E16th Street

Rental + Market Housing Development

August 6, 2025

Issue 7 - OCP & RZ Resubmission



Note: Drawings only to scale when printed on 24x36 sheets

CONTACT LIST

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Civic Address:
1540 St Georges Ave, 215-235 E 16th St
North Vancouver, BC

File Number: **PLN2024-00021**

Development Permit Number: **N/A**

Building Permit Number: **N/A**

A-0.000 Cover

A-0.000	Cover	
A-0.100	Data - West Site (Bldg 1)	
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A-1.000 Site

A-1.000	Survey Plan	
A-1.100	Site Plan	1/16" = 1'-0"
A-1.200	Fire Department Response Plan	1/16" = 1'-0"

A-2.000 Plans

A-2.000	Overall - P1 Parking Plan	1/16" = 1'-0"
A-2.001	Overall - Level 1 Floor Plan	1/16" = 1'-0"
A-2.100	Bldg 1 - P3 Parking Plan	1/8" = 1'-0"
A-2.101	Bldg 1 - P2 Parking Plan	1/8" = 1'-0"
A-2.102	Bldg 1 - P1 Parking Plan	1/8" = 1'-0"
A-2.103	Bldg 1 - Level 1 Floor Plan	1/8" = 1'-0"
A-2.104	Bldg 1 - Level 2 Floor Plan	1/8" = 1'-0"
A-2.105	Bldg 1 - Level 3-6 Floor Plan	1/8" = 1'-0"
A-2.106	Bldg 1 - Level 7 Floor Plan	1/8" = 1'-0"
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A-2.108	Bldg 1 - Lower Roof Plan	1/8" = 1'-0"
A-2.200	Bldg 2 - P1 Parking Plan	1/8" = 1'-0"
A-2.201	Bldg 2 - Level 1 Floor Plan / P1 Mezzanine	1/8" = 1'-0"
A-2.202	Bldg 2 - Level 2 Floor Plan	1/8" = 1'-0"
A-2.203	Bldg 2 - Level 3 Floor Plan	1/8" = 1'-0"
A-2.204	Bldg 2 - Level 4 Floor Plan	1/8" = 1'-0"
A-2.205	Bldg 2 - Level 5 Floor Plan	1/8" = 1'-0"
A-2.206	Bldg 2 - Level 6 Floor Plan	1/8" = 1'-0"
A-2.207	Bldg 2 - Level 7 Floor Plan / Lower Roof Plan	1/8" = 1'-0"

A-4.000 Elevations

A-4.000	Overall - Site Elevation	1/16" = 1'-0"
A-4.100	Bldg 1 - East Elevation	1/8" = 1'-0"
A-4.101	Bldg 1 - West Elevation	1/8" = 1'-0"
A-4.102	Bldg 1 - North Elevation	1/8" = 1'-0"
A-4.103	Bldg 1 - South Elevation	1/8" = 1'-0"
A-4.200	Bldg 2 - East & North Elevations	1/8" = 1'-0"
A-4.201	Bldg 2 - West & South Elevations	1/8" = 1'-0"

A-5.000 Sections

A-5.000	Overall - Section WE	1/16" = 1'-0"
A-5.100	BLDG 1 - Section WE	1/8" = 1'-0"
A-5.102	BLDG 1 - Section NS	1/8" = 1'-0"
A-5.200	BLDG 2 - Section WE	1/8" = 1'-0"
A-5.201	BLDG 2 - Section NS 1	1/8" = 1'-0"
A-5.202	BLDG 2 - Section NS 2	1/8" = 1'-0"

A-8.000 Supplemental

A-8.000	Bldg 1 - Material Board	
A-8.100	Bldg 2 - Material Board	
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A-9.000 Area Overlays

A-9.000	Bldg 1 - FSR Overlays	1/16" = 1'-0"
A-9.100	Bldg 2 - FSR Overlays	1/16" = 1'-0"
A-9.101	Bldg 2 - FSR Overlays	1/16" = 1'-0"

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Adera

[PROJECT]

E16th Street

1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

[TITLE]

Cover

[PROJECT] **20542**

[SCALE]

[DATE] **August 6, 2025**

[ISSUE] **7 - OCP & RZ Resubmission**

[DRAWING]

A-0.000

DATA SHEET
WEST SITE - BUILDING 1

16th St E Rental & Market Development

Project: 20542 / Date: August 6, 2025 / Issue: OCP & Rezoning Resubmission

PROJECT NUMBER: 20542
EXISTING ADDRESS: 1540 St Georges Ave, 215-235 16th St E, North Vancouver, BC
PROPOSED ADDRESS: TBD
LEGAL DESCRIPTION: Lot:1; Block:32; DL:549; Plan:9874 & Lot:2 - 1; Block:32; DL:549; Plan:9874 & Lot:1; Block:32; DL:549; Plan:9386

PROJECT ARCHITECT: Integra Architecture Inc., 2330 - 200 Granville St. Vancouver BC V6C 1S4, T.604.688.4220
PROJECT OWNER: Red Twelve E16 Adera Projects Ltd.

ZONING:
Existing Zoning: RM-1
Proposed Zoning: CD
OCP Land use Designation: Residential Level 5: Medium Density Apartment

SITE AREA: TOTAL

Gross Site Area (based on survey date April 16, 2021)						50,255.62	sqft	4,668.90 m2
Road Dedications					TBC	-	sqft	- m2
Lane Dedications						-	sqft	- m2
Net Site Area						**50,255.62**	**sqft**	**4,668.90 m2**

	% of total lot	Site Area		FSR Allowed	FSR Proposed			
West Site	33.2%	16,677.50 sqft	1,549.39 m2	3.30	4.58	76,453.1	sqft	7,102.73 m2
East Site	66.8%	33,578.12 sqft	3,119.51 m2	2.60	2.61	87,480.5	sqft	8,127.21 m2
					3.26	**163,933.64**	**sqft**	**15,229.93 m2** *Calculated per combined site

SITE AREA: WEST

Gross Site Area					**16,677.50**	**sqft**	**1,549.39 m2**
Allowable FSR (Based on gross site are	**3.30**				**55,035.75**	**sqft**	**5112.99 m2**
			63 Rental		36,525.47	sqft	3,393.33 m2
			53 Market		+32207.44	sqft	2,992.17 m2
			Amenity / Common		+17012.17	sqft	1,580.48 m2
Total Proposed Gross Floor Area	5.11				85,153.92	sqft	7,911.06 m2
Total Proposed Exclusions	-0.52				- 8,700.81	sqft	808.33 m2
Proposed FSR	**4.58**				**76,453.11**	**sqft**	**7102.73 m2**
Max. Site Coverage	50%	(RM-1)			8,338.75	sqft	774.70 m2
Proposed Lot Coverage	**43%**				**7,135.76**	**sqft**	**662.93 m2**
Max. Building Height			3	Storey	42.65	ft	13.00 m2
Proposed Building Height			**12**	**Storey**	**125.79**	**ft**	**38.34 m2**

RENTAL & MARKET

West Site - 12 Storey	63 Rental Units	36,525.47 sqft	53 Market Units	32207.44	sqft	
East Site - 6 Storey	133 Rental Units	79731.04 sqft	0 Market Units	0	sqft	
	196 Rental Units	**116256.51 sqft**	**53 Market Units**	**32207.44**	**sqft**	

UNIT SUMMARY

A Units - Jr. 1 bed / Studio	AD Level	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Avg sqft / unit	Total Unit Area (sqft)	Total Unit Area (m2)	% Unit Mix	
A1.w (rental)	L-2	1	2	2	2	2	2	2	0	0	0	0	0	**13**	439.3	5,710.3	530.5	11.2%	
A2.w (rental)	L-2	0	1	0	0	0	0	0	0	0	0	0	0	**1**	533.2	533.2	49.5	0.9%	**21%**
A1.w.m (market)	L-2	0	0	0	0	0	0	0	2	2	2	2	2	**10**	439.3	4,392.5	408.1	8.6%	
B Units - 1 bed																			
B1.w (rental)	L-2	1	1	1	1	1	1	1	0	0	0	0	0	**7**	603.6	4,225.3	392.5	6.0%	
B2.w (rental)	L-2	2	2	2	2	2	2	2	0	0	0	0	0	**14**	512.5	7,174.4	666.5	12.1%	
B3.w (rental)	L-2	0	2	2	2	2	2	2	0	0	0	0	0	**12**	491.4	5,897.3	547.9	10.3%	
B1.w.m (market)	L-2	0	0	0	0	0	0	0	1	1	1	1	1	**5**	603.6	3,018.1	280.4	4.3%	**50%**
B2.w.m (market)	L-2	0	0	0	0	0	0	0	2	2	2	2	2	**10**	512.5	5,124.6	476.1	8.6%	
B3.w.m (market)	L-2	0	0	0	0	0	0	0	2	2	2	2	2	**10**	491.4	4,914.4	456.6	8.6%	
C Units - 2 bed																			
C1.w (rental)	L-2	0	0	1	1	1	1	0	0	0	0	0	0	**4**	834.5	3,337.9	310.1	3.4%	
C2.w (rental)	L-2	1	1	1	1	1	1	0	0	0	0	0	0	**6**	695.8	4,174.7	387.8	5.2%	
C3.w (rental)	L-2	1	0	0	0	0	0	1	0	0	0	0	0	**1**	825.5	825.5	76.7	0.9%	
C1.w.m (market)	L-2	0	0	0	0	0	0	1	1	1	1	1	1	**6**	834.5	5,006.9	465.2	5.2%	**9%**
C2.w.m (market)	L-2	0	0	0	0	0	0	1	1	1	1	1	1	**6**	695.8	4,174.7	387.8	5.2%	
D Units - 3 bed																			
D1.w (rental)	L-2	0	1	1	1	1	1	0	0	0	0	0	0	**5**	929.4	4,646.9	431.7	4.3%	
D1.w.m (market)	L-2	0	0	0	0	0	0	1	1	1	1	1	1	**6**	929.4	5,576.2	518.0	5.2%	**10%**
Total		**6**	**10**	**10**	**10**	**10**	**10**	**10**	**10**	**10**	**10**	**10**	**10**	**116**		**68732.9**	**6385.5**	**100%**	**90%**

FSR EXCLUSION

Exclusion Summary						per Unit	Total			
Adaptable Units Level 2 (20 sf / unit)	29	*min 25%	116	*number of units		20.0	**2320**	sqft	215.5	m2
Indoor Amenity (Lesser of 2% GFA or 15 sf / unit)	1,740.0	*15 sf / unit	1529.1	*lesser		13.8	**1,600.0**	sqft	148.6	m2
	1,529.1	*2% GFA								
Active Design (Stairs & Access to Amenity	13,115	*8% max					**4,780.8**	sqft	444.2	m2 2.9%
Total Exclusions From FSR							**8,700.8**	**sqft**	**808.3**	**m2**

GFA CALCULATION

			Indoor Amenity		Unit Area		Common Area		Total		Efficiency
PARKING P3			-	sqft	-	sqft	-	sqft	-	sqft - m2	
PARKING P2			-	sqft	-	sqft	-	sqft	-	sqft - m2	
PARKING P1			-	sqft	-	sqft	-	sqft	-	sqft - m2	
1st FLOOR	6 Rental	0 Market	1,600.0	sqft	3,589.1	sqft	1946.7	sqft	7,135.8	sqft 662.9 m2	72.7%
2nd FLOOR	10 Rental	0 Market	0.0	sqft	5,648.2	sqft	1487.5	sqft	7,135.8	sqft 662.9 m2	79.2%
3rd FLOOR	10 Rental	0 Market	0.0	sqft	5,949.6	sqft	1138.7	sqft	7,088.2	sqft 658.5 m2	83.9%
4th FLOOR	10 Rental	0 Market	0.0	sqft	5,949.6	sqft	1138.7	sqft	7,088.2	sqft 658.5 m2	83.9%
5th FLOOR	10 Rental	0 Market	0.0	sqft	5,949.6	sqft	1138.7	sqft	7,088.2	sqft 658.5 m2	83.9%
6th FLOOR	10 Rental	0 Market	0.0	sqft	5,949.6	sqft	1138.7	sqft	7,088.2	sqft 658.5 m2	83.9%
7th FLOOR	7 Rental	3 Market	0.0	sqft	5,949.6	sqft	1138.7	sqft	7,088.2	sqft 658.5 m2	83.9%
8th FLOOR	0 Rental	10 Market	0.0	sqft	5,949.6	sqft	1138.7	sqft	7,088.2	sqft 658.5 m2	83.9%
9th FLOOR	0 Rental	10 Market	0.0	sqft	5,949.6	sqft	1138.7	sqft	7,088.2	sqft 658.5 m2	83.9%
10th FLOOR	0 Rental	10 Market	0.0	sqft	5,949.6	sqft	1138.7	sqft	7,088.2	sqft 658.5 m2	83.9%
11th FLOOR	0 Rental	10 Market	0.0	sqft	5,949.6	sqft	1138.7	sqft	7,088.2	sqft 658.5 m2	83.9%
12th FLOOR	0 Rental	10 Market	0.0	sqft	5,949.6	sqft	1138.7	sqft	7,088.2	sqft 658.5 m2	83.9%
ROOF			-	sqft	-	sqft	591.2	sqft	-	sqft - m2	
Total Gross Area	**63 Rental**	**53 Market**	**1,600.0**	**sqft**	**68,732.9**	**sqft**	**15,412.2**	**sqft**	**85,153.9**	**sqft 7,911.06 m2**	**82.6%**

OPEN BALCONY & DECK AREA

Allowable Excluded (Max 10% of GFA)				8515.39	sqft	791.11 m2
Proposed Balcony & Deck Area				**7043.76**	**sqft**	**654.39 m2**

PARKING SPACES

Rental Parking Required	63	units	0.60	space/unit		37.8	spaces	
Market Parking Required	53	units	1.05	space/unit		55.7	spaces	
Visitor Parking Required	116	units	0.10	space/unit		11.6	spaces	*inclusive of total spaces
Parking Reduction	0%					0	spaces	
Total Parking Required						93	spaces	
Total Parking Provided						**93**	**spaces**	***including 12 visitor**
HC Parking per Adaptable Guidelines:								
Adapatable Units - Level 1	116	units	70	req. parking spaces	51-100	3	spaces	*inclusive of total spaces
Adapatable Units - Level 2 / 3	0	units	93	req. parking spaces	51-100	6	spaces	*inclusive of total spaces
Accessible Parking Provided:						**7**	**spaces**	***inclusive of total spaces & 1 visitor parking**
Max. Small Cars	35%	of required spaces				33	spaces max	
Provided Small Cars	**23%**	**of provided spaces**				**21**	**spaces**	***inclusive of total spaces**

BICYCLE SPACES

Required Secure Bicycle Parking	116	units	1.5	spaces/unit		174.0	spaces	Secure
Provided Secure Bicycle Parking	**116**	**units**	**1.5**	**spaces/unit**		**178**	**spaces**	
Min Cargo Bicycle Spaces	17.8	spaces	10%	min	10.3%	18	spaces	*inclusive of total spaces
Max Vertical Bicycle Spaces	62.3	spaces	35%	max	5.6%	10	spaces	*inclusive of total spaces
Required Short Term Bicycle Parking	116	units		6 spaces per every 60 units or part thereof		11.6	spaces	Short term
Provided Short Term Bicycle Parking						**12**	**spaces**	

Parkade not to exceed 1m (3.3 ft.) above average finished grade along perimeter of structure

Note 1: Final areas, allowable parking ratios, and parking count to be confirmed
Note 2: All areas are approximate and are for zoning purposes only
Note 3: Net & gross unit areas are measured to the center of partywalls and to the exterior of sheathing of exterior walls
Note 4: Dedications and setbacks subject to City of North Vancouver approval

PROJECT SUMMARY - WEST

		REQUIRED / PERMITTED		PROPOSED		VARIANCE
ZONING EXISTING		RM-1		CD		
OCP LAND USE DESIGNATION - Medium Density Apartment		Residential Level 5				-
SITE AREA				**16,678** sq.ft.	**1,549** m2	-
UNIT NUMBER					**116**	-
OCP DENSITY (w/ exclusions) Rental + Market Housing 12-Storey		3.30 FSR	5,113 m2	**4.58** FSR	**7,103** m2	**YES**
OCP DENSITY (Combined Both Sites)		3.30 FSR	15,407 m2	**3.26** FSR	**15,230** m2	NO
SITE COVERAGE		50%	775 m2	**43%**	**663** m2	NO
BUILDING HEIGHT - Storeys (OCP Schedule 1)		6 Storeys (59.0 - 62.3 ft)		**12 Storeys**		**YES**
BUILDING HEIGHT - Measured from Average Grade to Main Roof		42.65 ft	13.00 m	**125.8** ft	**38.34** m	**YES**
Average Finished Grade (See Site Plan for Spot Elevations)				**334.0** ft	**101.8** m*	-
					*102+101.6/2=101.8	-
FRONT YARD - NORTH	(E 16th St.)	10.00 ft	3.05 m	**11.32** ft	**3.45** m	NO
REAR YARD - SOUTH	(Lane)	12.00 ft	3.66 m	**13.32** ft	**4.06** m	NO
EXTERIOR SIDE YARD - WEST	(St. George Ave)	15.00 ft	4.57 m	**15.52** ft	**4.73** m	NO
INTERIOR SIDE YARD - EAST	(Shared PL)	12.00 ft	3.66 m	**40.58** ft	**12.37** m	NO
PARKING SPACES	Rental 0.6/unit + Market 1.05/Unit		93 spaces		**93** spaces	NO
EV READY STATIONS	100% Residential Spaces	100 %	93 spaces		**93** spaces	NO
EV INSTALLED STATIONS	Proposed for Visitor Spaces	10 %	1 spaces		**1** spaces	NO
BICYCLE SPACES	Secure spaces	1.50 space/ unit	174 Secure		**178** Secure	NO
	Short term spaces		12 Short term		**12** Short Term	NO
OPEN BALCONY AREA	max 10% GFA exclusion	8,515.4 sq.ft.	791.11 m2	**7,043.8** sq.ft.	**654.4** m2 22.6%	NO
INDOOR AMENITY AREA	Lesser of 2% GFA or 15 sf / unit	1529.06 sqft	142.1 m2	**1600.0** sq.ft.	**148.6** m2	NO
OUTDOOR AMENITY AREA				**2281.9** sq.ft.	**212.0** m2	-
Garden Plots Active Design Guidelines	2.2 m2 / 4 units	686.7 sq.ft.	63.8 m2	**0.0** sq.ft.	**0.0** m2	**YES**

PARKING DIMENSIONS

	Width		Length		Height	
(no column encroachments)	m	ft.	m	ft.	m	ft.
Standard Cars	2.500	8.20	5.486	18.00	2.134	7.00
Small Cars	2.500	8.20	4.650	15.26	2.134	7.00
Disabled Parking	4.000	13.12	5.486	18.00	2.134	7.00
Additional width at walls	0.305	1.00				

MINIMUM AISLE

	90 degrees		60 degrees		45 degrees	
	m	ft.	m	ft.	m	ft.
One-Way Traffic	6.700	21.98	5.280	17.32	3.860	12.66
Two-Way Traffic	6.700	21.98	6.096	20.00	6.096	20.00

RECYCLING & GARBAGE REQUIREMENTS

		no. of units	Est. volume/unit	Total Volume	Container capacity	Containers Required Serviced Once / Week	Containers Required Serviced Twice / Week
Garbage		116 units	95 L	11020 L	2294 L (3 cu.yd.)	12	6
NSRP Newprints		116 units	8.5 L	986 L	360 L (95 gal)	7	3
NSRP Mixed Papers		116 units	15 L	1740 L	360 L (95 gal)	12	6
NSRP Mixed Containers		116 units	9 L	1044 L	360 L (95 gal)	7	3
Cardboard		116 units	30 L	3480 L	2294 L (3 cu.yd.)	4	2
Food Scraps		116 units	14 L	1624 L	360 L (95 gal)	11	5

		no. of units	Space/unit		Total Space	
Recommended Space		116. units	0.486 m2	56.4 m2	606.83 sq.ft.	
Min Space Allowed				11.0 m2	118.40 sq.ft.	
Max Space Allowed				67.4 m2	725.23 sq.ft.	
PROPOSED		**116 units**	**0.482 m2**	**55.9 m2**	**601.3 sq.ft.**	

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[PROJECT]
E16th Street
1540 St Georges Ave
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[TITLE]
Data - West Site (Bldg 1)

[PROJECT] **20542**
[SCALE]
[DATE] **August 6, 2025**
[ISSUE] **7 - OCP & RZ Resubmission**

[DRAWING]
A-0.100

DATA SHEET
EAST SITE - BUILDING 2

16th St E Rental Development

Project: 20542 / Date: August 6, 2025 / Issue: OCP & Rezoning Resubmission

PROJECT NUMBER: 20542
EXISTING ADDRESS: 1540 St Georges Ave, 215-235 16th St E, North Vancouver, BC
PROPOSED ADDRESS: TBD
LEGAL DESCRIPTION: Lot:1; Block:32; DL:549; Plan:9874 & Lot:2 - 1; Block:32; DL:549; Plan:9874 & Lot:1; Block:32; DL:549; Plan:9386

PROJECT ARCHITECT: Integra Architecture Inc., 2330 - 200 Granville St. Vancouver BC V6C 1S4, T.604.688.4220
PROJECT OWNER: Red East 16th Limited Partnership

ZONING:
Existing Zoning: RM-1
Proposed Zoning: CD
OCP Land use Designation: Residential Level 5: Medium Density Apartment

SITE AREA: TOTAL

Gross Site Area (based on survey date April 16, 2021)						50,255.62	sqft	4,668.90 m2
Road Dedications					TBC	-	sqft	- m2
Lane Dedications						-	sqft	- m2
Net Site Area						**50,255.62**	**sqft**	**4,668.90 m2**

	% of total lot	Site Area		FSR Allowed	FSR Proposed			
West Site	33.2%	16,677.50 sqft	1,549.39 m2	3.30	4.58	76,453.1 sqft	7,102.73 m2	
East Site	66.8%	33,578.12 sqft	3,119.51 m2	2.60	2.61	87,480.5 sqft	8,127.21 m2	
					3.26	**163,933.64 sqft**	**15,229.93 m2**	*Calculated per combined site

SITE AREA: EAST

Gross Site Area						**33,578.12**	**sqft**	**3,119.51 m2**
FSR	1.60	OCP Density				53,724.99	sqft	4,991.22 m2
Bonus FSR	1.00	With Public Benefits				33,578.12	sqft	3,119.51 m2
Allowable FSR (Based on gross site are	**2.60**					**87,303.12**	**sqft**	**8110.72 m2**
Total Proposed Gross Floor Area	2.83					94,994.56	sqft	8,825.28 m2
Total Proposed Exclusions	0.22					7,514.03	sqft	698.08 m2
Proposed FSR	**2.61**					**87,480.53**	**sqft**	**8127.21 m2**
Max. Site Coverage	50%	(RM-1)				16,789.06	sqft	1,559.75 m2
Proposed Lot Coverage	**47%**					**15,879.63**	**sqft**	**1475.27 m2**
Max. Building Height				3	Storey	42.65	ft	13.00 m2
Proposed Building Height				**6**	**Storey**	**65.78**	**ft**	**20.05 m2**

RENTAL & MARKET

West Site - 12 Storey	63	Rental Units	36525.47	sqft	53	Market Units	32207.44	sqft
East Site - 6 Storey	133	Rental Units	79,731.04	sqft	0	Market Units	0.00	sqft
	196	**Rental Units**	**116256.51**	**sqft**	**53**	**Market Units**	**32207.44**	**sqft**

UNIT SUMMARY

A Units - Jr. 1 bed / Studio	AD Level	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Avg sqft / unit	Total Unit Area (sqft)	Total Unit Area (m2)	% Unit Mix	
A1.e	L-2	0	2	3	3	3	3	3						**17**	406.1	6,904.1	641.4	12.8%	
A2.e	L-2	0	0	1	1	1	1	1						**5**	438.6	2,192.9	203.7	3.8%	**17%**
B Units - 1 bed																			
B1.e	L-2	5	8	8	8	8	8	3						**48**	510.0	24,480.0	2,274.3	36.1%	
B2.e	L-2	0	1	1	1	1	1	1						**6**	492.5	2,954.8	274.5	4.5%	
B3.e	L-2	0	0	1	1	1	1	1						**5**	525.6	2,627.8	244.1	3.8%	
B4.e	L-2	0	0	1	1	1	1	1						**5**	606.8	3,034.1	281.9	3.8%	**56%**
B5.e	L-2	1	1	1	1	1	1	0						**6**	634.0	3,803.9	353.4	4.5%	
B6.e	L-2	0	0	1	1	1	1	1						**5**	600.7	3,003.3	279.0	3.8%	
C Units - 2 bed																			
C1.e	L-2	1	2	2	2	2	2	1						**12**	756.4	9,077.2	843.3	9.0%	
C2.e	L-2	1	1	1	1	1	1	0						**6**	765.1	4,590.8	426.5	4.5%	**13.5%**
D Units - 3 bed																			
D1.e	L-2	1	1	1	1	1	1	0						**6**	957.6	5,745.8	533.8	4.5%	
D2.e	L-2	0	1	1	1	1	1	1						**6**	964.4	5,786.3	537.6	4.5%	**13.5%**
D3.e	L-2	0	1	1	1	1	1	1						**6**	922.3	5,533.6	514.1	4.5%	
Total		**9**	**18**	**23**	**23**	**23**	**23**	**14**						**133**		**79734.6**	**7407.6**	**100%**	**100%**

FSR EXCLUSION

Exclusion Summary						per Unit	Total		
Adaptable Units Level 2 (20 sf / unit)	33	*min 25%	133	*number of units		20.0	**2,660.0** sqft	247.1 m2	
Indoor Amenity	1,995.0	*15 sf / unit	1749.6	*lesser		13.3	**1,768.0** sqft	164.2 m2	
(Lesser of 2% GFA or 15 sf / unit)	1,749.6	*2% GFA							
Active Design (Stairs & Access to Amenity	13,115	*8% max					**3,086.1** sqft	286.7 m2	1.9%
Total Exclusions From FSR							**7,514.0 sqft**	**698.1 m2**	

GFA CALCULATION

	Amenity		Unit Area		Common Area		Total		Efficiency
PARKING P1	-	sqft	-	sqft	-	sqft	- sqft	- m2	
1st FLOOR (RENTAL) - COMPARTMENT A ONLY	0.0	sqft	5,663.2	sqft	758.1	sqft	6,421.2 sqft	596.6 m2	88.2%
2nd FLOOR (RENTAL)	1,768.0	sqft	11,141.0	sqft	2970.7	sqft	15,879.6 sqft	1,475.3 m2	81.3%
3rd FLOOR (RENTAL)	0.0	sqft	13,718.7	sqft	2095.5	sqft	15,814.2 sqft	1,469.2 m2	86.7%
4th FLOOR (RENTAL)	0.0	sqft	13,718.7	sqft	2095.5	sqft	15,814.2 sqft	1,469.2 m2	86.7%
5th FLOOR (RENTAL)	0.0	sqft	13,718.7	sqft	2095.5	sqft	15,814.2 sqft	1,469.2 m2	86.7%
6th FLOOR (RENTAL)	0.0	sqft	13,718.7	sqft	2095.5	sqft	15,814.2 sqft	1,469.2 m2	86.7%
7th FLOOR (RENTAL)	0.0	sqft	8,055.5	sqft	1381.3	sqft	9,436.8 sqft	876.7 m2	85.4%
ROOF	-	sqft	-	sqft	-	sqft	- sqft	- m2	
Total Gross Area	**1,768.0**	**sqft**	**79,734.6**	**sqft**	**13,492.0**	**sqft**	**94,994.6 sqft**	**8,825.28 m2**	**86.0%**

OPEN BALCONY & DECK AREA

Allowable Excluded (Max 10% of GFA)	8730.31	sqft	811.07 m2
Proposed Balcony & Deck Area	**15023.92**	**sqft**	**1,395.77 m2**

PARKING SPACES

Rental Parking Required	133	units	0.60	space/unit	79.8	spaces	
Visitor Parking Required	133	units	0.10	space/unit	13.3	spaces	*inclusive of total spaces
Parking Reduction	0%				0	spaces	
Total Parking Required					80	spaces	
Total Parking Provided					**80**	**spaces**	***including 13 visitor**
HC Parking per Adaptable Guidelines:							
Adaptable Units - Level 1	133	units	80	req. parking spaces	51-100	3	spaces *inclusive of total spaces
Adaptable Units - Level 2 / 3	0	units	80	req. parking spaces	51-100	6	spaces *inclusive of total spaces
Accessible Parking Provided:						**7**	**spaces** ***inclusive of total spaces & 1 visitor parking**
Max. Small Cars	35%	of required spaces				28	spaces max
Provided Small Cars	**13%**	**of provided spaces**				**10**	**spaces**

BICYCLE SPACES

Required Secure Bicycle Parking	133	units	1.5	spaces/unit	199.5	spaces	Secure
Provided Secure Bicycle Parking	**133**	**units**	**1.5**	**spaces/unit**	**201**	**spaces**	
Min Cargo Bicycle Spaces	20.1	spaces	10%	min	10.0%	20	spaces *inclusive of total spaces
Max Vertical Bicycle Spaces	70.4	spaces	35%	max	6.0%	12	spaces *inclusive of total spaces
Required Short Term Bicycle Parking	133	units		6 spaces per every 60 units or part thereof		13.3	spaces Short term
Provided Short Term Bicycle Parking						**13**	**spaces**

Parkade not to exceed 1m (3.3 ft.) above average finished grade along perimeter of structure

Note 1: Final areas, allowable parking ratios, and parking count to be confirmed
Note 2: All areas are approximate and are for zoning purposes only
Note 3: Net & gross unit areas are measured to the center of partywalls and to the exterior of sheathing of exterior walls
Note 4: Dedications and setbacks subject to City of North Vancouver approval

PROJECT SUMMARY - EAST

		REQUIRED / PERMITTED		PROPOSED		VARIANCE
ZONING EXISTING		**RM-1**		**CD**		
OCP LAND USE DESIGNATION - Medium Density Apartment		Residential Level 5				-
SITE AREA				**33,578** sq.ft.	**3,120** m2	-
UNIT NUMBER					**133**	-
OCP DENSITY (w/ exclusions) Rental Housing 6-Storey		2.60 FSR	8,111 m2	**2.61** FSR	**8,127** m2	**YES**
OCP DENSITY (Combined Both Sites)		3.30 FSR	15,407 m2	**3.26** FSR	**15,230** m2	NO
SITE COVERAGE		50%	1,560 m2	**47%**	**1,475** m2	NO
BUILDING HEIGHT - Storeys (OCP Schedule 1)		6 Storeys (59.0 - 62.3 ft)		**6 Storeys**		NO
BUILDING HEIGHT - Measured from Average Grade to Main Roof		42.65 ft	13.00 m	**65.8** ft	**20.05** m	**YES**
Average Finished Grade (See Site Plan for Spot Elevations)				**346.0** ft	**105.5** m*	-
					*(107.05+103.9)/2 = 105.5	-
FRONT YARD - NORTH	(E 16th St.)	10.00 ft	3.05 m	**11.88** ft	**3.62** m	NO
REAR YARD - SOUTH	(Lane)	12.00 ft	3.66 m	**12.86** ft	**3.92** m	NO
EXTERIOR SIDE YARD - WEST	(Shared PL)	12.00 ft	3.66 m	**13.68** ft	**4.17** m	NO
INTERIOR SIDE YARD - EAST	(Lane)	12.00 ft	3.66 m	**13.55** ft	**4.13** m	NO
PARKING SPACES	Rental 0.6/unit		80 spaces		**80** spaces	NO
EV READY STATIONS	100% Residential Spaces	100 %	80 spaces		**80** spaces	NO
EV INSTALLED STATIONS	Proposed for Visitor Spaces	10 %	1 spaces		1 spaces	NO
BICYCLE SPACES	Secure spaces	1.50 space/ unit	200 Secure		**201** Secure	NO
	Short term spaces		13 Short term		**13** Short Term	NO
OPEN BALCONY AREA	max 10% GFA exclusion	8,730.3 sq.ft.	811.07 m2	**15,023.9** sq.ft.	**1395.8** m2 12.5%	**YES**
INDOOR AMENITY AREA	Lesser of 2% GFA or 15 sf / unit	1749.61 sqft	162.5 m2	**1768.0** sq.ft.	**164.2** m2	NO
OUTDOOR AMENITY AREA				**10710.1** sq.ft.	**995.0** m2	NO
Garden Plots Active Design Guidelines	2.2 m2 / 4 units	787.4 sq.ft.	73.2 m2	**0.0** sq.ft.	**0.0** m2	**YES**

PARKING DIMENSIONS

	Width		Length		Height	
	m	ft.	m	ft.	m	ft.
(no column encroachments)						
Standard Cars	2.500	8.20	5.486	18.00	2.134	7.00
Small Cars	2.500	8.20	4.650	15.26	2.134	7.00
Disabled Parking	4.000	13.12	5.486	18.00	2.134	7.00
Additional width at walls	0.305	1.00				

MINIMUM AISLE

	90 degrees		60 degrees		45 degrees	
	m	ft.	m	ft.	m	ft.
One-Way Traffic	6.700	21.98	5.280	17.32	3.860	12.66
Two-Way Traffic	6.700	21.98	6.096	20.00	6.096	20.00

RECYCLING & GARBAGE REQUIREMENTS

		no. of units	Est. volume/unit	Total Volume	Container capacity	Containers Required Serviced Once / Week	Containers Required Serviced Twice / Week
Garbage		133 units	95 L	12635 L	2294 L (3 cu.yd.)	14	7
NSRP Newprints		133 units	8.5 L	1131 L	360 L (95 gal)	8	4
NSRP Mixed Papers		133 units	15 L	1995 L	360 L (95 gal)	14	7
NSRP Mixed Containers		133 units	9 L	1197 L	360 L (95 gal)	8	4
Cardboard		133 units	30 L	3990 L	2294 L (3 cu.yd.)	4	2
Food Scraps		133 units	14 L	1862 L	360 L (95 gal)	13	6

		no. of units	Space/unit	Total Space	
Recommended Space		133 units	0.486 m2	64.6 m2	695.76 sq.ft.
Min Space Allowed				11.0 m2	118.40 sq.ft.
Max Space Allowed				76 m2	814.16 sq.ft.
PROPOSED		**133 units**	**0.488 m2**	**65 m2**	**698.7 sq.ft.**

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[PROJECT TEAM]

[ARCHITECT SEAL]
REGISTERED ARCHITECT
SHIMUS F. SCOTT
2025-08-06
BRITISH COLUMBIA

[CLIENT]
Adera

[PROJECT]
E16th Street

1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

[TITLE]
Data - East Site (Bldg 2)

[PROJECT]
20542

[SCALE]

[DATE]
August 6, 2025

[ISSUE]
7 - OCP & RZ Resubmission

[DRAWING]
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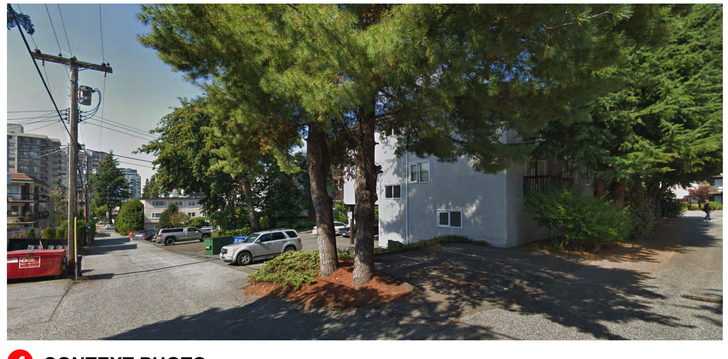
1 CONTEXT PHOTO



2 CONTEXT PHOTO



3 CONTEXT PHOTO



4 CONTEXT PHOTO



CONTEXT MAP

PROPOSED

EXISTING

OCP PERMITTED

A **EXISTING 6 & 18 STOREY**
'LOCAL ON LONSDALE'
135 17TH ST E

B **EXISTING 13 STOREY**
'ORIGIN LEASING CENTRE'
143 17TH ST E

C **PROPOSED 6 STOREY**
RENTAL HOUSING
216 16 ST GEORGES AVE

D **EXISTING 14 STOREY**
'THE SOVEREIGN'
1555 EASTERN AVE

E **PROPOSED 13 STOREY**
RENTAL HOUSING
1536 EASTERN AVE

F **EXISTING TWO 12 STOREY & ONE 6 STOREY**
'CENTURY BY CRESSEY'
350 15TH ST E

G **EXISTING 13 STOREY**
"ABBA"
1515 EASTERN AVE

H **EXISTING 7 STOREY**
'DARBY HOUSE APARTMENTS'
140 15TH ST E

I **EXISTING 12 STOREY**
'LION'S GATE PLAZA'
150 15TH ST E

J **EXISTING 16 STOREY**
'THE ROYALS'
149 15TH ST E

K **EXISTING 22 STOREY**
'THE ROYALS 1'
1441 ST GEORGES AVE

L **EXISTING 11 STOREY**
140 14TH ST E

M **EXISTING 11 STOREY**
1415 ST GEORGES AVE

N **OCP PERMITTED 12 STOREY**
202-226, 214, 226,
228 & 236 15TH ST E

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BRITISH COLUMBIA

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Adera

[PROJECT]

E16th Street

1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

[TITLE]

Site Context - Street View

20542 [PROJECT]

[SCALE]

August 6, 2025 [DATE]

7 - OCP & RZ Resubmission [ISSUE]

[DRAWING]

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AERIAL VIEW - NORTHWEST



AERIAL VIEW - NORTHEAST

PROPOSED

EXISTING

OCP PERMITTED

A **EXISTING 6 & 18 STOREY**
'LOCAL ON LONSDALE'
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M **EXISTING 11 STOREY**
1415 ST GEORGES AVE

N **OCP PERMITTED 12 STOREY**
202-226, 214, 226,
228 & 236 15TH ST E

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North Vancouver, BC

[TITLE]

Site Context - Aerial Perspective

20542 [PROJECT]

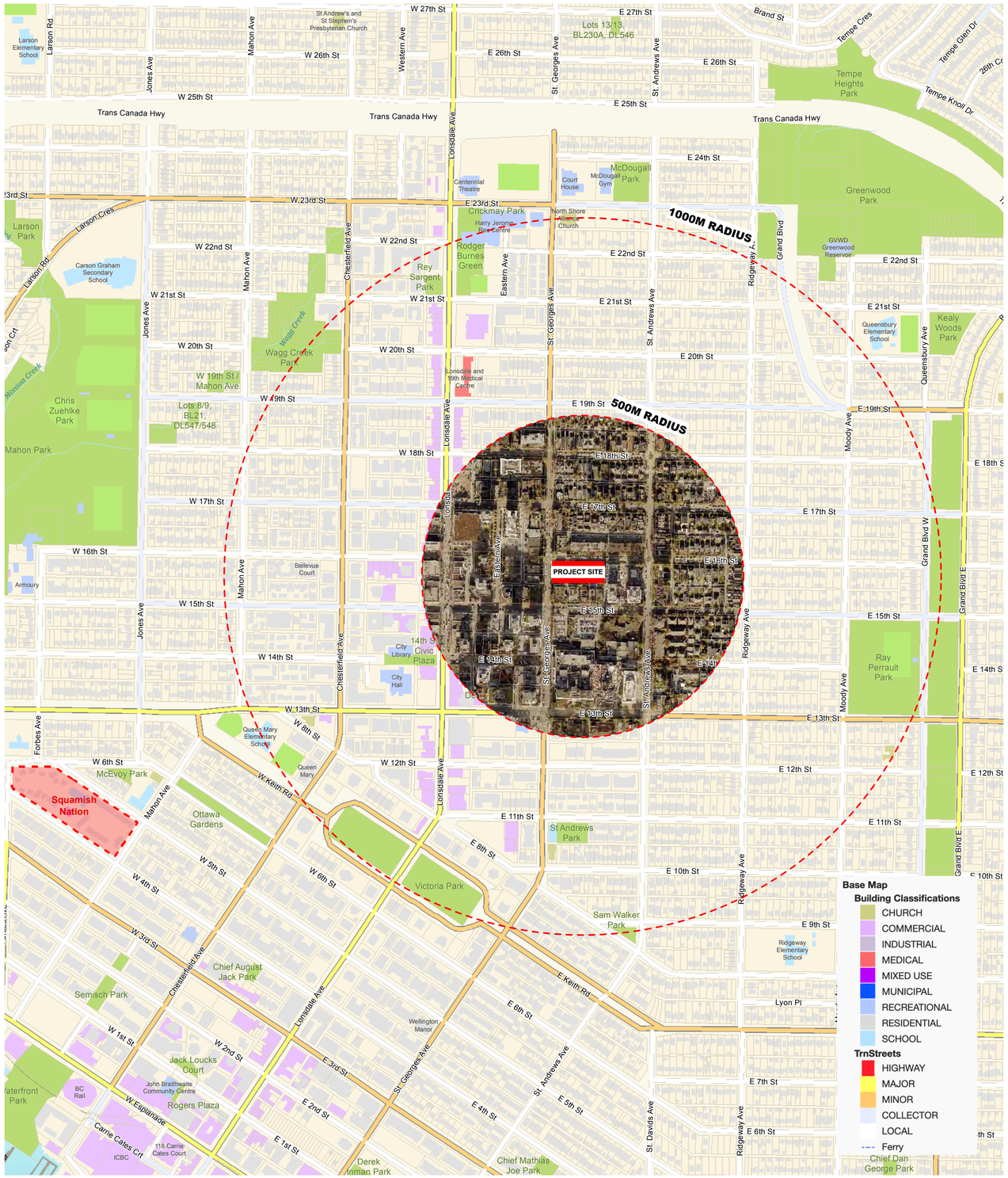
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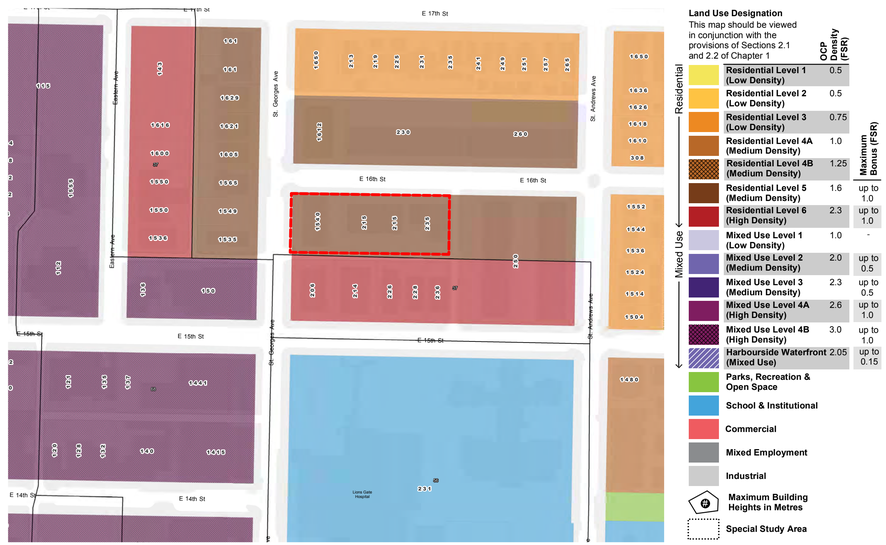
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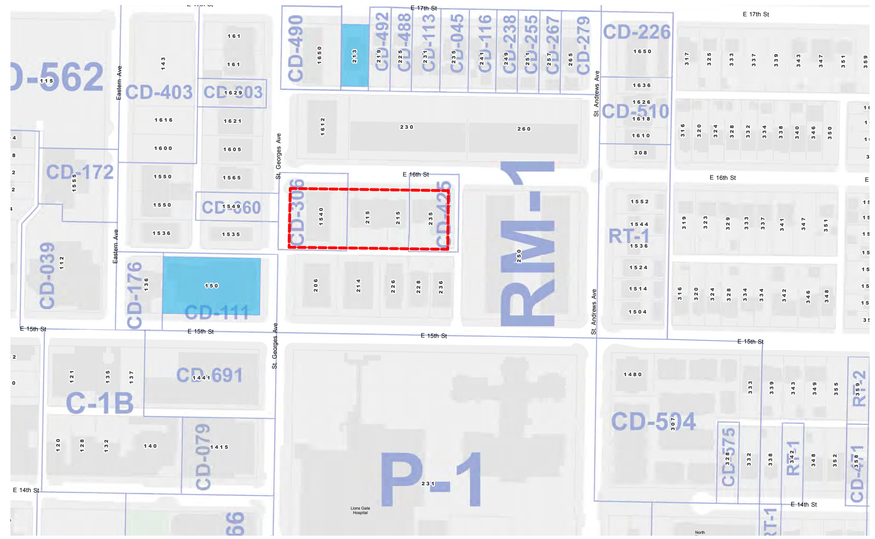


OCP DESIGNATION - R5 MID-RISE APARTMENT MEDIUM DENSITY 1.6 FSR (MAX BONUS FSR 1.0 W/ PUBLIC BENEFITS)



2 City of North Vancouver Official Community Plan

NOT TO SCALE



1 City of North Vancouver Zoning Map

NOT TO SCALE

OCP - MID-RISE APARTMENT MEDIUM DENSITY R5

- 1.6 FSR (MAX BONUS FSR 1.0)
- 1.0 FSR BONUS WITH PUBLIC BENEFITS:
  - 1) SECURE MARKET RENTAL HOUSING OR NON-MARKET RENTAL
  - 2) COMMUNITY AMENITY SPACE
  - 3) EMPLOYMENT GENERATION
  - 4) HERITAGE CONSERVATION
- MAX HEIGHT 6 STOREY

APPLICABLE GUIDELINES:

- 2018 DENSITY BONUS AND COMMUNITY BENEFITS POLICY
- AAA BICYCLE NETWORK FOR CITY OF NV (ALL AGES AND ABILITIES)
- ACTIVE DESIGN GUIDELINES
- ADAPTABLE DESIGN GUIDELINES
- SUSTAINABLE DESIGN GUIDELINES
- CPTED PRINCIPLES
- RESIDENTIAL APARTMENT DEVELOPMENT PERMIT AREA (PENDING)

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[PROJECT]

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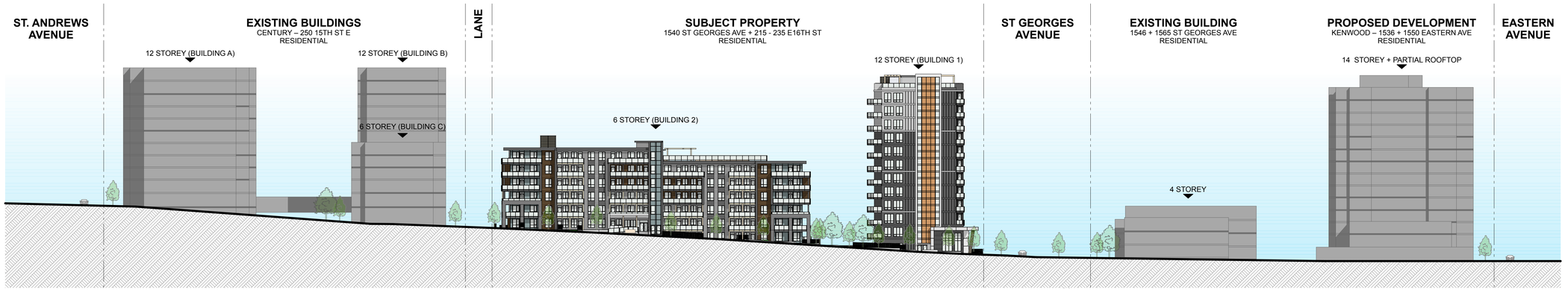
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Context - Zoning & OCP

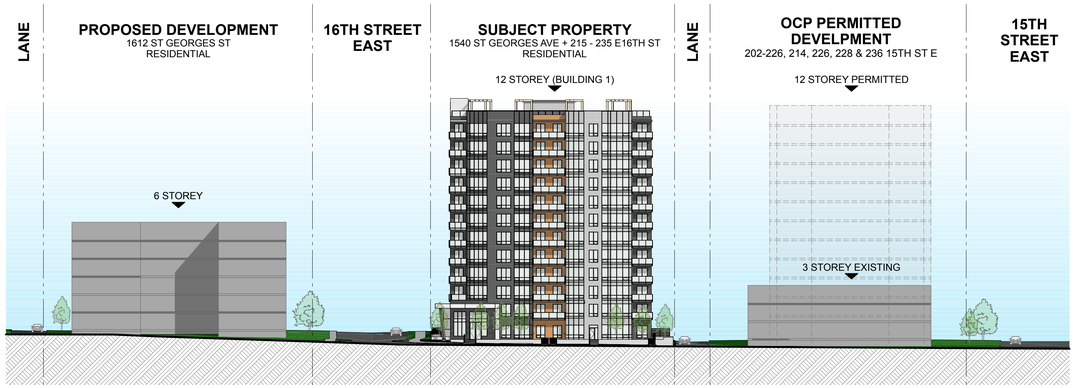
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August 6, 2025	[DATE]
7 - OCP & RZ Resubmission	[ISSUE]

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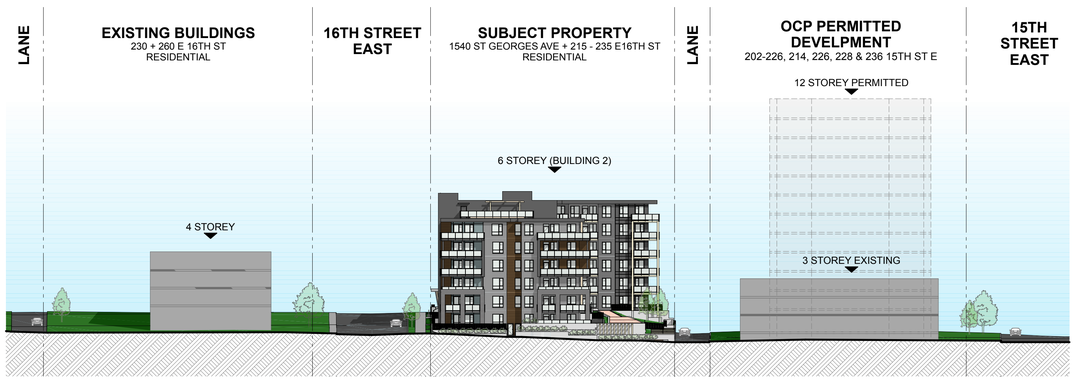
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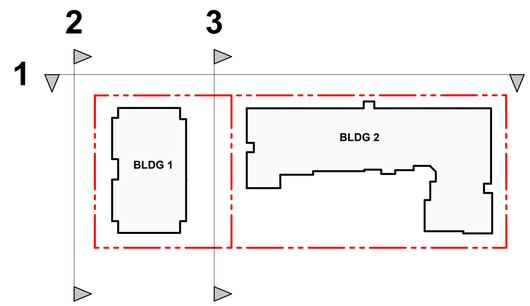
1 Streetscape - 16th St. E
SCALE: 1" = 40'



2 Streetscape - St. Georges
SCALE: 1" = 40'



3 Streetscape - Midblock Mews
SCALE: 1" = 40'



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[PROJECT TEAM]

[ARCHITECT SEAL]
REGISTERED ARCHITECT
SHAMUS F SACKS
2025-08-06
BRITISH COLUMBIA

[CLIENT]
Adera

[PROJECT]
E16th Street

1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

[TITLE]
Streetscape Elevations

[PROJECT] 20542
[SCALE] 1" = 40'
[DATE] August 6, 2025
[ISSUE] 7 - OCP & RZ Resubmission

[DRAWING]
A-0.300

PROJECT USE

OCP AMENDMENT

The central location of the subject site is in the City Centre, on St. Georges Avenue. It is identified as a candidate for rezoning in the Land Use Plan as Medium Density Apartment development with the maximum of 6 storey in height (18-19m). The immediate neighbourhood OCP calls for 12 stories (37m) to the south across the rear lane, Lions Gate Hospital Complex and high-rise mixed-use developments along Lonsdale, and St Georges Avenue to the south. The OCP calls for 6 stories (18-19m) to the north side of E16th and northwest on St Georges.

This proposal intends to apply for an OCP amendment and Rezoning application of an existing property at 1540 St. Georges Avenue (RM-1 zoning) to allow for a 12-storey and 6-storey residential development via a Comprehensive Development; based on R5 guidelines and incentives to develop purpose-built rental and strata units.

This OCP amendment request aligns with the City of North Vancouver (CNV)'s broader goals of *'a vibrant, diverse and highly livable community that strives to balance the social, economic and environmental needs of our community locally'* through the following points;

Response to Community Housing Needs:

This amendment addresses current and emerging needs within the community, such as rental and market housing shortages. By delivering 196 purpose built rental units (including 20 MMR homes) and 53 market condos, the proposed change will contribute to locating a mixed housing solution specifically adjacent to Lions Gate Hospital, a major employment hub, and support community growth.

Compatibility with Surrounding Land Uses:

The proposed amendment has been carefully designed to fit harmoniously within the existing context of the surrounding area. The residential project locates a 12 storey hybrid mass timber building on the western 1/3rd of the site, directly north of the OCP assigned 12-storey block of 206-236 E15th St. The remaining 2/3rd of the site consists of a 6-storey residential building that has been designed to step with the steep site grading at the east end of the site. This maintains the OCP's proposed adjacency to the recently completed neighbouring rental buildings of 6 and 12-stories to the east of the lane. This compatibility is reflected in the neighbourhood site sections that demonstrate minimal disruption and positive integration with OCP allowable developments in the future.

Benefits to the Community:

Social Benefits: The project proposes the development of purpose built rental and market condo homes on the same lot. Combining rental and condo units promotes socioeconomic diversity within the same building and development. This mixed housing tenure helps create a more inclusive community where people from different income brackets can interact and coexist. It can also help to reduce the social stigma often associated with rental housing. It fosters a more equitable living environment where residents of all income levels are valued equally. Each building provides amenity spaces dedicated for their resident use only. Residents of both rental and condo units, in the 12-storey, will have access to shared amenities such as gyms, community rooms, and outdoor spaces. This will lead to better-maintained and more vibrant communal areas. By fostering diversity, inclusivity, and community engagement, co-locating rental and market condo units contributes to a more cohesive, stable and equitable urban environment.

Environmental Benefits: A 12-storey hybrid mass timber building offers significant environmental benefits by reducing carbon emissions and utilizing renewable resources. Timber sequesters carbon, has a lower embodied carbon footprint than concrete or steel, and enhances energy efficiency with its natural insulation properties. The use of mass timber, combined with other materials, minimizes waste through prefabrication and promotes recycling at the building's end-of-life. It also mitigates the urban heat island effect and supports sustainable forest management, which helps preserve biodiversity. Additionally, timber's natural aesthetic improves indoor air quality and occupant well-being, contributing to a more sustainable and eco-friendly construction approach.

Addressing Site-Specific Constraints:

The proposed site presents unique constraints or opportunities that warrant the proposed amendment. The site slopes in excess of two floors from the northeast to southwest corner of the site. The apparent height of a 12 storey building located on the lowest corner of the site is only 10 stories when viewed from the 6 storey residential buildings at the east of the site. This amendment is designed to address these constraints effectively while adhering to the city's vision for growth and development.

Compliance with Planning Principles:

The proposed amendment is consistent with key planning principles, including sustainable development, efficient land use and urban design. The objective of the zoning height limits is to prevent "zoning cliffs" as outlined in the OCP. The current OCP outlines a change from 12 -storeys on the north side of 15th Street to 6-stories at the south side of 16th Street – thus changing 6-stories of building height across a 6m wide rear lane. It is the opinion of the applicant that good planning principles should encourage a change of building heights at full street divisions and not at smaller laneways as the streets are wider and the front setbacks greater to accommodate a wider separation between buildings at differing heights. The project team believes this proposal adheres to CNV's strategic planning framework and supports long-term growth objectives.

In summary, the requested OCP amendment represents a thoughtful and strategic adjustment that aligns with the CNV's goals, addresses community needs, and integrates well with the existing urban fabric. We respectfully request the City's favourable consideration of this amendment to support the OCP variance at the west end of this site from 6 to 12-stories.

REZONING RATIONALE

RESIDENTIAL LIVABILITY

The proposed development seeks to provide rental and condo housing in a location that benefits from existing transit corridors. The proposal includes efficiently sized units and ground-breaking tall hybrid mass timber construction. The CNV's forward-looking rental bonuses and parking relaxations are critical to the financial viability of this application and have both been utilized.

At this location, the 2014 OCP supports mid-rise, medium density apartment R5. The designation permits an outright 1.6FSR with maximum density bonus of 1.0 based on the public benefits of rental housing (secure market or non-market), community amenity space, employment generation, and / or heritage conservation.

The proposed total area for all uses is 163,933 sq.ft. achieving an FSR of 3.26.

The intent is to provide 196 secured market rental housing units, of which 20 are Mid-Market Rental units, plus 53 market condo units. The project provides diverse sizes and layouts to provide housing at different income levels. The development provides a significant number of family style units with 29 three-bedroom units (11.75%) and 41 two-bedroom units (16.5%) that are designed to accommodate the demand for a variety of housing sizes.

The development proposes one 12-storey building containing 63 rental and 53 condo units and one 6-storey building 133 rental units of residential housing. Both buildings contain ground level indoor and outdoor amenity room over underground parking with a variety of uses including gyms, party rooms, work spaces, a guest suite and bike workshops. The 6-storey building also proposes roof top outdoor common amenity areas.

Unit Type		
Studio	406 - 439 sq ft	46 units
1 Bedroom	491 - 630 sq ft	133 units
2 Bedroom	719 - 829 sq ft	41 units
3 Bedroom	922 - 964.0 sq ft	29 units

The proposal provides 3,698 sq ft of common indoor amenity and approximately 12,990 sf of outdoor space. Parking includes 173 underground vehicle spaces and 379 secure bicycle spaces, with an additional 24 short term bicycle spaces.

The proposal will provide ease of access to all common areas regardless of physical capabilities. The project is designed to meet CNV's Adaptable Design requirements with 100% of the units designed to meet L2 requirements.





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[PROJECT TEAM]

[ARCHITECT SEAL]
REGISTERED ARCHITECT
SHIMUS SACKS
2025-08-06
BRITISH COLUMBIA

[CLIENT]
Adera

[PROJECT]
E16th Street

1540 St Georges Ave
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North Vancouver, BC

[TITLE]
Design Rationale

20542 [PROJECT]

[SCALE]

August 6, 2025 [DATE]

7 - OCP & RZ Resubmission [ISSUE]

[DRAWING]
A-0.400

INTENSITY

SETBACKS

The site is a typical rectangular shape, with a frontage of approximately 388 feet.
We propose the following setbacks:

Front Yard (North - E 16th St)	10’ (3.06M)
Rear Yard (South - Lane)	12’ (3.66M)
Exterior Side Yard (East - St. Georges Ave)	15’ (4.57M)
Interior Side Yard (West PL)	12’ (3.66M)

The proposed setbacks provide an urban interface with the street that is consistent with adjacent properties under application.

SITE COVERAGE

We propose a site coverage of approximately 46%.

AFFORDABILITY STATEMENT

The proposed development is a mid-market rental development and will utilize affordability measures including; mass timber/hybrid tall timber construction, bicycle oriented design, and appropriately sized units. 20 of these homes will be secured at MMR rates, which will help families and individuals needing to secure housing at lower rents. Rents will be determined at time of completion, based on prevailing market rents. We anticipate applying for the CMHC funding under their construction financing and post construction programs. Ultimately, it is unknown whether the project will be selected for such funding.

196 new rental units will contribute to the diverse housing choices that that will appeal to downsizers and young families alike. The rental unit mix breakdown is as follows:

- 18% studio
- 55% one-bedroom
- 15% two-bedroom
- 12% three-bedroom

CPTED STATEMENT
(CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN)

The project has taken CPTED into consideration by ensuring the following, but not limited to:

Natural Surveillance

- Windows overlooking public and private areas
- Transparency at building entrances and exits
- Landscape design that provides surveillance and visibility
- Ensuring problem areas are well lit (pathways, stairs, entries/exits, parking, etc.)
- Providing visibility though screens/fences
- Below grade access stairs with no blind corners

Natural Access Control

- Clearly identifiable point of entries
- Eliminate design features that provide access to roofs and upper levels

Natural Territorial Reinforcement

- Maintained premises and landscaping such that it communicates an alert and active presence occupying the space
- Display security system signage at access points
- Scheduling activities in common areas to increase proper use, attracts more people and increases the perception that these areas are controlled

FORM

SITE PLAN AND LANDSCAPE

The 6-storey building is proposed to front E 16th Ave, while the 12-storey building is proposed to front St Georges Ave. A ramp in the lobby entry provides wheelchair access to the 6-storey while the lobby for the 12-storey has at grade access to the sidewalk. Vehicle parkade access is via the lane on the south side of the site. The ground floor of the buildings are surrounded by a series of garden apartment patios. These patios provide some private outdoor space and private entrances to each ground-floor unit. The patios are defined by planters and plantings.

Public pedestrian access has been designed through the site between the buildings, with a location for public art having been selected at the start of this public access at E16th Avenue.

Exterior stairs to the parkades are provided on the southeast and southwest corners of the site next to respective bike storage rooms and is incorporated into the landscape. A 2.5 foot landscaped transition strip is also provided to mitigate and soften the transition from the lane to the ramp. The ramp is flanked on either side by outdoor community gardens and open green space. The ramp descends under the main courtyard between the two buildings, with landscaping to transition the hardscape and softscape.

The northern elevation of the 6-storey building responds to the slope of the site by stepping down the hill, while the southern elevation of the site has been designed to respect the current neighbouring buildings with its staggered setback and open green spaces that activate the laneway.

FORM & MASSING

The project consists of a 12-storey hybrid mass timber building at the west side of the site and a 6 storey wood-frame building at the east, over a concrete foundation with multiple levels of underground parking. The buildings follow a simple, modern, familiar North Vancouver vernacular that is consistent with neighbouring and proposed residential buildings and will complement the neighbourhood’s existing and new buildings.

The architectural character is West Coast contemporary inspired by its CLT / mass timber construction and uses materials for the exterior of the building that are high quality, durable and non-combustible. The exterior cladding will use a natural palette of white, greys and wood tones. The buildings compliment each other aesthetically but work to break down their form and volume very differently.

The 6-storey building at the east along E16th steps along the grade to reduce its overall height and length. The building length is broken down into digestible sections highlighting corners, accentuating balconies and featuring the lobby at the vertically expressed firewall. The flat roof and horizontal line of balconies of the buildings emphasize the low profile of the buildings' 6 floors, which provide an appropriate scale for the street level and neighbouring buildings. The feature colour is introduced to highlight and create aesthetic variety while the use of two storey balcony elements bring the scale down even further. A rooftop amenity space allows residents to enjoy the views down to the water and of downtown Vancouver.

The 12-storey building at the west is oriented north-south to limit its shadowing of adjacent properties to the north. The building’s slender appearance is accentuated with a highlight of wood-like cladding at the south façade. The lobby features heavy timber elements showcasing the buildings core material and tying in with the similar lobby canopy design of the 6-storey. The north facade of the building will feature the ‘primary’ stair with vertical glazing to emphasize the active design and break down the building width. Trellis features on the roof decks will draw interest and provide a highlighted wood feature.

Both buildings contain large glazing elements which will allow an abundance of natural light into the individual units and placement of balconies provide both facade interest as well as directs views on all elevations.

Access to community gardens, a kid’s play space and outdoor green space allows the opportunity for residents to socialize while enjoying the south-facing rear courtyard. Landscaping acts as a buffer along the site perimeters as well as at the roof level to add privacy for both the occupants and neighbours.





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[ARCHITECT SEAL]
REGISTERED ARCHITECT
SHAMUS P. SACHS
2025-08-06
BRITISH COLUMBIA

[CLIENT]
Adera

[PROJECT]
E16th Street

1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

[TITLE]
Design Rationale

[PROJECT] **20542**

[SCALE]

[DATE] **August 6, 2025**

[ISSUE] **7 - OCP & RZ Resubmission**

[DRAWING]
A-0.401



VIEW OF LOBBY ENTRANCE TO BUILDING 1 (12 STOREY)

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[TITLE]

Perspective Render

[PROJECT]

20542

[SCALE]

[DATE]

August 6, 2025

[ISSUE]

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[DRAWING]

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VIEW OF LOBBY ENTRANCE TO BUILDING 1 (12 STOREY)

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VIEW OF LOBBY ENTRANCE TO BUILDING 1 (12 STOREY)

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VIEW LOOKING WEST ON ST. GEORGES AVE

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[PROJECT]
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[SCALE]

[DATE]
August 6, 2025

[ISSUE]
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[DRAWING]
A-0.503



VIEW OF LOBBY ENTRANCE TO BUILDING 2 (6 STOREY)

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Perspective Render

[PROJECT] **20542**

[SCALE]

[DATE] **August 6, 2025**

[ISSUE] **7 - OCP & RZ Resubmission**

[DRAWING]

A-0.504



VIEW LOOKING WEST OF COURTYARD FROM LANE

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[PROJECT]
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[SCALE]

[DATE]
August 6, 2025

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VIEW OF PEDESTRIAN FRIENDLY MID-BLOCK CONNECTION

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[SCALE]

[DATE] **August 6, 2025**

[ISSUE] **7 - OCP & RZ Resubmission**

[DRAWING]

A-0.506

TOPOGRAPHIC SURVEY PLAN OF
LOT 1 PLAN 9874,
LOT 2 PLAN 9874,
LOT 3 PLAN 9874,
AND LOT 1 PLAN 9386;
ALL OF BLOCK 32 DISTRICT LOT 549

PID: 007-355-084
009-440-330
009-440-381
009-677-313

SCALE 1:200
0 4 8 12
ALL DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 1120mm IN WIDTH BY 864mm IN HEIGHT (E SIZE) WHEN PLOTTED AT A SCALE OF 1:200

NOTES:

ELEVATIONS ARE IN METERS, BASED ON GEODETIC DATUM CVD28 CGD2013, ARE DERIVED FROM CONTROL MONUMENT 8763 WITH ELEVATION = 113.344m.

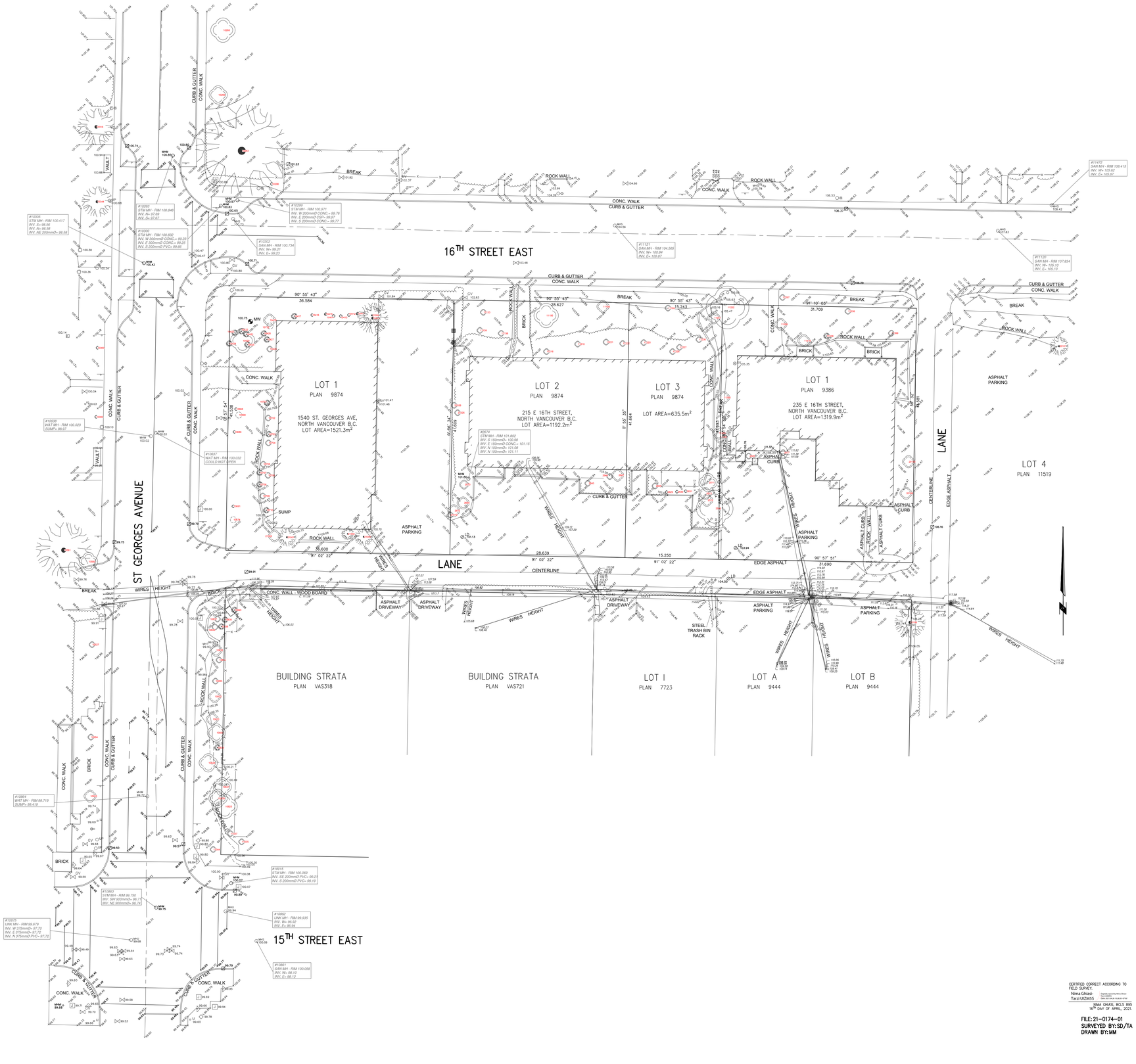
THIS PLAN SHOWS HORIZONTAL GROUND LEVEL DISTANCES UNLESS OTHERWISE NOTED. TO COMPUTE GRID DISTANCES MULTIPLY GROUND LEVEL DISTANCES BY COMBINED FACTOR 0.9995963. GRID BEARINGS ARE DERIVED FROM GPS OBSERVATIONS TO CONTROL MONUMENTS 8763 AND 8764 AND ARE TO CENTRAL MERIDIAN OF UTM ZONE 10.

PROPERTY LINE DIMENSIONS ARE DERIVED FROM LAND TITLE AND SURVEY AUTHORITY'S RECORDS AND FIELD SURVEY.

BUILDING LOCATION BASED ON SURVEY TIES TO VISIBLE EXTERIOR SURFACES UNLESS OTHERWISE NOTED.

LEGEND:

12345	DENOTES DECIDUOUS TREE – WITH REFERENCE NUMBER TREES ARE NOT TO SCALE, SEE TREE TABLE FOR DETAILS
12345	DENOTES CONIFEROUS TREE – WITH REFERENCE NUMBER TREES ARE NOT TO SCALE, SEE TREE TABLE FOR DETAILS
12345	DENOTES TREE STUMP – WITH REFERENCE NUMBER STUMPS ARE NOT TO SCALE, SEE TREE TABLE FOR DETAILS
	DENOTES WATER WALVE
LD	DENOTES LAWN BASIN
	DENOTES FIRE HYDRANT
DESC 1234	DENOTES (MHS=STORM, MHS=SAN, MHW=WATER, MHP=POWER, MHT=TELE MHU=UNKNOWN, MHW=STORM INSPECTION MHS=SAN INSPECTION) DESC, ELEV
	DENOTES ORNAMENTAL LAMP
	DENOTES SIGN
	DENOTES CATCH BASIN
	DENOTES LAMP STANDARD
GV	DENOTES GAS VALVE
	DENOTES KIOSK
	DENOTES JUNCTION BOX
UP	DENOTES UTILITY POLE
	DENOTES TRAFFIC CONTROL BOX
	DENOTES TRAFFIC SIGNAL
	DENOTES BOLLARD
CO	DENOTES SANITARY CLEAN OUT
	DENOTES DRAINAGE GRATE
W	DENOTES WATER CONNECTION
	DENOTES ELECTRICAL SERVICE BASE
MW	DENOTES OBSERVATION WELL
SV	DENOTES GAS SERVICE METER
IJ	DENOTES IRRIGATION BOX
	DENOTES ANCHOR
	DENOTES WOODEN SUPPORT COLUMN
VA VA	DENOTES PAVEMENT EDGE
X	DENOTES FENCE
TT TT	DENOTES TOP OF BANK
B B	DENOTES BOTTOM OF SLOPE
	DENOTES HEDGE
	DENOTES CROWN OF ROAD



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CERTIFIED CORRECT ACCORDING TO FIELD SURVEY.
Nima Ghiasi-Tarzi UUZM55
NIMA GHIASI, BCLS 895
16TH DAY OF APRIL, 2021.

FILE: 21-0174-01
SURVEYED BY: SD/TA
DRAWN BY: MM

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[PROJECT TEAM]

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[CLIENT]

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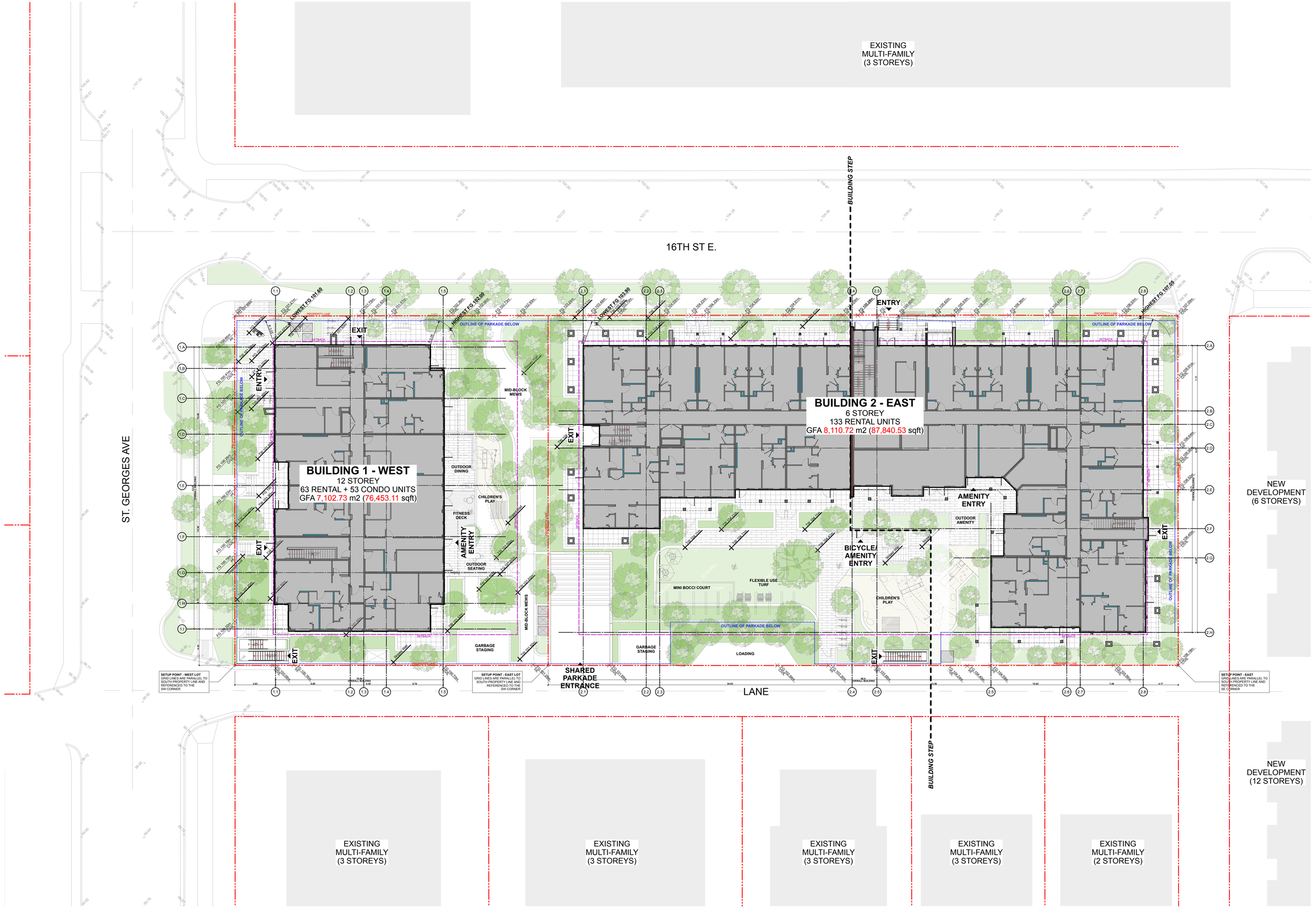
[TITLE]

Survey Plan

20542	[PROJECT]
	[SCALE]
August 6, 2025	[DATE]
7 - OCP & RZ Resubmission	[ISSUE]

[DRAWING]

A-1.000



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N

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0 6 12 18 24 30 FT
0 2 4 6 8 10 M

[ARCHITECT SEAL]
REGISTERED ARCHITECT
SHIMUS F. SAGHAFI
2025-08-06
BRITISH COLUMBIA

[CLIENT]

Adera

[PROJECT]

E16th Street

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[TITLE]

Site Plan

[PROJECT] **20542**

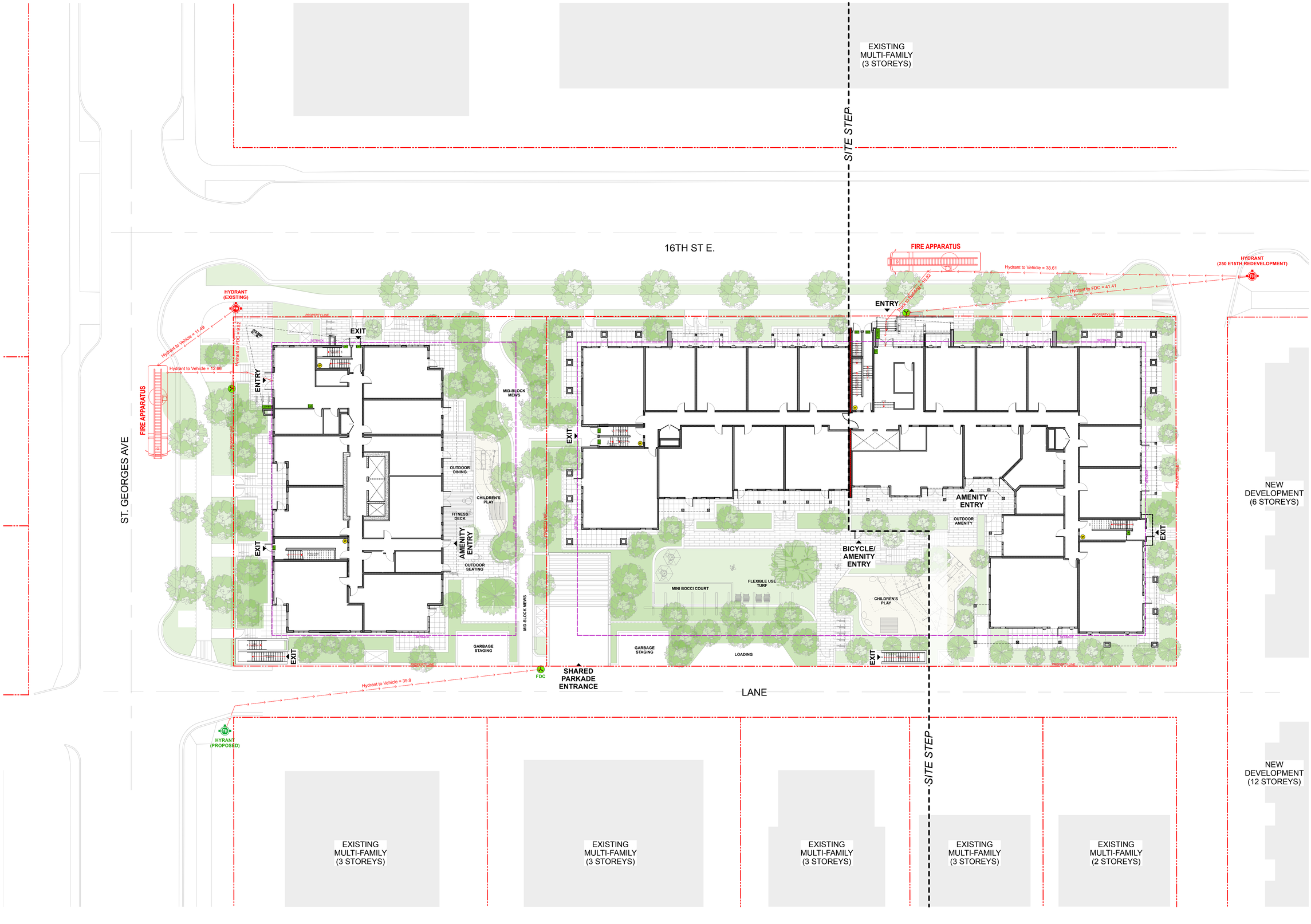
[SCALE] **1/16" = 1'-0"**

[DATE] **August 6, 2025**

[ISSUE] **7 - OCP & RZ Resubmission**

[DRAWING]

A-1.100



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N

[PROJECT TEAM]

0 6 12 18 24 30 FT
0 2 4 6 8 10 M

[ARCHITECT SEAL]

REGISTERED ARCHITECT
SHAMUS F SAGE
2025-08-06
BRITISH COLUMBIA

[CLIENT]

Adera

[PROJECT]

E16th Street

1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

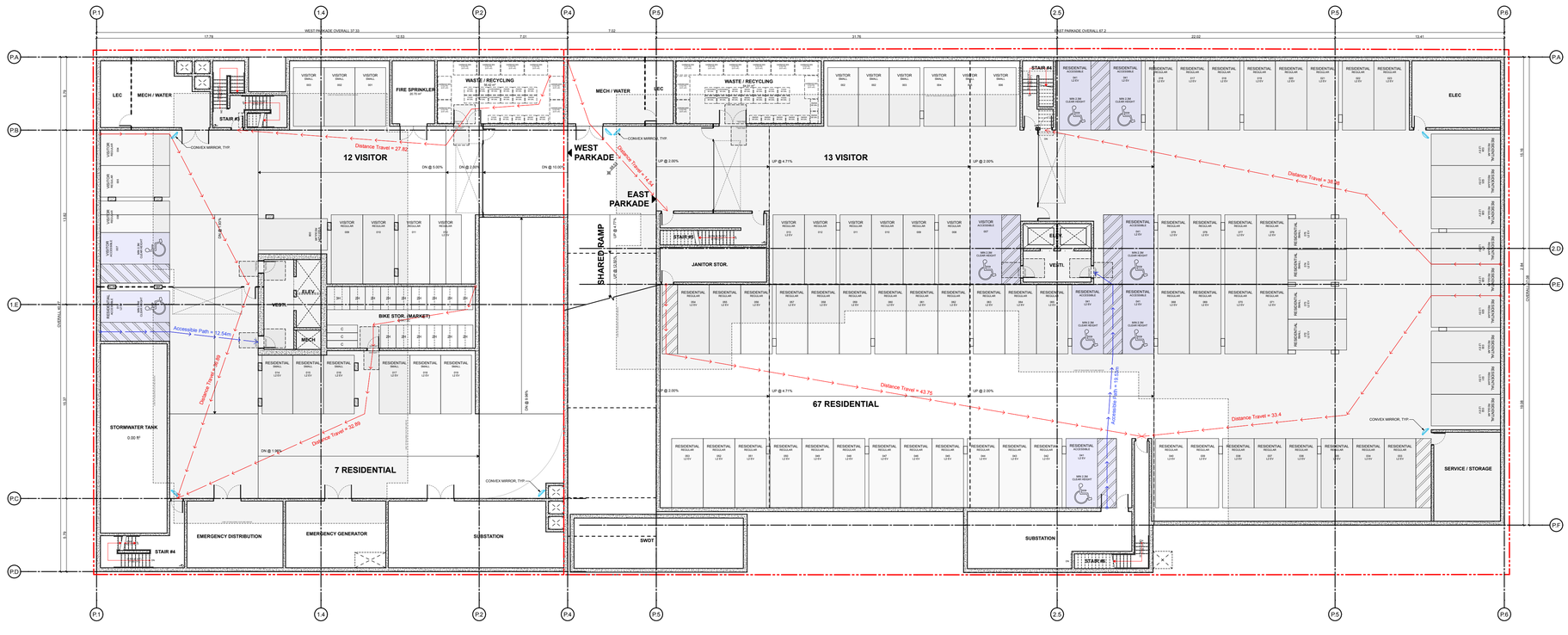
[TITLE]

Fire Department Response Plan

20542	[PROJECT]
1/16" = 1'-0"	[SCALE]
August 6, 2025	[DATE]
7 - OCP & RZ Resubmission	[ISSUE]

[DRAWING]

A-1.200



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N

[PROJECT TEAM]

0 6 12 18 24 30 FT
0 2 4 6 8 10 M

[ARCHITECT SEAL]

REGISTERED ARCHITECT
SHIMUS F SAHA
2025-08-06
BRITISH COLUMBIA

[CLIENT]

Adera

[PROJECT]

E16th Street

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215-235 E 16th St
North Vancouver, BC

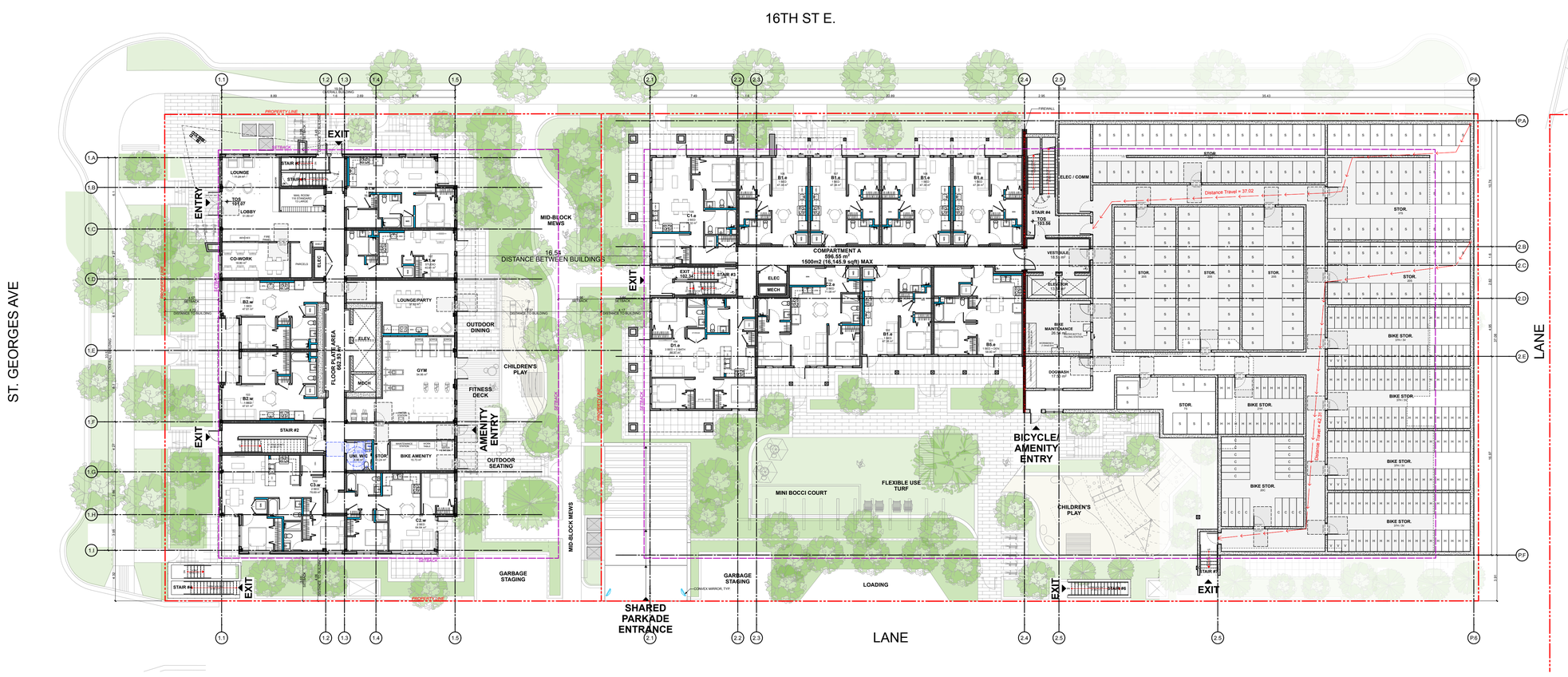
[TITLE]

Overall - P1 Parking Plan

20542	[PROJECT]
1/16" = 1'-0"	[SCALE]
August 6, 2025	[DATE]
7 - OCP & RZ Resubmission	[ISSUE]

[DRAWING]

A-2.000



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N

[PROJECT TEAM]

0 6 12 18 24 30 FT
0 2 4 6 8 10 M

[ARCHITECT SEAL]

REGISTERED ARCHITECT
SIMMUS F. SAMPSON
2025-08-06
BRITISH COLUMBIA

[CLIENT]

Adera

[PROJECT]

E16th Street

1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

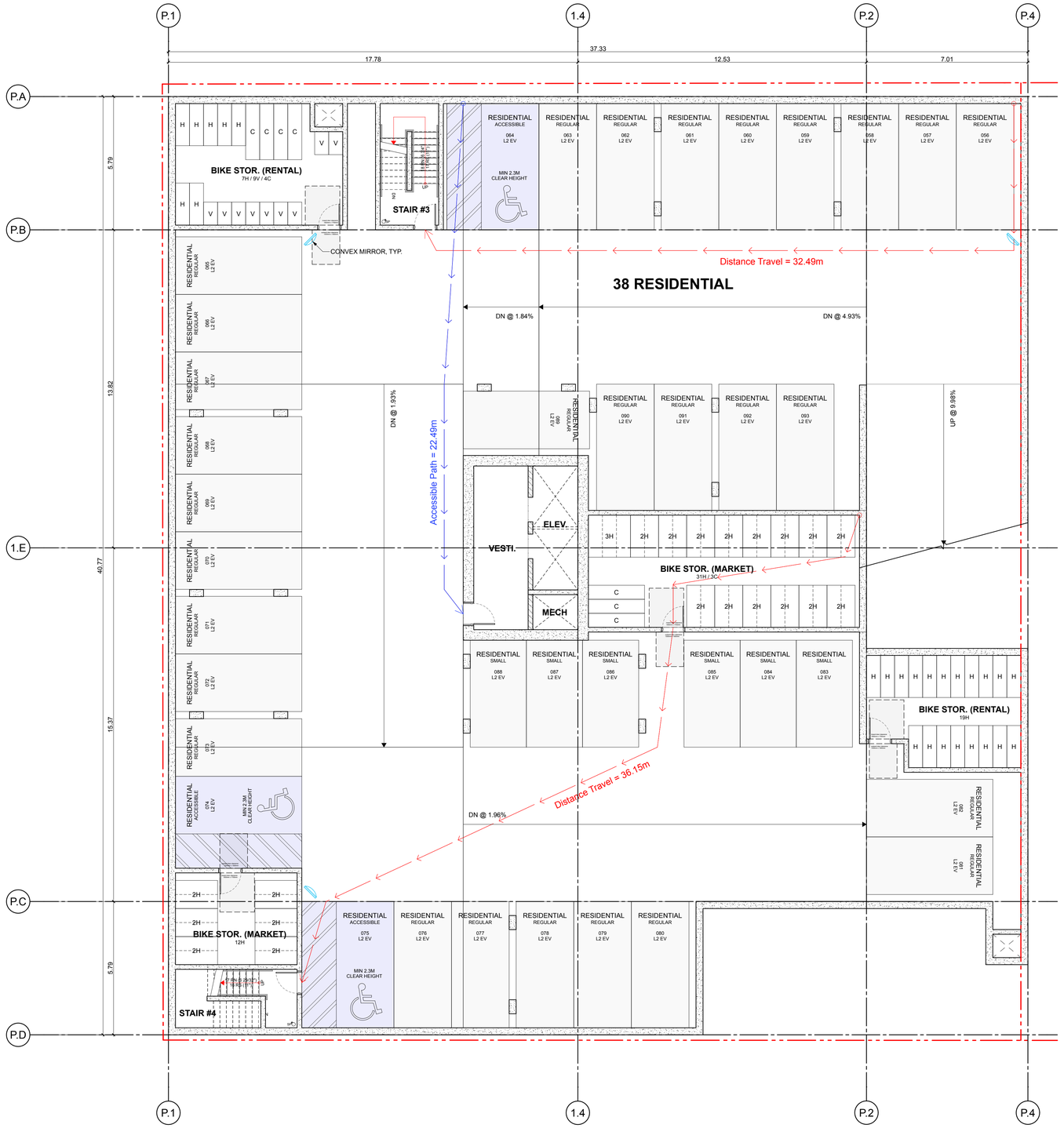
[TITLE]

Overall - Level 1 Floor Plan

20542	[PROJECT]
1/16" = 1'-0"	[SCALE]
August 6, 2025	[DATE]
7 - OCP & RZ Resubmission	[ISSUE]

[DRAWING]

A-2.001



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N

[PROJECT TEAM]

0 3 6 9 12 15 FT
0 1 2 3 4 5 M

[ARCHITECT SEAL]
REGISTERED ARCHITECT
SHIMUS F. SAUL
2025-08-06
BRITISH COLUMBIA

[CLIENT]
Adera

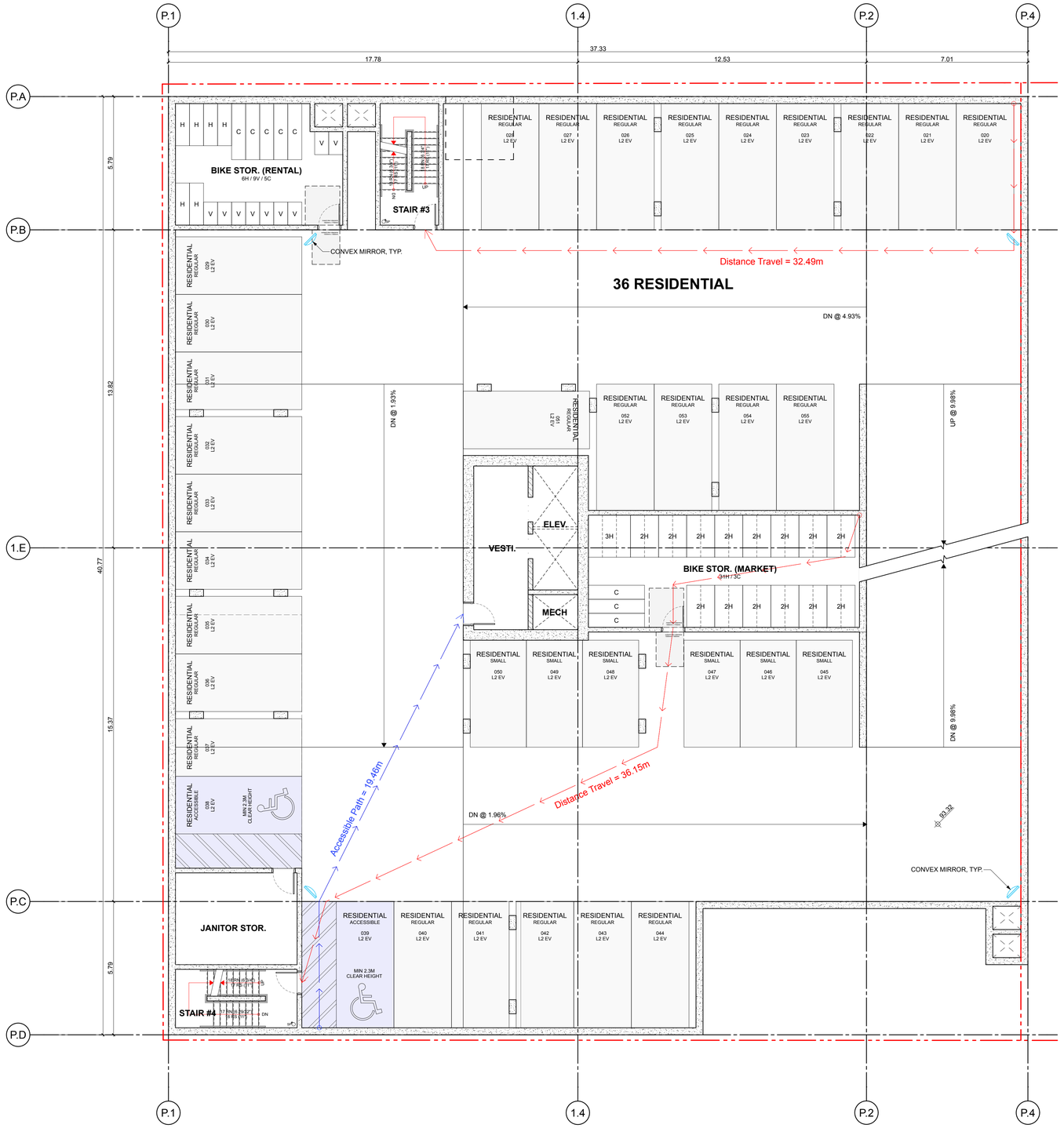
[PROJECT]
E16th Street

1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

[TITLE]
Bldg 1 - P3 Parking Plan

20542	[PROJECT]
1/8" = 1'-0"	[SCALE]
August 6, 2025	[DATE]
7 - OCP & RZ Resubmission	[ISSUE]

[DRAWING]
A-2.100



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N

[PROJECT TEAM]

0 3 6 9 12 15 FT
0 1 2 3 4 5 M

[ARCHITECT SEAL]
REGISTERED ARCHITECT
SHIMUS F. SAUNDERS
2025-08-06
BRITISH COLUMBIA

[CLIENT]

Adera

[PROJECT]

E16th Street

1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

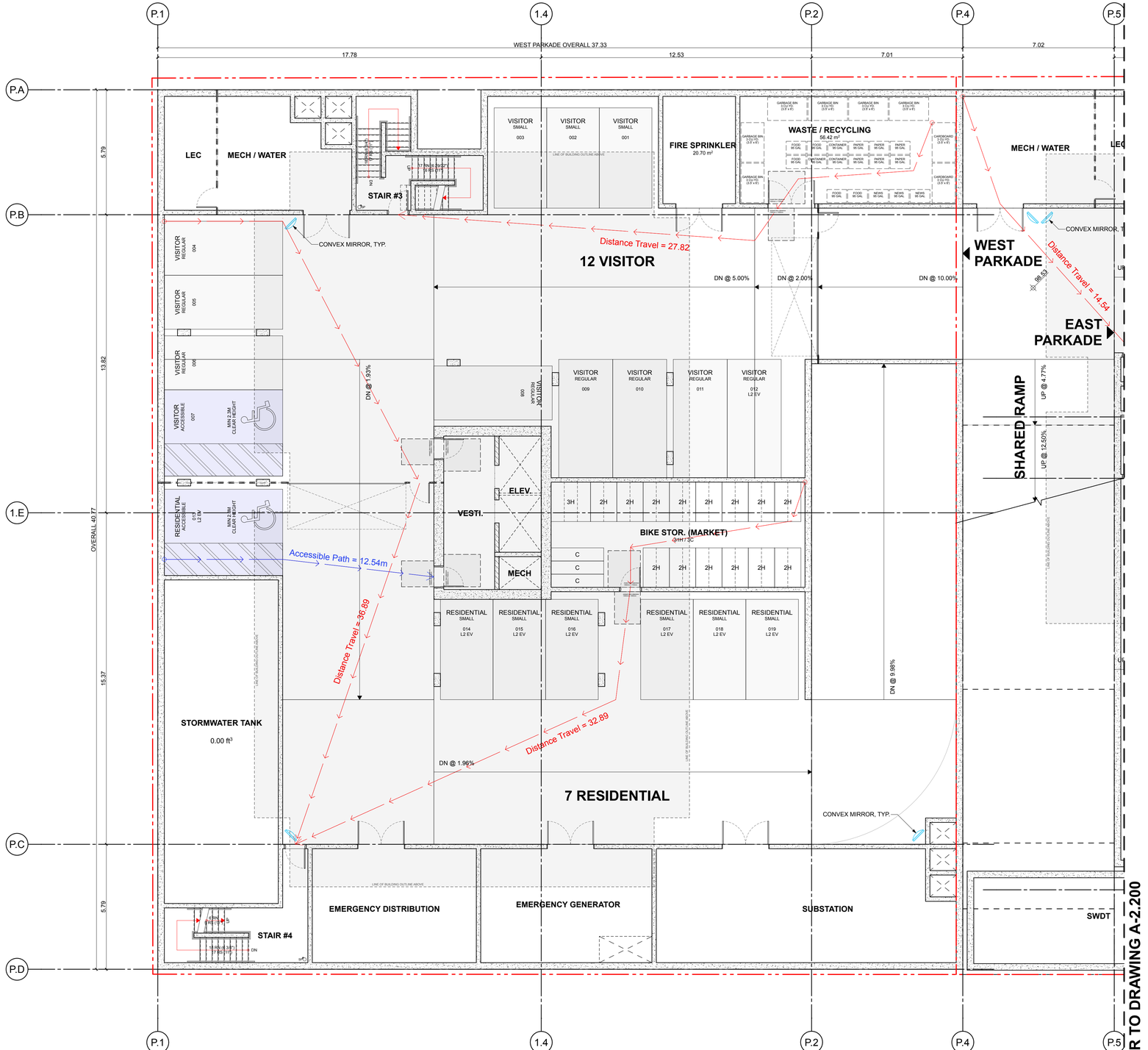
[TITLE]

Bldg 1 - P2 Parking Plan

20542	[PROJECT]
1/8" = 1'-0"	[SCALE]
August 6, 2025	[DATE]
7 - OCP & RZ Resubmission	[ISSUE]

[DRAWING]

A-2.101



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N

[PROJECT TEAM]

0 3 6 9 12 15 FT
0 1 2 3 4 5 M

[ARCHITECT SEAL]
REGISTERED ARCHITECT
SHIMUS F SAUNDERS
2025-08-06
BRITISH COLUMBIA

[CLIENT]

Adera

[PROJECT]

E16th Street

1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

[TITLE]

Bldg 1 - P1 Parking Plan

[PROJECT] **20542**

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

[DATE] **August 6, 2025**

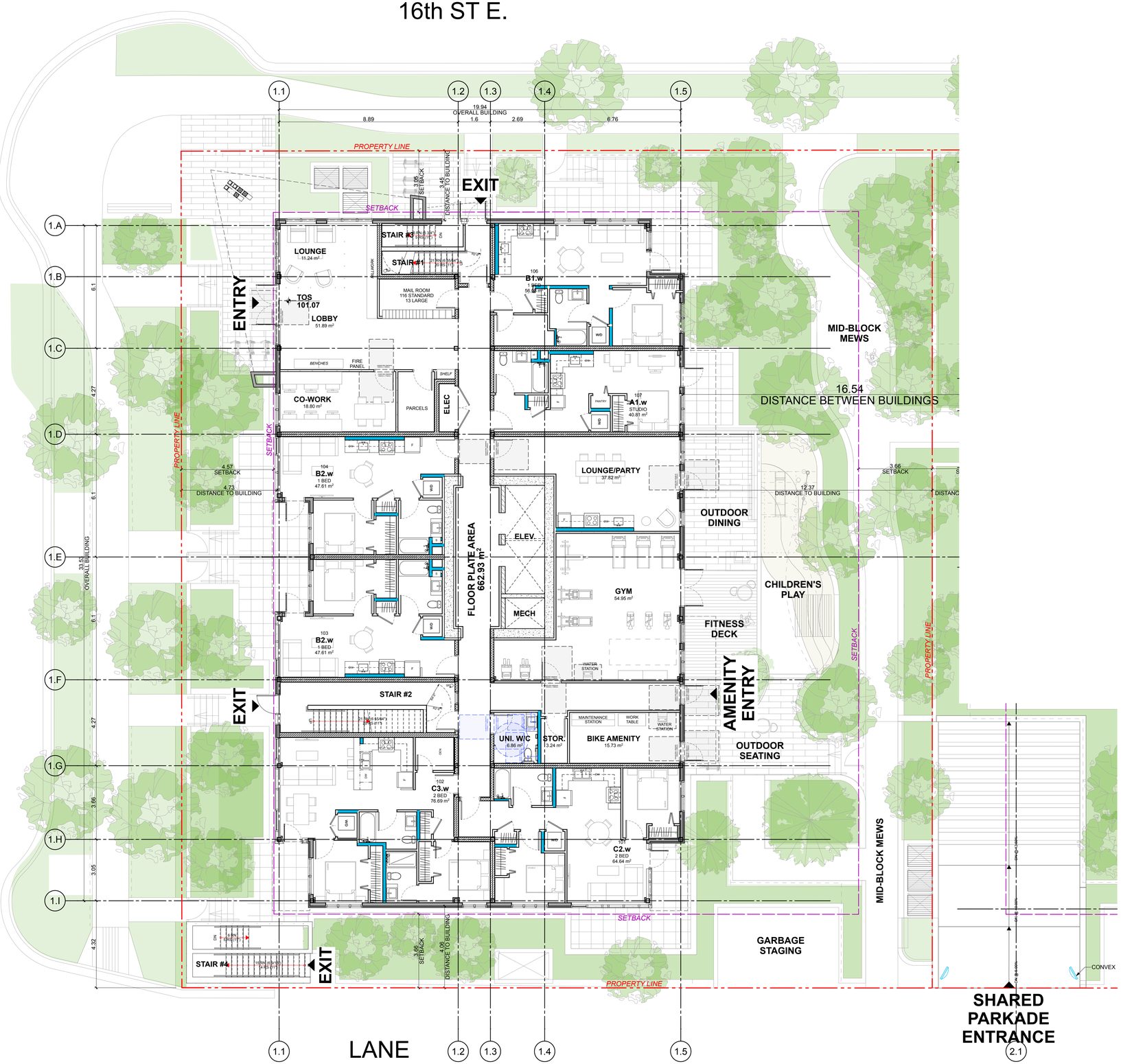
[ISSUE] **7 - OCP & RZ Resubmission**

[DRAWING]

A-2.102

16th ST E.

ST. GEORGES AVE



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N

[PROJECT TEAM]

0 3 6 9 12 15 FT
0 1 2 3 4 5 M

[ARCHITECT SEAL]
REGISTERED ARCHITECT
SHIMUS P. SCOTT
2025-08-06
BRITISH COLUMBIA

[CLIENT]

Adera

[PROJECT]

E16th Street

1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

[TITLE]

Bldg 1 - Level 1 Floor Plan

20542 [PROJECT]

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

August 6, 2025 [DATE]

7 - OCP & RZ Resubmission [ISSUE]

[DRAWING]

A-2.103



LEGEND

- MMR UNITS
- MARKET UNITS

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N

[PROJECT TEAM]

0 3 6 9 12 15 FT
0 1 2 3 4 5 M

[ARCHITECT SEAL]
REGISTERED ARCHITECT
SHIMUS P. SCOTT
2025-08-06
BRITISH COLUMBIA

[CLIENT]

Adera

[PROJECT]

E16th Street

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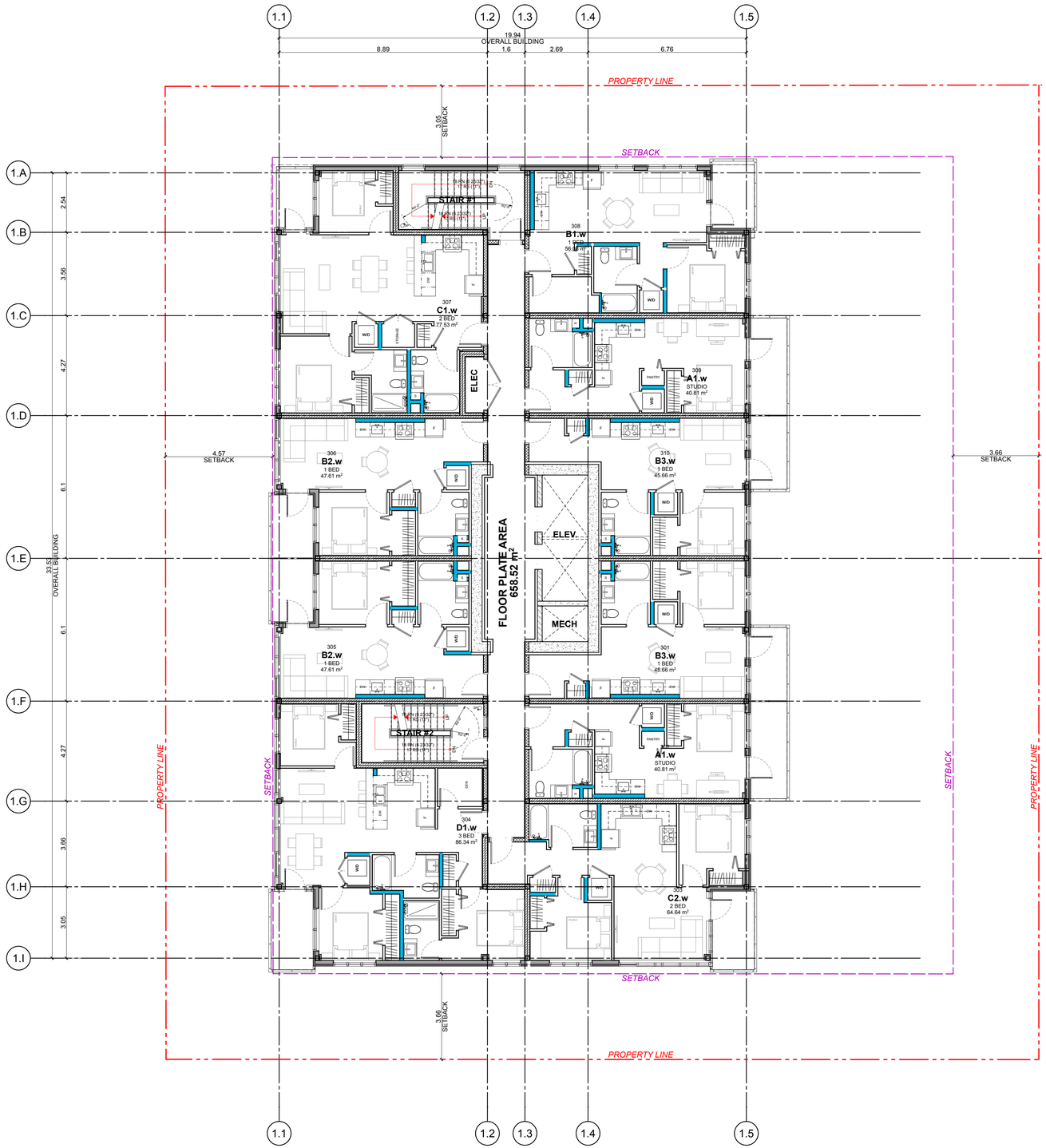
[TITLE]

Bldg 1 - Level 2 Floor Plan

20542	[PROJECT]
1/8" = 1'-0"	[SCALE]
August 6, 2025	[DATE]
7 - OCP & RZ Resubmission	[ISSUE]

[DRAWING]

A-2.104



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N

[PROJECT TEAM]

0 3 6 9 12 15 FT
0 1 2 3 4 5 M

[ARCHITECT SEAL]
REGISTERED ARCHITECT
SHIMUS F. SCOTT
2025-08-06
BRITISH COLUMBIA

[CLIENT]

Adera

[PROJECT]

E16th Street

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North Vancouver, BC

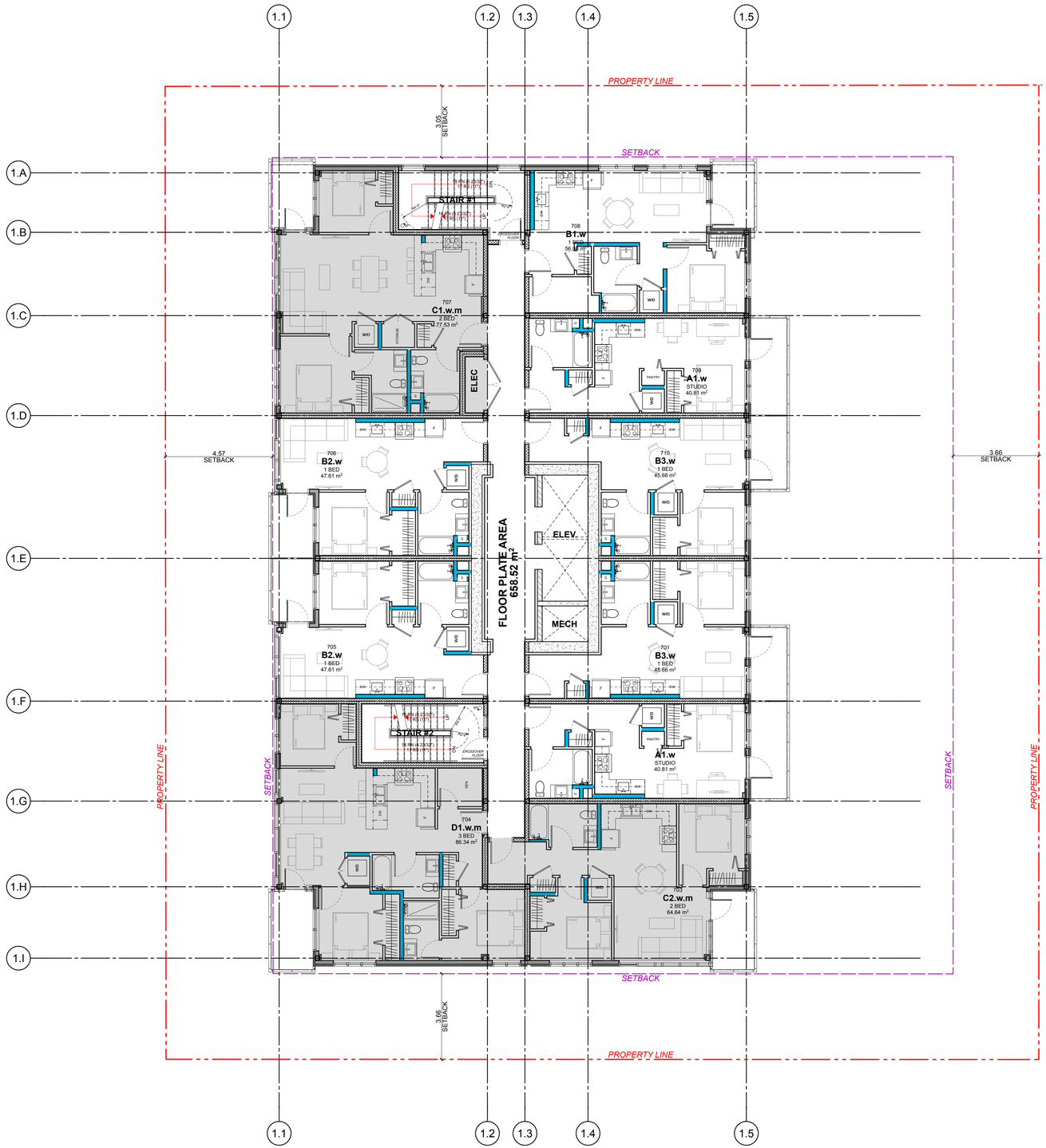
[TITLE]

Bldg 1 - Level 3-6 Floor Plan

20542	[PROJECT]
1/8" = 1'-0"	[SCALE]
August 6, 2025	[DATE]
7 - OCP & RZ Resubmission	[ISSUE]

[DRAWING]

A-2.105



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N

[PROJECT TEAM]

0 3 6 9 12 15 FT
0 1 2 3 4 5 M

[ARCHITECT SEAL]
REGISTERED ARCHITECT
SHIMUS F SCOTT
2025-08-06
BRITISH COLUMBIA

[CLIENT]

Adera

[PROJECT]

E16th Street

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North Vancouver, BC

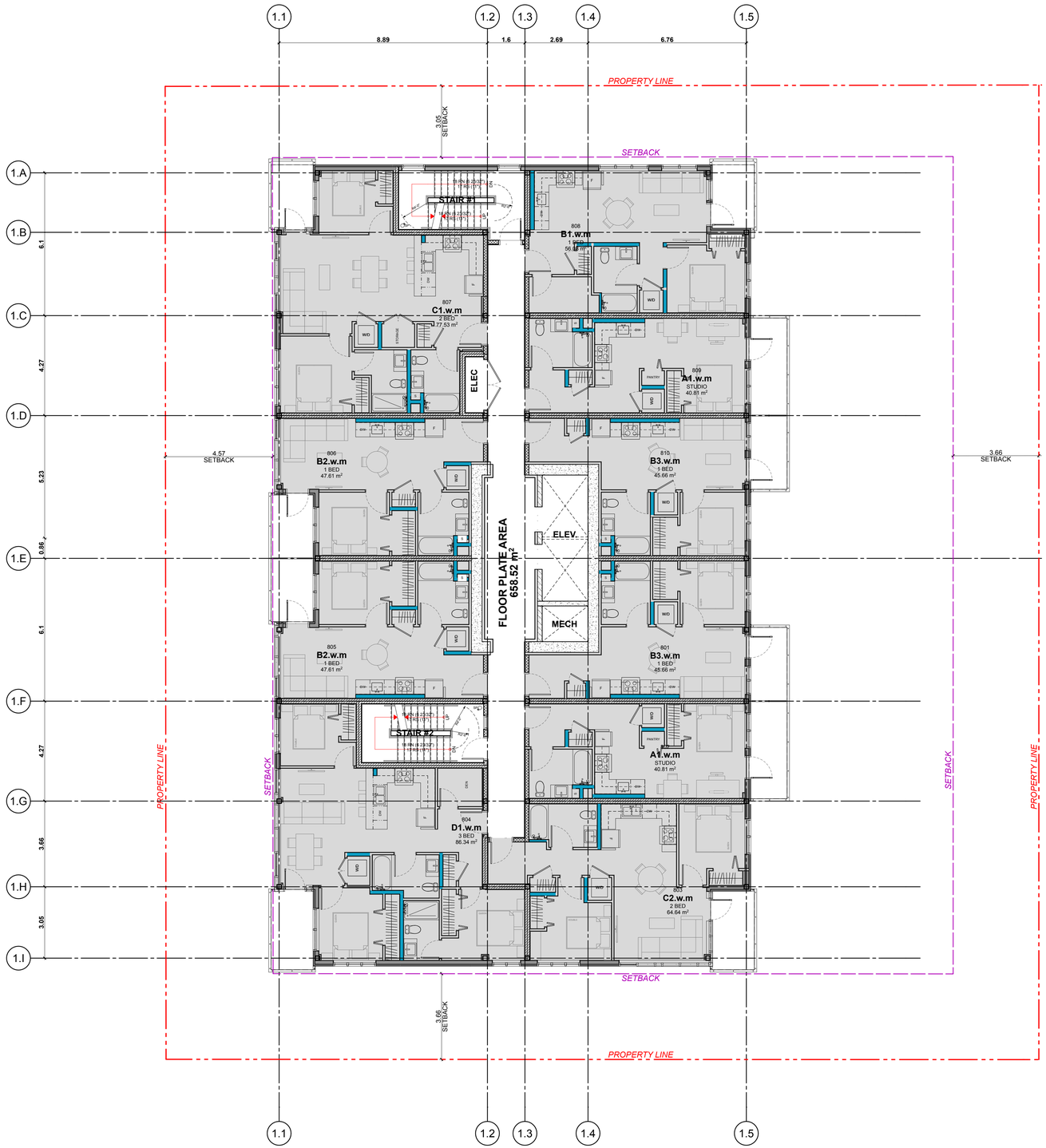
[TITLE]

Bldg 1 - Level 7 Floor Plan

20542	[PROJECT]
1/8" = 1'-0"	[SCALE]
August 6, 2025	[DATE]
7 - OCP & RZ Resubmission	[ISSUE]

[DRAWING]

A-2.106



LEGEND

- MMR UNITS
- MARKET UNITS

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N

[PROJECT TEAM]

0 3 6 9 12 15 FT
0 1 2 3 4 5 M

[ARCHITECT SEAL]
REGISTERED ARCHITECT
SHIMUS F SCOTT
2025-08-06
BRITISH COLUMBIA

[CLIENT]

Adera

[PROJECT]

E16th Street

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215-235 E 16th St
North Vancouver, BC

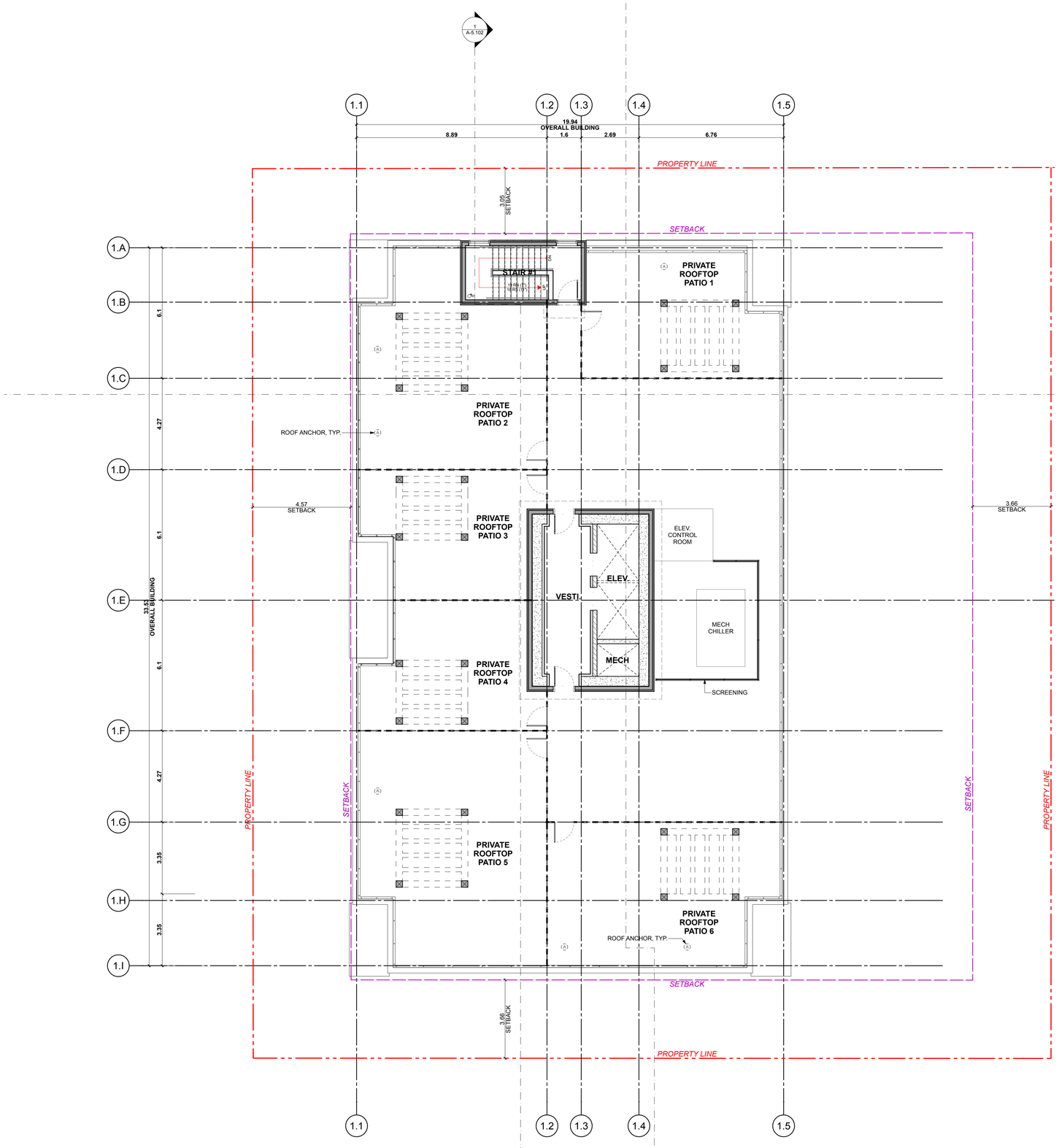
[TITLE]

Bldg 1 - Level 8-12 Floor Plan

20542	[PROJECT]
1/8" = 1'-0"	[SCALE]
August 6, 2025	[DATE]
7 - OCP & RZ Resubmission	[ISSUE]

[DRAWING]

A-2.107



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N

[PROJECT TEAM]

0 3 6 9 12 15 FT
0 1 2 3 4 5 M

[ARCHITECT SEAL]

REGISTERED ARCHITECT
SHIMUS F SAGE
2025-08-06
BRITISH COLUMBIA

[CLIENT]

Adera

[PROJECT]

E16th Street

1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

[TITLE]

Bldg 1 - Lower Roof Plan

[PROJECT]	**20542**
[SCALE]	**1/8" = 1'-0"**
[DATE]	**August 6, 2025**
[ISSUE]	**7 - OCP & RZ Resubmission**

[DRAWING]

A-2.108

P.4 P.5 2.5 P.5 P.6

7.02 | 31.76 | EAST PARKADE OVERALL 67.2 | 22.02 | 13.41

P.A

MECH / WATER

LEC

GARBAGE BIN 3 CU YD (3.7 X 4')

CARDBOARD 3 CU YD (3.7 X 4')

WASTE / RECYCLING
64.91 m²

CONTAINER 95 GAL | NEWS 95 GAL | FOOD 95 GAL

PAPER 95 GAL

PAINT 95 GAL

VISITOR SMALL 002 | VISITOR SMALL 002 | VISITOR SMALL 003 | VISITOR SMALL 004 | VISITOR SMALL 005 | VISITOR SMALL 006

LINE OF BUILDING OUTLINE ABOVE

STAIR #4

22.86 R (10.0T) 22.86 R (10.0T)

UP

DN

RESIDENTIAL ACCESSIBLE 041 L2 EV — MIN 2.3M CLEAR HEIGHT

RESIDENTIAL ACCESSIBLE 041 L2 EV — MIN 2.3M CLEAR HEIGHT

RESIDENTIAL REGULAR 016 L2 EV | 017 L2 EV | 018 L2 EV | 019 L2 EV | 020 L2 EV | 021 L2 EV | 022 L2 EV | 023 L2 EV

ELEC

CONVEX MIRROR, TYP.

WEST PARKADE

Distance Travel = 14.54

38.53

EAST PARKADE

UP @ 2.00% | UP @ 4.71% | 13 VISITOR | UP @ 2.00%

Distance Travel = 38.08

RESIDENTIAL REGULAR 075 L2 EV | 074 L2 EV | 073 L2 EV | 072 L2 EV

RESIDENTIAL REGULAR 071 L2 EV | 070 L2 EV | 069 L2 EV | 068 L2 EV

RESIDENTIAL REGULAR 067 L2 EV | 066 L2 EV | 065 L2 EV | 064 L2 EV

RESIDENTIAL REGULAR 063 L2 EV | 062 L2 EV | 061 L2 EV | 060 L2 EV

RESIDENTIAL REGULAR 059 L2 EV | 058 L2 EV | 057 L2 EV | 056 L2 EV

RESIDENTIAL REGULAR 055 L2 EV | 054 L2 EV

SHARED RAMP

UP @ 4.77%

UP @ 12.50%

STAIR #5

22.86 R (10.0T) 22.86 R (10.0T)

JANITOR STOR.

VISITOR REGULAR 013 L2 EV | 012 | 011 | 010 | 009 | 008

VISITOR ACCESSIBLE 007 — MIN 2.3M CLEAR HEIGHT

ELEV.

VESTI.

RESIDENTIAL ACCESSIBLE 041 L2 EV — MIN 2.3M CLEAR HEIGHT

RESIDENTIAL REGULAR 079 L2 EV | 078 L2 EV | 077 L2 EV | 076 L2 EV

RESIDENTIAL SMALL 075 L2 EV | 074 L2 EV | 073 L2 EV | 072 L2 EV

RESIDENTIAL REGULAR 071 L2 EV | 070 L2 EV | 069 L2 EV | 068 L2 EV

RESIDENTIAL REGULAR 067 L2 EV | 066 L2 EV | 065 L2 EV | 064 L2 EV

RESIDENTIAL REGULAR 063 L2 EV | 062 L2 EV | 061 L2 EV | 060 L2 EV

RESIDENTIAL REGULAR 059 L2 EV | 058 L2 EV | 057 L2 EV | 056 L2 EV

RESIDENTIAL REGULAR 055 L2 EV | 054 L2 EV

2.D

P.E

UP @ 2.00% | UP @ 4.71% | 67 RESIDENTIAL | UP @ 2.00%

Distance Travel = 43.75

Accessible Path = 19.53m

Distance Travel = 33.4

RESIDENTIAL REGULAR 053 L2 EV | 052 L2 EV | 051 L2 EV | 050 L2 EV | 049 L2 EV | 048 L2 EV | 047 L2 EV | 046 L2 EV | 045 L2 EV | 044 L2 EV | 043 L2 EV | 042 L2 EV

RESIDENTIAL ACCESSIBLE 041 L2 EV — MIN 2.3M CLEAR HEIGHT

RESIDENTIAL REGULAR 040 L2 EV | 039 L2 EV | 038 L2 EV | 037 L2 EV | 036 L2 EV | 035 L2 EV | 034 L2 EV | 033 L2 EV

SERVICE / STORAGE

P.F

SWDT

SUBSTATION

DN

STAIR #6

REFER TO DRAWING A-2.102

P.4 P.5 2.5 P.5 P.6

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N

[PROJECT TEAM]

0 3 6 9 12 15 FT
0 1 2 3 4 5 M

[ARCHITECT SEAL]
REGISTERED ARCHITECT
SHIMUS F SAMPSON
2025-08-06
BRITISH COLUMBIA

[CLIENT]

Adera

[PROJECT]

E16th Street

1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

[TITLE]

Bldg 2 - P1 Parking Plan

20542	[PROJECT]
1/8" = 1'-0"	[SCALE]
August 6, 2025	[DATE]
7 - OCP & RZ Resubmission	[ISSUE]

[DRAWING]

A-2.200

16th ST E.

2.1 2.2 2.3 2.4 2.5 P.6

7.49 1.6 22.89 2.95 70.36 35.43

FIREWALL

P.A

2.B

2.C

2.D

2.E

P.F

10.74 1.6 2.82 4.95 37.08 16.97 3.91

105 C1.e 2 BED 79.32 m²

106 B1.e 1 BED 47.38 m²

107 B1.e 1 BED 47.38 m²

108 B1.e 1 BED 47.38 m²

109 B1.e 1 BED 47.38 m²

COMPARTMENT A
596.55 m²
1500m2 (16,145.9 sqft) MAX

EXIT 102.34

STAIR #3

ELEC

MECH

103 C2.e 2 BED 71.08 m²

102 B1.e 1 BED 47.38 m²

101 B5.e 1 BED + DEN 58.90 m²

104 D1.e 3 BED + 2 BATH 88.97 m²

STORAGE

3.66 SETBACK

4.17 DISTANCE TO BUILDING

PROPERTY LINE

SETBACK

ELEC / COMM

STAIR #4
TOS
103.56

VESTIBULE
18.51 m²

ELEVATOR
13.58 m²

BIKE MAINTENANCE
26.54 m²

WATER BOTTLE FILLING STATION

WORKBENCH (1.0mx0.5m)

STANDALONE REPAIR STAND WITH TOOLS & PUMP

DOGWASH
17.50 m²

DOG WASH STATION

Distance Travel = 37.02

Distance Travel = 42.31

STOR. 30S

STOR. 37S

STOR. 20S

STOR. 7S

BIKE STOR. 37H / 3V

BIKE STOR. 21H

BIKE STOR. 20C

BICYCLE/ AMENITY ENTRY

FLEXIBLE USE TURF

MINI BOCCI COURT

CHILDREN'S PLAY

GARBAGE STAGING

LOADING

CONVEX MIRROR, TYP.

EXIT

STAIR #6

EXIT

STAIR #7

SHARED PARKADE ENTRANCE

LANE

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N

[PROJECT TEAM]

0 3 6 9 12 15 FT
0 1 2 3 4 5 M

[ARCHITECT SEAL]

REGISTERED ARCHITECT
SIMMUS F. SAADAT
2025-08-06
BRITISH COLUMBIA

[CLIENT]

Adera

[PROJECT]

E16th Street

1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

[TITLE]

Bldg 2 - Level 1 Floor Plan / P1 Mezzanine

[PROJECT]

20542

[SCALE]

1/8" = 1'-0"

[DATE]

August 6, 2025

[ISSUE]

7 - OCP & RZ Resubmission

[DRAWING]

A-2.201

16th ST E.

2.1 2.2 2.3 2.4 2.5 2.6 2.7 2.8

7.49 1.6 22.89 66.6 OVERALL BUILDING 2.95 22.58 1.6 7.49

ENTRY

FIREWALL

PROPERTY LINE

SETBACK

3.05 SETBACK

3.62 DISTANCE TO BUILDING

UP @ 6.94%

STAIR #4

TOS 106.17

COMMUNITY BOARD

LOBBY

MAIL

PARCEL

UP @ 5.14%

STAIR #1

UP 3R

MMR 210 B1.e 1 BED 47.38 m²

MMR 209 B1.e 1 BED 47.38 m²

MMR 208 B1.e 1 BED 47.38 m²

MMR 207 B1.e 1 BED 47.38 m²

206 B1.e 1 BED 47.38 m²

211 B1.e 1 BED 47.38 m²

212 B1.e 1 BED 47.38 m²

205 C1.e 2 BED 79.32 m²

213 C1.e 2 BED 70.23 m²

COMPARTMENT A
594.52 m²
1500m2 (16,145.9 sqft) MAX

COMPARTMENT B
880.75 m²
1500m2 (16,145.9 sqft) MAX

TOS 106.63

TOS 106.63

STAIR #3

ELEC

MECH

MMR 204 C2.e 2 BED 71.08 m²

ELEV.

RENTAL OFFICE 9.94 m²

GYM 76.70 m²

UNI. W/C 7.21 m²

MECH

ELEC

LOUNGE 31.17 m²

CO-WORK 28.99 m²

214 A1.e STUDIO 37.68 m²

3.66 SETBACK

4.17 DISTANCE TO BUILDING

203 D1.e 3 BED + 2 BATH 88.97 m²

202 B1.e 1 BED 47.38 m²

201 B5.e 1 BED + DEN 58.90 m²

4.13 DISTANCE TO BUILDING

215 B2.e 1 BED 45.68 m²

GUEST SUITE 20.18 m²

AMENITY ENTRY

OUTDOOR AMENITY

218 A1.e STUDIO 37.76 m²

STAIR #2

EXIT

MMR 217 D3.e 3 BED 85.59 m²

216 D2.e 3 BED 89.59 m²

SETBACK

3.66 SETBACK

3.92 DISTANCE TO BUILDING

PROPERTY LINE

7.77 1.6 2.82 4.95 34.11 4.62 3.48 8.86

2.A 2.B 2.C 2.D 2.E 2.F 2.G 2.H

LANE

LEGEND

MMR UNITS

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Vancouver, BC, V6C 1S4
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N

[PROJECT TEAM]

0 3 6 9 12 15 FT
0 1 2 3 4 5 M

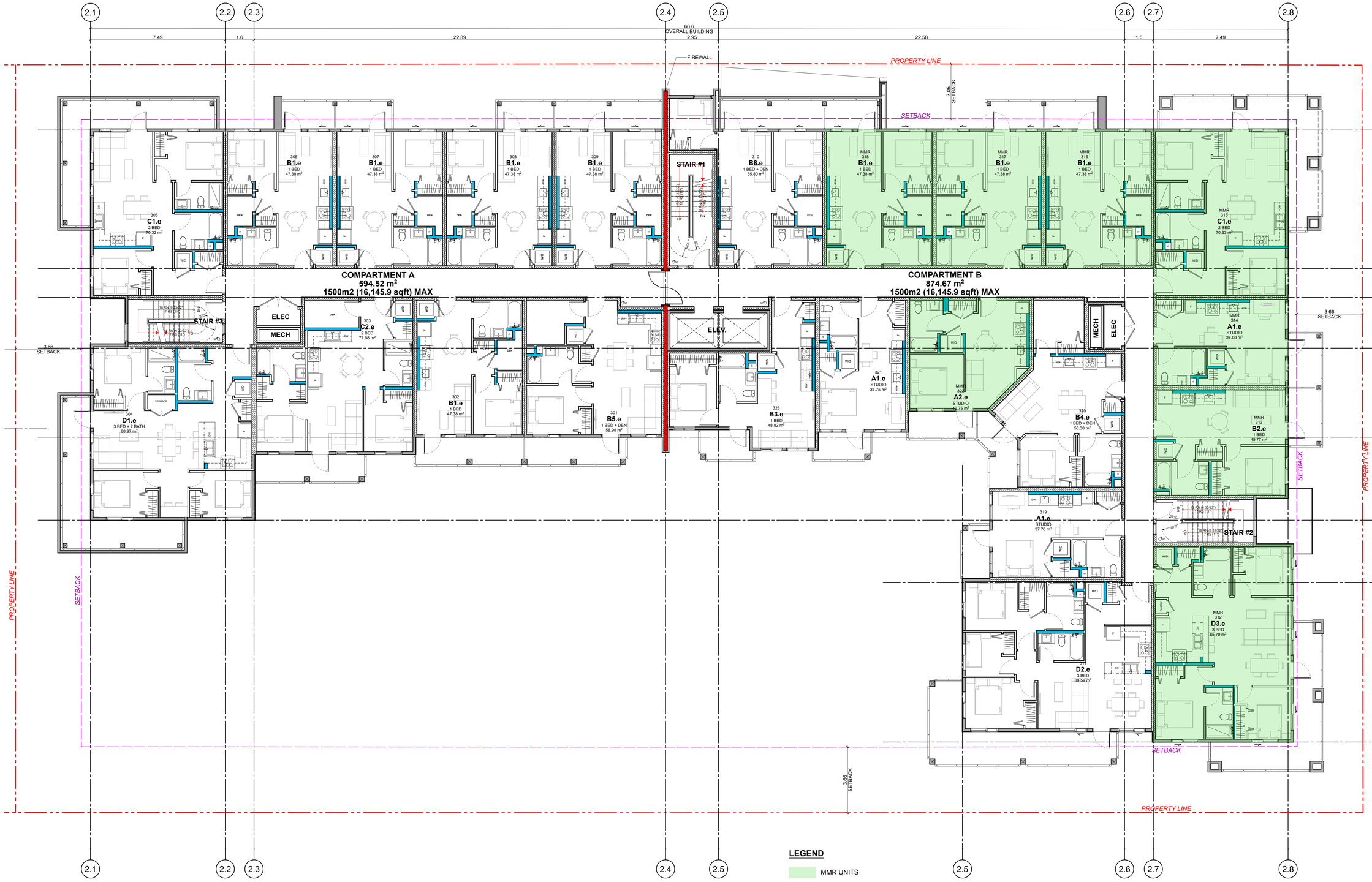
[ARCHITECT SEAL]
REGISTERED ARCHITECT
SHIMUS F. SAVAGE
2025-08-06
BRITISH COLUMBIA

[CLIENT]
Adera

[PROJECT]
E16th Street
1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

[TITLE]
Bldg 2 - Level 2 Floor Plan

[PROJECT] 20542
[SCALE] 1/8" = 1'-0"
[DATE] August 6, 2025
[ISSUE] 7 - OCP & RZ Resubmission
[DRAWING] **A-2.202**



LEGEND

MMR UNITS

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N

[PROJECT TEAM]

[ARCHITECT SEAL]

REGISTERED ARCHITECT
SHAMUS F SAGER
2025-08-06
BRITISH COLUMBIA

[CLIENT]

Adera

[PROJECT]

E16th Street

1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

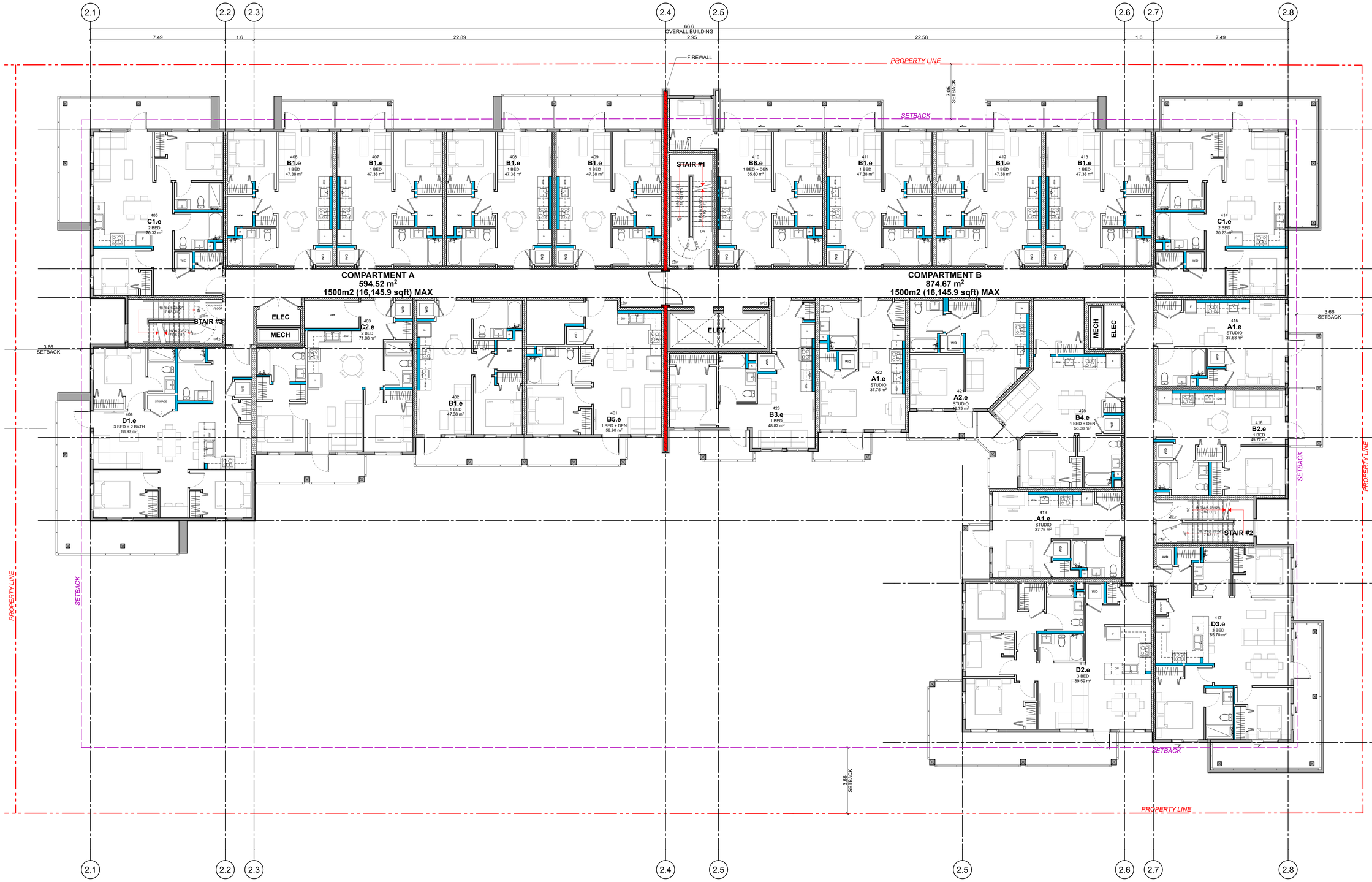
[TITLE]

Bldg 2 - Level 3 Floor Plan

20542	[PROJECT]
1/8" = 1'-0"	[SCALE]
August 6, 2025	[DATE]
7 - OCP & RZ Resubmission	[ISSUE]

[DRAWING]

A-2.203



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N

[PROJECT TEAM]

0 3 6 9 12 15 FT
0 1 2 3 4 5 M

[ARCHITECT SEAL]

REGISTERED ARCHITECT
SHAMUS F SAGER
2025-08-06
BRITISH COLUMBIA

[CLIENT]

Adera

[PROJECT]

E16th Street

1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

[TITLE]

Bldg 2 - Level 4 Floor Plan

[PROJECT] **20542**

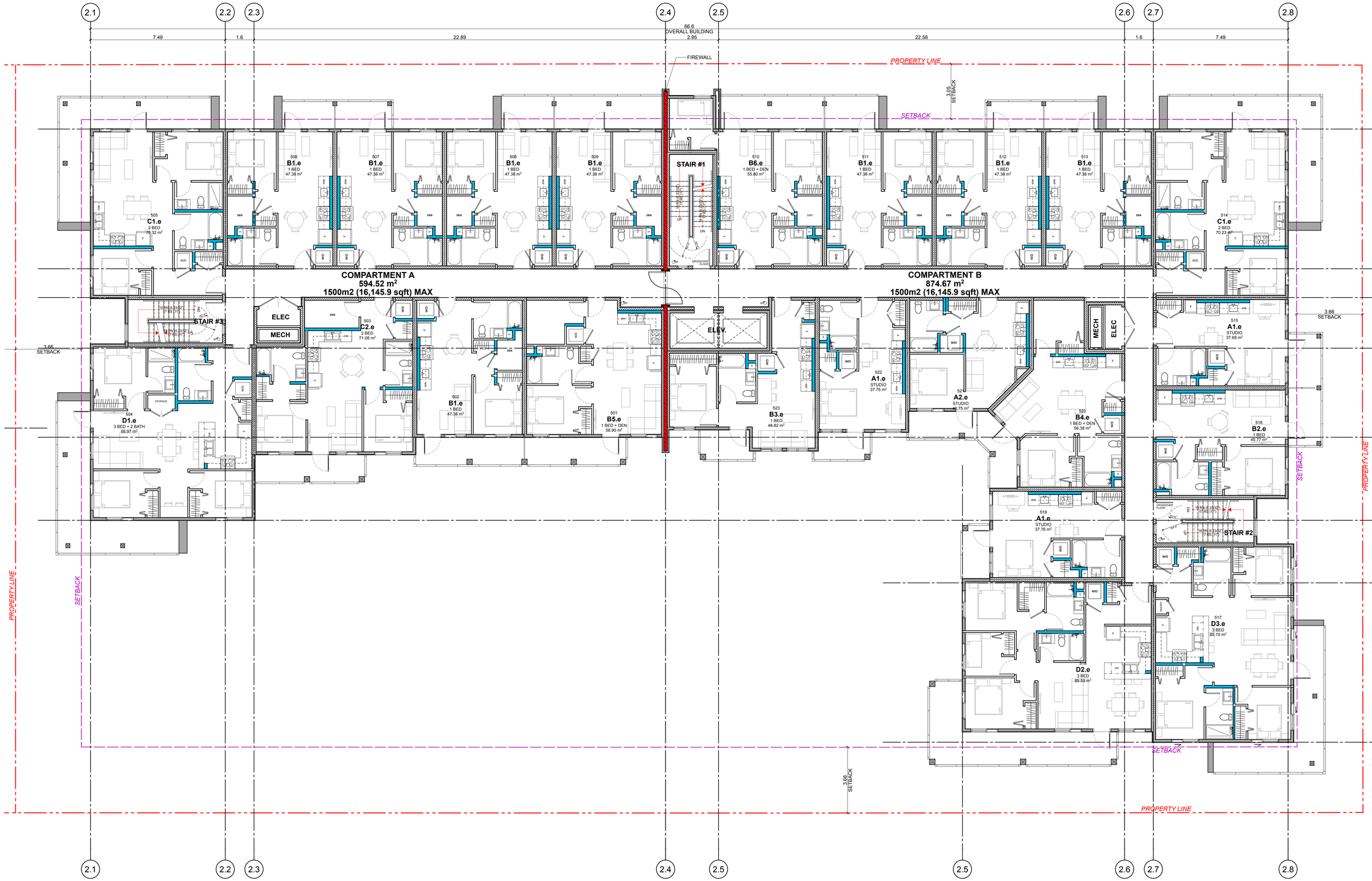
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[DATE] **August 6, 2025**

[ISSUE] **7 - OCP & RZ Resubmission**

[DRAWING]

A-2.204



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N

[PROJECT TEAM]

0 3 6 9 12 15 FT
0 1 2 3 4 5 M

[ARCHITECT SEAL]

REGISTERED ARCHITECT
SHAMUS F SAGER
2025-08-06
BRITISH COLUMBIA

[CLIENT]

Adera

[PROJECT]

E16th Street

1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

[TITLE]

Bldg 2 - Level 5 Floor Plan

[PROJECT] **20542**

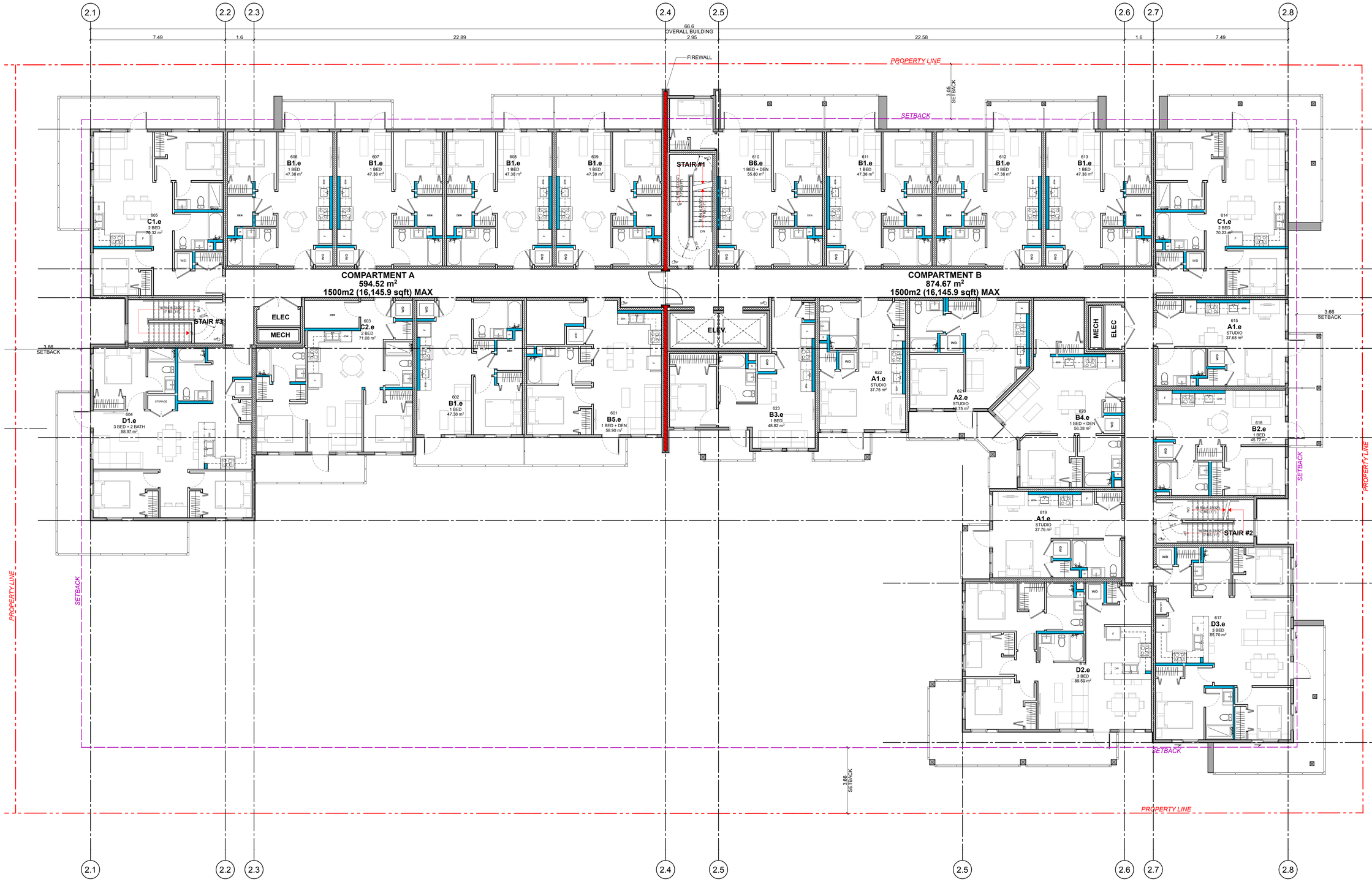
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[DATE] **August 6, 2025**

[ISSUE] **7 - OCP & RZ Resubmission**

[DRAWING]

A-2.205



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N

[PROJECT TEAM]

0 3 6 9 12 15 FT
0 1 2 3 4 5 M

[ARCHITECT SEAL]

REGISTERED ARCHITECT
SHAMUS F SAGER
2025-08-06
BRITISH COLUMBIA

[CLIENT]

Adera

[PROJECT]

E16th Street

1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

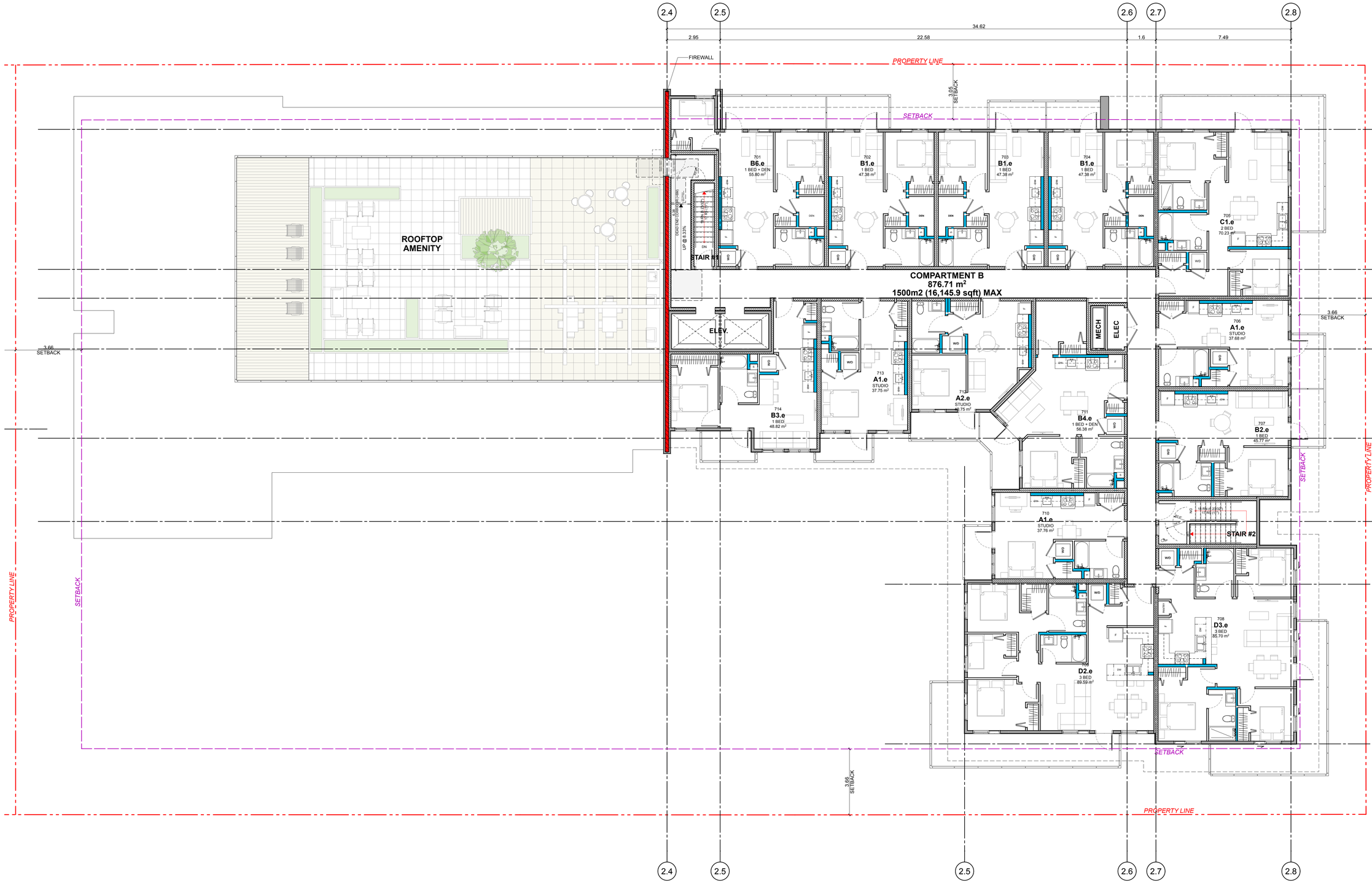
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Bldg 2 - Level 6 Floor Plan

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[SCALE]	**1/8" = 1'-0"**
[DATE]	**August 6, 2025**
[ISSUE]	**7 - OCP & RZ Resubmission**

[DRAWING]

A-2.206



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N

[PROJECT TEAM]

0 3 6 9 12 15 FT
0 1 2 3 4 5 M

[ARCHITECT SEAL]
REGISTERED ARCHITECT
SHIMUS F SAUNDERS
2025-08-06
BRITISH COLUMBIA

[CLIENT]

Adera

[PROJECT]

E16th Street

1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

[TITLE]

Bldg 2 - Level 7 Floor Plan / Lower Roof Plan

[PROJECT] **20542**

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

[DATE] **August 6, 2025**

[ISSUE] **7 - OCP & RZ Resubmission**

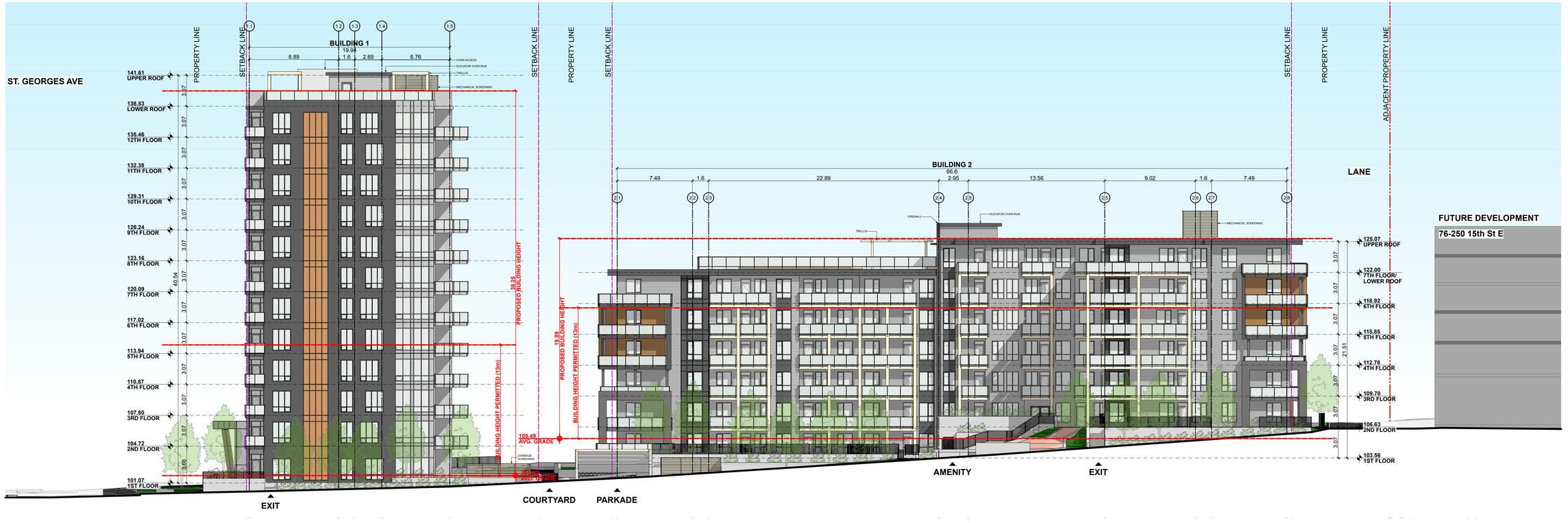
[DRAWING]

A-2.207



1 North Elevation - E 16th St

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



2 South Elevation - Lane

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

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[PROJECT TEAM]

0 6 12 18 24 30 FT
0 2 4 6 8 10 M

[ARCHITECT SEAL]
REGISTERED ARCHITECT
SHAMUS P. SAGAR
2025-08-06
BRITISH COLUMBIA

[CLIENT]
Adera

[PROJECT]
E16th Street

1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

[TITLE]
Overall - Site Elevation

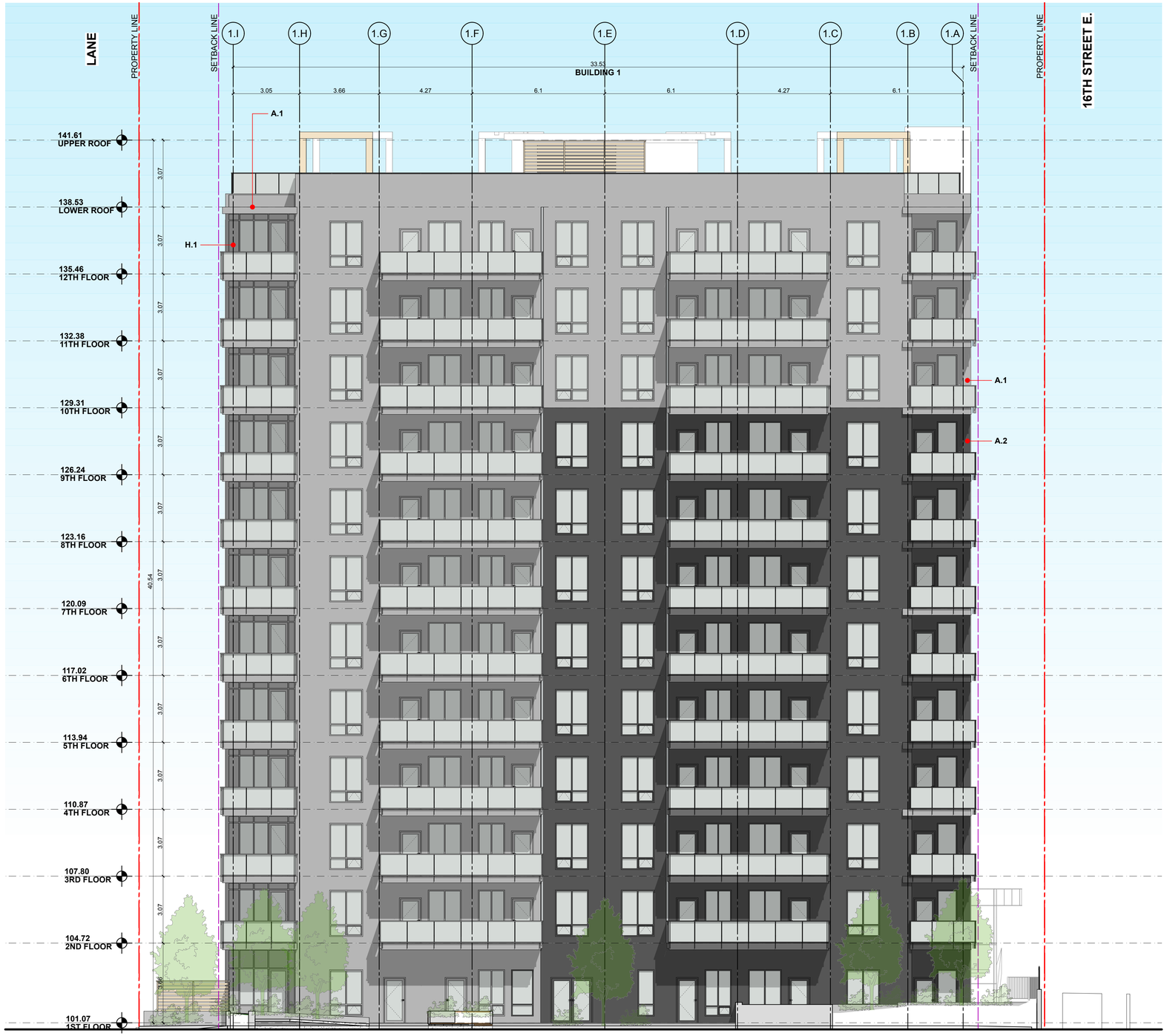
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20542

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

[DATE]
August 6, 2025

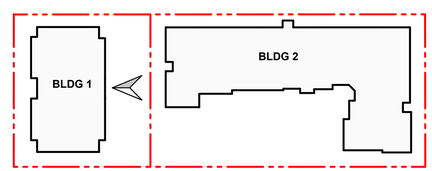
[ISSUE]
7 - OCP & RZ Resubmission

[DRAWING]
A-4.000



Material and Colour Legend

	Colour (to match)	Material	Finish (to match)	Location
A	**CLADDING**			
A.1	Light Grey	Metal Panel	Smooth	Exterior Walls
A.2	Charcoal	Metal Panel	Smooth	Exterior Walls
A.3	Orange / Brown	Metal Panel	Smooth	Exterior Walls
A.4	Light Grey	Brick Veneer	Midnight Black	Selected Exterior Walls (1st + 2nd Floor)
A.5	Grey	C.I.P. Architectural Concrete	Painted	Lobby
A.6	Wood	Mass Timber	Smooth	Lobby
B	**SOFFIT /FASCIA**			
B.1	"to match A.3"	Cementitious Soffit Panel	Wood Grain	Typical Roof Soffit
B.2	"to match A.1"	Metal Panel	Smooth	Typical Fascia
B.3	"to match A.2"	Metal Panel	Smooth	Typical Fascia
B.4	"to match A.6"	Mass Timber	Smooth	Typical Fascia
C	**FLASHINGS / GUTTERS**			
C.1	"to match A.2"	Pre-finished Metal Flashing	Anodized Aluminum	Roof Overhang & Balcony Parapet
C.2	Silver	Pre-finished Metal Flashing	Anodized Aluminum	Thruwall
D	**GUARDS/RAILINGS**			
D.1	Black	Metal & Glass Guards/ Railings	Anodized Aluminum	Railings
D.2	White	Metal & Glass Guards/ Railings	Anodized Aluminum	Railings
D.3	Black	Metal & Glass Screen	Anodized Aluminum	Typical Privacy Screen
D.4	White	Metal & Glass Screen	Anodized Aluminum	Typical Privacy Screen
E	**ROOFS/DECKS**			
E.1	"to match A.5"	Waterproof Deck Membrane	TBD	Typical Balconies
E.2	"to match A.5"	Porcelain Pavers	Natural Finish	Decks On Concrete Slab
F	**WINDOWS**			
F.1	"to match A.2"	Vinyl Windows	TBD	Unit Windows
F.2	White	Vinyl Windows	TBD	Unit Windows
F.3	"to match A.2"	Window Wall System	TBD	Unit Windows / Lobby
F.4	White	Window Wall System	TBD	Unit Windows
G	**DOORS**			
G.1	"to match A.2"	Vinyl Doors	TBD	Balcony Doors
G.2	White	Vinyl Doors	TBD	Balcony Doors
G.3	"to match A.2"	Window Wall System	TBD	Balcony Doors / Lobby
G.4	White	Window Wall System	TBD	Balcony Doors
H	**GLASS**			
H.1	"to match A.1"	Window Wall System	TBD	Spandrel
H.2	"to match A.2"	Window Wall System	TBD	Spandrel



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[PROJECT TEAM]

0 3 6 9 12 15 FT
0 1 2 3 4 5 M

[ARCHITECT SEAL]
REGISTERED ARCHITECT
SHAMUS F SACHS
2025-08-06
BRITISH COLUMBIA

[CLIENT]

Adera

[PROJECT]

E16th Street

1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

[TITLE]

Bldg 1 - East Elevation

[PROJECT] **20542**

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

[DATE] **August 6, 2025**

[ISSUE] **7 - OCP & RZ Resubmission**

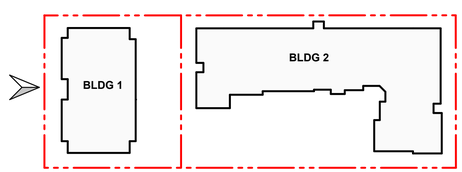
[DRAWING]

A-4.100



Material and Colour Legend

	Colour (to match)	Material	Finish (to match)	Location
A	**CLADDING**			
A.1	Light Grey	Metal Panel	Smooth	Exterior Walls
A.2	Charcoal	Metal Panel	Smooth	Exterior Walls
A.3	Orange / Brown	Metal Panel	Smooth	Exterior Walls
A.4	Light Grey	Brick Veneer	Midnight Black	Selected Exterior Walls (1st + 2nd Floor)
A.5	Grey	C.I.P. Architectural Concrete	Painted	Lobby
A.6	Wood	Mass Timber	Smooth	Lobby
B	**SOFFIT /FASCIA**			
B.1	"to match A.3"	Cementitious Soffit Panel	Wood Grain	Typical Roof Soffit
B.2	"to match A.1"	Metal Panel	Smooth	Typical Fascia
B.3	"to match A.2"	Metal Panel	Smooth	Typical Fascia
B.4	"to match A.6"	Mass Timber	Smooth	Typical Fascia
C	**FLASHINGS / GUTTERS**			
C.1	"to match A.2"	Pre-finished Metal Flashing	Anodized Aluminum	Roof Overhang & Balcony Parapet
C.2	Silver	Pre-finished Metal Flashing	Anodized Aluminum	Thruwall
D	**GUARDS/RAILINGS**			
D.1	Black	Metal & Glass Guards/ Railings	Anodized Aluminum	Railings
D.2	White	Metal & Glass Guards/ Railings	Anodized Aluminum	Railings
D.3	Black	Metal & Glass Screen	Anodized Aluminum	Typical Privacy Screen
D.4	White	Metal & Glass Screen	Anodized Aluminum	Typical Privacy Screen
E	**ROOFS/DECKS**			
E.1	"to match A.5"	Waterproof Deck Membrane	TBD	Typical Balconies
E.2	"to match A.5"	Porcelain Pavers	Natural Finish	Decks On Concrete Slab
F	**WINDOWS**			
F.1	"to match A.2"	Vinyl Windows	TBD	Unit Windows
F.2	White	Vinyl Windows	TBD	Unit Windows
F.3	"to match A.2"	Window Wall System	TBD	Unit Windows / Lobby
F.4	White	Window Wall System	TBD	Unit Windows
G	**DOORS**			
G.1	"to match A.2"	Vinyl Doors	TBD	Balcony Doors
G.2	White	Vinyl Doors	TBD	Balcony Doors
G.3	"to match A.2"	Window Wall System	TBD	Balcony Doors / Lobby
G.4	White	Window Wall System	TBD	Balcony Doors
H	**GLASS**			
H.1	"to match A.1"	Window Wall System	TBD	Spandrel
H.2	"to match A.2"	Window Wall System	TBD	Spandrel



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[PROJECT TEAM]

0 3 6 9 12 15 FT
0 1 2 3 4 5 M

[ARCHITECT SEAL]
REGISTERED ARCHITECT
SHIMUS T. SACKS
2025-08-06
BRITISH COLUMBIA

[CLIENT]

Adera

[PROJECT]

E16th Street

1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

[TITLE]

Bldg 1 - West Elevation

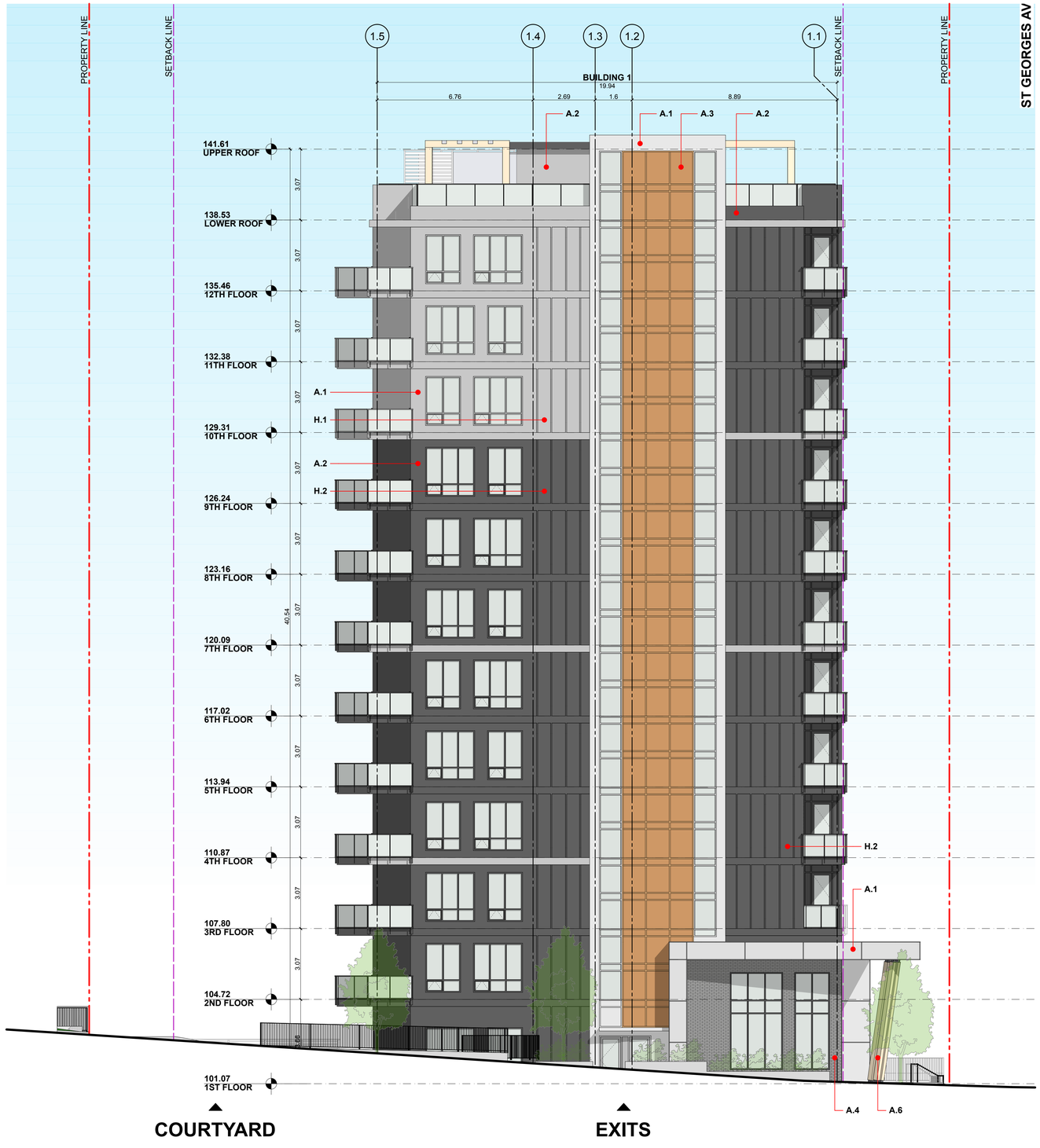
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[SCALE] **1/8" = 1'-0"**

[DATE] **August 6, 2025**

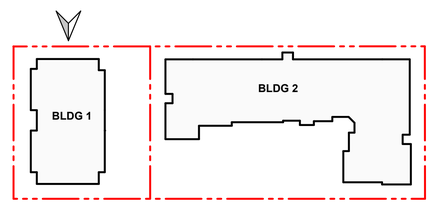
[ISSUE] **7 - OCP & RZ Resubmission**

[DRAWING] **A-4.101**



Material and Colour Legend

	Colour (to match)	Material	Finish (to match)	Location
A	**CLADDING**			
A.1	Light Grey	Metal Panel	Smooth	Exterior Walls
A.2	Charcoal	Metal Panel	Smooth	Exterior Walls
A.3	Orange / Brown	Metal Panel	Smooth	Exterior Walls
A.4	Light Grey	Brick Veneer	Midnight Black	Selected Exterior Walls (1st + 2nd Floor)
A.5	Grey	C.I.P. Architectural Concrete	Painted	Lobby
A.6	Wood	Mass Timber	Smooth	Lobby
B	**SOFFIT /FASCIA**			
B.1	"to match A.3"	Cementitious Soffit Panel	Wood Grain	Typical Roof Soffit
B.2	"to match A.1"	Metal Panel	Smooth	Typical Fascia
B.3	"to match A.2"	Metal Panel	Smooth	Typical Fascia
B.4	"to match A.6"	Mass Timber	Smooth	Typical Fascia
C	**FLASHINGS / GUTTERS**			
C.1	"to match A.2"	Pre-finished Metal Flashing	Anodized Aluminum	Roof Overhang & Balcony Parapet
C.2	Silver	Pre-finished Metal Flashing	Anodized Aluminum	Thruwall
D	**GUARDS/RAILINGS**			
D.1	Black	Metal & Glass Guards/ Railings	Anodized Aluminum	Railings
D.2	White	Metal & Glass Guards/ Railings	Anodized Aluminum	Railings
D.3	Black	Metal & Glass Screen	Anodized Aluminum	Typical Privacy Screen
D.4	White	Metal & Glass Screen	Anodized Aluminum	Typical Privacy Screen
E	**ROOFS/DECKS**			
E.1	"to match A.5"	Waterproof Deck Membrane	TBD	Typical Balconies
E.2	"to match A.5"	Porcelain Pavers	Natural Finish	Decks On Concrete Slab
F	**WINDOWS**			
F.1	"to match A.2"	Vinyl Windows	TBD	Unit Windows
F.2	White	Vinyl Windows	TBD	Unit Windows
F.3	"to match A.2"	Window Wall System	TBD	Unit Windows / Lobby
F.4	White	Window Wall System	TBD	Unit Windows
G	**DOORS**			
G.1	"to match A.2"	Vinyl Doors	TBD	Balcony Doors
G.2	White	Vinyl Doors	TBD	Balcony Doors
G.3	"to match A.2"	Window Wall System	TBD	Balcony Doors / Lobby
G.4	White	Window Wall System	TBD	Balcony Doors
H	**GLASS**			
H.1	"to match A.1"	Window Wall System	TBD	Spandrel
H.2	"to match A.2"	Window Wall System	TBD	Spandrel



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[PROJECT TEAM]

0 3 6 9 12 15 FT
0 1 2 3 4 5 M

[ARCHITECT SEAL]
REGISTERED ARCHITECT
SHAMUS F SAGE
2025-08-06
BRITISH COLUMBIA

[CLIENT]

Adera

[PROJECT]

E16th Street

1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

[TITLE]

Bldg 1 - North Elevation

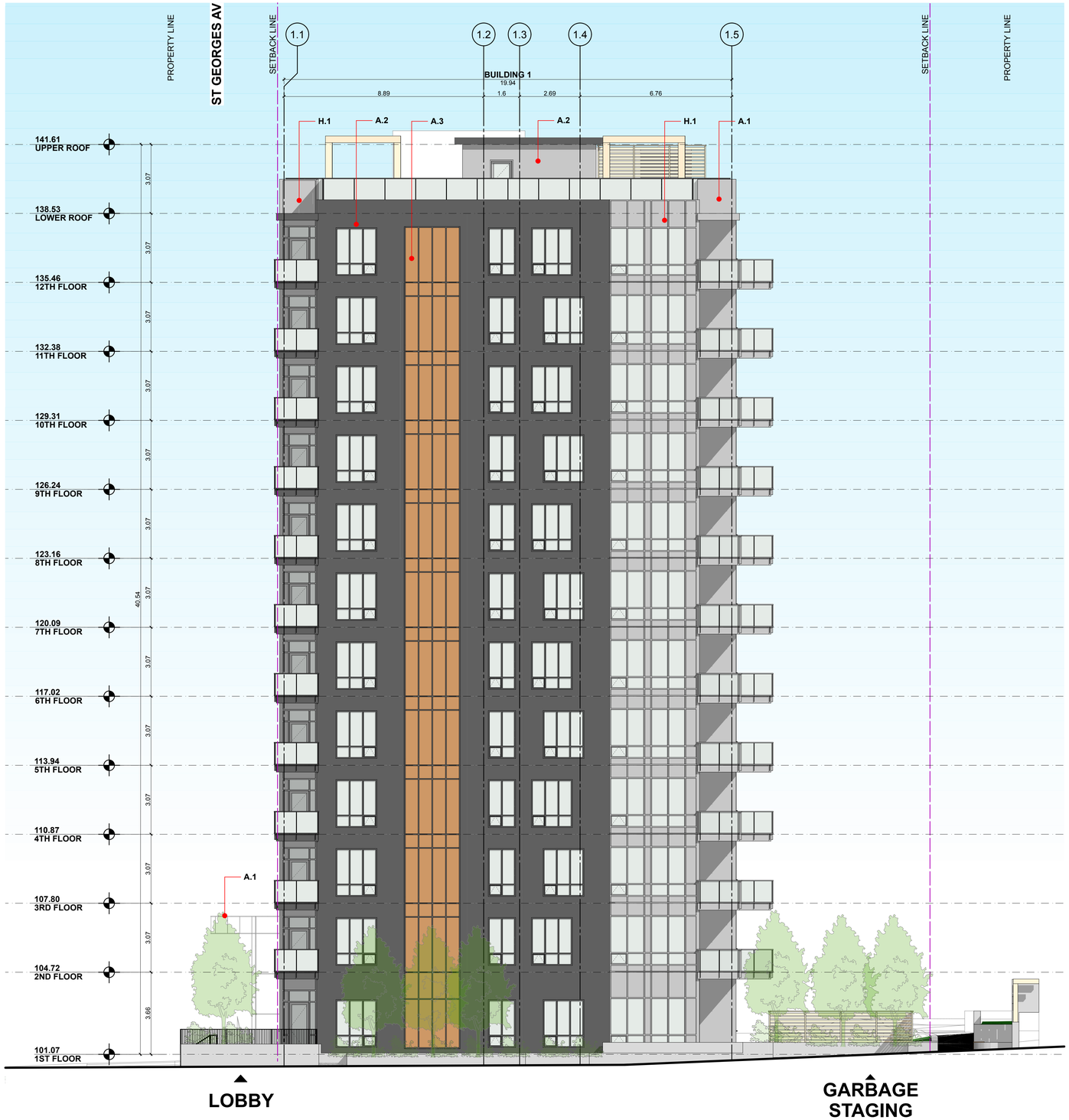
[PROJECT] 20542

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

[DATE] August 6, 2025

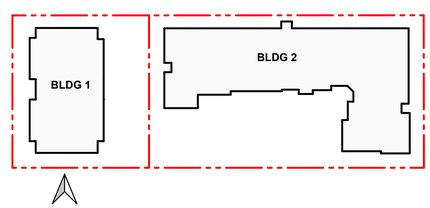
[ISSUE] 7 - OCP & RZ Resubmission

[DRAWING] **A-4.102**



Material and Colour Legend

	Colour (to match)	Material	Finish (to match)	Location
A	**CLADDING**			
A.1	Light Grey	Metal Panel	Smooth	Exterior Walls
A.2	Charcoal	Metal Panel	Smooth	Exterior Walls
A.3	Orange / Brown	Metal Panel	Smooth	Exterior Walls
A.4	Light Grey	Brick Veneer	Midnight Black	Selected Exterior Walls (1st + 2nd Floor)
A.5	Grey	C.I.P. Architectural Concrete	Painted	Lobby
A.6	Wood	Mass Timber	Smooth	Lobby
B	**SOFFIT /FASCIA**			
B.1	*to match A.3*	Cementitious Sofft Panel	Wood Grain	Typical Roof Soffit
B.2	*to match A.1*	Metal Panel	Smooth	Typical Fascia
B.3	*to match A.2*	Metal Panel	Smooth	Typical Fascia
B.4	*to match A.6*	Mass Timber	Smooth	Typical Fascia
C	**FLASHINGS / GUTTERS**			
C.1	*to match A.2*	Pre-finished Metal Flashing	Anodized Aluminum	Roof Overhang & Balcony Parapet
C.2	Silver	Pre-finished Metal Flashing	Anodized Aluminum	Thruwall
D	**GUARDS/RAILINGS**			
D.1	Black	Metal & Glass Guards/ Railings	Anodized Aluminum	Railings
D.2	White	Metal & Glass Guards/ Railings	Anodized Aluminum	Railings
D.3	Black	Metal & Glass Screen	Anodized Aluminum	Typical Privacy Screen
D.4	White	Metal & Glass Screen	Anodized Aluminum	Typical Privacy Screen
E	**ROOFS/DECKS**			
E.1	*to match A.5*	Waterproof Deck Membrane	TBD	Typical Balconies
E.2	*to match A.5*	Porcelain Pavers	Natural Finish	Decks On Concrete Slab
F	**WINDOWS**			
F.1	*to match A.2*	Vinyl Windows	TBD	Unit Windows
F.2	White	Vinyl Windows	TBD	Unit Windows
F.3	*to match A.2*	Window Wall System	TBD	Unit Windows / Lobby
F.4	White	Window Wall System	TBD	Unit Windows
G	**DOORS**			
G.1	*to match A.2*	Vinyl Doors	TBD	Balcony Doors
G.2	White	Vinyl Doors	TBD	Balcony Doors
G.3	*to match A.2*	Window Wall System	TBD	Balcony Doors / Lobby
G.4	White	Window Wall System	TBD	Balcony Doors
H	**GLASS**			
H.1	*to match A.1*	Window Wall System	TBD	Spandrel
H.2	*to match A.2*	Window Wall System	TBD	Spandrel



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[PROJECT TEAM]

0 3 6 9 12 15 FT
0 1 2 3 4 5 M

[ARCHITECT SEAL]
REGISTERED ARCHITECT
SHIMMIS SACHS
2025-08-06
BRITISH COLUMBIA

[CLIENT]

Adera

[PROJECT]

E16th Street

1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

[TITLE]

Bldg 1 - South Elevation

[PROJECT] 20542

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

[DATE] August 6, 2025

[ISSUE] 7 - OCP & RZ Resubmission

[DRAWING] **A-4.103**



1 East Elevation - Building 2
SCALE: 1/8" = 1'-0"



2 North Elevation - Building 2
SCALE: 1/8" = 1'-0"

Material and Colour Legend

	Colour (to match)	Material	Finish (to match)	Location
Z	**CLADDING**			
Z.1	Grey	Cementitious Lap Siding	Smooth	Exterior Walls
Z.2	Dark Grey	Cementitious Lap Siding	Smooth	Exterior Walls
Z.3	Blue	Cementitious Panel Board	Smooth	Exterior Walls
Z.4	Dark Grey	Cementitious Panel Board	Smooth	Exterior Walls
Z.5	White	Cementitious Panel Board	Smooth	Lobby
Z.6	Dark Grey	Brick Veneer	Midnight Black	Selected Exterior Walls (1st + 2nd Floor)
Z.7	Orange / Brown	Cementitious Lap Siding	Woodtone	Architectural Fin Walls
Z.8	Grey	C.I.P. Architectural Concrete	Painted	Selected Exterior Walls (1st Floor)
Z.9	Wood	Mass Timber	Smooth	Lobby
Y	**SOFFIT /FASCIA**			
Y.1	"to match Z.7"	Cementitious Soffit Panel	Wood Grain	Typical Roof Soffit
Y.2	"to match Z.2"	Cementitious Trim Board	Smooth	Typical Fascia + Columns
Y.3	"to match Z.7"	Cementitious Trim Board	Smooth	Typical Fascia + Columns
X	**FLASHINGS /GUTTERS**			
X.1	Charcoal	Pre-finished Metal Flashing	Anodized Aluminum	Roof Overhang & Balcony Parapet
X.2	Silver	Pre-finished Metal Flashing	Anodized Aluminum	Thruwall
W	**GUARDS/RAILINGS**			
W.1	Black	Metal & Glass Guards/ Railings	Anodized Aluminum	Railings
W.2	White	Metal & Glass Guards/ Railings	Anodized Aluminum	Railings
W.3	Black	Metal & Glass Screen	Anodized Aluminum	Typical Privacy Screen
W.4	White	Metal & Glass Screen	Anodized Aluminum	Typical Privacy Screen
V	**ROOFS/DECKS**			
V.1	"to match Z.8"	Waterproof Deck Membrane	TBD	Typical Balconies
V.2	"to match Z.8"	Porcelain Pavers	Natural Finish	Decks On Concrete Slab
U	**WINDOWS**			
U.1	Charcoal	Vinyl Windows	TBD	Unit Windows
U.2	White	Vinyl Windows	TBD	Unit Windows
U.3	Charcoal	Aluminum Storefront	TBD	Lobby
T	**DOORS**			
T.1	Charcoal	Aluminum Storefront	TBD	Lobby
T.2	Charcoal	Vinyl Doors	TBD	Balcony Doors
T.3	White	Vinyl Doors	TBD	Balcony Doors
T.4	Charcoal	Metal	TBD	Parkade & Loading
S	**GLASS**			
S.1	"to match Z.2"	Window Wall System	TBD	Spandrel

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[PROJECT TEAM]

0 3 6 9 12 15 FT
0 1 2 3 4 5 M

[ARCHITECT SEAL]
REGISTERED ARCHITECT
SHAMUS F. SACKS
2025-08-06
BRITISH COLUMBIA

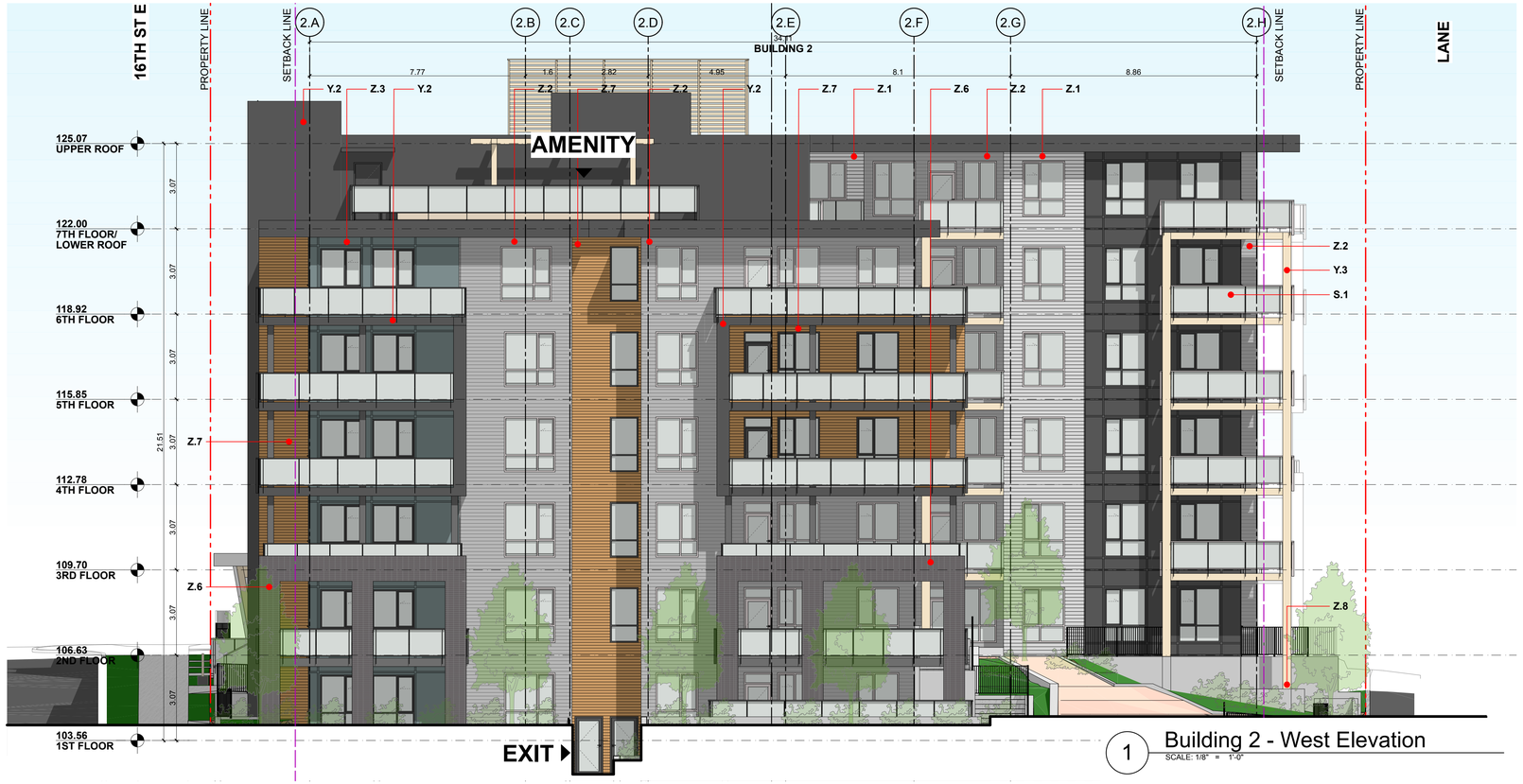
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Adera

[PROJECT]
E16th Street

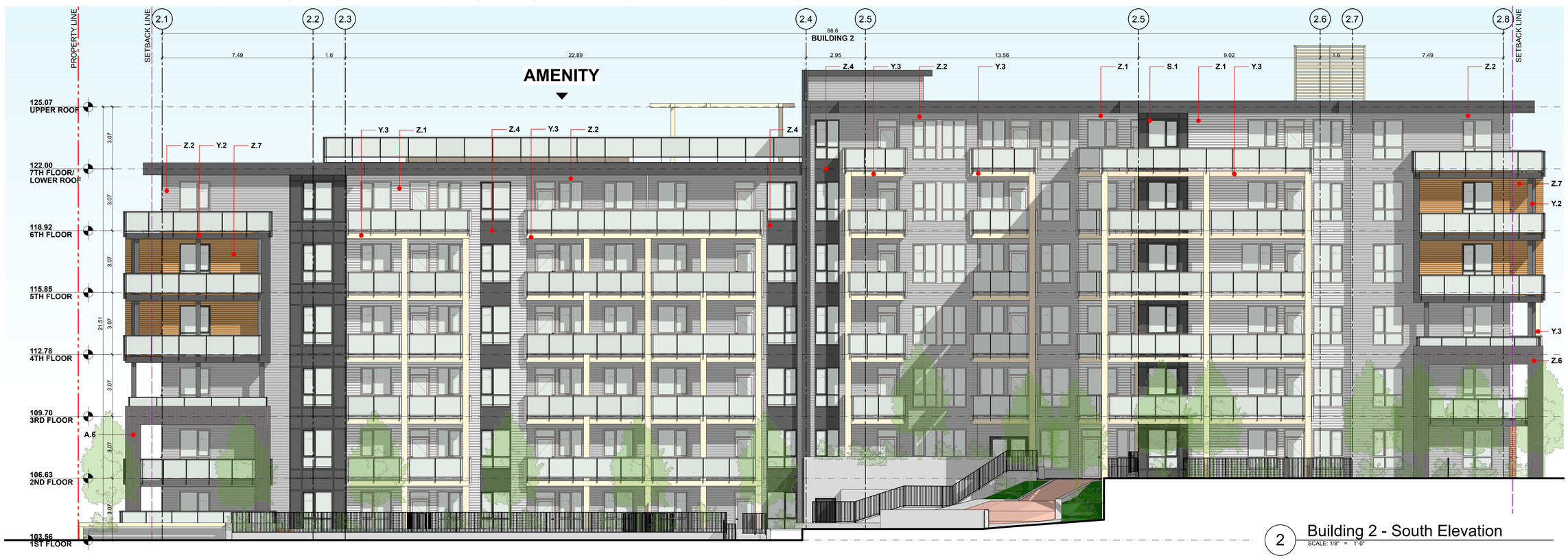
1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

[TITLE]
Bldg 2 - East & North Elevations

[PROJECT] 20542
[SCALE] 1/8" = 1'-0"
[DATE] August 6, 2025
[ISSUE] 7 - OCP & RZ Resubmission
[DRAWING] A-4.200



1 Building 2 - West Elevation
SCALE: 1/8" = 1'-0"



2 Building 2 - South Elevation
SCALE: 1/8" = 1'-0"

Material and Colour Legend

		Colour (to match)	Material	Finish (to match)	Location
Z	CLADDING				
	Z.1	Grey	Cementitious Lap Siding	Smooth	Exterior Walls
	Z.2	Dark Grey	Cementitious Lap Siding	Smooth	Exterior Walls
	Z.3	Blue	Cementitious Panel Board	Smooth	Exterior Walls
	Z.4	Dark Grey	Cementitious Panel Board	Smooth	Exterior Walls
	Z.5	White	Cementitious Panel Board	Smooth	Lobby
	Z.6	Dark Grey	Brick Veneer	Midnight Black	Selected Exterior Walls (1st + 2nd Floor)
	Z.7	Orange / Brown	Cementitious Lap Siding	Woodtone	Architectural Fin Walls
	Z.8	Grey	C.I.P. Architectural Concrete	Painted	Selected Exterior Walls (1st Floor)
	Z.9	Wood	Mass Timber	Smooth	Lobby
Y	SOFFIT /FASCIA				
	Y.1	"to match Z.7"	Cementitious Soffit Panel	Wood Grain	Typical Roof Soffit
	Y.2	"to match Z.2"	Cementitious Trim Board	Smooth	Typical Fascia + Columns
	Y.3	"to match Z.7"	Cementitious Trim Board	Smooth	Typical Fascia + Columns
X	FLASHINGS /GUTTERS				
	X.1	Charcoal	Pre-finished Metal Flashing	Anodized Aluminum	Roof Overhang & Balcony Parapet
	X.2	Silver	Pre-finished Metal Flashing	Anodized Aluminum	Thruwall
W	GUARDS/RAILINGS				
	W.1	Black	Metal & Glass Guards/ Railings	Anodized Aluminum	Railings
	W.2	White	Metal & Glass Guards/ Railings	Anodized Aluminum	Railings
	W.3	Black	Metal & Glass Screen	Anodized Aluminum	Typical Privacy Screen
	W.4	White	Metal & Glass Screen	Anodized Aluminum	Typical Privacy Screen
V	ROOFS/DECKS				
	V.1	"to match Z.8"	Waterproof Deck Membrane	TBD	Typical Balconies
	V.2	"to match Z.8"	Porcelain Pavers	Natural Finish	Decks On Concrete Slab
U	WINDOWS				
	U.1	Charcoal	Vinyl Windows	TBD	Unit Windows
	U.2	White	Vinyl Windows	TBD	Unit Windows
	U.3	Charcoal	Aluminum Storefront	TBD	Lobby
T	DOORS				
	T.1	Charcoal	Aluminum Storefront	TBD	Lobby
	T.2	Charcoal	Vinyl Doors	TBD	Balcony Doors
	T.3	White	Vinyl Doors	TBD	Balcony Doors
	T.4	Charcoal	Metal	TBD	Parkade & Loading
S	GLASS				
	S.1	"to match Z.2"	Window Wall System	TBD	Spandrel

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[PROJECT TEAM]

0 3 6 9 12 15 FT
0 1 2 3 4 5 M

[ARCHITECT SEAL]
REGISTERED ARCHITECT
SHIMUS F SAMPSON
2025-08-06
BRITISH COLUMBIA

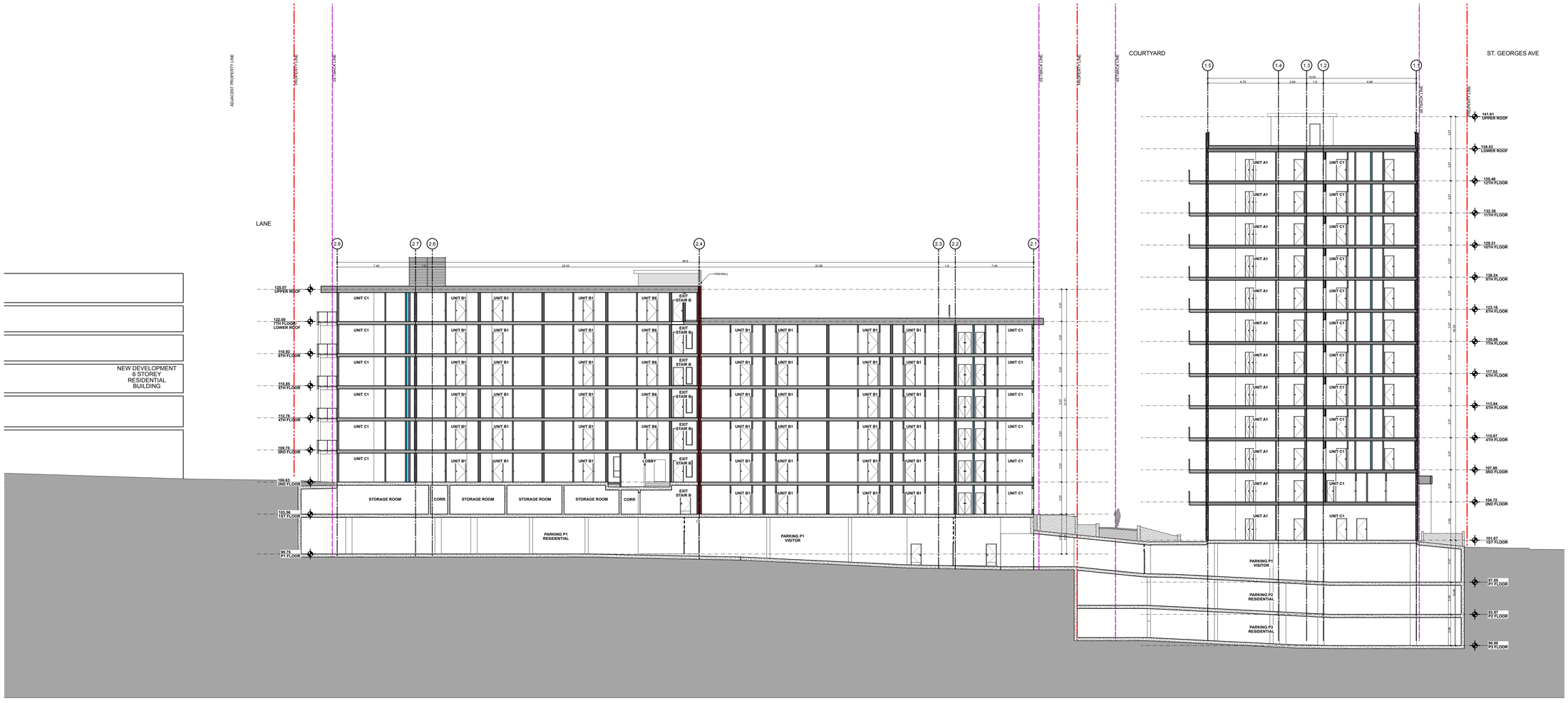
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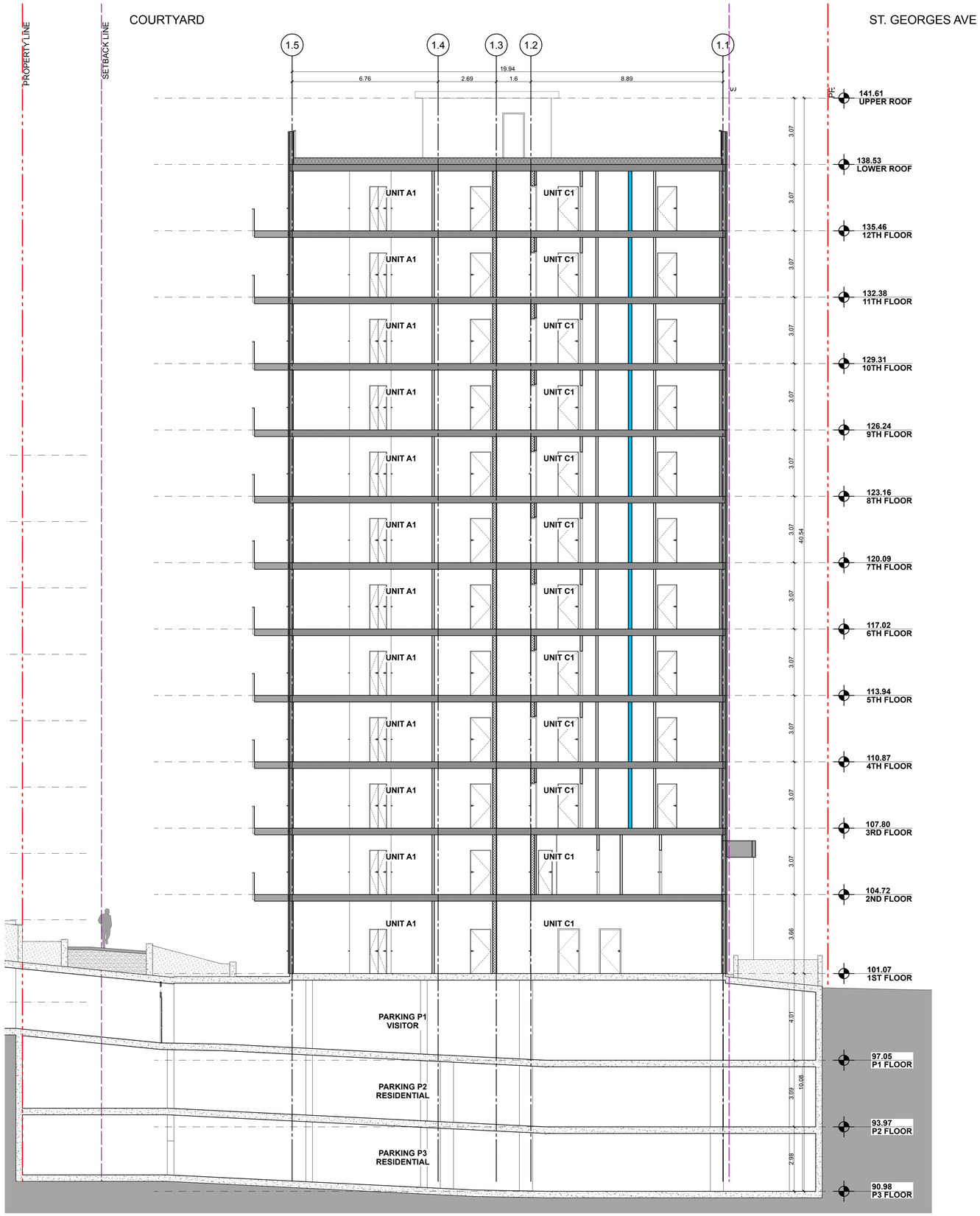
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1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

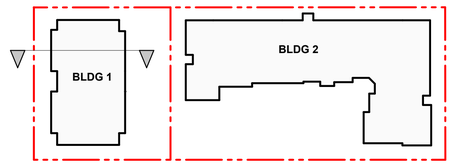
[TITLE]
Bldg 2 - West & South Elevations

[PROJECT] 20542
[SCALE] 1/8" = 1'-0"
[DATE] August 6, 2025
[ISSUE] 7 - OCP & RZ Resubmission

[DRAWING]
A-4.201


ADJACENT PROPERTY LINE
PROPERTY LINE
SETBACK LINE
SETBACK LINE
PROPERTY LINE
SETBACK LINE
COURTYARD
ST. GEORGES AVE
PROPERTY LINE
LANE
NEW DEVELOPMENT
6 STOREY
RESIDENTIAL
BUILDING
2.8
2.7
2.6
2.4
2.3
2.2
2.1
1.6
1.4
1.3
1.2
1.1
7.49
1.6
25.53
86.6
22.89
1.6
7.49
6.76
2.69
1.6
8.89
FIREWALL
125.07
UPPER ROOF
122.00
7TH FLOOR
LOWER ROOF
118.92
6TH FLOOR
115.89
5TH FLOOR
112.78
4TH FLOOR
109.78
3RD FLOOR
106.63
2ND FLOOR
103.59
1ST FLOOR
99.72
P1 FLOOR
UNIT C1
UNIT B1
UNIT B6
EXIT
STAIR B
LOBBY
STORAGE ROOM
CORR
PARKING P1
RESIDENTIAL
PARKING P1
VISITOR
UNIT A1
UNIT C1
141.61
UPPER ROOF
138.53
LOWER ROOF
135.46
12TH FLOOR
132.38
11TH FLOOR
129.31
10TH FLOOR
126.24
9TH FLOOR
123.16
8TH FLOOR
120.09
7TH FLOOR
117.02
6TH FLOOR
113.94
5TH FLOOR
110.87
4TH FLOOR
107.80
3RD FLOOR
104.72
2ND FLOOR
101.67
1ST FLOOR
97.65
P1 FLOOR
93.57
P2 FLOOR
90.56
P3 FLOOR
PARKING P1
VISITOR
PARKING P2
RESIDENTIAL
PARKING P3
RESIDENTIAL
3.05
2.73
2.74
2.74
2.74





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[PROJECT TEAM]

0 3 6 9 12 15 FT
0 1 2 3 4 5 M

[ARCHITECT SEAL]

REGISTERED ARCHITECT
SHIMUS F SAMPSON
2025-08-06
BRITISH COLUMBIA

[CLIENT]

Adera

[PROJECT]

E16th Street

1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

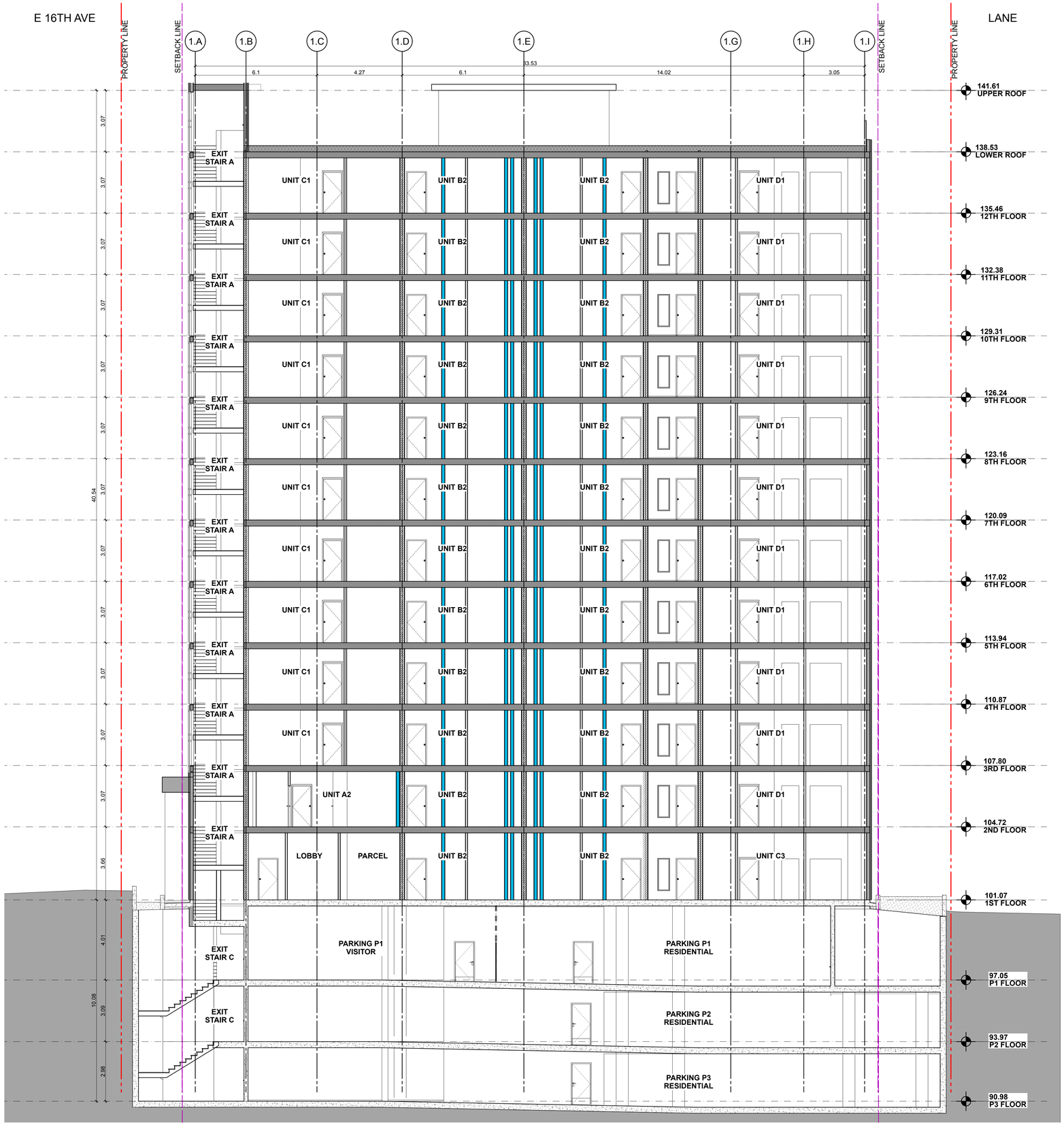
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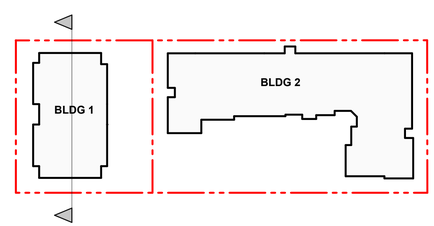
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20542	[PROJECT]
1/8" = 1'-0"	[SCALE]
August 6, 2025	[DATE]
7 - OCP & RZ Resubmission	[ISSUE]

[DRAWING]

A-5.100





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[PROJECT TEAM]

0 3 6 9 12 15 FT
0 1 2 3 4 5 M

[ARCHITECT SEAL]

REGISTERED ARCHITECT
SHAMUS F SACKS
2025-08-06
BRITISH COLUMBIA

[CLIENT]

Adera

[PROJECT]

E16th Street

1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

[TITLE]

BLDG 1 - Section NS

[PROJECT] 20542

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

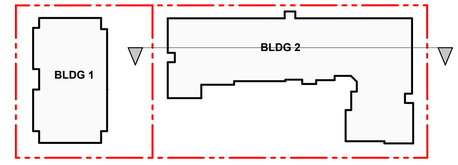
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[ISSUE] 7 - OCP & RZ Resubmission

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A-5.102





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[PROJECT TEAM]

0 3 6 9 12 15 FT
0 1 2 3 4 5 M

[ARCHITECT SEAL]

REGISTERED ARCHITECT
SHIMUS F SCOTT
2025-08-06
BRITISH COLUMBIA

[CLIENT]

Adera

[PROJECT]

E16th Street

1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

[TITLE]

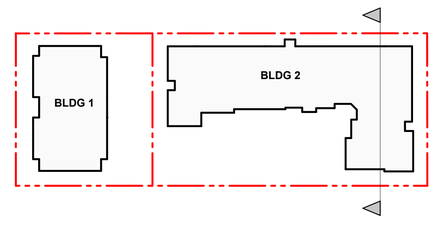
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20542	[PROJECT]
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August 6, 2025	[DATE]
7 - OCP & RZ Resubmission	[ISSUE]

[DRAWING]

A-5.200





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[PROJECT TEAM]

0 3 6 9 12 15 FT
0 1 2 3 4 5 M

[ARCHITECT SEAL]

REGISTERED ARCHITECT
SHIMUS F SAUNDERS
2025-08-06
BRITISH COLUMBIA

[CLIENT]

Adera

[PROJECT]

E16th Street

1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

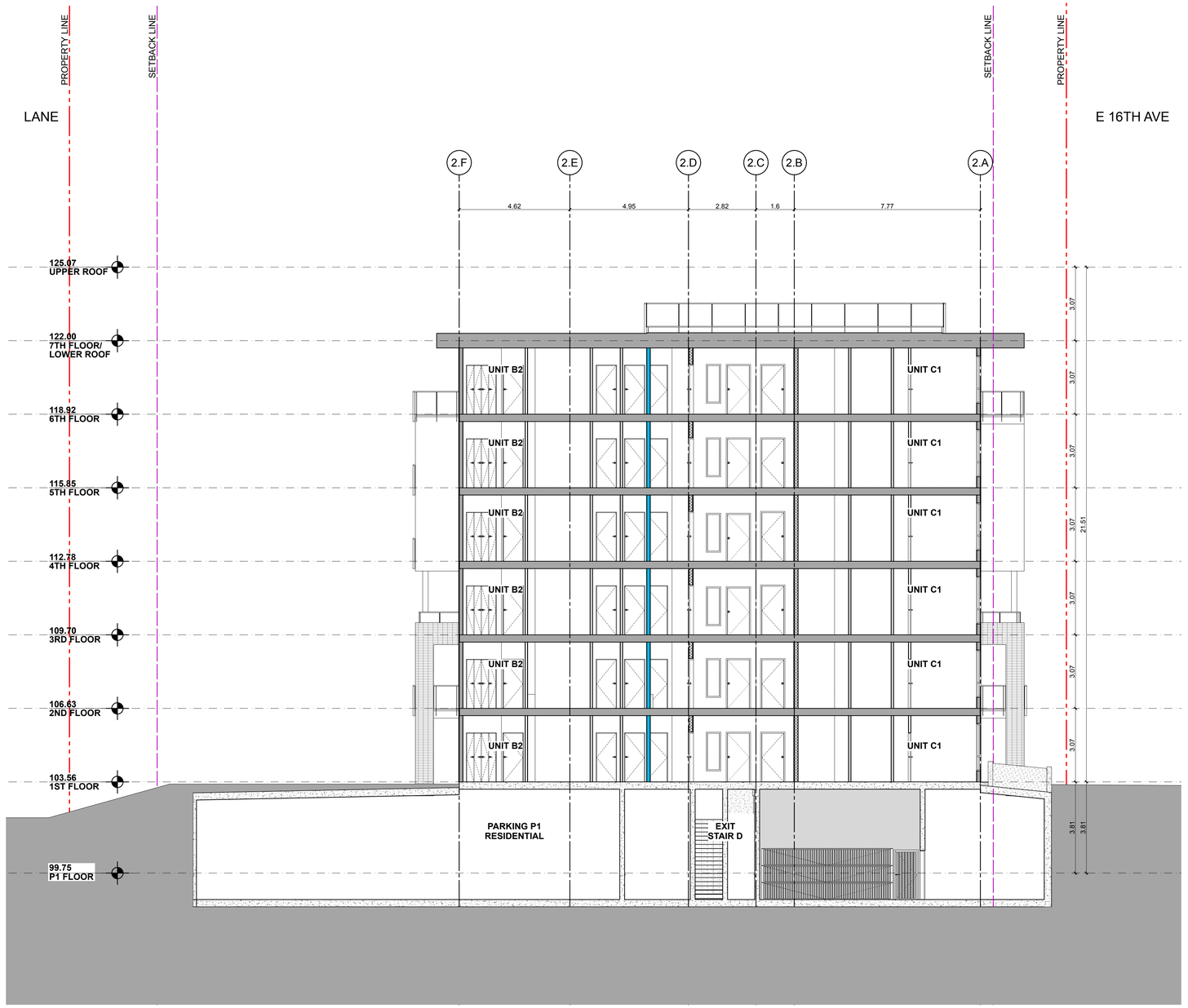
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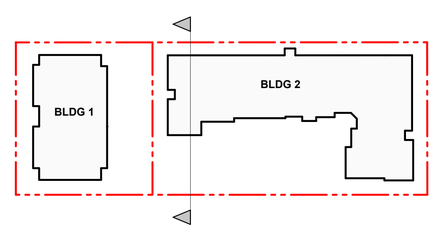
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1/8" = 1'-0"	[SCALE]
August 6, 2025	[DATE]
7 - OCP & RZ Resubmission	[ISSUE]

[DRAWING]

A-5.201





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[PROJECT TEAM]

0 3 6 9 12 15 FT
0 1 2 3 4 5 M

[ARCHITECT SEAL]

REGISTERED ARCHITECT
SHIMUS F SAUNDERS
2025-08-06
BRITISH COLUMBIA

[CLIENT]

Adera

[PROJECT]

E16th Street

1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

[TITLE]

BLDG 2 - Section NS 2

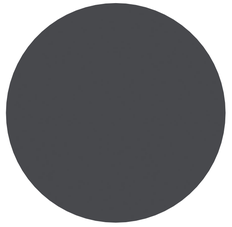
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August 6, 2025	[DATE]
7 - OCP & RZ Resubmission	[ISSUE]

[DRAWING]

A-5.202



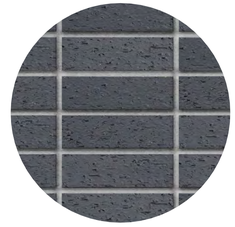
A.1 METAL PANEL - LIGHT GREY



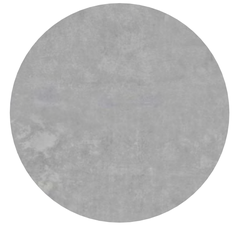
A.2 METAL PANEL - CHARCOAL



A.3 METAL PANEL - ORANGE / BROWN



A.4 BRICK VENEER - LIGHT GREY



A.5 C.I.P. ARCHITECTURAL CONCRETE - GREY



A.6 MASS TIMBER - WOOD



Material and Colour Legend

	Colour (to match)	Material	Finish (to match)	Location
A	**CLADDING**			
A.1	Light Grey	Metal Panel	Smooth	Exterior Walls
A.2	Charcoal	Metal Panel	Smooth	Exterior Walls
A.3	Orange / Brown	Metal Panel	Smooth	Exterior Walls
A.4	Light Grey	Brick Veneer	Midnight Black	Selected Exterior Walls (1st + 2nd Floor)
A.5	Grey	C.I.P. Architectural Concrete	Painted	Lobby
A.6	Wood	Mass Timber	Smooth	Lobby
B	**SOFFIT /FASCIA**			
B.1	"to match A.3"	Cementitious Soffit Panel	Wood Grain	Typical Roof Soffit
B.2	"to match A.1"	Metal Panel	Smooth	Typical Fascia
B.3	"to match A.2"	Metal Panel	Smooth	Typical Fascia
B.4	"to match A.6"	Mass Timber	Smooth	Typical Fascia
C	**FLASHINGS / GUTTERS**			
C.1	"to match A.2"	Pre-finished Metal Flashing	Anodized Aluminum	Roof Overhang & Balcony Parapet
C.2	Silver	Pre-finished Metal Flashing	Anodized Aluminum	Thruwall
D	**GUARDS/RAILINGS**			
D.1	Black	Metal & Glass Guards/ Railings	Anodized Aluminum	Railings
D.2	White	Metal & Glass Guards/ Railings	Anodized Aluminum	Railings
D.3	Black	Metal & Glass Screen	Anodized Aluminum	Typical Privacy Screen
D.4	White	Metal & Glass Screen	Anodized Aluminum	Typical Privacy Screen
E	**ROOFS/DECKS**			
E.1	"to match A.5"	Waterproof Deck Membrane	TBD	Typical Balconies
E.2	"to match A.5"	Porcelain Pavers	Natural Finish	Decks On Concrete Slab
F	**WINDOWS**			
F.1	"to match A.2"	Vinyl Windows	TBD	Unit Windows
F.2	White	Vinyl Windows	TBD	Unit Windows
F.3	"to match A.2"	Window Wall System	TBD	Unit Windows / Lobby
F.4	White	Window Wall System	TBD	Unit Windows
G	**DOORS**			
G.1	"to match A.2"	Vinyl Doors	TBD	Balcony Doors
G.2	White	Vinyl Doors	TBD	Balcony Doors
G.3	"to match A.2"	Window Wall System	TBD	Balcony Doors / Lobby
G.4	White	Window Wall System	TBD	Balcony Doors
H	**GLASS**			
H.1	"to match A.1"	Window Wall System	TBD	Spandrel
H.2	"to match A.2"	Window Wall System	TBD	Spandrel

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[PROJECT TEAM]

[ARCHITECT SEAL]

REGISTERED ARCHITECT
SHAMUS F SACHS
2025-08-06
BRITISH COLUMBIA

[CLIENT]

Adera

[PROJECT]

E16th Street

1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

[TITLE]

Bldg 1 - Material Board

[PROJECT]

20542

[SCALE]

[DATE]

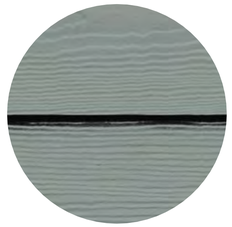
August 6, 2025

[ISSUE]

7 - OCP & RZ Resubmission

[DRAWING]

A-8.000



Z.1 CEMENTITIOUS LAP SIDING - GREY



Z.2 CEMENTITIOUS LAP SIDING - DARK GREY



Z.3 CEMENTITIOUS PANEL BOARD - BLUE



Z.4 CEMENTITIOUS PANEL BOARD - DARK GREY



Z.5 CEMENTITIOUS PANEL BOARD - WHITE



Z.6 BRICK VENEER - DARK GREY



Z.7 CEMENTITIOUS LAP SIDING - ORANGE/BROWN



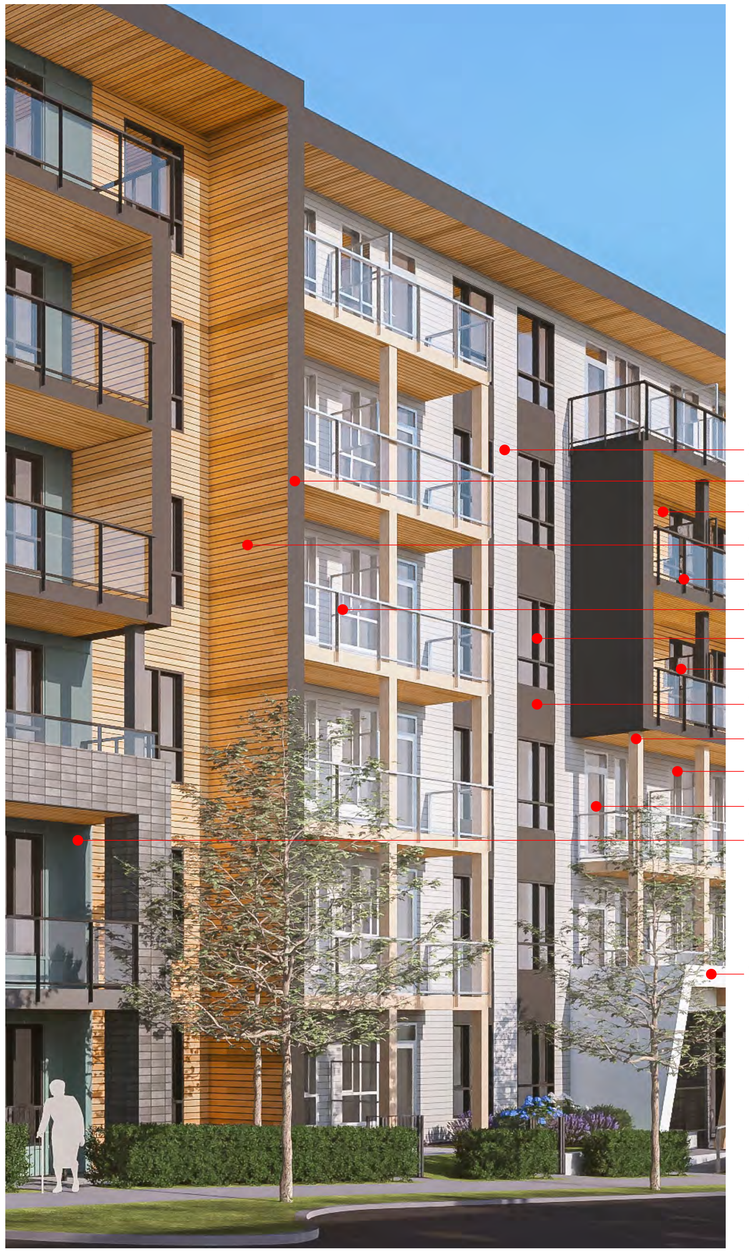
Z.8 C.I.P. ARCHITECTURAL CONCRETE - GREY



Z.9 MASS TIMBER - WOOD



Z.6
Z.9
U.3
T.2
Z.8



Z.2
Y.2
Y.1
Z.7
W.1
W.2
U.1
W.4
Z.4
Y.3
U.2
T.3
Z.3
Z.5

Material and Colour Legend

	Colour (to match)	Material	Finish (to match)	Location
Z	**CLADDING**			
Z.1	Grey	Cementitious Lap Siding	Smooth	Exterior Walls
Z.2	Dark Grey	Cementitious Lap Siding	Smooth	Exterior Walls
Z.3	Blue	Cementitious Panel Board	Smooth	Exterior Walls
Z.4	Dark Grey	Cementitious Panel Board	Smooth	Exterior Walls
Z.5	White	Cementitious Panel Board	Smooth	Lobby
Z.6	Dark Grey	Brick Veneer	Midnight Black	Selected Exterior Walls (1st + 2nd Floor)
Z.7	Orange / Brown	Cementitious Lap Siding	Woodtone	Architectural Fin Walls
Z.8	Grey	C.I.P. Architectural Concrete	Painted	Selected Exterior Walls (1st Floor)
Z.9	Wood	Mass Timber	Smooth	Lobby
Y	**SOFFIT /FASCIA**			
Y.1	"to match Z.7"	Cementitious Soffit Panel	Wood Grain	Typical Roof Soffit
Y.2	"to match Z.2"	Cementitious Trim Board	Smooth	Typical Fascia + Columns
Y.3	"to match Z.7"	Cementitious Trim Board	Smooth	Typical Fascia + Columns
X	**FLASHINGS / GUTTERS**			
X.1	Charcoal	Pre-finished Metal Flashing	Anodized Aluminum	Roof Overhang & Balcony Parapet
X.2	Silver	Pre-finished Metal Flashing	Anodized Aluminum	Thruwall
W	**GUARDS/RAILINGS**			
W.1	Black	Metal & Glass Guards/ Railings	Anodized Aluminum	Railings
W.2	White	Metal & Glass Guards/ Railings	Anodized Aluminum	Railings
W.3	Black	Metal & Glass Screen	Anodized Aluminum	Typical Privacy Screen
W.4	White	Metal & Glass Screen	Anodized Aluminum	Typical Privacy Screen
V	**ROOFS / DECKS**			
V.1	"to match Z.8"	Waterproof Deck Membrane	TBD	Typical Balconies
V.2	"to match Z.8"	Porcelain Pavers	Natural Finish	Decks On Concrete Slab
U	**WINDOWS**			
U.1	Charcoal	Vinyl Windows	TBD	Unit Windows
U.2	White	Vinyl Windows	TBD	Unit Windows
U.3	Charcoal	Aluminum Storefront	TBD	Lobby
T	**DOORS**			
T.1	Charcoal	Aluminum Storefront	TBD	Lobby
T.2	Charcoal	Vinyl Doors	TBD	Balcony Doors
T.3	White	Vinyl Doors	TBD	Balcony Doors
T.4	Charcoal	Metal	TBD	Parkade & Loading
S	**GLASS**			
S.1	"to match Z.2"	Window Wall System	TBD	Spandrel

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E16th Street

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[TITLE]

Bldg 2 - Material Board

[PROJECT] 20542

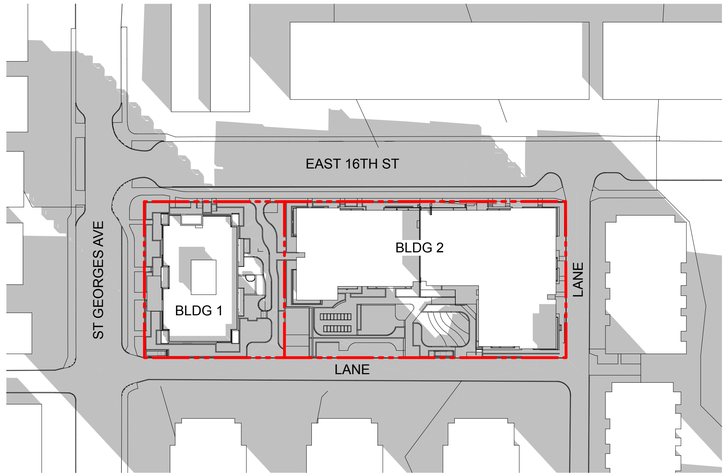
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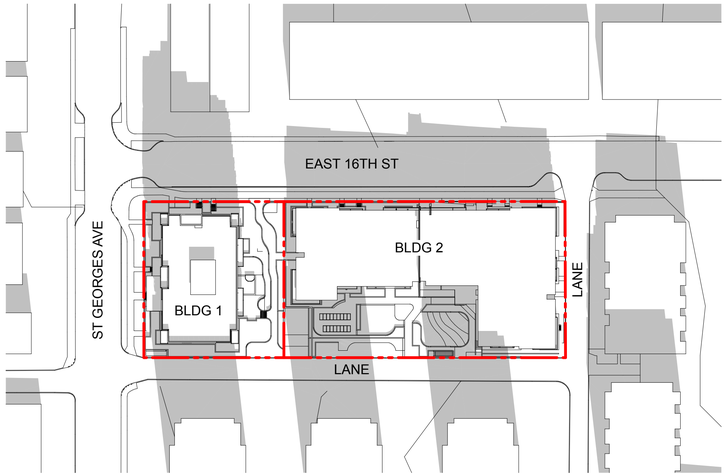
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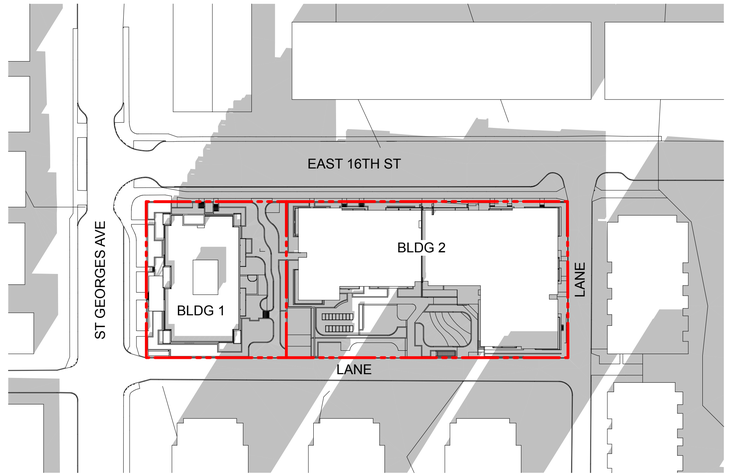
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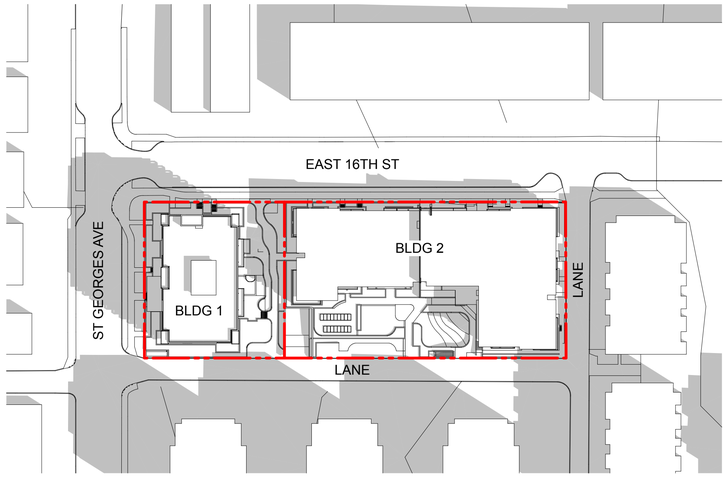
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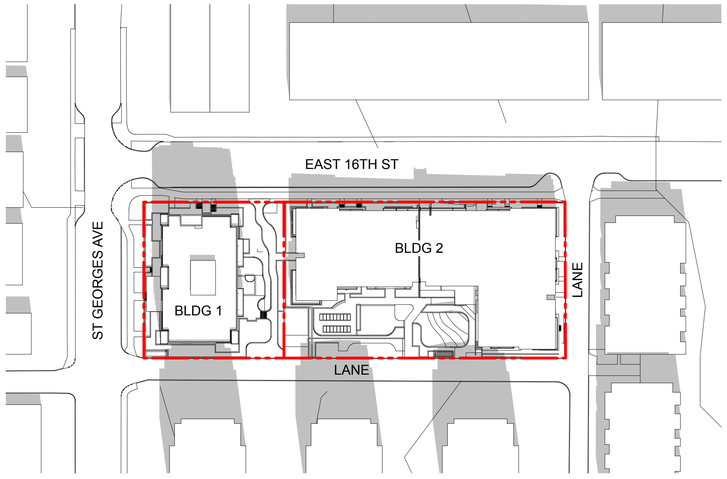
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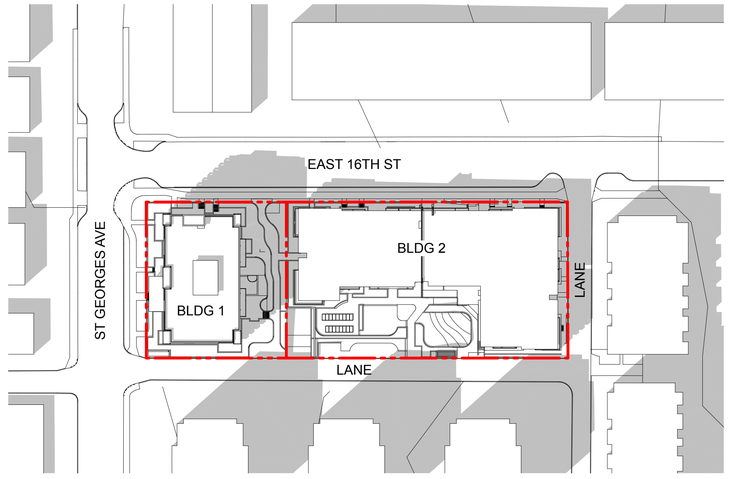
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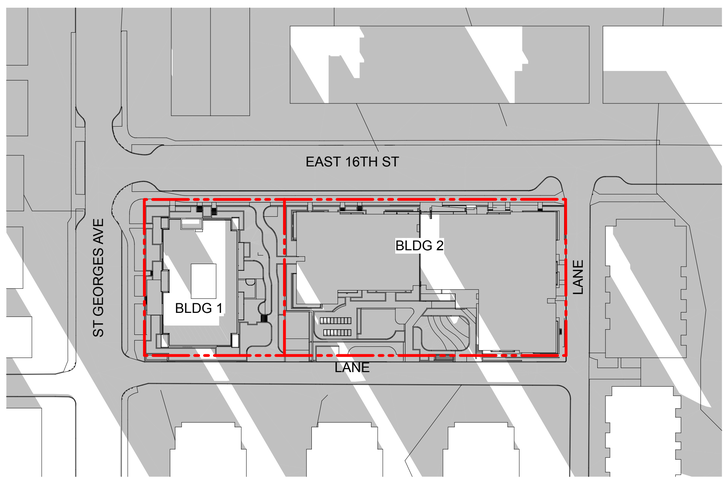
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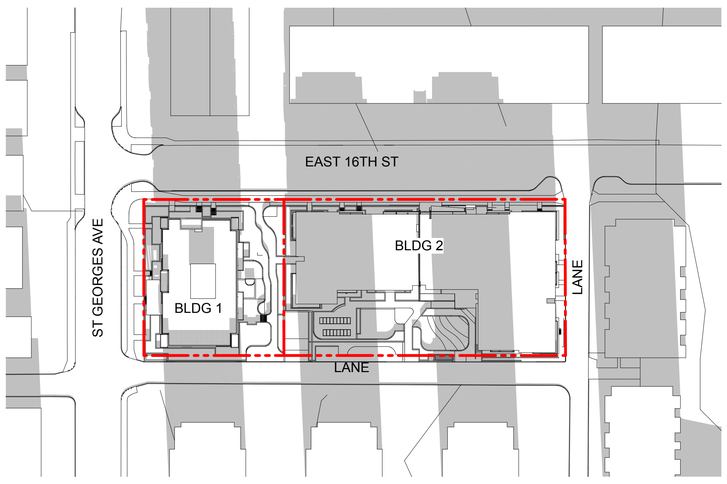
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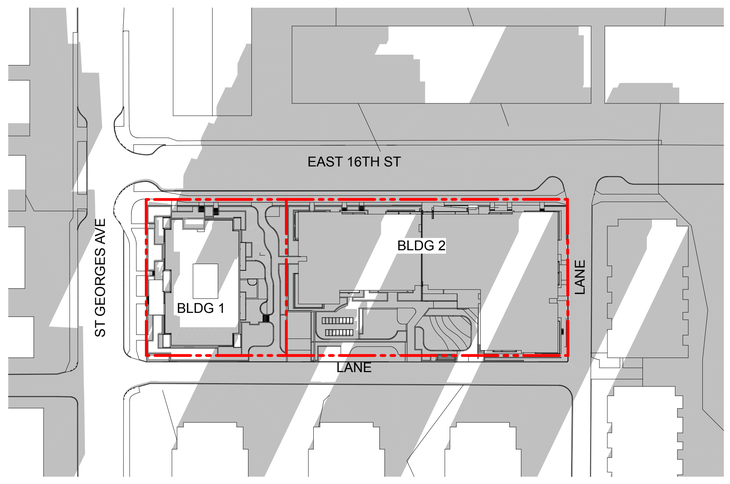
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December 21st @ 10:00



December 21st @ 12:00



December 21st @ 14:00

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[PROJECT TEAM]

[ARCHITECT SEAL]
REGISTERED ARCHITECT
SIMMUS P. SACHS
2025-08-06
BRITISH COLUMBIA

[CLIENT]

Adera

[PROJECT]

E16th Street

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215-235 E 16th St
North Vancouver, BC

[TITLE]

Shadow Study

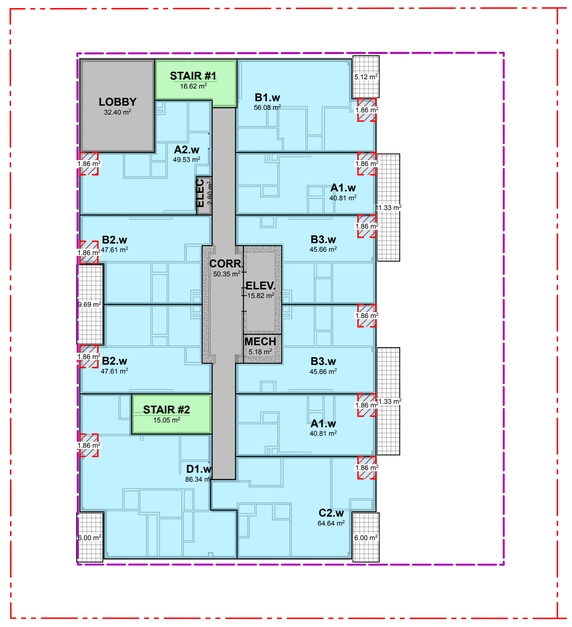
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	[SCALE]
August 6, 2025	[DATE]
7 - OCP & RZ Resubmission	[ISSUE]

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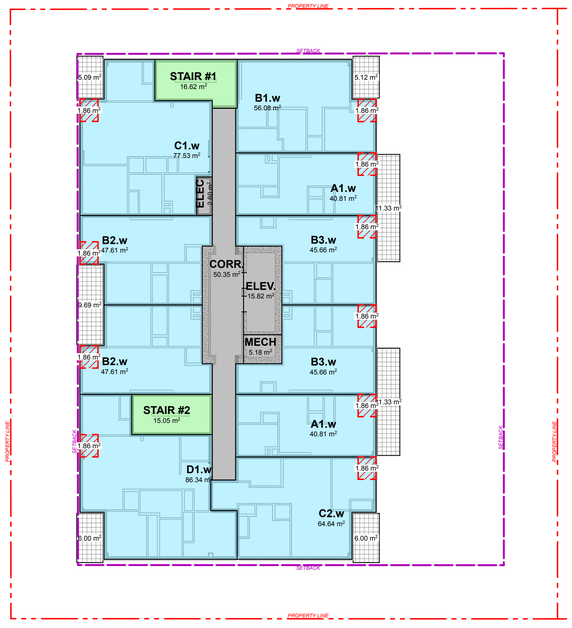
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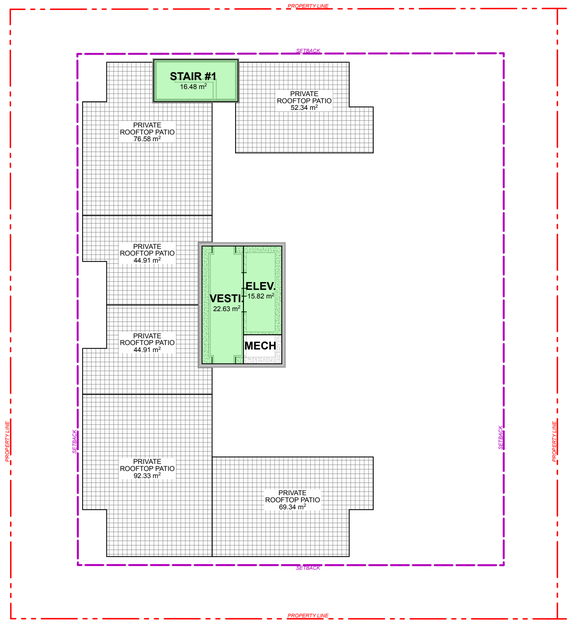
1 FSR Level 1 Floor Plan
SCALE: 1/16" = 1'-0"



2 FSR Level 2 Floor Plan
SCALE: 1/16" = 1'-0"



3 FSR Level 3 - 12 Floor Plan
SCALE: 1/16" = 1'-0"



4 FSR Lower Roof Plan
SCALE: 1/16" = 1'-0"

FSR AREAS INCLUDED

UNIT # 3.69 m²	RESIDENTIAL UNITS
GYM 3.69 m²	AMENITY
LOBBY 3.69 m²	COMMON & SERVICES

FSR AREAS EXCLUDED

STAIR 3.69 m²	ACTIVE DESIGN
3.69 m²	ADAPTABLE DESIGN
STOR. 3.69 m²	PARKADE & SERVICES
3.69 m²	OPEN BALCONY & DECK

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[PROJECT TEAM]

[ARCHITECT SEAL]
REGISTERED ARCHITECT
SHIMUS P. SACHS
2025-08-06
BRITISH COLUMBIA

[CLIENT]
Adera

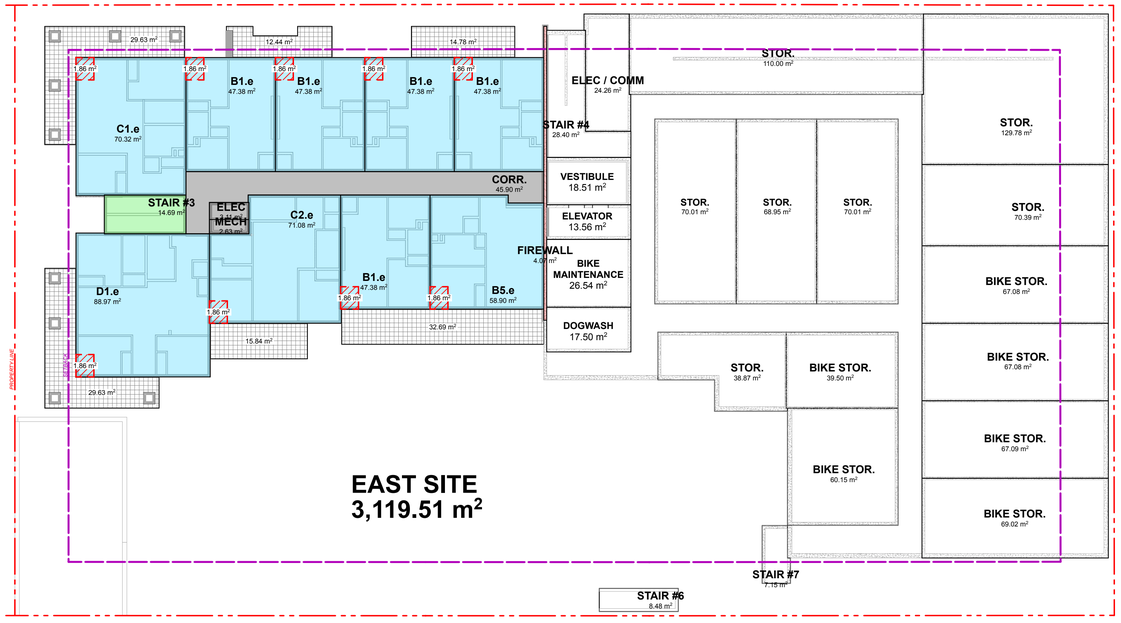
[PROJECT]
E16th Street

1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

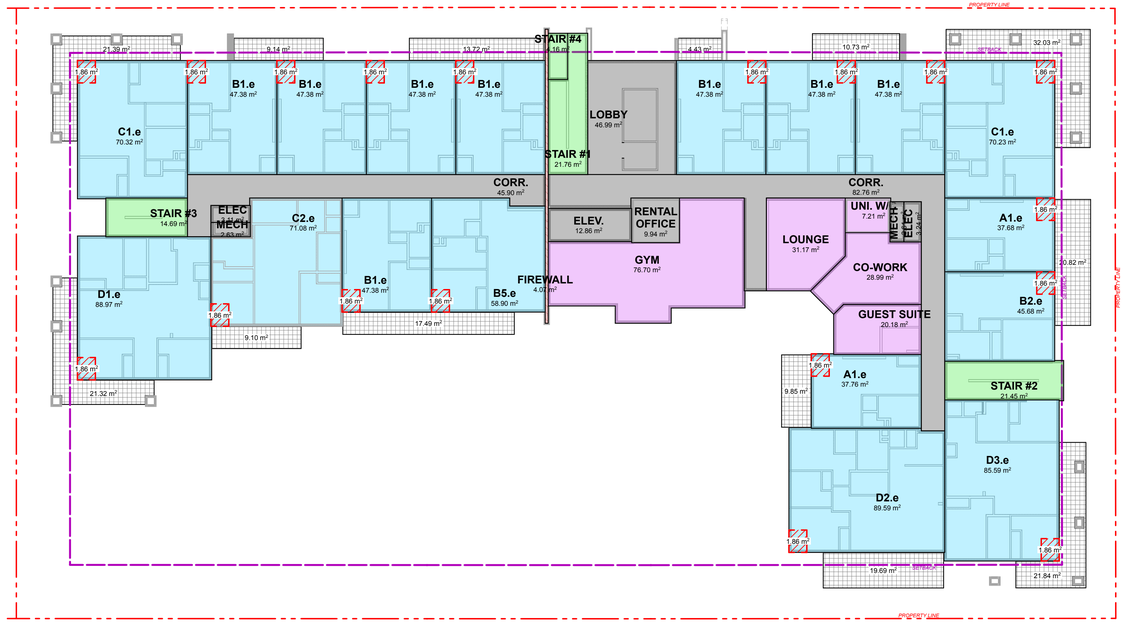
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Bldg 1 - FSR Overlays

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August 6, 2025	[DATE]
7 - OCP & RZ Resubmission	[ISSUE]

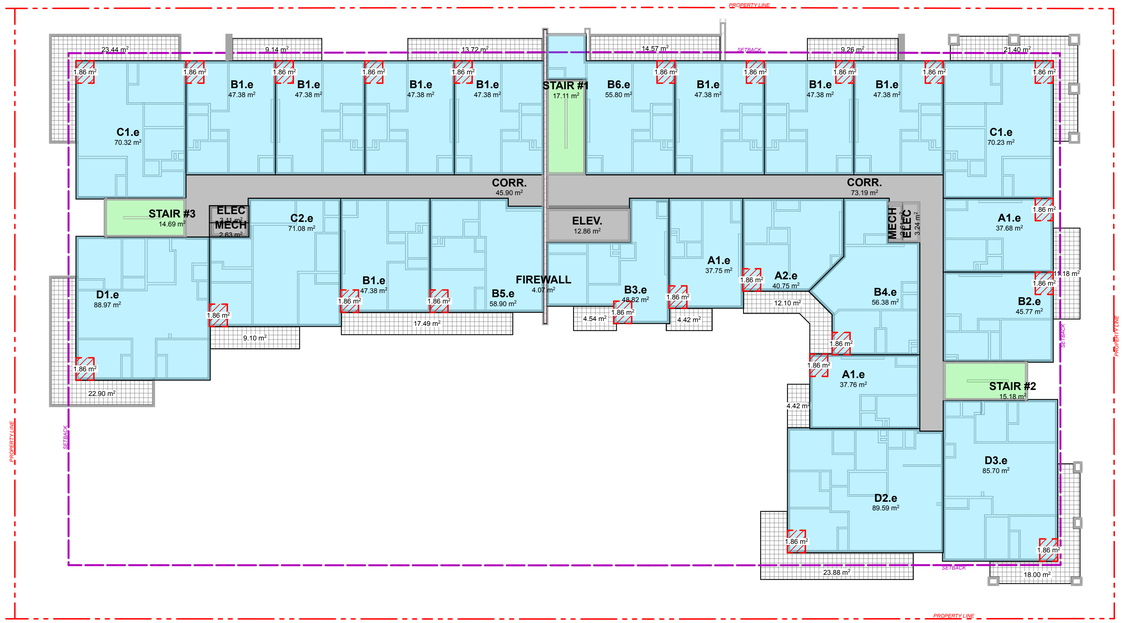
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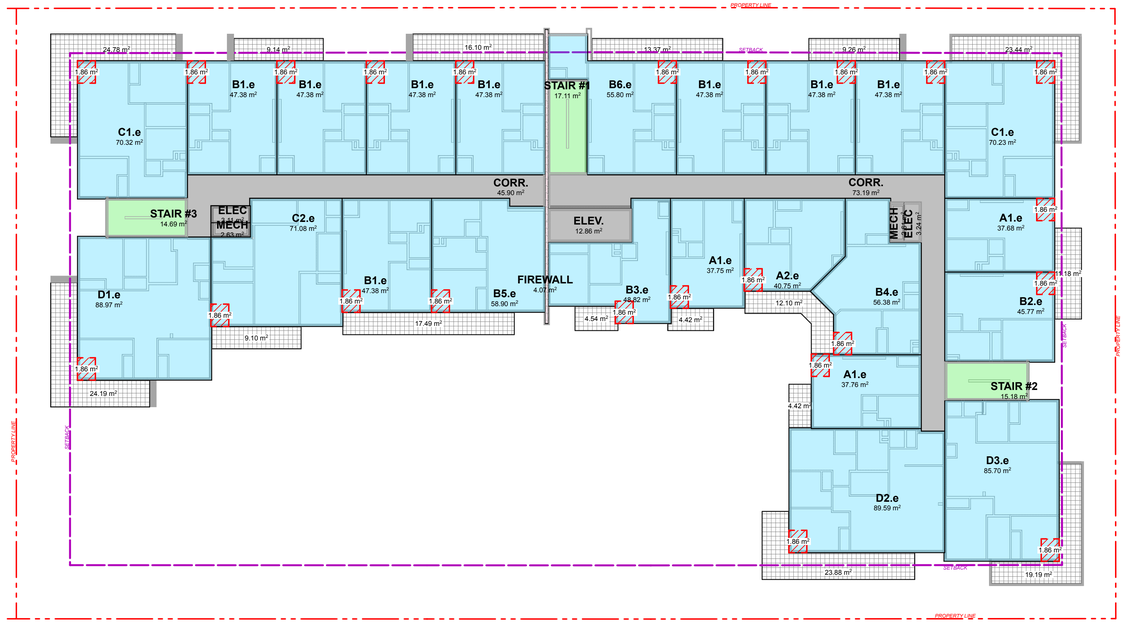
1 FSR Level 1 Floor Plan
SCALE: 1/16" = 1'-0"



2 FSR Level 2 Floor Plan
SCALE: 1/16" = 1'-0"



3 FSR Level 3 Floor Plan
SCALE: 1/16" = 1'-0"



4 FSR Level 4 Floor Plan
SCALE: 1/16" = 1'-0"

FSR AREAS INCLUDED

UNIT # 3.69 m²	RESIDENTIAL UNITS
GYM 3.69 m²	AMENITY
LOBBY 3.69 m²	COMMON & SERVICES

FSR AREAS EXCLUDED

STAIR 3.69 m²	ACTIVE DESIGN
3.69 m²	ADAPTABLE DESIGN
STOR. 3.69 m²	PARKADE & SERVICES
3.69 m²	OPEN BALCONY & DECK

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[ARCHITECT SEAL]
REGISTERED ARCHITECT
SHIMUS J. SAGON
2025-08-06
BRITISH COLUMBIA

[CLIENT]
Adera

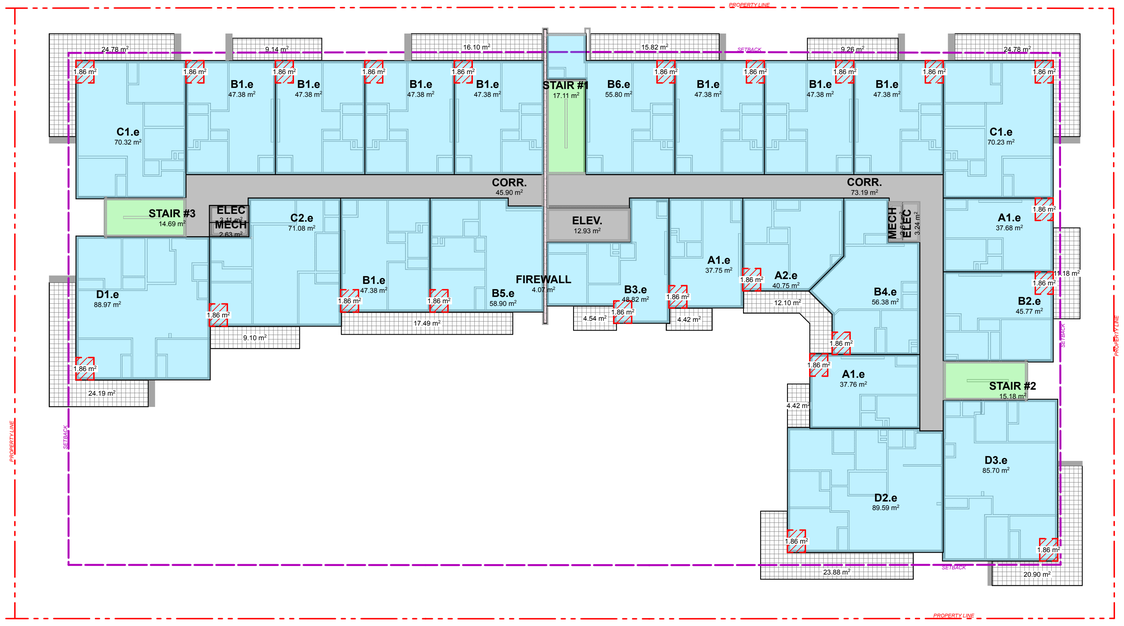
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E16th Street

1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

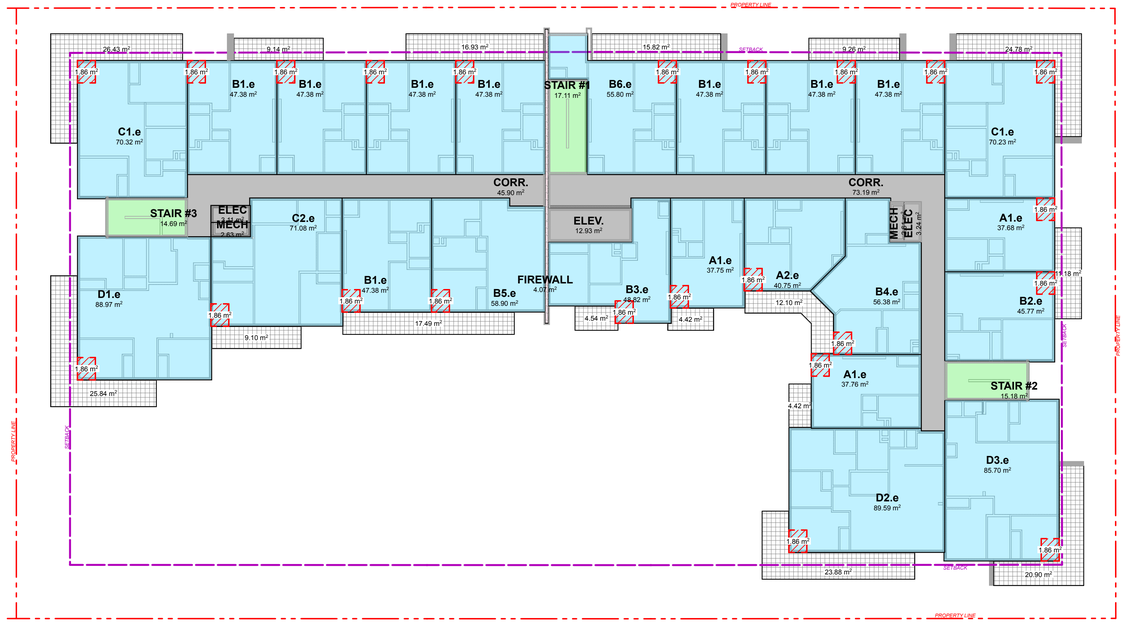
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Bldg 2 - FSR Overlays

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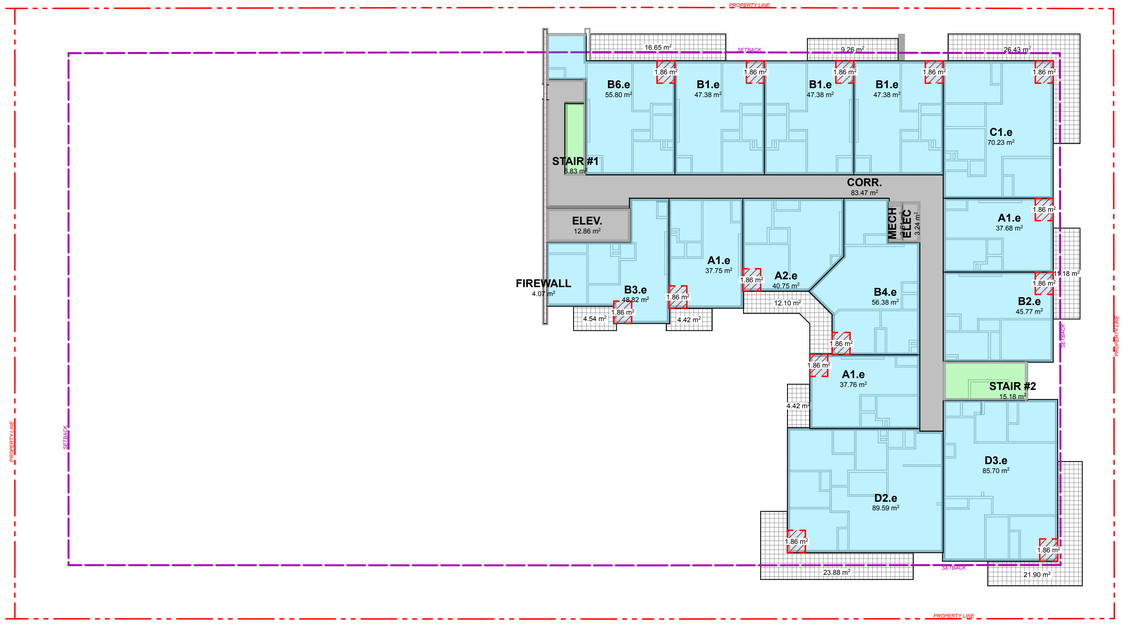
[DRAWING]
A-9.100



1 FSR Level 5 Floor Plan
SCALE: 1/16" = 1'-0"



2 FSR Level 6 Floor Plan
SCALE: 1/16" = 1'-0"



3 FSR Level 7 / Lower Roof Plan
SCALE: 1/16" = 1'-0"

FSR AREAS INCLUDED

UNIT # 3.69 m²	RESIDENTIAL UNITS
GYM 3.69 m²	AMENITY
LOBBY 3.69 m²	COMMON & SERVICES

FSR AREAS EXCLUDED

STAIR 3.69 m²	ACTIVE DESIGN
3.69 m²	ADAPTABLE DESIGN
STOR. 3.69 m²	PARKADE & SERVICES
3.69 m²	OPEN BALCONY & DECK

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Adera

[PROJECT]

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Bldg 2 - FSR Overlays

20542	[PROJECT]
1/16" = 1'-0"	[SCALE]
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[DRAWING]

A-9.101