

# DEVELOPMENT TEAM INTRODUCTION

Small Scale + Sensitive + Socially Responsible

## *Small Scale*

- *Locally active architect, developer, planner/urban designer*
- *Farzin Yadegari, Architect*
- *Atti Group Developers*
- *Gloria Venczel, Cityscape Design Inc. , development planner for the Ridgeway & 9th project at CNV*



Precedent : Ridgeway and East 9<sup>th</sup> Street, Farzin Yadegari, Architect

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## *Sensitive*

- *the scale of the neighbourhood matters*
- *Sense of entry and pedestrian friendliness matters*
- *Character and fit matters*



Ridgeway and East 9<sup>th</sup> Street,  
Farzin Yadegari, Architect

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### ***Socially Responsible***

- *Verandas make for pedestrian friendly streetscape, as well as a safer one (“eyes on the street”).*
- *Option One has Secondary Suites as a form of market affordable rental housing.*
- *Option Two has a duplex form which provides for more market affordable ownership + “Lock-Off Units”, market affordable rental housing .*



Precedent: Mahon Avenue,  
CNV

# DEVELOPMENT TEAM INTRODUCTION



## Atti Group

- Consortium made up of industry professionals like architects, engineers, builders and investors.
- Single Family, Multi-Family and Commercial Projects in North Vancouver , British Properties, West Vancouver , Port Coquitlam.
- Small to medium sized projects from market affordable to luxury.
- Local knowledge and experience, in addition to 30 years experience in the rest of Canada, USA and Iran.

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## Atti Group – Selected Projects

- First Row House Project in BC, nominated for BC Best Business Award 2007: 8 Unit Row House project 2006-2018 Fraser Avenue, Port Coquitlam 2006
- 1609 Marlowe Place , Single Family Home, British Properties, West Vancouver
- 2455 & 2449 Kings Avenue , Single Family, Dundarave, West Vancouver
- 2301 Ottawa Ave, Luxury Single Family, Dundarave, West Vancouver
- 571 W Saint James Rd, North Vancouver



# DEVELOPMENT TEAM INTRODUCTION



## Farzin Yadegari Architect

- Local Architect , 30 years experience
- Many City of North Vancouver Duplexes, Multi-Family and Commercial as well as single family homes in British Properties, West Vancouver, including Multi-Family in Port Coquitlam

Ridgeway  
and East 9<sup>th</sup>,  
heritage  
context,  
Farzin  
Yadegari,  
Architect



# DEVELOPMENT TEAM INTRODUCTION

Cityscape Design Inc.

## Cityscape Design Inc.

- Principal, Gloria Venczel, B.E.S., B.Arch., MRAIC, MCIP, RPP is a registered planner and urban designer with 5 years experience with the City of North Vancouver.
- Author of the Central Lonsdale Planning Study for the Creation of Rental Housing, Market and Non-Market, Development Planner/Urban Designer for the CNV.
- Author the Western Avenue Planning Study + “Lock-Off” Units (market affordable rental units) , Development Planner/Urban Designer for the CNV.
- Planning Institute of BC award winning planner, 2003 consultant.

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Cityscape Design Inc.

## Cityscape Design Inc.-Sketches/Projects

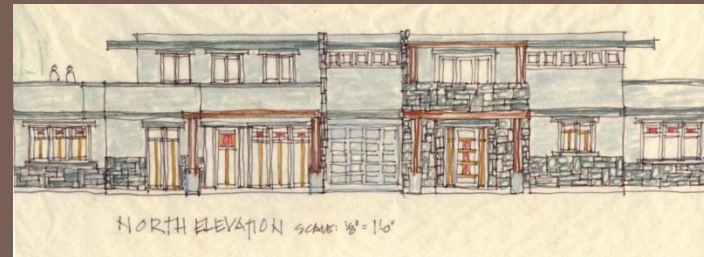


CENTRAL LONSDALE PLANNING  
PEDESTRIAN FRIENDLY MIXED USE ARCHITECTURE  
- Density with Amenities -

Urban Design Work at CNV



17th & LONSDALE: EXTRA FOODS SAFE  
SUPPORTED PUBLIC realm  
AMENITIES TO AMBITIOUS  
SUMMER 2010



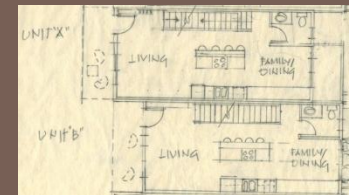
Design Sub-consultant,  
West Vancouver

“Lock-Off Units”



Design Sub-consultant,  
North Vancouver

Main Floor Layout



Design Sub-consultant,  
North Vancouver



# NEIGHBOURHOOD CONTEXT



North of Ridgeway  
Annex

- 0.5 FSR neighbourhood
- Single family, Level 1 in the Official Community Plan



South of Ridgeway  
Annex



Looking South across  
Ridgeway Annex



East of Ridgeway  
Annex



South of Ridgeway  
Annex

# Option #1: 15 Single Family Lots + Park+ Density Transfer

- 0.5 FSR, same as neighbourhood.
- Narrow lots.
- Single family character.
- Legal mortgage helper: secondary suites in basement as a form of market affordable rental housing .
- Creates more market affordability for single family housing.
- Park space dedicated from development property and City Lane
- Dedicated property of 7,250 sq ft for park transferred off site.

## SITE DATA - OPTION -1 :

CIVIL ADDRESS: 450 EAST 5TH STREET NORTH VANCOUVER, B.C.

LOT AREA: APPX. 62,500 SQ.FT.

PROPOSED F.S.R.: 0.50

TOTAL BUILT-ABLE AREA: 31,250 SQ. FT.

TOTAL UNITS: 15 SINGLE FAMILY UNITS

EACH UNIT: 2 STORIES & BASEMENT

CELLAR FLOOR: SECONDARY SUITE: 900 SQ. FT.

MAIN FLOOR: LIVING ROOM, DINNING ROOM KITCHEN: 900 SQ. FT.

SECOND FLOOR: 2 BEDROOM, 2 BATHROOMS, LAUNDRY: 700 SQ. FT.

TOTAL FLOOR AREA: 2500 SQ. FT.

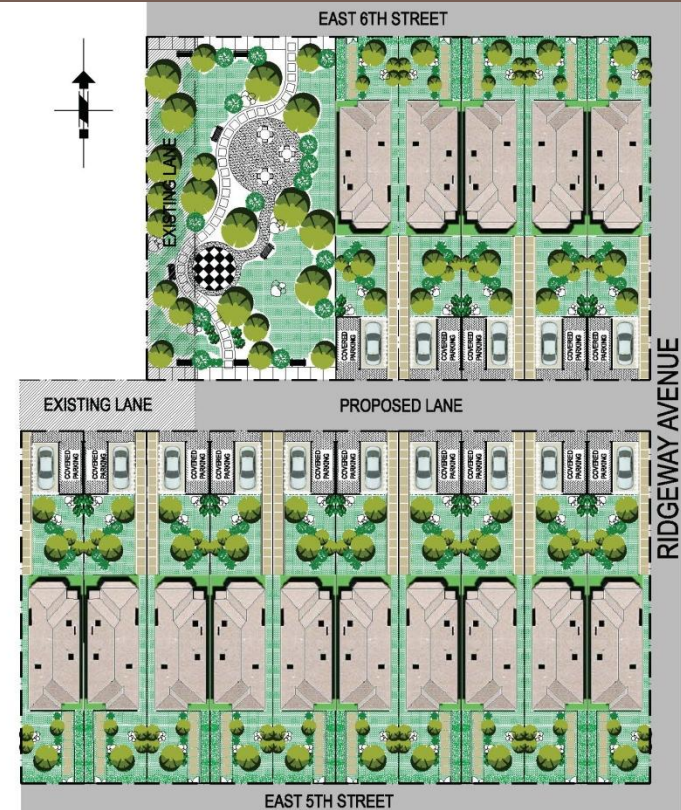
15 UNITS X 1600 S.F.= 24,000 S.F.

EFFECTIVE F.S.R.= 0.384

TRANSFER DENSITY : 31,250 S.F. - 24,000 S.F.=7,250 S.F.



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# Option #1: 15 Single Family Lots + Park+ Density Transfer

## *Precedent Architecture and Styles from CNV*



# Option #2: 28 Units in Duplex Form + “Lock-Off” Units

- 0.75 FSR
- Still within the single family housing form.
- 2 duplexes in the front, two in the back over the parking
- 1,674 sq ft units, family sized housing.
- Market affordable housing in duplex form.
- Second or third bedroom could be a “Lock-Off” unit as a legal mortgage helper.
- Larger park space dedication from site plus conversion of City Lane

## SITE DATA - OPTION -2 :

CIVIL ADDRESS: 450 EAST 5TH STREET NORTH VANCOUVER, B.C.

LOT AREA: APPX. 62,500 SQ.FT.  
 PROPOSED F.S.R.: 0.75  
 TOTAL BUILT-ABLE AREA: 46,875 SQ. FT.

TOTAL UNITS: 28

EACH UNIT: 3 STORIES

MAIN FLOOR: LIVING ROOM, DINNING ROOM KITCHEN: 582 SQ. FT.

SECOND FLOOR: 2 BEDROOM, 2 BATHROOMS, LAUNDRY: 582 SQ. FT.

THIRD FLOOR: MASTER BEDROOM, EN-SUITE BATHROOM: 510 SQ. FT.

TOTAL FLOOR AREA: 1674 SQ. FT.



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Ridgeway Annex-Phase Two: Development Proposal  
 November 20, 2012

# Option #2: 28 Units in Duplex Form + “Lock-Off” Units

## *Precedent Architecture and Styles from CNV*



# Process

- Any proposed change in use would have to go through an Official Community Plan review and a rezoning .
- Such a change in land use requires considerable public consultation as required by the City.
- Review through the Advisory Design Panel and Advisory Planning Commission through community representatives.



# Unfeasible Lease

- The existing buildings on the site are old and the maintenance costs may make not make it feasible from an operational point of view for reuse
- Outdated buildings may require Building Code updating for safety
- 



# Option #3-Outside of the Box Thinking: Retaining Half the Site for the Community

- We struggled with the notion of redeveloping a school site-it is a long term educational asset in the City.
- There have been no non-profits who stepped forward to present an alternative redevelopment scheme as it is not a feasible option.
- The market has stepped forward.
- A density transfer at 0.5 FSR for the northern portion of the site could be bought by the City or brokered by the City to be transferred to another development site within a year of a successful rezoning and OCP Amendment.
- Half the site would be owned by the City for Community Use in perpetuity





# Landscape Principles

- Green rain water treatment /bio swales.
- Native vegetation, xeriscaping to minimize potable water use for irrigation.
- Permeable paving.



# Traffic Estimates

- Conversion of the site to a daycare facility will generate by far the maximum volume of new traffic (164 veh/h during the AM peak hour and 170 veh/h during the PM peak hour)
- Should the elementary school site be reactivated with 200 students, it would generate the second highest volume of traffic (90 veh/h during the AM peak hour and 56 veh/h during the PM peak hour)
- Construction of 28 townhouses / condos would generate 12 veh/h during the AM peak hour and 15 veh/h during the PM peak hour, which is equivalent to 1 vehicle movement every 4-5 minutes
- Construction of 15 single family homes on the site would generate the lowest volume of new traffic (11 veh/h during the AM peak hour and 15 veh/h during the PM peak hour), which is equivalent to 1 vehicle movement every 4-5 minutes as well.

