

Old Lillooet Road

OLD LILLOOET ROAD,
NORTH VANCOUVER, BC

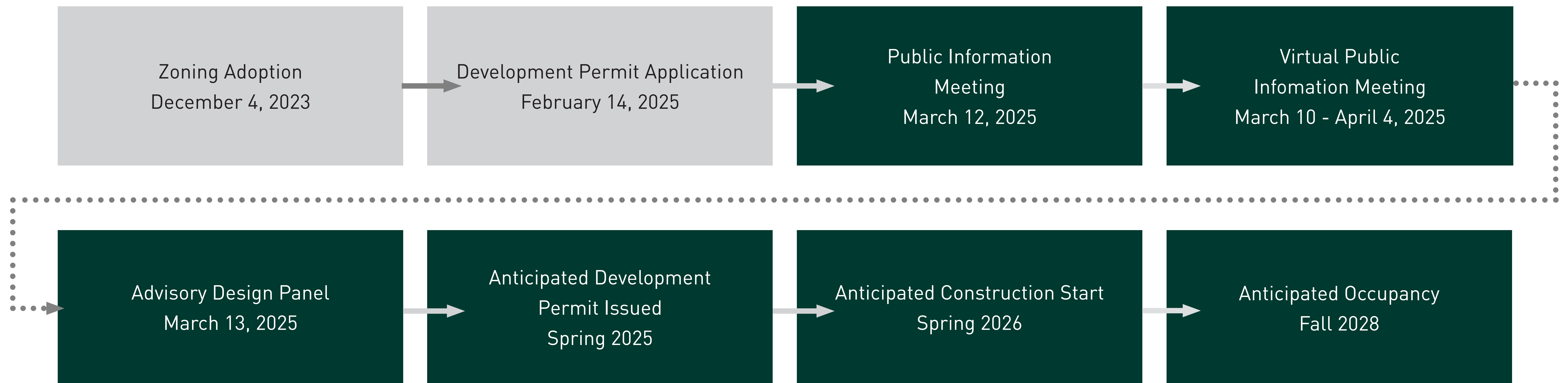
PUBLIC INFORMATION MEETING

MARCH 12, 2025

PUBLIC ARCHITECTURE + DESIGN INC.



PROJECT TIMELINE



MORE THAN A ROOF HOUSING SOCIETY

Welcoming people home since 1986

Our **MISSION & PURPOSE** is to break cycles of poverty and homelessness across British Columbia through transformational affordable housing communities.

Our **VISION** is to see every life transformed through the healing power of homes, community & belonging.

Organizational Overview

18 Affordable Housing Communities across British Columbia.

Over 1,200 homes completed & over 1,100 in active development for families, seniors & singles

Serving over 1800 people.

Some ways we offer housing with support include:

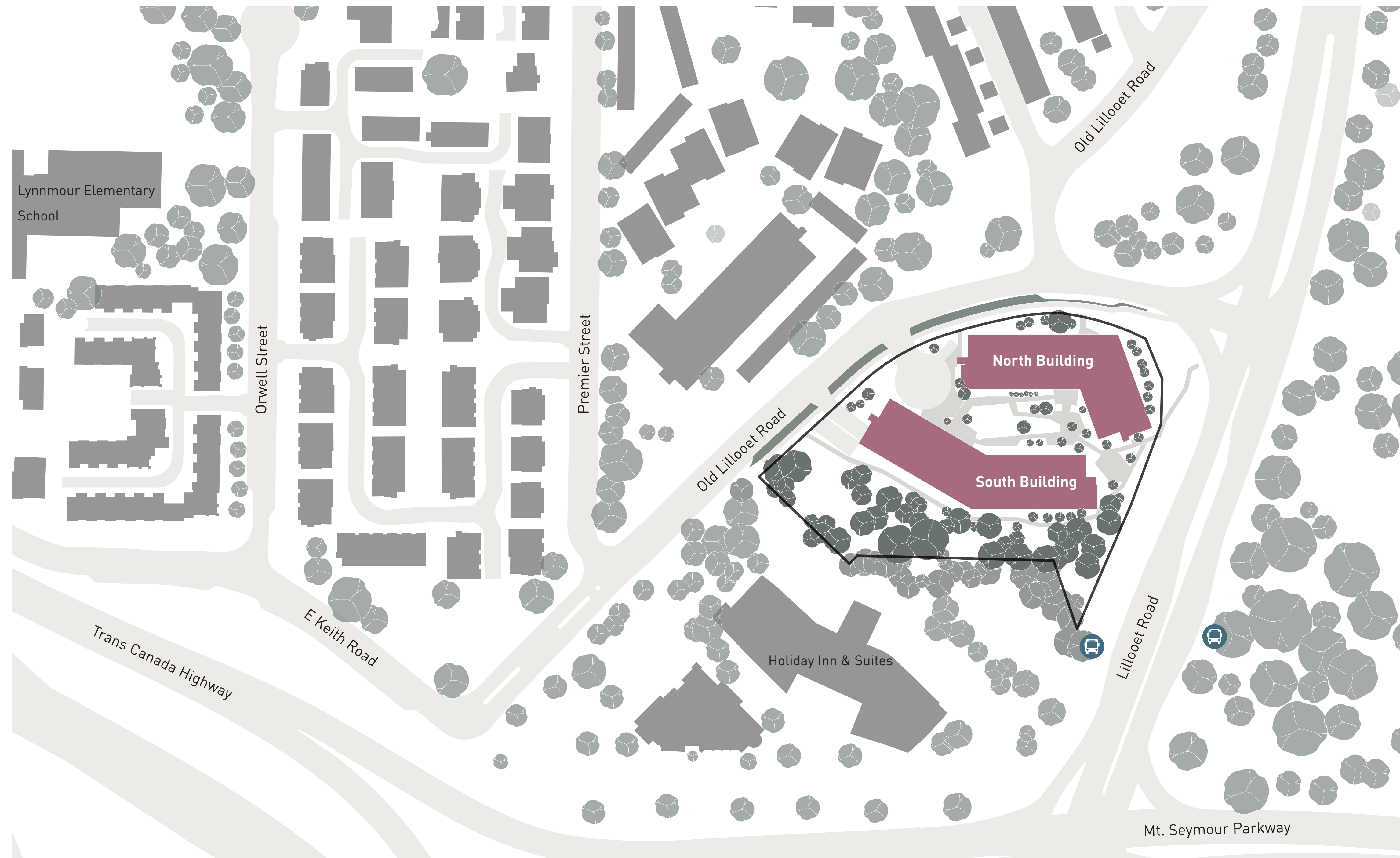
- Social Support & Inclusion
- Health & Wellness
- Food security



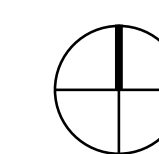
MORE THAN A ROOF CORE VALUES



SITE PLAN / CONTEXT

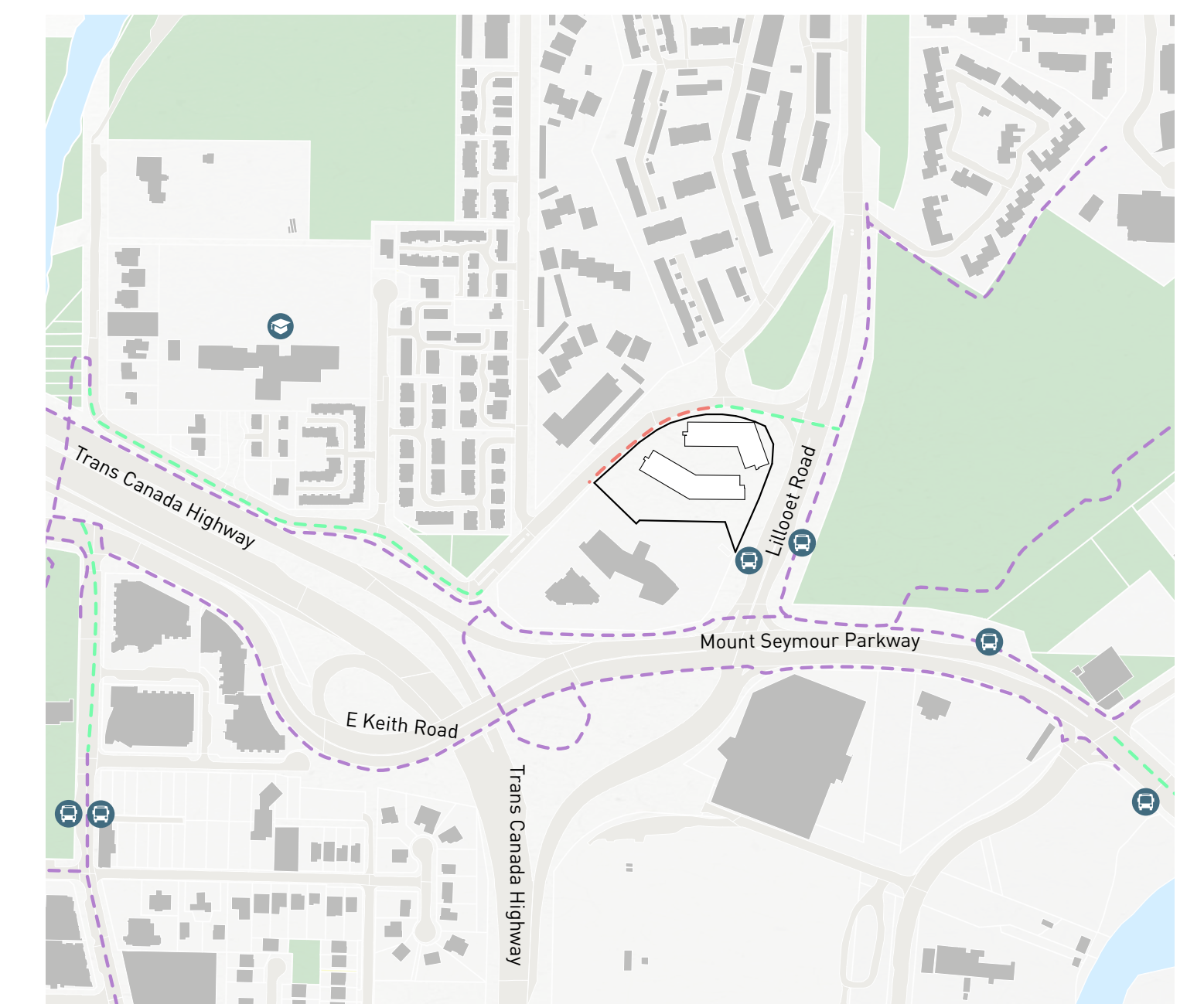


CONTEXT PLAN



Project Information

- Location: Southwest corner of Old Lillooet Road and Lillooet Road.
- Height: Six stories
- Use: Affordable housing
- Site area: 2.4 acres (9,900 m²)
- Floor Space Ratio: 1.59 (max allowable 1.75)
- Official community plan: Residential level 5, zoned CD 146



CIRCULATION PLAN

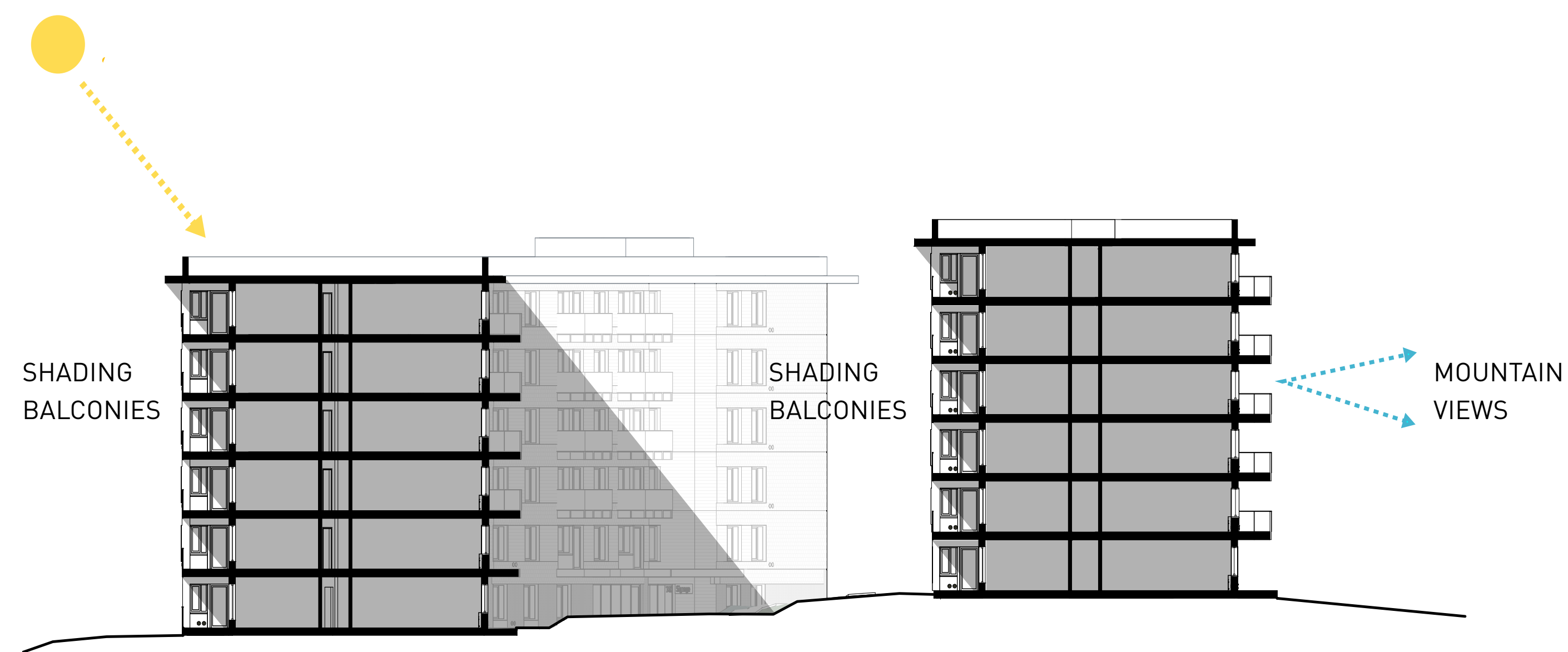
- SHARED BIKE PATH
- SEPARATED BIKE PATH
- PROPOSED BIKE PATH

SUSTAINABILITY

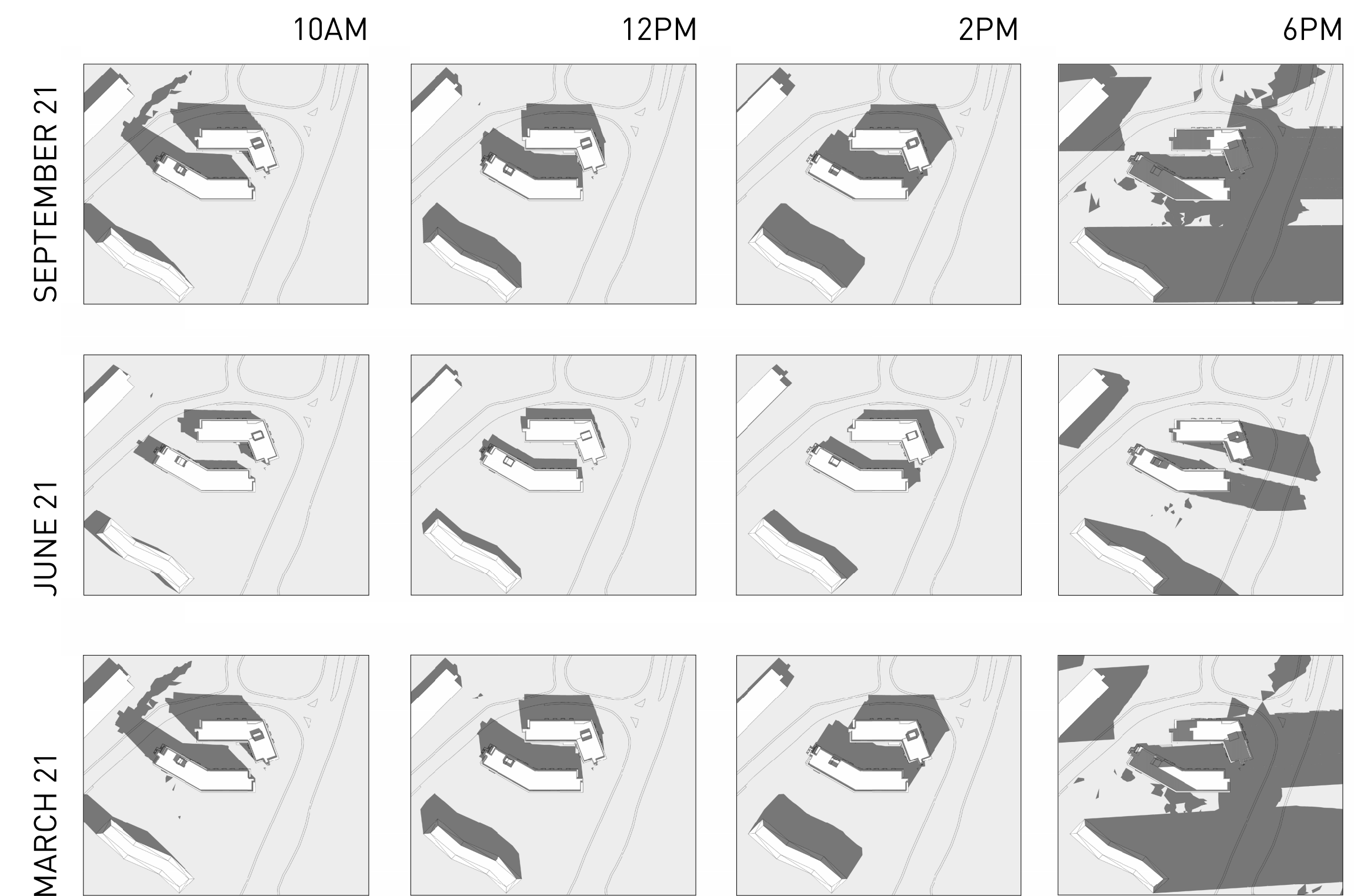
- Meets BC Energy Step Code 4 – The building is designed to achieve high energy efficiency and performance.
- Fully Electric – The building operates entirely on electricity, achieving low greenhouse gas emissions and a reduced environmental footprint.
- Climate-Responsive Balconies – Recessed south-facing balconies provide shading, while projecting north, west, and northeast balconies optimize views and daylight.
- Optimized Views & Sunlight – Building orientation and open spaces maximize natural light, courtyard sun exposure, and neighborhood connectivity.
- Integrated Rooftops – Mechanical equipment is screened, and penthouse heights are minimized for reduced visual and environmental impact
- Daylighting & Ventilation – Large openings and glazed balconies enhance natural light and passive ventilation, reducing energy use.



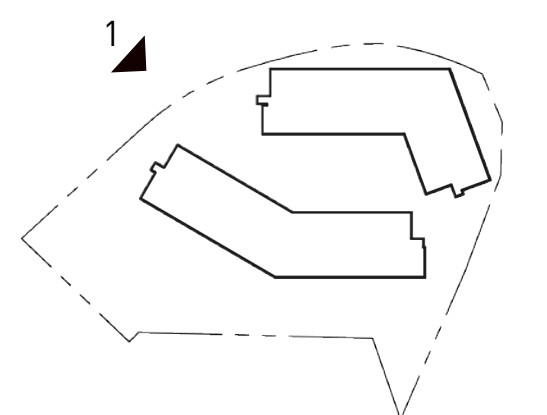
VIEW OF THE MAIN VEHICLE ACCESS FROM OLD LILLOOET ROAD. (1)



SOLAR SHADING AND SUN LIGHT HARVESTING



SOLAR SHADING ANALYSIS



MATERIALS



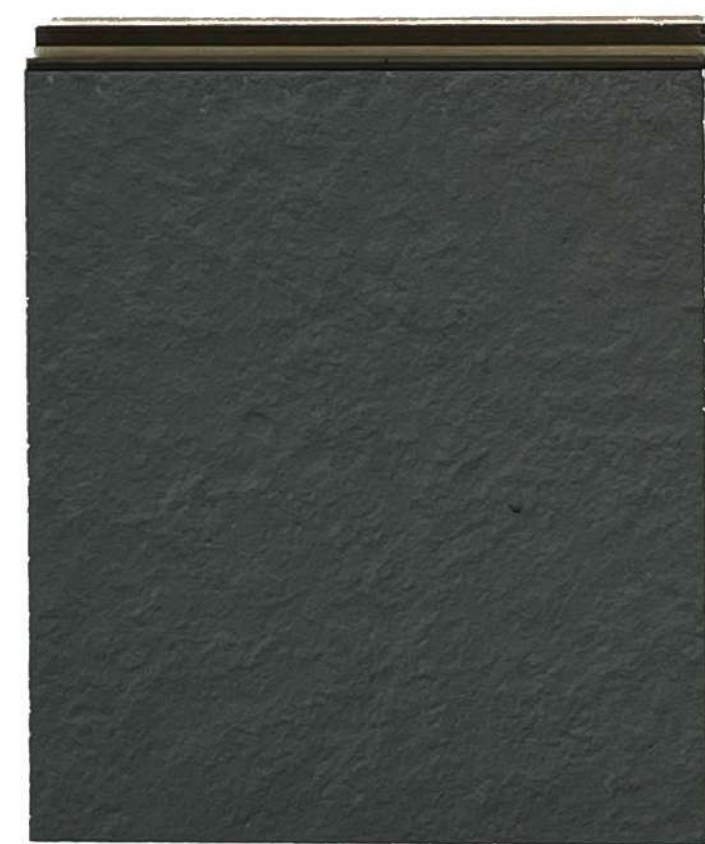
NORTH BUILDING - NORTHEAST ELEVATION (1)



NORTH BUILDING - NORTH ELEVATION (2)



NORTH BUILDING - WEST ELEVATION (3)



1



3

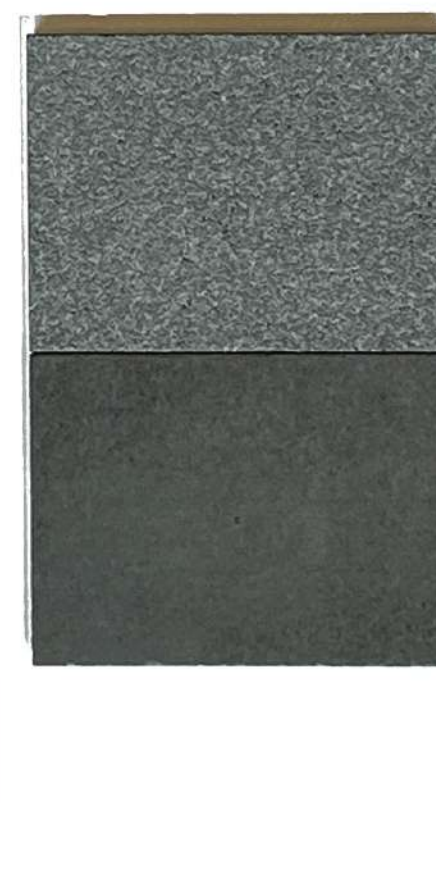


5/8

6



2A



2B



4



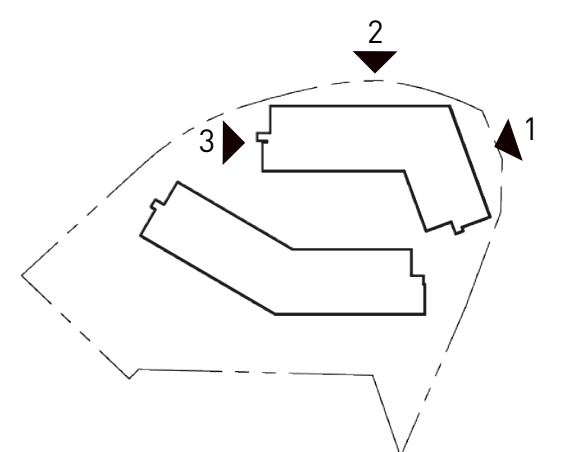
7/9/11

10

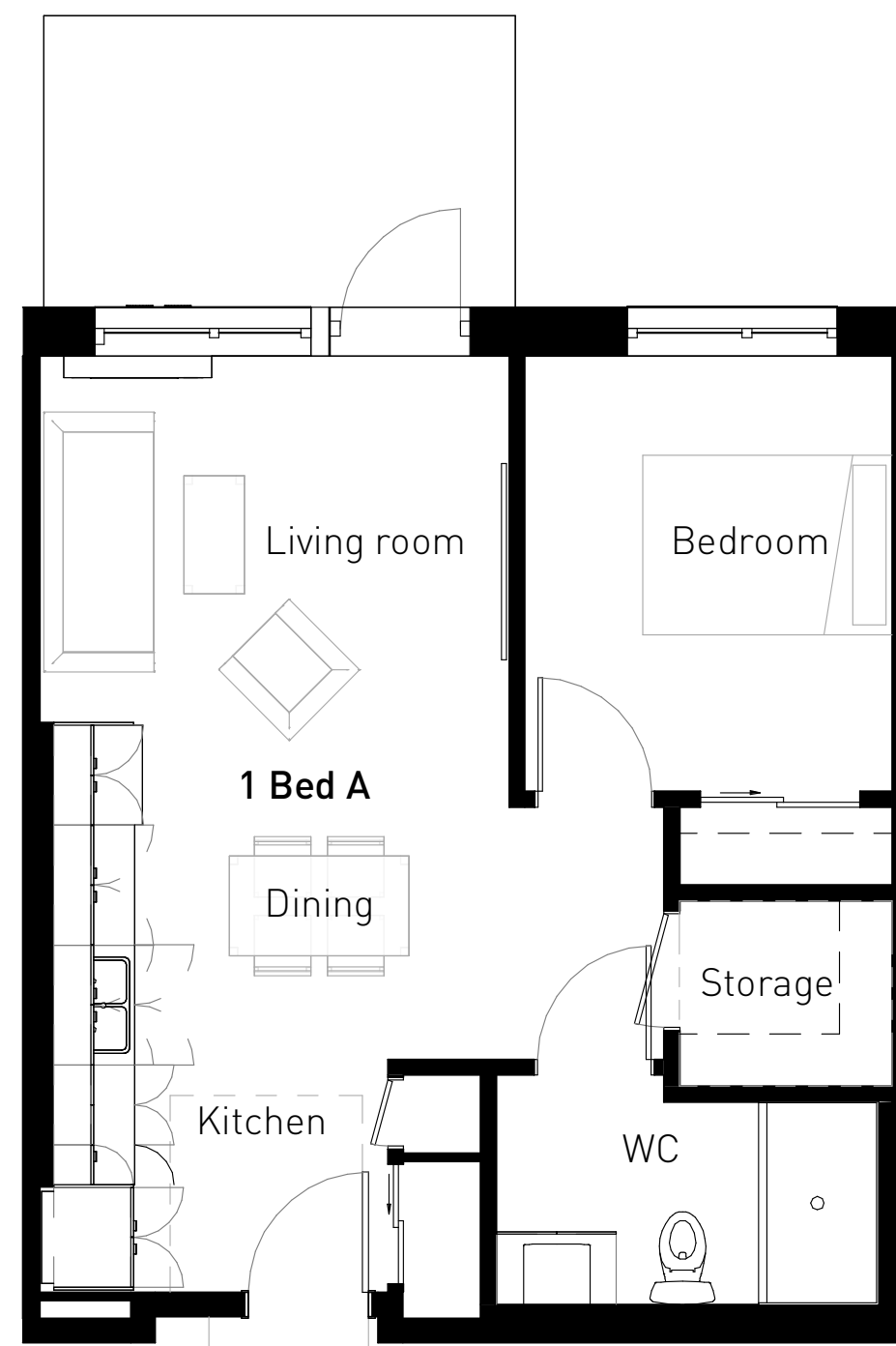
- 1 Cementitious panel - smooth - mid grey
- 2a Cementitious panel - textured - mid grey
- 2b Cementitious panel - textured - mid grey
- 3 Cementitious panel - wood tone - Honey
- 4 Cementitious panel - shingle - Arctic White
- 5 Prefinished metal - White

- 6 Prefinished metal - Black
- 7 Prefinished metal - dark grey
- 8 Windows - White
- 9 Windows - Iron Ore
- 10 Glass - translucent white
- 11 Metal picket - dark grey

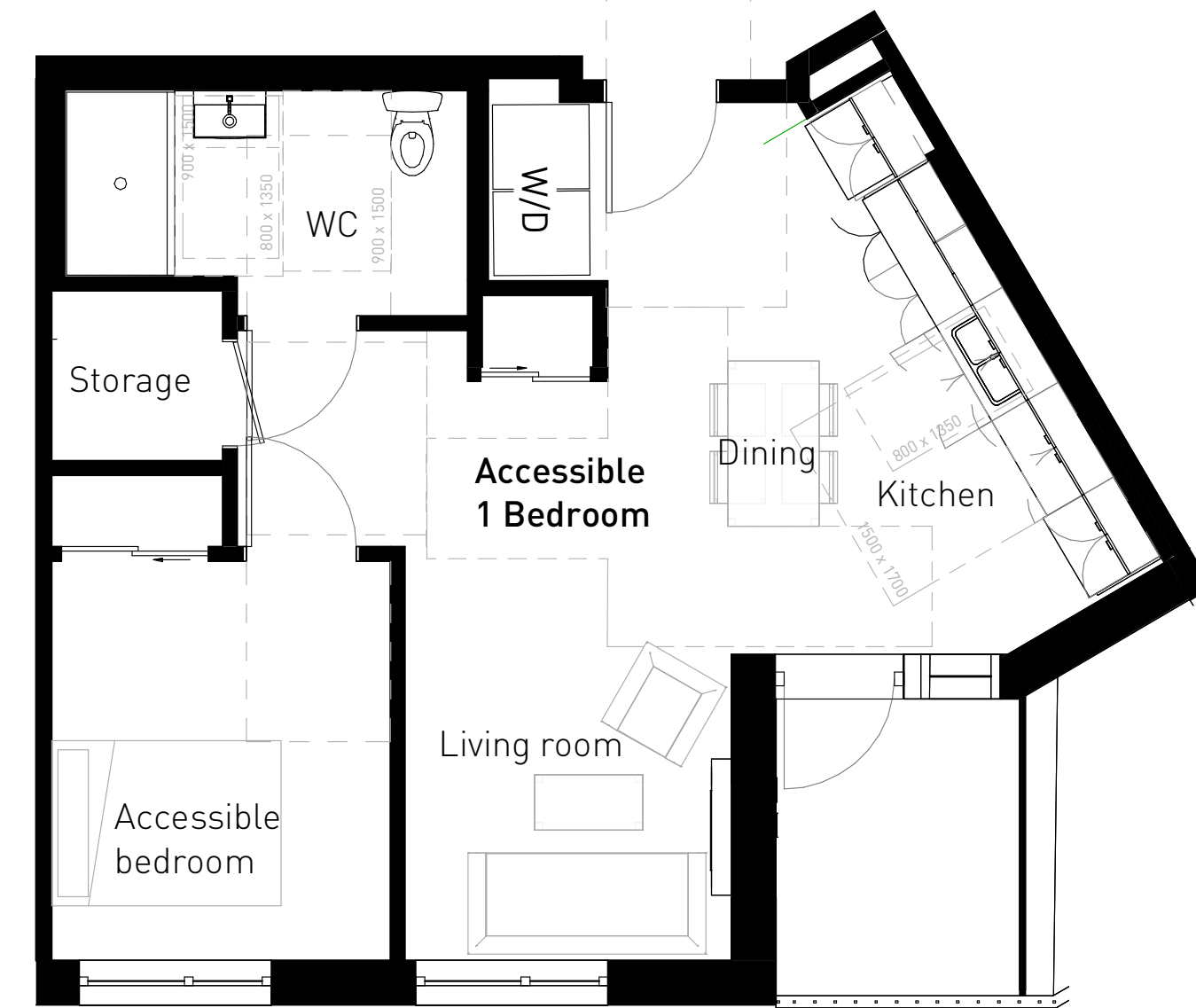
- Durable materials inspired by the North Shore's landscape and culture.
- Earthy masonry-like material grounds the buildings.
- White shingles & warm wood panels highlight residential units and entries.
- Projecting roof eaves provide weather and sun protection, enhancing the west-coast style.
- Dark materials on south-facing recessed balconies help reduce building scale.
- White metal & glass on north-facing balconies maximize light and views.



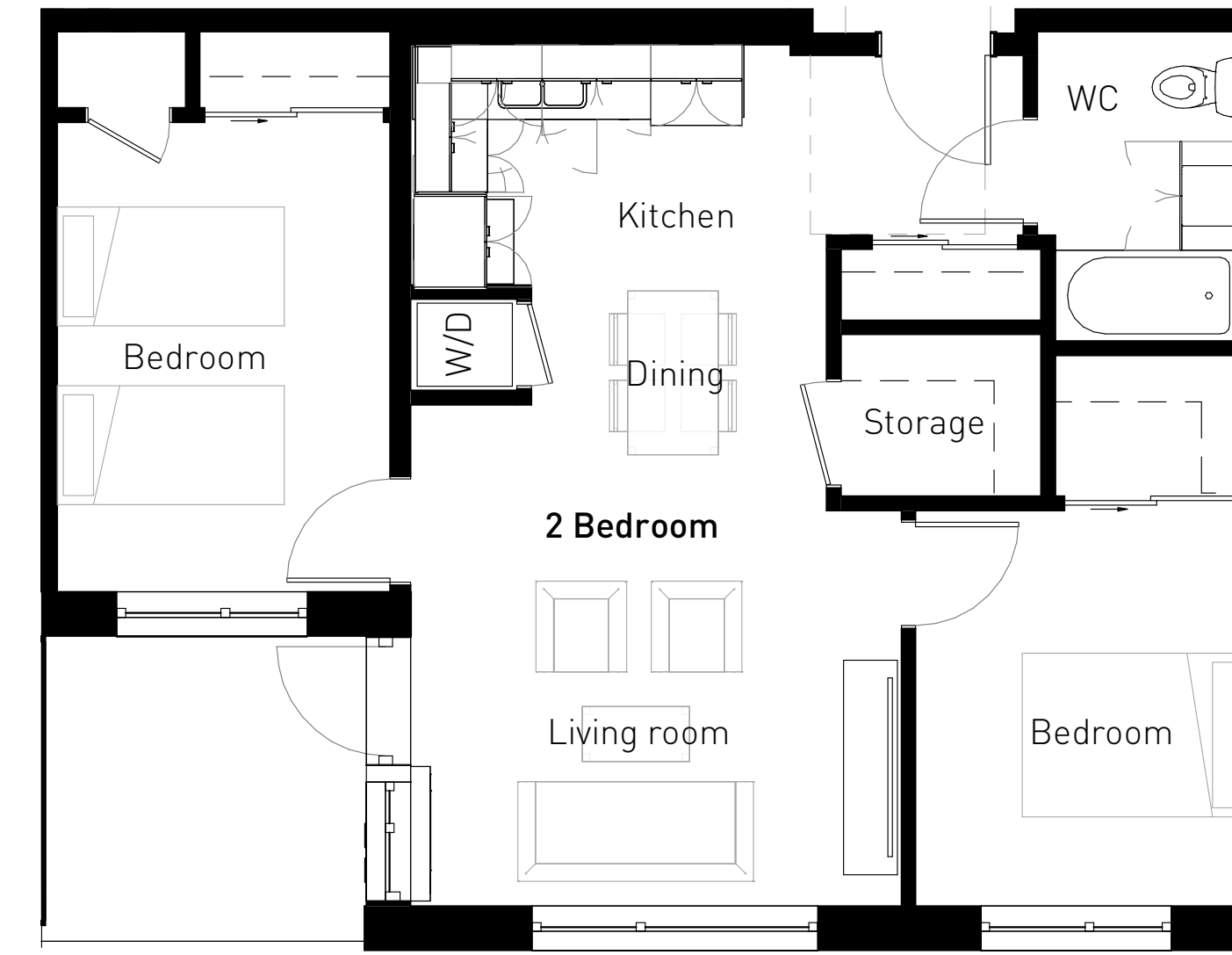
HOUSING



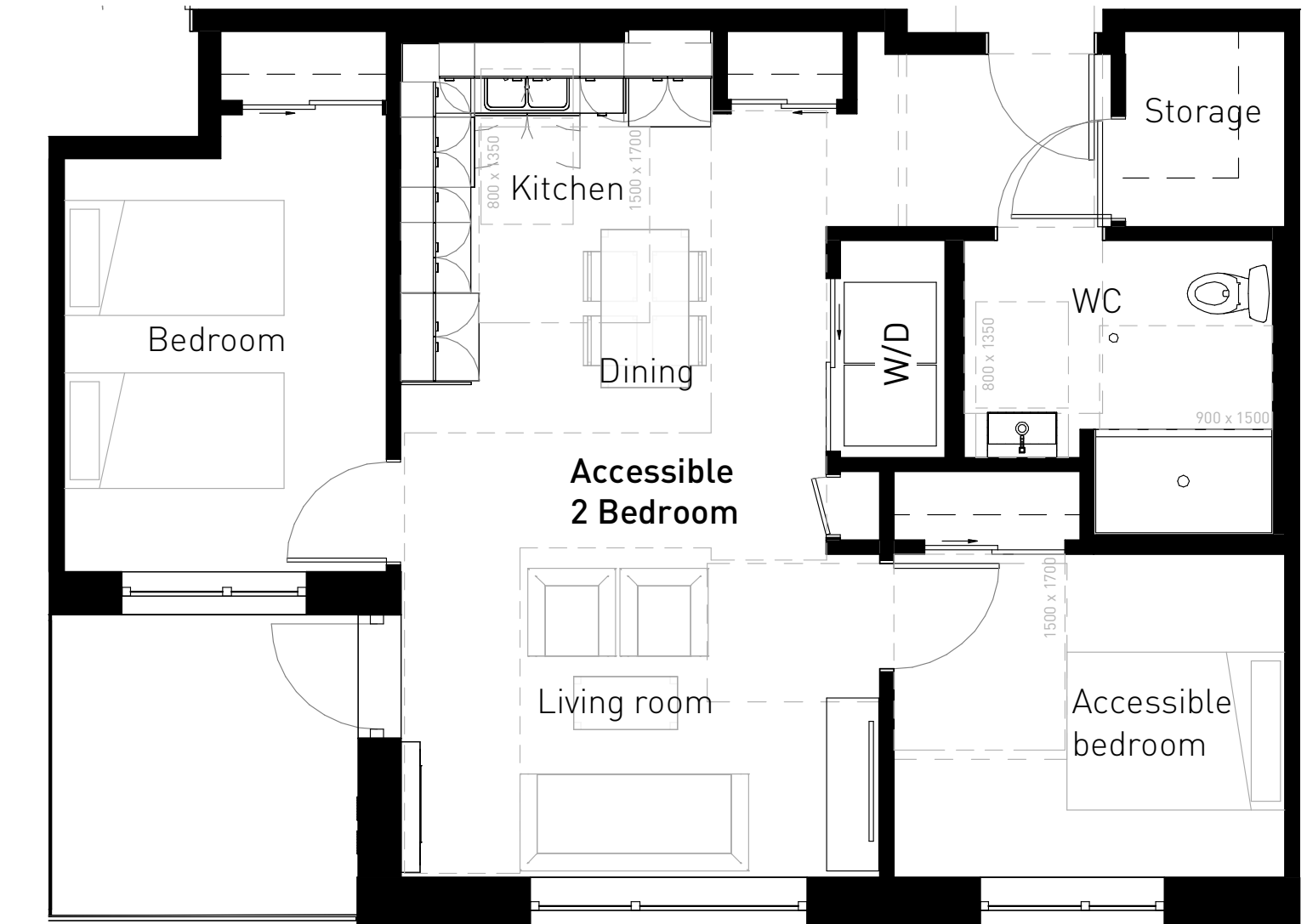
1 - BEDROOM
BASIC ACCESSIBLE (ADAPTABLE)*



1 - BEDROOM
ENHANCED ACCESSIBLE*



2 - BEDROOM
BASIC ACCESSIBLE (ADAPTABLE)*



2 - BEDROOM
ENHANCED ACCESSIBLE*

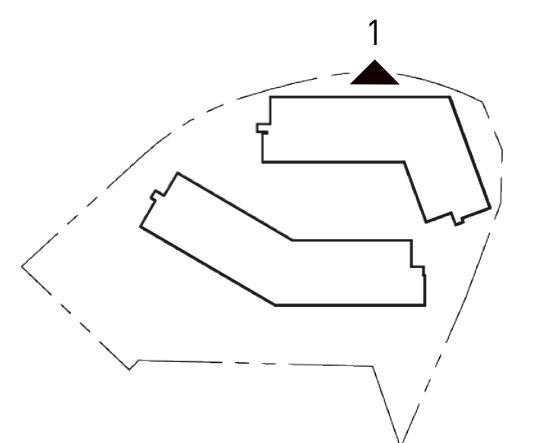
* BASIC ACCESSIBLE (ADAPTABLE) AND ENHANCED ACCESSIBLE ARE AS PER DISTRICT OF NORTH VANCOUVER, ACCESSIBLE DESIGN POLICY FOR MULTI-FAMILY HOUSING, BYLAW 3375230

Unit statistics

	SM	SF	%	#
STUDIO	35.6	384	9%	17
1 BEDROOM	50.7	546	37%	70
1 BEDROOM (ACCESSIBLE)	58.2	627	3%	6
2 BEDROOM	70.4	758	26%	48
2 BEDROOM (ACCESSIBLE)	74.6	759	3%	5
3 BEDROOM	90.25	971	19%	36
4 BEDROOM	117.7	1,266	3%	6
TOTAL			100%	188



VIEW OF LYNN CREEK AND SEYMOUR RIVER VALLEY (1)



COMMUNITY HOUSING FUND OVERVIEW / INCOME ELIGIBILITY

Rent-Geared-to-Income (50%)

Rents will be determined based on 30% of the household's gross income.

Eligibility:

Maximum gross household incomes are based on BC Housing's Housing Income Limits (HILs). For the District of North Vancouver, the current HILs are as follows:

1 Bedroom or Less:	\$58,000
2 Bedroom:	\$72,000
3 Bedroom:	\$86,000
4 Bedroom:	\$107,000



Affordable Market (30%)

Affordable market rents for households with low and moderate incomes.

Eligibility:

For a gross household income that does not exceed the median income for couples in BC, as determined by BC Housing from time to time:

- For residential units with less than two (2) bedrooms, For 2025, this figure is \$ 85,870 (compared to \$84,780 last year).
- For residential units with two (2) or more bedrooms, For 2025, this figure is \$138,770 (compared to \$134,140 last year).

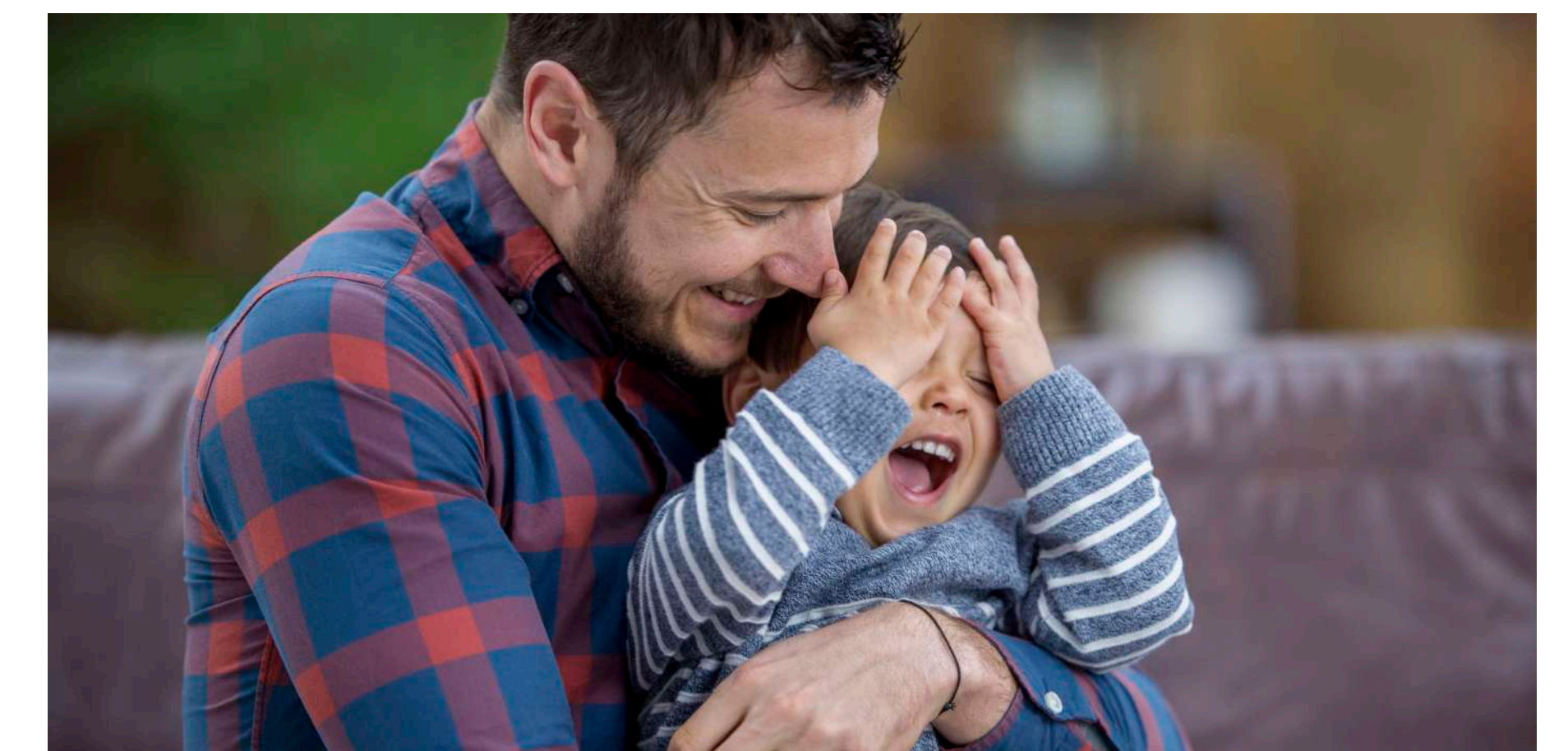


Deep Subsidy (20%)

Deeply subsidized rents for households with low incomes.

Eligibility

- For residential units with less than two (2) bedrooms, a gross household income that does not exceed the maximum Old Age Security (OAS) and Guaranteed Income Supplement (GIS) plus Provincial Seniors Supplement amount, as determined by BC Housing from time to time. For 2024, this figure is \$23,549 (compared to \$22,935 last year).
- For residential units with two (2) or more bedrooms, a gross household income that does not exceed the income threshold for residential units with less than two (2) bedrooms plus 25%, as determined by BC Housing from time to time. For 2024, this figure is \$29,436 (compared to \$28,669 last year).



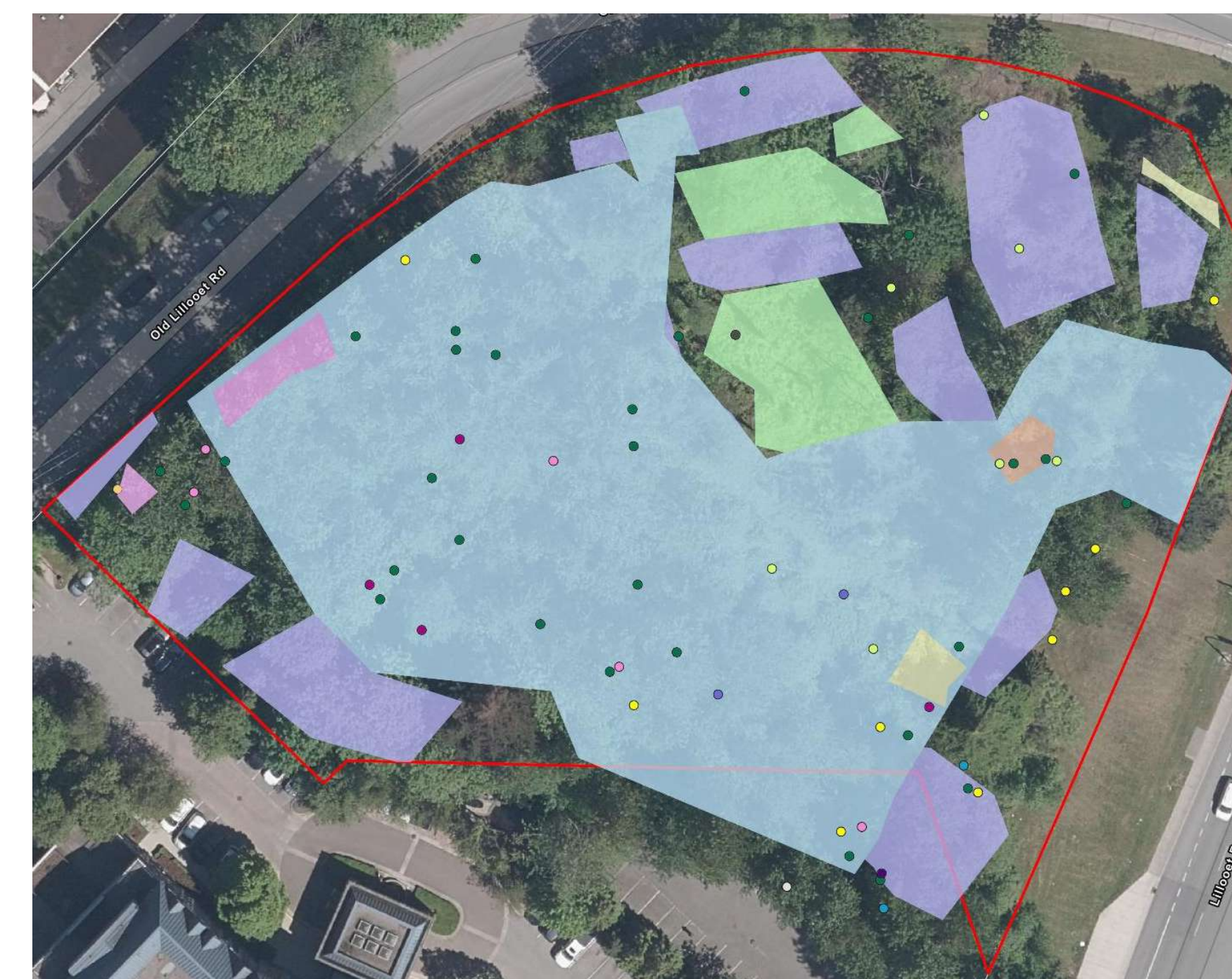
TREE PRESERVATION



- High quality trees in the southern part of the project will be retained, preserving slope stability
- Pacific Northwest plant species will be planted
- New planting along the south edge will connect to the existing planted slope
- Invasive species have been identified and will be removed
- Replacement trees will be added throughout, including along Lillooet Road's boulevard, ensuring an enhanced natural buffer between the buildings and the street.

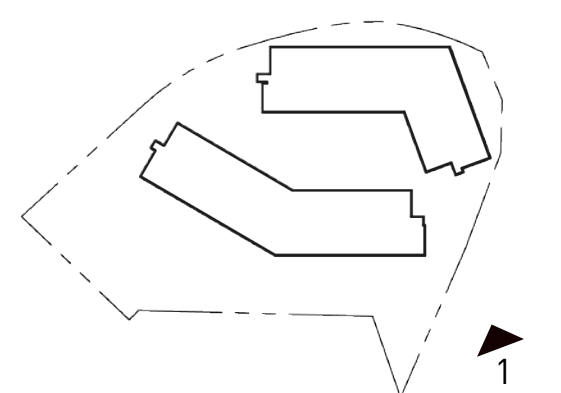


VIEW LOOKING UPHILL ON LILLOOET ROAD (1)



INVASIVE SPECIES PLAN

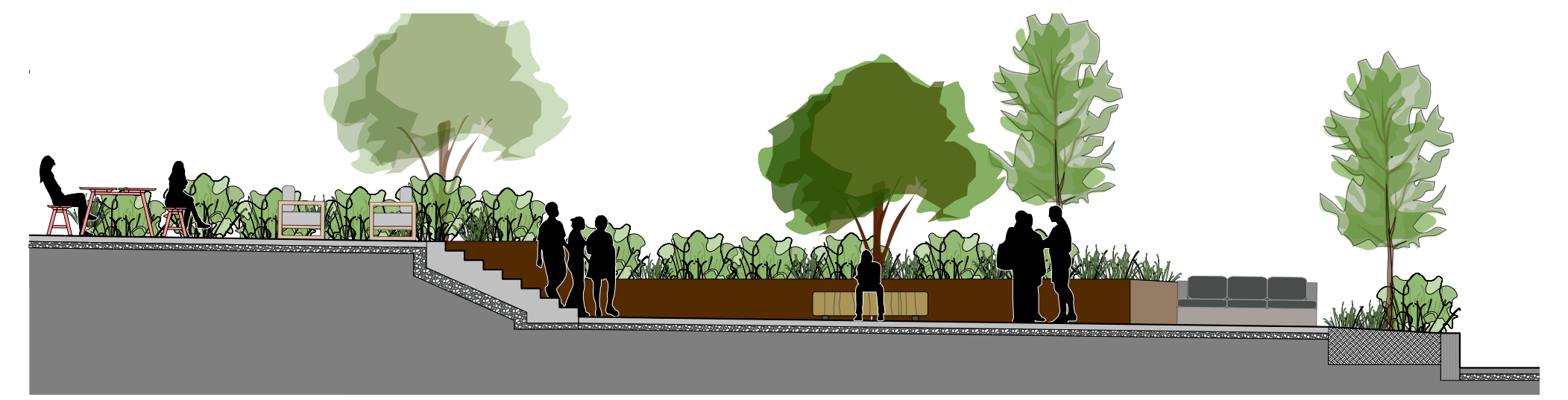
Legend	
▭	Site Outline
Invasive Plants (<25 m²)	
●	Black locust
●	Blackberry - Himalayan
●	English holly
●	English ivy
○	Hedge bindweed
●	Knotweed - Japanese/bohemian
●	Laurel - cherry
●	Laurel - spurge
●	Scotch broom
●	Yellow archangel
●	Bamboo - clumping
Invasive Plants (>25 m²)	
▭	Blackberry - Himalayan
▭	English ivy
▭	Knotweed - Japanese/bohemian
▭	Laurel - spurge
▭	Honeysuckle sp.
▭	Scotch broom



LANDSCAPE



- Lush forest setting inspired by North Vancouver's parks and trails.
- Large entry plaza with gathering space, sport courts, and bike parking.
- Accessible walkways connect key areas of the site.
- Public trail links the site to the community and green spaces.



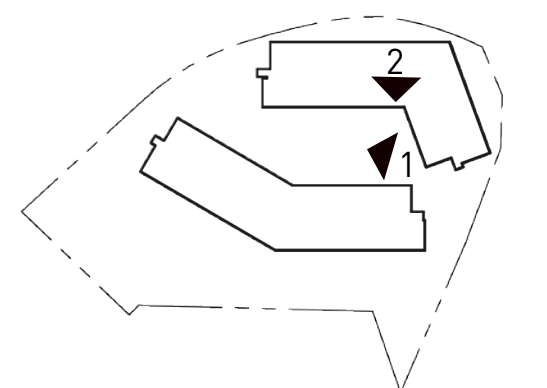
AMENITY PATIOS



COURTYARD VIEW TOWARDS THE WEST (1)



MULTIPURPOSE ROOM OPENING TO THE COURTYARD (2)

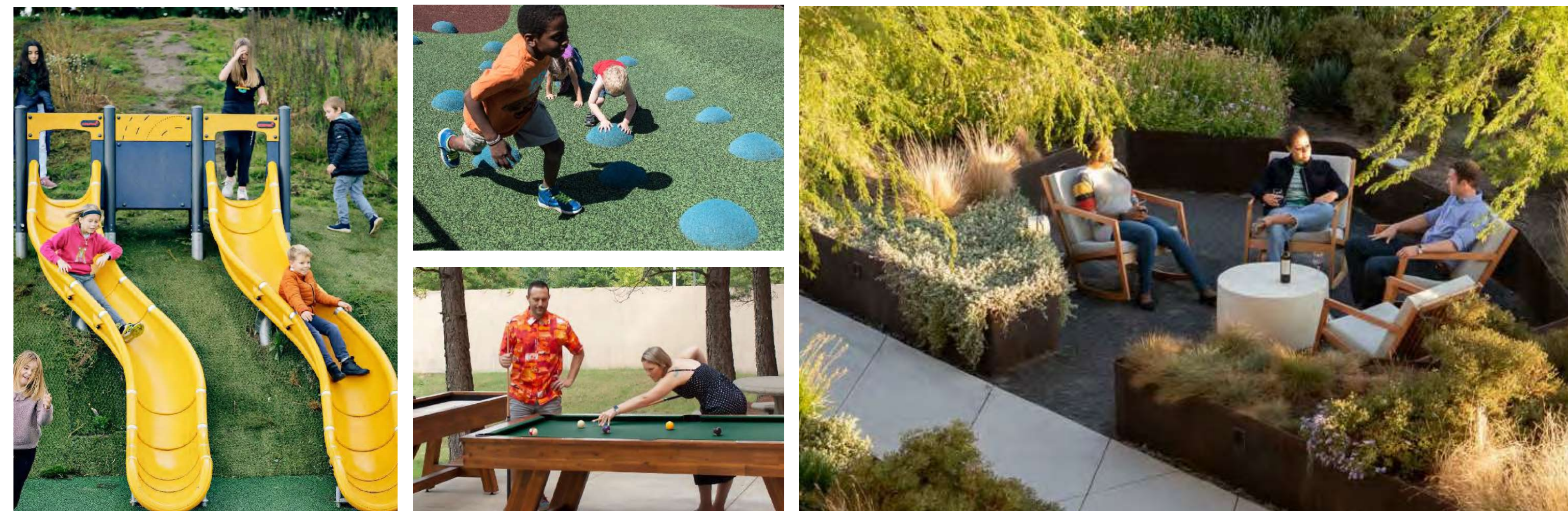


LANDSCAPE



Planting plan

The plant species chosen are all native and adapted, with potential to focus on plants that have traditional uses and history.



Outdoor amenities

Each building has a common amenity room, both oriented towards the courtyard and connected by thoughtfully designed landscape paths.

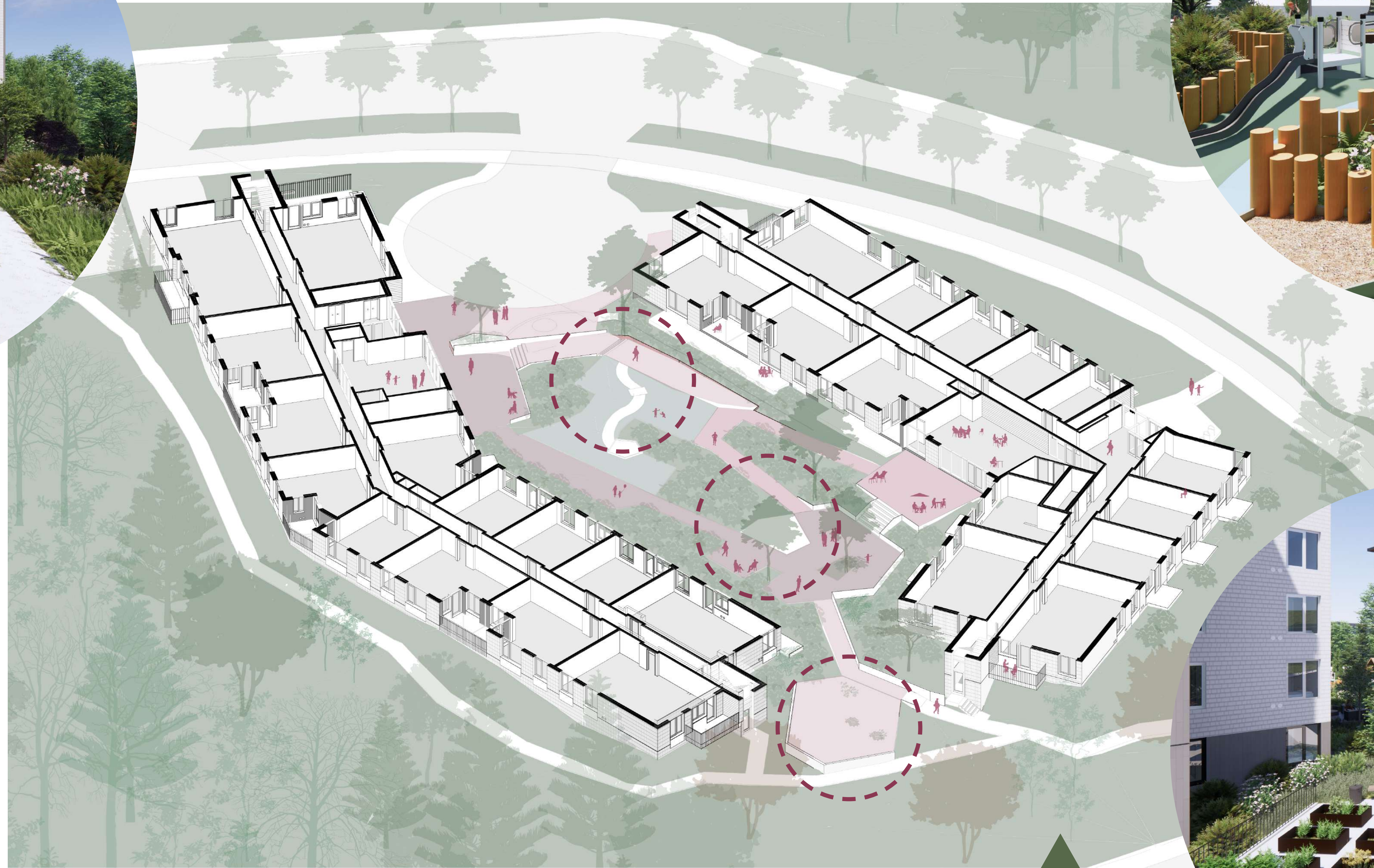


AXONOMETRIC VIEW

RESIDENTIAL AMENITIES



 Accessible pedestrian connectivity



 All ages active play

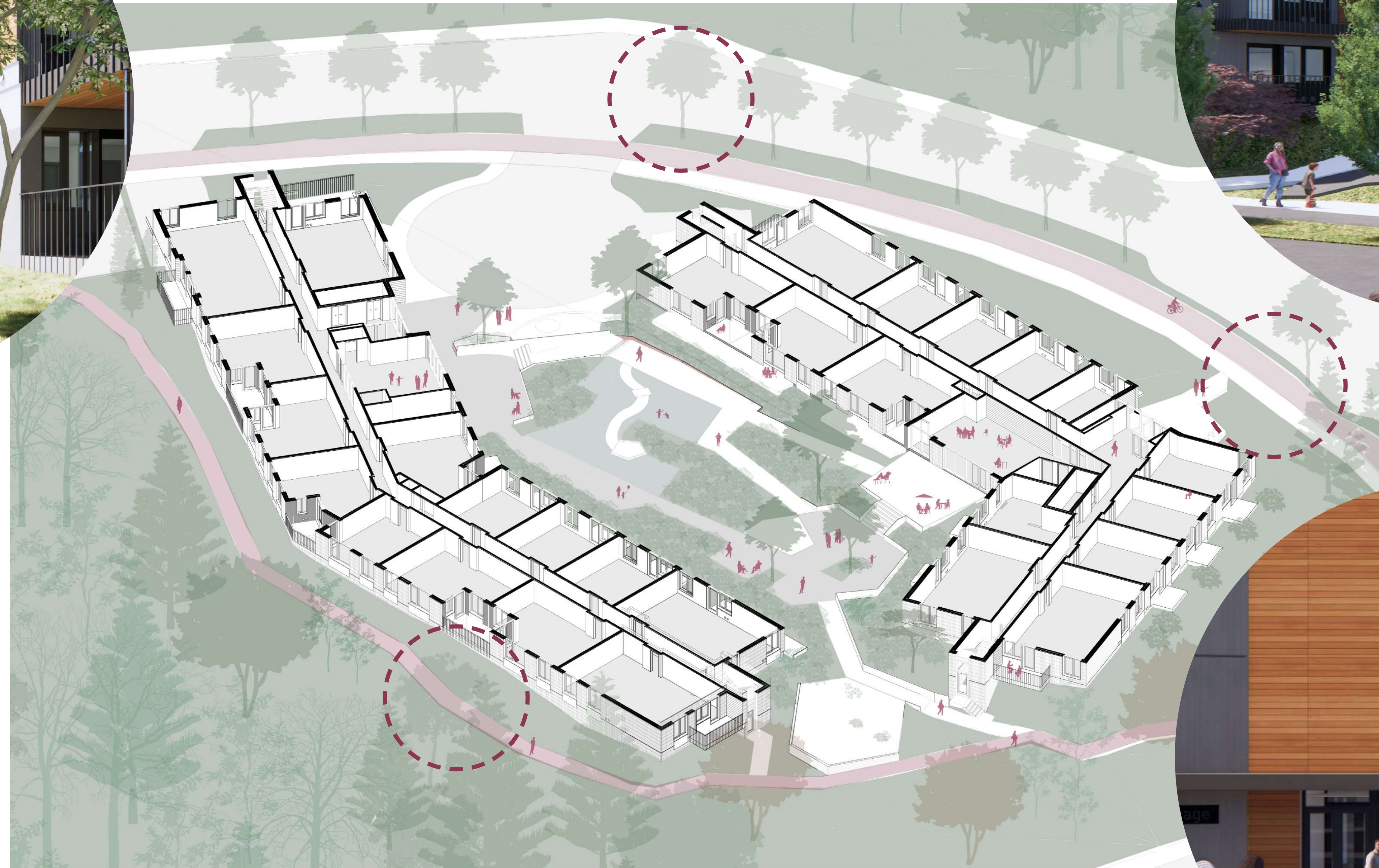


 Outdoor communal green space

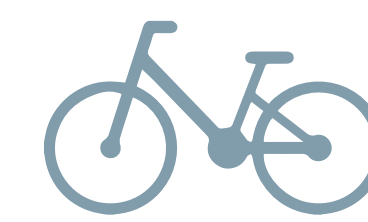
PUBLIC IMPROVEMENTS



Pedestrian connectivity:
southern path



New off site trees



Bike connection

THANK YOU

SCAN THE QR CODE BELOW TO LEARN MORE, OR VISIT

<https://www.dnv.org/business-development/lilloet-road-housing-site-rezoning>

