

Virtual Public Information Meeting 1120 Harold Road

January 22 – February 05, 2024



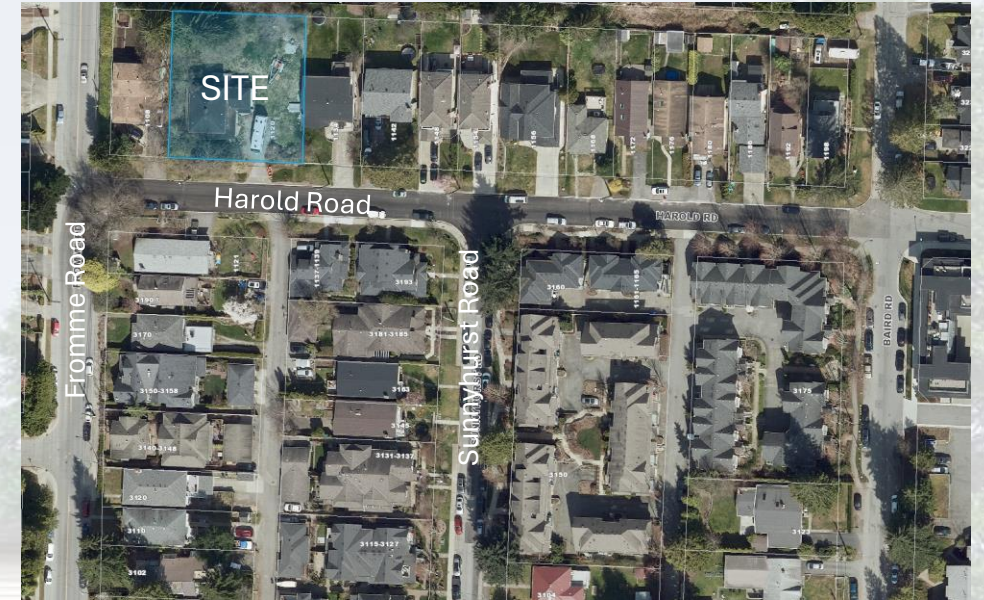
EDG HOMES INC.
202-609 STAMPS LANE

For more information, visit www.savecrosshouse.com

THE CROSS HOUSE
1120 HAROLD ROAD, DISTRICT OF NORTH VANCOUVER

Site Context

- The subject site is located on the north side of Harold Road, between Fromme and Sunnyhurst Road.
- The subject site is one of the last few remaining large “homestead” sites remaining in the District of North Vancouver.
- Currently, one heritage house is located on the southwest corner of the site.
- At the rear of the site is an unopened 20ft wide lane.
- On the south side of Harold Road is a mix of single-family, multi-family, and townhomes.
- The properties on the north side of Harold Road are existing single-family homes.



About the Developers

The Cross House Development team consist of North Vancouver residents who bring their own unique experience and skills to the HRA proposal. Some of the team members include:

- Born and Raised in North Vancouver, Jordan Crockett has been in the construction industry for over 20 years. Since starting is own company, Green West Construction, Jordan has completed home renovations, commercial renovations, custom homes, and most recently multi-family developments. Jordan currently resides in North Vancouver with his wife and their two young boys.
- Now retired, John Zaplatynsky had a 40 year career in the retail industry in Western Canada. John founded a successful garden centre company, GardenWorks, and served as its CEO for 30 years. GardenWorks operates ten locations in BC, including one in North Vancouver. John has served on the board of directors for numerous industry and non-profit organizations and continues to be a director of Sloat Garden Centres, as well as a director on the Lions Gate Hospital Foundation.



Green West built-North Vancouver custom home

About EDG Homes

- Over 30 years experience designing homes in the lower mainland.
- Involvement in past heritage and character house restoration and preservation projects.
- Specialize in multi-family heritage and character house projects, preserving historical buildings while adapting them for modern life.



Vancouver heritage church conversion



Kitsilano heritage house restoration



Heritage Revitalization Agreement (HRA)

- This application seeks to restore and protect the existing “Cross Residence” heritage building on the property through a Heritage Revitalization Agreement (HRA). An HRA is a voluntary legal agreement between an owner and the municipal government to protect heritage properties.
- The site is listed as a primary heritage property on the *District of North Vancouver Heritage Inventory* (1993).
- Built in 1905, the “Cross Residence” is a two-storey Edwardian-era foursquare house. Originally over 3.5 hectares in size, the property served as a family farm.
- The historic house is valued for its connection with the original owners, the Cross Family, and its association with the pre-World War One growth and development of North Vancouver.
- Character defining elements of the Cross Residence will be preserved, and any missing, deteriorated, or altered elements will be restored.



George Cross Home, post-1911 [NVMA 26-19D-10]



1120 Harold Road, 1930, Vol.22 of Fire Insurance Plan, BC Insurance Underwriters Association, Sheet 2216 [NVMA MAP 123-2216]



Proposal Overview

This HRA application proposes to:

- Restore the existing heritage house, construct a character appropriate addition to the rear, and create two independent dwellings.
- Construct a new principal building containing two dwelling units on the open side of the lot.
- Construct two single family coach houses in the rear for a total of 6 strata units.
- Provide enclosed resident parking under the new principal building and coach house that will be accessed via a new driveway along the east of the site.

Design Rationale

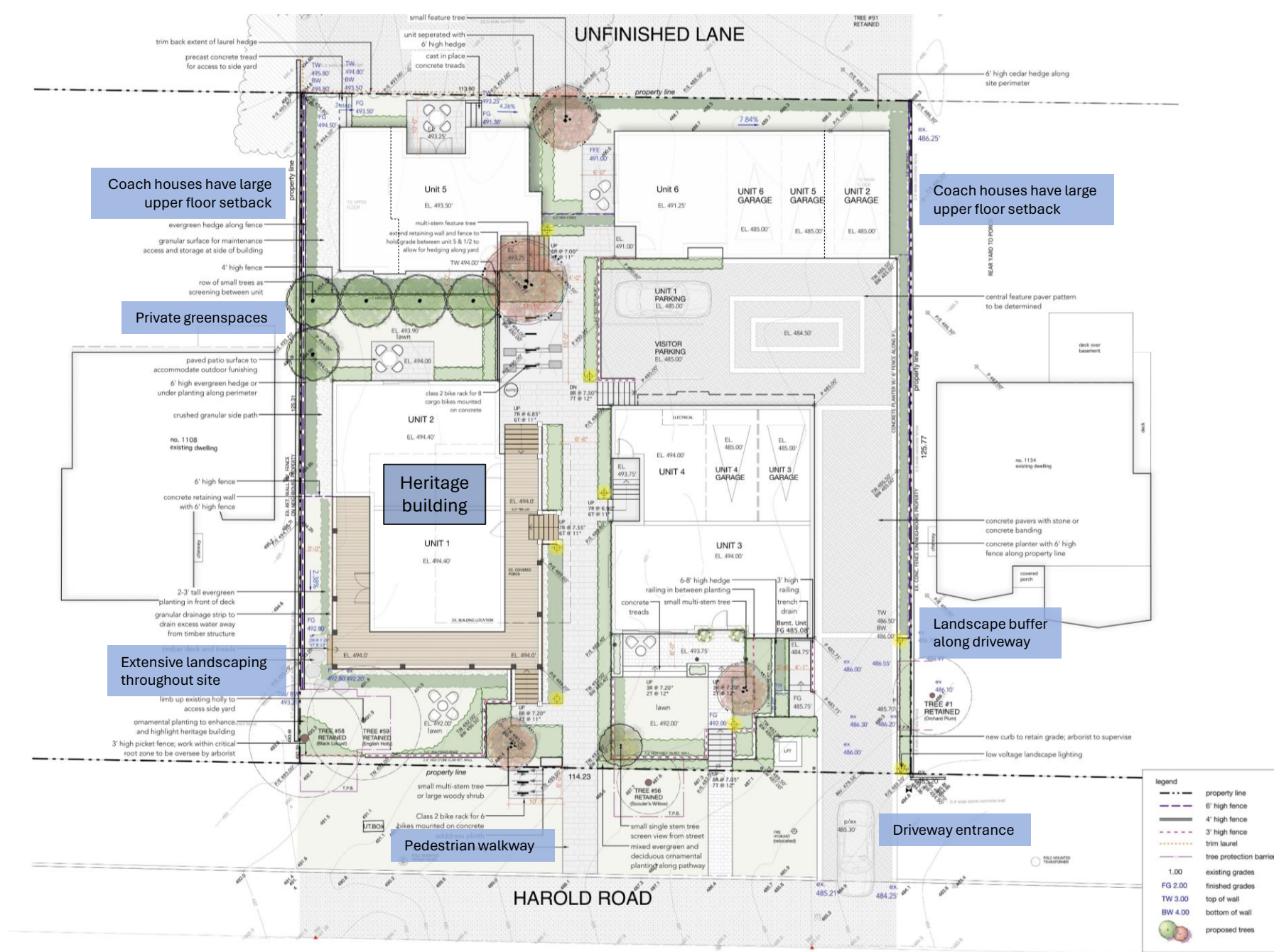
- Meet District initiatives to retain significant heritage sites while reaching goals of the [Rental and Affordable Housing Strategy](#).
- Diversify housing stock while maintaining the single-family form of the surrounding buildings. Only one front entrance is visible from the street.
- Accessible pedestrian corridor, large green spaces, and extensive landscaping achieve the “pastoral” nature of the heritage site.
- Reduce visibility of resident parking by placing enclosed garages to the rear or the site.

Project Statistics

Density	0.65 FSR
Height	2.5-storeys
Total Homes	6 strata homes
2-bedroom	1 home
2-bedroom + den	2 homes
3 bedroom	3 homes
Vehicle Parking	7 vehicle spaces
Bicycle Parking	34 spaces



Site plan



Previous Proposal

- In 2021, the District of North Vancouver reviewed an HRA proposal for the site that consisted of 4 single family homes (2 principal buildings, 2 coach houses).
- Our revised vision for the site builds upon the previous proposal, but has altered the following:
 - Smaller home sizes for increased affordability
 - Family oriented home sizing (2 and 3-bedroom homes)
 - More contemporary design for non-heritage buildings to compliment but distinguish the heritage house on the site
 - Enclose parking at the rear of the site to minimize paved surfaces and the visibility of vehicles from the street
 - Increase side yards to minimize impact of new buildings on neighbours



2021 version of the HRA proposal for the site.



Renderings



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Renderings



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Benefits to Lynn Valley

- **Heritage retention**
 - Preserves one of the earliest houses constructed in the Lynn Valley area.
- **Neighbourhood impact**
 - Will restore an aging house on an underutilized lot. Addition of new custom homes, trees, gardens, and communal spaces will improve the streetscape.
- **Family-oriented homes**
 - The proposal consists of 2 and 3-bedroom homes of affordable size. Units are designed to achieve the “missing middle” between single family and condominium housing.
- **Adding housing stock**
 - Instead of the zoning prescribed alternative of **one very large** new single-family home, the proposal will add **6 new homes** to the District’s housing stock.
- **Transit-oriented development**
 - Located less than a 5-minute walk from Lynn Vally Town Centre and 228 and 229 bus routes. 34 bicycle parking spaces are provided for residents and visitors, encouraging bike transportation.



Construction Timeline



Site prep and
House Raising

1 week



Excavation
and Formwork

2 months



Wood Structure
and Framing

6 months



Exteriors

4 months



Interiors and
Landscaping

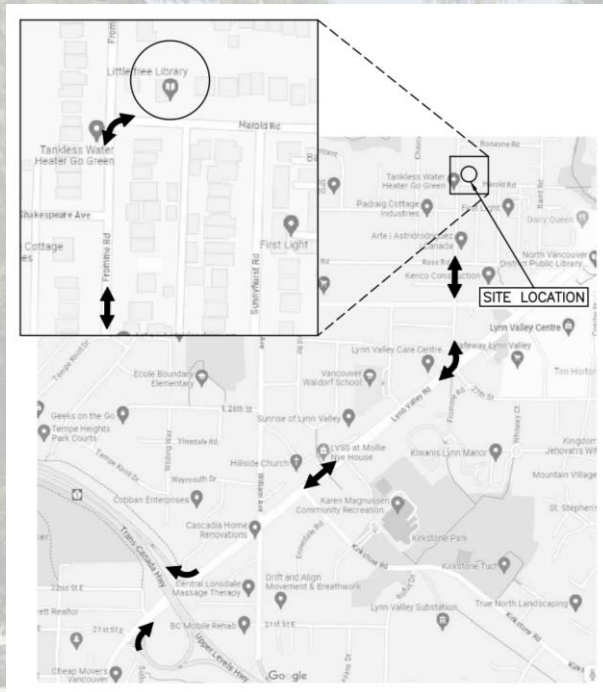
6 months

*(overlaps with
Exteriors)*

**Timeline estimates*



Construction Management Plan



Proposed truck route to site.



Construction Traffic Management Plan.

Trade Management

- Average number of trades on site per day: 4-10
- Trade parking to be located on site or at a suitable offsite location. Minimal street parking anticipated.
- Work hours and noise levels to comply with DNV Bylaw
- Usual working hours to be 8am – 5pm, Monday – Friday
- Trade clean-up to be enforced daily

Site Management

- Advance notification of truck routes to be posted on site
- Main delivery point to be off Harold Rd at south-east corner
- All ESC requirements as designated by the DNV will be strictly followed.
- Site flaggers on site during deliveries, hauls, pours and as required
- Delivery of materials to be limited to large deliveries to limit amount of truck traffic.

Public Notification

For neighbours with the potential to be directly affected by the proposed construction, written notifications are to be delivered prior to commencement of general construction and before certain specific works.



Thank You.



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