



Public Hearing
City of North Vancouver

Hamersley House
350 East 2nd, North Vancouver, BC

JULY 20th, 2020

prepared for:
City of North Vancouver

prepared by:
CRP:
Grimwood Architecture
508 - 55 East Cordova St.
Vancouver BC
604 565 3142

Architect:
SCOTT Architecture
403-1011 Fort Street
Victoria BC Canada
778 432 2995

Landscape:
OUR DESIGNS LANDSCAPE ARCHITECTS & ASSOCIATES INC.
Donna M. Rodman, MBCSLA, CSLA
Vancouver, British Columbia, Canada
604 929 0776

Heritage
Leslie Gilbert Heritage Consultant

OUTLINE:

A. NEIGHBOURHOOD CONTEXT

B. CONTEXT PHOTOS

C. SITE PHOTOS

D. SITE DESCRIPTION

E. PROJECT DESCRIPTION

F. ARCHITECTURAL SITE PLAN

G. ARCHITECTURAL FLOOR PLANS

H. ARCHITECTURAL ELEVATIONS

I. ARCHITECTURAL ELEVATIONS

J. TRANSPORTATION CONTEXT

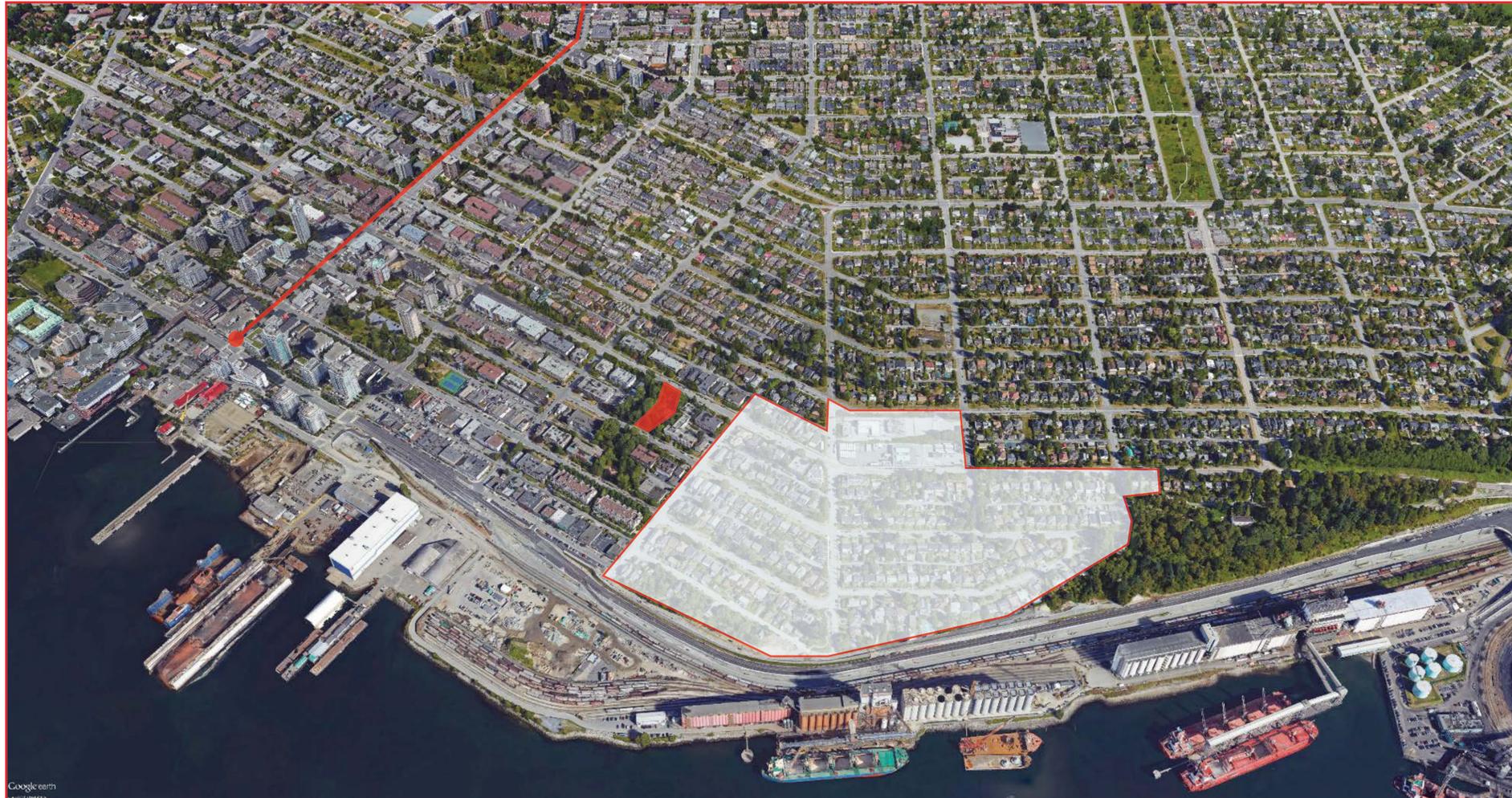
K. CHILDCARE NEED IN LOWER LONSALE

L. CHILDCARE PROGRAM HIGHLIGHTS

M. LANDSCAPE SITE PLAN

A. NEIGHBOURHOOD CONTEXT

THE LOWER LONSDALE AREA IS A LIVELY MIXED-USE COMMUNITY WITH DIVERSE TYPES OF HOUSING, EMPLOYMENT, RETAIL, COMMUNITY AND ENTERTAINMENT AMENITIES AND HOME TO MANY FAMILIES.



HAMERSLEY HOUSE

- 26,000 SQ, FT LOT
- CENTRALLY LOCATED
- RAPIDBUS TRANSIT ACCESS ALONG EAST 3RD STREET
- THREE BLOCKS FROM LONSDALE AVENUE
- 15 MINUTE WALK TO LONSDALE QUAY

B. CONTEXT PHOTOS



EAST 3RD AVE LOOKING SOUTH



EAST 2ND LOOKING NORTH



C. SITE PHOTOS



EAST 3RD AVE LOOKING SOUTH



EAST 2ND LOOKING NORTH

D. SITE DESCRIPTION

THE HAMERSLEY HOUSE, CONSTRUCTED BETWEEN 1902 AND 1904, IS CONSIDERED TO BE AN IMPORTANT HISTORIC BUILDING WITH SIGNIFICANT HISTORIC AND SOCIAL COMMUNITY HERITAGE VALUE.

FOR WELL OVER 100 YEARS, THE HAMERSLEY HOUSE HAS STOOD AS A REMINDER OF THE EARLY HISTORY OF THE LOWER LONSDALE NEIGHBOURHOOD AND MAINTAINS ITS ORIGINAL INTEGRITY.

RECOGNIZING THE HISTORIC SIGNIFICANCE OF THE HAMERSLEY HOUSE, IN 1995 THE CITY OF NORTH VANCOUVER DESIGNATED THE HOUSE AND PROPERTY AS A MUNICIPAL HERITAGE SITE. IN 2005, THE PROPERTY WAS LISTED ON THE NORTH VANCOUVER HERITAGE REGISTER.

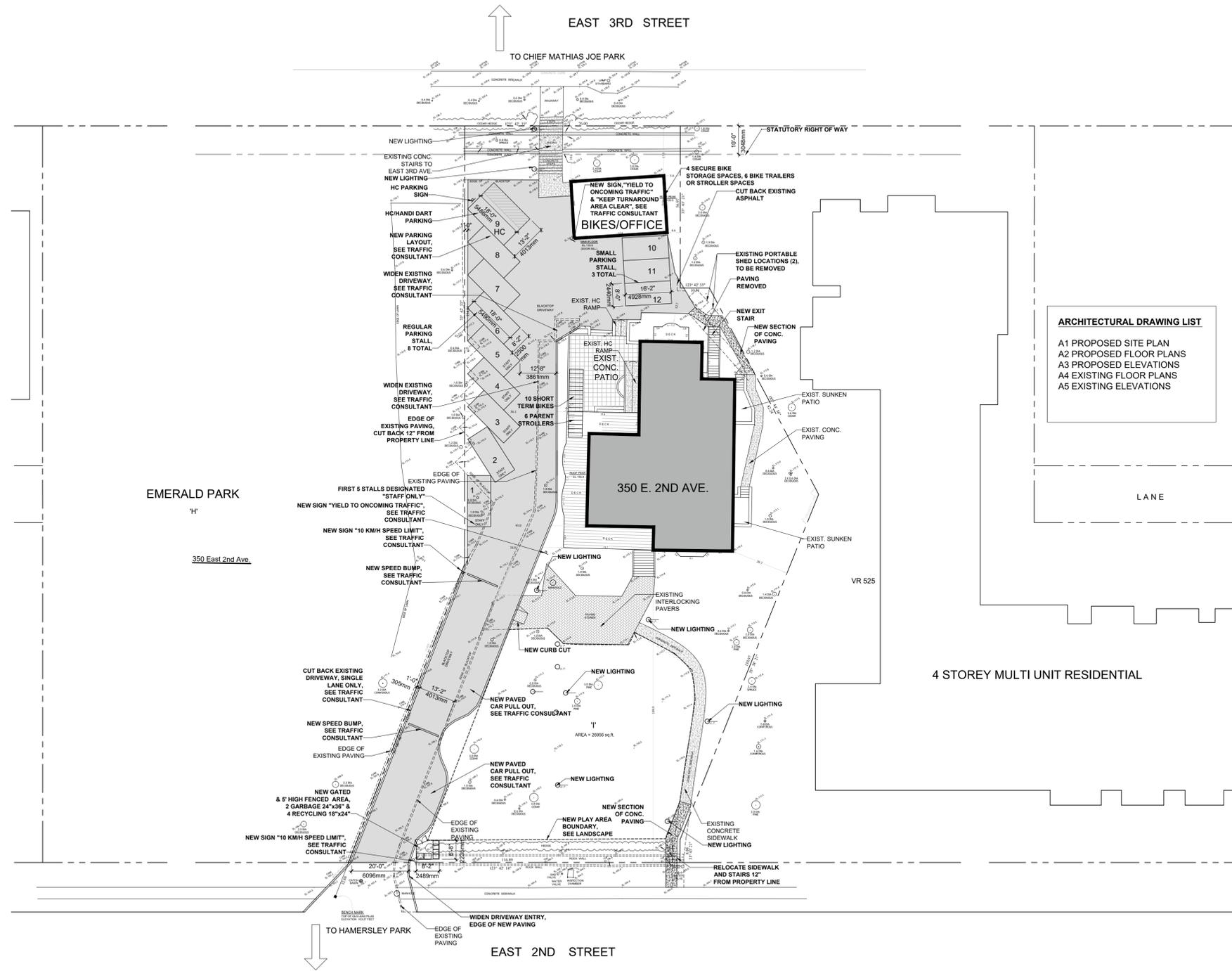
IN ADDITION TO SINGLE FAMILY RESIDENTIAL USE, THE HAMERSLEY HOUSE HAS SERVED A NUMBER OF COMMUNITY USES OVER THE YEARS INCLUDING A PRIVATE HOSPITAL, NURSING HOME, RESTAURANT AND BED & BREAKFAST ESTABLISHMENT.



E. PROJECT DESCRIPTION

- APPLICATION TO CHANGE USE FROM A SINGLE FAMILY HOUSE AND BED AND BREAKFAST WITH TWO LOWER LEVEL SECONDARY SUITES TO A CHILDCARE FACILITY.
- IN ORDER TO ACCOMMODATE THE PROPOSED CHANGE IN USE, SEVERAL MINOR ALTERATIONS TO THE BUILDING INTERIOR ARE REQUIRED.
- THE EXTERIOR OF THE BUILDING WILL FOR THE MOST PART BE UNCHANGED
- INTERIOR ALTERNATIONS ARE PROPOSED TO ACCOMMODATE CHILDCARE CENTRE WITH A CAPACITY OF 77 CHILDREN
- A NEW WOOD STAIR ADDED AT THE BACK OF THE BUILDING, NOT VISIBLE FROM THE STREET, WHICH WILL LEAD UP TO THE EXISTING SECOND FLOOR DECK
- NATURAL LANDSCAPE MAINTAINED AND PROVIDES FOR THREE OUTDOOR PLAY AREAS
- 12 VEHICLE PARKING SPACES ON SITE
- SECURE BIKE AND STROLLER STORAGE ON SITE

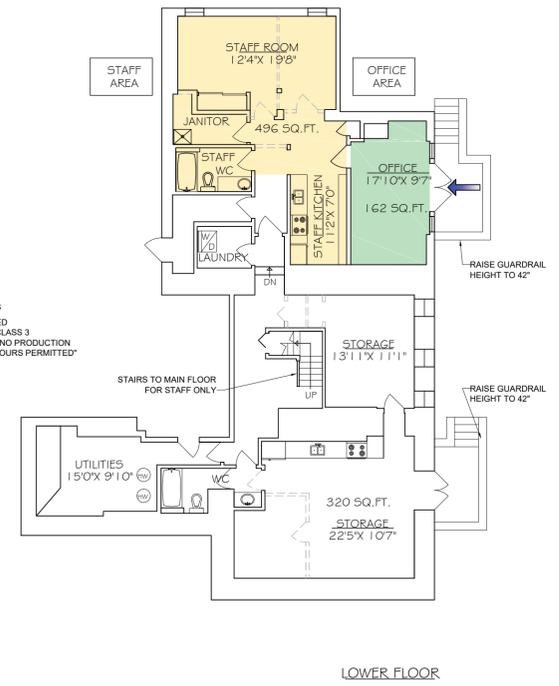
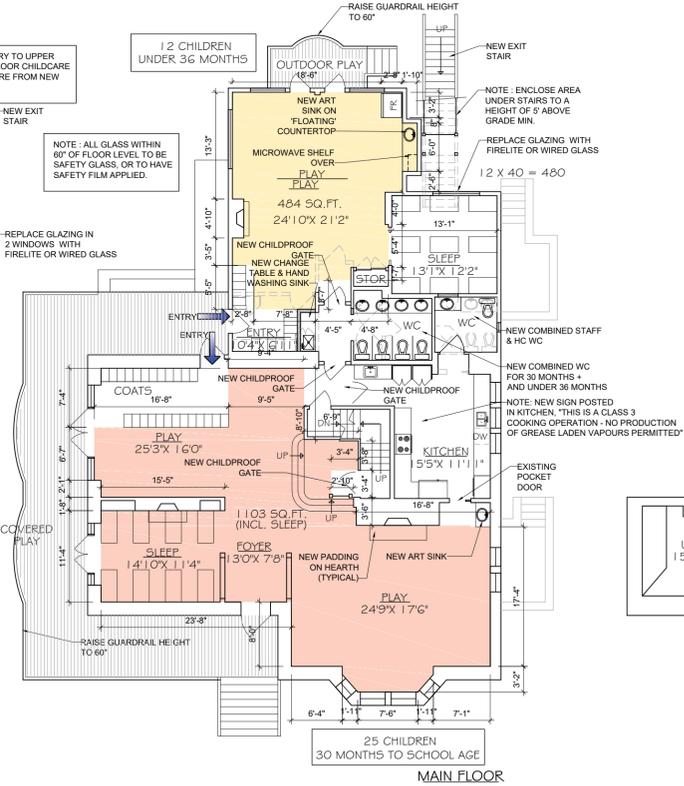
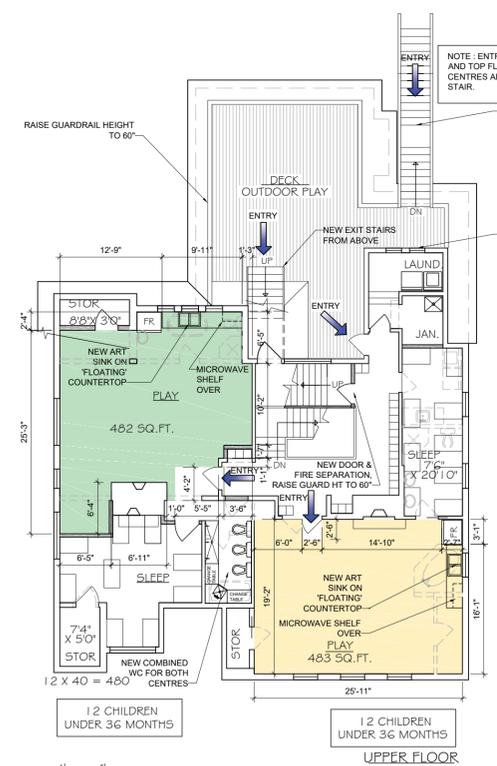
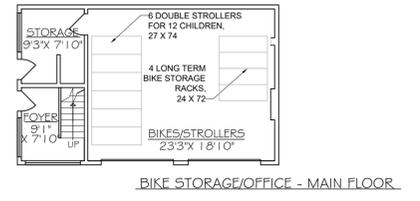
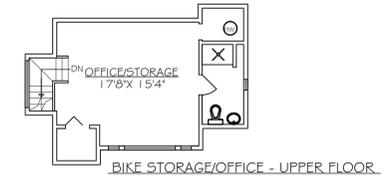
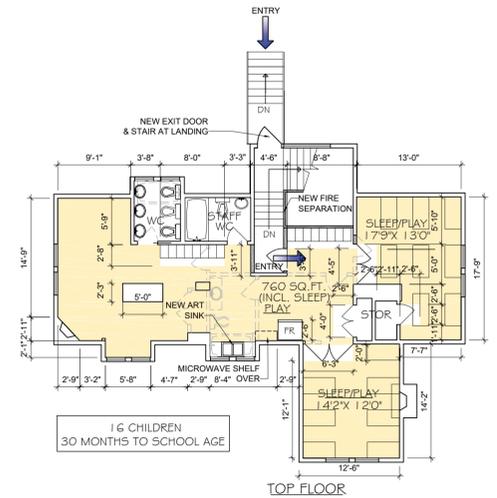
F. ARCHITECTURAL SITE PLAN



- ARCHITECTURAL DRAWING LIST**
- A1 PROPOSED SITE PLAN
 - A2 PROPOSED FLOOR PLANS
 - A3 PROPOSED ELEVATIONS
 - A4 EXISTING FLOOR PLANS
 - A5 EXISTING ELEVATIONS

G. ARCHITECTURAL FLOOR PLANS

350 EAST 2ND STREET
NORTH VANCOUVER
MAIN FLOOR 2,906 SQ. FT.
TOP FLOOR 1,203 SQ. FT.
UPPER FLOOR 2,284 SQ. FT.
LOWER FLOOR 2,392 SQ. FT.
TOTAL 8,785 SQ. FT.



1 | FLOOR PLANS
A1 | 1/8" = 1'-0"



- LEGEND
- EXISTING WALL
 - NEW WALL
 - - - REMOVE WALL
 - EXISTING DOOR
 - NEW DOOR
 - REMOVE DOOR
 - EXISTING FIXTURE
 - NEW FIXTURE
 - REMOVE FIXTURE

NOTE: AREAS INCLUDED IN CALCULATIONS FOR USABLE FLOOR AREA ARE SHOWN IN COLOUR AND ARE DIMENSIONED



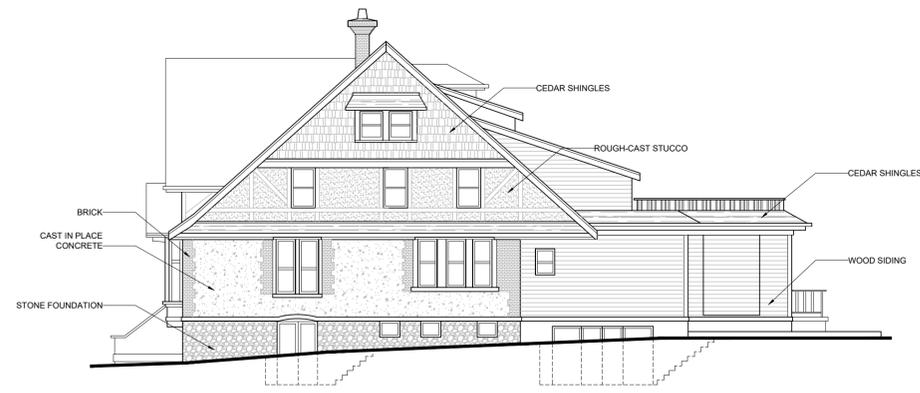
H. ARCHITECTURAL ELEVATIONS



1 | WEST ELEVATION
AS 1/8" = 1'-0"



2 | SOUTH ELEVATION
AS 1/8" = 1'-0"



3 | EAST ELEVATION
AS 1/8" = 1'-0"



4 | NORTH ELEVATION
AS 1/8" = 1'-0"

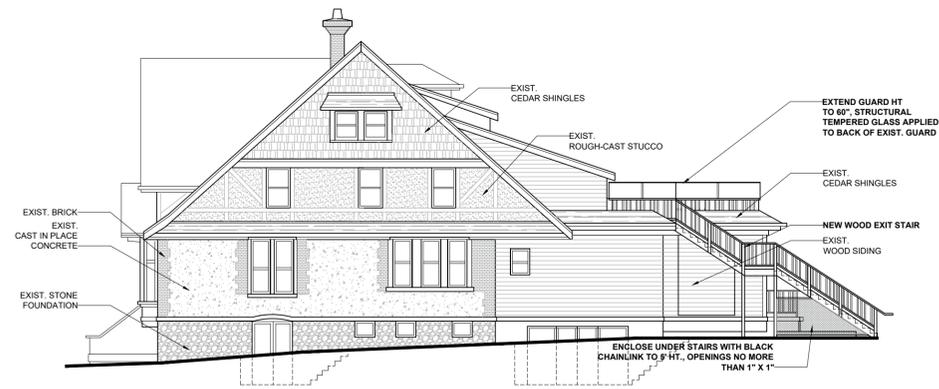
I. ARCHITECTURAL ELEVATIONS



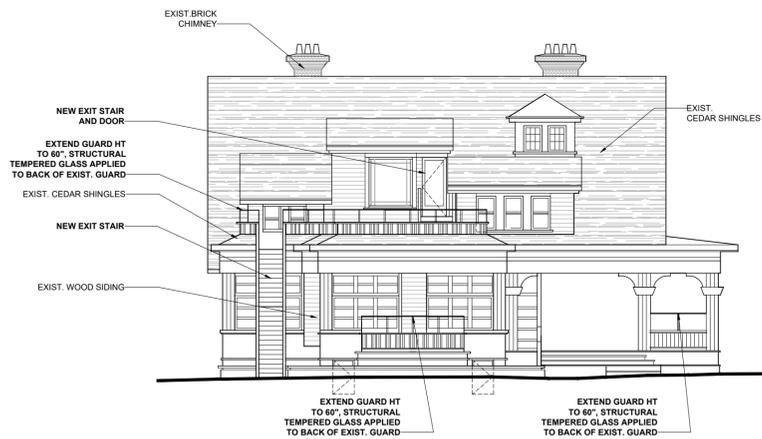
1 WEST ELEVATION
AS 1/8" = 1'-0"



2 SOUTH ELEVATION
AS 1/8" = 1'-0"



3 EAST ELEVATION
AS 1/8" = 1'-0"

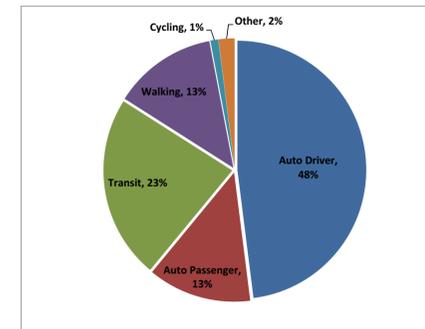


4 NORTH ELEVATION
AS 1/8" = 1'-0"

J. TRANSPORTATION CONTEXT

- EXISTING AREA TRAVEL CHARACTERISTICS INCLUDE A HIGH NON-AUTO MODE SHARE
- APPROXIMATELY 40 TWO-WAY VEHICLE TRIPS DURING THE PEAK HOURS
- 20 DROP OFF / PICK UP TRIPS PER PEAK HOUR OR ONE CAR COMING TO DROP OFF / PICK UP EVERY 3 MINUTES
- 12 VEHICLE PARKING SPACES, SECURE
- WEATHER PROTECTED BIKE AND STROLLER STORAGE

Figure 3.1: Existing Mode Share for Central Lonsdale



K. CHILD CARE NEEDS IN LOWER LONSDALE

- CHILDREN UNDER SCHOOL AGE, I.E. 0 TO 4 YEARS OLD MAKE UP 35% OF THE CHILD POPULATION IN NORTH VANCOUVER
- 75% OF PARENTS IN THE CITY OF NORTH VANCOUVER NEED FULL-DAY CHILDCARE SERVICES DURING BUSINESS HOURS AND 76% OF PARENTS BELIEVE THAT THERE IS AN INADEQUATE SUPPLY OF CHILDCARE TO MEET THEIR NEEDS.
- WAITLISTS ARE OVER 12 MONTHS FOR INFANT / TODDLER SPACES IN THE CITY OF NORTH VANCOUVER.

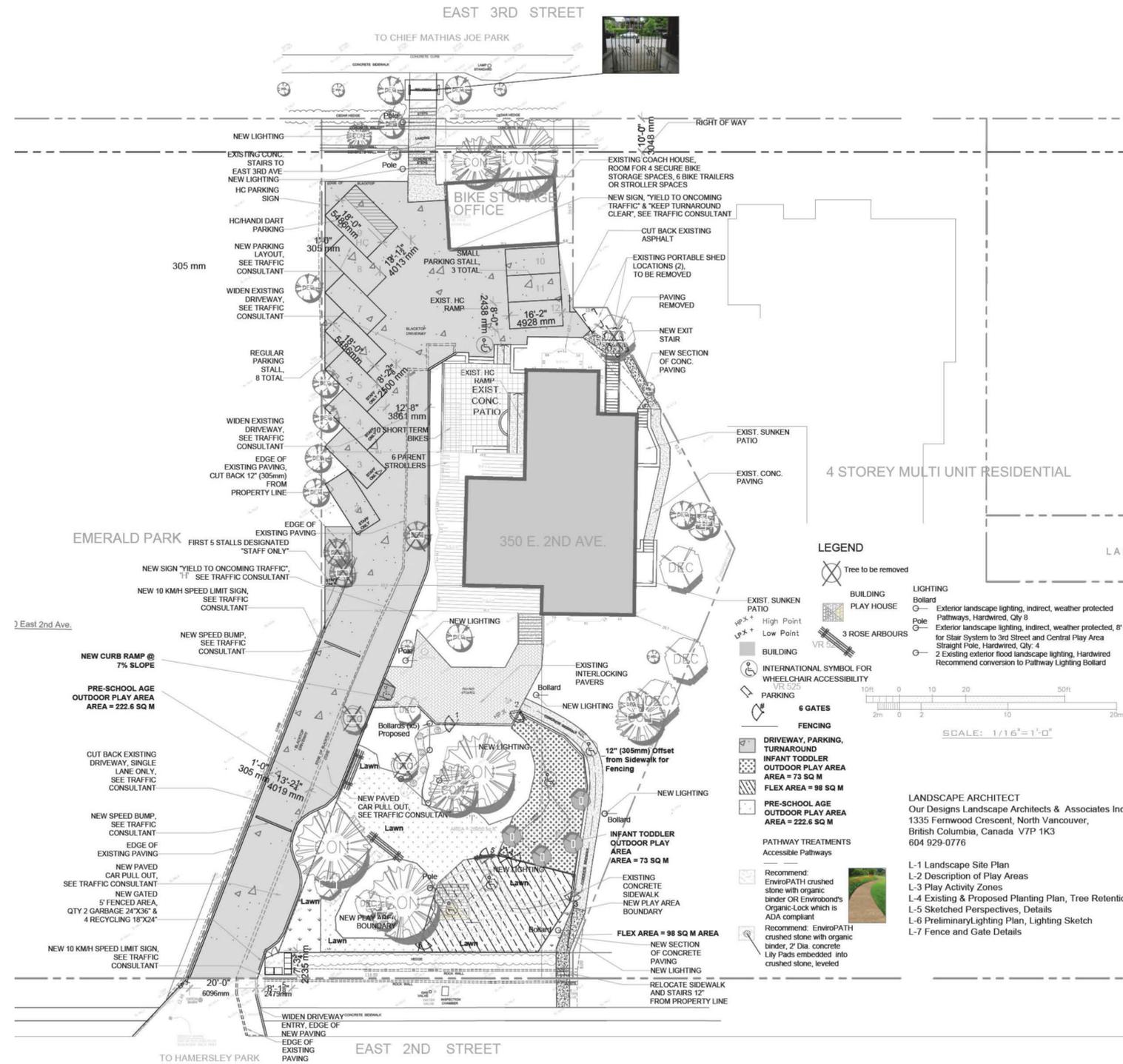


L. CHILD CARE PROGRAM HIGHLIGHTS

- CREATION OF 77 NEW CHILDCARE SPACES (36 INFANT / TODDLER, 41 AGE 3 TO SCHOOL AGE SPACES)
- CREATE STABLE, SALARIED POSITIONS FOR CHILDCARE EDUCATORS
- BURSARY PROGRAM FOR FAMILIES WITH FINANCIAL NEED ABOVE GOVERNMENT FEE REDUCTION AND SUBSIDY PROGRAMS
- PILOT A FLEXIBLE CHILDCARE PROGRAM TO RESPOND TO CHANGING NEEDS OF PARENTS AND INCREASE CHILDCARE OPTIONS FOR SHIFT WORKERS AND PARENTS WITH MULTIPLE JOBS
- LOCAL CHILDCARE PROVIDER WITH OVER 15 YEARS OF EXPERIENCE OPERATING A CHILDCARE CENTRE ON THE NORTH SHORE



M. LANDSCAPE PLAN



GARDEN PLAY ELEMENTS

- RETENTION OF EXISTING PLANTING
- 5 FT HIGH PERIMETER FENCE
- HERITAGE PLAY HOUSE
- BERRY AND BUTTERFLY GARDEN
- BIRD'S NEST SANDBOX
- ART TABLES ON PORCH
- NATURAL MATERIALS, LOW IMPACT PLAY ELEMENTS
- VISUAL COMPATIBILITY WITH THE HERITAGE BUILDING AND LANDSCAPE