

MIXED-USE RESIDENTIAL DEVELOPMENT

119 - E. 2nd Street, City of North Vancouver, B.C.

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REZONING APPLICATION FINAL

12 APRIL 2022

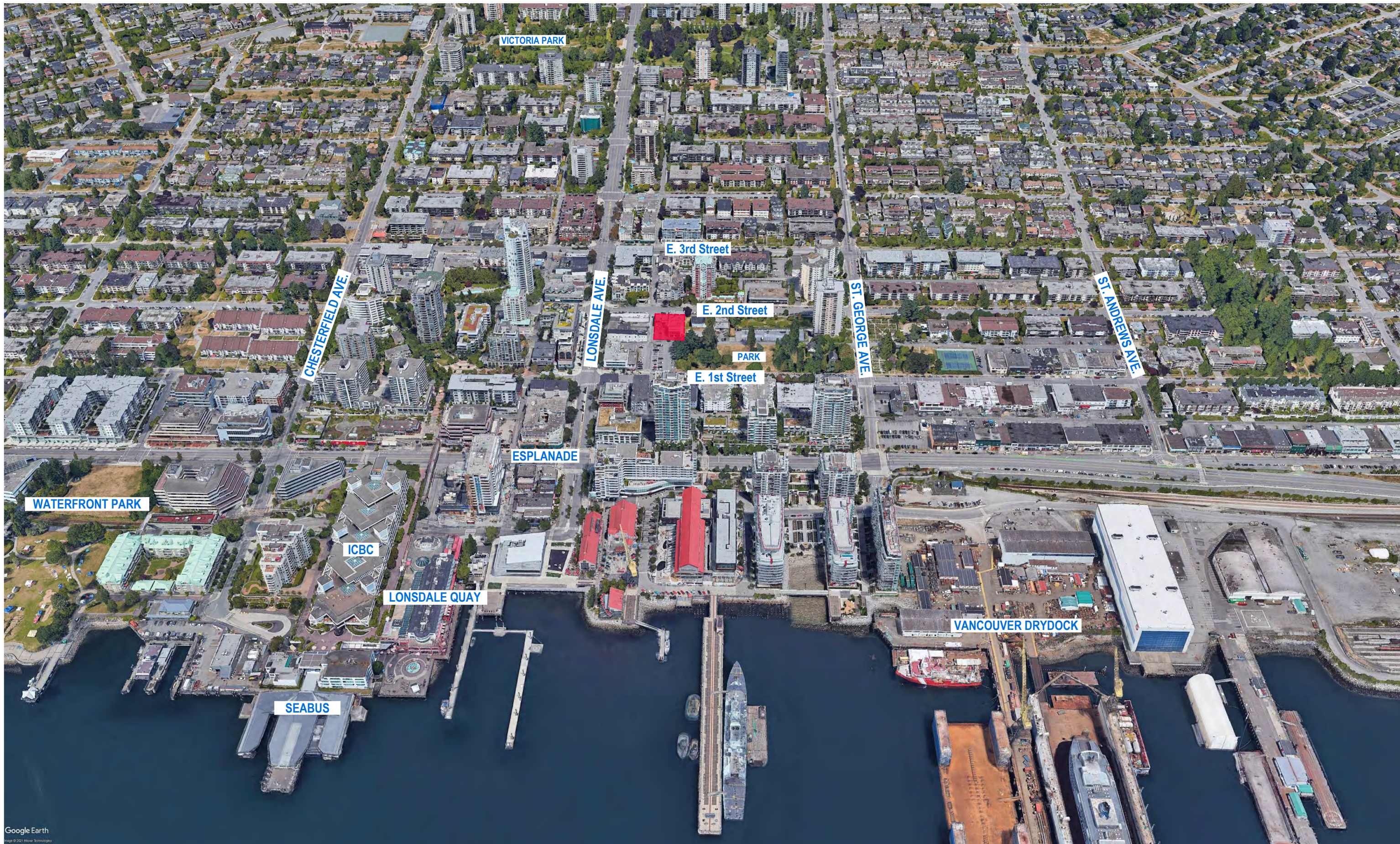
STABURN
GROUP

#200 - 111 Lonsdale Avenue,
North Vancouver, BC V7M 2E7
T: 604.770.2588



RH Architects Inc.

Unit 10, 120 Powell Street, Vancouver, BC Canada V6A 1G1
t 604.669.6002 f 604.669.1091 www.rharchitects.ca

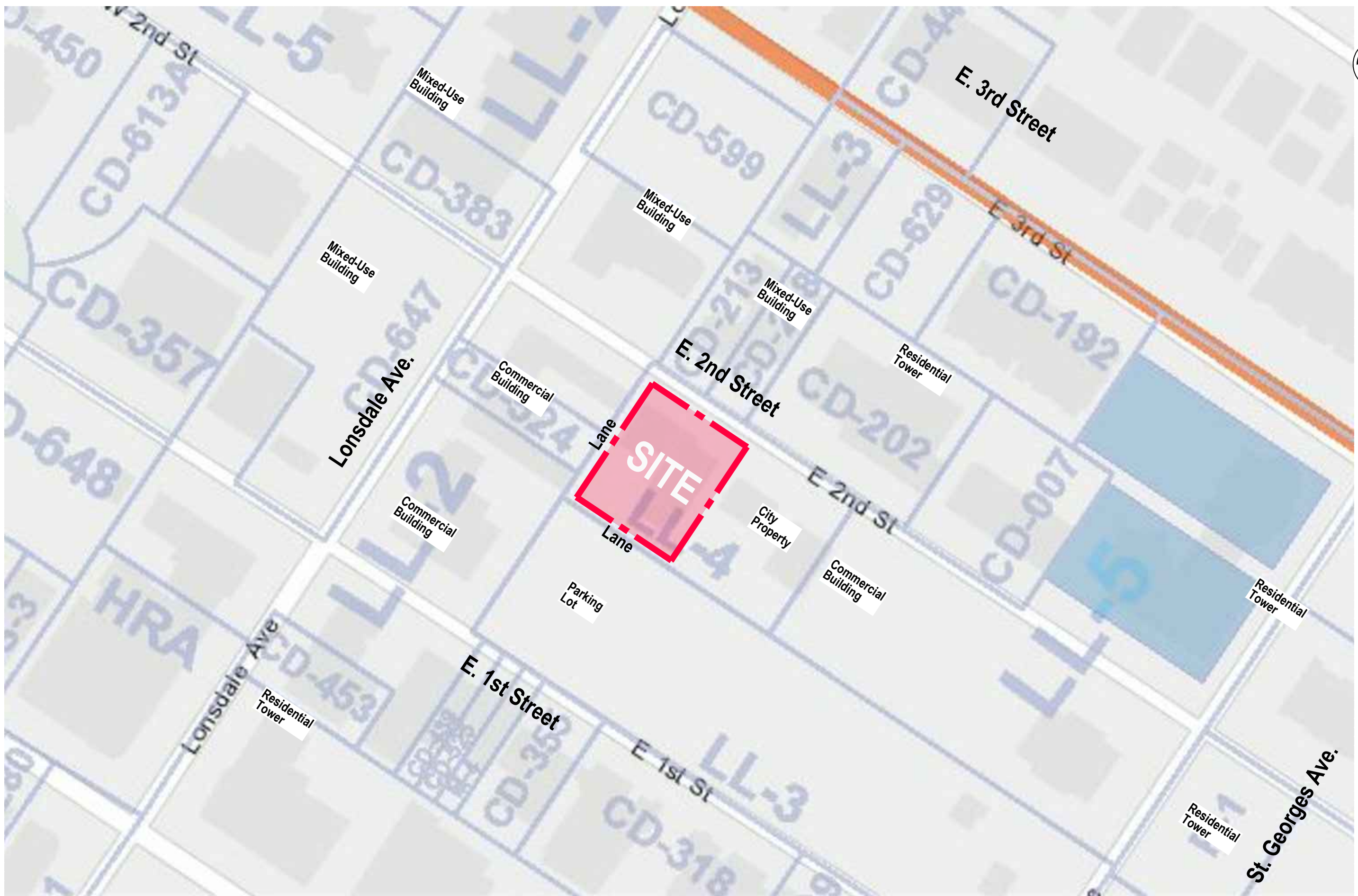


Google Earth



LEGEND :

- PROJECT SITE
- ▲ REGIONAL LANDMARKS
- ▲ HERITAGE BUILDINGS
- S SHOPPING AREA / MARKET PLACE
- P PUBLIC SPACES
- T TRANSIT HUB
- B BUS STOP
- BIKE LANE / ROUTES
- G GATEWAYS AND FOCAL POINTS
- P PARKS / CITY GARDEN
- G CITY GARDEN
- SURROUNDING URBAN FABRIC AND CHARACTER
- > SIGNIFICANT REGIONAL VIEW CORRIDORS



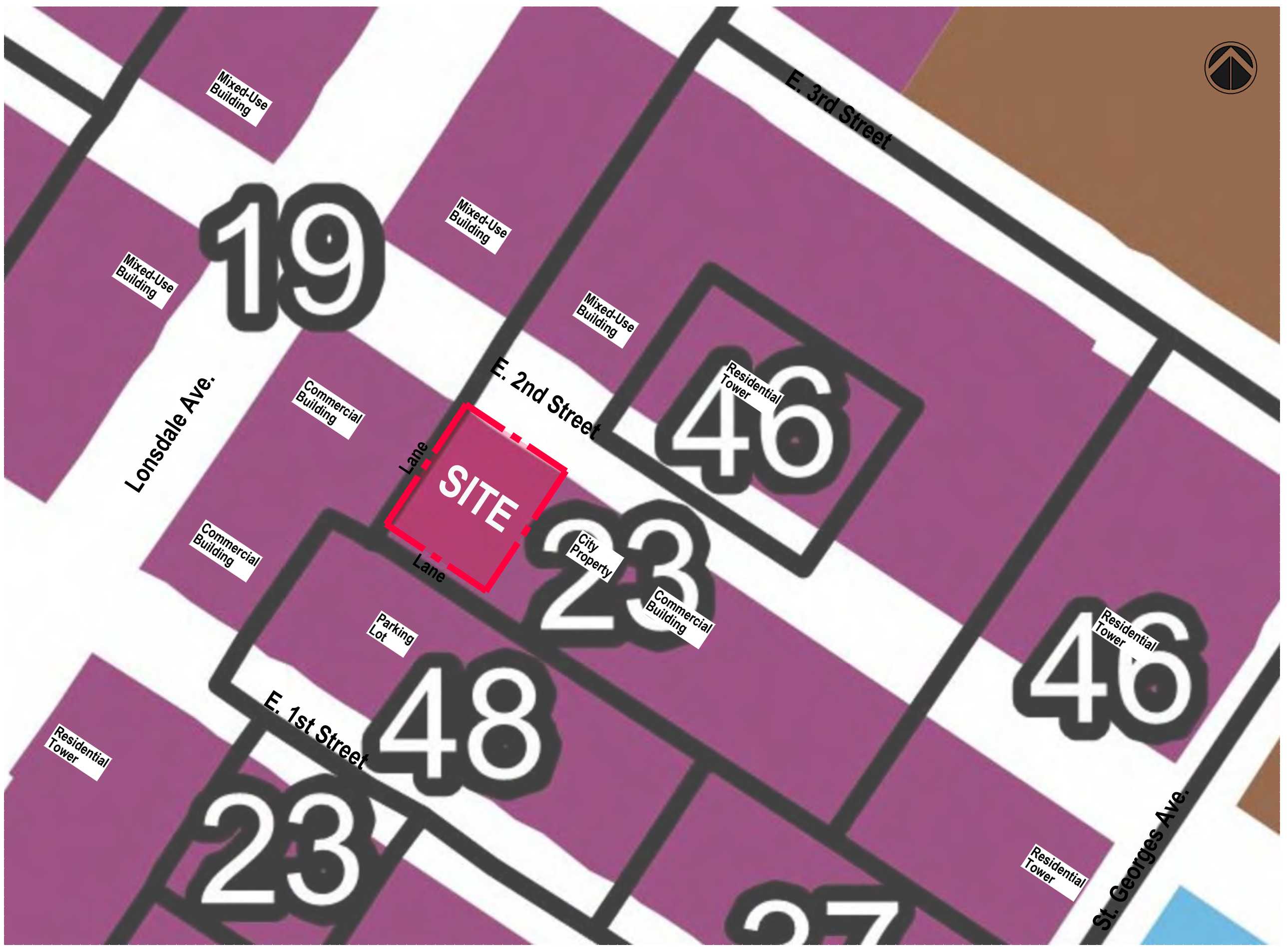


Land Use Designation
 This map should be viewed in conjunction with the provisions of Sections 2.1 and 2.2 of Chapter 1

Land Use Designation	OCF Density (FSR)	Maximum Bonus (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 2.05 (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
18-19	8
23-25	8
37	12
46	15
55-56	18
68	22
74	24
88	30





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PROJECT:
Mixed-Use Res. Development
 119 - 123 E. 2nd Street, City of North Vancouver B.C.

DRAWING TITLE :
3D Massing



DATABASE: 1912-COVER
 PROJECT NO: 1912
 DATE: 12 APR 2022
 SCALE: NA



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PROJECT:
Mixed-Use Res. Development
 119 - 123 E. 2nd Street, City of North Vancouver B.C.

DRAWING TITLE :
E 2nd Street View



DATABASE: 1912-COVER
 PROJECT NO: 1912
 DATE: 12 APR 2022
 SCALE: NA

4.1



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PROJECT:
Mixed-Use Res. Development
119 - 123 E. 2nd Street, City of North Vancouver B.C.

DRAWING TITLE :
Lane View - SE corner



DATABASE: 1912-COVER
PROJECT NO: 1912
DATE: 12 APR 2022
SCALE: NA

4.2



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PROJECT:
Mixed-Use Res. Development
 119 - 123 E. 2nd Street, City of North Vancouver B.C.

DRAWING TITLE :
Aerial - NW corner



DATABASE: 1912-COVER
 PROJECT NO: 1912
 DATE: 12 APR 2022
 SCALE: NA

4.3



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PROJECT:
Mixed-Use Res. Development
 119 - 123 E. 2nd Street, City of North Vancouver B.C.

DRAWING TITLE :
Aerial - SW corner



DATABASE: 1912-COVER
 PROJECT NO: 1912
 DATE: 12 APR 2022
 SCALE: NA

4.4



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PROJECT:
Mixed-Use Res. Development
 119 - 123 E. 2nd Street, City of North Vancouver B.C.

DRAWING TITLE :
Aerial - NE corner



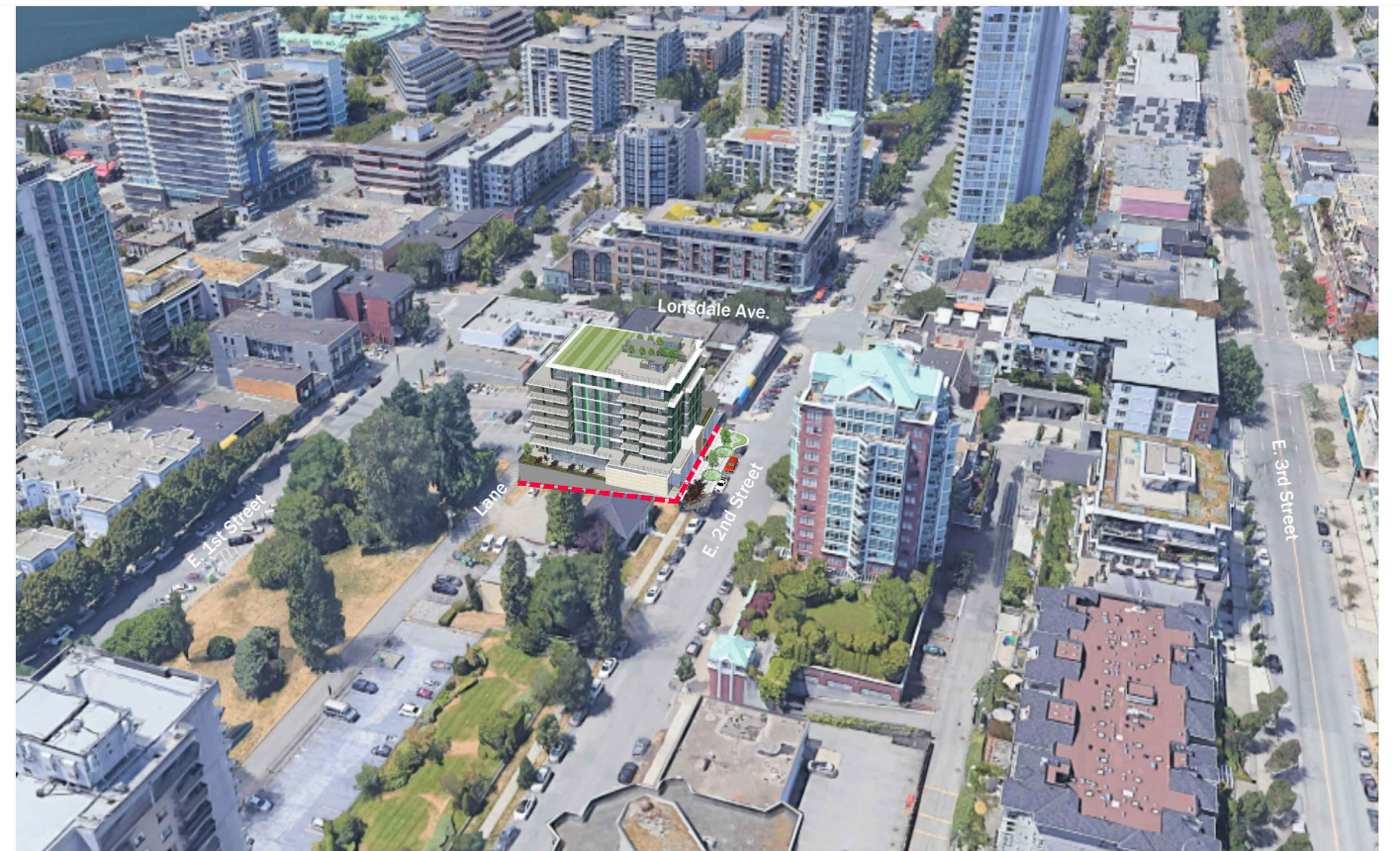
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 PROJECT NO: 1912
 DATE: 12 APR 2022
 SCALE: NA

4.5





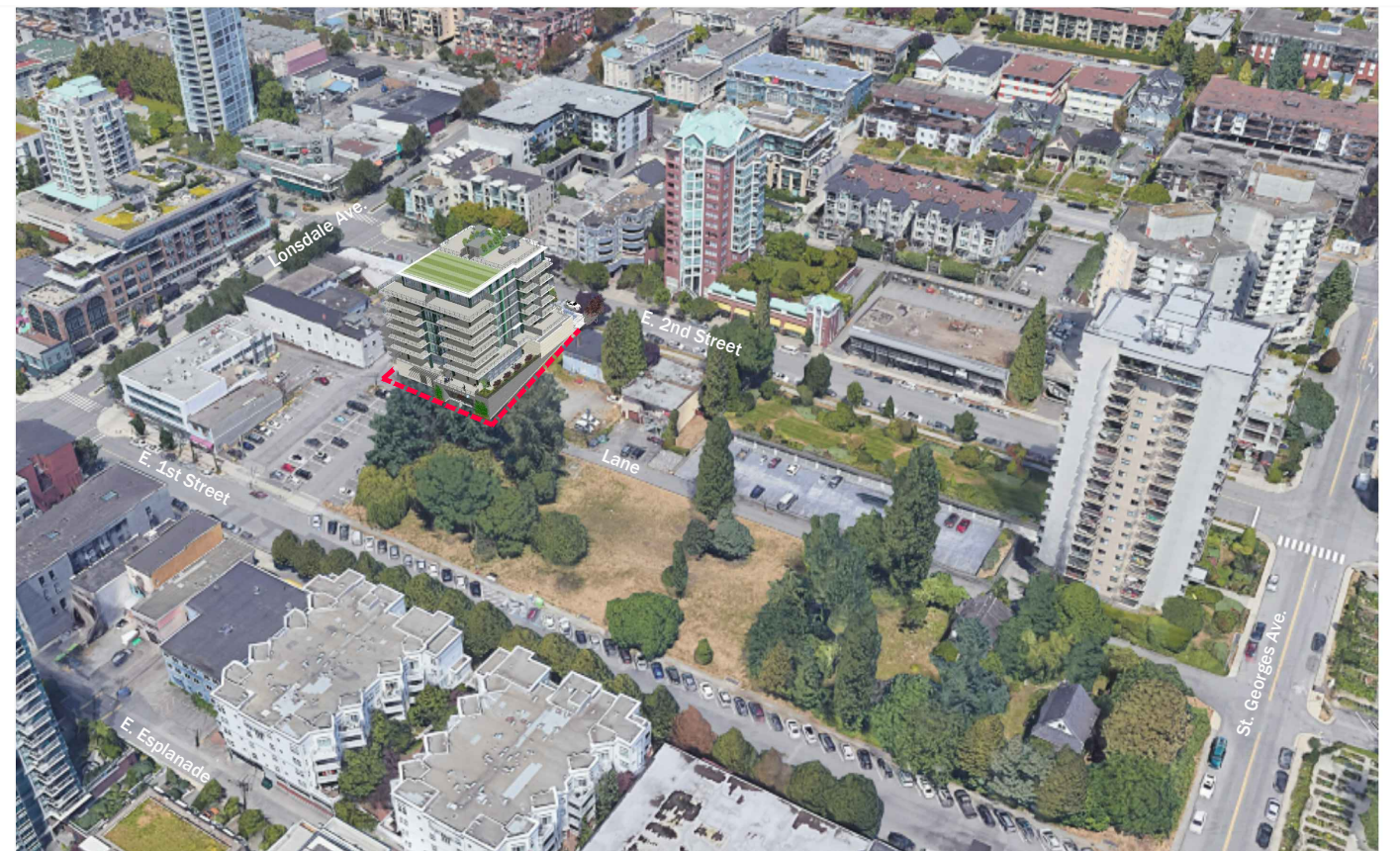
Aerial View - Northwest



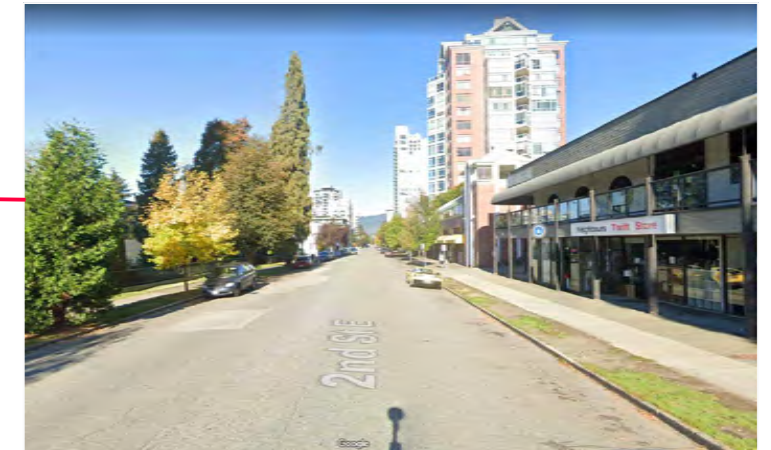
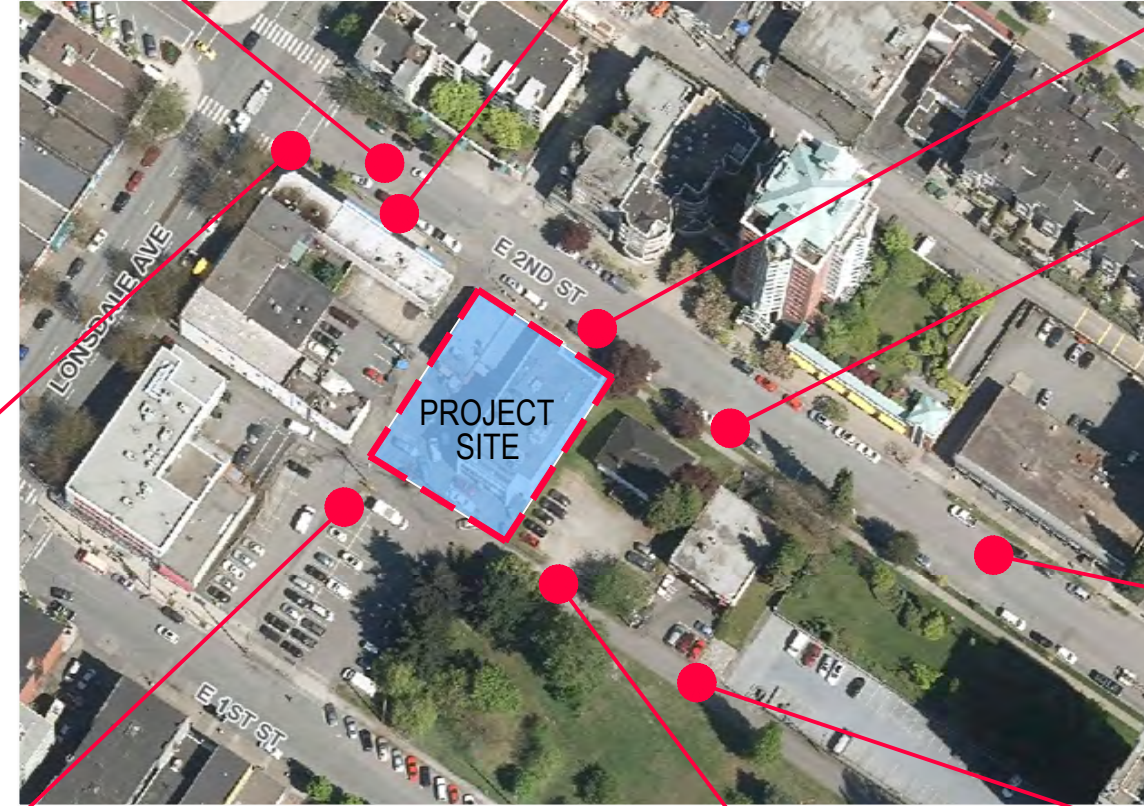
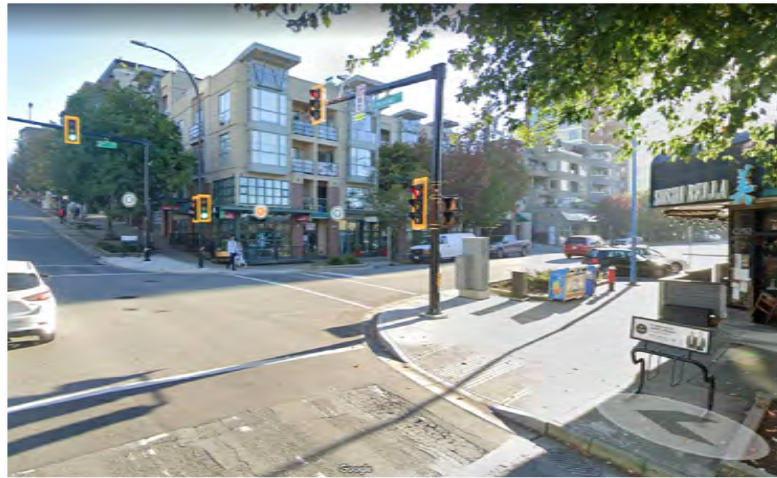
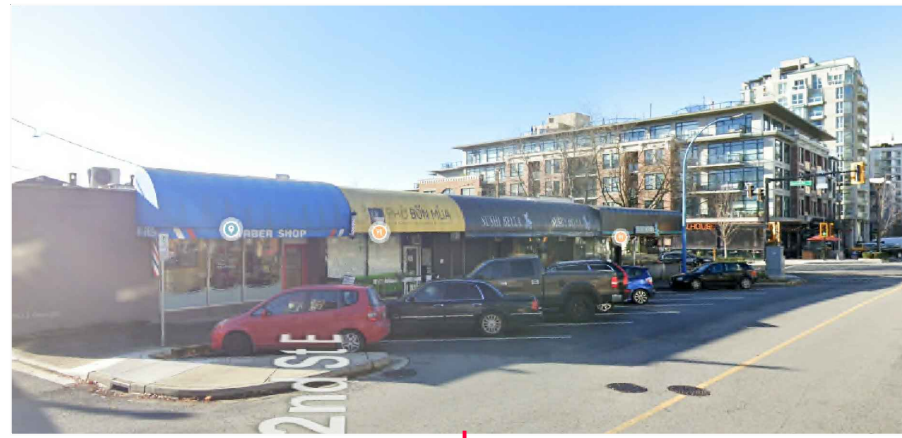
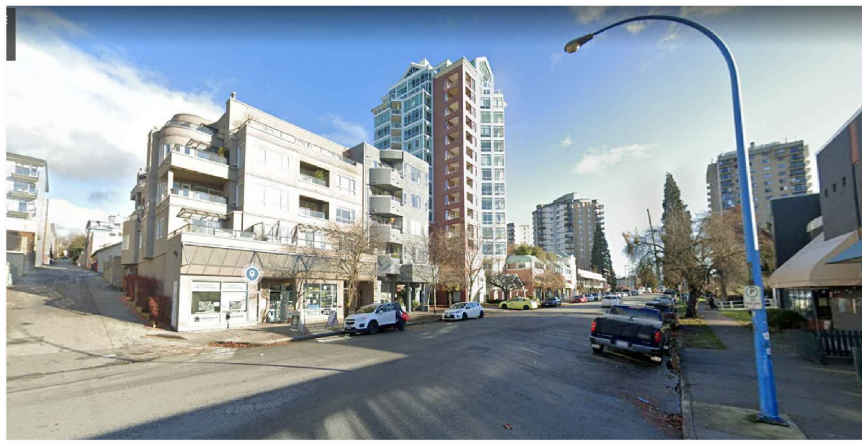
Aerial View - Northeast



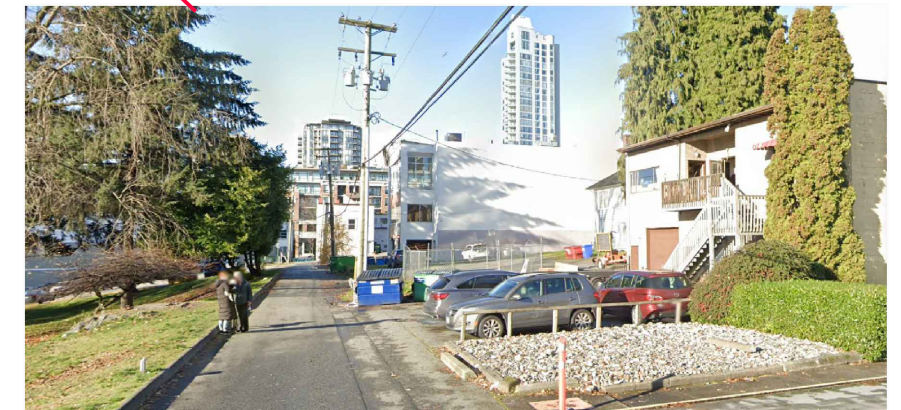
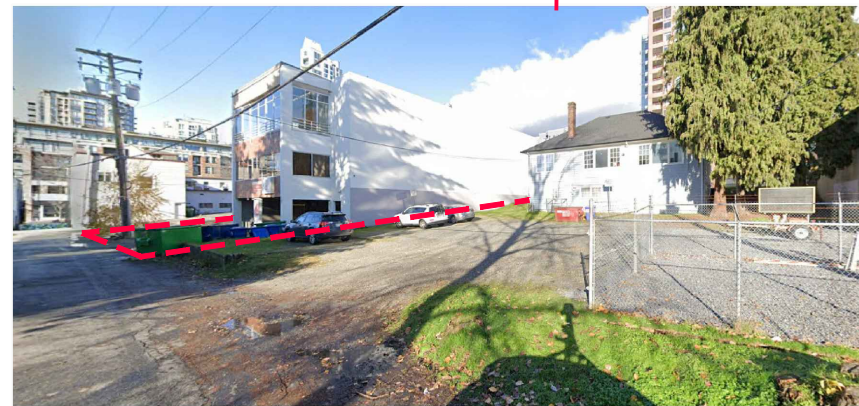
Aerial View - Southwest

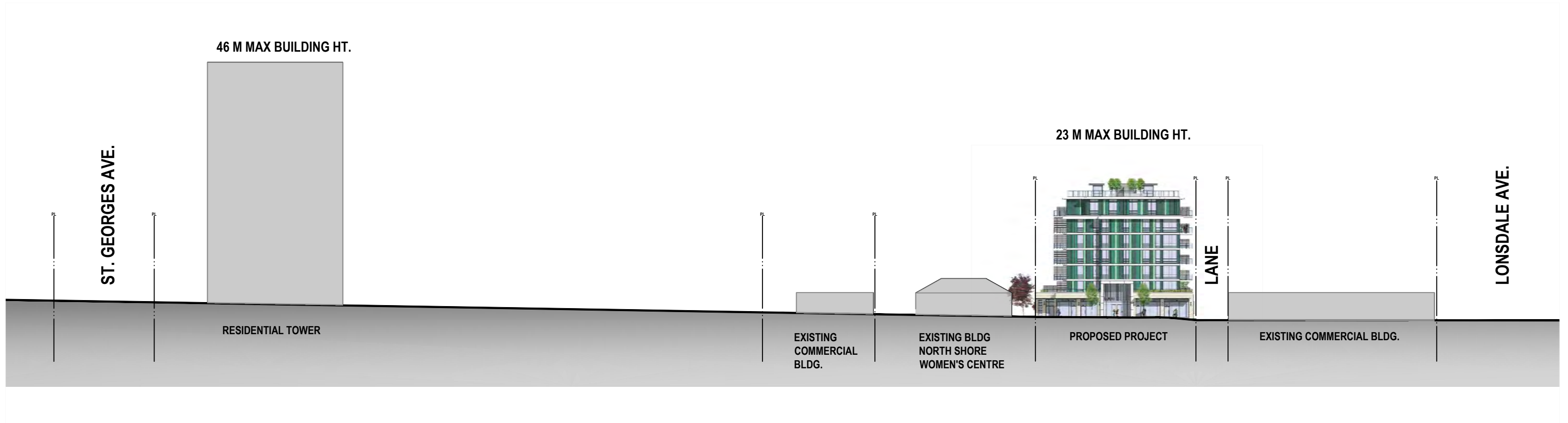


Aerial View - Southeast

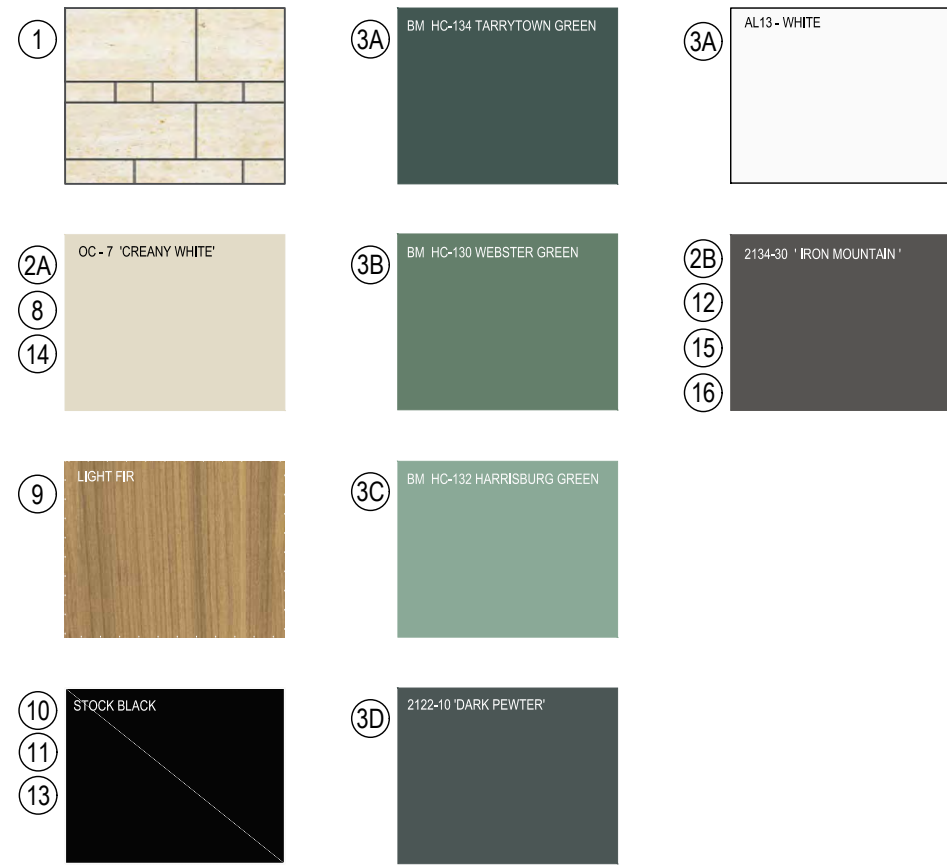


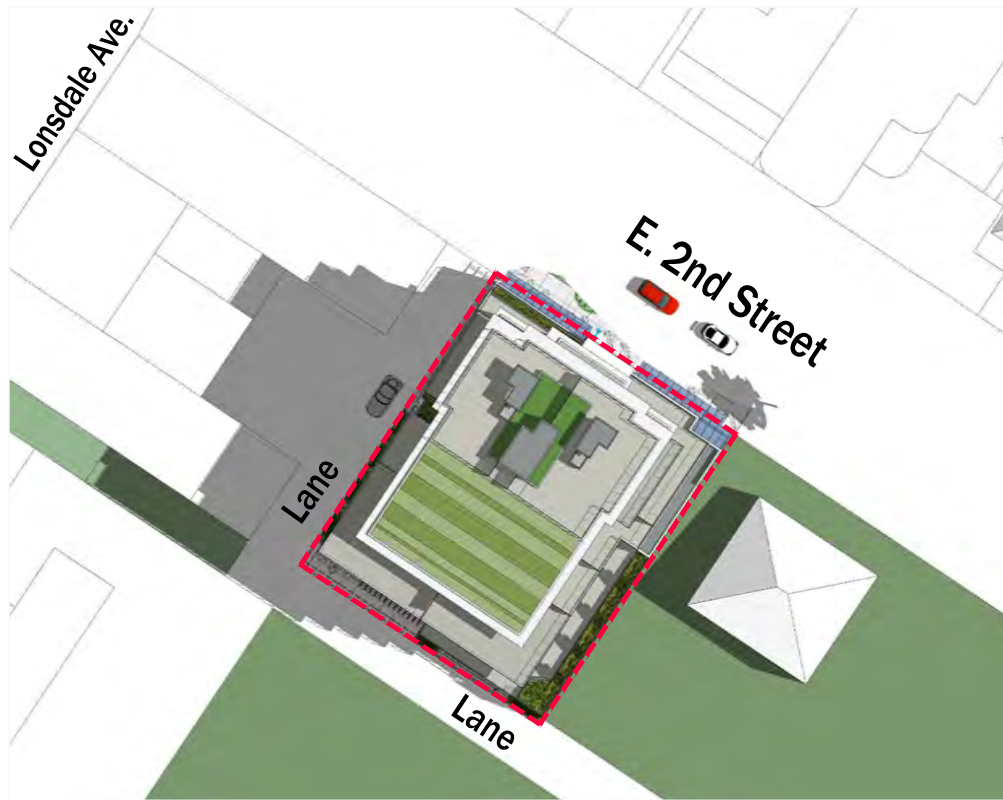
SITE PHOTOS



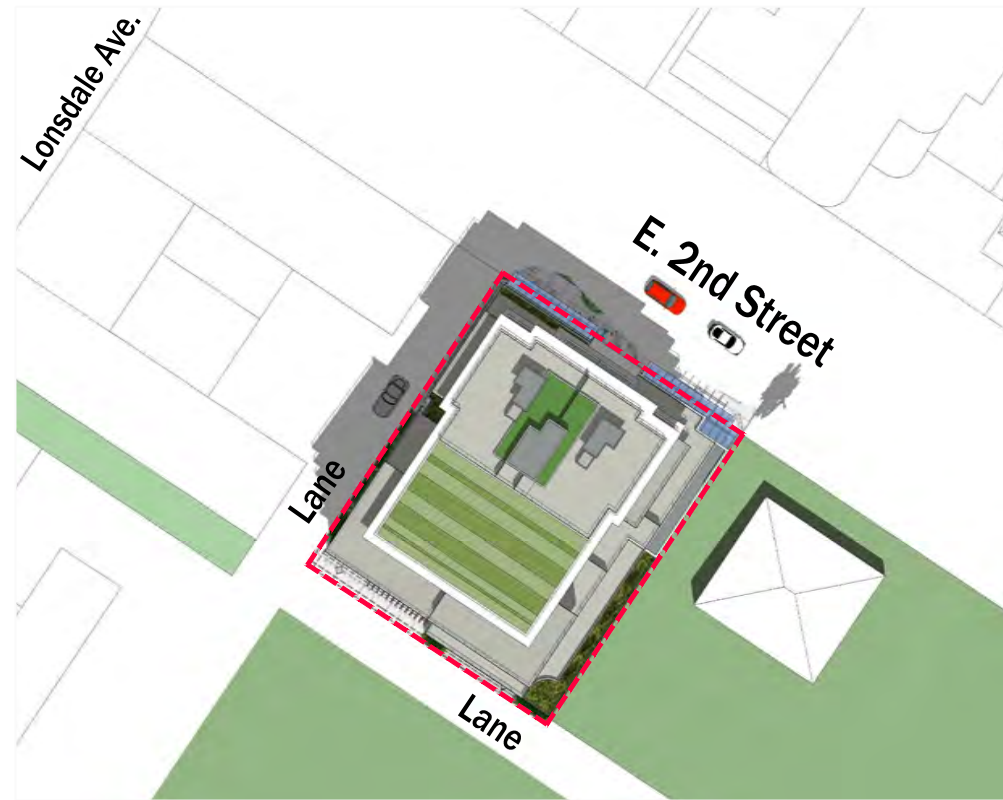


FINISH SCHEDULE		
MATERIALS	COLOUR	
1	MANUFACTURED STONE CLADDING	ARRISCRAFT RENAISSANCE SERIES "WHEAT" SMOOTH
2A	CONCRETE W/ ELASTOMERIC COATING - ROOF FASCIA	BENJAMIN MOORE (OC - 7 'CREAMY WHITE')
2B	CONCRETE W/ ELASTOMERIC COATING - WALL	BENJAMIN MOORE (2124-10 'WROUGHT IRON')
3A	WINDOW WALL RAISED METAL SPANDREL PANEL 1	BENJAMIN MOORE (HC-134 'TARRYTOWN GREEN')
3B	WINDOW WALL RAISED METAL SPANDREL PANEL 2	BENJAMIN MOORE (HC-130 'WEBSTER GREEN')
3C	WINDOW WALL RAISED METAL SPANDREL PANEL 3	BENJAMIN MOORE (HC-132 HARRISBURG GREEN')
3D	WINDOW WALL METAL SPANDREL PANEL 4	BENJAMIN MOORE (2122-10 'DARK PEWTER')
3E	WINDOW WALL RAISED METAL SPANDREL PANEL 5	BENJAMIN MOORE (OC - 7 'CREAMY WHITE')
4	ALUMINUM STOREFRONT GLAZING SYSTEM	FRAME - STOCK BLACK GLASS - CLEAR
5	ALUMINUM WINDOW WALL DOUBLE GLAZED SYSTEM - GLASS PANEL	FRAME - STOCK BLACK GLASS - CLEAR
6	ALUMINUM BALCONY RAILING & POST EXTERIOR GUARD	STOCK BLACK
7	ALUMINUM GUARDRAIL / PRIVACY SCREEN	STOCK BLACK
8	PRE-CAST CONCRETE CAPI WINDOW SILLS & STEEL WINDOW HEADS	BENJAMIN MOORE (OC - 7 'CREAMY WHITE')
9	ALUMINUM SOFFIT - WOOD LOOK	LONGBOARD - LIGHT FIR
10	DOUBLE GLAZED ALUM. WINDOWS/DOORS	FRAME - STOCK BLACK GLASS - CLEAR
11	MECHANICAL/ ELEVATOR PENTHOUSE SCREENING	STOCK BLACK
12	EXIT DOORS / OVERHEAD DOORS	BENJAMIN MOORE (2124-10 'WROUGHT IRON')
13	LIGHTING FIXTURES	STOCK BLACK
14	CONCRETE VERTICAL FINS / COLUMNS	BENJAMIN MOORE (OC - 7 'CREAMY WHITE')
15	METAL AND GLASS CANOPY	BENJAMIN MOORE (2124-10 'WROUGHT IRON')
16	PARKADE GATES & PARKADE ALUMINUM PICKET PARTITIONS	BENJAMIN MOORE (2124-10 'WROUGHT IRON')

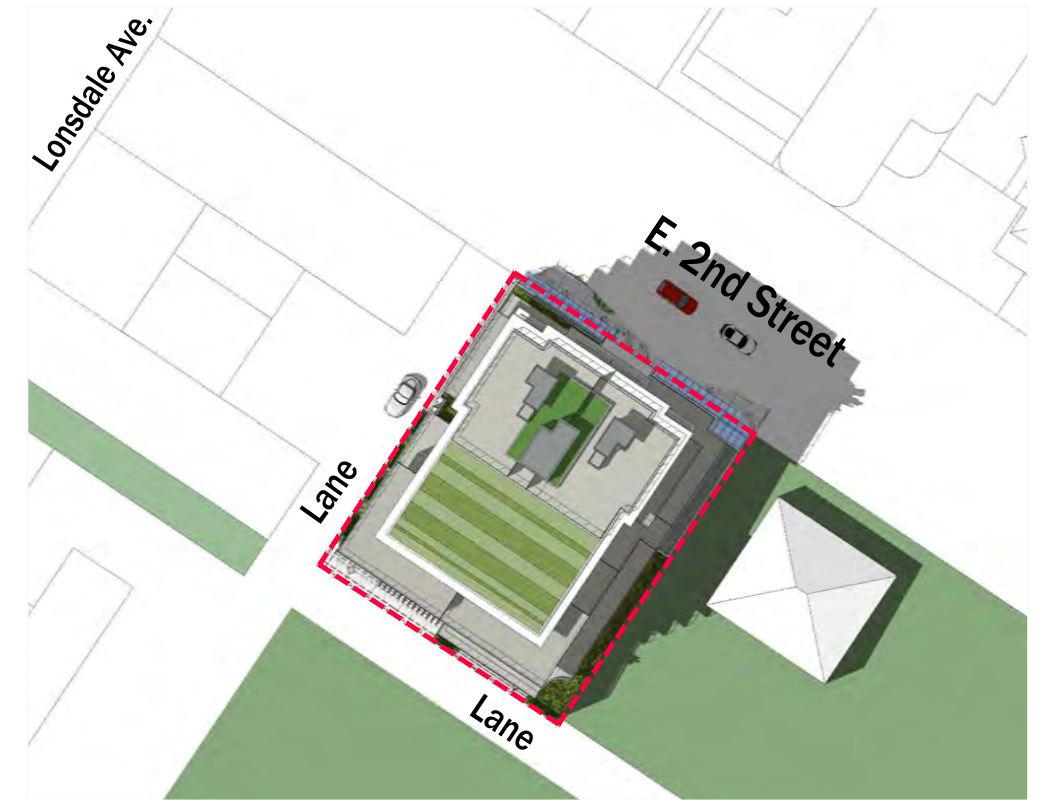




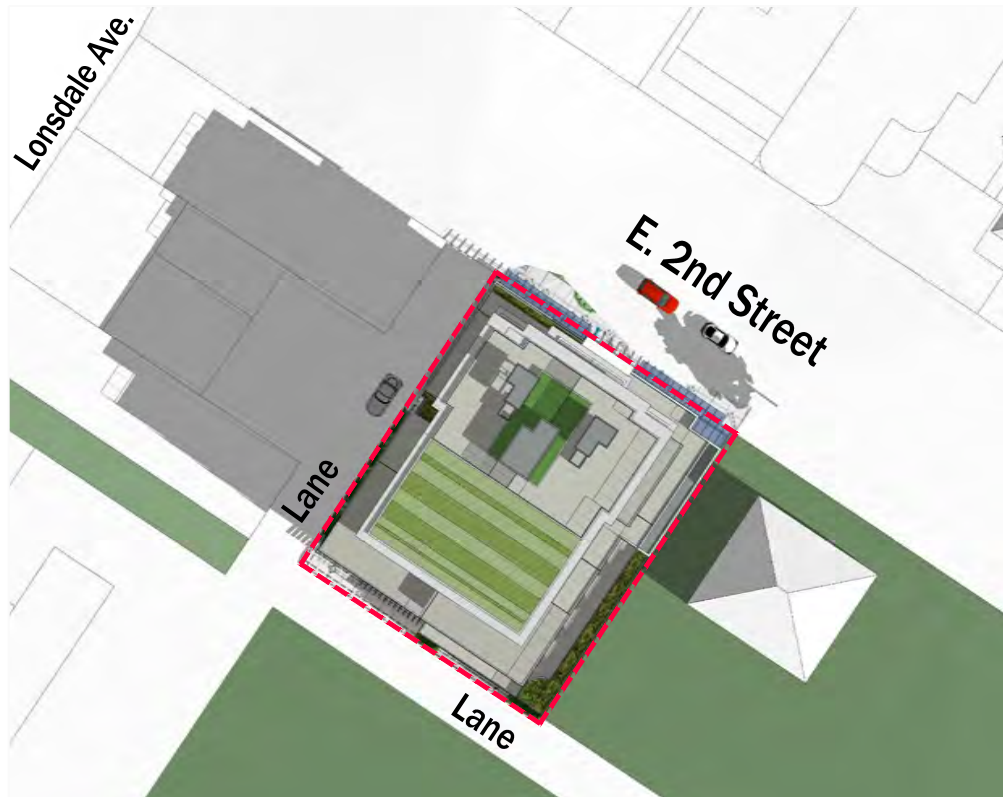
June 21 9am



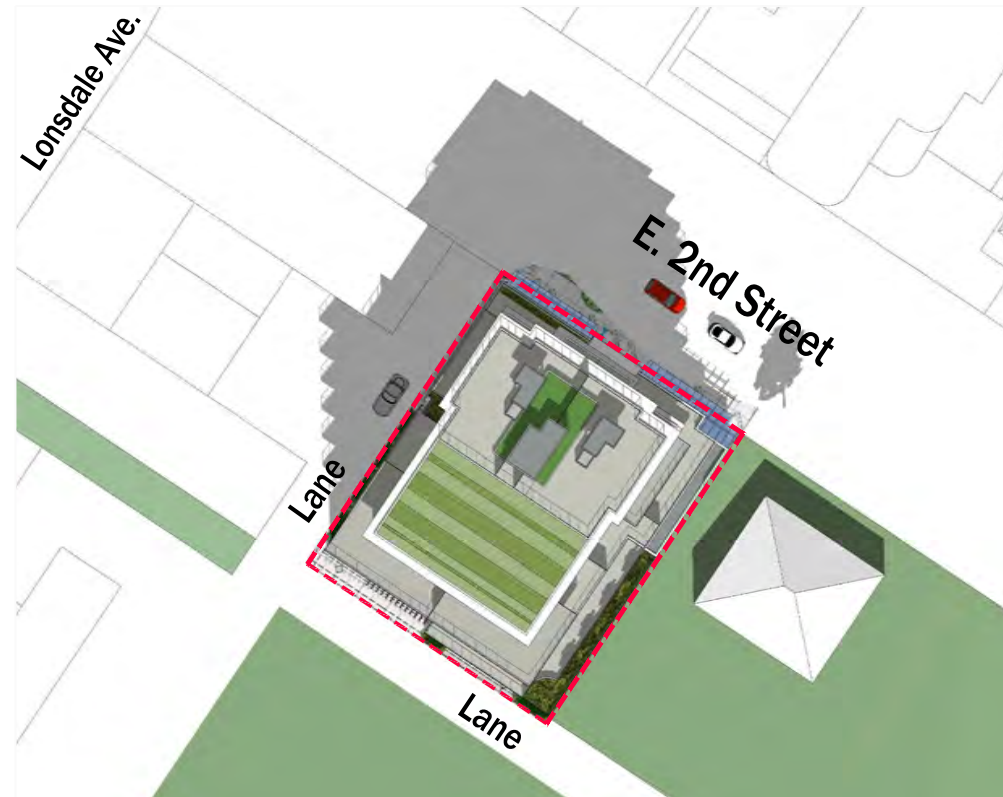
June 21 12pm



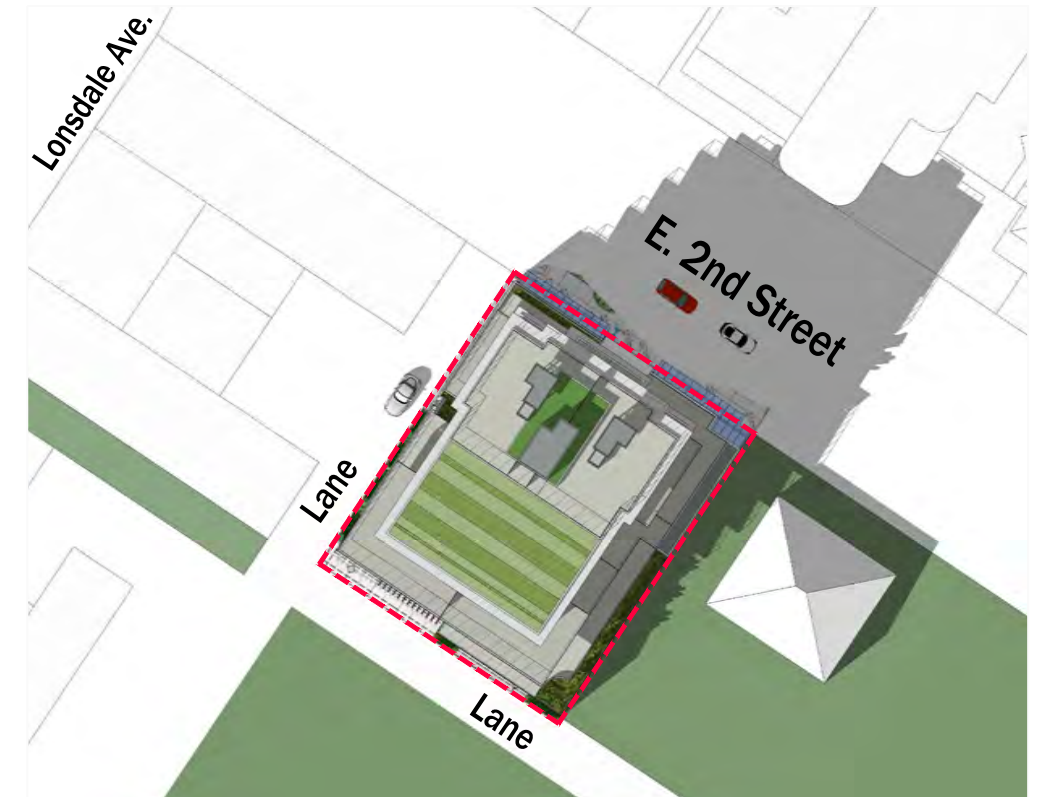
June 21 3pm



Sept 21 9am



Sept 21 12pm



Sept 21 3pm



	CURRENT DESIGNATION/REGULATION		PROPOSED DESIGNATION/REGULATION			
OCP Designation	Mixed Use Level 4A					
ZONE	Lower Lonsdale Zone LL-4		Comprehensive Development			
SITE AREA	12,001 SF	1,115 M ²				
FSR (a) 1.20	1.2	14,401 SF	0.59	652 M ²	Commercial	
FSR (b) 2.60 (OCP Density)	2.60	31,203 SF	3.01	3,361 M ²	Residential	
FSR 3.60 (LL-4, up to 1.00 Max. bonus)	3.60	43,204 SF	3.60	4,014 M ²	TOTAL FSR	
LOT COVERAGE Max.	90%	1,003 M ²	92%	1,027 M ²	7,046 SF	
LOT COVERAGE Above the 2nd storey	35%	390 M ²	51%	574 M ²	7,100 SF	
MAX. BUILDING HEIGHT	75.50 Ft.	23.01 M	23.00 M	75.50 Ft.		
Elevator Machine rm. Parapet ht.	n/a	n/a	24.84 M	81.50 Ft.		
SITING :	REQUIRED :		PROVIDED :			
FRONT - E. 2nd STREET	n/a	n/a	2.00 Ft. Comm.	0.61 M		
			5.00 Ft. Res.	1.52 M		
SIDE (Lane, West PL)	n/a	n/a	2.00 Ft. Comm.	0.61 M		
SIDE (East PL)	n/a	n/a	20.00 Ft. Res.	6.10 M		
REAR (Lane)	10.00 Ft.	3.05 M	10.00 Ft. Res.	3.05 M		
PARKING :	REQUIRED :		PROVIDED :			
Commercial Uses : LL-4 1/75m ² (807 Ft ²) Gross Floor Area	652 M ²	9 spaces	11 spaces	(11 EV Stalls)		
Residential : 1.05 spaces per Dwelling Unit	28 units	29 spaces	37 spaces	1.32 spaces		
Visitors Parking : 0.10 spaces per Dwelling Unit	28 units	3 spaces	3 spaces	part of the required parking (2 EV Stalls)		
Total Parking		38 spaces	48 spaces	10 spaces (surplus)		
Disability Parking Commercial Uses	1 space per 0 - 25 spaces	1 space	1 space	Per By-Law		
Disability Parking Level 1 Adaptable	2 spaces per 26 - 50 units	2 spaces	1 space			
Disability Parking Level 2 or 3 Adaptable	4 spaces per 26 - 50 units	4 spaces	4 spaces			
Small Cars	35% max. Allowed	13 spaces	0 spaces	0%		
Electric Vehicle Cars	100% Residential parking	28 spaces	34 spaces	100% Residential parking		
Loading Space : 1 spaces per 1393.5 m ² (15,000 ft ²) of Commercial Gross Floor Area	652 M ²	1 space	1 space	Per By-Law		
BICYCLE PARKING :	REQUIRED :		PROVIDED :			
Residential Uses: Secure, 1.5 spaces/unit	28 units	42 bikes	42 bikes	Per By-Law		
Residential Uses: Short-Term, 20-59: 6 spaces, 60 units or more, 6/60 units	28 units	6 bikes	6 bikes			
Commercial Uses: LL-4 Short-Term, 6/1000m ² Commercial Gross Floor Area	652 M ²	4 bikes	4 bikes			
Commercial Uses: LL-4 Secure, 1/250m ² Commercial Gross Floor Area	652 M ²	3 bikes	3 bikes	Per By-Law		

Density :

	Gross Floor Area (M ²)					# of Units	Parking Required		Visitors	Bicycle Space		
	Retail Uses	Office Uses	Res. Lobby	Amenity	Res.		Comm. 1/75m ² (807 Ft ²) Gross Floor Area	Res. 1.05/unit		0.10 /unit	Res 1.5/unit (Secured)	Comm. 1/250 m ² (Secured)
Level 1	322	331	42		81	0	9	0.0	0.0	0	1	
Level 2				99	444	4		4.2	0.4	6		
Level 3					574	5		5.3	0.5	8		
Level 4					574	5		5.3	0.5	8		
Level 5					574	5		5.3	0.5	8		
Level 6					574	5		5.3	0.5	8		
Level 7					557	4		4.2	0.4	6		
Total	322	331	42	99	3,376	28	9	29.4	2.8	42	1	
									Residential	29	37	Residential Parking Provided
									Visitors	3	3	Visitors Parking inclusive
Commercial Parking: 1/75m ² (807 Ft ²) Gross Floor Area									Commercial	9	11	Commercial Parking Provided
									Parking Required	39	48	Parking Provided
										34	100% EV Residential Stalls	
Res. Lobby			42 M ²	FSR Exclusions								
Amenity			99 M ²	FSR Exclusions								
No. of Adaptable Level 2 units	8	29%	15 M ²	Adaptable units 1.86m ² (20.00sf) Exclusions								
			156 M ²	Total FSR Exclusions								
Retail GFA			322 M ²	0.29 FSR								
Offices GFA			331 M ²	0.30 FSR								
Residential GFA			3,517 M ²	3,361 M ²	3.01 Residential FSR after exclusions							
Total Gross Floor Area			4,170 M ²									
Less FSR Exclusions			156 M ²									
FSR			4,014 M ²									
Site Area			1,115 M ²									
FSR			3.60									

Disability Parking Space requirements:

Res. Level 2 or 3 Adaptable dwelling Units	4	HC stalls (26-50 required parking - 4 HC stalls required)
Non-Residential Uses	1	HC stalls (0-25 required parking - 1 stall required)

Bicycle Parking Space requirements:

Residential Uses Short-Term	6	Bike Spaces
Residential Uses Long-Term (1.5/unit Secure)	42	Bike Spaces
Commercial Uses Short-Term (6/1,000 m ² GFA)	4	Bike Spaces
Commercial Uses Long-Term (1/250m ² GFA Secure)	3	Bike Spaces

Imperial

Unit	Unit Type / Description	Unit Area (ft ²)	Unit Distribution per Floor Level							Total Units	Total Area (ft ²)	Unit Mix
			Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7			
Unit A	1 Bedroom	563	1							1	563	4% 1 Bedroom
Unit A1 AU Level Two	1 Bedroom + Den	701			1	1	1	1		4	2,804	14% 1 Bedroom + Den
Unit B	2 Bedroom	720	1							1	720	4% 2 Bedroom
Unit C	2 Bedroom + Den	1,166	1							1	1,166	
Unit C2	2 Bedroom + Den	1,051			1	1	1	1		4	4,204	46% 2 Bedroom + Den
Unit C3 AU Level Two	2 Bedroom + Den	847			1	1	1	1		4	3,388	
Unit C4	2 Bedroom + Den	1,255			1	1	1	1		4	5,020	
Unit C1	3 Bedroom	1,501			1	1	1	1		5	7,505	
Unit D	3 Bedroom	1,252							1	1	1,252	32% 3 Bedroom
Unit D1	3 Bedroom	1,237							1	1	1,237	
Unit E	3 Bedroom	1,336							2	2	2,672	
Total			4	5	5	5	5	4	28 Units	30,531	100%	

Adaptable Unit	Unit Type / Description	# of Units
Unit A1 AU Level Two	1 Bedroom + Den	4
Unit C3 AU Level Two	2 Bedroom + Den	4
Total Adaptable Units Level Two (min. 25%)		8 Units
Total Adaptable Units Level Two (min. 25%)		29%

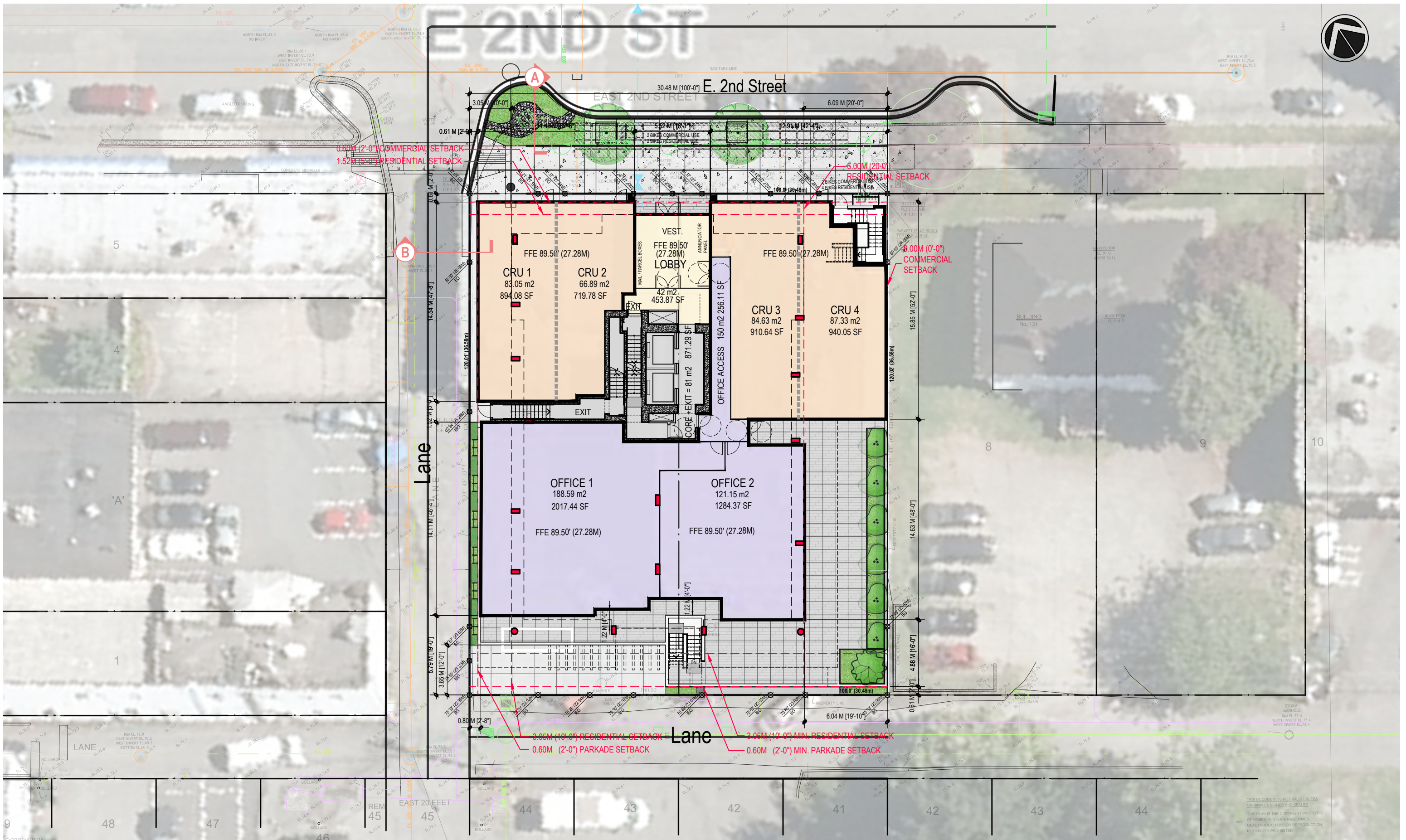
APARTMENT	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7	Total
Unit Area (Net Floor Area) per Floor		3,948	5,357	5,357	5,357	5,357	5,155	30,531
Retail Uses Space	3,465							3,465
Office Uses Space	3,558							3,558
Residential Lobby	454							454
Residential Elevator Core & Exit Staircase	871							871
Residential Amenity Area	1,068							1,068
Common Area	835	817	817	817	817	836		4,939
Gross Floor Area	8,348	5,851	6,174	6,174	6,174	5,991		44,886
	(776 M ²)	(544 M ²)	(574 M ²)	(574 M ²)	(574 M ²)	(557 M ²)		(4,170 M ²)
Total Res. NFA Ft ²								44,886
Total Res. Amenity Area Ft ²								1,068
Total Common Area Ft ²								4,939
Total Building GFA Ft ²								44,886
Less Res. Lobby Exclusion								- 454
Less Res. Amenity Exclusion								- 1,068
Less Adaptable units Exclusion								- 160
								(4,014 M ²)
								43,204 FSR Ft ²

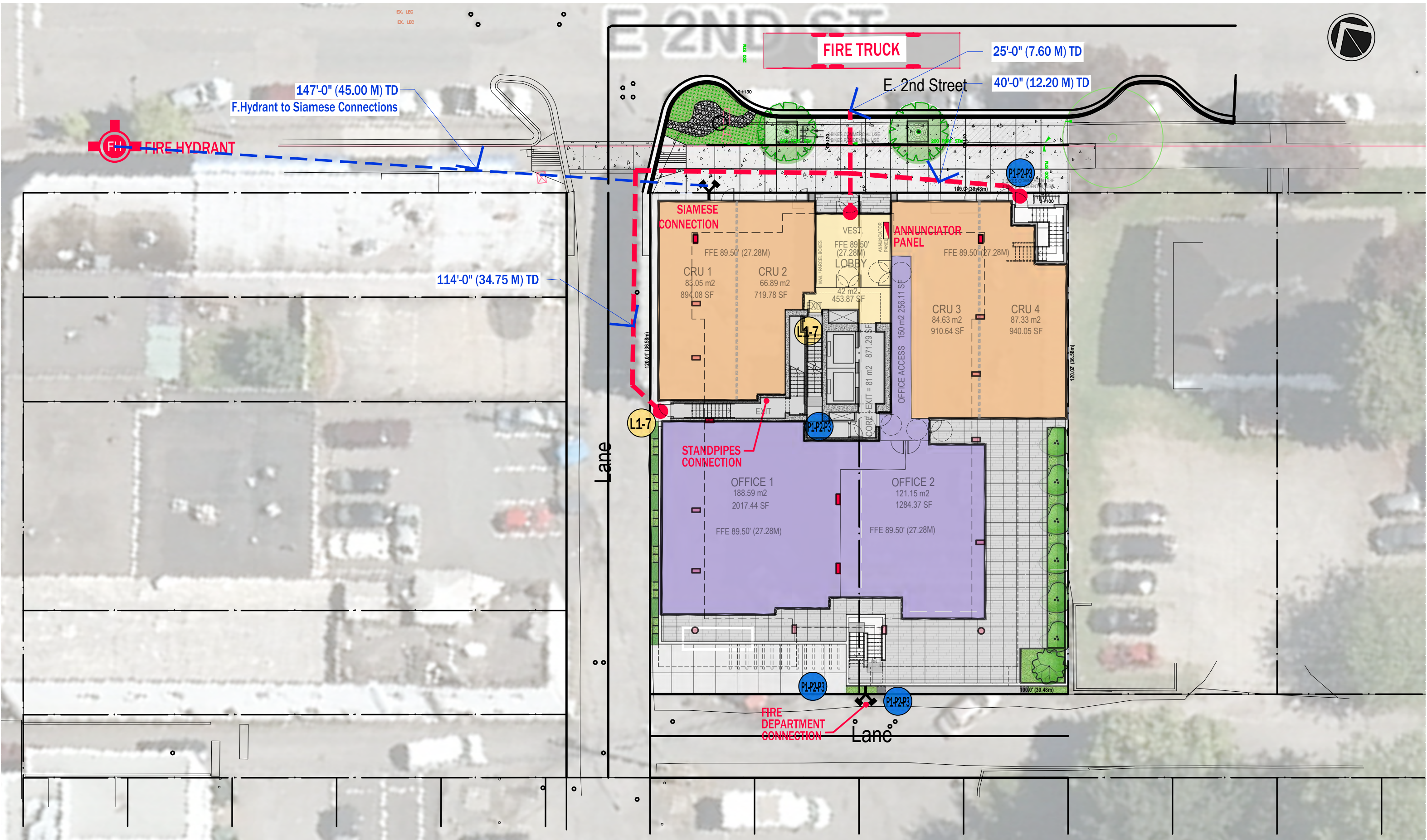
Metric

Unit	Unit Type / Description	Unit Area (M ²)	Unit Distribution per Floor Level							Total Units	Total Area (M ²)	Unit Mix
			Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7			
Unit A	1 Bedroom	52.30		1						1	52	4% 1 Bedroom
Unit A1 AU Level Two	1 Bedroom + Den	65.13			1	1	1	1		4	261	14% 1 Bedroom + Den
Unit B	2 Bedroom	66.89			1					1	67	4% 2 Bedroom
Unit C	2 Bedroom + Den	108.32			1					1	108	
Unit C2	2 Bedroom + Den	97.64			1	1	1	1		4	391	46% 2 Bedroom + Den
Unit C3 AU Level Two	2 Bedroom + Den	78.69			1	1	1	1		4	315	
Unit C4	2 Bedroom + Den	116.59			1	1	1	1		4	468	
Unit C1	3 Bedroom	139.45			1	1	1	1		5	697	
Unit D	3 Bedroom	116.31							1	1	116	32% 3 Bedroom
Unit D1	3 Bedroom	114.92							1	1	115	
Unit E	3 Bedroom	124.12							2	2	248	
Total			4	5	5	5	5	4	28 Units	2,836	100%	

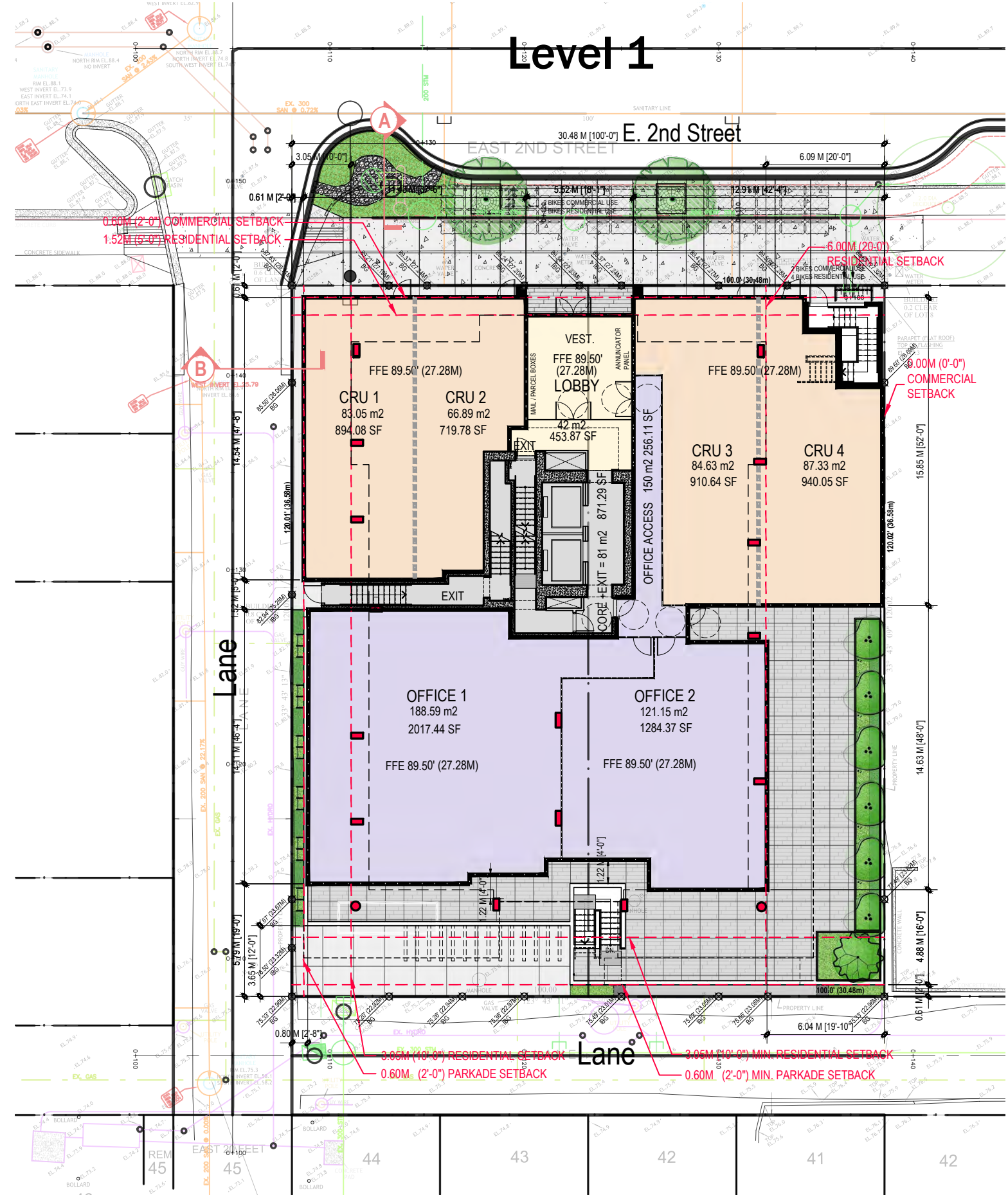
Adaptable Unit	Unit Type / Description	# of Units
Unit A1 AU Level Two	1 Bedroom + Den	4
Unit C3 AU Level Two	2 Bedroom + Den	4
Total Adaptable Units Level Two (min. 25%)		8 Units
Total Adaptable Units Level Two (min. 25%)		29%

APARTMENT	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7	Total
Unit Area (Net Floor Area) per Floor		367	498	498	498	498	479	2,836
Retail Uses Space	322							322
Office Uses Space	331							331
Residential Lobby	42							42
Residential Elevator Core & Exit Staircase	81							81
Residential Amenity Area	99							99
Common Area, Core & Exit Staircase	78	76	76	76	76	78		459
Gross Floor Area	776	544	574	574	574	557		4,170
Total Res. NFA M ²								44,886
Total Res. Amenity Area M ²								1,068
Total Common Area M ²								4,939
Total Building GFA M ²								44,886
Less Res. Lobby Exclusion								- 42
Less Res. Amenity Exclusion								- 99
Less Adaptable units Exclusion								- 15
								(4,014 M ²)
								4,014 FSR M ²

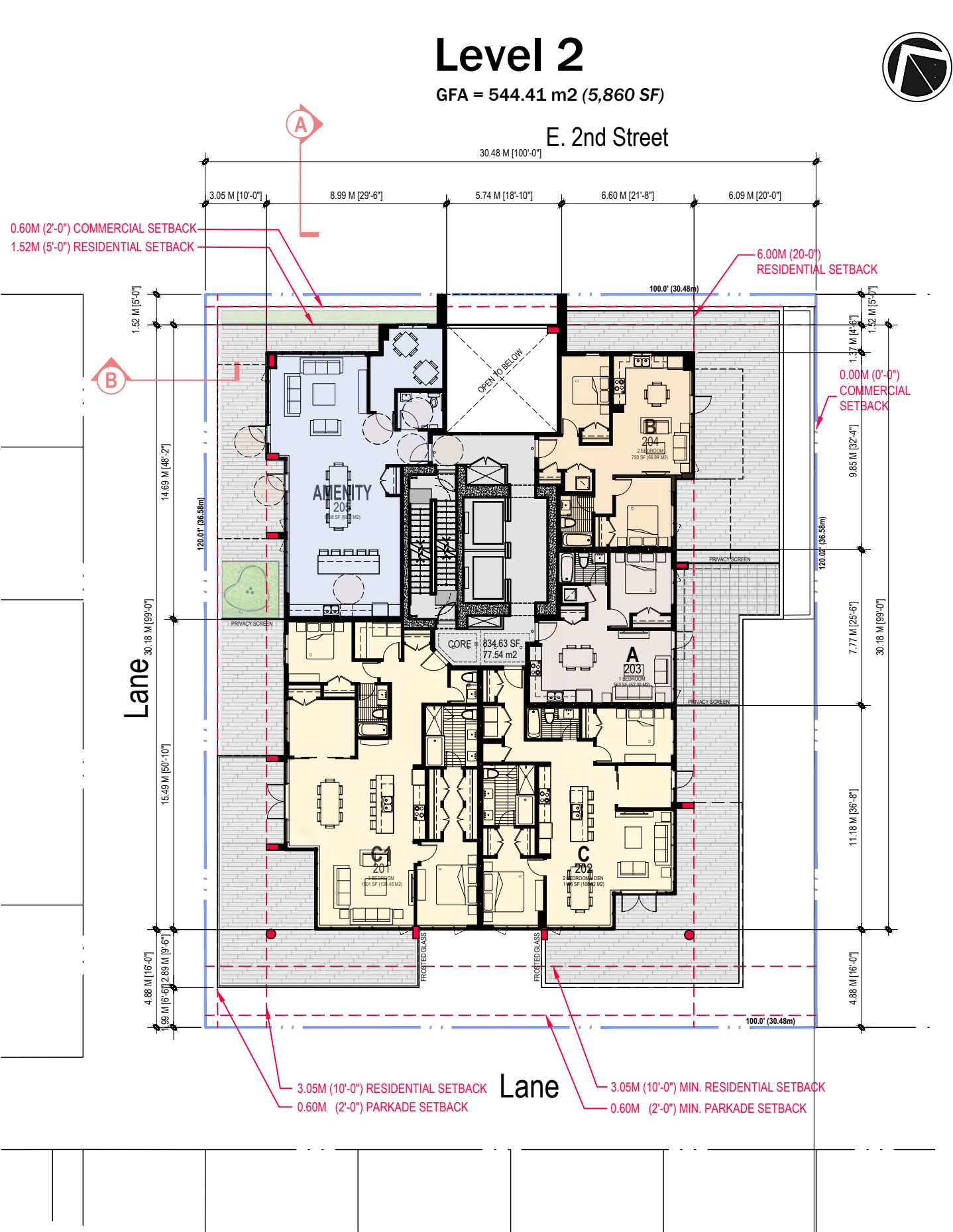




Level 1

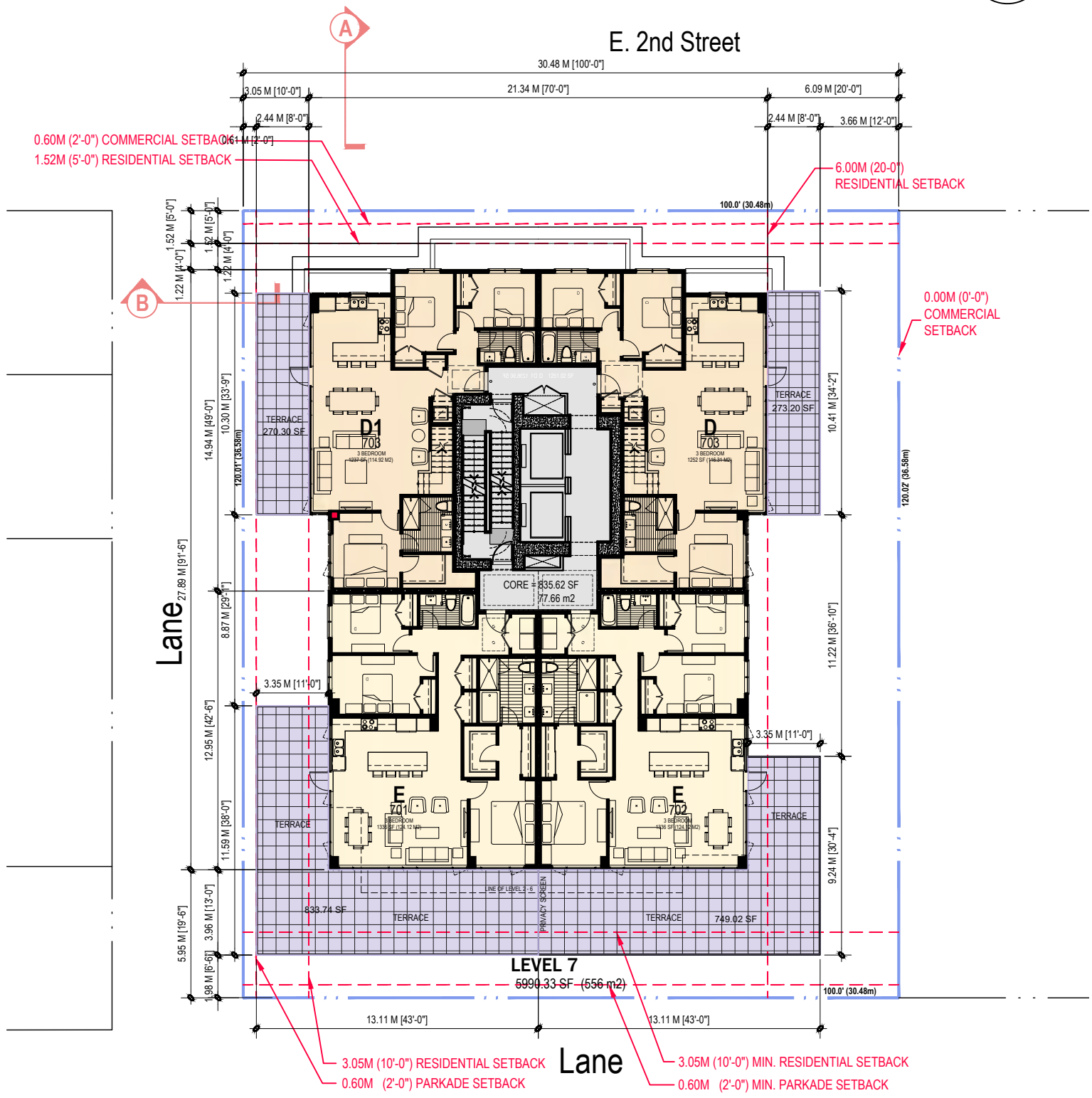
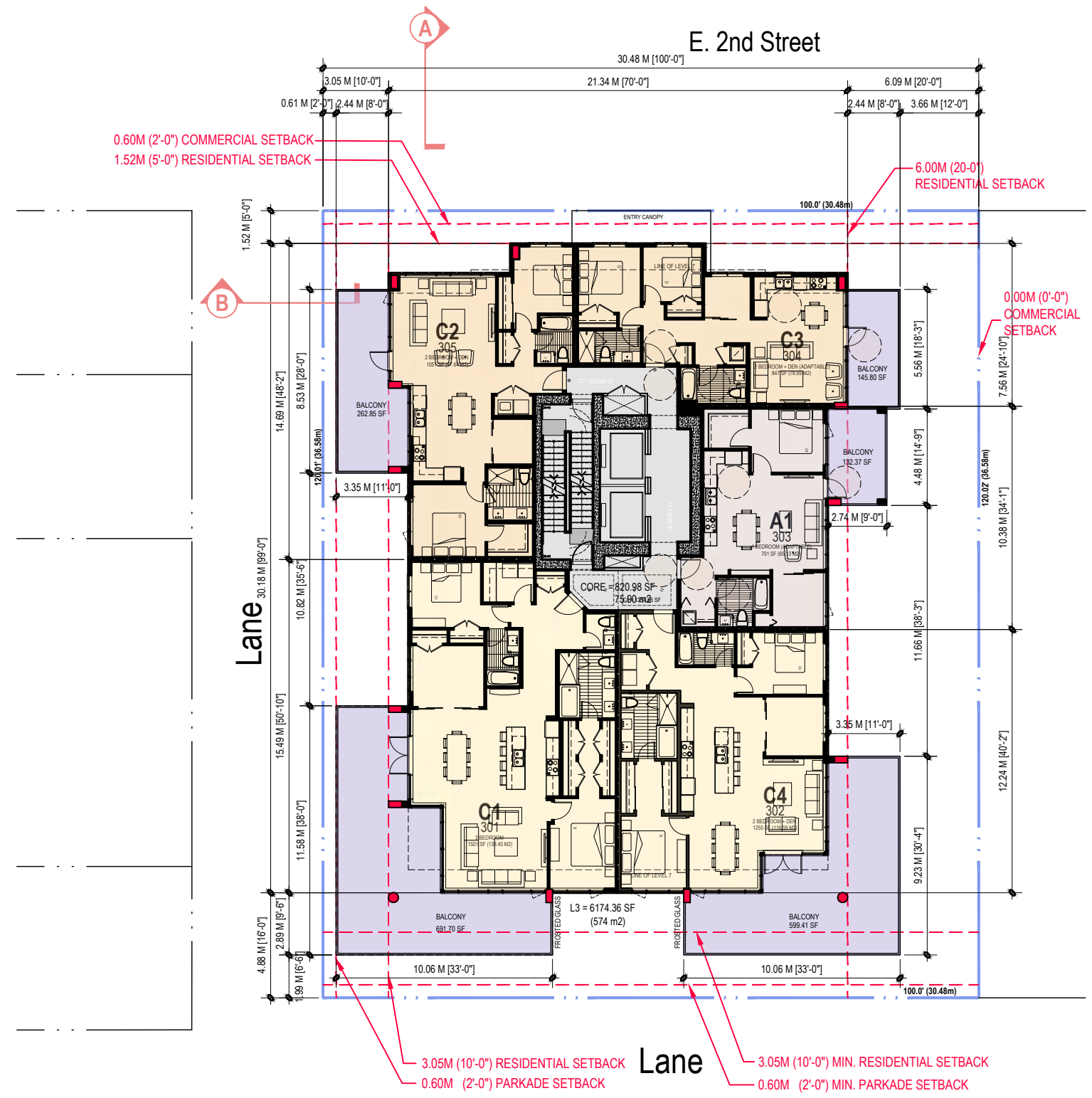


Level 2



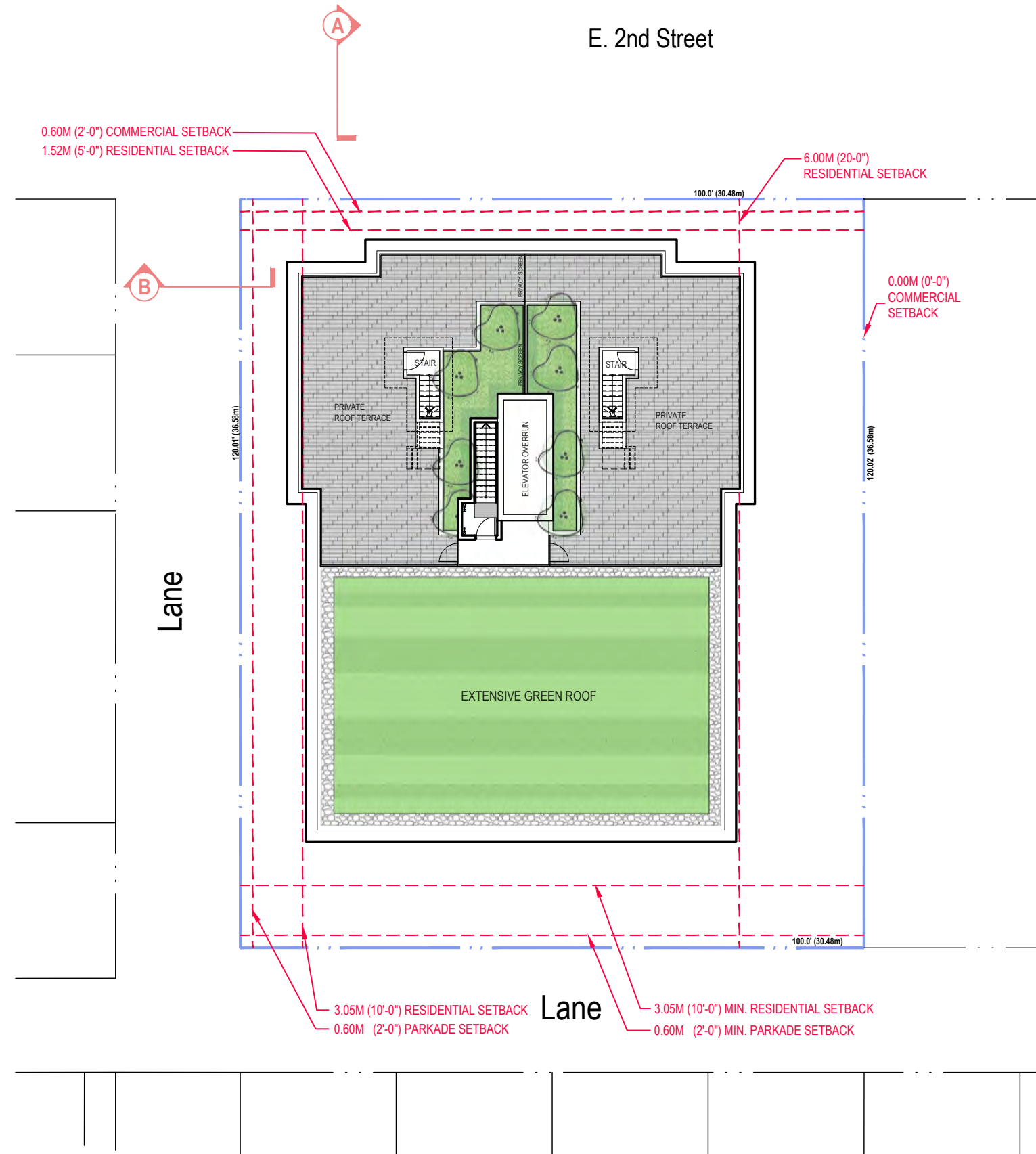
Level 3 - 6

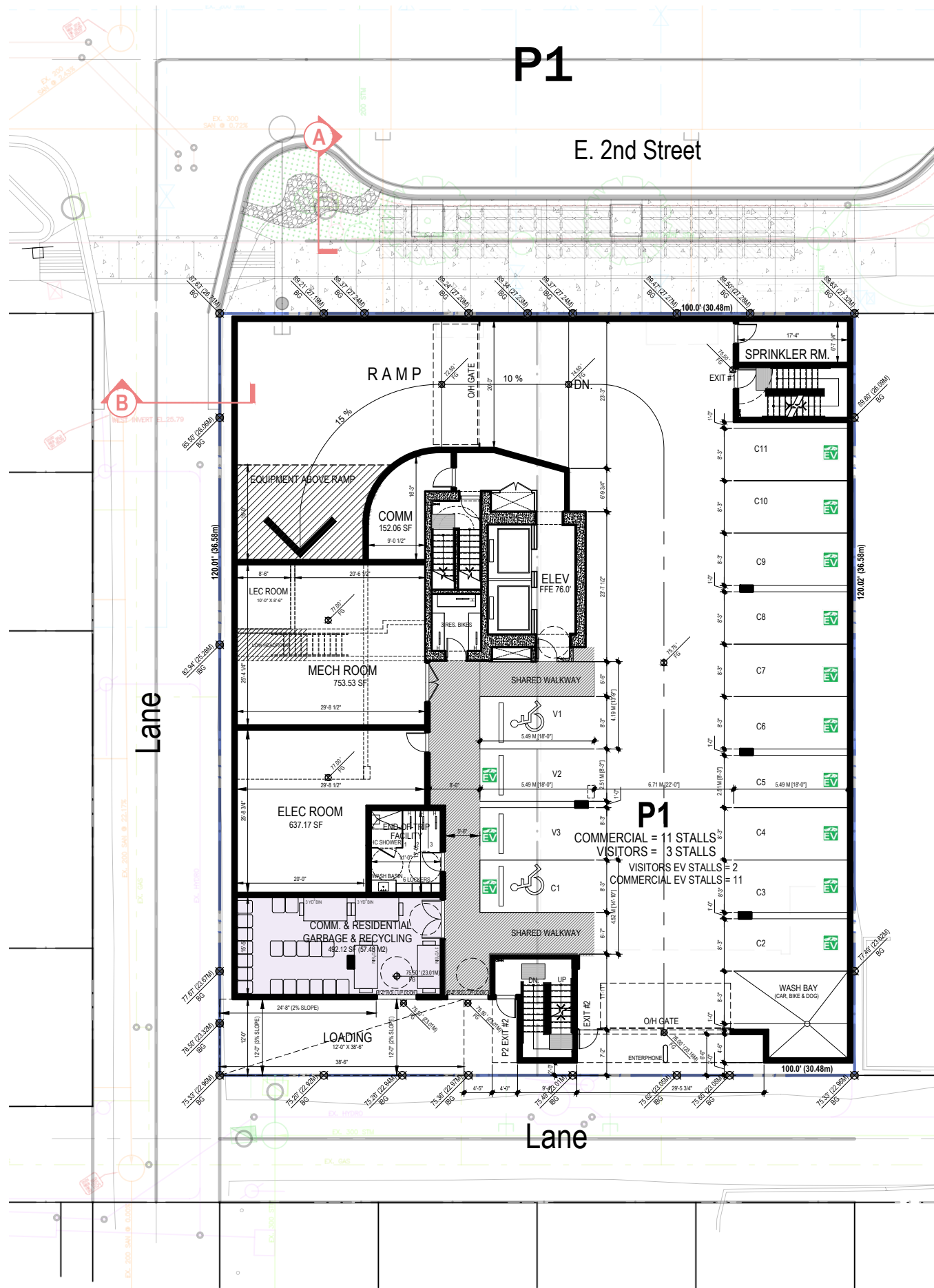
Level 7





Roof Plan

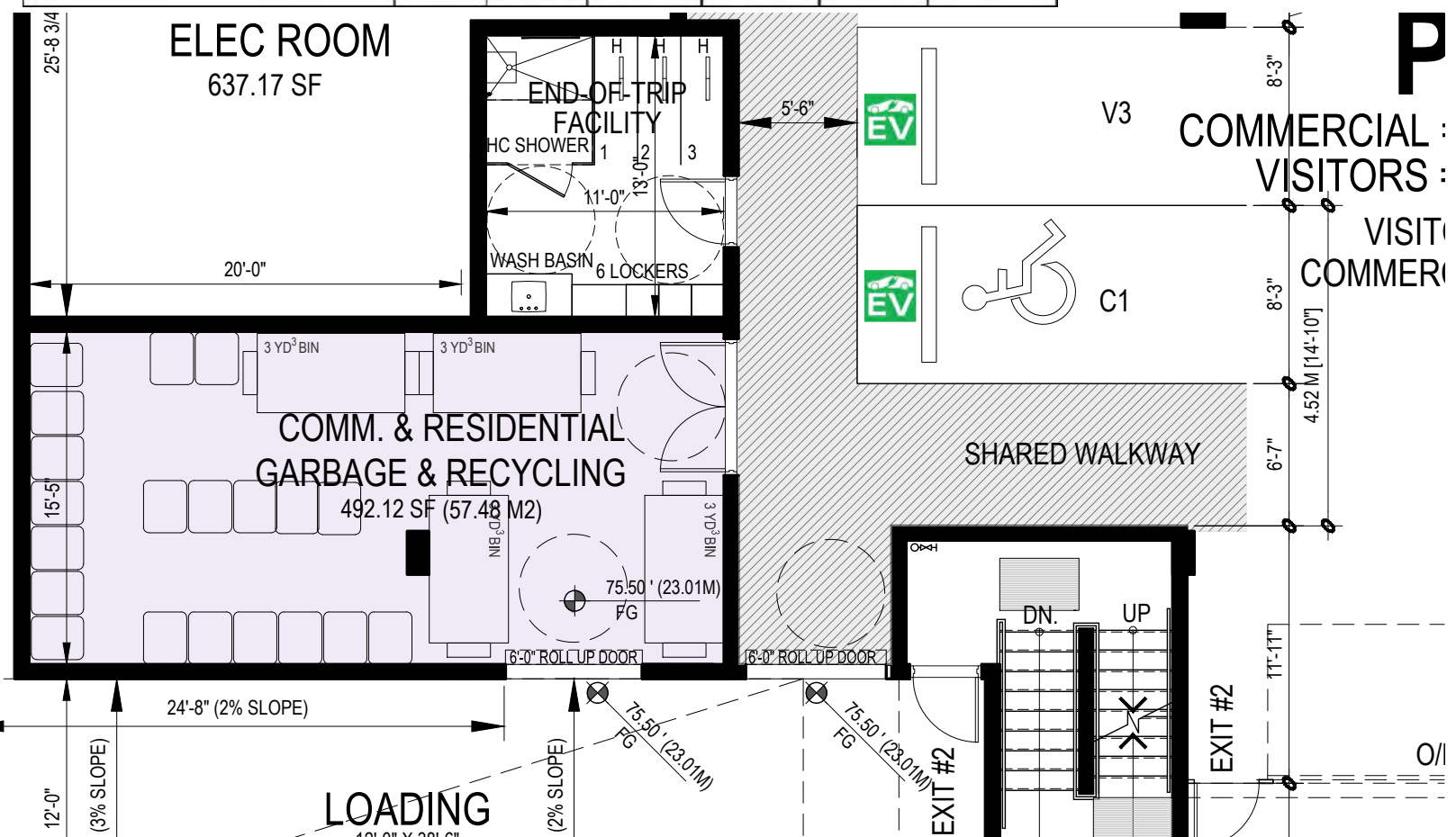




PARKING :	REQUIRED :	PROVIDED :	
Commercial Uses : LL-4 1/75m2 (807 Ft2) Gross Floor Area	652 M2	9 spaces	11 spaces (11 EV Stalls)
Residential : 1.05 spaces per Dwelling Unit	28 units	29 spaces	37 spaces 1.32 spaces
Visitors Parking : 0.10 spaces per Dwelling Unit	28 units	3 spaces	3 spaces part of the required parking (2 EV Stalls)
Total Parking		38 spaces	48 spaces 10 spaces (surplus)
Disability Parking Commercial Uses	1 space per 0-25 spaces	1 space	1 space Per By-Law
Disability Parking Level 1 Adaptable	2 spaces per 26-50 units	2 spaces	1 space
Disability Parking Level 2 or 3 Adaptable	4 spaces per 26-50 units	4 spaces	4 spaces
Small Cars	35% max. Allowed	13 spaces	0 spaces 0%
Electric Vehicle Cars	100% Residential parking	28 spaces	34 spaces 100% Residential parking
Loading Space : 1 spaces per 1393.5 m2 (15,000 ft ²) of Commercial Gross Floor Area	652 M2	1 space	1 space Per By-Law

BICYCLE PARKING :	REQUIRED :	PROVIDED :	
Residential Uses : Secure, 1.5 spaces/unit	28 units	42 bikes	42 bikes Per By-Law
Residential Uses : Short-Term, 20-59: 6 spaces, 60 units or more, 6/60 units	28 units	6 bikes	6 bikes
Commercial Uses : LL-4 Short-Term, 6/100m2 Commercial Gross Floor Area	652 M2	4 bikes	4 bikes
Commercial Uses : LL-4 Secure, 1/250m2 Commercial Gross Floor Area	652 M2	3 bikes	3 bikes Per By-Law

GARBAGE & RECYCLING :	REQUIRED :	MIN.	PROVIDED :			
Retail Use : 0.023 m2 per m ² (0.023 Ft2 per Ft ²)	322 M2	7.40 M2	8.00 M2	12.00 M2	129 SF	Per By-Law
Office Use : 0.010 m2 per m ² (0.010 Ft2 per Ft ²)	331 M2	3.31 M2	8.00 M2	8.00 M2	86 SF	Per By-Law
Residential : 0.486 m2 per unit (5.23 Ft2 per unit)	28 units	13.61 M2	11.00 M2	26.45 M2	285 SF	Per By-Law
Total		24.32 M2	27.00 M2	46.45 M2	500 SF	Per By-Law



P2

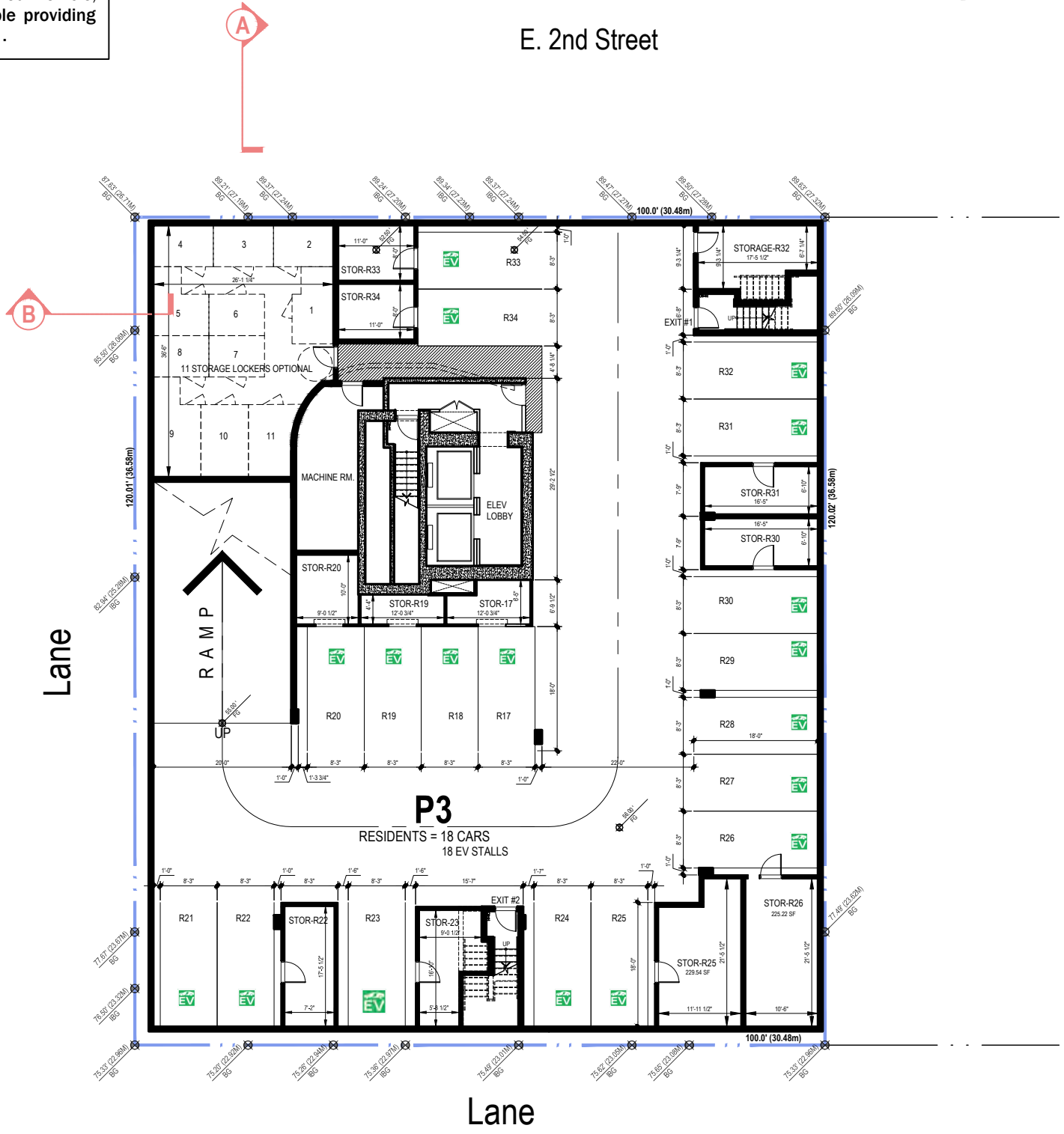
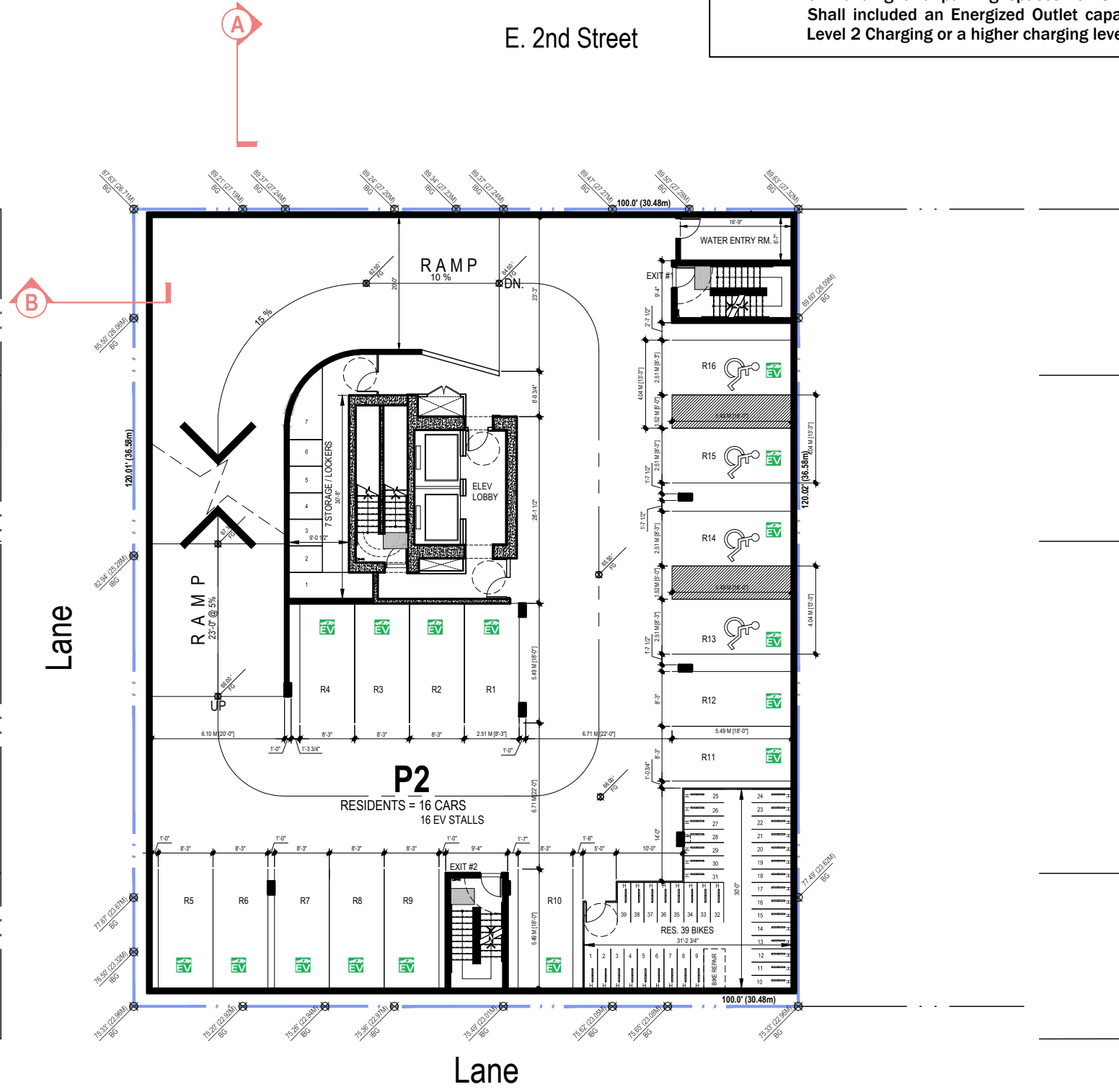
E. 2nd Street

EV Electric Vehicle Stalls

- All parking required for residential Uses in accordance with Figure 9-3 Minimum Parking Provision by Class of Building and parking spaces for Shared Vehicle, Shall included an Energized Outlet capable providing Level 2 Charging or a higher charging level .

P3

E. 2nd Street



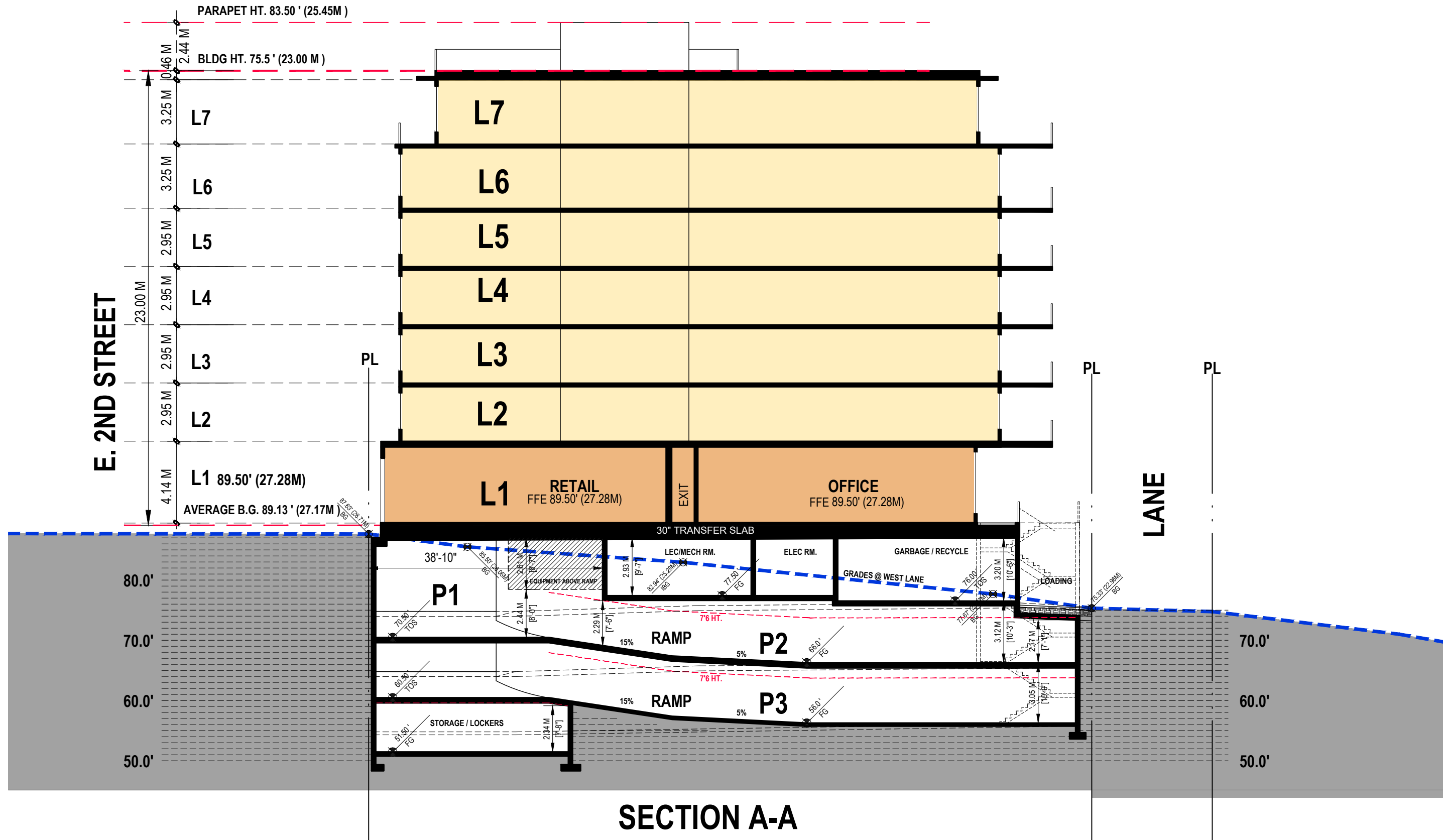
Ft	M
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89.21 BG	27.19
89.37 BG	27.24
89.47 BG	27.27
89.50 BG	27.28
89.63 BG	27.32
	163.01
89.13'	27.17 M
Average Grade	

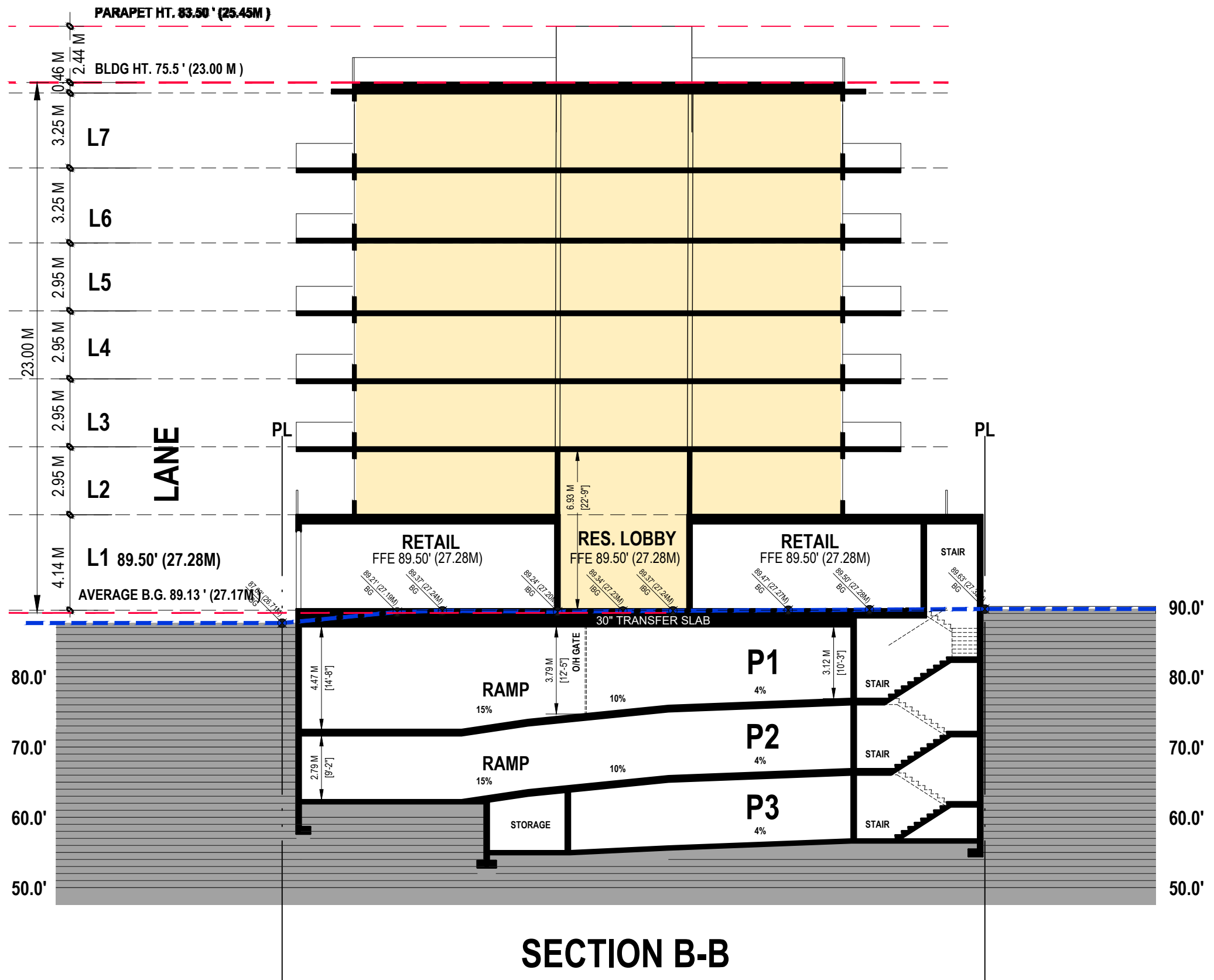












SECTION B-B

ADAPTABLE UNIT LEVEL TWO

1. CIRCULATION

- 1.1 Corridor min. 4' or 1220mm wide (except for service access areas).
- 1.2 Provide 5' or 1520mm turning radius inside and outside the entry corridor of each dwelling unit.

2. SUITE CIRCULATION

- 2.1 Provide wiring for an automatic door opener for the suite entry door.
- 2.2 Provide 2' or 610mm clear wall space adjacent to door latches where door swings toward user (pocket doors acceptable for bathroom and bedrooms)

3. DOORS

- 3.1 Min. one one bathroom, min. one bedroom and storage room doors 2'-10" or 860mm clear opening.

4. PATIO & BALCONY

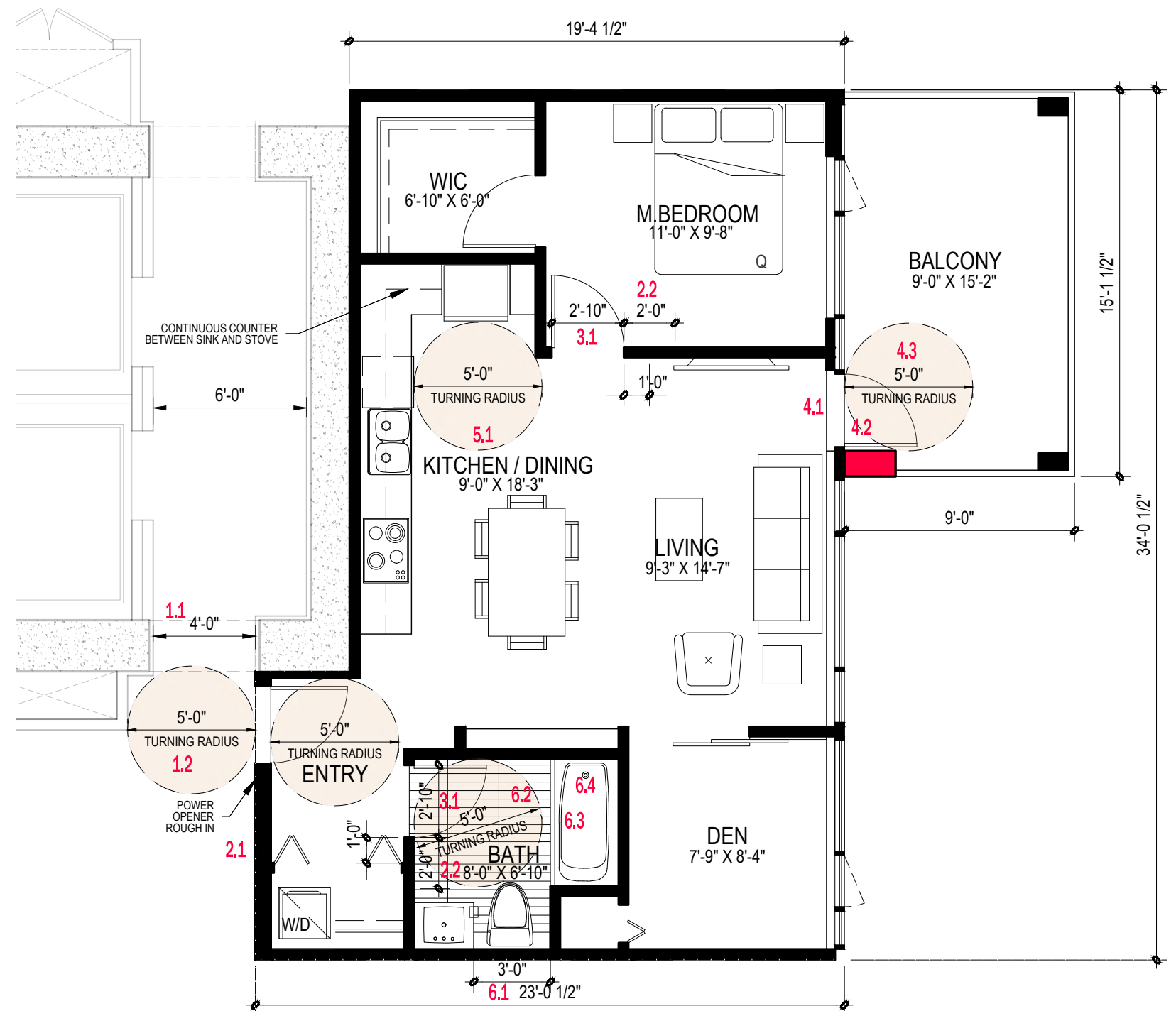
- 4.1 Min. one door 2'-10" or 860mm clear door opening.
- 4.2 Min. one patio or balcony doorsill with max. $\frac{1}{2}$ " or 13mm threshold.
- 4.3 Min. 5'-0" or 1520 mm turning radius on patio/balcony.

5. KITCHEN

- 5.1 Continuous counter between sink and stove.

6. MIN ONE BATHROOM

- 6.1 Toilet located adjacent to wall (min. 3'-0" or 915mm length)
- 6.2 Provide turning radius within bathroom (may result from removal of vanity cabinet).
- 6.3 3'-0" or 915 clearance along full length of tub.
- 6.4 Tub control valve placed at outer edge of tub, with tub spout remaining in central position.



UNIT-A1
1 BEDROOM + DEN
701 SF
ADAPTABLE UNIT

Adaptable Unit	Unit Type / Description	# of Units
Unit A1 AU Level Two	1 Bedroom + Den	4
Unit C3 AU Level Two	2 Bedroom + Den	4
		8 Units
Total Adaptable Units Level Two (min. 25%)		29%

ADAPTABLE UNIT LEVEL TWO

1. CIRCULATION

- 1.1 Corridor min. 4' or 1220mm wide (except for service access areas).
- 1.2 Provide 5' or 1520mm turning radius inside and outside the entry corridor of each dwelling unit.

2. SUITE CIRCULATION

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- 2.2 Provide 2' or 610mm clear wall space adjacent to door latches where door swings toward user (pocket doors acceptable for bathroom and bedrooms)

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4. PATIO & BALCONY

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- 4.2 Min. one patio or balcony doorsill with max. 1/2" or 13mm threshold.
- 4.3 Min. 5'-0" or 1520 mm turning radius on patio/balcony.

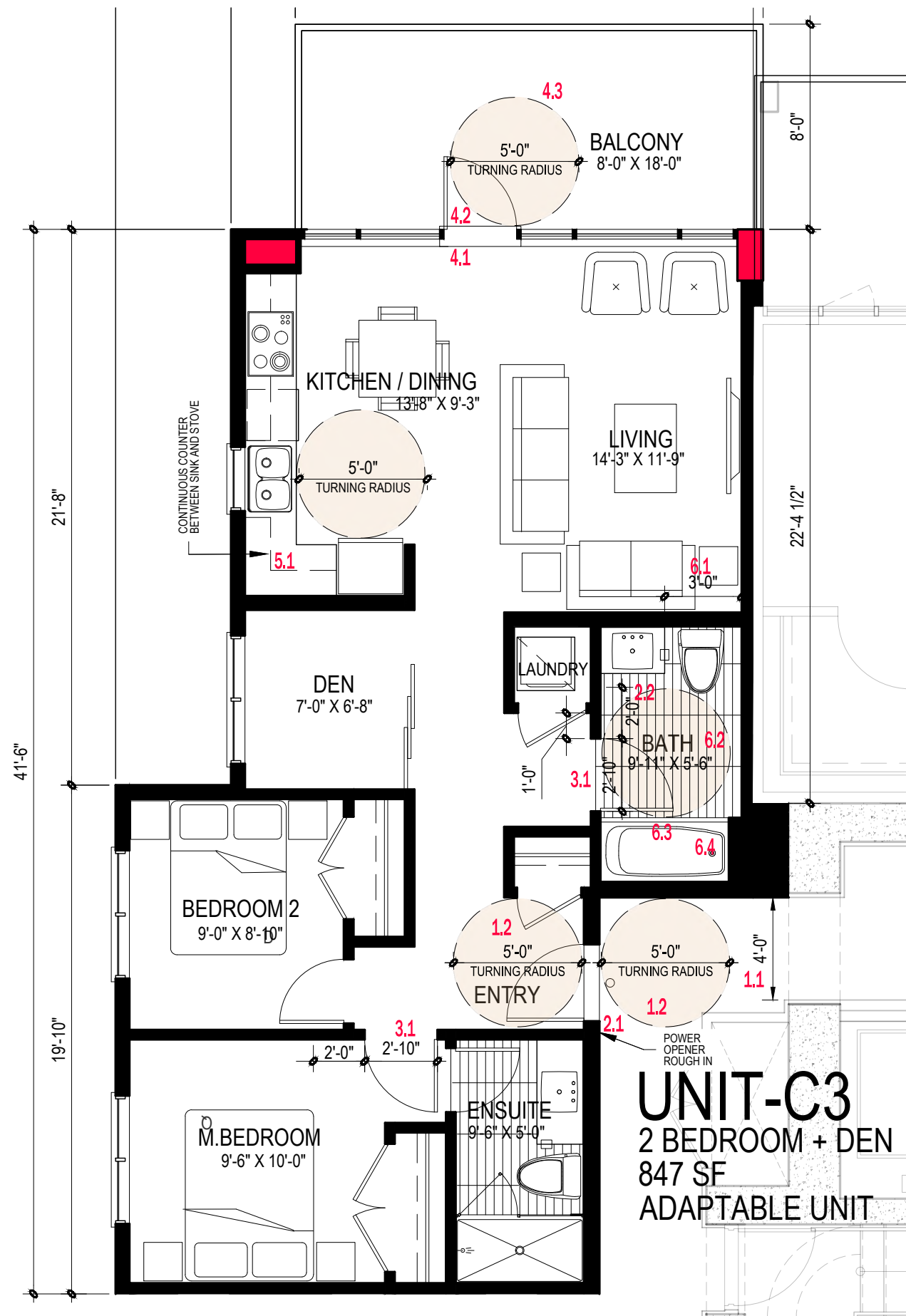
5. KITCHEN

- 5.1 Continuous counter between sink and stove.

6. MIN ONE BATHROOM

- 6.1 Toilet located adjacent to wall (min. 3'-0" or 915mm length)
- 6.2 Provide turning radius within bathroom (may result from removal of vanity cabinet).
- 6.3 3'-0" or 915 clearance along full length of tub.
- 6.4 Tub control valve placed at outer edge of tub, with tub spout remaining in central position.

Adaptable Unit	Unit Type / Description	# of Units
Unit A1 AU Level Two	1 Bedroom + Den	4
Unit C3 AU Level Two	2 Bedroom + Den	4
		8 Units
Total Adaptable Units Level Two (min. 25%)		29%



UNIT-C3
 2 BEDROOM + DEN
 847 SF
 ADAPTABLE UNIT

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		3' or 915mm building and suite entry doors	3' or 915mm building and suite entry doors
BUILDING ACCESS	Flush thresholds throughout the building (maximum ½" or 13mm height)	Flush thresholds throughout the building (maximum ½" or 13mm height) ✓	Flush thresholds throughout the building (maximum ½" 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

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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 ✓	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 ½" or 13mm height ✓	High density, low level loop carpet and underlay maximum ½" or 13mm height
PATIOS AND BALCONIES		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
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
ELECTRICAL		Rocker switches	Rocker switches ✓
ELECTRICAL			Double bulb ceiling fixtures
ELECTRICAL			Provide wiring for automatic door opener and strike 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

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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) ✓	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 ✓	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 ✓	Adjustable height shower head or hand-held shower head on adjustable bracket *
MIN. ONE BATHROOM		Water temperature regulator on tub / shower faucet ✓	Water temperature regulator on tub / shower faucet
LIVING ROOM		One switched electrical outlet ✓	One switched electrical outlet
BEDROOMS		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

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* Illustrations available

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Fixtures & Finishes July 2005

FIXTURES & FINISHES

	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 *
1.1 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) *
1.2 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 *
2.1 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
2.2 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 2' or 610mm clear wall space adjacent to door latches where door swings toward user (pocket doors acceptable for bathrooms and bedrooms) *
3.1 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
4.1 PATIOS & BALCONIES		Minimum one door 2' - 10" or 860mm clear door opening	Minimum one door 2' - 10" or 860mm clear door opening
4.2 PATIOS & BALCONIES		Minimum one patio or balcony doorsill with maximum ½" or 13mm threshold**	Minimum one patio or balcony doorsill with maximum ½" or 13mm threshold **
4.3 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
5.1 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

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Design Elements July 2005

DESIGN ELEMENTS

6.1 MIN. ONE BATHROOM	Toilet located adjacent to wall (min 3' or 915mm length) *	Toilet located adjacent to wall (min 4'6" or 1370mm length) ✓	Minimum 4' or 1220mm floor space between base cabinets / walls (possible with removal of sink cabinet) *
6.2 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) ✓	Provide turning radius within bathroom (may result from removal of vanity cabinet) *
6.3 MIN. ONE BATHROOM	3' or 915mm clearance along full length of tub *	3' or 915mm clearance along full length of tub ✓	3' or 915mm clearance along full length of tub *
6.4 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 ✓	Tub control valve placed at outer edge of tub, with tub spout remaining in central position *
MIN. ONE BATHROOM	Accessible storage *	Accessible storage ✓	Accessible storage*
MIN. ONE BATHROOM		Space under sink minimum 2'6" or 810mm wide *	Space under sink minimum 2'6" 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

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* Illustrations available
** Options considered

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Design Elements July 2005

DESIGN ELEMENTS