



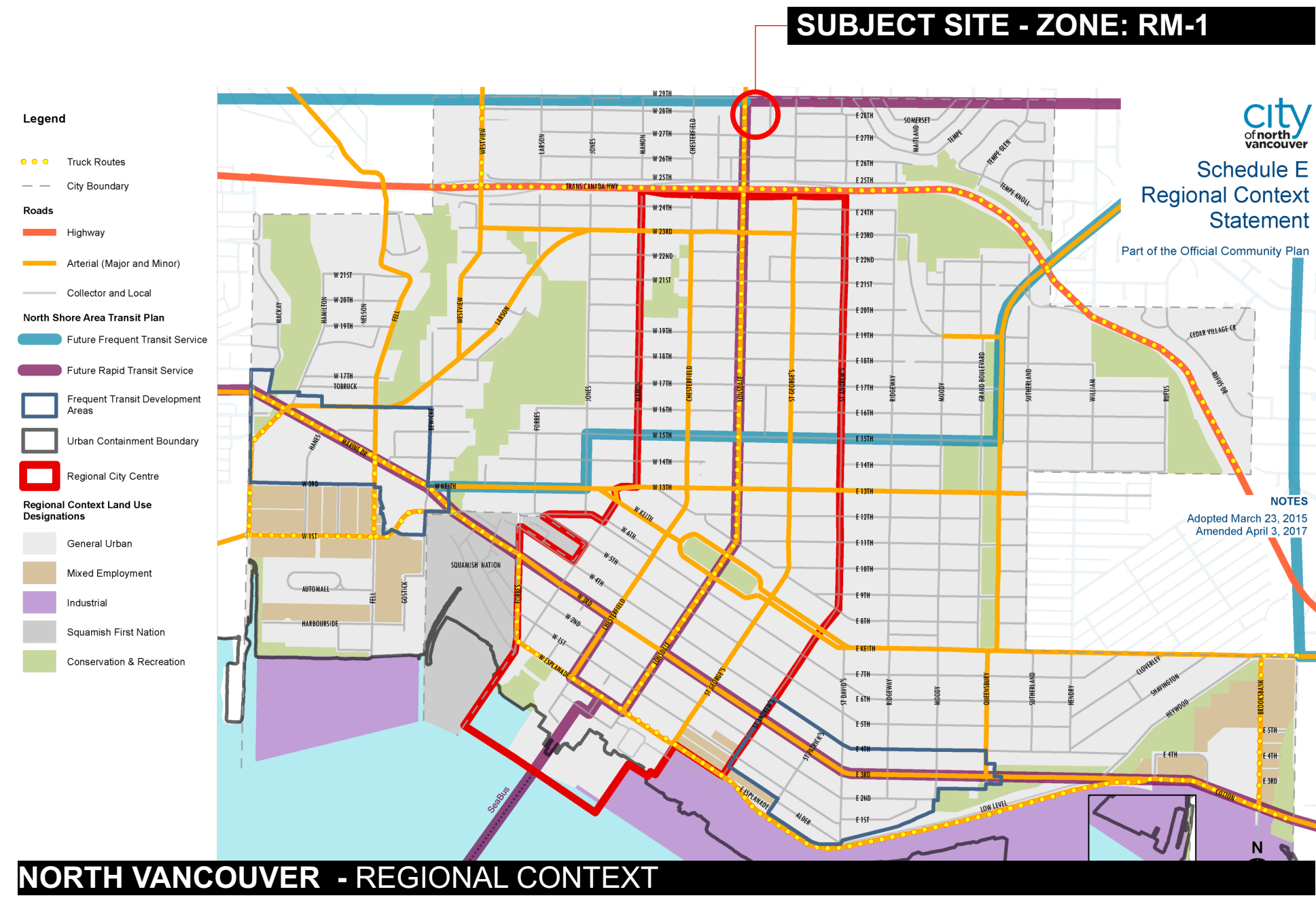
Integra

ARCHITECTURE INC.

2330-200 Granville Street
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1 - PRE APPLICATION
2 - RZ DP APPLICATION



NORTH VANCOUVER - REGIONAL CONTEXT

CLIENT	ADERA DEVELOPMENT CORP. 2200-1055 Dunsmuir St., Four Bentall Centre Vancouver, BC V7X 1K8	<i>Rocky Sethi</i> <i>Sarah Bingham</i>	604.684.8277 604.637.4326	rockys@adera.com sarahb@adera.com
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CIVIL	R.F. BINNIE & ASSOCIATES 300-4940 Canada Way, Burnaby, BC V5G 4K6	<i>Thomas Cogan</i>	778.945.6217	tcogan@binnie.com
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CODE	GHL CONSULTANTS LTD 409 Granville Street, Suite 950, Vancouver, BC V6C1T2	<i>Khash Vorell</i>	604.689.4449	kv@ghl.ca
ARBORIST	DIAMOND HEAD CONSULTING 3559 Commercial Street Vancouver, BC V5N 4E8	<i>Cody Laschowski</i>	604.733.4886 ext. 225	cody@diamondheadconsulting.com

CONTACT LIST



DRAWING LIST:

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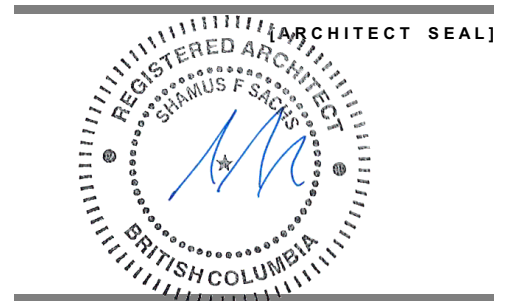
Total → 42

LANDSCAPE

CIVIL

SURVEY TOPOGRAPHICAL SURVEY DRAWINGS

[PROJECT TEAM]



ADERA
[CLIENT]

1269779 BC Ltd.

[PROJECT]

RENTAL DEVELOPMENT
2762 LONSDALE AVENUE
NORTH VANCOUVER, BC

[TITLE]

COVER PAGE

20513 [PROJECT]

[SCALE]

NOV 06, 2020 [DATE]

2 - RZ DP APPLICATION [ISSUE]

[DRAWING]

A-0.000



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PROJECT SUMMARY:		REQUIRED / PERMITTED		PROPOSED		VARIANCE
		RM - 1		CD		
ZONING EXISTING		Residential Level 5				
OCF LAND USE DESIGNATION - Medium Density Apartment				17,382 sq.ft.	1,615 m2	NO
SITE AREA				60		NO
UNIT NUMBER				2.60 FSR	4,193 m2	NO
OCF DENSITY (w/ exclusions) Purpose Built Rental Housing	1.6 + 1.0 FSR	4,198 m2		52%	836 m2	YES
SITE COVERAGE	50%	0 m2		6 Storeys		NO
BUILDING HEIGHT - Storeys (OCP Schedule 1)	6 Storeys (59.0 - 62.3 ft)					
BUILDING HEIGHT - Measured from Average Grade	59.0 - 62.3 ft	18-19 m				
Average Finished Grade - AFG within 10.0' distance	491.2 ft	149.72 m geodetic		491.2 ft	149.72 m	geodetic
Geodetic Max. Allowed Height - 19 m	553.6 ft	168.72 m geodetic				
Proposed Elevation TOR 6TH Storey				550.0 ft	167.64 m	geodetic
Bldg Height from Ave. Finished Grade TOR 6TH Storey		19.00 m Height		58.78 ft	17.92 m	Height
SRW ROAD (Lonsdale Avenue)				10.00 ft	3.05 m	NO
FRONT YARD - WEST (Lonsdale Avenue)	20.00 ft	6.10 m		10.00 ft	3.05 m	NO
REAR YARD - EAST (Lane)	20.00 ft	6.10 m		12.00 ft	3.66 m	NO
INTERIOR SIDE YARD (South PL)	15.00 ft	4.57 m		12.00 ft	3.66 m	NO
INTERIOR SIDE YARD (North PL)	15.00 ft	4.57 m		12.00 ft	3.66 m	NO

PARKING SPACES	Rental Housing	0.60 space/unit	36 spaces	36 spaces	NO
EV READY STATIONS	100% Residential Spaces	100 %	30 spaces	30 spaces	NO
EV INSTALLED STATIONS	Proposed for Visitor Spaces	0 %	0 spaces	0 spaces	TBC
BICYCLE SPACES	Secure spaces	1.50 space/unit	90 Secure	90 Secure	NO
	Short term spaces		6 Short term	6 Short Term	NO
	Vertical bicycle spaces	35% max.	31.5 Vertical	48 Vertical secure	YES

OPEN BALCONY AREA (DECKS)	max 10% GFA	4,782.4 sq.ft.	444.30 m2	4,434.1 sq.ft.	411.9 m2	9.3%	NO
Excluded Open Appendages	max 10% GFA						
OUTDOOR AMENITY AREA				2,540.9 sq.ft.	236.1 m2		
Garden Plots Active Design Guidelines	2.2 m2 / 4 units	360.0 sq.ft.	33.0 m2	52.0 sq.ft.	4.8 m2		

PARKING DIMENSIONS (no column encroachments)	Width		Length		Height	
	m	ft.	m	ft.	m	ft.
Standard Cars	2.500	8.20	5.486	18.00	2.134	7.00
Small Cars	2.500	8.20	4.650	15.26	2.134	7.00
Disabled Parking	4.000	13.12	5.486	18.00	2.134	7.00
Additional width at walls	0.305	1.00				

MINIMUM AISLE	90 degrees		60 degrees		45 degrees	
	m	ft.	m	ft.	m	ft.
One-Way Traffic	6.700	21.98	5.280	17.32	3.860	12.66
Two-Way Traffic	6.700	21.98	6.096	20.00	6.096	20.00

RECYCLING & GARBAGE STORAGE REQUIREMENTS					
Min. Waste & Resource Storage Area	60 units	0.486 m2/unit		314 sq.ft.	29 m2
As per Section CNV Guidelines for Recycling & Garbage Storage - Page 5 (Sept 2014)		Number of Containers 60-69 Units	Number of Containers for > 99 units	Total Number of Containers	Container Volume
Garbage (3yd3)	60 units	3	0	3	3 yd3
NSRP Newsprint (360L)	60 units	1	0	1	360 L
NSRP Mixed Paper (360L)	60 units	3	0	3	360 L
NSRP Mixed Containers (360L)	60 units	2	0	2	360 L
Cardboard	60 units	1	0	1	2 yd3
Food Scraps (240L)	60 units	4	0	4	240 L
Garbage Storage Space proposed	60 units			346.4 sq.ft.	32.2 m2



PROJECT DATA :

6 - STOREY PURPOSE BUILT RENTAL BUILDING

EXISTING ADDRESS: 2762 Lonsdale Ave, North Vancouver, BC
 PROPOSED ADDRESS: TBD
 LEGAL DESCRIPTION: LOT P, BLOCK 238, DISTRICT LOT 545, PLAN 13125

PROJECT ARCHITECT: Integra Architecture Inc., 2330 - 200 Granville St. Vancouver BC V6C 1S4, T.604.688.4220
 PROJECT OWNER: 1269779 BC Ltd.
 OCF LAND USE DESIGNATION: Residential Level 5: Medium Density Apartment
 EXISTING ZONING: RM-1
 PROPOSED ZONING: CD

SITE AREA :				
Gross Site Area		17,382 sq.ft.	1,614.80 m2	(Survey 17.08.2020)
Road Dedications Lonsdale Ave	3.048m	1,240 sq.ft.	115 m2	
Lane Dedications		330 sq.ft.	31 m2	
Net Site Area		15,812 sq.ft.	1,468.96 m2	

Max FSR (Gross Site Area)	1.60 OCP Density	27,810 sq.ft.	2,583.66 m2
Max Bonus FSR	1.00 With Public Benefits	17,382 sq.ft.	1,614.79
Max FSR (Gross Site Area)	2.60 Purpose Built Rental Housing	45,192 sq.ft.	4,198.4 m2
Total Proposed Gross Floor Area	2.75	47,824 sq.ft.	4,443.0 m2
Total Proposed Exclusions		2,691 sq.ft.	250.0 m2
Proposed FSR (Gross site area)	2.60	45,133 sq.ft.	4,193.0 m2

Max. Site Coverage	50% (RM-1)	7,905.97 sq.ft.	734.48 m2
Proposed Lot Coverage	57%	9,003 sq.ft.	836.37 m2

UNIT SUMMARY:

Unit Type	AD Level	1st	2nd	3rd	4th	5th	6th	Total	Average sqft / unit	Total Unit Area (sqft)	AD	Total Unit Area (m2)	%	Unit Mix
A01 - Studio	L-1	2	2	2	2	2	0	10	537.8	5,377.6		499.6	16.7%	35.0%
A02 - Studio	L-1	1	2	2	2	2	0	9	555.7	5,001.7		464.7	15.0%	
A03 - Studio	L-1	0	0	0	0	0	2	2	476.1	952.2		88.5	3.3%	
B01 - 1Bed	L-1	1	1	1	1	1	0	5	661.6	3,308.2		307.3	8.3%	31.7%
B02 - 1Bed	L-1	1	2	2	2	2	0	9	515.8	4,642.2		431.3	15.0%	
B03 - 1Bed (Adaptable L2)	AD L-2	0	1	1	1	1	0	4	633.8	2,535.4		235.5	6.7%	1 Bed
B04 - 1Bed (Adaptable L2)	AD L-2	0	0	0	0	0	1	1	643.9	643.9		59.8	1.7%	
C01 - 2Bed (Adaptable L2)	AD L-2	2	2	2	2	2	0	10	833.8	8,337.78		774.6	16.7%	18.3%
C02 - 2Bed	L-1	0	0	0	0	0	1	1	699.6	699.58		65.0	1.7%	
D01 - 3Bed	L-1	1	2	2	2	2	0	9	929.1	8,362.3		776.9	15.0%	15.0%
	L-1													3 Bed
Total		8	12	12	12	12	4	60		39,860.7		3,703.1	100.0%	100%

FSR CALCULATION:

Exclusion Summary	Min.	No Units	Stair 01	Stair 02	Stair 03	Area HRV	per Unit	Total Exclusions	Comments
Access to Outdoor Amenity									
Adaptable Units Level 2 (20 sf / unit)	15	15					20.0	300.0 sq.ft.	27.87 m2
Indoor Amenity min 2% or 15 sf / unit	900	60					21.3	1,276.4 sq.ft.	118.62 m2
									Active Design Guidelines
Stairs (Active Design) - 8% max			995.08	0.00	119.32			1,114.4 sq.ft.	103.53 m2
Total Exclusions From FSR								2,690.8 sq.ft.	249.98 m2

GFA CALCULATION:	Amenity	Unit Area	Common Area	Total GFA	Efficiency L1 - L6
PARKING P1	0.0 sq.ft.	0.0 sq.ft.	198.6 sq.ft.	198.60 sq.ft.	18.5 m2
1ST FLOOR	633.8 sq.ft.	5,399.5 sq.ft.	1771.6 sq.ft.	7,804.91 sq.ft.	725.1 m2
2ND FLOOR	0.0 sq.ft.	8,041.4 sq.ft.	961.3 sq.ft.	9,002.71 sq.ft.	836.4 m2
3RD FLOOR	0.0 sq.ft.	8,041.4 sq.ft.	961.3 sq.ft.	9,002.71 sq.ft.	836.4 m2
4TH FLOOR	0.0 sq.ft.	8,041.4 sq.ft.	961.3 sq.ft.	9,002.71 sq.ft.	836.4 m2
5TH FLOOR	0.0 sq.ft.	8,041.4 sq.ft.	961.3 sq.ft.	9,002.71 sq.ft.	836.4 m2
6TH FLOOR	642.6 sq.ft.	2,295.7 sq.ft.	871.6 sq.ft.	3,809.76 sq.ft.	353.9 m2
Total Gross Area	1,276.4 sq.ft.	39,860.7 sq.ft.	6687.0 sq.ft.	47,824.11 sq.ft.	4,443.0 m2
					Overall: 83.7%

PARKING SPACES:

Minimum Parking Required	60 units	0.60 space/unit	36 spaces	
Visitor Parking Required	60 units	0.10 space/unit	6 spaces	Visitor part of total required parking
Parking Reduction	0%		0.0 spaces	
Total Parking Required			36 spaces	
Total Parking Provided			36 spaces	
Disabled Parking:				
HC Parking Required Per 908(11):	60 units	0.038 space/unit	2 spaces	Part of total required parking
HC Parking per Adaptable Guidelines:				
Adaptable Units - Level 1	45 units L1	27 req. parking spaces	26 - 50 Level 1 AD Unit	2 spaces Part of total required parking
Adaptable Units - Level 2 / 3	15 units L2	9 req. parking spaces	1 - 25 Level 2 AD Unit	2 spaces Part of total required parking
Disabled Parking Req. / Provided:			4 spaces	Part of total required parking spaces
Max. Small Cars	35% of required spaces		13 spaces max	
Provided Small Cars	33% of provided spaces		12 spaces	

BICYCLE SPACES:

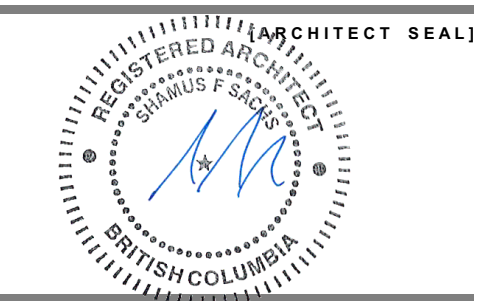
Required Secure Bicycle Parking	60 units	1.5 spaces/unit	90 spaces	Secure
Provided Secure Bicycle Parking	60 units	1.5 spaces/unit	90 spaces	Secure
Max Vertical Bicycle Spaces	31.5	35% max	53.3%	Secure inclusive of total
Required Short Term Bicycle Parking			6 spaces	Short term
Provided Short Term Bicycle Parking			6 spaces	Short term

Parkade not to exceed 1m (3.3 ft.) above average finished grade along perimeter of structure

96 spaces total bicycle spaces provided

Note 1: Final areas, allowable parking ratios, and parking count to be confirmed
 Note 2: All areas are approximate and are for zoning purposes only
 Note 3: Net & gross unit areas are measured to the center of partywalls and to the exterior of sheathing of exterior walls
 Note 4: Dedications and setbacks subject to City of North Vancouver approval

[PROJECT TEAM]



ADERA
 [CLIENT]

1269779 BC Ltd.

[PROJECT]

RENTAL DEVELOPMENT
 2762 LONSDALE AVENUE
 NORTH VANCOUVER, BC

[TITLE]

PROJECT STATISTICS

20513 [PROJECT]

NOV 06, 2020 [DATE]

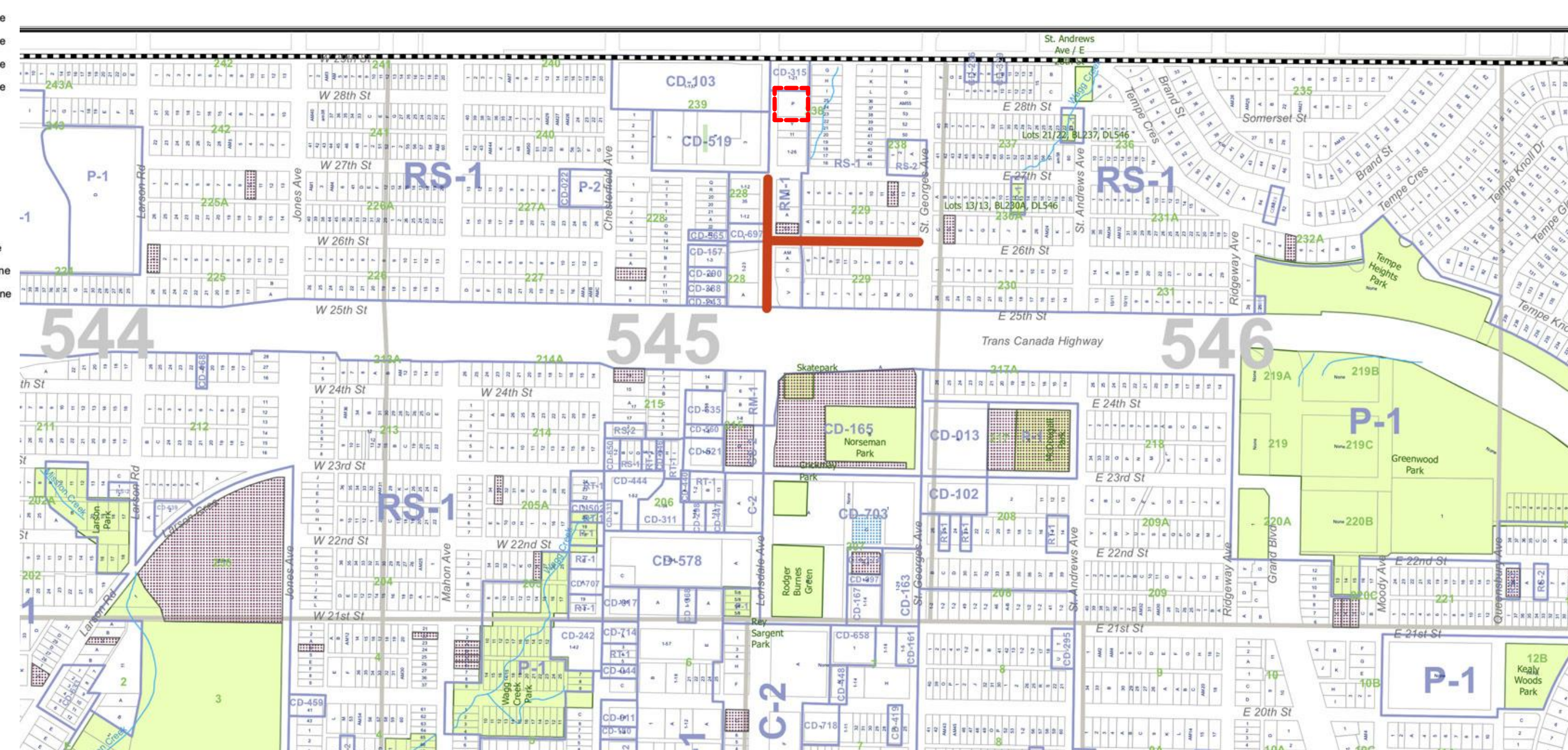
2 - RZ DP APPLICATION [ISSUE]

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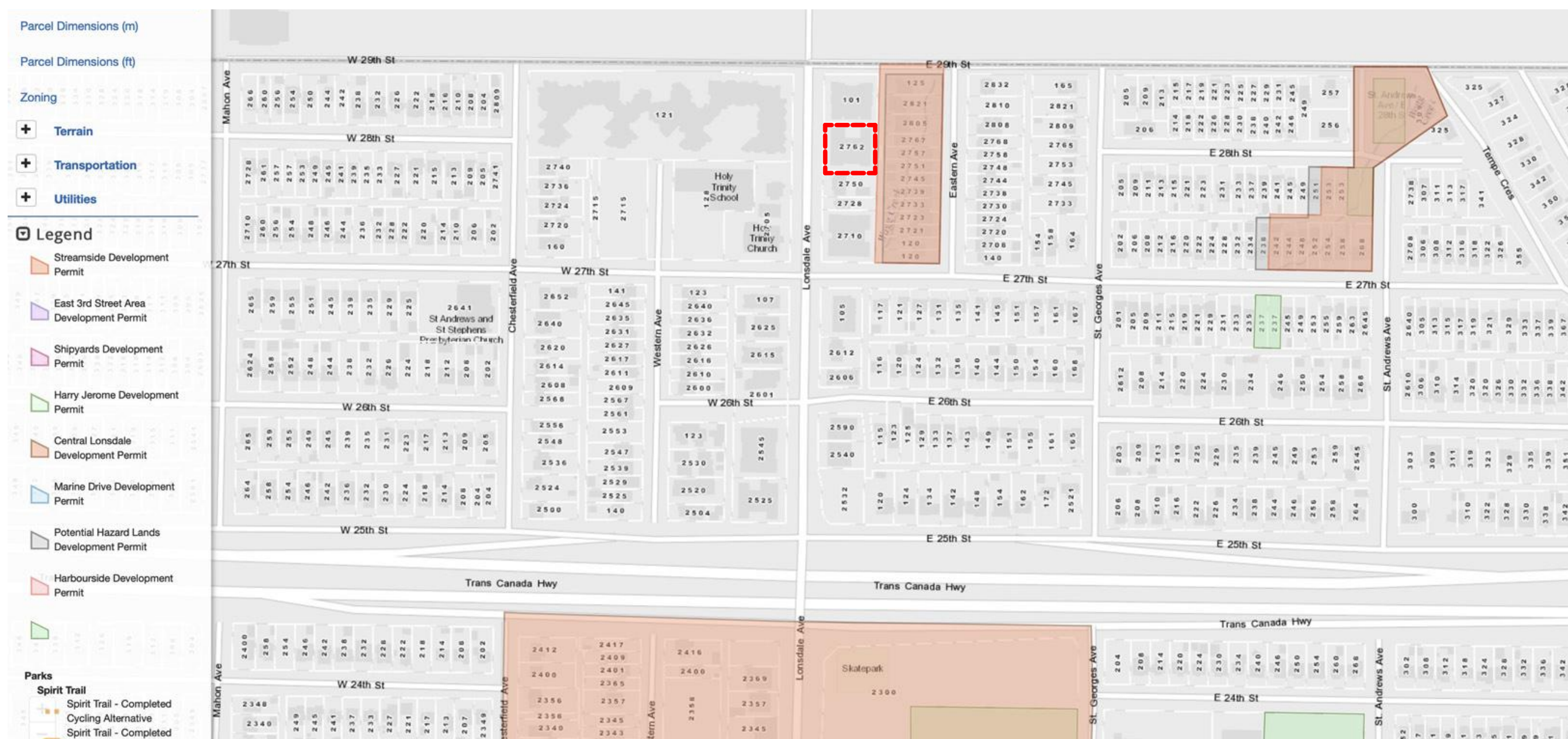
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RS-1	Ground-Oriented Residential 1 Zone
RS-2	Ground-Oriented Residential 2 Zone
RS-3	Ground-Oriented Residential 3 Zone
RS-4	Ground-Oriented Residential 4 Zone
RM-1	Medium Density Apartment Residential 1 Zone
RM-2	Medium Density Apartment Residential 2 Zone
RM-3	High Density Apartment Residential 1 Zone
RM-4	High Density Apartment Residential 2 Zone
P-1	Public Use and Assembly 1 Zone
P-2	Public Use and Assembly 2 Zone
CP-1	Comprehensive Development Zone
C-1A	Central Lonsdale Commercial A Zone
C-1B	Central Lonsdale Commercial B Zone
C-2	General Commercial Zone
C-3A	Neighbourhood Commercial Zone
C-3	Local Commercial Zone
CS-1	Service Station Zone
CS-2	Service Commercial Zone
CS-3	Special Commercial Zone
LI-1	Lower Lonsdale 1 Zone
LI-2	Lower Lonsdale 2 Zone
LI-3	Lower Lonsdale 3 Zone
LI-4	Lower Lonsdale 4 Zone
LI-5	Lower Lonsdale 5 Zone
WI-1	Waterfront 1 Zone
MI-1	Service Industrial Zone
MI-2	General Industrial Zone
MI-3	Special Industrial Zone
MA	Industrial - Commercial Zone
LI	Light Industrial Zone
MDA	Grain Elevator Industrial Zone
HRA	Heritage Revitalisation Agreement



EXISTING ZONING - RM-1 MEDIUM DENSITY APARTMENT RESIDENTIAL 1



OCp - DEVELOPMENT PERMIT AREAS



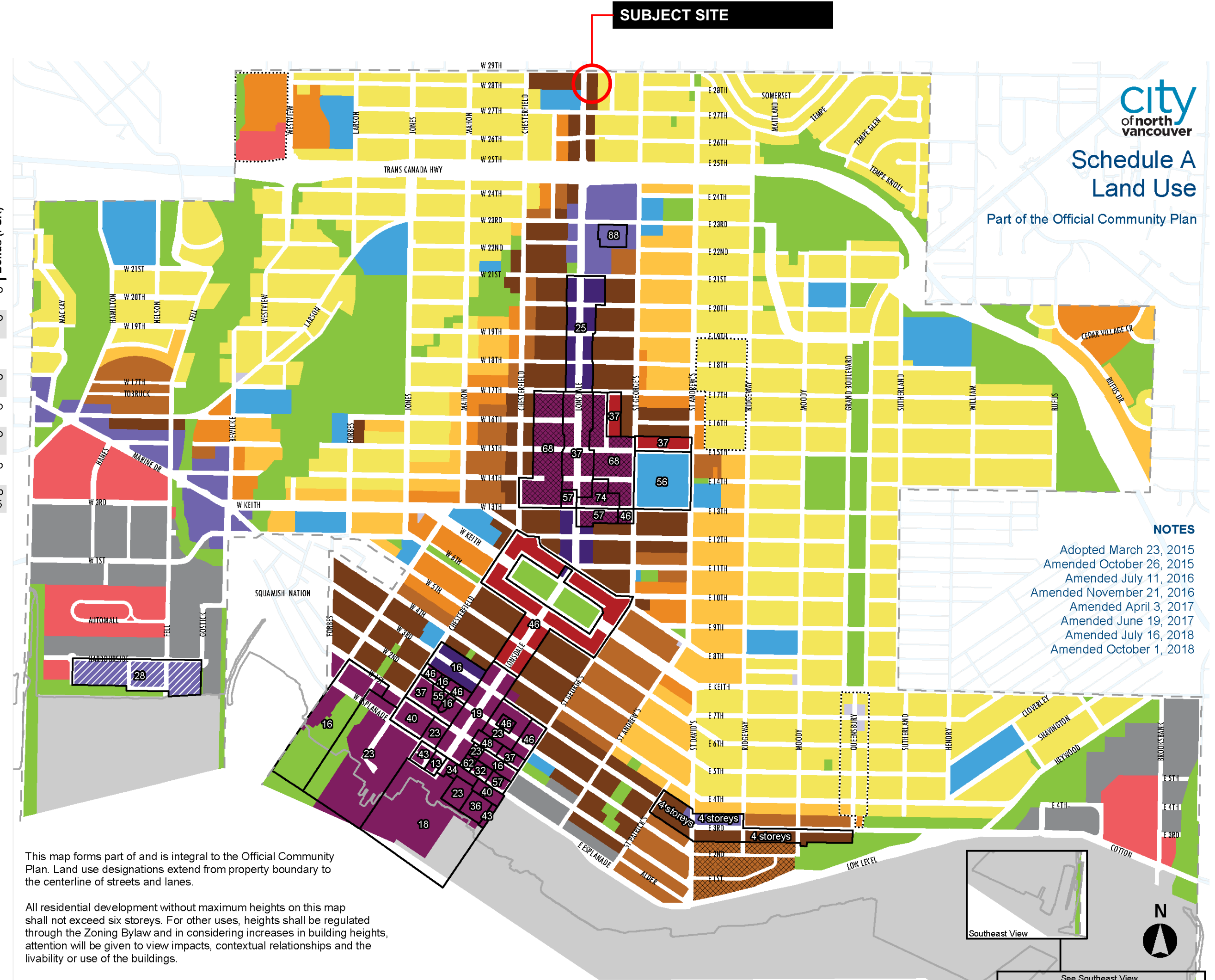
OCp - RESIDENTIAL APARTMENT DEVELOPMENT PERMIT GUIDELINES (PENDING)

Land Use Designation
This map should be viewed in conjunction with the provisions of Sections 2.1 and 2.2 of Chapter 1

Designation	OCp Density (FSR)
Residential Level 1 (Low Density)	0.5
Residential Level 2 (Low Density)	0.5
Residential Level 3 (Low Density)	0.75
Residential Level 4A (Medium Density)	1.0
Residential Level 4B (Medium Density)	1.25
Residential Level 5 (Medium Density)	1.6 up to 1.0
Residential Level 6 (High Density)	2.3 up to 1.0
Mixed Use Level 1 (Low Density)	1.0
Mixed Use Level 2 (Medium Density)	2.0 up to 0.5
Mixed Use Level 3 (Medium Density)	2.3 up to 0.5
Mixed Use Level 4A (High Density)	2.6 up to 1.0
Mixed Use Level 4B (High Density)	3.0 up to 1.0
Harbourside Waterfront (Mixed Use)	2.05 up to 0.15
Parks, Recreation & Open Space	
School & Institutional	
Commercial	
Mixed Employment	
Industrial	
Maximum Building Heights in Metres	
Special Study Area	
City Boundary	

Example Height Equivalencies

Metres	Approx. Storeys
12-13	4
16-19	6
23-25	8
37	12
46	15
55-56	18
68	22
74	24
88	30



OCp DESIGNATION - R5 MID-RISE APARTMENT MEDIUM DENSITY 1.6 FSR (MAX BONUS FSR 1.0 W/ PUBLIC BENEFITS)

OCp - MID-RISE APARTMENT MEDIUM DENSITY R5

- 1.6 FSR (MAX BONUS FSR 1.0)
- 1.0 FSR BONUS WITH PUBLIC BENEFITS:
 - 1) SECURE MARKET RENTAL HOUSING OR NON-MARKET RENTAL
 - 2) COMMUNITY AMENITY SPACE
 - 3) EMPLOYMENT GENERATION
 - 4) HERITAGE CONSERVATION
- MAX HEIGHT 6 STOREY

APPLICABLE GUIDELINES:

- 2018 DENSITY BONUS AND COMMUNITY BENEFITS POLICY
- AAA BICYCLE NETWORK FOR CITY OF NV (ALL AGES AND ABILITIES)
- ACTIVE DESIGN GUIDELINES
- ADAPTABLE DESIGN GUIDELINES
- SUSTAINABLE DESIGN GUIDELINES
- CPTED PRINCIPLES
- RESIDENTIAL APARTMENT DEVELOPMENT PERMIT AREA (PENDING)

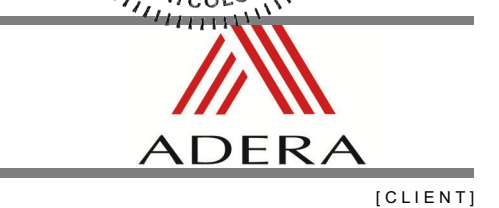


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[PROJECT]

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2762 LONSDALE AVENUE
NORTH VANCOUVER, BC

[TITLE]

ZONING OCp

20513 [PROJECT]

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[DRAWING]

A-0.020



1

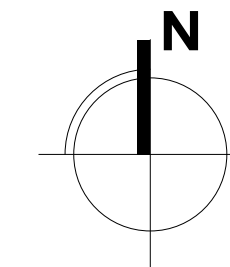
EXISTING BUILDING - 2762 LONSDALE AVE



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[PROJECT TEAM]



2

ADJACENT EXISTING MULTI-FAMILY ALONG NORTH PL



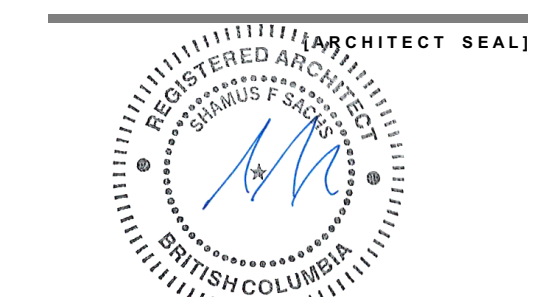
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VIEW NORTH ALONG EAST LANE



4

EXISTING RESIDENTIAL BUILDINGS TO THE SOUTH



ADERA
[CLIENT]

1269779 BC Ltd.

[PROJECT]

RENTAL DEVELOPMENT

2762 LONSDALE AVENUE
NORTH VANCOUVER, BC

[TITLE]

CONTEXT PHOTOS

20513 [PROJECT]

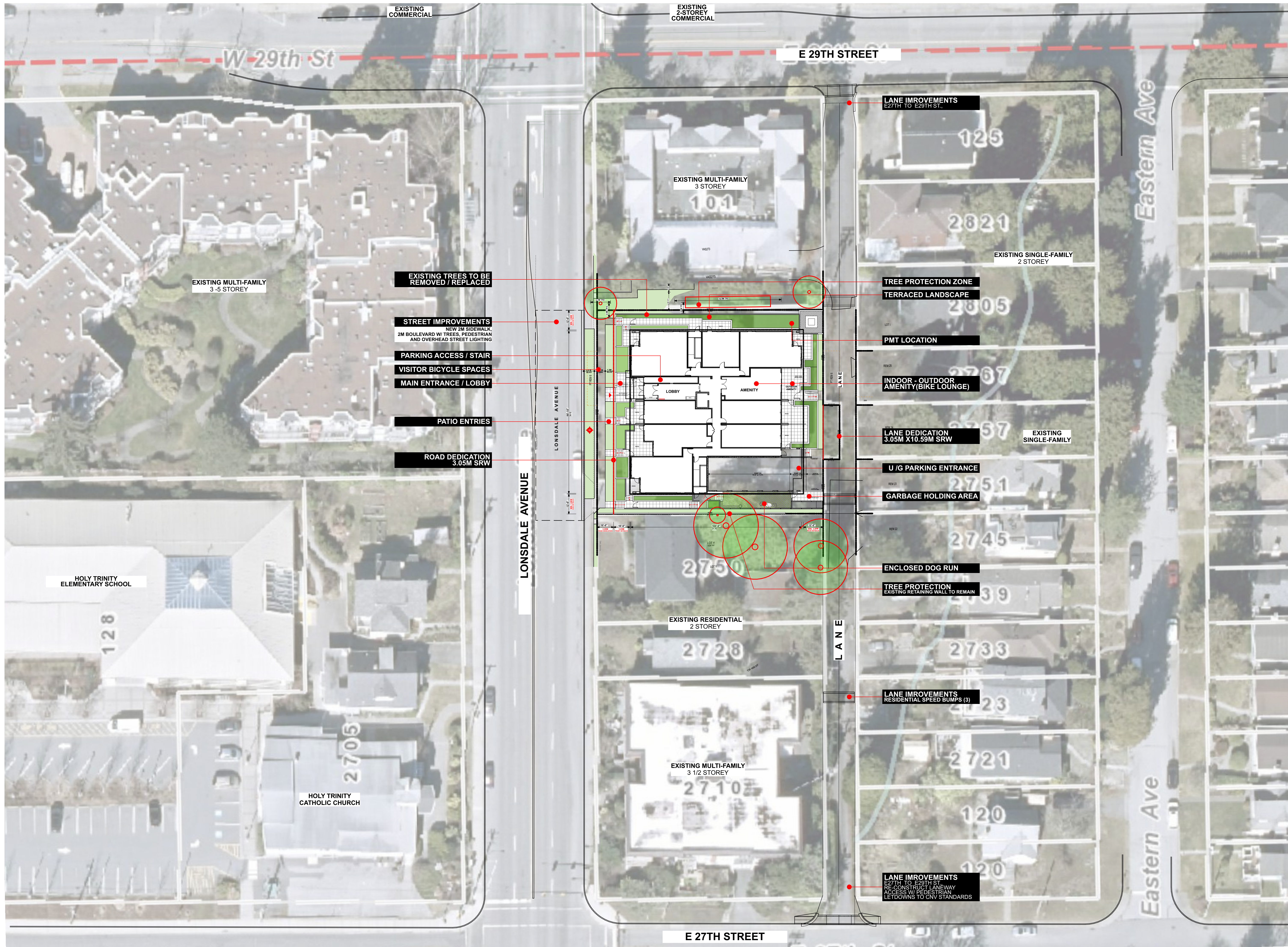
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NOV 06, 2020 [DATE]

2 - RZ DP APPLICATION [ISSUE]

[DRAWING]

A-0.050

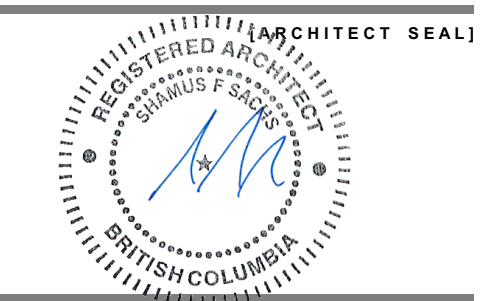
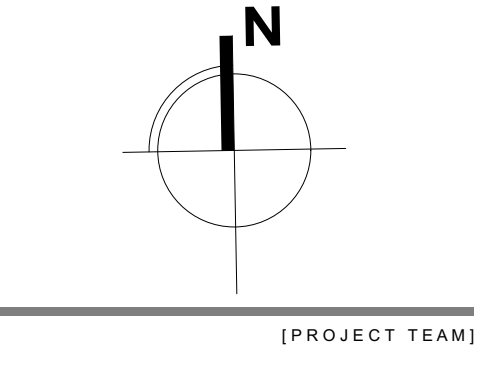


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ADERA
 [CLIENT]

1269779 BC Ltd.
 [PROJECT]

RENTAL DEVELOPMENT
 2762 LONSDALE AVENUE
 NORTH VANCOUVER, BC
 [TITLE]

CONTEXT SITE PLAN

20513 [PROJECT]
 1:300 [SCALE]
 NOV 06, 2020 [DATE]
 2 - RZ DP APPLICATION [ISSUE]

[DRAWING]
A-0.060



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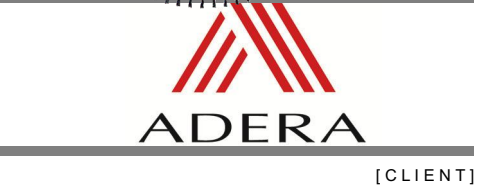
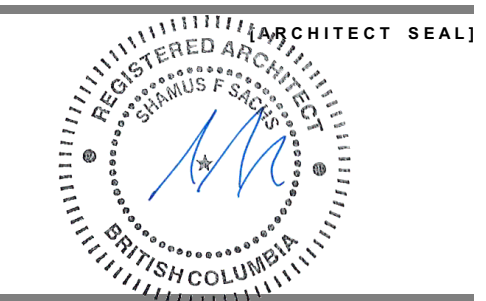
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[PROJECT TEAM]



STREET VIEW NORTH ALONG LONSDALE AVENUE



[CLIENT]

1269779 BC Ltd.

[PROJECT]

RENTAL DEVELOPMENT
2762 LONSDALE AVENUE
NORTH VANCOUVER, BC

[TITLE]

PERSPECTIVE VIEW

20513 [PROJECT]

[SCALE]

NOV 06, 2020 [DATE]

2 - RZ DP APPLICATION [ISSUE]

[DRAWING]

A-0.080



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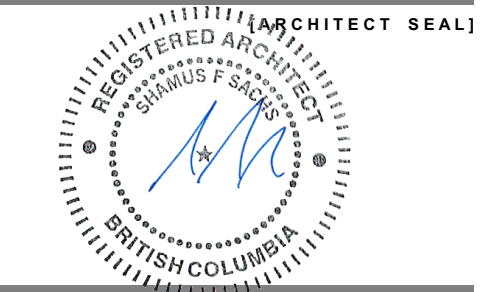
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STREET VIEW SOUTH ALONG LONSDALE AVENUE - MAIN ENTRANCE



1269779 BC Ltd.

[PROJECT]

RENTAL DEVELOPMENT
2762 LONSDALE AVENUE
NORTH VANCOUVER, BC

[TITLE]

PERSPECTIVE VIEW

20513 [PROJECT]

[SCALE]

NOV 06, 2020 [DATE]

2 - RZ DP APPLICATION [ISSUE]

[DRAWING]

A-0.081



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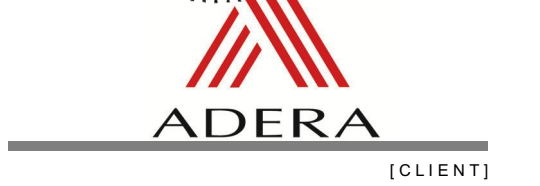
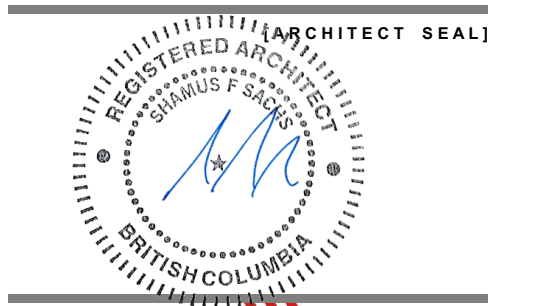
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[PROJECT TEAM]



AERIAL VIEW NORTH ALONG THE LANE



1269779 BC Ltd.

[PROJECT]

RENTAL DEVELOPMENT
2762 LONSDALE AVENUE
NORTH VANCOUVER, BC

[TITLE]

PERSPECTIVE VIEW

20513 [PROJECT]

[SCALE]

NOV 06, 2020 [DATE]

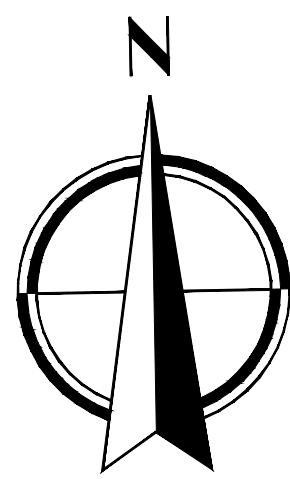
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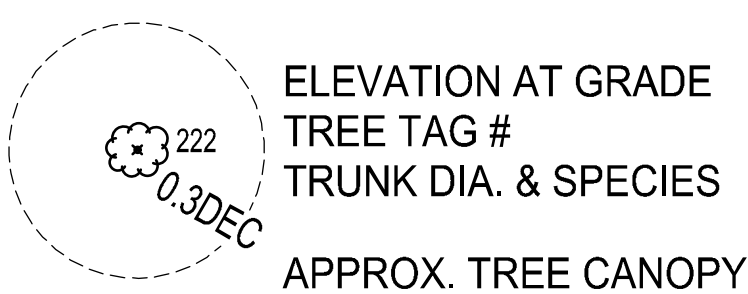


The intended plot size of this plan is 432mm in width 560mm in height (C Size) when plotted at a scale of 1:250



LOT DIMENSIONS SHOWN ARE BASED ON GROUND SURVEY

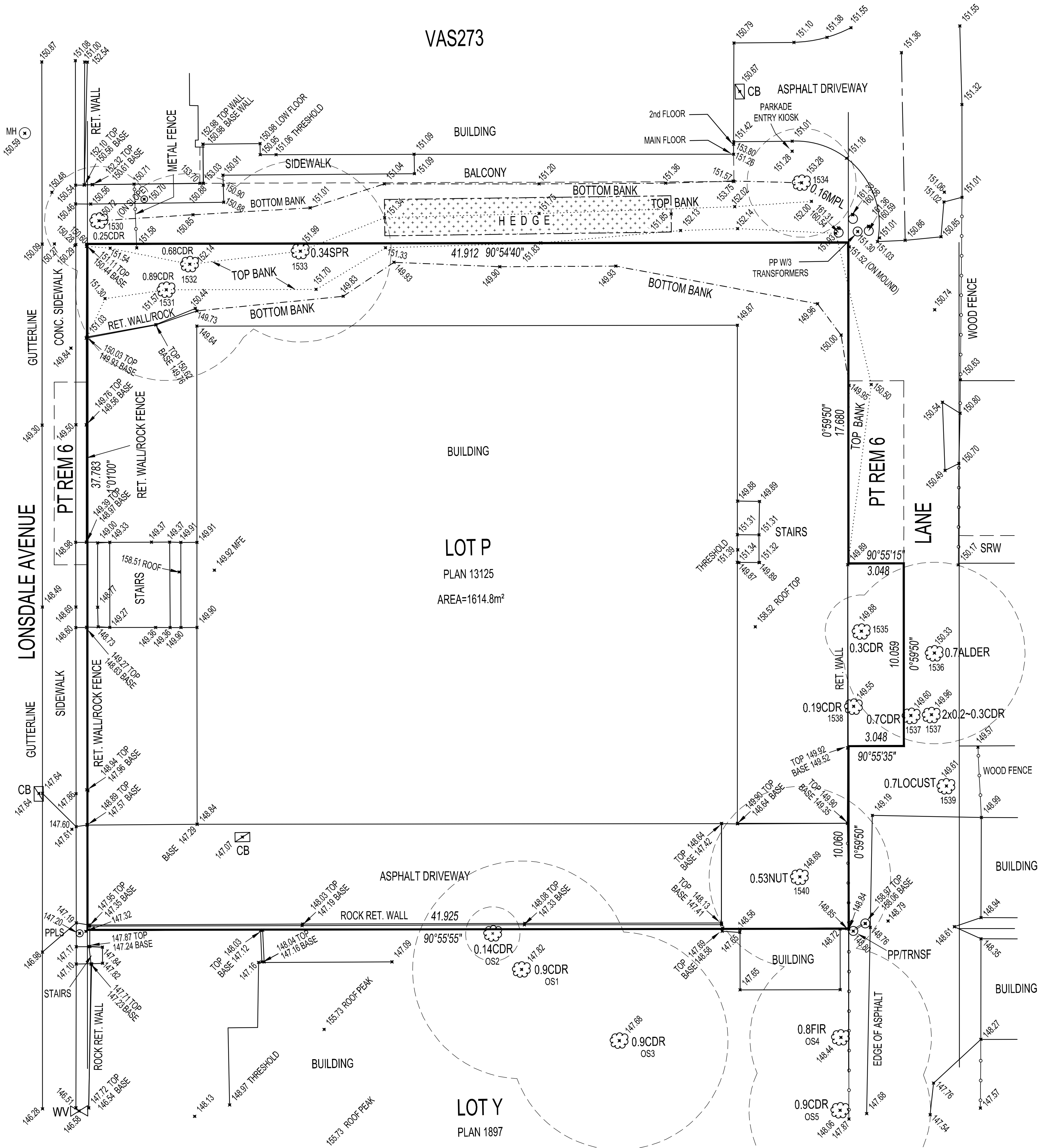
TREE NOMENCLATURE



NOTE - GROUND ELEVATIONS ON THIS PLAN ARE NOT TO BE USED FOR CONSTRUCTION BENCHMARK PURPOSES. A BENCHMARK MAY BE OBTAINED FROM THIS OFFICE.

LEGEND

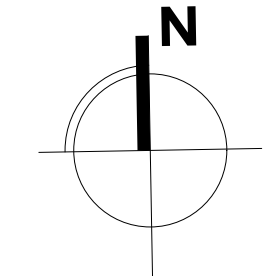
Symbol	INDICATES	Description
⊗	WV	WATER VALVE
○	TREE	TREE
⊠	CB	CATCH BASIN
■	WM	WATER METER
○	STM MH	STORM MANHOLE
○	SAN MH	SANITARY MANHOLE
○	UP	UTILITY POLE
○	HYD	HYDRANT
○	PP	POWER POLE
○	GV	GAS VALVE
○	LB	LAWN BASIN
○	PP/LS	POWER POLE / LAMP STANDARD
○	UMH	UNKNOWN MANHOLE
○	SUMP	SUMP
○	GMH	GRATED MANHOLE
○	SV	SEWER VALVE
○	MW	MONITORING WELL
○	LS	LAMP STANDARD
○	LD	LAWN DRAIN
○	SN	SIGN
—	GW	GUYWIRE
○	UB	UTILITY BOX
○	EB	ELECTRICAL BOX
○	CO	CLEAN OUT
○	SV	SEWER VALVE
○	CS	CONCRETE SUMP
○	INV.	INVERT
○	DEC	DECIDUOUS
○	MPL	MAPLE
○	CDR	CEDAR
○	DGWD	DOGWOOD



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[PROJECT TEAM]



1269779 BC Ltd.

[PROJECT]

RENTAL DEVELOPMENT
2762 LONSDALE AVENUE
NORTH VANCOUVER, BC

[TITLE]

SURVEY REFERENCE

20513 [PROJECT]

3/32" = 1'-0" [SCALE]

NOV 06, 2020 [DATE]

2 - RZ DP APPLICATION [ISSUE]

[DRAWING]

A-1.001

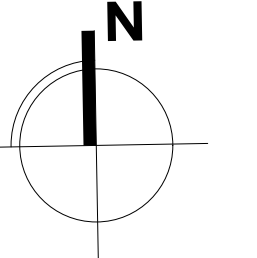


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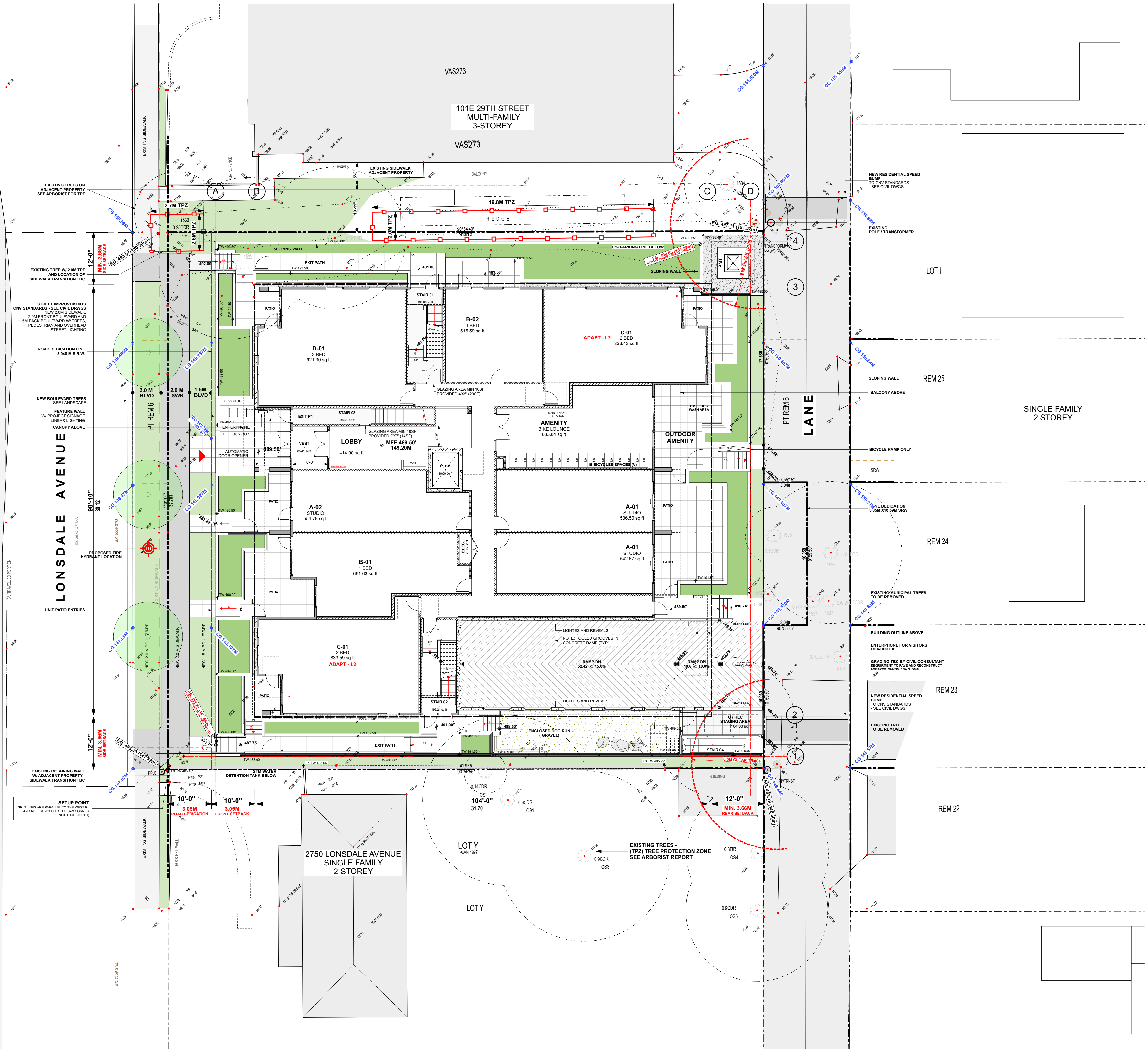
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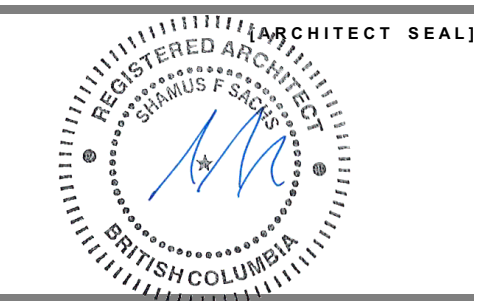
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[PROJECT TEAM]



HOLY TRINITY
CATHOLIC CHURCH



ADERA
[CLIENT]

1269779 BC Ltd.

[PROJECT]

RENTAL DEVELOPMENT
2762 LONSDALE AVENUE
NORTH VANCOUVER, BC

[TITLE]

SITE PLAN

20513 [PROJECT]

3/32" = 1'-0" [SCALE]

NOV 06, 2020 [DATE]

2 - RZ DP APPLICATION [ISSUE]

[DRAWING]

A-1.010

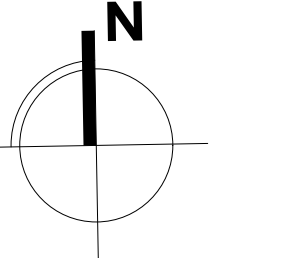


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

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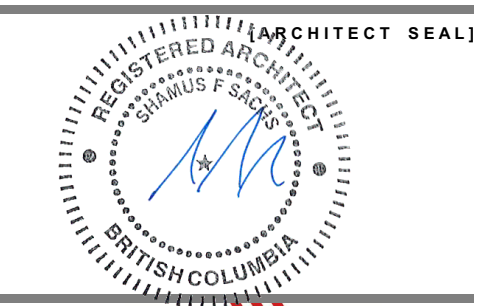
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LEGEND:

-  VEHICLE ENTRANCE TO PARKADE
-  FIRE HYDRANT
-  SPRINKLER STANDPIPE CONNECTION
-  FIRE ALARM ANNUNCIATOR
-  FIRE WALL
-  TRAVEL DISTANCE
-  LIMITING DISTANCE



ADERA
[CLIENT]

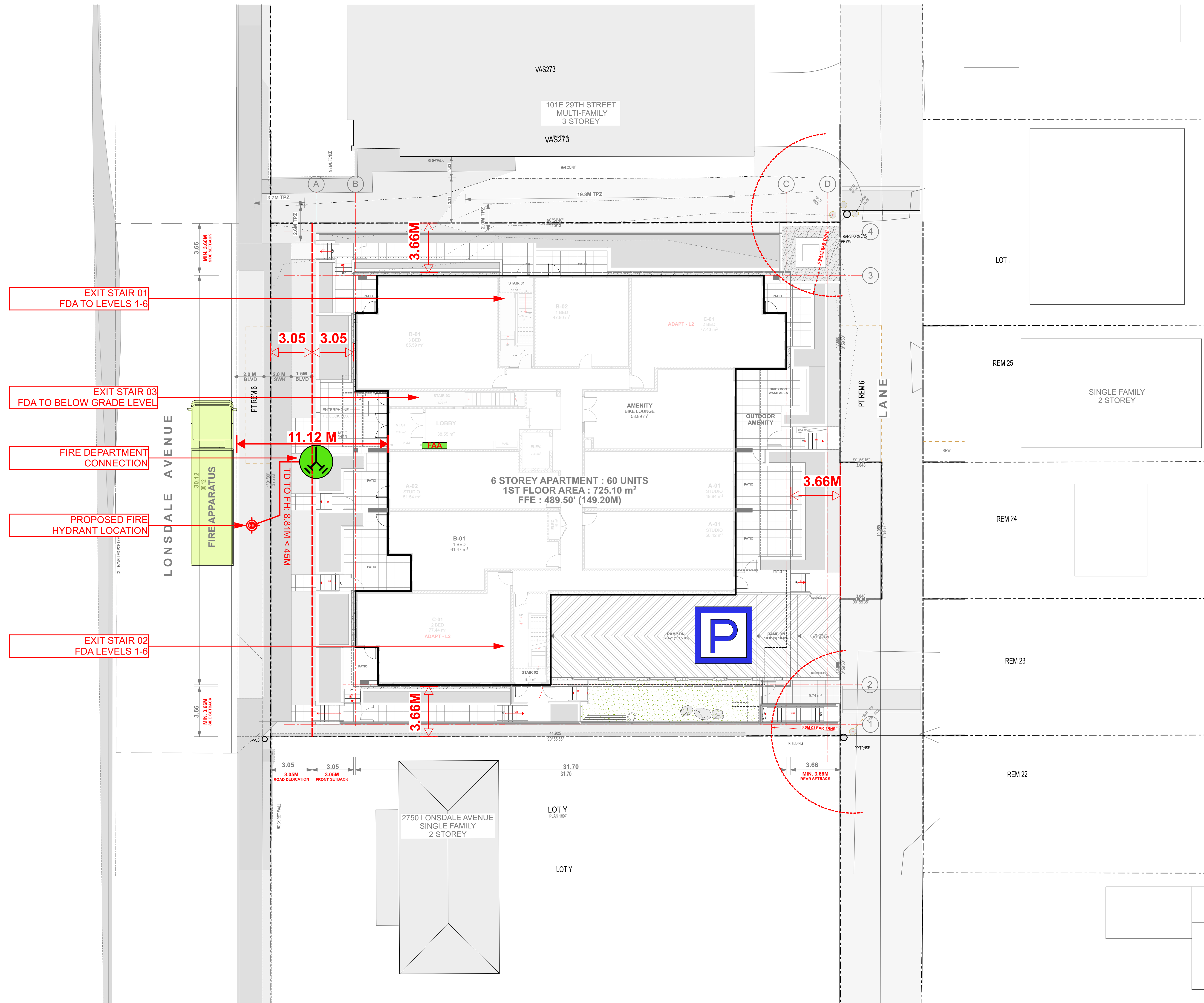
1269779 BC Ltd.
[PROJECT]

RENTAL DEVELOPMENT
2762 LONSDALE AVENUE
NORTH VANCOUVER, BC

FIRE DEPARTMENT ACCESS PLAN

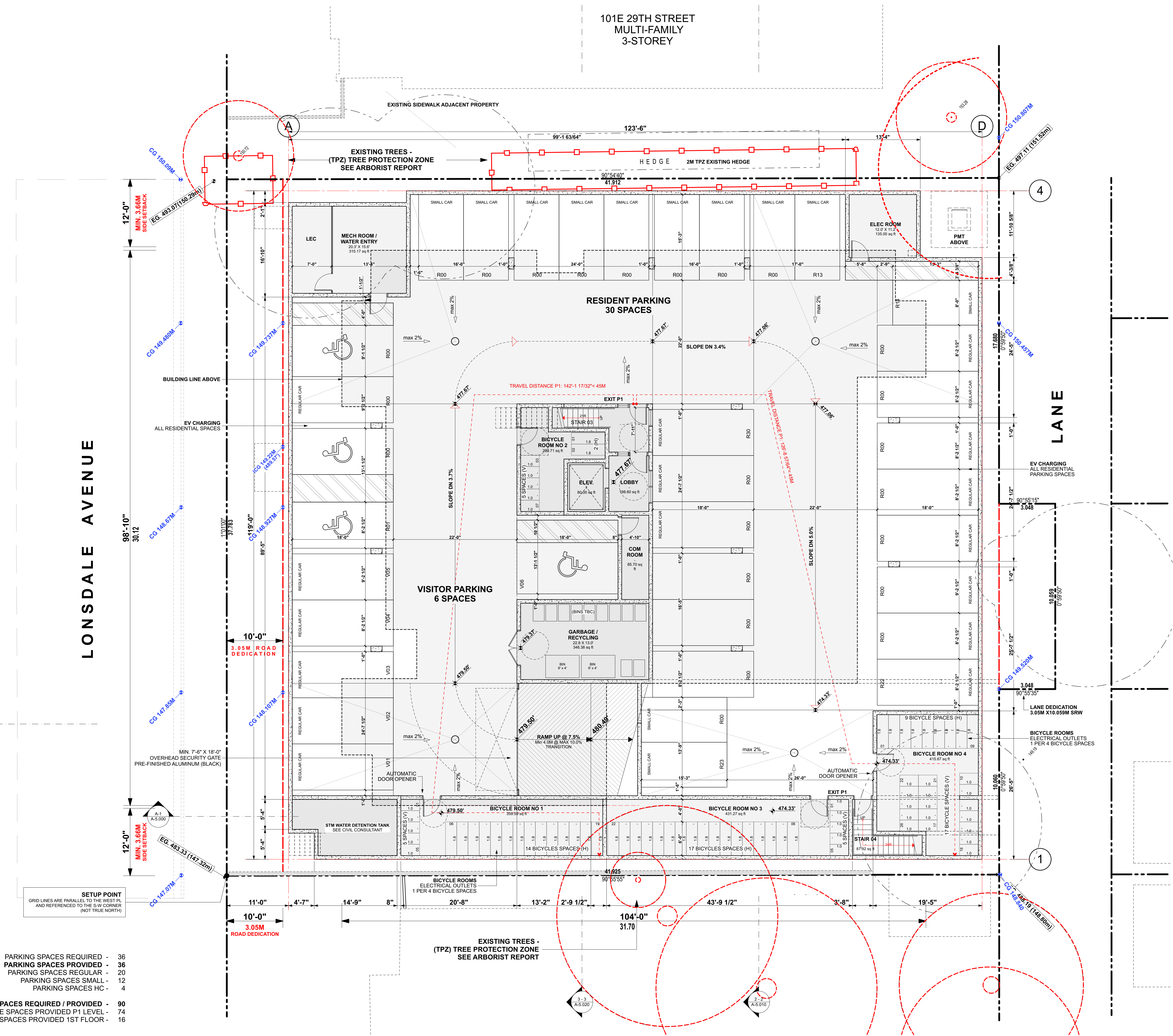
20513 [PROJECT]
3/32" = 1'-0" [SCALE]
NOV 06, 2020 [DATE]
2 - RZ DP APPLICATION [ISSUE]

[DRAWING]
A-1.020



HOLY TRINITY
CATHOLIC CHURCH

101E 29TH STREET
MULTI-FAMILY
3-STOREY



- PARKING SPACES REQUIRED - 36
- PARKING SPACES PROVIDED - 36
- PARKING SPACES REGULAR - 20
- PARKING SPACES SMALL - 12
- PARKING SPACES HC - 4
- BICYCLE SPACES REQUIRED / PROVIDED - 90
- BICYCLE SPACES PROVIDED P1 LEVEL - 74
- BICYCLE SPACES PROVIDED 1ST FLOOR - 16

LONSDALE AVENUE

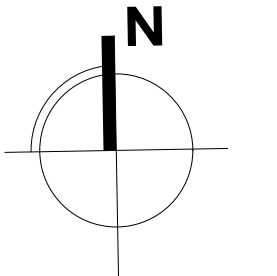
LANE



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[PROJECT TEAM]



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[CLIENT]

1269779 BC Ltd.

[PROJECT]

RENTAL DEVELOPMENT
2762 LONSDALE AVENUE
NORTH VANCOUVER, BC

[TITLE]

PARKING P1

20513 [PROJECT]

1/8" = 1'-0" [SCALE]

NOV 06, 2020 [DATE]

2 - RZ DP APPLICATION [ISSUE]

[DRAWING]

A-2.000

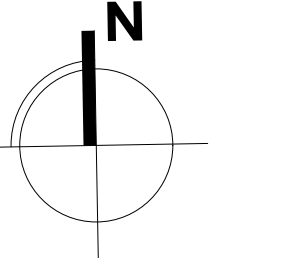


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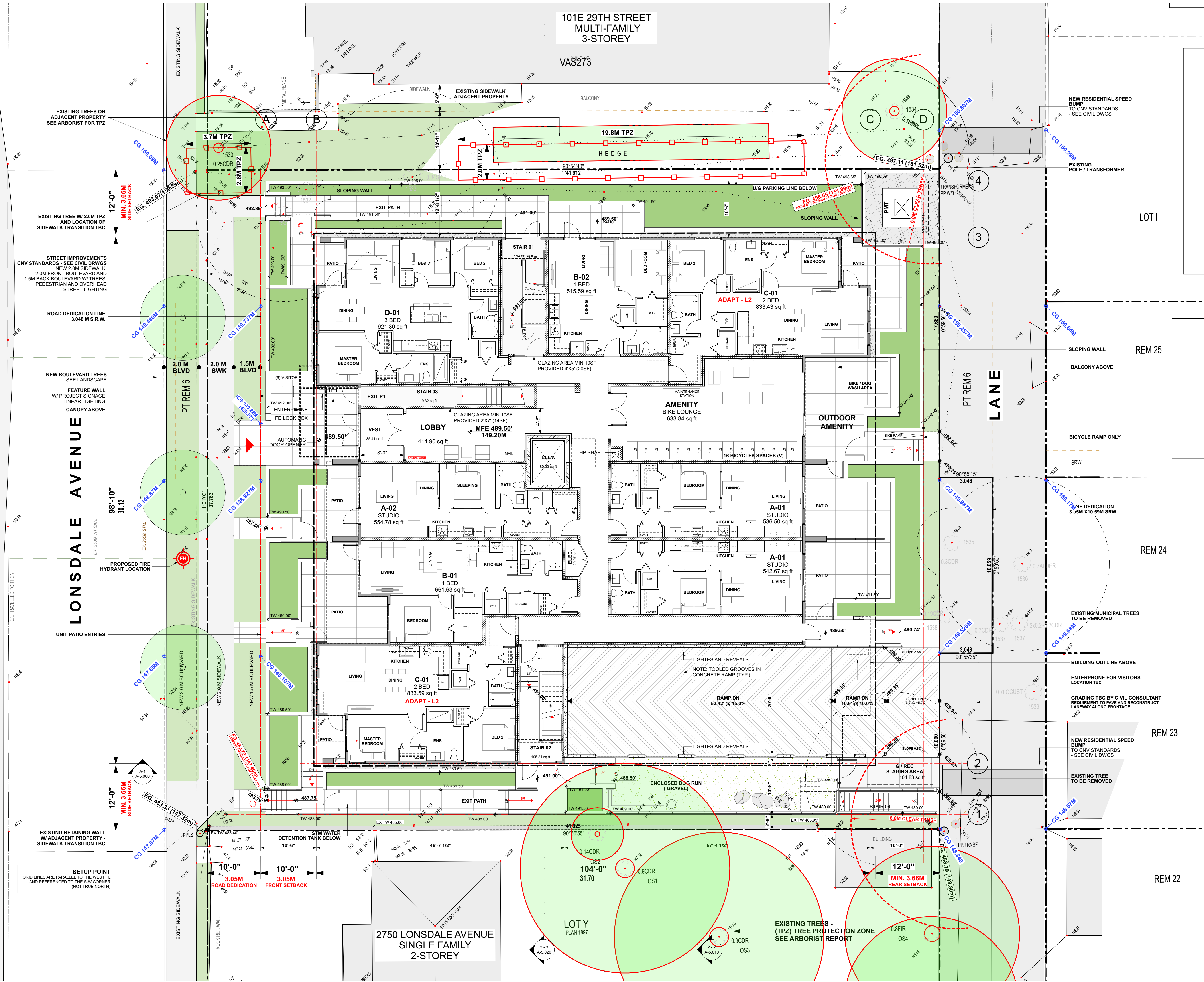
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(PROJECT TEAM)



LOT 1

REM 25

REM 24

REM 23

REM 22



ADERA
[CLIENT]

1269779 BC Ltd.
[PROJECT]

RENTAL DEVELOPMENT
2762 LONSDALE AVENUE
NORTH VANCOUVER, BC
[TITLE]

1ST FLOOR

20513 [PROJECT]

1/8" = 1'-0" [SCALE]

NOV 06, 2020 [DATE]

2 - RZ DP APPLICATION [ISSUE]

[DRAWING]

A-2.010

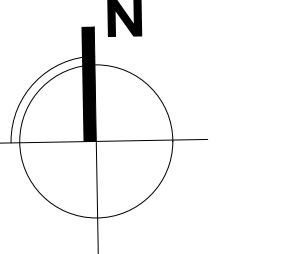


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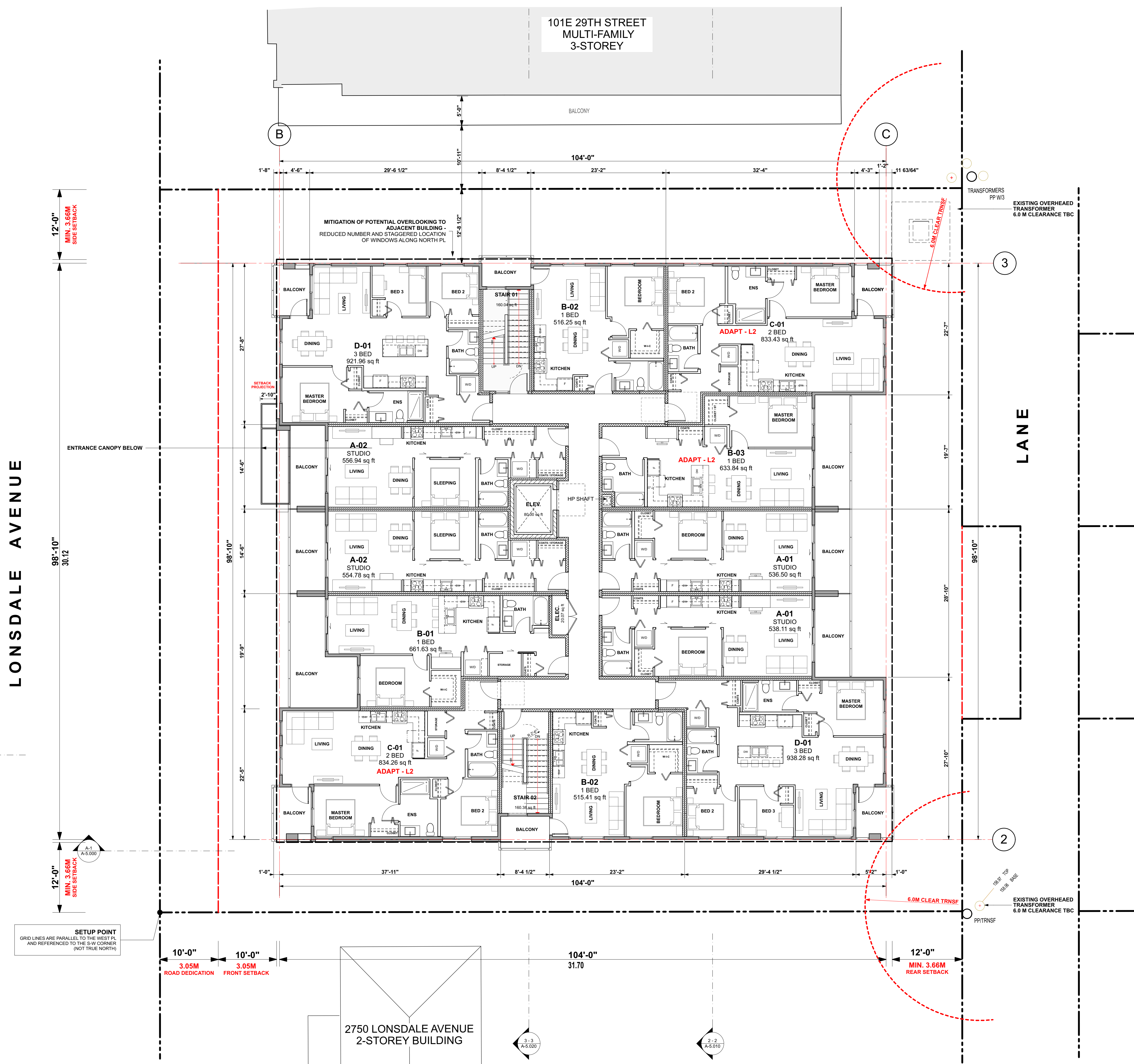
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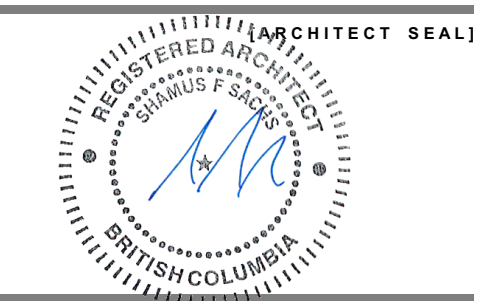
[PROJECT TEAM]



LONSDALE AVENUE

LANE

2750 LONSDALE AVENUE
2-STOREY BUILDING



ADERA
[CLIENT]

1269779 BC Ltd.

[PROJECT]

RENTAL DEVELOPMENT
2762 LONSDALE AVENUE
NORTH VANCOUVER, BC

[TITLE]

2ND FLOOR

20513 [PROJECT]

1/8" = 1'-0" [SCALE]

NOV 06, 2020 [DATE]

2 - RZ DP APPLICATION [ISSUE]

[DRAWING]

A-2.020

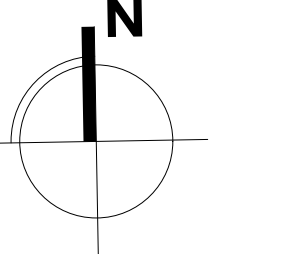


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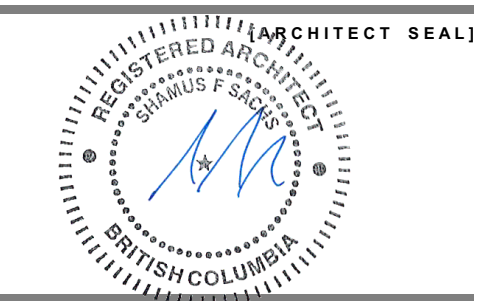
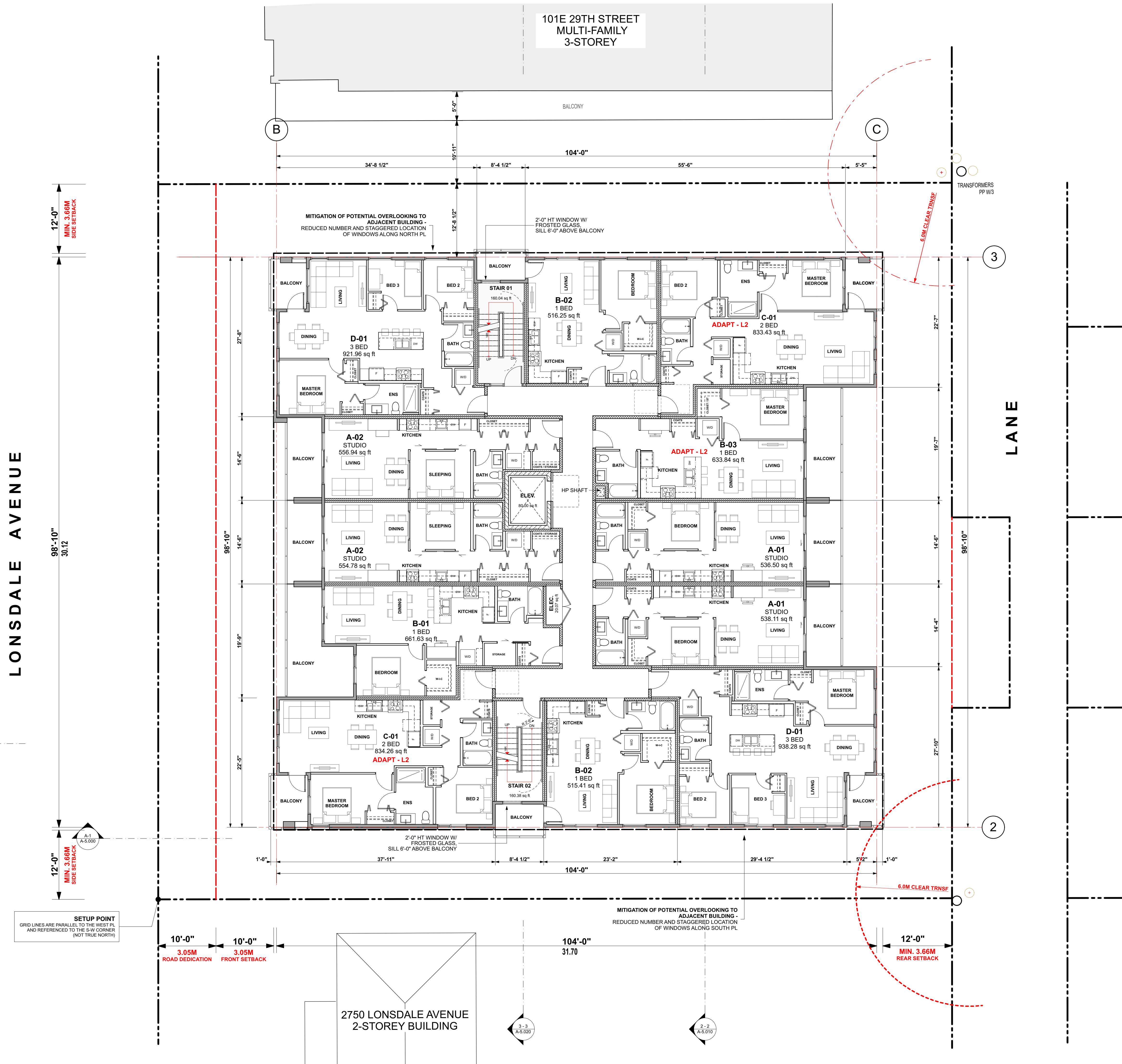
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ADERA
[CLIENT]

1269779 BC Ltd.
[PROJECT]

RENTAL DEVELOPMENT
2762 LONSDALE AVENUE
NORTH VANCOUVER, BC
[TITLE]

3RD FLOOR

20513 [PROJECT]

1/8" = 1'-0" [SCALE]

NOV 06, 2020 [DATE]

2 - RZ DP APPLICATION [ISSUE]

[DRAWING]

A-2.030

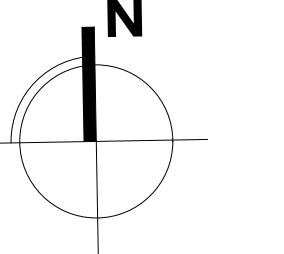


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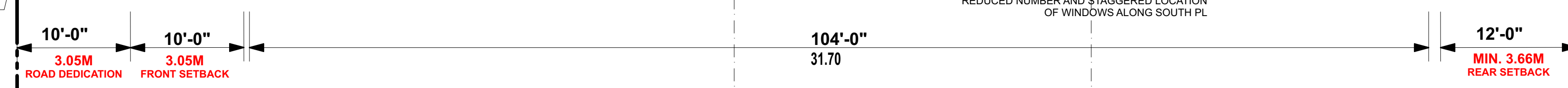
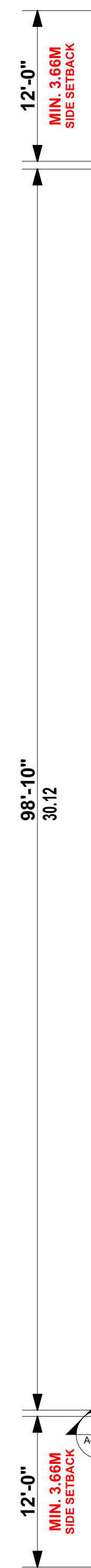
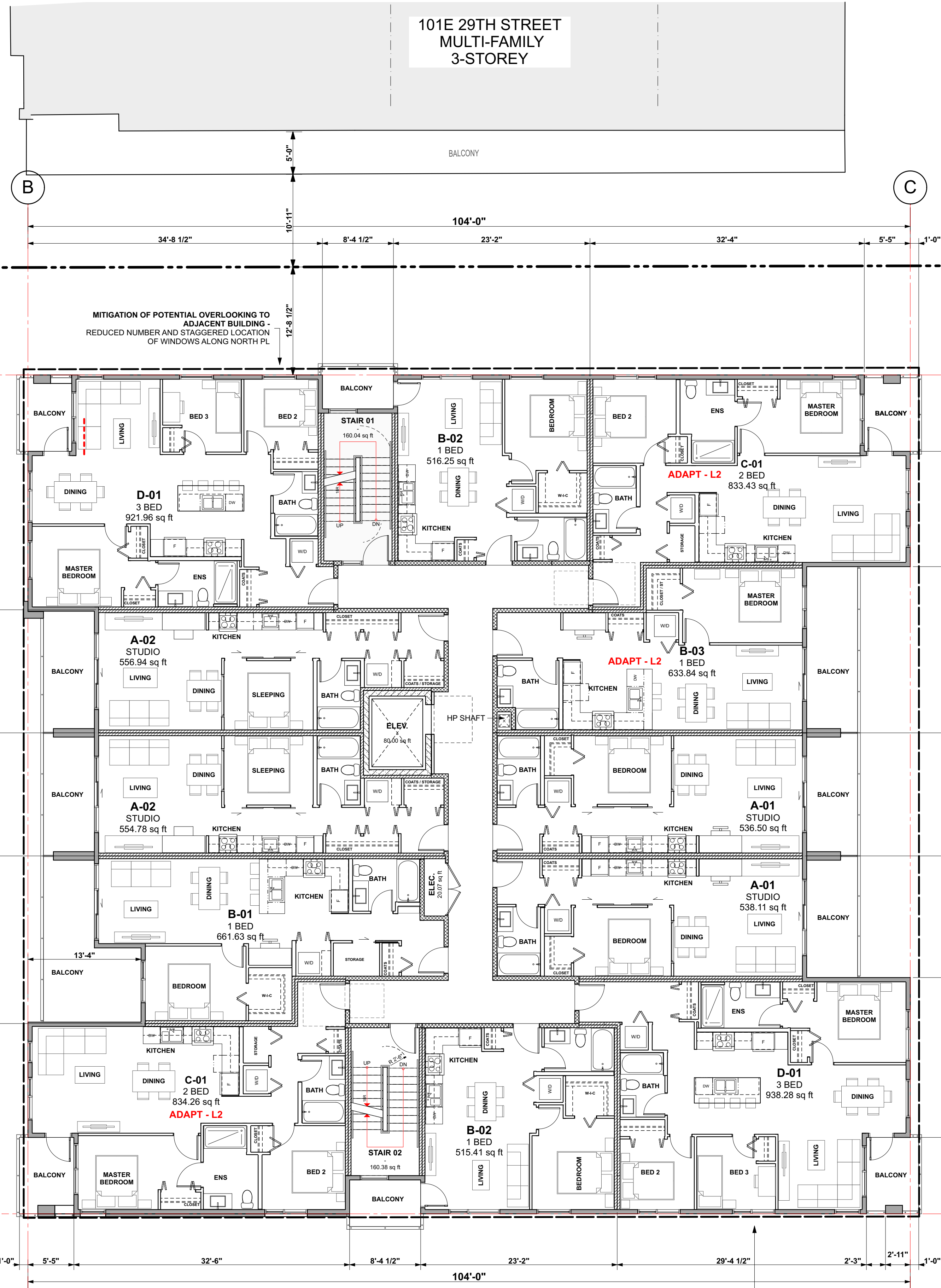
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LONSDALE AVENUE

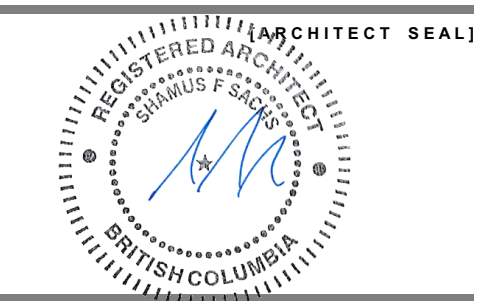
LANE



SETUP POINT
GRID LINES ARE PARALLEL TO THE WEST PL. AND REFERENCED TO THE SW CORNER (NOT TRUE NORTH)

MITIGATION OF POTENTIAL OVERLOOKING TO ADJACENT BUILDING - REDUCED NUMBER AND STAGGERED LOCATION OF WINDOWS ALONG NORTH PL

MITIGATION OF POTENTIAL OVERLOOKING TO ADJACENT BUILDING - REDUCED NUMBER AND STAGGERED LOCATION OF WINDOWS ALONG SOUTH PL



ADERA
[CLIENT]

1269779 BC Ltd.

[PROJECT]

RENTAL DEVELOPMENT
2762 LONSDALE AVENUE
NORTH VANCOUVER, BC

[TITLE]

4TH FLOOR

20513 [PROJECT]

1/8" = 1'-0" [SCALE]

NOV 06, 2020 [DATE]

2 - RZ DP APPLICATION [ISSUE]

[DRAWING]

A-2.040

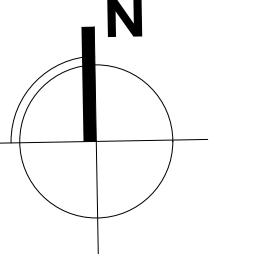


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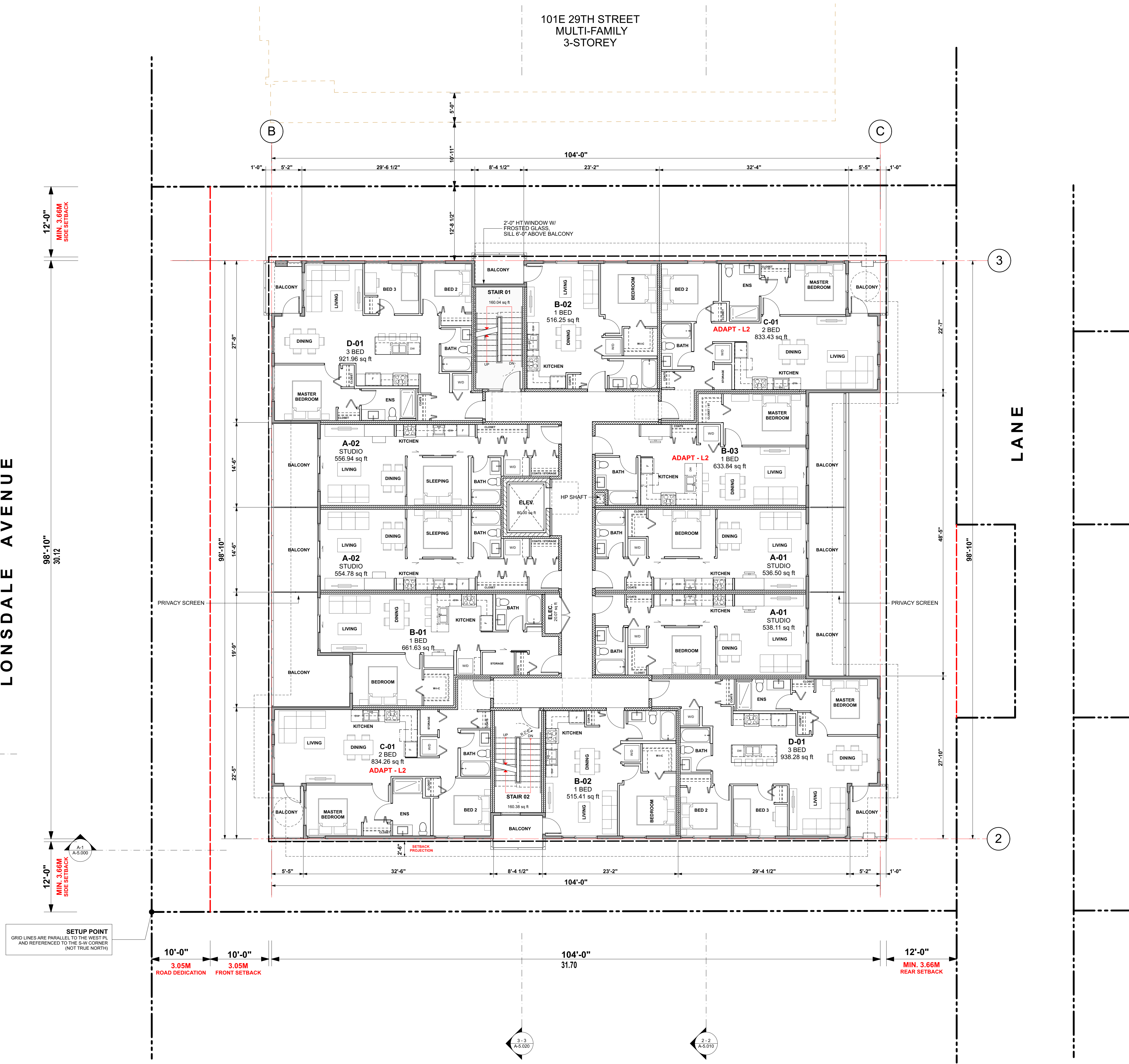


[PROJECT TEAM]

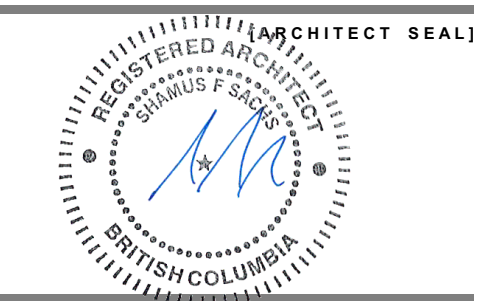
LONSDALE AVENUE

LANE

101E 29TH STREET MULTI-FAMILY 3-STOREY



SETUP POINT
GRID LINES ARE PARALLEL TO THE WEST FL. AND REFERENCED TO THE S-W CORNER (NOT TRUE NORTH)



ADERA
[CLIENT]

1269779 BC Ltd.

RENTAL DEVELOPMENT
2762 LONSDALE AVENUE
NORTH VANCOUVER, BC

5TH FLOOR

20513 [PROJECT]
1/8" = 1'-0" [SCALE]
NOV 06, 2020 [DATE]
2 - RZ DP APPLICATION [ISSUE]

A-2.050 [DRAWING]

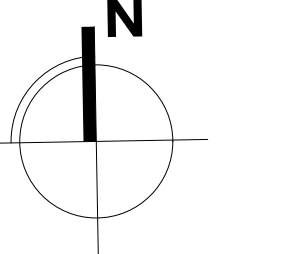


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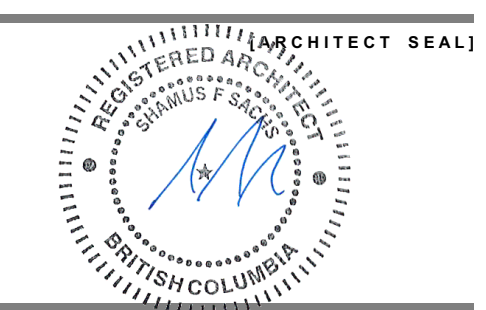
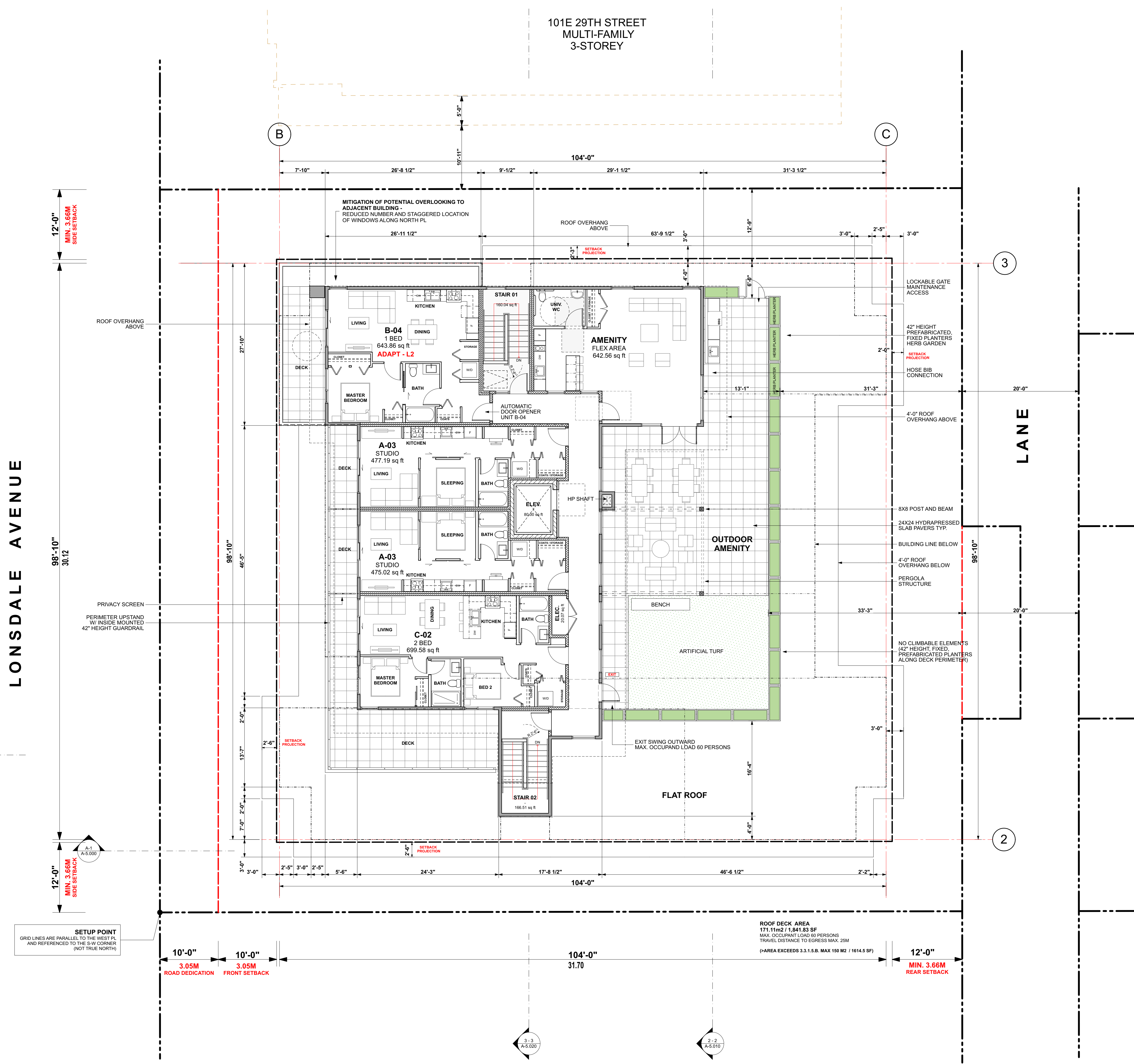
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[PROJECT TEAM]



ADERA
[CLIENT]

1269779 BC Ltd.
[PROJECT]

RENTAL DEVELOPMENT
2762 LONSDALE AVENUE
NORTH VANCOUVER, BC
[TITLE]

6TH FLOOR

20513 [PROJECT]

1/8" = 1'-0" [SCALE]

NOV 06, 2020 [DATE]

2 - RZ DP APPLICATION [ISSUE]

[DRAWING]

A-2.060

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 enterphone	Canopy over main building entrances (3' or 915mm) and enterphone	Canopy over main building entrances (3' or 915mm) and enterphone
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 1/2" or 13mm height)	Flush thresholds throughout the building (maximum 1/2" or 13mm height)	Flush thresholds throughout the building (maximum 1/2" or 13mm height)
BUILDING ACCESS	Accessible building enterphone, call buttons and, where provided, suite door bells *	Accessible building enterphone, call buttons and, where provided, suite door bells *	Accessible building enterphone, call buttons and, where provided, suite door bells *

* Illustrations available
** Options considered

- 1 of 3-

Design Elements
July 2005

DESIGN ELEMENTS

3 of 11

	LEVEL ONE	LEVEL TWO	LEVEL THREE
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 *	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 doorsill with maximum 1/2" or 13mm threshold**	Minimum one patio or balcony doorsill with maximum 1/2" 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 1350mm above floor	Lower edge of upper cupboards 4'6" or 1350mm above floor

* Illustrations available
** Options considered

- 2 of 3-

Design Elements
July 2005

DESIGN ELEMENTS

4 of 11

	LEVEL ONE	LEVEL TWO	LEVEL THREE
KITCHEN			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) *
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) *
MIN. ONE BATHROOM		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 *
MIN. ONE BATHROOM		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

S:\COMMUNITY PLANNING\Adaptable Design\Handouts\Design Elements Handout.doc

* Illustrations available
** Options considered

- 3 of 3-

Design Elements
July 2005

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	Slip resistant flooring
CIRCULATION	Colour contrasting exit doors	Colour contrasting exit doors	Colour contrasting exit doors
BUILDING MEETING / AMENITY ROOMS		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
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)
UNIT FLOORING		High density, low level loop carpet and underlay maximum 1/2" or 13mm height	High density, low level loop carpet and underlay maximum 1/2" or 13mm height
UNIT FLOORING		Outdoor light fixture provided	Outdoor light fixture provided
PATIOS AND BALCONIES		Electrical outlet provided	Electrical outlet provided

* Illustrations available

- 1 of 3

Fixtures & Finishes
July 2005

FIXTURES & FINISHES

	LEVEL ONE	LEVEL TWO	LEVEL THREE
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
ELECTRICAL			Provide wiring for automatic door opener and sink 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*
KITCHEN			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 sink height (offset plumbing)
KITCHEN			Provision for the future installation of at least one counter receptacle in front of cabinets
KITCHEN			Where regular refrigerator installed initially, provide adequate space for side by side model
KITCHEN			Contrasting knobs on stove / cook top

* Illustrations available

- 2 of 3

Fixtures & Finishes
July 2005

FIXTURES & FINISHES

	LEVEL ONE	LEVEL TWO	LEVEL THREE
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)
MIN. ONE BATHROOM		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 *
MIN. ONE BATHROOM		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
BEDROOMS		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

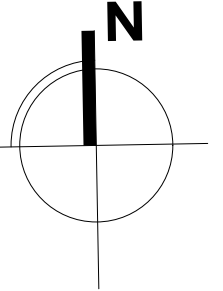
LEVEL 1 ALL UNITS
LEVEL 2 ADAPTABLE UNITS: B03, B04 (1 BEDROOM), C01 (2 BEDROOM)



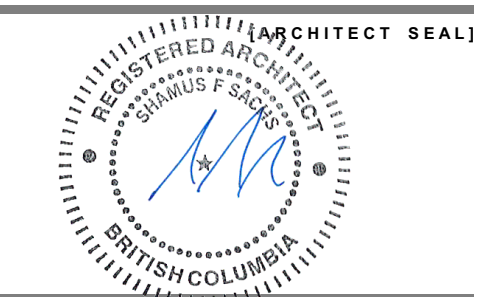
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[PROJECT TEAM]



ADERA
[CLIENT]

1269779 BC Ltd.

[PROJECT]

RENTAL DEVELOPMENT
2762 LONSDALE AVENUE
NORTH VANCOUVER, BC

ADAPTABLE UNITS DESIGN GUIDELINES

20513 [PROJECT]

[SCALE]

NOV 06, 2020 [DATE]

2 - RZ DP APPLICATION [ISSUE]

[DRAWING]

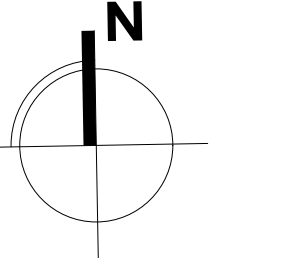
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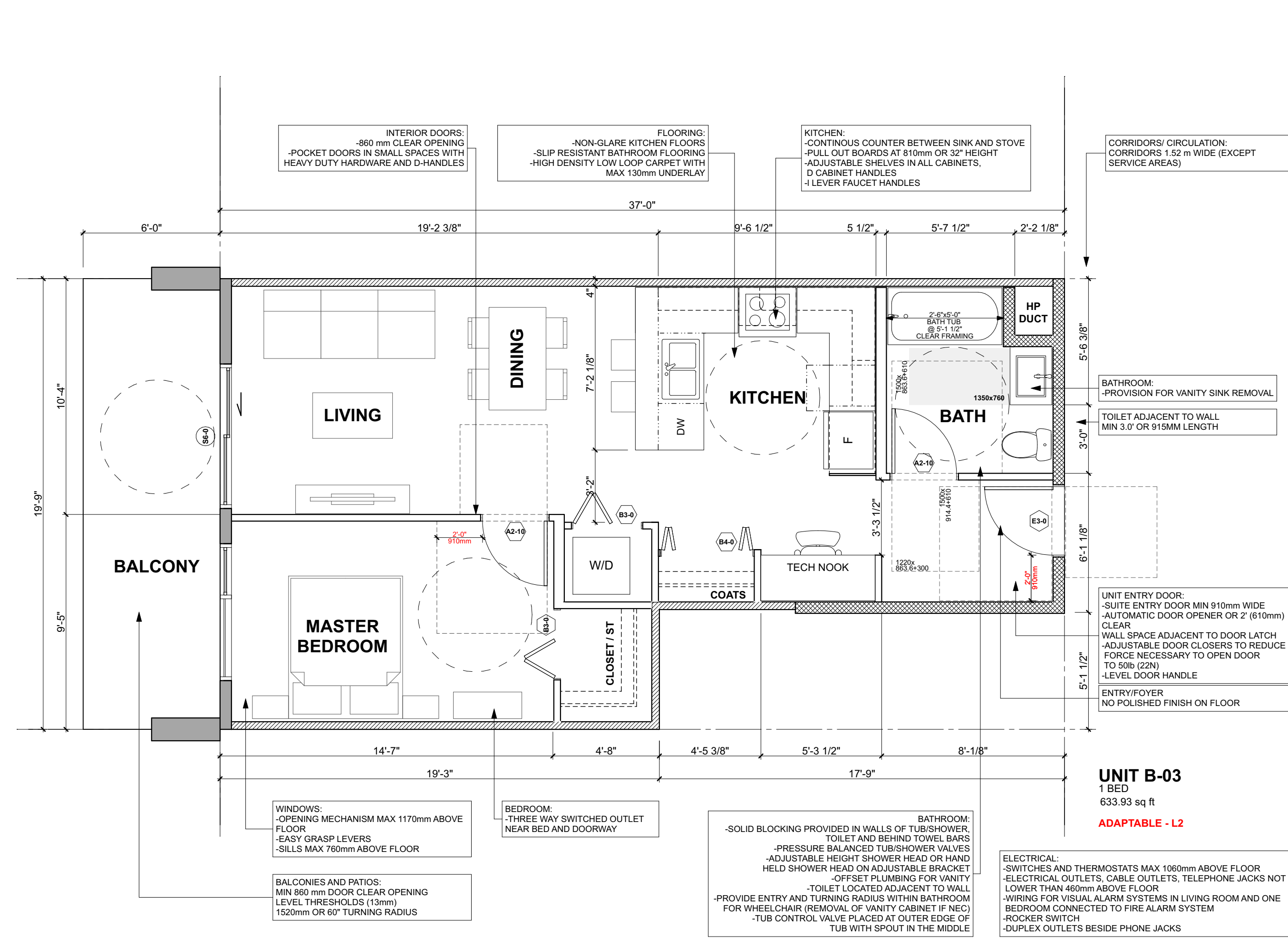
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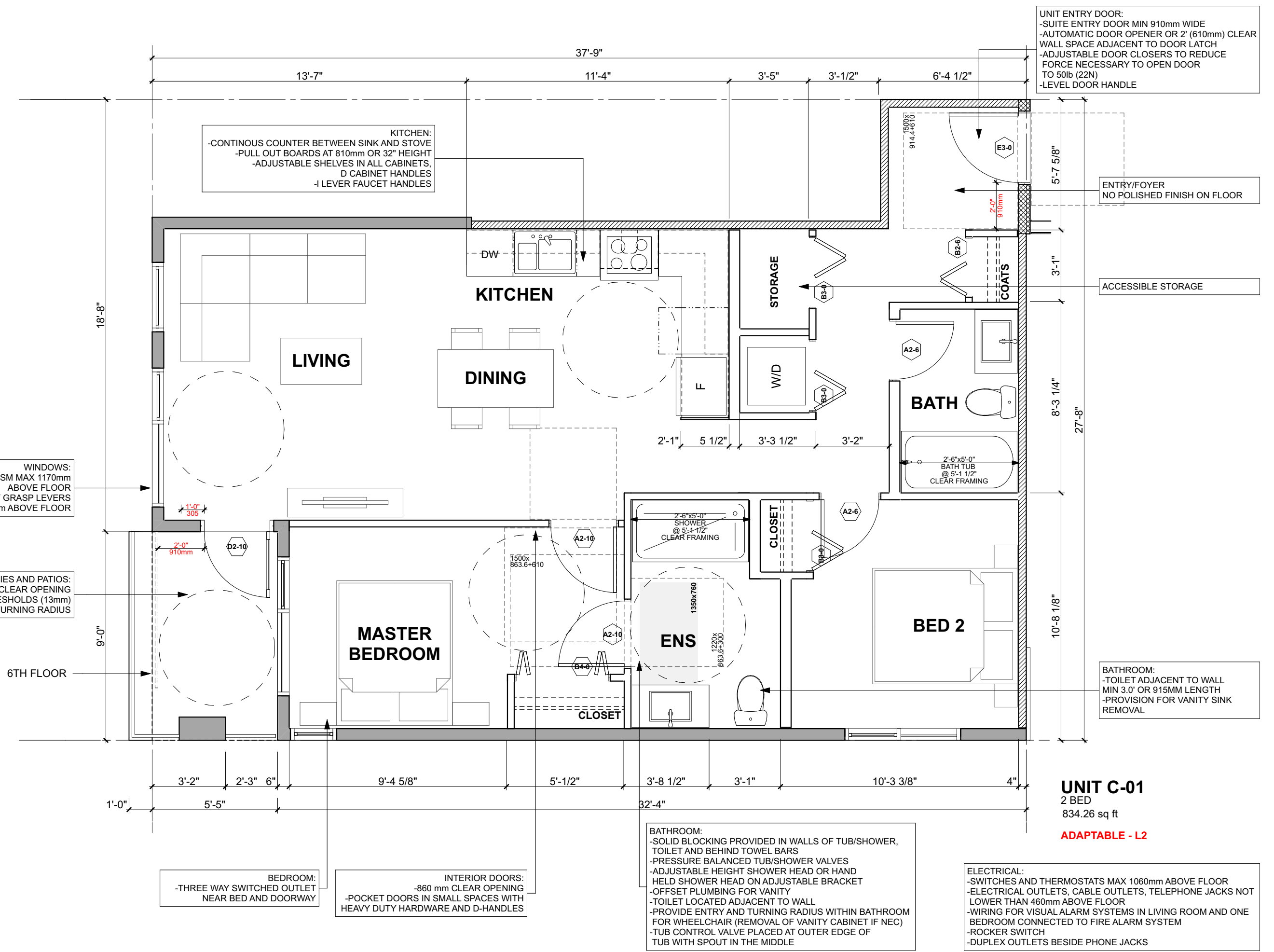
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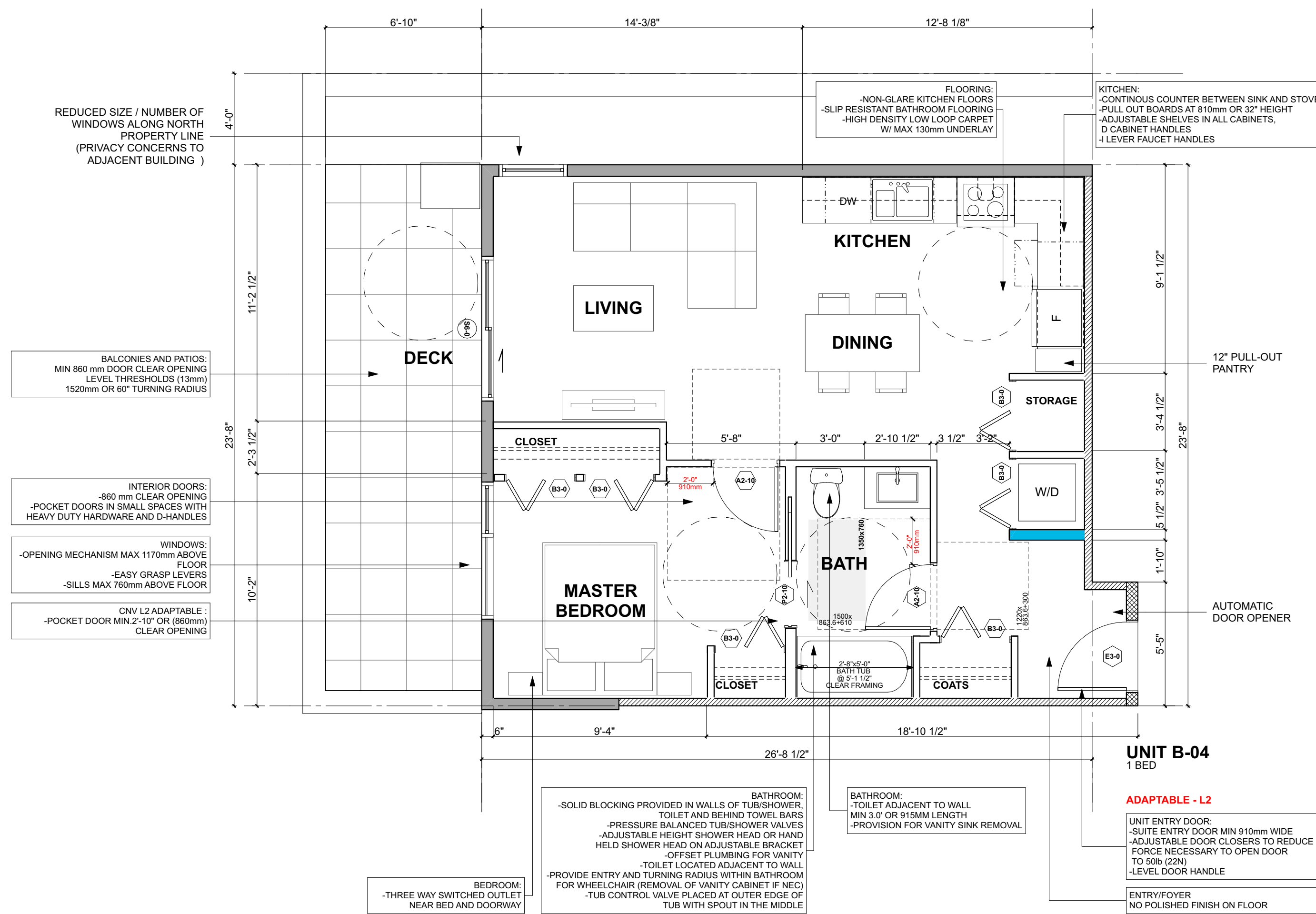
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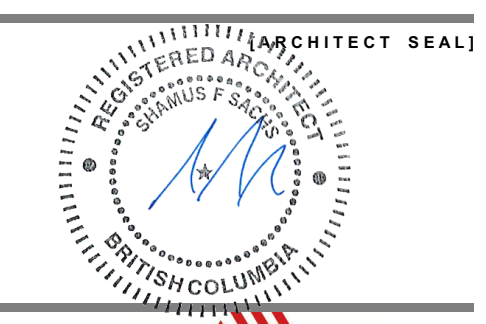
UNIT B03 - ADAPTABLE L2



UNIT C01 - ADAPTABLE L2



UNIT B04 - ADAPTABLE L2



ADERA [CLIENT]

1269779 BC Ltd. [PROJECT]

RENTAL DEVELOPMENT
2762 LONSDALE AVENUE
NORTH VANCOUVER, BC

ADAPTABLE UNIT PLANS

20513 [PROJECT]

1/4" = 1'-0" [SCALE]

NOV 06, 2020 [DATE]

2 - RZ DP APPLICATION [ISSUE]

[DRAWING]

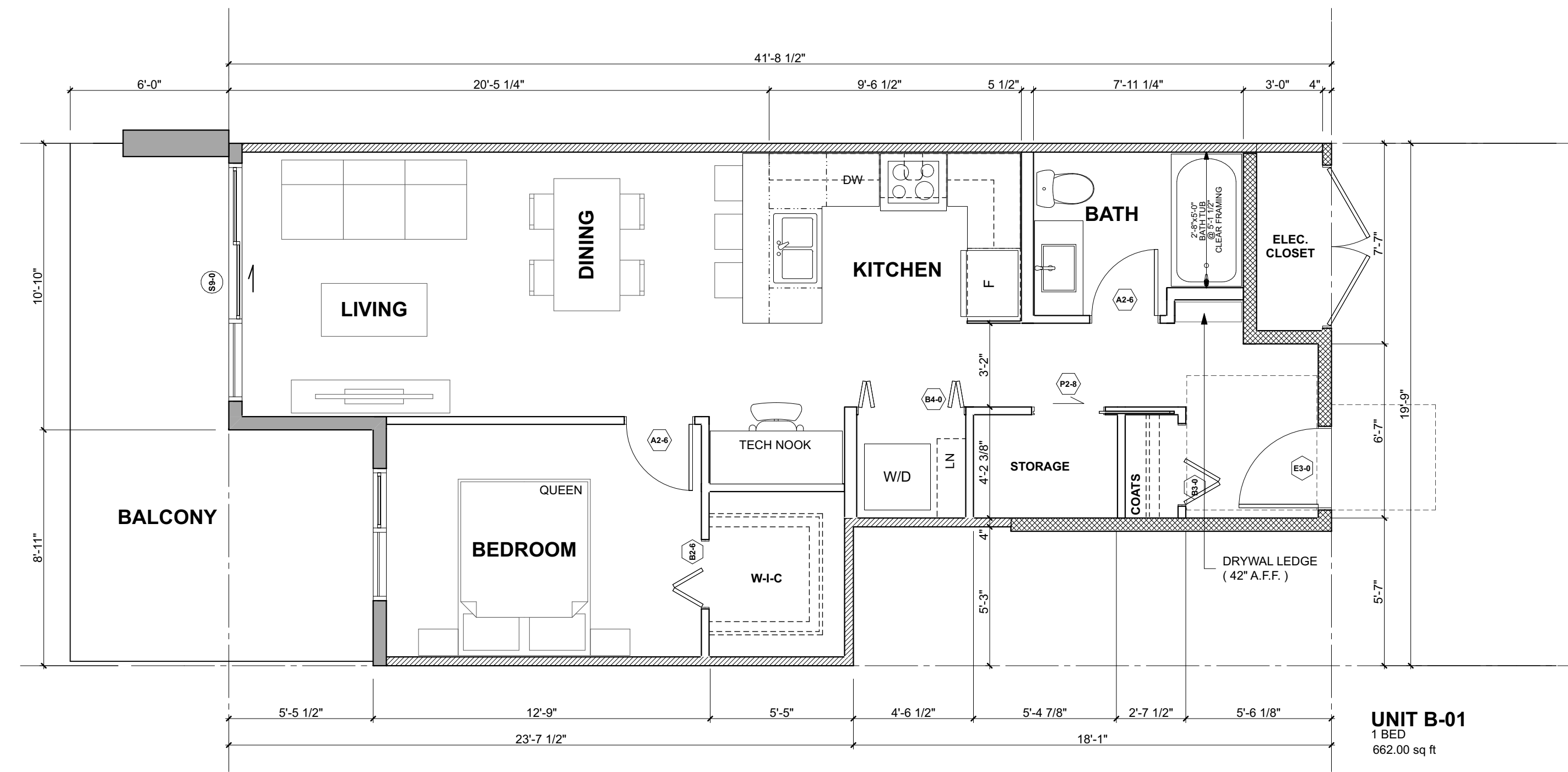
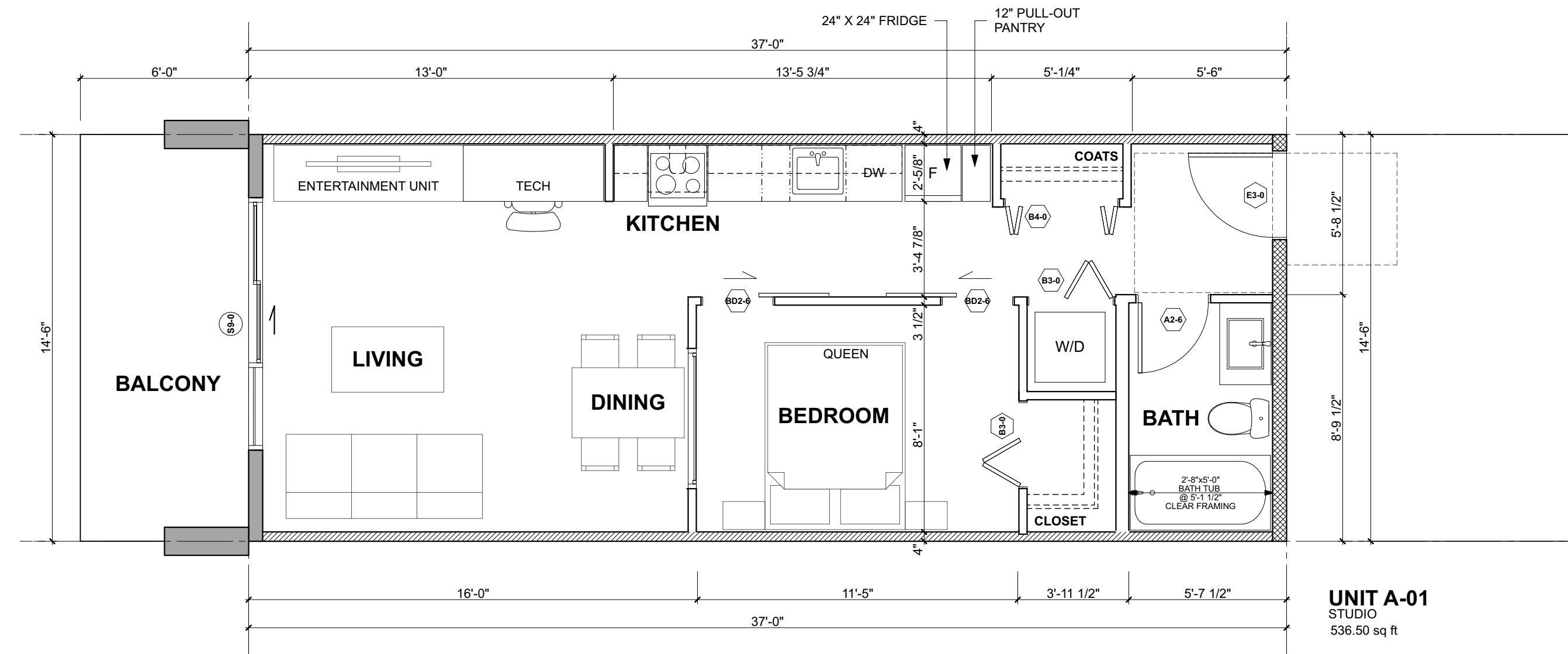
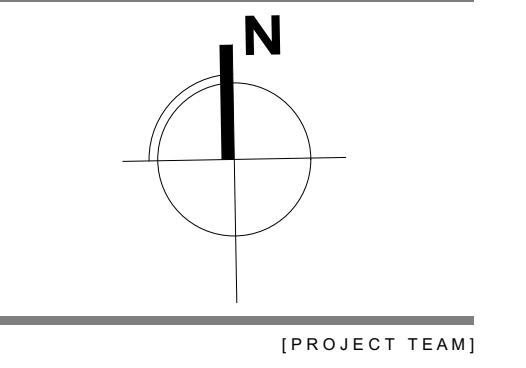


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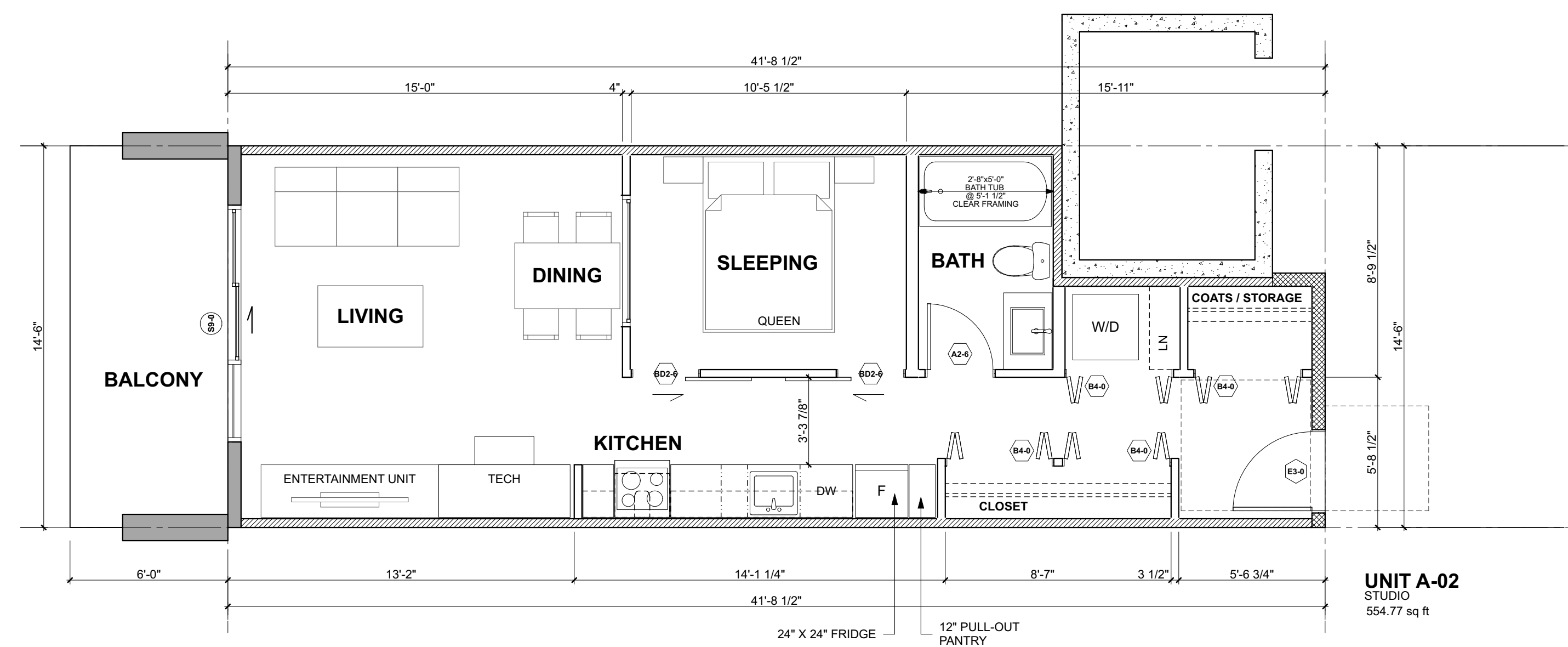
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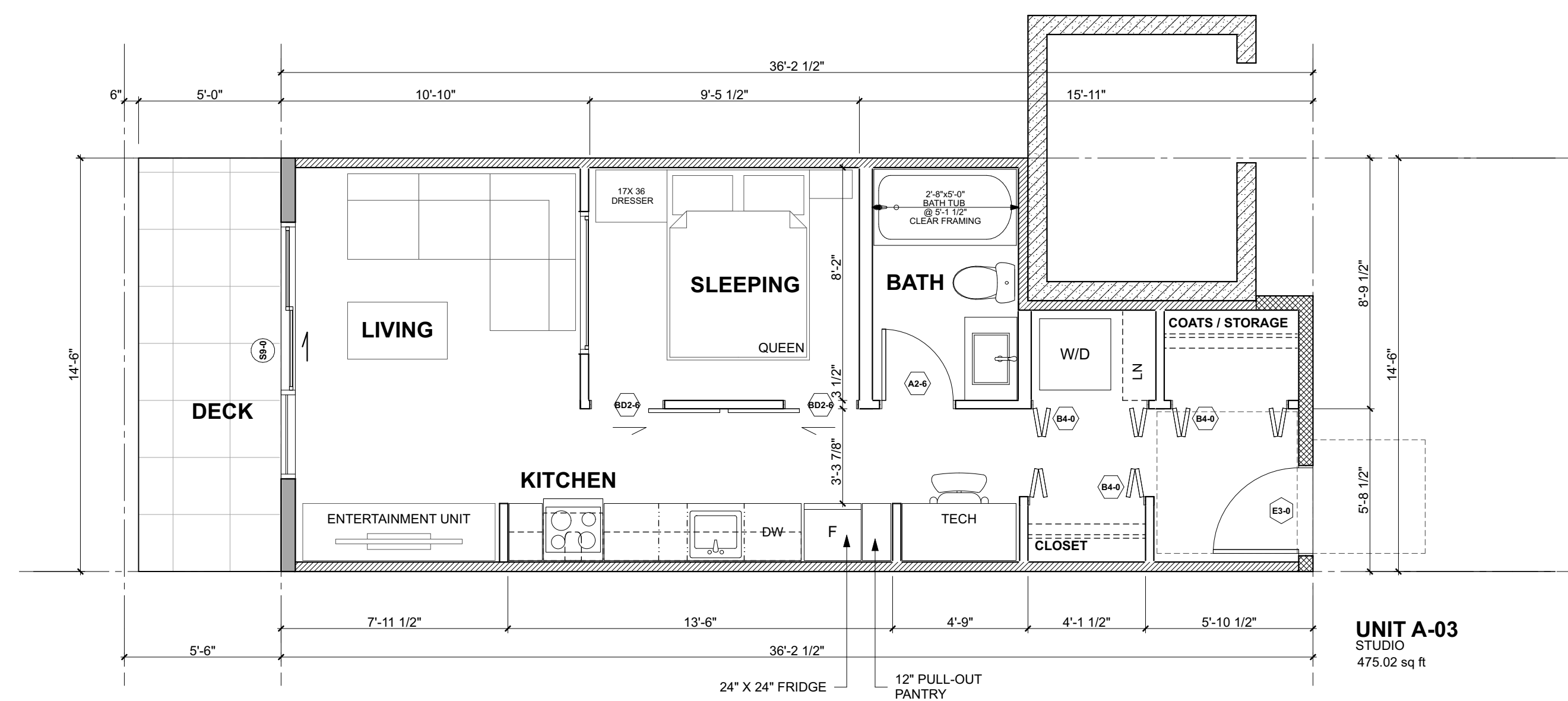


UNIT A01

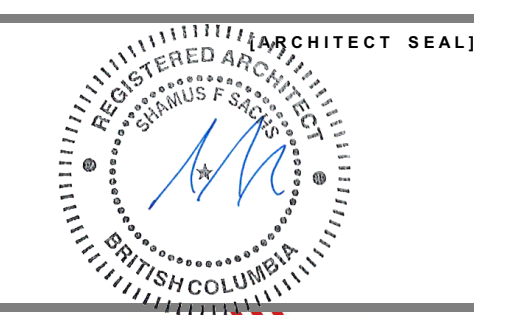
UNIT B01 - 1BEDROOM



UNIT A02



UNIT A03



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RENTAL DEVELOPMENT
2762 LONSDALE AVENUE
NORTH VANCOUVER, BC

UNIT PLANS

20513 [PROJECT]
1/4" = 1'-0" [SCALE]
NOV 06, 2020 [DATE]
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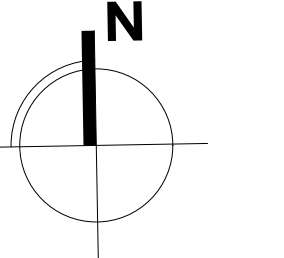


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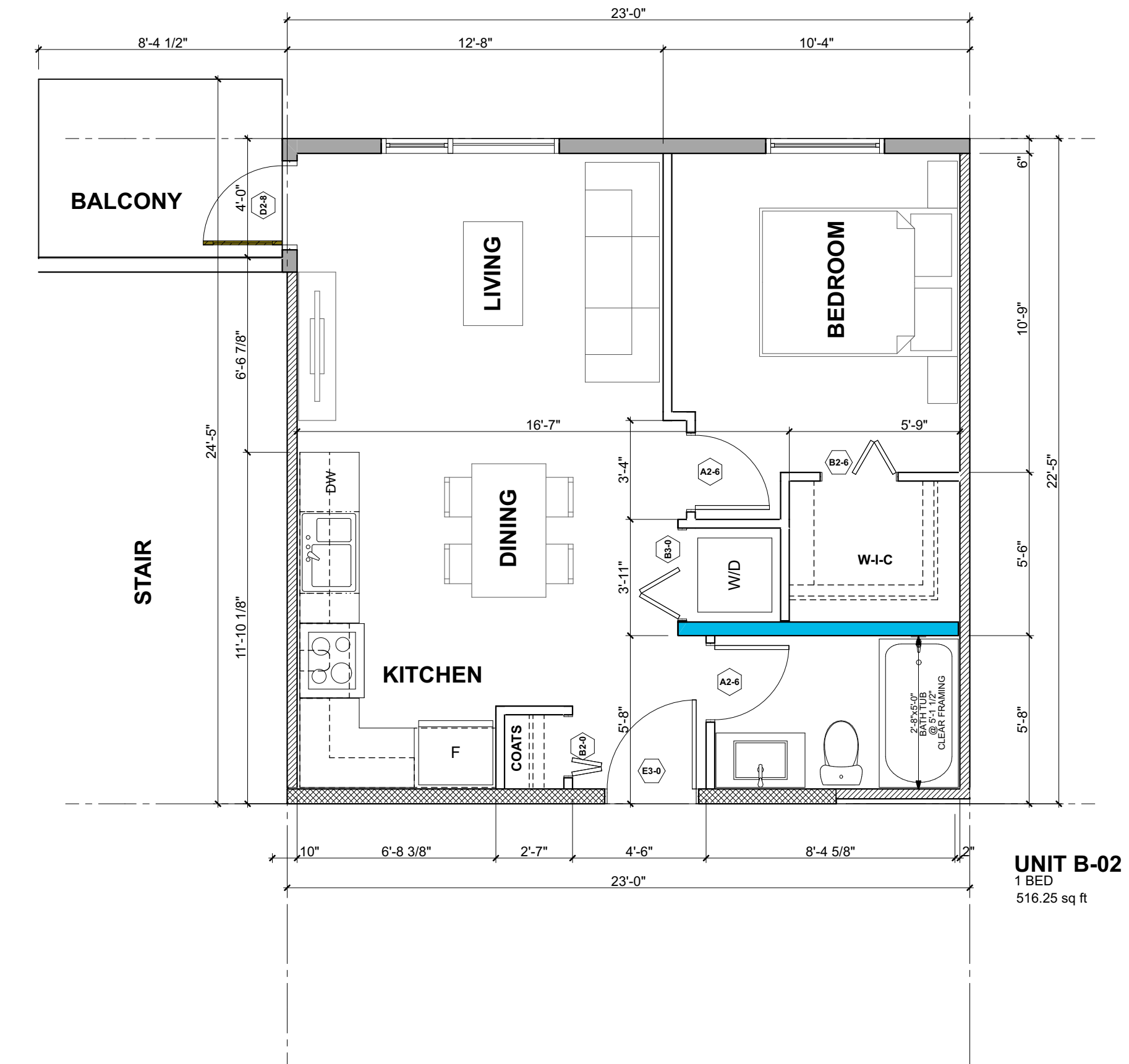
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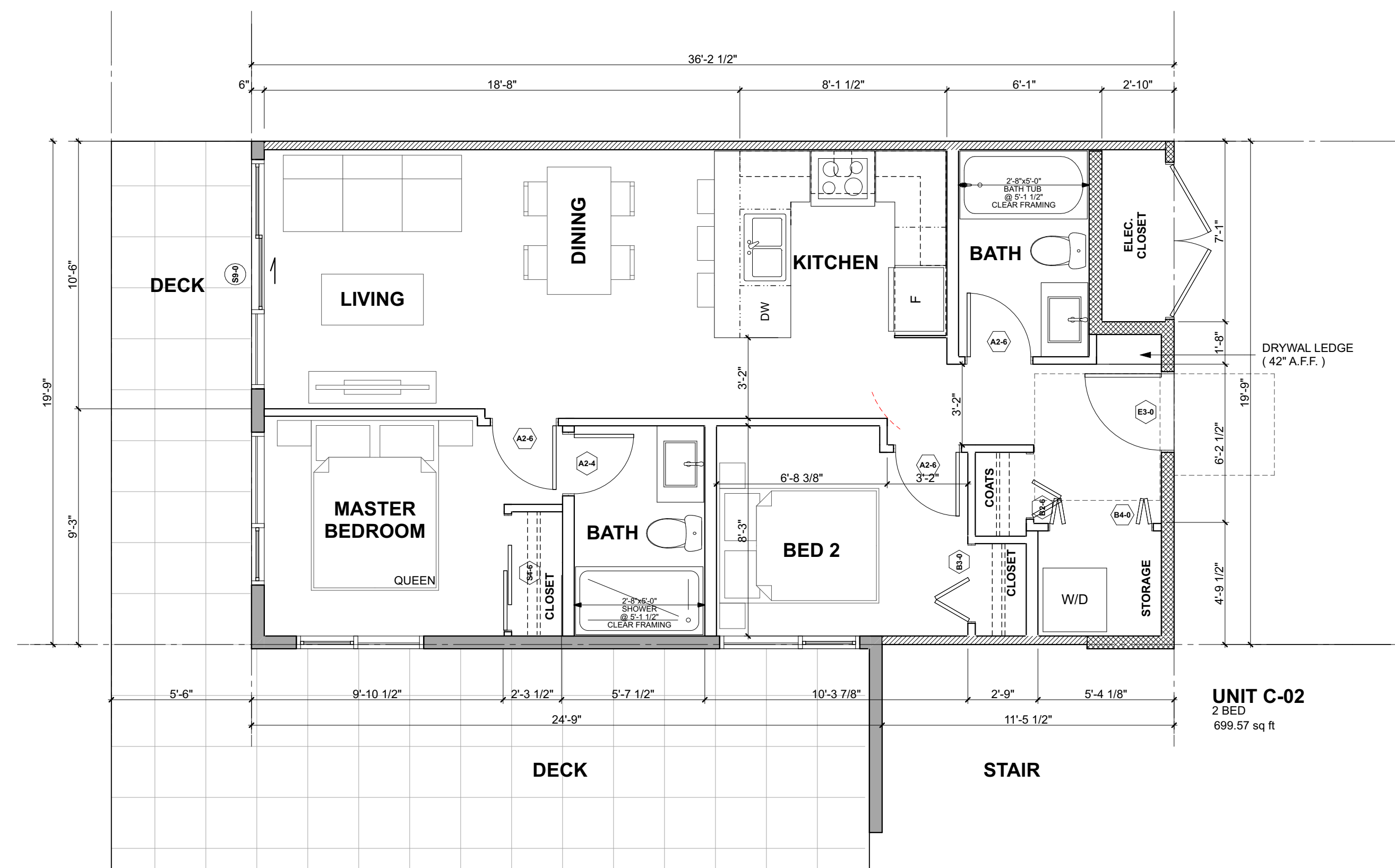
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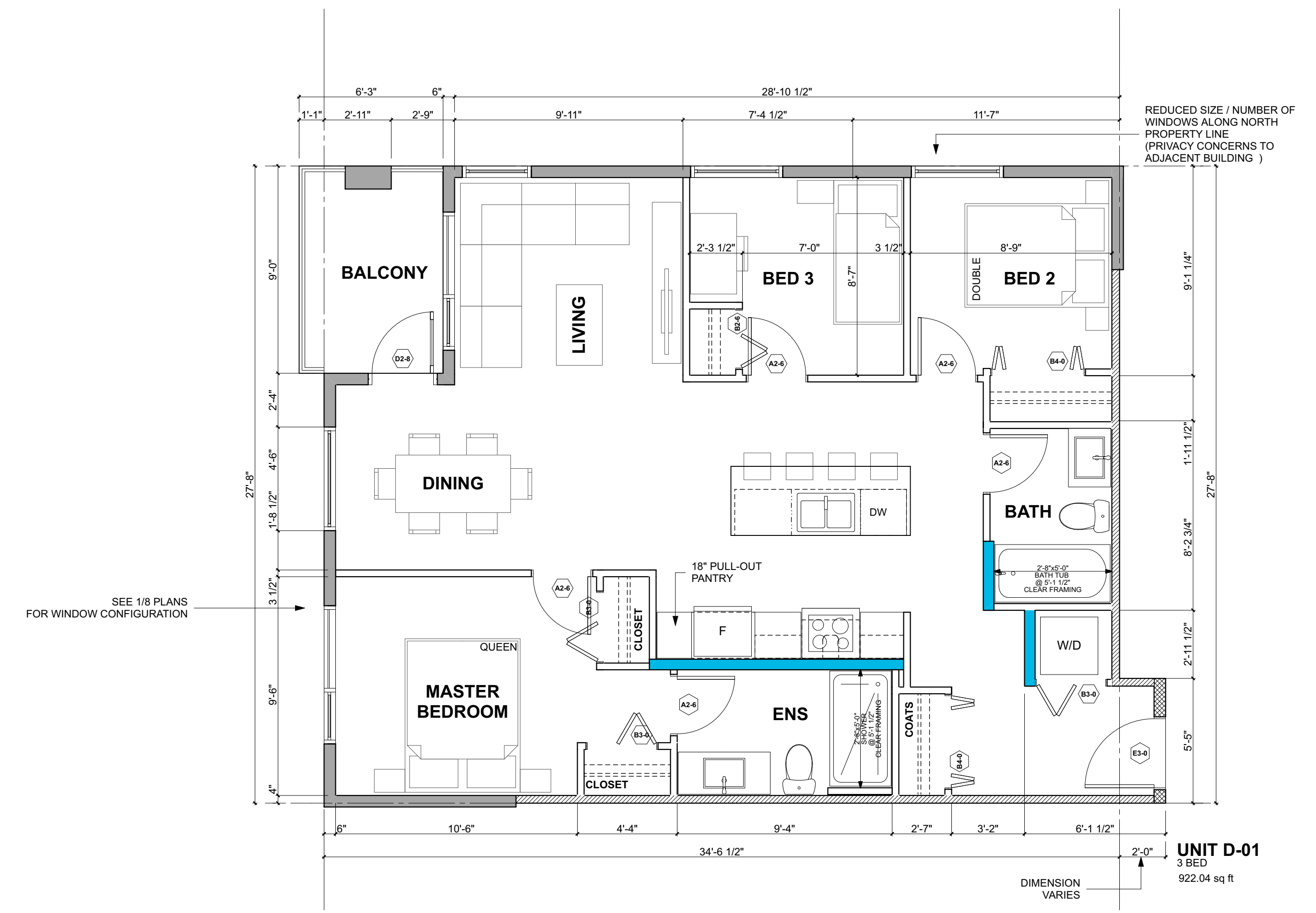
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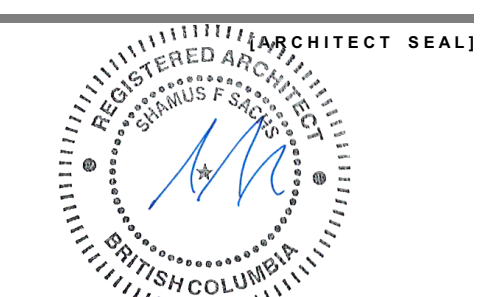
UNIT B-02 - 1 BEDROOM



UNIT C02 - 2 BEDROOM



UNIT D01 - 3 BEDROOM



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1269779 BC Ltd.

[PROJECT]

RENTAL DEVELOPMENT
2762 LONSDALE AVENUE
NORTH VANCOUVER, BC

[TITLE]

UNIT PLANS

20513 [PROJECT]

1/4" = 1'-0" [SCALE]

NOV 06, 2020 [DATE]

2 - RZ DP APPLICATION [ISSUE]

[DRAWING]

MATERIAL AND COLOUR LEGEND

	Colour	Product (to match)	Finish (to match)	Description / Location
1.0 CLADDING				
1.1	Light Beige	Cultured Stone	CSI - Verseta - Ledgestone Sand	Selected walls at entry / landscape walls - Flat panels and corner
1.2	Charcoal	JamesHardie Panel	JH Colour Plus - 'Iron Grey'	7/16" Hardie-Reveal Panel and matching Reveal Trims - smooth texture
1.3	White	JamesHardie Lap Siding	JH Colour Plus - 'Arctic White'	HardiePlank Lap Siding - cedarmill texture, 7" exposure
1.4	Charcoal	JamesHardie Lap Siding	JH Colour Plus - 'Iron Grey'	HardiePlank Lap Siding - cedarmill texture, 7" exposure
1.5	Woodgrain	Woodtone Rustic Series	Prefinished - 'Mountain Cedar'	Lap Siding - cedarmill texture, 5 1/4" exposure
2.0 SOFFIT				
2.1	Woodgrain	Woodtone Rustic Series	Prefinished - 'Mountain Cedar'	Main Roof & eyebrow soffit, selected balconies, entry canopy
2.2	Light Grey	Woodtone - Real Soffit	Prefinished - 'White Granite'	Soffits at u/s of balconies, roof overhangs as indicated
2.4	Charcoal	Vent Strip	TBC	Vent strip at roof and balcony locations
3.0 TRIMS				
3.1	White	Benjamin Moore	BM 2121-60 White Diamond	Painted wood trims with finish 1.3
3.2	Charcoal	Benjamin Moore	BM 2118-10 Universal Black	Roof Fascia, balcony edge, painted wood trims with finish 1.2
4.0 ROOFS				
4.1	Light Grey	IKO Roofing SBS	'Modiflex'	2 Ply SBS Roofing membrane at flat roofs

5.0 WINDOWS				
5.1	Black	Vinyl Windows	Standard - 'Black' or 'Charcoal'	Vinyl windows and sliding doors w/ matching flashing
6.0 DOORS				
6.1	Black	Vinyl Doors	Black	Prefinished vinyl balcony doors
6.2	Black	Storefront Aluminum	Black	Prefinished aluminum building entry storefront / amenity windows
7.0 RAILINGS				
7.1	Black	Aluminum PVDF Coating	Black Railing / Clear Glass	Balconies - prefinished powder coat, railing c/w safety glass panels
8.0 ACCESSORIES				
8.1	Black	Makin Metals Ltd.	Matte Black	Flashing at roof overhangs, balconies, windows, downspouts gutters
8.2	White	Makin Metals Ltd.	Prefinished - 'Regal White'	Flashing and through wall flashing with finish 1.3
8.5	Woodgrain	LUX Products (or alternative)	Prefinished Woodgrain - 'Fir'	Decorative metal screen 6x1 linear bar grille at parking ramp openings
9.0 STRUCTURE				
9.1	Concrete	Exposed Concrete	Clear - water repelant coating	Architectural concrete finish at exposed landscape walls
9.2	Concrete	Architectural Concrete w/ elastomeric paint	BM OC-52 Grey Owl	Exposed concrete walls along ramp c/w groove reveals



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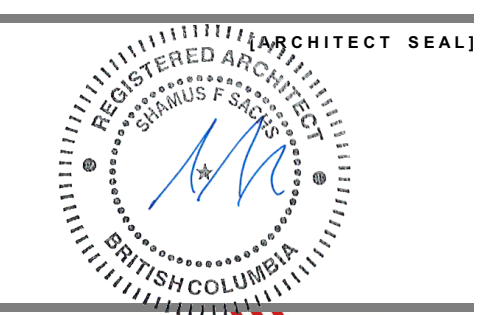
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[PROJECT TEAM]

101 E 29TH STREET
3 - STOREY MULTI-FAMILY



WEST ELEVATION - LONSDALE AVE



ADERA
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[PROJECT]

RENTAL DEVELOPMENT

2762 LONSDALE AVENUE
NORTH VANCOUVER, BC

[TITLE]

WEST ELEVATION

20513 [PROJECT]

1/8" = 1'-0" [SCALE]

NOV 06, 2020 [DATE]

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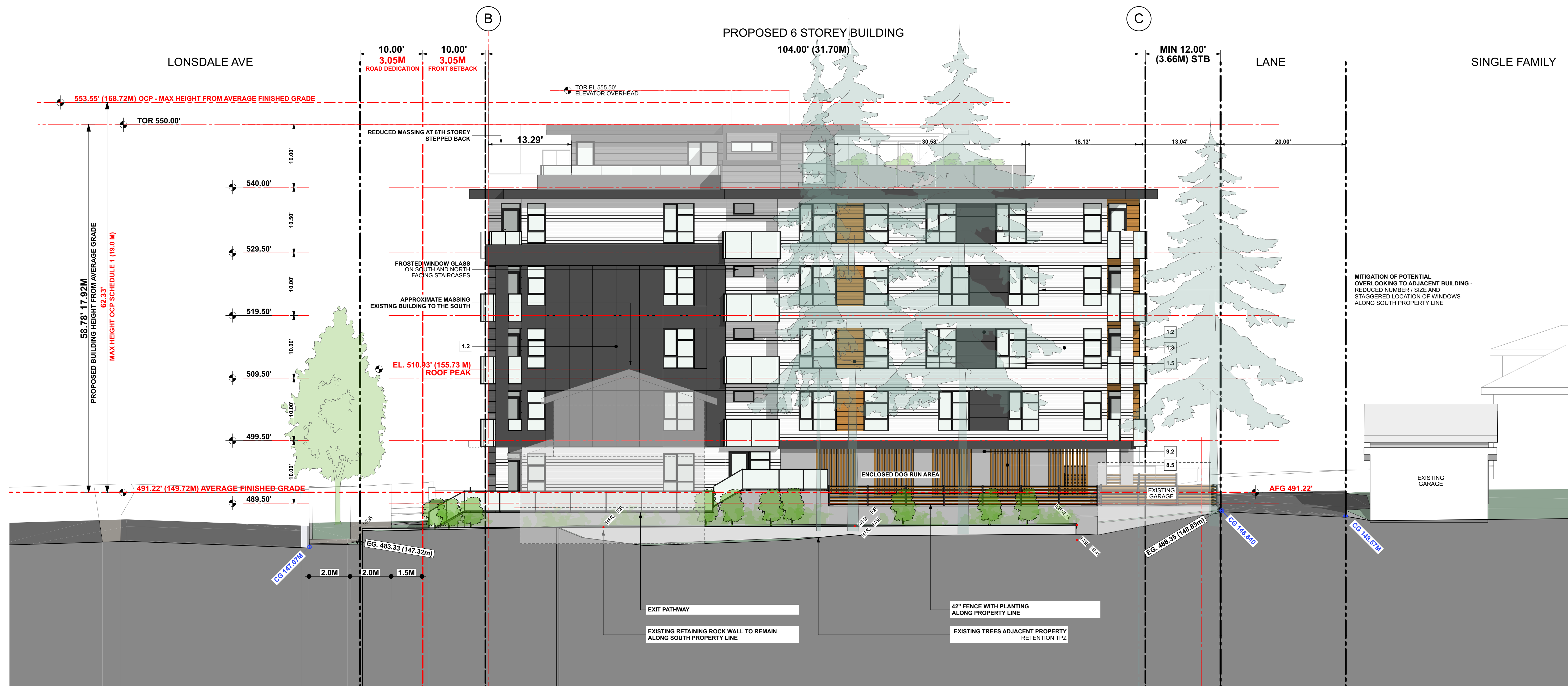
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MATERIAL AND COLOUR LEGEND

	Colour	Product (to match)	Finish (to match)	Description / Location
1.0 CLADDING				
1.1	Light Beige	Cultured Stone	CSI - Verseta - Ledgestone Sand	Selected walls at entry / landscape walls - Flat panels and corner
1.2	Charcoal	JamesHardie Panel	JH Colour Plus - 'Iron Grey'	7/16" Hardie-Reveal Panel and matching Reveal Trims - smooth texture
1.3	White	JamesHardie Lap Siding	JH Colour Plus - 'Arctic White'	HardiePlank Lap Siding - cedarmill texture, 7" exposure
1.4	Charcoal	JamesHardie Lap Siding	JH Colour Plus - 'Iron Grey'	HardiePlank Lap Siding - cedarmill texture, 7" exposure
1.5	Woodgrain	Woodtone Rustic Series	Prefinished - 'Mountain Cedar'	Lap Siding - cedarmill texture, 5 1/4" exposure
2.0 SOFFIT				
2.1	Woodgrain	Woodtone Rustic Series	Prefinished - 'Mountain Cedar'	Main Roof & eyebrow soffit, selected balconies, entry canopy
2.2	Light Grey	Woodtone - Real Soffit	Prefinished - 'White Granite'	Soffits at u/s of balconies, roof overhangs as indicated
2.4	Charcoal	Vent Strip	TBC	Vent strip at roof and balcony locations
3.0 TRIMS				
3.1	White	Benjamin Moore	BM 2121-60 White Diamond	Painted wood trims with finish 1.3
3.2	Charcoal	Benjamin Moore	BM 2118-10 Universal Black	Roof Fascia, balcony edge, painted wood trims with finish 1.2
4.0 ROOFS				
4.1	Light Grey	IKO Roofing SBS	'Modiflex'	2 Ply SBS Roofing membrane at flat roofs

5.0 WINDOWS				
5.1	Black	Vinyl Windows	Standard - 'Black' or 'Charcoal'	Vinyl windows and sliding doors w/ matching flashing
6.0 DOORS				
6.1	Black	Vinyl Doors	Black	Prefinished vinyl balcony doors
6.2	Black	Storefront Aluminum	Black	Prefinished aluminum building entry storefront / amenity windows
7.0 RAILINGS				
7.1	Black	Aluminum PVDF Coating	Black Railing / Clear Glass	Balconies - prefinished powder coat, railing c/w safety glass panels
8.0 ACCESSORIES				
8.1	Black	Makin Metals Ltd.	Matte Black	Flashing at roof overhangs, balconies, windows, downspouts gutters
8.2	White	Makin Metals Ltd.	Prefinished - 'Regal White'	Flashing and through wall flashing with finish 1.3
8.5	Woodgrain	LUX Products (or alternative)	Prefinished Woodgrain - 'Fir'	Decorative metal screen 6x1 linear bar grille at parking ramp openings LUX Privacy Fence or Neo Lumber
9.0 STRUCTURE				
9.1	Concrete	Exposed Concrete	Clear - water repelant coating	Architectural concrete finish at exposed landscape walls
9.2	Concrete	Architectural Concrete w/ elastomeric paint	BM OC-52 Grey Owl	Exposed concrete walls along ramp c/w grove reveals



SOUTH ELEVATION - ADJACENT PROPERTY

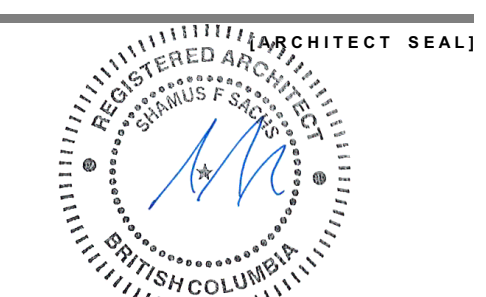


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[PROJECT TEAM]



ADERA
[CLIENT]

1269779 BC Ltd.

[PROJECT]

RENTAL DEVELOPMENT
2762 LONSDALE AVENUE
NORTH VANCOUVER, BC

[TITLE]

SOUTH ELEVATION

20513 [PROJECT]

1/8" = 1'-0" [SCALE]

NOV 06, 2020 [DATE]

2 - RZ DP APPLICATION [ISSUE]

[DRAWING]

A-4.002

MATERIAL AND COLOUR LEGEND

Colour	Product (to match)	Finish (to match)	Description / Location	
1.0 CLADDING				
1.1	Light Beige	Cultured Stone	CSI - Verseta - Ledgestone Sand	Selected walls at entry / landscape walls - Flat panels and corner
1.2	Charcoal	JamesHardie Panel	JH Colour Plus - 'Iron Grey'	7/16" Hardie-Reveal Panel and matching Reveal Trims - smooth texture
1.3	White	JamesHardie Lap Siding	JH Colour Plus - 'Arctic White'	HardiePlank Lap Siding - cedarmill texture, 7" exposure
1.4	Charcoal	JamesHardie Lap Siding	JH Colour Plus - 'Iron Grey'	HardiePlank Lap Siding - cedarmill texture, 7" exposure
1.5	Woodgrain	Woodtone Rustic Series	Prefinished - 'Mountain Cedar'	Lap Siding - cedarmill texture, 5 1/4" exposure
2.0 SOFFIT				
2.1	Woodgrain	Woodtone Rustic Series	Prefinished - 'Mountain Cedar'	Main Roof & eyebrow soffit, selected balconies, entry canopy
2.2	Light Grey	Woodtone - Real Soffit	Prefinished - 'White Granite'	Soffits at u/s of balconies, roof overhangs as indicated
2.4	Charcoal	Vent Strip	TBC	Vent strip at roof and balcony locations
3.0 TRIMS				
3.1	White	Benjamin Moore	BM 2121-60 White Diamond	Painted wood trims with finish 1.3
3.2	Charcoal	Benjamin Moore	BM 2118-10 Universal Black	Roof Fascia, balcony edge, painted wood trims with finish 1.2
4.0 ROOFS				
4.1	Light Grey	IKO Roofing SBS	'Modiflex'	2 Ply SBS Roofing membrane at flat roofs

5.0 WINDOWS

5.1	Black	Vinyl Windows	Standard - 'Black' or 'Charcoal'	Vinyl windows and sliding doors w/ matching flashing
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6.0 DOORS

6.1	Black	Vinyl Doors	Black	Prefinished vinyl balcony doors
6.2	Black	Storefront Aluminum	Black	Prefinished aluminum building entry storefront / amenity windows

7.0 RAILINGS

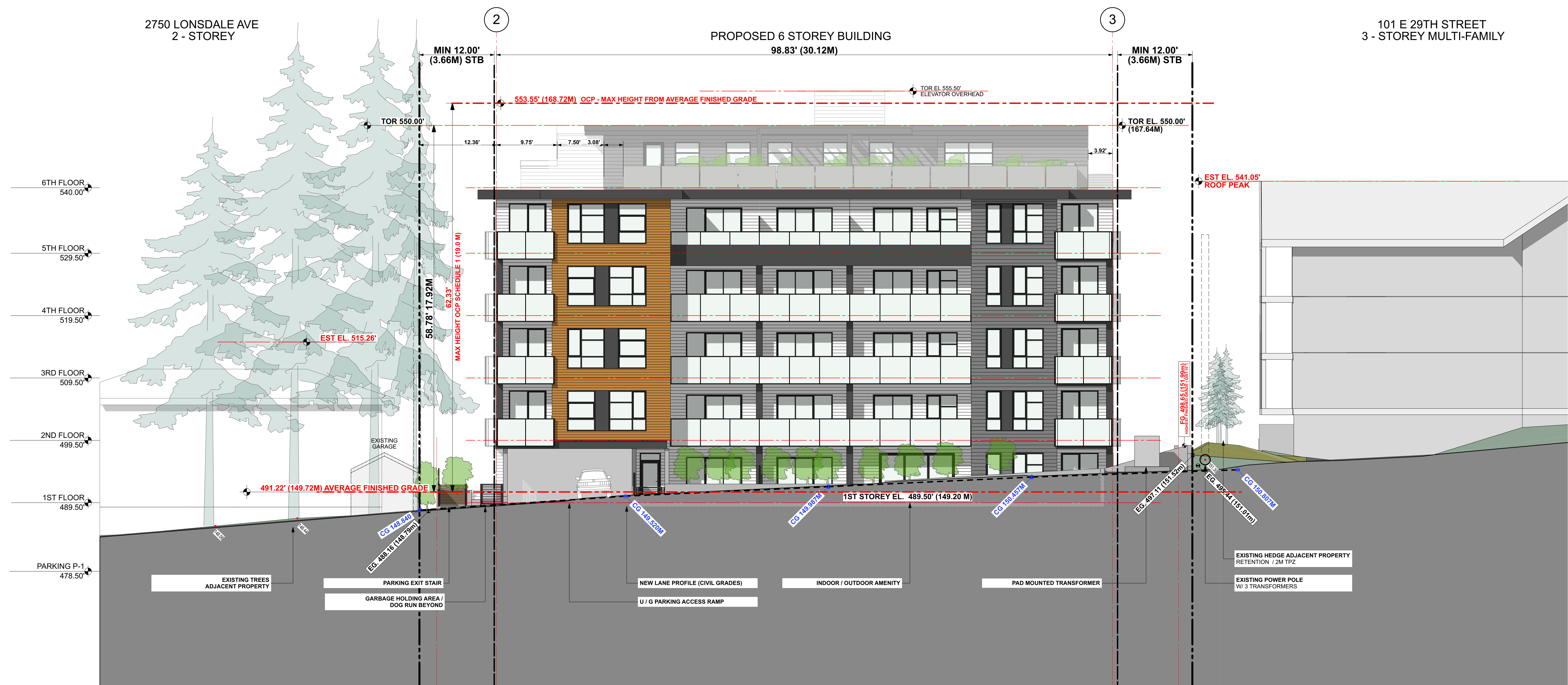
7.1	Black	Aluminum PVDF Coating	Black Railing / Clear Glass	Balconies - prefinished powder coat, railing c/w safety glass panels
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8.0 ACCESSORIES

8.1	Black	Makin Metals Ltd.	Matte Black	Flashing at roof overhangs, balconies, windows, downspouts gutters
8.2	White	Makin Metals Ltd.	Prefinished - 'Regal White'	Flashing and through wall flashing with finish 1.3
8.5	Woodgrain	LUX Products (or alternative)	Prefinished Woodgrain - 'Fir'	Decorative metal screen 6x1 linear bar grille at parking ramp openings

9.0 STRUCTURE

9.1	Concrete	Exposed Concrete	Clear - water repelant coating	Architectural concrete finish at exposed landscape walls
9.2	Concrete	Architectural Concrete w/ elastomeric paint	BM OC-52 Grey Owl	Exposed concrete walls along ramp c/w grove reveals



EAST ELEVATION - LANE



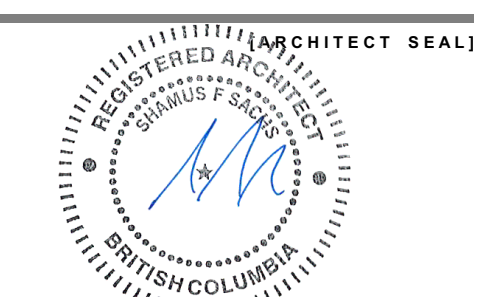
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[PROJECT TEAM]



ADERA
[CLIENT]

1269779 BC Ltd.

[PROJECT]

RENTAL DEVELOPMENT
2762 LONSDALE AVENUE
NORTH VANCOUVER, BC

[TITLE]

EAST ELEVATION

20513 [PROJECT]

1/8" = 1'-0" [SCALE]

NOV 06, 2020 [DATE]

2 - RZ DP APPLICATION [ISSUE]

[DRAWING]

A-4.003

MATERIAL AND COLOUR LEGEND

Colour	Product (to match)	Finish (to match)	Description / Location	
1.0 CLADDING				
1.1	Light Beige	Cultured Stone	CSI - Verseta - Ledgestone Sand	Selected walls at entry / landscape walls - Flat panels and corner
1.2	Charcoal	JamesHardie Panel	JH Colour Plus - 'Iron Grey'	7/16" Hardie-Reveal Panel and matching Reveal Trims - smooth texture
1.3	White	JamesHardie Lap Siding	JH Colour Plus - 'Arctic White'	HardiePlank Lap Siding - cedarmill texture, 7" exposure
1.4	Charcoal	JamesHardie Lap Siding	JH Colour Plus - 'Iron Grey'	HardiePlank Lap Siding - cedarmill texture, 7" exposure
1.5	Woodgrain	Woodtone Rustic Series	Prefinished - 'Mountain Cedar'	Lap Siding - cedarmill texture, 5 1/4" exposure
2.0 SOFFIT				
2.1	Woodgrain	Woodtone Rustic Series	Prefinished - 'Mountain Cedar'	Main Roof & eyebrow soffit, selected balconies, entry canopy
2.2	Light Grey	Woodtone - Real Soffit	Prefinished - 'White Granite'	Soffits at u/s of balconies, roof overhangs as indicated
2.4	Charcoal	Vent Strip	TBC	Vent strip at roof and balcony locations
3.0 TRIMS				
3.1	White	Benjamin Moore	BM 2121-60 White Diamond	Painted wood trims with finish 1.3
3.2	Charcoal	Benjamin Moore	BM 2118-10 Universal Black	Roof Fascia, balcony edge, painted wood trims with finish 1.2
4.0 ROOFS				
4.1	Light Grey	IKO Roofing SBS	'Modiflex'	2 Ply SBS Roofing membrane at flat roofs

5.0 WINDOWS

5.1	Black	Vinyl Windows	Standard - 'Black' or 'Charcoal'	Vinyl windows and sliding doors w/ matching flashing
-----	-------	---------------	----------------------------------	--

6.0 DOORS

6.1	Black	Vinyl Doors	Black	Prefinished vinyl balcony doors
6.2	Black	Storefront Aluminum	Black	Prefinished aluminum building entry storefront / amenity windows

7.0 RAILINGS

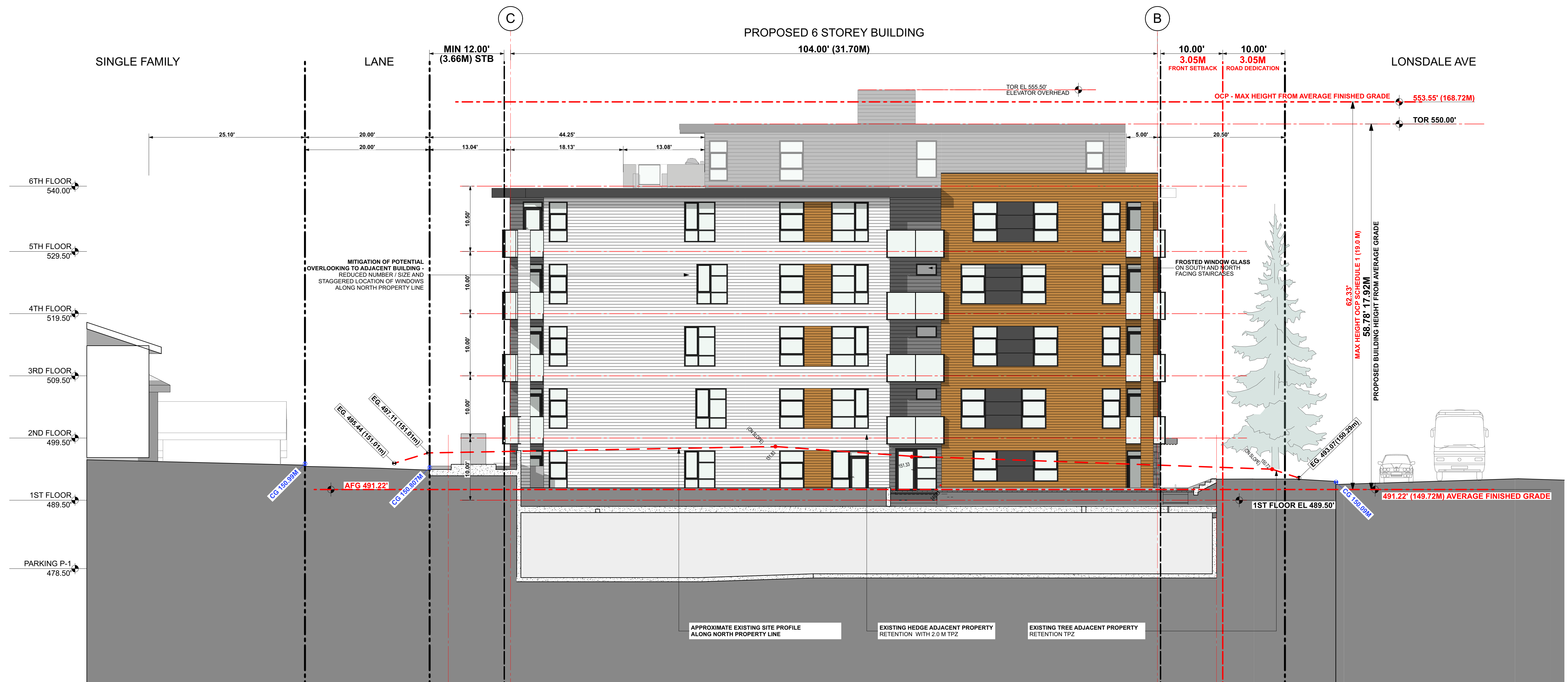
7.1	Black	Aluminum PVDF Coating	Black Railing / Clear Glass	Balconies - prefinished powder coat, railing c/w safety glass panels
-----	-------	-----------------------	-----------------------------	--

8.0 ACCESSORIES

8.1	Black	Makin Metals Ltd.	Matte Black	Flashing at roof overhangs, balconies, windows, downspouts gutters
8.2	White	Makin Metals Ltd.	Prefinished - 'Regal White'	Flashing and through wall flashing with finish 1.3
8.5	Woodgrain	LUX Products (or alternative)	Prefinished Woodgrain - 'Fir'	Decorative metal screen 6x1 linear bar grille at parking ramp openings LUX Privacy Fence or Neo Lumber

9.0 STRUCTURE

9.1	Concrete	Exposed Concrete	Clear - water repellant coating	Architectural concrete finish at exposed landscape walls
9.2	Concrete	Architectural Concrete w/ elastomeric paint	BM OC-52 Grey Owl	Exposed concrete walls along ramp c/w groove reveals



NORTH ELEVATION



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[PROJECT TEAM]



ADERA
[CLIENT]

1269779 BC Ltd.

[PROJECT]

RENTAL DEVELOPMENT
2762 LONSDALE AVENUE
NORTH VANCOUVER, BC

[TITLE]

NORTH ELEVATION

20513 [PROJECT]

1/8" = 1'-0" [SCALE]

NOV 06, 2020 [DATE]

2 - RZ DP APPLICATION [ISSUE]

[DRAWING]

A-4.004



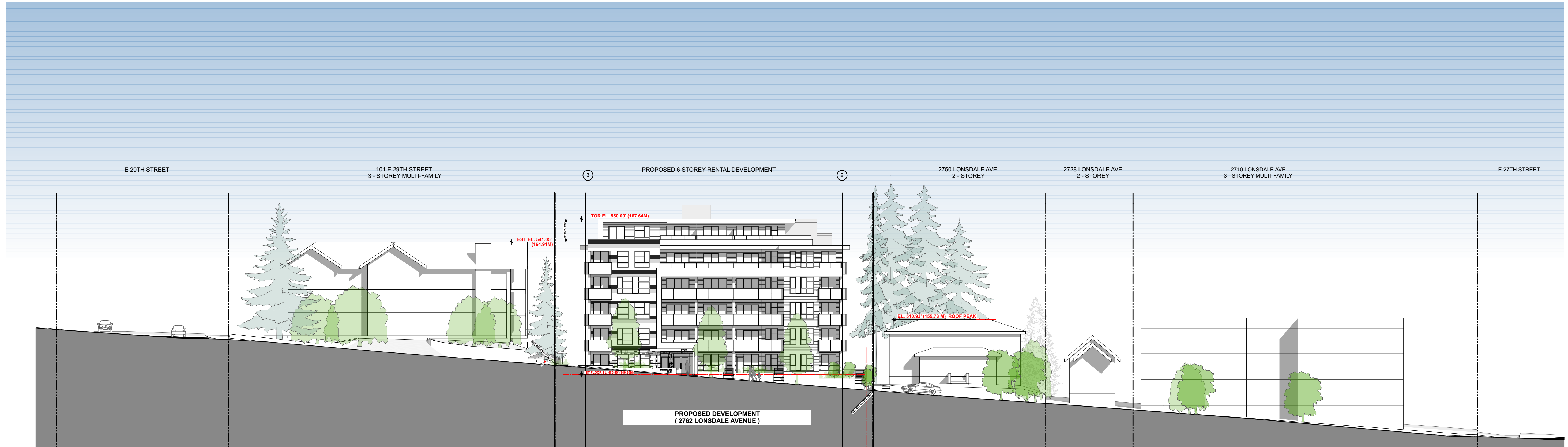
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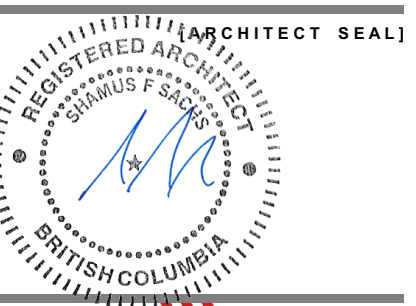
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[PROJECT TEAM]



STREET ELEVATION - LONSDALE AVENUE



1269779 BC Ltd.

RENTAL DEVELOPMENT
2762 LONSDALE AVENUE
NORTH VANCOUVER, BC

STREET ELEVATIONS

20513

1" = 20'

NOV 06, 2020

2 - RZ DP APPLICATION

A-4.500



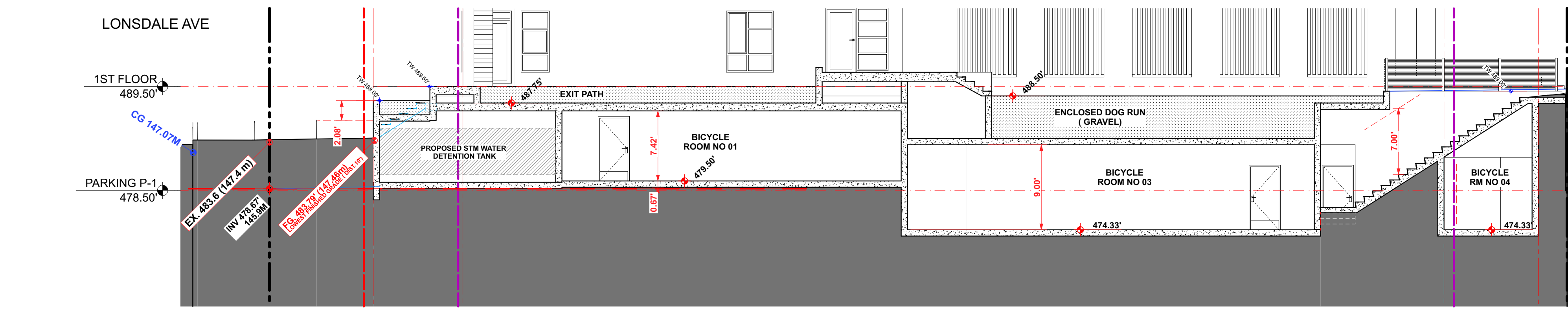
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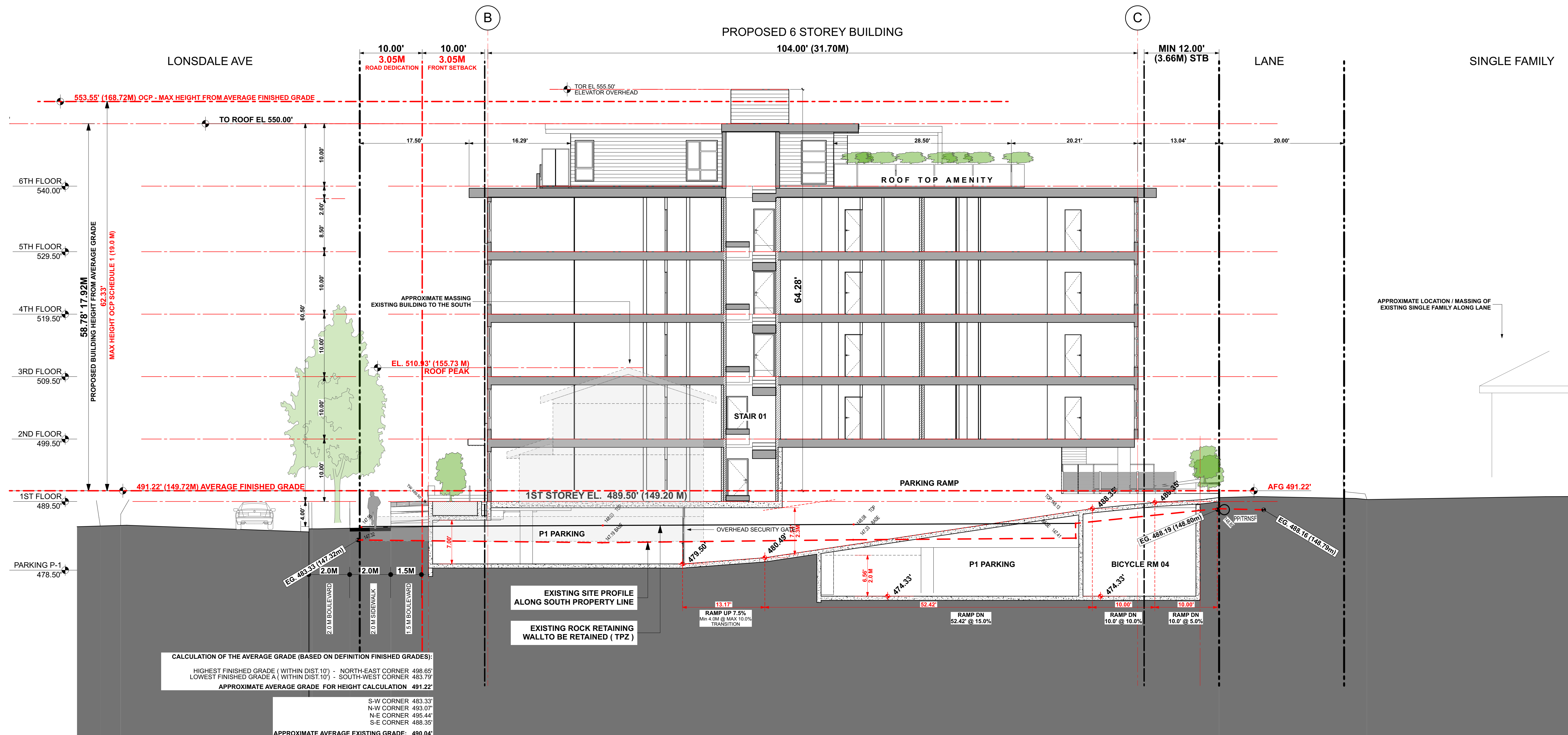
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[PROJECT TEAM]

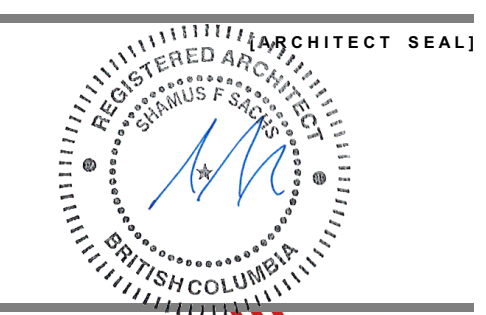


A-1



1 - 1

SINGLE FAMILY



ADERA
[CLIENT]

1269779 BC Ltd.

[PROJECT]

RENTAL DEVELOPMENT
2762 LONSDALE AVENUE
NORTH VANCOUVER, BC

[TITLE]

SITE SECTION 1

[PROJECT]

20513

[SCALE]

1/8" = 1'-0"

[DATE]

NOV 06, 2020

[ISSUE]

2 - RZ DP APPLICATION

[DRAWING]

A-5.000



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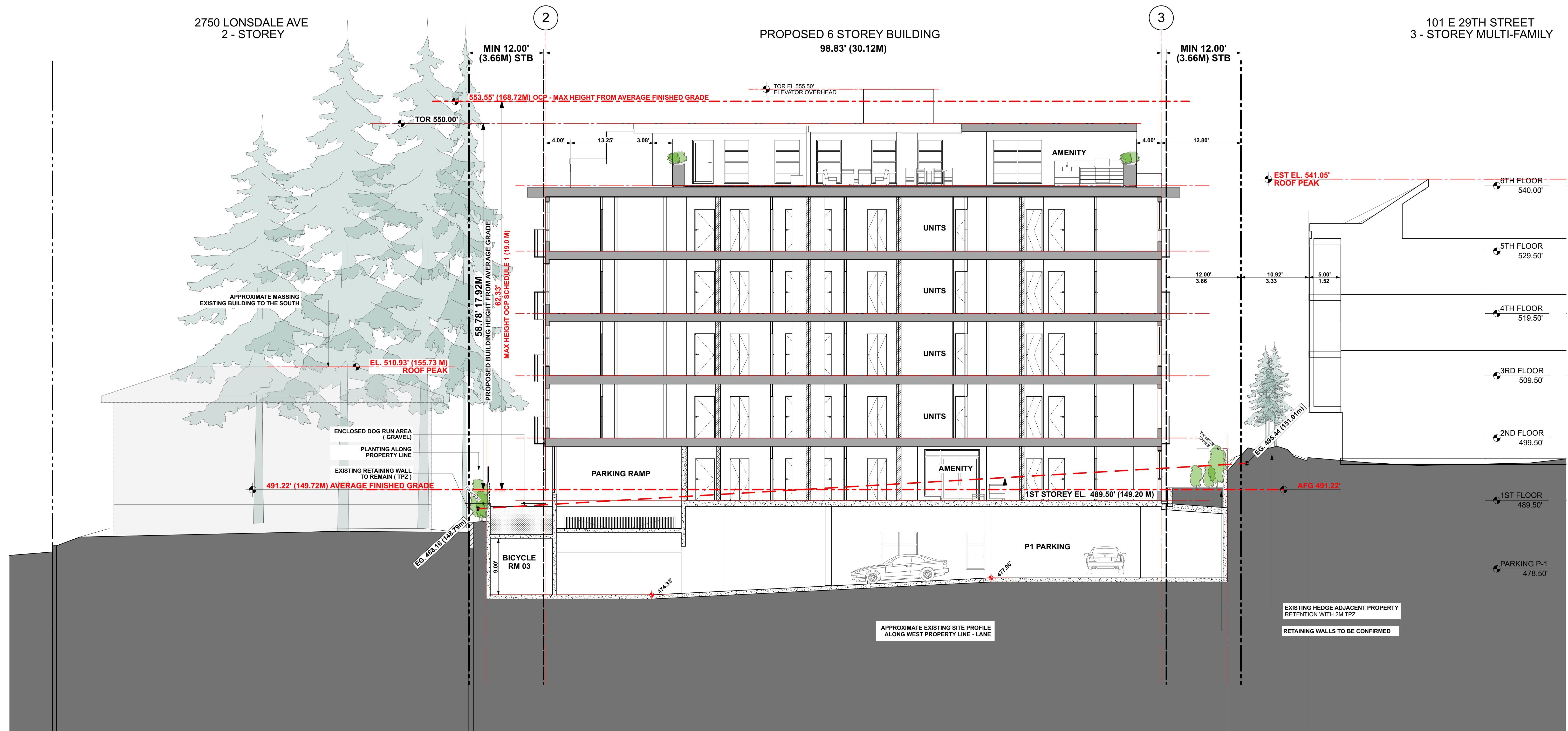
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2750 LONSDALE AVE
2 - STOREY

PROPOSED 6 STOREY BUILDING
98.83' (30.12M)

101 E 29TH STREET
3 - STOREY MULTI-FAMILY



[PROJECT TEAM]



ADERA
[CLIENT]

1269779 BC Ltd.

[PROJECT]

RENTAL DEVELOPMENT

2762 LONSDALE AVENUE
NORTH VANCOUVER, BC

[TITLE]

SITE SECTION 2

20513 [PROJECT]

1/8" = 1'-0" [SCALE]

NOV 06, 2020 [DATE]

2 - RZ DP APPLICATION [ISSUE]

[DRAWING]

A-5.010



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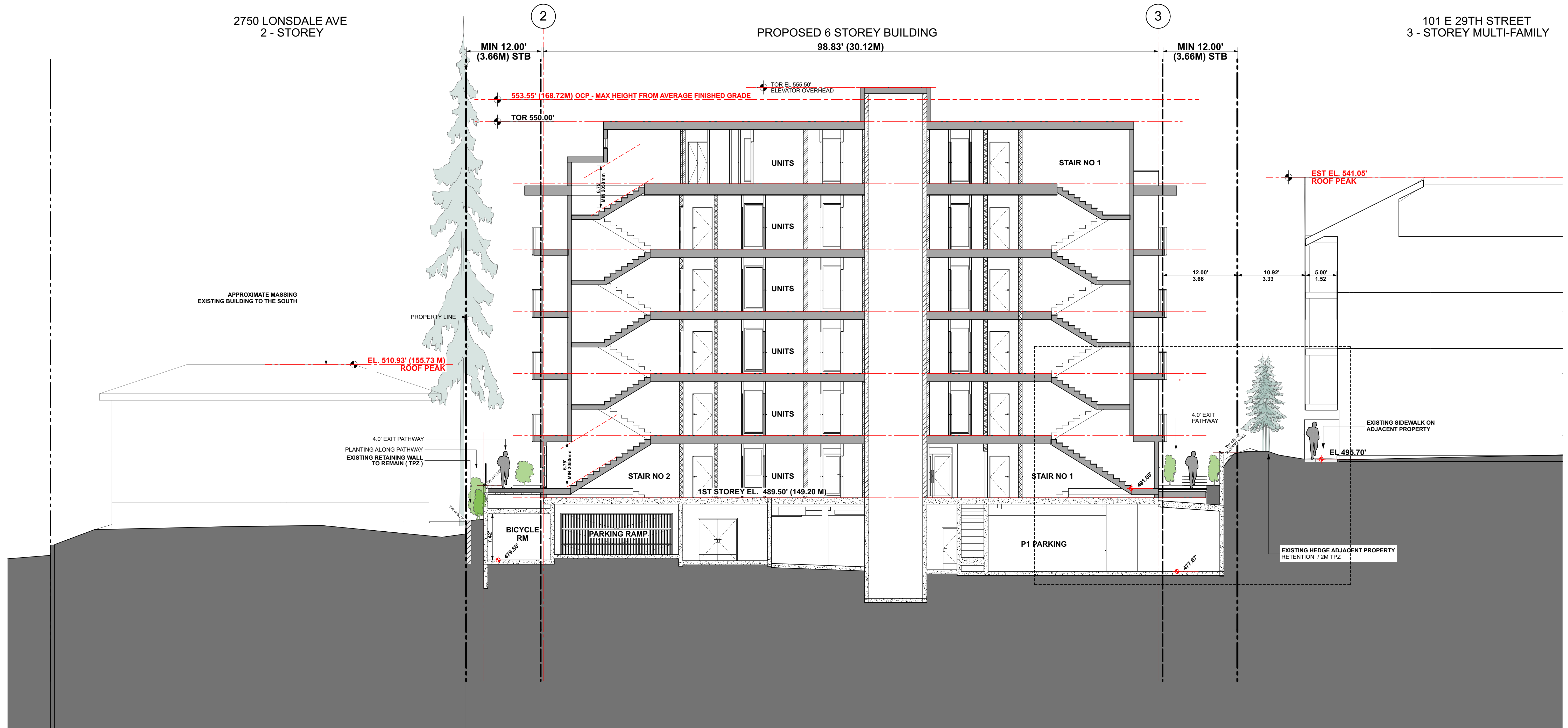
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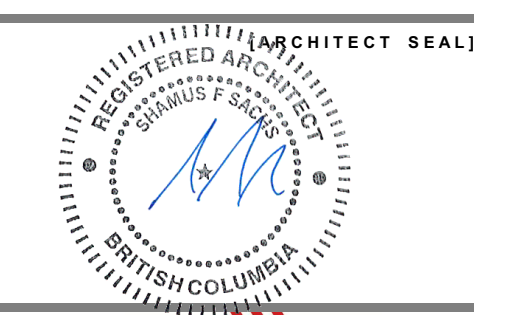
2750 LONSDALE AVE
2 - STOREY

PROPOSED 6 STOREY BUILDING
98.83' (30.12M)

101 E 29TH STREET
3 - STOREY MULTI-FAMILY



[PROJECT TEAM]



ADERA
[CLIENT]

1269779 BC Ltd.

[PROJECT]

RENTAL DEVELOPMENT
2762 LONSDALE AVENUE
NORTH VANCOUVER, BC

[TITLE]

SITE SECTIONS 3

20513 [PROJECT]

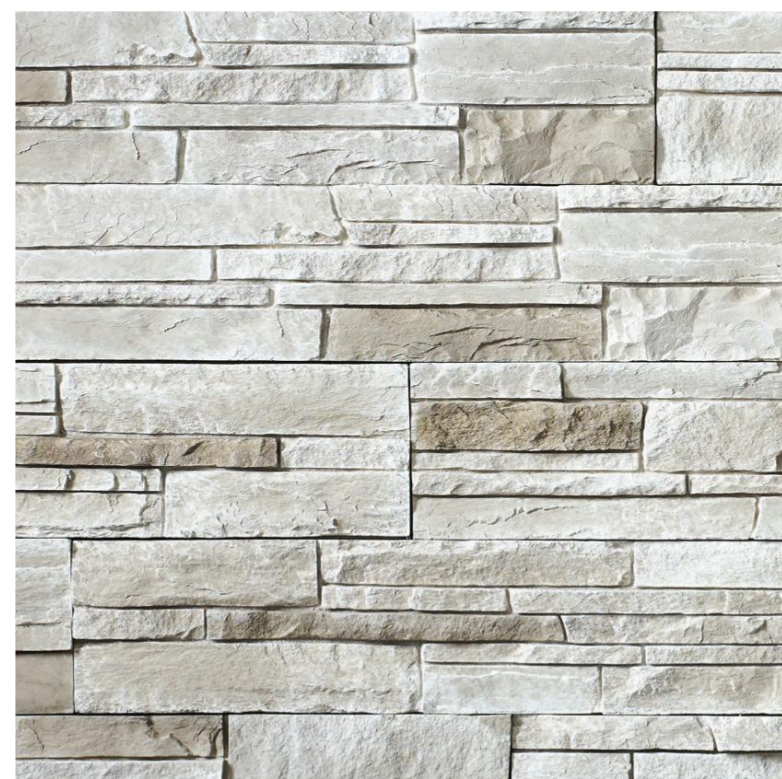
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NOV 06, 2020 [DATE]

2 - RZ DP APPLICATION [ISSUE]

[DRAWING]

A-5.020



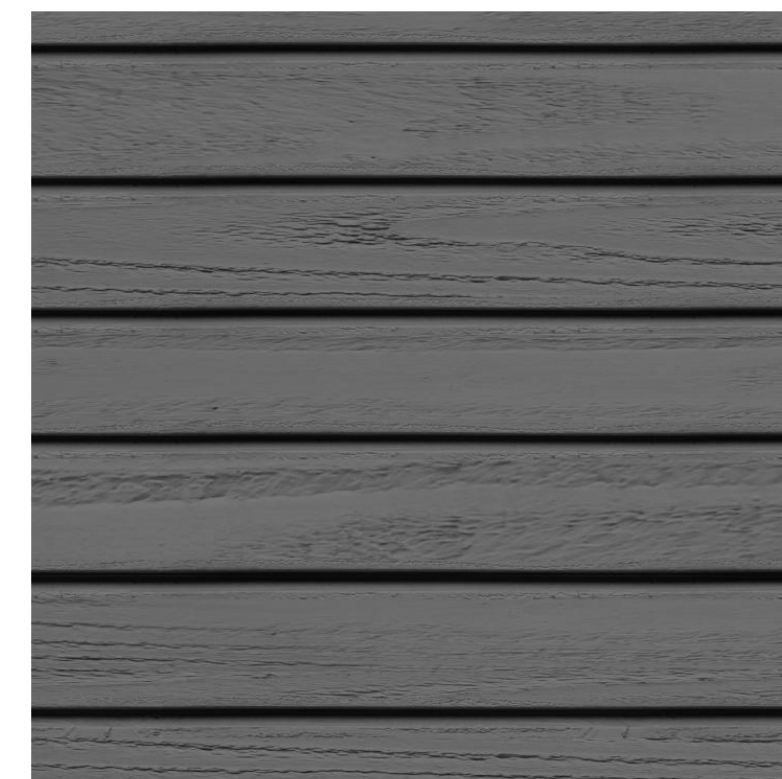
1.1 CULTURED STONE VERSETTA LEDGESTONE, SAND



1.2 HARDIE REVEAL PANEL - IRON GREY



1.3 HARDIE REVEAL PANEL - ARCTIC WHITE



1.4 HARDIEPLANK LAP SIDING - AGED PEWTER



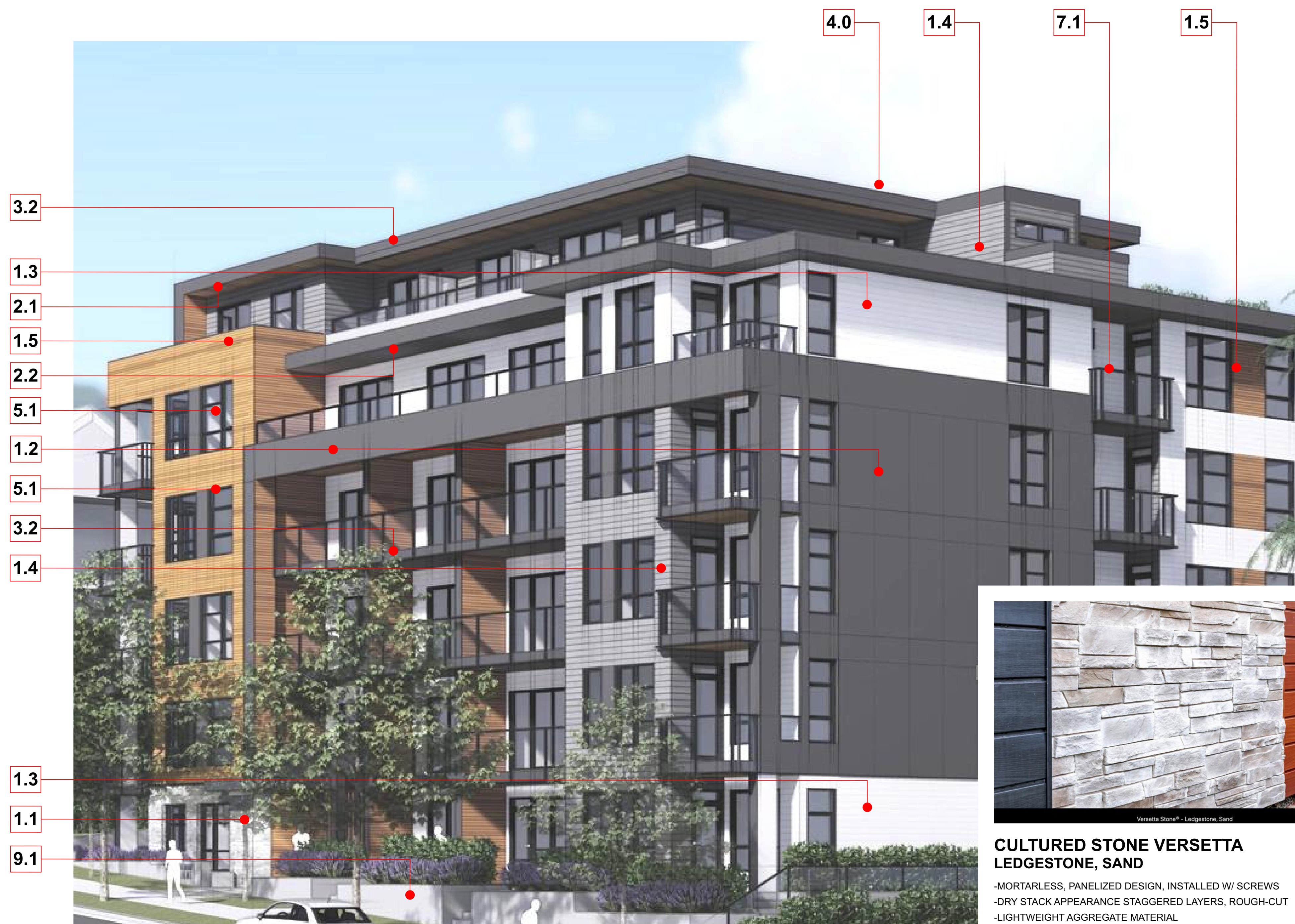
1.5 FIBER CEMENT SIDING - WOODTONE MOUNTAIN CEDAR



3.2 TRIMS, ROOF FASCIA - CHARCOAL

MATERIAL AND COLOUR LEGEND

	Colour	Product (to match)	Finish (to match)	Description / Location
1.0 CLADDING				
1.1	Light Beige	Cultured Stone	CSI - Verseta - LedgeStone Sand	Selected walls at entry / landscape walls - Flat panels and corner
1.2	Charcoal	JamesHardie Panel	JH Colour Plus - 'Iron Grey'	7/16" Hardie-Reveal Panel and matching Reveal Trims - smooth texture
1.3	White	JamesHardie Lap Siding	JH Colour Plus - 'Arctic White'	HardiePlank Lap Siding - cedarmill texture, 7" exposure
1.4	Charcoal	JamesHardie Lap Siding	JH Colour Plus - 'Iron Grey'	HardiePlank Lap Siding - cedarmill texture, 7" exposure
1.5	Woodgrain	Woodtone Rustic Series	Prefinished - 'Mountain Cedar'	Lap Siding - cedarmill texture, 5 1/4" exposure
2.0 SOFFIT				
2.1	Woodgrain	Woodtone Rustic Series	Prefinished - 'Mountain Cedar'	Main Roof & eyebrow soffit, selected balconies, entry canopy
2.2	Light Grey	Woodtone - Real Soffit	Prefinished - 'White Granite'	Soffits at u/s of balconies, roof overhangs as indicated
2.4	Charcoal	Vent Strip	TBC	Vent strip at roof and balcony locations
3.0 TRIMS				
3.1	White	Benjamin Moore	BM 2121-60 White Diamond	Painted wood trims with finish 1.3
3.2	Charcoal	Benjamin Moore	BM 2118-10 Universal Black	Roof Fascia, balcony edge, painted wood trims with finish 1.2
4.0 ROOFS				
4.1	Light Grey	IKO Roofing SBS	'Modiflex'	2 Ply SBS Roofing membrane at flat roofs
5.0 WINDOWS				
5.1	Black	Vinyl Windows	Standard - 'Black' or 'Charcoal'	Vinyl windows and sliding doors w/ matching flashing
6.0 DOORS				
6.1	Black	Vinyl Doors	Black	Prefinished vinyl balcony doors
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7.1	Black	Aluminum PVDF Coating	Black Railing / Clear Glass	Balconies - prefinished powder coat, railing c/w safety glass panels
8.0 ACCESSORIES				
8.1	Black	Makin Metals Ltd.	Matte Black	Flashing at roof overhangs, balconies, windows, downspouts gutters
8.2	White	Makin Metals Ltd.	Prefinished - 'Regal White'	Flashing and through wall flashing with finish 1.3
8.5	Woodgrain	LUX Products (or alternative)	Prefinished Woodgrain - 'Fir'	Decorative metal screen 6x1 linear bar grille at parking ramp openings
			LUX Privacy Fence or Neo Lumber	
9.0 STRUCTURE				
9.1	Concrete	Exposed Concrete	Clear - water repellant coating	Architectural concrete finish at exposed landscape walls
9.2	Concrete	Architectural Concrete w/ elastomeric paint	BM OC-52 Grey Owl	Exposed concrete walls along ramp c/w grove reveals



CULTURED STONE VERSETTA LEDGESTONE, SAND

-MORTARLESS, PANELIZED DESIGN, INSTALLED W/ SCREWS
 -DRY STACK APPEARANCE STAGGERED LAYERS, ROUGH-CUT
 -LIGHTWEIGHT AGGREGATE MATERIAL



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[PROJECT TEAM]



ADERA
 [CLIENT]

1269779 BC Ltd.

[PROJECT]

RENTAL DEVELOPMENT
 2762 LONSDALE AVENUE
 NORTH VANCOUVER, BC

[TITLE]

MATERIALS FINISHES

20513

[PROJECT]

[SCALE]

NOV 06, 2020

[DATE]

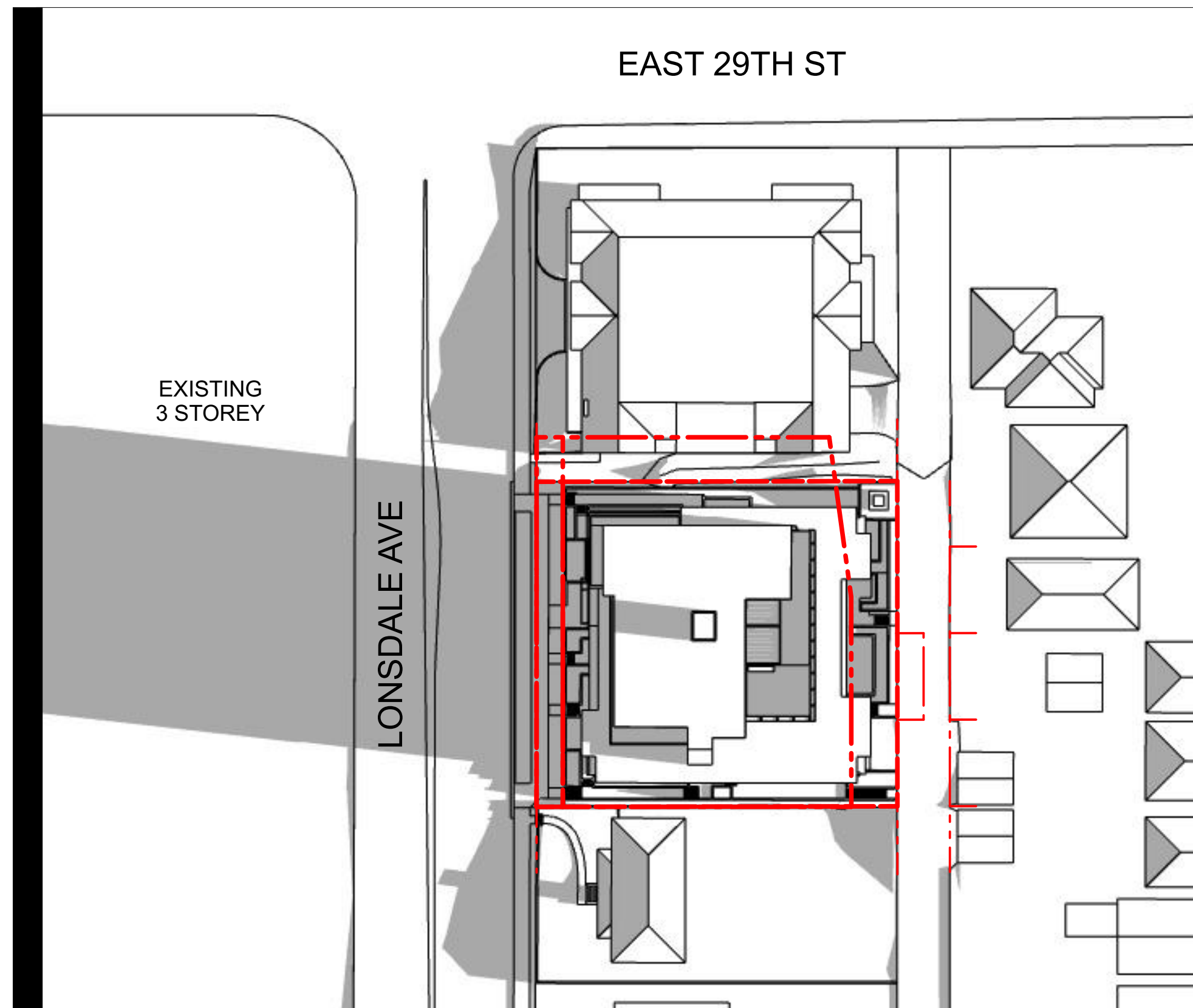
2 - RZ DP APPLICATION

[ISSUE]

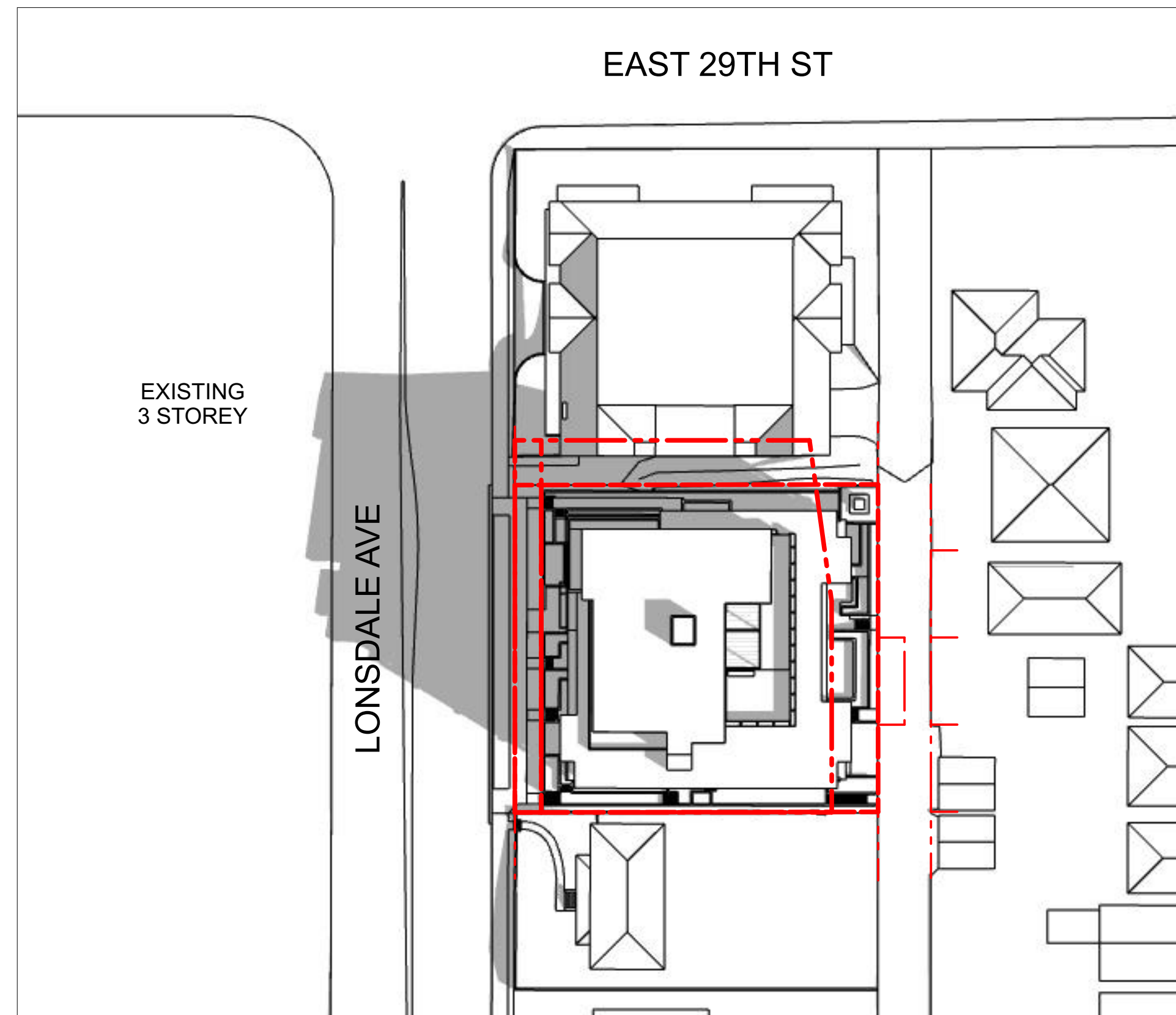
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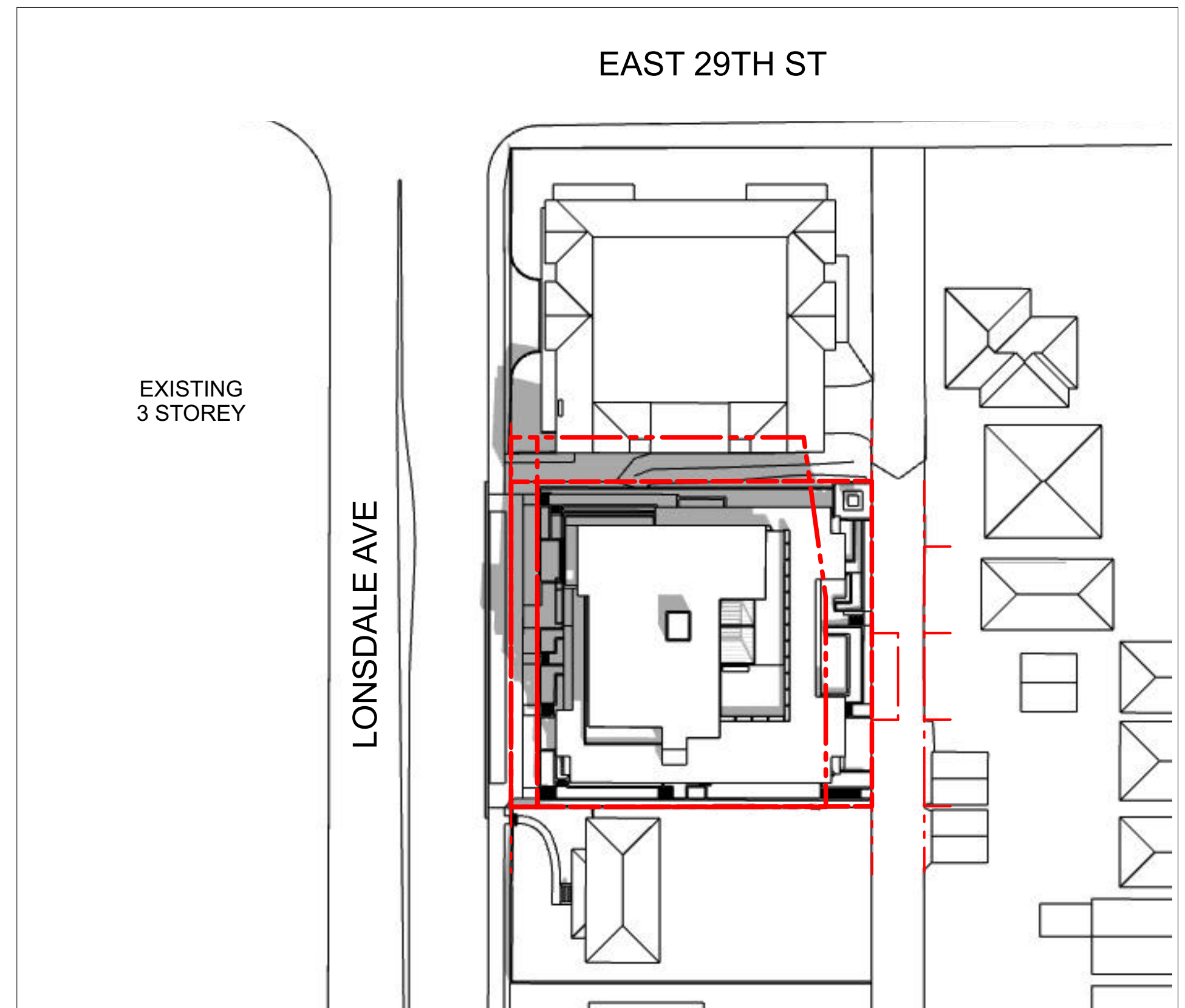
**SPRING EQUINOX
MARCH 21**



10:00 AM

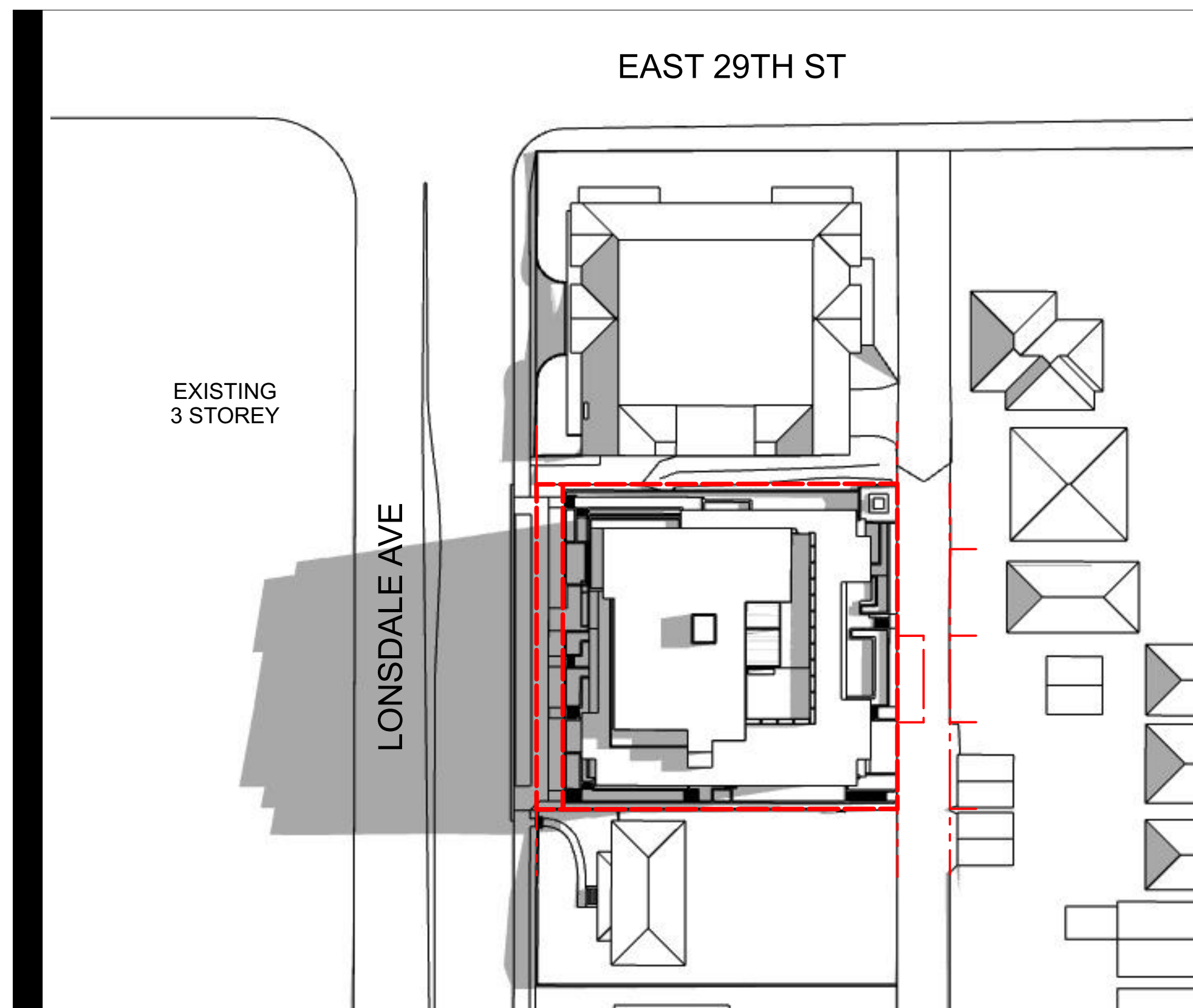


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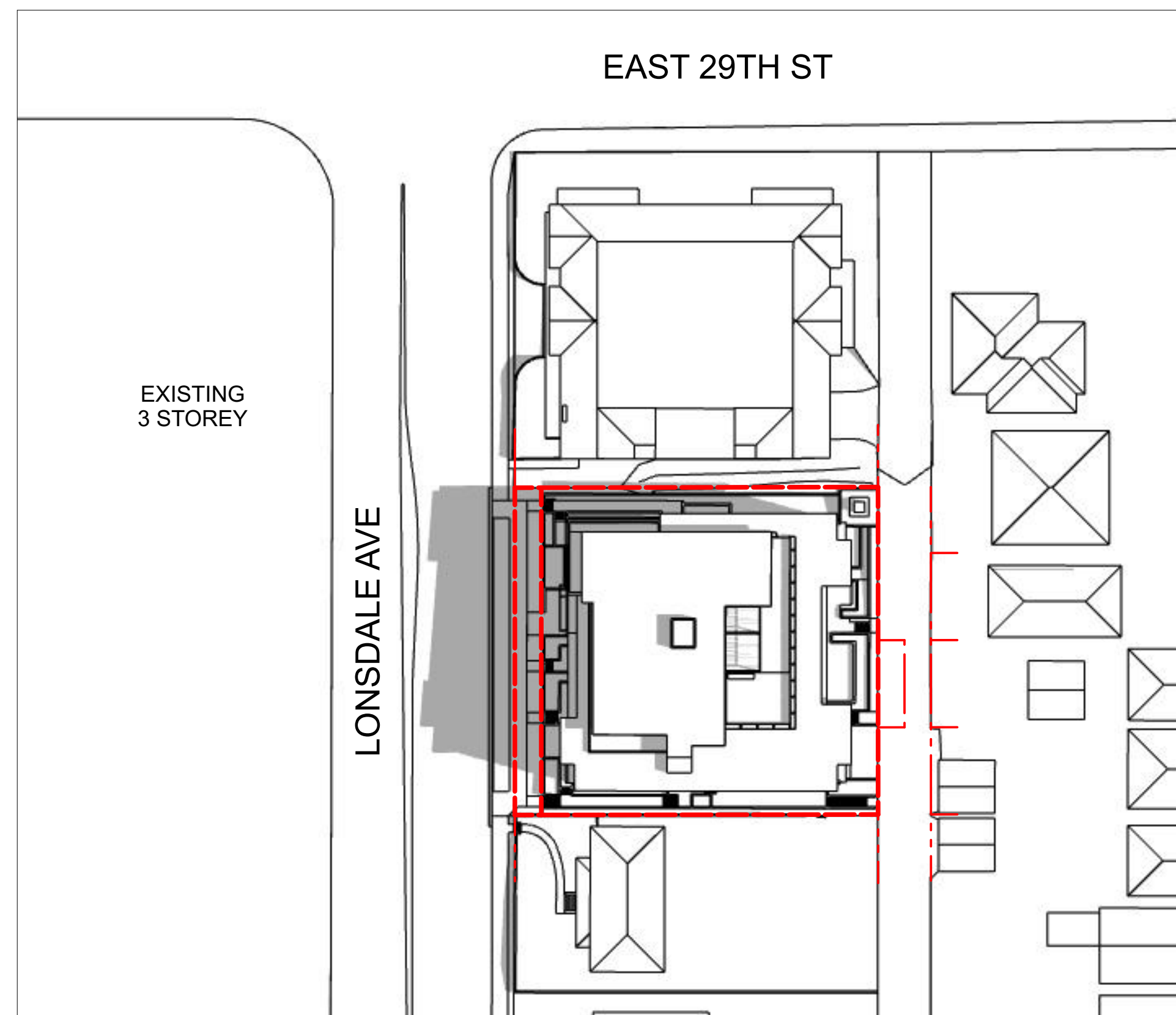


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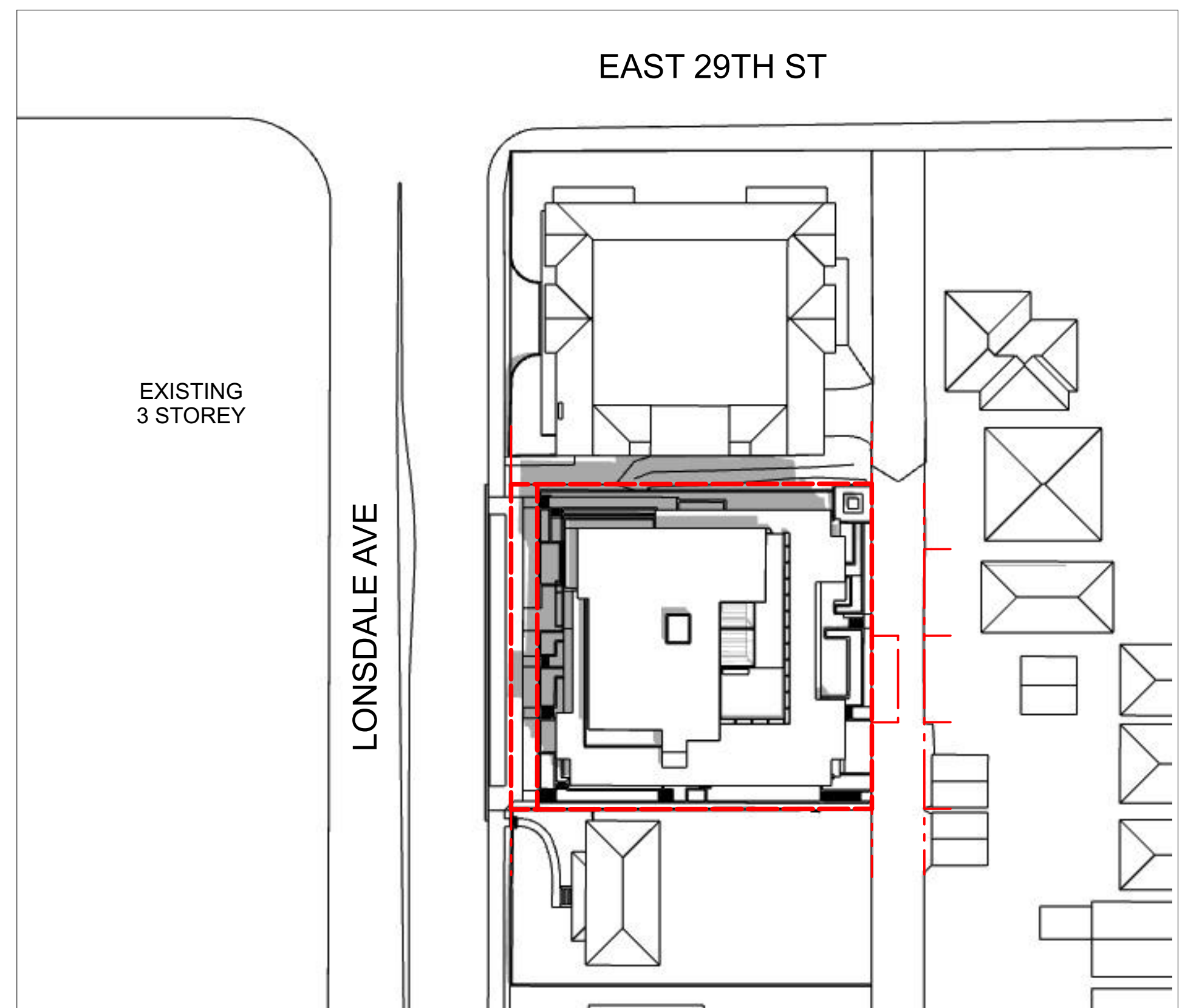
**SUMMER SOLSTICE
JUNE 21**



10:00 AM



12:00 PM



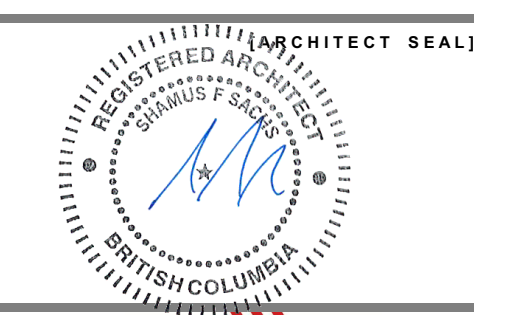
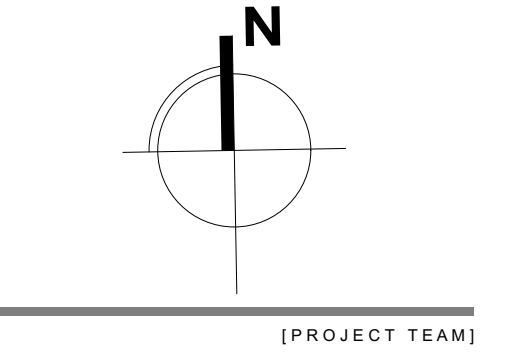
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ADERA
[CLIENT]

1269779 BC Ltd.
[PROJECT]

RENTAL DEVELOPMENT
2762 LONSDALE AVENUE
NORTH VANCOUVER, BC
[TITLE]

SHADOW STUDY

20513
[PROJECT]

[SCALE]

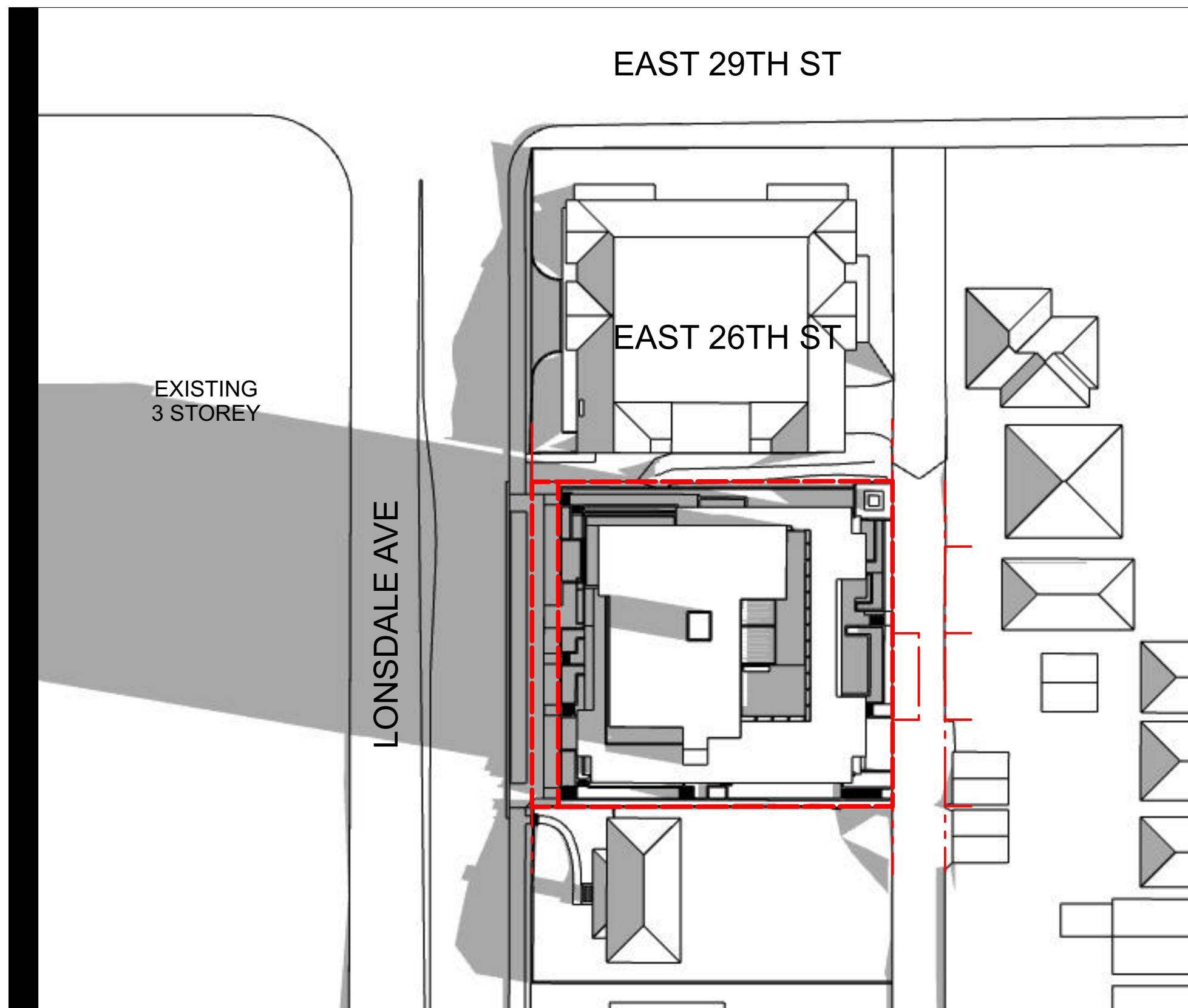
NOV 06, 2020
[DATE]

2 - RZ DP APPLICATION
[ISSUE]

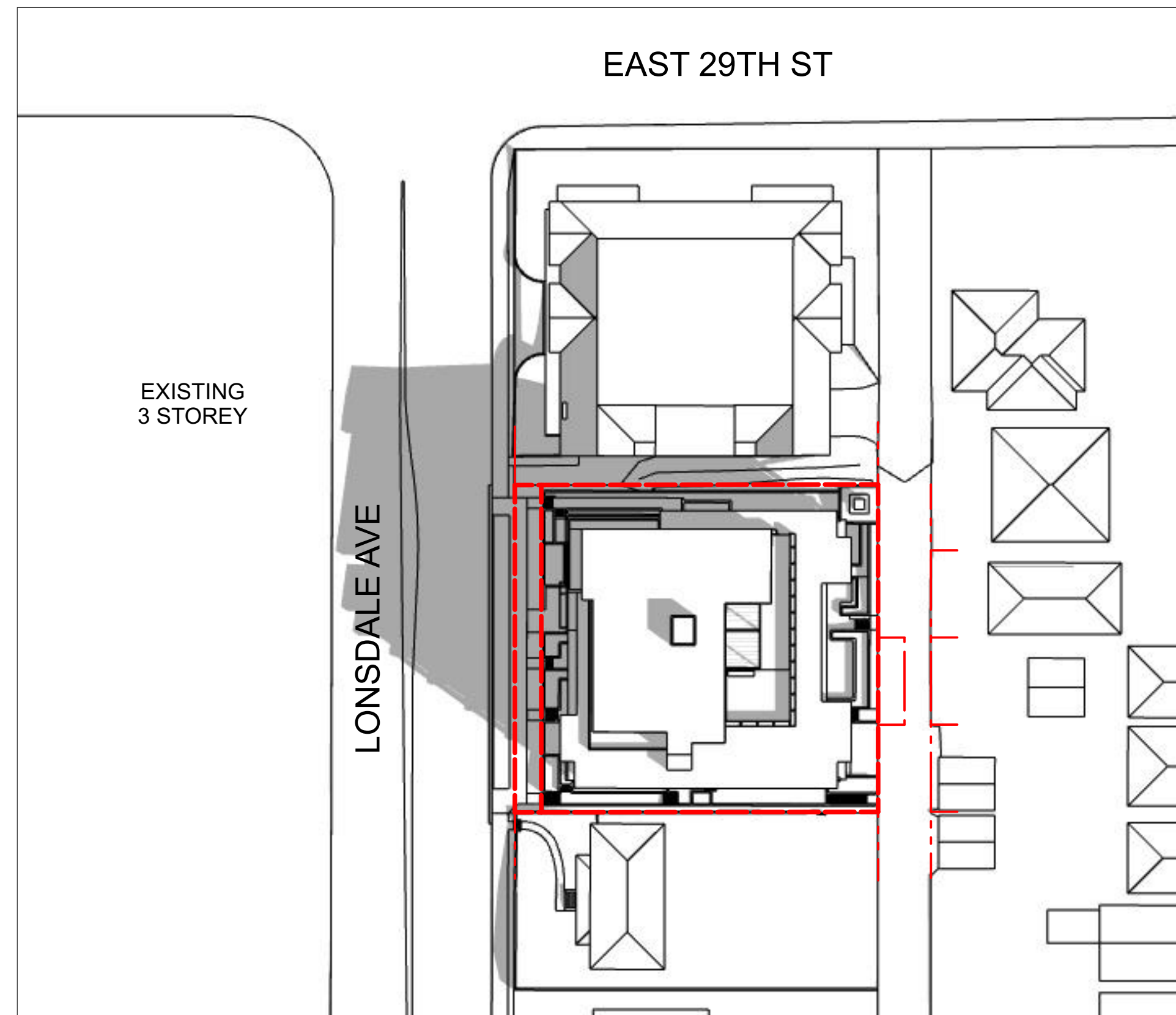
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A-8.500

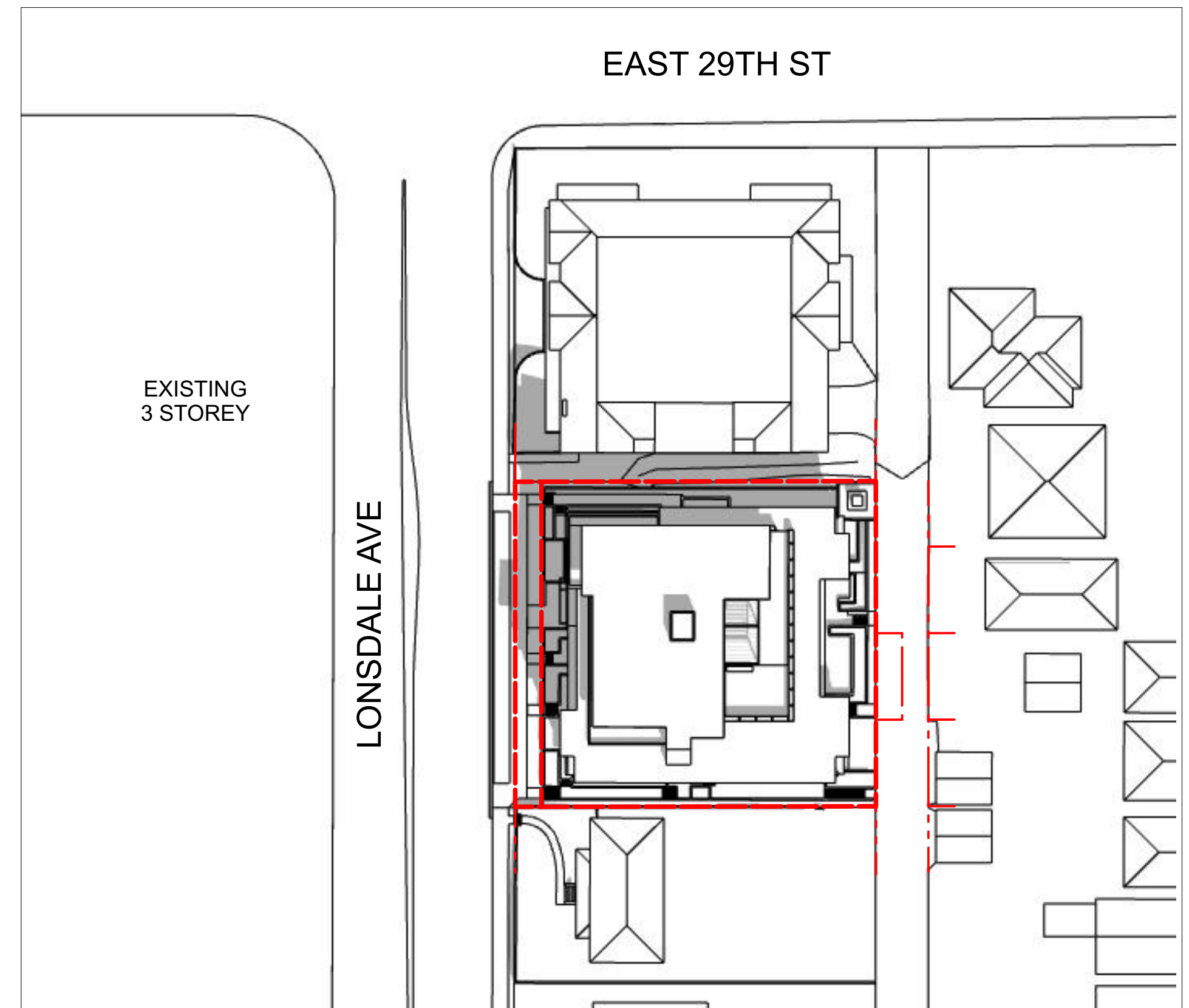
FALL EQUINOX
SEPTEMBER 23



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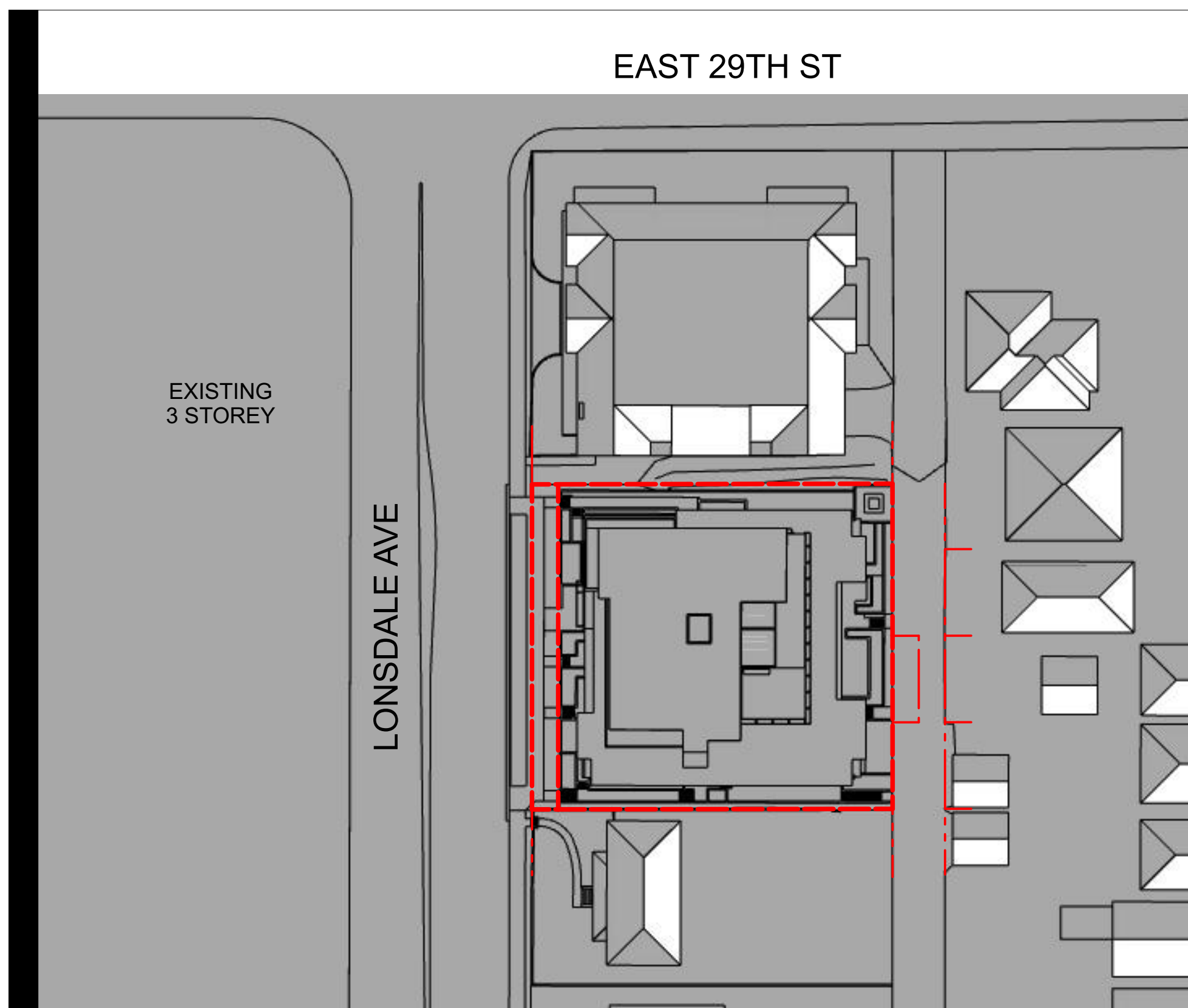


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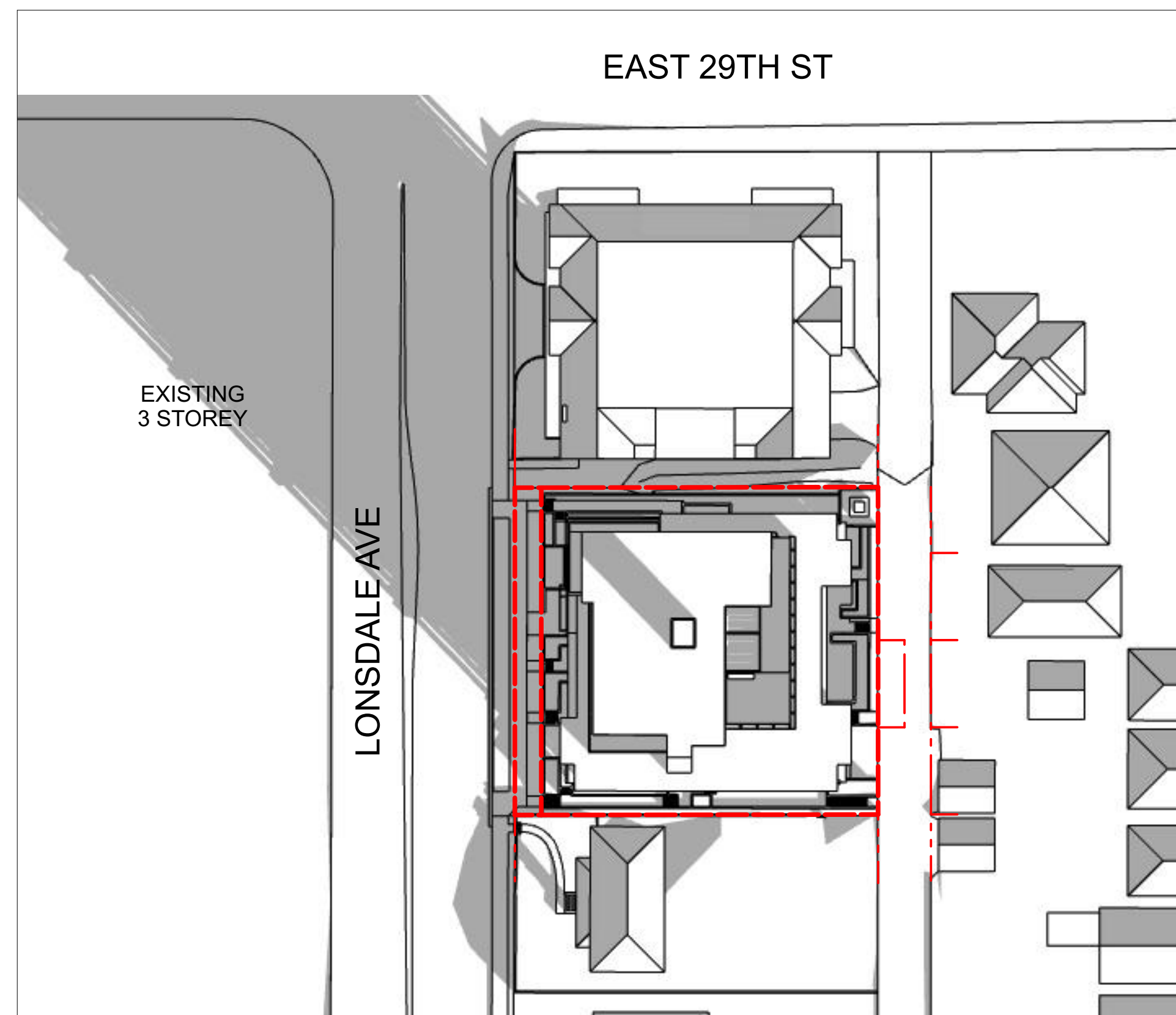


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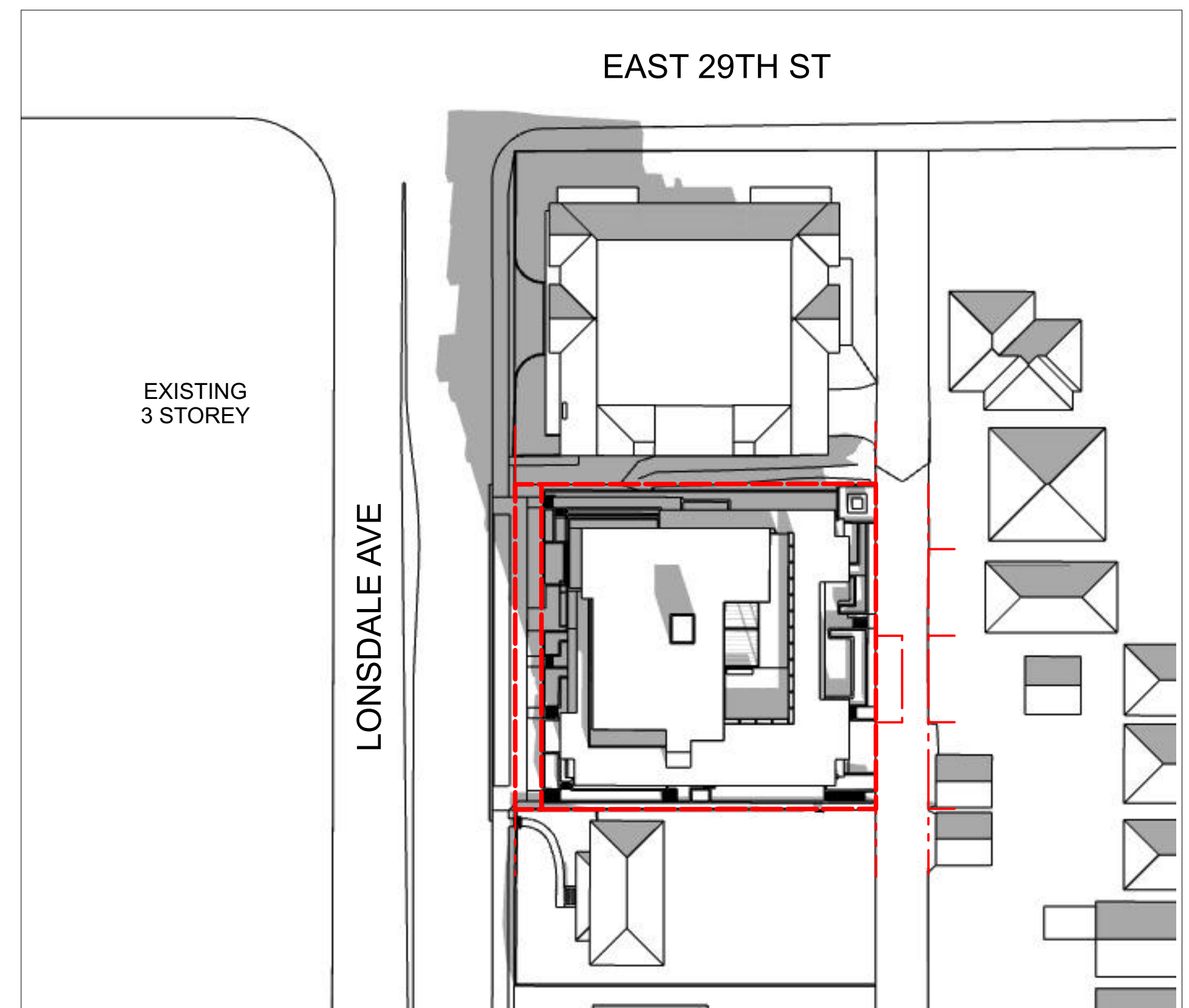
WINTER SOLSTICE
DECEMBER 21



10:00 AM



12:00 PM



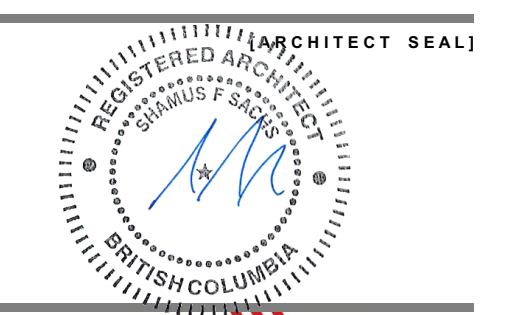
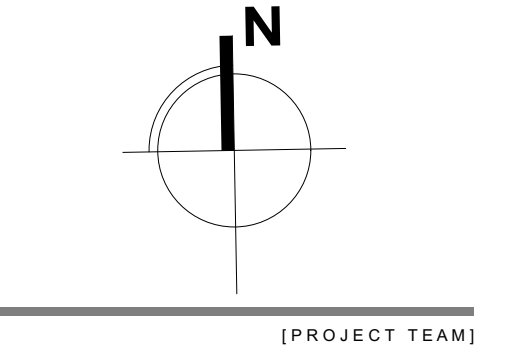
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ADERA
[CLIENT]

1269779 BC Ltd.
[PROJECT]

RENTAL DEVELOPMENT
2762 LONSDALE AVENUE
NORTH VANCOUVER, BC
[TITLE]

SHADOW STUDY

20513
[PROJECT]

[SCALE]

NOV 06, 2020
[DATE]

2 - RZ DP APPLICATION
[ISSUE]

[DRAWING]

A-8.501

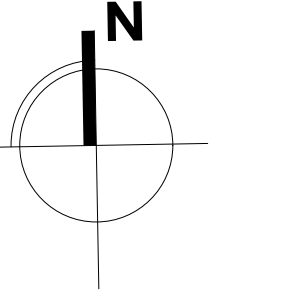


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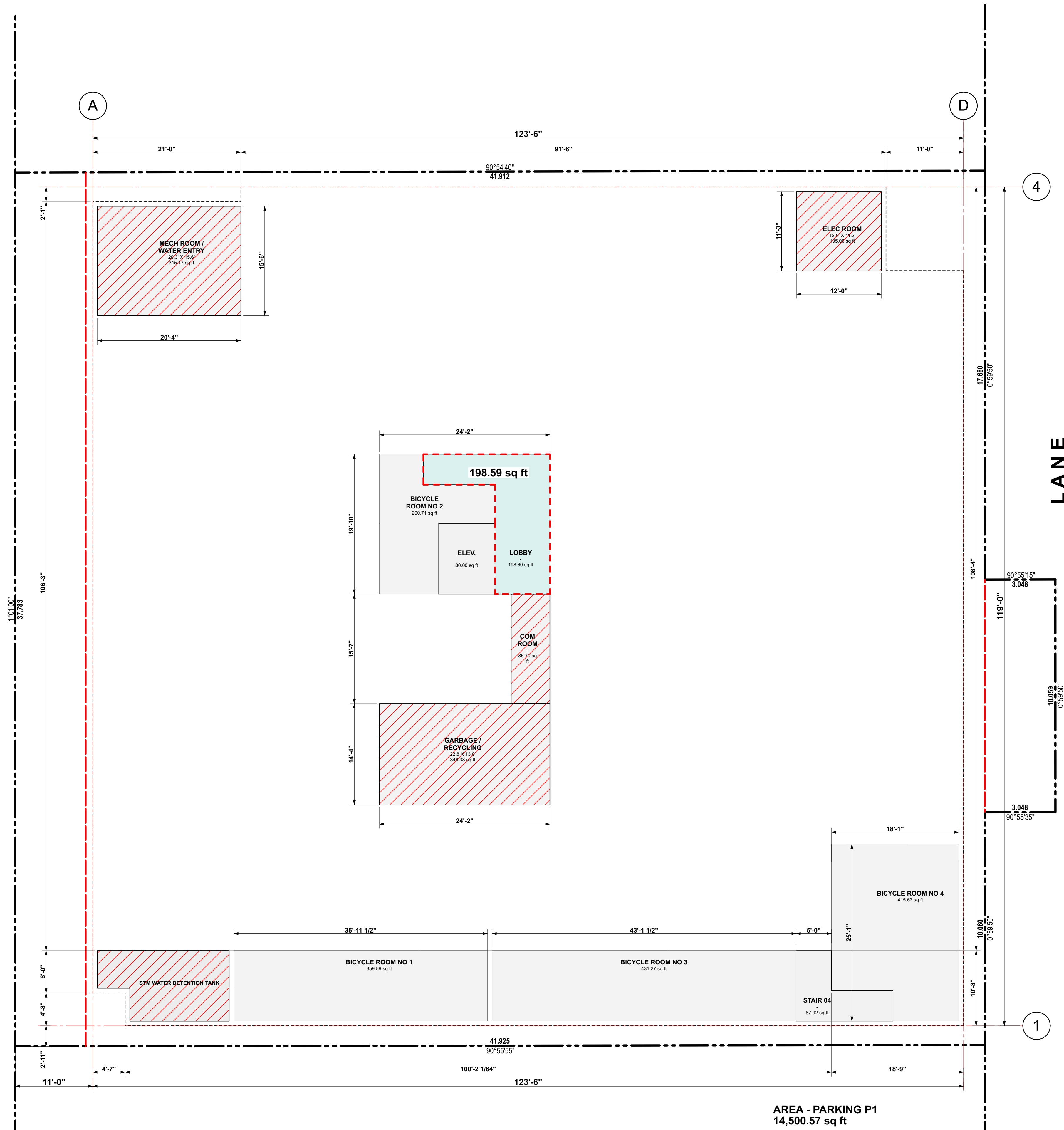
LONSDALE AVENUE

AREAS INCLUDED IN THE FSR CALCULATION

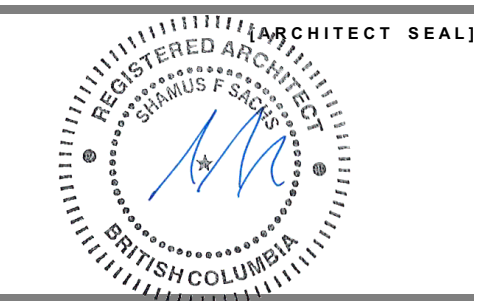
- AREA - GROSS FLOOR AREA FOR FSR
- 39.71 sq ft AREA - UNIT
- AREA - ACTIVE DESIGN - STAIR NO (AREA EXCLUSION LEVEL 1-6)

AREAS NOT INCLUDED IN THE FSR CALCULATION

- AREA - OPEN BALCONY AND UNIT DECK AREA
- AREA - COMMON STORAGE / BICYCLE LOCKERS PARKING
- AREA - SERVICE ROOMS U/G PARKING
- AREA - GROSS FLOOR AREA U/G PARKING



PARKING P-1 - OVERLAYS



ADERA
[CLIENT]

1269779 BC Ltd.

[PROJECT]

RENTAL DEVELOPMENT
2762 LONSDALE AVENUE
NORTH VANCOUVER, BC

[TITLE]

**AREA OVERLAYS
PARKING P1**

[PROJECT]

20513 [SCALE]

1/8" = 1'-0" [DATE]

NOV 06, 2020 [ISSUE]

2 - RZ DP APPLICATION [DRAWING]

A-9.001

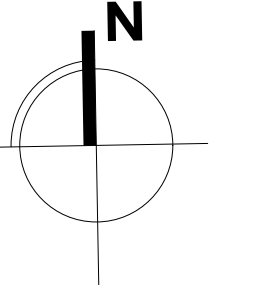


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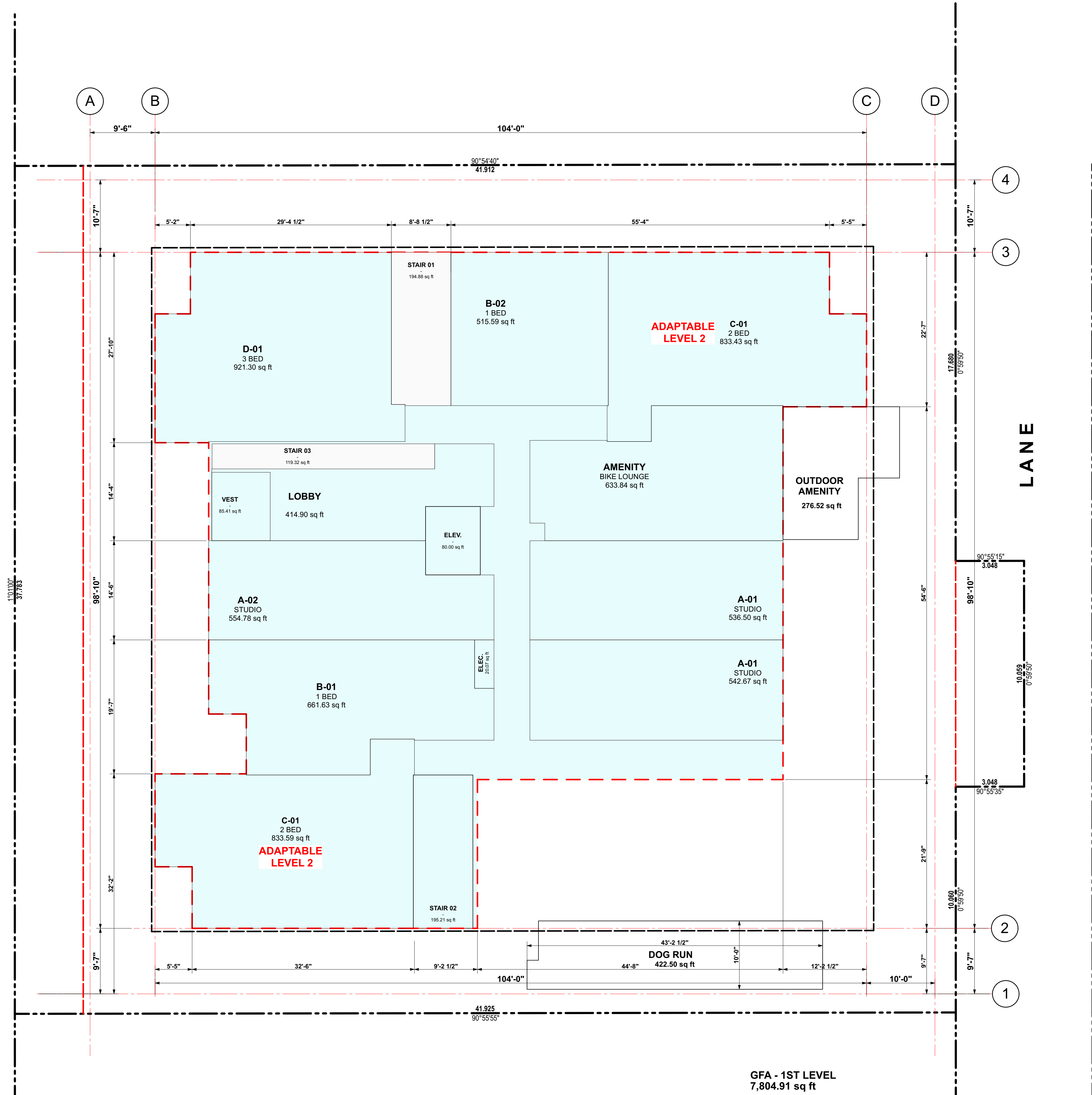
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LONSDALE AVENUE



AREAS INCLUDED IN THE FSR CALCULATION

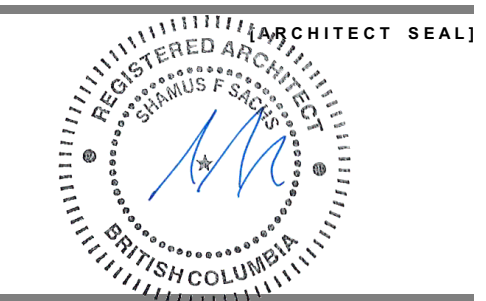
- AREA - GROSS FLOOR AREA FOR FSR
- AREA - UNIT
39.71 sq ft
- AREA - ACTIVE DESIGN - STAIR NO
(AREA EXCLUSION LEVEL 1-6)

AREAS NOT INCLUDED IN THE FSR CALCULATION

- AREA - OPEN BALCONY AND UNIT DECK AREA
- AREA - COMMON STORAGE / BICYCLE LOCKERS PARKING
- AREA - SERVICE ROOMS U/G PARKING
- AREA - COMMON OUTDOOR AMENITY
39.71 sq ft

1ST FLOOR - OVERLAYS

GFA - 1ST LEVEL
7,804.91 sq ft



ADERA
[CLIENT]

1269779 BC Ltd.

RENTAL DEVELOPMENT

2762 LONSDALE AVENUE
NORTH VANCOUVER, BC

AREA OVERLAYS 1ST FLOOR

20513 [PROJECT]

1/8" = 1'-0" [SCALE]

NOV 06, 2020 [DATE]

2 - RZ DP APPLICATION [ISSUE]

[DRAWING]

A-9.010

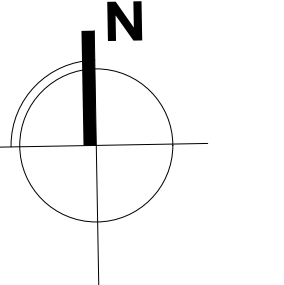


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LONSDALE AVENUE

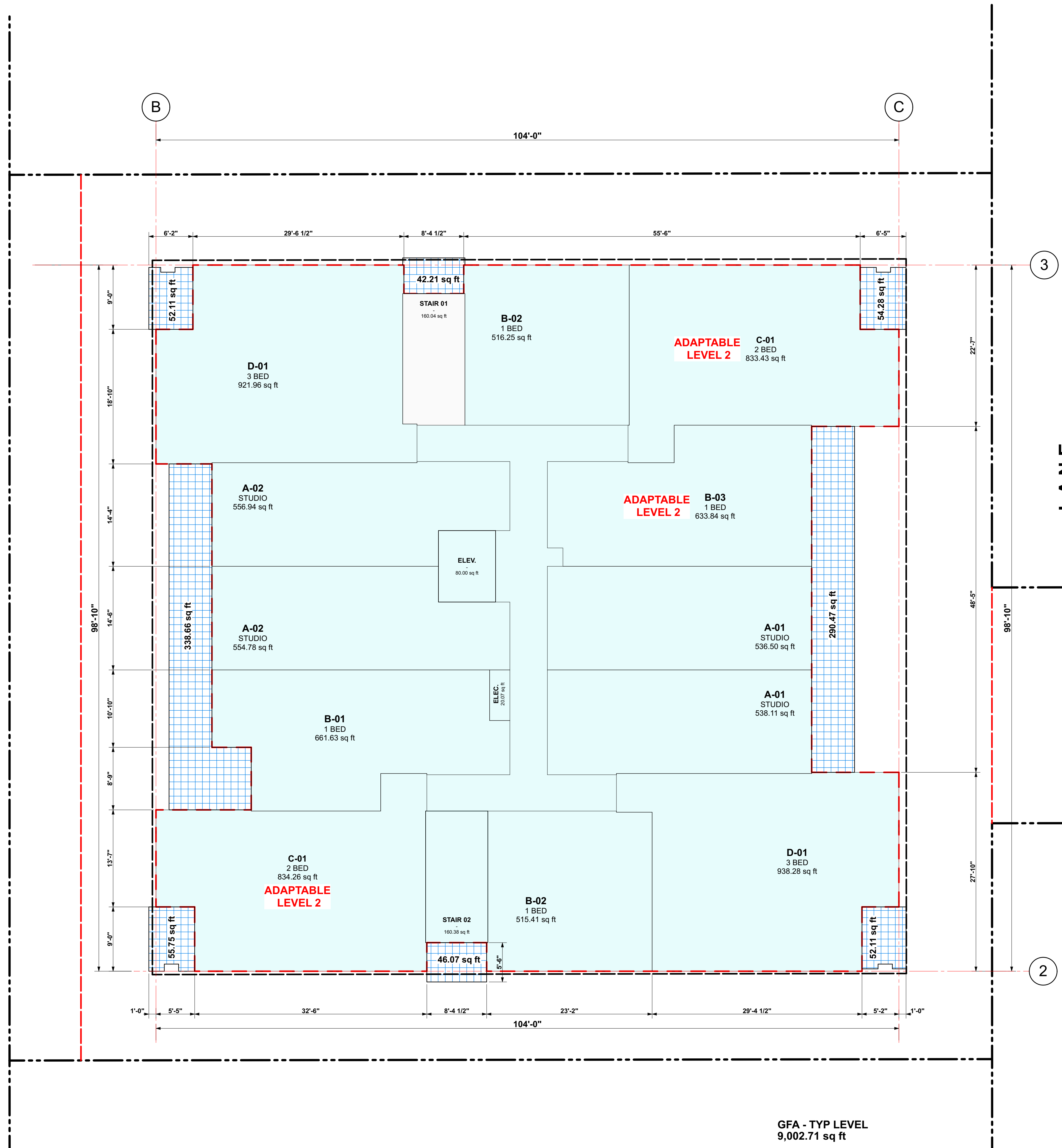
LANE

AREAS INCLUDED IN THE FSR CALCULATION

- AREA - GROSS FLOOR AREA FOR FSR
- AREA - UNIT
- STAIR NO. AREA - ACTIVE DESIGN - STAIR NO (AREA EXCLUSION LEVEL 1-6)

AREAS NOT INCLUDED IN THE FSR CALCULATION

- AREA - OPEN BALCONY AND UNIT DECK AREA
- AREA - COMMON STORAGE / BICYCLE LOCKERS PARKING
- AREA - SERVICE ROOMS U/G PARKING
- AREA - COMMON OUTDOOR AMENITY



GFA - TYP LEVEL
9,002.71 sq ft

2ND FLOOR - OVERLAYS



ADERA
[CLIENT]

1269779 BC Ltd.

[PROJECT]

RENTAL DEVELOPMENT

2762 LONSDALE AVENUE
NORTH VANCOUVER, BC

[TITLE]

AREA OVERLAYS 2ND FLOOR

20513 [PROJECT]

1/8" = 1'-0" [SCALE]

NOV 06, 2020 [DATE]

2 - RZ DP APPLICATION [ISSUE]

[DRAWING]

A-9.030

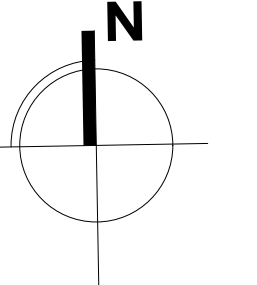


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LONSDALE AVENUE

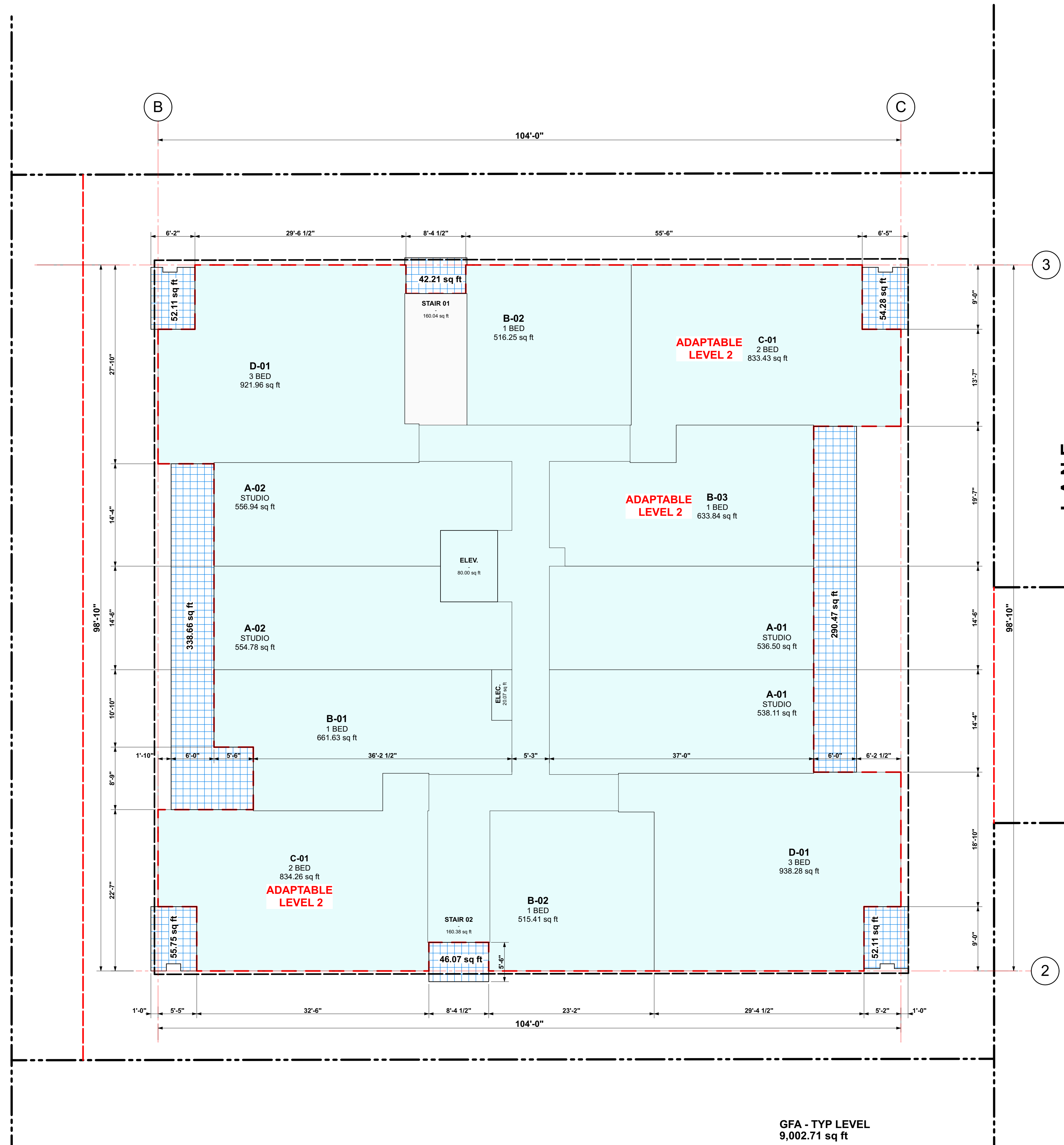
LANE

AREAS INCLUDED IN THE FSR CALCULATION

- AREA - GROSS FLOOR AREA FOR FSR
- AREA - UNIT
39.71 sq ft
- AREA - ACTIVE DESIGN - STAIR NO
(AREA EXCLUSION LEVEL 1-6)

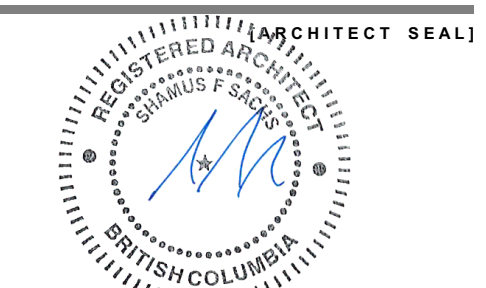
AREAS NOT INCLUDED IN THE FSR CALCULATION

- AREA - OPEN BALCONY AND UNIT DECK AREA
- AREA - COMMON STORAGE / BICYCLE LOCKERS PARKING
- AREA - SERVICE ROOMS U/G PARKING
- AREA - COMMON OUTDOOR AMENITY
39.71 sq ft



GFA - TYP LEVEL
9,002.71 sq ft

3RD FLOOR - OVERLAYS



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1269779 BC Ltd.

[PROJECT]

RENTAL DEVELOPMENT

2762 LONSDALE AVENUE
NORTH VANCOUVER, BC

[TITLE]

AREA OVERLAYS 3RD FLOOR

[PROJECT]

20513 [SCALE]

1/8" = 1'-0" [SCALE]

NOV 06, 2020 [DATE]

2 - RZ DP APPLICATION [ISSUE]

[DRAWING]

A-9.020

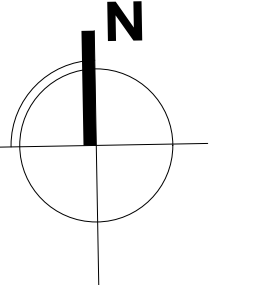


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LONSDALE AVENUE

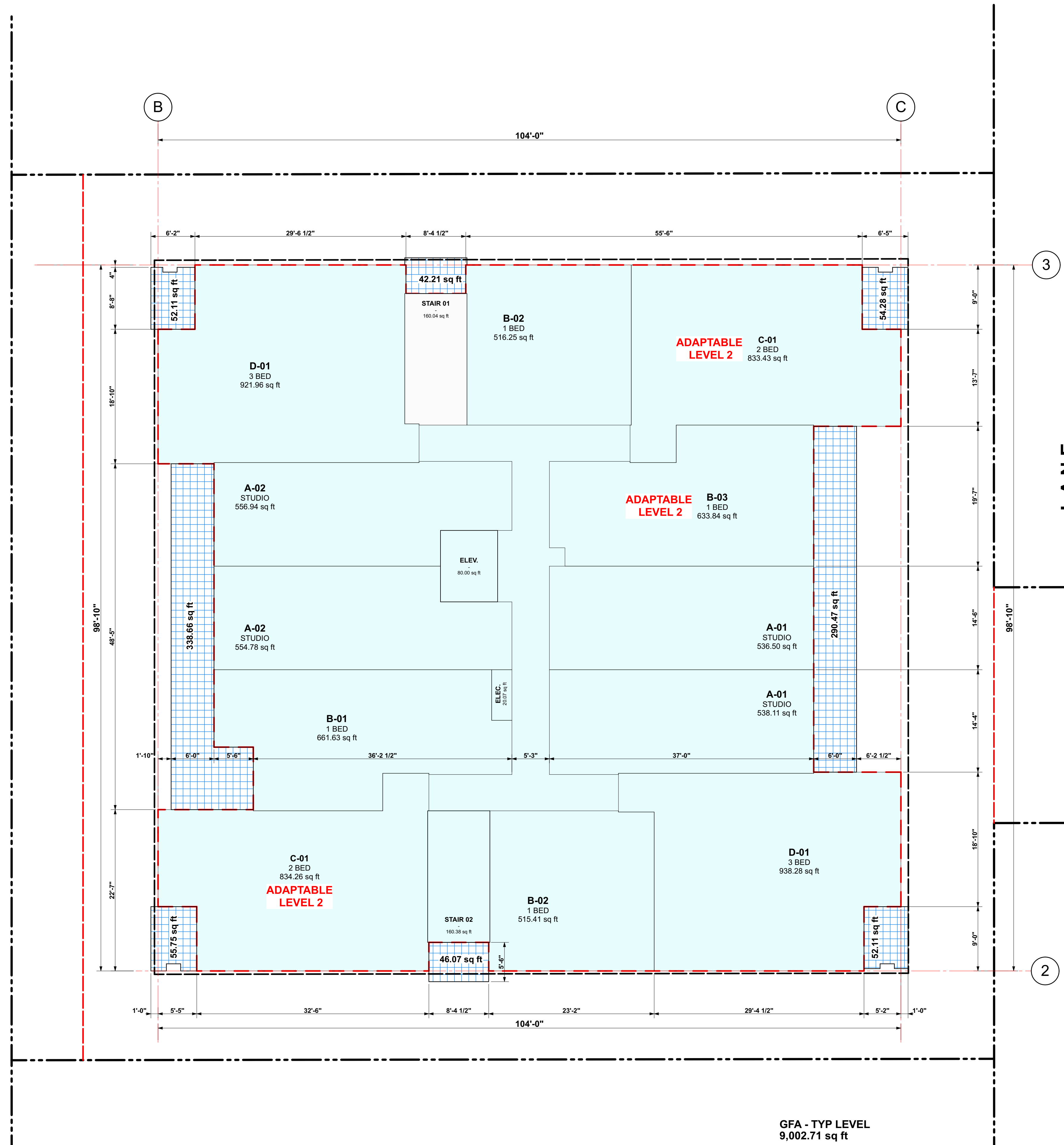
LANE

AREAS INCLUDED IN THE FSR CALCULATION

- AREA - GROSS FLOOR AREA FOR FSR
- AREA - UNIT
39.71 sq ft
- AREA - ACTIVE DESIGN - STAIR NO
(AREA EXCLUSION LEVEL 1-6)

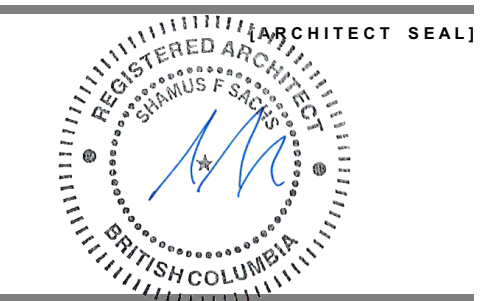
AREAS NOT INCLUDED IN THE FSR CALCULATION

- AREA - OPEN BALCONY AND UNIT DECK AREA
- AREA - COMMON STORAGE / BICYCLE LOCKERS PARKING
- AREA - SERVICE ROOMS U/G PARKING
- AREA - COMMON OUTDOOR AMENITY
39.71 sq ft



GFA - TYP LEVEL
9,002.71 sq ft

4TH FLOOR - OVERLAYS



ADERA
[CLIENT]

1269779 BC Ltd.

[PROJECT]

RENTAL DEVELOPMENT

2762 LONSDALE AVENUE
NORTH VANCOUVER, BC

[TITLE]

AREA OVERLAYS 4TH FLOOR

20513 [PROJECT]

1/8" = 1'-0" [SCALE]

NOV 06, 2020 [DATE]

2 - RZ DP APPLICATION [ISSUE]

[DRAWING]

A-9.040

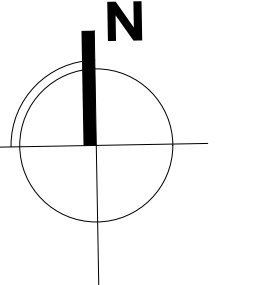


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LONSDALE AVENUE

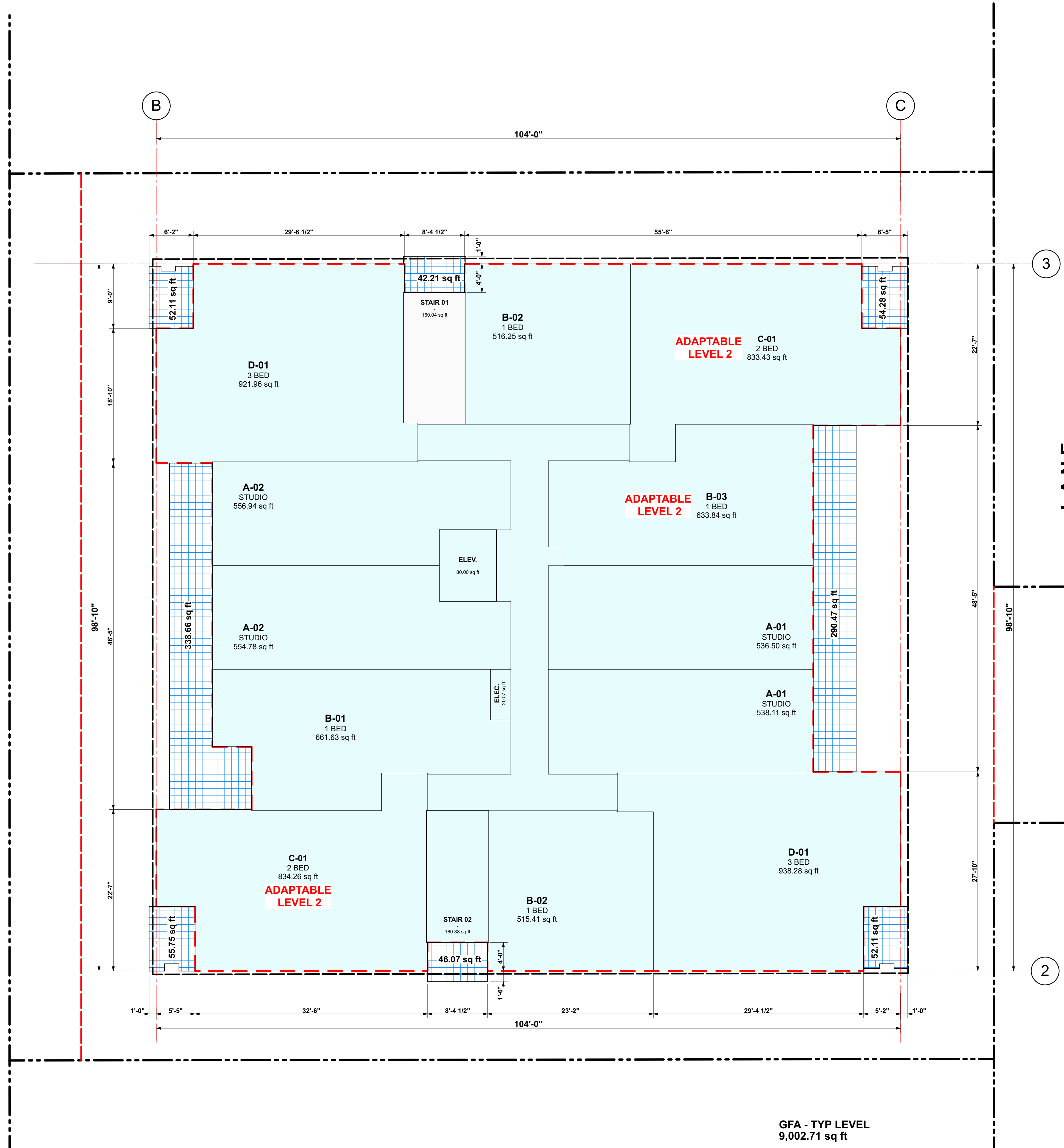
LANE

AREAS INCLUDED IN THE FSR CALCULATION

- AREA - GROSS FLOOR AREA FOR FSR
- AREA - UNIT
- STAIR NO. AREA - ACTIVE DESIGN - STAIR NO (AREA EXCLUSION LEVEL 1-6)

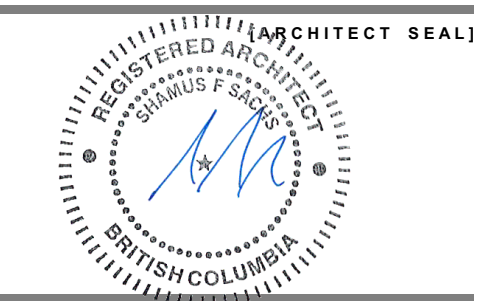
AREAS NOT INCLUDED IN THE FSR CALCULATION

- AREA - OPEN BALCONY AND UNIT DECK AREA
- AREA - COMMON STORAGE / BICYCLE LOCKERS PARKING
- AREA - SERVICE ROOMS U/G PARKING
- AREA - COMMON OUTDOOR AMENITY



GFA - TYP LEVEL
9,002.71 sq ft

5TH FLOOR - OVERLAYS



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[CLIENT]

1269779 BC Ltd.
[PROJECT]

RENTAL DEVELOPMENT
2762 LONSDALE AVENUE
NORTH VANCOUVER, BC
[TITLE]

AREA OVERLAYS 5TH FLOOR

20513 [PROJECT]

1/8" = 1'-0" [SCALE]

NOV 06, 2020 [DATE]

2 - RZ DP APPLICATION [ISSUE]

[DRAWING]

A-9.050

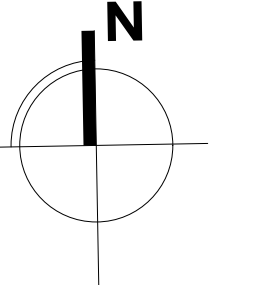


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LONSDALE AVENUE

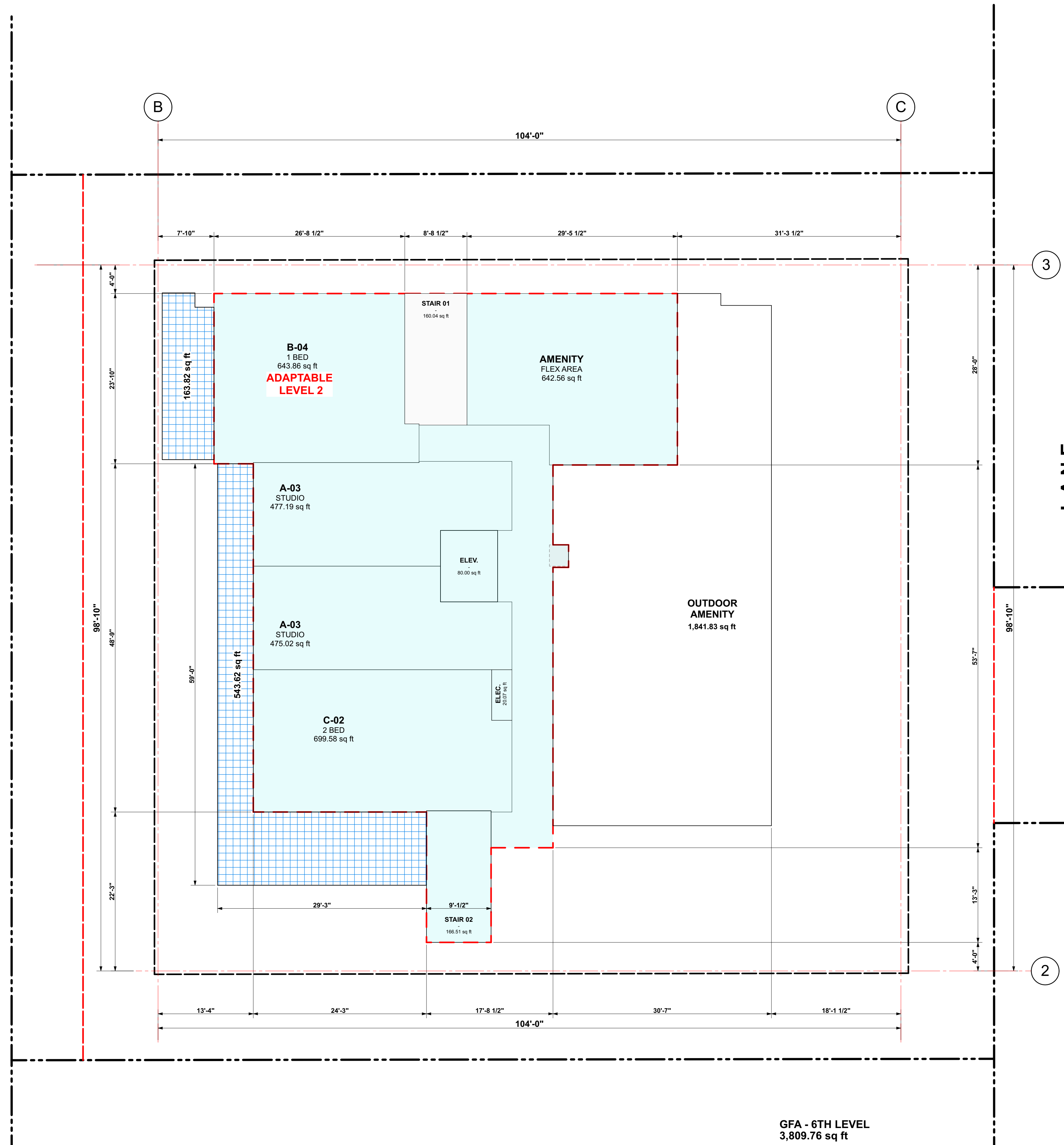
LANE

AREAS INCLUDED IN THE FSR CALCULATION

- AREA - GROSS FLOOR AREA FOR FSR
- AREA - UNIT
39.71 sq ft
- AREA - ACTIVE DESIGN - STAIR NO
(AREA EXCLUSION LEVEL 1-6)

AREAS NOT INCLUDED IN THE FSR CALCULATION

- AREA - OPEN BALCONY AND UNIT DECK AREA
- AREA - COMMON STORAGE / BICYCLE LOCKERS PARKING
- AREA - SERVICE ROOMS U/G PARKING
- AREA - COMMON OUTDOOR AMENITY
39.71 sq ft



6TH FLOOR - OVERLAYS

GFA - 6TH LEVEL
3,809.76 sq ft



ADERA
[CLIENT]

1269779 BC Ltd.
[PROJECT]

RENTAL DEVELOPMENT
2762 LONSDALE AVENUE
NORTH VANCOUVER, BC
[TITLE]

AREA OVERLAYS
6TH FLOOR

20513 [PROJECT]
1/8" = 1'-0" [SCALE]
NOV 06, 2020 [DATE]
2 - RZ DP APPLICATION [ISSUE]

[DRAWING]

A-9.060