

MAY 01-2023 RE-ISSUED FOR REZONING

1536 + 1550 EASTERN AVENUE
NORTH VANCOUVER, BC

KENWOOD APARTMENTS

 RAFII ARCHITECTS INC.



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Client

KENWOOD APARTMENTS

Project

1536 & 1550
EASTERN AVE.
NORTH VANCOUVER, BC

Drawing Title

CONSULTANTS & TABLE OF CONTENTS

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AUG. 01 - 2019

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17-55

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HR

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1 Introduction

1.1 Purpose

The purpose of this document is to describe a Rezoning application to develop a new 13-storey rental residential building that will contain 118 rental suites and a 81 daycare at 1536 – 1550 Eastern Avenue North Vancouver.



1.2 Project Team

Kenwood Apartments

The project is led by Brad Nelson, President of Kenwood Apartments. Kenwood Apartments (Kenwood) and the Nelson family have been proud owners of rental buildings on Eastern Avenue in the City of North Vancouver (CNV) for nearly 30 years. These include the two existing, 34 suite, three-story wood frame rental buildings on the site.

Core Consulting Team:

Developer:	Kenwood Apartments Ltd.	Code:	McAuley Architectural
Architect:	Rafii Architects, Inc.	Electrical:	Nemetz Electrical
Services:		Structural:	Glotman Simpson
Landscape Architect:	Connect Landscape Architects	Energy:	Muri Energy Consulting
Civil Engineer:	Creus Engineering		
Traffic Consultant:	CTS Traffic Consultants		

1.3 Why Redevelop?

The site currently contains two, three-story walk-up, wood frame rental buildings. They are more than 50 years old, and in original condition. Major renovations and updates are required to extend the lifespan of these buildings. This work will take at least one year to finish and require a vacant building to complete. The land use designation for the site has now been changed in the 2014 OCP to Residential Level 6 (high-rise) density. These three-story buildings now underutilize the development potential of this site and a new redevelopment may create significant community benefits. As a result, Kenwood is now applying for a rezoning to construct a new building and increase the rental stock in the CNV by 84 suites and add a significant new daycare rather than retrofitting the existing 34 suites. Both options will require termination of all existing tenancies. Kenwood will provide tenant relocation services, compensation packages and first rights to re-rent in the new rental building to all the existing tenants as required in the CNV Residential Tenancy Displacement Policy H18.



1550 Eastern Avenue
Kenwood seeks to redevelop the property and continue to be long-time rental property owners in the City of North Vancouver.

1536 Eastern Avenue.

1.4 Overview

The site is located at 1536 – 1550 Eastern Avenue in the Core Center of the CNV. The property consists of three lots and is bordered by lanes on the east and south side, and a new park to the north. The site is relatively flat.



Kenwood Apartments seeks to rezone this site to develop an OCP compliant 3.45 FSR, 13-storey rental/daycare development. This new building will include 118 rental suites and a 874 m² daycare that will accommodate 81 children including 40 much needed infant/toddler spaces. Kenwood will provide 92m² of lands for a new laneway pathway to access the new adjacent urban park. The lane pathway will be provided at no cost to the City. All the daycare and tenant parking will be accommodated in a two-level underground parkade with access from the lane east of the site.

2 Context

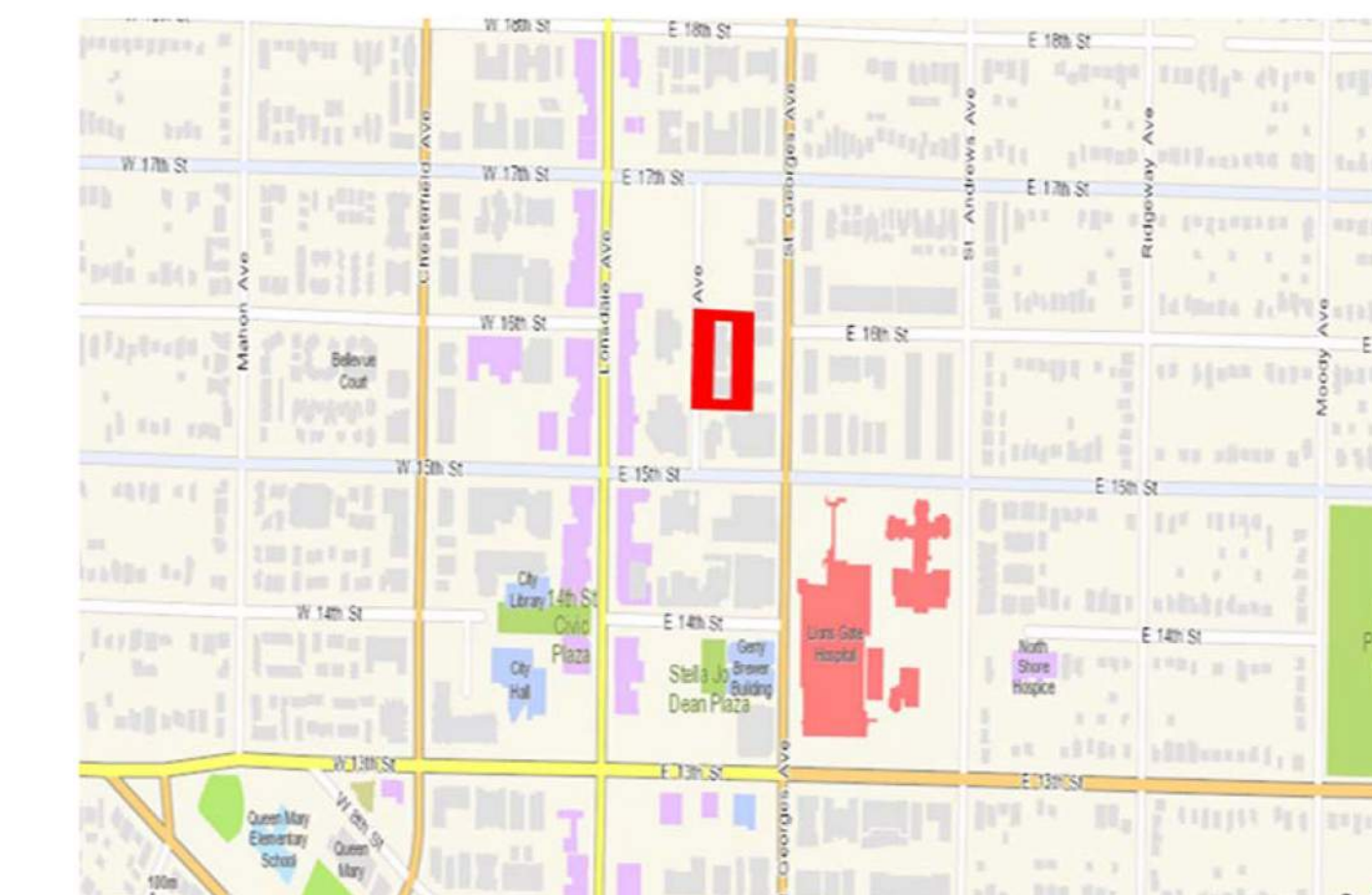
The property is located in the City of North Vancouver, which is one of the 7 Regional City Centres in Metro Vancouver. Regional City Centres are designated by Metro Vancouver and are intended to serve as important activity hubs for transportation, employment, and housing.

The site is located ¼ block east of Lonsdale Avenue, between East 15th and East 17th Streets. Lonsdale Avenue is the primary north-south arterial road in the city, with high frequency transit stops also one-half block away.

The site is bordered by older 13- and 7-storey residential buildings to the south, 3- to 6-storey apartment buildings to the east, a new urban park, a 13-storey rental tower to the north, and three 13- to 19-storey residential towers to the west.

This high-density site has a 37-meter height maximum and is in a zoning and height transition area, linking the high-density 68-meter zones to the west and south and the medium density 18-meter zoning to the east.

Many important local amenities are nearby. Two blocks south-east are Lions Gate Hospital, the RCMP Station, and a Fire Hall and two blocks south-west are the CNV City Hall and Public Library. One half block to the west is Lonsdale Avenue with major retail, banking and rapid transit stops.



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Land Use Designation
This map should be viewed in conjunction with the provisions of Sections 2.1 and 2.2 of Chapter 1

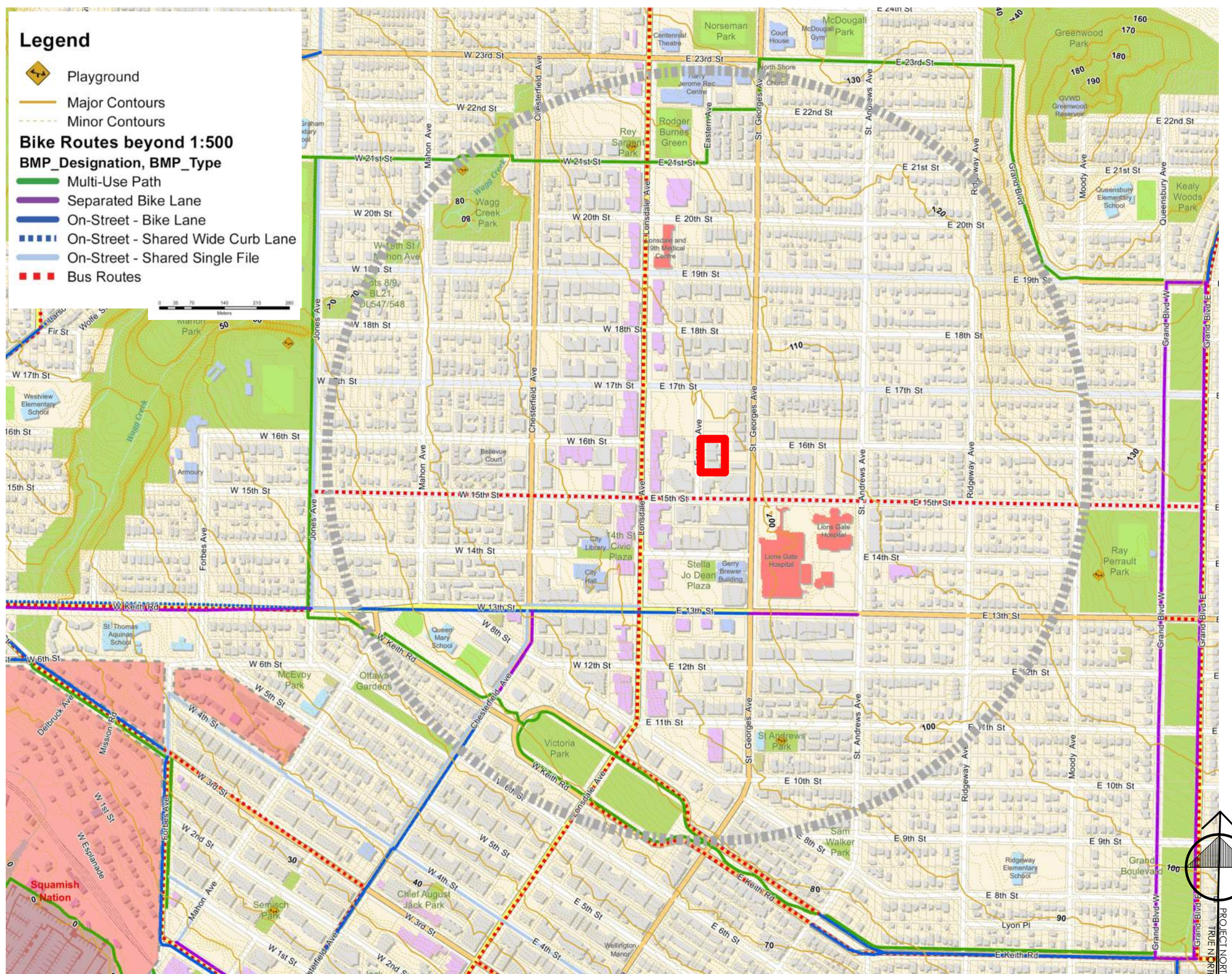
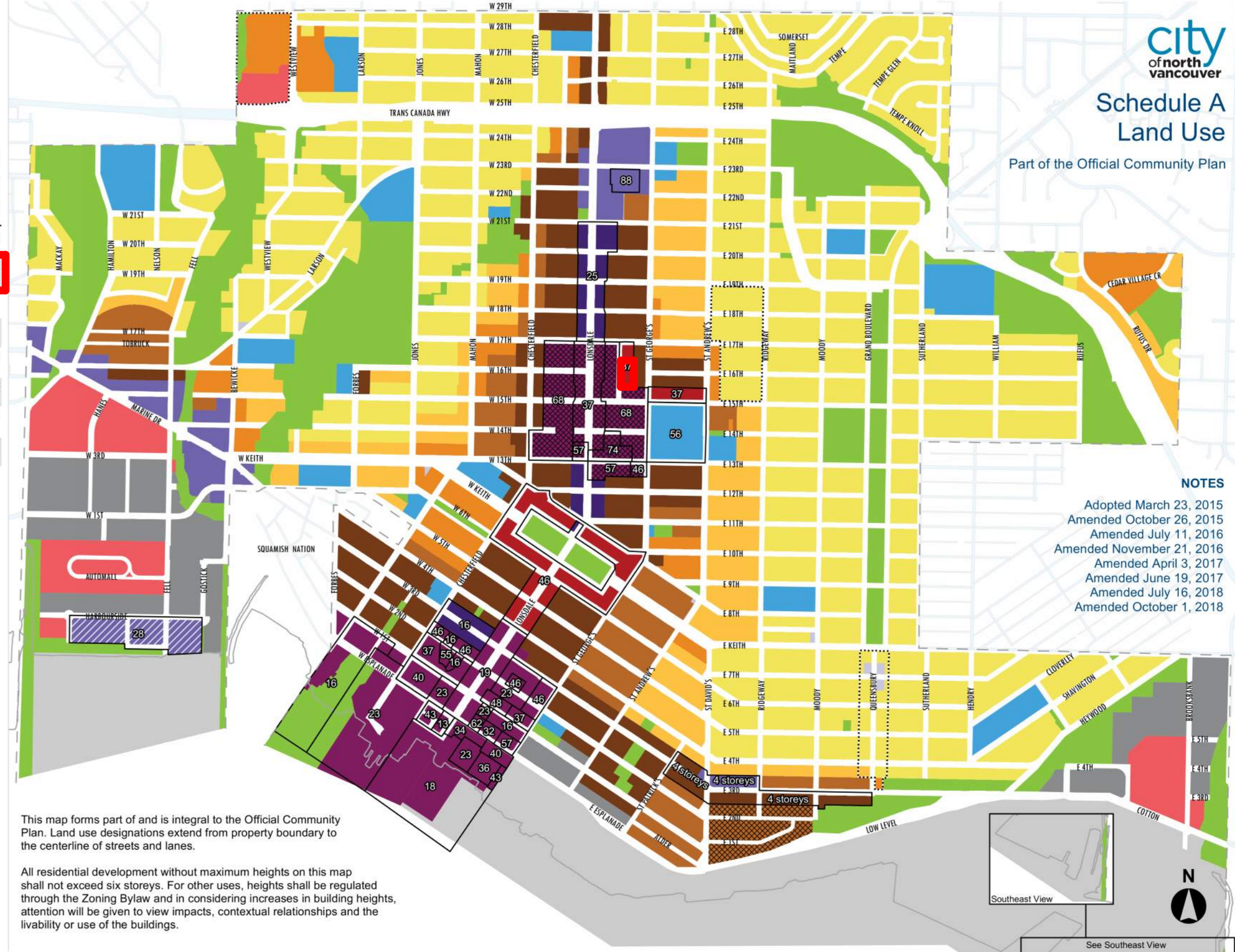
Designation	OCF Density (PSR)	Maximum Bonus (PSR)
Residential Level 1 (Low Density)	0.5	
Residential Level 2 (Low Density)	0.5	
Residential Level 3 (Low Density)	0.75	
Residential Level 4A (Medium Density)	1.0	
Residential Level 4B (Medium Density)	1.25	
Residential Level 5 (Medium Density)	1.6 up to 1.0	
Residential Level 6 (High Density)	2.3 up to 1.0	
Mixed Use Level 1 (Low Density)	1.0	
Mixed Use Level 2 (Medium Density)	2.0 up to 0.5	
Mixed Use Level 3 (Medium Density)	2.3 up to 0.5	
Mixed Use Level 4A (High Density)	2.6 up to 1.0	
Mixed Use Level 4B (High Density)	3.0 up to 1.0	
Harbourside Waterfront 2.05 (Mixed Use)	up to 0.15	
Parks, Recreation & Open Space		
School & Institutional		
Commercial		
Mixed Employment		
Industrial		
Maximum Building Heights in Metres		
Special Study Area		
City Boundary		

Example Height Equivalencies

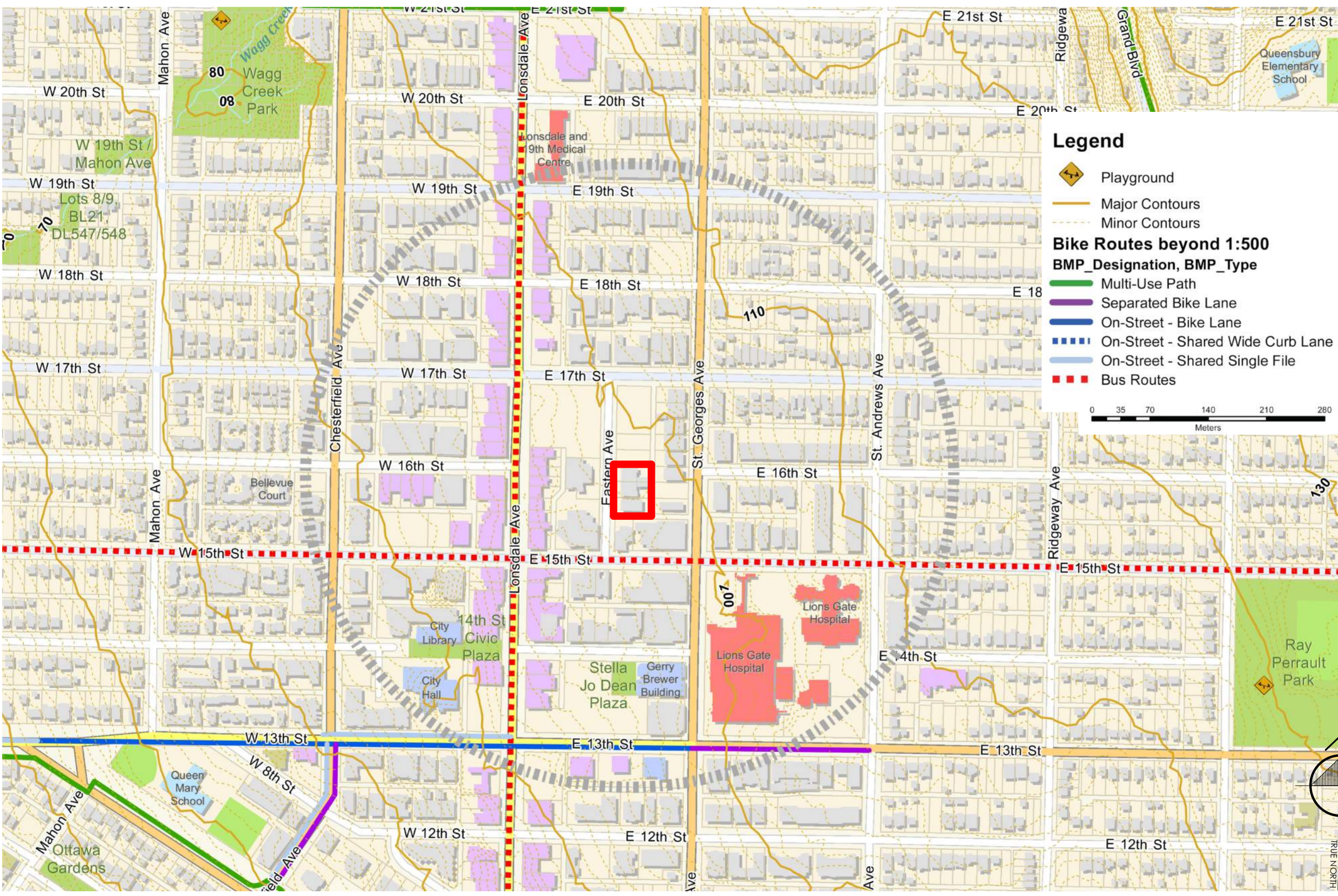
Metres	Approx. Storeys
12-13	4
18-19	6
23-25	8
37	12
46	15
55-56	18
68	22
74	24
88	30

This map forms part of and is integral to the Official Community Plan. Land use designations extend from property boundary to the centerline of streets and lanes.

All residential development without maximum heights on this map shall not exceed six storeys. For other uses, heights shall be regulated through the Zoning Bylaw and in considering increases in building heights, attention will be given to view impacts, contextual relationships and the livability or use of the buildings.



**NEIGHBOURHOOD AMENITIES & LOCATIONS
800 m CONTEXT**



**NEIGHBOURHOOD AMENITIES & LOCATIONS
400 m CONTEXT**

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LAND USE MAP, 800m & 400m CONTEXT MAPS

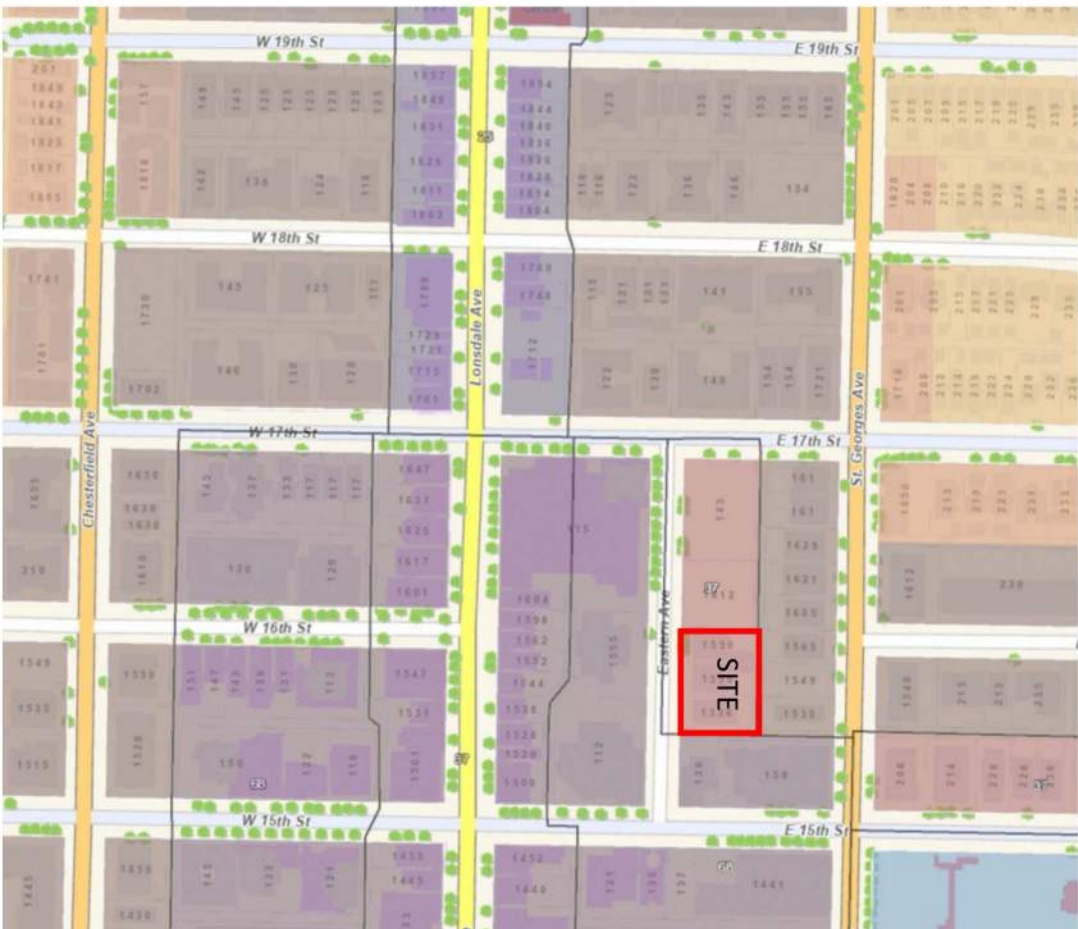
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2.1 Official Community Plan and Density Bonus Policy Compliance
The site is designated Residential Level 6 (high density) in the 2014 Official Community Plan. This designation allows for a base density of 2.3 FSR. The City's Community Amenity and Density Bonus policy allows for a bonus density of 1.0 FSR for a total of 3.3 FSR if the development includes 100% rental housing.

The CNV Zoning Bylaw and the OCP also allow daycare facilities to be located within residential zones. To support the residential uses on site and in the neighbourhood, this application seeks to utilize a portion of the 3.3 FSR to introduce a daycare use.

Density transfers from one parcel of land to another are also permitted within the OCP with Council approval. This proposal includes a request to purchase unused density of 389m² from a nearby property for daycare use. This transfer of density will increase the total density on the site by 4.5% from 3.3 FSR to 3.45 FSR.



Official Community Plan (2014) Land Use Designation Map (Citymap GIS)

2.2 Building Height
The OCP designates the maximum height of the site to be 37m. The proposed 13-storey building is also 37m tall. This height is consistent with the newly approved 13-storey building north of the site on Eastern Avenue.

2.3 Development Permit Area
Lands designated as R6 in the OCP are in Development Permit Areas that guide the form and character of development, that reduce greenhouse gases and water use and promote energy conservation. While the lands are located within a Development Permit Area, the City has not yet produced design guidelines for R6-designated lots, and prefers to regulate development through Comprehensive Development Zones, instead.

2.4 Other Relevant OCP Policies
The following OCP policies and guidelines are applicable to this site:

OCP Policy, Plan or Guideline	Application Response
The Active Design Guidelines encourage and promote the use of primary stair travel, to support indoor amenity areas for social gatherings and indoor physical fitness and support outdoor play areas for children.	To encourage stairwell travel (rather than by elevator), the primary stairs have been widened and lengthened to accommodate two-way travel and the stairwell doors placed in a direct line of sight from the main lobby entry doors. Signs and stairwell door windows will be added to each floor to further encourage stairwell travel. These stairs will be located adjacent to all the indoor and outdoor amenity areas within the building to further encourage stairwell travel.
The 2018 Density Bonus policy allows consideration of density transfers between nearby properties.	This application includes a density transfer from a nearby property on the same block. This density transfer will not increase the density within the City but relocate it from one site to another.
The 2016 Housing Action Plan encourages new developments to provide a range of housing options, such as a diverse mix of housing sizes, inclusion of mid-market rental units, and additional lower-income supportive housing types.	Affordable daycare staff housing will be offered to the daycare staff to provide incentives to live and work in the City. Commuting will cease for these employees. Twelve mid-market rental units will also be provided in perpetuity. Nearly 80 % of the new units will be small, affordable one and one + den suites.
1.1.3 Reduce the commute distances for City residents	A daycare is proposed on the site providing 81 childcare spaces for infants, toddlers and 3-5 year olds.
1.1.4 Locate high-density and commercial uses in the urban core of the City	
1.1.7 Allow for child care in residential areas	
1.3.1 Ensure the new development is compatible with established urban form and reflects the Lonsdale Regional Town Centre	The 37m tower fits within the context of the Central Lonsdale neighbourhood and will act as a transition site between the 68 m zoned sites to the west and south and the 18 m sites to the east.
1.3.2 Avoid Zoning cliffs	
1.3.9 and 1.3.10 Encourage more social connections through the pedestrian use of the laneways	A new east laneway walkway will be provided to the CNV to allow public access to the new urban park. Ground level townhomes will face a south lane path.
1.4.1 Encourage designs and amenities that consider households with children	The large podium deck will accommodate a kid's play area, a pet retreat area, and separate family gathering and adult exercise areas.
1.4.3 and 1.4.4 Encourage recreational area in new developments that will provide a social infrastructure and create a healthier community	Adjacent to the 4 th floor podium deck will be a large games/recreation room and large separate gym. Both facilities have outdoor areas that overlook the podium deck. The close proximity of these recreational areas will

	provide more opportunities for tenant social interactions. The rooftop deck contains many family amenities including: a communal lounge, BBQ stations, covered eating areas, numerous garden planting areas, family gathering areas and adult social areas. These amenities will allow tenants to invite outside guests and encourage community health and social interactions.
1.5.1, 1.5.2 and 1.5.4 Provide housing diversities, including accommodations for low-income households and non-market housing units	12 mid-market rental suites will be created to this project. Below market accommodations for daycare employees will also be provided
1.5.7 Encourage housing diversity to be located in transit-accessible areas. Encourage independent living options near transit accessible areas.	Accommodations will be provided for daycare Staff, creating housing diversity and independent living/work options for these employees. All suites in the building will be well-served by the high frequency transit routes on nearby Lonsdale Avenue and 15 th Street.
2.1.1 Prioritize walking and cycling by investing in facilities to promote these means of transit	An assortment of e-bikes will be provided to the rental tenants and daycare staff at a nominal fee as an affordable alternative to vehicular traffic use.
2.2.1 Council may consider approving additional floor area if new developments create only new rental housing, provide amenity spaces and create new employment	This proposal will increase the number of rental units from 34 to 118 suites, will generate 19 new full time daycare related jobs and will allow many parents the opportunity to return to the workforce.
7.1.1 Encourage innovation and development of small business	The daycare will provide 19 new jobs, helping to stimulate the economy.
7.2.2 Increase the concentration of jobs in the frequent transit areas in the Town Centre	Affordable housing will be provided for some of the daycare Staff, allowing them to remain in the City and not to commute. This will add to the recovery of the CNV economy.
7.2.8 Encourage the increase in floor area for employment generating uses	Retractable frameless glass balcony enclosures are also being proposed in this application. These will enable all year use of the balconies and may invite some live/work opportunities for tenants rather than everyday commutes to work.
7.2.14 Encourage new employment opportunities to create a diverse economy.	

3 Use

Kenwood is applying for a rezoning to develop their properties with a new rental residential building that will include a daycare facility.

3.1 Zoning

The site is currently zoned RM-1. This application is requesting a rezoning and applying for a Comprehensive Development Zone to accommodate this proposal.

3.2 Multifamily Residential Use

A range of housing options is being proposed that will be suitable for a diverse group of residents, ranging from smaller studio units to family-oriented 3-bedroom suites. Nearly 28% of the units (34) are proposed to meet the Adaptable Level 2 design guidelines.

Residential Unit Count

Unit Type	Regular Units	Adaptable Units	Total Units
3 Bedroom + Den	2	0	2
3 Bedroom	13	0	13
2 Bedroom + Den	0	0	0
2 Bedroom	1	13	14
1 Bedroom + Den	11	12	25
1 Bedroom	33	9	42
Studio	24	0	26
Total	84	34	118

As per City policy, 12 of the units are proposed to be affordable mid-market rental units in perpetuity.

4 Daycare

4.1 Why include a new large daycare?

The proposal includes a new daycare facility that can accommodate 81 children ranging from infant to five years old.

OCP Compliant: The current zoning on this site allows for the opportunity to include childcare density in lieu of rental density.

Need: The City, and Central Lonsdale in particular, requires more daycare spaces which has been identified as a priority need and essential service by the City Council and City Planning Staff. Today, daycare wait lists in North Vancouver are nearly one year for 3-5-year-old spaces and nearly two years for infant/toddler spaces. In the last 4 years in Central Lonsdale, over 1500 new homes have been built and 110 new daycare spaces have been created. Many more daycare spaces will be needed to support this new population.

Site Context: This site is ideally situated to include a new daycare facility. The surrounding area includes many mid- and high-rise residential buildings and shopping options along Lonsdale Avenue. The introduction of a large daycare facility will contribute to the completeness of the neighbourhood and allow even more families to meet their daily needs close to home.

The existing roads to the east and south are relatively quiet with only two traffic lanes. Eastern Avenue is a local road only two blocks long and does not receive through-traffic.

The site is adjacent to a new urban park located to the north which provides an ideal interface for the daycare's outdoor play area. The location of the daycare, oriented towards the park, means that neighbouring buildings will not be impacted by outside daycare play noise.

The site's proximity to Lonsdale provides access to frequent public transit making it highly accessible for families from the neighbourhood and for daycare employees.

Tower design and Outside play areas: These lots on Eastern Avenue combine to form a large, residential zoned, high-rise site in the City Center. A 13-story tower can be built on this site and all the proposed density in this application can fit within this high-rise. A large area of land will remain undeveloped next to the tower. These lands in this location have provided a unique opportunity to create a purpose-built daycare with a large ground floor playground in an area surrounded by residential towers. Large outside daycare play areas are very difficult to find, particularly in dense urban areas.

This opportunity is not possible in a 6-story zoned residential site in the CNV. New developments in these zoned areas typically fill the entire site and no other on-site lands are available for a daycare playground.

Economic Impact: New daycare spaces, means that local families will have improved childcare options, supporting parents to return to the workforce. The daycare will also create nearly 19 full time jobs, with some affordable staff housing provided on-site.

Costs: Daycares are costly to build and operate and require specialized financing. To qualify for a childcare development loan, a larger facility was necessary to create improved operating efficiencies.

Daycare fees: New Provincial legislation has recently been introduced placing limits on the fees that new daycares who receive Provincial funding may charge for providing daycare services. As a result, parental fees charged at this new daycare will closely resemble fees charged at City owned Central Lonsdale daycares. This legislation will also significantly impact the financial viability of these types of new daycares and may suppress new daycare development. To include a daycare in this proposal and respond to these lower fees, a large childcare center is essential to create economies of scale.

Previous Daycare Proposal: The original daycare concept for this rezoning application included a 180-space daycare occupying the first floor and second floor.

Revised Daycare Proposal: This new daycare proposal will offer 81 new ground floor childcare spaces. This size of daycare is consistent with two other Central Lonsdale daycares which have 72 and 80 spaces respectively. An even mix of infant/toddler spaces and 3-5-year-old spaces will be provided. Many young families will now find comfort with the ability to have their children remain at the same daycare for 4 years from the I/T years to kindergarten. Over 5000 sf of outdoor area has been provided next to the new CNV park for outdoor play activities for all the children. A large indoor gym is also available for play activities during inclement weather days.

4.2 Daycare Location

Impact on Nearby Park: A new urban park will be located north of the outside daycare play areas. While the Park provides an ideal interface to the daycare outdoor space, visits to the park by daycare children during care hours are anticipated to be minimal. A six-foot-high secure fence and adjacent hedge will separate these two areas and no direct access will be provided through this fence to the park to ensure the safety and security of all daycare children. The outside daycare play areas will be furnished with an extensive array of play equipment and structures to meet their needs.

Walkability: Many of the new residents occupying these 1500 new homes chose to live in this area for the convenience and proximity to walk to the nearby shops and walk to the excellent public transit opportunities nearby. They will also prefer to walk their children to a nearby daycare. As a result, vehicular travel will be significantly reduced with the addition of this new daycare facility in this neighbourhood.

Proximity to Lions Gate Hospital: Lions Gate Hospital is only one block away from this daycare. With VCH and CNV permission, flexible daycare hours can be added to accommodate shift worker families and emergency personnel with immediate childcare needs. The daycare will also offer some fee reductions and bursaries to families in need.

4.3 On-Site Amenities

Several significant resident amenities are included in this proposal:

Amenity rooms: A full-size workout gym and a games room will be provided on the 4th floor for use by the rental tenants. A smaller indoor gym will be available for the daycare children.

Podium deck: A large 180m² podium deck will also be located on the 4th floor. It will include a children's play area, a pet retreat area, and separate family gathering and exercise areas. These facilities will be for use by the rental tenants only.

Tower deck: The roof top tower deck will provide amenities for all the tenants including an indoor communal lounge, outdoor family BBQ and eating areas, multiple gardening/planting areas and adult lounge areas.

E-bikes: An assortment of e-bikes will be provided for the rental tenants' and daycare employees' use. A separate secured e-bike parking room will be located in the parkade.

4.4 Parking

Underground parking: 93 parking stalls will be provided in two levels of underground parking. Access to the parkade will be from the lane east of the site. 13 stalls will be for Visitor parking, 9 stalls for daycare use and 71 stalls are available for the rental tenants in the building. The daycare staff tenants may continue to park in the daycare spaces after daycare hours creating more stalls available for the other tenants. It is anticipated that many tenants will locate in this area for the ability to access and use the excellent nearby high frequency public transit facilities. As such, Kenwood has elected to reduce the parking count in the building to further encourage public transit use, car share and e-bike use. All parking stalls will be roughed in for e-car charging capabilities.

Daycare Parking: To accommodate families who will use vehicular transport to access this daycare, 9 dedicated daycare parking stalls have been provided in Level 1 of the parkade. All of these stalls will be located at or near the parkade entrance for ease of access and two stairwells will provide access to the ground floor daycare.

Drawing Issue Date

Revision Schedule

Rev #	Date	Description
1	OCT 14-2020	ISSUED FOR REZONING
2	APR 12-2021	RE-ISSUED FOR REZONING
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Client

KENWOOD APARTMENTS

Project

1536 & 1550
EASTERN AVE.
NORTH VANCOUVER, BC

Drawing Title
PROPOSAL & DESIGN RATIONAL

Date: AUG. 01 - 2019	Project No. 17-55
Scale	Drawing No. A0-04
Drawn By: HR	Rev:
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E-bike Parking: The site is flat and is in proximity to CNV bike routes. Biking will be encouraged. Low-cost E-bikes will be made available for use by daycare staff and the rental tenants. A 15-stall dedicated e-bike room has been provided in the parkade. Bike racks and stroller storage areas will be located at the daycare entries to encourage walking and bike use.

Construction parking. This development will include a large outside daycare play area at the north end of the site. During the construction stage, these lands will accommodate the construction outbuildings and some construction parking. This will lessen the construction parking demands on the CNV streets.

4.5 Bike Storage

This proposal meets the City's bicycle storage requirements for bikes by providing 183 secure, indoor bicycle parking stalls. 15 additional E-bike stalls are also being provided in a separate e-bike room.

4.6 Storage Lockers

All suites have the use of one individual full height storage locker. Some Council members may appreciate this.

4.7 Solid Waste and Recycling

A large solid waste and recycling room is located on the east side of the building with direct access from the lane. This room will accommodate all the solid waste and recycling bin pickups for both the daycare and rental tenants use. The daycare will also have a separate smaller garbage pickup facility with access from the rear lane.

5 Form & Intensity

5.1 Height

This application proposes a 13-storey tower that fits within the 37m maximum height stipulated by the OCP. This responds to the existing urban context and matches the height of the new 13-storey tower currently under construction north of the site.

5.2 Density

Consistent with the R-6 High Density land use designation in the OCP and the CNV Density Bonusing Policy, a total rental FSR of 3.3 is achievable. With Council approval, density transfers may also be approved. This application seeks Council approval to transfer of 388 sq meters of available density from a nearby site to the Kenwood site. This transfer density will be used to create new daycare classrooms. Infant/toddler spaces require more Staffing and are more expensive to provide. Less are built and the waiting lists grow longer. This density will be used to provide more infant/toddler daycare spaces.

5.3 Building Form

This development consists of a thirteen-storey residential tower with a small three-storey podium attached. The tower contains only rental suites, and the ground floor accommodates the daycare and the daycare housing units. The 4th floor of the podium is a large communal deck containing many of the building's proposed recreational amenities.

5.4 Tower Location

The residential tower has been moved to the southern end of the site to reduce any shadow impacts on the new urban park and positioned across the street between the two residential towers on Eastern Avenue to reduce any view or privacy concerns for those building residents. This tower location also maintains the required 24-meter separation distance from the neighbouring hi-rise to the south of the site.

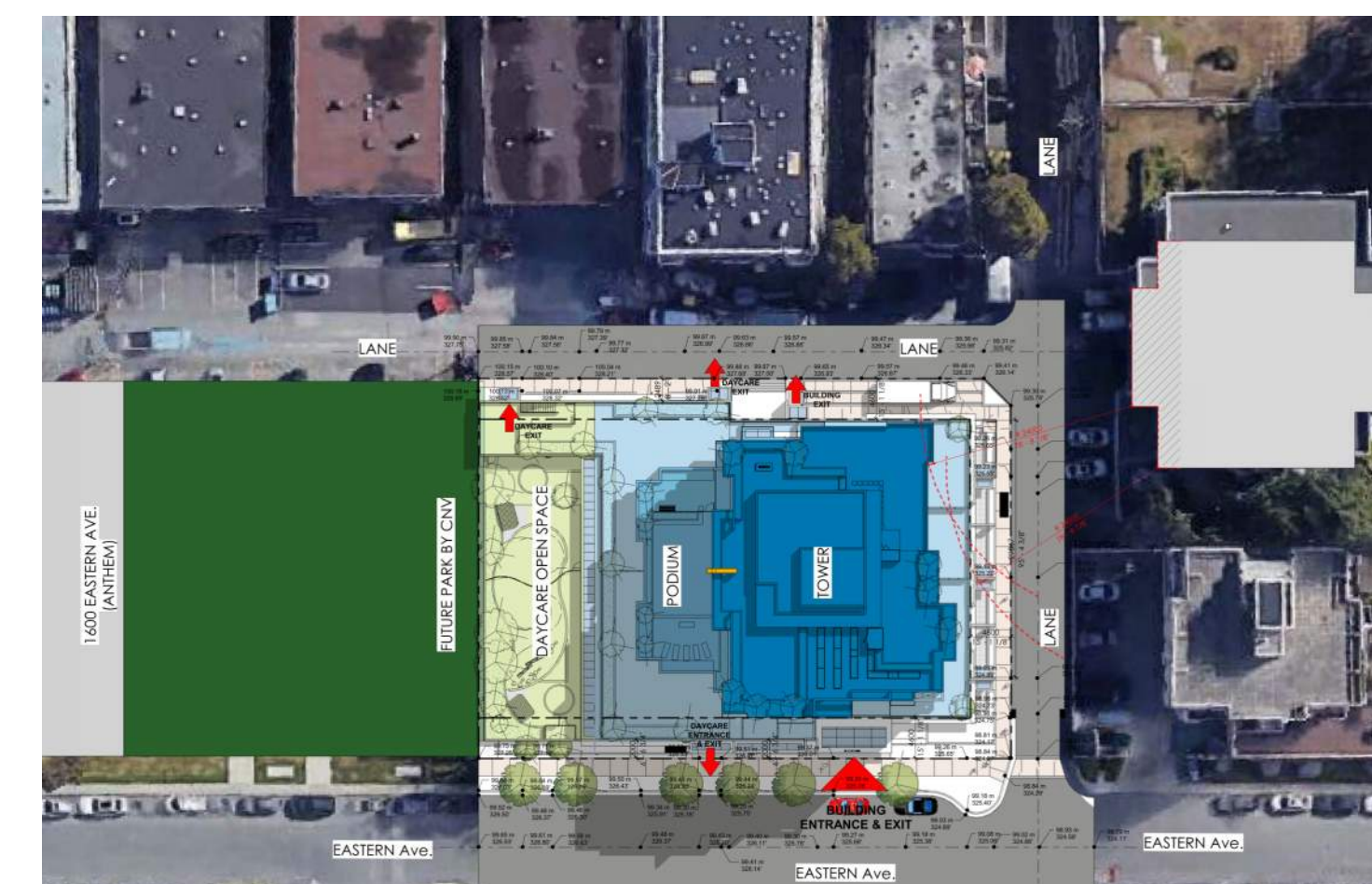
5.5 Building Façade

The sides of the building have been articulated to allow additional fenestration to all the tower suites and glazing has been enhanced to lighten the building and increase the building texture. The ground floor townhome facades all include architectural elements to provide articulation and visual diversity to these townhome entries.

5.6 Frameless Retractable Balcony Enclosures

This application seeks Council approval to install frameless, retractable glass balcony enclosures on the building balconies and for these enclosed balconies to be excluded from the density calculations. These glass facades will create year-round balcony living spaces, reduce suite heat loss and energy consumption, lower building carbon emissions, minimize suite noise transference and provide inclement weather protection.

These retractable balcony systems have been in use in various parts of the world for many years and recently have been included in some new developments in various Municipalities in the Lower Mainland. Many social and economic benefits will accrue from the ability of the rental tenants to use their balconies all year round.



5.7 Setbacks

The proposed building setbacks are:

North: 12.8m, and 9.75m at the narrowest point

South: 4.6m

East: 4.6m, and 2.5m at the daycare entrance

West: 4.6m, and 2.0m at the narrowest point.

6 Site Planning

6.1 Landscape

The ground floor of the building relates to the outdoors and public realm. The outdoor play space for daycare on the north edge of the building, creates a transition between the building and the adjacent park. A secure six-foot-high wooden fence and hedge will separate the daycare outside play area and the new urban park. No gate access is available from the daycare to the new urban park.

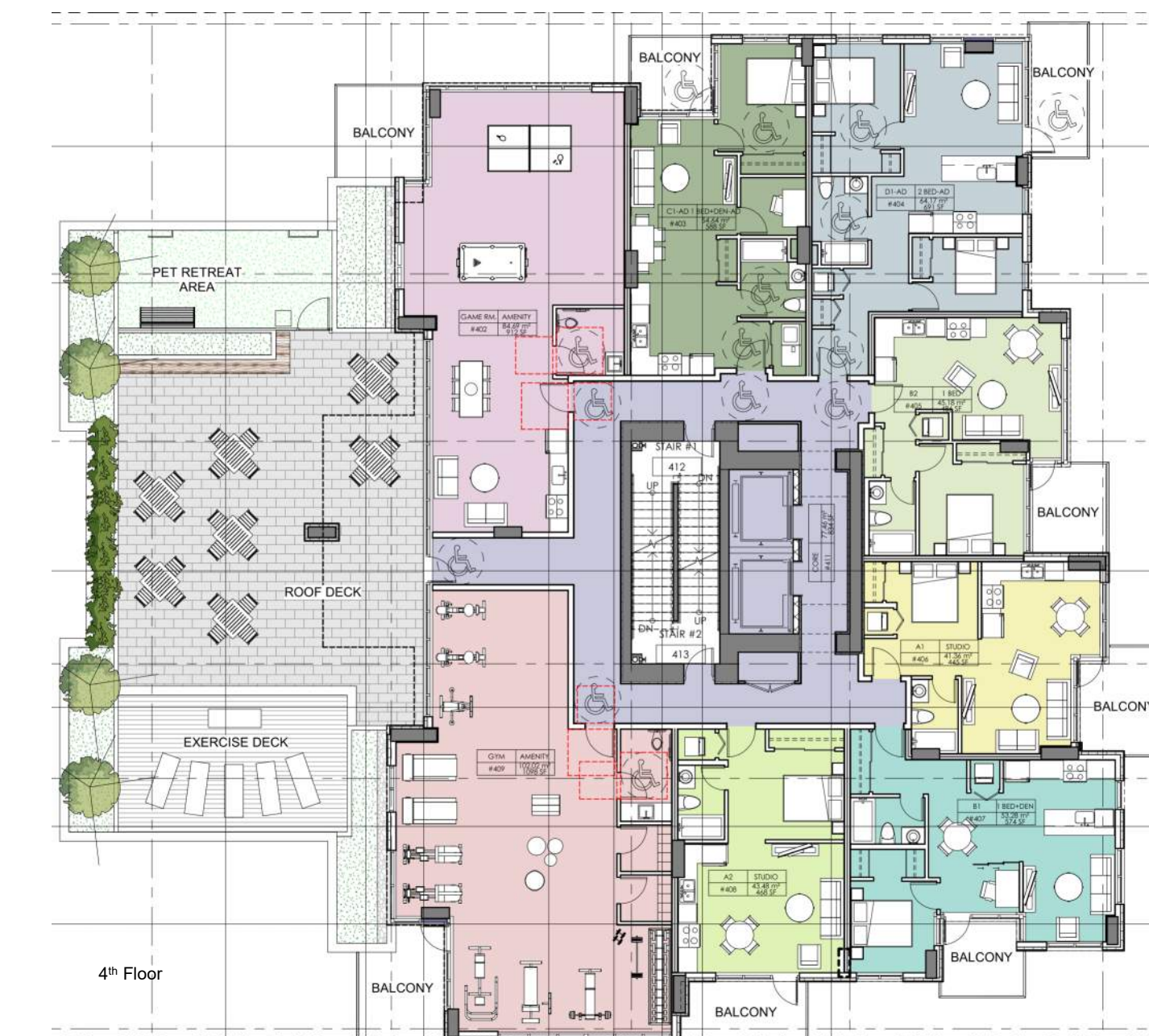
Townhouses with raised patios and planters are proposed on the south edge of the building. A communal pathway on this lane will allow public access and the landscape planters will provide distinction from the south lane.

Planters are proposed along the west and east perimeters of the building. Three trees are proposed on-site, at the south-west, and north-west corners.

The large 4th floor multi-purpose podium deck will include significant landscape treatments to separate the pet retreat area and the kids play area from the family and recreational lounge areas. The child deck play area will include landscape furniture to engage the rental children while the parents lounge in the adjacent family. A selection of privacy trees will help provide separation of eating areas.

The roof top deck features soft unobtrusive landscape treatments surrounding the perimeter of the deck providing privacy barriers for the neighbours. A large communal garden/planting area is also proposed. Providing opportunities for tenant social interactions and opportunities to reduce the carbon footprint of the building.

Visitor bike racks will be included near the daycare drop-off entrance and residential entrances on the west side of the building.



6.2 Lane Pathway

Kenwood will dedicate over 92m² of lands to the City to create a new east lane pathway to access the new urban park. The pedestrian use of this laneway will also encourage more social connections and promote active lifestyles.

6.3 Lane Loading Bay

Kenwood is providing access to a loading bay via the east lane to accommodate moving vans and commercial delivery vehicles. These vehicles will not require loading on any public street or lane.

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7 Active Design Guidelines

Kenwood believes in contributing to a healthy community. The building has been designed to promote an active lifestyle through adherence to the City's Active Design Guidelines.

7.1 Stairways

Stairway use will be encouraged. The lobby stairwell doors have been positioned to allow a direct line of sight from the front lobby entrance to these stairwell doors and directional signs will be installed in the lobby promoting stairwell travel. All the stairwell doors on each floor will have viewing windows and signs to promote and attract stairwell travel. All the stairs on each floor have been widened and lengthened to facilitate two-way stair travel.

7.2 Amenity Rooms

The games room and gym area entrances are both located on the fourth floor and adjacent to the fourth-floor podium deck and next to the stairwell entrances. These proximities should encourage the residents to use stairwell travel rather than elevator travel to access these amenities.

7.3 Communal Podium Deck

The fourth-floor podium deck will have separate areas for parents with children, tenants with pets, and lounge and recreational areas. All these sections of the podium deck will encourage social interactions between tenants and their guests, provide physical activity opportunities for different age groups and are open, visual and bright. Access to the podium deck leads directly to the visible primary stair entries which will also encourage stair travel as the primary method to access this amenity deck.

7.4 Communal rooftop deck

The rooftop design will promote opportunities for tenant interactions and encourage active lifestyles. The deck lounge and covered BBQ areas will attract social gatherings in inclement weather conditions and the large common garden/planting areas will require co-operation and organization to create a healthy community rooftop garden.

7.5 E-bikes

An e-bike system will also be provided in the building. For a nominal fee, all tenants and daycare staff can access these bikes and cargo bikes. This will provide an economically viable and active alternative to vehicle travel. A separate, secure 15 stall E-bike room has been provided in the parkade.

8 Community Benefits

Approval and construction of this project will bring many community benefits:

16th and St Georges intersection improvements: Kenwood will provide a financial contribution of \$200,000 to the CNV for intersection improvements at the corner of St Georges and 16th street.

Lane Pathway: Kenwood will dedicate lands, at no cost to the City, to create a new east lane pathway to access the new urban park. The pedestrian use of this laneway will also encourage more social connections and promote active lifestyles. The new pathway will further contribute to the neighbourhood walkability and pedestrian realm.

New Rental Housing: This application will increase the rental stock in the City by 84 additional rental suites.

Below Market Housing: 12 suites in the rental building will be new mid-market rental suites. They will include a variety of suite sizes and will be secured by a covenant for the life of the building as required in the Housing Action Plan.

Daycare Staff Housing: To encourage daycare staff to relocate to the City, to create City jobs and to reduce commuting and pollution, two rental suites will be dedicated for daycare staff accommodation at below market rents. These low cost housing suites will be in addition to the mid-market rental units required under the Housing Action Plan.

Large Group Daycare Facility: Daycare vacancy waits in the City average over one year! Providing this new, multi-age group daycare will help reducing these wait times and will encourage new families to move to the area for the convenience and availability of this new large daycare.

Parental Job Creation: Providing a new large daycare in the City will allow many parents to re-enter the work force creating more wealth and jobs in the City.

Construction Job Creation: Many new jobs will be created during the two-year construction period of the new building. This has special significance as the economy recovers from covid-related impacts.

Daycare Job Creation: Nineteen new full-time daycare jobs will be required to manage and operate the new daycare. The economic spin-offs from these new jobs will provide a financial stimulus to the City.

Balcony Enclosures: Balcony enclosures will create year-round balcony use, will provide more live/work opportunities for the tenants and will reduce the carbon emissions from the building.

After hour daycare use. With VCH and CNV approvals, the daycare operator will investigate opportunities to provide after hour daycare use for hospital Staff with children and for non-profit and social group activities. The daycare will provide all the necessary cleaning and security required for any of these services.

Child Minding: Also, with CNV and VCH approvals, the daycare operator will provide some free weekend child minding services for single parents to attend to grocery shopping or personal matters.

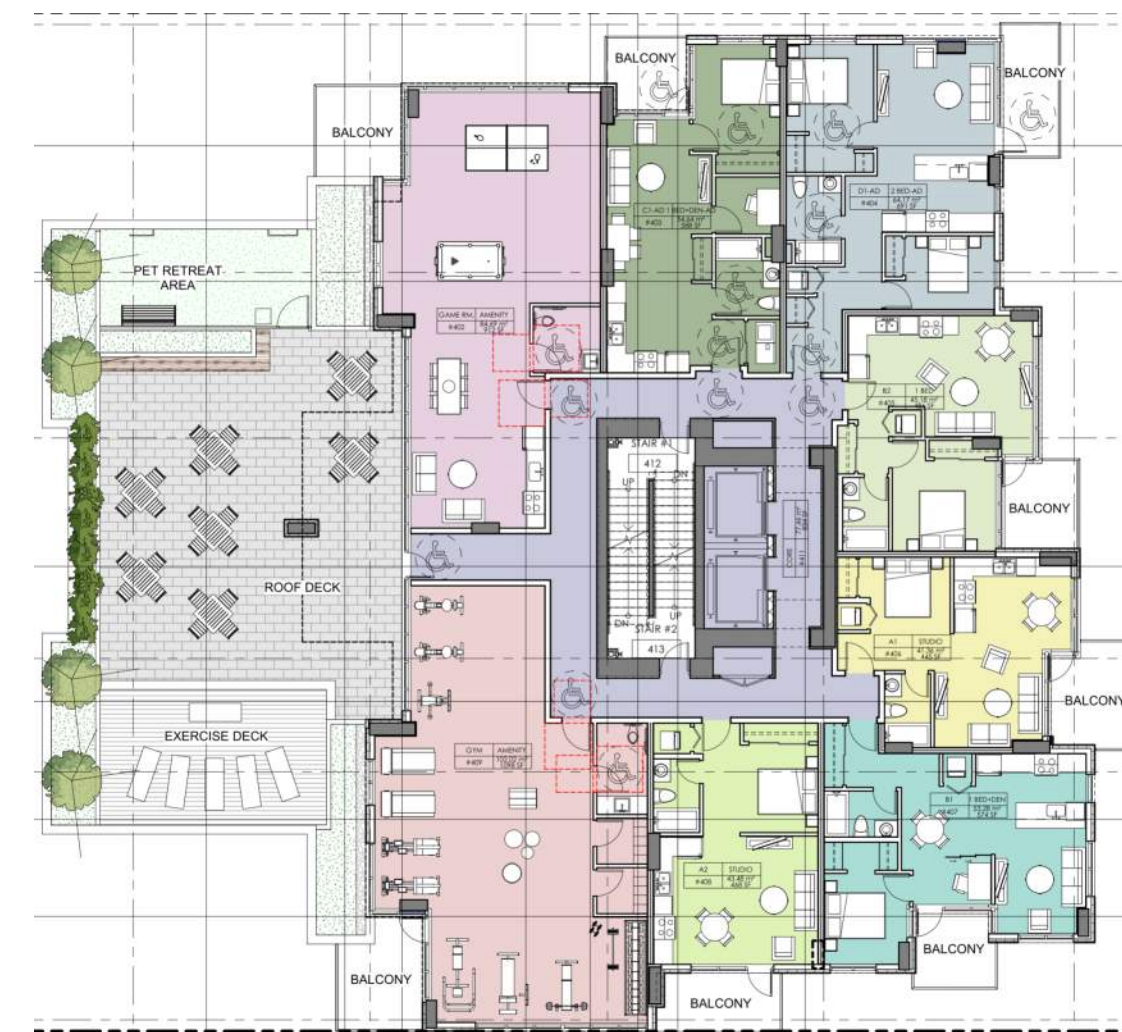
Infrastructure Renewal: If approved, this project will provide new sidewalks, curbs, gutters, streetlights, street trees, and stormwater drainage. Payment of Development Cost Charges will also contribute financially to new roads, parks, and other civic and regional infrastructure.

Lonsdale Energy Corporation Utility: This project will create another significant customer for the City-owned Lonsdale Energy Corporation utility.

Population Growth: Redevelopment of this site will support further population growth in the City. Using land more intensively to support population growth will support local businesses and expand the tax base.



1ST FLOOR WITH DAYCARE



4th FLOOR SPORTS WITH PODIUM DECK

ACTIVE DESIGN GUIDELINES

Checklist

Primary Stairs

	Y	N	N/A
• Provide a clear visual path into and out of the stairs by leaving the stairs open to two or more floors;	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• Locate the stairs in a prominent location near the building's main entrance;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Visually emphasize the stairs while maintaining elevator access for those with mobility limitations;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Provide stairs that have daylight and views to/from common areas;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Select high-quality, inviting, and visually appealing materials and finishes;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Provide visible signage to encourage and direct stair use at the elevators; and,	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Design stair widths that can accommodate groups traveling in two directions.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Secondary Stairs

	Y	N	N/A
• Provide a clear visual path into and out of the stairs by:			
o Leaving the stairs open to the environment while still providing overhead rain protection;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Enclosing the stairs within a fire-rated glass enclosure with interior views;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Enclosing the stairs within a fire-rated glass enclosure with exterior views;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Eliminating the locks between the stairs and surrounding floor area (e.g. hold-open devices);	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Provide stairs that have daylight and views to/from common areas;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Select high-quality, inviting, and visually appealing materials and finishes; and,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Provide visible signage to encourage and direct stair use at the elevators.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Outdoor Circulation

	Y	N	N/A
• Provide a clear visual path into and out of the outdoor corridor by leaving the corridor open to the environment while still providing overhead rain protection;	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• Providing the corridor with daylight and views to/from indoor and outdoor common areas;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Select high-quality, inviting, and visually appealing materials and finishes;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Visually highlight and articulate the dwelling entrances; and,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Provide places to pause, look onto outdoor amenity areas and meet neighbours naturally.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Indoor Amenity

	Y	N	N/A
• Provide an indoor amenity area that is held in common ownership with the following:			
o Provide at a minimum, the lesser of 1.4 sqm (15 sqft) per unit or 2% of Gross Floor Area;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
o A reduction to the minimum area required may be considered when an adjacent outdoor amenity is provided but at no time should the indoor amenity room size be less than 37 sqm (400 sqft);	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Provide a universally accessible washroom, small kitchenette, and storage room nearby.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Locate the area in a central, above grade location with universal access;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Locate the amenity room nearby other common areas with views to/from these areas;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Provide sufficient sound proofing between the area and adjacent residential units; and,	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Partner with a community-based organizations that can offer programming support for the space.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

IN SUPPORT OF ACTIVE LIFESTYLES AND SOCIAL INTERACTION

13

ACTIVE DESIGN GUIDELINES

Outdoor Recreation

	Y	N	N/A
• Provide an outdoor recreation area that is held in common ownership with the following considerations:			
o Include physical activity opportunities for multiple age groups;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
o Incorporate natural and unstructured play areas for children;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
o Encourage the use of the area during winter months by providing protection from the rain, celebrating rain through design elements, and co-locating other indoor/outdoor amenity areas;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Locate the area in a central, sunny location with universal access;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Locate the amenity nearby other common areas with views to/from these areas;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Partner with a community-based organizations that can offer programming support for the space; and,	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Consideration will be given to designs that utilize adjacent city boulevards and engage the surrounding public realm.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Outdoor Gardens

	Y	N	N/A
• Provide a community garden area that is held in common ownership for building occupants:			
o Provide one garden plot 2.2 sqm (24 sq.ft.) for every four dwelling units;	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Encourage the use of the space during winter months by providing protection from the rain, celebrating rain through design elements, and co-locating other indoor/outdoor amenity areas;	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Provide a nearby hose bib, rodent-resistant compost bin and storage room;	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Provide a nearby seating area for rest and socializing.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• Locate the area in a central, sunny location with universal access;	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• Partner with a community-based organizations that can offer programming support for the space; and,	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• Consideration will be given to designs that utilize adjacent city boulevards and engage the surrounding public realm.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Other Elements

	Y	N	N/A
• Enhanced bicycle facilities for commercial / office / institutional development :			
o Incorporate bicycle pump/repair stands, tools, air;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
o Include enhanced change facilities with clothes dryers, ironing tables and other features;	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Consider prominent location of bicycle facilities and highlight these areas using signage and glazing;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
o Use automatic door openers, hold open doors, bicycle integrated stair ramps and other features to facilitate bicycle circulation.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Have a design element not captured in this document? We want to hear how it encourages daily physical activity or social interaction!

- E BIKES WILL BE PROVIDED TO TENANTS + DAYCARE STAFF FOR A MODEST DAILY FEE. THIS WILL LESSEN THE USE OF VEHICLE TRAVEL + LOWER THE CARBON EMISSIONS.
- A DEDICATED DAYCARE STROLLER ROOM HAS BEEN ADDED TO ACCOMMODATE PARENTS WITH STROLLERS + BIKE WITH CHILD CARRIERS ATTACHED.

IN SUPPORT OF ACTIVE LIFESTYLES AND SOCIAL INTERACTION

14

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Drawn By: HR

A0-06

File name:

Rev:

9 Sustainability Statement

9.1 Environmental Sustainability

9.1.1 Walkable Community

One of the primary ways this project contributes to environmental sustainability is through provision of rental residential housing in a dense, well-served neighbourhood. This project will offer an opportunity for residents and businesses to meet their daily needs by walking, cycling and transit.

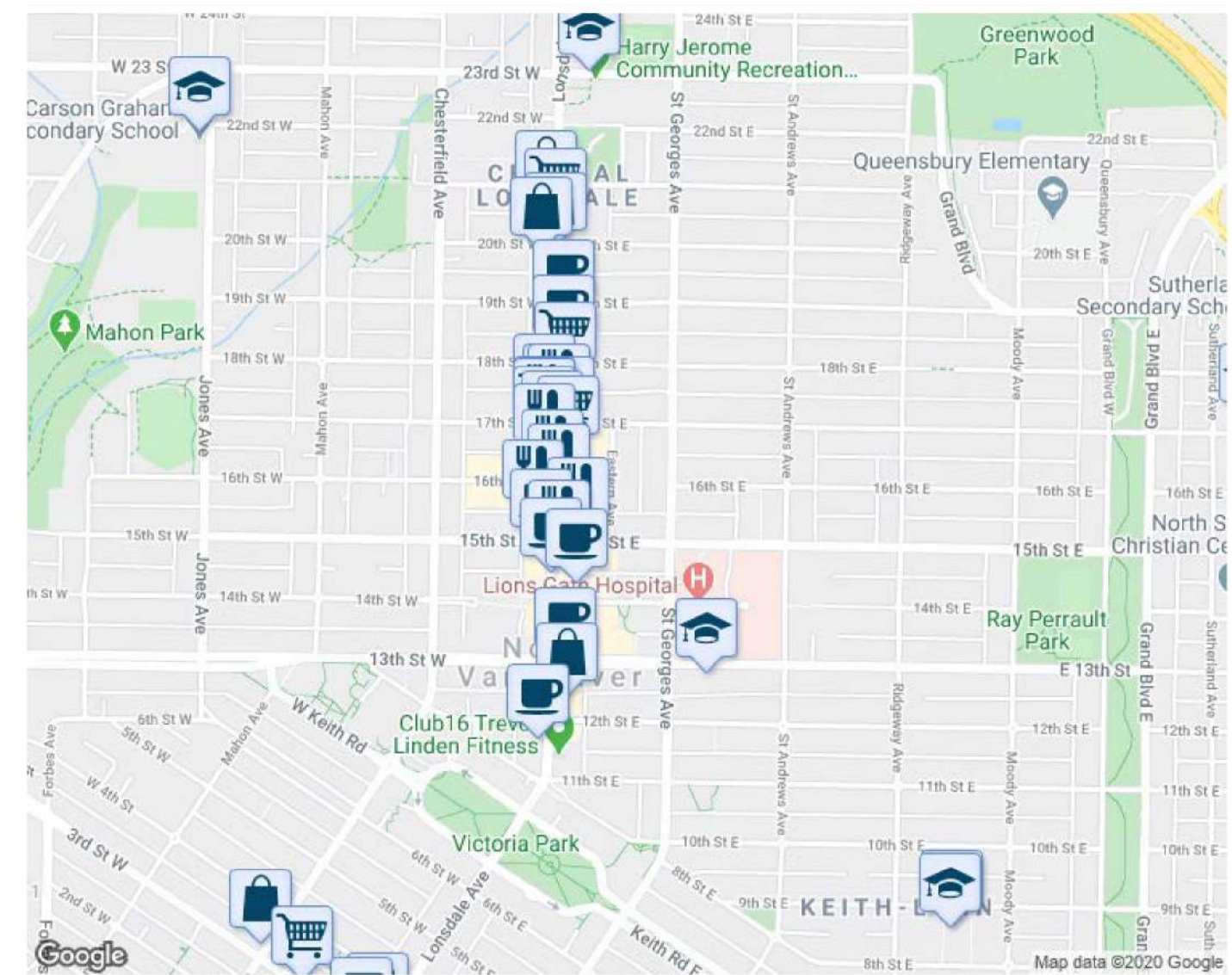
An online planning utility called "Walkscore" assesses sites according to walkability, convenience for cyclists, and transit service.

Walkscore rates the site as 89/100 for walkability. This high rating reflects the ease of walking from this location to the nearby tight cluster of complementary uses and destinations close to the site. A new public lane pathway will be created to access the new urban park. This pathway will encourage active lifestyles and provide a clean viable alternative to car travel.

For cycling, the site scores 84/100 or "Very Bikeable" because biking is convenient for many local trips. The availability of on-site e-bikes will encourage hill travel within the City, rather than motorized vehicles.

For public transit, the site rates 56/100, or "Good Transit" due to excellent transit service in the Lonsdale corridor and other transit routes along 15th Street.

These indicators show that the site has excellent attributes for sustainable transportation, offering future residents convenient alternatives to the private automobile.



Above: Walkability Map. Source: "Walkscore" online utility.

9.1.2 Green Building

The building is designed to meet the ASHRAE 90.1 2010 plus 15% thresholds and will exceed Step Code Level 3 requirements.

The complete building, including the daycare, will connect to the Lonsdale Energy Corporation's district energy utility. The daycare will include an HVAC system to create a healthier environment for the daycare children.

The design of this compact residential tower will create a lower environmental impact by allowing more natural light and ventilation to all the suites. The energy consumption will also be reduced from the installation of the thermally efficient windows and a metal insulated cladding system.

Balcony enclosures will significantly reduce the carbon footprint of the building and contribute to meeting higher LEED certifications.

9.2 Social Sustainability

This project contributes to community social sustainability in several ways.

The project offers a much-needed daycare in the community and low-cost housing for daycare staff which will allow some daycare workers to live in the community where they work.

Amenity room areas are proposed for family gatherings, communal recreation areas, and adult lounges, allowing for diverse households to congregate.

The podium deck features a dog walk area and recreational areas providing an opportunity for tenants to gather with neighbours, friends and family.

9.2.1 Crime Prevention through Environmental Design

The project design has embraced the principles of CPTED, through natural surveillance, natural access control, and natural territorial enforcement.

The large two-level front lobby has an open glass façade for clear, unobstructed observation. The south side lane pathway is gated at each entrance and fronted by the open patios and full height glass windows of the ground floor townhomes. The other ground level windows and doors surrounding the site have been minimized to enhance ground floor security. Security cameras will be installed in all common areas, at all entrances, and in the elevators.

The new daycare has secured drop-off rooms at both the street and laneway entries. Only pedestrian drop-off services will be available at the lane entry. All vehicle drop-offs will only have access from the front entrance or parkade areas. Cameras will be installed at all entrances and in the outside play areas. Secure, six-foot high fencing and play area equipment will form the security barrier between the outside daycare play areas and the new urban park.

The daycare and the rental areas of the building all have completely independent entrance doors, hallway corridors, and areas of use. The main elevator and the main lobby entrance will be for the private use of the rental tenants only.

9.3 Economic Sustainability

This proposal will contribute to community economic sustainability in several ways.

This project will take two years to build, and many construction jobs will be created. The economic spinoff from these jobs will help the CNV recover from the current financial crisis. Additional rental suites will be added to the CNV rental stock. This will create job stimulation and additional consumer spending within the City.

Filling 81 new child daycare vacancies will create opportunities for many parents to return to the workforce. Many long-term economic spinoffs will result from the creation of these new jobs.



SUSTAINABILITY DEVELOPMENT CHECKLIST



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"/>	20 ADDED (33 NEW - 13 EXISTING)
Green Roof / Wall	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Majority Native Species Landscaping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	NATIVE AND ADAPTIVE SPECIES
Habitat Restoration (butterfly, bird-friendly, naturalized areas)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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"/>	
Water Efficient Irrigation System (drip hose, low-flow nozzles)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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"/>	
Other Sustainability Achievements:				

*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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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"/>	NATIVE AND ADAPTIVE SPECIES
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 checked="" type="checkbox"/>	<input type="checkbox"/>		STEP 3
Part 3 Residential (Step 3 min.)	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Airtightness (1.5+ blower door test and appropriate ventilation strategy)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
High-performance Windows e.g. Energy-Star, Passive House Certified (whole project)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Heat Recovery Ventilator (75% or better recovery)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	60% STEP 3, 80% STEP 4
LED Lighting (whole building)	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	
TRANSPORTATION				
End of Trip Bicycle Infrastructure (beyond Zoning Bylaw requirements)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Car-Share Program	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Electric Vehicle Readiness: A minimum of 20% of all commercial parking spaces include an energized outlet capable of providing Level 2 or higher charging level for an electric vehicle	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	100% OF PARKING STALLS TO BE EV READY
Electric Vehicle Readiness: A minimum of 20% of all residential visitor parking spaces include an energized outlet capable of providing Level 2 or higher charging level for an electric vehicle	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	100% OF PARKING STALLS TO BE EV READY
Other Sustainability Achievements:				

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Client

KENWOOD APARTMENTS

Project

1536 & 1550
EASTERN AVE.
NORTH VANCOUVER, BC

Drawing Title

CPTED &
SUSTAINABILITY
CHECKLIST 1/2

Date:
AUG. 01 - 2019

Project No.
17-55

Scale

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Drawn By:
HR

A0-07

File name:

Rev:

Building new rental units close to Lions Gate Hospital will provide nearby housing opportunities for hospital workers to remain and live in the City. With VCH approval, temporary childcare services will be provided to hospital employees with children in the event of an emergency.

Replacing an older building and refreshing the landscape and civil improvements will have a positive impact on local property values. Increasing property values will increase property taxes.

Providing this residential tower within walking, cycling and transit distance of the Lonsdale corridor will contribute to local economic development while reducing reliance upon private auto transit.

Providing balcony enclosures will reduce suite heat loss, reduce heating costs and reduce the costs to rent. All year-round balcony use may support live home /work environments, create more tenant disposable income, and contribute to the economic recovery of the City.

The introduction of this rental residential building with a daycare will attract young families seeking in-house daycare facilities and opportunities for a quicker return to the workforce.

New jobs and more incomes will also contribute to the economic recovery of the City.

9.3.1 Affordability Statement

Affordability in new housing projects is typically difficult to provide and becomes more of a reality as the buildings age. High rents in newer buildings eventually become average rents with the passage of time.

Increasing the supply of rental suites produces more rental choices for tenants, creates more competition for rental providers and eventually results in lower rental rates offered to attract tenants. This is happening in the City today.

Affordability in daycare rates is similar to rental market rates. Both are rents to occupy spaces. As more daycare spaces are provided, more choices and less waiting times will result, and daycare fees will also fall.

Kenwood is providing: 1) affordable mid-market rental units in perpetuity 2) low-cost e-bikes to reduce travel costs, 3) live/work suites to provide smaller, low-cost, efficient housing 4) suite balcony enclosures to create energy efficient home/work opportunities that will lower commuting and off-site office costs

9.3.2 Smaller Affordable Suites

The proposal replaces 34 existing rental suites with 118 new rental suites. Nearly 80% of the suites will be smaller, more affordable studio, one-bedroom and one + den suites.

9.3.3 Live/work Opportunities

As suites become smaller the balconies become more important. The proposed retractable balconies will allow all year balcony use. More people now work at home rather than commute to work each day. In inclement weather some tenants may elect to use these balconies as home office spaces. Commuting costs and traditional office costs will be reduced. These suites will become more affordable for renters.



9.3.4 Mid-Market Rental Suites

Twelve suites will be mid-market rental units in perpetuity.

9.3.5 Daycare Staff Housing

Low-cost accommodations will be provided for daycare employees. For these employees: daily commuting is reduced, vehicular use reduced, transportation costs reduced, tenant affordability increased and environmental impacts lessened. All these factors will contribute to the economic recovery of the City.

9.4 Tenant Relocation Plan

As a redevelopment application with existing rental tenancies, Kenwood will provide tenant support as stipulated by the City's Residential Tenant Displacement Policy. Kenwood has hired Trimark Property Management to act as a Tenant Relocation Coordinator to communicate with tenants and administer the program, as per the City's Residential Tenant Displacement Policy. Following City policy, tenant compensation will include 3-months' rent and the right of first refusal for existing tenants to return to the new building.

10 Conclusion

Kenwood Apartments is proud to propose this comprehensive redevelopment project.

The project meets City rental housing objectives, creates additional low cost non-market housing, addresses current daycare shortages, provides new balcony opportunities, enhances active lifestyles, contributes to environmental responsibility and will generate significant economic benefits to the City.

In the event that the CNV Council cannot support this daycare in this location and would prefer an all-rental application, Kenwood could remove the daycare and redevelop the ground floor with rental suites only. The net result would be to add 7 more rental suites on the main floor and delete the 81 space daycare and the two daycare staff housing suites.

This rental/daycare development is Kenwood's preferred mix of uses to develop this site.

Kenwood Apartments looks forward to working with City staff, the Public, and Council to bring this vision to reality.

SUSTAINABILITY DEVELOPMENT CHECKLIST

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	19 FULL TIME DAYCARE STAFF 5 FULL TIME RENTAL APT. STAFF
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"/>	118-34=84 ADDITIONAL RENTAL SUITES
Non-Market / Lower-End of Market Rental Housing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	12 MID MARKET UNITS
10%+ Three+ Bedroom Units (in multi-unit residential buildings)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11%
Micro-units ~37.16m ² (~400 ft ²)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Childcare Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	81 CHILDREN
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"/>	PRIMARY STAIRS TO FULLY MEET ACTIVE DESIGN REQUIREMENT
Outdoor Circulation*	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Storage space for residents in units and storage rooms (multi-unit residential buildings)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ALL SUITES HAVE STORAGE LOCKER IN STORAGE LOCATIONS PLUS FEW SUITES HAVE IN UNIT STORAGES
Other Sustainability Achievements:	E-BIKE AVAILABILITY			

*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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Communal Cooking Amenities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Rooftop deck BBQ + Eating areas
Indoor Amenity*	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Gym, Games room
Outdoor Recreation*	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Podium deck communal child play area + pet play areas
Amenities for Senior Users	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Crime Prevention Through Environmental Design	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Other Sustainability Achievements				
Outdoor Gardening	Large communal outdoor garden plots + garden shed			

*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"/>	Podium deck family eating + gathering areas + Pet play areas
Retention of Heritage Building	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Art Reflecting Local Culture	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Streetscape Improvements (benches, planters, lighting)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Other Sustainability Achievements:				

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ADAPTABLE DESIGN GUIDELINES

Adaptable design creates livable residences for a wider range of persons than current building codes require. By considering design features that can be easily and inexpensively incorporated at a future time, adaptable design also allows flexibility for residents whose needs may change over time.

The three levels of the **Adaptable Design Guidelines** are in addition to the Barrier-Free requirements of the current Building Code. **Level One** consists of basic design and features, and is required in all multiple unit buildings with common corridors (MUB). **Level Two** and **Level Three** elements provide for a greater range of adaptability. Level Two adaptable design is intended to provide persons who require a mobility aid with the ability to move easily in and out of the building, common areas and individual units. The degree of adaptability increases in Level Three Units, providing full access in all unit spaces.

The **Adaptable Design Policy** (originally adopted in 1998) was updated in January 2013 as follows:

- 25 percent units in a MUB must achieve Level Two;
- for each Level Two unit, 1.86 m² will be excluded from floor area calculations;
- for each Level Three unit, 4.19 m² will be excluded from floor area calculations.

In applying the Guidelines, the City will recognize that new developments and technology may result in equivalents that meet the intent of a specific requirement.

The Adaptable Design Guidelines are presented in two charts:
1. The **Design Elements Checklist** contains items related to initial design and construction phases.
2. The **Fixtures & Finishes Checklist** consists of items which are added during the finishing of a residential building or dwelling unit.

Drawings are available which illustrate the priority features of adaptable design to guide the design process.

Please note the following:

- The 25 percent requirement for Level 2 Adaptable Design must include a mix of unit types;
- Flooring examples for building entry and Level 2 and Level 3 kitchen and bathrooms must be provided;
- One workable example of each adaptive device (window opener, pocket door latching hardware, etc.) must be provided;
- Architectural drawings must include the following:
 - List of adaptable design elements under Level 1, Level 2, Level 3;
 - Project Summary Sheet to include information as per attached forms (AD Unit List; Residential Unit Summary; Adaptable Design Unit Calculation; Parking Calculation);
 - Door and Window schedules with specific Adaptable Design elements listed;
 - Cross-sections or details of transition from interior floor onto patio/balcony;
 - Scaled drawing of areas where ramps would be installed in future;
 - Cross-section of detail of curbs and ramps;
 - Illustration of future wheel-in shower installation;
 - Notations on drawings to label each unit (unit type, adaptable design level type 1, 2 or 3, sq. footage);
 - Unit plans prepared at 1/2" to 1'-0" foot or 1:50 (metric) for each adaptable design unit type, with critical dimensions provided.

Please refer to the 2014 Building Access Handbook for details on accessibility elements.

August 2014

Document: 942905-1

ADAPTABLE DESIGN GUIDELINES

DESIGN ELEMENTS

City of North Vancouver Zoning Bylaw, 1995, No. 6700 Amendment Bylaw No. 2005, No. 7721 - Figure 5 - 1

	LEVEL ONE	LEVEL TWO	LEVEL THREE
BUILDING ACCESS	Outside stairs – maximum degree of colour contrast on nosing of each stair	Outside stairs – maximum degree of colour contrast on nosing of each stair	Outside stairs – maximum degree of colour contrast on nosing of each stair
BUILDING ACCESS	Curb cuts have tactile and visual cues	Curb cuts have tactile and visual cues	Curb cuts have tactile and visual cues
BUILDING ACCESS	Unobstructed access to main building entrances from streets/sidewalks	Unobstructed access to main building entrances from streets/sidewalks	Unobstructed access to main building entrances from streets/sidewalks
BUILDING ACCESS	Unobstructed internal access:	Unobstructed internal access:	Unobstructed internal access:
BUILDING ACCESS	Canopy over main building entrances (3' or 915mm) and entrance	Canopy over main building entrances (3' or 915mm) and entrance	Canopy over main building entrances (3' or 915mm) and entrance
BUILDING ACCESS	Disability Parking provided in accordance with Zoning bylaw Figure 9-4 as attached	Disability Parking provided in accordance with Zoning bylaw Figure 9-4 as attached	Disability Parking provided in accordance with Zoning bylaw Figure 9-4 as attached
BUILDING ACCESS	Flush thresholds throughout the building (maximum 1/2" or 13mm height)	Flush thresholds throughout the building (maximum 1/2" or 13mm height)	Flush thresholds throughout the building (maximum 1/2" or 13mm height)
BUILDING ACCESS	Accessible building entrance, call buttons and, where provided, suite door bells *	Accessible building entrance, call buttons and, where provided, suite door bells *	Accessible building entrance, call buttons and, where provided, suite door bells *

* Illustrations available
Options considered

- 1 of 3 -

Design Elements
July 2005

DESIGN ELEMENTS

ADAPTABLE DESIGN GUIDELINES

FIXTURES AND FINISHES

	LEVEL ONE	LEVEL TWO	LEVEL THREE
BASIC	Easy to read building address numbers (min. 4" or 100mm high in contrasting colours)	Easy to read building address numbers (min. 4" or 100mm high in contrasting colours)	Easy to read building address numbers (min. 4" or 100mm high in contrasting colours)
BASIC	Lighting levels to a minimum of 100 lux outside and inside main building entries and suite entries	Lighting levels to a minimum of 100 lux outside and inside main building entries and suite entries	Lighting levels to a minimum of 100 lux outside and inside main building entries and suite entries
BASIC	No polished finish on building entry flooring (provide flooring samples)	No polished finish on building entry flooring (provide flooring samples)	No polished finish on building entry flooring (provide flooring samples)
BASIC	Signage throughout common areas has well contrasted colours	Signage throughout common areas has well contrasted colours	Signage throughout common areas has well contrasted colours
BASIC	Elevators have well contrasted control buttons	Elevators have well contrasted control buttons	Elevators have well contrasted control buttons
CIRCULATION	Slip resistant flooring (provide flooring samples)	Slip resistant flooring (provide flooring samples)	Slip resistant flooring (provide flooring samples)
BUILDING MEETING / AMENITY ROOMS	Provide carpet and drapes to absorb sound and decrease echoes	Provide carpet and drapes to absorb sound and decrease echoes	Provide carpet and drapes to absorb sound and decrease echoes
UNIT ENTRIES	Adjustable door closers to reduce force to open door to maximum 22N or 5 lbs.	Adjustable door closers to reduce force to open door to maximum 22N or 5 lbs.	Adjustable door closers to reduce force to open door to maximum 22N or 5 lbs.
UNIT ENTRIES	Door handle at 40" or 1000mm above the floor, with deadbolts placed immediately above or below	Door handle at 40" or 1000mm above the floor, with deadbolts placed immediately above or below	Door handle at 40" or 1000mm above the floor, with deadbolts placed immediately above or below
UNIT ENTRIES	Two door viewers: 3/5" or 100mm and 6" or 152mm	Two door viewers: 3/5" or 100mm and 6" or 152mm	Two door viewers: 3/5" or 100mm and 6" or 152mm
UNIT FLOORING	Non-slip flooring in kitchen and minimum one bathroom (provide flooring samples)	Non-slip flooring in kitchen and minimum one bathroom (provide flooring samples)	Non-slip flooring in kitchen and minimum one bathroom (provide flooring samples)
UNIT FLOORING	High density, low level loop carpet and underlay maximum 1/2" or 13mm height	High density, low level loop carpet and underlay maximum 1/2" or 13mm height	High density, low level loop carpet and underlay maximum 1/2" or 13mm height
PATIOS AND BALCONIES	Accessible building entrance, call buttons and, where provided, suite door bells *	Accessible building entrance, call buttons and, where provided, suite door bells *	Accessible building entrance, call buttons and, where provided, suite door bells *

* Illustrations available

- 1 of 3 -

Fixtures & Finishes
July 2005

FIXTURES & FINISHES

	LEVEL ONE	LEVEL TWO	LEVEL THREE
COMMON AREAS	Corridors minimum 4' or 1220mm wide (except for service access areas) *	Accessible mailboxes for all AD Level 2 units, and 5' or 1520mm turning radius in front *	Accessible mailboxes for all AD Level 2 units, and 5' or 1520mm turning radius in front *
CIRCULATION	Corridors minimum 4' or 1220mm wide (except for service access areas) *	Corridors minimum 4' or 1220mm wide (except for service access areas) *	Corridors minimum 4' or 1220mm wide (except for service access areas) *
CIRCULATION	Provide 5' or 1520mm turning radius inside and outside the entry corridor of each dwelling unit *	Provide 5' or 1520mm turning radius inside and outside the entry corridor of each dwelling unit *	Provide 5' or 1520mm turning radius inside and outside the entry corridor of each dwelling unit *
SUITE CIRCULATION	Provide wiring for an automatic door opener for the suite entry door	Provide wiring for an automatic door opener for the suite entry door	Provide wiring for an automatic door opener for the suite entry door
SUITE CIRCULATION	Provide 2' or 610mm clear wall space adjacent to door latches where door swings toward user (pocket doors acceptable for bathrooms and bedrooms) *	Provide 2' or 610mm clear wall space adjacent to door latches where door swings toward user (pocket doors acceptable for bathrooms and bedrooms) *	Provide 2' or 610mm clear wall space adjacent to door latches where door swings toward user (pocket doors acceptable for bathrooms and bedrooms) *
DOORS	Minimum one bathroom, minimum one bedroom and storage room doors 2'-10" or 860mm clear opening	Minimum one bathroom, minimum one bedroom and storage room doors 2'-10" or 860mm clear opening	Minimum one bathroom, minimum one bedroom and storage room doors 2'-10" or 860mm clear opening
PATIOS & BALCONIES	Minimum one door 2'-10" or 860mm clear door opening	Minimum one door 2'-10" or 860mm clear door opening	Minimum one door 2'-10" or 860mm clear door opening
PATIOS & BALCONIES	Minimum one patio or balcony doorsill with maximum 1/2" or 13mm threshold**	Minimum one patio or balcony doorsill with maximum 1/2" or 13mm threshold**	Minimum one patio or balcony doorsill with maximum 1/2" or 13mm threshold**
PATIOS & BALCONIES	Minimum 5' or 1520mm turning radius on patio / balcony	Minimum 5' or 1520mm turning radius on patio / balcony	Minimum 5' or 1520mm turning radius on patio / balcony
WINDOWS	Opening mechanism maximum 46" or 1168mm above floor (provide notation on window schedule)	Opening mechanism maximum 46" or 1168mm above floor (provide notation on window schedule)	Opening mechanism maximum 46" or 1168mm above floor (provide notation on window schedule)
WINDOWS	Provide minimum 6'-0" or 1800mm horizontal windows in living room, dining room and minimum one bedroom where sills are not more than 2'-6" or 762mm above the floor	Provide minimum 6'-0" or 1800mm horizontal windows in living room, dining room and minimum one bedroom where sills are not more than 2'-6" or 762mm above the floor	Provide minimum 6'-0" or 1800mm horizontal windows in living room, dining room and minimum one bedroom where sills are not more than 2'-6" or 762mm above the floor
KITCHEN	Continuous counter between sink and stove*	Continuous counter between sink and stove*	Continuous counter between sink and stove*
KITCHEN	Sink cabinet minimum 2'6" or 810mm wide	Sink cabinet minimum 2'6" or 810mm wide	Sink cabinet minimum 2'6" or 810mm wide
KITCHEN	Provide sufficient space for future installation of cooktop and wall oven	Provide sufficient space for future installation of cooktop and wall oven	Provide sufficient space for future installation of cooktop and wall oven
KITCHEN	Provide for potential 2'6" or 810mm wide undercounter workspace	Provide for potential 2'6" or 810mm wide undercounter workspace	Provide for potential 2'6" or 810mm wide undercounter workspace
KITCHEN	Lower edge of upper cupboards 4'6" or 1350mm above floor	Lower edge of upper cupboards 4'6" or 1350mm above floor	Lower edge of upper cupboards 4'6" or 1350mm above floor

* Illustrations available
Options considered

- 2 of 3 -

Design Elements
July 2005

DESIGN ELEMENTS

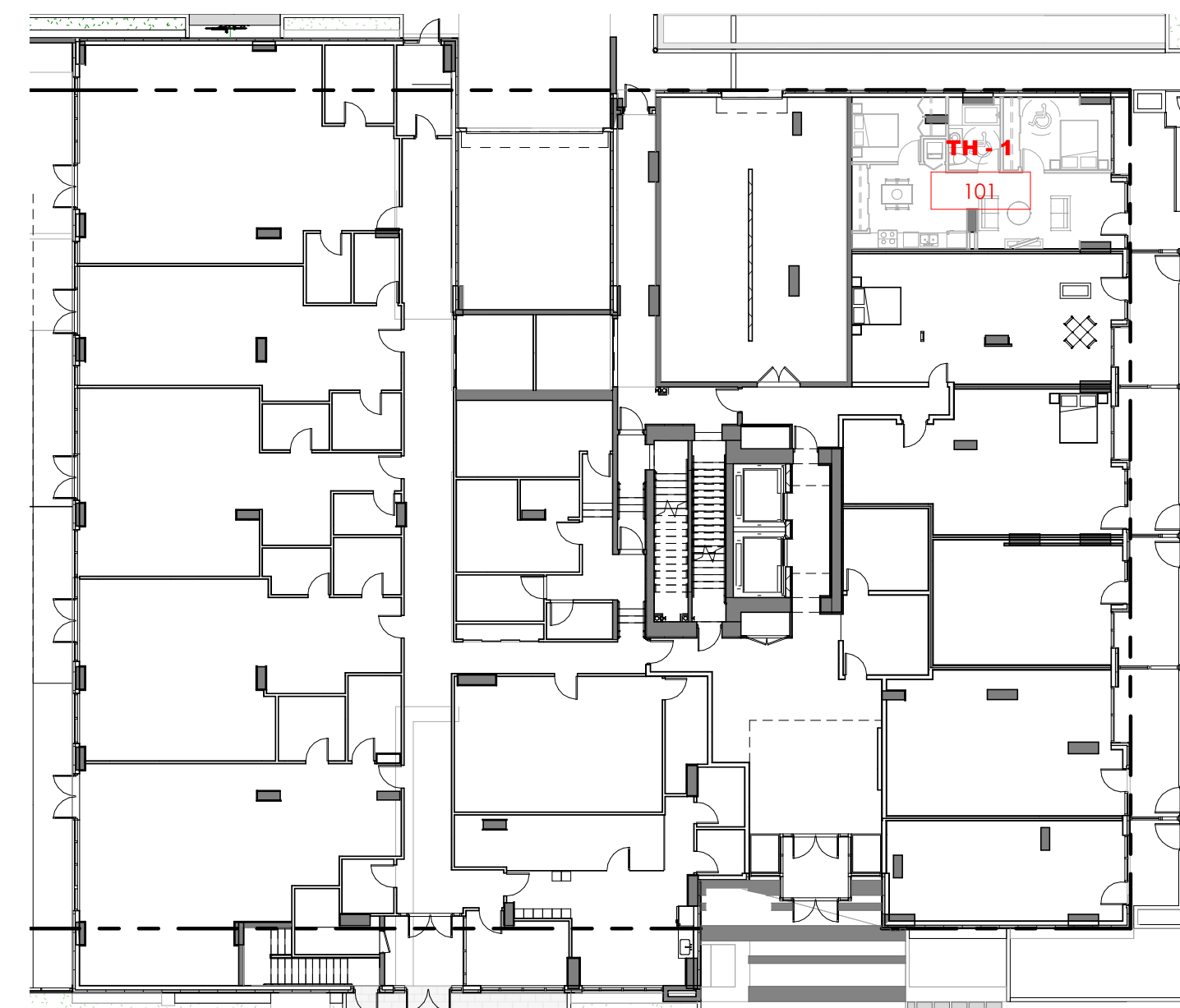
	LEVEL ONE	LEVEL TWO	LEVEL THREE
KITCHEN	Minimum 4' or 1220mm floor space between base cabinets / walls (possible with removal of sink cabinet) *	Minimum 4' or 1220mm floor space between base cabinets / walls (possible with removal of sink cabinet) *	Minimum 4' or 1220mm floor space between base cabinets / walls (possible with removal of sink cabinet) *
MIN. ONE BATHROOM	Toilet located adjacent to wall (min 3' or 915mm length) *	Toilet located adjacent to wall (min 3' or 915mm length) *	Toilet located adjacent to wall (min 3' or 915mm length) *
MIN. ONE BATHROOM	Provide turning radius within bathroom (may result from removal of vanity cabinet) *	Provide turning radius within bathroom (may result from removal of vanity cabinet) *	Provide turning radius within bathroom (may result from removal of vanity cabinet) *
MIN. ONE BATHROOM	3' or 915mm clearance along full length of tub *	3' or 915mm clearance along full length of tub *	3' or 915mm clearance along full length of tub *
MIN. ONE BATHROOM	Tub control valve placed at outer edge of tub, with tub spout remaining in central position *	Tub control valve placed at outer edge of tub, with tub spout remaining in central position *	Tub control valve placed at outer edge of tub, with tub spout remaining in central position *
MIN. ONE BATHROOM	Accessible storage *	Accessible storage *	Accessible storage *
MIN. ONE BATHROOM	Provide pocket door or door swing out *	Provide pocket door or door swing out *	Provide pocket door or door swing out *
MIN. ONE BATHROOM	Space under sink minimum 2'6" or 810mm wide *	Space under sink minimum 2'6" or 810mm wide *	Space under sink minimum 2'6" or 810mm wide *
MIN. ONE BATHROOM	Provide for the possible future installation of an accessible shower stall, sized at least 3'-0" x 5'-0" or 910mm x 1500mm - refer to the 1998 BC Building Access Handbook for details	Provide for the possible future installation of an accessible shower stall, sized at least 3'-0" x 5'-0" or 910mm x 1500mm - refer to the 1998 BC Building Access Handbook for details	Provide for the possible future installation of an accessible shower stall, sized at least 3'-0" x 5'-0" or 910mm x 1500mm - refer to the 1998 BC Building Access Handbook for details
MIN. ONE BATHROOM	Sufficient manoeuvring room between closet and double bed *	Sufficient manoeuvring room between closet and double bed *	Sufficient manoeuvring room between closet and double bed *
MIN. ONE BEDROOM	Provide 3' or 915mm access to window opening *	Provide 3' or 915mm access to window opening *	Provide 3' or 915mm access to window opening *
LAUNDRY FACILITIES	Provide front loading side-by-side washer / dryer in-suite or in common area	Provide front loading side-by-side washer / dryer in-suite or in common area	Provide front loading side-by-side washer / dryer in-suite or in common area
LAUNDRY FACILITIES	4' or 1220mm manoeuvring space in front of washer / dryer	4' or 1220mm manoeuvring space in front of washer / dryer	4' or 1220mm manoeuvring space in front of washer / dryer

* Illustrations available
Options considered

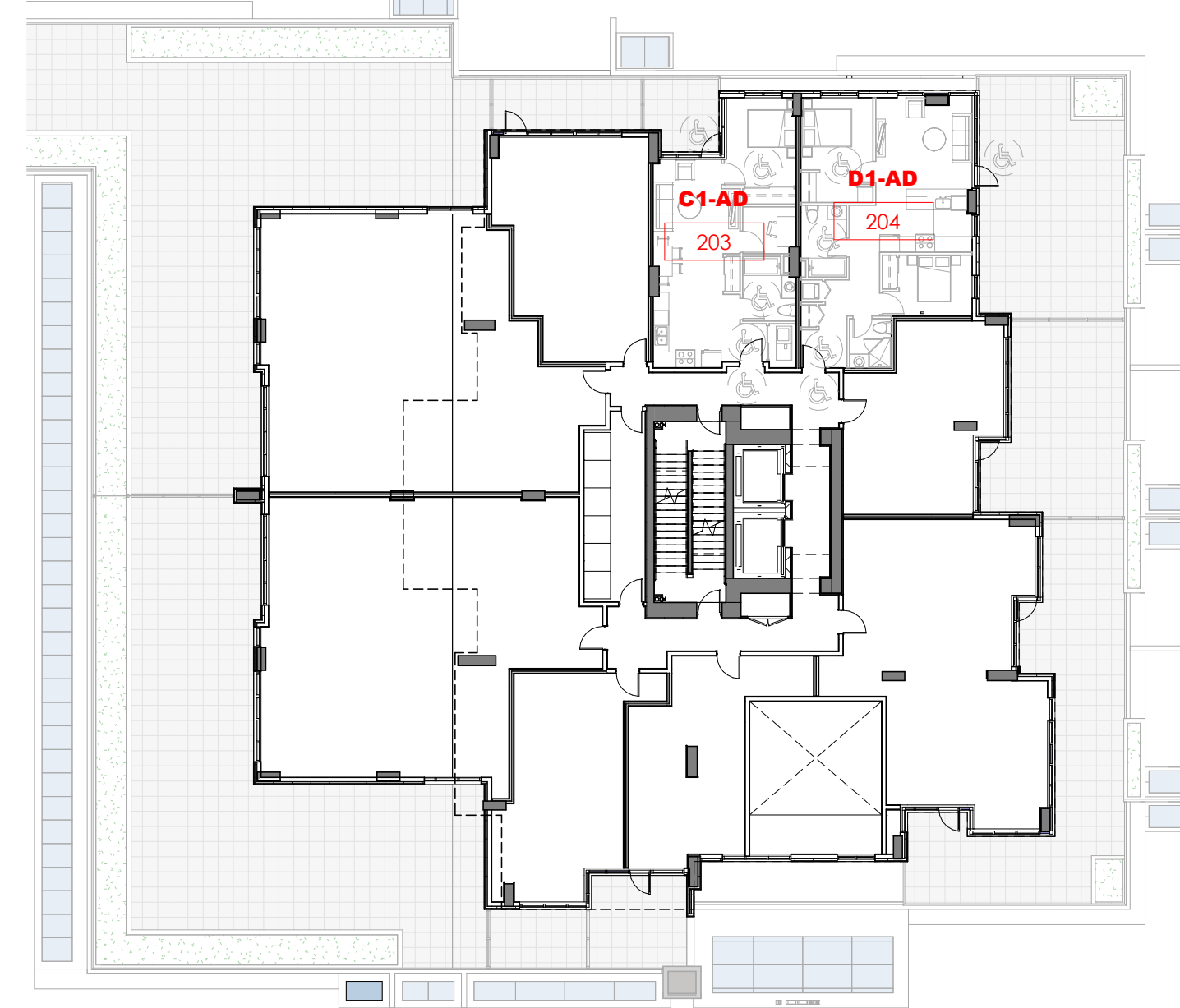
- 3 of 3 -

Design Elements
July 2005

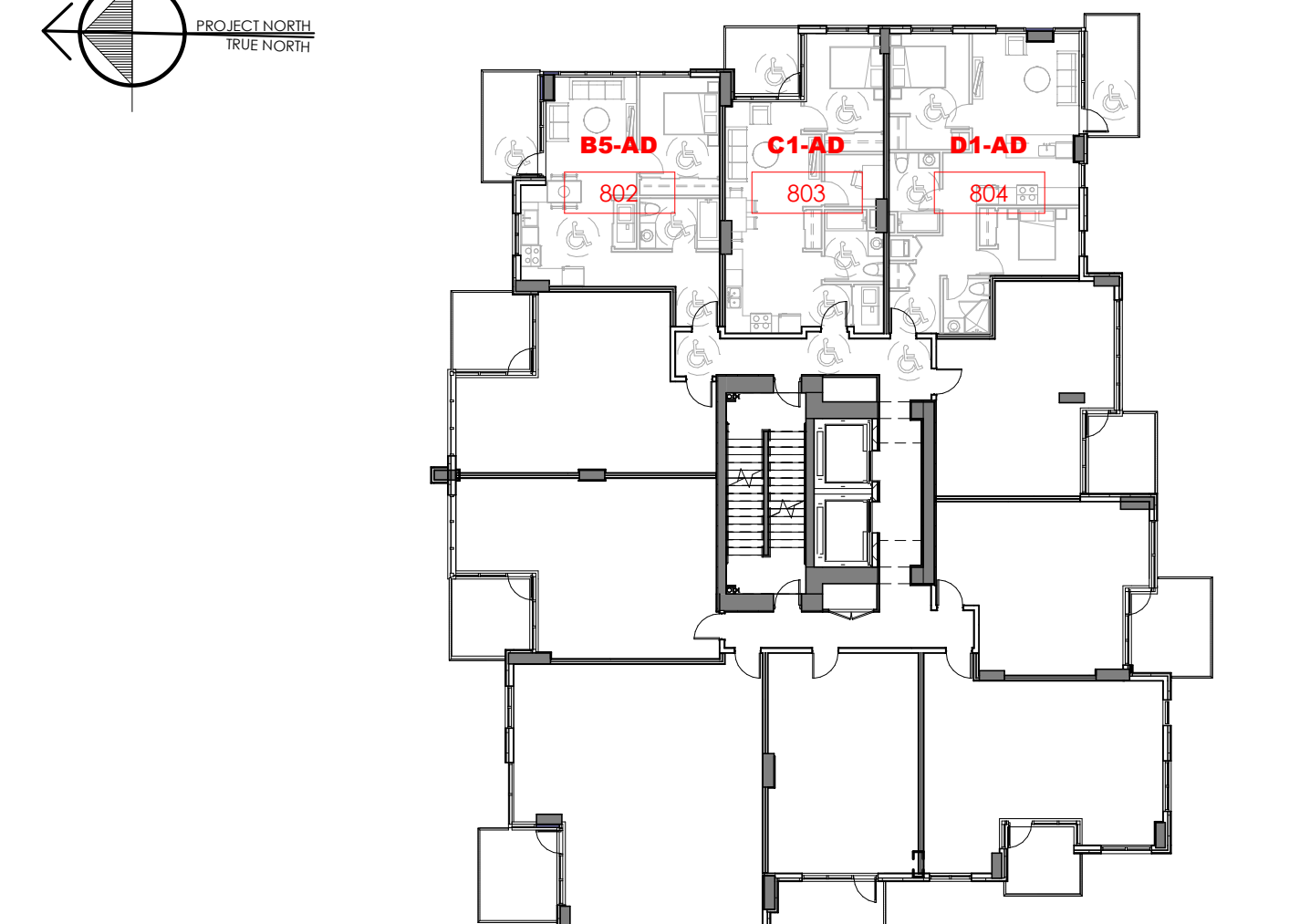
DESIGN ELEMENTS



ONE ADAPTABLE UNIT ON LEVEL 1
Level 1 KEY PLAN
1: 250



6 ADAPTABLE UNITS ON LEVEL 2 TO 4
LEVEL 2 KEY PLAN
1: 250



27 ADAPTABLE UNITS ON LEVEL 5 TO 13
Level 5-13 KEY PLAN
1: 250

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Drawing Issue Date

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Rev #	Date	Description
1	OCT 14-2020	ISSUED FOR REZONING
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6	MAY 01-2023	RE-ISSUED FOR REZONING

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Members of Architectural Institute of B.C.

Client

KENWOOD APARTMENTS

Project
1536 & 1550 EASTERN AVE.
NORTH VANCOUVER, BC

Drawing Title
ADAPTABLE DESIGN

Date: AUG. 01 - 2019	Project No. 17-55
Scale 1 : 250	Drawing No. A0-09
Drawn By: HR	Rev:
File name:	

ADAPTABLE DESIGN

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ILLUSTRATIONS: ADAPTABLE DESIGN GUIDELINES

A. Building Access	
1. Disability Parking Spaces	page 1
Building Lobby Access from Parking – Levels One, Two and Three	
2. Accessible Buttons and Pulls – Levels One, Two and Three	page 2
B. Common Areas	
1. Accessible Mailboxes – Levels Two and Three	page 3
C. Circulation	
1. Corridors and Doorways – Levels One, Two and Three	page 4
D. Doors	
1. Pocket Doors – Levels Two and Three	page 5
E. Kitchen Layouts	
1. Level Two: Design Elements and Fixture and Finishes	page 6
2. Level Three: Design Elements and Fixture and Finishes	page 7
F. Bathroom	
1. Wall Reinforcement and Plumbing Fixtures – Levels One, Two and Three	page 8
2. Level Two: Design Elements and Fixtures and Finishes	page 9
3. Level Three: Design Elements and Fixtures and Finishes	page 10
G. Bedroom	
1. Level Three: Design Elements	page 11

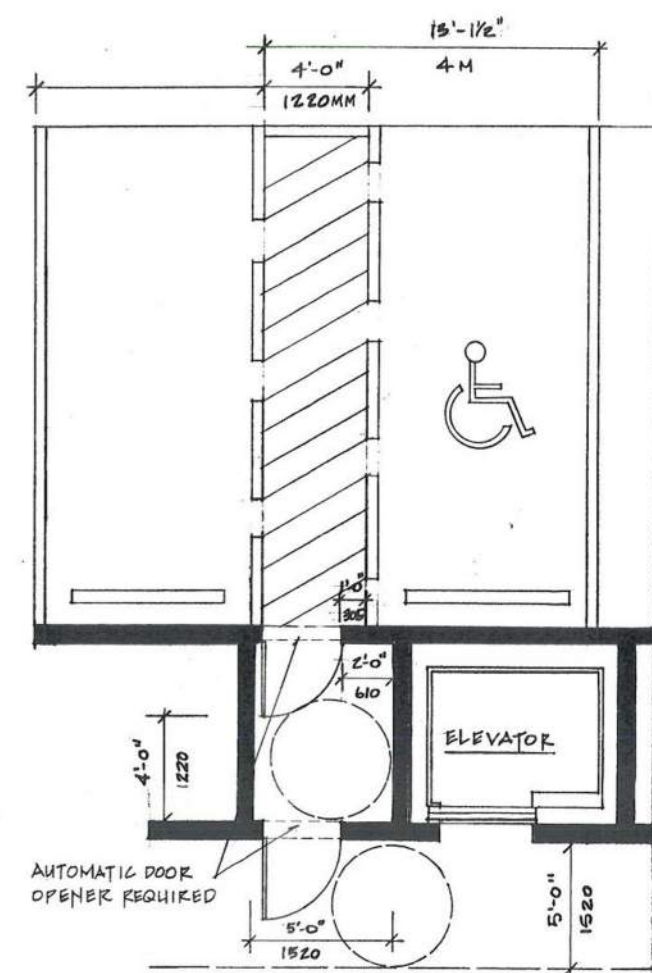
A. BUILDING ACCESS

- Disability Parking Spaces
- Building Lobby Access from Parking

Levels One, Two and Three

- Unobstructed access from parking levels containing accessible parking (5' or 1520mm Corridors; 2' or 610mm clear wall space adjacent to door latch)
- Disability Parking Spaces 13' 1 1/2" or 4m wide stall achieved by utilizing an adjoining walkway 4'0" or 1200mm wide

Disability Parking and Accessible Lobby Access

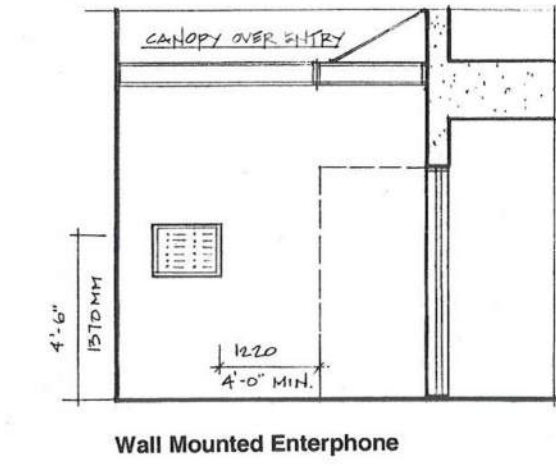
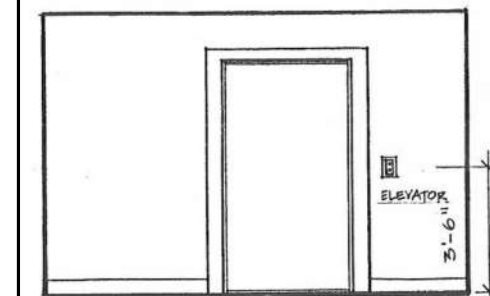
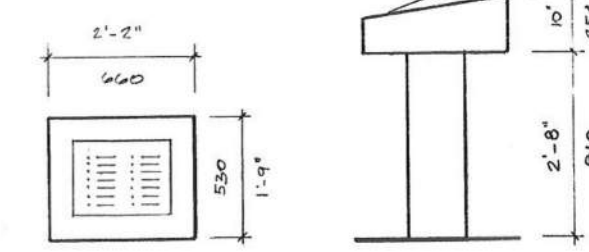


A. BUILDING ACCESS

- Accessible Buttons and Pulls

Levels One, Two and Three

- Accessible building enterphone, call buttons, and where provided, suite door bells

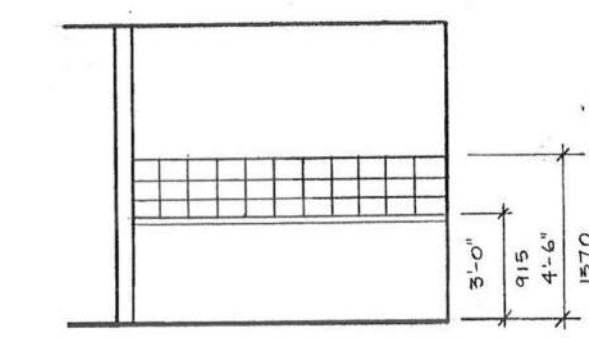
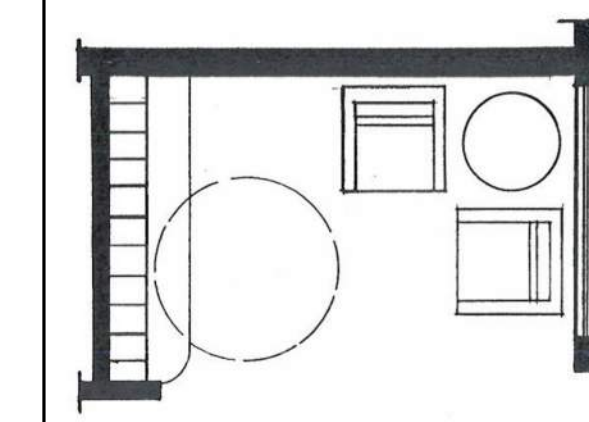


B. COMMON AREAS

- Accessible Mailboxes

Levels Two and Three

- Accessible mailboxes for all Adaptable Design Level 2 and 3 units and 5' or 1520mm turning radius in front



C. CIRCULATION

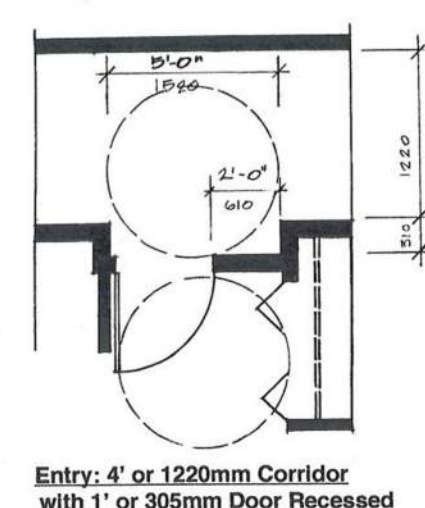
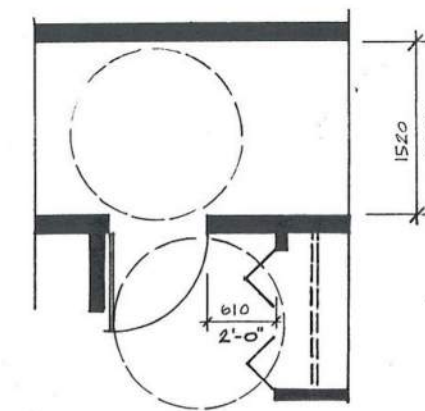
- Corridors and Doorways

Level One

- Corridors minimum 4' or 1220mm wide (except for service access areas)

Levels Two and Three

- Corridors minimum of 4' or 1220mm wide (except for service access areas)
- Provide 5' or 1520mm turning radius inside and outside the entry corridor at each dwelling unit
- Provide automatic door opener or 2' or 610mm Clear wall space adjacent to door latch where door swings toward user (entry doors, bathroom bedrooms, patio / balcony, storage)

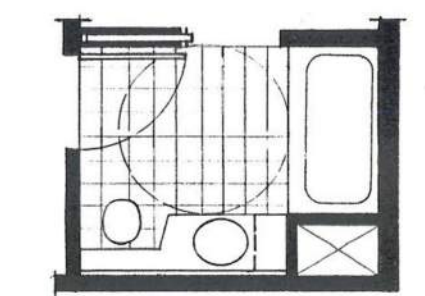
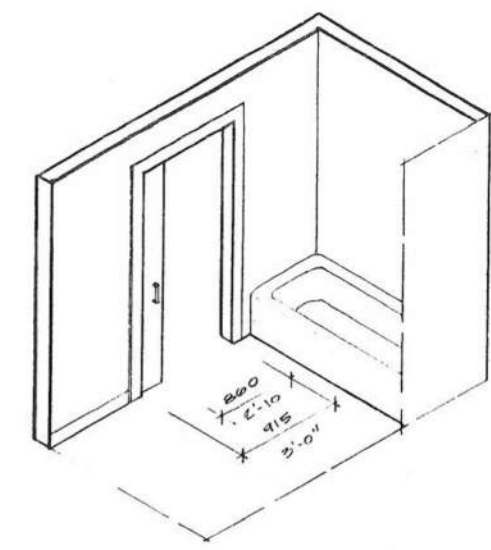
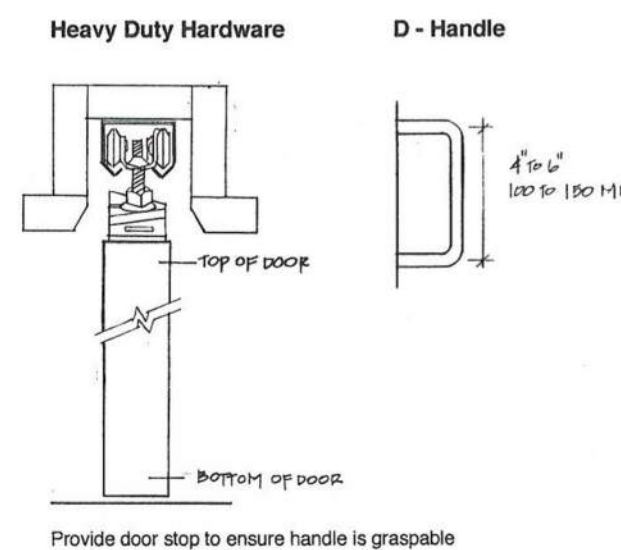


D. DOORS

- Pocket Doors

Levels Two and Three

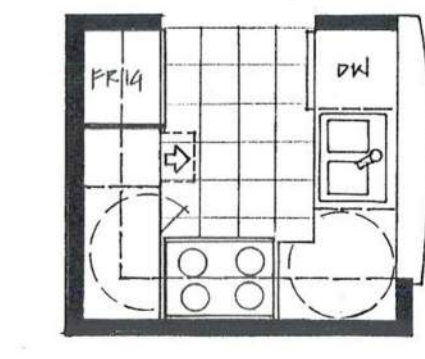
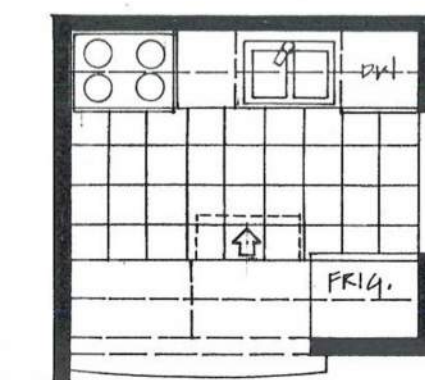
- Pocket doors in small spaces (provide 2'10" or 860mm clear opening; heavy duty, double-guided hardware and D-handle)



E. KITCHEN LAYOUTS

- Level Two: Design Elements and Fixtures and Finishes

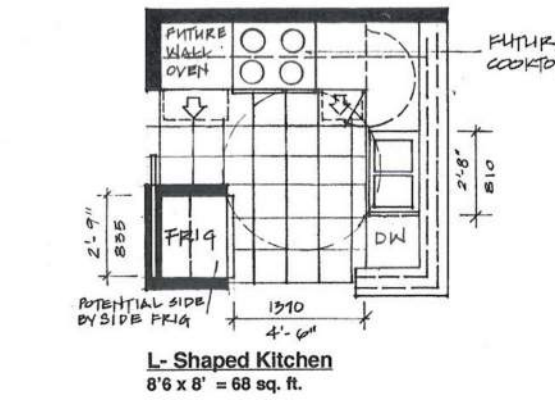
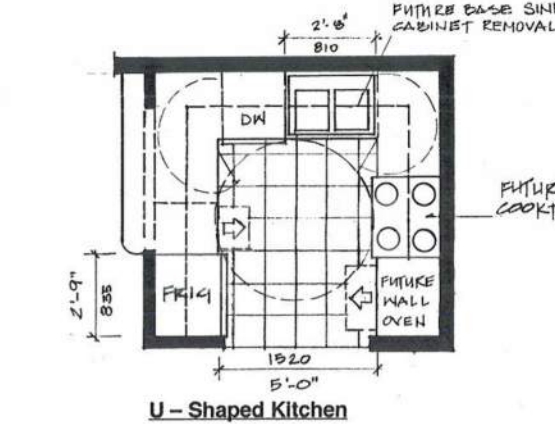
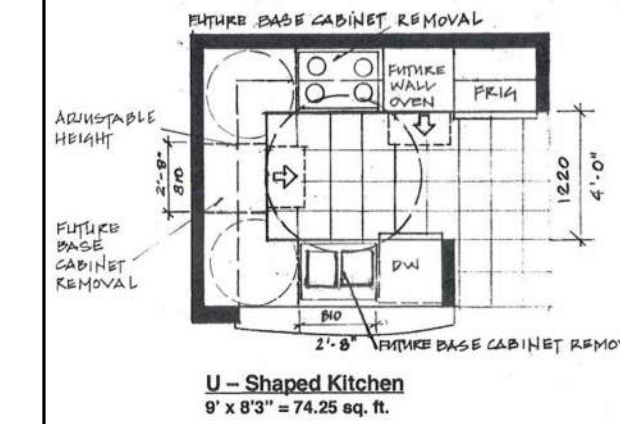
- Continuous Counter between stove and sink
- Pull out work boards



E. KITCHEN LAYOUTS

- Level Three: Design Elements and Fixtures and Finishes

- Continuous counter between stove and sink
- Sink cabinet minimum 2'8" or 810 mm wide
- Provide sufficient space for future installation of cook top and wall oven
- Provide potential 2'8" or 810mm wide removable base cabinet to provide knee space
- Minimum 4' or 1220mm floor space between base cabinets / walls (possible with removal of sink cabinet)
- Pull-out work boards at 2'8" or 210mm height

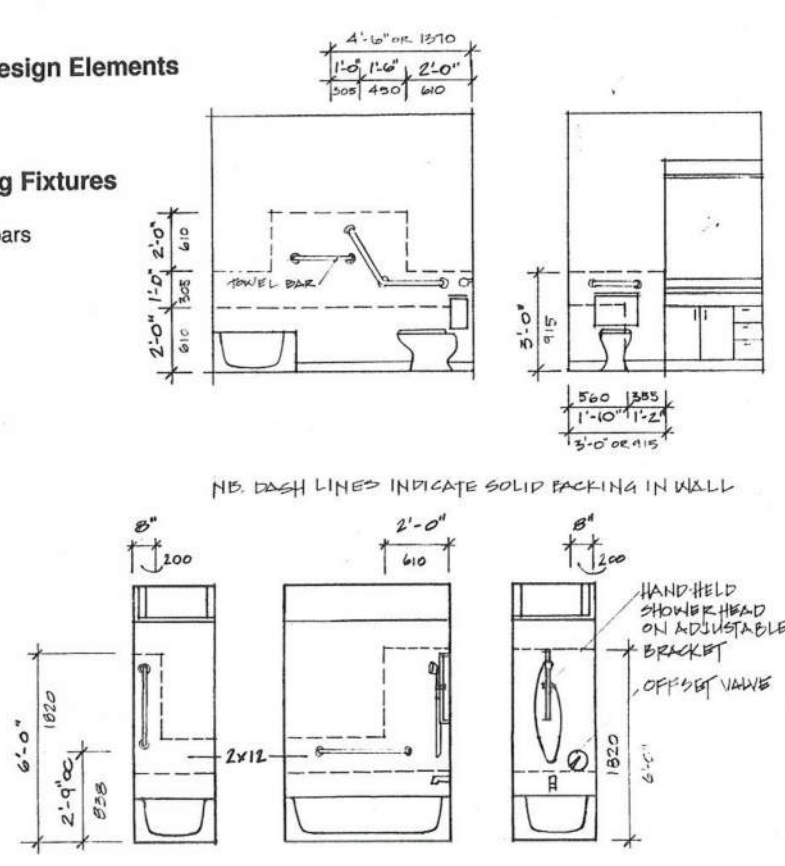


F. BATHROOM

- Levels One, Two and Three: Design Elements and Fixtures and Finishes

Wall Reinforcement and Plumbing Fixtures

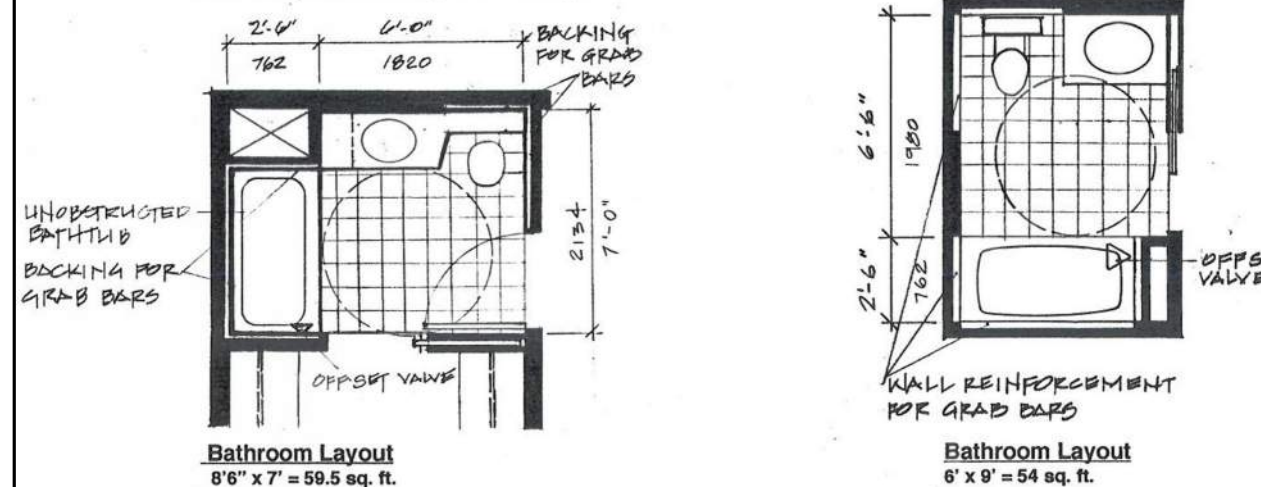
- Backing for towel bar and future grab bars
- Solid blocking provided in walls of tub / shower, toilet area and behind towel bars
- Tub control valve placed at outer edge of tub, with tub spout and shower diverter remaining in central position
- Adjustable height shower head of hand-held shower head on adjustable bracket



F. BATHROOM

- Level Two: Design Elements and Fixtures and Finishes

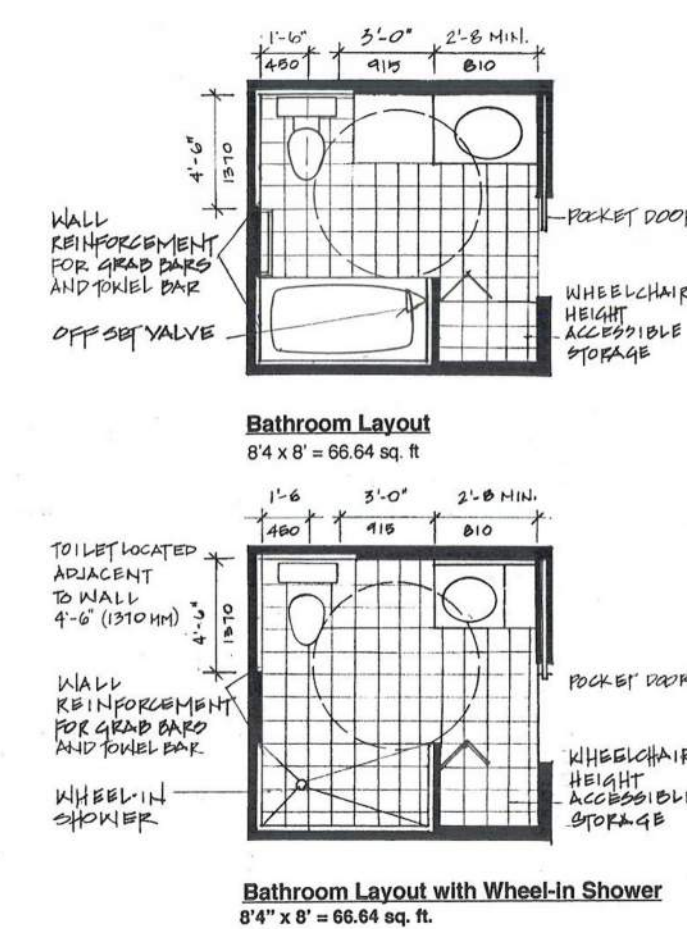
- Toilet located adjacent to wall
- Provide turning radius within bathroom (may result from removal of vanity cabinet)
- 3' or 915mm clearance along full length of tub
- Tub control valve place at outer edge of tub, with tub spout remaining in a central position



F. BATHROOM

- Level Three: Design Elements and Fixtures and Finishes

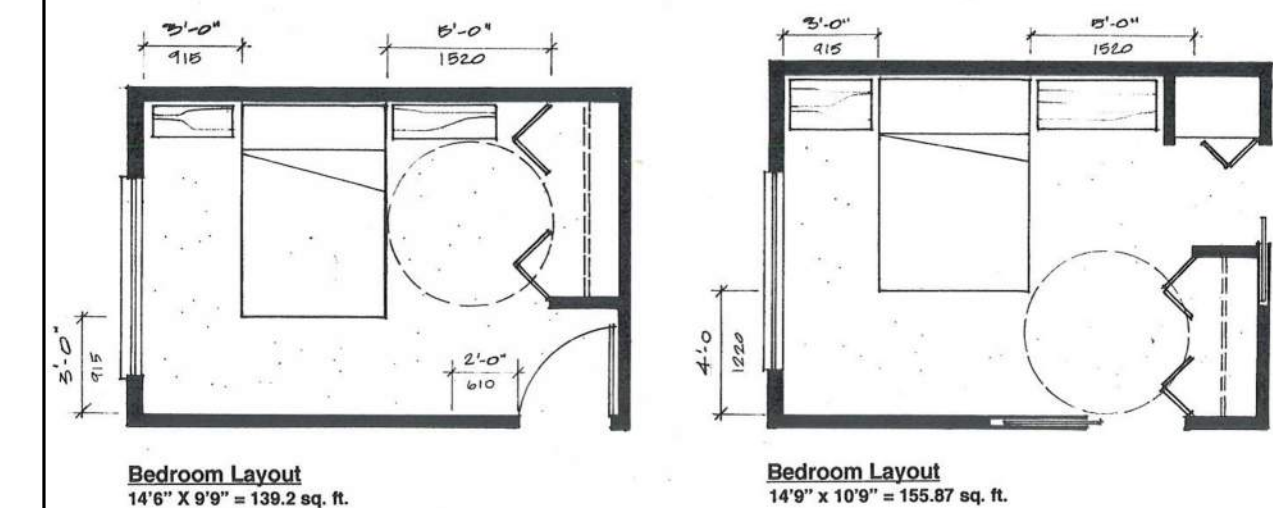
- Toilet located adjacent to wall
- Provide turning radius within bathroom (may result from removal of vanity cabinet)
- 3' or 915mm clearance along full length of tub
- Tub control valve place at outer edge of tub, with tub spout remaining in a central position
- Accessible storage – height accessible from seated position
- Provide door swing out, or pocket door
- Space under sink minimum 2'8" or 810 wide
- Provide for installation of shower accessible to wheelchair user (max. 1/2" or 13mm threshold)



G. BEDROOM

- Level Three: Design Elements

- Sufficient maneuvering room between closet and double bed
- Provide 3' or 915mm access to window opening



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Client

KENWOOD APARTMENTS

Project
1536 & 1550 EASTERN AVE.
NORTH VANCOUVER, BC

Drawing Title
ADAPTABLE DESIGN

Date: AUG. 01 - 2019	Project No. 17-55
Scale	Drawing No. A0-10
Drawn By: HR	Rev:
File name:	



VIEW FROM NORTH WEST

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Client

**KENWOOD
APARTMENTS**

Project

1536 & 1550
EASTERN AVE.
NORTH VANCOUVER, BC

Drawing Title

NORTH WEST 3D VIEW

Date:
AUG. 01 - 2019

Project No.
17-55

Scale

Drawing No.

Drawn By:
HR

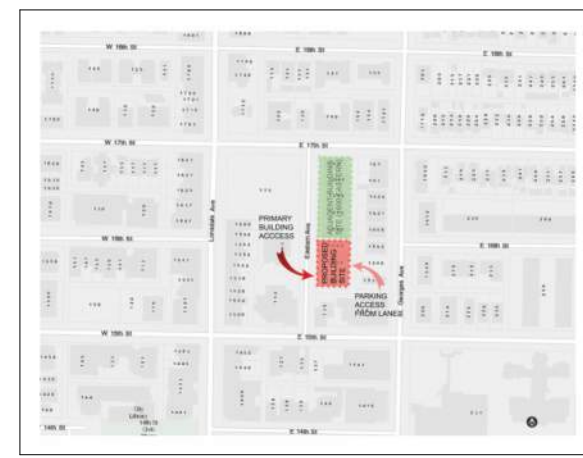
A0-11

File name:

Rev:

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PROJECT STATISTIC
1536 & 1550 EASTERN AVENUE - NORTH VANCOUVER



REGULATION TABLE:

EXISTING ZONING :	RM - 1	PROPOSED ZONING:	CD
FLOOR SPACE RATIO:	3.44		
SETBACK:	N:12.80&9.75 m	E:4.6&2.5 m	S:4.6 m W:4.6&2.0 m
BUILDING HEIGHT:	37 M		
LOT COVERAGE:	1,507.51 sqm	58.25%	
PARKING:	2 LEVEL BELOW GRADES:	93 SPACES	

LEGAL DESCRIPTION:
LOT 6, 7 & 8 OF BLOCK 153
DISTRICT LOT 274

GROUP ONE NEW WESTMINSTER DISTRICT
P.I.D 015-083-110 (LOT 14)
PLAN 7163
P.I.D 015-083-128 (LOT 15)

CIVIC ADDRESS:
1536 & 1550 EASTERN AVENUE, NORTH VANCOUVER, B.C. V7L 1C6

AREA CALCULATION

FLOOR	FLR TO FLR mm	FLR TO FLR ft	GROSS AREA		AMENITY		SERVICE / GARBAGE		ADAPT. EXCL. (1.9 m2/UNIT)		WALLS		LOBBY & ACTIVE DESIGN		STORAGE / LOCKERS		EXCLUSION SUB TOTAL		DAYCARE		NET AREA (FAR)		CIRCULATIONS & COMMON		RES. RENT	
			SQM	SQF	SQM	SQF	SQM	SQF	SQM	SQF	SQM	SQF	SQM	SQF	SQM	SQF	SQM	SQF	SQM	SQF	SQM	SQF	SQM	SQF	SQM	
TOP ROOF																										
ROOF LEVEL	3050	10.01			156.32	1,682.61																				
LEVEL 13 (PENTHOUSE)	3355	11.01	683.69	7,359.18					5.70		13.11	141.11	21.14	227.55				39.95	430.02			643.74	6,929.16	93.02	1,001.26	590.67
LEVEL 12	2902	9.52	683.69	7,359.18					5.70	61.35	13.11	141.11	21.14	227.55				39.95	430.02			643.74	6,929.16	93.02	1,001.26	590.67
LEVEL 11	2750	9.02	683.69	7,359.18					5.70	61.35	13.11	141.11	21.14	227.55				39.95	430.02			643.74	6,929.16	93.02	1,001.26	590.67
LEVEL 10	2750	9.02	683.69	7,359.18					5.70	61.35	13.11	141.11	21.14	227.55				39.95	430.02			643.74	6,929.16	93.02	1,001.26	590.67
LEVEL 9	2750	9.02	683.69	7,359.18					5.70	61.35	13.11	141.11	21.14	227.55				39.95	430.02			643.74	6,929.16	93.02	1,001.26	590.67
LEVEL 8	2750	9.02	683.69	7,359.18					5.70	61.35	13.11	141.11	21.14	227.55				39.95	430.02			643.74	6,929.16	93.02	1,001.26	590.67
LEVEL 7	2750	9.02	683.69	7,359.18					5.70	61.35	13.11	141.11	21.14	227.55				39.95	430.02			643.74	6,929.16	93.02	1,001.26	590.67
LEVEL 6	2750	9.02	683.69	7,359.18					5.70	61.35	13.11	141.11	21.14	227.55				39.95	430.02			643.74	6,929.16	93.02	1,001.26	590.67
LEVEL 5 (TOWER TYPICAL)	2750	9.02	683.69	7,359.18					5.70	61.35	13.11	141.11	21.14	227.55				39.95	430.02			643.74	6,929.16	93.02	1,001.26	590.67
LEVEL 4	2750	9.02	659.44	7,098.15	205.37	2,210.58			3.80	40.90	15.69	168.89	21.14	227.55				246.00	2,647.92			413.44	4,450.23	118.94	1,280.26	335.13
LEVEL 3	2950	9.68	859.31	9,249.54					3.80	40.90	17.67	190.20	21.14	227.55		23.07	248.32	65.68	706.97			793.63	8,542.56	95.11	1,023.76	764.20
LEVEL 2	3125	10.25	816.94	8,793.47					3.80	40.90	17.67	190.20	21.14	227.55		23.07	248.32	65.68	706.97			751.26	8,086.50	96.09	1,034.30	720.85
LEVEL 1	3125	10.25	1,438.27	15,481.41	55.70	599.55	91.54	985.33	1.90	20.45	20.82	224.10	100.86	1,085.65				270.82	2,915.08	874.02	9,407.87	1,167.45	12,566.33	123.84	1,333.00	213.45
TOTAL			9,927.17	106,855.17	417.39	4,492.75	91.54	985.33	64.60	695.35	189.84	2,043.42	354.54	3,816.24	46.14	496.65	1,007.73	10,847.12	874.02	9,407.87	8,919.44	96,008.05	1,271.16	13,682.65	7,349.66	

TOTAL RESIDENTIAL (GROSS)	9,053.15 sq Meter	97,447.30 sqf	
TOTAL BUILDING AREA (GROSS)	9,927.17 sq Meter	106,855.17 sqf	
TOTAL FLOOR AREA	9,927.17 sqm	106,855.17 sqf	
TOTAL EXEMPTION	1,007.73 sqm	10,847.12 sqf	
EXEMPTIONS	LOBBY & ACTIVE DESIGN	354.54 sqm	3,816.24 sqf
	AMENITY (<5%)	417.39 sqm	4,492.75 sqf
	RECYCLING	91.54 sqm	985.33 sqf
	AD BONUS	64.60 sqm	695.35 sqf
BALC. PERMITTED 10%	992.72 sqm	10,685.52 sqf	
BALCONIES PROVIDED	882.66 sqm	9,500.87 sqf	

4.20%

DAYCARE

DAYCARE INDOOR SPACE	874.02 sqm
DAYCARE OUTDOOR SPACE	474.95 sqm
TOTAL	1,348.97 sqm

SPECIAL PROVISIONS

	RATIO	REQUIRED	PROVIDED
ADAPTABLE UNITS	25%	30	34
3 BEDROOM UNITS (incl. 2+D)	10%	12	13

TOTAL SITE AREA:	2,587.86 sq Meter	FAR 3.45	8,920.35 sq Meter	96,017.89 sqf
TOTAL RESIDENTIAL FAR PROPOSED:		FAR 3.45	8,919.44 sq Meter	96,008.05 sqf

NOTE: (FAR 3.3) + 4184sqf = FAR 3.45

BIKE STORAGE

FLOOR	# OF CLASS "A" BIKE ST.	E-BIKES	# OF CLASS "B" BIKES
LEVEL P1	183	15	RESIDENTIAL DAYCARE
LEVEL P2			
PROVIDED TOTAL	183	15	12 2
REQUIRED BIKE STORAGE	1.5 PER UNIT:	177	- 12 2

PROVIDED PARKING

LEVEL	REG. CAR	SMALL CAR	HC	VISITORS	DAYCARE	TOTAL
LEVEL P1	27	4	4	13	9	53
LEVEL P2	26	14	1	-	-	40
TOTAL	53	18	5	13	9	93

HC PROVIDED (INCLUDING DAYCARE) 5

REQUIRED PARKING

TYPE OF USE	# OF UNITS	RATIO	PARKING
RENTAL UNITS	118	0.6	71
VISITORS	118	0.1	12
DAYCARE	874.02 sqm	1 PER 115sqm	8
TOTAL			91
HC INCL. VISITORS	118	0.038	4

STORAGE LOCKERS

FLOOR	PROVIDED	REQUIRED
LEVEL 3	6	-
LEVEL 2	6	-
LEVEL P1	6	-
LEVEL P2	104	-
TOTAL	122	-

UNIT MATRIX

FLOOR	UNIT TYPE														# OF UNITS PER FLOOR		
	STUDIO		STUDIO+DEN		1BR		1BR+DEN		2BR		2BR+DEN		3BR			3BR+DEN	
	REG.	AD	REG.	AD	REG.	AD	REG.	AD	REG.	AD	REG.	AD	REG.	AD		REG.	AD
TOP ROOF																	
ROOF & MECH.																	
LEVEL 13	2				3	1	1	1						1			10
LEVEL 12	2				3	1	1	1						1			10
LEVEL 11	2				3	1	1	1						1			10
LEVEL 10	2				3	1	1	1						1			10
LEVEL 9	2				3	1	1	1						1			10
LEVEL 8	2				3	1	1	1						1			10
LEVEL 7	2				3	1	1	1						1			10
LEVEL 6	2				3	1	1	1						1			10
LEVEL 5 (TOWER TYPICAL)	2				3	1	1	1						1			10
LEVEL 4	2				1		1	1						1			6
LEVEL 3					3			1	1					2		1	9
LEVEL 2					2				1	1				2		1	9
LEVEL 1								1									4
TOTAL	24	0	0	0	33	9	11	12	1	13	0	0	13	0	2	0	118

Drawing Issue Date

Revision Schedule

Rev #	Date	Description
1	OCT 14-2020	ISSUED FOR REZONING
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KENWOOD APARTMENTS

Project

1536 & 1550 EASTERN AVE.
NORTH VANCOUVER, BC

Drawing Title

PROJECT DATA

Date:
AUG. 01 - 2019

Project No.
17-55

Scale

Drawing No.
A0-12

Drawn By:
HR

Rev:

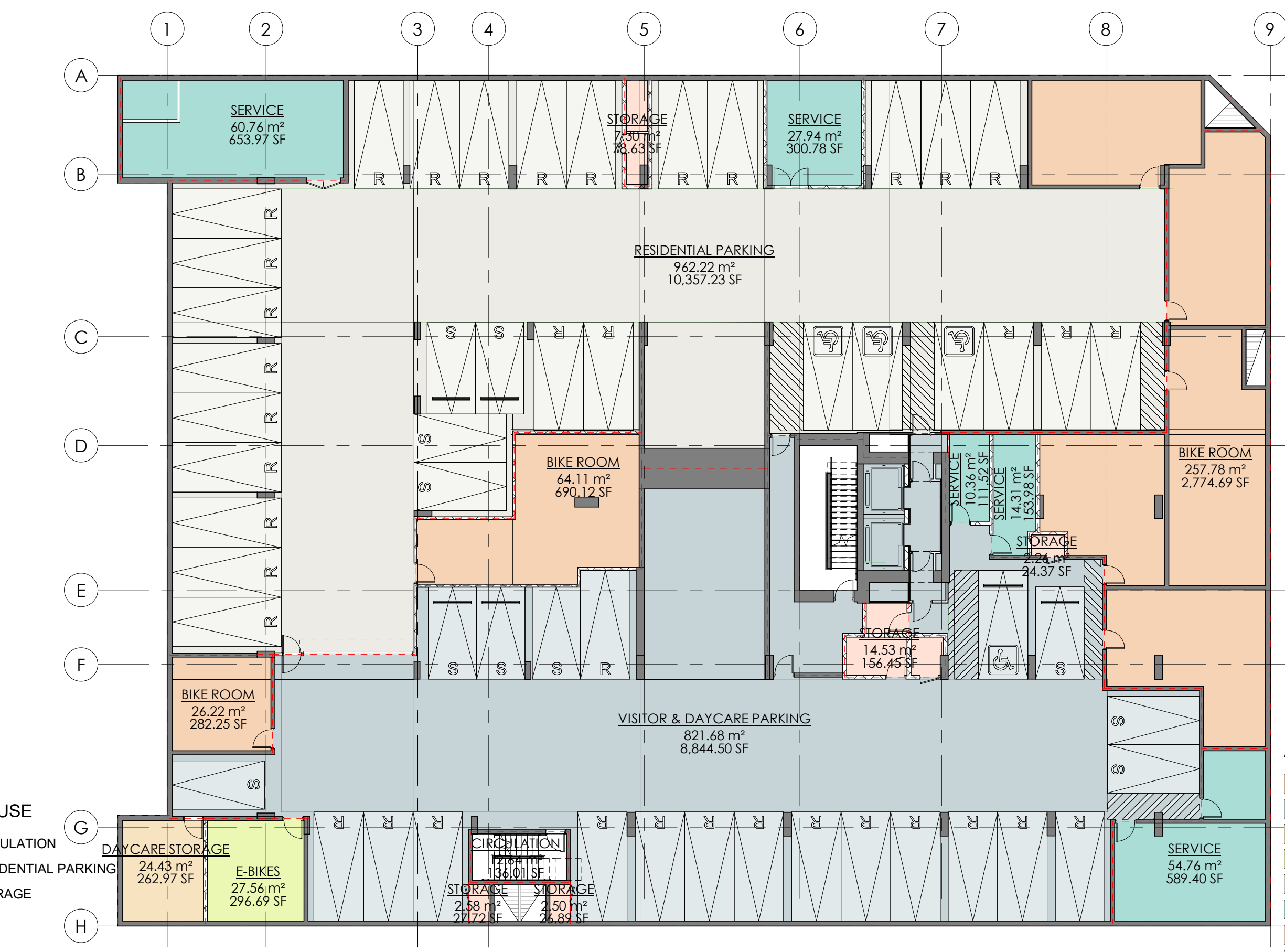
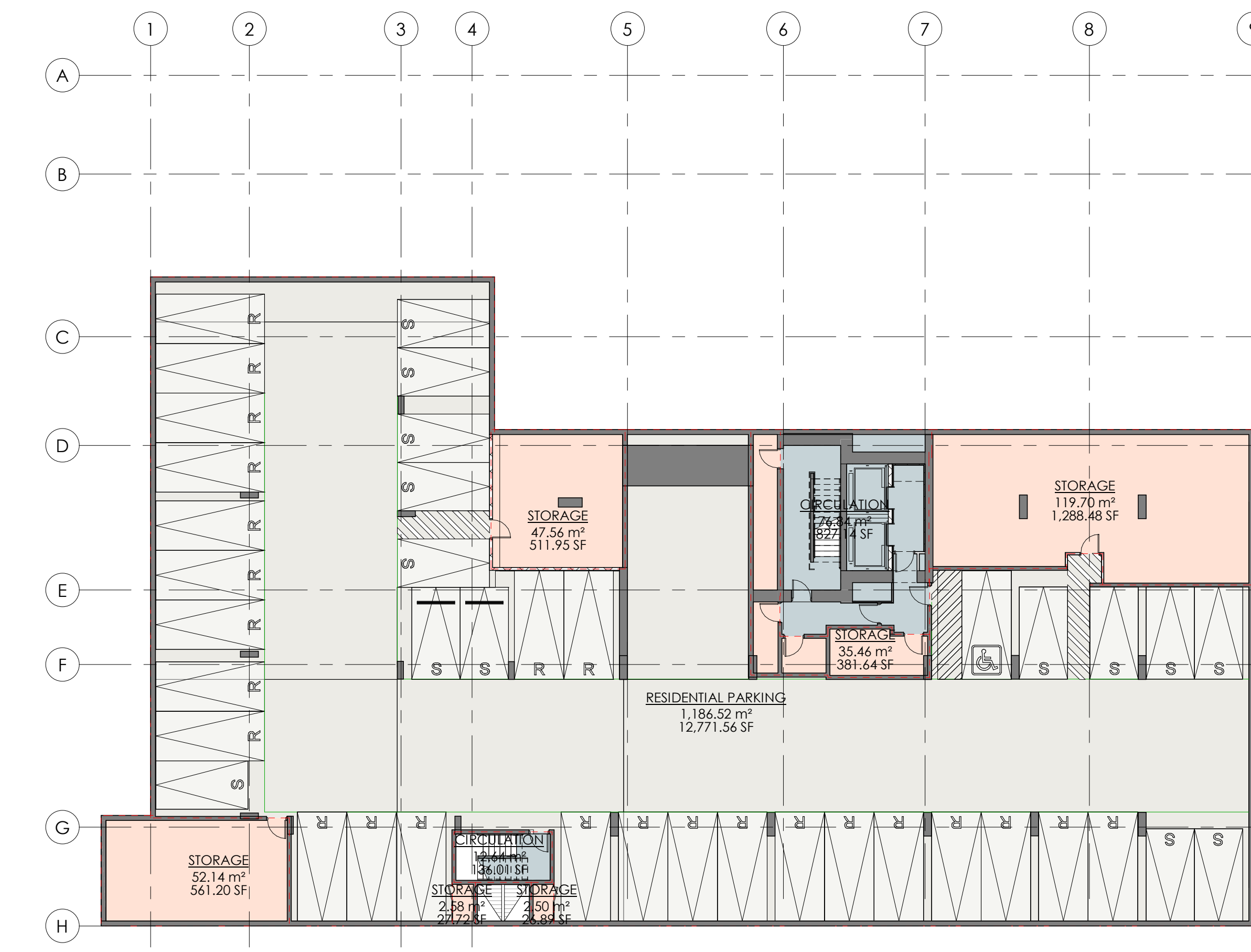
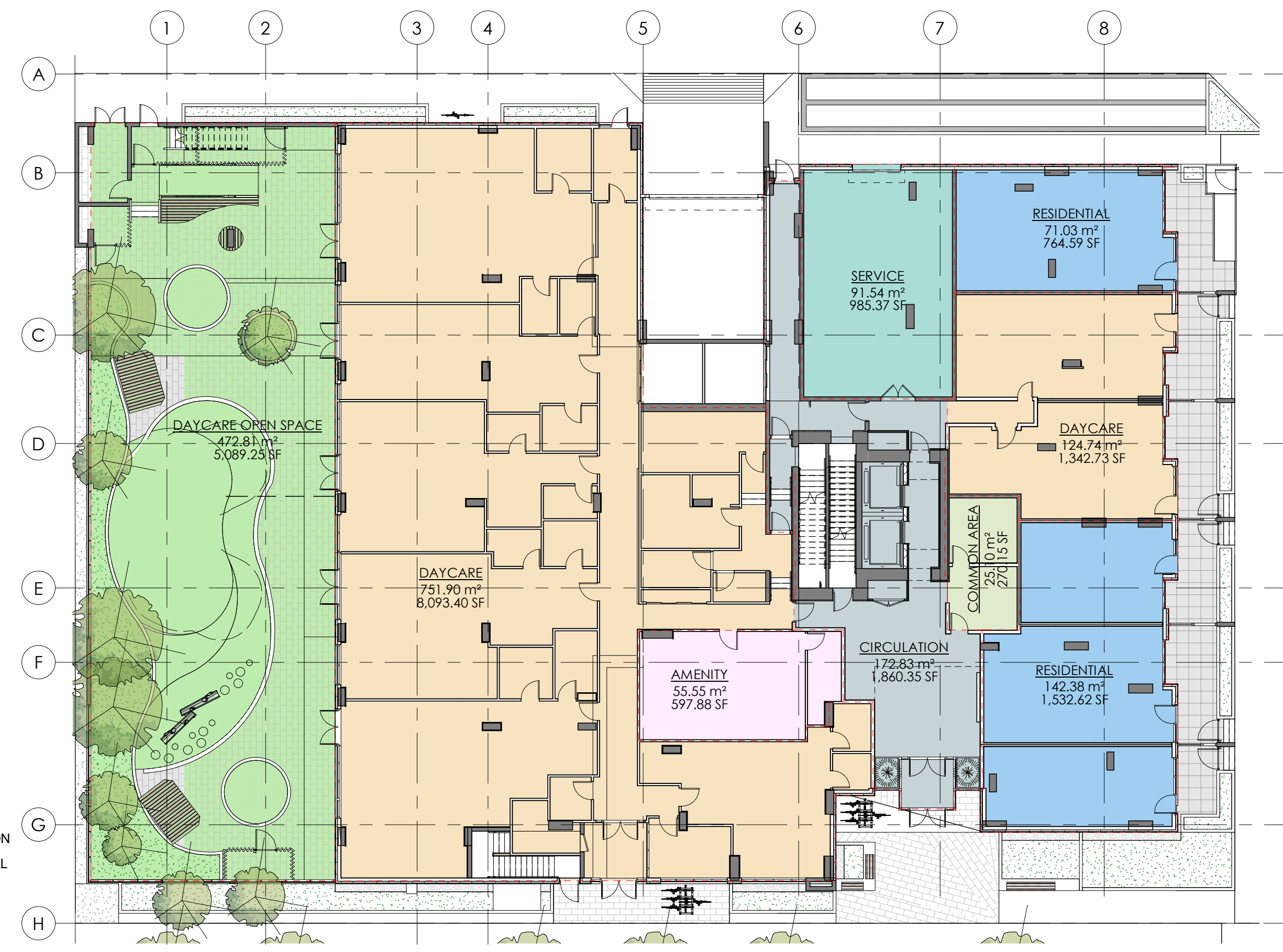
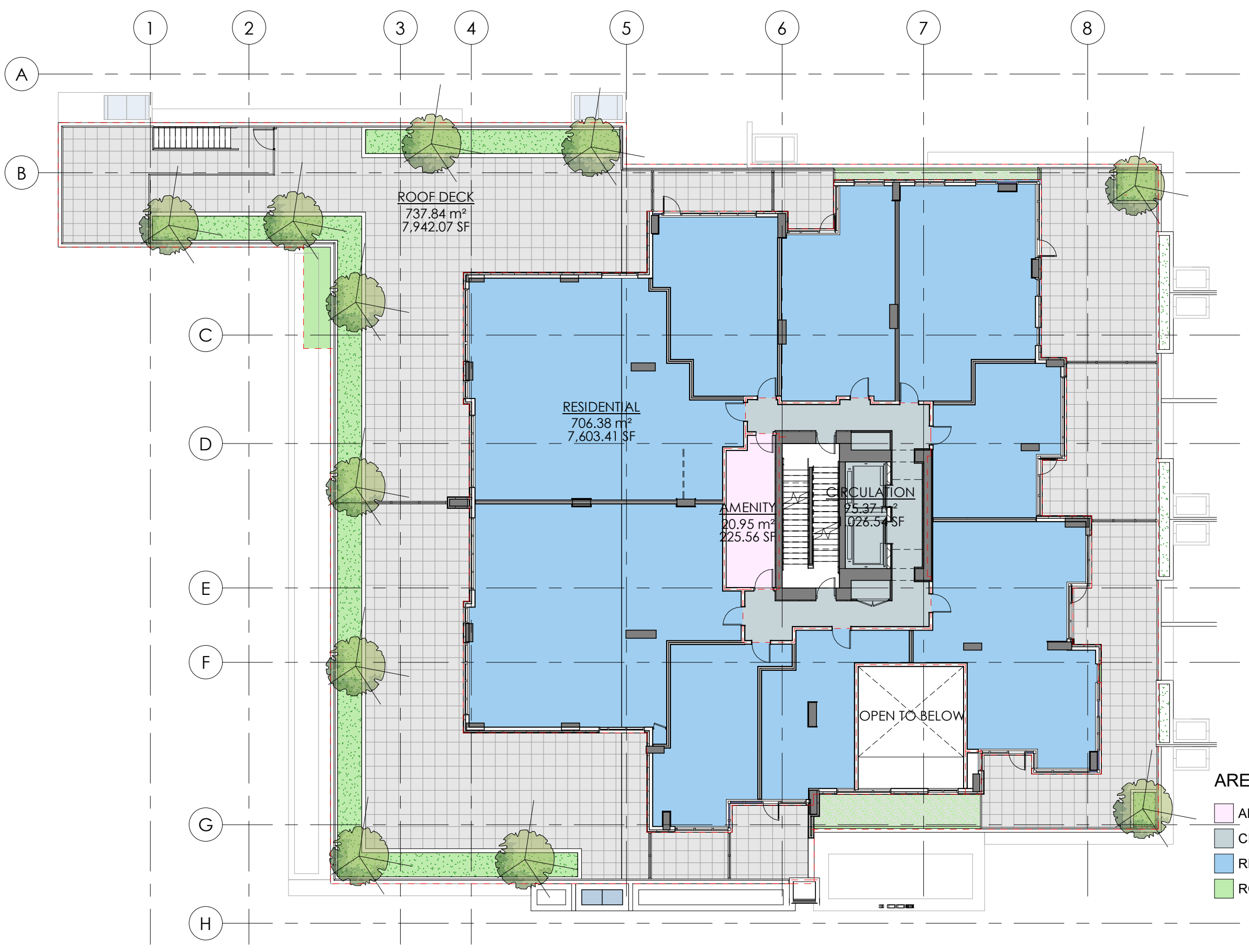
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Project

1536 & 1550 EASTERN AVE.
 NORTH VANCOUVER, BC

Drawing Title

SPACE PLANNING (GROSS)

Date: AUG. 01 - 2019

Project No. 17-55

Scale: 1:200

Drawing No. A0-13

Drawn By: HR

File name:

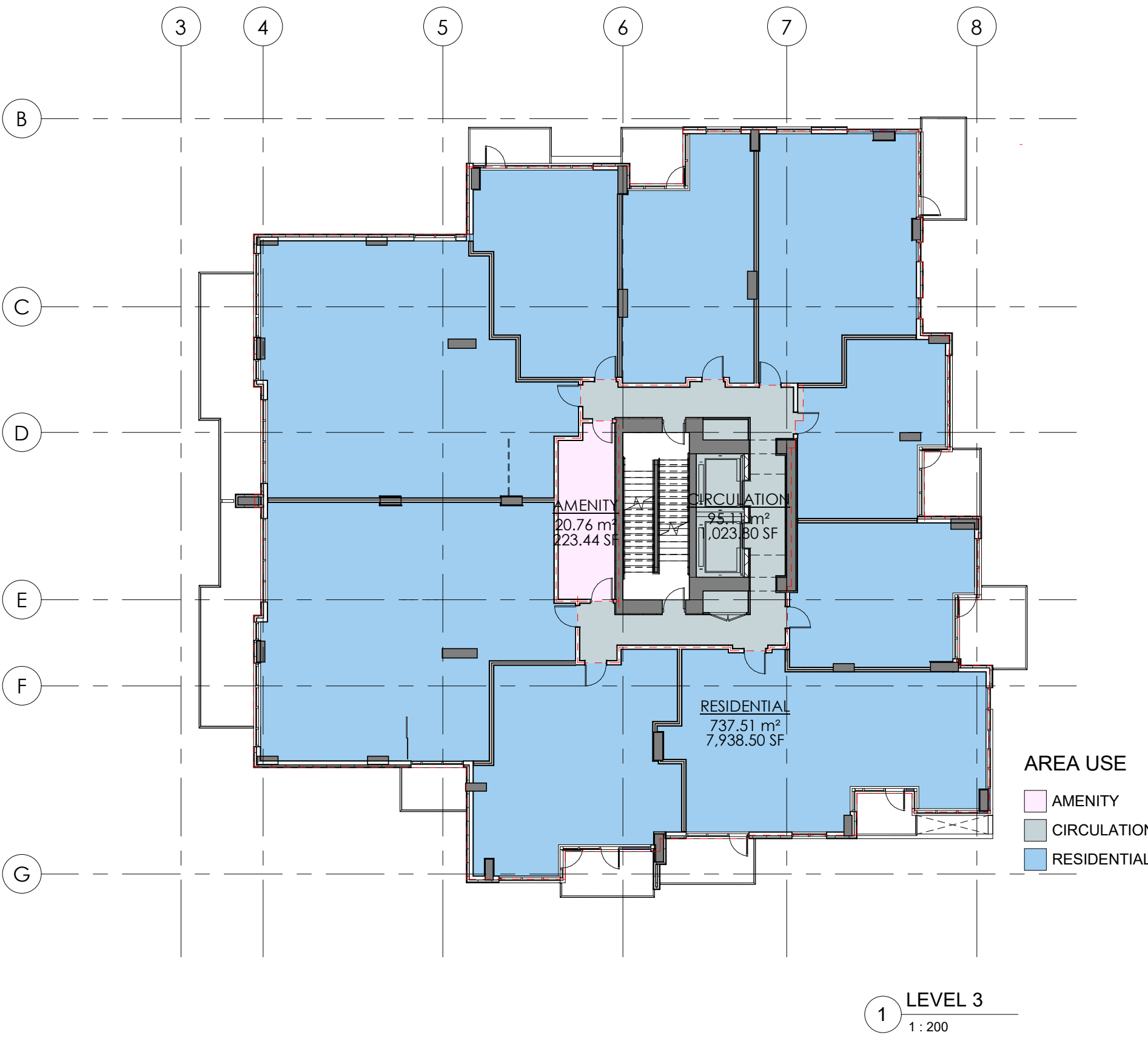
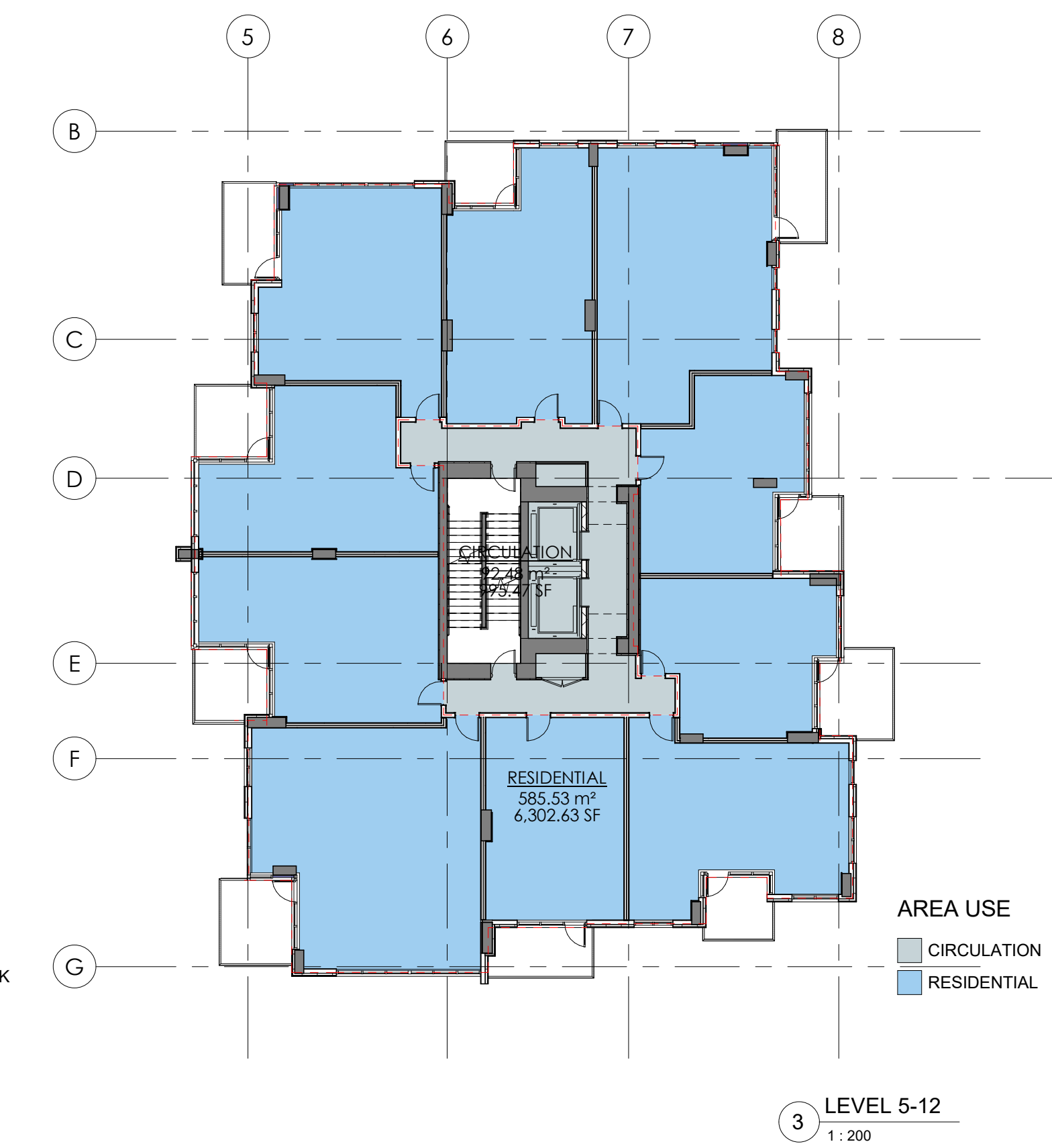
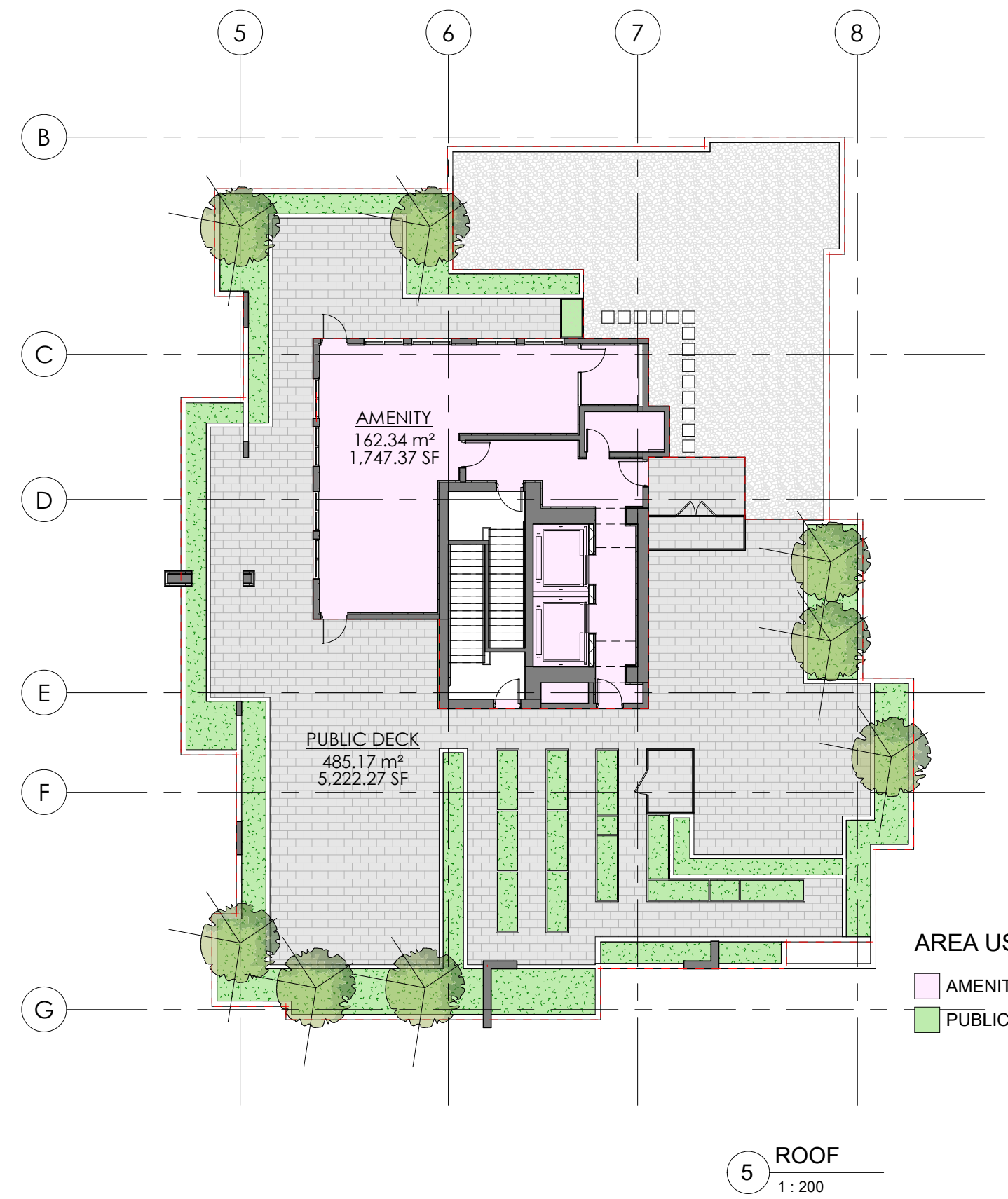
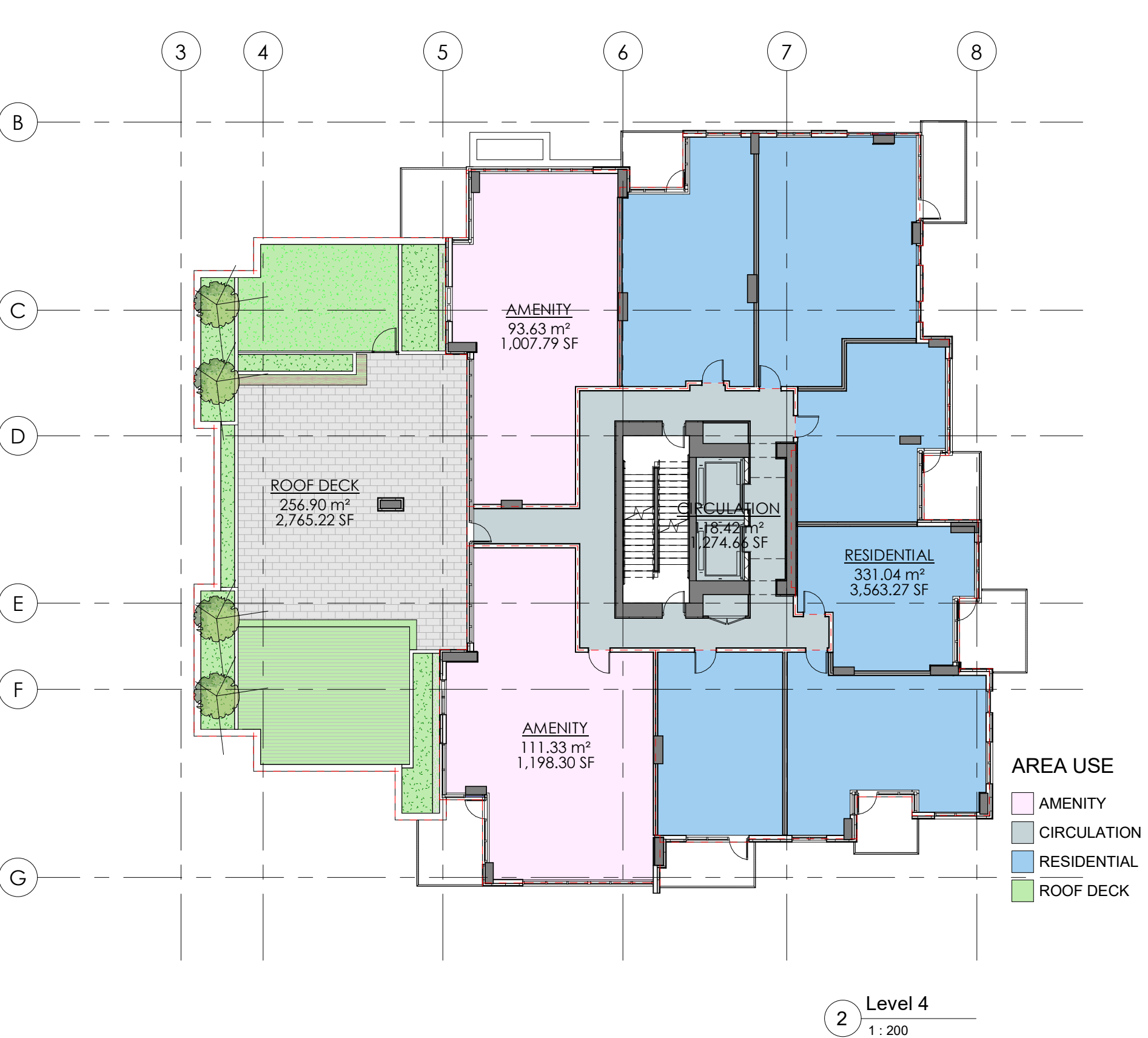
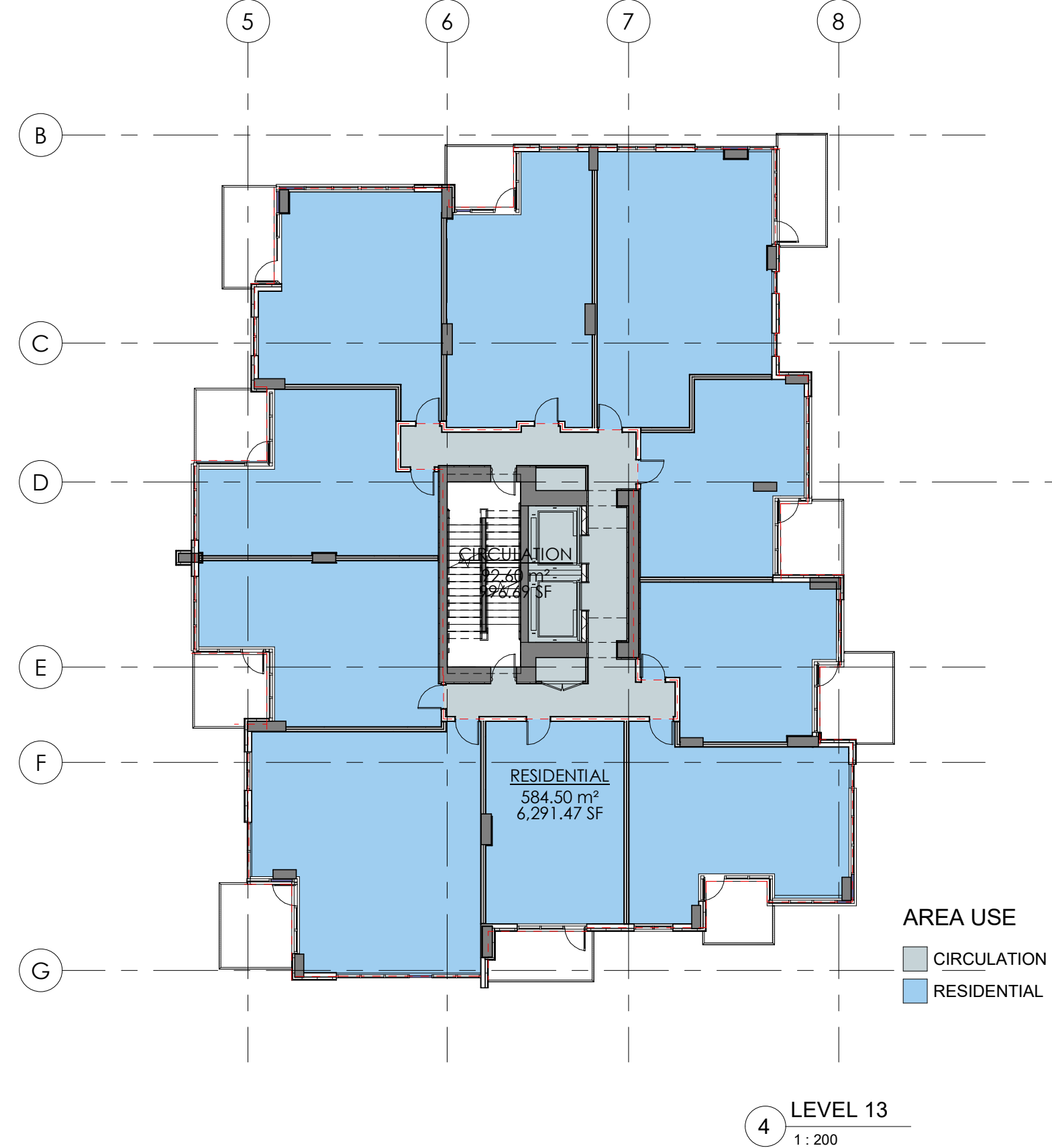
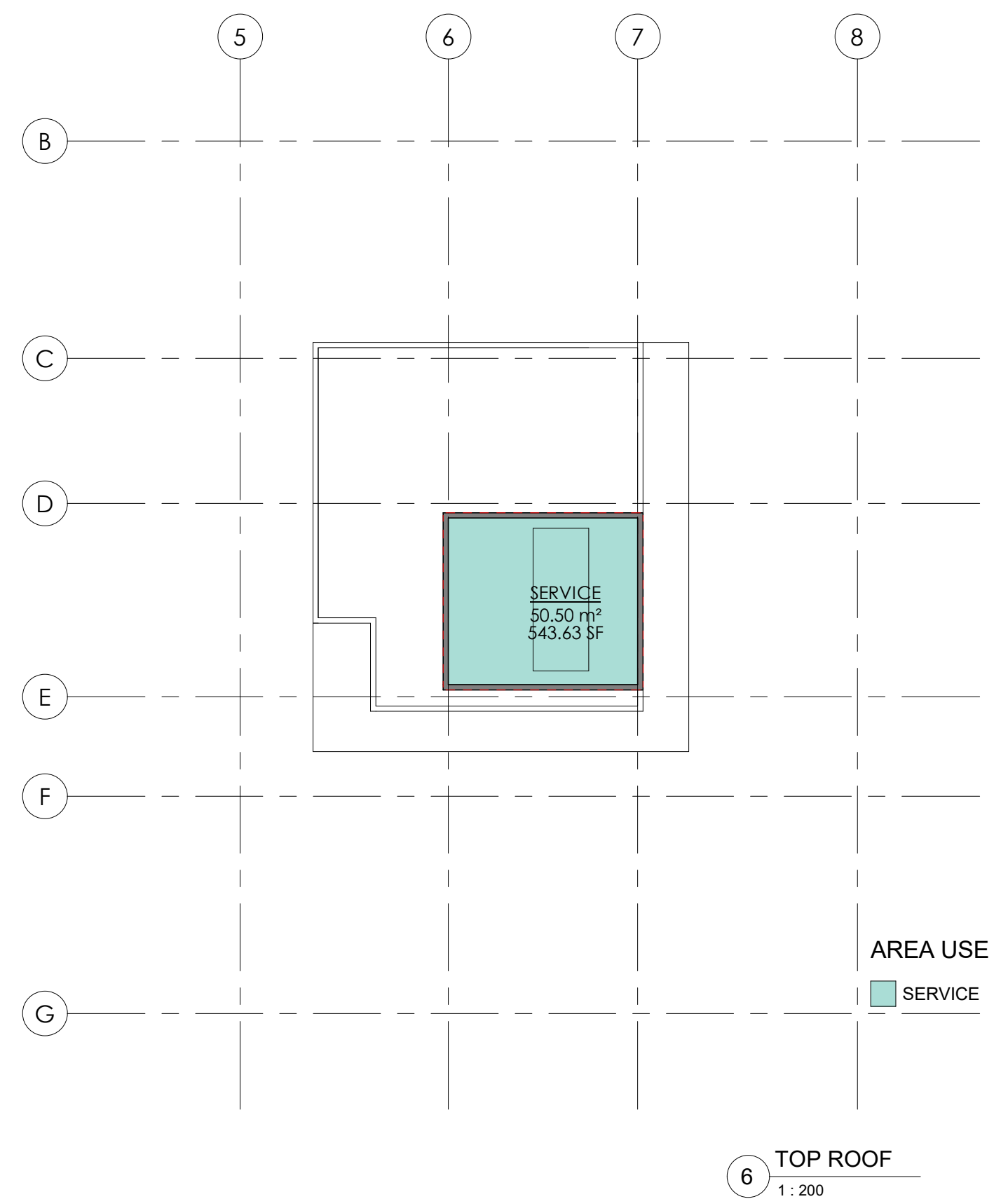
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KENWOOD APARTMENTS

Project
1536 & 1550 EASTERN AVE.
NORTH VANCOUVER, BC

Drawing Title
SPACE PLANNING (GROSS)

Date: AUG. 01 - 2019	Project No. 17-55
Scale 1:200	Drawing No. A0-14
Drawn By: HR	Rev:
File name:	

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5	JUL 19-2022	RE-ISSUED FOR REZONING
6	MAY 01-2023	RE-ISSUED FOR REZONING

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KENWOOD APARTMENTS

Project

1536 & 1550
 EASTERN AVE.
 NORTH VANCOUVER, BC

Drawing Title

LEVEL 1 FAR PLAN

Date:
 AUG. 01 - 2019

Project No.
 17-55

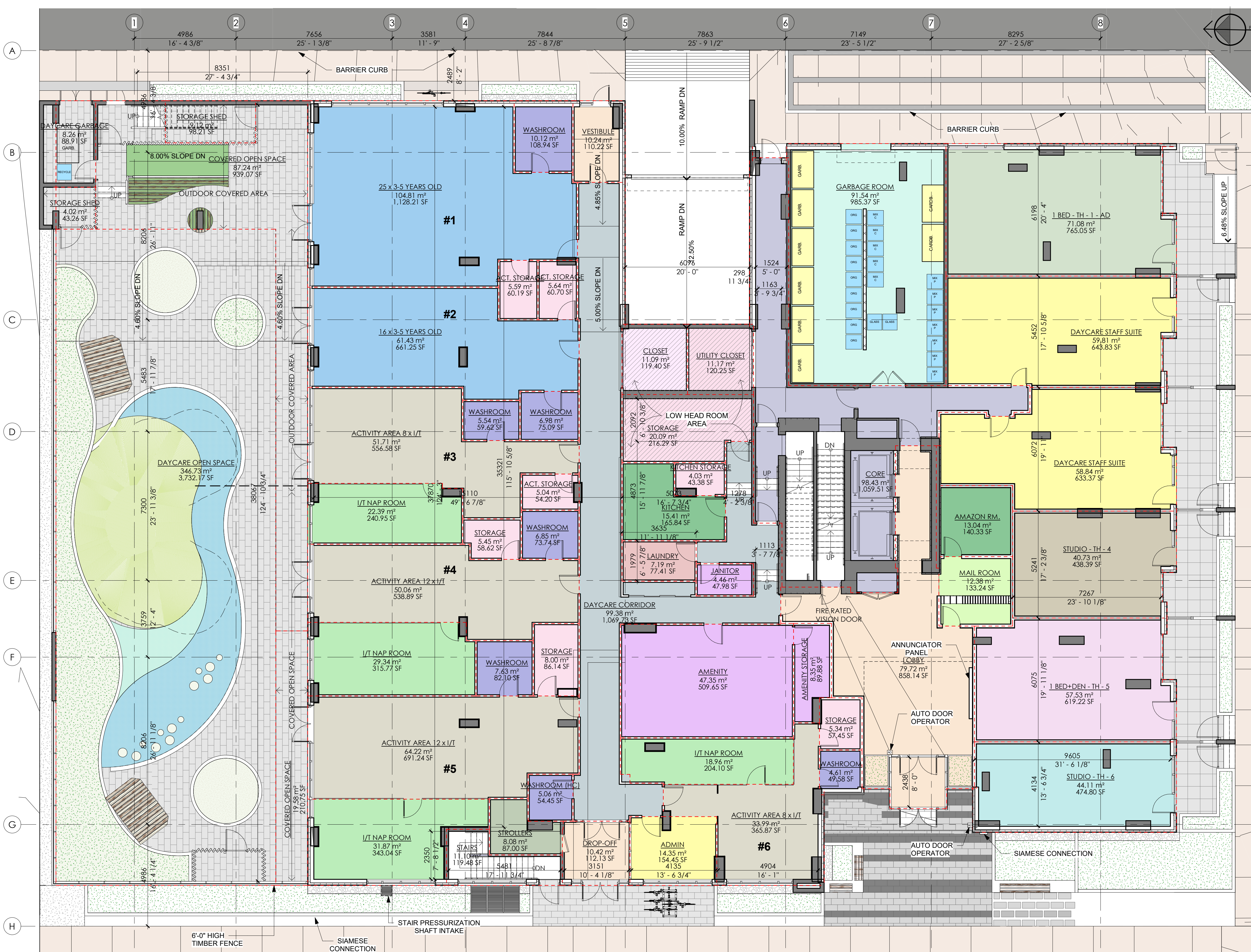
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Drawing No.
A0-15

Drawn By:
 HR

Rev:

File name:



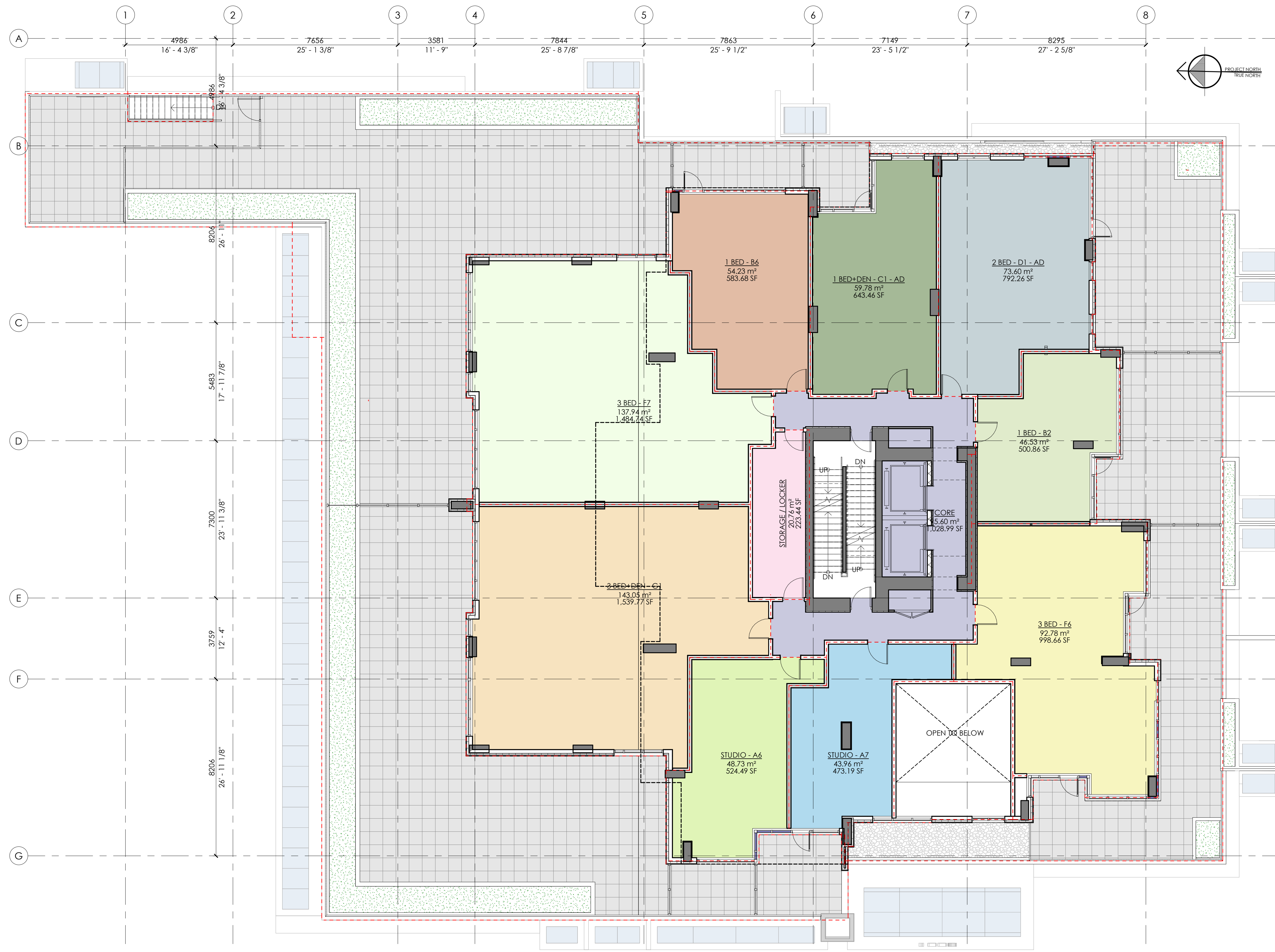
ACTIVE DESIGN			
Level	TYPE	AREA	AREA SF
LEVEL 1	STAIRS	21.14 m2	227.55 sf2
TOTAL		21.14 m2	227.55 sf2

LEVEL 1 ADAPTABLE UNIT BONUS				
Level	UNIT TYPE	Count	BONUS AREA	BONUS AREA SF
LEVEL 1	2 BED RM - AD	1	1.9 m2	20.45 sf2
TOTAL		1	1.9 m2	20.45 sf2

LEVEL 1 WALL EXCLUSION			
LEVEL	TOTAL LENGTH	AREA SQM	AREA SQF
L1	163.96 m	21.81 m ²	234.72 ft ²
TOTAL	163.96 m	21.81 m ²	234.72 ft ²

LEVEL 1 EXEMPTIONS			
Level	AREA USE	Area	Area (Imperial)
LEVEL 1	AMENITY	55.70 m ²	600 ft ²
LEVEL 1	LOBBY	79.72 m ²	858 ft ²
LEVEL 1	SERVICE	91.54 m ²	985 ft ²
TOTAL		226.97 m ²	2443 ft ²

LEVEL 1 GROSS AREA			
Level	AREA USE	Area	Area (Imperial)
LEVEL 1	AMENITY	55.70 m ²	600 ft ²
LEVEL 1	COMMON	123.85 m ²	1333 ft ²
LEVEL 1	DAYCARE	874.02 m ²	9408 ft ²
LEVEL 1	LOBBY	79.72 m ²	858 ft ²
LEVEL 1	RESIDENTIAL	213.44 m ²	2297 ft ²
LEVEL 1	SERVICE	91.54 m ²	985 ft ²
TOTAL		1438.27 m ²	15481 ft ²



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Drawing Issue Date

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6	MAY 01-2023	RE-ISSUED FOR REZONING

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KENWOOD APARTMENTS

Project

1536 & 1550
 EASTERN AVE.
 NORTH VANCOUVER, BC

Drawing Title

LEVEL 2 FAR PLAN

ACTIVE DESIGN			
Level	TYPE	AREA	AREA SF
LEVEL 2	STAIRS	21.14 m2	227.55 sf2
TOTAL		21.14 m2	227.55 sf2

LEVEL 2 ADAPTABLE UNIT BONUS				
Level	UNIT TYPE	Count	BONUS AREA	BONUS AREA SF
LEVEL 2	1 BED RM + DEN - AD	1	1.9 m2	20.45 sf2
LEVEL 2	2 BED RM - AD	1	1.9 m2	20.45 sf2
TOTAL		2	3.8 m2	40.90 sf2

LEVEL 2 WALL EXCLUSION			
LEVEL	TOTAL LENGTH	AREA SQM	AREA SQF
L2	139.16 m	18.51 m²	199.22 ft²
TOTAL	139.16 m	18.51 m²	199.22 ft²

LEVEL 2 EXEMPTIONS			
Level	AREA USE	Area	Area (Imperial)
LEVEL 2	AMENITY	20.76 m²	223 ft²
TOTAL		20.76 m²	223 ft²

LEVEL 2 GROSS AREA			
Level	AREA USE	Area	Area (Imperial)
LEVEL 2	AMENITY	20.76 m²	223 ft²
LEVEL 2	COMMON	95.60 m²	1029 ft²
LEVEL 2	RESIDENTIAL	700.59 m²	7541 ft²
TOTAL		816.95 m²	8794 ft²

Date: AUG. 01 - 2019
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 Drawn By: HR
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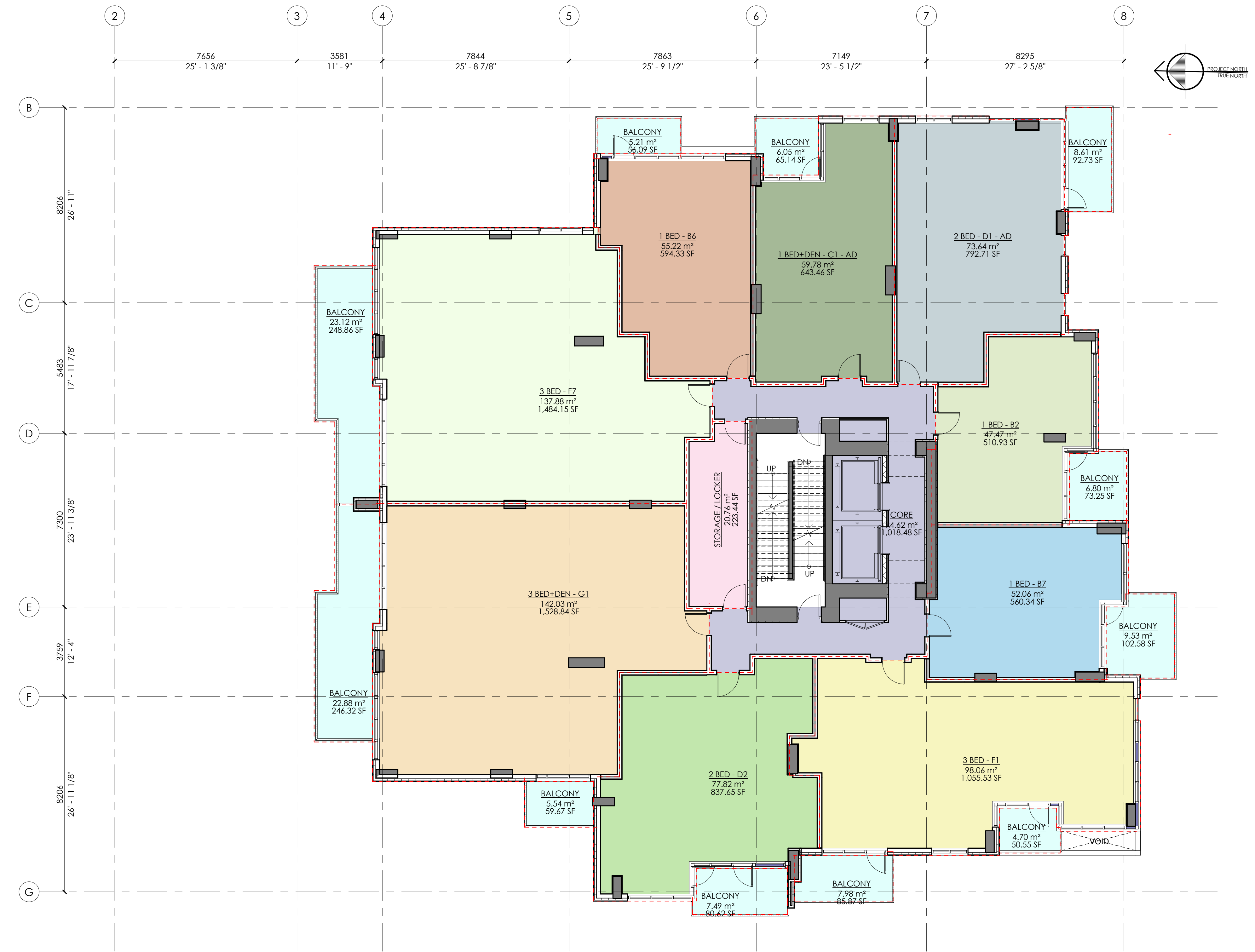
Project No. 17-55
 Drawing No. **A0-16**
 Rev:

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5	JUL 19-2022	RE-ISSUED FOR REZONING
6	MAY 01-2023	RE-ISSUED FOR REZONING



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1536 & 1550
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 NORTH VANCOUVER, BC

Drawing Title

LEVEL 3 FAR PLAN

ACTIVE DESIGN			
Level	TYPE	AREA	AREA SF
LEVEL 3	STAIRS	21.14 m2	227.55 sf2
TOTAL		21.14 m2	227.55 sf2

LEVEL 3 ADAPTABLE UNIT BONUS				
Level	UNIT TYPE	Count	BONUS AREA	BONUS AREA SF
LEVEL 3	1 BED RM + DEN - AD	1	1.9 m2	20.45 sf2
LEVEL 3	2 BED RM - AD	1	1.9 m2	20.45 sf2
TOTAL		2	3.8 m2	40.90 sf2

LEVEL 3 WALL EXCLUSION			
LEVEL	TOTAL LENGTH	AREA SQM	AREA SQF
L3	139.16 m	18.51 m²	199.22 ft²
TOTAL	139.16 m	18.51 m²	199.22 ft²

LEVEL 3 EXEMPTIONS			
Level	AREA USE	Area	Area (Imperial)
LEVEL 3	AMENITY	20.76 m²	223 ft²
TOTAL		20.76 m²	223 ft²

LEVEL 3 GROSS AREA			
Level	AREA USE	Area	Area (Imperial)
LEVEL 3	AMENITY	20.76 m²	223 ft²
LEVEL 3	COMMON	94.62 m²	1018 ft²
LEVEL 3	RESIDENTIAL	743.96 m²	8008 ft²
TOTAL		859.34 m²	9250 ft²

Date:
 AUG. 01 - 2019
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 Drawn By:
 HR
 File name:

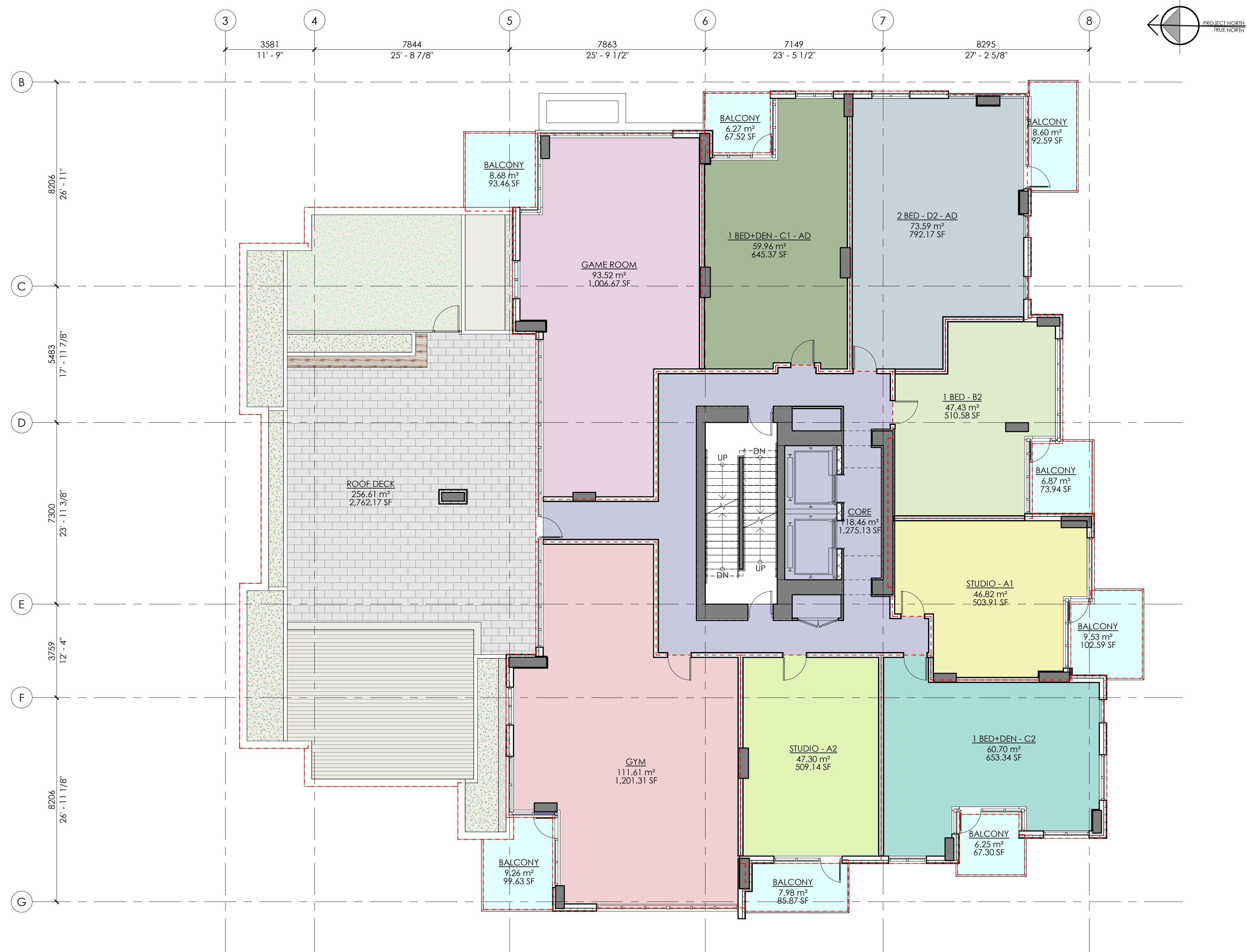
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 Drawing No.
A0-17
 Rev:

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1536 & 1550 EASTERN AVE.
 NORTH VANCOUVER, BC

Drawing Title

LEVEL 4 FAR PLAN

ACTIVE DESIGN			
Level	TYPE	AREA	AREA SF
LEVEL 4	STAIRS	21.14 m ²	227.55 sf2
TOTAL		21.14 m ²	227.55 sf2

LEVEL 4 ADAPTABLE UNIT BONUS				
Level	UNIT TYPE	Count	BONUS AREA	BONUS AREA SF
Level 4	1 BED RM + DEN - AD	1	1.9 m ²	20.45 sf2
Level 4	2 BED RM - AD	1	1.9 m ²	20.45 sf2
TOTAL		2	3.8 m ²	40.90 sf2

LEVEL 4 WALL EXCLUSION			
LEVEL	TOTAL LENGTH	AREA SQM	AREA SQF
L4	123.54 m	16.43 m ²	176.86 ft ²
TOTAL	123.54 m	16.43 m ²	176.86 ft ²

LEVEL 4 EXEMPTIONS			
Level	AREA USE	Area	Area (Imperial)
Level 4	AMENITY	205.13 m ²	2208 ft ²
TOTAL		205.13 m ²	2208 ft ²

LEVEL 4 GROSS AREA			
Level	AREA USE	Area	Area (Imperial)
Level 4	AMENITY	205.13 m ²	2208 ft ²
Level 4	COMMON	118.46 m ²	1275 ft ²
Level 4	RESIDENTIAL	335.80 m ²	3614 ft ²
TOTAL		659.39 m ²	7098 ft ²

Date: AUG. 01 - 2019
 Scale: 1 : 100
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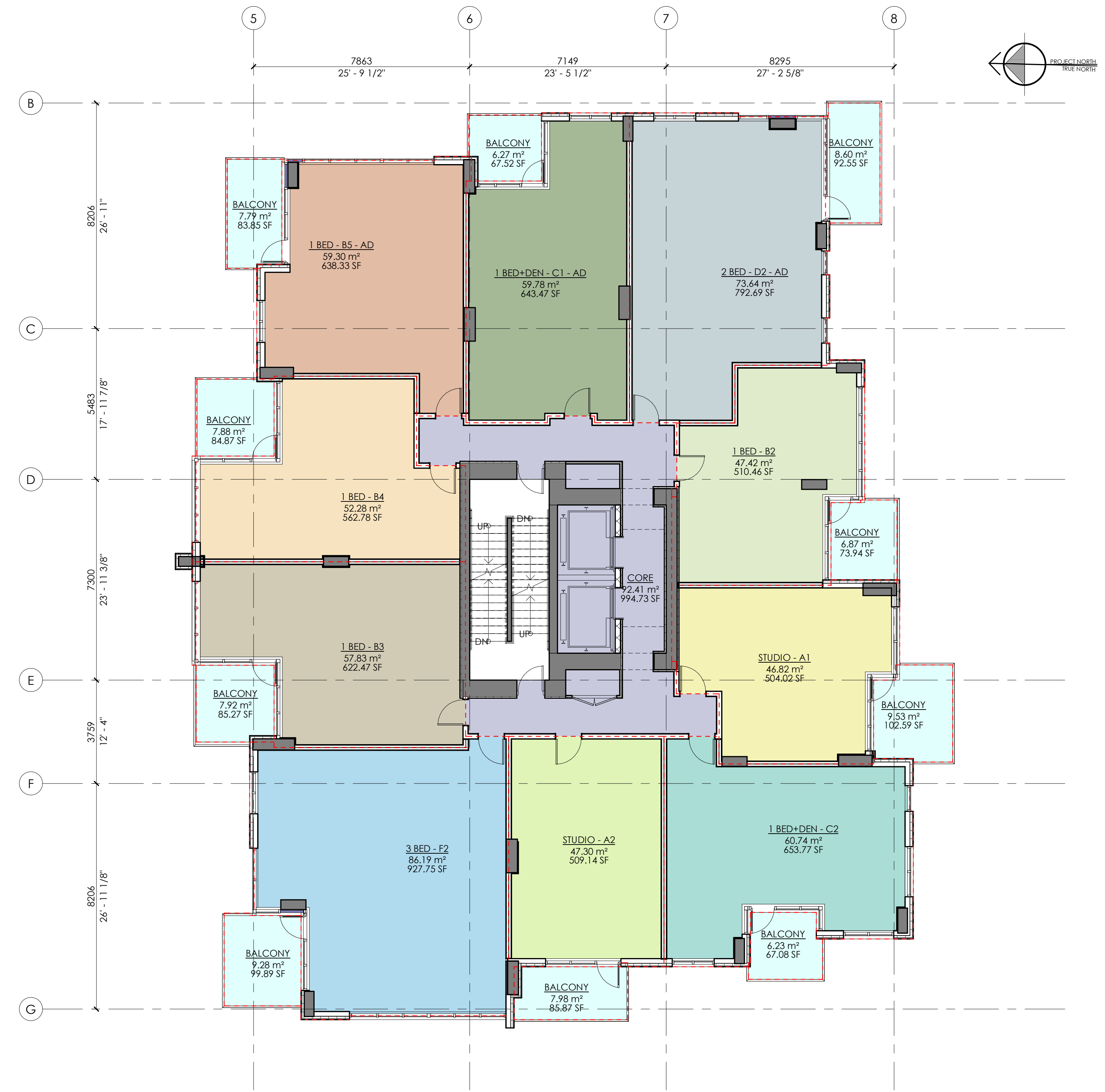
Project No: 17-55
 Drawing No: A0-18
 Rev:

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1536 & 1550
 EASTERN AVE.
 NORTH VANCOUVER, BC

Drawing Title

LEVEL 5-12 FAR PLAN

Date:
 AUG. 01 - 2019

Project No.
 17-55

Scale

1 : 100

Drawing No.
A0-19

Drawn By:
 HR

File name:

Rev:

ACTIVE DESIGN			
Level	TYPE	AREA	AREA SF
LEVEL 5-12	STAIRS	21.14 m2	227.55 sf2
TOTAL		21.14 m2	227.55 sf2

LEVEL 5-12 ADAPTABLE UNIT BONUS				
Level	UNIT TYPE	Count	BONUS AREA	BONUS AREA SF
LEVEL 8	1 BED RM + DEN - AD	1	1.9 m2	20.45 sf2
LEVEL 8	1 BED RM - AD	1	1.9 m2	20.45 sf2
LEVEL 8	2 BED RM - AD	1	1.9 m2	20.45 sf2
TOTAL		3	5.7 m2	61.35 sf2

LEVEL 5-12 WALL EXCLUSION			
LEVEL	TOTAL LENGTH	AREA SQM	AREA SQF
L5-13	103.25 m	13.73 m²	147.81 ft²
TOTAL	103.25 m	13.73 m²	147.81 ft²

LEVEL 5-12 EXEMPTIONS			
Level	AREA USE	Area	Area (Imperial)
LEVEL 8	COMMON	92.41 m²	995 ft²
LEVEL 8	RESIDENTIAL	591.32 m²	6365 ft²
TOTAL		683.73 m²	7360 ft²

LEVEL 5-12 GROSS AREA			
Level	AREA USE	Area	Area (Imperial)
LEVEL 8	COMMON	92.41 m²	995 ft²
LEVEL 8	RESIDENTIAL	591.32 m²	6365 ft²
TOTAL		683.73 m²	7360 ft²

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1536 & 1550
 EASTERN AVE.
 NORTH VANCOUVER, BC

Drawing Title

LEVEL 13 AND ROOF FAR PLANS

Date:
 AUG. 01 - 2019

Project No.
 17-55

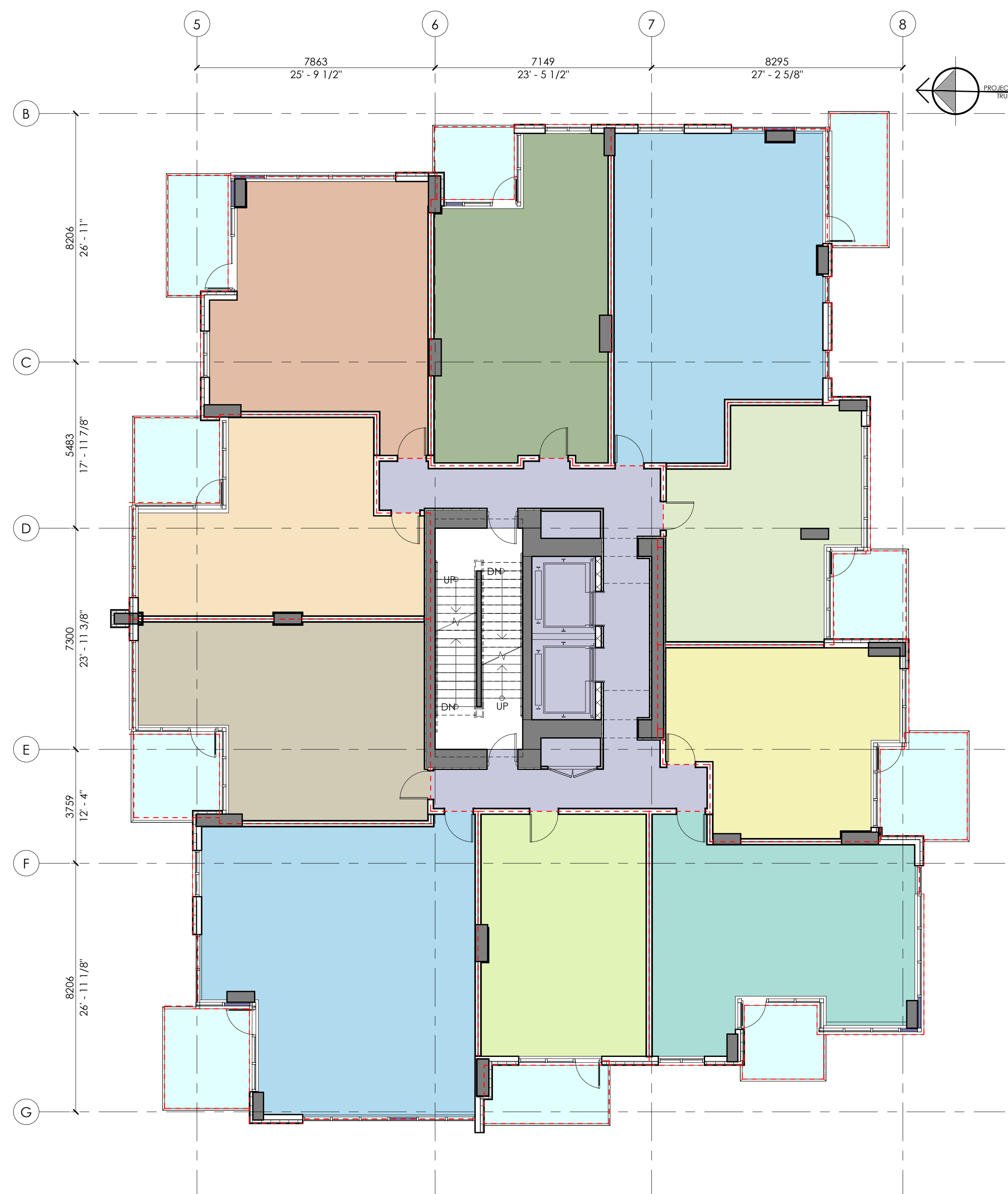
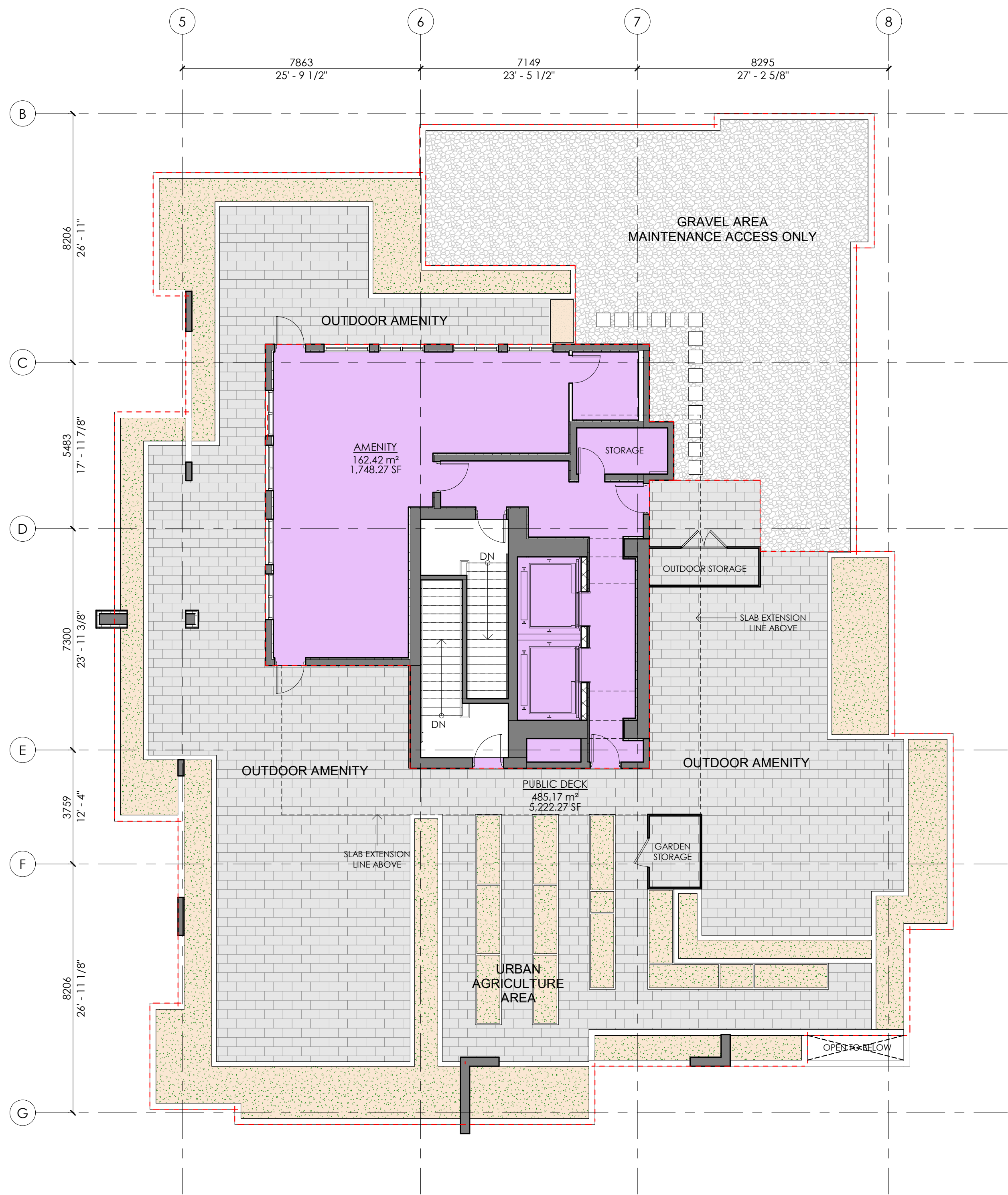
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Drawing No.
A0-20

Drawn By:
 HR

Rev:

File name:



ACTIVE DESIGN			
Level	TYPE	AREA	AREA SF
LEVEL 13	STAIRS	21.14 m2	227.55 sf2
TOTAL		21.14 m2	227.55 sf2

LEVEL 13 ADAPTABLE UNIT BONUS				
Level	UNIT TYPE	Count	BONUS AREA	BONUS AREA SF
LEVEL 13	1 BED RM + DEN - AD	1	1.9 m2	20.45 sf2
LEVEL 13	1 BED RM - AD	1	1.9 m2	20.45 sf2
TOTAL		2	5.7 m2	61.35 sf2

LEVEL 13 WALL EXCLUSION			
LEVEL	TOTAL LENGTH	AREA SQM	AREA SQF
L13	103.25 m	13.73 m²	147.81 ft²
TOTAL	103.25 m	13.73 m²	147.81 ft²

LEVEL 13 EXEMPTIONS			
Level	AREA USE	Area	Area (Imperial)
LEVEL 13	COMMON	92.41 m²	995 ft²
LEVEL 13	RESIDENTIAL	591.33 m²	6365 ft²
TOTAL		683.74 m²	7360 ft²

LEVEL 13 GROSS AREA			
Level	AREA USE	Area	Area (Imperial)
LEVEL 13	COMMON	92.41 m²	995 ft²
LEVEL 13	RESIDENTIAL	591.33 m²	6365 ft²
TOTAL		683.74 m²	7360 ft²



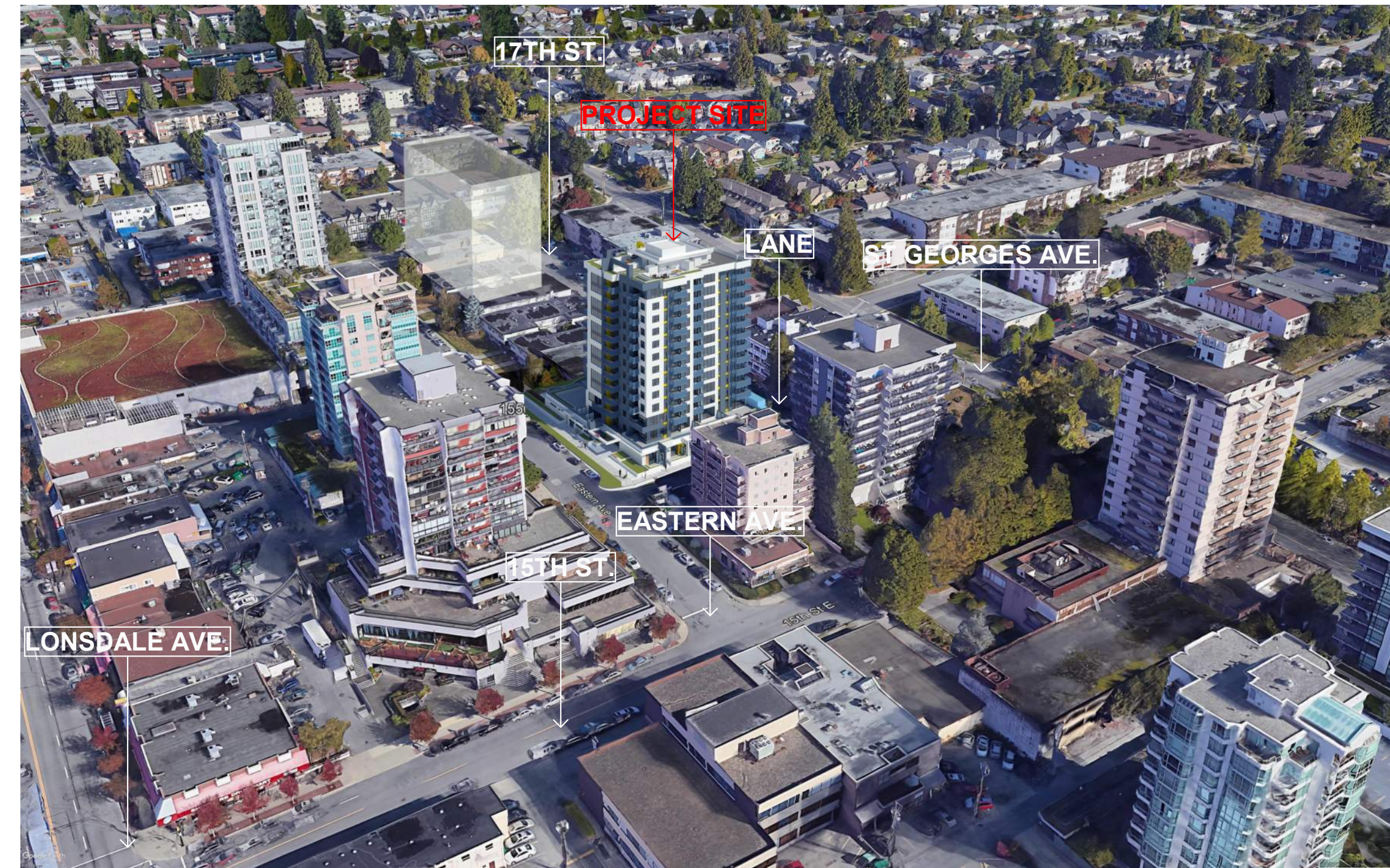
VIEW FROM NORTH EAST



VIEW FROM SOUTH EAST



VIEW FROM NORTH WEST



VIEW FROM SOUTH WEST

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Rev #	Date	Description
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5	JUL 19-2022	RE-ISSUED FOR REZONING
6	MAY 01-2023	RE-ISSUED FOR REZONING

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Client

**KENWOOD
APARTMENTS**

Project
1536 & 1550
EASTERN AVE.
NORTH VANCOUVER, BC

Drawing Title
3D CONTEXT VIEWS

Date:
AUG. 01 - 2019

Project No.
17-55

Scale

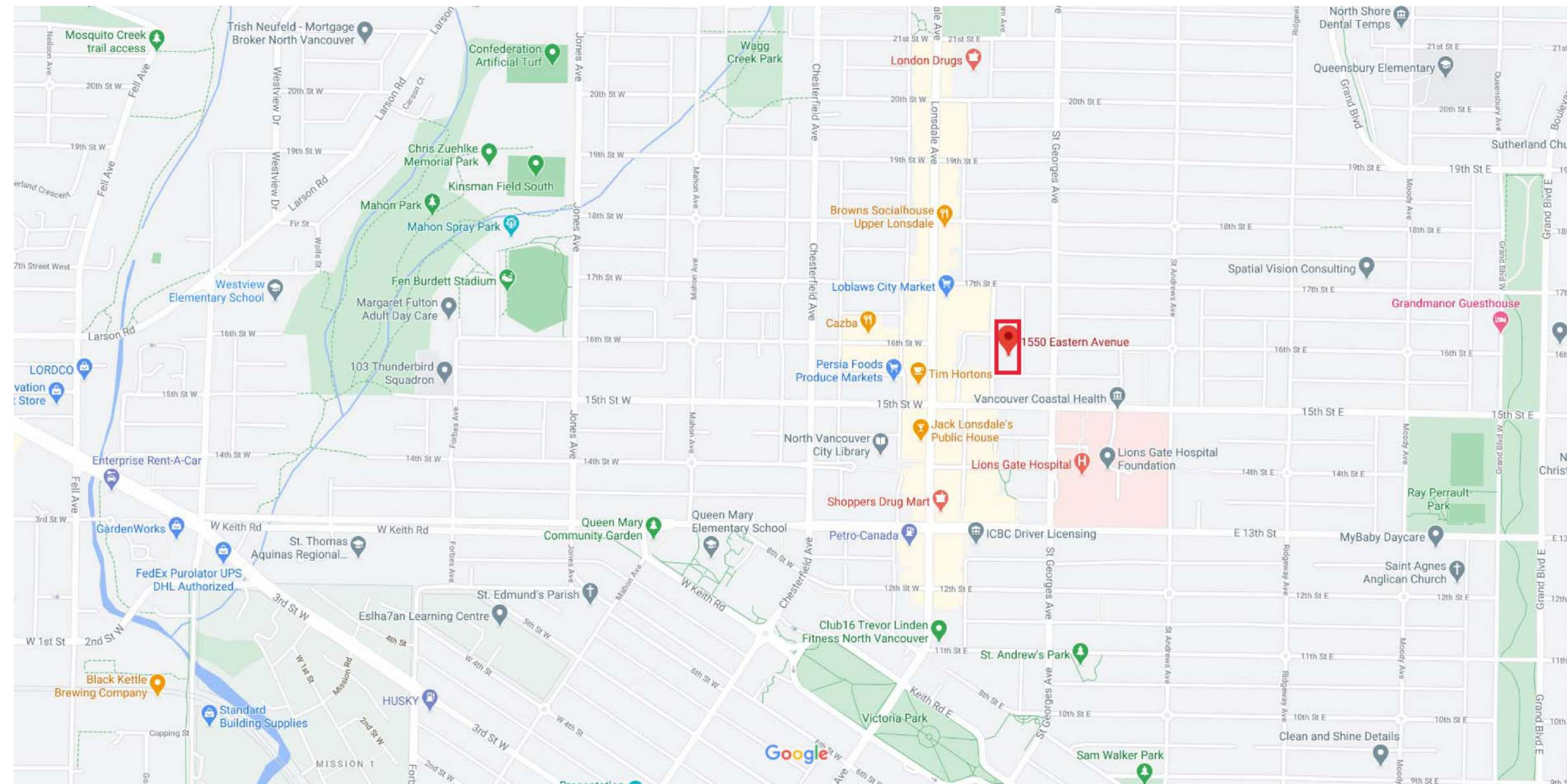
Drawing No.

Drawn By:
HR

A0-21

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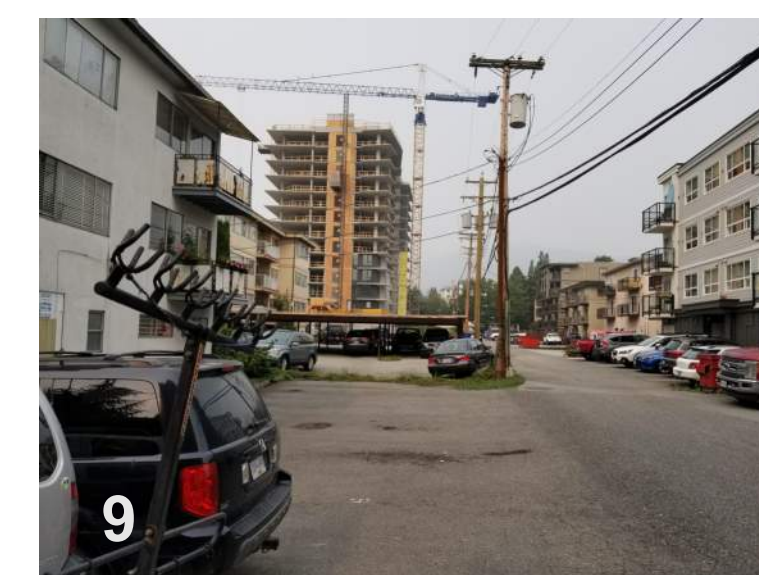
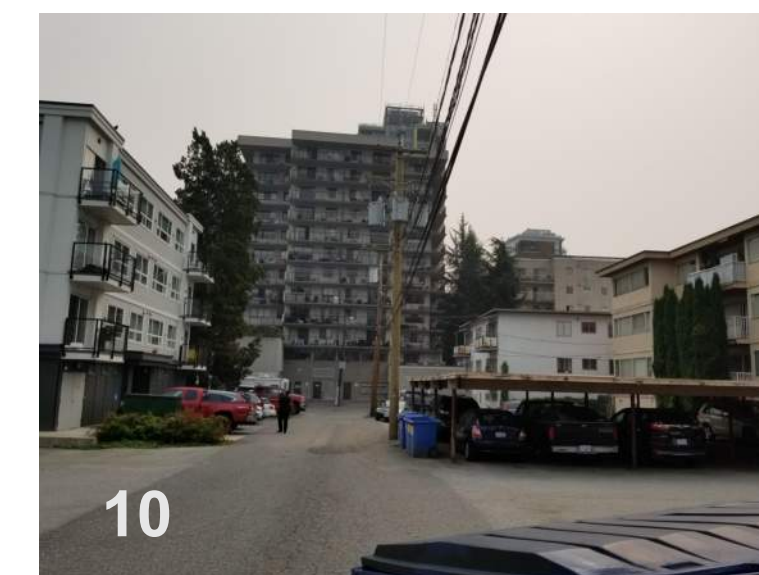
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NEIGHBOURHOOD AMENITIES & LOCATIONS



SITE CONTEXT PHOTOS



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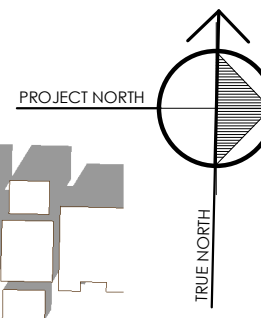
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KENWOOD APARTMENTS

Project
1536 & 1550 EASTERN AVE.
NORTH VANCOUVER, BC

Drawing Title
CONTEXT PHOTOS

Date: AUG. 01 - 2019	Project No. 17-55
Scale	Drawing No. A0-22
Drawn By: HR	Rev:
File name:	

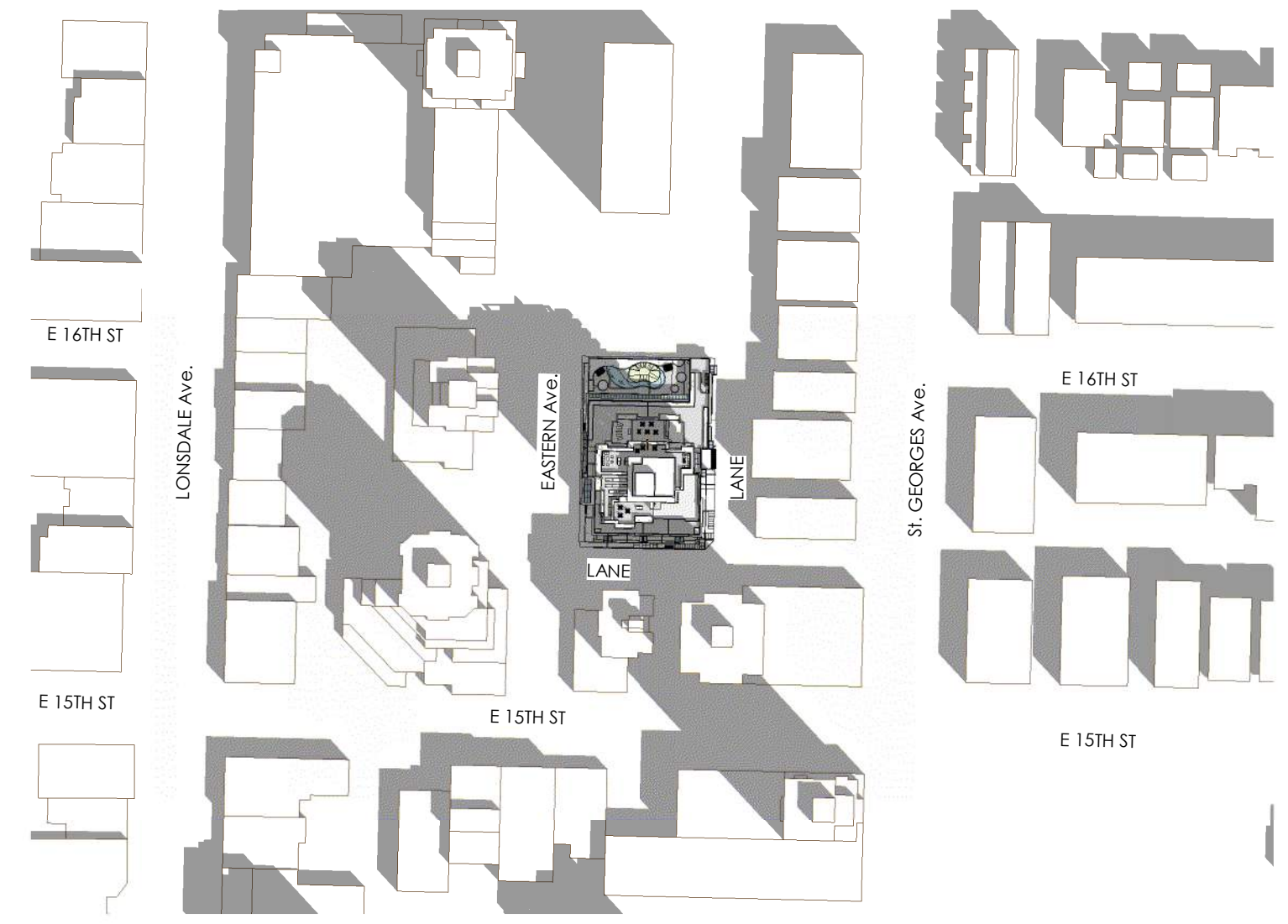


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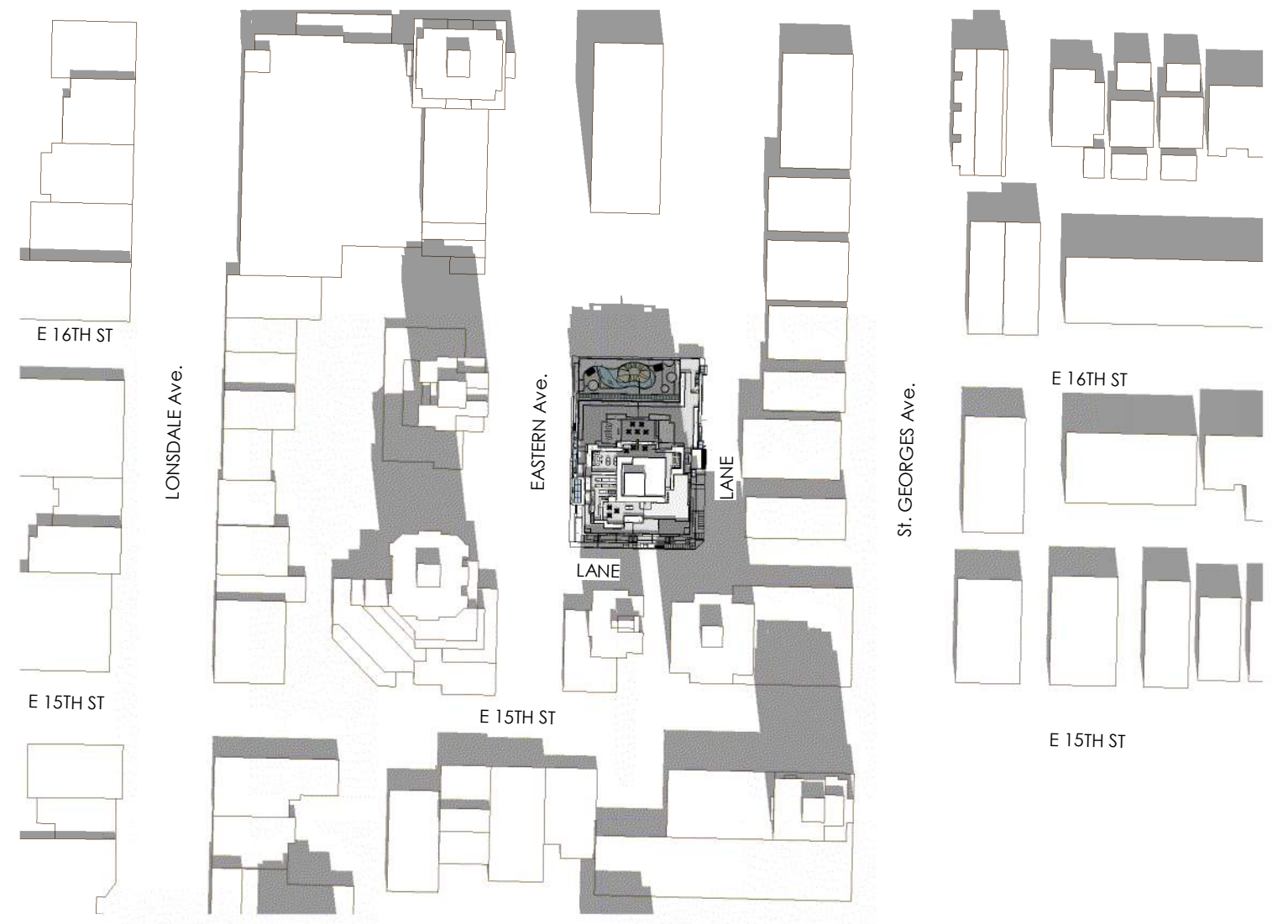
Drawing Issue Date

Revision Schedule

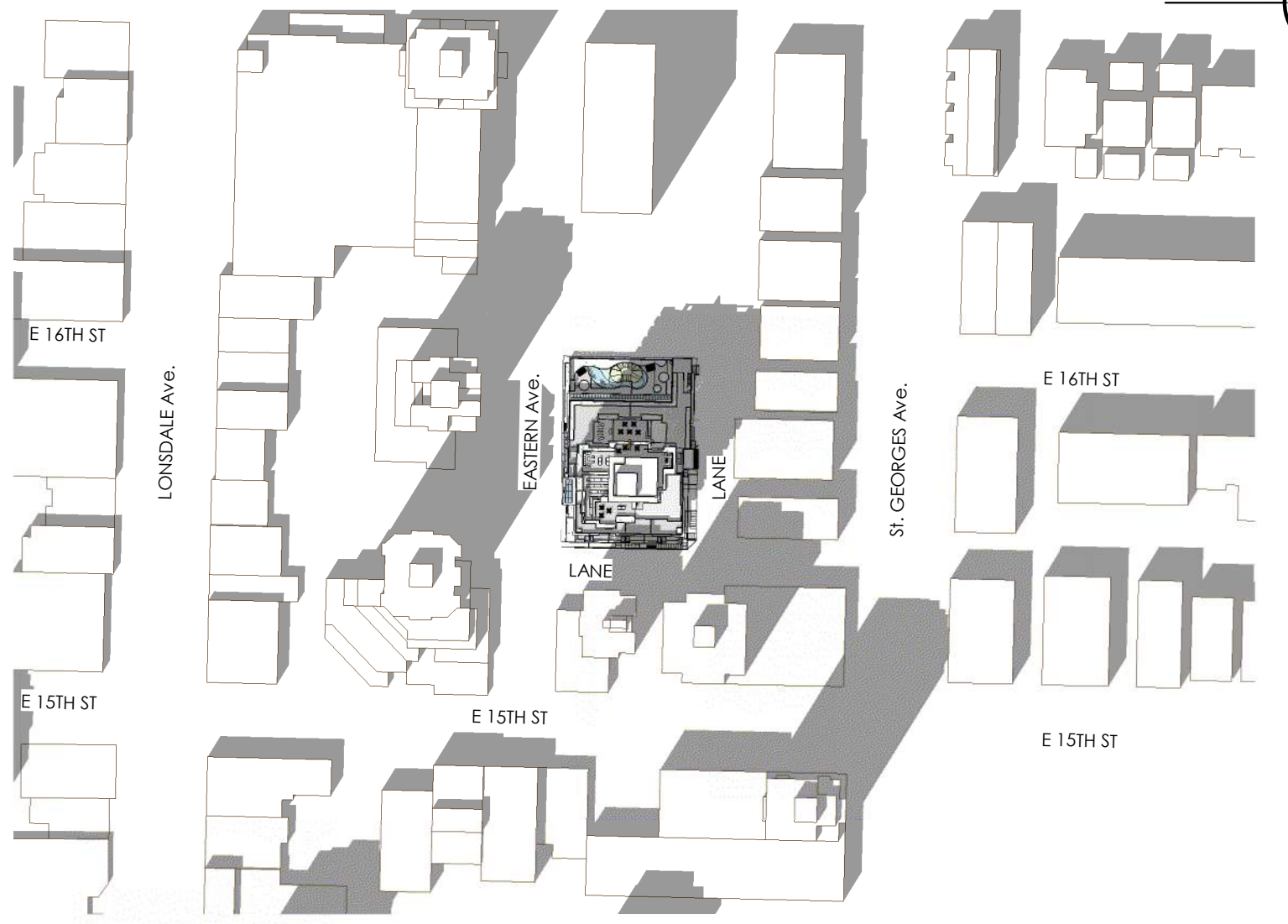
Rev #	Date	Description
1	OCT 14-2020	ISSUED FOR REZONING
2	APR 12-2021	RE-ISSUED FOR REZONING
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5	JUL 19-2022	RE-ISSUED FOR REZONING
6	MAY 01-2023	RE-ISSUED FOR REZONING



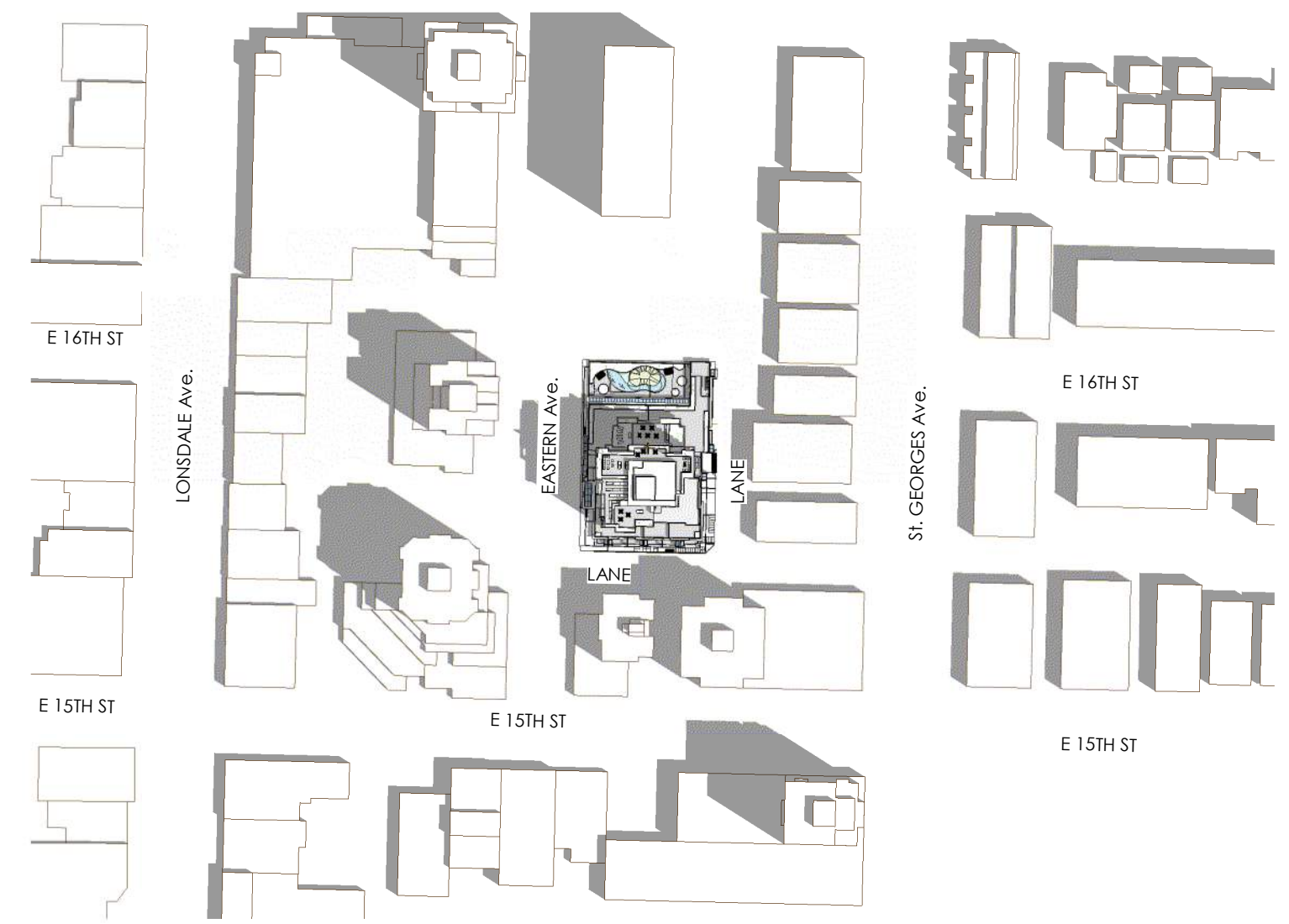
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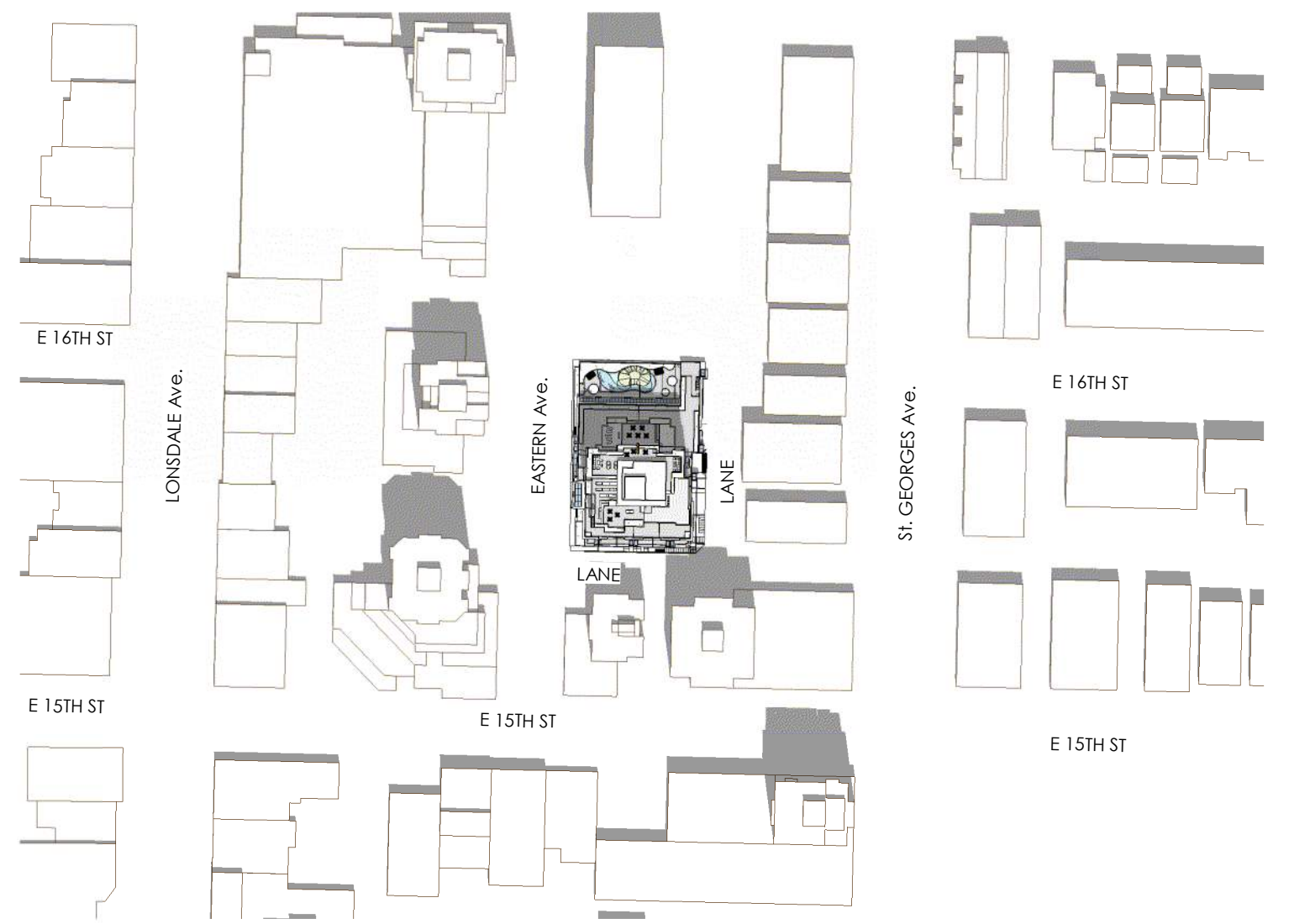
SPRING EQUINOX - MARCH 21ST 12:00 PM



SPRING EQUINOX - MARCH 21ST 2:00 PM



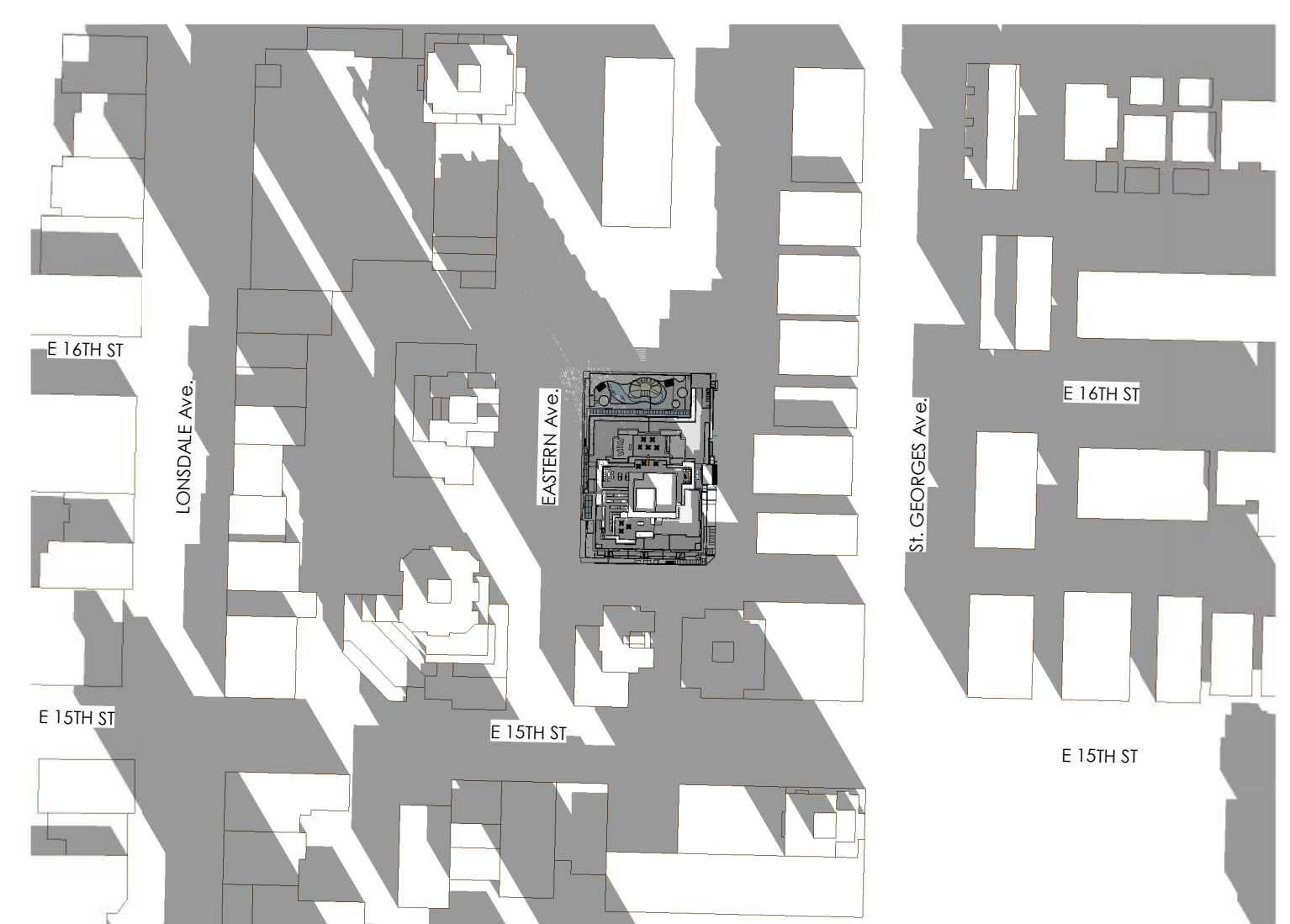
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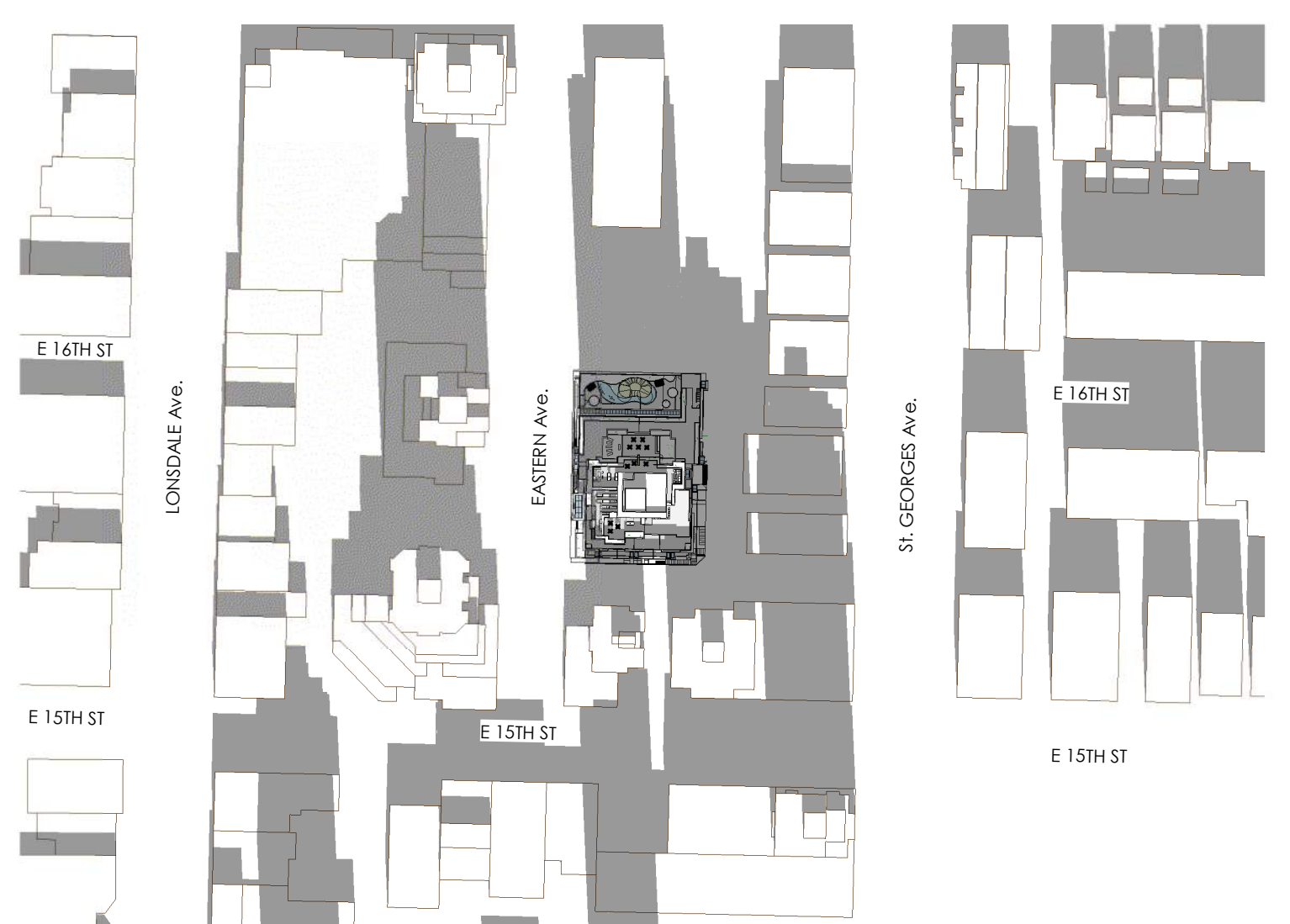
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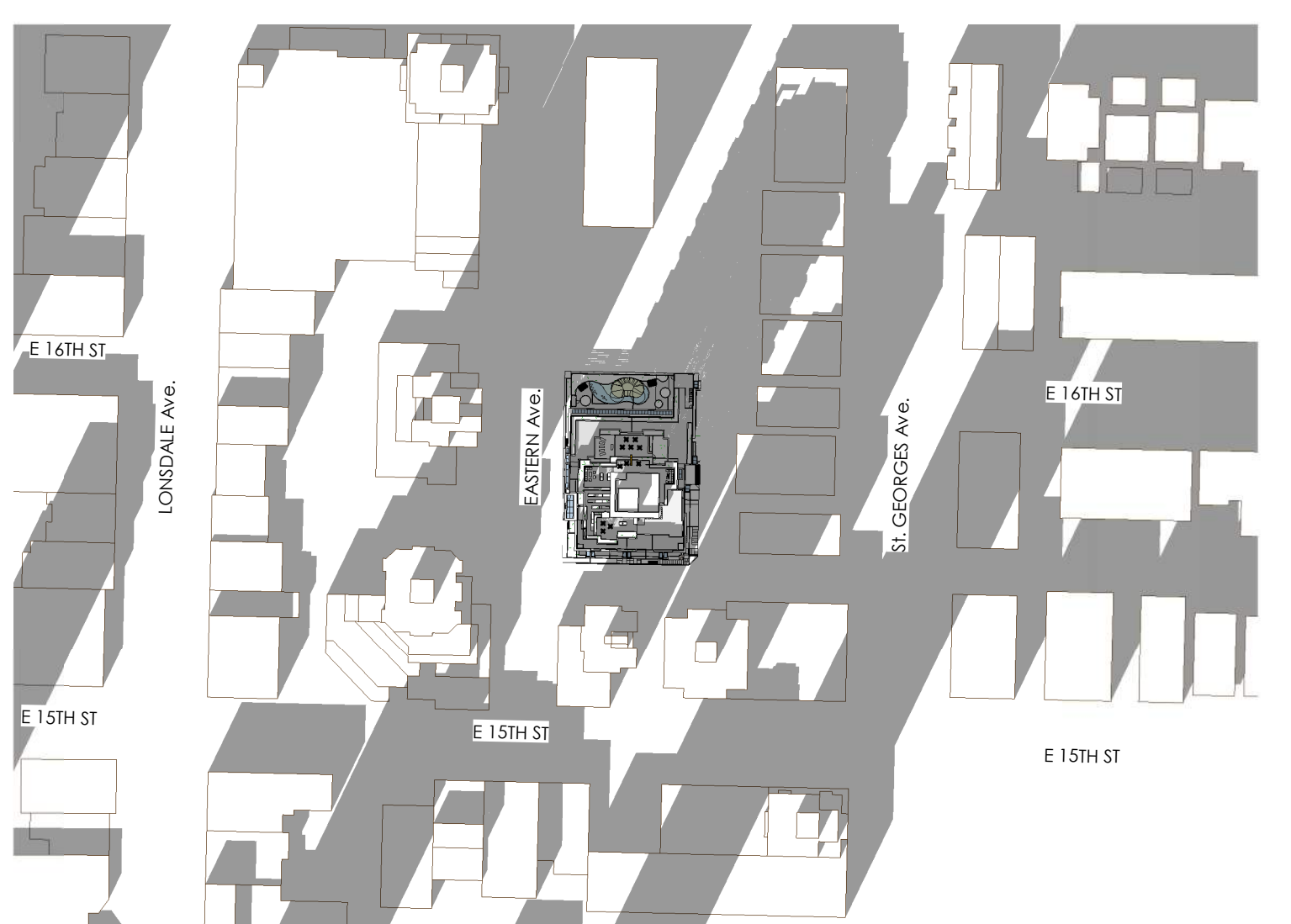
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WINTER SOLSTICE - DECEMBER 21ST 10:00 AM



WINTER SOLSTICE - DECEMBER 21ST 12:00 PM



WINTER SOLSTICE - DECEMBER 21ST 2:00 PM

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KENWOOD APARTMENTS

Project

1536 & 1550
EASTERN AVE.
NORTH VANCOUVER, BC

Drawing Title

SHADOW STUDY

Date:

AUG. 01 - 2019

Project No.

17-55

Scale

1 : 2000

Drawing No.

A0-23

Drawn By:

HR

File name:

Rev:

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5	JUL 19-2022	RE-ISSUED FOR REZONING
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KENWOOD APARTMENTS

Project

1536 & 1550 EASTERN AVE.
 NORTH VANCOUVER, BC

Drawing Title

3D AERIAL VIEW FROM NORTH WEST

Date:
 AUG. 01 - 2019

Project No.
 17-55

Scale

Drawing No.

Drawn By:
 HR

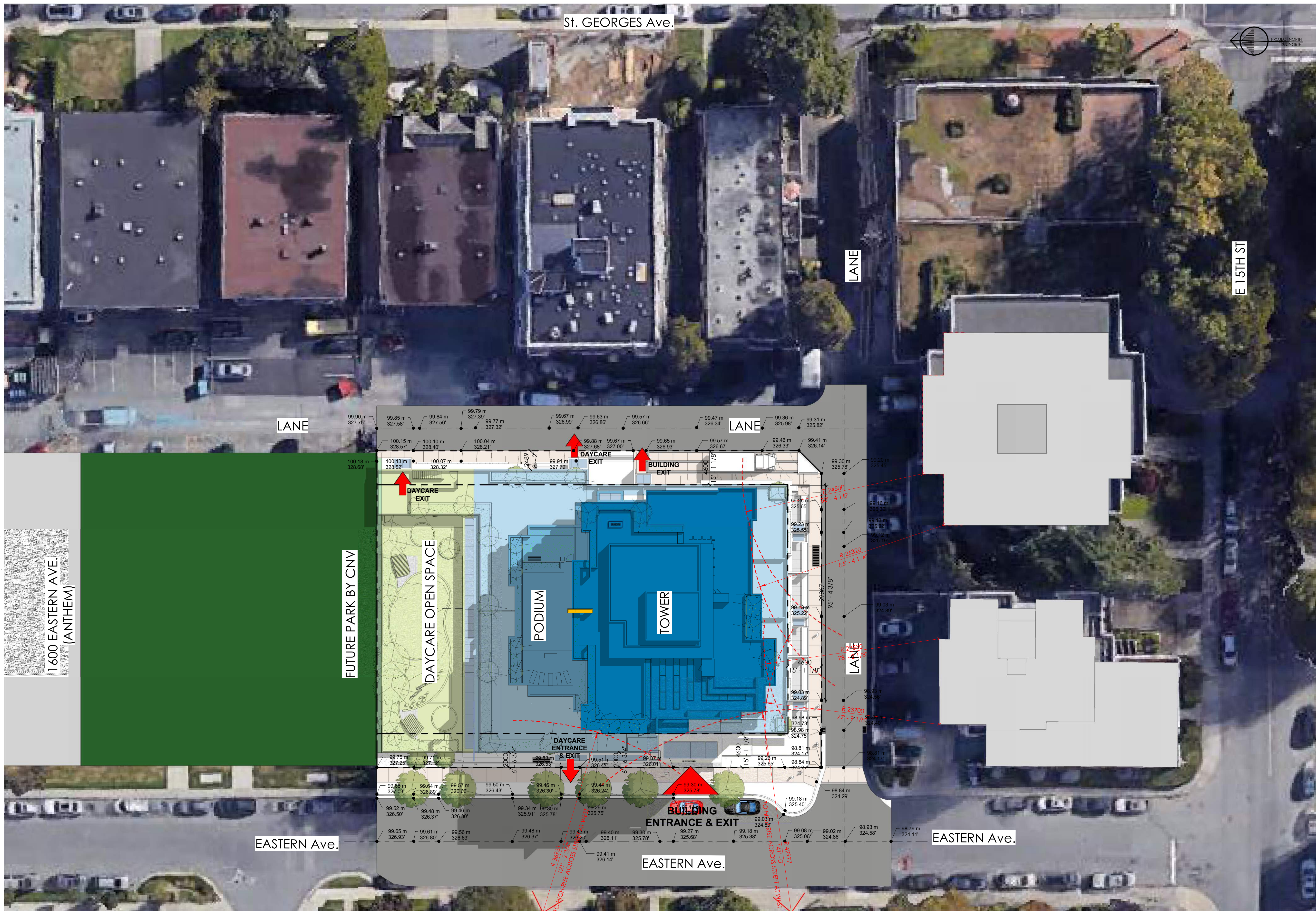
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File name:

Rev:



AERIAL VIEW FROM NORTH WEST



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Project
 1536 & 1550 EASTERN AVE.
 NORTH VANCOUVER, BC

Drawing Title
SITE PLAN

Date: AUG. 01 - 2019	Project No. 17-55
Scale 1 : 250	Drawing No. A1-01
Drawn By: HR	Rev:
File name:	

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Revision Schedule

Rev #	Date	Description
1	MAY 01-2023	RE-ISSUED FOR REZONING

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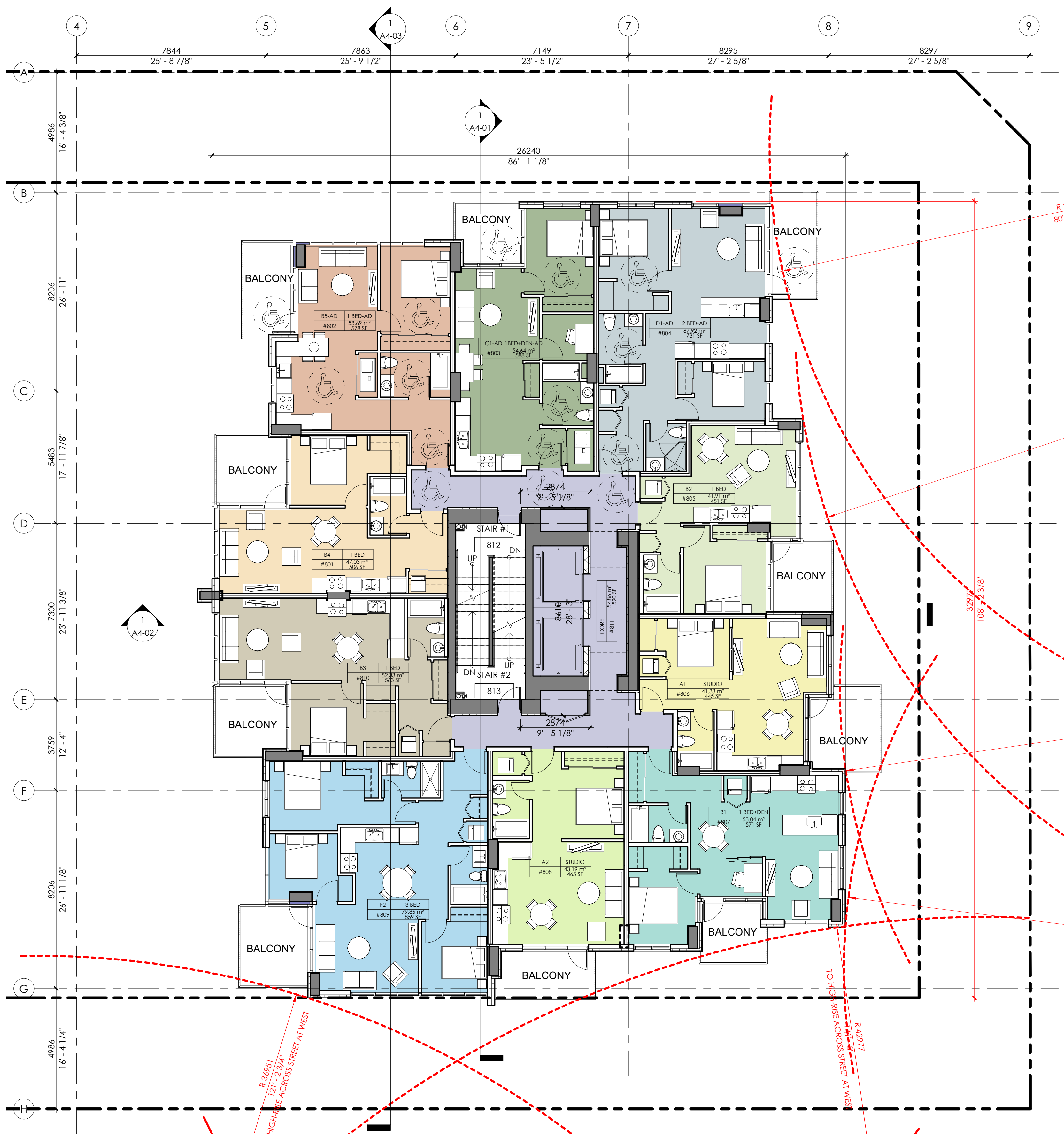
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Project
 1536 & 1550
 EASTERN AVE.
 NORTH VANCOUVER, BC

Drawing Title
TOWER SEPARATION

Date:
 AUG. 01 - 2019
 Scale:
 1 : 100
 Drawn By:
 HR
 File name:

Project No.
 17-55
 Drawing No.
A1-02
 Rev:



R 36957
 72'-2 3/4"
 TO HIGH-RISE ACROSS STREET AT WEST

R 42977
 TO HIGH-RISE ACROSS STREET AT WEST

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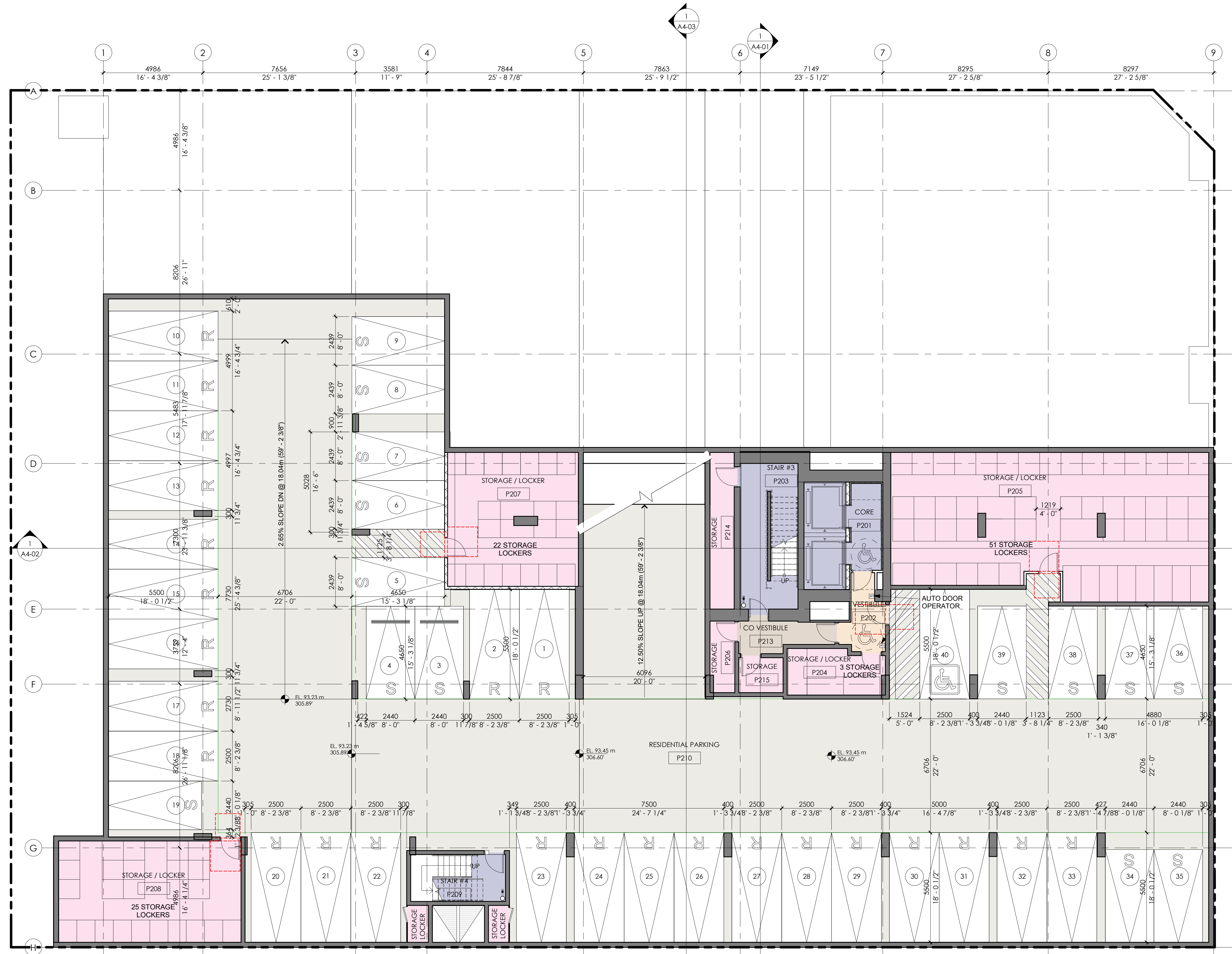
Client

KENWOOD APARTMENTS

Project
 1536 & 1550
 EASTERN AVE.
 NORTH VANCOUVER, BC

Drawing Title
PARKING LEVEL P2

Date: AUG. 01 - 2019	Project No. 17-55
Scale 1 : 100	Drawing No. A2-01
Drawn By: HR	Rev:
File name:	



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6	MAY 01-2023	RE-ISSUED FOR REZONING

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KENWOOD APARTMENTS

Project
 1536 & 1550
 EASTERN AVE.
 NORTH VANCOUVER, BC

Drawing Title
PARKING LEVEL P1

Date: AUG. 01 - 2019	Project No. 17-55
Scale: 1 : 100	Drawing No. A2-02
Drawn By: HR	Rev:
File name:	



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KENWOOD APARTMENTS

Project
 1536 & 1550
 EASTERN AVE.
 NORTH VANCOUVER, BC

Drawing Title
LEVEL 1 FLOOR PLAN

Date: AUG. 01 - 2019	Project No. 17-55
Scale 1 : 100	Drawing No. A2-03
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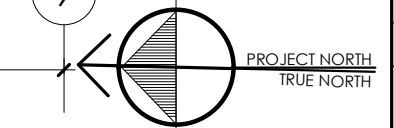
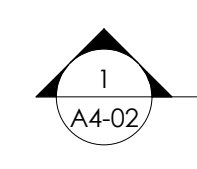
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 KENWOOD APARTMENTS

Project
 1536 & 1550 EASTERN AVE.
 NORTH VANCOUVER, BC

Drawing Title
 LEVEL 2 FLOOR PLAN

Date: AUG. 01 - 2019	Project No. 17-55
Scale 1 : 100	Drawing No. A2-04
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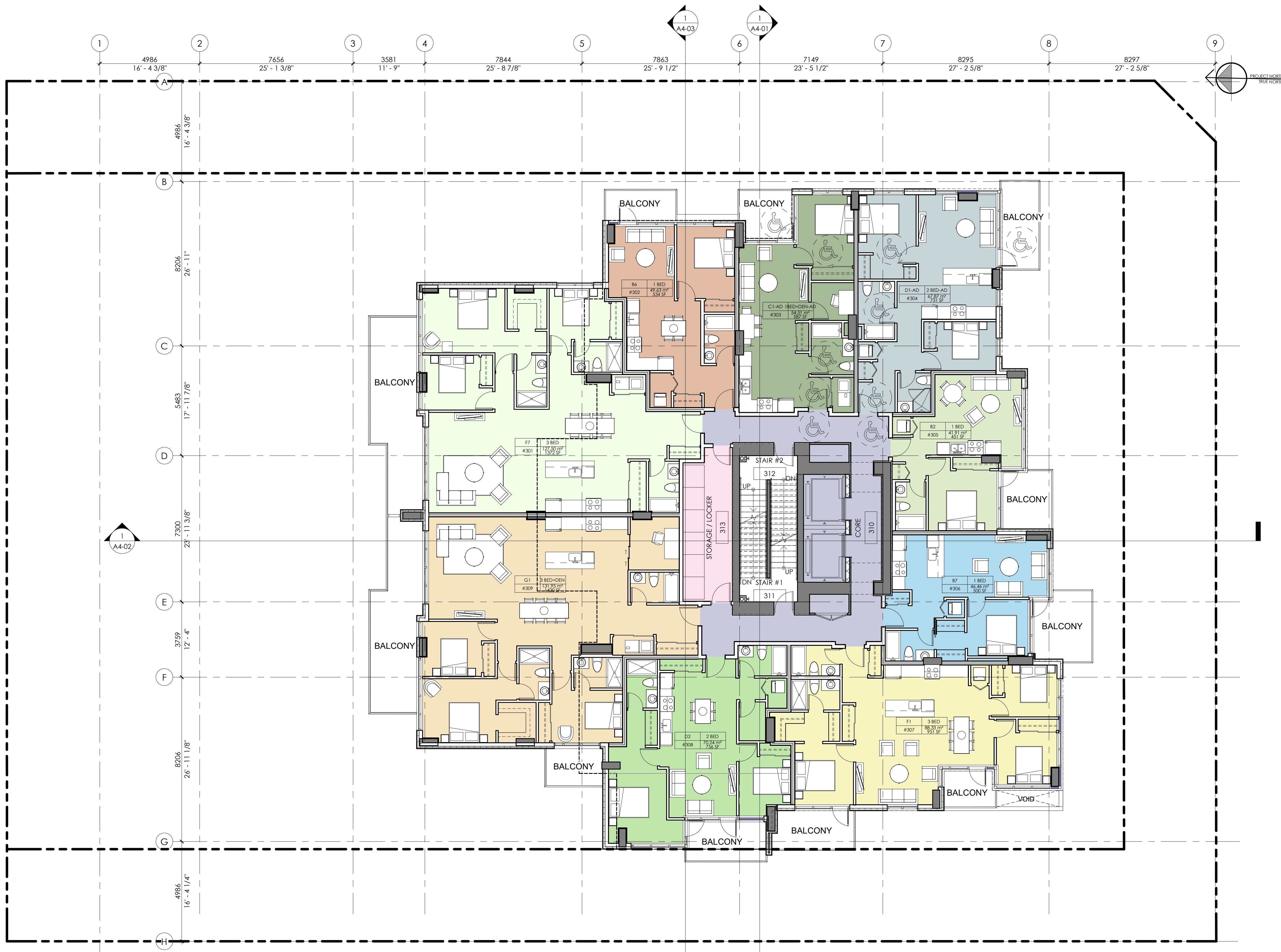
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Project
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 NORTH VANCOUVER, BC

Drawing Title
LEVEL 3 FLOOR PLAN

Date: AUG. 01 - 2019	Project No. 17-55
Scale 1 : 100	Drawing No. A2-05
Drawn By: HR	Rev:
File name:	



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A	4986	16' - 4 3/8"	B	8206	26' - 11"	C	5463	17' - 11 7/8"	D	7300	23' - 11 3/8"	E	3759	12' - 4"	F	8206	26' - 11 1/8"	G	4986	16' - 4 1/4"	H					

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KENWOOD APARTMENTS

Project

1536 & 1550
EASTERN AVE.
NORTH VANCOUVER, BC

Drawing Title

LEVEL 4 FLOOR PLAN

Date:
AUG. 01 - 2019

Project No.
17-55

Scale
1 : 100

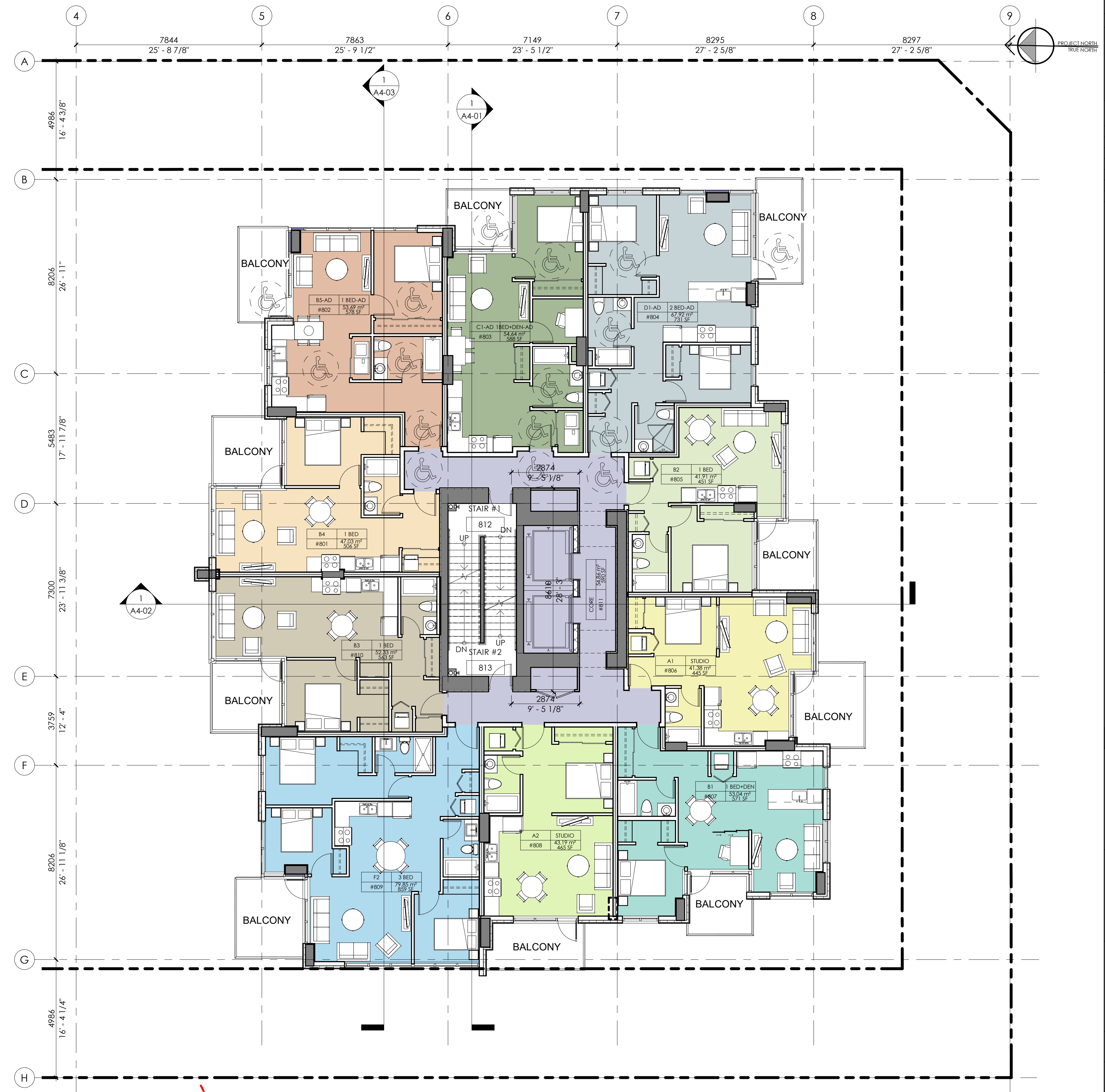
Drawing No.
A2-06

Drawn By:
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File name:

Rev:

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Drawing Issue Date

Revision Schedule

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 KENWOOD APARTMENTS

Project
 1536 & 1550 EASTERN AVE.
 NORTH VANCOUVER, BC

Drawing Title
 LEVEL 5-12 FLOOR PLANS

Date: AUG. 01 - 2019	Project No. 17-55
Scale 1 : 100	Drawing No. A2-07
Drawn By: HR	Rev:
File name:	

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KENWOOD APARTMENTS

Project

1536 & 1550 EASTERN AVE.
 NORTH VANCOUVER, BC

Drawing Title

LEVEL 13 FLOOR PLAN

Date:
 AUG. 01 - 2019

Project No.
 17-55

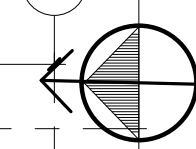
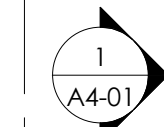
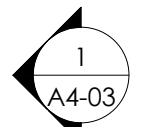
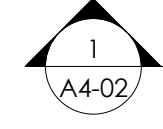
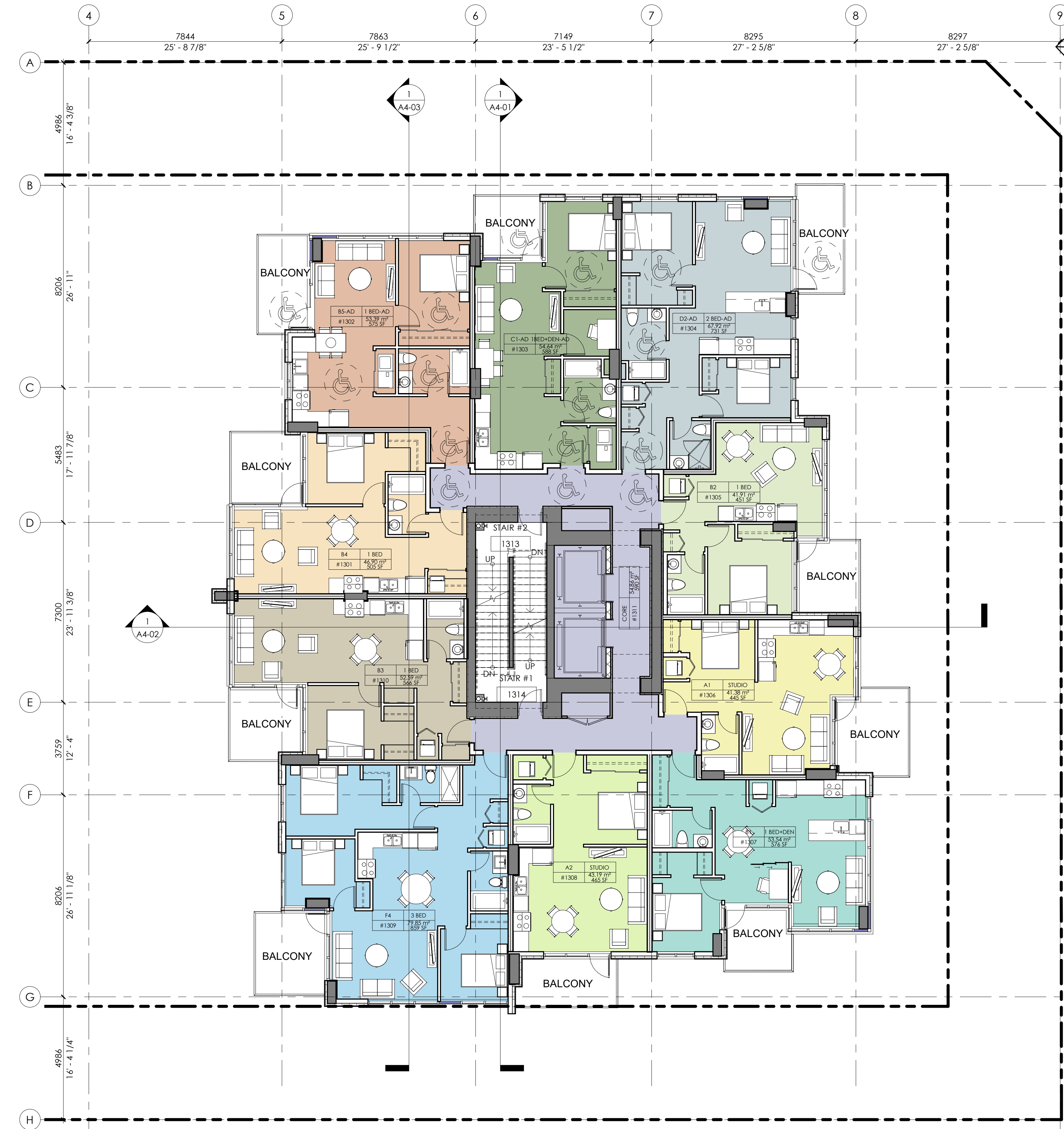
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Drawing No.
 A2-08

Drawn By:
 HR

File name:

Rev:



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Drawing Issue Date		

Revision Schedule		
Rev #	Date	Description
1	OCT 14-2020	ISSUED FOR REZONING
2	APR 12-2021	RE-ISSUED FOR REZONING
3	JAN 19-2022	RE-ISSUED FOR REZONING
4	FEB 28-2022	RE-ISSUED FOR REZONING
5	JUL 19-2022	RE-ISSUED FOR REZONING
6	MAY 01-2023	RE-ISSUED FOR REZONING

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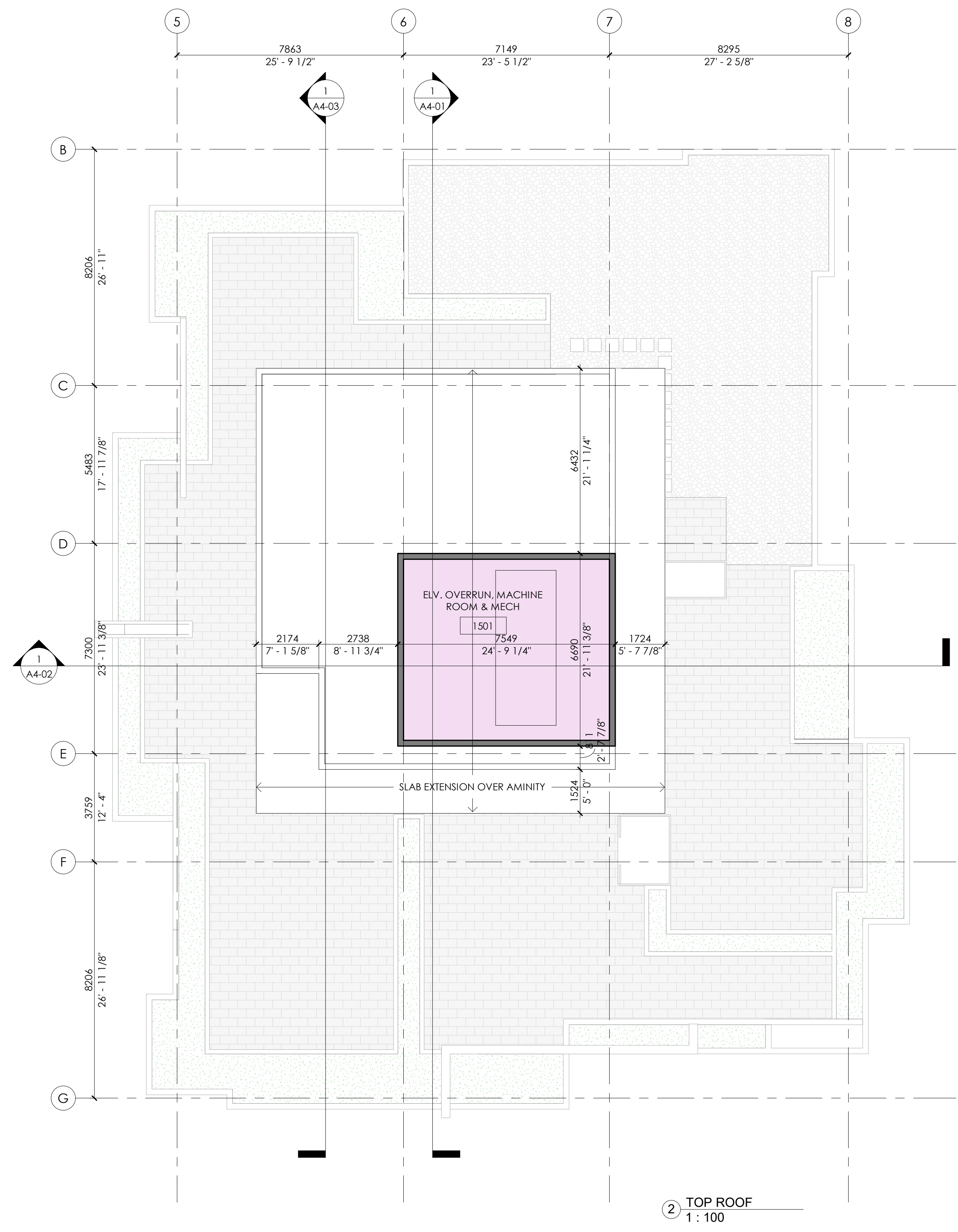
Members of Architectural Institute of B.C.

Client
KENWOOD APARTMENTS

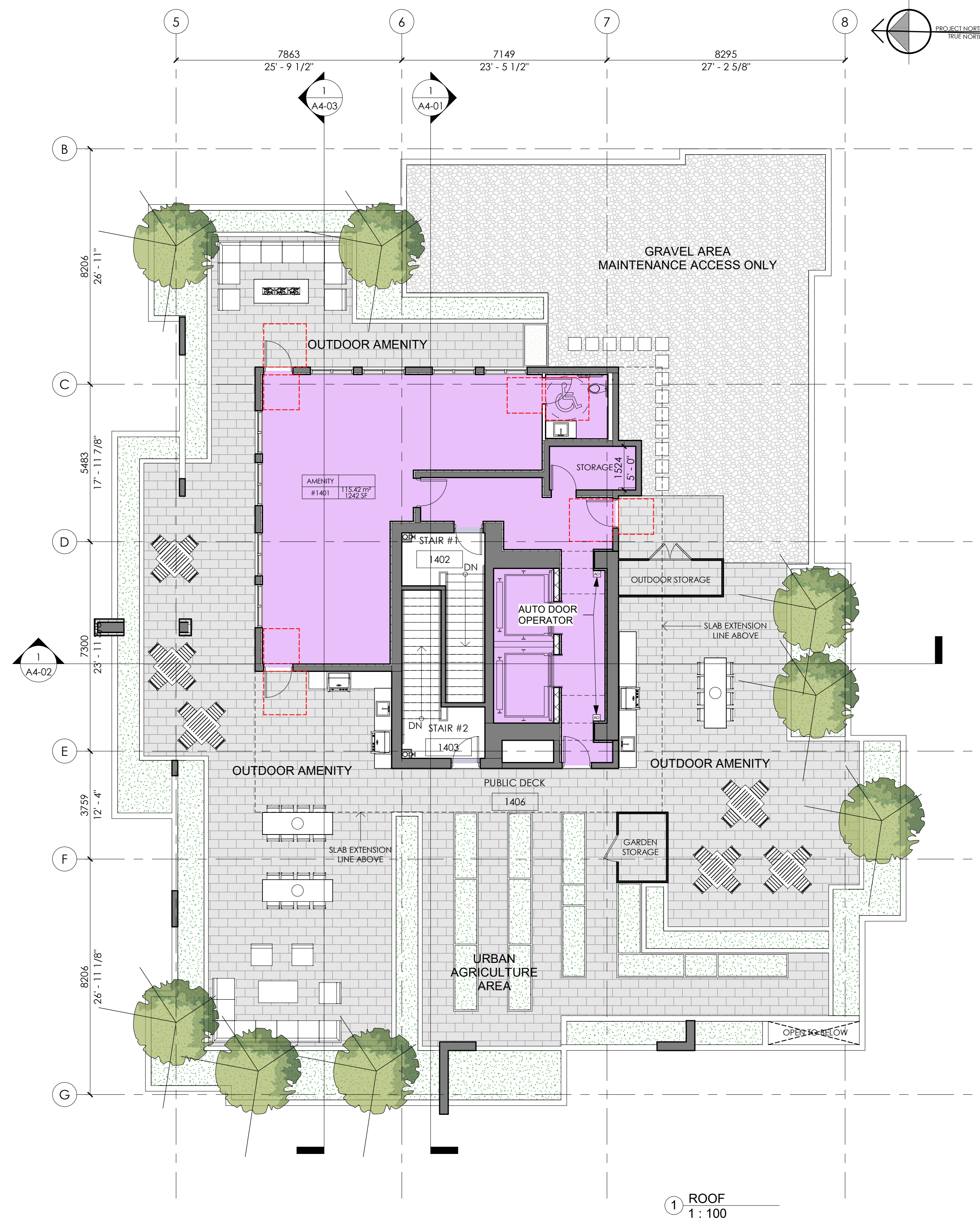
Project
 1536 & 1550 EASTERN AVE.
 NORTH VANCOUVER, BC

Drawing Title
ROOF LEVEL & TOP ROOF PLAN

Date: AUG. 01 - 2019	Project No. 17-55
Scale 1 : 100	Drawing No. A2-09
Drawn By: HR	Rev:
File name:	



② TOP ROOF
1 : 100



① ROOF
1 : 100

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- MATERIAL LEGEND**
1. PREFINISHED ALUMINIUM COMPOSITE PANEL IN VENTILATED FACADE SYSTEM BONE WHITE - PVDF 2, 25-35 GLOSS
 2. PREFINISHED ALUMINIUM COMPOSITE PANEL IN VENTILATED FACADE SYSTEM SPIRE BLUE - PVDF 3, 25-35 GLOSS
 3. PREFINISHED ALUMINIUM COMPOSITE PANEL IN VENTILATED FACADE SYSTEM TUSCAN SUN - PVDF 2, 25-35 GLOSS
 4. PAINTED ARCHITECTURAL CONCRETE - BONE WHITE
 5. CRYSTAL BLUE ON CLEAR GLAZING IN PREFINISHED ALUMINIUM FRAME - CHACOAL GREY
 6. HARMONY BLUE SPANDREL GLASS IN PREFINISHED ALUMINIUM FRAME - CHACOAL GREY
 7. TUSCAN SU MATCHING COLOUR SPANDREL GLASS IN PREFINISHED ALUMINIUM FRAME - CHACOAL GREY
 8. CRYSTAL BLUE GLAZING w/ CERAMIC FRIT PATTERN (TBD) IN PREFINISHED ALUMINIUM RAILINGS - CHACOAL GREY
 9. PRIVACY SCREEN OF OPAQUE GLAZING IN ALUMINIUM FRAMES - CHACOAL GREY
 10. PREFINISHED ALUMINIUM OH & EXIT GATES - CHACOAL GREY
 11. LAMINATED GLASS w/ DIFFUSED BLUE INTERLAYER AND STRUCTURAL STEEL CANOPY - CHACOAL GREY
 12. PRIVACY SCREEN OF OPAQUE GLAZING IN ALUMINIUM FRAMES - CHACOAL GREY
 13. PREFINISHED MISCELENIOSUS METALS - CHACOAL GREY
 14. WOOD TIMBER FENCE
 15. FRAMELESS RETRACTABLE BALCONY ENCLOSURE - LUMON

Drawing Issue Date

Revision Schedule

Rev #	Date	Description
1	OCT 14-2020	ISSUED FOR REZONING
2	APR 12-2021	RE-ISSUED FOR REZONING
3	JAN 19-2022	RE-ISSUED FOR REZONING
4	FEB 28-2022	RE-ISSUED FOR REZONING
5	JUL 19-2022	RE-ISSUED FOR REZONING
6	MAY 01-2023	RE-ISSUED FOR REZONING

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Client
 KENWOOD APARTMENTS

Project
 1536 & 1550 EASTERN AVE. NORTH VANCOUVER, BC

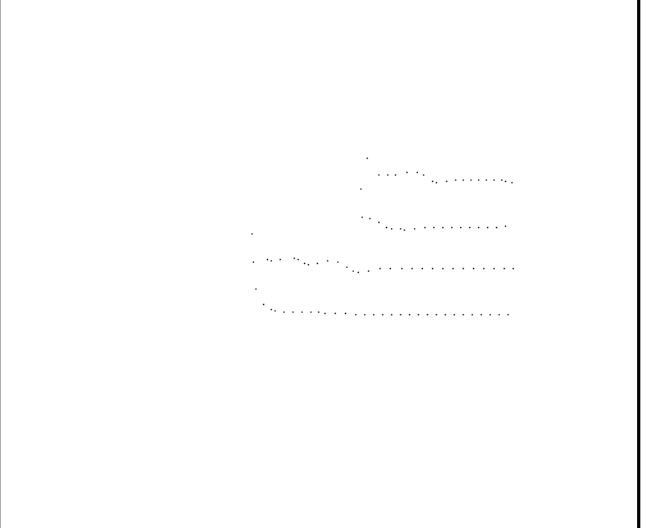
Drawing Title
 WEST ELEVATION

Date: AUG. 01 - 2019	Project No. 17-55
Scale 1 : 100	Drawn By: HR
File name:	Rev:

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Revision Schedule		
Rev #	Date	Description
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3	JAN 19-2022	RE-ISSUED FOR REZONING
4	FEB 28-2022	RE-ISSUED FOR REZONING
5	JUL 19-2022	RE-ISSUED FOR REZONING
6	MAY 01-2023	RE-ISSUED FOR REZONING



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Client
KENWOOD APARTMENTS

Project
 1536 & 1550 EASTERN AVE.
 NORTH VANCOUVER, BC

Drawing Title
 NORTH ELEVATION

Date: AUG. 01 - 2019	Project No. 17-55
Scale 1 : 100	Drawing No. A3-02
Drawn By: HR	Rev:
File name:	

MATERIAL LEGEND

1. PREFINISHED ALUMINUM COMPOSITE PANEL IN VENTILATED FACADE SYSTEM **BONE WHITE** - PVDF 2, 25-35 GLOSS
2. PREFINISHED ALUMINUM COMPOSITE PANEL IN VENTILATED FACADE SYSTEM **SPIRE BLUE** - PVDF 3, 25-35 GLOSS
3. PREFINISHED ALUMINUM COMPOSITE PANEL IN VENTILATED FACADE SYSTEM **TUSCAN SUN** - PVDF 2, 25-35 GLOSS
4. PAINTED ARCHITECTURAL CONCRETE - **BONE WHITE**
5. **CRYSTAL BLUE ON CLEAR GLAZING** IN PREFINISHED ALUMINIUM FRAME - **CHACOAL GREY**
6. **HARMONY BLUE SPANDREL GLASS** IN PREFINISHED ALUMINIUM FRAME - **CHACOAL GREY**
7. **TUSCAN SU MATCHING COLOUR SPANDREL GLASS** IN PREFINISHED ALUMINIUM FRAME - **CHACOAL GREY**
8. **CRYSTAL BLUE GLAZING w/ CERAMIC FRIT PATTERN (TBD)** IN PREFINISHED ALUMINIUM RAILINGS - **CHACOAL GREY**
9. **PRIVACY SCREEN OF OPAQUE GLAZING** IN ALUMINIUM FRAMES - **CHACOAL GREY**
10. PREFINISHED ALUMINIUM OH & EXIT GATES - **CHACOAL GREY**
11. LAMINATED GLASS w/ **DIFFUSED BLUE INTERLAYER AND STRUCTURAL STEEL CANOPY** - **CHACOAL GREY**
12. **PRIVACY SCREEN OF OPAQUE GLAZING** IN ALUMINIUM FRAMES - **CHACOAL GREY**
13. PREFINISHED MISCELENIUS METALS - **CHACOAL GREY**
14. WOOD TIMBER FENCE
15. FRAMELESS RETRACTABLE BALCONY ENCLOSURE - LUMON



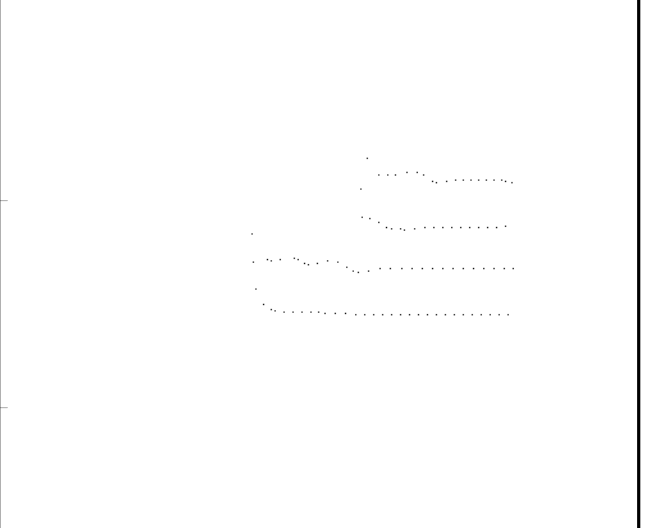
36293
 119' - 0 7/8"
 BUILDING HEIGHT

TOP ROOF	456' - 2 1/8"
ROOF	447' - 2 1/8"
LEVEL 13	437' - 6 1/8"
Level 12	428' - 6 1/8"
Level 11	419' - 6 1/8"
Level 10	410' - 6 1/8"
Level 9	401' - 6 1/8"
LEVEL 8	392' - 6 1/8"
Level 7	383' - 6 1/8"
Level 6	374' - 6 1/8"
Level 5	365' - 6 1/8"
Level 4	356' - 0 1/8"
LEVEL 3	347' - 0 1/8"
LEVEL 2	336' - 9"
LEVEL 1	326' - 6"

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5	JUL 19-2022	RE-ISSUED FOR REZONING
6	MAY 01-2023	RE-ISSUED FOR REZONING



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Client
KENWOOD APARTMENTS

Project
 1536 & 1550 EASTERN AVE.
 NORTH VANCOUVER, BC

Drawing Title
 SOUTH ELEVATION

Date: AUG. 01 - 2019	Project No. 17-55
Scale 1 : 100	Drawing No. A3-03
Drawn By: HR	Rev:
File name:	

MATERIAL LEGEND

1. PREFINISHED ALUMINUM COMPOSITE PANEL IN VENTILATED FACADE SYSTEM **BONE WHITE** - PVDF 2, 25-35 GLOSS
2. PREFINISHED ALUMINUM COMPOSITE PANEL IN VENTILATED FACADE SYSTEM **SPIRE BLUE** - PVDF 3, 25-35 GLOSS
3. PREFINISHED ALUMINUM COMPOSITE PANEL IN VENTILATED FACADE SYSTEM **TUSCAN SUN** - PVDF 2, 25-35 GLOSS
4. PAINTED ARCHITECTURAL CONCRETE - **BONE WHITE**
5. **CRYSTAL BLUE** ON CLEAR GLAZING IN PREFINISHED ALUMINIUM FRAME - **CHACOAL GREY**
6. **HARMONY BLUE** SPANDREL GLASS IN PREFINISHED ALUMINIUM FRAME - **CHACOAL GREY**
7. **TUSCAN SU MATCHING COLOUR** SPANDREL GLASS IN PREFINISHED ALUMINIUM FRAME - **CHACOAL GREY**
8. **CRYSTAL BLUE** GLAZING w/ CERAMIC FRIT PATTERN (TBD) IN PREFINISHED ALUMINIUM RAILINGS - **CHACOAL GREY**
9. PRIVACY SCREEN OF OPAQUE GLAZING IN ALUMINIUM FRAMES - **CHACOAL GREY**
10. PREFINISHED ALUMINIUM OH & EXIT GATES - **CHACOAL GREY**
11. LAMINATED GLASS w/ DIFFUSED BLUE INTERLAYER AND STRUCTURAL STEEL CANOPY - **CHACOAL GREY**
12. PRIVACY SCREEN OF OPAQUE GLAZING IN ALUMINIUM FRAMES - **CHACOAL GREY**
13. PREFINISHED MISCELENIOSUS METALS - **CHACOAL GREY**
14. WOOD TIMBER FENCE
15. FRAMELESS RETRACTABLE BALCONY ENCLOSURE - LUMON



4	TOP ROOF	456' - 2 1/8"
2743	ROOF	447' - 2 1/8"
2946		9.67'
2743	LEVEL 13	437' - 6 1/8"
2743	Level 12	428' - 6 1/8"
2743	Level 11	419' - 6 1/8"
2743	Level 10	410' - 6 1/8"
2743	Level 9	401' - 6 1/8"
2743	LEVEL 8	392' - 6 1/8"
2743	Level 7	383' - 6 1/8"
2743	Level 6	374' - 6 1/8"
2743	Level 5	365' - 6 1/8"
2896	Level 4	356' - 0 1/8"
2743	LEVEL 3	347' - 0 1/8"
3125	LEVEL 2	336' - 9"
3125	LEVEL 1	326' - 6"

36293
 117'-0 7/8"
 BUILDING HEIGHT

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MATERIAL LEGEND

1. PREFINISHED ALUMINUM COMPOSITE PANEL IN VENTILATED FACADE SYSTEM BONE WHITE - PVDF 2, 25-35 GLOSS
2. PREFINISHED ALUMINUM COMPOSITE PANEL IN VENTILATED FACADE SYSTEM TUCSAN SUN - PVDF 2, 25-35 GLOSS
3. PREFINISHED ALUMINUM COMPOSITE PANEL IN VENTILATED FACADE SYSTEM SPIRE BLUE - PVDF 3, 25-35 GLOSS
4. PAINTED ARCHITECTURAL CONCRETE - BONE WHITE
5. CRYSTAL BLUE ON CLEAR GLAZING IN PREFINISHED ALUMINIUM FRAME - CHACOAL GREY
6. HARMONY BLUE SPANDREL GLASS IN PREFINISHED ALUMINIUM FRAME - CHACOAL GREY
7. TUSCAN SU MATCHING COLOUR SPANDREL GLASS IN PREFINISHED ALUMINIUM FRAME - CHACOAL GREY
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10. PREFINISHED ALUMINIUM OH & EXIT GATES - CHACOAL GREY
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12. PRIVACY SCREEN OF OPAQUE GLAZING IN ALUMINIUM FRAMES - CHACOAL GREY
13. PREFINISHED MISCELENIOSUS METALS - CHACOAL GREY
14. WOOD TIMBER FENCE
15. FRAMELESS RETRACTABLE BALCONY ENCLOSURE - LUMON

TOP ROOF	456' - 2 1/8"
ROOF	447' - 2 1/8"
LEVEL 13	437' - 6 1/8"
Level 12	428' - 6 1/8"
Level 11	419' - 6 1/8"
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Level 7	383' - 6 1/8"
Level 6	374' - 6 1/8"
Level 5	365' - 6 1/8"
Level 4	356' - 0 1/8"
LEVEL 3	347' - 0 1/8"
LEVEL 2	336' - 1/8"
LEVEL 1	326' - 1/8"

36293
 119'-0 7/8"
 BUILDING HEIGHT

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Client

KENWOOD APARTMENTS

Project
 1536 & 1550
 EASTERN AVE.
 NORTH VANCOUVER, BC

Drawing Title
EAST ELEVATION

Date: AUG. 01 - 2019	Project No. 17-55
Scale 1 : 100	Drawing No. A3-04
Drawn By: HR	Rev:
File name:	

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Drawing Issue Date

Revision Schedule

Rev #	Date	Description
1	OCT 14-2020	ISSUED FOR REZONING
2	APR 12-2021	RE-ISSUED FOR REZONING
3	JAN 19-2022	RE-ISSUED FOR REZONING
4	FEB 28-2022	RE-ISSUED FOR REZONING
5	JUL 19-2022	RE-ISSUED FOR REZONING
6	MAY 01-2023	RE-ISSUED FOR REZONING

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KENWOOD APARTMENTS

Project

1536 & 1550
 EASTERN AVE.
 NORTH VANCOUVER, BC

Drawing Title

SECTION B

Date:
AUG. 01 - 2019

Project No.
17-55

Scale

1 : 100

Drawing No.

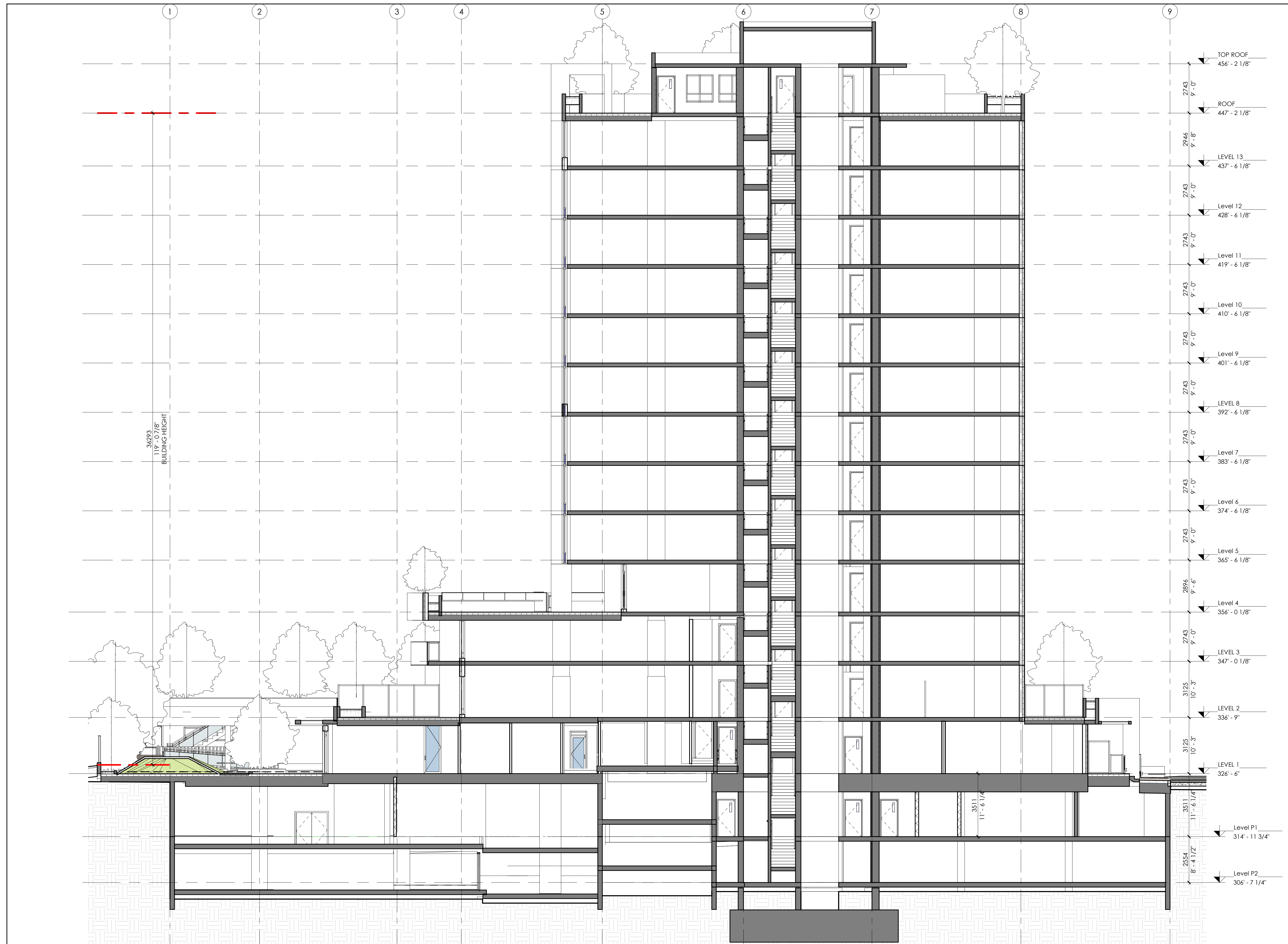
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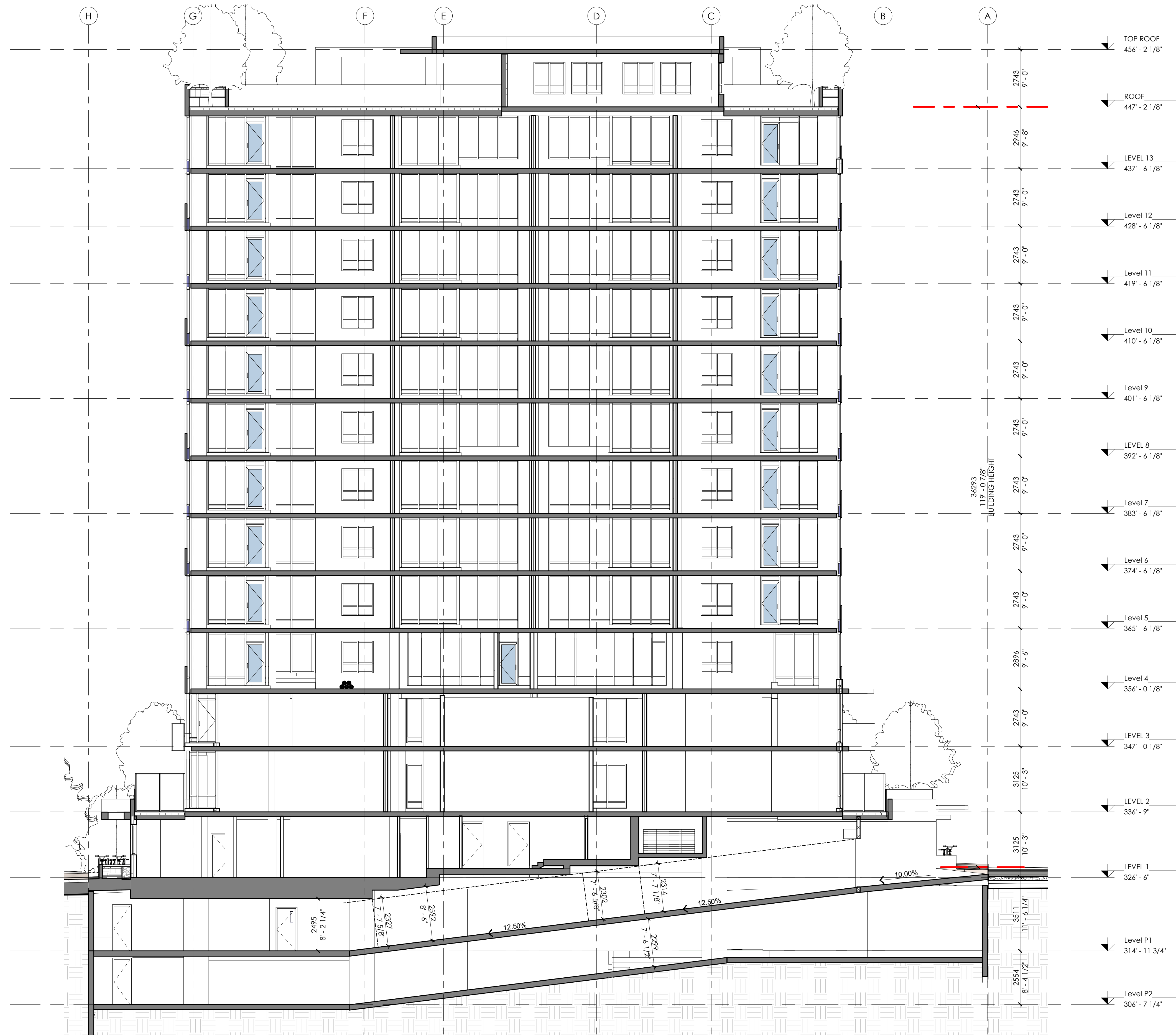
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Rev:

File name:





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Revision Schedule		
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3	JAN 19-2022	RE-ISSUED FOR REZONING
4	FEB 28-2022	RE-ISSUED FOR REZONING
5	JUL 19-2022	RE-ISSUED FOR REZONING
6	MAY 01-2023	RE-ISSUED FOR REZONING

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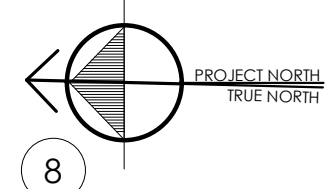
Client
KENWOOD APARTMENTS

Project
1536 & 1550 EASTERN AVE. NORTH VANCOUVER, BC

Drawing Title
SECTION C

Date: AUG. 01 - 2019	Project No. 17-55
Scale: 1 : 100	Drawing No. A4-03
Drawn By: HR	Rev:
File name:	

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Drawing Issue Date

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5	JUL 19-2022	RE-ISSUED FOR REZONING
6	MAY 01-2023	RE-ISSUED FOR REZONING

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Project

1536 & 1550
 EASTERN AVE.
 NORTH VANCOUVER, BC

Drawing Title

UNIT PLANS A1, A2, B1,
 B2, B3, B4

Date:
 AUG. 01 - 2019

Project No.
 17-55

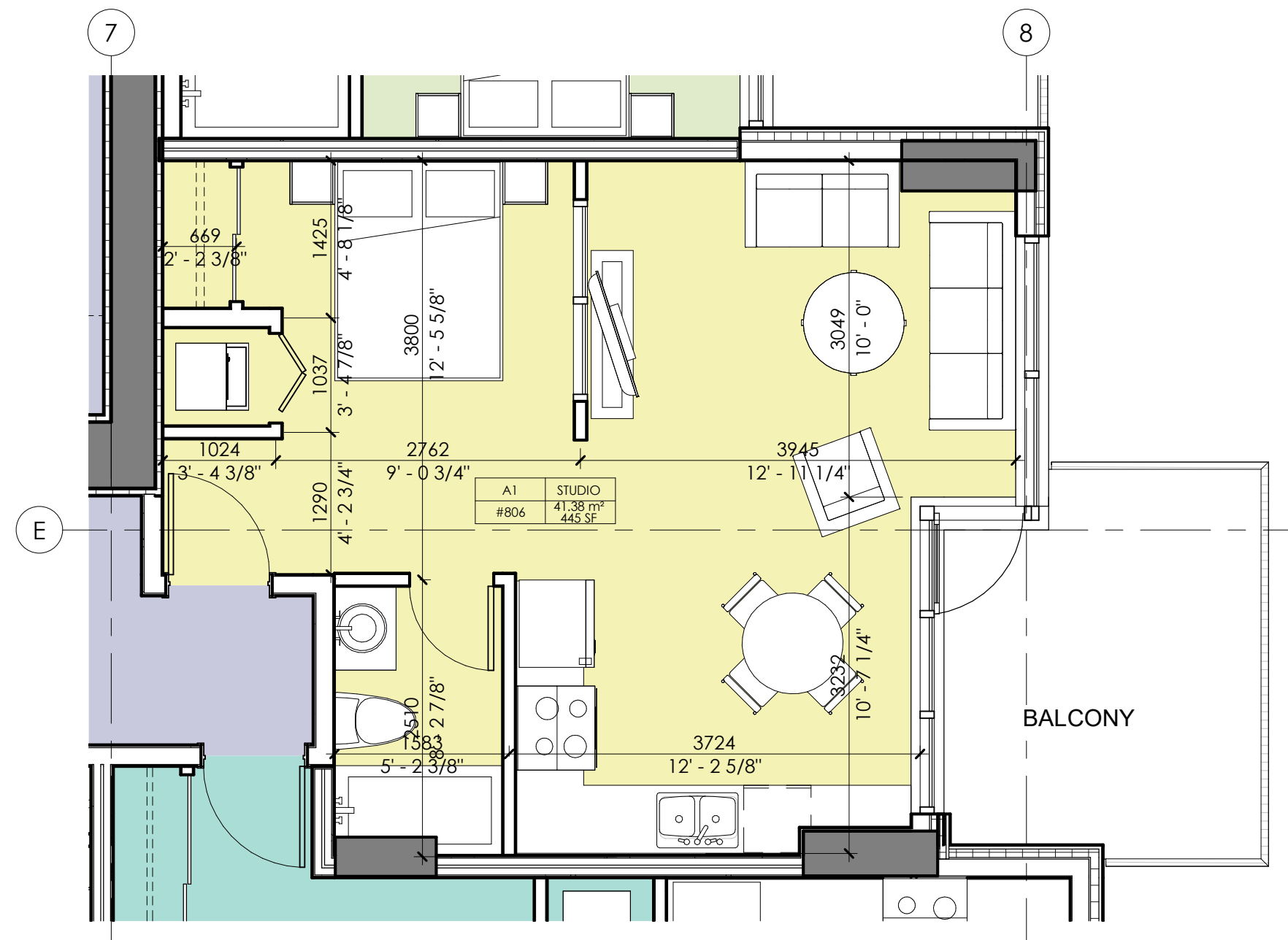
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 A5-01

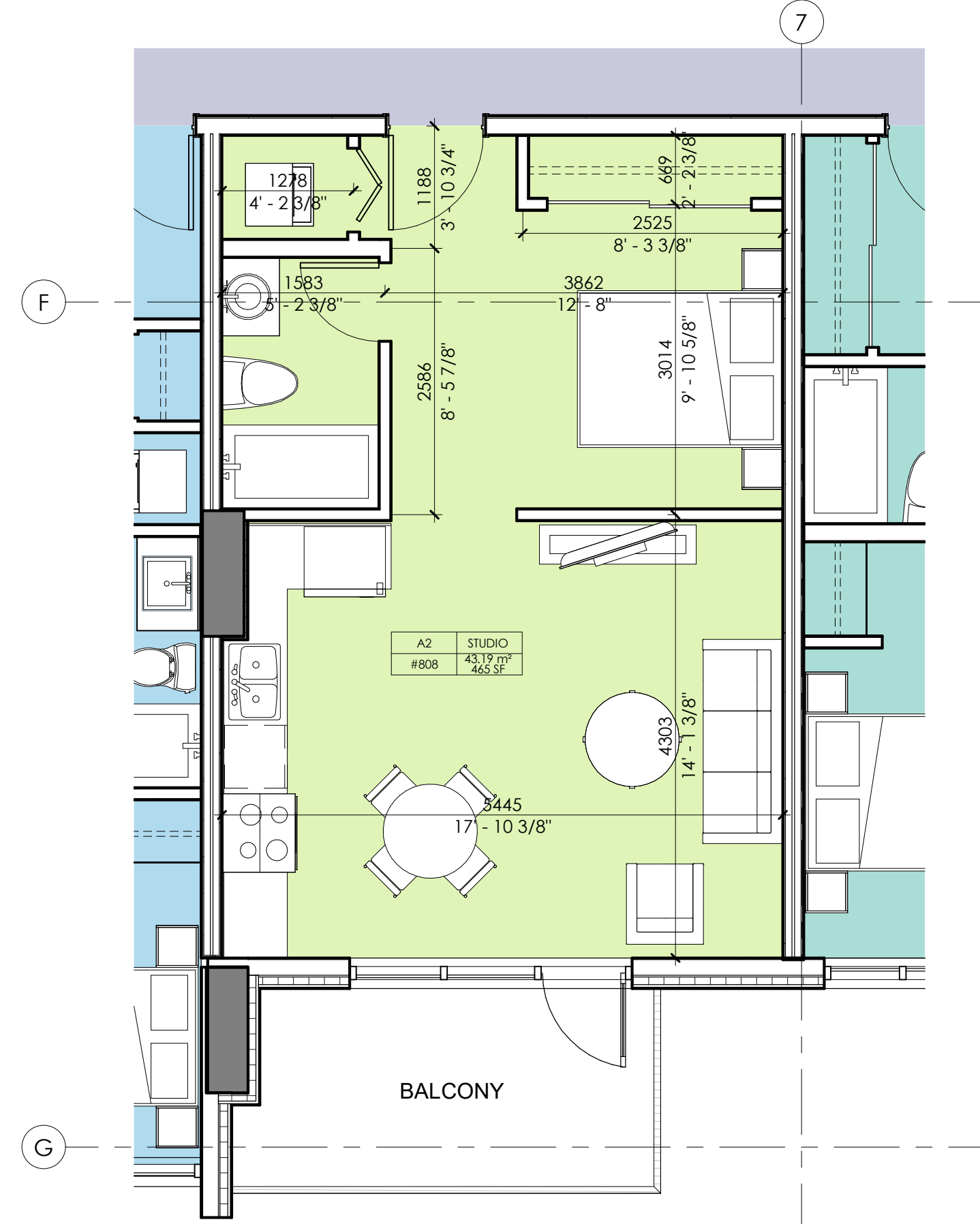
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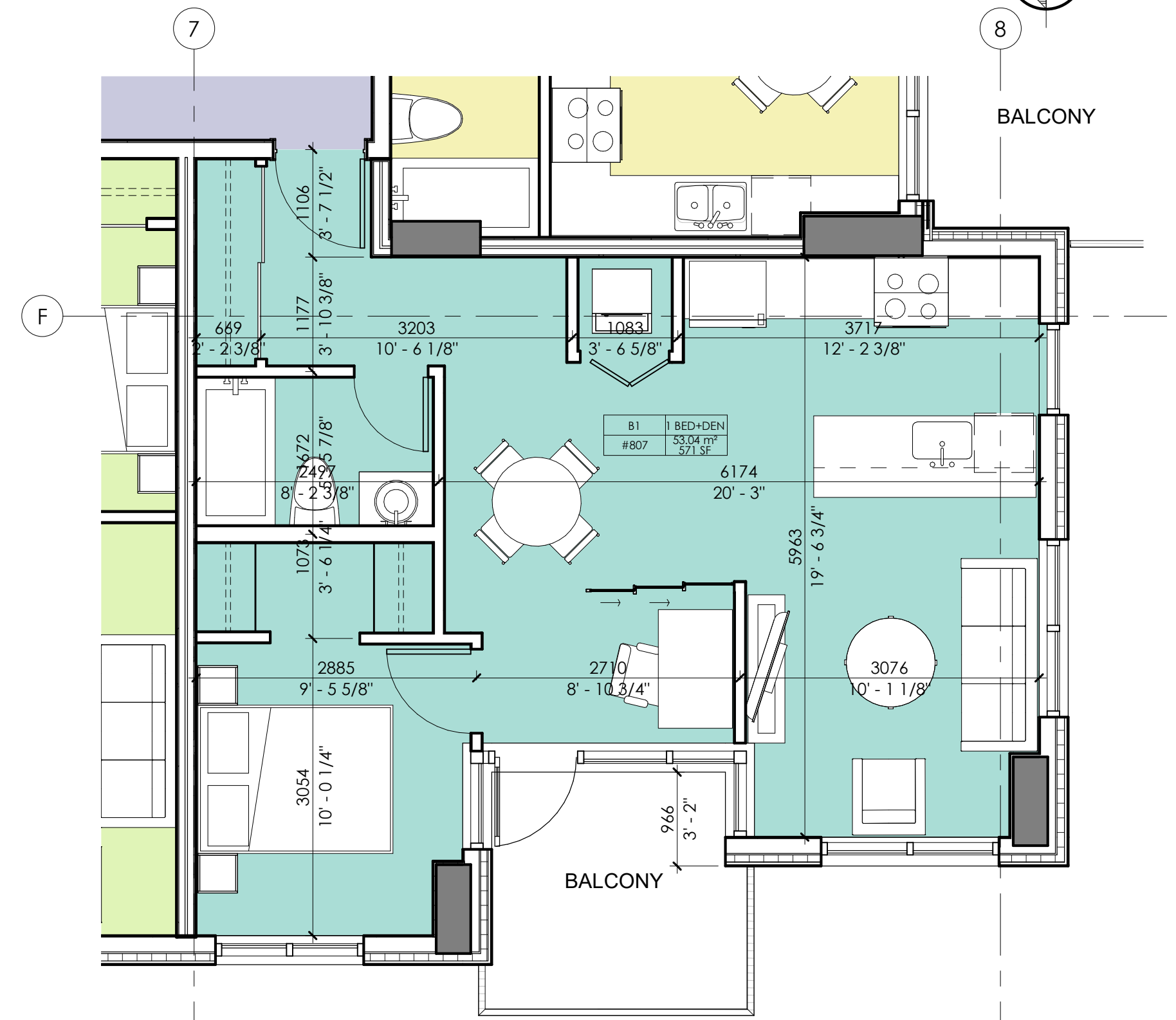
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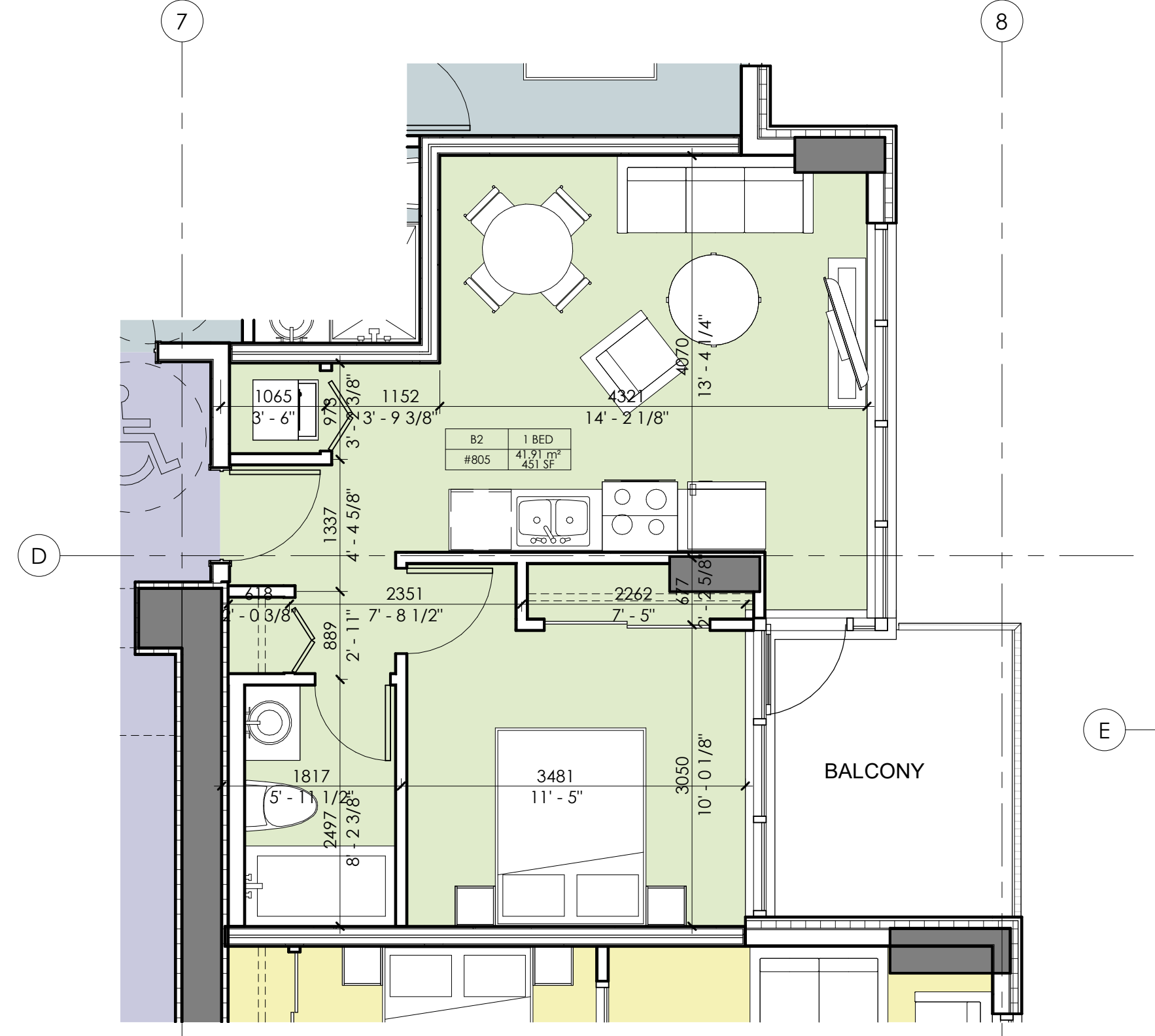
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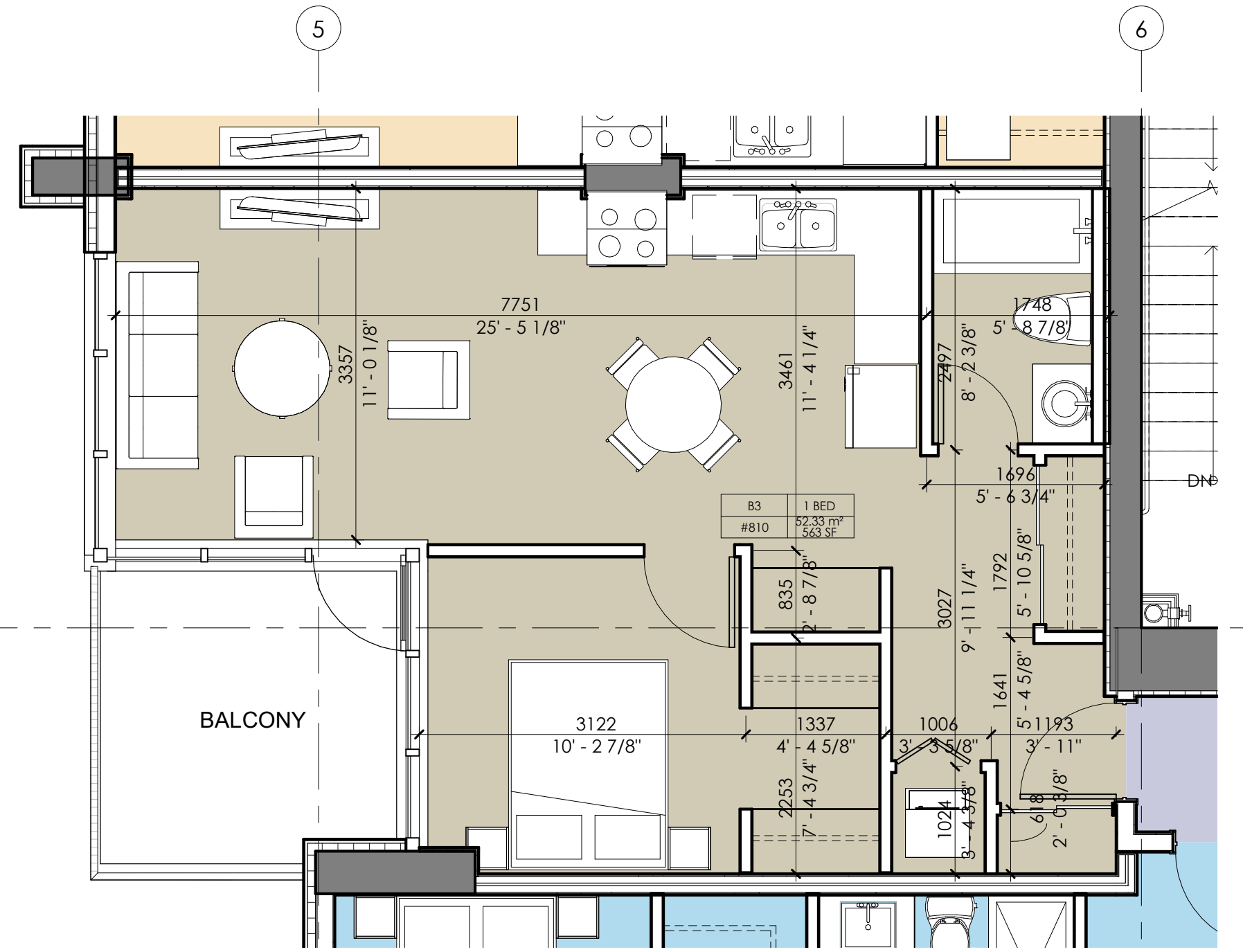
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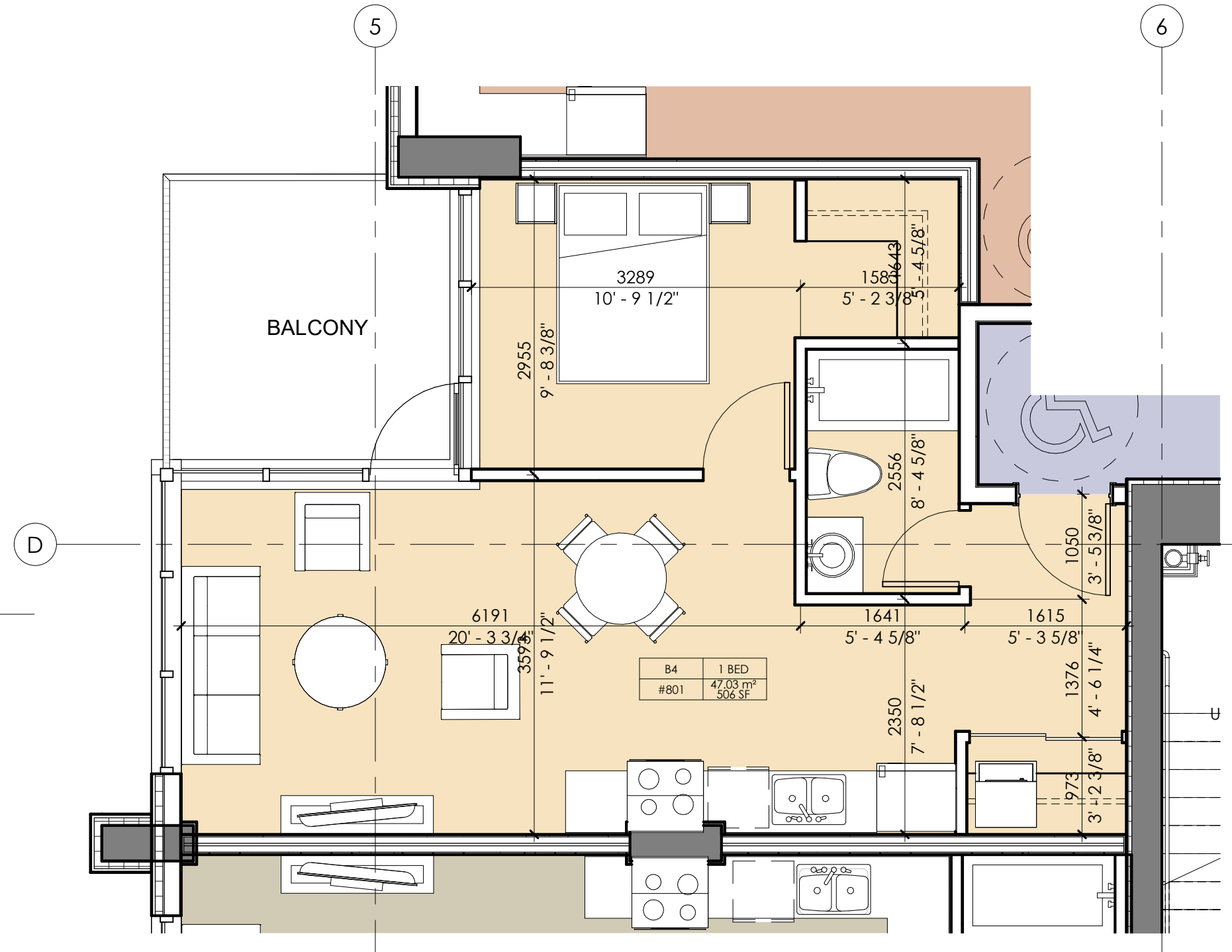
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4 UNIT - B2 - LEVEL 4-13
 1 : 50



5 UNIT - B3 - LEVEL 5-13
 1 : 50



6 UNIT - B4 - LEVEL 5-13
 1 : 50

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6	MAY 01-2023	RE-ISSUED FOR REZONING

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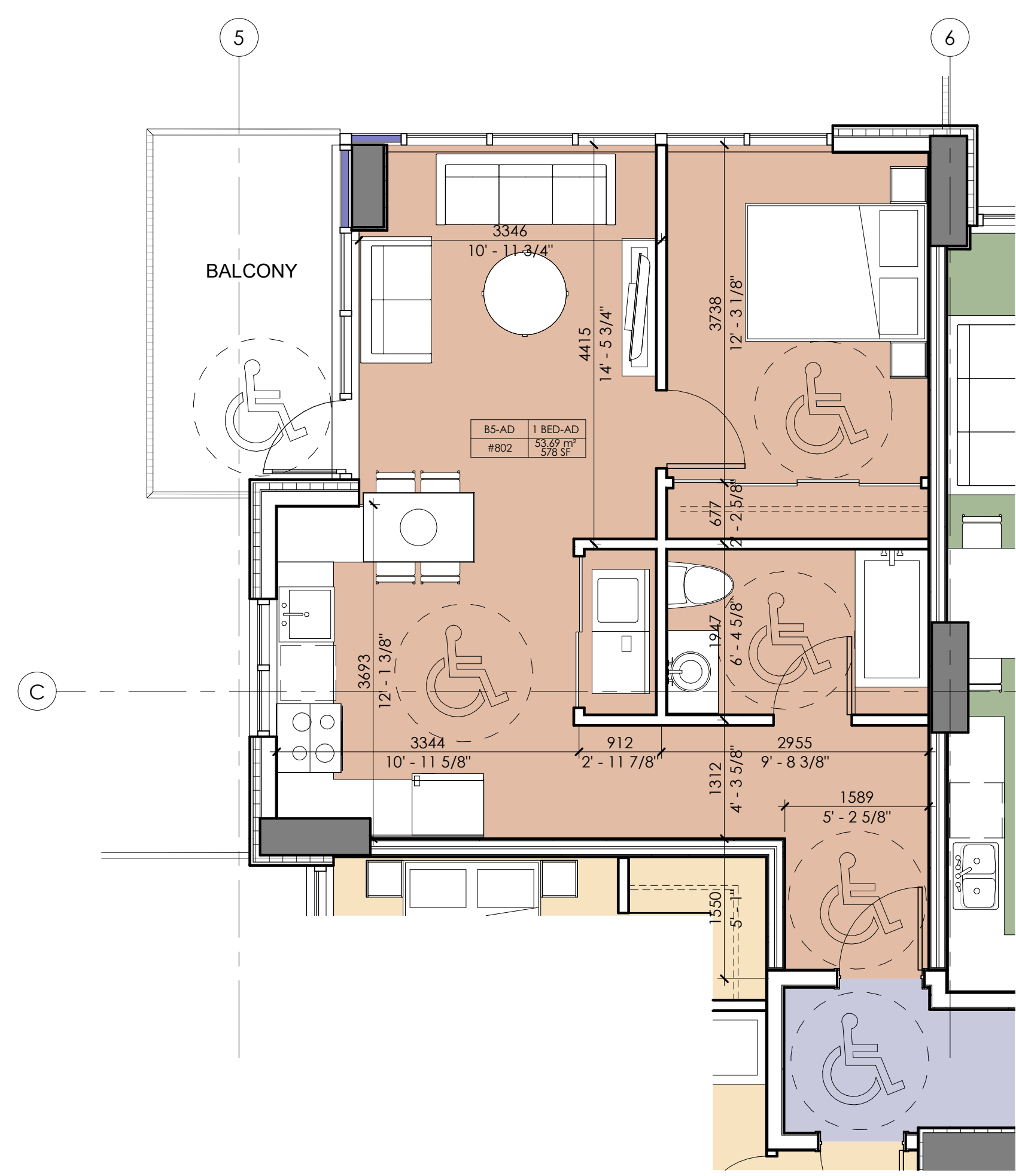
Client

KENWOOD APARTMENTS

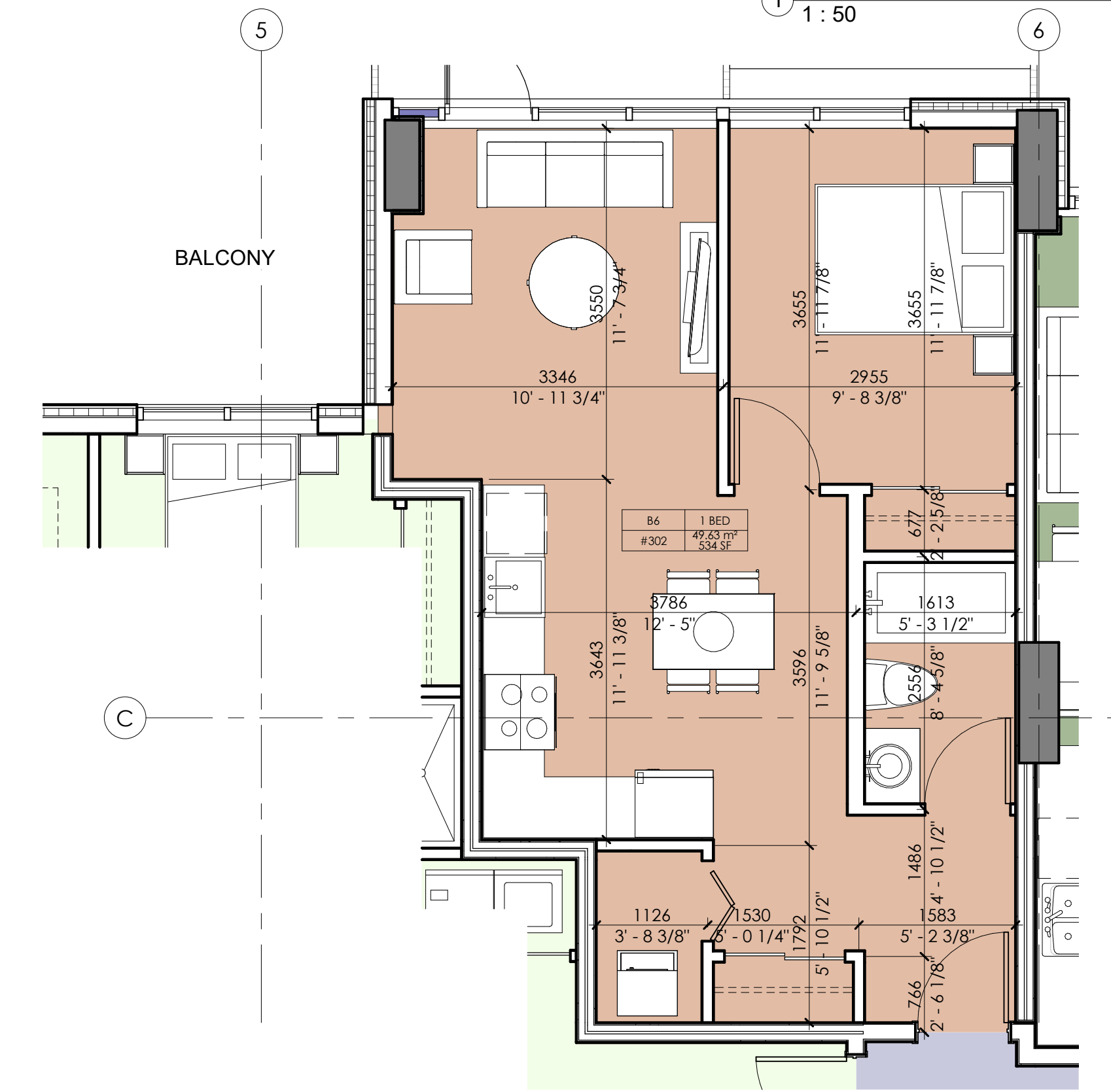
Project
 1536 & 1550
 EASTERN AVE.
 NORTH VANCOUVER, BC

Drawing Title
 UNIT PLANS B5-AD, B6,
 B7, C1-AD, D1-AD, D2

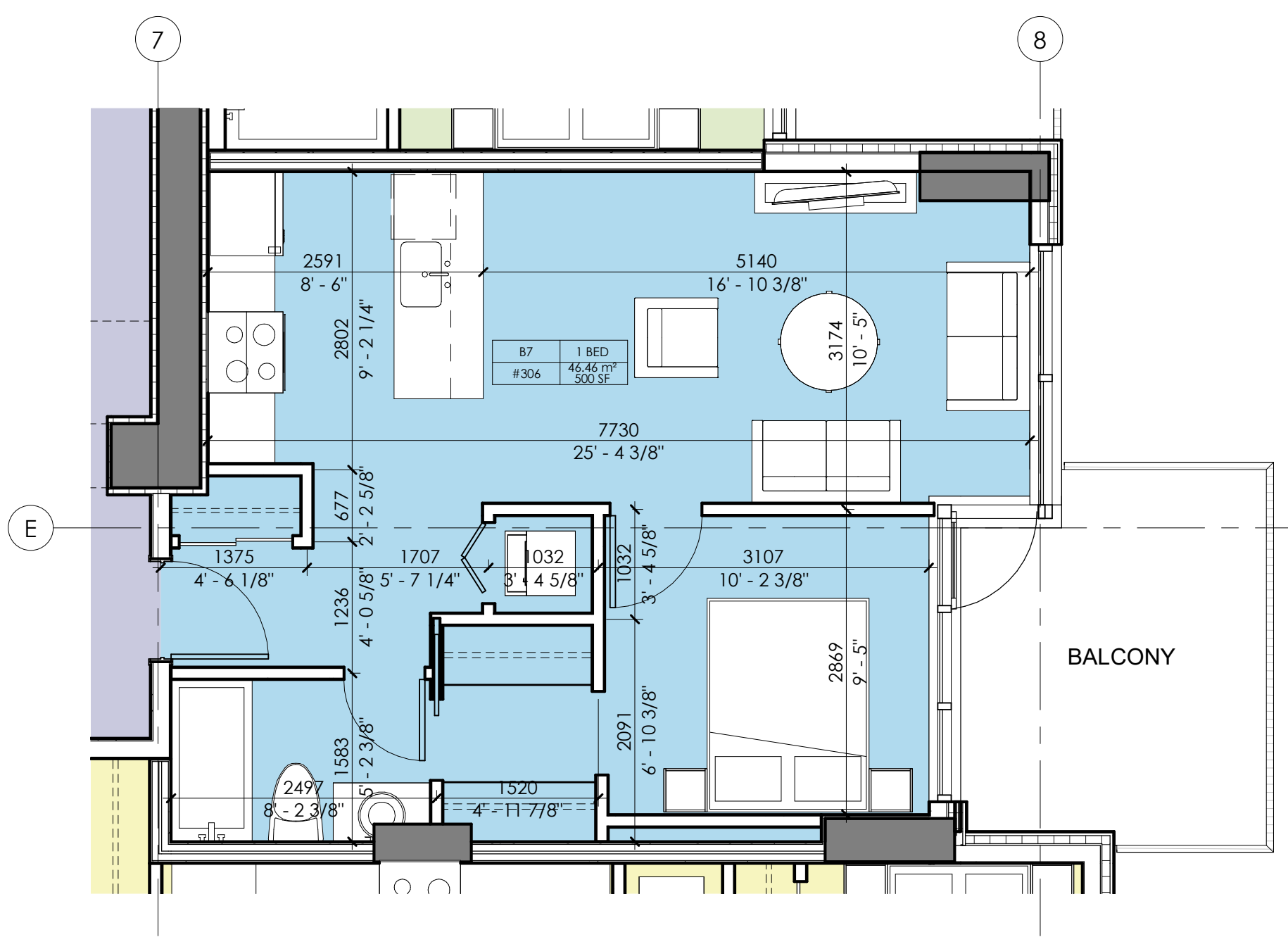
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Drawn By: HR	Rev:
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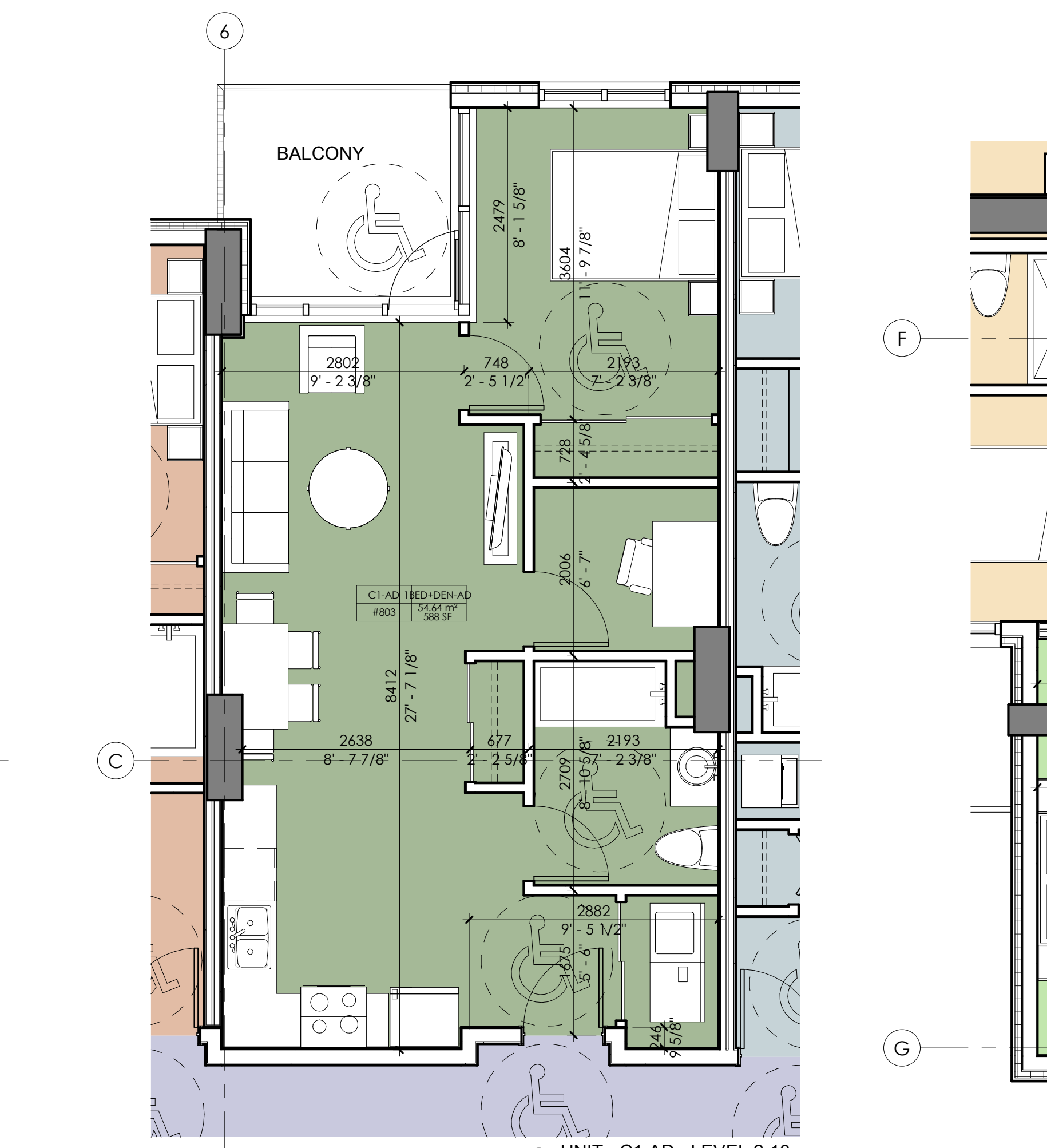
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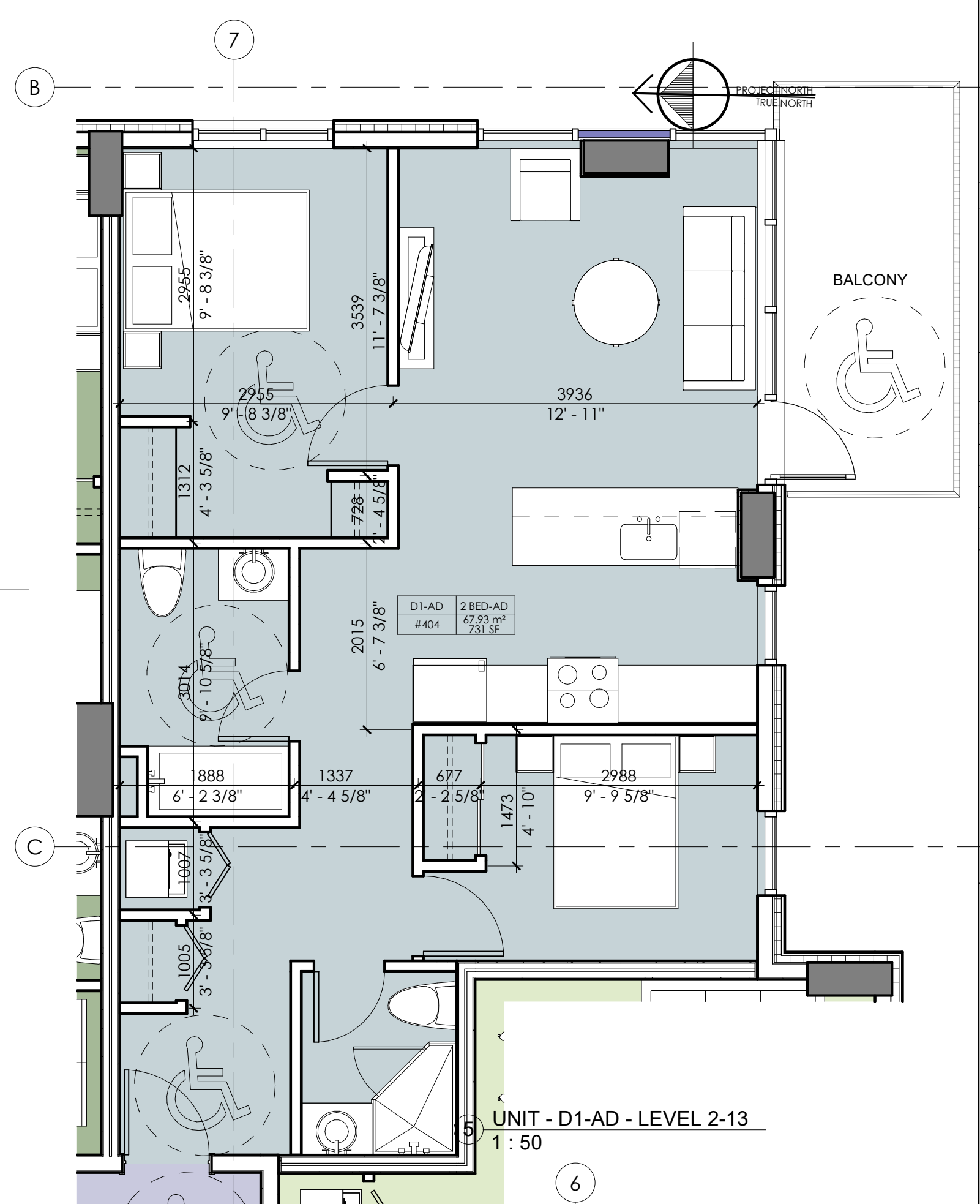
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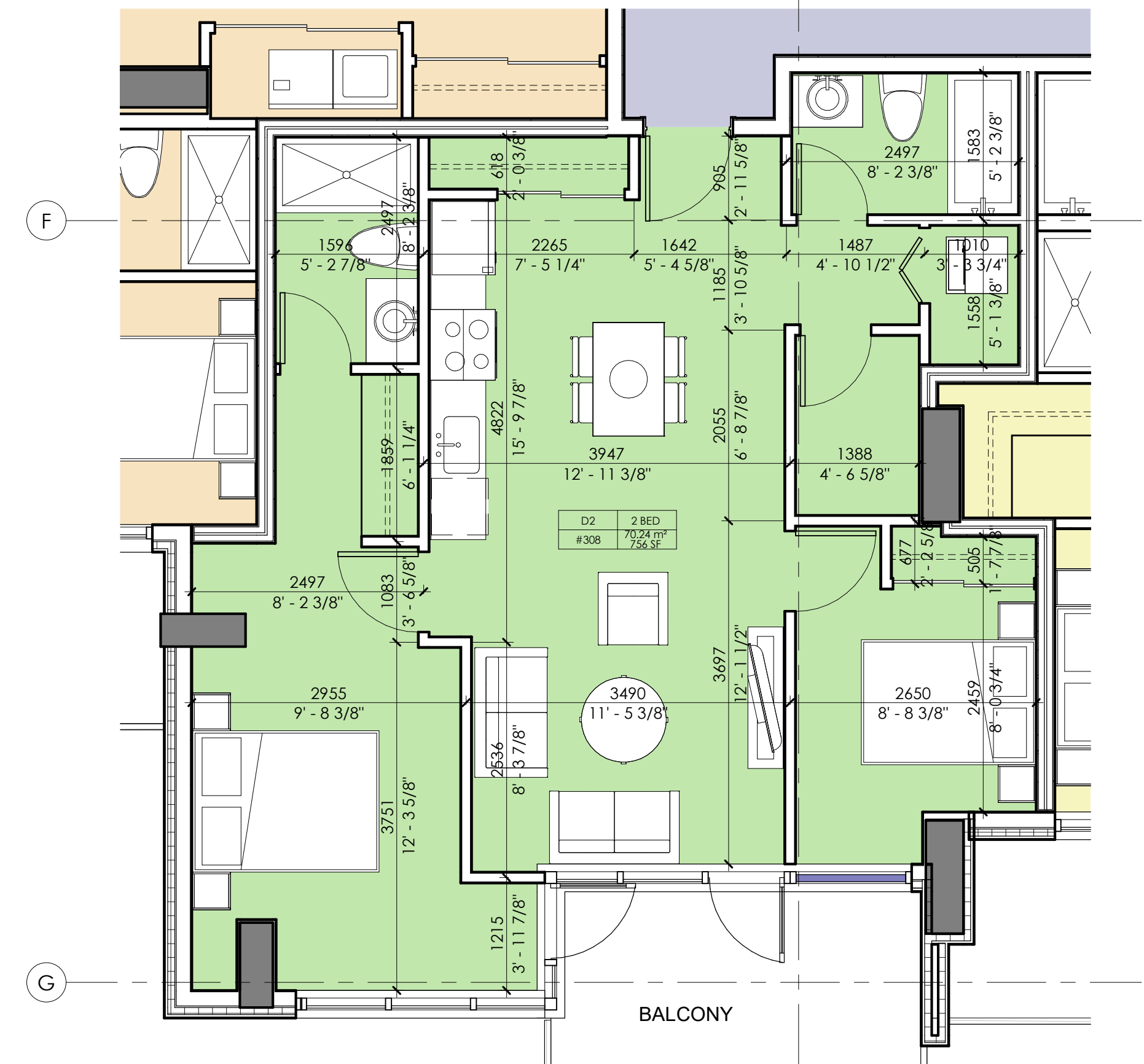
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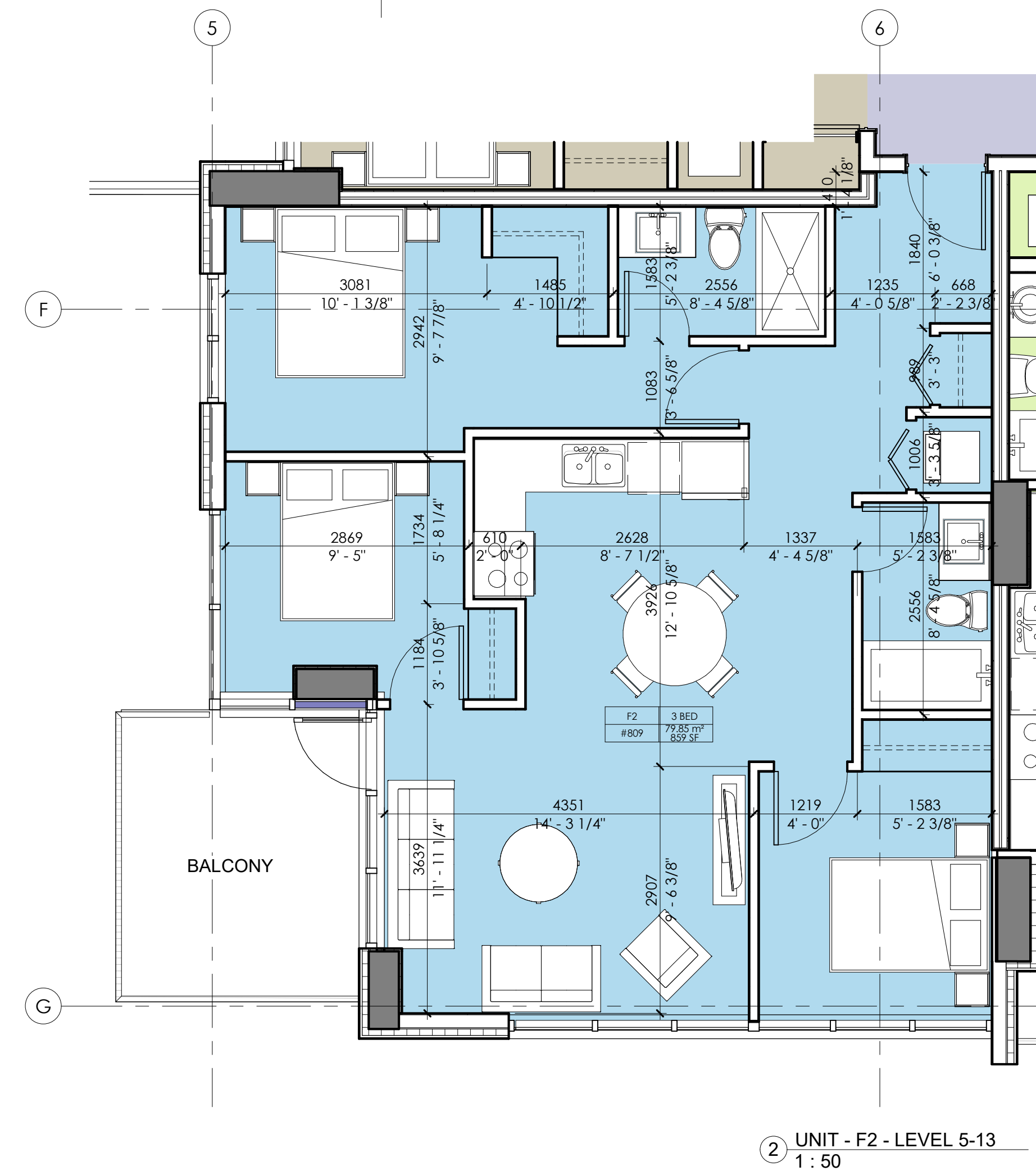
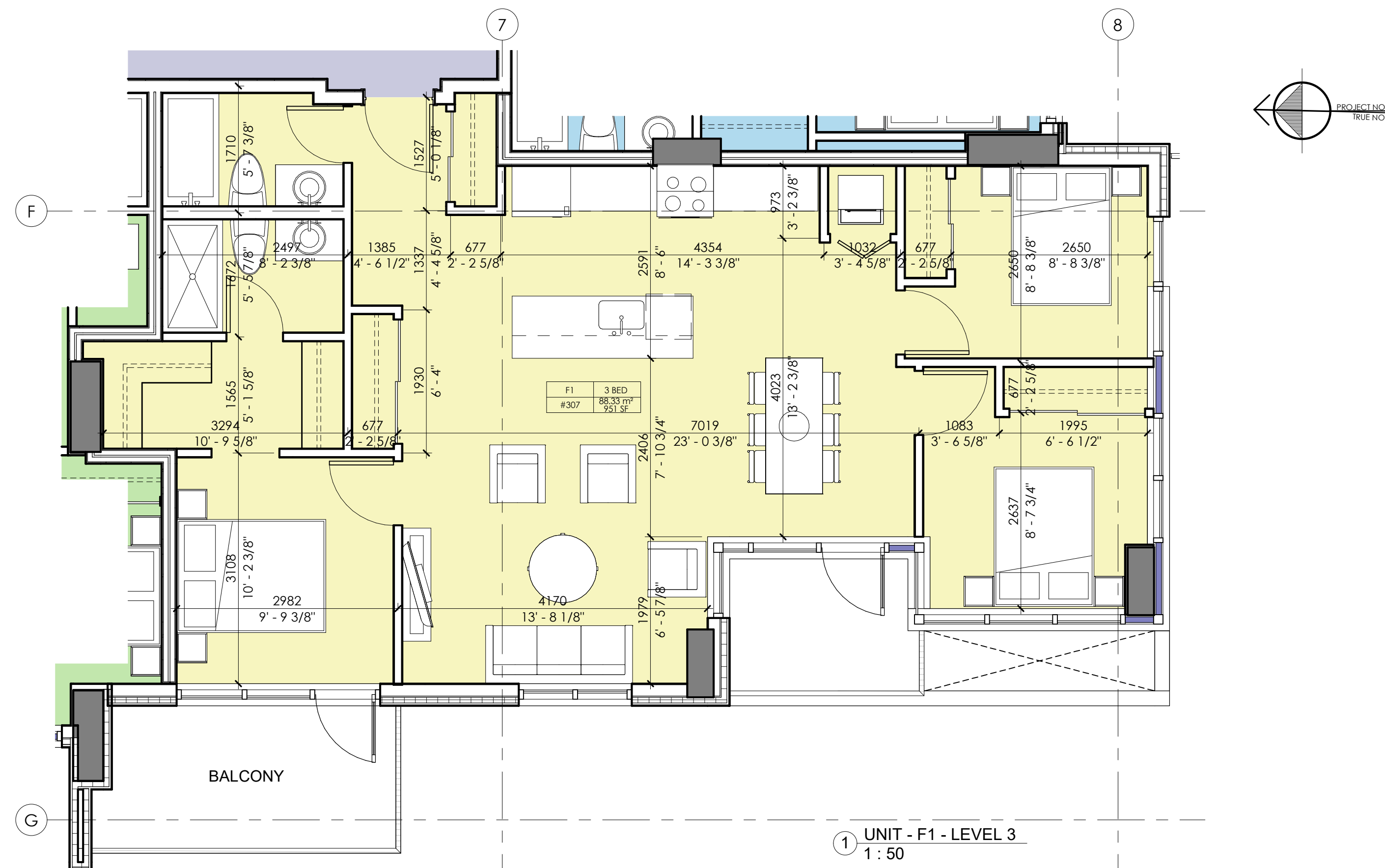
4 UNIT - C1-AD - LEVEL 2-13
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5 UNIT - D1-AD - LEVEL 2-13
1 : 50



6 UNIT - D2 - LEVEL 3
1 : 50



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Drawing Issue Date

Revision Schedule

Rev #	Date	Description
1	OCT 14-2020	ISSUED FOR REZONING
2	APR 12-2021	RE-ISSUED FOR REZONING
3	JAN 19-2022	RE-ISSUED FOR REZONING
4	FEB 28-2022	RE-ISSUED FOR REZONING
5	JUL 19-2022	RE-ISSUED FOR REZONING
6	MAY 01-2023	RE-ISSUED FOR REZONING

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Client

KENWOOD
APARTMENTS

Project

1536 & 1550
EASTERN AVE.
NORTH VANCOUVER, BC

Drawing Title

UNIT PLANS F1, F2

Date:
AUG. 01 - 2019

Project No.
17-55

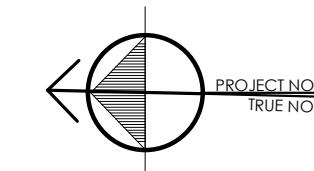
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Drawing No.
A5-03

Drawn By:
HR

File name:

Rev:



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Drawing Issue Date

Revision Schedule

Rev #	Date	Description
1	OCT 14-2020	ISSUED FOR REZONING
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3	JAN 19-2022	RE-ISSUED FOR REZONING
4	FEB 28-2022	RE-ISSUED FOR REZONING
5	JUL 19-2022	RE-ISSUED FOR REZONING
6	MAY 01-2023	RE-ISSUED FOR REZONING

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 EASTERN AVE.
 NORTH VANCOUVER, BC

Drawing Title
 UNIT PLANS F7, G1

Date:
AUG. 01 - 2019

Project No.
17-55

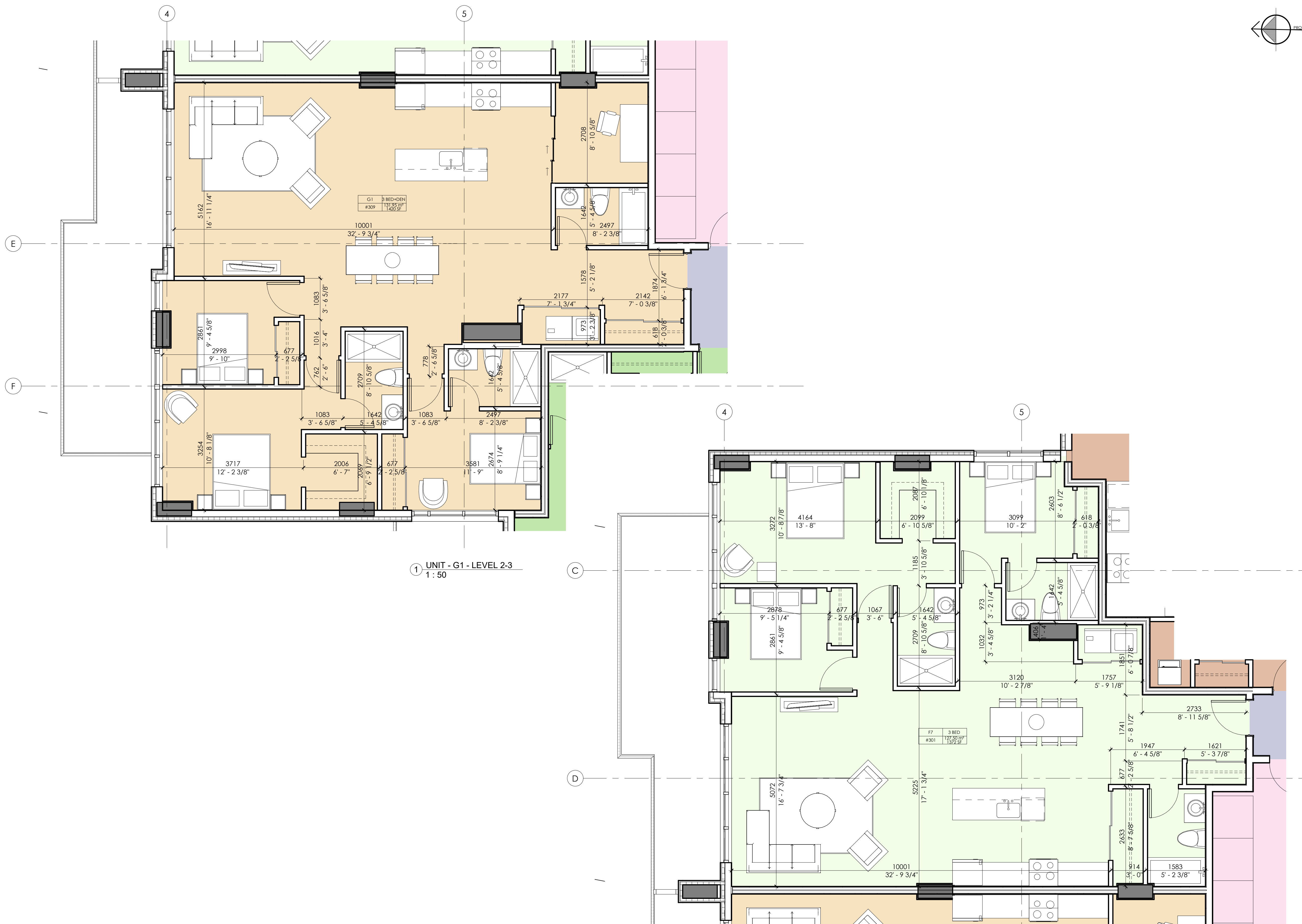
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Drawing No.
A5-04

Drawn By:
HR

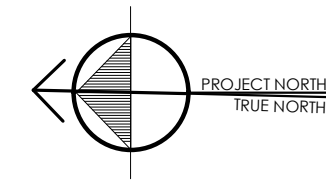
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① UNIT - G1 - LEVEL 2-3
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② UNIT - F7 - LEVEL 2-3
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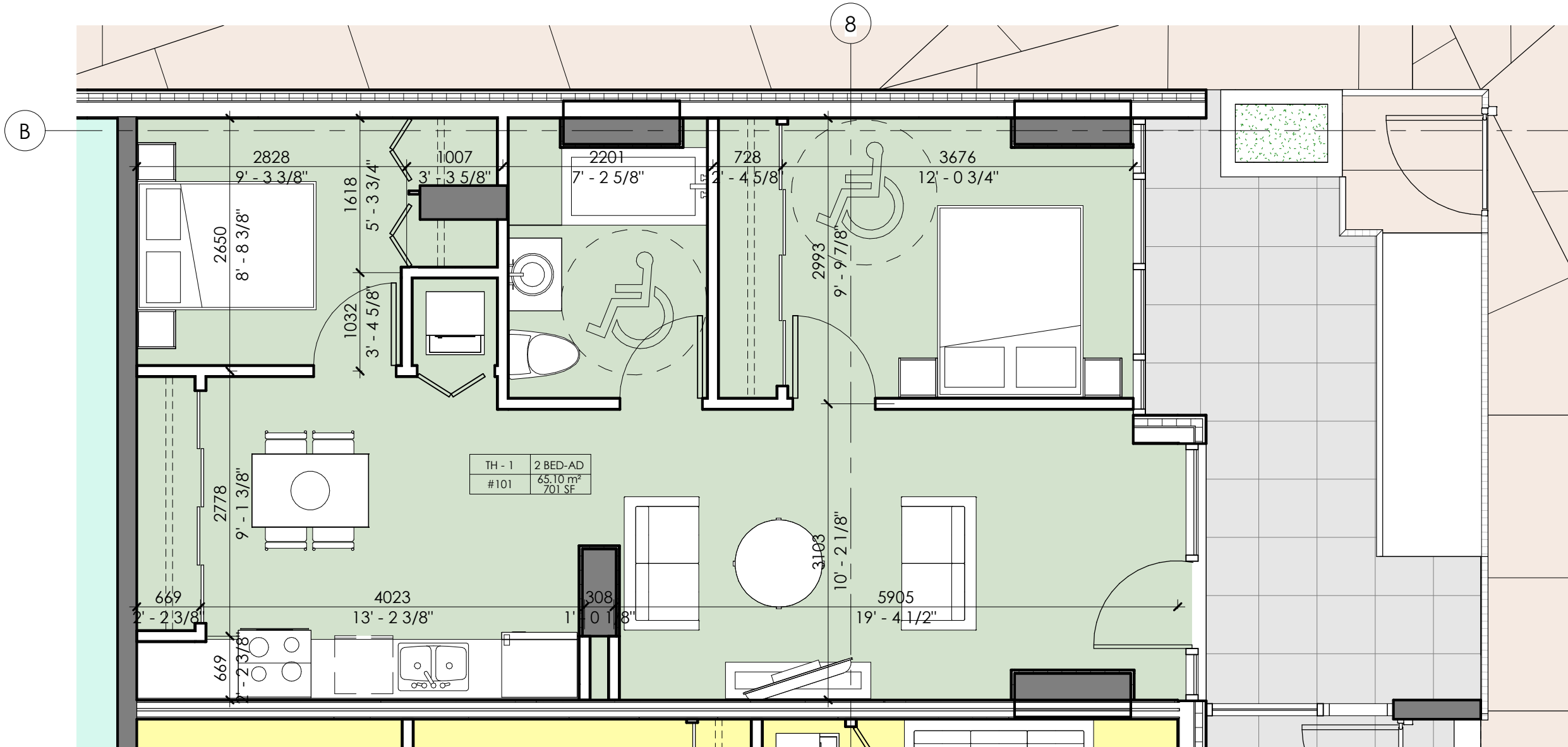


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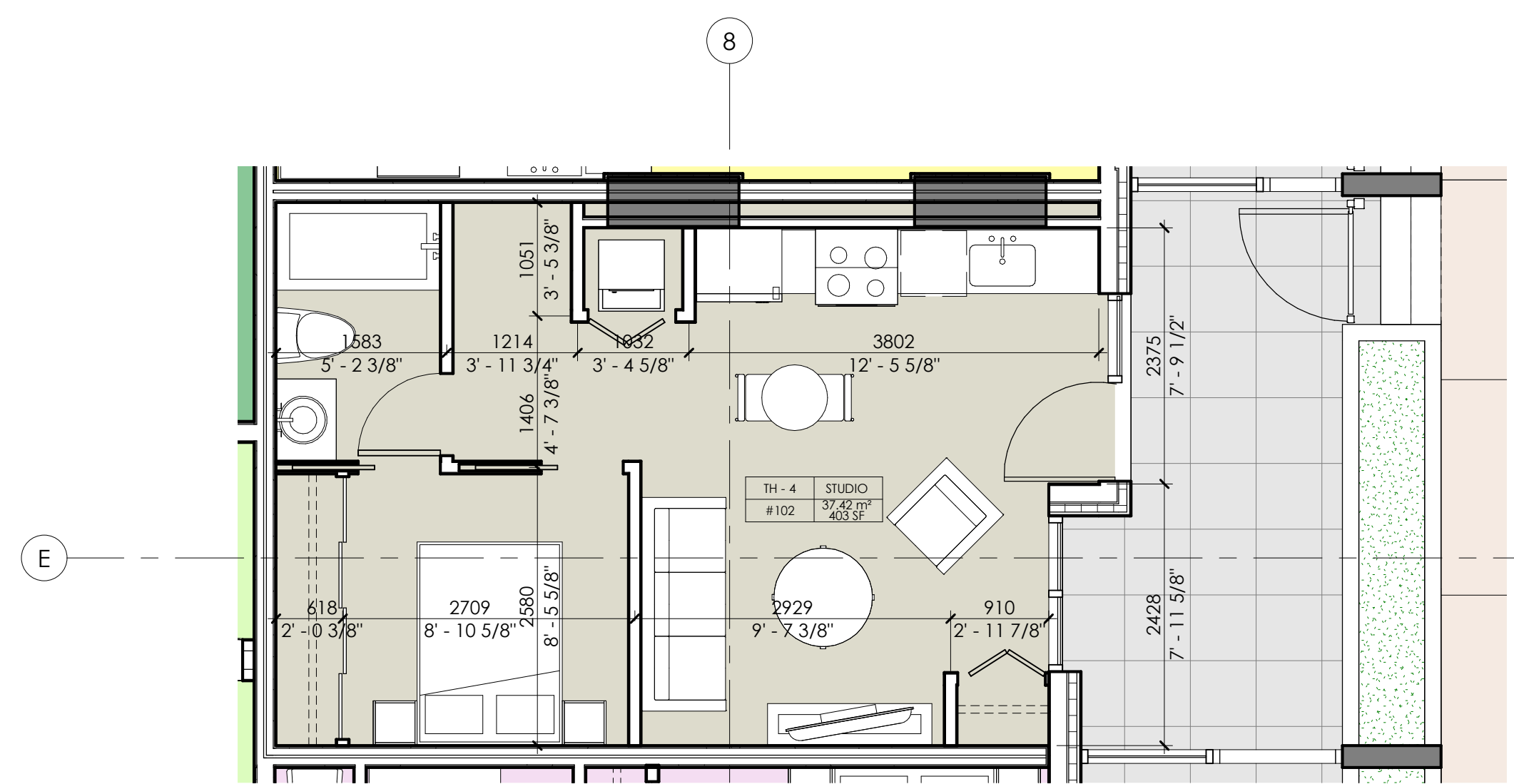
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Revision Schedule

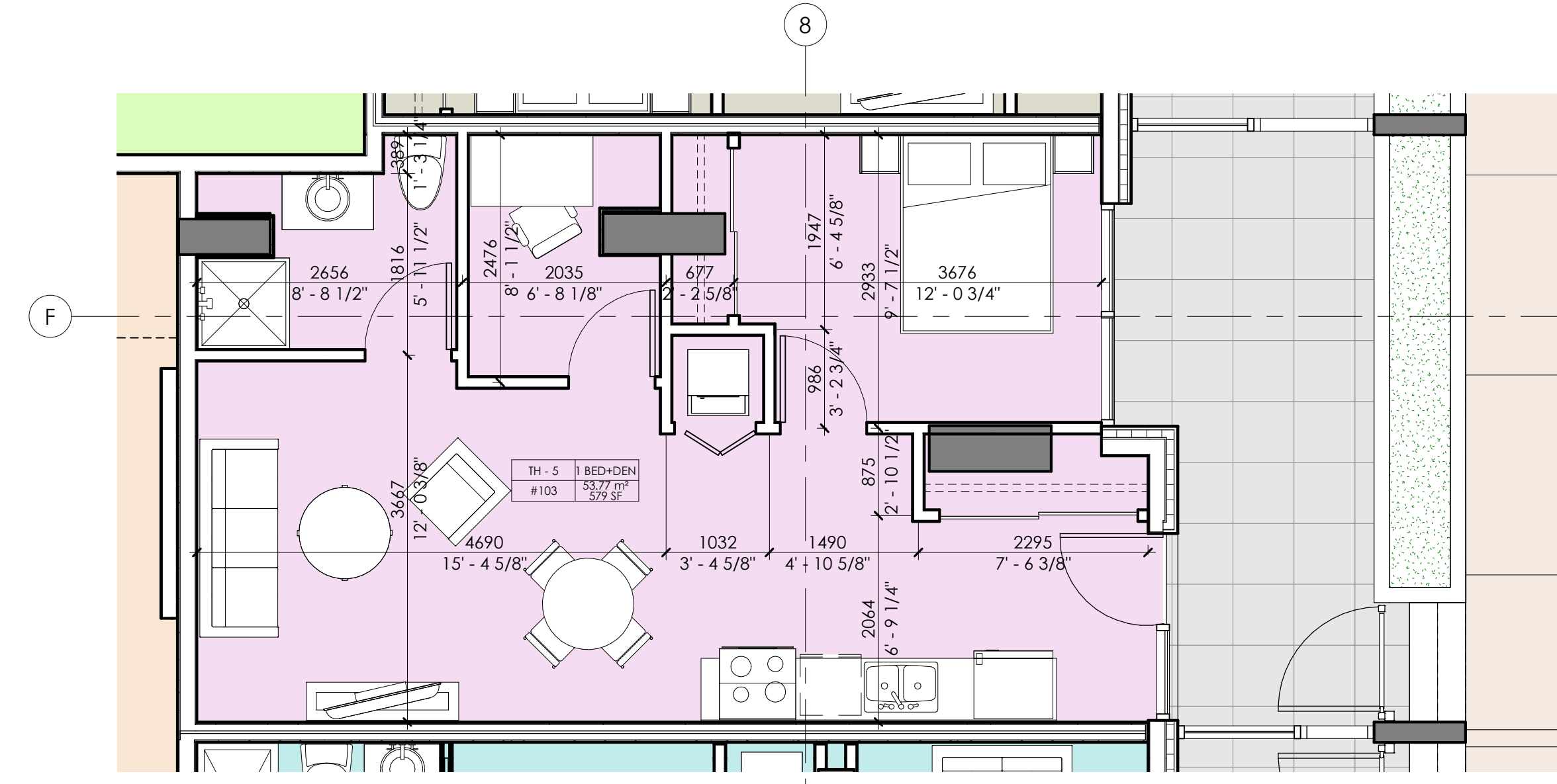
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2	APR 12-2021	RE-ISSUED FOR REZONING
3	JAN 19-2022	RE-ISSUED FOR REZONING
4	FEB 28-2022	RE-ISSUED FOR REZONING
5	JUL 19-2022	RE-ISSUED FOR REZONING
6	MAY 01-2023	RE-ISSUED FOR REZONING



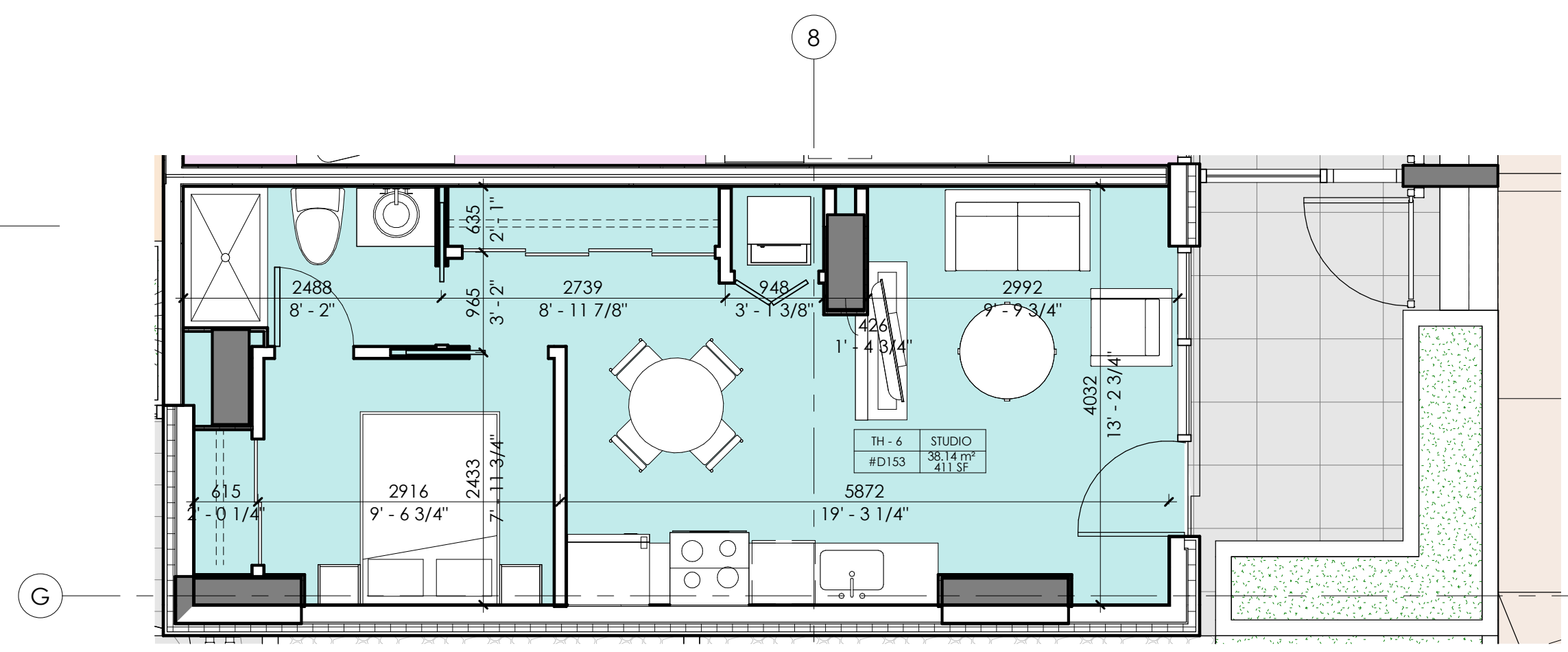
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4 UNIT - TH - 4 - LEVEL 1
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5 UNIT - TH - 5 - LEVEL 1
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6 UNIT - TH - 6 - LEVEL 1
1:50

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 NORTH VANCOUVER, BC

Drawing Title

UNIT PLANS TH - 1, TH - 4, TH - 5, TH - 6

Date:
AUG. 01 - 2019

Project No.
17-55

Scale
1:50

Drawing No.
A5-05

Drawn By:
HR

File name:

Rev: