WELCOME & INTRODUCTIONS

DEVELOPER INFORMATION SESSION - CATALYST COMMUNITY DEVELOPMENTS SOCIETY

225 EAST 2ND STREET NON-MARKET HOUSING & SENIORS RESPITE FACILITY

TUESDAY FEBRUARY 8, 2022



catalyst Community Developments

Health & Home CARE Society of BC

Integra ARCHITECTURE INC.

durante kreuk

AGENDA

1. WELCOME & INTRODUCTIONS

2. HOUSKEEPING & MEETING PROCEDURES

3. APPLICANT'S PROPOSAL PRESENTATION

4. QUESTIONS & ANSWERS

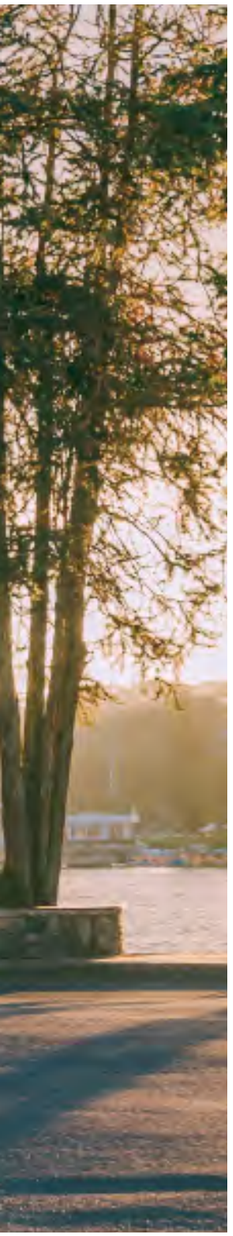


catalyst Community Developments

Health & Home CARE Society of BC

Integra ARCHITECTURE INC.

durante kreuk



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.

Robin Petri, VP Development

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.

Inge Schamborzki, Executive Director

PROJECT TEAM

ARCHITECT

Integra ARCHITECTURE INC.

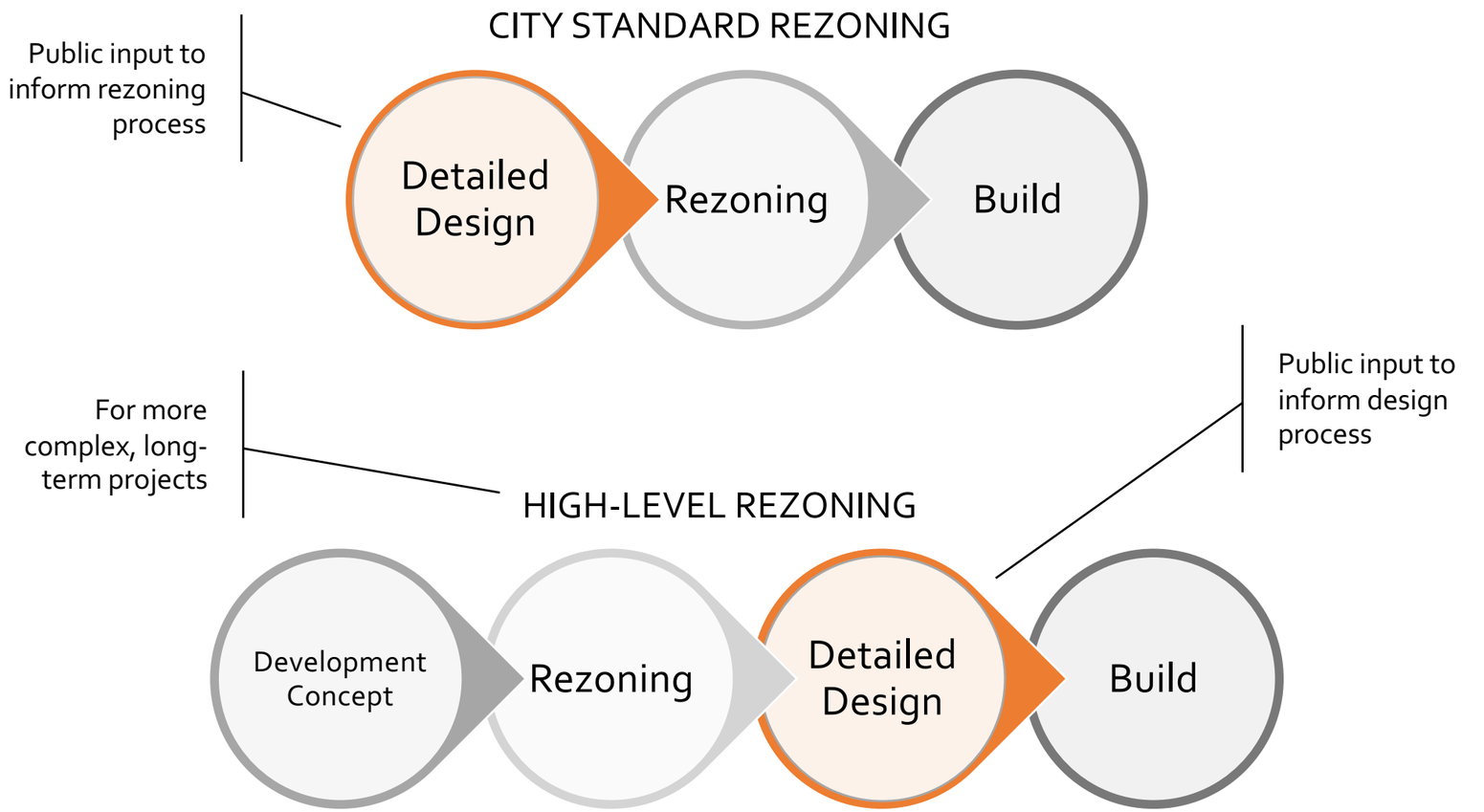
LANDSCAPE ARCHITECT

HOUSEKEEPING & MEETING PROCEDURES/GUIDELINES

- Attendee mics and cameras are turned off.
- If you can't hear, check your Zoom settings to ensure audio is connected; make sure your audio is turned on and volume is up.
- Please be respectful of others and ask thoughtful questions, offer respectful comments: every one is entitled to their views.
- If you want to ask a question: click the Q&A button on the Zoom bar and type it in. We will read out the questions and answer them after the applicant's presentation
- Please wait until others have asked their questions if you want to ask another question or com -ment.
- If we don't get to all the questions or you want further information,
  please contact us at: robin@catalystcommdev.org

- Comment Forms will be emailed after this session to everyone who has provided their email address: please email us your feedback by the end of day Sunday February 13, 2022.

Development Process



CLIENT CATALYST COMMUNITY DEVELOPMENT SOCIETY / CARE BC

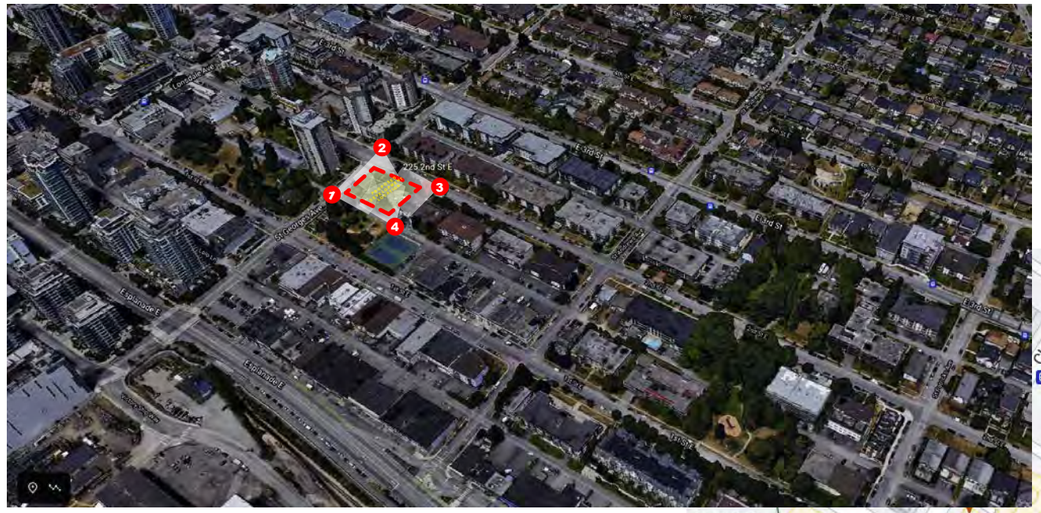
PROJECT ADDRESS 225 E 2ND STREET NORTH VANCOUVER, BC

PROJECT # 21578

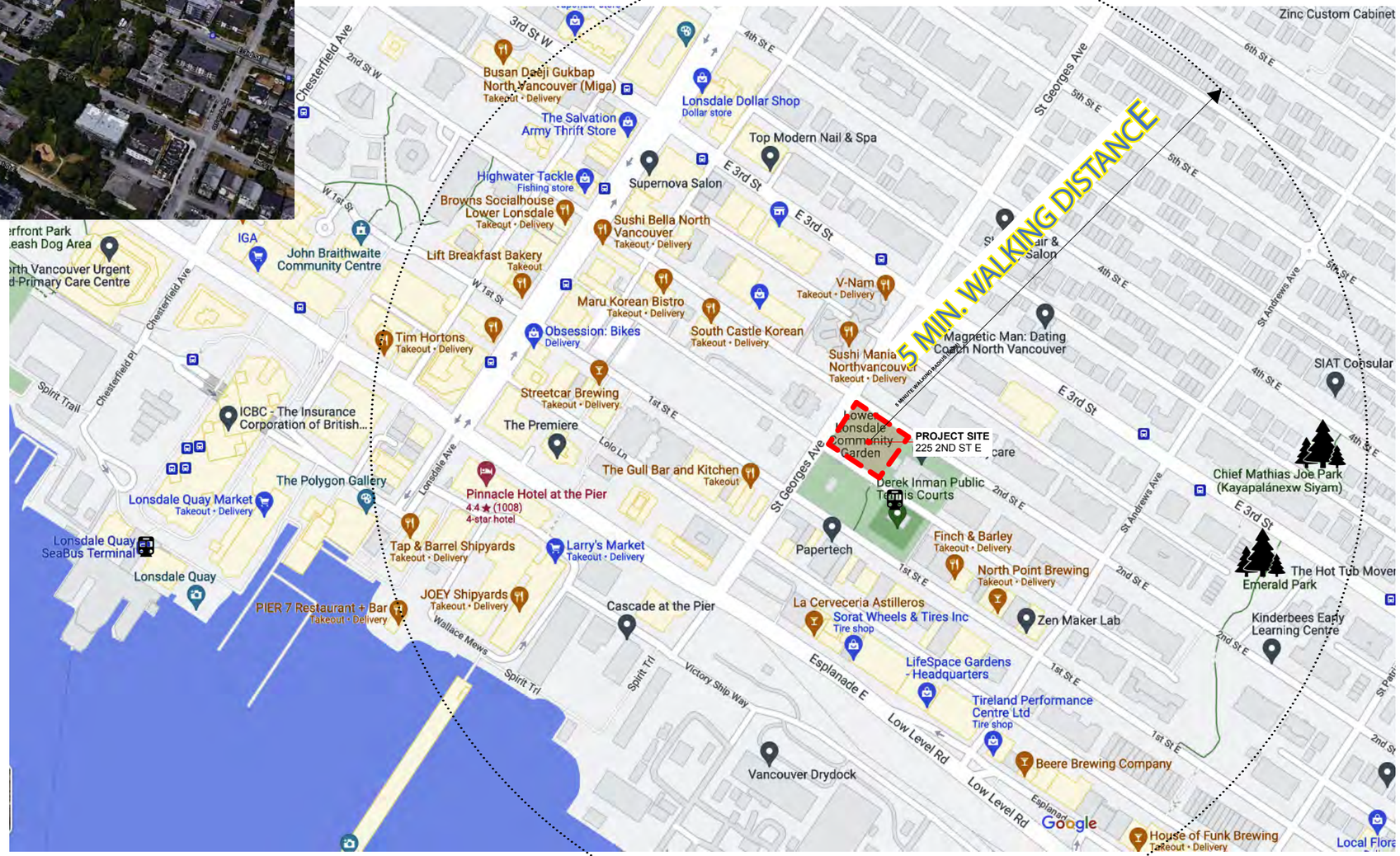
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ISSUE # PUBLIC INFORMATION SESSION

SITE - PROJECT LOCATION



SITE LOCATION



SITE CONTEXT

CLIENT	CATALYST COMMUNITY DEVELOPMENT SOCIETY / CARE BC
PROJECT ADDRESS	225 E 2ND STREET NORTH VANCOUVER, BC
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SITE - STREET VIEW



#1 - SITE VIEW LOOKING NORTH



#2 - SITE VIEW LOOKING SOUTH



#3 - SITE VIEW LOOKING WEST



#4 - SITE VIEW LOOKING NORTH

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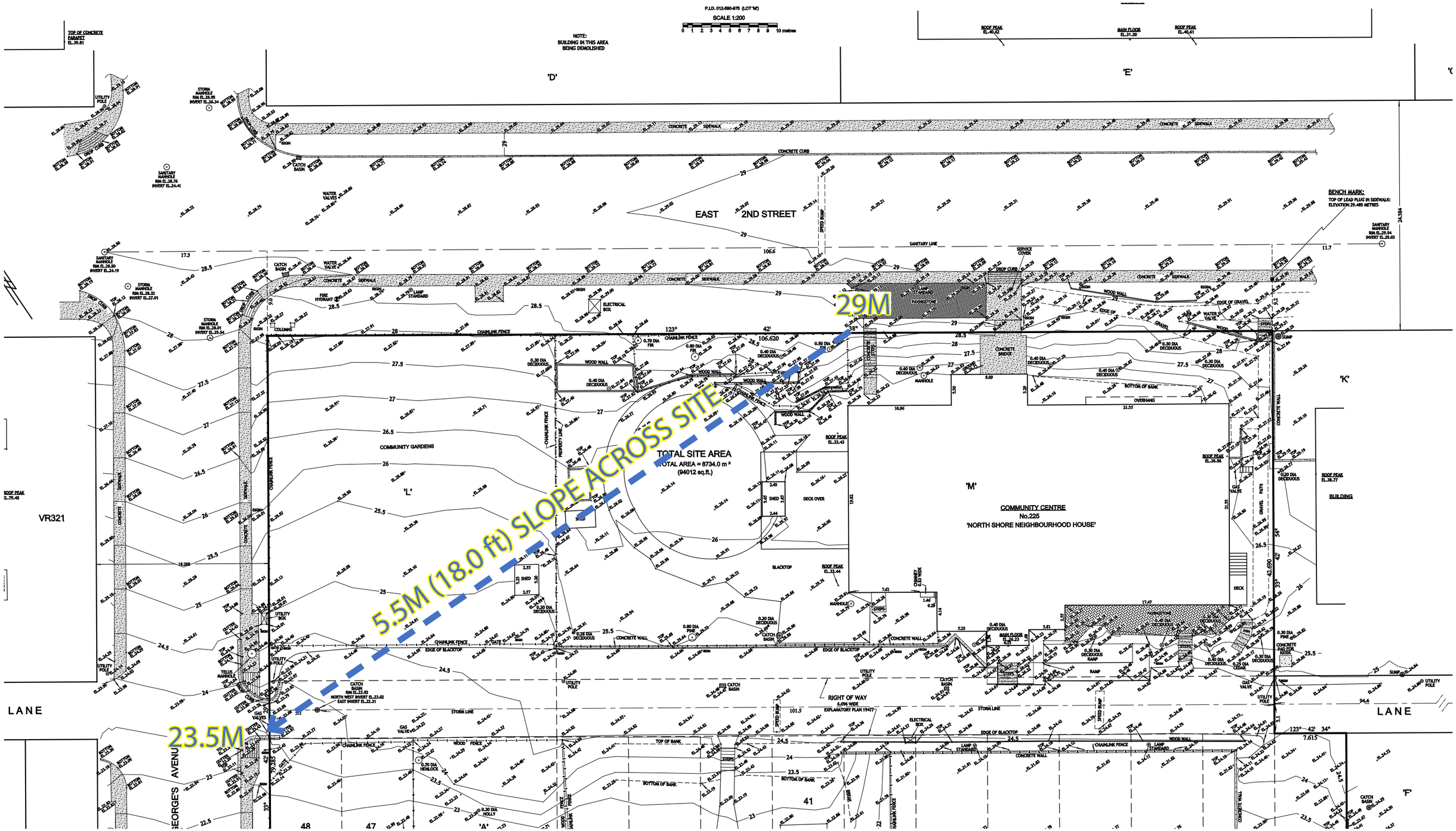
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SITE - TOPOGRAPHICAL SURVEY



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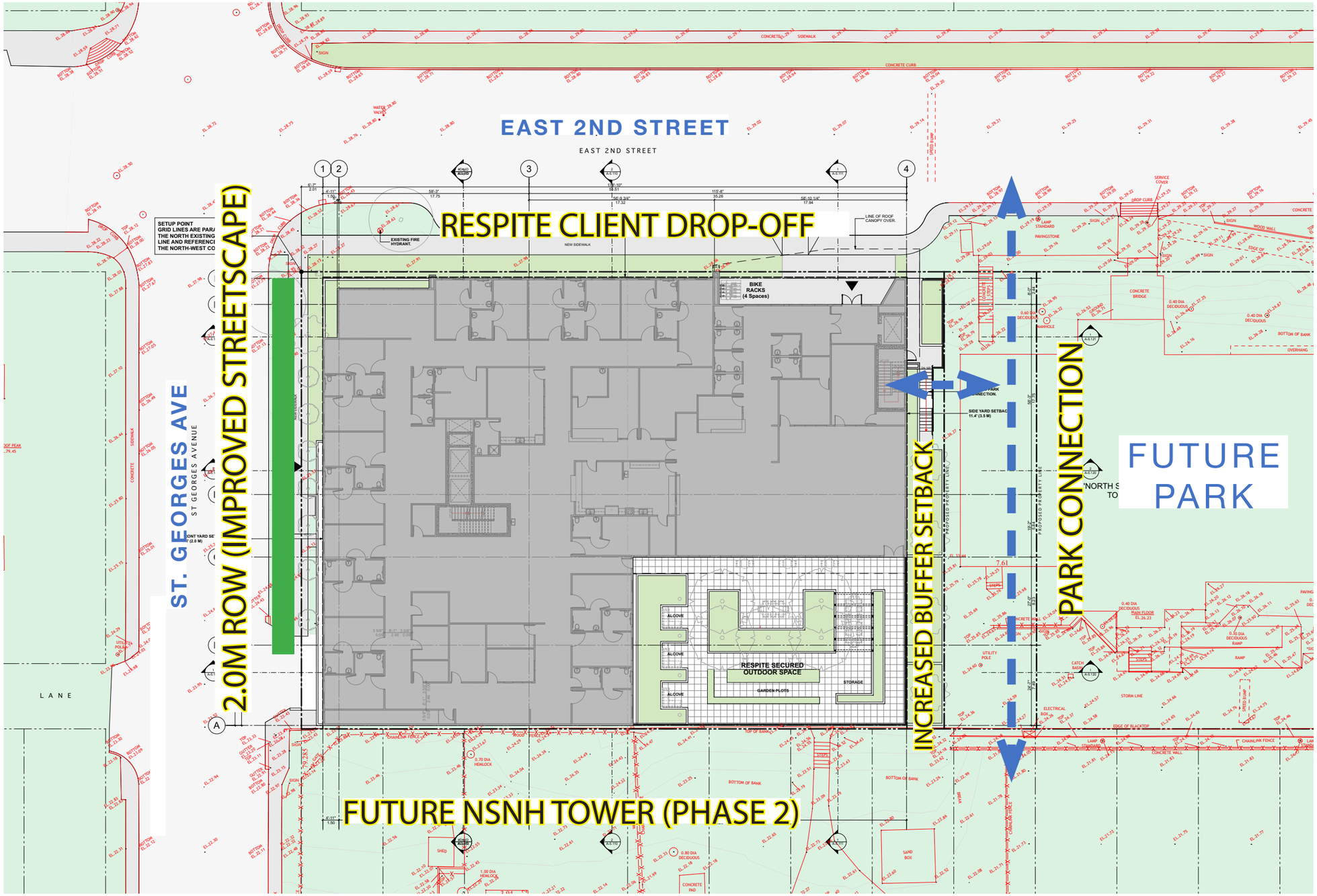
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SITE PLAN



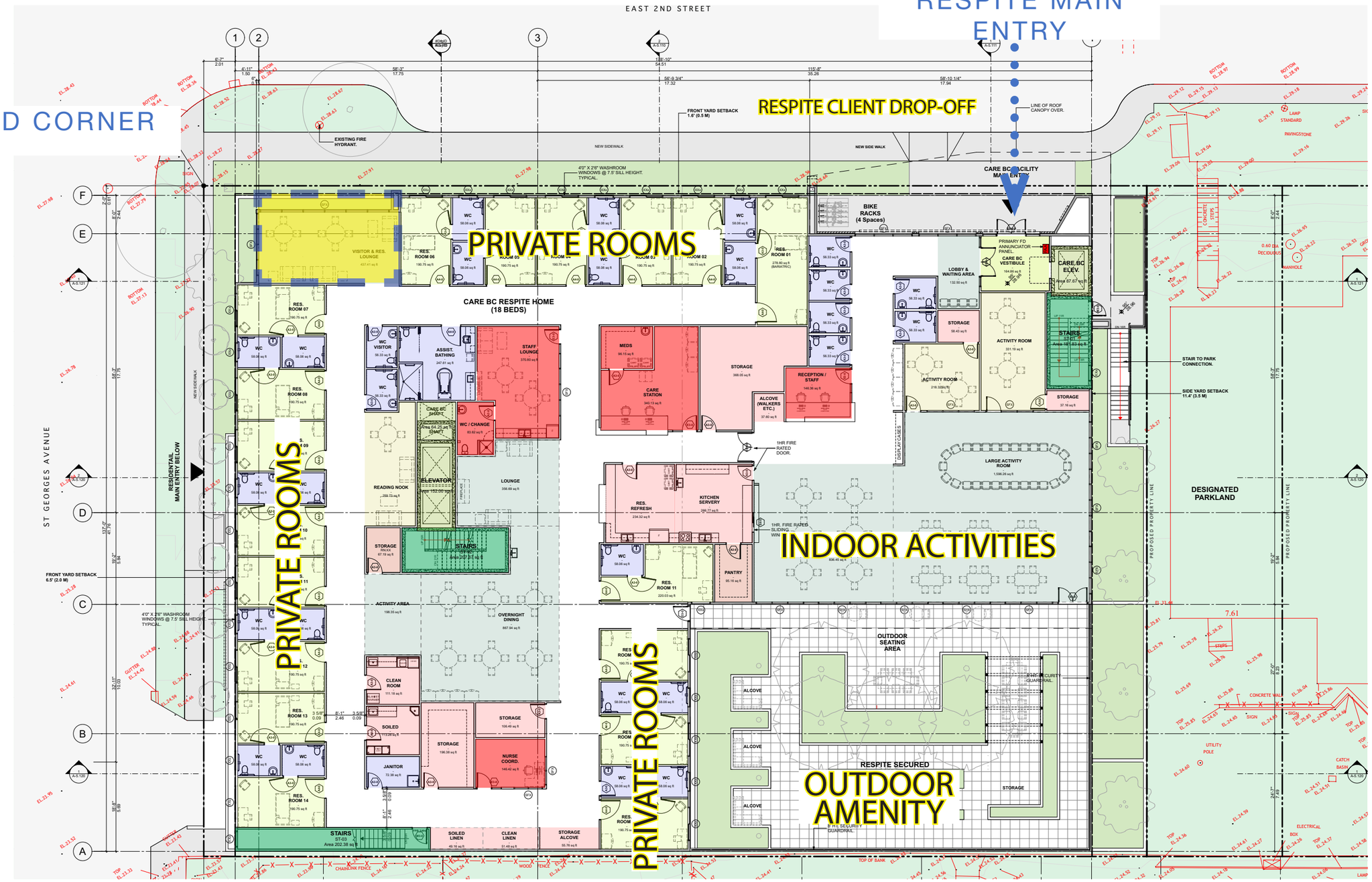
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SITE PLAN / LEVEL 1 PLAN

ACTIVATED CORNER

RESPITE MAIN ENTRY



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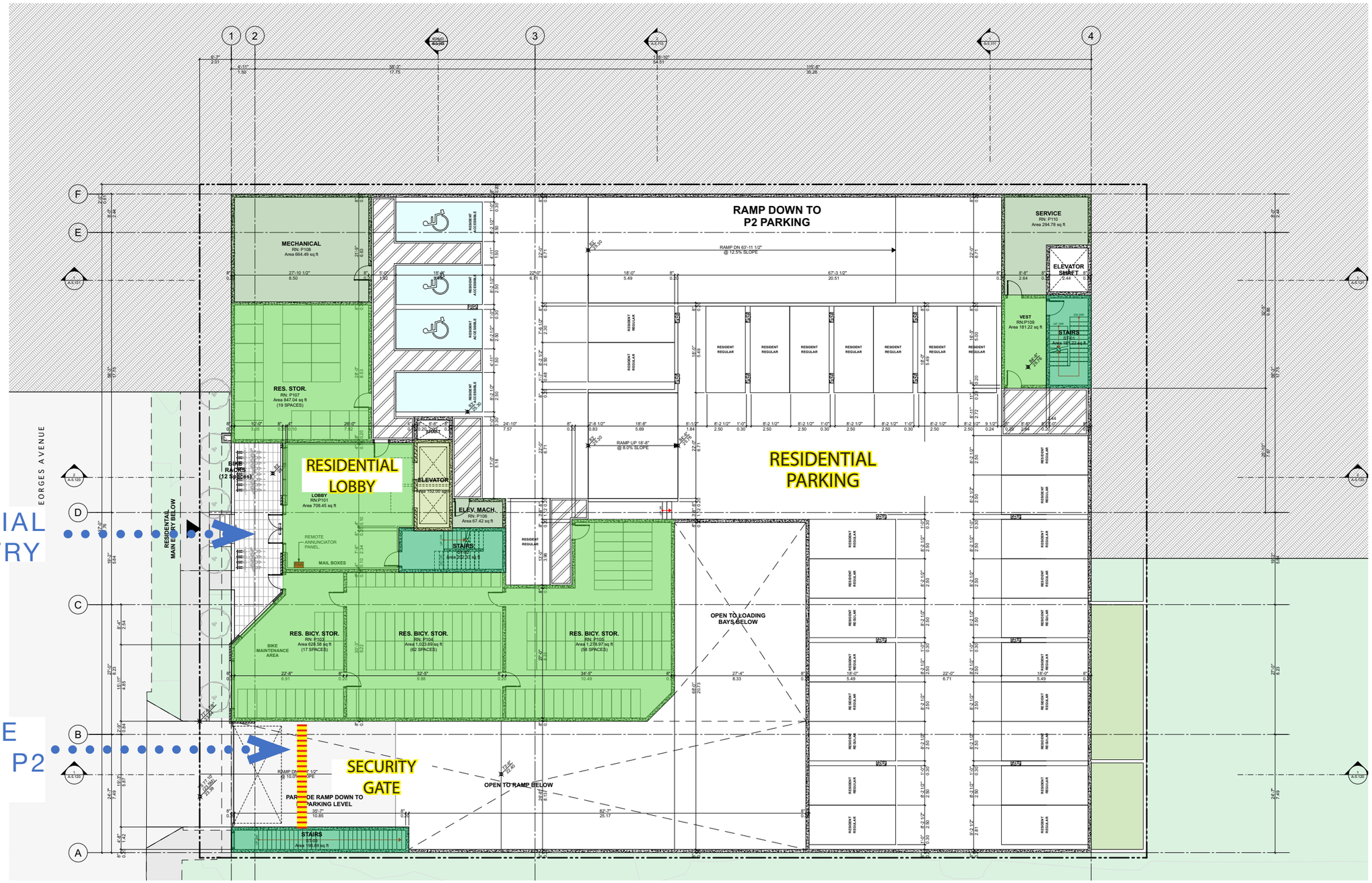
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LOWER SITE / P1 PARKING PLAN

ST. GEORGES AVE

RESIDENTIAL MAIN ENTRY

PARKADE ENTRY TO P2



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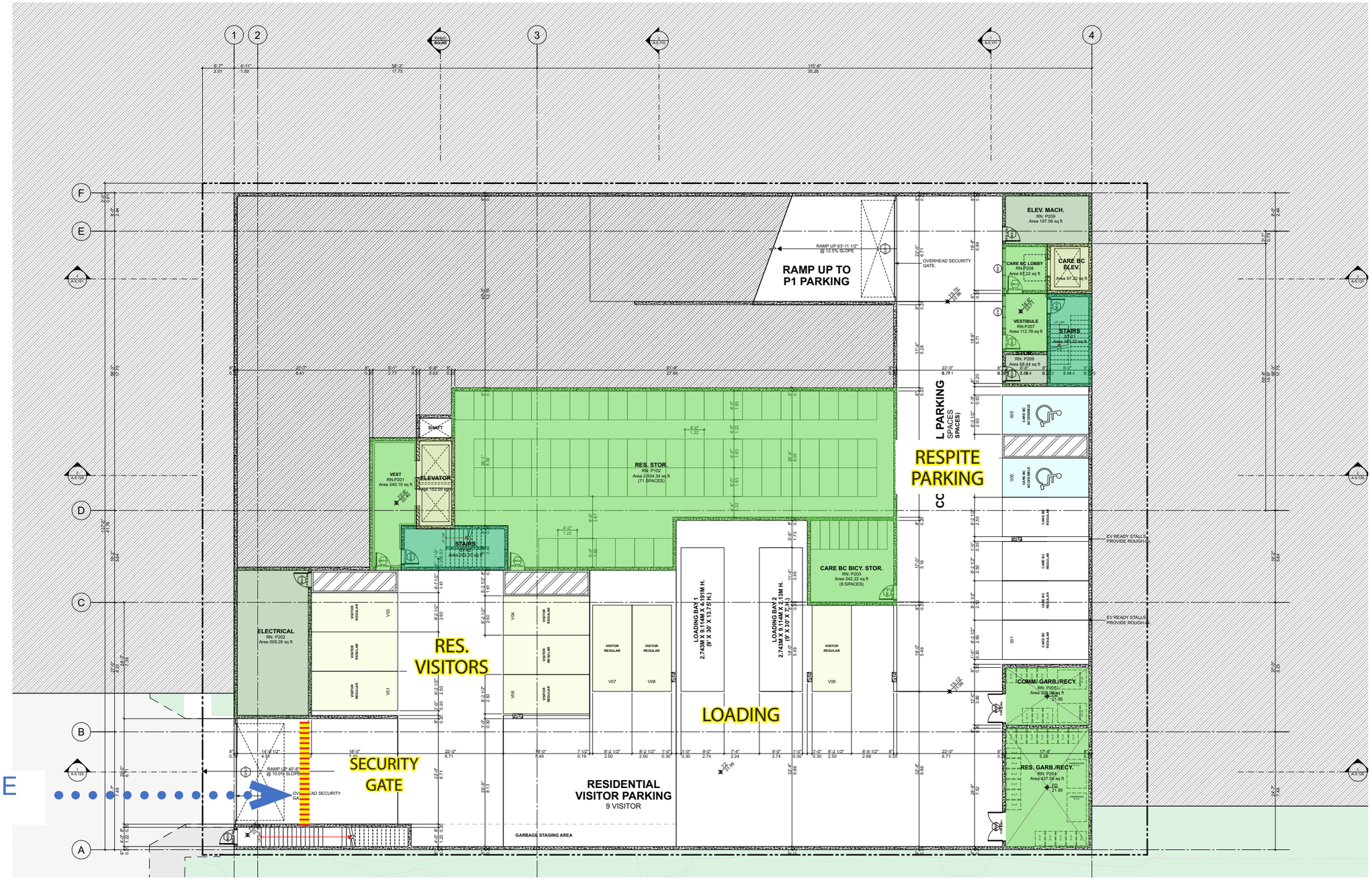
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ISSUE # PUBLIC INFORMATION SESSION

LOWER SITE - P2 PARKING PLAN



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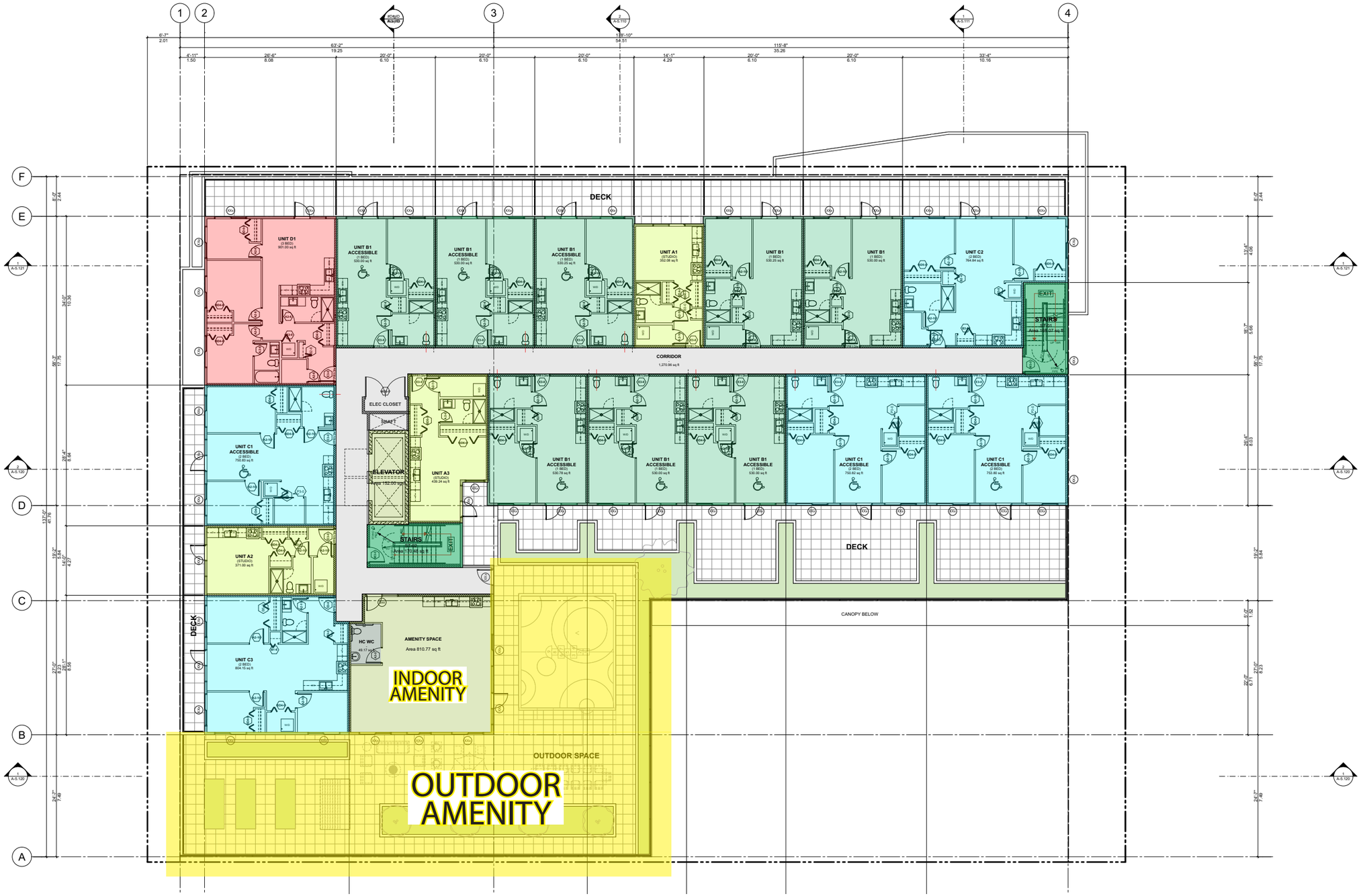
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LEVEL 2 PLAN - OVERALL

EAST 2ND STREET

ST. GEORGES AVE



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TYPICAL FLOOR PLAN

EAST 2ND STREET



ST. GEORGES AVE

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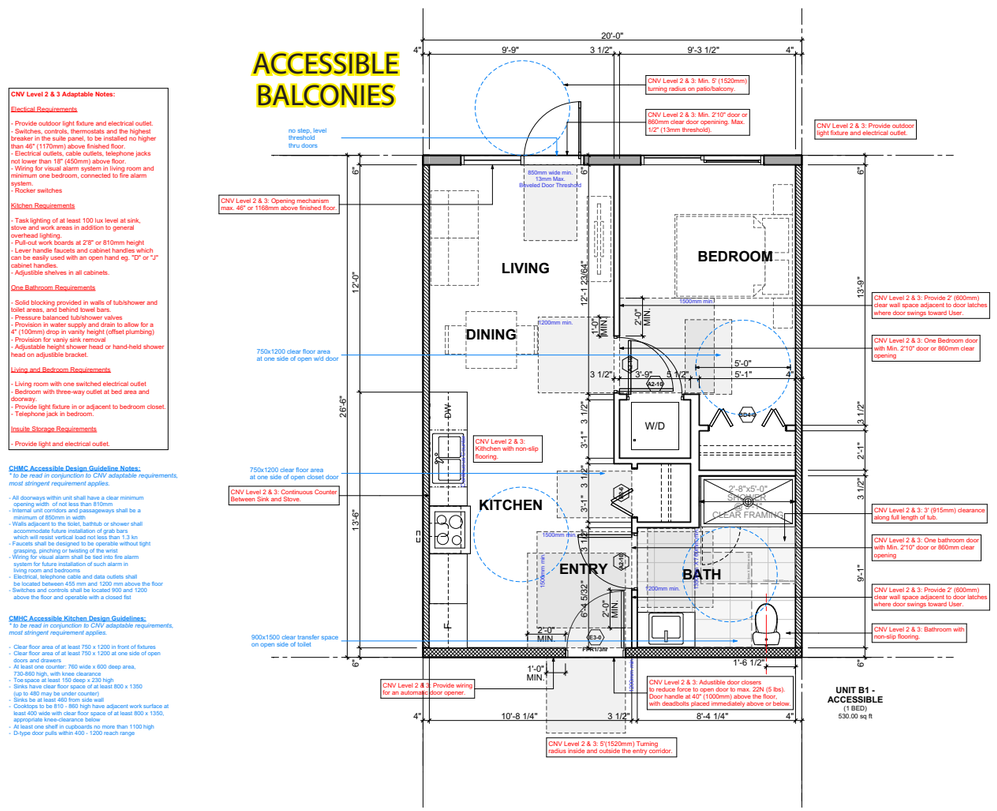
PROJECT # 21578

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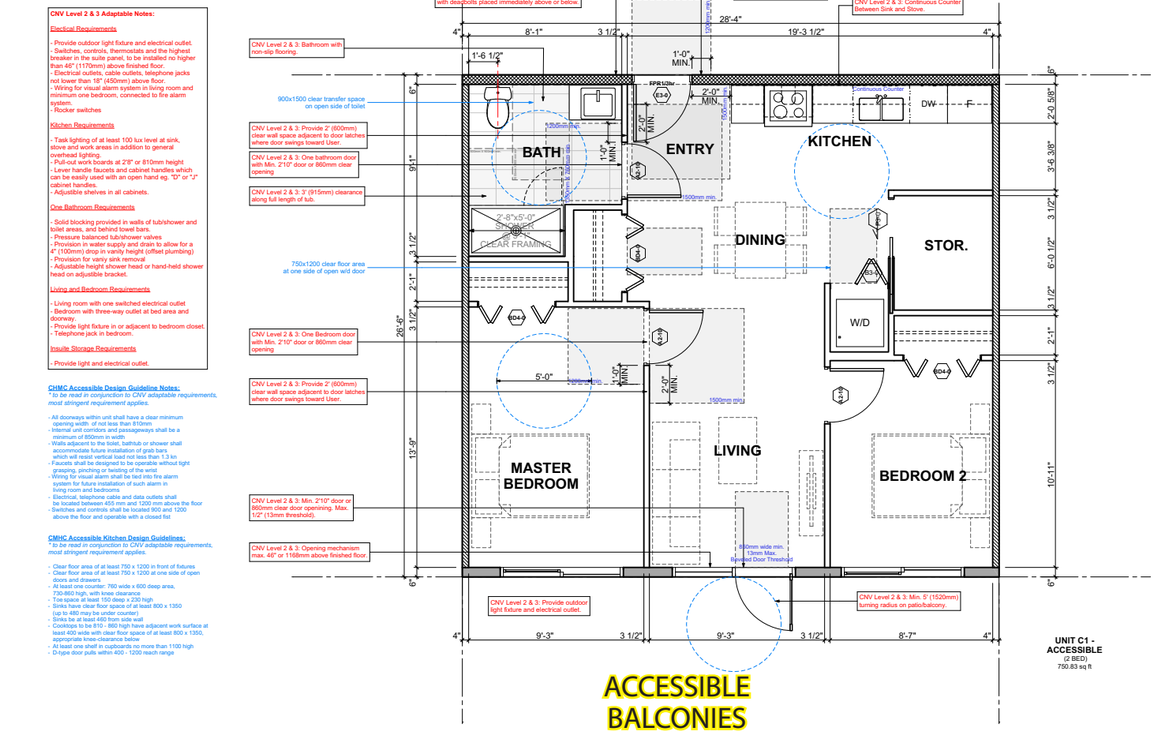
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ACCESSIBLE / ADAPTABLE UNIT PLANS

* 20% FULLY ACCESSIBLE UNITS - **18** UNITS (MORE STRINGENT)
* 5% LEVEL 2 ADAPTABLE UNITS - 5 UNITS



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



1 Unit C1 - Accessible
SCALE: 1/4" = 1'-0"

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PRECEDENT IMAGES











WEST COAST FEATURES







GENEROUS BALCONY + VIEWS

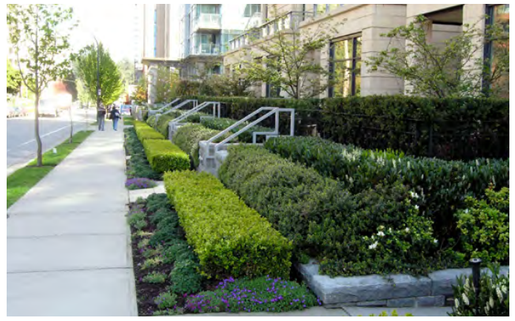








OUTDOOR SPACES





CLIENT CATALYST COMMUNITY DEVELOPMENT SOCIETY / CARE BC

PROJECT ADDRESS 225 E 2ND STREET NORTH VANCOUVER, BC

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ELEVATIONS



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



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

Integra ARCHITECTURE INC.

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ELEVATIONS



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



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

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NORTHEAST CORNER VIEW - CARE FACILITY MAIN ENTRY ALONG E. 2ND



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VIEW AT INTERSECTION OF E. 2ND STREET AND ST. GEORGES AVENUE



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VIEW ALONG ST. GEORGES AVENUE





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BIRD'S EYE VIEW - OUTDOOR SPACES



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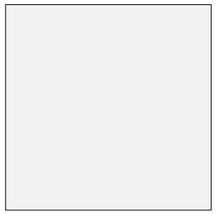
MATERIALS

MATERIAL & COLOUR SCHEDULE

	A1	A2	A3	A4	B1	B2	B3	C	D1	E1	E2	E3	F	G	H	J1	J2	L	M
Building Elements	Cladding	Cladding	Cladding	Cladding	Cladding and Accent Panels	Cladding	Cladding	Cladding	Cladding	Soffit	Soffit	Soffit @ Feature Frames	Wood Fascias	Flashing, Gutters, and down spouts	Aluminum Railing @ Balconies	Windows	Windows Storefront	Typical Entry/Patio Door	Exposed Concrete Walls
Colour	Grey	White	Dark Grey	Beige	Charcoal Grey	White	Beige	Wood-Look	Dark Grey	Wood-Look	Dark Grey	Artic 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 Lap Siding w/ 7" Exposure	Cementitious Panel Board	Cementitious Panel Board	Cementitious Panel Board	Cementitious Siding w/ 4" Exposure	Brick Masonry	Cementitous Soffit Board	Cementitous Soffit Board with Vent Strip	Cementitous Soffit Board with Vent Strip	dimensional lumber painted	Prefinished Aluminum	Prefinished Aluminum	Vinyl	Aluminum	Insulated Fiberglass Door	C.I.P. Architectural Concrete
Product	HardiePanel® Lap Siding	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 Gray	Artic White	Night Gray	Cobble Stone	Benjamin Moore "Graphite 1603"	Artic 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	JamesHardie or Similar Alternate	WOODTONE™ or Similar Alternate	Endicott/1XL	WOODTONE™ or Similar Alternate	JamesHardie	JamesHardie	-	TBC	TBC	TBC	TBC	TBC	N/A



A1 Material Image



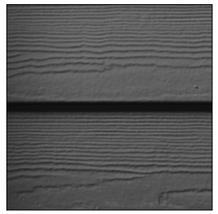
B2 Material Image



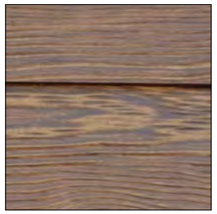
A2 Material Image



B3 Material Image



A3 Material Image



C B1 Material Image



B1 Material Image



D1 Material Image





- Designed to 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 ready charging infrastructure for residential stalls.
- Connection to green infrastructure including use of the LEC district energy system.
- High efficiency appliances and plumbing fixtures.
- Close Proximity to Public Transit and walkable to Businesses
- Promotion of Bicycle Use
- Use of Recycled Building Materials and low VOC Products
- Sustainable Landscape Design



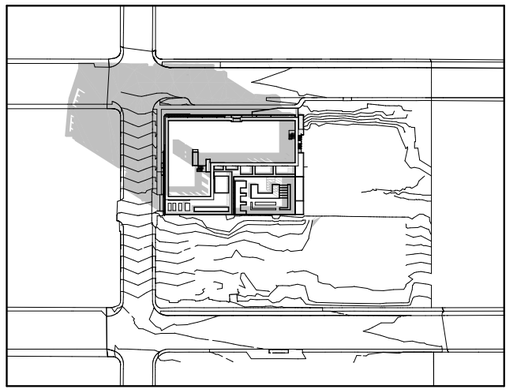
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PROJECT ADDRESS 225 E 2ND STREET NORTH VANCOUVER, BC

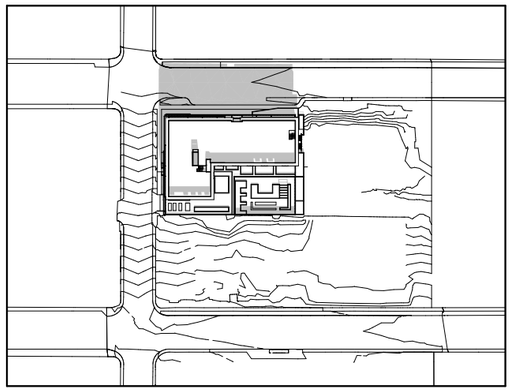
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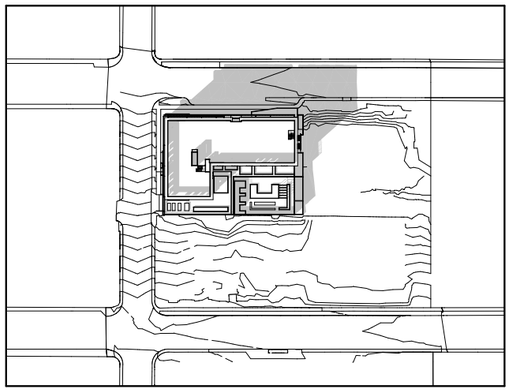
SHADOW STUDY



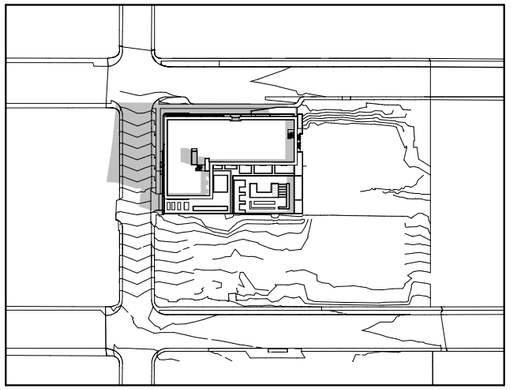
SHADOW STUDY - MARCH 21ST @ 9:00



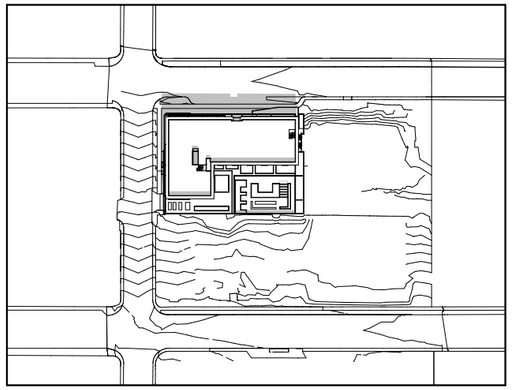
SHADOW STUDY - MARCH 21ST @ 12:00



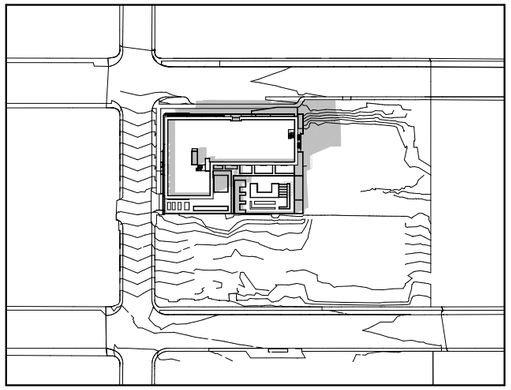
SHADOW STUDY - MARCH 21ST @ 15:00



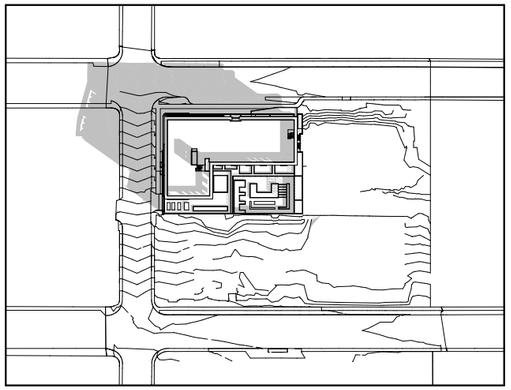
SHADOW STUDY - JUNE 21ST @ 9:00



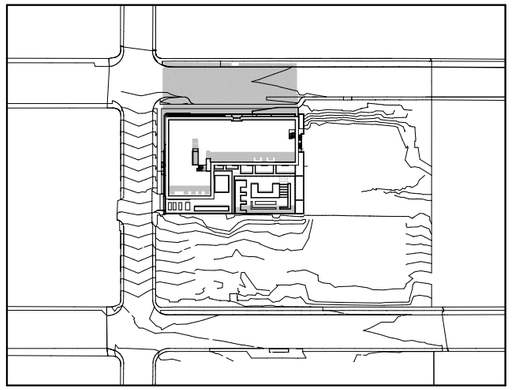
SHADOW STUDY - JUNE 21ST @ 12:00



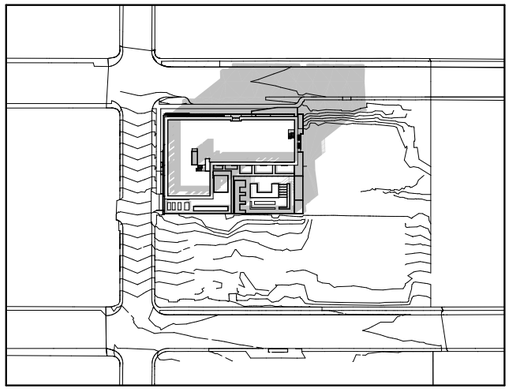
SHADOW STUDY - JUNE 21ST @ 15:00



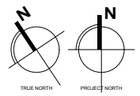
SHADOW STUDY - SEPTEMBER 21ST @ 9:00



SHADOW STUDY - SEPTEMBER 21ST @ 12:00



SHADOW STUDY - SEPTEMBER 21ST @ 15:00



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CLIENT CATALYST COMMUNITY DEVELOPMENT SOCIETY / CARE BC

PROJECT 225 E 2ND STREET
ADDRESS NORTH VANCOUVER, BC

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ISSUE # PUBLIC INFORMATION SESSION

LANDSCAPE DESIGN

LANDSCAPE - COVER PAGE

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

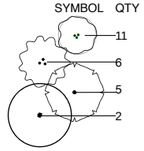
Planting Notes

1. All work shall meet or exceed the requirements as outlined in the Current Edition of the Canadian Landscape Standard.
2. 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.
3. All trees to be staked in accordance with Canadian Standards.
4. Tree caliper shall be a minimum of 6cm.
5. All Street Trees to have 2.4m long sections of 450mm ht. root barriers installed between the tree and sidewalk

Irrigation Notes

1. High efficiency irrigation system complete with weather station, to be provided for all 'Soft Landscape Areas' shown on the drawing.
2. 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.
3. 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

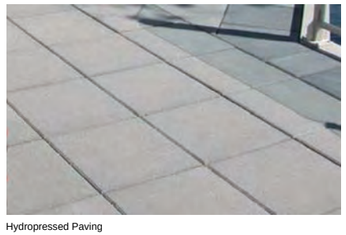
SHRUBS / PERENNIALS / GRASSES / GROUNDCOVERS

SYMBOL	QTY	Botanical Name	Common Name	Size/ Comments	
Az	169	Azalea 'Red'	Azalea	#2 Pot	24" O.C.
B	81	Buxus s. 'winter gem'	Boxwood	#2 Pot	18" O.C.
C	161	Cornus canadensis	Creeping Dogwood	#1 Pot	12" O.C.
Cs	41	Cornus stolonifera	Red Twig Dogwood	#2 Pot	36" O.C.
⊕	120	Cotoneaster dammeri	Bearberry Cotoneaster	#1 Pot	12" O.C.
L	213	Liriope muscari	Lilyturf	#1 Pot	12" O.C.
La	65	Lavandula angustifolia	English Lavender	#2 Pot	24" O.C.
Lp	94	Lonicera pileata	Privet Honeysuckle	#2 Pot	36" O.C.
Nj	61	Nandina japonica	Heavenly Bamboo	#2 Pot	24" O.C.
⊗	167	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	83	Rhododendron (Red)	Rhododendron	#3 Pot	36" O.C.
Sj	13	Skimmia japonica	Japanese Skimmia	#2 Pot	36" O.C.
T	240	Tauxus media 'Hillii'	Hill's Yew (Male Only)	4' Ht.	RB to RB
Vo	31	Vaccinium ovatum 'Thunderbird'	Evergreen Huckleberry	#2 Pot	36" O.C.

Paving Material Reference Images

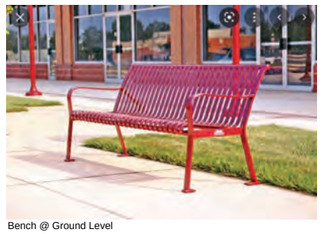


Unit Concrete Paving @ Building Entry



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 'Kelseyi'
Dwarf Redtwig Dogwood



Red Rhododendron



Lonicera pileata
Box-leaved Honeysuckle



Azalea japonica
Japanese Azalea

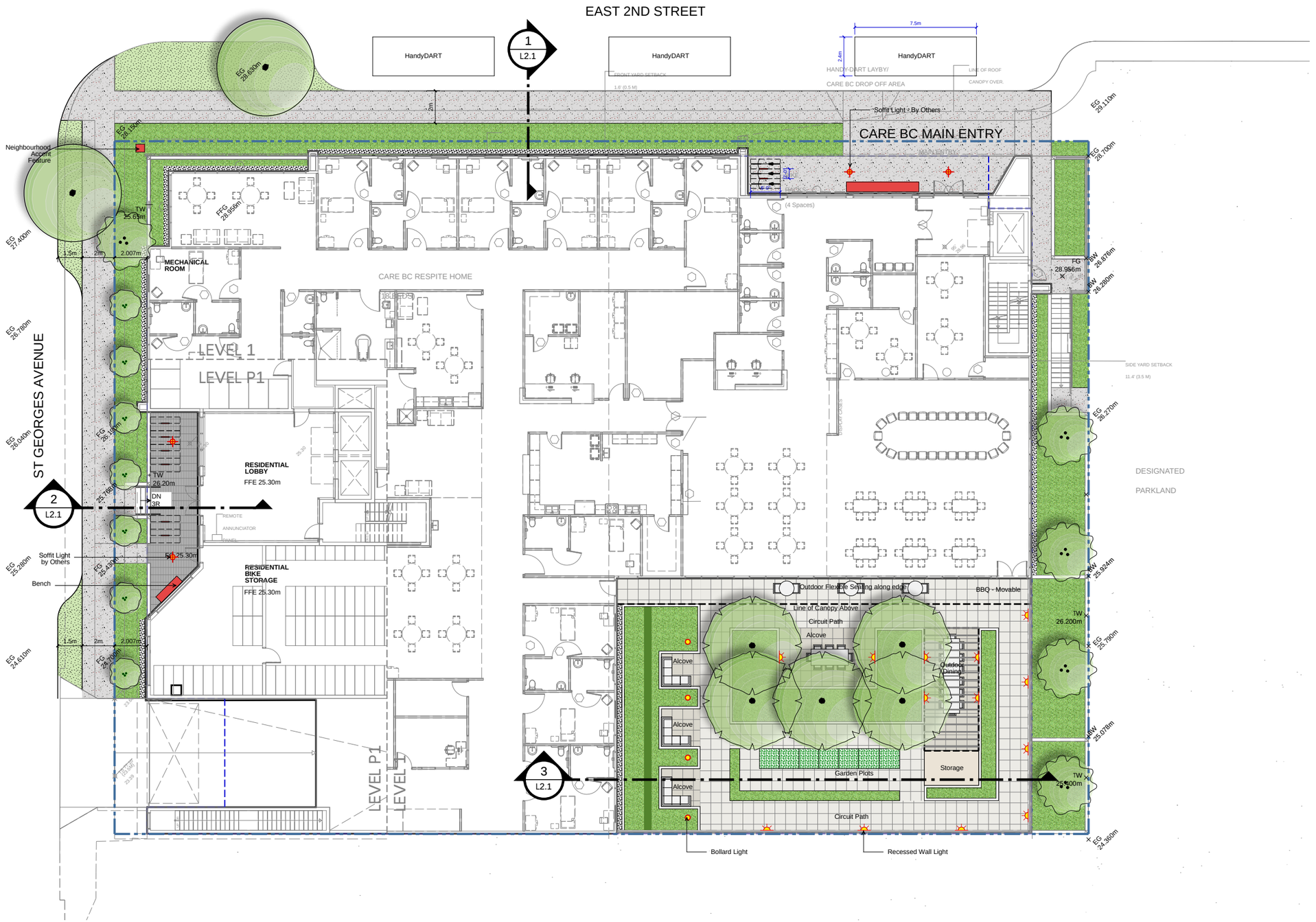
CLIENT CATALYST COMMUNITY DEVELOPMENT SOCIETY / CARE BC

PROJECT ADDRESS 225 E 2ND STREET NORTH VANCOUVER, BC

PROJECT # 21578

DATE # 08 FEBRUARY 2022
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GROUND LEVEL (P1 & L1) PLAN



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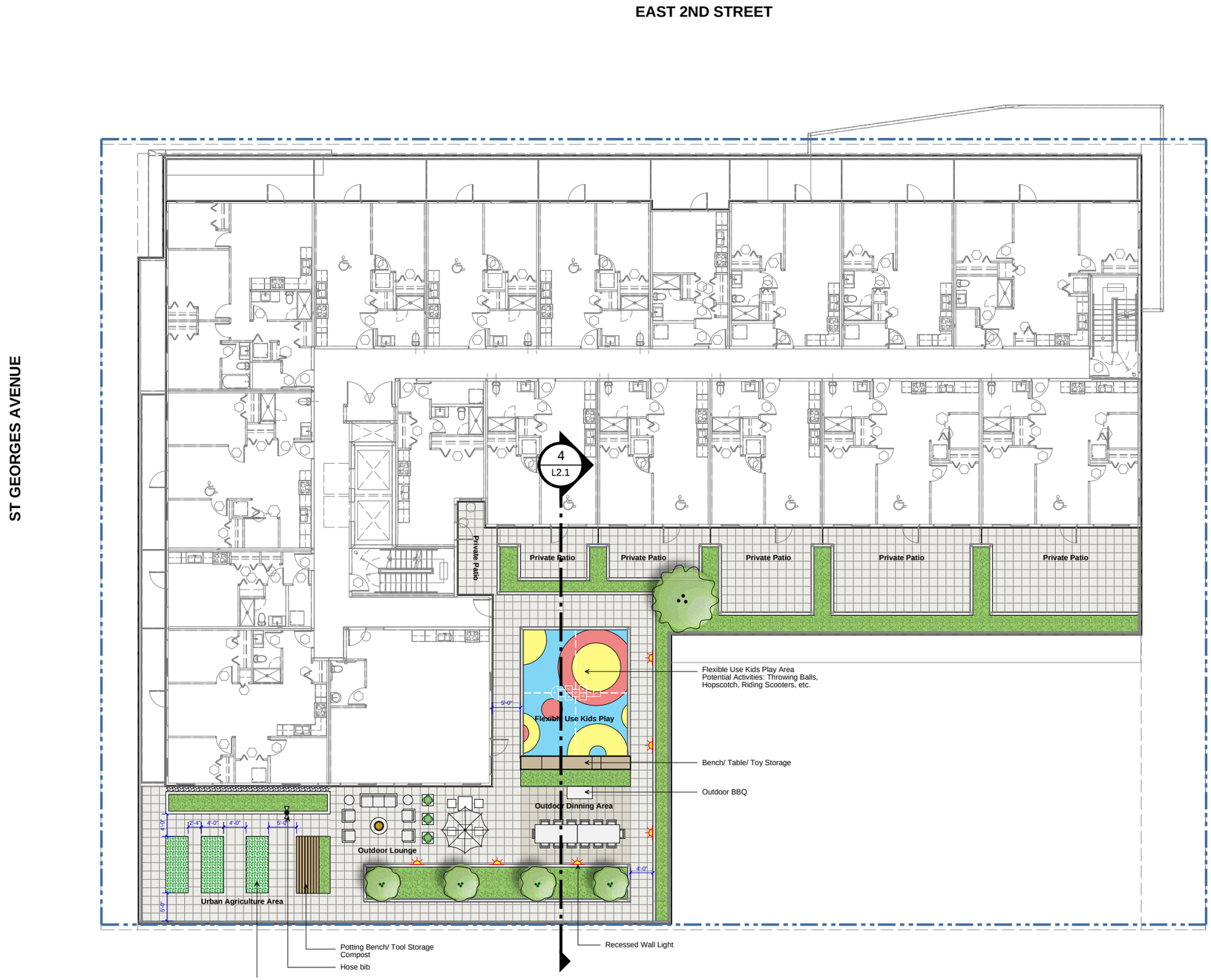
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LEVEL 2 PLAN



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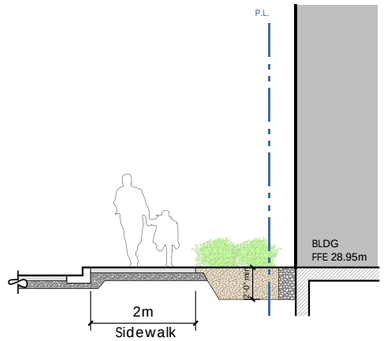
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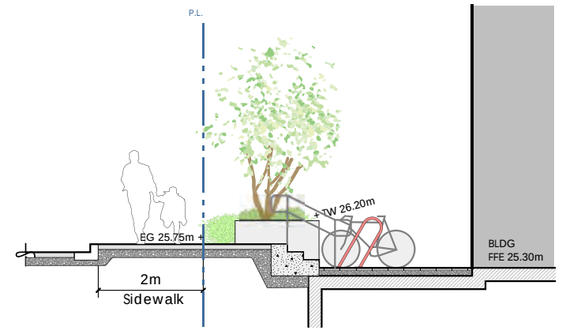
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LANDSCAPE SECTIONS



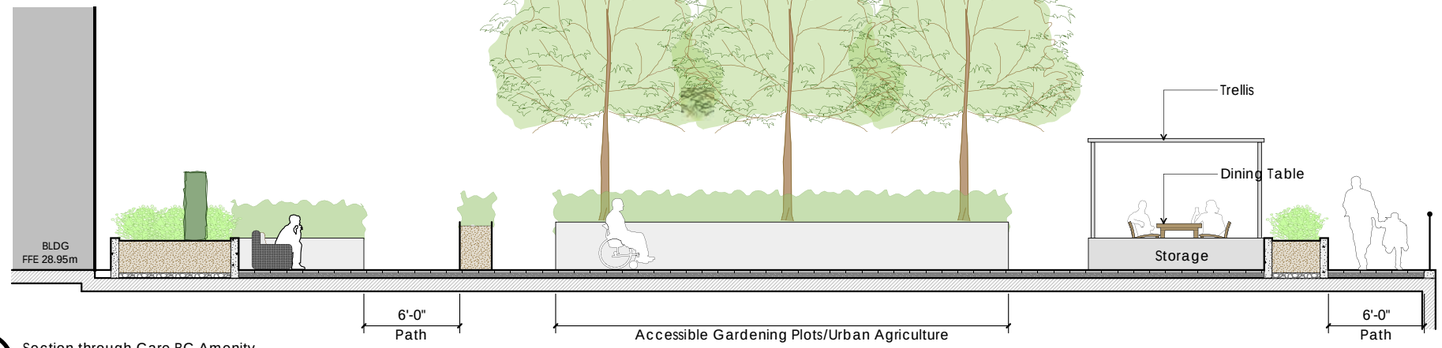
1 L1.1 Section through East 2nd Street

1/4" = 1'- 0"



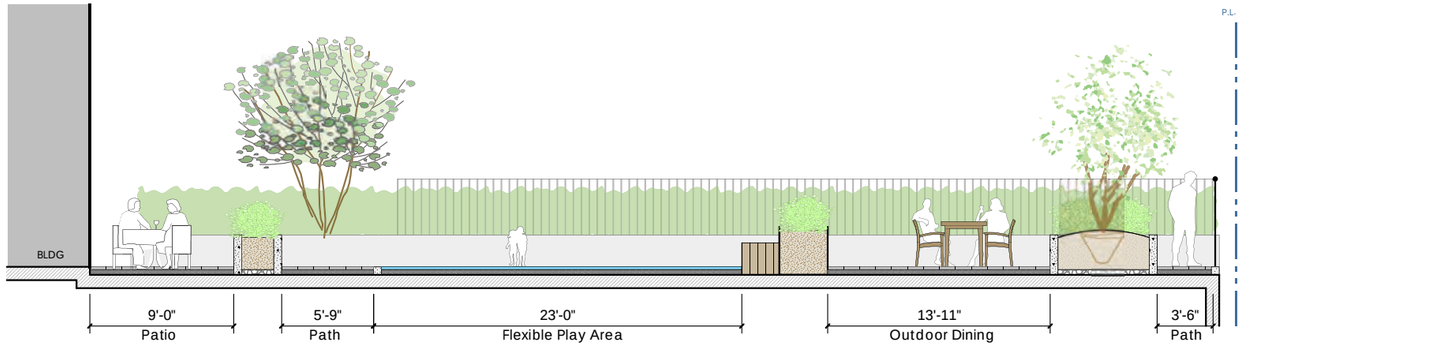
2 L1.1 Section through St Georges Avenue

1/4" = 1'- 0"



3 L1.1 Section through Care BC Amenity

1/4" = 1'- 0"



4 L1.4 Section through Residential Amenity

1/4" = 1'- 0"

CLIENT CATALYST COMMUNITY DEVELOPMENT SOCIETY / CARE BC

PROJECT 225 E 2ND STREET
ADDRESS NORTH VANCOUVER, BC

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QUESTIONS & ANSWERS

Please submit your questions or comments by clicking on the Q&A icon bar at the bottom of your screen and typing it into the box.

Thank you.



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Community Developments

Health & Home
CARE
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Integra ARCHITECTURE INC.

durante kreuk