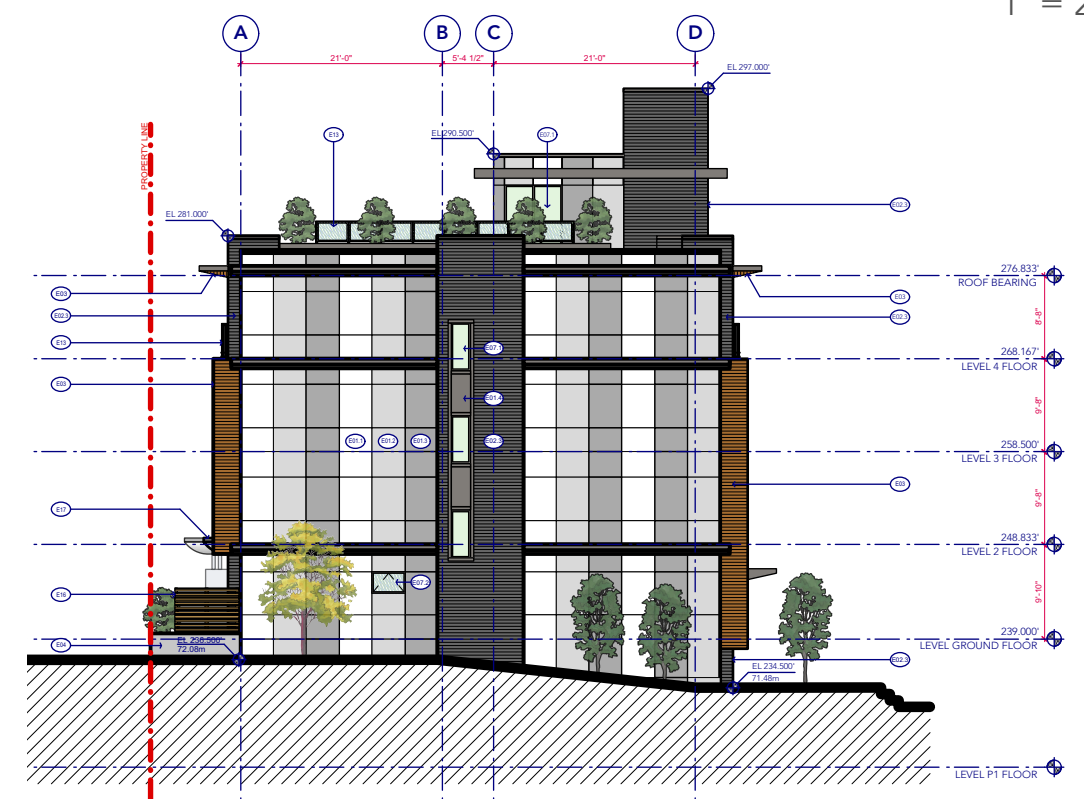


ELEVATIONS - BUILDING 1

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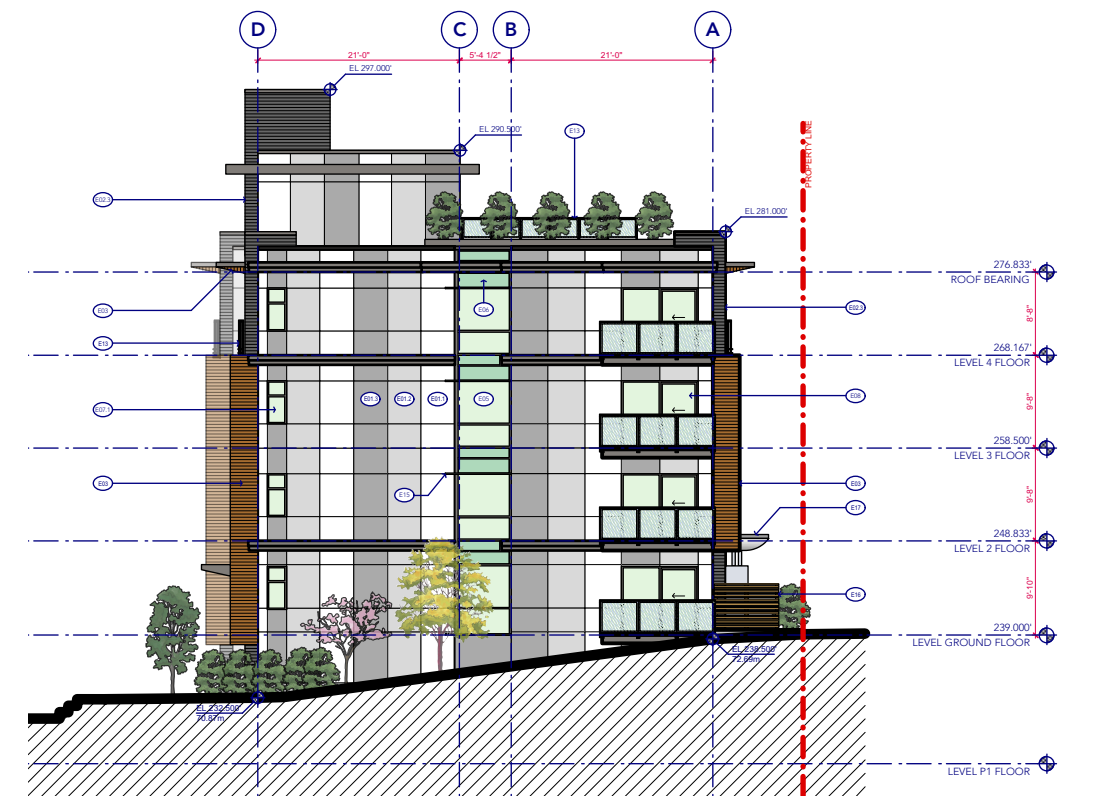
BUILDING 1 - SOUTH ELEVATION (COURTYARD)



BUILDING 1 - WEST ELEVATION



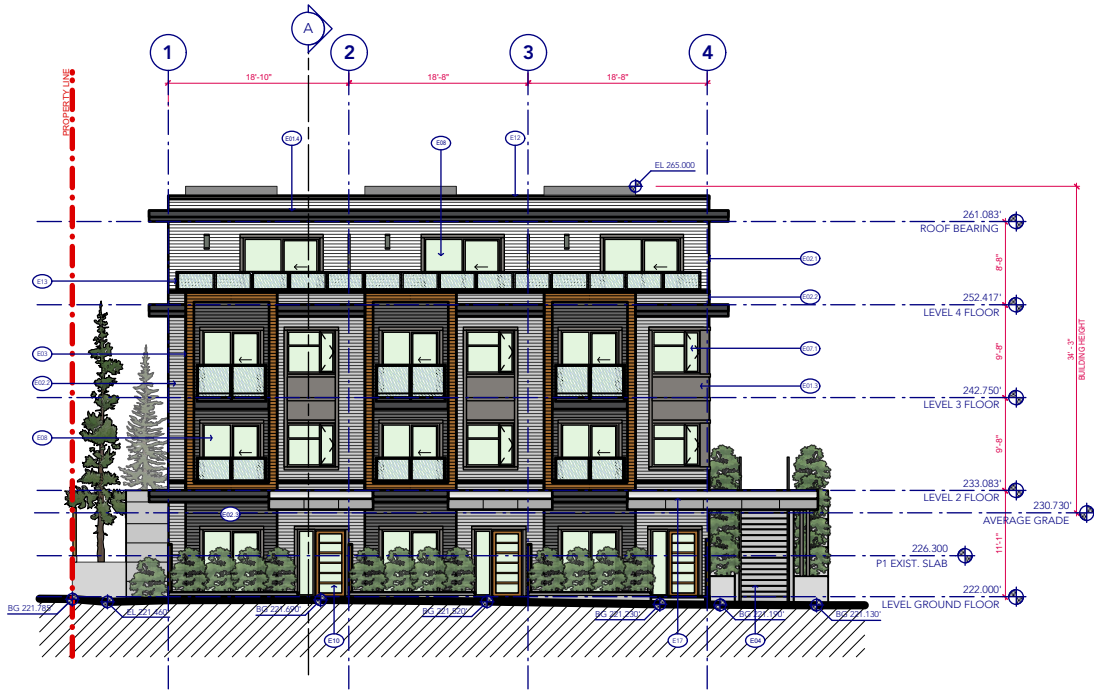
BUILDING 1 - NORTH ELEVATION (E. KEITH ROAD)



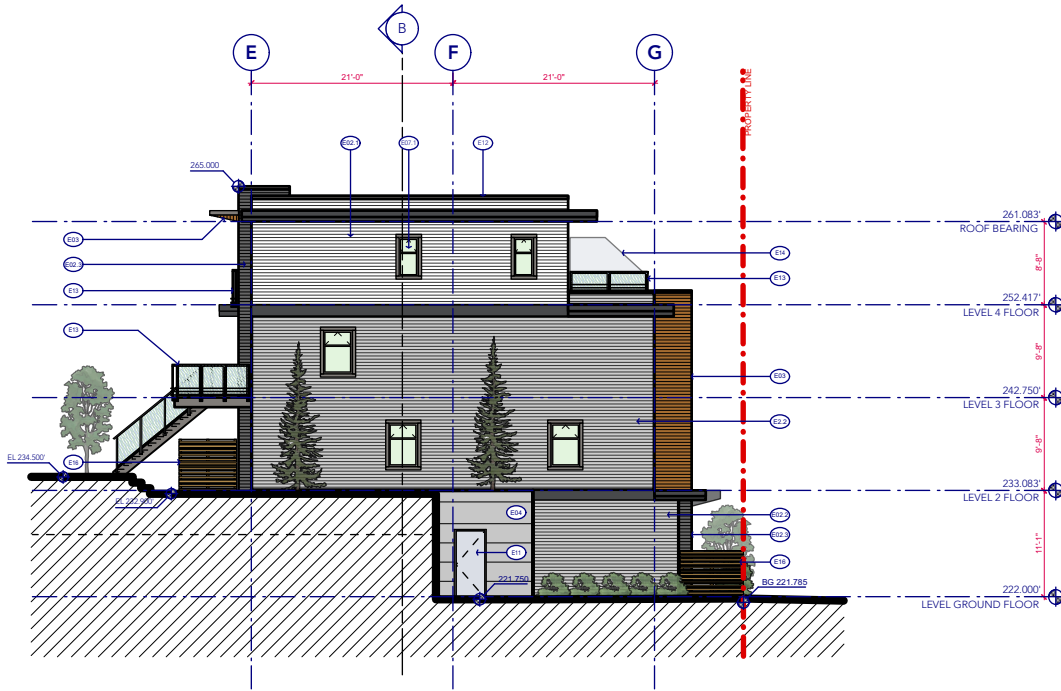
BUILDING 1 - EAST ELEVATION

ELEVATIONS - BUILDING 2

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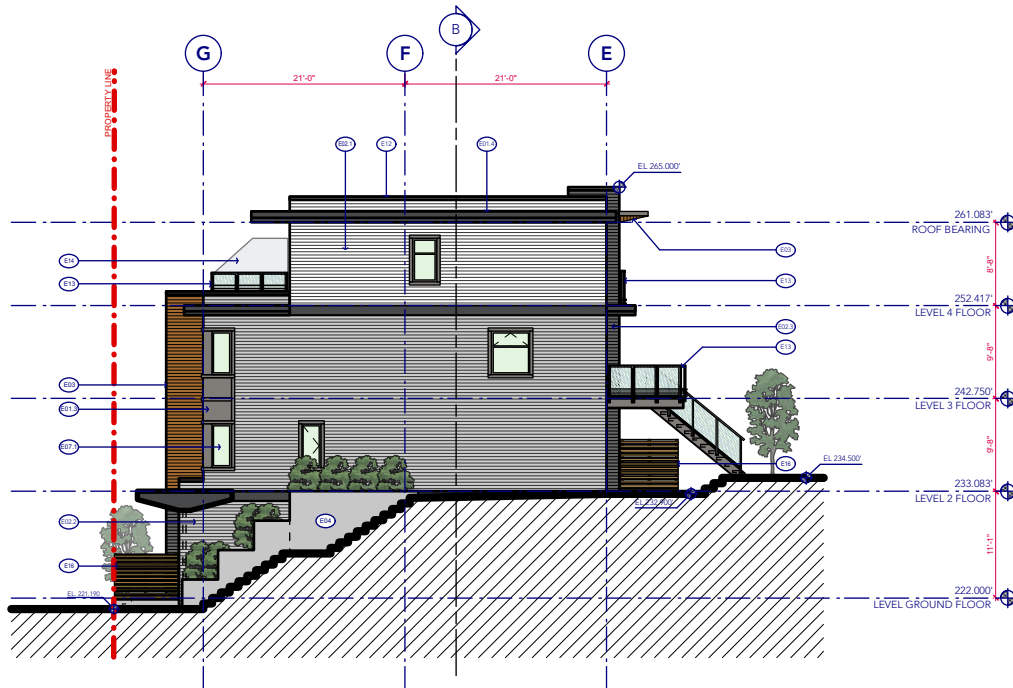
BUILDING 2 - SOUTH ELEVATION (EAST 6TH STREET)



BUILDING 2 - WEST ELEVATION



BUILDING 2 - NORTH ELEVATION (COURTYARD)



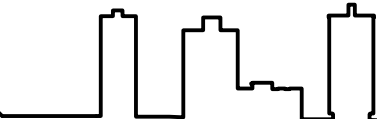
BUILDING 2 - EAST ELEVATION

STREET ELEVATION - EAST 6TH STREET

1" = 30'-0"



STREET ELEVATION- EAST 6TH STREET

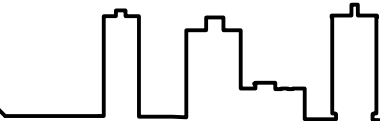


STREET ELEVATION - EAST KEITH ROAD

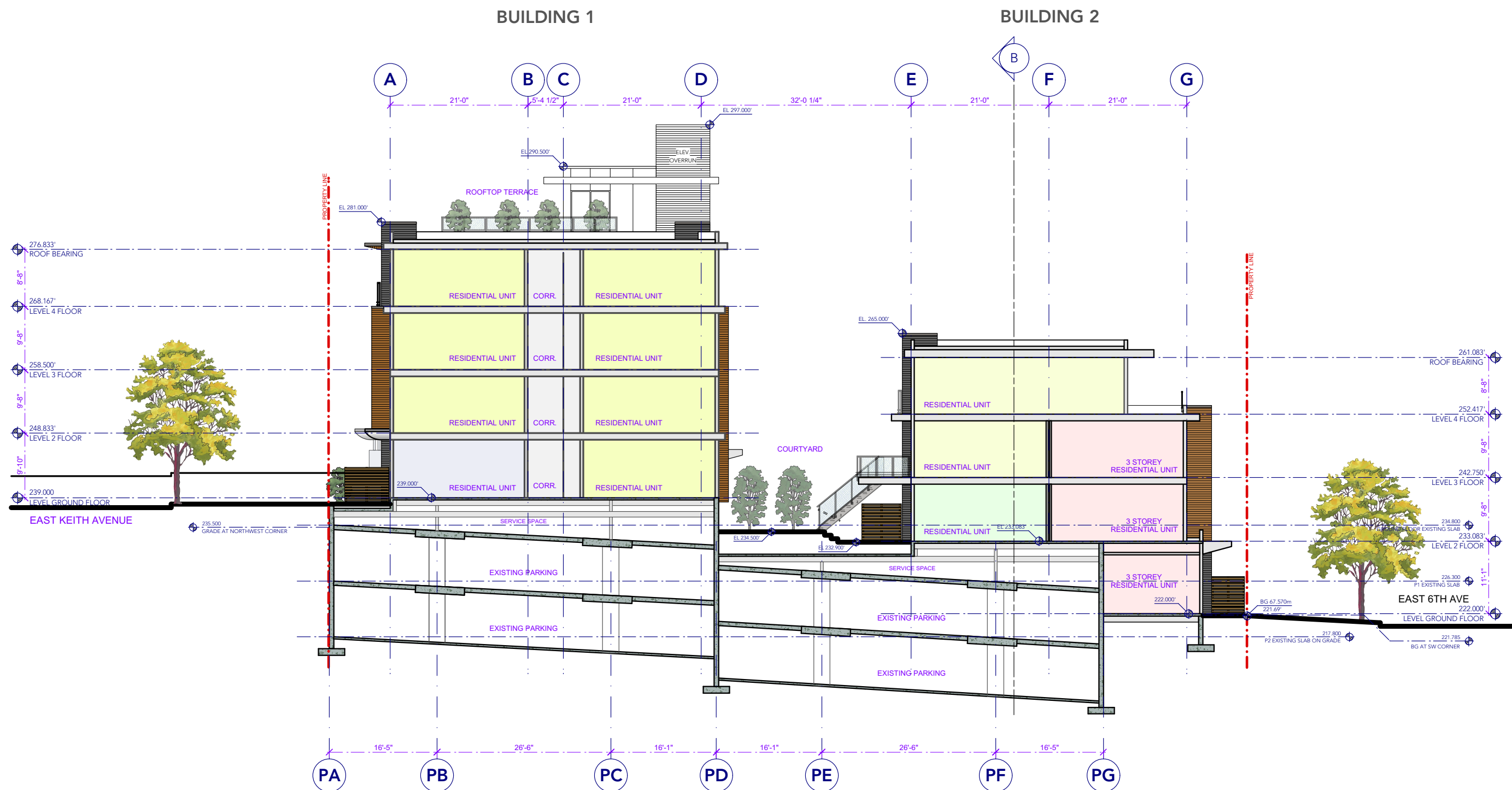
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STREET ELEVATION- EAST KEITH ROAD

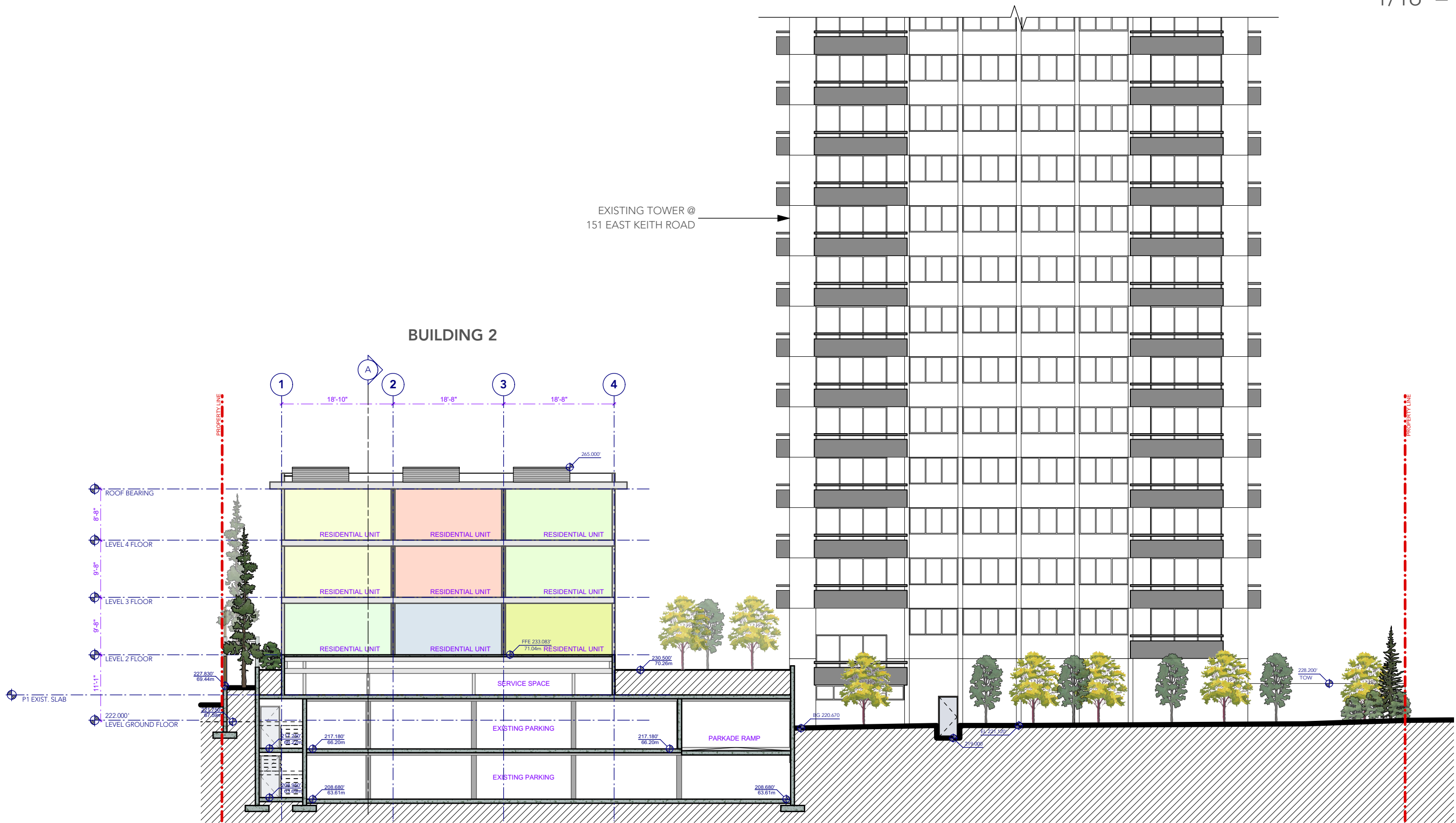


CROSS SECTION A-A

$$1/16'' = 1'-0''$$


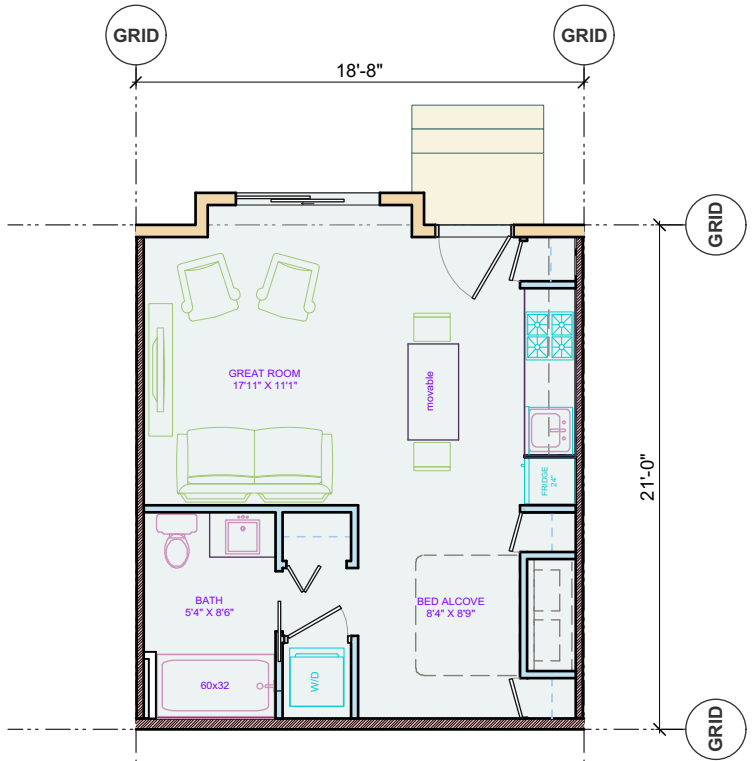
LONGITUDINAL SECTION B-B

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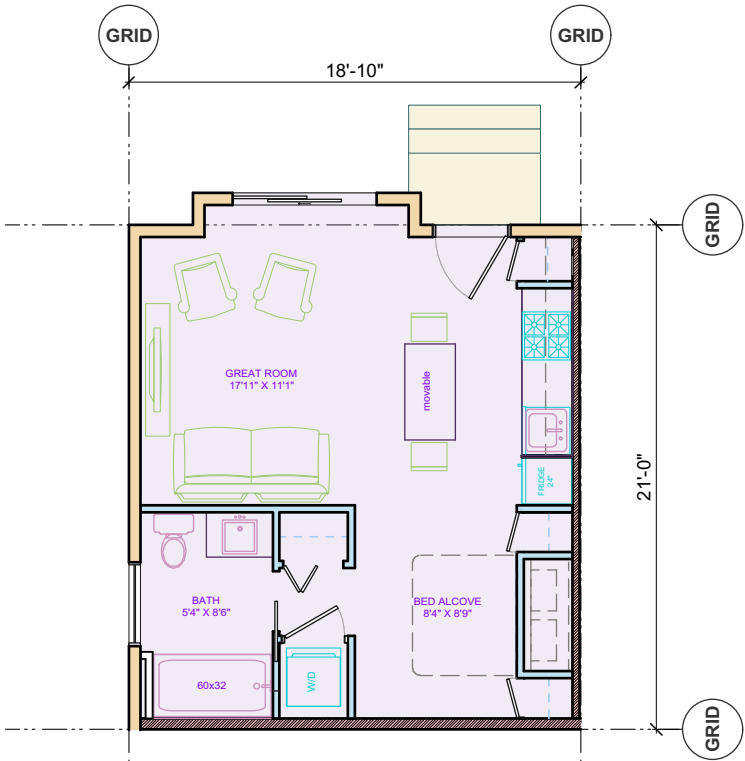


UNIT PLANS - APARTMENT & TOWNHOUSE STUDIOS

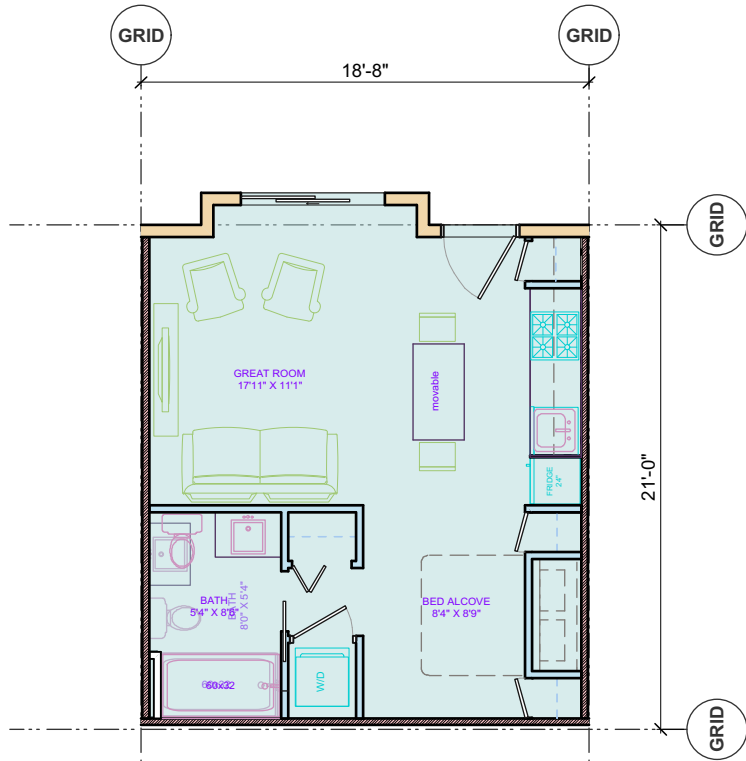
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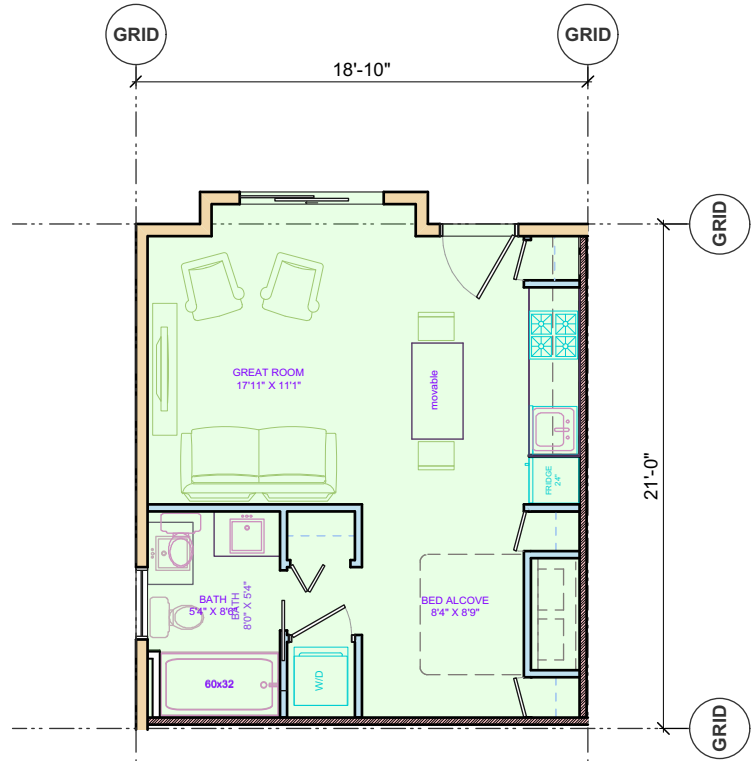
UNIT TYPE **A1** - APARTMENT STUDIO (INTERNAL)



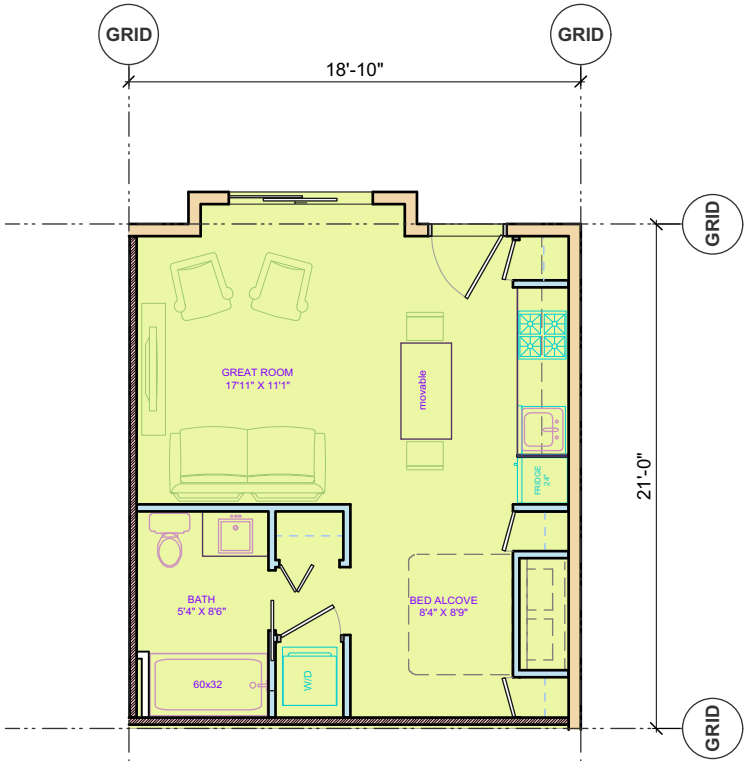
UNIT TYPE **A2** - APARTMENT STUDIO (END)



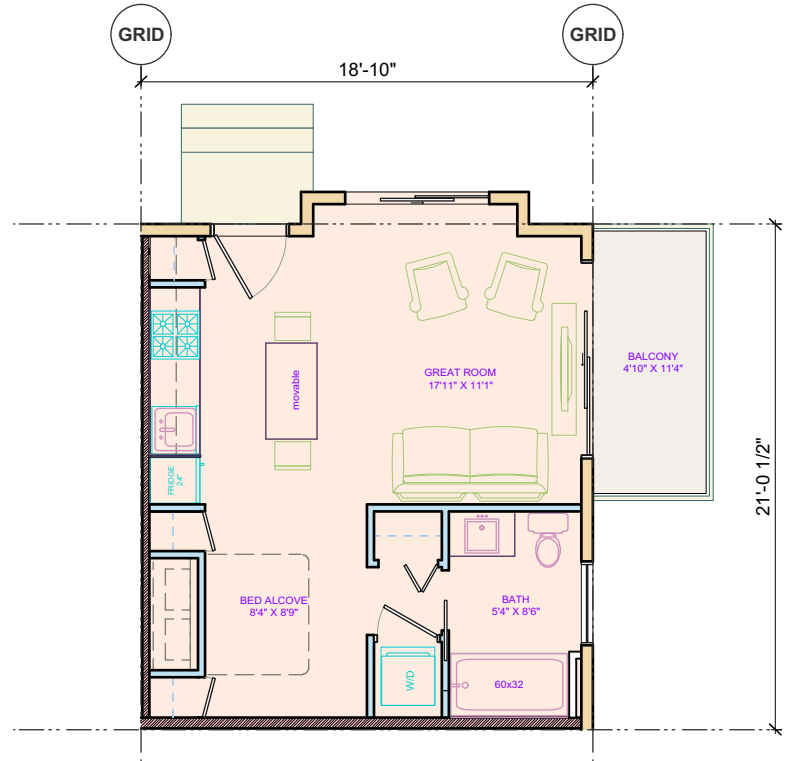
UNIT TYPE **A3** - TOWNHOUSE STUDIO (END)



UNIT TYPE **A4** - TOWNHOUSE STUDIO (END)



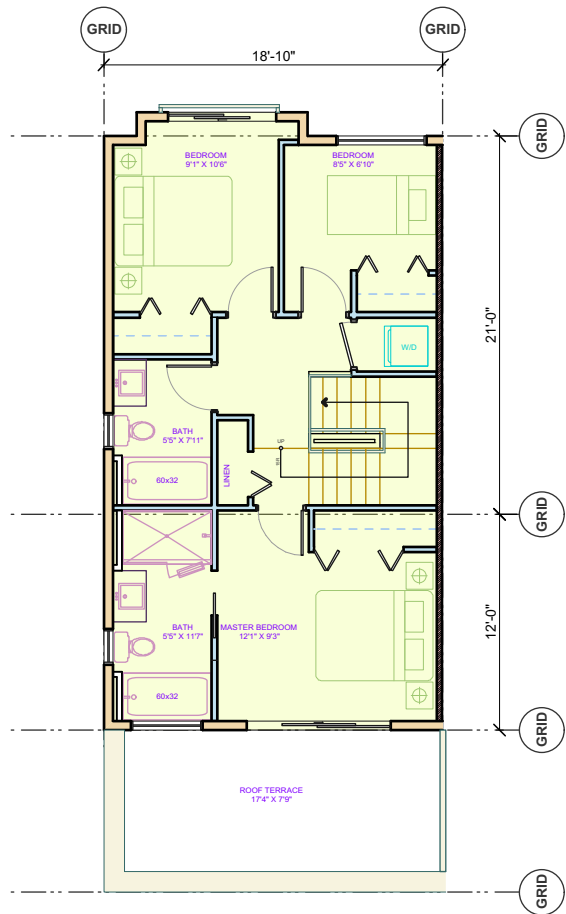
UNIT TYPE **A5** - TOWNHOUSE STUDIO (END)



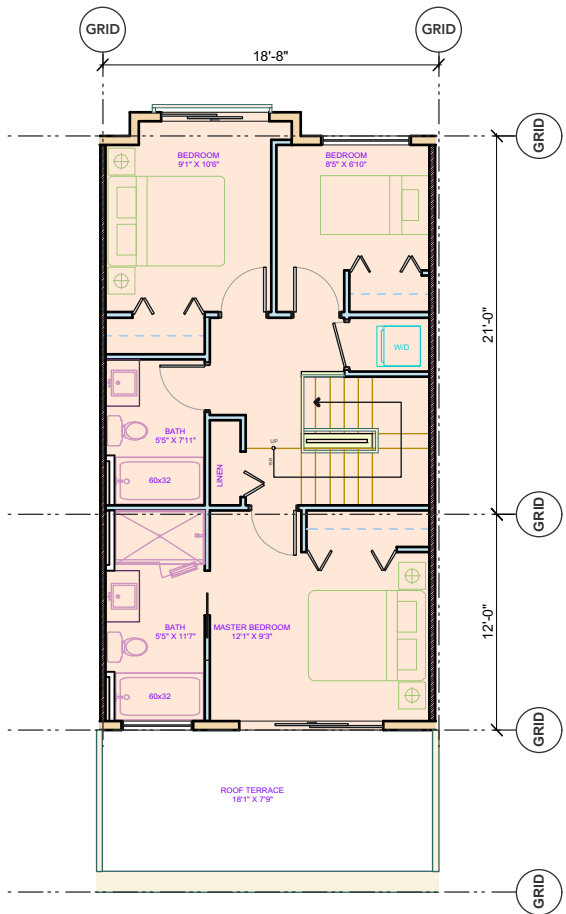
UNIT TYPE **A6** - APARTMENT STUDIO (END)

UNIT PLANS - 3 BEDROOM TOWNHOUSES

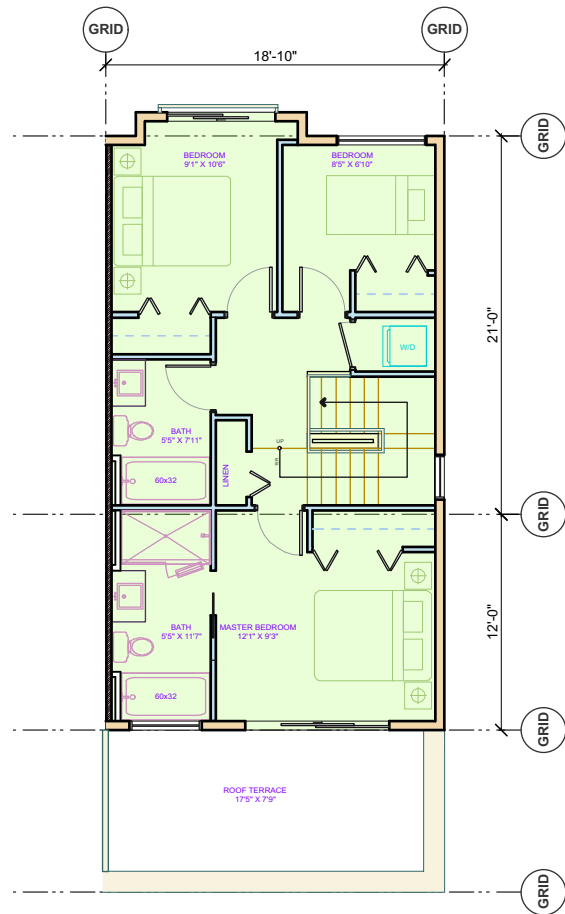
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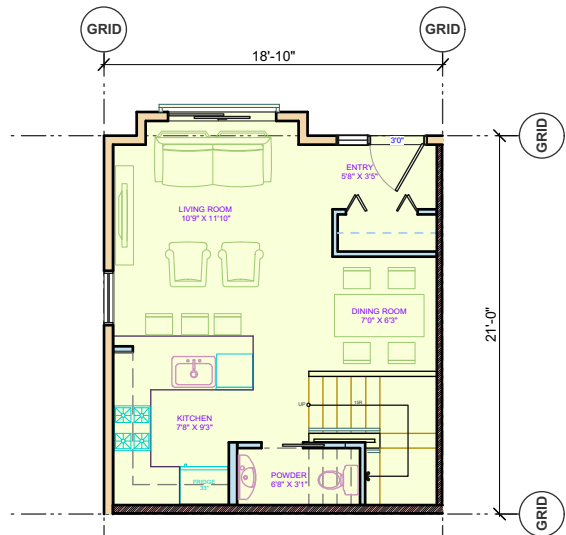
UNIT TYPE **B5** - 2 STOREY TOWNHOUSE (UPPER)



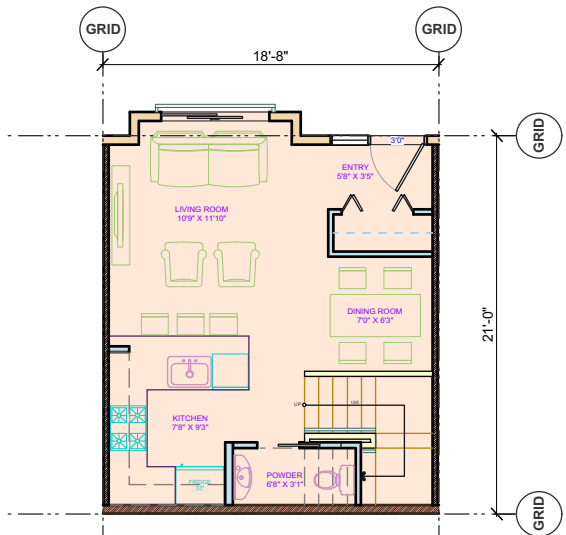
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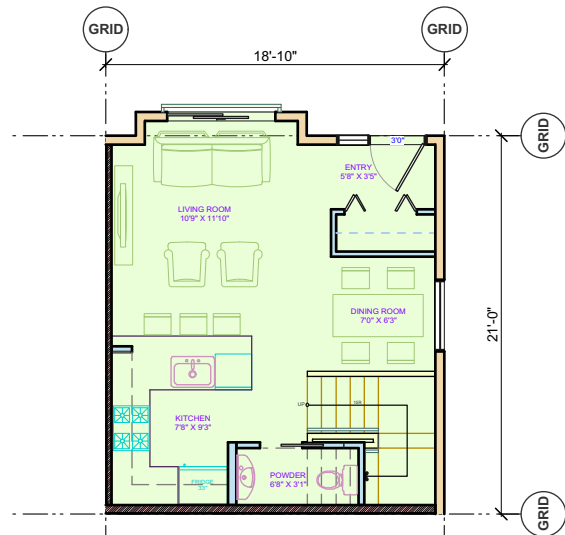
UNIT TYPE **B6** - 2 STOREY TOWNHOUSE (UPPER)



UNIT TYPE **B5** - 2 STOREY TOWNHOUSE (LOWER)



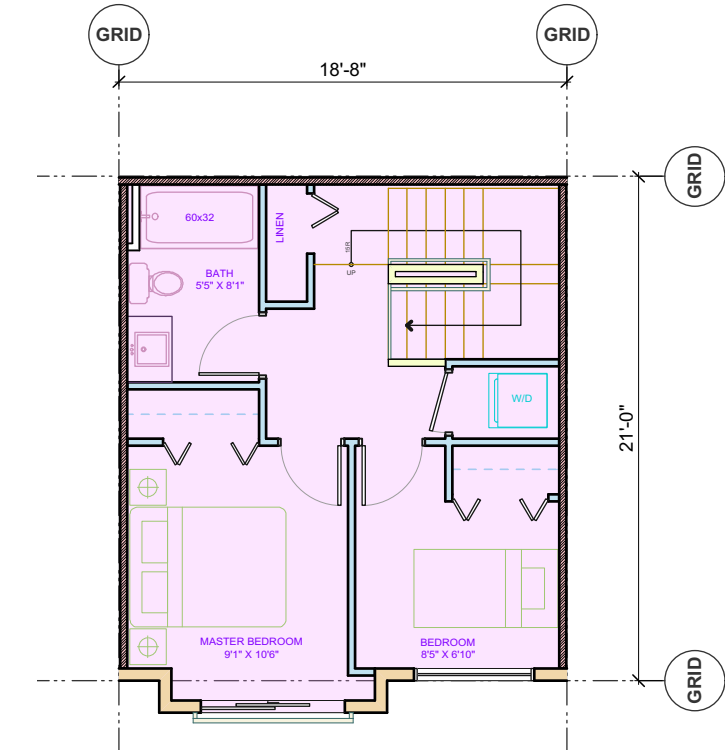
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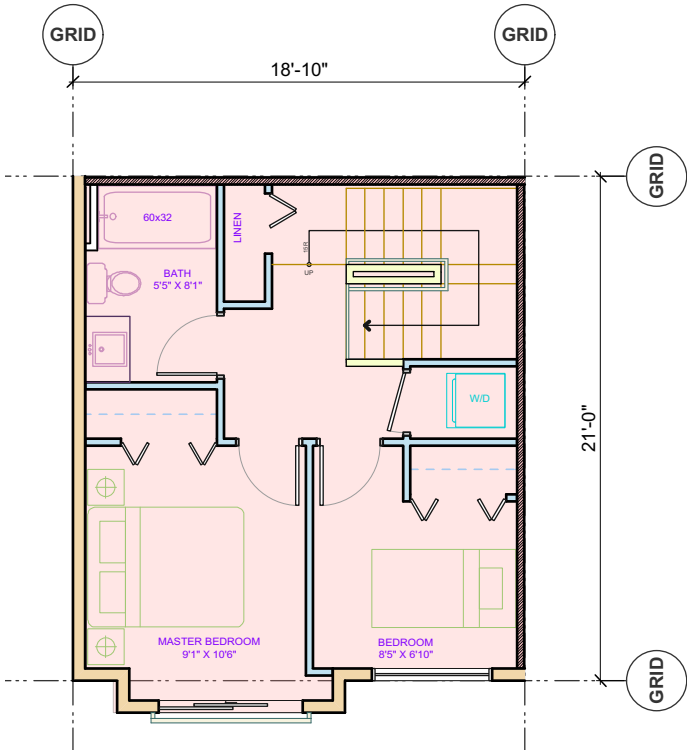
UNIT TYPE **B6** - 2 STOREY TOWNHOUSE (LOWER)

UNIT PLANS - 3 BEDROOM TOWNHOUSES

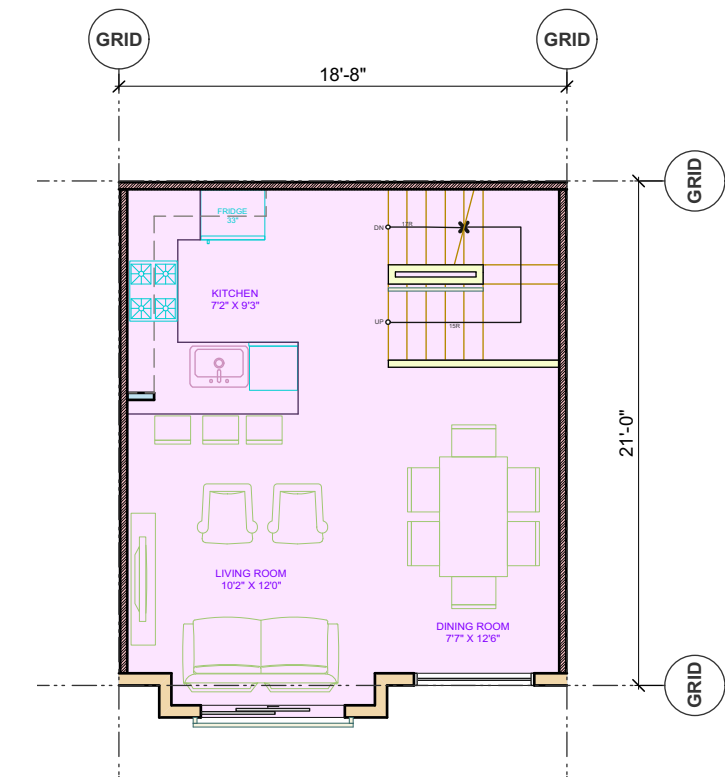
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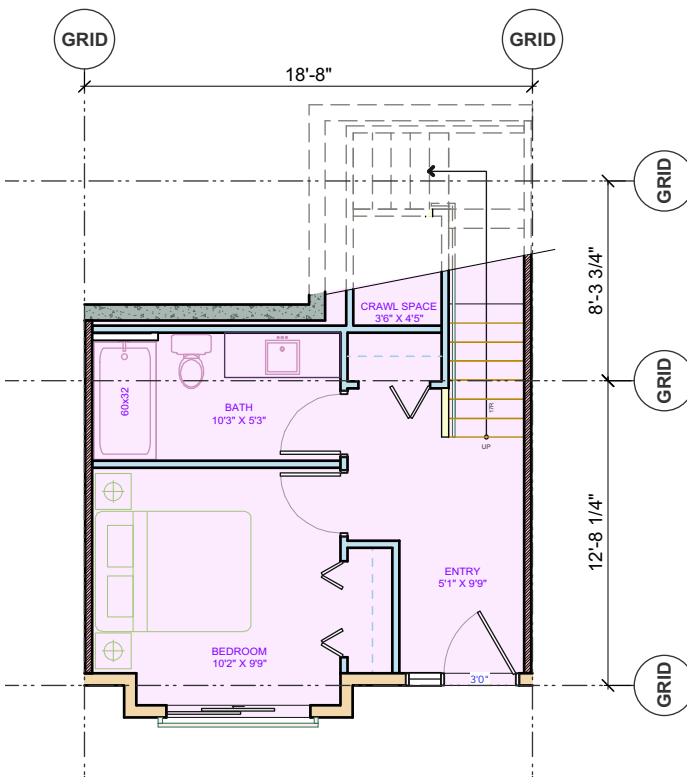
UNIT TYPE **C1** - 3 STOREY TOWNHOUSE (UPPER)



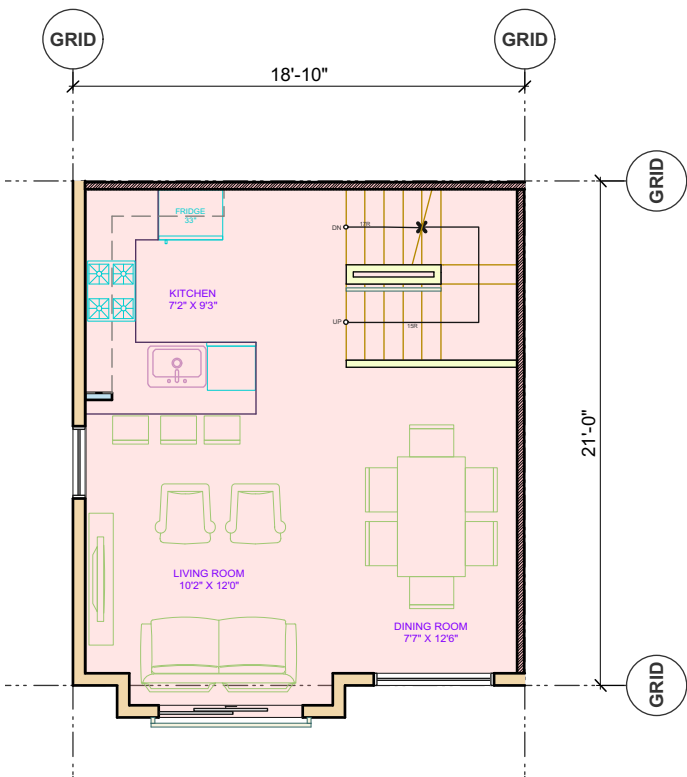
UNIT TYPE **C2** - 3 STOREY TOWNHOUSE (UPPER)



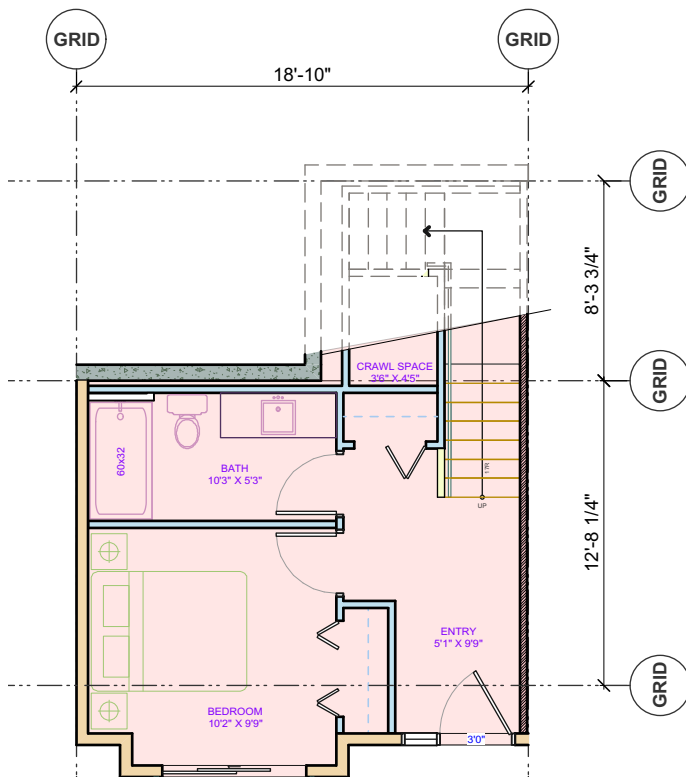
UNIT TYPE **C1** - 3 STOREY TOWNHOUSE (MID)



UNIT TYPE **C1** - 3 STOREY TOWNHOUSE (LOWER)



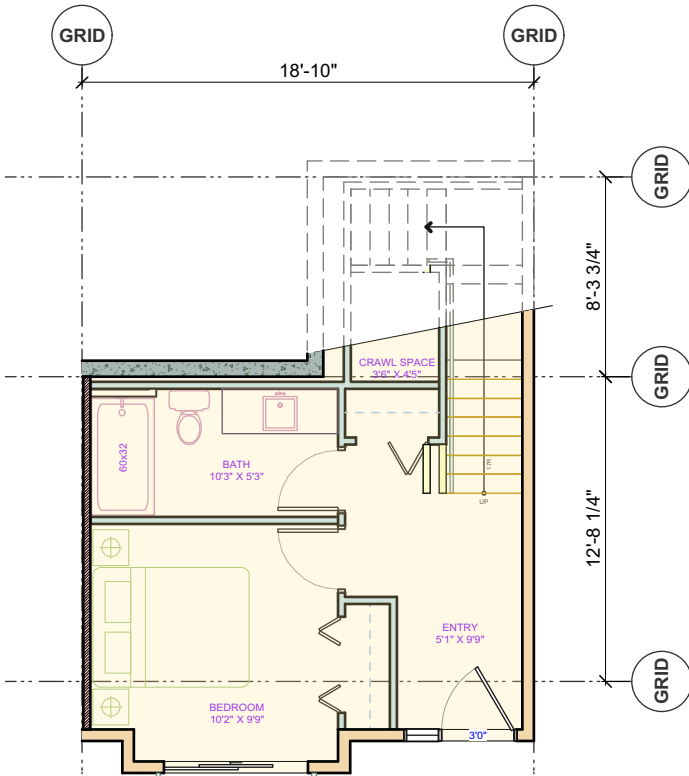
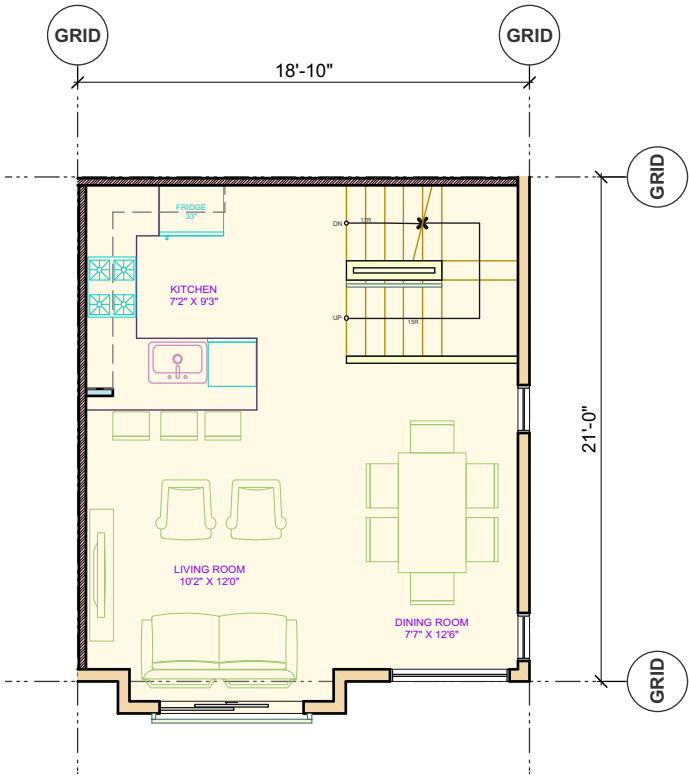
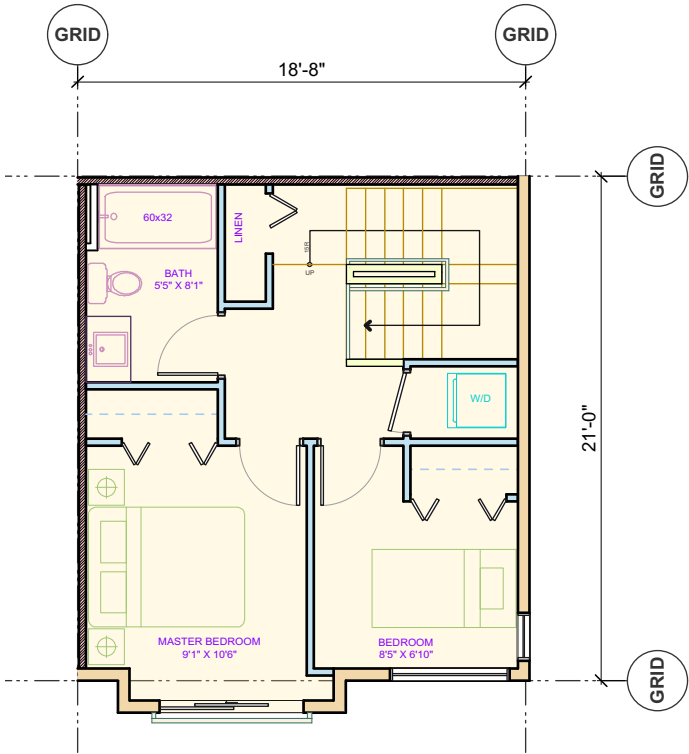
UNIT TYPE **C2** - 3 STOREY TOWNHOUSE (MID)



UNIT TYPE **C2** - 3 STOREY TOWNHOUSE (LOWER)

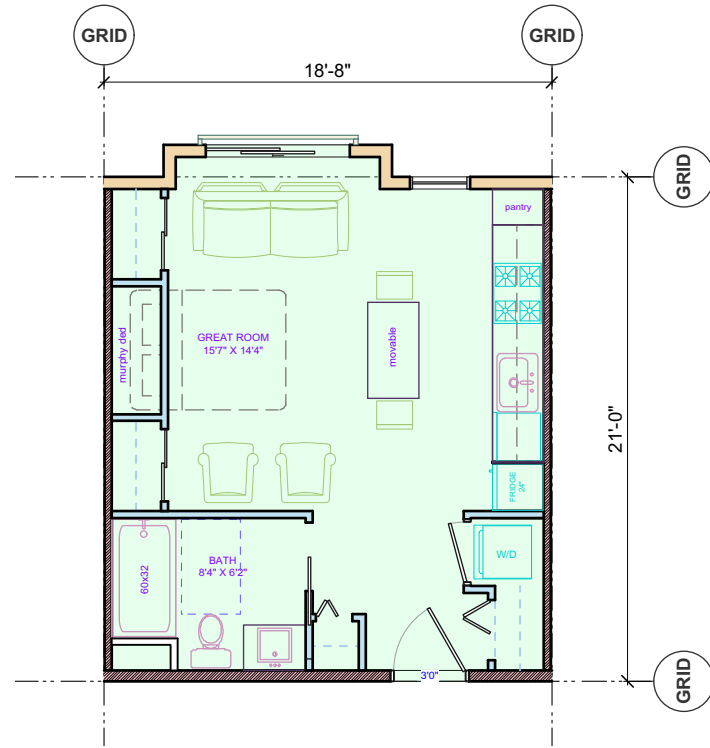
UNIT PLANS - 3 BEDROOM TOWNHOUSES

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

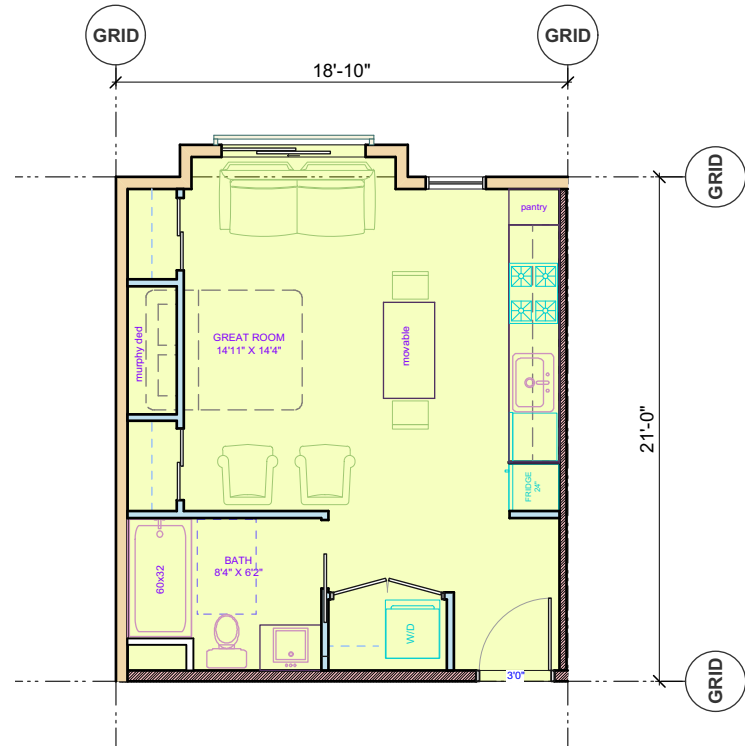


UNIT PLANS - APARTMENT UNITS

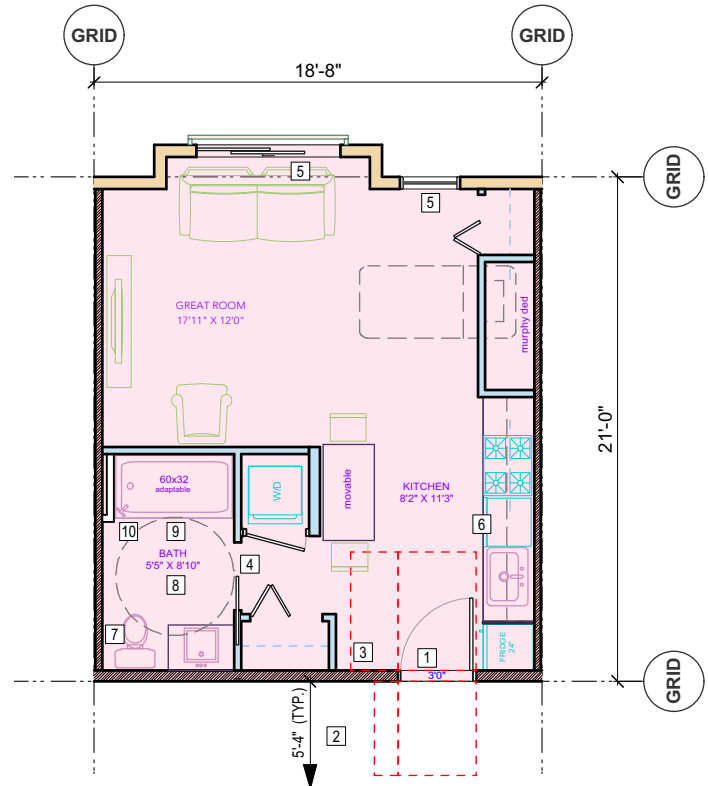
SCALE: 1/8" = 1'-0"



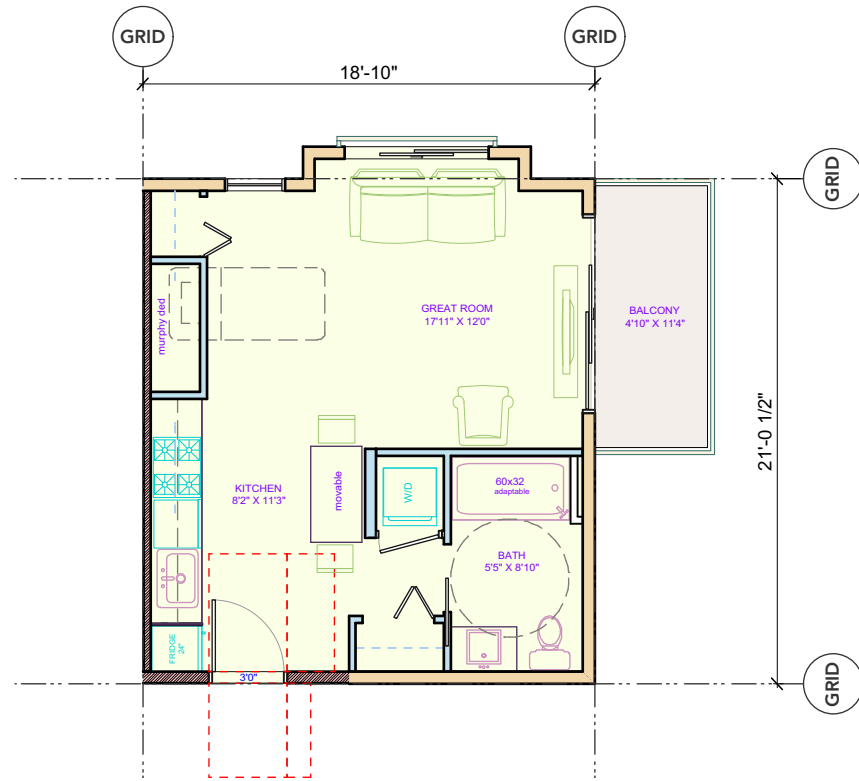
UNIT TYPE **D1** - STUDIO (INTERNAL) APARTMENT UNIT



UNIT TYPE **D2** - STUDIO (END) APARTMENT UNIT



UNIT TYPE **D3** - STUDIO (INTERNAL) (ADAPTABLE L2) APARTMENT UNIT



UNIT TYPE **D4** - STUDIO (END) (ADAPTABLE LEVEL 2)

LEVEL 2 ADAPTABLE DESIGN ELEMENTS:

- 1 3'-0" Suite entry door c/w wiring for automatic door opener.
- 2 Corridors greater than 4' wide, typical.
- 3 2'-0" clear wall space adjacent to door latches where door swings toward user.
- 4 Bathroom door 2'-10" clear opening.
- 5 Window sills less than 2'-6" A.F.F.
- 6 Continuous counter between sink and stove.
- 7 Toilet located adjacent to wall.
- 8 Turning radius within bathroom provided.
- 9 Greater than 3' clearance along full length of tub.
- 10 Tub control valve placed at outer edge of tub, with tub spout remaining in central position.

3D STUDIES



EAST KEITH ROAD ELEVATION



EAST KEITH ROAD - LOOKING WEST



EAST KEITH ROAD - LOOKING EAST



EAST 6TH STREET ELEVATION



EAST 6TH STREET - LOOKING WEST



EAST 6TH STREET - LOOKING EAST

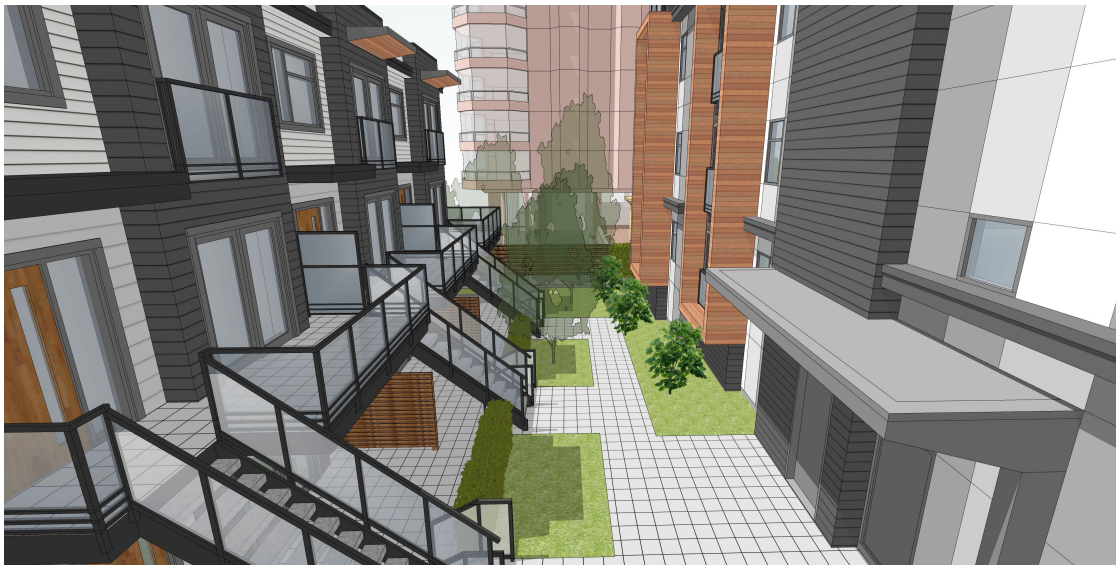
3D STUDIES



BIRDSEYE - LOOKING NORTHEAST



BIRDSEYE - LOOKING EAST



BIRDSEYE - LOOKING SOUTHEAST



BIRDSEYE - LOOKING SOUTHEAST

SHADOW STUDIES

SUMMER / WINTER SOLSTICE & AUTUMN EQUINOX



June 21st - 10am



June 21st - 12pm



June 21st - 2pm



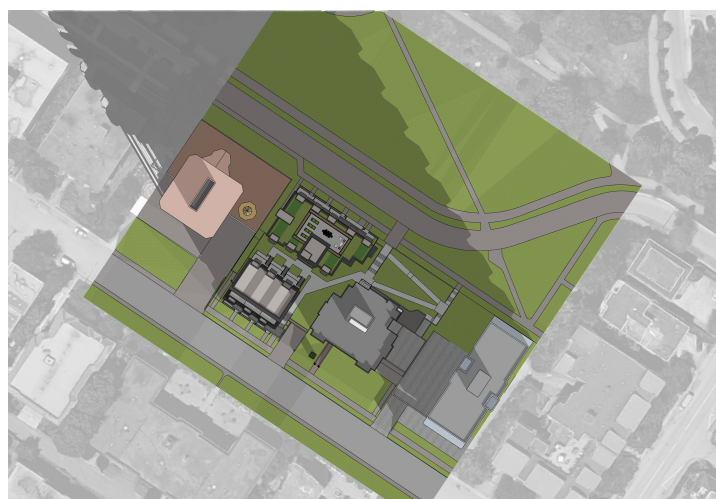
September 21st - 10am



September 21st - 12pm



September 21st - 2pm



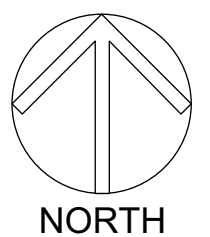
December 21st - 10am



December 21st - 12pm



December 21st - 2pm



EXTERIOR MATERIALS / COLOURS



EXTERIOR MATERIAL/ COLOUR SCHEDULE

| MAT NO | ELEMENT | FINISH | COLOUR |
|--------|---|-------------|---|
| E01.1 | CEMENTITIOUS PANEL SYSTEM (Hardie 2.0 Reveal) | PAINT | ARCTIC WHITE |
| E01.2 | CEMENTITIOUS PANEL SYSTEM (Hardie 2.0 Reveal) | PAINT | LIGHT MIST |
| E01.3 | CEMENTITIOUS PANEL SYSTEM (Hardie 2.0 Reveal) | PAINT | GRAY SLATE |
| E01.4 | CEMENTITIOUS PANEL SYSTEM (Hardie 2.0 Reveal) | PAINT | IRON GRAY |
| E02.1 | CEMENTITIOUS LAP SIDING (HardiePlank) | PREFINISHED | ARCTIC WHITE |
| E02.2 | CEMENTITIOUS LAP SIDING (HardiePlank) | PREFINISHED | LIGHT MIST |
| E02.3 | CEMENTITIOUS LAP SIDING (HardiePlank) | PREFINISHED | IRON GRAY |
| E03 | WOOD COLOURED SOFFIT / SIDING | PREFINISHED | LIGHT ASH |
| E04 | EXPOSED CONCRETE | PAINTED | CONCRETE - ELASTOMERIC PAINT |
| E05 | ALUMINUM WINDOW WALL SYSTEM | PREFINISHED | CLEAR ANODIZED FINISH |
| E06 | SPANDREL GLAZING | PREFINISHED | TO MATCH ADJACENT WINDOW WALL SYSTEM |
| E07.1 | VINYL WINDOWS (Hardie Trim Casings at Lap Siding) | PREFINISHED | BLACK / CLEAR GLASS |
| E07.2 | VINYL WINDOWS | PREFINISHED | BLACK / TRANSLUCENT GLASS |
| E08 | VINYL SLIDING DOOR (Hardie Trim Casings) | PREFINISHED | IRON MOUNTAIN GREY |
| E09 | VINYL SWING DOOR | PREFINISHED | IRON MOUNTAIN GREY / CLEAR GLASS |
| E10 | WOOD GLAZED DOOR | STAINED | NATURAL STAIN / CLEAR GLASS |
| E11 | HM DOOR | PAINT | TO MATCH ADJACENT MATERIAL |
| E12 | METAL FLASHING | PREFINISHED | TO MATCH BM 2126-20 RACCOON FUR |
| E13 | ALUMINUM GUARD RAILS WITH TEMPERED GLASS | PREFINISHED | GUARDS TO MATCH BM 2126-20 RACCOON FUR, CLEAR GLASS |
| E14 | ALUMINUM PRIVACY SCREEN | PREFINISHED | CLEAR ANODIZED FINISH |
| E15 | ALUMINUM FINS | PREFINISHED | CLEAR ANODIZED FINISH |
| E16 | CEDAR TRELLIS / FENCE PRIVACY SCREENS | STAINED | NATURAL |
| E17 | PREMANUFACTURED ALUMINUM PANEL | PREFINISHED | CLEAR ANODIZED FINISH |

GENERAL MATERIAL NOTES:

MATERIAL INDICATORS ARE SHOWN FOR CLARITY OF TYPICAL AREAS OF THE ELEVATIONS. AREAS NOT NOTED ARE TO FOLLOW AS PER THE TYPICAL LOCATION CHANGES IN MATERIALS TO ALWAYS OCCUR AT INSIDE CORNERS UNLESS OTHERWISE NOTED OR SHOWN.

E01.1
Cementitious Panel System
Hardie Reveal 2.0
Painted - Arctic White

E01.2
Cementitious Panel System
Hardie Reveal 2.0
Painted - Light Mist

E01.3
Cementitious Panel System
Hardie Reveal 2.0
Painted - Gray Slate

E01.4
Cementitious Panel System
Hardie Reveal 2.0
Painted - Iron Gray

E02.1
Cementitious Lap Siding
Prefinished - Arctic White

E02.2
Cementitious Lap Siding
Prefinished - Light Mist

E02.3
Cementitious Lap Siding
Prefinished - Iron Gray

E03
Stained Wood Siding
Natural Finish

E05 E15 E17
Prefinished Aluminum Storefront System /
Alum. Fins / Premanufactured Alum. Panel
Clear Anodized Finish

E07 E08 E09
Prefinished Vinyl Windows / Sliding Doors /
Swing Doors w/ Hardie Trim Casings
Iron Mountain Grey

E10
Stained Wood Glazed Door
w/ Clear Glass
Natural Finish

E12 E13
Metal Flashing / Aluminum Guard Rails
Raccoon Fur
To match Benjamin Moore 2126-20

E18
Aluminum Soffit
Longboard Woodgrain
Light Cherry