



ADP

225 E 2nd Street North Vancouver, BC

January 19, 2022

Non-market Rental Housing and Seniors Care Facility



Integra ARCHITECTURE INC.





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CLIENT INTRODUCTION

CLIENT - HOUSING



Catalyst Community Developments Society is a BC-based not-for-profit developer, owner and operator of affordable rental housing. Catalyst creates and manages vibrant, affordable, and inspiring rental homes.

CLIENT - CARE BC



Care BC (Health and Home Care Society of BC) is an independent and BC-based not-for-profit that provides health promotion and supportive care services to communities in BC. Care BC operates three programs: Meals on Wheels, the Family Respite Centre, and the Community Integration Project.

Website: www.carebc.ca

PROJECT TEAM

CLIENT - HOUSING

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ZONING

- The site has been rezoned to CD-737 zone, which permits the Principal Uses of Residential Care Facility and Apartment Residential Use.
- The immediate neighbourhood currently has six-storey multi-family residences to the north, residential high-rises to the west, a future residential high-rise and childcare for North Shore Neighborhood House to the south. To the east, the old NSNH building will be demolished and become a dedicated parkland.

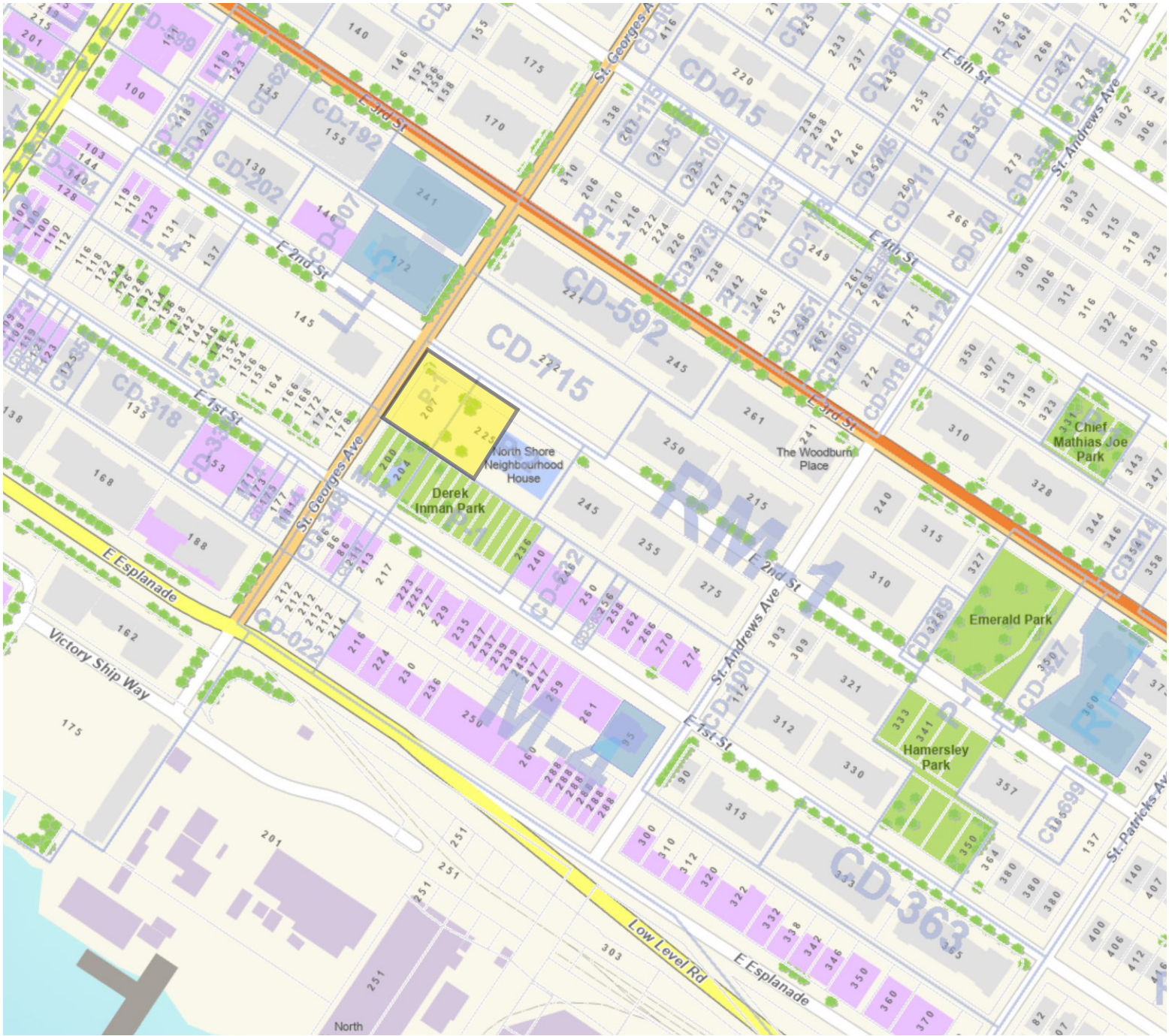
SETBACKS

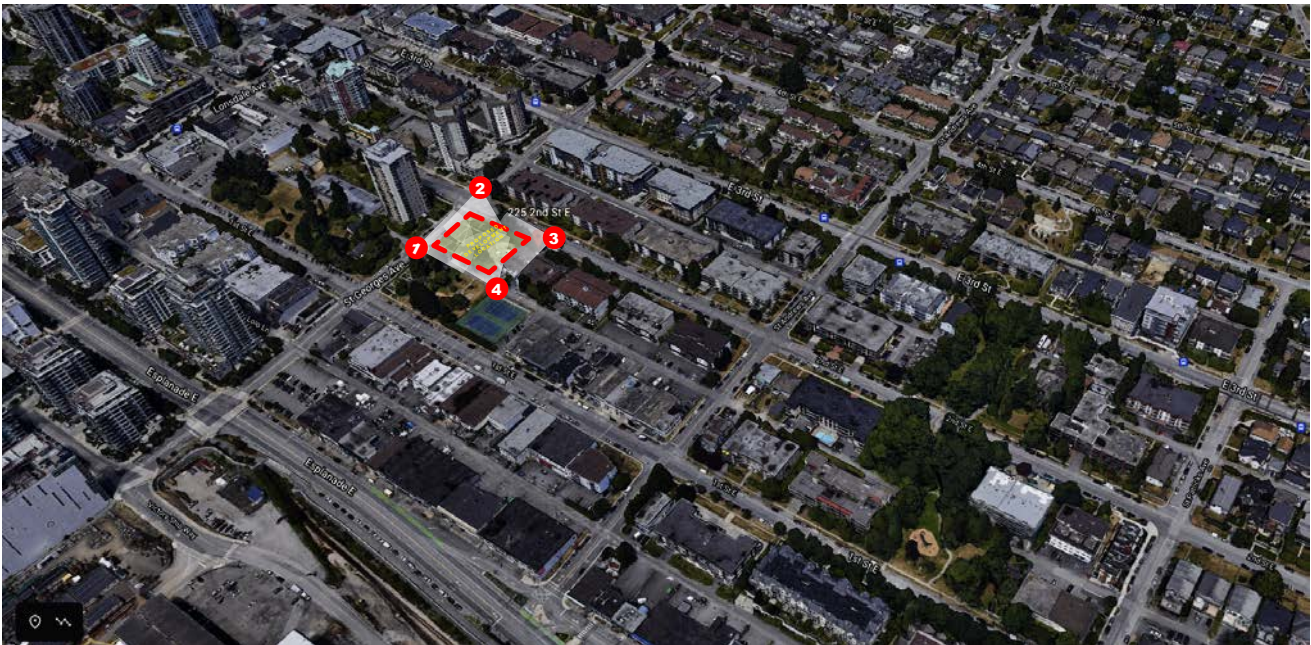
Front Yard (North - E 2nd St)	1.6' (0.5M)
Rear Yard (South)	0' (0M)
Exterior Side Yard (West - St. Georges Ave)	6.5' (2.0M)
Interior Side Yard (East PL)	11.4' (3.5M)

- The setback to the east adjacent to the future park is provided to enhance the public realm and site porosity, and to facilitate a north-south pathway through the park.
- The setback to the west is to facilitate the proposed streetscape design.

SITE COVERAGE

- Lot Coverage for this site is waived.





SITE LOCATION



SITE VIEW LOOKING NORTH EAST



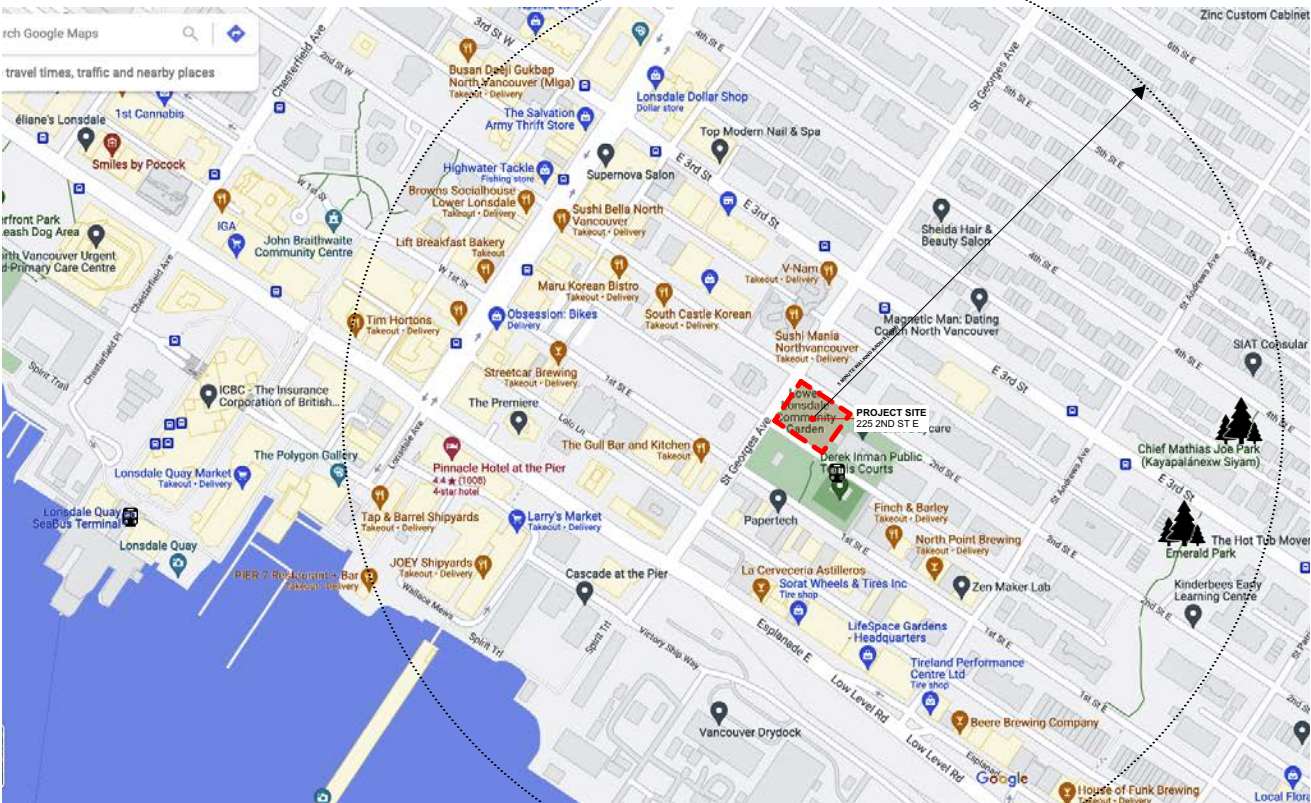
SITE VIEW LOOKING SOUTH



SITE VIEW LOOKING SOUTHWEST FROM 2ND ST E



SITE VIEW LOOKING NORTH WEST



SITE CONTEXT

RESIDENTIAL LIVABILITY

- The project provides 5 floors of below market rental housing apartments above an adult day and overnight respite care facility on the ground floor and 1.5 levels of underground parking.
- 20% of the units will meet CHMC accessibility requirements with an additional 5% to be designed to satisfy the City of North Vancouver’s adaptability requirement, which satisfy’s the minimum 25% (23 of 89) unit policy.
- The project will utilize efficient sized units and wood frame construction and have a range of unit types, including family units with 14 three-bedroom units (15.7%) and 20 two-bedroom units (22.5%)

Unit Type	Size Range	# of Units
Studios (A Units)	352 - 439 sqft	15 (16.9%)
1 Bed (B Units)	530 - 540 sqft	40 (44.9%)
2 Beds (C Units)	750-839 sqft	20 (22.5%)
3 Beds (D Units)	901-977 sqft	14 (15.7%)

Total 89

- The below market rental housing has access to 810 sqft of indoor amenity space and 2,984 sqft of outdoor amenity space.
- The adult respite care facility is programmed with 5,190 sf of indoor amenity space and 4,235 sqft of outdoor amenity space.
- The underground parking includes 37 vehicle parking stalls and 134 bicycle parking spaces for the below market rental housing. There are 10 vehicle parking stalls and 8 bicycle parking spaces for the adult respite facility.
- Outside the building, there are 12 short term bicycle spaces provided.
- The project will provide ease of access to all common areas regardless of physical capabilities.

AFFORDABILITY STATEMENT

- This project delivers 89 new below market rental apartments that will contribute to diverse housing choices and appeal to a broad demographic.
- The affordable rental housing is developed, owned and operated by Catalyst, a non-profit society on the land leased from the City of North Vancouver.
- Rents are projected to start out as follows: 30% of the apartments rented at Housing Income Limits (HILs) rents; and the remaining 70% of apartments at 10% below market. Catalyst will make best efforts to increase affordability if possible at initial rent up and through the life of building operations.
- Catalyst is applying for financing through the following CMHC programs: Rental Construction Financing Initiative and Co-Investment.



SUSTAINABILITY

Catayst Community Developments Society is committed to the environment, and believes in the responsibility to build a better future. Reducing carbon footprint and Green House Gas Emissions.

The project will demonstrate leadership in environmental stewardship and sustainable building with the following strategies:

- Energy efficiency and healthy buildings based on BC Energy Step Code Step 3 and CMHC’s requirement of a minimum 15% improvement over the 2017 National Energy Code for Buildings (NECB).
- Electric vehicle charging in the underground parking for residential and visitor stalls.
- Connection to green infrastructure including use of the LEC district energy system.
- High efficiency appliances and plumbing fixtures.
- Thermal comfort analysis to ensure building and mechanical systems are resilient and future-proofed so that residents and visitors are comfortable even as temperatures rise and smoke events become more common.
- Location of project near services and good transit.
- Promotion of bicycle use with provision of secured bike storage and maintenance facilities.
- Use of recycled material content of building materials and low VOC interior finishes.
- Natural systems are promoted through native species landscaping and pollinator friendly plants.
- On site rainwater management through use of soft landscaping areas and storage/ cleaning as required.

CPTED (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 visiblty
- Ensuring problem areas are well lit (eg. pathways, stairs, entries/exits etc., parking areas)
- Provide visibility though screens/fences
- Below grade access stairs with no blind corners

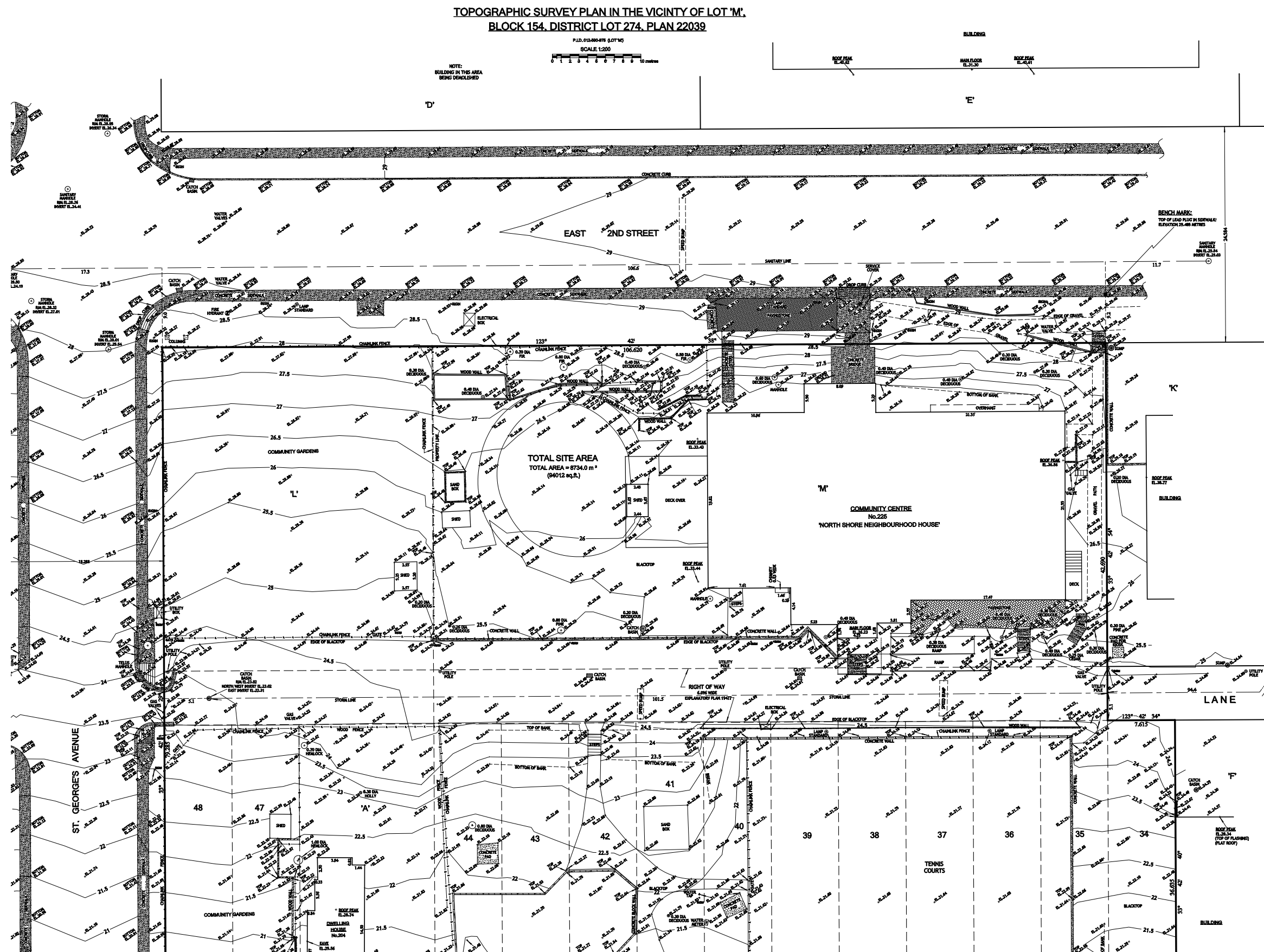
Natural Access Control

- 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





SITE AREA			
Total Site Area			
Total Gross Site Area	0.633 Acres	27,587 SF	2,562.90 m ²
* Confirmed by Survey - xxxx			
Dedications			
None	0.000 Acres	0 SF	0.00 m ²
Net Site Area	0.633 Acres	27,587 SF	2,562.90 m ²

FLOOR AREA RATIO (FAR)			
Maximum FAR			
Maximum Total Floor Area	TBC	TBC SF	TBC m ²
* Density is based on GFA for Sites A, B, C and D to a maximum of 2.8			
Proposed FAR			
Floor Area		83,994.97 SF	7,803.6 m ²
Exclusions		810.77 SF	75.3 m ²
Proposed Floor Area	3.02	83,184.20 SF	7,728.3 m ²
*based on gross site area			
Max. Indoor Amenity			
Proposed Indoor Amenity	5.0% TBC	4,199.75 SF	390.2 m ²
	1.0%	810.77 SF	75.3 m ²

GROSS FLOOR AREA (GFA)												
Floor Areas												
Level	Unit Areas	Common Areas						Total Area	Total Floor Area	Efficiency		
	SF	Amenity	Lobby	Corridors	Stairs	Elevators	Services		SF	m ²		
Level 1												
Care BC	18,728.72				591.88	239.67	64.25	895.80	19,624.52	1,823.22	95.4%	
Level 2												
Affordable Housing	10,397.84	810.77		1,091.96	333.85	239.67		2,476.25	12,874.09	1,196.07	80.8%	
Level 3												
Affordable Housing	12,300.57				333.85	239.67		573.52	12,874.09	1,196.07	95.5%	
Level 4												
Affordable Housing	12,300.57				333.85	239.67		573.52	12,874.09	1,196.07	95.5%	
Level 5												
Affordable Housing	12,300.57				333.85	239.67		573.52	12,874.09	1,196.07	95.5%	
Level 6												
Affordable Housing	12,300.57				333.85	239.67		573.52	12,874.09	1,196.07	95.5%	
Area Totals	78,328.84	810.77	0.00	1,091.96	2,261.13	1,438.02	64.25	5,666.13	83,994.97	7,803.58	93%	

Apartment Unit Areas												
Unit Types	Unit Areas	Number of Units / Floor						Total Units	Total Unit Area	% of Units		
	SF	L1	L2	L3	L4	L5	L6		SF	m ²		
Unit A1												
Studio	352.08		1	1	1	1	1	5	352.08	32.71	5.6%	
Unit A2												
Studio	371.00		1	1	1	1	1	5	371.00	34.47	5.6%	
Unit A3												
Studio	439.24		1	1	1	1	1	5	439.24	40.81	5.6%	
Unit B1												
1 Bedroom	530.00		2	5	5	5	7	24	530.00	49.24	27.0%	
Unit B1 - Accessible												
1 Bedroom	540.00		6	3	3			12	540.00	50.17	13.5%	
Unit B1 - Adaptable												
1 Bedroom	540.00					3	1	4	540.00	50.17	4.5%	
Unit C1												
2 Bedroom	750.83			2	2	2	2	8	750.83	69.76	9.0%	
Unit C1 - Accessible												
2 Bedroom	750.83		3	1	1	1		6	750.83	69.76	6.7%	
Unit C1 - Adaptable												
2 Bedroom	750.83						1	1	750.83	69.76	1.1%	
Unit C2												
2 Bedroom	764.84		1	1	1	1	1	5	764.84	71.06	5.6%	
Unit C3												
2 Bedroom	839.52							0	839.52	78.00	0.0%	
Unit D1												
3 Bedroom	901.00		1	1	1	1	1	5	901.00	83.71	5.6%	
Unit D2												
3 Bedroom	977.45		1	1	1	1	1	5	977.45	90.81	5.6%	
Unit D3												
3 Bedroom	962.15			1	1	1	1	4	962.15	89.39	4.5%	
Unit Totals		0	17	18	18	18	18	89			100%	

Commercial Unit Areas												
Unit Types	Level	Floor Areas		Areas Exempt from Care BC Use				Total	Number of Units	Total Unit Area		% of Units
		SF		Stairs	Elevators	Shafts	Services			SF	m²	
CARE BC	L1	19624.52		389.50	152.00	64.25		605.75	1	19018.77	1766.90	100.0%

APARTMENT UNIT MIX			
	No.	Percentage	
Studio	15	16.9%	CHMC Accessible Units Required/Provided
1 Bedroom	40	44.9%	20% 18 Units
2 Bedroom	20	22.5%	North Vancouver Adaptable Units Required/Provided
3 Bedroom	14	15.7%	* additional to Accessible 5% 5 Units
Total	89	100.0%	Family Sized Units 38.2%

OFF-STREET PARKING			
Apartment Parking			
Residential Parking	0.36 Spaces Per Unit	32.0 Spaces Required	37 Spaces Provided
Visitor Parking	0.1 Spaces Per Unit	8.9 Spaces Required	9 Spaces Provided * inclusive
Disabled Parking	0.038 Spaces Per Unit	3.4 Spaces Required	4 Spaces Provided * inclusive
Max. Small Cars Allowed	25% of Provided Spaces	9 Spaces Max.	9 Spaces Provided
Car Wash Stall	0 Space per 100 Units	0 Spaces Required	0 Spaces Provided
Commercial Parking			
Care BC	8 to 12 Spaces		10 Spaces Provided
Disabled Parking (inclusive)	1 Space (inclusive)		1 Spaces Provided

Loading			
Residential Loading Required	1.0 Space Per 200 Units	1 Spaces Required	1 Spaces Provided * Shared
Commercial Loading Required	2 Spaces for 460 m2 to 2300 m2	2 Spaces Required	2 Spaces Provided

Parking Space Dimensions	
	Required (Width x Length x Height)
Standard Space	2.5m (8.2 FT) x 5.486m (18 FT) x 2.1m (6.89 FT)
Small Cars	2.44m (8 FT) x 4.65m (15.25 FT) x 2.1m (6.89 FT)
Accessible	4m (13.12 FT) x 5.486m (18 FT) x 2.3m (7.55 FT) includes 1.5m (4.92 FT) adjoining walkway
Loading	2.743m (9 FT) x 9.114m (30 FT) x 4.191m (13.75 FT) second loading bay may have a 2.13m (7 FT) height
Car Wash	3.7m (12.12 FT) x 5.5m (18.04 FT) x 2.1m (6.89 FT)
Min. Distance to Continuous Wall	0.3m (1.0 FT)
Min. Drive Aisle Width	6.7m (22 FT)
Min. Maneuvering Aisle Width	6.7m (22 FT)

BICYCLE STALLS				
Bicycle Spaces				
Residential Secured	1.5 Bicycle Stalls Per Unit	134 Stalls Required		
* maximum 80 Spaces per room	Vertical	10 Stalls Provided	Max. 35%	7.46%
	Horizontal	124 Stalls Provided		
	Total	134 Stalls Provided		

Short-Term	6.0 for every 60 Dwelling Units or part thereof	12 Spaces Required
	Racks	12 Spaces Provided
	Total	12 Spaces Provided
Commercial - Care BC	1.0 Per 250 m2	7 Stalls Required
	Vertical	0 Stalls Provided
	Horizontal	8 Stalls Provided
* No Short-term requirement	Total	8 Stalls Provided

SOLID WASTE & RECYCLING				
Residential Garbage				
Min. Waste & Recycling Storage Area or	the greater of 89.0 units @ 0.486 m2 / unit	118 SF 43.25 m2	11.00 m2	
Total Waste & Recycling Area		Required 466 SF 43.25 m2	Provided 606 SF 56.30 m2	
Temporary Storage Area	45% of Storage Area	Required 273 SF 25.33 m2	Provided 0 SF	
Organic waste/food scraps	89 units @	5.00 totes	5.00 totes (240 liters)	
Mixed containers - plastic, glass, metal	89 units @	2.00 totes	2.00 totes (360 liters)	
Newspaper	89 units @	2.00 totes	2.00 totes (360 liters)	
Mixed paper (no cardboard)	89 units @	4.00 totes	4.00 totes (360 liters)	
Total Recycling Containers Required		13.00 totes	13.00 totes	
Garbage	4.00 bin	4.00 bin (5'x7')		3 yd3
Cardboard	89 units @	1.00 bin	2.00 bin (5'x7')	3 yd3

Commercial Garbage				
Office	0.010 m2 per m2 of floor area	Required 196 SF 18.23 m2	Provided 445 SF 41.34 m2	

FORM & MASSING

- The propped 6-storey building has 5-storeys of wood-frame over a concrete ground floor for a care facility with two levels of below grade parking.
- The building follows a simple, contemporary, familiar North Vancouver vernacular that is consistent with a residential rental building and will compliment the neighbourhood's existing and new buildings context.
- The architectural character features West Coast contemporary design elements, such as wood-look soffits and oversized overhangs. Materials proposed for the exterior of the building are high quality, durable and non-combustible.
- The exterior cladding will use a natural palette of white, greys, and wood tones to showcase the north-west corner of the site on St. Georges Avenue and anchor the building into the steep slope of the site at the two main lobbies
- The flat roof, horizontal line of balconies and feature frames of the buildings, articulate and emphasize the low profile of the buildings' 6 floors, which provides an appropriate scale and massing for the street level and neighbouring buildings.
- Large glazing elements allow an abundance of natural light into the individual units and the placement of balconies provides both facade interest as well as directs views on all sides of the building.
- At the intersection of E 2nd and St. Georges, programmed Care Facility space activates the corner with clients and visitors lounging and looking beyond the space over landscaped planters and pedestrian activity.
- Outdoor rooftop landscaped areas provide privacy and screening between the building and the future tower development by North Shore Neighborhood House.
- Access to community gardens and outdoor green space will provide an intimate place for social interaction, gathering, and flexible activities that encourages and promotes a sustainable, healthy, and inclusive sense of community within the development.

SITE PLAN AND LANDSCAPE

- The building's Care Facility Main Entry is proposed to front E 2nd Street. Providing client drop off and handi-dart services.
- The building's Residential Main Entry is proposed to front St. Georges Avenue, which animates the frontage along the street and providing separation from the Care Facility's main entry.
- Accessibility and drop-off will be provided to both Main Entries.
- Vehicle parkade access including loading will be oof St. Georges Avenue.
- The building has been setback on the east to soften the transition between the building and a new public park with opportunities for landscaping to soften the exposure of the parkade wall.
- Residents will have direct and level access to the residential bicycle rooms.
- The landscape design for this development complements the contemporary expression of the architecture.
- East 2nd street and St. Georges avenue will be upgraded to City standards and include new street trees and new sidewalks. Soft landscape and site furniture will be used to animate the streetscape.
- On Level 1, the outdoor amenity space for the Care BC facility can be easily accessed by the clients. a barrier-free, accessible circuit path at 6' wide will be provided around the amenity backyard. Flexible outdoor dining areas, seating area, and gardening area will be included for the clients of Care BC and their families and friends to enjoy. Extra safety concern is incorporated into the design of this space, including higher guardrails and avoiding trees species with low branches.
- The level 2 podium will include shared amenity space and private patios. Outdoor dining area, outdoor lounge, urban agriculture area and flexible kid play area will be provided for the residents to use.
- The landscape design addresses sustainability principles. This includes reducing water use through drought tolerant and native planting where possible, reducing heat island effect by use of shading tree planting, and increasing habitat value by layered shrub planting with seasonal interests.





WEST COAST FEATURES



GENEROUS BALCONY + VIEWS



OUTDOOR SPACES





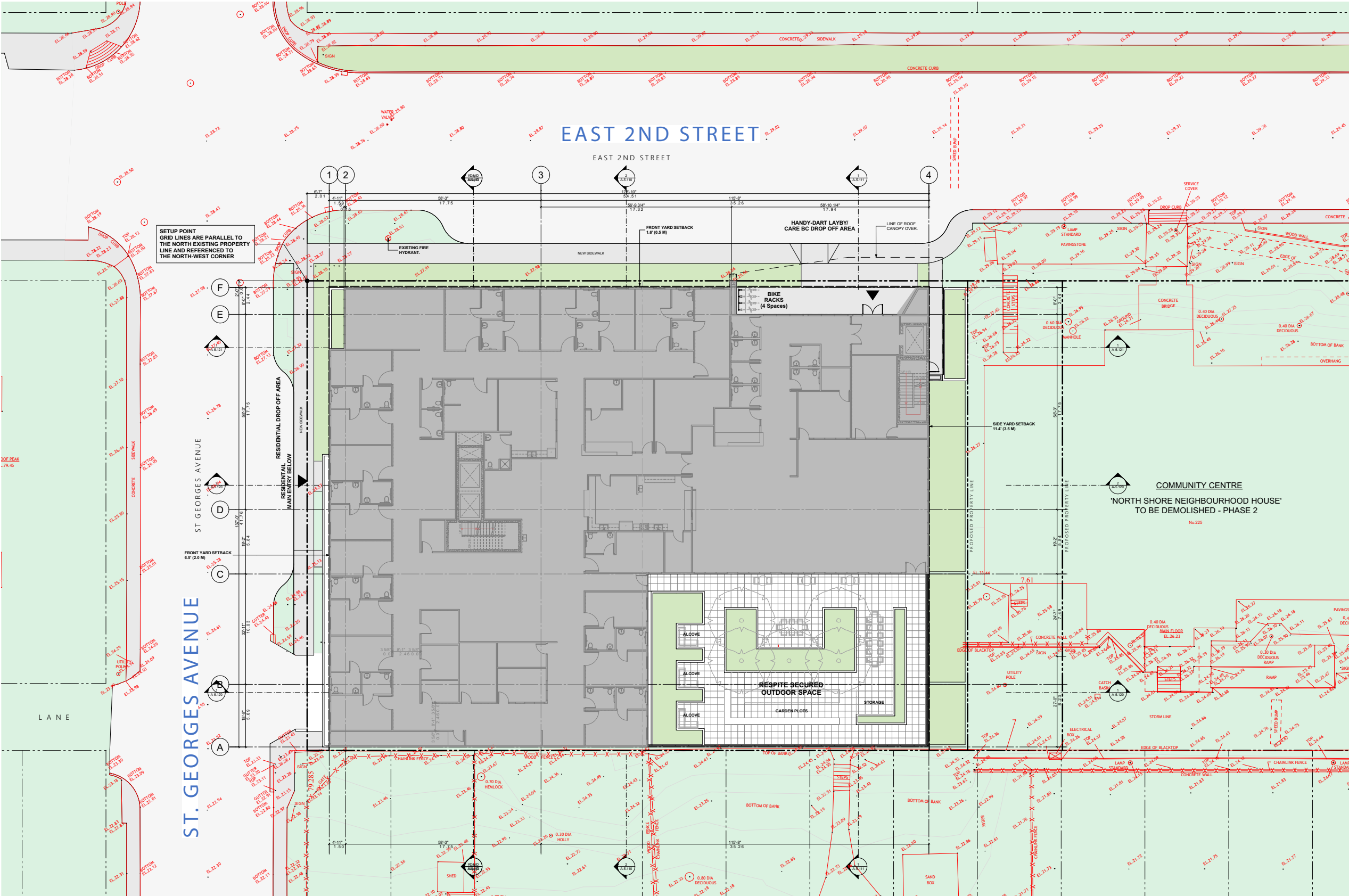








PLANS



P1 PARKING PLAN - OVERALL

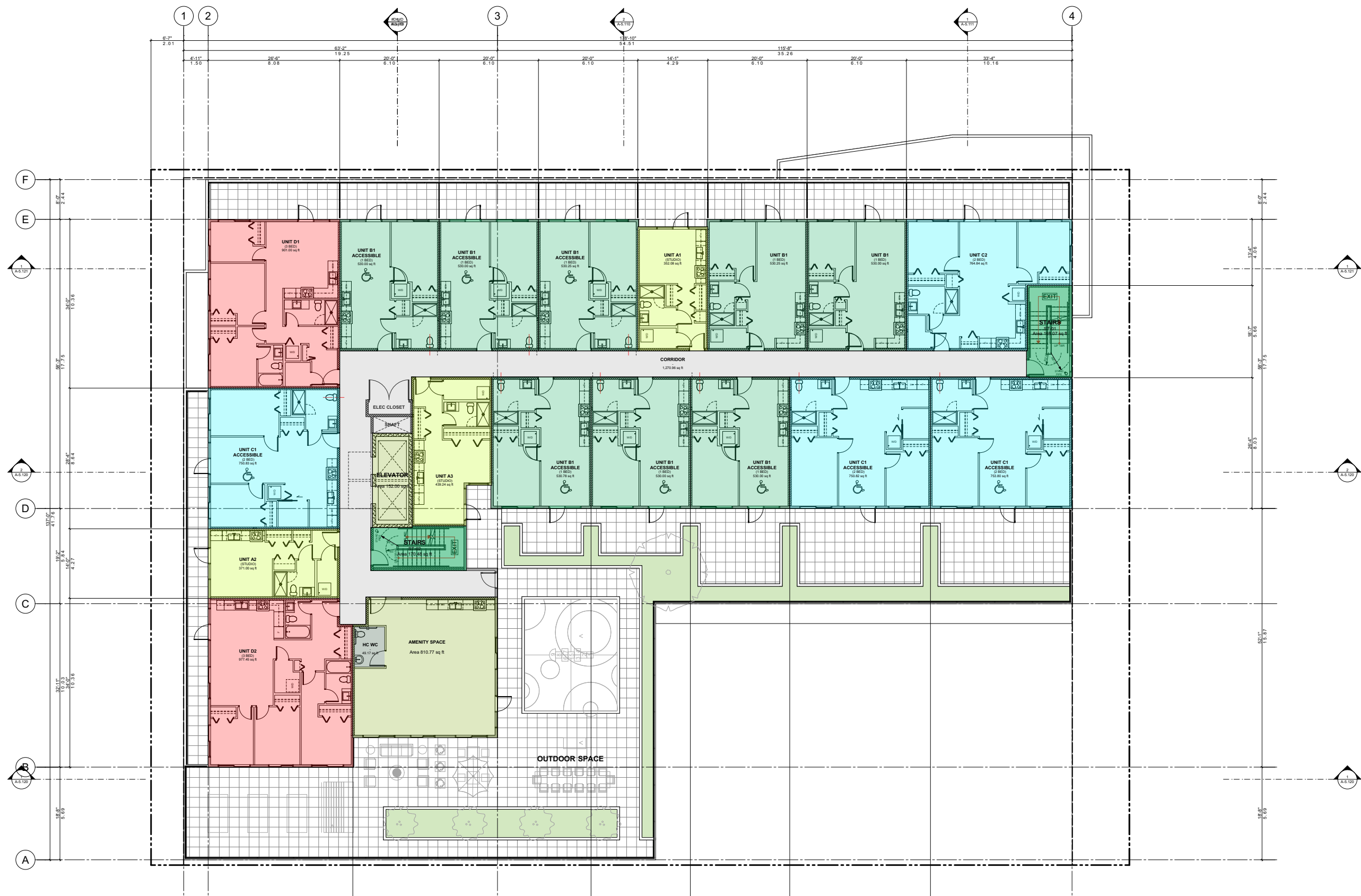


P2 PARKING PLAN - OVERALL



B.21

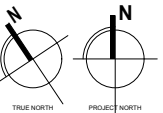
LEVEL 2 PLAN - OVERALL



LEVEL 3 PLAN - OVERALL



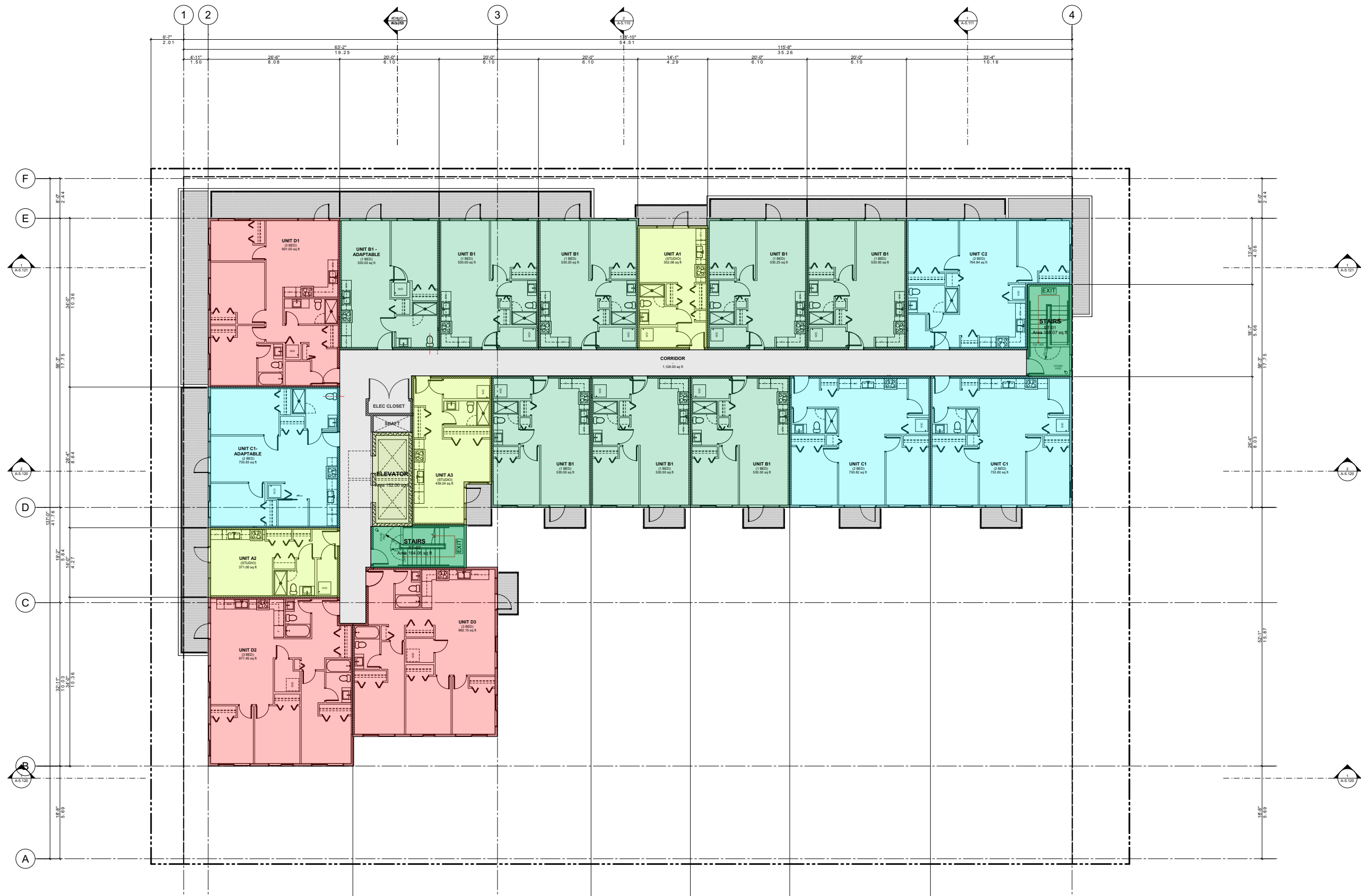
B.24

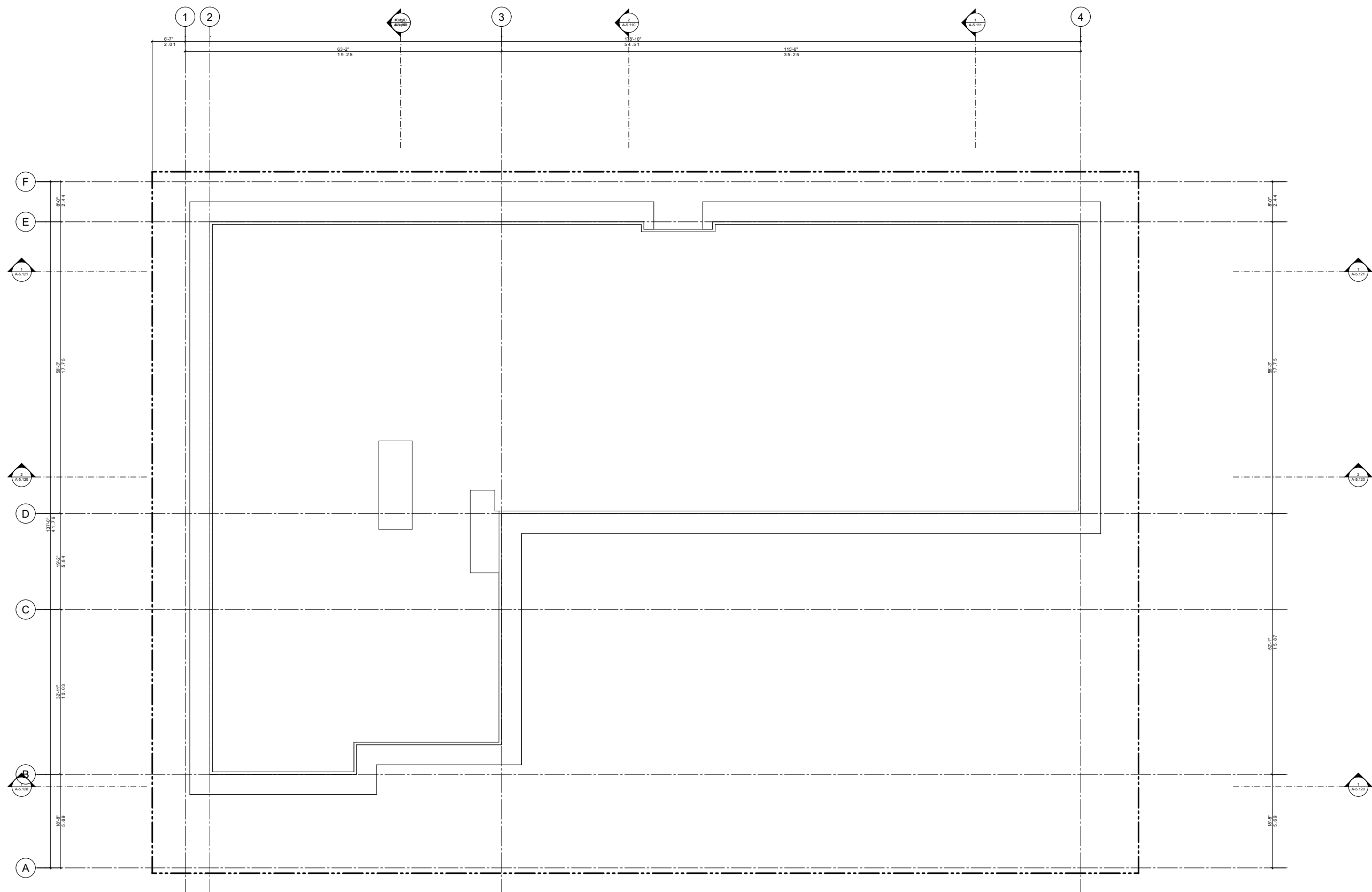


LEVEL 5 PLAN - OVERALL



LEVEL 6 PLAN - OVERALL





ADAPTABLE DESIGN GUIDELINES
DESIGN ELEMENTS

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

	LEVEL ONE	LEVEL TWO	LEVEL THREE
BUILDING ACCESS	Outside stairs – maximum degree of colour contrast on nosing of each stair	Outside stairs – maximum degree of colour contrast on nosing of each stair	Outside stairs – maximum degree of colour contrast on nosing of each stair
BUILDING ACCESS	Curb cuts have tactile and visual cues	Curb cuts have tactile and visual cues	Curb cuts have tactile and visual cues
BUILDING ACCESS	Unobstructed access to main building entrances from street/sidewalks	Unobstructed access to main building entrances from street/sidewalks	Unobstructed access to main building entrances from street/sidewalks
BUILDING ACCESS		Unobstructed internal access: - from parking levels containing accessible parking (5' or 1520mm corridors, 2' or 610mm clear wall space adjacent to door latch) * - garbage and recycling receptacles and storage lockers - no stairs within building circulation including corridors on residential levels - accessible storage lockers for each unit	Unobstructed internal access: - from parking levels containing accessible parking (5' or 1520mm corridors, 2' or 610mm clear wall space adjacent to door latch) * - garbage and recycling receptacles and storage lockers - no stairs within building circulation including corridors on residential levels - accessible storage lockers for each Level 3 unit
BUILDING ACCESS	Canopy over main building entrances (3' or 915mm) and entrance	Canopy over main building entrances (3' or 915mm) and entrance	Canopy over main building entrances (3' or 915mm) and entrance
BUILDING ACCESS		Provide automatic door opener for at least one building entry door at ground level as well as doors leading into the building on each underground parkade level where disability parking is provided	Provide automatic door opener for at least one building entry door at ground level as well as doors leading into the building on each underground parkade level where disability parking is provided
BUILDING ACCESS	Disability Parking provided in accordance with Zoning bylaw Figure 9-4 as attached	Disability Parking provided in accordance with Zoning bylaw Figure 9-4 as attached	Disability Parking provided in accordance with Zoning bylaw Figure 9-4 as attached
BUILDING ACCESS	Flush thresholds throughout the building (maximum 1/4" or 13mm height)	Flush thresholds throughout the building (maximum 1/4" or 13mm height)	Flush thresholds throughout the building (maximum 1/4" or 13mm height)
BUILDING ACCESS	Accessible building entrance, call buttons and, where provided, suite door bells *	Accessible building entrance, call buttons and, where provided, suite door bells *	Accessible building entrance, call buttons and, where provided, suite door bells *

* Illustrations available
** Options considered

Design Elements
July 2005

1 of 3

DESIGN ELEMENTS

COMMON AREAS

CIRCULATION

CIRCULATION

SUITE CIRCULATION

SUITE CIRCULATION

DOORS

PATIOS & BALCONIES

PATIOS & BALCONIES

PATIOS & BALCONIES

WINDOWS

WINDOWS

KITCHEN

KITCHEN

KITCHEN

KITCHEN

COMMON AREAS		Accessible mailboxes for all AD Level 2 units, and 5' or 1520mm turning radius in front *	Accessible mailboxes for all AD Level 3 units, and 5' or 1520mm turning radius in front *
CIRCULATION	Corridors minimum 4' or 1220mm wide (except for service access areas) *	Corridors minimum 4' or 1220mm wide (except for service access areas) *	Corridors minimum 4' or 1220mm wide (except for service access areas) *
CIRCULATION		Provide 5' or 1520mm turning radius inside and outside the entry corridor of each dwelling unit *	Provide 5' or 1520mm turning radius inside and outside the entry corridor of each dwelling unit *
SUITE CIRCULATION		Provide wiring for an automatic door opener for the suite entry door	Provide wiring for an automatic door opener for the suite entry door
SUITE CIRCULATION		Provide 2' or 610mm clear wall space adjacent to door latches where door swings toward user (pocket doors acceptable for bathrooms and bedrooms) *	Provide wiring for an automatic door opener for the suite entry door. Provide 2' or 610mm clear wall space adjacent to door latches where door swings toward user (pocket doors acceptable for bathrooms and bedrooms) *
DOORS		Minimum one bathroom, minimum one bedroom and storage room doors 2'-10" or 860mm clear opening	Minimum one bathroom, minimum one bedroom and storage room doors 2'-10" or 860mm clear opening
PATIOS & BALCONIES		Minimum one door 2' - 10" or 860mm clear door opening	Minimum one door 2' - 10" or 860mm clear door opening
PATIOS & BALCONIES		Minimum one patio or balcony door sill with maximum 1/4" or 13mm threshold **	Minimum one patio or balcony door sill with maximum 1/4" or 13mm threshold **
PATIOS & BALCONIES		Minimum 5' or 1520mm turning radius on patio / balcony	Minimum 5' or 1520mm turning radius on patio / balcony
WINDOWS		Opening mechanism maximum 46" or 1168mm above floor (provide notation on window schedule)	Opening mechanism maximum 46" or 1168mm above floor (provide notation on window schedule)
WINDOWS		Provide minimum 6'-0" or 1800mm horizontal windows in living room, dining room and minimum one bedroom where sills are not more than 2'-6" or 750mm above the floor	Provide minimum 6'-0" or 1800mm horizontal windows in living room, dining room and minimum one bedroom where sills are not more than 2'-6" or 750mm above the floor
KITCHEN		Continuous counter between sink and stove *	Continuous counter between sink and stove *
KITCHEN		Sink cabinet minimum 2'8" or 810mm wide	Sink cabinet minimum 2'8" or 810mm wide
KITCHEN		Provide sufficient space for future installation of cooktop and wall oven	Provide sufficient space for future installation of cooktop and wall oven
KITCHEN		Provide for potential 2'8" or 810mm wide undercounter workspace	Provide for potential 2'8" or 810mm wide undercounter workspace
KITCHEN		Lower edge of upper cupboards 4'6" or 1360mm above floor	Lower edge of upper cupboards 4'6" or 1360mm above floor

* Illustrations available
** Options considered

Design Elements
July 2005

2 of 3

DESIGN ELEMENTS

KITCHEN

MIN. ONE BATHROOM

MIN. ONE BATHROOM

MIN. ONE BATHROOM

MIN. ONE BATHROOM

MIN. ONE BATHROOM

MIN. ONE BATHROOM

MIN. ONE BATHROOM

MIN. ONE BATHROOM

MIN. ONE BATHROOM

MIN. ONE BEDROOM

MIN. ONE BEDROOM

LAUNDRY FACILITIES

LAUNDRY FACILITIES

KITCHEN		Minimum 4' or 1220mm floor space between base cabinets / walls (possible with removal of sink cabinet) *	Minimum 4' or 1220mm floor space between base cabinets / walls (possible with removal of sink cabinet) *
MIN. ONE BATHROOM	Toilet located adjacent to wall (min 3' or 915mm length) *	Toilet located adjacent to wall (min 4'6" or 1370mm length) *	Toilet located adjacent to wall (min 4'6" or 1370mm length) *
MIN. ONE BATHROOM	Provide turning radius within bathroom (may result from removal of vanity cabinet) *	Provide turning radius within bathroom (may result from removal of vanity cabinet) *	Provide turning radius within bathroom (may result from removal of vanity cabinet) *
MIN. ONE BATHROOM	3' or 915mm clearance along full length of tub *	3' or 915mm clearance along full length of tub *	3' or 915mm clearance along full length of tub *
MIN. ONE BATHROOM	Tub control valve placed at outer edge of tub, with tub spout remaining in central position *	Tub control valve placed at outer edge of tub, with tub spout remaining in central position *	Tub control valve placed at outer edge of tub, with tub spout remaining in central position *
MIN. ONE BATHROOM	Accessible storage *	Accessible storage *	Accessible storage *
MIN. ONE BATHROOM		Provide pocket door or door swing out *	Provide pocket door or door swing out *
MIN. ONE BATHROOM		Space under sink minimum 2'8" or 810mm wide *	Space under sink minimum 2'8" or 810mm wide *
MIN. ONE BATHROOM		Provide for the possible future installation of an accessible shower stall, sized at least 3'-0" x 5'-0" or 910mm x 1500mm - refer to the 1998 BC Building Access Handbook for details	Provide for the possible future installation of an accessible shower stall, sized at least 3'-0" x 5'-0" or 910mm x 1500mm - refer to the 1998 BC Building Access Handbook for details
MIN. ONE BEDROOM		Sufficient manoeuvring room between closet and double bed *	Sufficient manoeuvring room between closet and double bed *
MIN. ONE BEDROOM		Provide 3' or 915mm access to window opening *	Provide 3' or 915mm access to window opening *
LAUNDRY FACILITIES		Provide front loading side-by-side washer / dryer in-suite or in common area	Provide front loading side-by-side washer / dryer in-suite or in common area
LAUNDRY FACILITIES		4' or 1220mm manoeuvring space in front of washer / dryer	4' or 1220mm manoeuvring space in front of washer / dryer

* Illustrations available
** Options considered

Design Elements
July 2005

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DESIGN ELEMENTS

ADAPTABLE DESIGN GUIDELINES
FIXTURES AND FINISHES

	LEVEL ONE	LEVEL TWO	LEVEL THREE
BASIC	Easy to read building address numbers (min. 4" or 100mm high in contrasting colours)	Easy to read building address numbers (min. 4" or 100mm high in contrasting colours)	Easy to read building address numbers (min. 4" or 100mm high in contrasting colours)
BASIC	Lighting levels to a minimum of 100 lux outside and inside main building entries and suite entries	Lighting levels to a minimum of 100 lux outside and inside main building entries and suite entries	Lighting levels to a minimum of 100 lux outside and inside main building entries and suite entries
BASIC	No polished finish on building entry flooring (provide flooring samples)	No polished finish on building entry flooring (provide flooring samples)	No polished finish on building entry flooring (provide flooring samples)
BASIC	Except for pocket doors, sliding doors, or doors equipped with openers, lever door handles are required on all doors (provide notation on door schedule)	Except for pocket doors, sliding doors, or doors equipped with openers, lever door handles are required on all doors (provide notation on door schedule)	Except for pocket doors, sliding doors, or doors equipped with openers, lever door handles are required on all doors (provide notation on door schedule)
BASIC	Signage throughout common areas has well contrasted colours	Signage throughout common areas has well contrasted colours	Signage throughout common areas has well contrasted colours
BASIC	Elevators have well contrasted control buttons	Elevators have well contrasted control buttons	Elevators have well contrasted control buttons
CIRCULATION		Slip resistant flooring	Slip resistant flooring
BUILDING MEETING / AMENITY ROOMS		Colour contrasting exit doors	Colour contrasting exit doors
UNIT ENTRIES		Provide carpet and drapes to absorb sound and decrease echoes	Provide carpet and drapes to absorb sound and decrease echoes
UNIT ENTRIES		Adjustable door closers to reduce force to open door to maximum 22N or 5 lbs.	Adjustable door closers to reduce force to open door to maximum 22N or 5 lbs.
UNIT ENTRIES		Door handle at 40" or 1000mm above the floor, with deadbolts placed immediately above or below	Door handle at 40" or 1000mm above the floor, with deadbolts placed immediately above or below
UNIT ENTRIES		Two door viewers: 3'5" or 1050mm and 5' or 1520mm	Two door viewers: 3'5" or 1050mm and 5' or 1520mm
UNIT FLOORING		Non-slip flooring in kitchen and minimum one bathroom (provide flooring samples)	Non-slip flooring in kitchen and minimum one bathroom (provide flooring samples)
PATIOS AND BALCONIES		High density, low level loop carpet and underlay maximum 1/4" or 13mm height	High density, low level loop carpet and underlay maximum 1/4" or 13mm height
PATIOS AND BALCONIES		Outdoor light fixture provided	Outdoor light fixture provided
PATIOS AND BALCONIES		Electrical outlet provided	Electrical outlet provided

* Illustrations available

Fixtures & Finishes
July 2005

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FIXTURES & FINISHES

ELECTRICAL

ELECTRICAL

ELECTRICAL

ELECTRICAL

ELECTRICAL

ELECTRICAL

WINDOWS

KITCHEN

KITCHEN

KITCHEN

KITCHEN

KITCHEN

KITCHEN

KITCHEN

KITCHEN

KITCHEN

ELECTRICAL		Switches, controls, thermostats and the highest breaker in the suite panel, to be installed no higher than 46" or 1170mm above finished floor	Switches, controls, thermostats and the highest breaker in the suite panel, to be installed no higher than 46" or 1170mm above finished floor
ELECTRICAL		Electrical outlets, cable outlets, telephone jacks not lower than 18" or 450mm above floor	Electrical outlets, cable outlets, telephone jacks not lower than 18" or 450mm above floor
ELECTRICAL	Within suites a duplex outlet is required within 8' or 200mm of a telephone jack	Within suites a duplex outlet is required within 8' or 200mm of a telephone jack	Within suites a duplex outlet is required within 8' or 200mm of a telephone jack
ELECTRICAL	Wiring for visual alarm system in living room and minimum one bedroom, connected to fire alarm system	Wiring for visual alarm system in living room and minimum one bedroom, connected to fire alarm system	Wiring for visual alarm system in living room and minimum one bedroom, connected to fire alarm system
ELECTRICAL		Rocker switches	Rocker switches
ELECTRICAL		Double bulb ceiling fixtures	Double bulb ceiling fixtures
ELECTRICAL		Provide wiring for automatic door opener and strike at unit entry	Provide wiring for automatic door opener and strike at unit entry
WINDOWS		Easily grasped and operated mechanism for opening and locking windows	Easily grasped and operated mechanism for opening and locking windows
KITCHEN		Task lighting of at least 100 lux level at sink, stove and work areas in addition to general overhead lighting	Task lighting of at least 100 lux level at sink, stove and work areas in addition to general overhead lighting
KITCHEN		Pull-out work boards at 2'8" or 810mm height *	Pull-out work boards at 2'8" or 810mm height *
KITCHEN		Lever handle faucets and cabinet handles which can be easily used with an open hand eg. "D" or "J" cabinet handles	Lever handle faucets and cabinet handles which can be easily used with an open hand eg. "D" or "J" cabinet handles
KITCHEN		Adjustable shelves in all cabinets	Adjustable shelves in all cabinets
KITCHEN		Drawer storage in key areas *	Drawer storage in key areas *
KITCHEN		Provision for removal of sink cabinet and lowering of counter height	Provision for removal of sink cabinet and lowering of counter height
KITCHEN		Provision in water supply and drain to allow for a 4" (100mm) drop in vanity height (offset plumbing)	Provision in water supply and drain to allow for a 4" (100mm) drop in vanity height (offset plumbing)
KITCHEN		Where regular refrigerator installed initially, provide adequate space for side by side model	Where regular refrigerator installed initially, provide adequate space for side by side model
KITCHEN		Contrasting knobs on stove / cook top	Contrasting knobs on stove / cook top

* Illustrations available

Fixtures & Finishes
July 2005

2 of 3

FIXTURES & FINISHES

MIN. ONE BATHROOM

MIN. ONE BATHROOM

MIN. ONE BATHROOM

MIN. ONE BATHROOM

MIN. ONE BATHROOM

MIN. ONE BATHROOM

LIVING ROOM

BEDROOMS

BEDROOMS

BEDROOMS

IN-SUITE STORAGE

MIN. ONE BATHROOM	Solid blocking provided in walls of tub / shower and toilet areas, and behind towel bars *	Solid blocking provided in walls of tub / shower and toilet areas, and behind towel bars *	Solid blocking provided in walls of tub / shower and toilet areas, and behind towel bars *
MIN. ONE BATHROOM	Pressure balanced tub / shower valves	Pressure balanced tub / shower valves	Pressure balanced tub / shower valves
MIN. ONE BATHROOM	Provision in water supply and drain to allow for a 4" (100mm) drop in vanity height (offset plumbing)	Provision in water supply and drain to allow for a 4" (100mm) drop in vanity height (offset plumbing)	Provision in water supply and drain to allow for a 4" (100mm) drop in vanity height (offset plumbing)
MIN. ONE BATHROOM	Provision for vanity sink removal	Provision for vanity sink removal	Provision for vanity sink removal
MIN. ONE BATHROOM	Adjustable height shower head or hand-held shower head on adjustable bracket *	Adjustable height shower head or hand-held shower head on adjustable bracket *	Adjustable height shower head or hand-held shower head on adjustable bracket *
MIN. ONE BATHROOM	One switched electrical outlet	One switched electrical outlet	One switched electrical outlet
LIVING ROOM	Three-way switched outlet at bed area and doorway	Three-way switched outlet at bed area and doorway	Three-way switched outlet at bed area and doorway
BEDROOMS	Provide light fixture in or adjacent to closet	Provide light fixture in or adjacent to closet	Provide light fixture in or adjacent to closet
BEDROOMS	Telephone jack	Telephone jack	Telephone jack
IN-SUITE STORAGE	Provide light and electrical outlet	Provide light and electrical outlet	Provide light and electrical outlet

* Illustrations available

Fixtures & Finishes
July 2005

3 of 3

FIXTURES & FINISHES

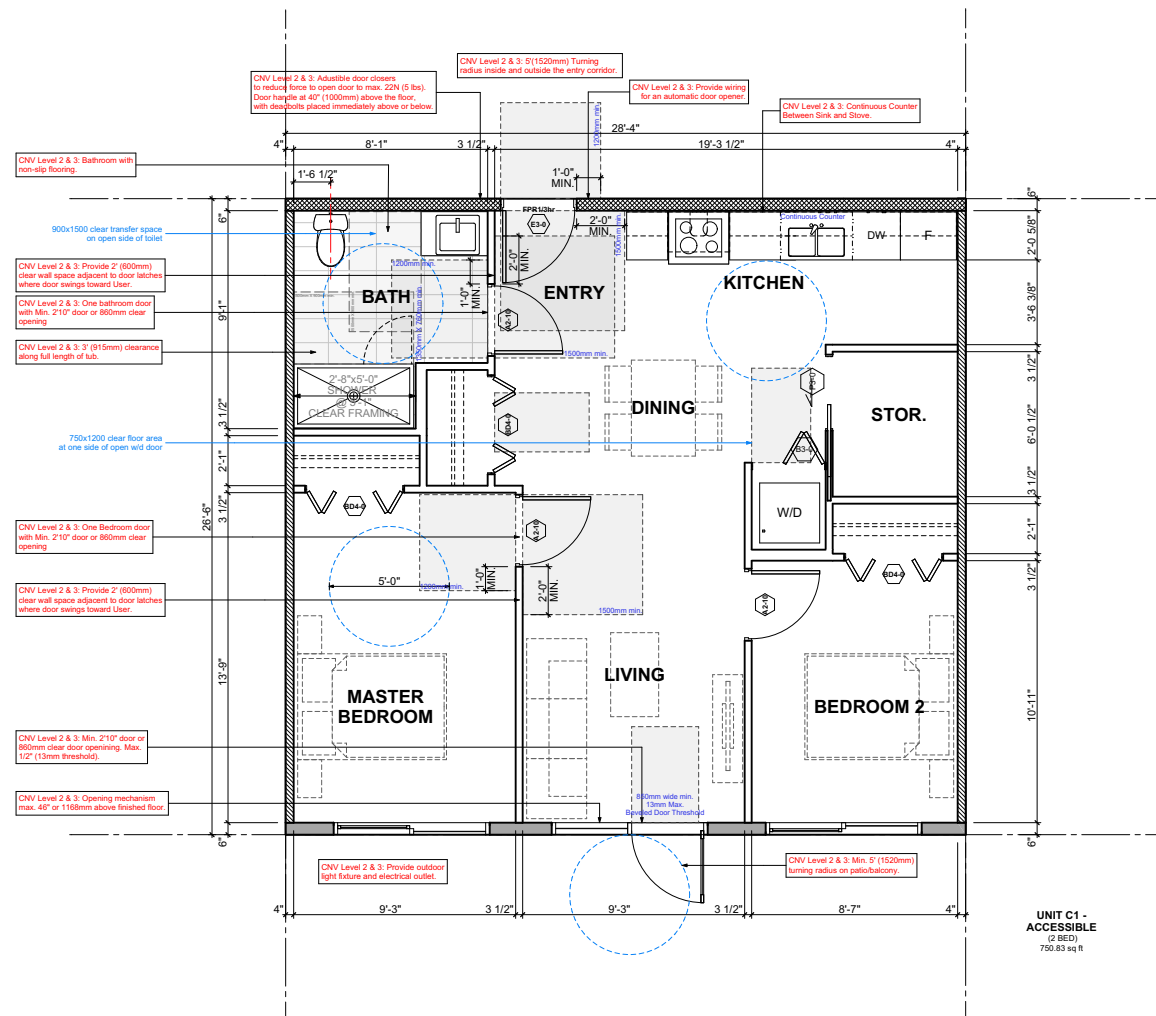
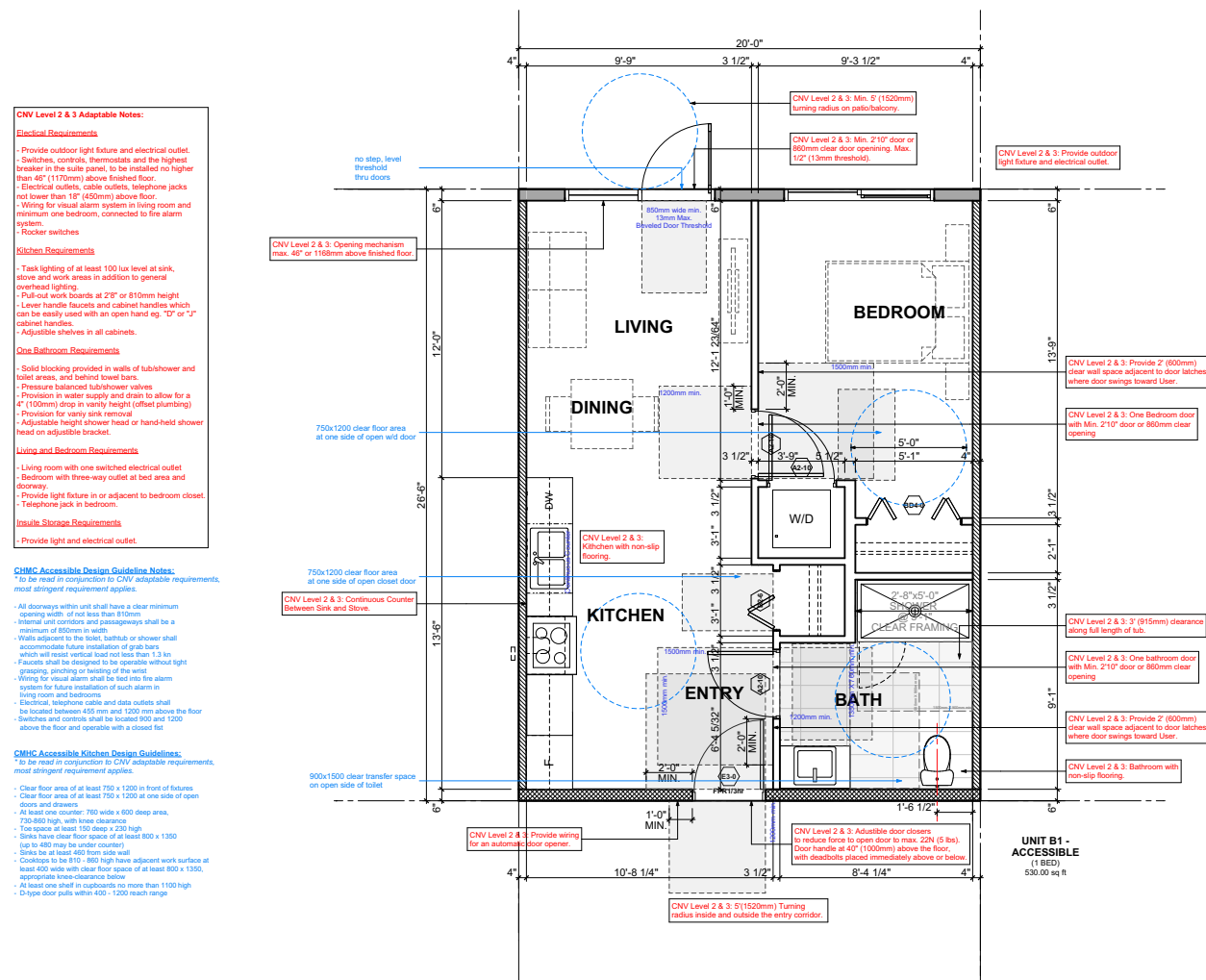
Apartment Unit Areas		Unit Areas										Total Unit Area		
Unit Types	SF	Number of Units / Floor						Total Units	SF	m ²	% of Units			
		L1	L2	L3	L4	L5	L6							
Unit A1 Studio	352.08		1	1	1	1	1	5	352.08	32.71	5.6%			
Unit A2 Studio	371.00		1	1	1	1	1	5	371.00	34.47	5.6%			
Unit A3 Studio	439.24		1	1	1	1	1	5	439.24	40.81	5.6%			
Unit B1 1 Bedroom	530.00		2	5	5	5	7	24	530.00	49.24	27.0%			
Unit B1 - Accessible 1 Bedroom	540.00		6	3	3			12	540.00	50.17	13.5%			
Unit B1 - Adaptable 1 Bedroom	540.00					3	1	4	540.00	50.17	4.5%			
Unit C1 2 Bedroom	750.83			2	2	2	2	8	750.83	69.76	9.0%			
Unit C1 - Accessible 2 Bedroom	750.83													
Unit C1 - Adaptable 2 Bedroom	750.83		3	1	1	1		6	750.83	69.76	6.7%			
Unit C2 2 Bedroom	764.84		1	1	1	1	1	5	764.84	71.06	5.6%			
Unit C3 2 Bedroom	839.52							0	839.52	78.00	0.0%			
Unit D1 3 Bedroom	901.00		1	1	1	1	1	5	901.00	83.71	5.6%			
Unit D2 3 Bedroom	977.45		1	1	1	1	1	5	977.45	90.81	5.6%			
Unit D3 3 Bedroom	962.15			1	1	1	1	4	962.15	89.39	4.5%			
Unit Totals		0	17	18	18	18	18	89			100%			

5 Unit B1 - Accessible
SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"

1 Unit C1 - Accessible

SCALE: 1/4" = 1'-0"



ELEVATIONS

MATERIAL & COLOUR SCHEDULE											
Building Elements	A1	A2	A3	A4	B1	B2	B3	C	D1	E1	E2
Colour	Grey	White	Dark Grey	Beige	Charcoal Grey	White	Cladding and Accent Panels	Cladding	Dark Grey	Cladding	Dark Grey
Material	Cladding	Cladding	Cladding	Cladding	Cladding	Cladding	Cladding	Cladding	Cladding	Cladding	Cladding
Product	Cladding	Cladding	Cladding	Cladding	Cladding	Cladding	Cladding	Cladding	Cladding	Cladding	Cladding
Colour to Match / Manufacturer Reference No.	Cladding	Cladding	Cladding	Cladding	Cladding	Cladding	Cladding	Cladding	Cladding	Cladding	Cladding
Manufacturer	Cladding	Cladding	Cladding	Cladding	Cladding	Cladding	Cladding	Cladding	Cladding	Cladding	Cladding
Notes	Cladding	Cladding	Cladding	Cladding	Cladding	Cladding	Cladding	Cladding	Cladding	Cladding	Cladding



1 North Elevation
SCALE 1/8" = 1'-0"



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

MATERIAL & COLOUR SCHEDULE											
Building Elements	A1	A2	A3	A4	B1	B2	B3	C	D1	E1	E2
Colour	Cladding	Cladding	Cladding	Cladding	Cladding and Accent Panels	Cladding	Cladding	Cladding	Cladding	Cladding	Cladding
Material	Cladding	Cladding	Cladding	Cladding	Cladding and Accent Panels	Cladding	Cladding	Cladding	Cladding	Cladding	Cladding
Product	Cladding	Cladding	Cladding	Cladding	Cladding and Accent Panels	Cladding	Cladding	Cladding	Cladding	Cladding	Cladding
Colour to Manufacturer	Cladding	Cladding	Cladding	Cladding	Cladding and Accent Panels	Cladding	Cladding	Cladding	Cladding	Cladding	Cladding
Manufacturer Reference No.	Cladding	Cladding	Cladding	Cladding	Cladding and Accent Panels	Cladding	Cladding	Cladding	Cladding	Cladding	Cladding



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



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

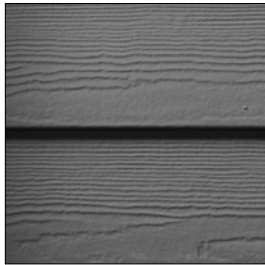
MATERIAL & COLOUR SCHEDULE																		
	A1	A2	A3	B1	B2	B3	C	D1	E1	E2	E3	F	G	H	J1	J2	L	M
Building Elements	Cladding	Cladding	Cladding	Cladding and Accent Panels	Cladding	Cladding	Cladding	Cladding	Soffit	Soffit	Soffit @ Feature Frames	Wood Fascias	Flashing, Gutters, and down spouts	Aluminium Railing @ Balconies	Windows	Windows Storefront	Typical Entry/Patio Door	Exposed Concrete Walls
Colour	Grey	White	Dark Grey	Charcoal Grey	White	Beige	Wood-Look	Dark Grey	Wood-Look	Dark Grey	Arctic White	Dark Grey	To Match Adjacent	Black	Black	Black	Black	Grey
Material	Cementitious Lap Siding w/ 7" Exposure	Cementitious Lap Siding w/ 7" Exposure	Cementitious Lap Siding w/ 7" Exposure	Cementitious Panel Board	Cementitious Panel Board	Cementitious Panel Board	Cementitious Siding w/ 4" Exposure	Brick Masonry	Cementitious Soffit Board	Cementitious Soffit Board with Vent Strip	Cementitious Soffit Board with Vent Strip	dimensional lumber painted	Prefinished Aluminium	Prefinished Aluminium	Vinyl	Aluminium	Insulated Aluminium Door	C.I.P. Architectural Concrete
Product	HardiePanel® Lap Siding	HardiePanel® Lap Siding	HardiePanel® Lap Siding	HardiePanel® Siding	HardiePanel® Siding	HardiePanel® Siding	RusticSeries™ Lap Siding	Smooth Modular Brick	RusticSeries™ Lap Siding	HardiePanel® Siding	HardiePanel® Siding	TBC	TBC	TBC	TBC	TBC	TBC	On-site C.I.P. Architectural Concrete w/ Reveal Line
Colour to Match / Manufacturer Reference No.	Pearl Grey	Arctic White	Night Gray	Benjamin Moore "Graphite 1603"	Arctic White	Cobble Stone	Mountain Cedar	Manganese Ironspot	Mountain Cedar	(To Match Material F)	(To Match Material B3)	Benjamin Moore "Graphite 1603"	To Match Adjacent	Prefinished Black	Black (white interior frames)	Black	Prefinished Black	Clear Sealer
Manufacturer	JamesHardie or Similar Alternate	JamesHardie or Similar Alternate	JamesHardie or Similar Alternate	JamesHardie or Similar Alternate	JamesHardie or Similar Alternate	JamesHardie or Similar Alternate	WOODTONE™ or Similar Alternate	Endicott/IXL	WOODTONE™ or Similar Alternate	JamesHardie	JamesHardie	-	TBC	TBC	TBC	TBC	TBC	N/A



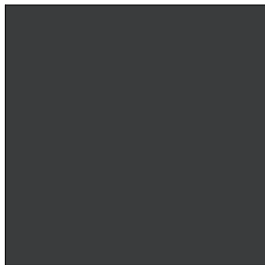
A1 → Material Image



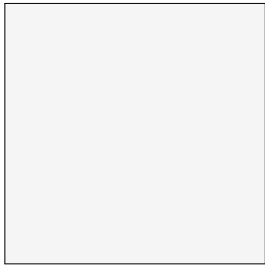
A2 → Material Image



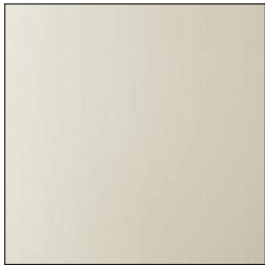
A3 → Material Image



B1 → Material Image



B2 → Material Image



B3 → Material Image



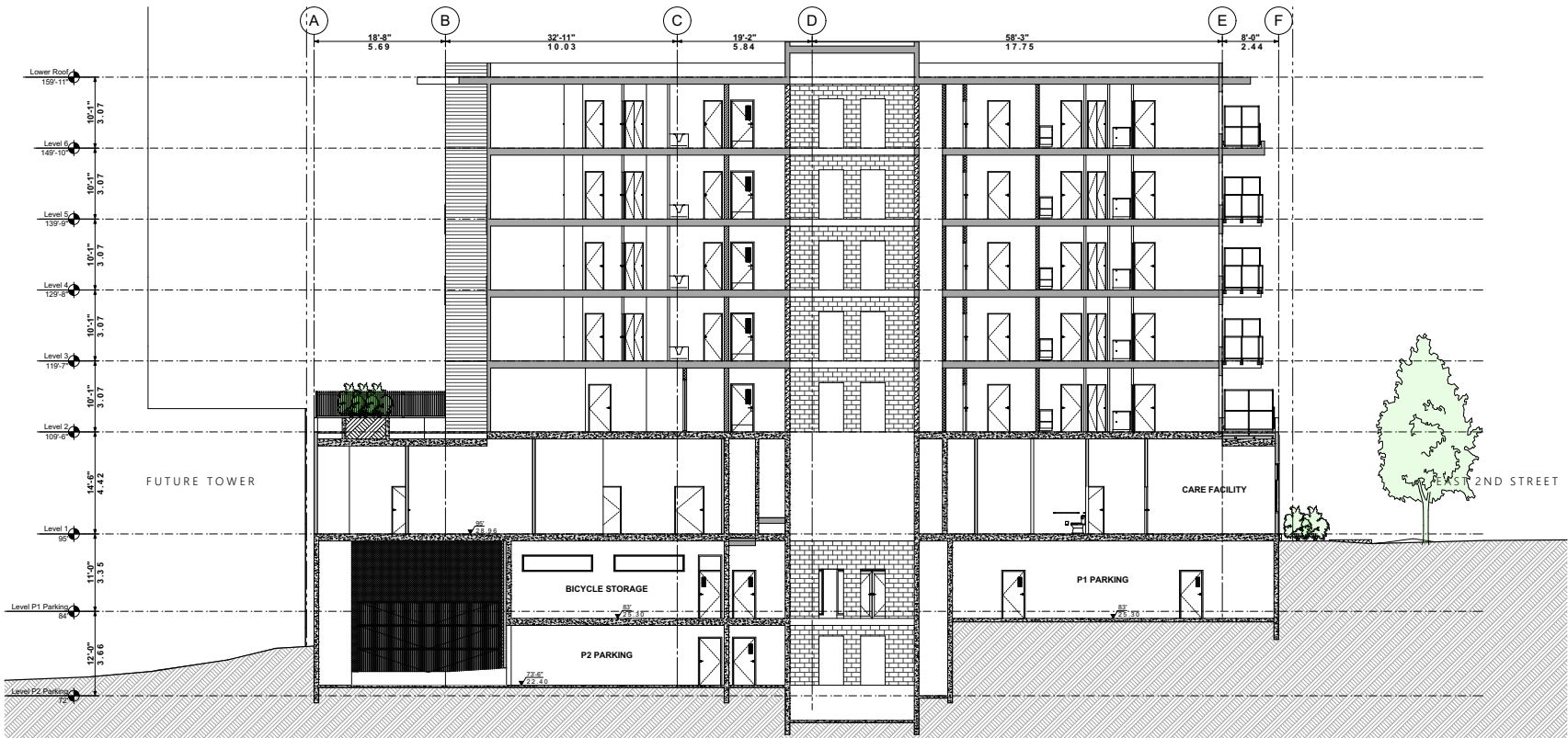
C → E1 → Material Image



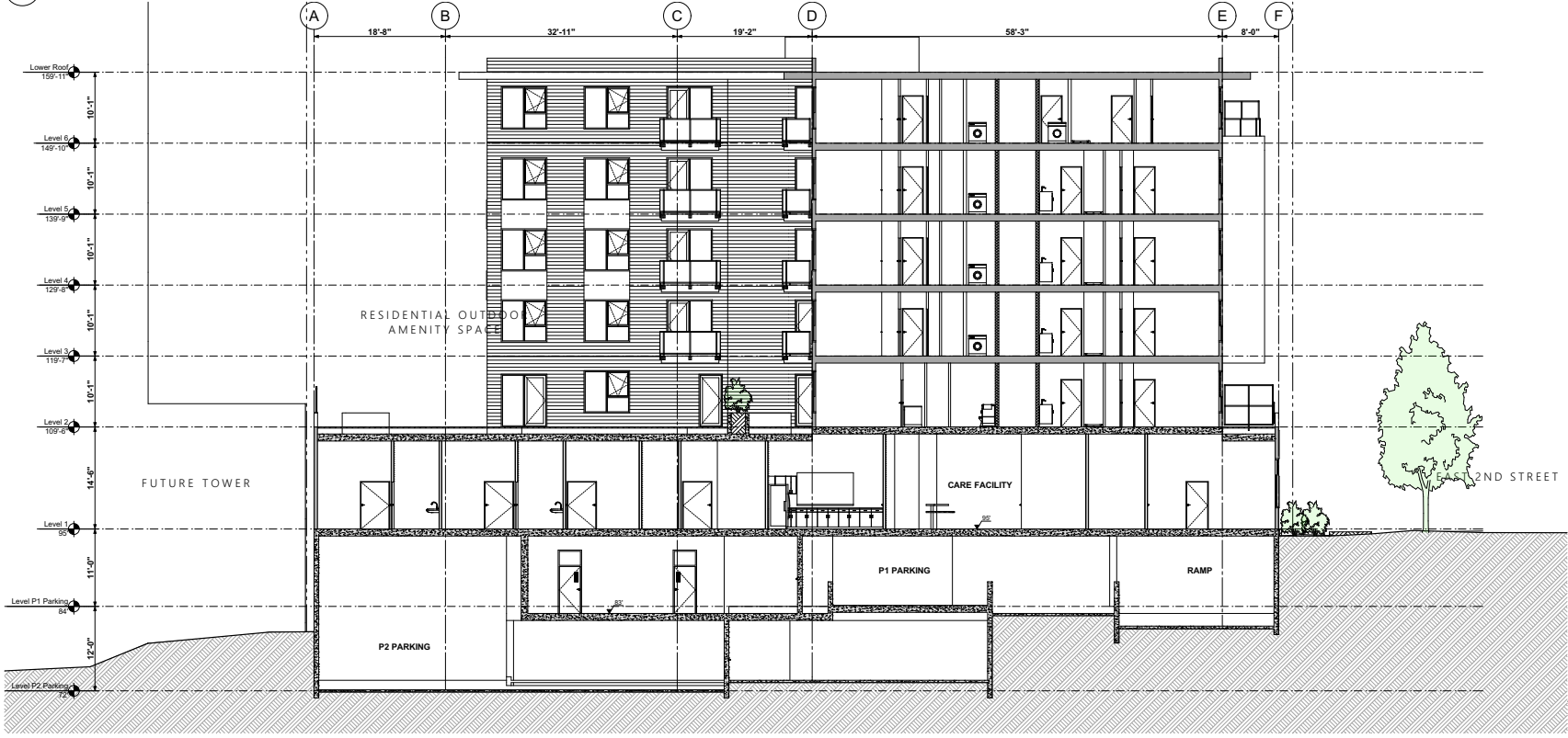
D1 → Material Image



SECTIONS



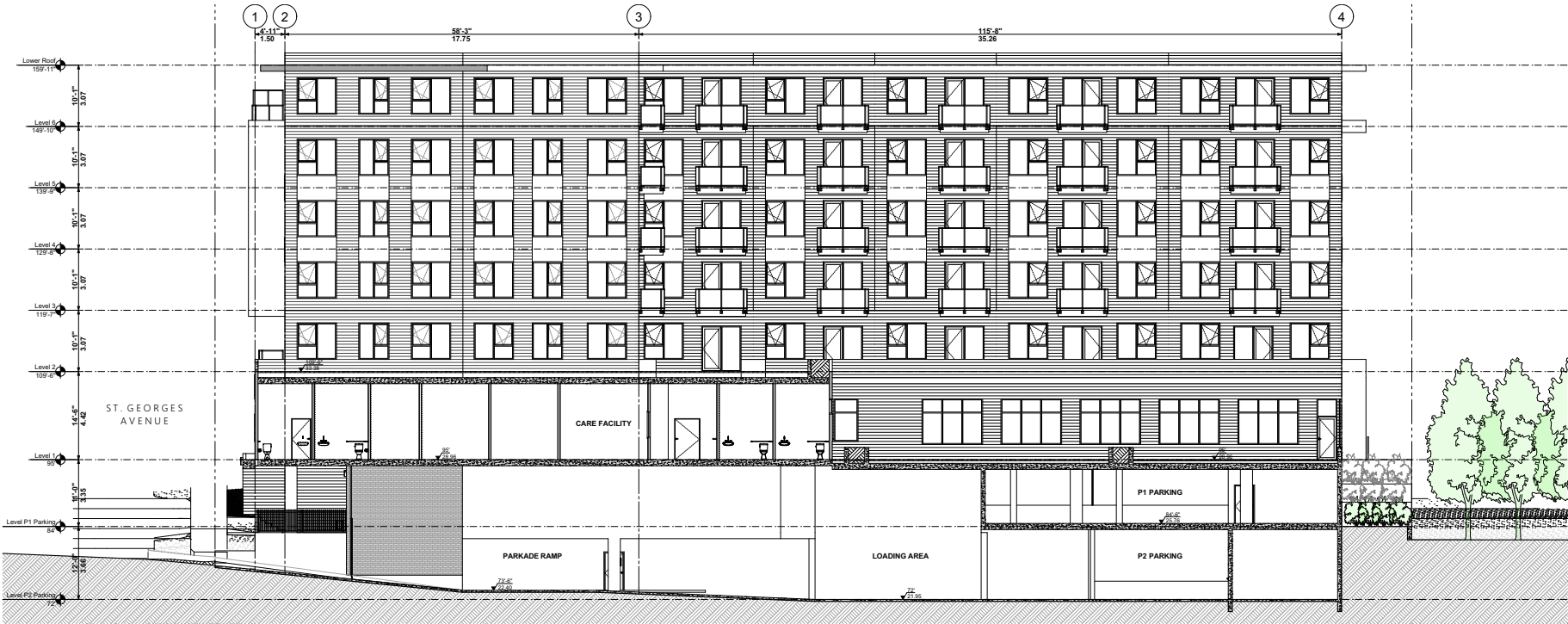
1 Building Section 1- North-South
SCALE 1/8" = 1'-0"



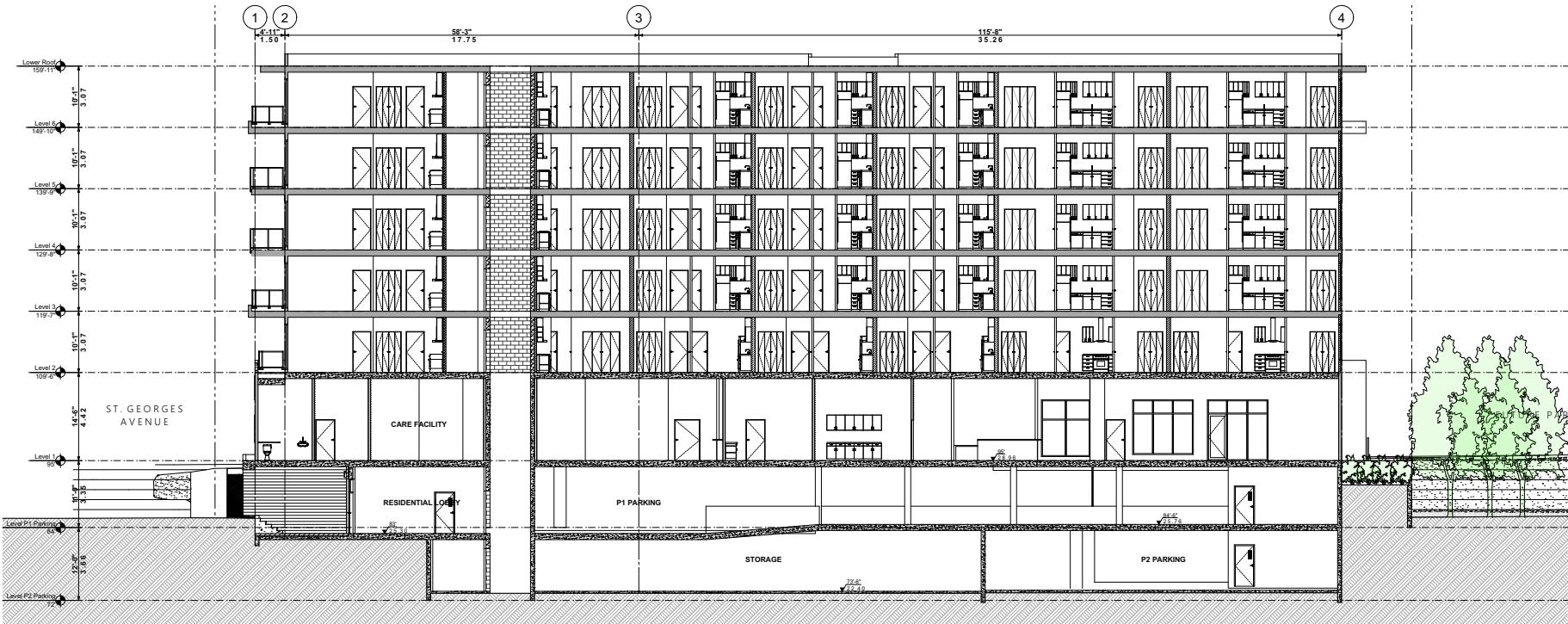
2 Building Section 2- North-South
SCALE 1/8" = 1'-0"



1 Building Section 3 - North-South
SCALE 1/8" = 1'-0"



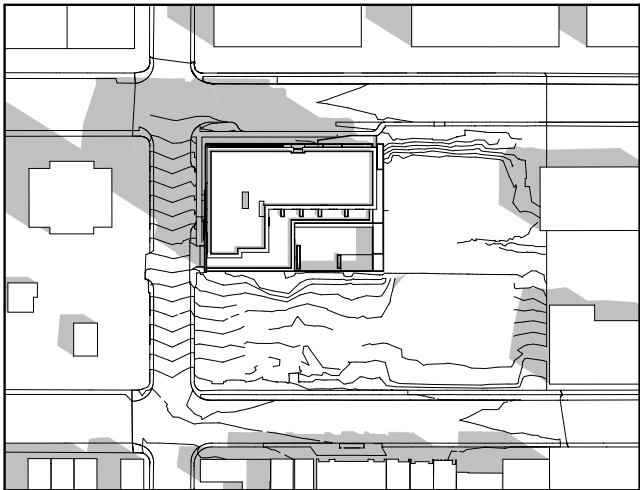
1 Building Section 1 - East-West
SCALE: 1/8" = 1'-0"



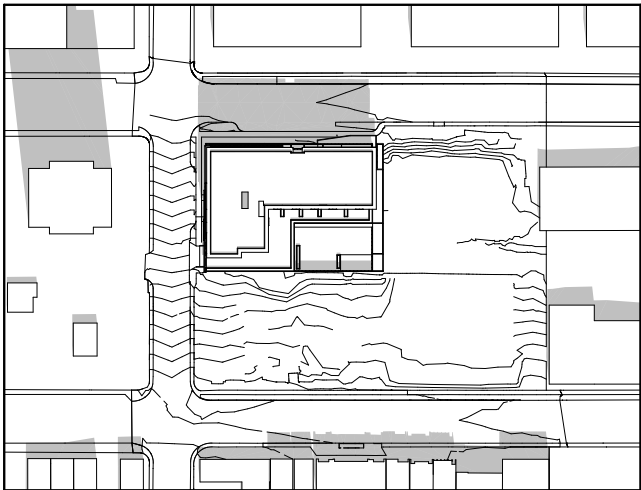
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SCALE: 1/8" = 1'-0"



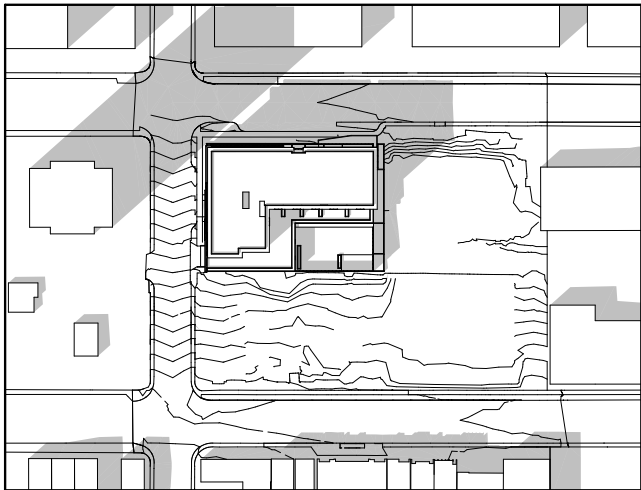
1 Building Section 3 - East-West
SCALE: 1/8" = 1'-0"



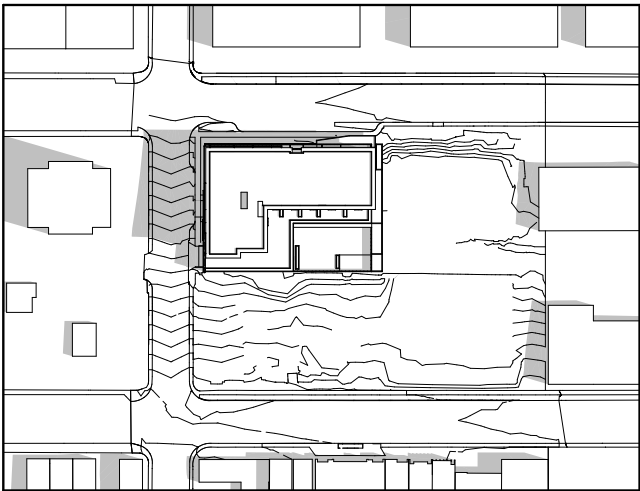
SHADOW STUDY - MARCH 21ST @ 9:00



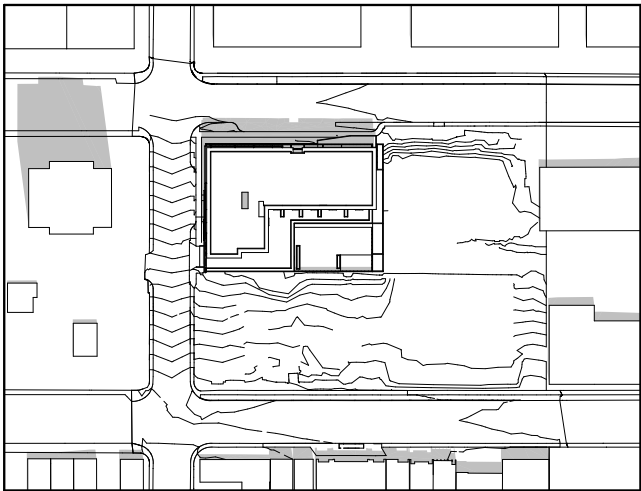
SHADOW STUDY - MARCH 21ST @ 12:00



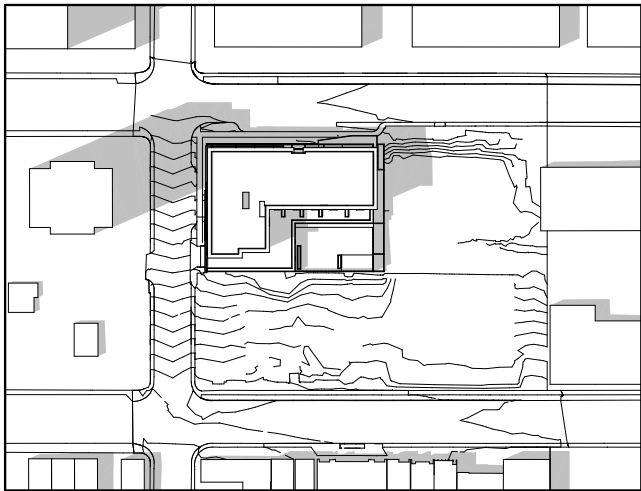
SHADOW STUDY - MARCH 21ST @ 15:00



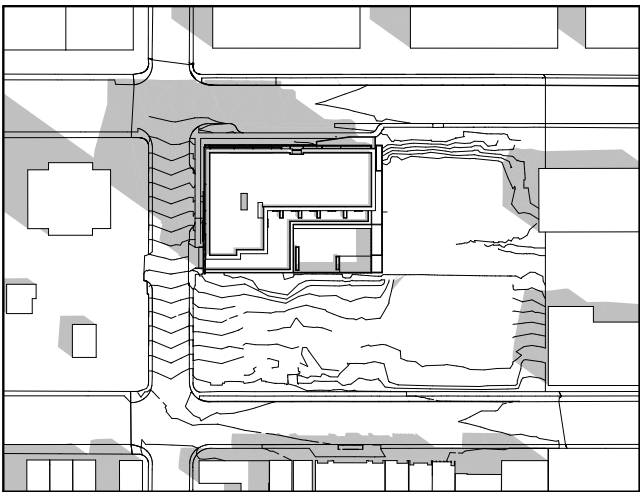
SHADOW STUDY - JUNE 21ST @ 9:00



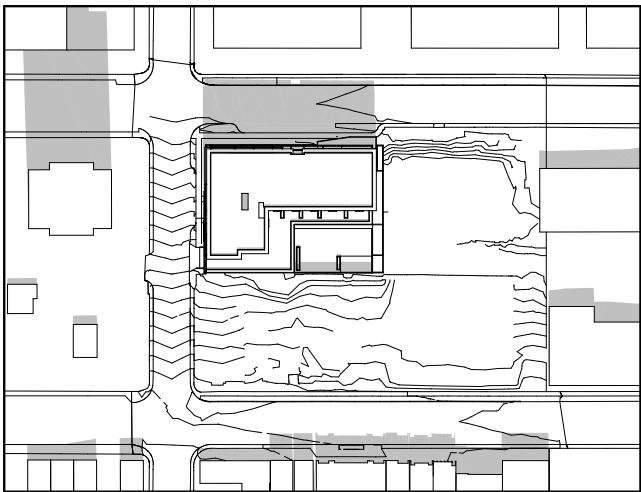
SHADOW STUDY - JUNE 21ST @ 12:00



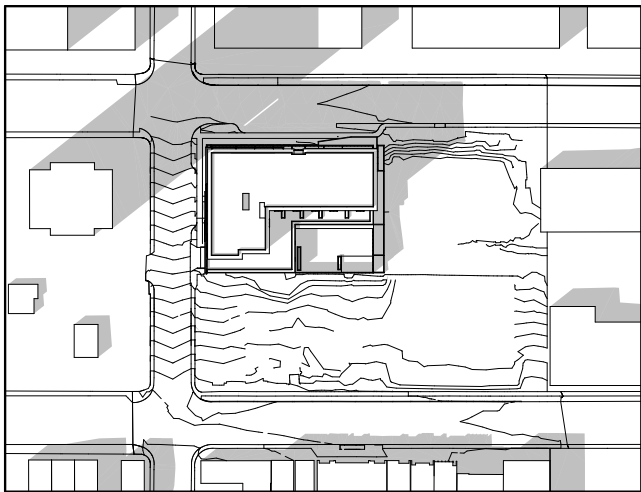
SHADOW STUDY - JUNE 21ST @ 15:00



SHADOW STUDY - SEPTEMBER 21ST @ 9:00












SHADOW STUDY - SEPTEMBER 21ST @ 12:00



SHADOW STUDY - SEPTEMBER 21ST @ 15:00

LANDSCAPE

Legend

Key	Material	Colour/Finish
	Cast in Place concrete	Broom finish with control joints to City of North Vancouver Standards
	Hydrapressed Pavers	Sandblast finish
	Concrete Unit Pavers @ Residential Entry	
	Poured in Place Rubber play Surface	
	Sod Lawn	Sand based - non- netted
	Shrub Planting	
	Evergreen Hedge	
	Urban Agriculture Planting	
	CIP Concrete Wall/Curb	

Notes





Planting Notes

- All work shall meet or exceed the requirements as outlined in the Current Edition of the Canadian Landscape Standard.
- Plant sizes and related container classes are specified according to the Current Edition of the Canadian Landscape Standard. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the Standard; for all other plants, bothplant size and container class shall be as shown in the plant list. Specifically, when the plant list call for #5 class containers, these shall be as defined in the Canadian (ANSI) Standard.
- All trees to be staked in accordance with Canadian Standards.
- Tree caliper shall be a minimum of 6cm.
- All Street Trees to have 2.4m long sections of 450mm ht. root barriers installed between the tree and sidewalk

Irrigation Notes

- High efficiency irrigation system complete with weather station, to be provided for all 'Soft Landscape Areas' shown on the drawing.
- Irrigated areas to be installed as a design build irrigation system from the stub outs provided. Provide submittals of design to consultant at least one week prior to installation and as-built drawing within one month of substantial performance.
- The irrigation system design and installation shall be in accordance with the IIABC Standards.

Plant List

TREES					
SYMBOL	QTY	Botanical Name	Common Name	Size/ Comments	
	11	Acer palmatum	Japanese Maple	10' Ht.	B&B Specimen (3 Stem)
	6	Cornus k. 'Star Light'	Japanese Dogwood	10' Ht.	B&B Specimen (3 Stem)
	5	Nyssa sylvatica	Black Tupelo	5cm Cal.	B&B Specimen
	2	Street Tree	To be confirmed by City of Burnaby	7cm Cal.	B&B Specimen
SHRUBS / PERENNIALS / GRASSES / GROUNDCOVERS					
SYMBOL	QTY	Botanical Name	Common Name	Size/ Comments	
Az	208	Azalea 'Red'	Azalea	#2 Pot	24" O.C.
B	139	Buxus s. 'winter gem'	Boxwood	#2 Pot	18" O.C.
C	218	Cornus canadensis	Creeping Dogwood	#1 Pot	12" O.C.
Cs	69	Cornus stolonifera	Red Twig Dogwood	#2 Pot	24" O.C.
⊕	132	Cotoneaster dammeri	Bearberry Cotoneaster	#1 Pot	12" O.C.
L	201	Liriope muscari	Lilyturf	#1 Pot	12" O.C.
La	23	Lavandula angustifolia	English Lavender	#2 Pot	24" O.C.
Lp	108	Lonicera pileata	Privet Honeysuckle	#2 Pot	36" O.C.
p	90	Pachysandra terminalis	Japanese Spurge	#1 Pot	12" O.C.
R1	23	Rhododendron (Red)	Rhododendron	#2 Pot	24" O.C.
R2	23	Rhododendron (White)	Rhododendron	#2 Pot	24" O.C.
R3	75	Rhododendron (Red)	Rhododendron	#3 Pot	36" O.C.
Sj	83	Skimmia japonica	Japanese Skimmia	#2 Pot	20" O.C.
T	237	Taxus media 'Hilli'	Hill's Yew (Male Only)	4' Ht.	RB to RB

Paving Material Reference Images

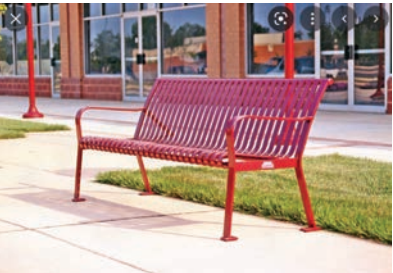


Unit Concrete Paving @ Building Entry



Hydropressed Paving

Furnishing Reference Images



Bench @ Ground Level



Bike Rack

Plant Material Reference Images



Cornus kousa 'Starlight' Starlight Dogwood



Acer japonicum 'Osakazuki' Japanese Maple



Nyssa sylvatica Black Tupelo



Layered Evergreen Planting



Skimmia japonica 'Rubella' Rubella Japanese Skimmia



Cornus sericea 'Kelsey' Dwarf Redtwig Dogwood



Red Rhododendron

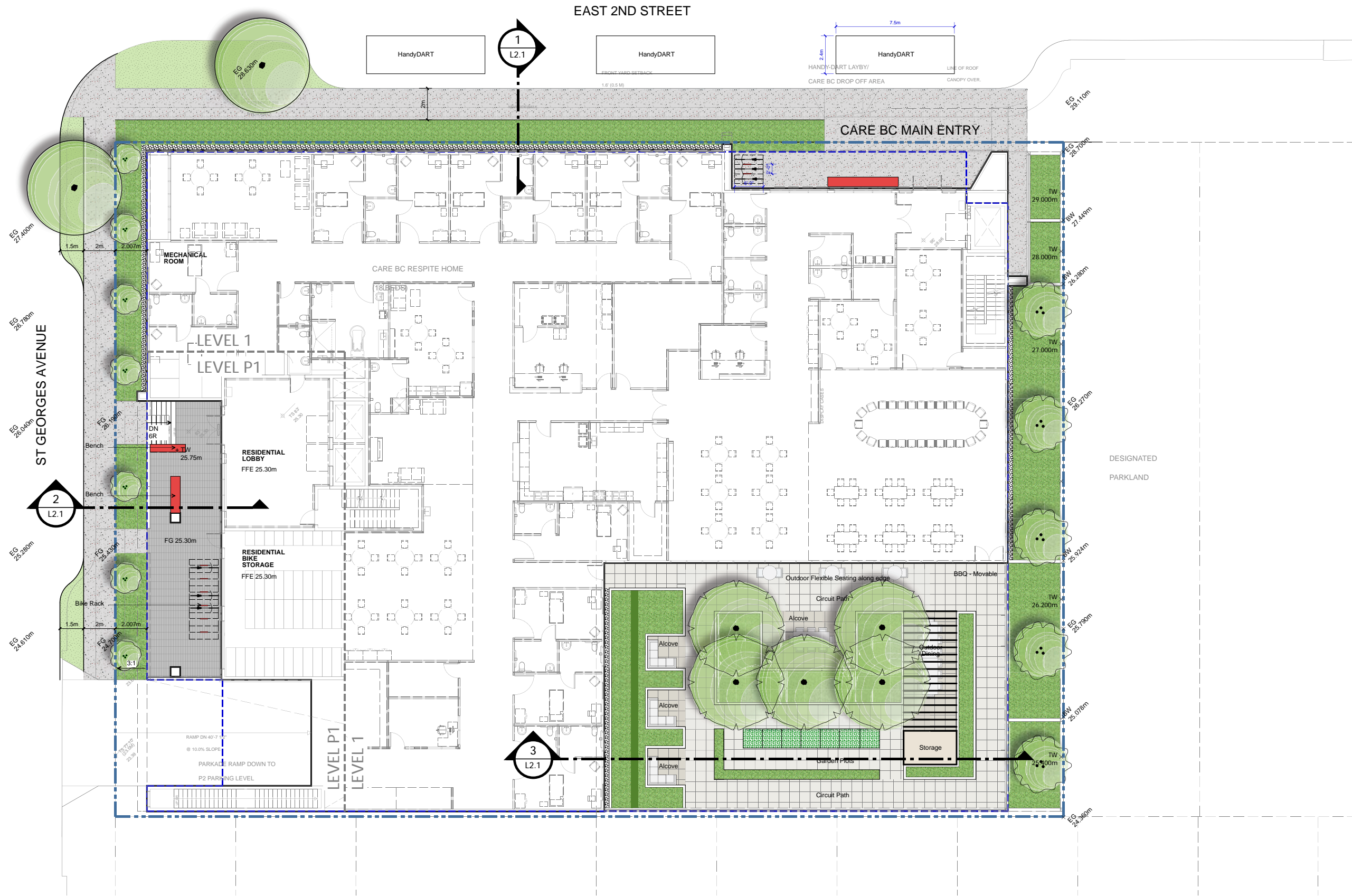


Lonicera pileata Box-leaved Honeysuckle

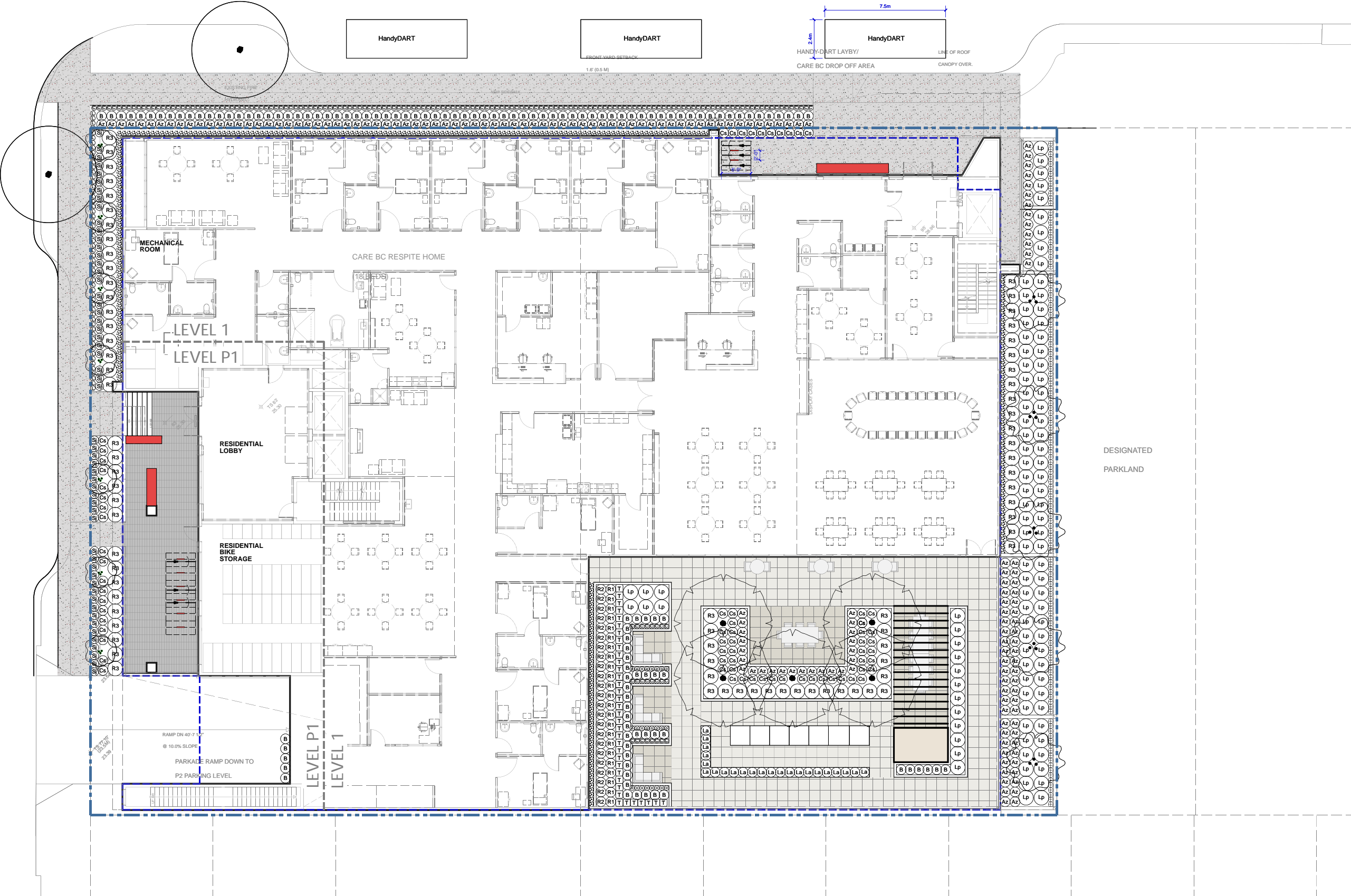


Azalea japonica Japanese Azalea

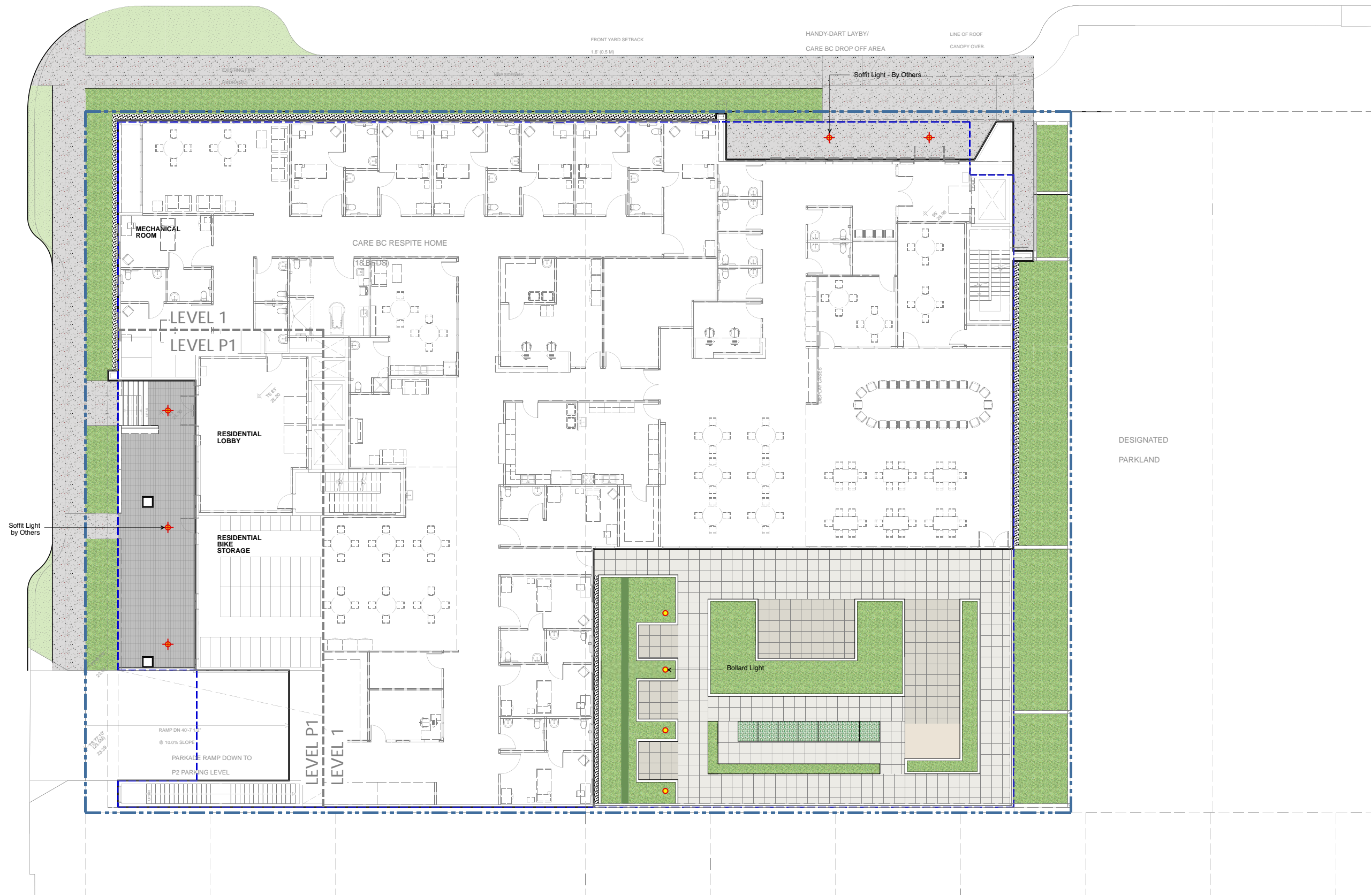
GROUND LEVEL LANDSCAPE PLAN



GROUND LEVEL PLANTING PLAN



GROUND LEVEL LIGHTING PLAN



EAST 2ND STREET

ST GEORGES AVENUE

