

# 146 EAST 2ND AVENUE

Rezoning Submission | 15th August 2022 | Anthem | dys architecture






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146 East 2nd Ave.

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**SECTION I  
PROJECT TEAM**

Rezoning Submission

15th August 2022

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## 1.0 Executive Summary

The proposal put forth in this application for Rezoning and Development consists of one site for redevelopment. The development will consist of one multi-storey building comprised of six levels of residential units over two levels of commercial, and three levels of underground parking. The building program is primarily residential strata units with commercial uses.

The site is located in the Lower Lonsdale area of North Vancouver and is in close proximity to numerous amenities and commercial services. Outlined in greater detail within the Rezoning and Design Rationale, the development program seeks to improve the commercial frontage, strengthen the street edge and public realm and add new housing units to meet the City’s objectives of the Official Community Plan for this neighbourhood.

The proposal is comprised of the following key aspects:

**Commercial** - The redevelopment will include approximately 8,850 SF of new commercial space fronting East 2nd Street. Commercial uses at grade will be maintained and optimized to respond to Lower Lonsdale’s emerging character. Compact, double height retail units with frontages of less than 6m in width will create a pedestrian-scale, active street wall, while a mezzanine level will offer a diverse range of businesses with high quality and flexible spaces.

**Residential** - The redevelopment will increase the housing stock with strata, for-sale residential units. The development will add 68 residential units of varying unit types. The project will provide 45% of its units as family oriented; either 2-bedrooms and 3-bedrooms types. In addition, 25% of the total units are designed as adaptable units.

**Environmental** - The development is targeting to meet BC Energy Step Code level 3. In general, the building is designed to incorporate improved thermal and energy performance, with increased insulation, lower window to wall ratio, and strategically located architectural elements as passive features. Overall, the proposed development will bring a balanced architectural language that combines sensitivity to the natural features of the city with a contemporary vocabulary and modern west coast aesthetics inspired by the context of the surrounding built environment. The design approach was intended to be thoughtful and contextually aware of the rich features of the city to inform the overall design and character of the building.



**SECTION I  
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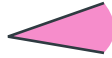


Rezoning Submission

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## 2.0 Site Description

The development site is located in the Lower Lonsdale area of North Vancouver and is designated as Mixed-Use level 4A (High-Density) land-use in the Official Community Plan. The project site is a single parcel which is currently zoned Comprehensive Development CD-007.



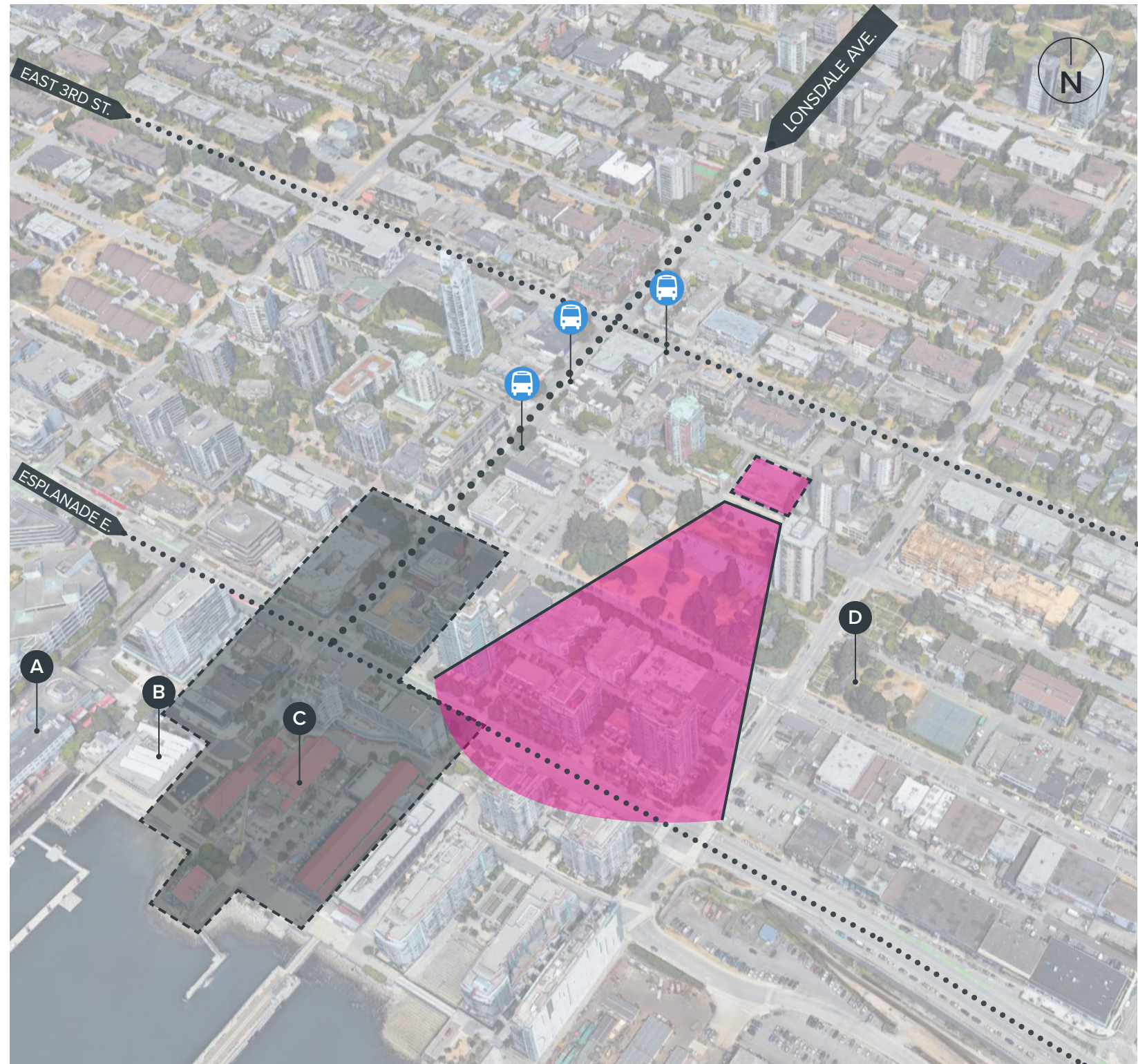
- Primary View corridor 
- Major Arterial Road 
- Minor Arterial Road 

A. Lonsdale Quay

B. The Polygon Gallery

C. Heritage Character Area

D. Allen Residence (Heritage) - 204 east 1st st.

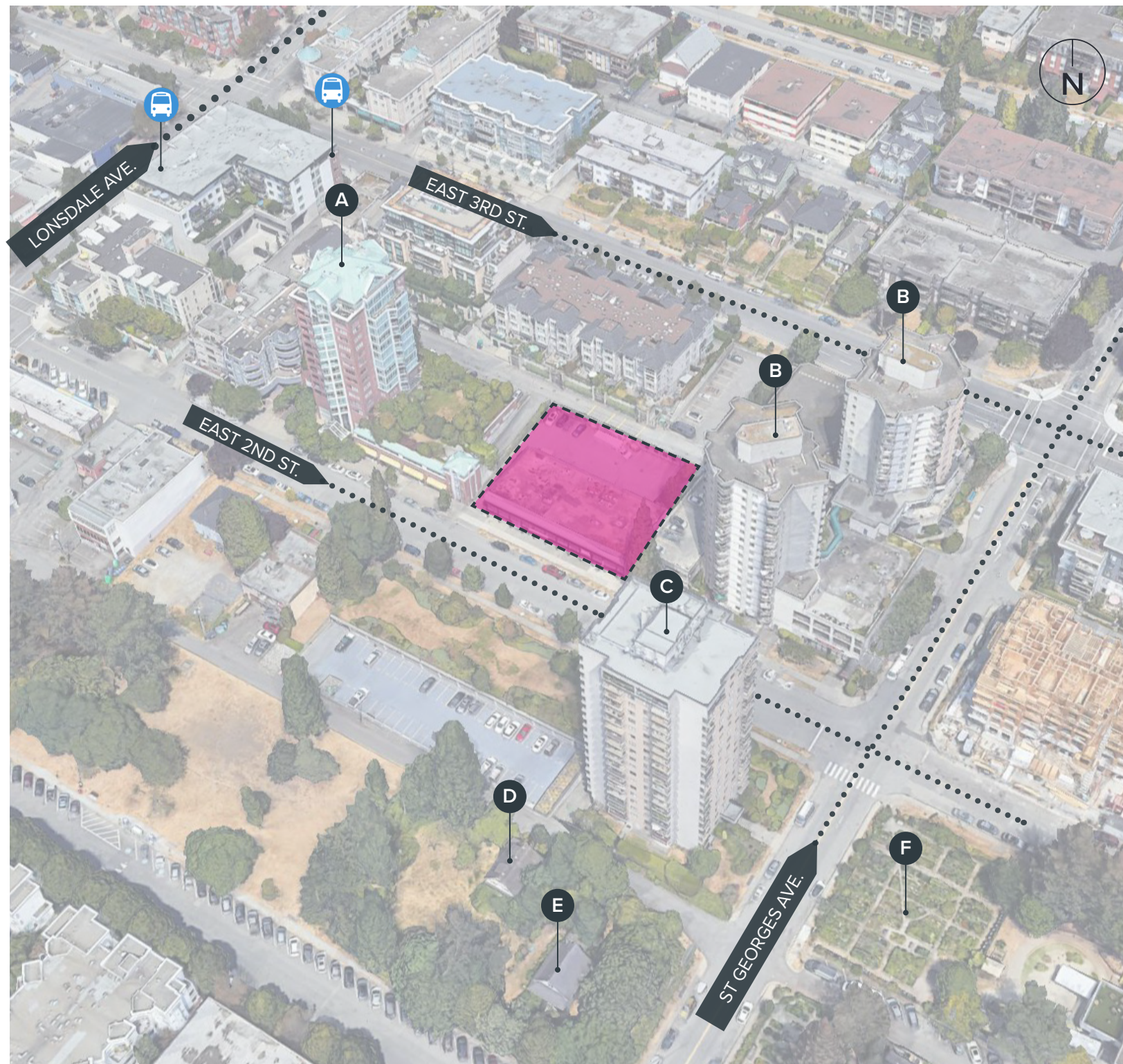


## 2.1 Context Plan

The site measures approximately 150 feet in width and 120 feet deep. The site area is approximately 17,960 sf. pre-dedication. With a base OCP density of 2.60 FSR and a potential Bonus Density factor of 1.00 FSR, the site may yield a total density of 3.60 FSR resulting in a development of approximately 64,656 sf. Bonus density relate to the provision of public benefits. Dedication of land on the site is expected to be along East 2nd Street.

Maximum building height allowed is 23 m (75'-5"). It is our understanding, based on Anthem's discussion with the City Planning Department, the building height may be measured from the high side of the site, along the lane to the north. There is a significant grade change on the project site, with the high point located along the lane to the north sloping down about 3.0m (10 feet) to the low side along East 2nd Street.

- A. Olympic - 130 East 2nd Street.
- B. Twin towers - 175 East 3rd Street
- C. Talisman Towers - 145 St Georges Ave.
- D. Falcioni Residence (Heritage) - 168 East 1st St.
- E. Matraia Residence (Heritage) - 174 east 1st St
- F. Lower Lonsdale Community Garden.



## 2.2 Current Site Conditions



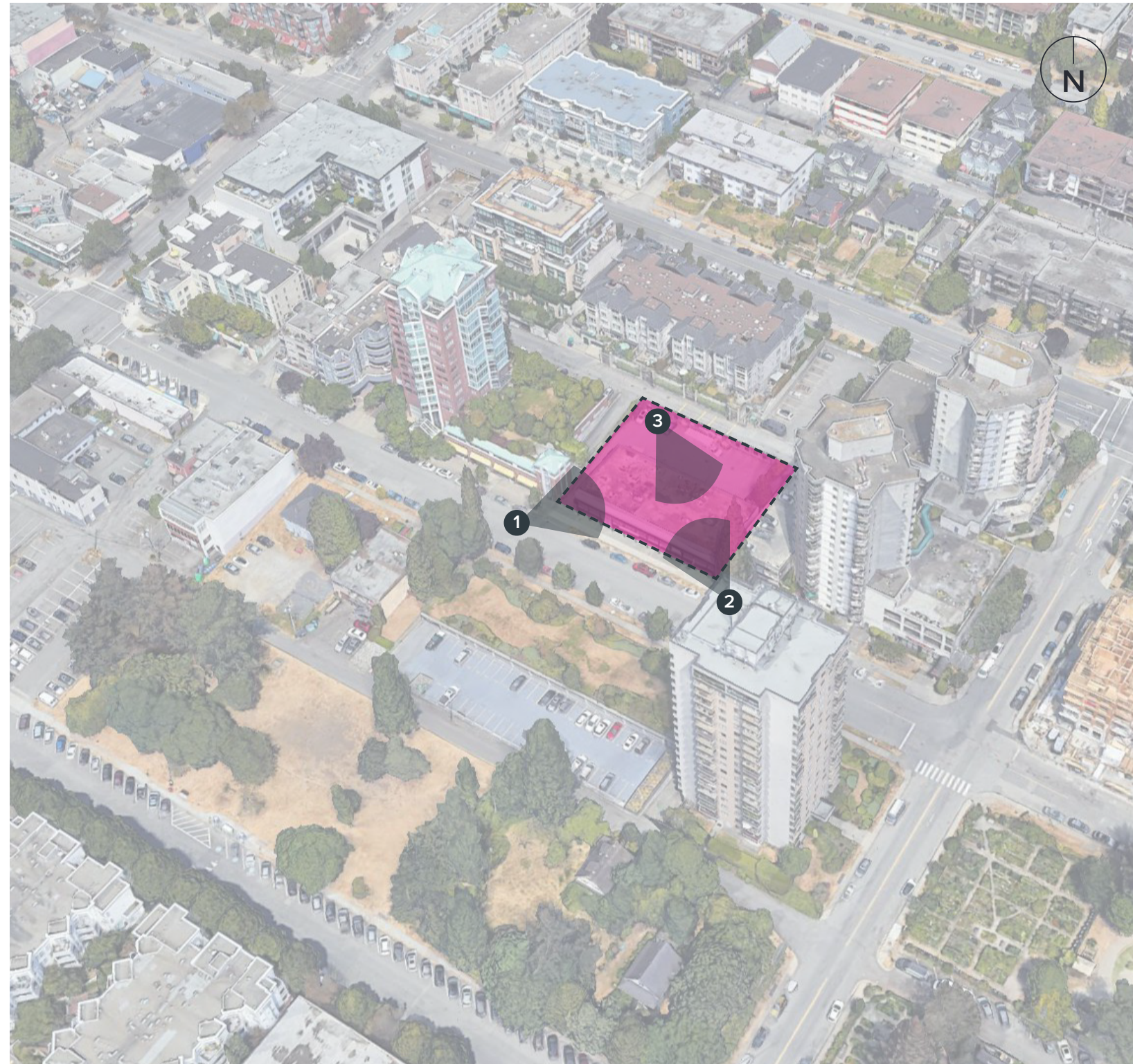
1. the street frontage of the existing building



2. eastern end of the existing building on the site



3. the back of the existing building on the site



## 2.2 Context Plan Neighbourhood Overview

Located in the Lower Lonsdale neighbourhood, this significant location in the city is where the urban fabric blends a broad mix of residential buildings with the commercial retail and services, and a number of community and recreational amenities.

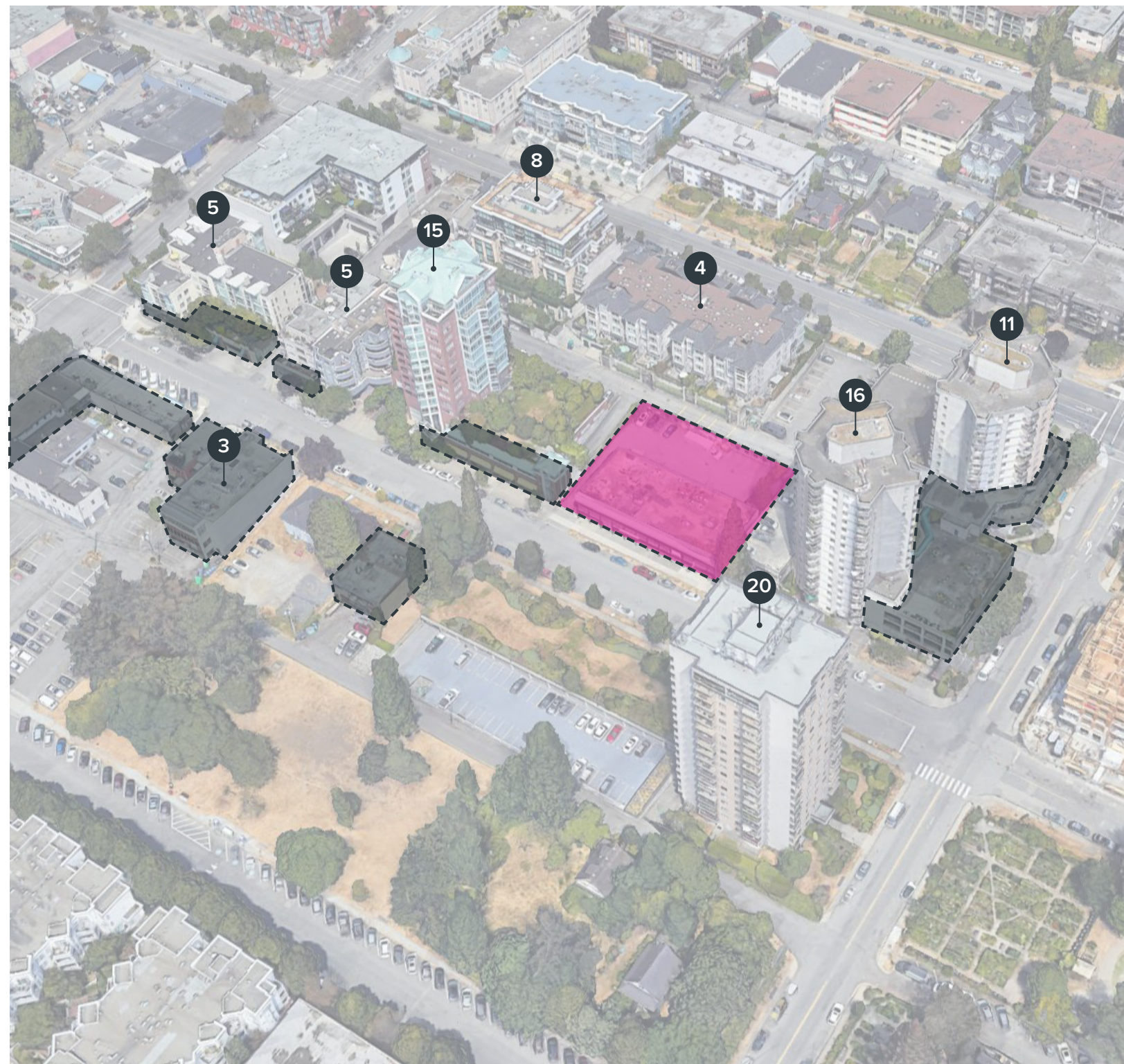
The immediate area to the north generally consists of mid-rise residential apartment buildings with commercial uses at-grade. The project site is directly in-between two residential high-rises to the west and east side of the development. A mid-rise residential building is immediately to the north opposite side of the service lane.

A number of community amenities are located in the immediate neighbourhood and these include an art gallery, civic museum, the Quay Market and Food Hall, the Shipyards, and the Seabus Terminal. Additionally, the site is in close proximity to a number of parks and recreational areas including Lower Lonsdale Community Garden, Derek Inman Park and Public Tennis Courts to the east, and Waterfront Park beside the Quay and Seabus Terminal.

Numer of Storeys 

Commercial Podium 

Site - 146 East 2nd Street. 



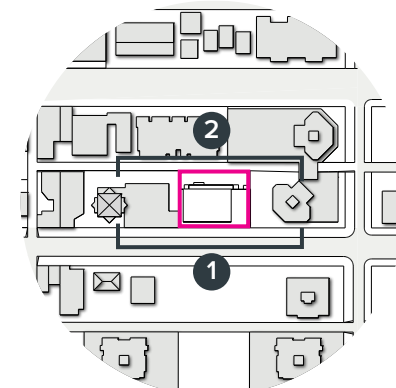
### SECTION II DESIGN ANALYSIS

Rezoning Submission

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## 2.3 Current Street Elevations



### SECTION II DESIGN ANALYSIS

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### 3.1 Applicable Zoning, Policies Plans and Guidelines

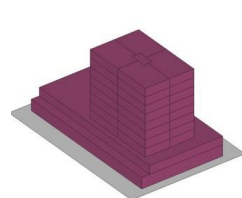
Existing Zoning: CD-007

Proposed Zoning: CD (Comprehensive Development District)

Land-Use Designation: Mixed-Use Level 4A (High Density)

Other documents include:

- Official Community Plan Bylaw, 2014, No. 8400;
- Zoning Bylaw, 1995, No. 6700;
- Density Bonus and Community Amenity Policy
- Housing Action Plan
- Community Energy and Emissions Plan



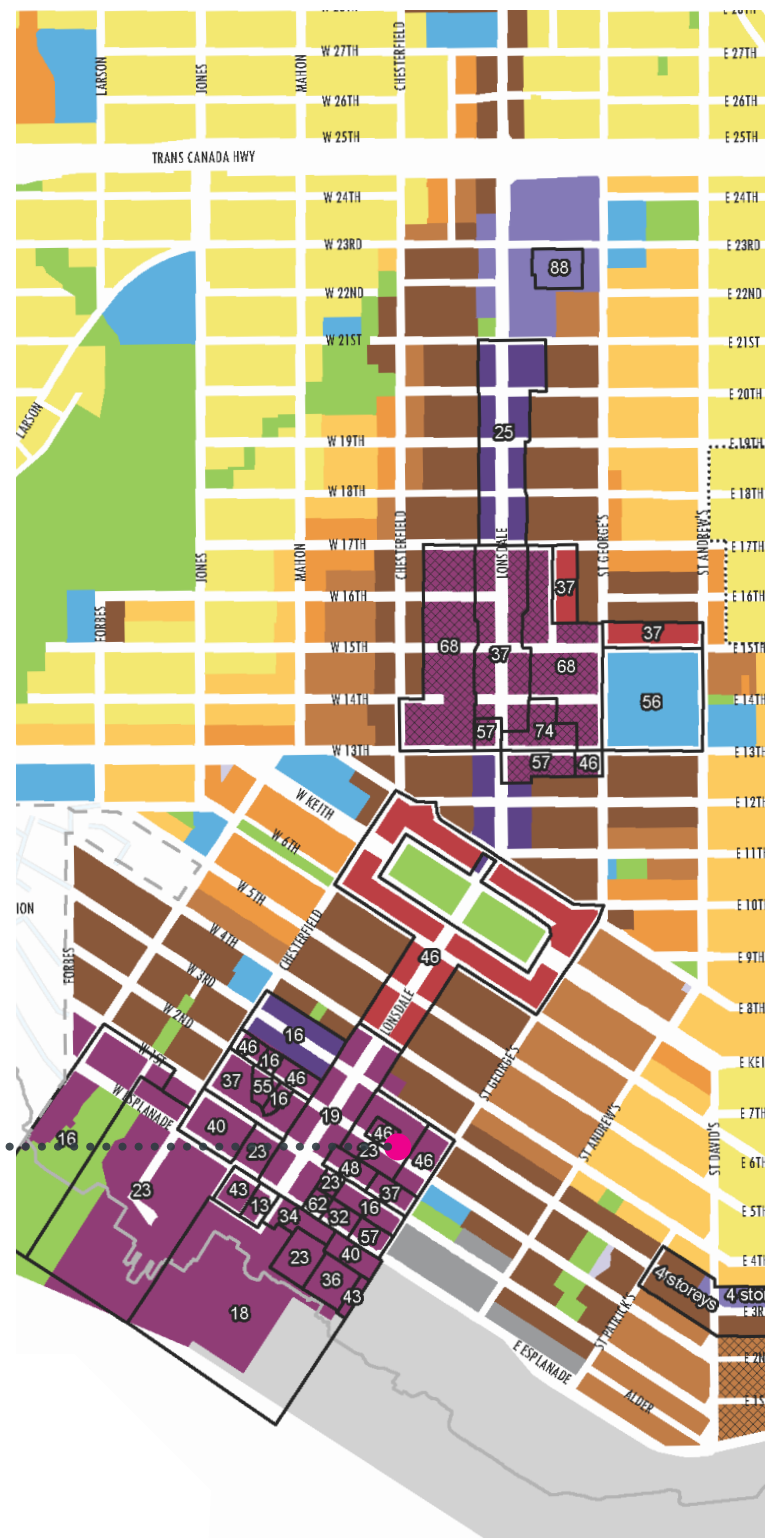
**Purpose** To allow for a mix of higher-density multi-family and commercial uses in Lower Lonsdale. Buildings in this designation typically include a mix of retail and/or office space on lower floors and residential apartments on upper floors.

**Form** Mid-rise or high-rise buildings. Heights are limited as indicated in the **Land Use map** (Schedule A, Appendix 1.0).

**Max Density** **2.6 FSR**

**Max Bonus** A maximum increase of **1.0 FSR** may be considered when public benefits are provided as per Section 2.2.

SITE



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

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 (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	-	-

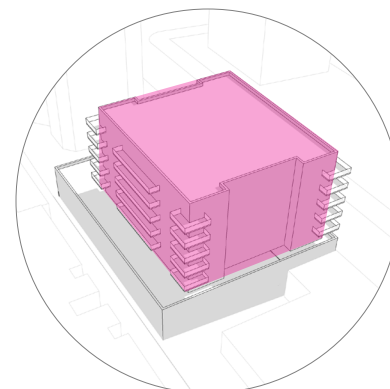
### 3.2 Rezoning Rationale

The purpose of this Rezoning application is to redevelop a single-parcel. The site is guided by the existing Lower Lonsdale area policy as noted in the Official Community Plan that was adopted in 2014. Rezoning is sought to allow for a multi-storey residential and commercial building that will include residential units for strata for-sale purposes. The residential program will include a diverse mix of various unit types and sizes which will promote greater housing options for people living in the City of North Vancouver and on the North Shore. The residential program will include common indoor amenity spaces and extensive outdoor space on the podium.

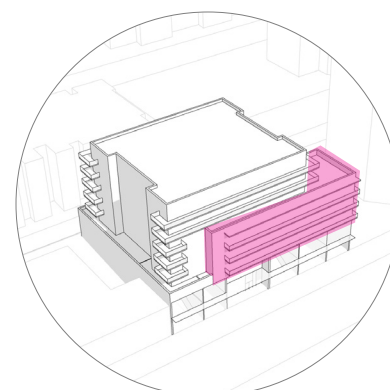
In addition, the building will include 2 levels of underground parking for residents, 2 partial at-grade and above grade parking levels for residential visitors and commercial patrons.

Attention was placed on the development's two edges to ensure the relationship between building and street and lane are strengthened. The East 2nd Street and lane edges strive to promote a friendly pedestrian streetscape to enhance the public realm. A City initiated right-of-way connector is located on the western edge of the development to continue the pedestrian movement mid-block through this area of Lower Lonsdale and to help connect East 2nd Street with the lane.

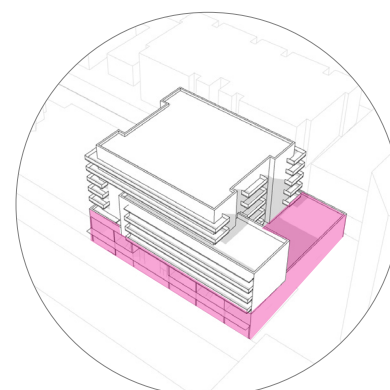
The front building edge facing East 2nd Street is designed to feature an expressive entry element to the residential component, a double height volume that is architecturally articulated with a simple canopy expression.



- 1 Residential Primary Floorplate**  
Pulling the floorplate of the main residential block back from street edge gives the building a less imposing frontage onto East 2nd street.



- 2 Horizontal Transition Form**  
This transitional form provides a crucial link between the horizontal language of the commercial podium below, up to the residential floors above.



- 3 Commercial Podium**  
The double height commercial podium is a continuation of two storey street frontage currently fronting East 2nd street. Retaining this strong base element, gives the opportunity for the commercial units fronting the street to have unique double height mezzanine spaces. Providing a balance of direct natural light and commercial floor space.

### 3.3 Response to City of North Vancouver OCP

In reference to the Lower Lonsdale area and the Official Community Plan, the proposed development meets or exceeds the planning objectives and land use concept. The design is guided and adheres to the main principles as set out in the community visions.

These include:

- Complete and Compact
- Accessible and Active
- Opportunity-Filled
- Resilient and Adaptable
- Durable and Timeless
- Creative and Diverse
- Healthy and Inclusive
- Diverse and Affordable
- Community Supporting Community
- Age-Friendly



#### 1 Land Use: Housing, Population and Employment

The project proposes strata for-sale residential housing to assist in addressing the City's population growth by providing a total of 68 residential units. There are currently no existing residential units in the commercial-oriented structure presently on site. The new housing units will offer a diverse range of unit types and sizes allowing families, individuals, and couples to reside in the building.

#### 2 Transportation, Mobility and Access

The proposed development considers a number of initiatives and features to promote forms of movement other than the use of single-occupancy vehicles. A select number of underground parking spaces for visitors and residents will be equipped with electrical charging stations, meeting the minimum 20% sought by the city for the development. Bicycle storage for residents is conveniently located on Level P1 and upper mezzanine parking level. A bike repair and wash area are proposed to promote bicycle usage. The site is conveniently located one to two city blocks away from the bicycle routes. Public transportation, bus routes and the Seabus are located nearby with walking distance.

#### 3 Community Well-Being

The development proposes a number of features for its residents and the community, which will enhance people's well-being. With a varied mix of unit types and sizes, the building will promote diversity amongst its residents with families, young individuals, seniors, and couples able to coexist. A significant number of units are designed as adaptable suites.

Suites are designed with a focus on the relationship between residents, the community and natural views. Larger family-oriented units were strategically designed to include extensive private outdoor space, promoting outdoor play and convenient access. Smaller studio and one-bedroom units are planned with private outdoor space. The building will provide various indoor amenities areas and extensive outdoor common area on the podium. This is to promote individuals to use the building common amenities, to foster community, gathering and neighbourliness.

**Natural Environment, Energy and Climate**

The building is designed to support connection to the Lonsdale Energy Corporation (LEC). Overall, the building is designed with the intent to meet BC Energy Step level 3. Access and proximity to bicycles and public transport reduce the reliance on vehicle ownership. Passive shading with extensive balconies on the south side of the building, and a balance of openings to solid wall in the exterior assembly, reducing the window to wall ratio.

The building is designed to address the challenges associated with climate change with care and consideration of the building form, articulation, and purposeful architectural elements. With passive shading created by balconies, low window to wall ratio, and limited massing articulation thus reducing thermal loss at steps and corners.



**4 Parks, Recreation and Open Space**

As a high-rise, slab-block structure, the building footprint will allow greater green space at the podium level for residents, providing opportunities for extensive landscape and outdoor spaces. Indoor amenities are provided with direct access to outdoor space with direct access to an outdoor patio.

**5 Art, Culture and Heritage**

The architectural character is inspired by the City’s local culture and natural setting. The design of the building sought inspiration from the local context and west coast vocabulary to set an architectural language reflective of these influences.

**6 Economic Development**

The proposed commercial space will be an upgrade to the existing commercial program on site. While the proposed commercial spaces will strengthen the public realm with improved storefront interface with the sidewalk boulevard, it will provide a unique retail environment with double-height commercial spaces with mezzanine areas. In addition, additional residents added to the neighbourhood, it will promote and influence economic growth to local businesses and services.

**7 Municipal Services and Infrastructure**

The building is designed to connect with the Lonsdale Energy Corporation’s system and other existing services.

## 4.1 Guiding Principles

The design inspiration for this building comes from an abstract study of Lower Lonsdale when viewed from Vancouver Harbour. The overlapping of warm tones, patterns of fenestration and horizontal ridge lines of the mountains behind translate into the building's facade



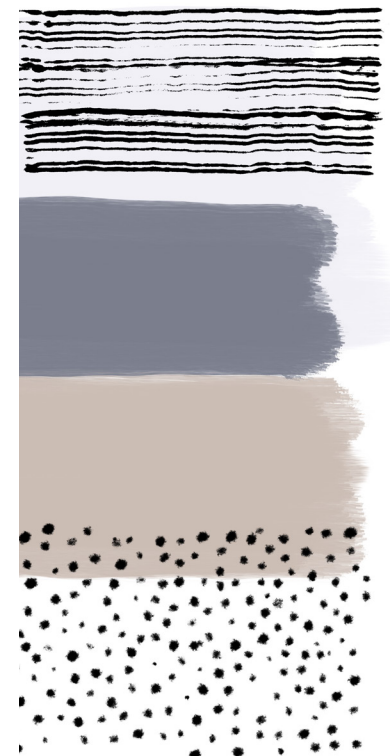
*simple palette  
reflection  
watercolour  
space*



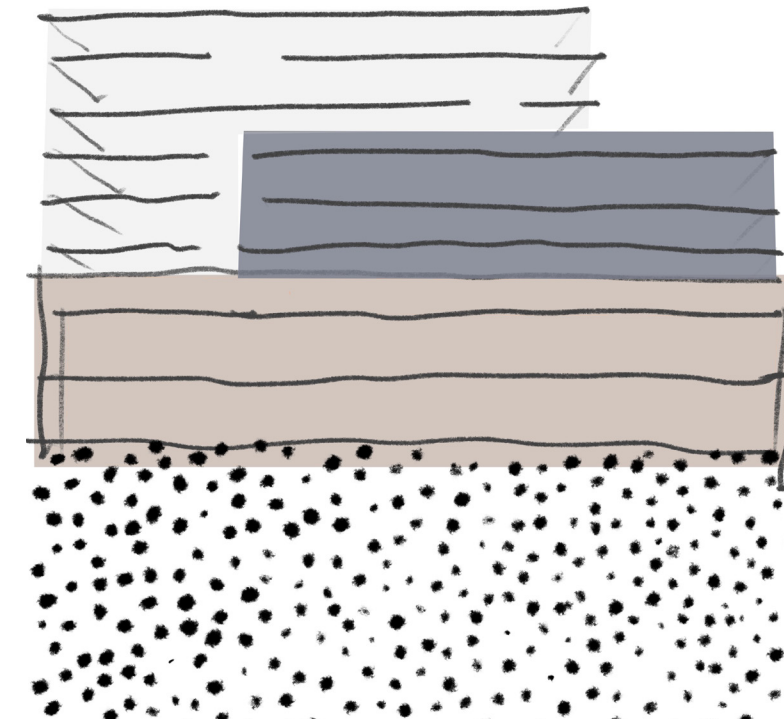
*thick line  
thin line  
marks  
scribed*



*texture  
grain  
coastline  
depth*



*warm  
grounded  
saturated  
touch*



*plinth  
rationalised  
hierarchy  
horizontal*

### SECTION IV DESIGN RATIONALE

Rezoning Submission

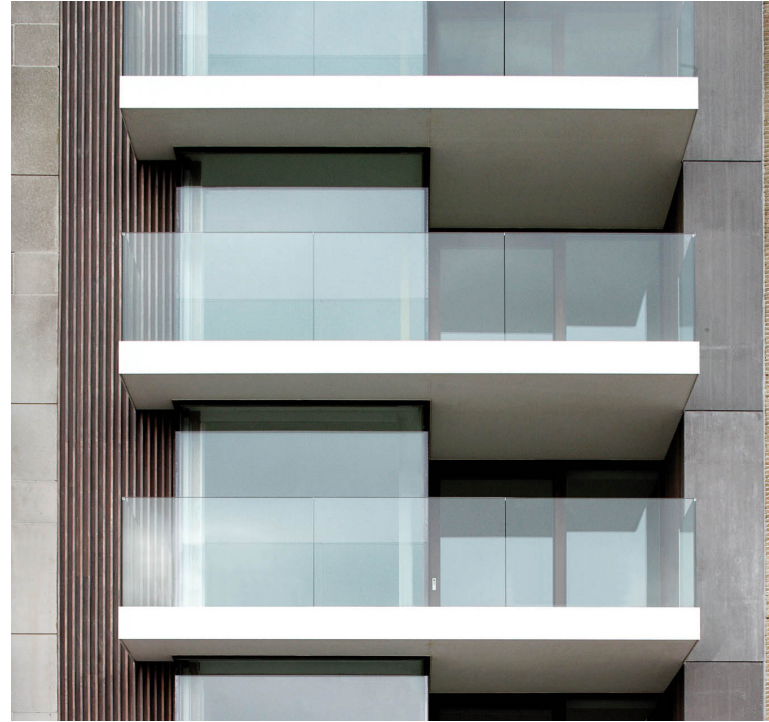
15th August 2022

# 4.2

## Design Language



1. Lot 05 - ZAC Beaujon.



2. Turnmill - Piercy & Company



3. De Havenmeester - RoosRos Architects



4. Queenshurst - Carey Jones



5. Govaert - Vanhoutte Architects



6. 71 Swann Road - Mosaic

# 4.3

## Retail Space & Residential Lobby



1. madcoffee - madarq studio



2. Gryphon House - Taizo Yamamoto



3. The Service Course - Girona Spain



4. The wheelhouse - Los Angeles



5. North Point Brewing - North Vancouver

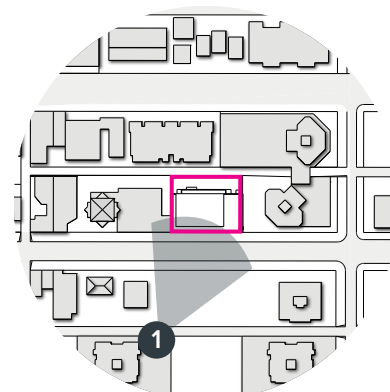


6. Nottingdale Cafe - Found Associates



## 4.4 Project Description

The building form is an eight-storey tower and slab block with podium structure. A double height lobby sited in the middle of the podium fronting East 2nd Street defines the residential entrance. Adjacent to the lobby is the main circulation elevator and stair core in the middle of the site.

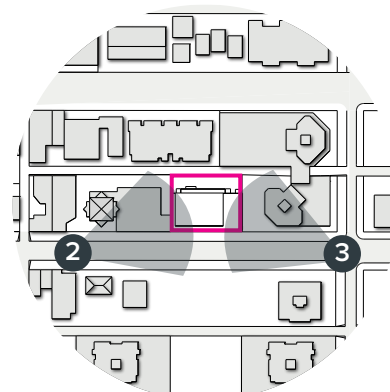


1. primary southern elevation on to East 2nd Street.

## 4.5 Integration in to Streetscape

The urban edges at grade are designed to relate to the existing streetscape and adjacent tower podiums. By implementing a raised pedestrian crossing across E 2nd St and midblock pedestrian ROW, the proposal will enhance the public realm while continuing the two-storey street wall and sawtooth tower-height pattern that is characteristic of this block. The use of warm-toned materials, compact retail frontages, along with an improved sidewalk and boulevard treatment have been contemplated to further elevate the pedestrian experience and promote walkability.

The design response to the site respectfully promotes the importance of animating the commercial frontage, taking clean modern architectural vocabulary to celebrate the community and unique location of the site.



2. view looking east along East 2nd St.



3. view looking west along East 2nd Street

**SECTION IV  
DESIGN RATIONALE**

Rezoning Submission

15th August 2022

## 4.6 Use & Density

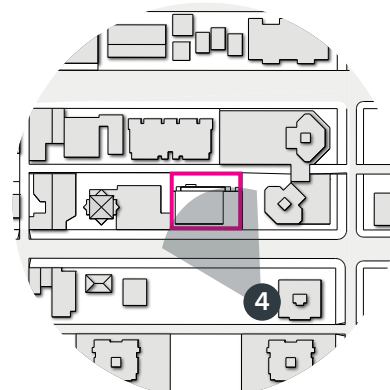
This rezoning and development application proposes to redevelop the existing five properties to allow for the following:

USE:

- a) Residential dwelling units for strata market, for-sale purposes;
- b) 68 residential units;
- c) 25% of residential units to meet Level 2 Adaptable Housing Standards (min. 25%)
- d) Six (6) storey mid-rise tower;
- e) Common building amenity space of approximately 950 sf. indoor space located on Level 3 in conjunction with an extensive outdoor amenity space at the podium roof level

DENSITY:

- a) Proposed density to meet existing OCP policy (2.3 FSR), OCP bonus provisions (1.0 FSR)
- b) Adaptable Housing exclusion allowances (20 SF per each Level 2 unit);
- c) Proposed density anticipated to be approximately 3.55 FSR (63,707 sf.), slightly below the maximum 3.60 FSR allowed on the site;



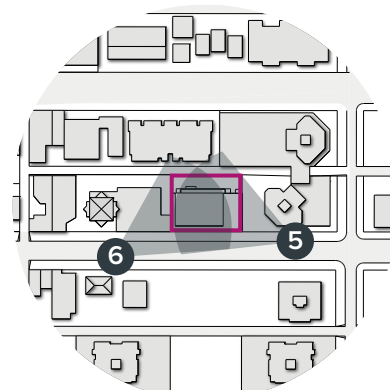
4. view looking north west across East 2nd Street

## 4.8 Parking Provision

- a) Underground parking structure with private residential parking and at-grade, covered commercial parking will have access from East 2nd Street at the south property line;
- b) Above-grade parking for residential visitors will have access from the service lane on the north side of the development site where the grade is substantially higher above the East 2nd Street;
- c) Secured bicycle storage for residents located at-grade on Level 2 with access off the service lane for convenient access to the outside;
- d) Secured bicycle storage and end of trip facilities for commercial employees is located at-grade on Level 1 with access off East 2nd Street.



5. view of commercial podium from the SE corner of the site and parking entry



6. view of the pedestrian right of way along the eastern property line

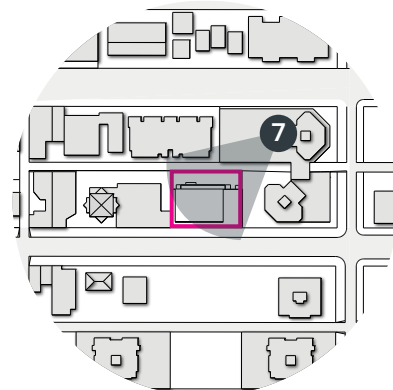
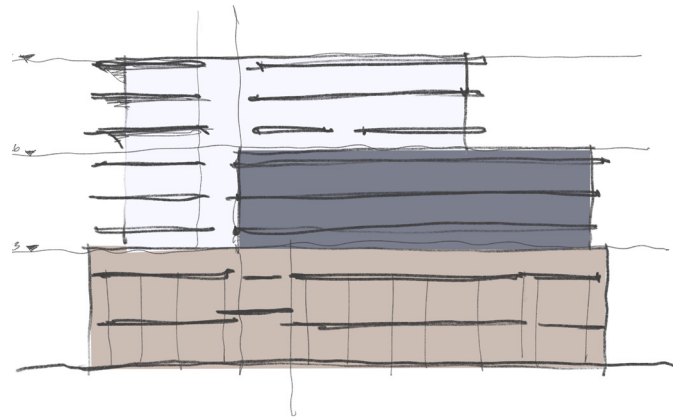
**SECTION IV  
DESIGN RATIONALE**

Rezoning Submission

15th August 2022

## 4.9 Amenity Provision

The building proposes approximately 850 sf. of indoor amenity space for residents, with approximately 2000 sf. of outdoor deck area. Amenity spaces are located adjacent to the main elevator and stair core for accessibility and convenience. In addition, the design proposes a multi-purpose space for socializing and gathering. Residents will have immediate access to outdoor space taking advantage of views to the mountains, daylight and natural fresh air.



7. view of the amenity and private terraces at level 3, on top of the commercial podium

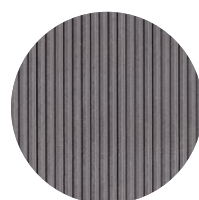
## 4.7 Form, Height & Materials

The building form is generally an 8-storey slab-block tower and podium mid-rise massing with expressed balcony edges which articulate the façade and visually reduce the appearance of the building. With a tower floor plate form, it allows the project to incorporate an open green space at the podium level and allow views of the waterfront from neighbouring buildings.

The tower, slab-block form is in keeping with the overall building height as suggested within the OCP respecting the setback from the adjacent structures, and protecting the views from neighbouring properties. The proposed building is simple and elegant, but is articulated with a modern approach with strategically placed balconies, exterior materials and finishes.



**1** window wall raised panel system  
colour: standard white



**2** ceramic coated cementitious panel  
colour: medium grey

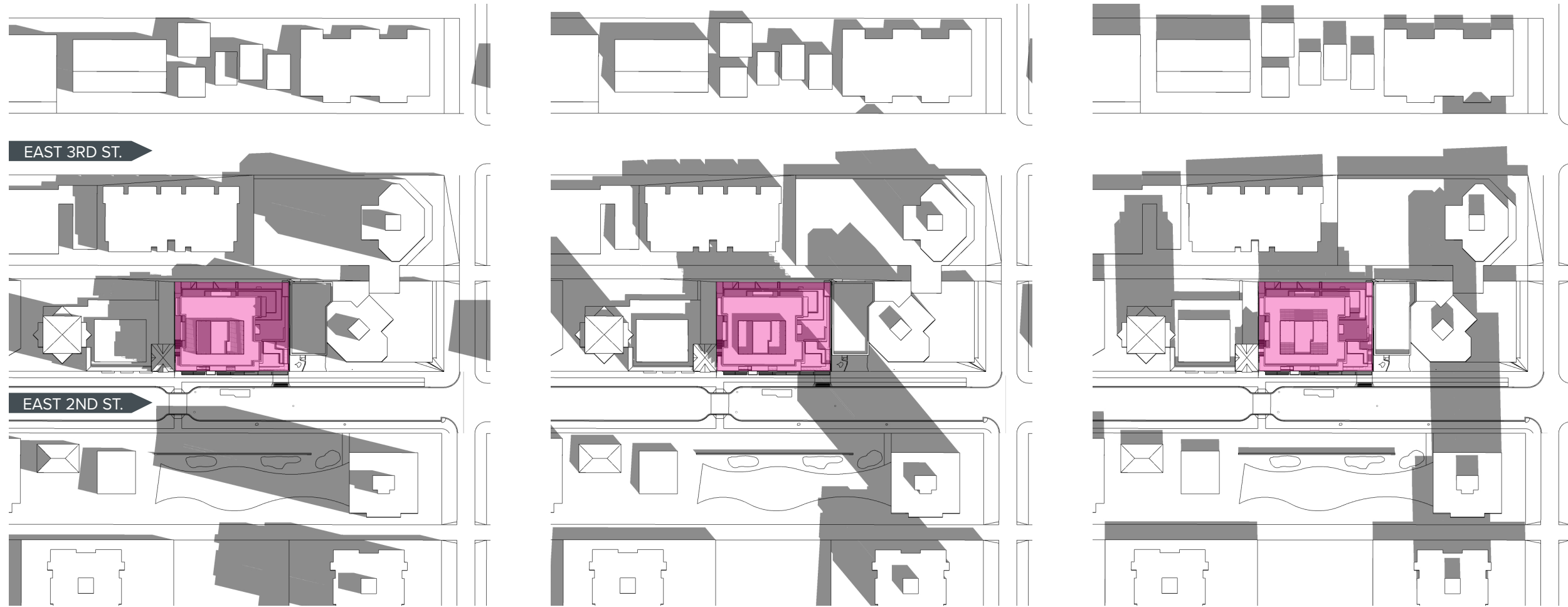


**3** Standard face brick  
colour: tumbleweed





# 5.1 Spring Solstice



March 21st 10:00

March 21st 12:00

March 21st 14:00

**SECTION V  
SHADOW STUDIES**

Rezoning Submission

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## 5.2 Summer Solstice



**SECTION V  
SHADOW STUDIES**

June 21st 10:00

June 21st 12:00

June 21st 14:00

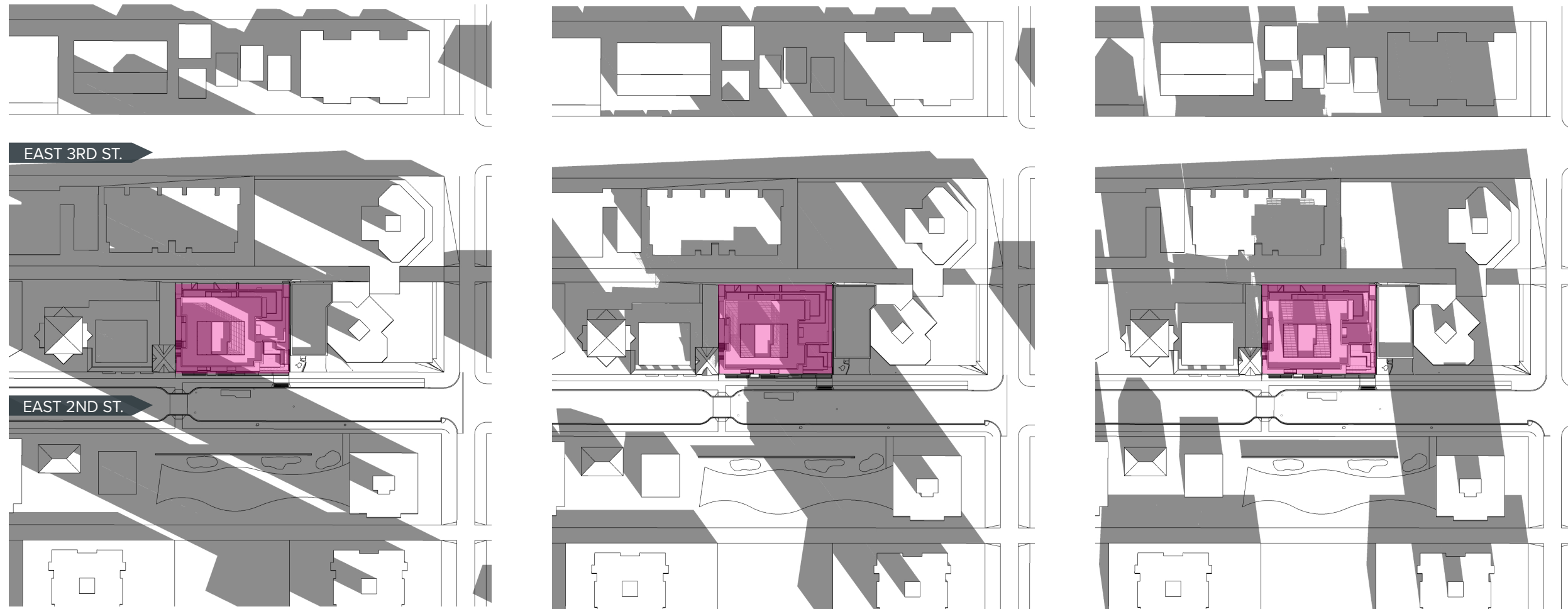
Rezoning Submission

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### 5.3 Winter Equinox



Dec 21st 10:00

Dec 21st 12:00

Dec 21st 14:00

**SECTION V  
SHADOW STUDIES**

Rezoning Submission

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**146 EAST 2ND STREET**

**REZONING SUBMISSION - AUGUST 2022**

MULTI-FAMILY RESIDENTIAL AND COMMERCIAL DEVELOPMENT

SECTION VI  
DRAWING PACKAGE



CLIENT



NO. | DATE | ISSUE  
 1 | 2022-08-15 | ISSUED FOR REZONING

NO. | DATE | REVISION

<b>146 EAST 2ND STREET, CITY OF NORTH VANCOUVER, BC</b>					A221512
<b>MIXED-USE HIGH DENSITY DEVELOPMENT</b>					2022-08-12
<b>PROJECT STATISTICS</b>					
CIVIC ADDRESS	146 EAST 2ND STREET				
LEGAL DESCRIPTION					
SITE AREA	17,967.82 SF	1,669.27 SM			
CURRENT ZONE	CD 007				
<b>OCP LAND USE PLAN (PER SCHEDULE A)</b>					
DESIGNATION	MIXED-USE LEVEL 4A (HIGH DENSITY)	OCP DENSITY (FSR)	2.60 FSR		
		MAX. BONUS (FSR)*	1.00 FSR		
		MAXIMUM FLOOR SPACE RATIO ALLOWED	3.60 FSR		
		* Bonus Density when public benefits are provided as per Section 2.2			
<b>SITE COVERAGE</b>					
ALLOWED	90%	16,171.04 SF	1,502.34 SM		
PROPOSED	63%	11,339.31 SF	1,053.46 SM		
*Site coverage measured to the residential and commercial area footprint only; parking area and driveway ramp excluded					
<b>DENSITY (FLOOR SPACE RATIO)</b>					
MU-4A BASE AMOUNT	2.60 FSR	46,716.34 SF	4,340.09 SM		
BONUS (PUBLIC BENEFITS)	1.00 FSR	17,967.82 SF	1,669.27 SM		
TOTAL ALLOWED	3.60 FSR	64,684.16 SF	6,009.36 SM		
PROPOSED	3.55 FSR	63,707.70 SF	5,918.64 SM		
OVER/UNDER	- 0.05 FSR	- 976.46 SF	- 90.72 SM		
<b>MAXIMUM BUILDING HEIGHT</b>					
ALLOWED		75.46 FT	23.00 M		
PROPOSED		72.00 FT	21.95 M		
<b>SETBACKS</b>					
FRONT (SOUTH-EAST 2ND STREET)		- FT	- M		
LANE (NORTH)		20.00 FT	6.10 M		
EAST SIDE (FROM ADJACENT TOWER ABOVE 4TH FLOOR)		80.00 FT	24.38 M		
WEST SIDE (FROM ADJACENT TOWER ABOVE 4TH FLOOR)		80.00 FT	24.38 M		
WEST SIDE (PEDESTRIAN RIGHT OF WAY)		8.00 FT	2.44 M		
<b>PARKING SUMMARY</b>					
<b>RESIDENTIAL</b>			68 UNITS		
PARKING RATIO (RESIDENTS)	RESIDENTIAL	1.05 / UNIT			
MINIMUM NUMBER OF DWELLING PARKING SPACES REQUIRED			71 SPACES		
PARKING RATIO (VISITOR) PER 908(7)		0.10 / UNIT			
MINIMUM NUMBER OF RESIDENTIAL VISITOR PARKING SPACES REQUIRED			7 SPACES		
TOTAL NUMBER OF RESIDENTIAL PARKING SPACES REQUIRED			78 SPACES		
<b>COMMERCIAL</b>					
PARKING FORMULA	COMMERCIAL RETAIL UNIT AREA	8,805.91 SF			
	1 SPACE PER	807.30 SF			
MINIMUM NUMBER OF COMMERCIAL PARKING SPACES REQUIRED			11 SPACES		
<b>DISABILITY</b>					
RESIDENTIAL USE		0.038 / UNIT			
MINIMUM NUMBER OF PARKING SPACES DEDICATED FOR DIABILITY USE			3 SPACES		
NON RESIDENTIAL USE		1 / PER 25 (UP TO 50)			
MINIMUM NUMBER OF PARKING SPACES DEDICATED FOR DIABILITY USE			1 SPACES		
TOTAL MINIMUM NUMBER OF PARKING SPACES DEDICATED FOR DIABILITY USE			4 SPACES		
<b>TOTAL</b>					
	REQUIRED	PROVIDED	ALLOWED	PROVIDED	
RESIDENTIAL	71	87	37	30	
VISITOR	7	7	35%	28%	
COMMERCIAL	11	13			
TOTAL	89	107			
DISABILITY	4	8			

**FLOOR AREA SUMMARY**

FLOOR LEVEL	GROSS FLOOR AREA (SF)	EXCLUSIONS (SF)					FSR	LEASEABLE/SELLABLE			NET AREA (SF)
		AMENITY*	MECHANICAL	OPEN TO BELOW*	LOBBY**	ADAPTABLE UNITS		HRV	CIRCULATION	COMMERCIAL	
ROOF	1,011.88	-	1,011.88	-	-	-	-	-	-	-	-
LEVEL 8	8,633.40	-	-	-	-	60.00	150.00	8,423.40	1,117.47	-	7,515.93
LEVEL 7	8,633.40	-	-	-	-	60.00	150.00	8,423.40	1,117.47	-	7,515.93
LEVEL 6	8,633.40	-	-	-	-	60.00	150.00	8,423.40	1,117.47	-	7,515.93
LEVEL 5	9,507.25	-	-	-	-	60.00	195.00	9,252.25	1,358.64	-	8,148.61
LEVEL 4	9,507.25	-	-	-	-	60.00	195.00	9,252.25	1,358.64	-	8,148.61
LEVEL 3	9,507.25	859.89	-	-	-	60.00	180.00	8,407.36	1,358.64	-	7,288.72
LEVEL 2	7,095.34	-	-	2,721.18	-	-	-	4,374.16	1,721.71	2,652.45	2,652.45
LEVEL 1	7,517.85	-	-	-	366.36	-	-	7,151.50	1,364.37	6,153.46	6,153.46
<b>TOTAL</b>	<b>70,047.01</b>	<b>859.89</b>	<b>1,011.88</b>	<b>2,721.18</b>	<b>366.36</b>	<b>360.00</b>	<b>1,020.00</b>	<b>63,707.70</b>	<b>10,514.41</b>	<b>8,805.91</b>	<b>46,133.72</b>
	6,507.58 SM							5,918.64 SM			5,104.06 SM

\* amenity exclusion plus open to below area of the mezzanine exclusion (ByLaw 8564, May 30th, 2016)  
 \*\* residential lobby principal point of entry exclusion (ByLaw 8464, May 30th, 2016)

**DWELLING UNIT SUMMARY**

	PERCENTAGE	UNITS	UNIT	TYPE	COUNT	AREA (SF)
FAMILY-ORIENTED UNITS REQUIRED	25%	17 UNITS				
FAMILY-ORIENTED UNITS PROPOSED	43%	29 UNITS	A	STUDIO	3	424.25
DIFFERENCE	18%	12 UNITS	B	1 BED	9	476.34
			B1	1 BED	6	499.61
ADAPTABLE UNITS (LEVEL 2 STANDARD)	26%	18 UNITS	B2-a	1 BED ADAPTABLE	6	521.44
STANDARD DWELLING UNITS	74%	50 UNITS	B3-a	1 BED ADAPTABLE	3	527.86
			C	1 BED + DEN	12	562.96
			D	2 BED	6	810.06
			D1-a	2 BED ADAPTABLE	3	785.55
			D2	2 BED	5	859.89
			E-a	2 BED + DEN ADAPTABLE	3	887.43
			E1	2 BED + DEN	3	937.47
			F	3 BED	6	967.68
			F1-a	3 BED ADAPTABLE	3	1,103.44
<b>TOTAL</b>						
LEVEL	STUDIO	1 BEDROOM	1 BEDROOM + DEN	2 BEDROOM	3 BEDROOM	TOTAL
LEVEL 8	0	2	2	4	2	10
LEVEL 7	0	2	2	4	2	10
LEVEL 6	0	2	2	4	2	10
LEVEL 5	1	6	2	3	1	13
LEVEL 4	1	6	2	3	1	13
LEVEL 3	1	6	2	2	1	12
<b>TOTAL</b>	3	24	12	20	9	68
<b>PERCENTAGE</b>	4.4%	35.3%	17.6%	29.4%	13.2%	

**BICYCLE SUMMARY**

	REQUIRED	PROVIDED
<b>RESIDENTIAL</b>		68 UNITS
BICYCLE RATIO (RESIDENTS)	1.50 / UNIT	
MINIMUM NUMBER OF BICYCLE SPACES REQUIRED		102 SPACES
<b>COMMERCIAL</b>		
SECURE		3 SPACES
SHORT-TERM	6 SPACES PER 1000SM	10,763.91 SF
6 SPACES PER 1000SM		6 SPACES
<b>TOTAL</b>		

	REQUIRED	PROVIDED	ALLOWED	PROVIDED
<b>RESIDENTIAL</b>				
SECURE	102	148	52	0
SHORT-TERM	12	12	35%	0%
<b>COMMERCIAL</b>				
SECURE	3	3		
SHORT-TERM	6	8		
<b>TOTAL</b>	<b>123</b>	<b>171</b>		

PROJECT

**MULTI-FAMILY RESIDENTIAL AND COMMERCIAL DEVELOPMENT**

146 EAST 2ND STREET  
 CITY OF NORTH VANCOUVER, BC

**PROJECT STATISTICS**

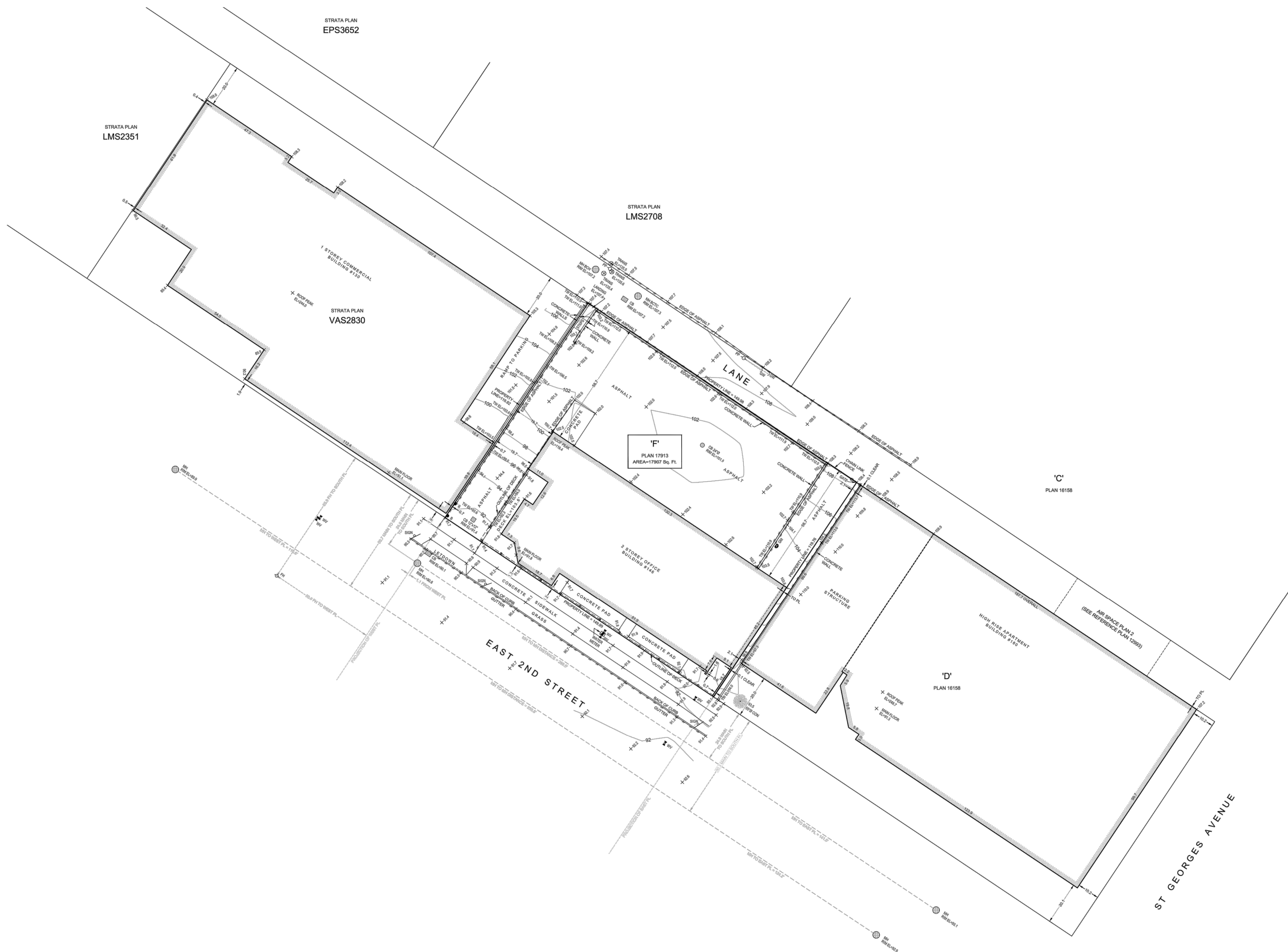
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PROJECT A221512  
 DRAWN CHECKED NC

SCALE  
 DATE AUG 12, 2021

A0.01



**TOPOGRAPHIC SURVEY PLAN  
OF LOT F BLOCK 141 DL 274  
GROUP 1 NWD PLAN 17913**

CITY OF NORTH VANCOUVER  
INTEGRATED SURVEY AREA #44  
CIVIC ADDRESS: 146 2ND STREET EAST  
PID: 007-241-330

**bennett**  
LAND SURVEYING LTD.  
BC LAND SURVEYORS  
801 - 275 FELL AVENUE  
NORTH VANCOUVER, BC  
V7P 1R6  
TEL 604-965-4888  
www.bennettland.com

DATE: 2021-06-25 BY: BT/RS

SCALE 1/16 INCH = 1 FOOT

ALL DISTANCES ARE IN FEET

**LEGEND:**

- DENOTES SPOT ELEVATION
- EL DENOTES ELEVATION
- PL DENOTES PROPERTY LINE
- TW DENOTES TOP OF WALL
- S DENOTES BOLLARD
- PP DENOTES POWER POLE
- M DENOTES POWER POLE ANCHOR
- X TRANS DENOTES BOTTOM OF TRANSFORMER ELEVATION
- CS DENOTES DECK SUPPORT POST
- CS DENOTES CATCH BASIN
- MH DENOTES MANHOLE
- WV DENOTES WATER VALVE
- S DENOTES SP99 CONIFEROUS TREE WITH A GROUND ELEVATION OF 35.5 FEET
- S DENOTES STREET SIGN
- GM DENOTES GAS METER
- FH DENOTES FIRE HYDRANT

**DATUM:**  
ELEVATIONS ARE TO CITY OF NORTH VANCOUVER GEODETIC DATUM AND ARE DERIVED FROM CONTROL MONUMENT 878082. PUBLISHED ELEVATION = 36.273 METRES (119.01) (S/N 04 14 AND 16, E/C 03030002016).  
CONTOUR INTERVAL = 2 FEET.

**PROPERTY:**  
PROPERTY DIMENSIONS SHOWN ARE DERIVED FROM FIELD SURVEY.  
OFFSETS TO PROPERTY LINES ARE NOT TO BE USED TO DEFINE BOUNDARIES.  
REFER TO CURRENT CERTIFICATE(S) OF TITLE FOR ADDITIONAL EXISTING OR PENDING CHARGES.

**GENERAL:**  
THIS PLAN SHOWS THE LOCATION OF VISIBLE FEATURES ONLY, AND DOES NOT INDICATE BURIED SERVICES THAT MAY EXIST ON OR AROUND THE SUBJECT SITE.  
FEATURES SHOWN WITHOUT DIMENSIONS SHOULD BE CONFIRMED WITH BENNETT LAND SURVEYING LTD.  
TREE SPECIES AND DIMENSIONS SHOULD BE CONFIRMED BY A QUALIFIED ARBORIST. SHADED AREA IS NOT AN INDICATION OF DRIP LINE LOCATION UNLESS SPECIFICALLY LABELLED.  
BUILDING LOCATION BASED ON SURVEY TIES TO VISIBLE EXTERIOR SURFACES UNLESS OTHERWISE NOTED.

THIS PLAN HAS BEEN PREPARED FOR MORTGAGE AND/OR MUNICIPAL PURPOSES ONLY AND IS FOR THE EXCLUSIVE USE OF OUR CLIENT. ALL RIGHTS RESERVED. NO PERSON MAY COPY, REPRODUCE, TRANSMIT OR ALTER THIS DOCUMENT IN WHOLE OR IN PART WITHOUT THE CONSENT OF BENNETT LAND SURVEYING LTD.  
BENNETT LAND SURVEYING LTD. ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF ANY DECISIONS MADE, OR ACTIONS TAKEN BASED ON THIS DOCUMENT.

CERTIFIED CORRECT

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021.

JOHN M. FRANKO, B.C.L.S.

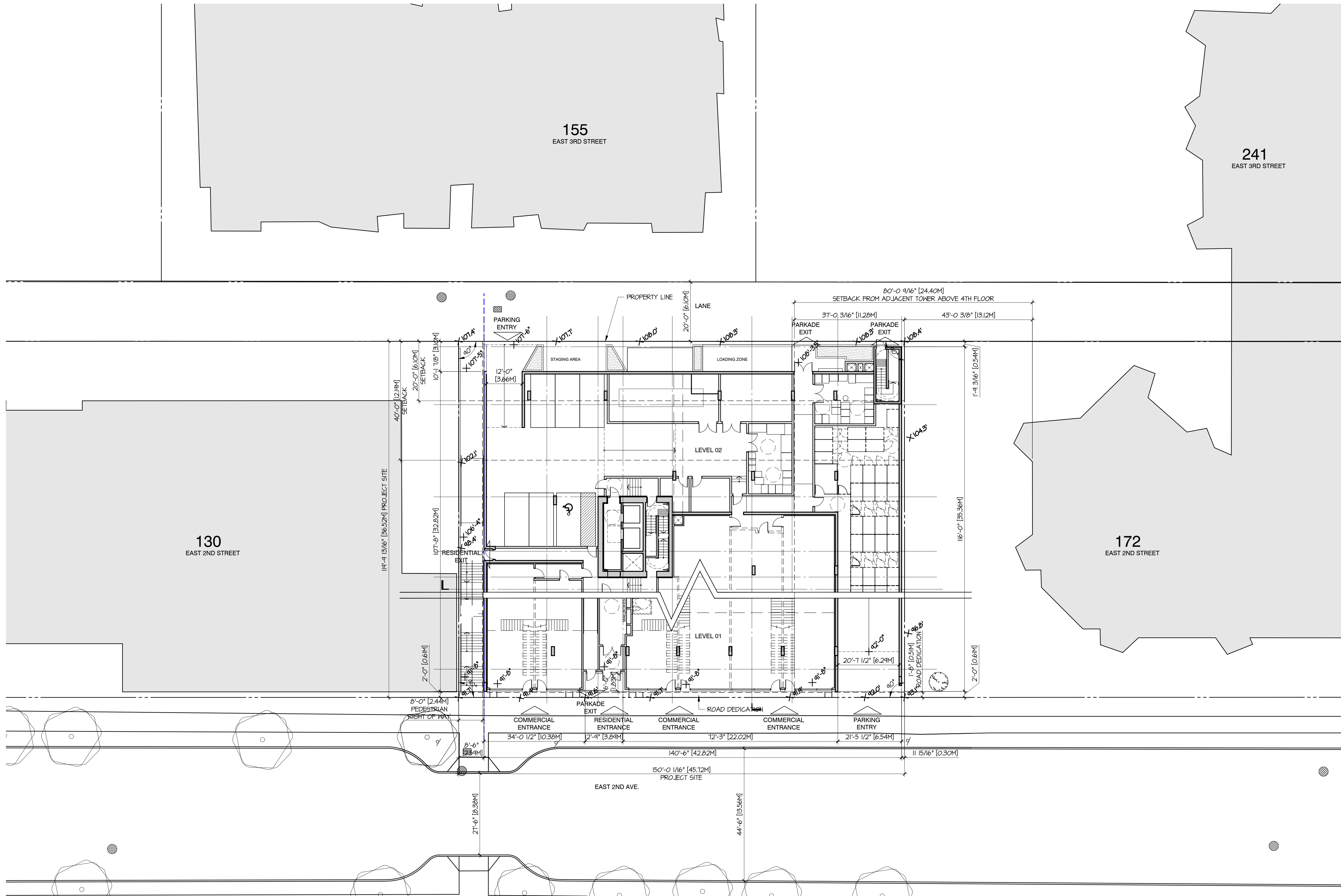
FIELD SURVEY COMPLETED ON JUNE 24, 2021.  
THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED.

CLIENT



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NO. | DATE | REVISION



PROJECT

**MULTI-FAMILY  
RESIDENTIAL AND COMMERCIAL  
DEVELOPMENT**

146 EAST 2ND STREET  
CITY OF NORTH VANCOUVER, BC

**SITE PLAN**

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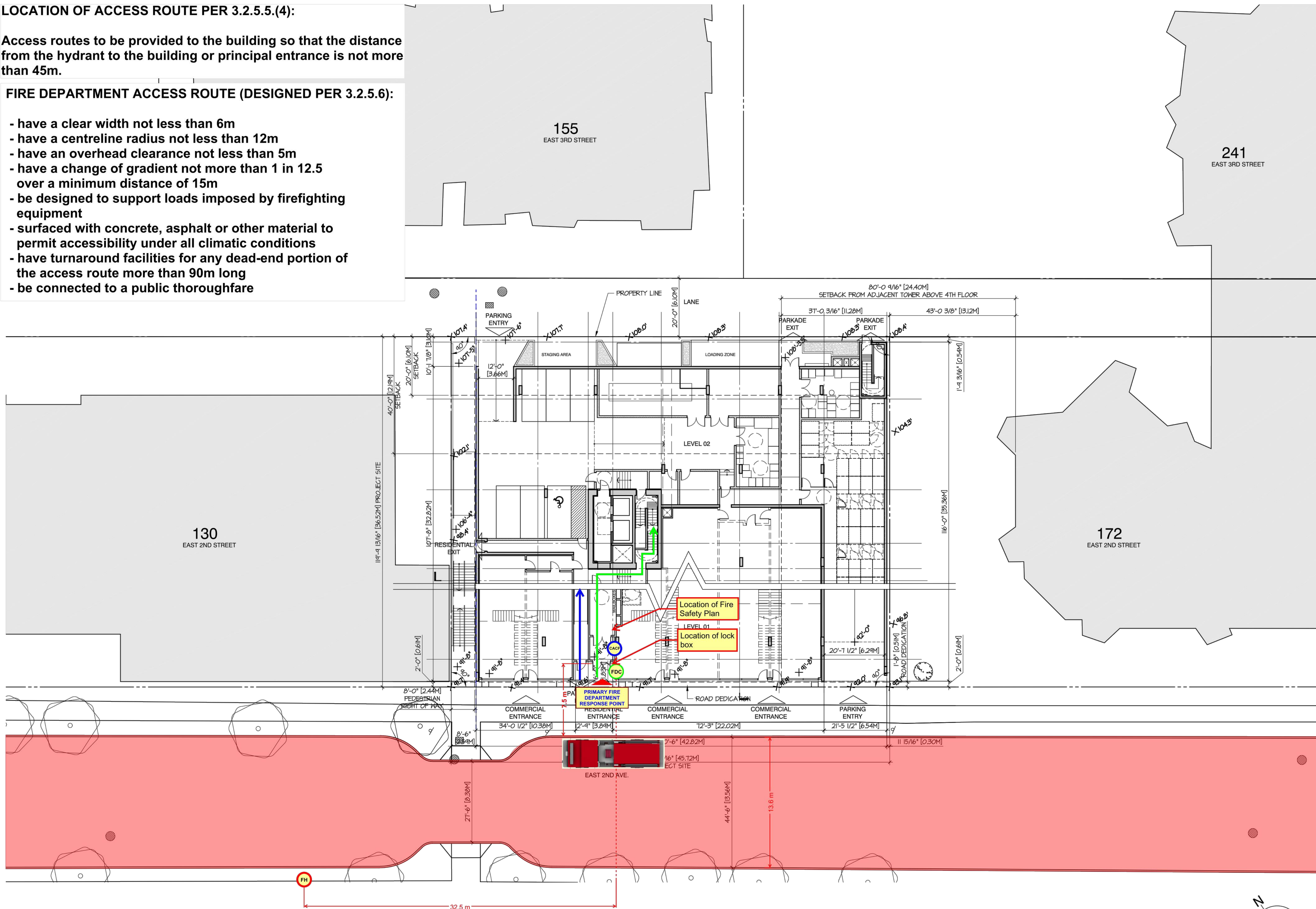
SCALE 1/16" = 1'-0"  
DATE AUG 12, 2022

**LOCATION OF ACCESS ROUTE PER 3.2.5.5.(4):**

Access routes to be provided to the building so that the distance from the hydrant to the building or principal entrance is not more than 45m.

**FIRE DEPARTMENT ACCESS ROUTE (DESIGNED PER 3.2.5.6):**

- have a clear width not less than 6m
- have a centreline radius not less than 12m
- have an overhead clearance not less than 5m
- have a change of gradient not more than 1 in 12.5 over a minimum distance of 15m
- be designed to support loads imposed by firefighting equipment
- surfaced with concrete, asphalt or other material to permit accessibility under all climatic conditions
- have turnaround facilities for any dead-end portion of the access route more than 90m long
- be connected to a public thoroughfare



CLIENT



NO. | DATE | ISSUE



# 800 - 700 WEST PENDER STREET  
VANCOUVER, BC V6C 1G8  
P: 604 689 4449  
F: 604 689 4419

**SITE LEGEND**

- Fire Hydrant
- Fire Department Connection
- Central Alarm Control Facility
- Fire Department Primary Access Route
- Fire Department Access to Above Grade Storeys
- Fire Department Access to Below Grade Storeys

**PROJECT**

**MULTI-FAMILY RESIDENTIAL AND COMMERCIAL DEVELOPMENT**  
146 EAST 2ND STREET  
CITY OF NORTH VANCOUVER, BC

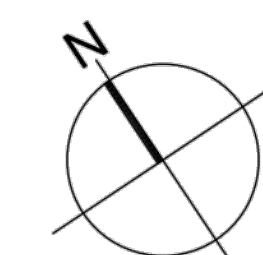
**SITE PLAN**

**FIRE DEPARTMENT ACCESS PLAN**

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PROJECT GHL 8247.00  
DRAWN CS CHECKED RK  
SCALE 1/16" = 1'-0"  
DATE August 8, 2022

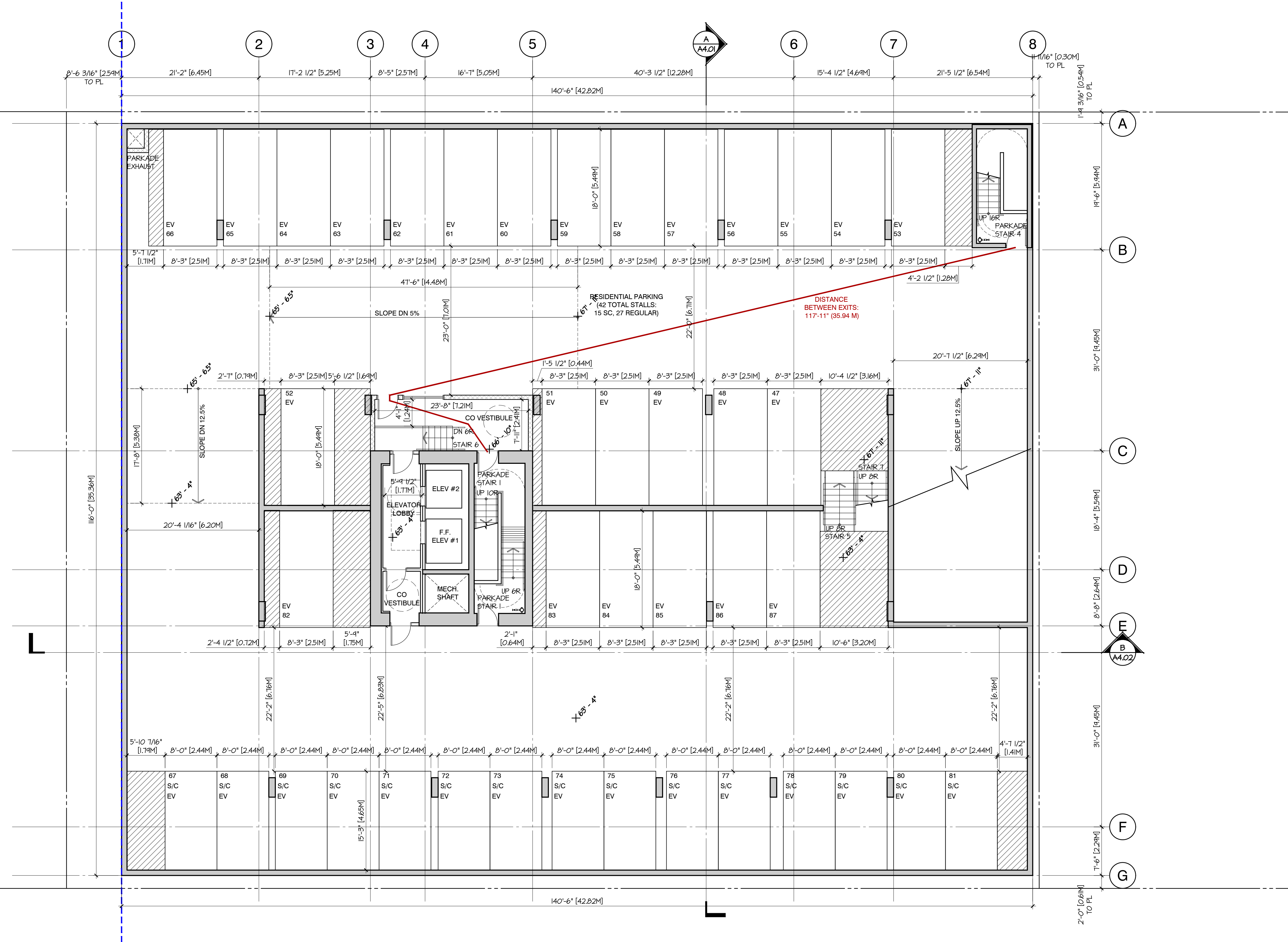


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PROJECT  
**MULTI-FAMILY  
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CITY OF NORTH VANCOUVER, BC

**PARKING PLAN  
LEVEL 03**

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PROJECT A221512  
DRAWN TB CHECKED NC

SCALE 1/8" = 1'-0"  
DATE AUG 12, 2022

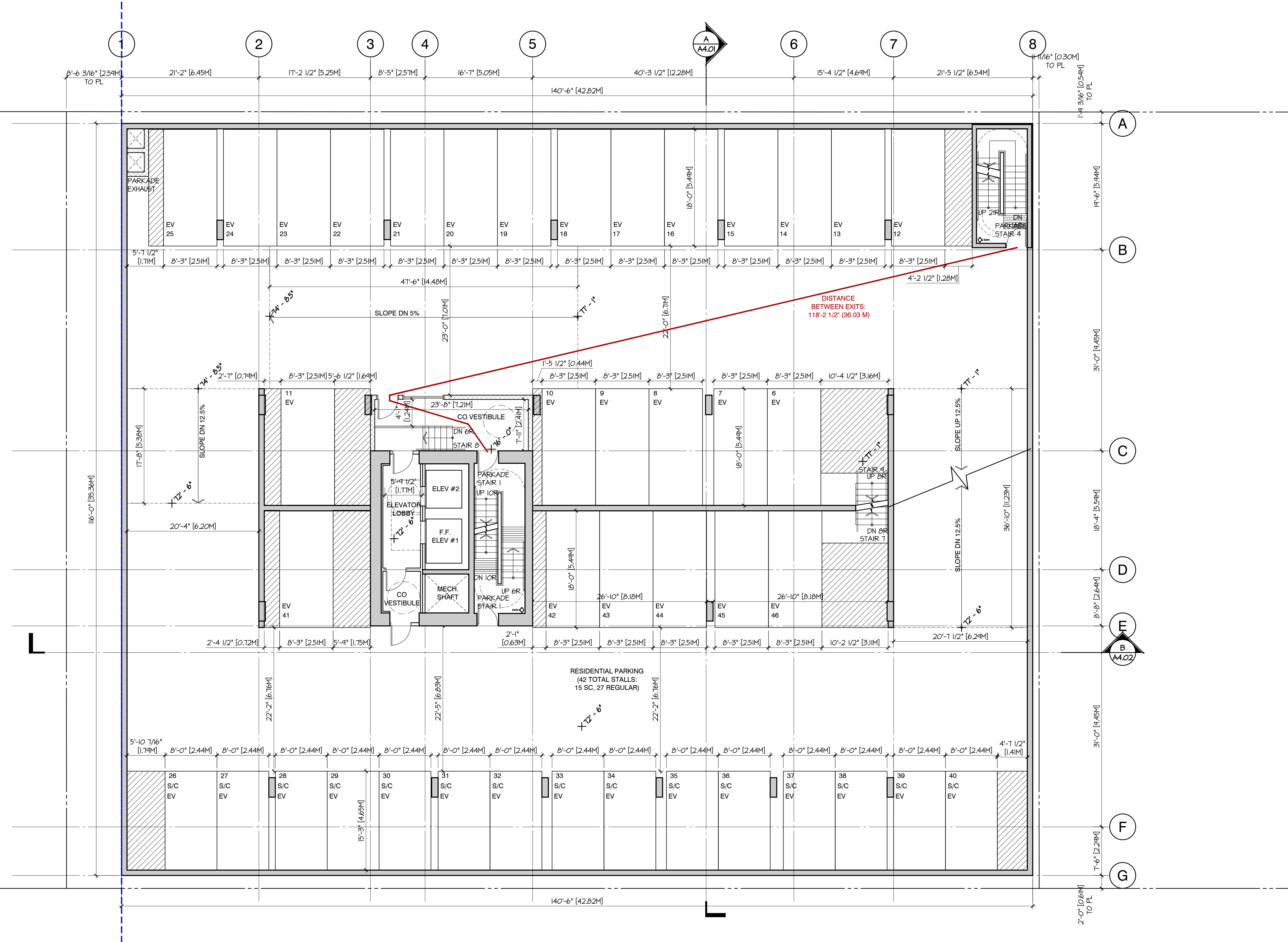
**A2.00**

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PROJECT  
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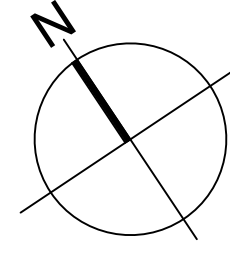
**PARKING PLAN  
LEVEL 02**

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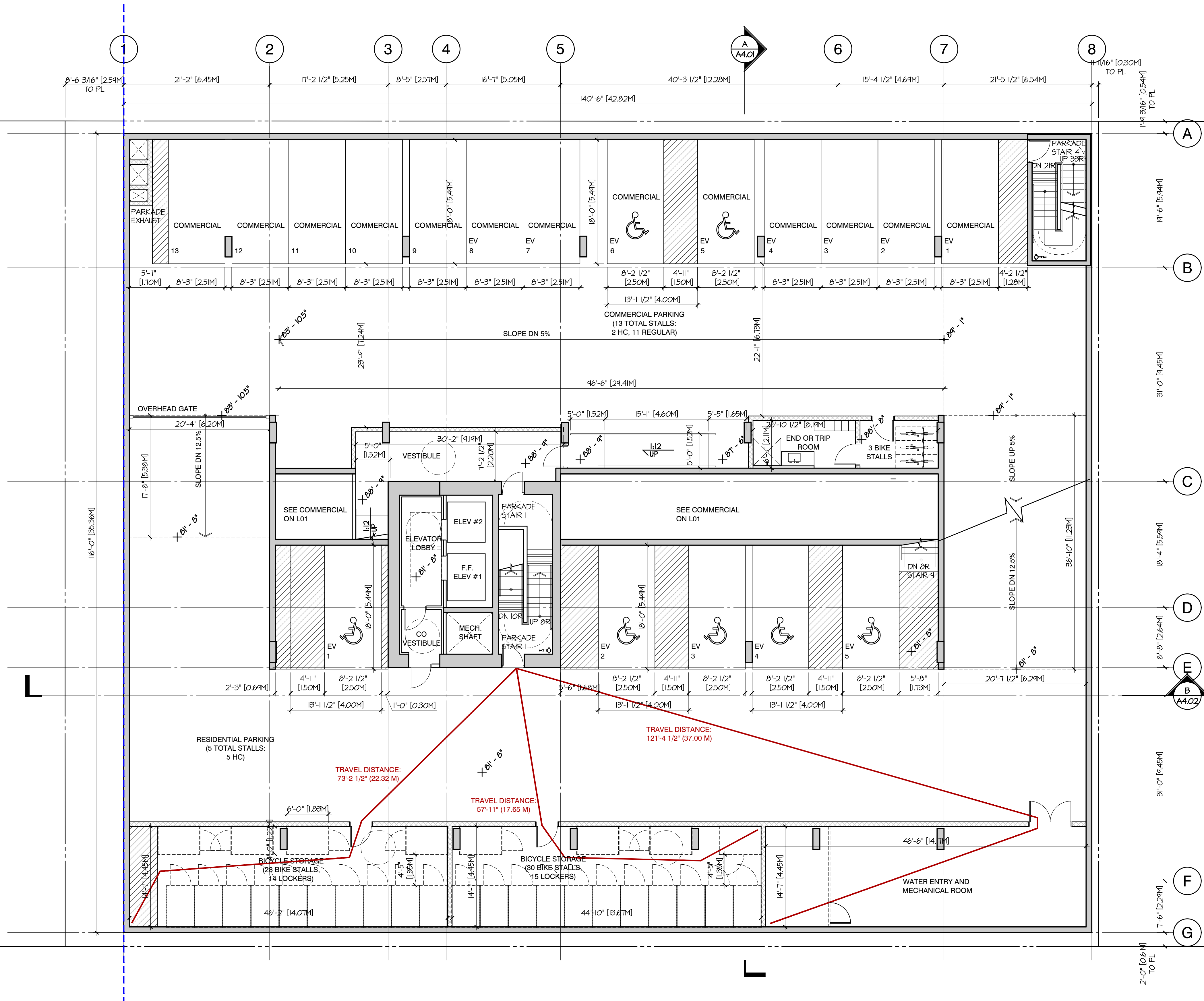
PROJECT A221512  
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DATE AUG 12, 2022



**A2.01**





**PROJECT**  
**MULTI-FAMILY RESIDENTIAL AND COMMERCIAL DEVELOPMENT**  
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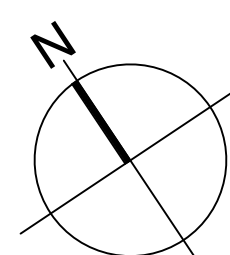
**PARKING PLAN LEVEL 01**

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SCALE 1/8" = 1'-0"  
DATE AUG 12, 2022



**A2.02**

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146 EAST 2ND STREET  
CITY OF NORTH VANCOUVER, BC

**FLOOR PLAN  
LEVEL 01**

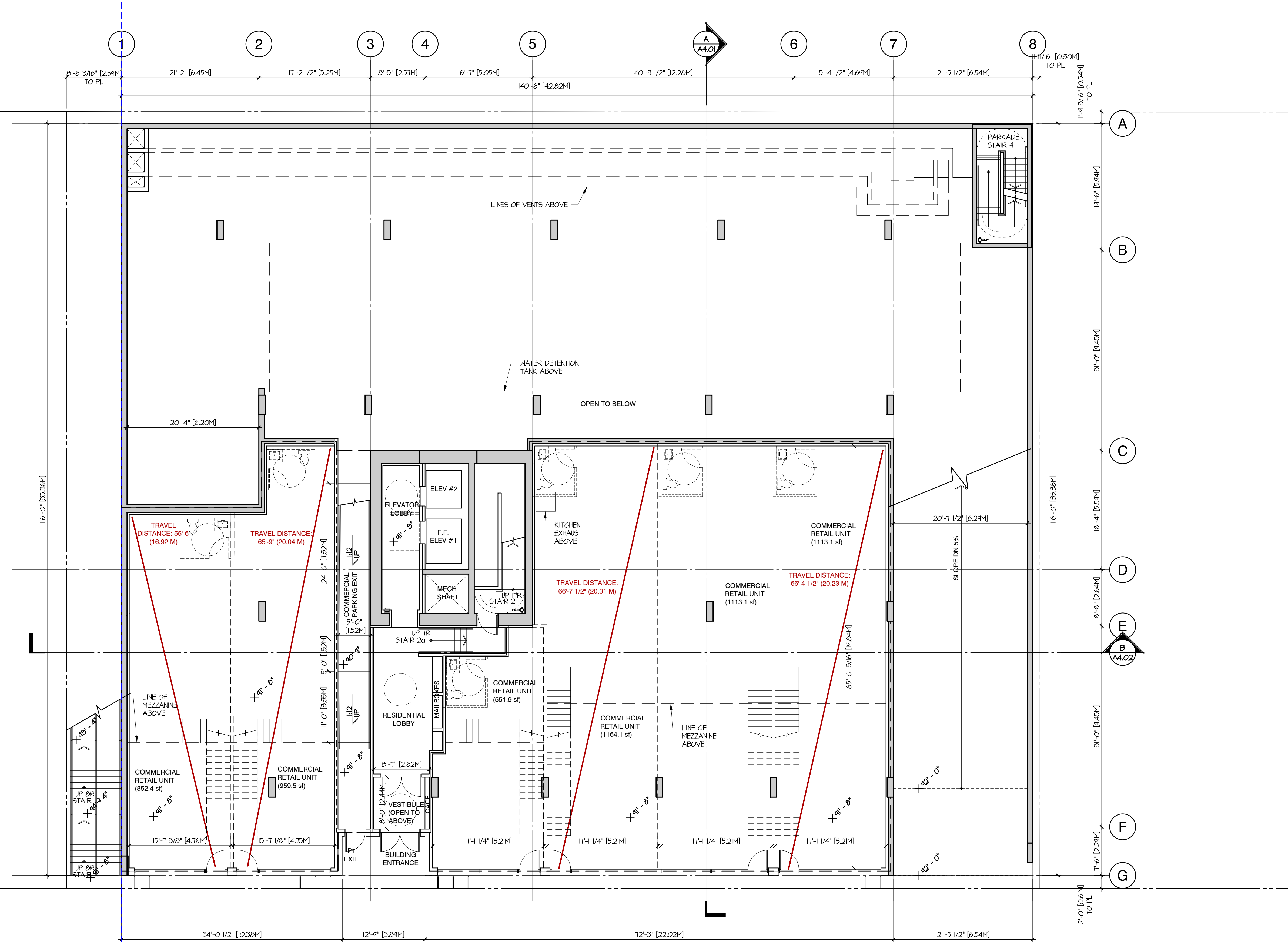
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DRAWN TB CHECKED NC

SCALE 1/8" = 1'-0"  
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**A2.03**



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DEVELOPMENT**  
146 EAST 2ND STREET  
CITY OF NORTH VANCOUVER, BC

**FLOOR PLAN  
LEVEL 02**

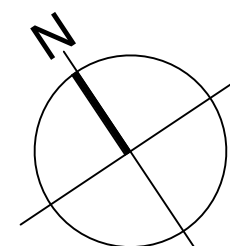
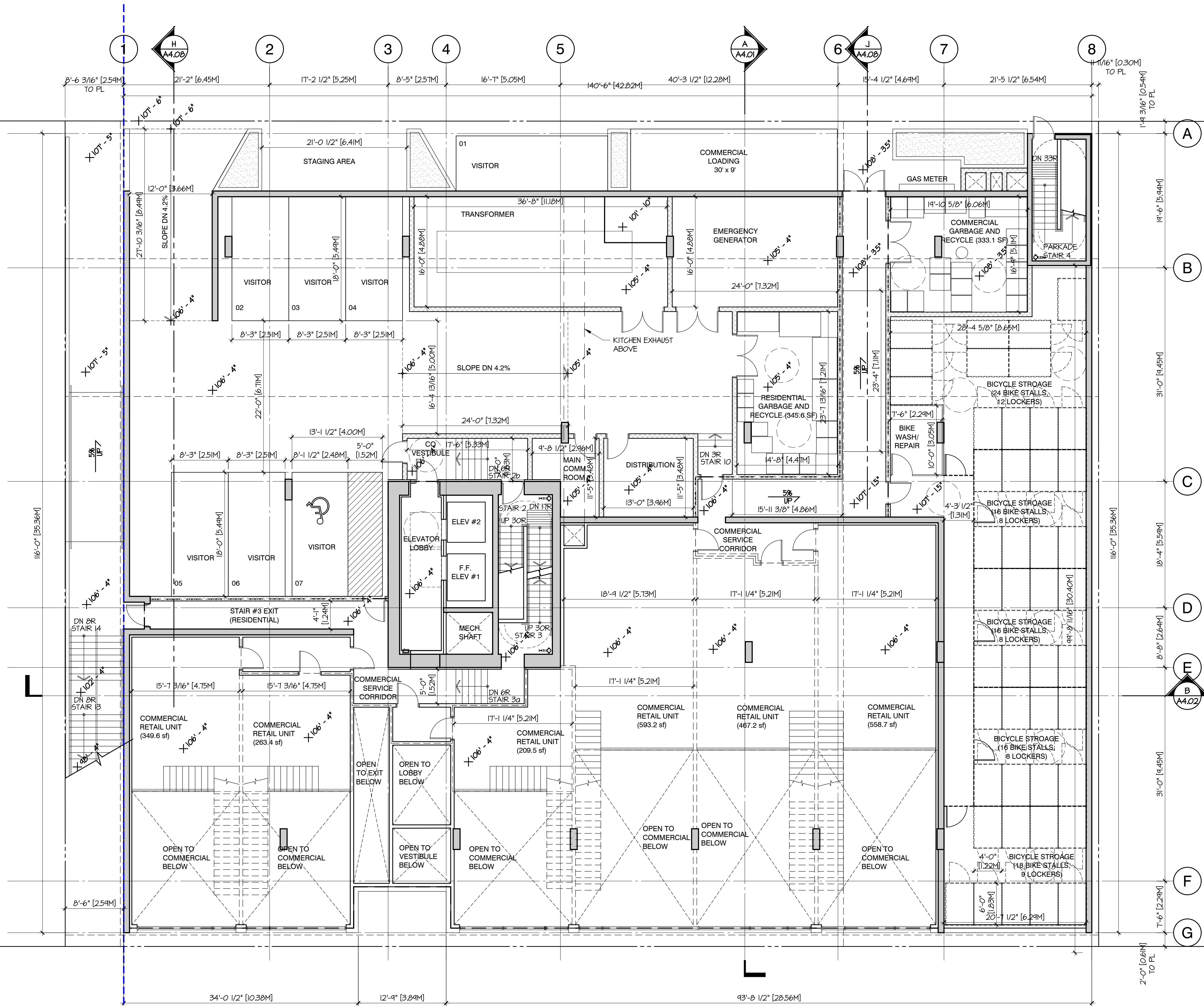
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DRAWN TB CHECKED N

SCALE 1/8" = 1'-0"  
DATE AUG 12, 2022

**A2.04**



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**FLOOR PLAN  
LEVEL 03**

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DRAWN TB CHECKED NC

SCALE 1/8" = 1'-0"  
DATE AUG 12, 2022

**A2.05**

CLIENT



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**FLOOR PLAN  
LEVEL 04**

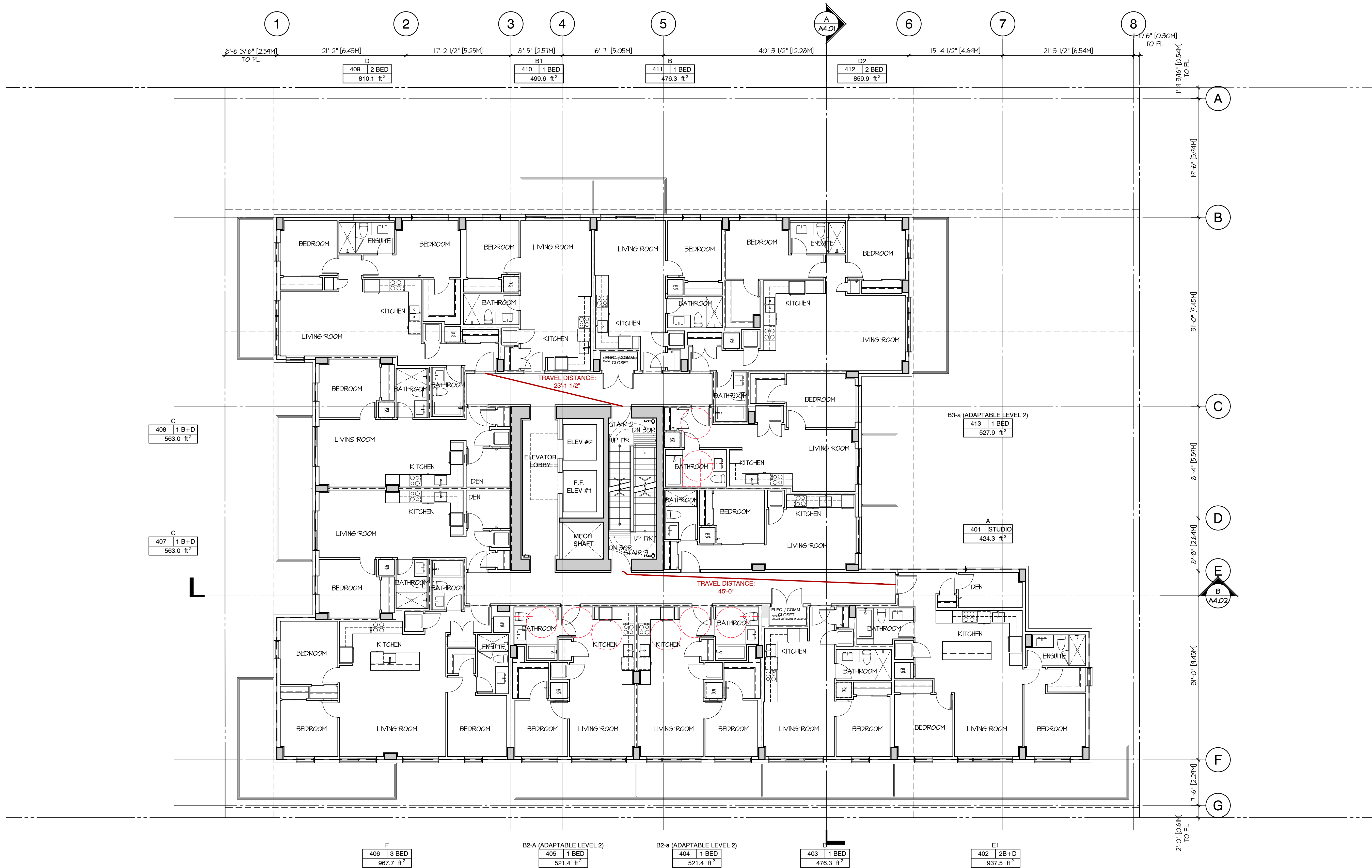
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DATE AUG 12, 2022

**A2.06**



CLIENT



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PROJECT

**MULTI-FAMILY  
RESIDENTIAL AND COMMERCIAL  
DEVELOPMENT**  
146 EAST 2ND STREET  
CITY OF NORTH VANCOUVER, BC

**FLOOR PLAN  
LEVEL 05**

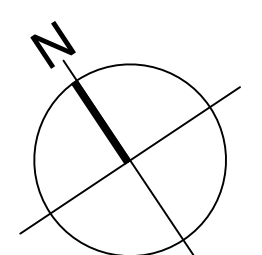
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PROJECT A221512  
DRAWN TB CHECKED NC

SCALE 1/8" = 1'-0"  
DATE AUG 12, 2021

**A2.07**



CLIENT



NO. | DATE | ISSUE  
1 | 2022-08-15 | ISSUED FOR REZONING

NO. | DATE | REVISION



PROJECT

**MULTI-FAMILY  
RESIDENTIAL AND COMMERCIAL  
DEVELOPMENT**  
146 EAST 2ND STREET  
CITY OF NORTH VANCOUVER, BC

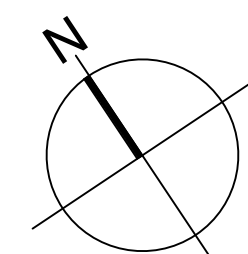
**FLOOR PLAN  
LEVEL 06**

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PROJECT A221512  
DRAWN TB CHECKED NC

SCALE 1/8" = 1'-0"  
DATE AUG 12, 2021



**A2.08**

CLIENT



NO. | DATE | ISSUE  
1 | 2022-08-15 | ISSUED FOR REZONING

NO. | DATE | REVISION

PROJECT

**MULTI-FAMILY  
RESIDENTIAL AND COMMERCIAL  
DEVELOPMENT**  
146 EAST 2ND STREET  
CITY OF NORTH VANCOUVER, BC

**FLOOR PLAN  
LEVEL 07**

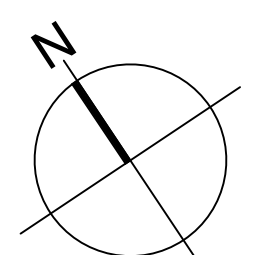
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PROJECT A221512  
DRAWN TB CHECKED NC

SCALE 1/8" = 1'-0"  
DATE AUG 12, 2022

**A2.09**





CLIENT



NO. | DATE | ISSUE  
1 | 2022-08-10 | ISSUED FOR REZONING

NO. | DATE | REVISION

PROJECT

**MULTI-FAMILY  
RESIDENTIAL AND COMMERCIAL  
DEVELOPMENT**  
146 EAST 2ND STREET  
CITY OF NORTH VANCOUVER, BC

**FLOOR PLAN  
LEVEL 08**

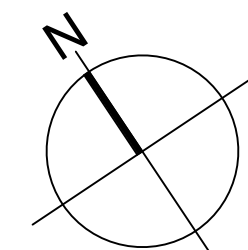
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PROJECT A221512  
DRAWN TB CHECKED NC

SCALE 1/8" = 1'-0"  
DATE AUG 12, 2022

**A2.10**

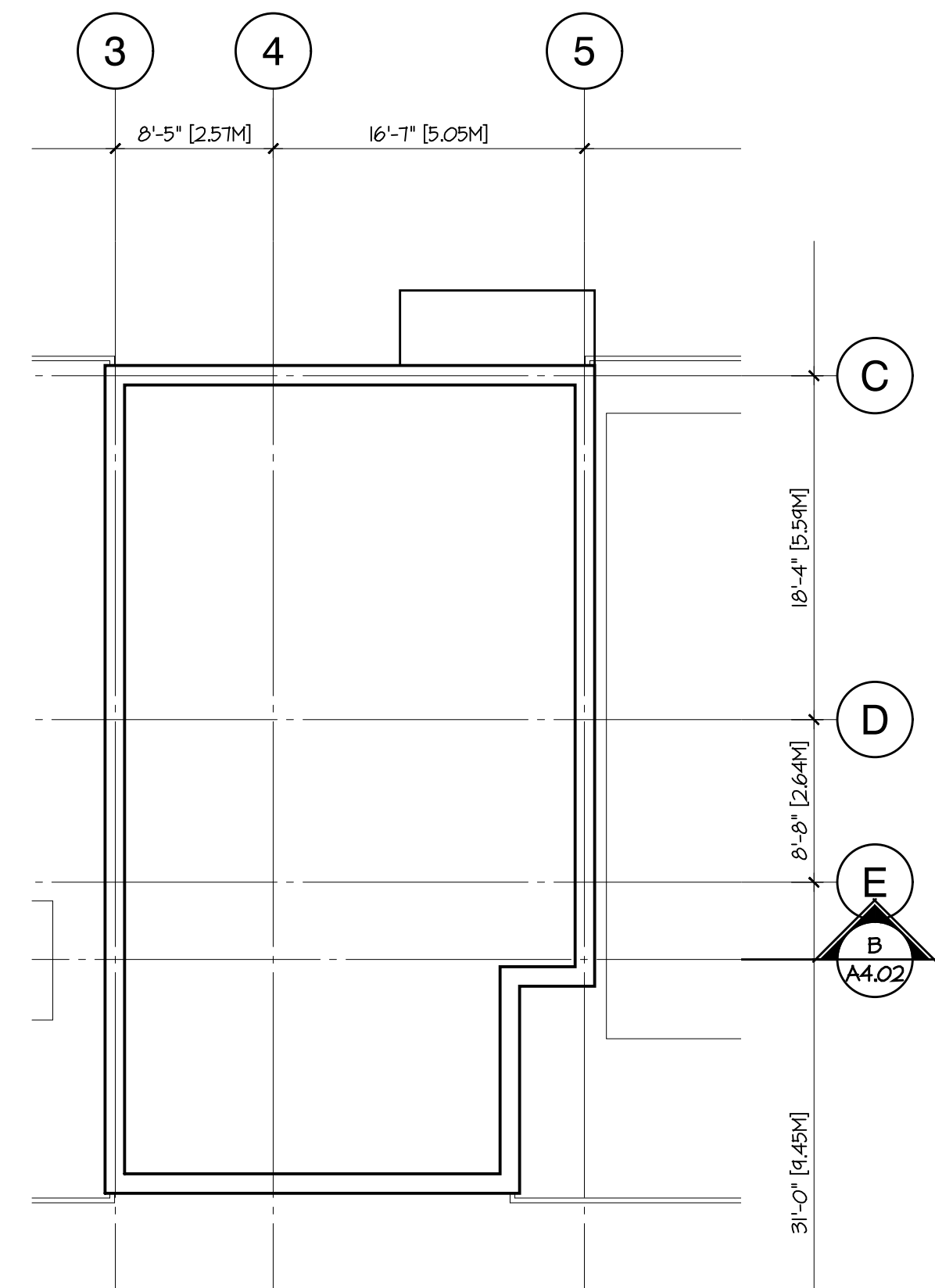
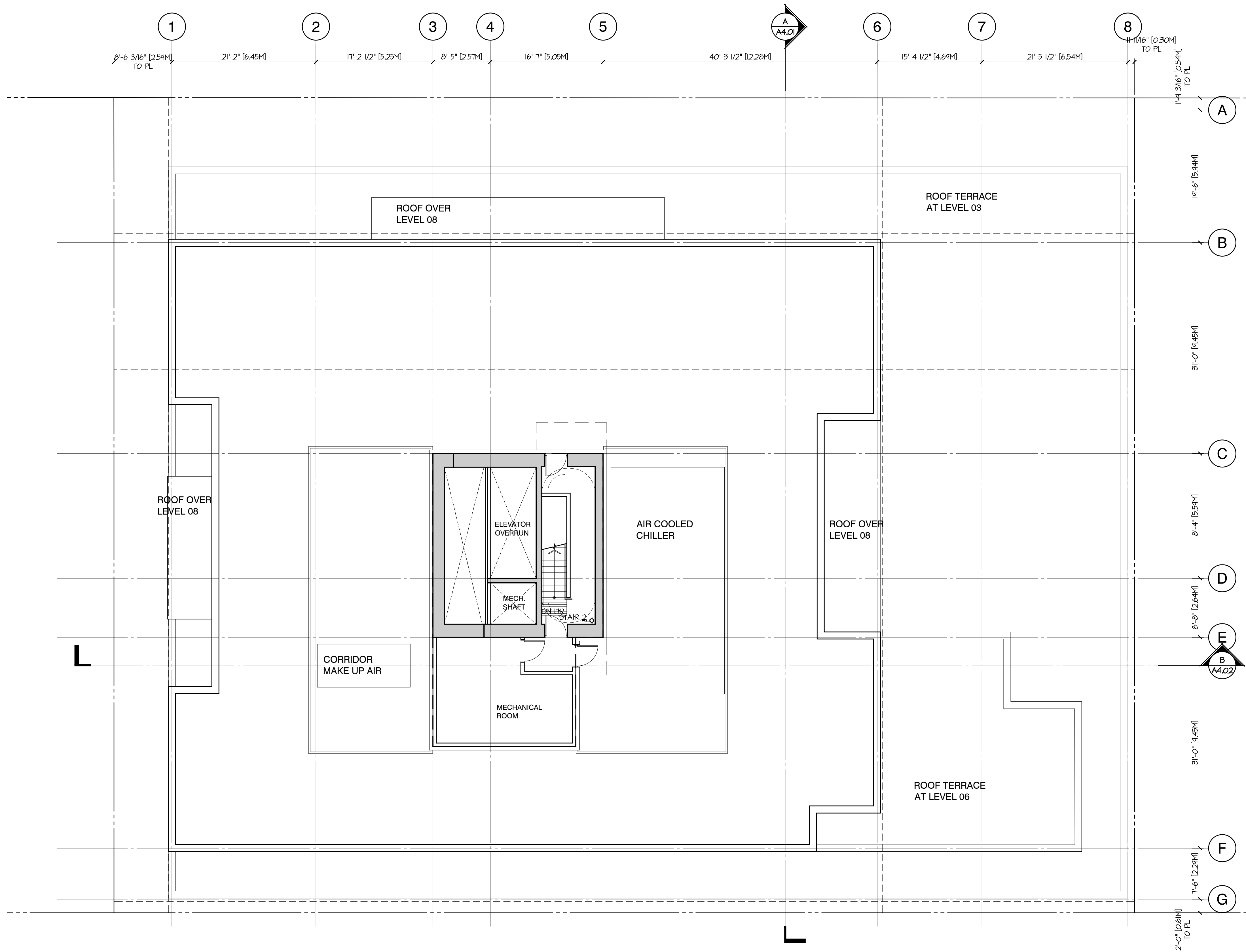


CLIENT



NO.	DATE	ISSUE
1	2022-08-15	ISSUED FOR REZONING

NO.	DATE	REVISION
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PROJECT

**MULTI-FAMILY  
RESIDENTIAL AND COMMERCIAL  
DEVELOPMENT**  
146 EAST 2ND STREET  
CITY OF NORTH VANCOUVER, BC

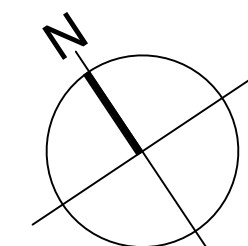
**ROOF PLAN**

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PROJECT A221512  
DRAWN TB CHECKED NC

SCALE 1/8" = 1'-0"  
DATE AUG 12, 2022

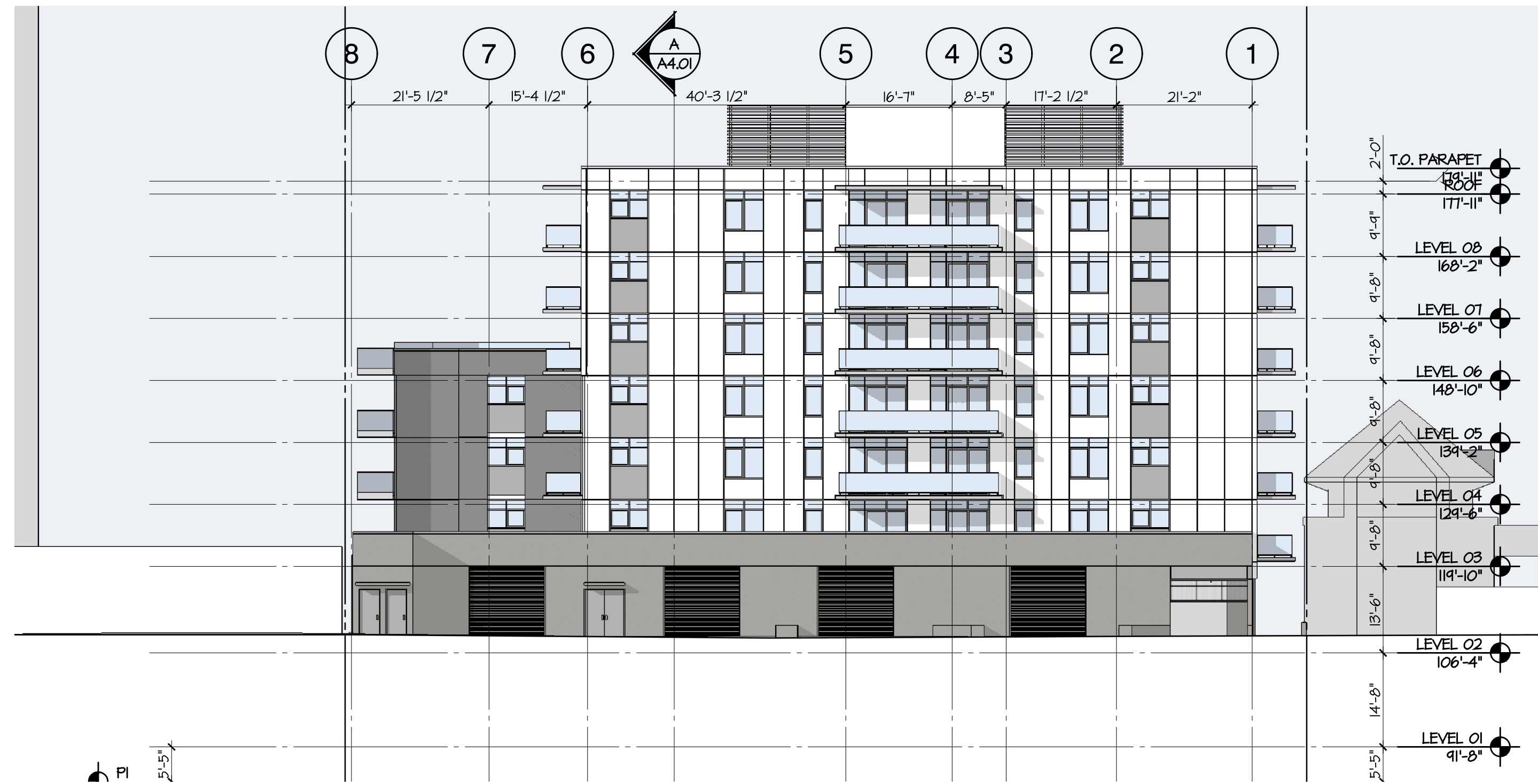


CLIENT

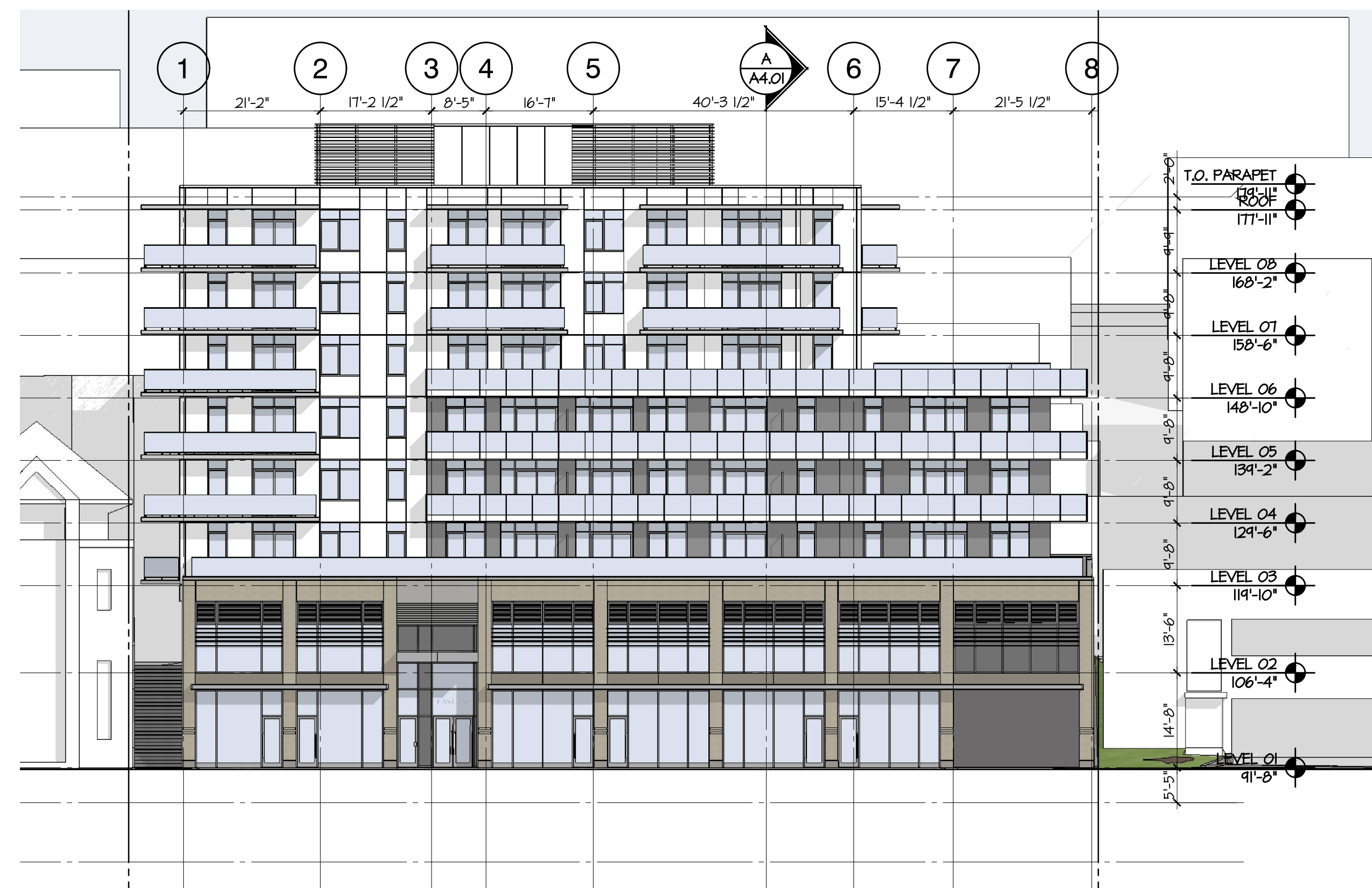


NO. | DATE | ISSUE  
1 | 2022-08-15 | ISSUED FOR REZONING

NO. | DATE | REVISION



1 NORTH ELEVATION



2 SOUTH ELEVATION

PROJECT

**MULTI-FAMILY  
RESIDENTIAL AND COMMERCIAL  
DEVELOPMENT**  
146 EAST 2ND STREET  
CITY OF NORTH VANCOUVER, BC

**NORTH AND SOUTH  
ELEVATIONS**

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PROJECT A221512  
DRAWN CHECKED NC

SCALE 1/16" = 1'-0"  
DATE AUG 12, 2022

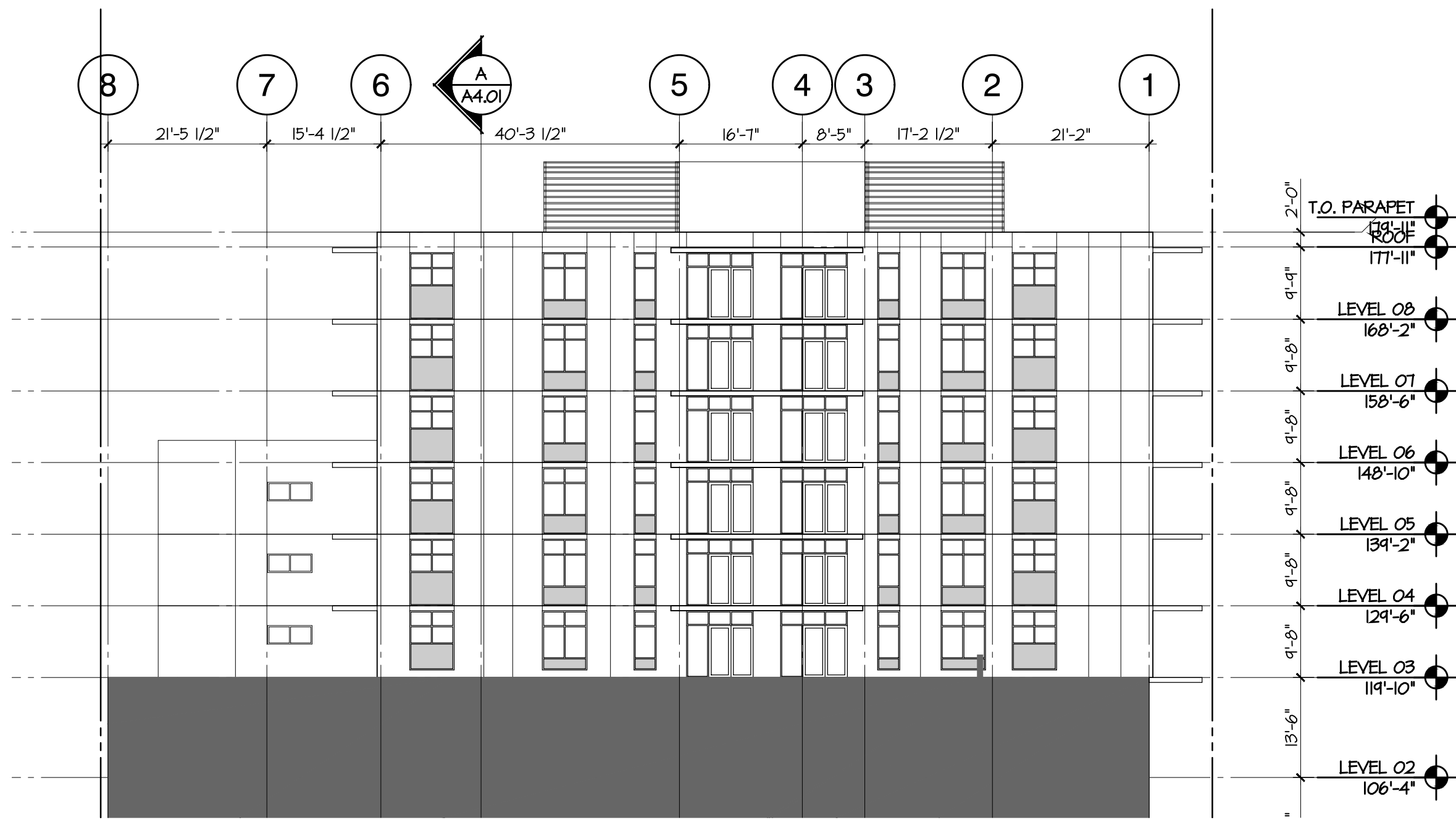
**A3.01**

CLIENT

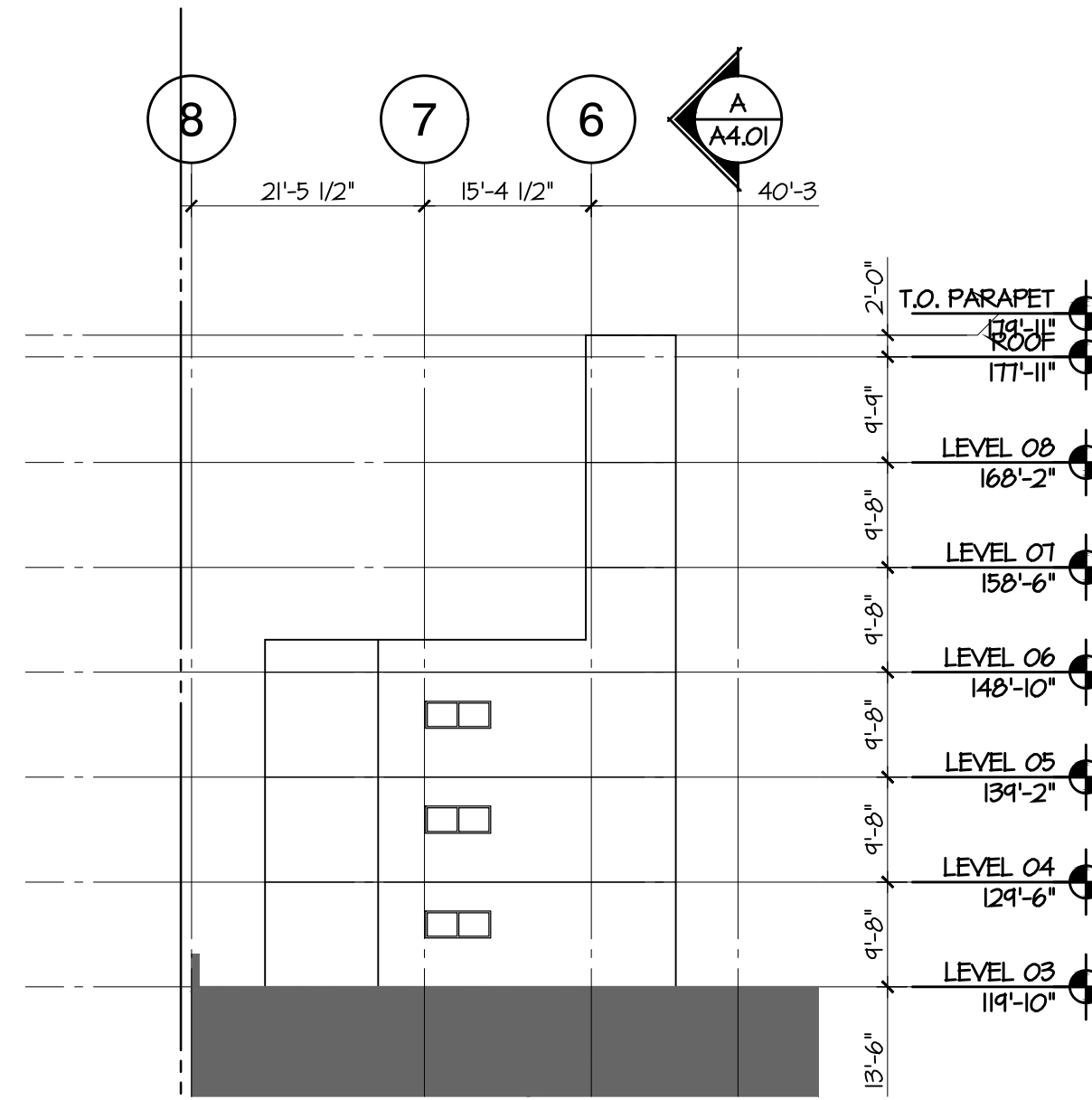


NO.	DATE	ISSUE
1	2022-08-15	ISSUED FOR REZONING

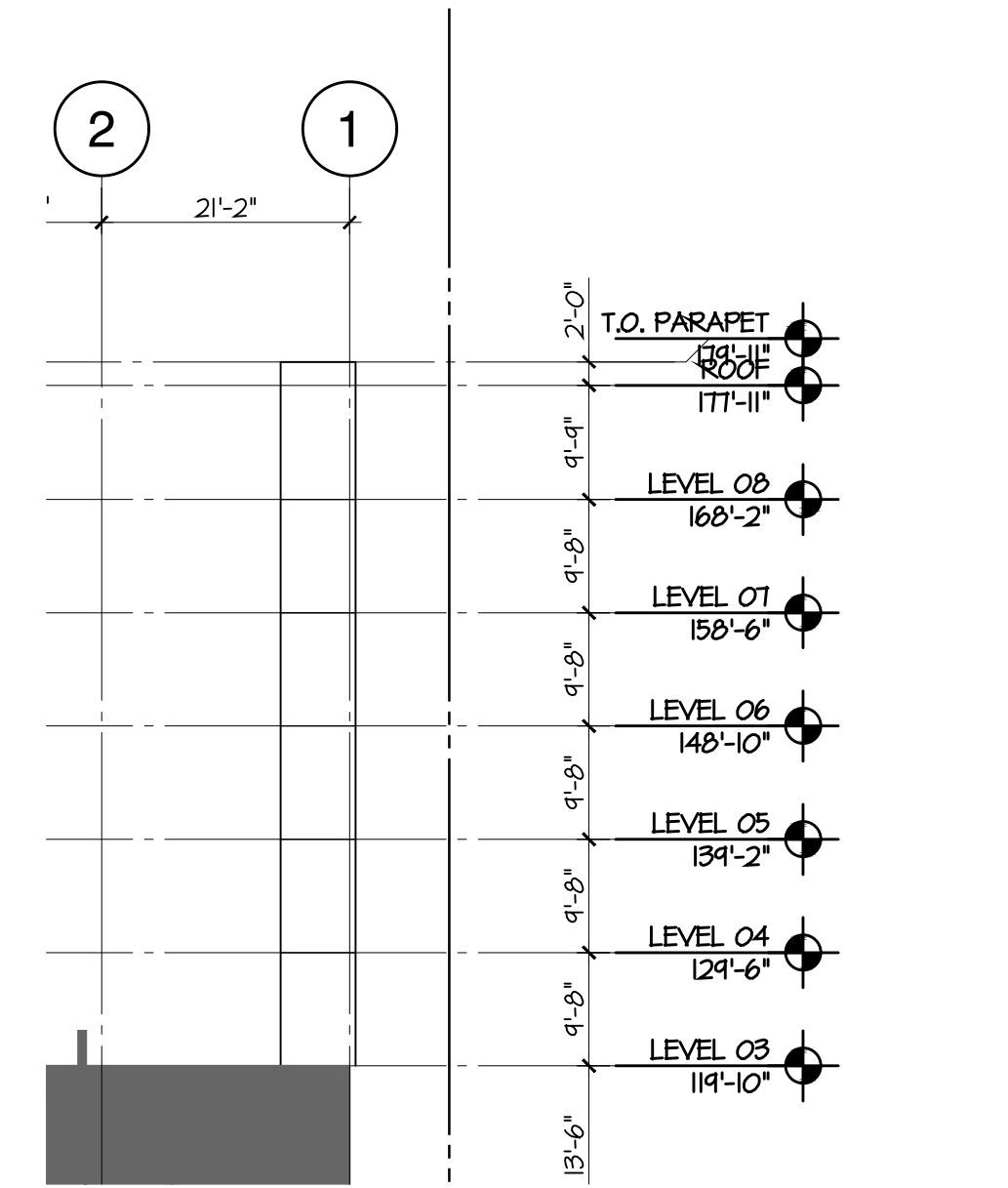
NO.	DATE	REVISION
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1 NORTH ELEVATION



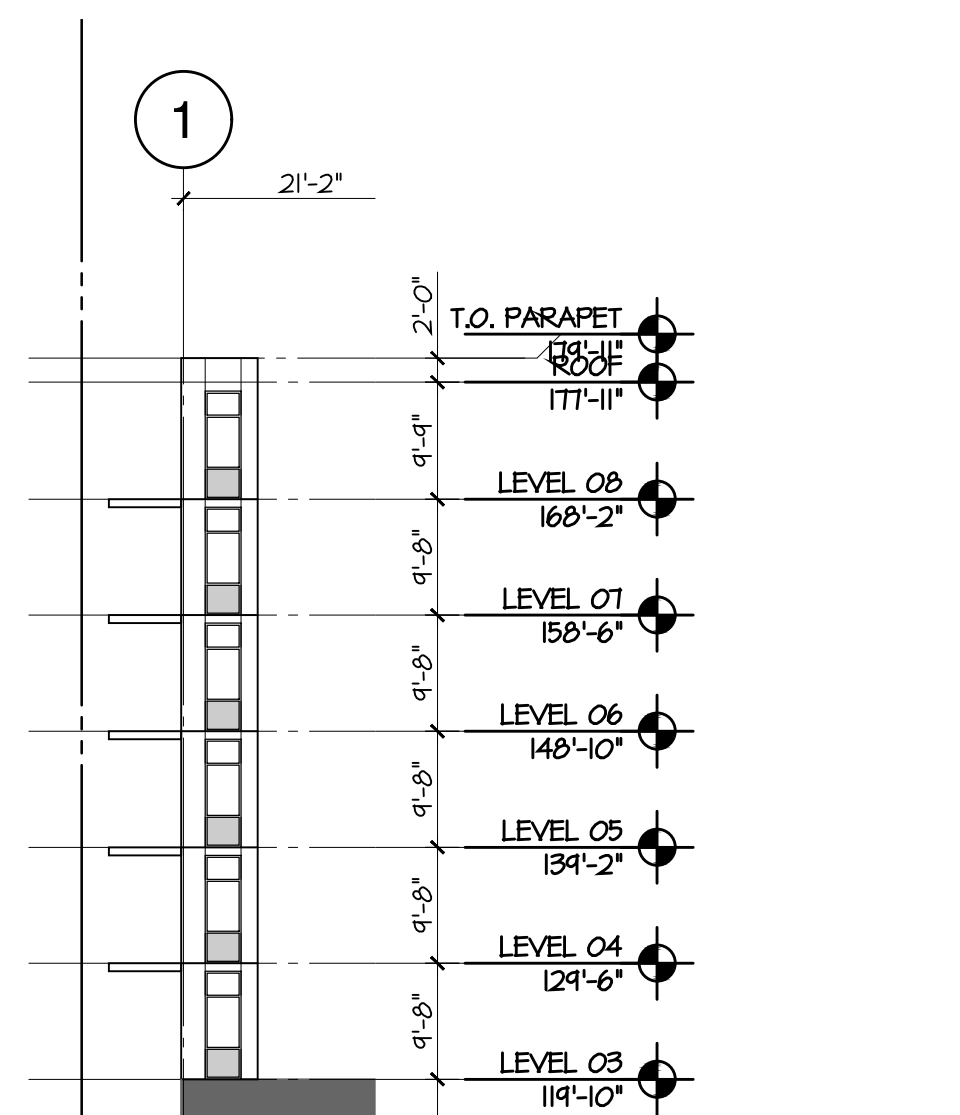
2 NORTH ELEVATION - WING



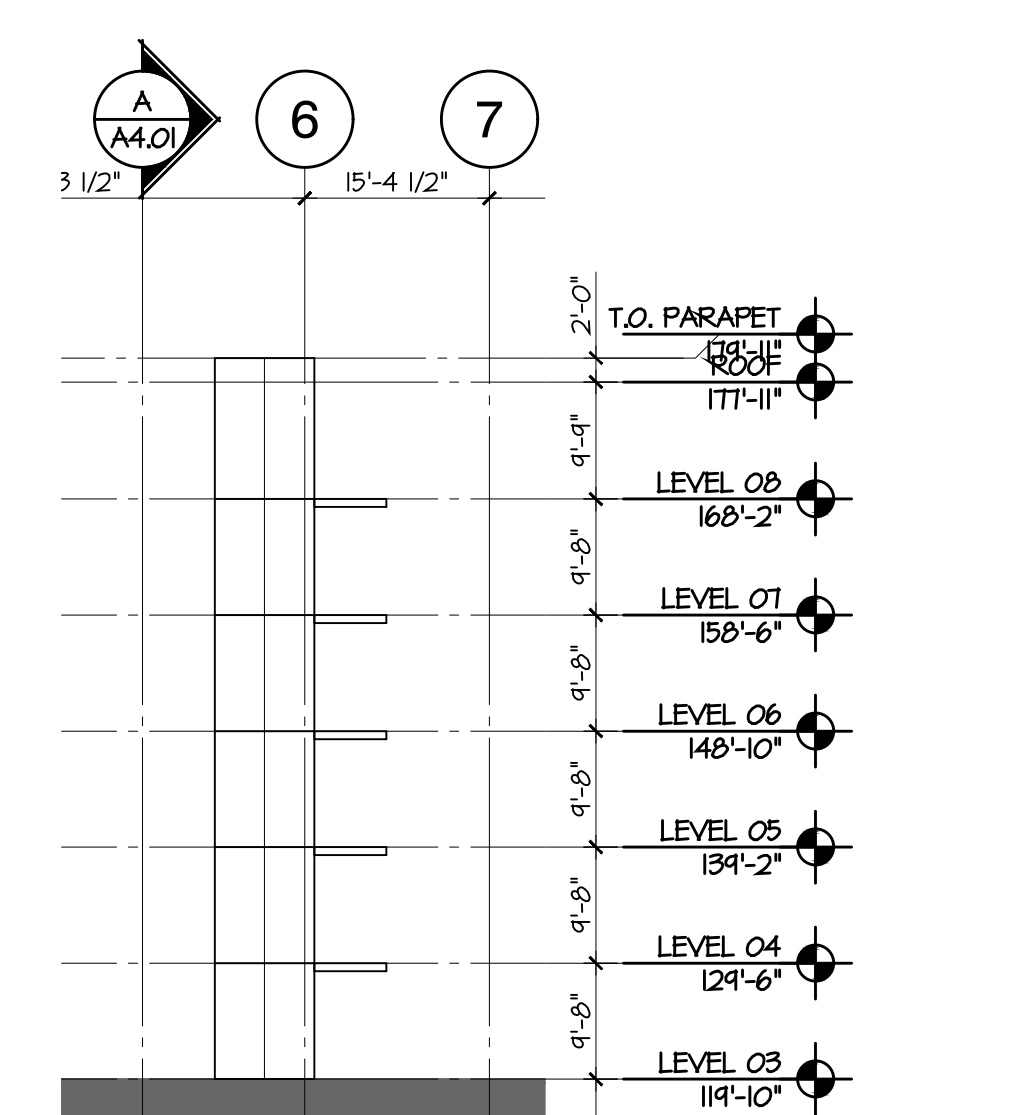
3 NORTH ELEVATION - EAST INDENT



4 SOUTH ELEVATION



5 SOUTH ELEVATION - WEST INDENT



6 SOUTH ELEVATION - EAST INDENT

PROJECT

**MULTI-FAMILY  
RESIDENTIAL AND COMMERCIAL  
DEVELOPMENT**  
146 EAST 2ND STREET  
CITY OF NORTH VANCOUVER, BC

**NORTH AND SOUTH  
ELEVATIONS  
REFLECTED WINDOWS**

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PROJECT A221512  
DRAWN TB CHECKED NC

SCALE 1/16" = 1'-0"  
DATE AUG 12, 2022

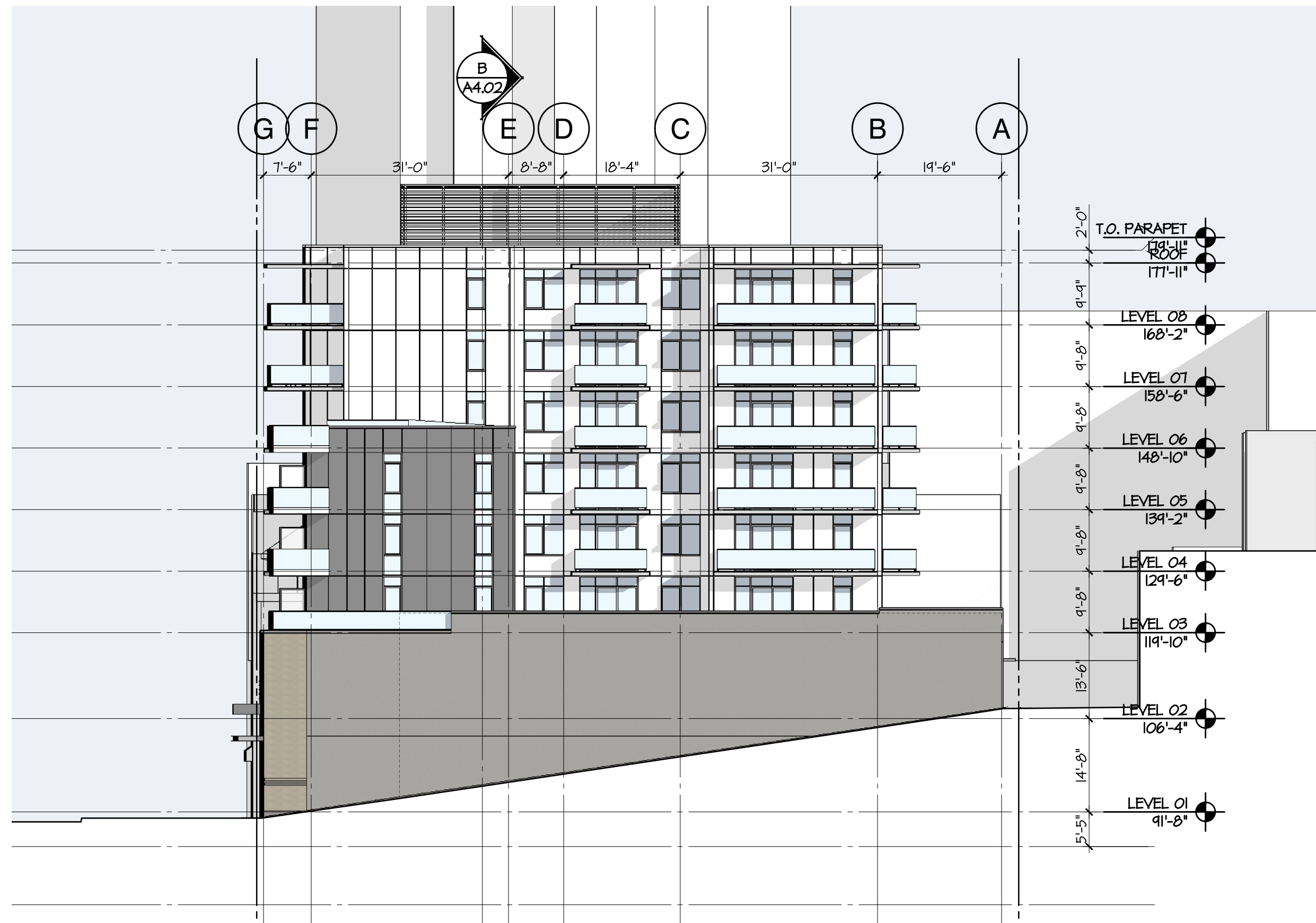
**A3.01a**

CLIENT

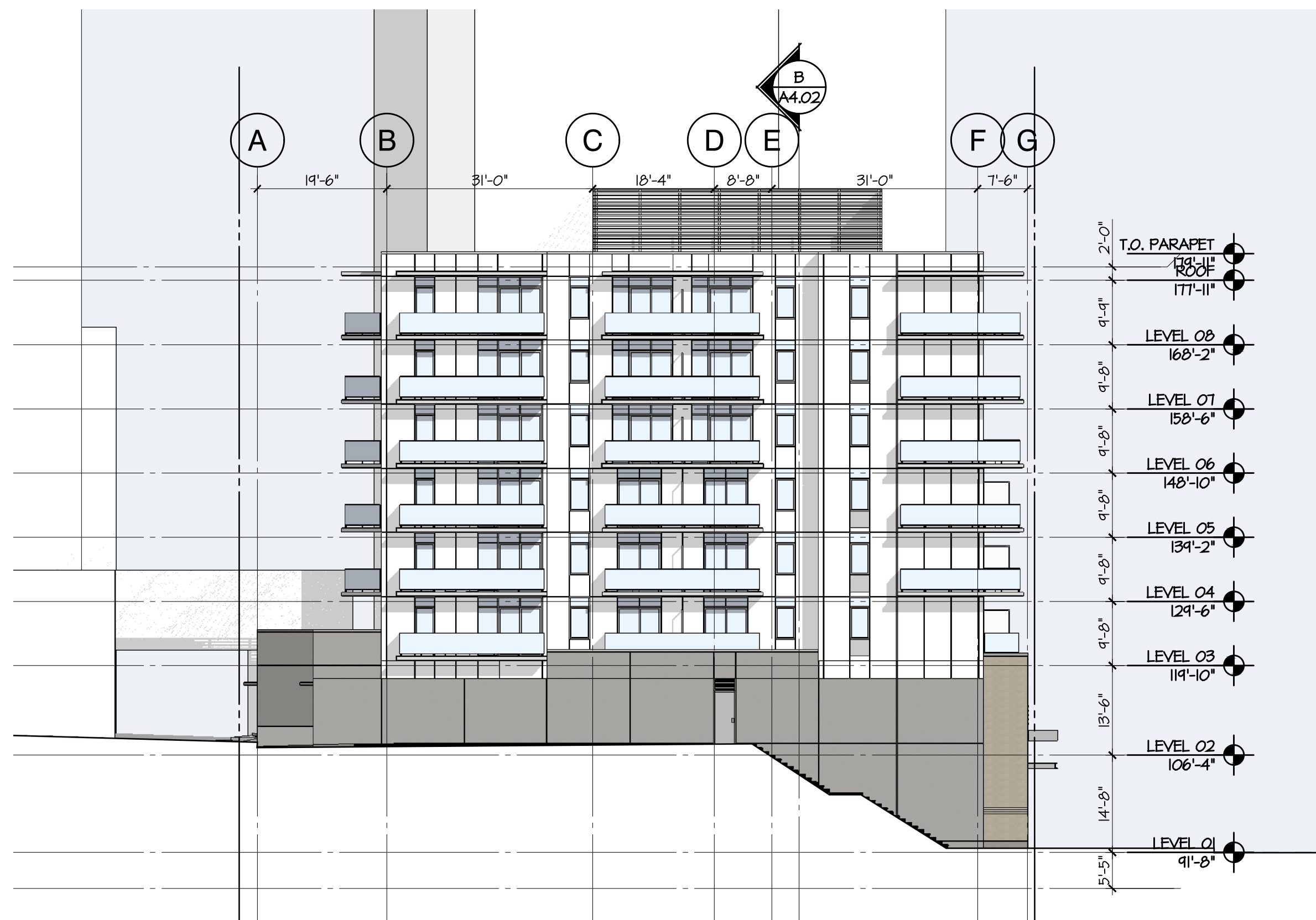


NO.	DATE	ISSUE
1	2022-08-15	ISSUED FOR REZONING

NO.	DATE	REVISION
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1 EAST ELEVATIONS



2 WEST ELEVATION

PROJECT

**MULTI-FAMILY  
RESIDENTIAL AND COMMERCIAL  
DEVELOPMENT**  
146 EAST 2ND STREET  
CITY OF NORTH VANCOUVER, BC

**EAST AND WEST  
ELEVATIONS**

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PROJECT A221512  
DRAWN \_\_\_\_\_ CHECKED NC

SCALE 1/16" = 1'-0"  
DATE AUG 12, 2022

**A3.02**

CLIENT



NO.	DATE	ISSUE
1	2022-08-15	ISSUED FOR REZONING

NO.	DATE	REVISION
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PROJECT

**MULTI-FAMILY  
RESIDENTIAL AND COMMERCIAL  
DEVELOPMENT**  
146 EAST 2ND STREET  
CITY OF NORTH VANCOUVER, BC

**EAST AND WEST  
ELEVATIONS  
REFLECTED WINDOWS**

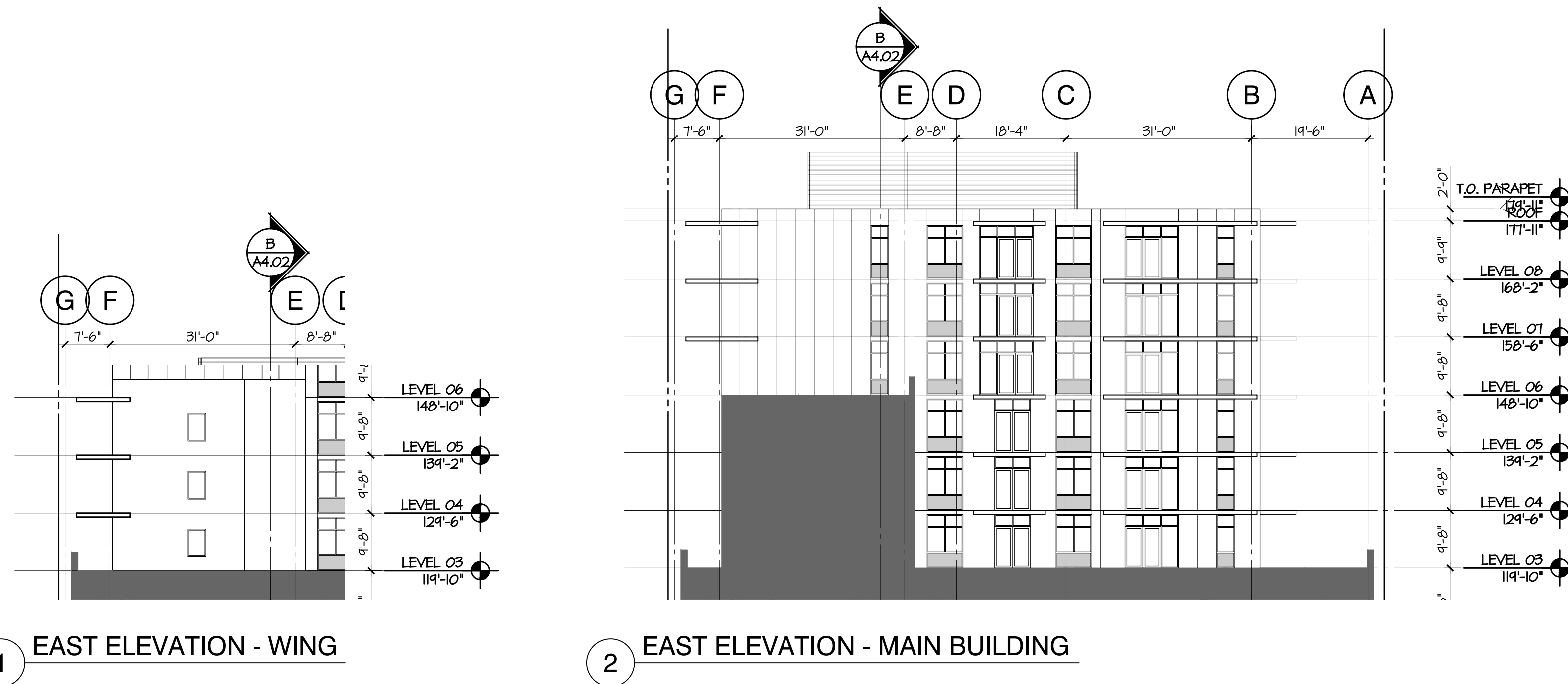
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PROJECT A221512  
DRAWN TB CHECKED NC

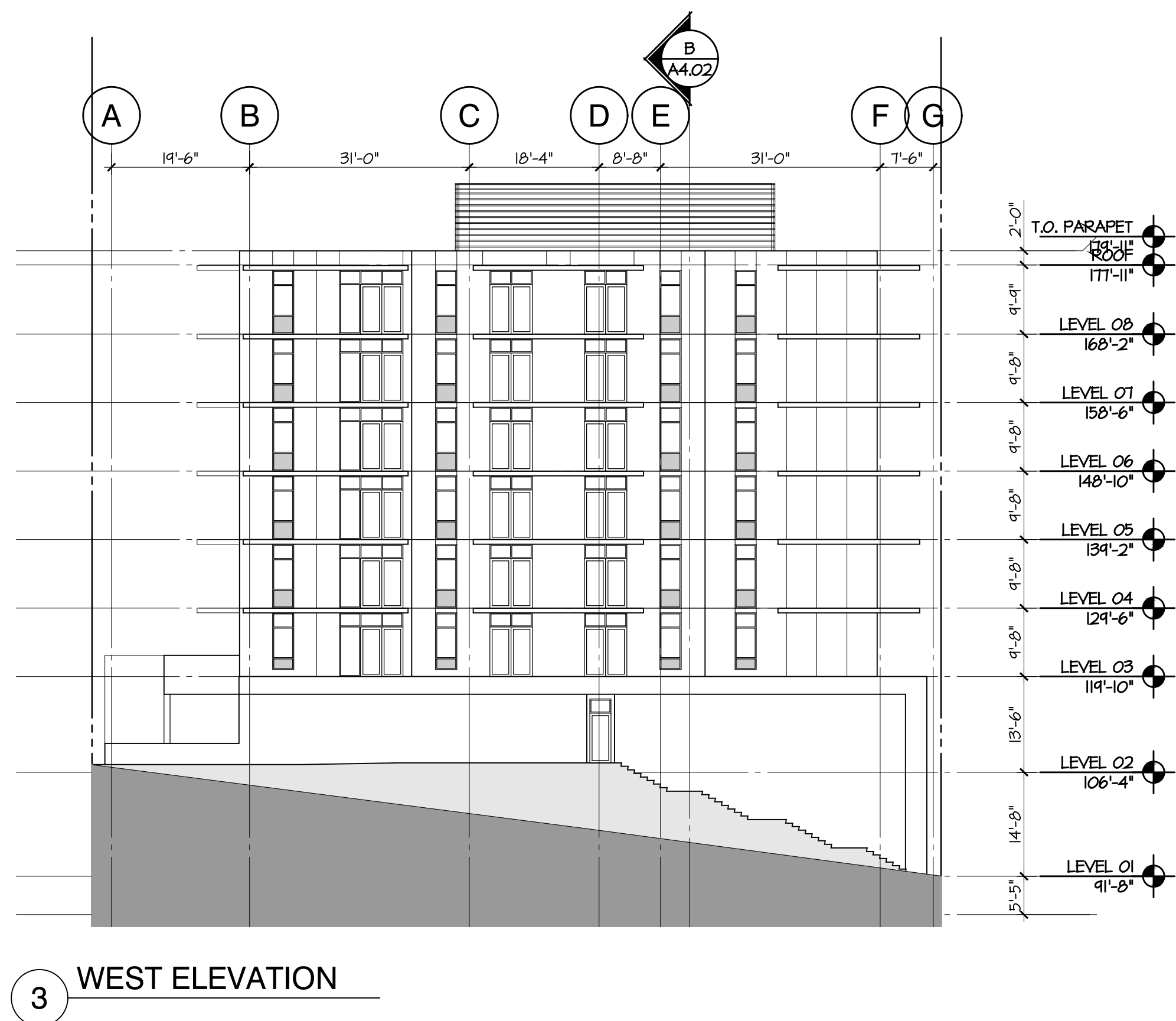
SCALE 1/16" = 1'-0"  
DATE AUG 12, 2022

**A3.02a**



1 EAST ELEVATION - WING

2 EAST ELEVATION - MAIN BUILDING



3 WEST ELEVATION

CLIENT



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1	2022-08-15	ISSUED FOR REZONING

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PROJECT

**MULTI-FAMILY  
RESIDENTIAL AND COMMERCIAL  
DEVELOPMENT**  
146 EAST 2ND STREET  
CITY OF NORTH VANCOUVER, BC

**BUILDING SECTION A**

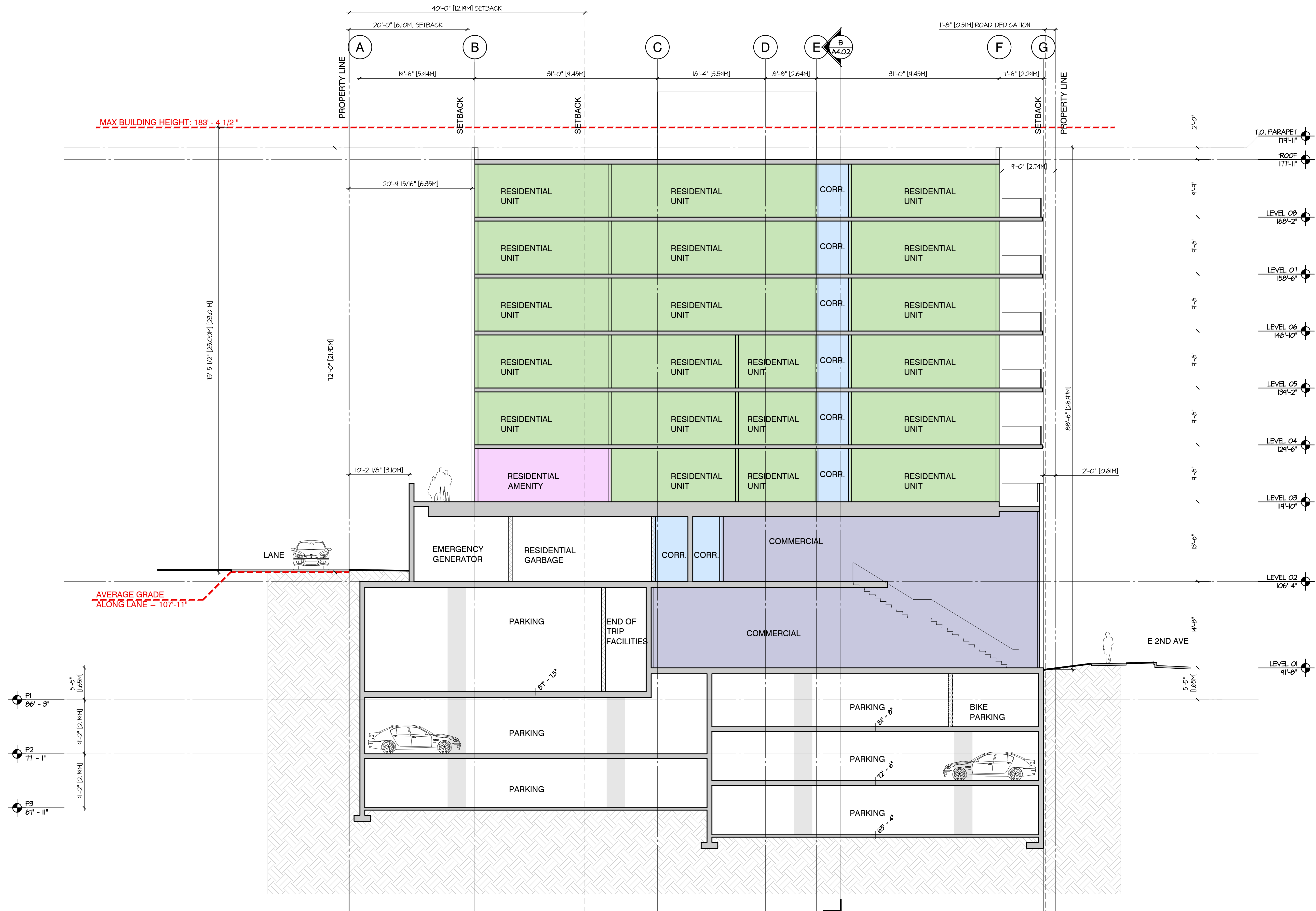
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PROJECT A221512  
DRAWN TB CHECKED NC

SCALE 1/8" = 1'-0"  
DATE AUG 12, 2022

**A4.01**



CLIENT



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1	2022-08-15	ISSUED FOR REZONING

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**PROJECT**  
**MULTI-FAMILY RESIDENTIAL AND COMMERCIAL DEVELOPMENT**  
146 EAST 2ND STREET  
CITY OF NORTH VANCOUVER, BC

**BUILDING SECTION B**

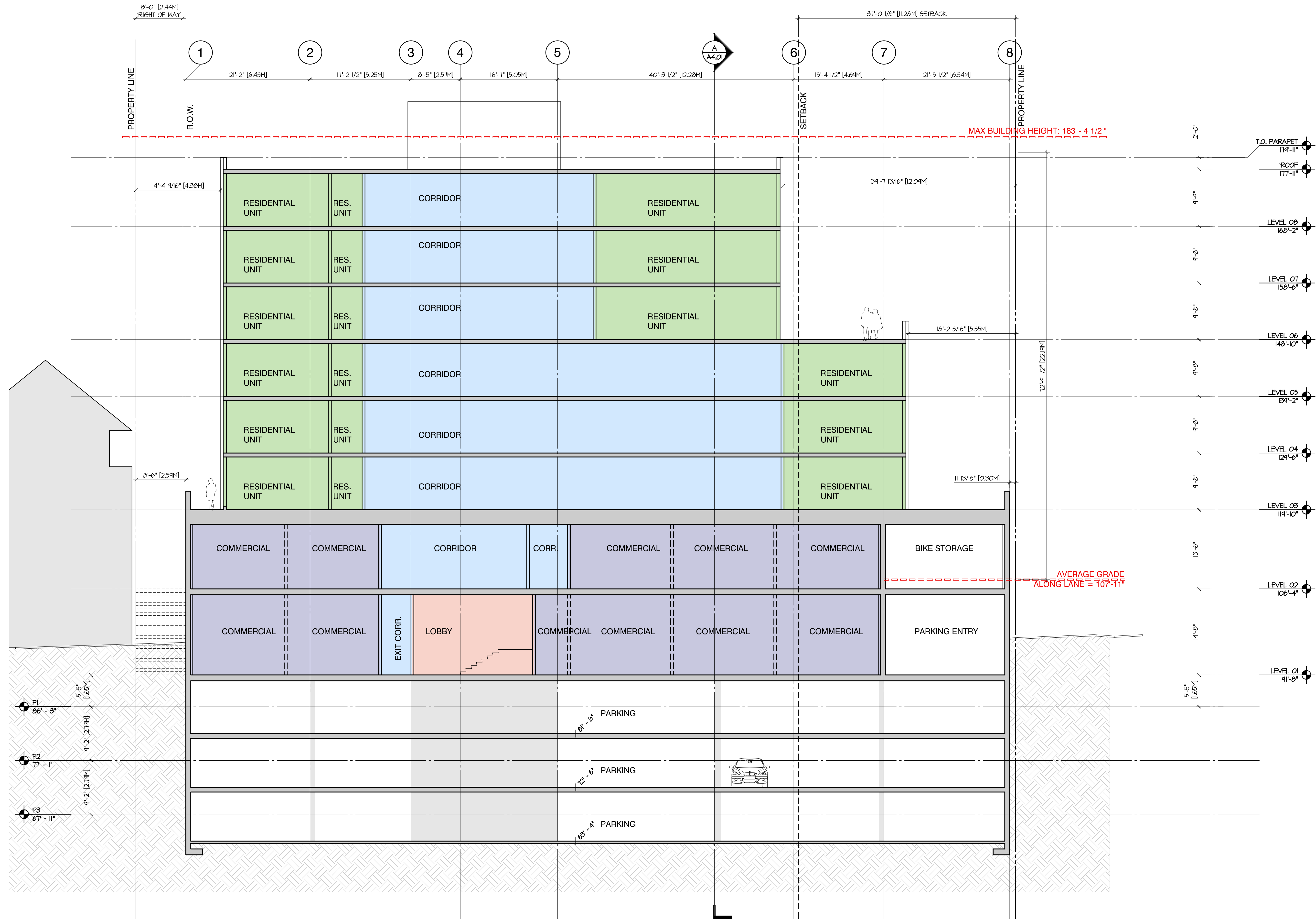
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PROJECT A221512  
DRAWN TB CHECKED NC

SCALE 1/8" = 1'-0"  
DATE AUG 12, 2022

**A4.02**





CLIENT



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PROJECT

**MULTI-FAMILY  
RESIDENTIAL AND COMMERCIAL  
DEVELOPMENT**  
146 EAST 2ND STREET  
CITY OF NORTH VANCOUVER, BC

**FLOOR PLAN  
LEVEL 01  
AREA OVERLAY**

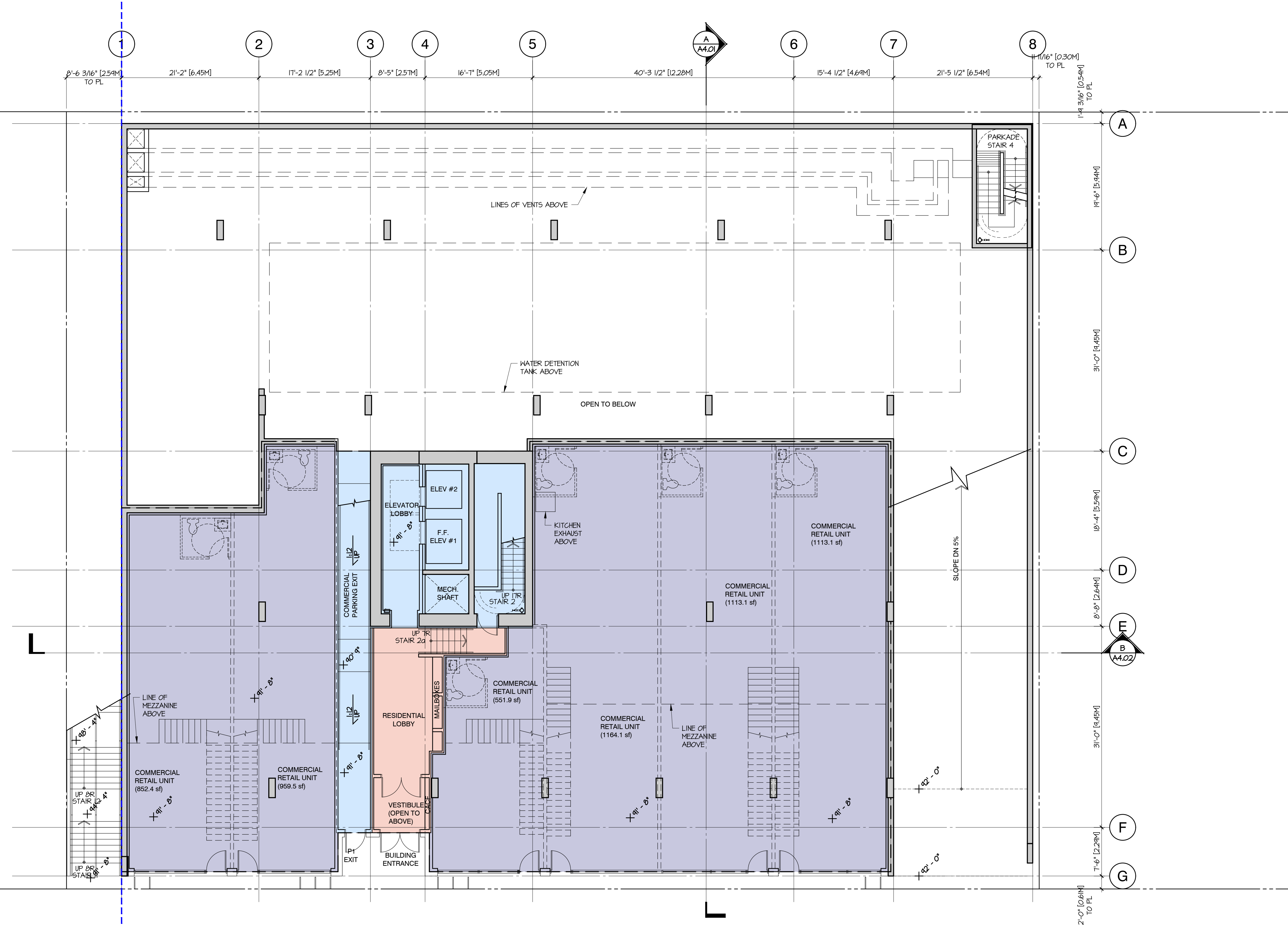
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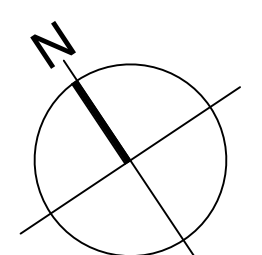
PROJECT A221512  
DRAWN TB CHECKED NC

SCALE 1/8" = 1'-0"  
DATE AUG 12, 2022

**A5.03**



LOBBY (RESIDENTIAL) 366.36 sf  
 CIRCULATION 1,364.37 sf  
 COMMERCIAL 6,153.46 sf





CLIENT



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PROJECT

**MULTI-FAMILY  
RESIDENTIAL AND COMMERCIAL  
DEVELOPMENT**  
146 EAST 2ND STREET  
CITY OF NORTH VANCOUVER, BC

**FLOOR PLAN  
LEVEL 03  
AREA OVERLAY**

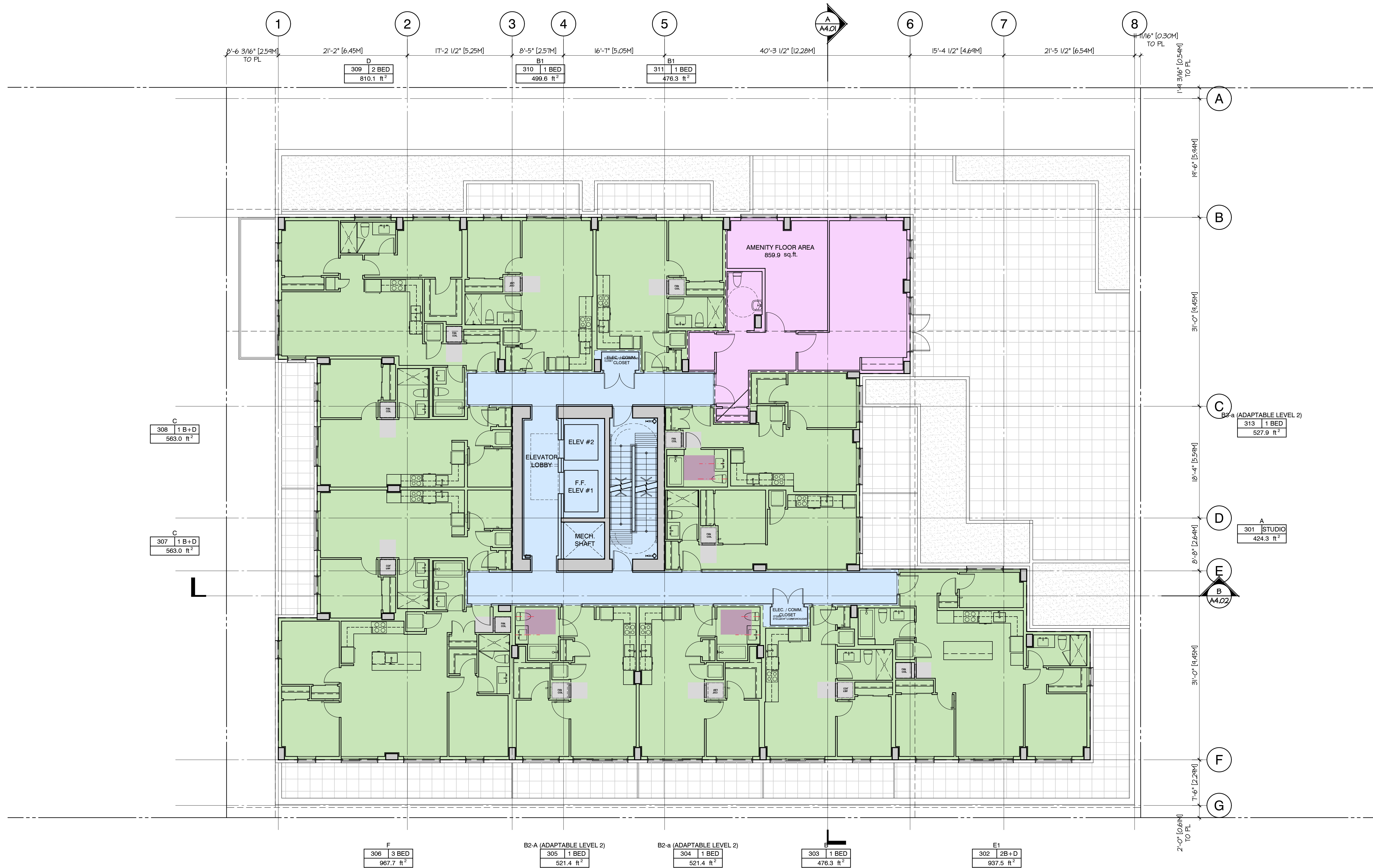
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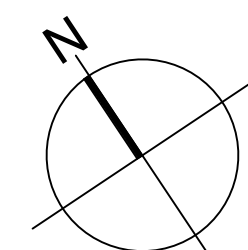
PROJECT A221512  
DRAWN TB CHECKED NC

SCALE 1/8" = 1'-0"  
DATE AUG 12, 2022

**A5.05**



- CIRCULATION  
1,358.64 sf
- RESIDENTIAL  
7,288.72 sf
- AMENITY  
859.89 sf
- ADAPTABLE LEVEL 2  
60.00 sf
- HRV  
180.00 sf



CLIENT



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PROJECT

**MULTI-FAMILY  
RESIDENTIAL AND COMMERCIAL  
DEVELOPMENT**  
146 EAST 2ND STREET  
CITY OF NORTH VANCOUVER, BC

**FLOOR PLAN  
LEVEL 04  
AREA OVERLAY**

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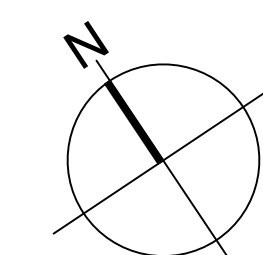
PROJECT A221512  
DRAWN TB CHECKED NC

SCALE 1/8" = 1'-0"  
DATE AUG 12, 2022

**A5.06**



 CIRCULATION 1,358.64 sf	 RESIDENTIAL 8,148.61 sf	 ADAPTABLE LEVEL 2 60.00 sf	 HRV 195.00 sf
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CLIENT



NO. | DATE | ISSUE  
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PROJECT

**MULTI-FAMILY  
RESIDENTIAL AND COMMERCIAL  
DEVELOPMENT**  
146 EAST 2ND STREET  
CITY OF NORTH VANCOUVER, BC

**FLOOR PLAN  
LEVEL 05  
AREA OVERLAY**

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PROJECT A221512  
DRAWN TB CHECKED NC

SCALE 1/8" = 1'-0"  
DATE AUG 12, 2022

**A5.07**



**CIRCULATION**  
1,358.64 sf

**RESIDENTIAL**  
8,148.61 sf

**ADAPTABLE LEVEL 2**  
60.00 sf

**HRV**  
195.00 sf

CLIENT



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NO. | DATE | REVISION

PROJECT

**MULTI-FAMILY  
RESIDENTIAL AND COMMERCIAL  
DEVELOPMENT**  
146 EAST 2ND STREET  
CITY OF NORTH VANCOUVER, BC

**FLOOR PLAN  
LEVEL 06  
AREA OVERLAY**

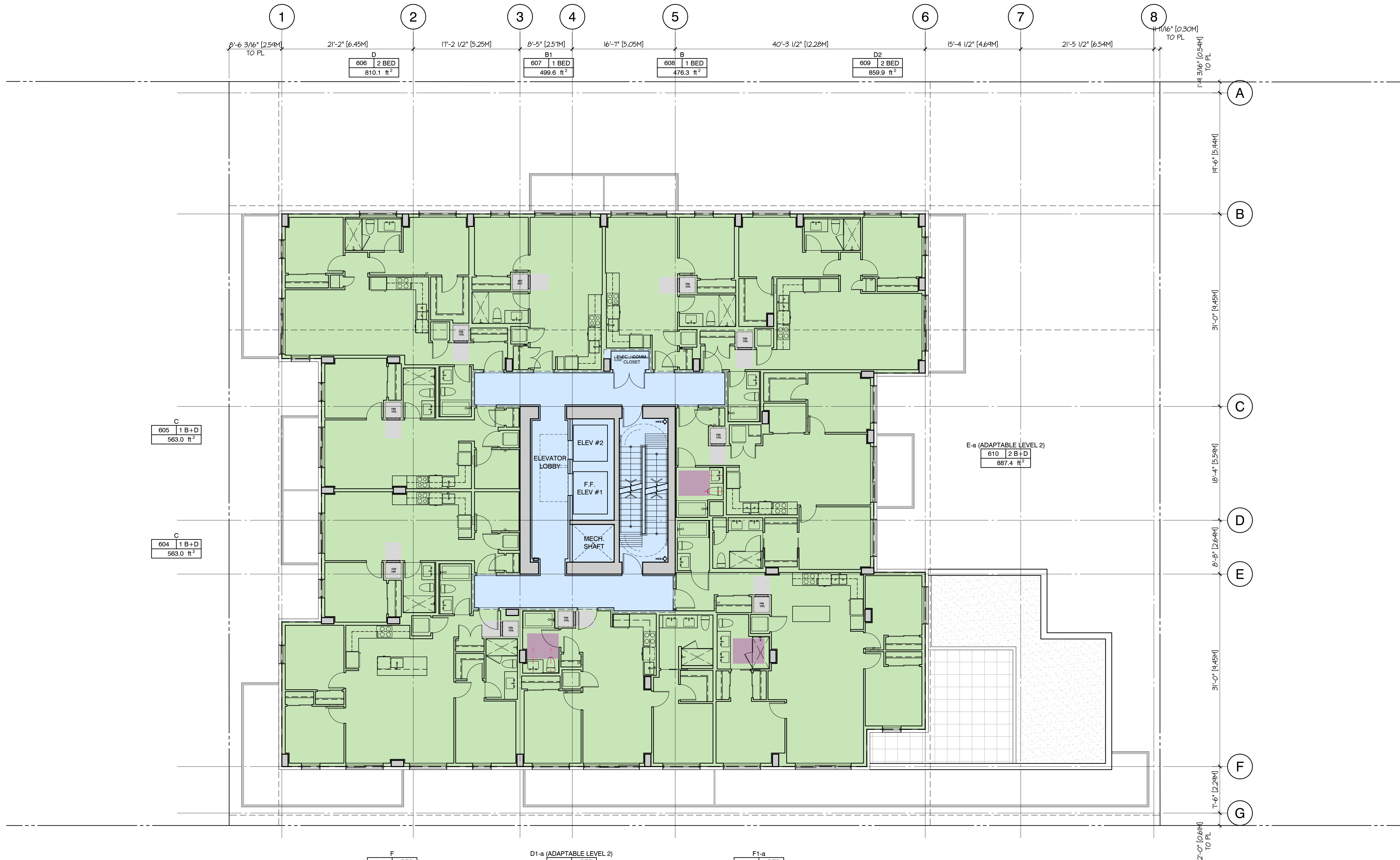
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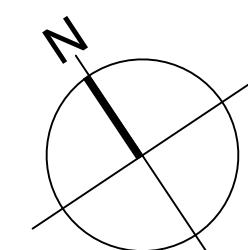
PROJECT A221512  
DRAWN TB CHECKED NC

SCALE 1/8" = 1'-0"  
DATE AUG 12, 2022

**A5.08**



- CIRCULATION  
1,117.47 sf
- RESIDENTIAL  
7,515.93 sf
- ADAPTABLE LEVEL 2  
60.00 sf
- HRV  
150.00 sf



CLIENT



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PROJECT

**MULTI-FAMILY  
RESIDENTIAL AND COMMERCIAL  
DEVELOPMENT**  
146 EAST 2ND STREET  
CITY OF NORTH VANCOUVER, BC

**FLOOR PLAN  
LEVEL 07  
AREA OVERLAY**

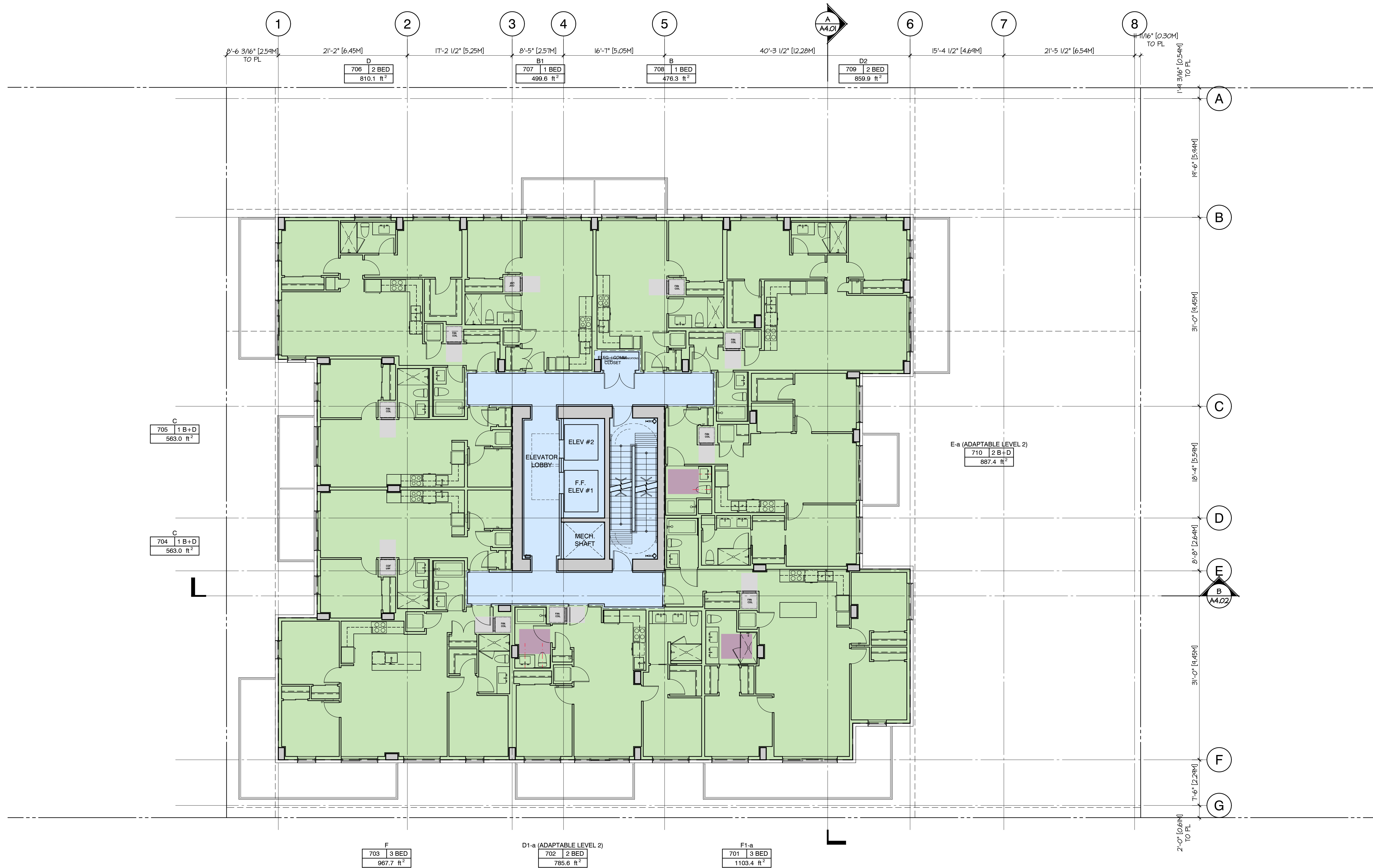
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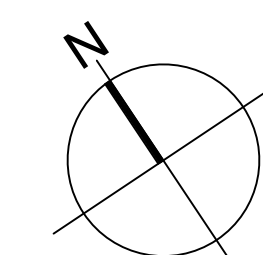
PROJECT A221512  
DRAWN TB CHECKED NC

SCALE 1/8" = 1'-0"  
DATE AUG 12, 2022

**A5.09**



 CIRCULATION 1,117.47 sf	 RESIDENTIAL 7,515.93 sf	 ADAPTABLE LEVEL 2 60.00 sf	 HRV 150.00 sf
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CLIENT



NO. | DATE | ISSUE  
1 | 2022-08-15 | ISSUED FOR REZONING

NO. | DATE | REVISION

PROJECT

**MULTI-FAMILY  
RESIDENTIAL AND COMMERCIAL  
DEVELOPMENT**  
146 EAST 2ND STREET  
CITY OF NORTH VANCOUVER, BC

**FLOOR PLAN  
LEVEL 08  
AREA OVERLAY**

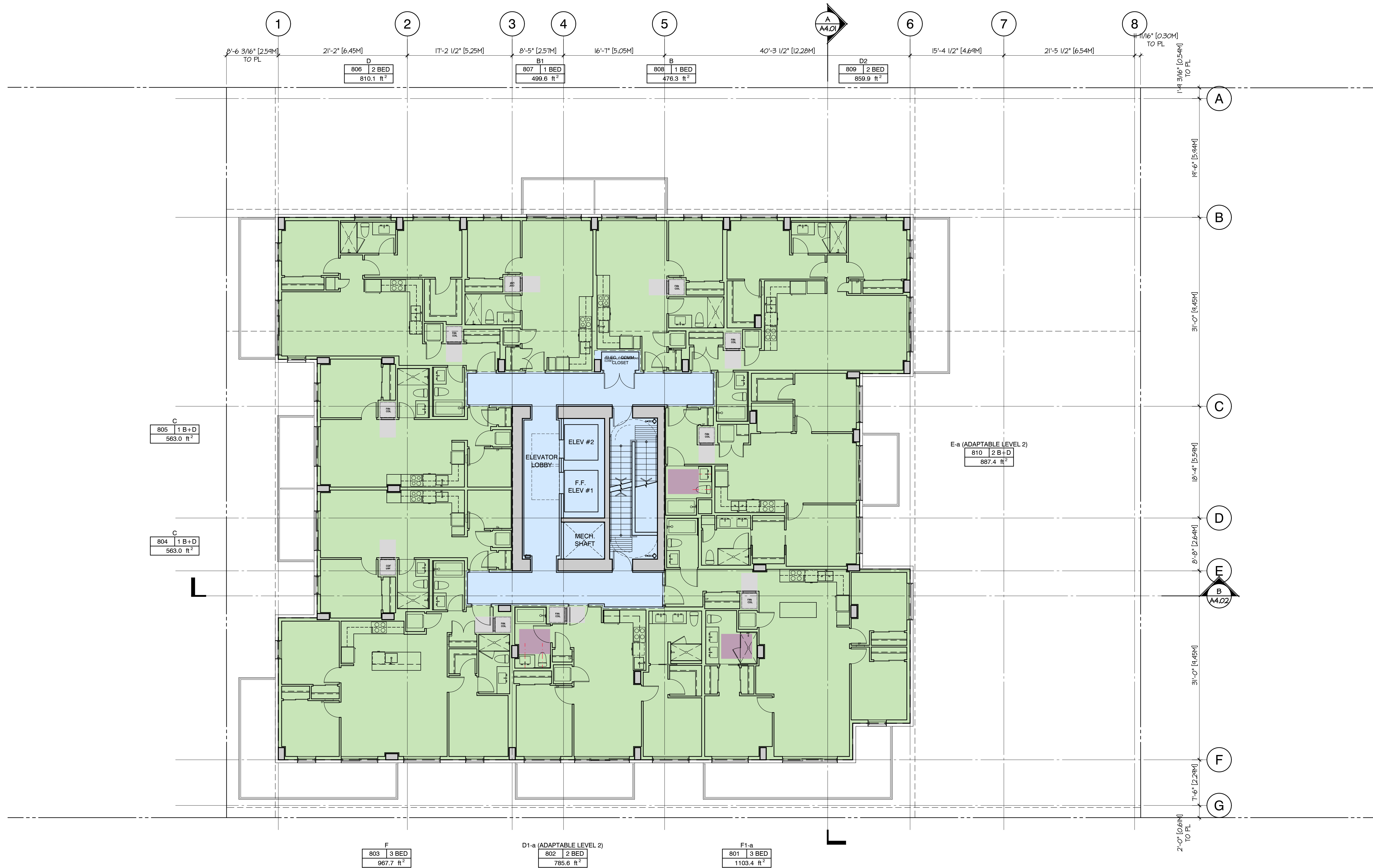
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Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and dys architecture shall be informed of any variations from the dimensions and conditions shown on the drawings. Shop drawings shall be submitted to dys architecture for review before proceeding with fabrication.

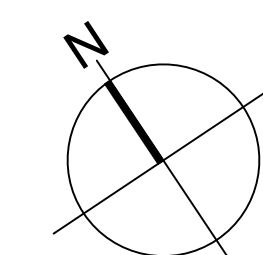
PROJECT A221512  
DRAWN TB CHECKED NC

SCALE 1/8" = 1'-0"  
DATE AUG 12, 2022

**A5.10**



- CIRCULATION  
1,117.47 sf
- RESIDENTIAL  
7,515.93 sf
- ADAPTABLE LEVEL 2  
60.00 sf
- HRV  
150.00 sf





CLIENT



NO.	DATE	ISSUE
1	2022-08-15	ISSUED FOR REZONING

NO.	DATE	REVISION
-----	------	----------

PROJECT

**MULTI-FAMILY  
RESIDENTIAL AND COMMERCIAL  
DEVELOPMENT**  
146 EAST 2ND STREET  
CITY OF NORTH VANCOUVER, BC

**ROOF PLAN  
AREA OVERLAY**

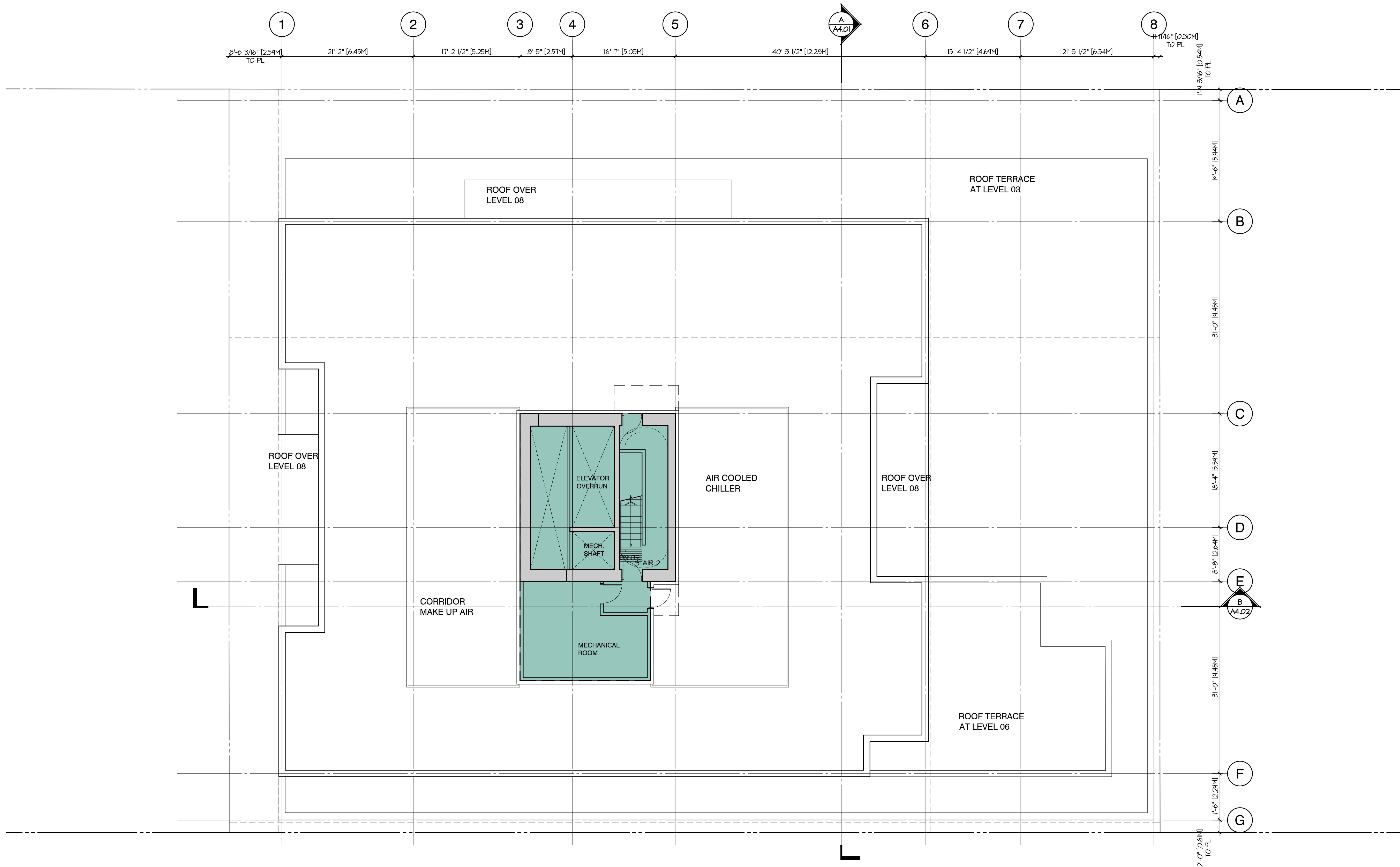
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PROJECT A221512  
DRAWN TB CHECKED NC

SCALE 1/8" = 1'-0"  
DATE AUG 12, 2022

**A5.11**



**MECHANICAL**  
1,011.88 sf

# 146 EAST 2nd AVENUE

## LANDSCAPE SET: ISSUED FOR REZONING

### LANDSCAPE DRAWING INDEX

- L0.0 COVER SHEET
- L0.1 DESIGN VISION AND PRINCIPLES
- L0.2 DIAGRAMS
- L1.0 SITE PLAN (LEVEL 1 AND 2)
- L1.1 SITE PLAN (LEVEL 3)
- L2.0 HARDSCAPE MATERIALS
- L3.0 SOFTSCAPE PALETTE
- L4.0 LANDSCAPE SECTIONS

### GENERAL NOTES

1. A SURVEY HAS BEEN PROVIDED BY THE CLIENT FOR THIS PROJECT. IT HAS BEEN REFORMATTED FOR USE IN AND FOR PREPARING THESE DOCUMENTS. CONTRACTOR SHALL OBTAIN AN OFFICIALLY SIGNED COPY FROM THE CLIENT AND BECOME FAMILIAR WITH IT, THE EXISTING CONDITIONS AND SITE CONTEXT PRIOR TO CONSTRUCTION. ALL DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION IMMEDIATELY. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR ERRORS OR OMISSIONS ASSOCIATED WITH PREPARATION OR DOCUMENTATION OF SURVEY.

2. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING SITE CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION.

3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR ADHERENCE TO ORDINANCES, REGULATIONS, LAWS AND CODES HAVING JURISDICTION OVER THE PROPERTY PRIOR TO COMMENCING WORK.

4. CONTRACTOR IS RESPONSIBLE FOR DETERMINING MEANS AND METHODS FOR CONSTRUCTION. THESE DRAWINGS MAY INDICATE A LIMIT OF PROPOSED IMPROVEMENTS, LIMITS OF SITE DEMOLITION, ETC. FOR DELINEATION OF EXPECTED EXTENTS OF DISTURBANCE. HOWEVER, FINAL IMPACT SHALL BE DETERMINED IN THE FIELD. SHOULD LIMITS OF DISTURBANCE EXCEED BOUNDARIES DEFINED IN DRAWINGS, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION.

5. THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THE DRAWINGS MAY VARY IN RELATION TO ACTUAL EXISTING CONDITIONS; ADDITIONAL UTILITIES NOT SHOWN ON THE DRAWINGS MAY EXIST. VERIFY IN THE FIELD THE DATA SHOWN, AND CALL ANY DISCREPANCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT BEFORE STARTING WORK.

6. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL WORK DISTURBED BY CONSTRUCTION OUTSIDE OF LIMIT LINES DEFINED ON DRAWINGS OR THROUGH HIS/HER MEANS AND METHODS TO A CONDITION BETTER THAN OR EQUAL TO THE EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.

7. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A COMPLETE UP-TO-DATE SET OF DRAWINGS AND SPECIFICATIONS AT THE CONSTRUCTION SITE AND ENSURING THE DOCUMENTS ARE READILY AVAILABLE FOR REVIEW BY THE LANDSCAPE ARCHITECT AND GOVERNING AGENCY.

8. THE DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY TO ONE ANOTHER AND IMPLIED TO CORRESPOND WITH ONE ANOTHER. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION IMMEDIATELY.

9. LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.

10. ALL OFF-SITE WORKS TO CONFORM TO CITY OF NORTH VANCOUVER DESIGN STANDARDS, INCLUDING: HARDSCAPE PAVING, FURNISHINGS, TREES, PLANTING AND GROWING MEDIA.



COVER PAGE

# DESIGN VISION

The design vision is focused on place making - creating landscape design that is identifiable as north shore, while celebrating community, creative culture and nature.

# PRINCIPLES



## 1 COMMUNITY

CELEBRATE THE VIBRANCY OF LOWER LONSDALE

Integrate and connect to the neighbourhood.  
Give the existing community something to embrace.



## 2 CREATIVE CULTURE

NURTURE THE ARTS AND CREATIVE ECONOMY

Create dynamic spaces for people to live, work, shop,  
travel and play.

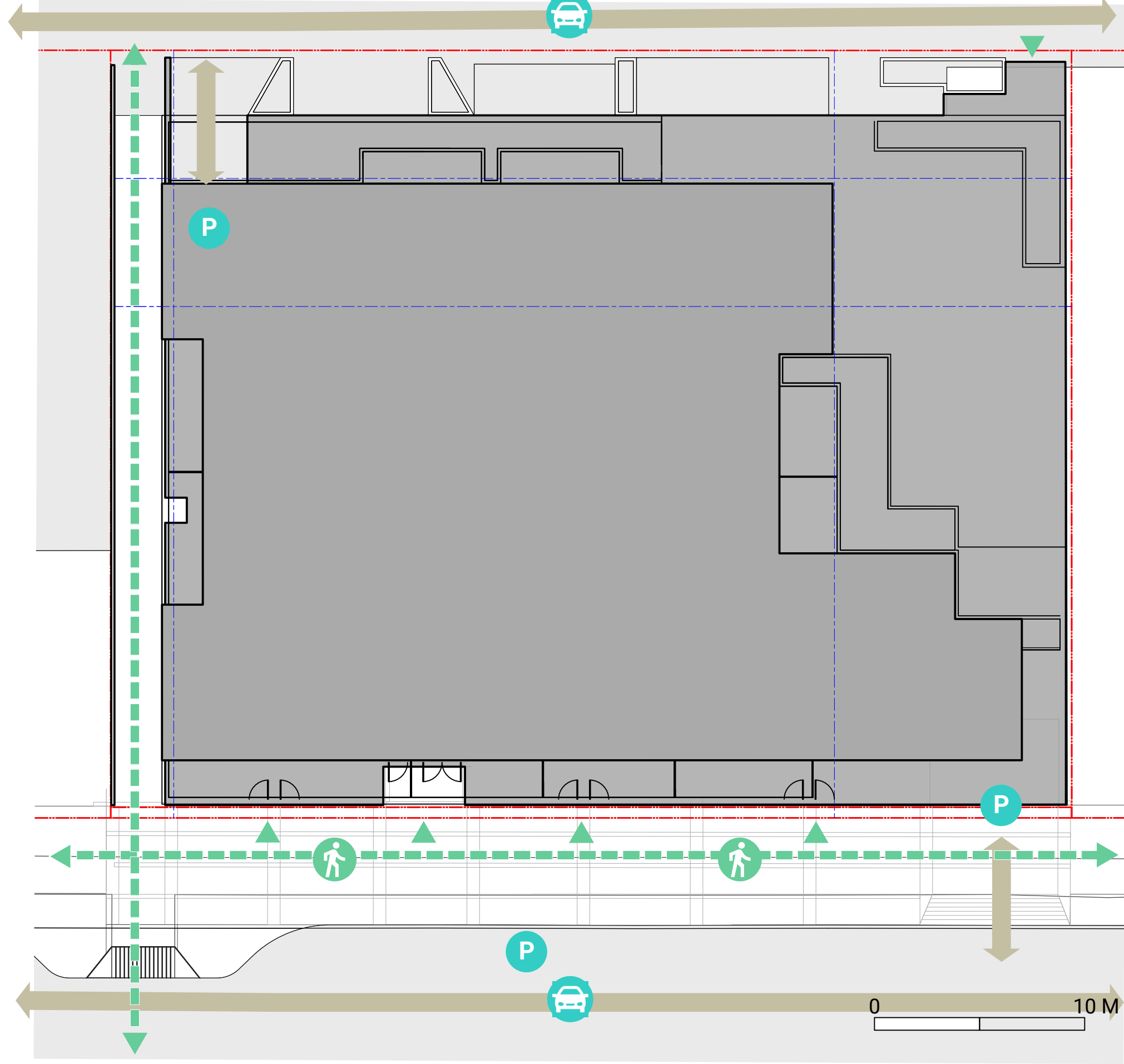


## 3 NATURE

DESIGN WITH NATURE

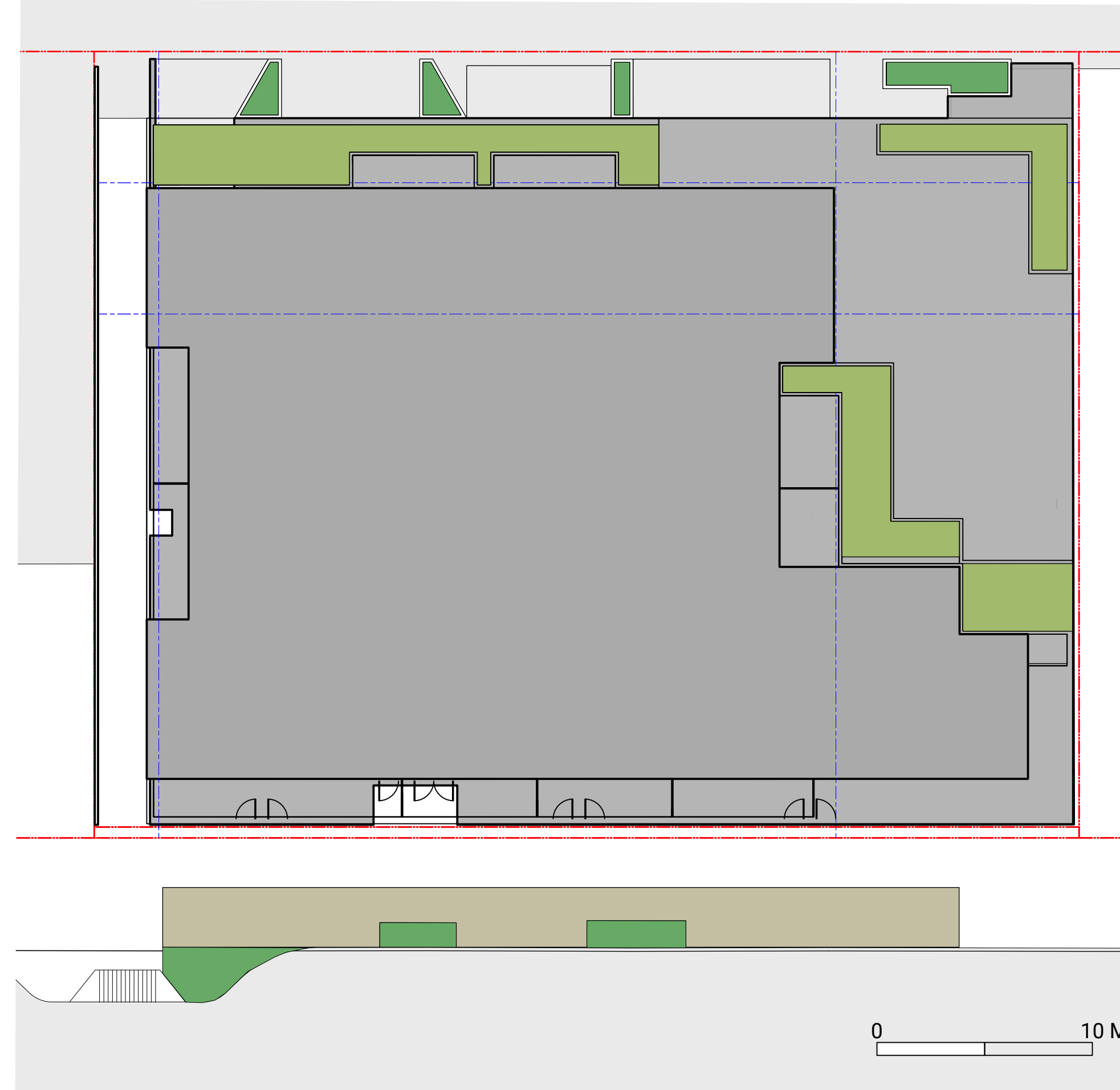
Bridge the interior and exterior environments and  
celebrate local ecology.

SITE CIRCULATION



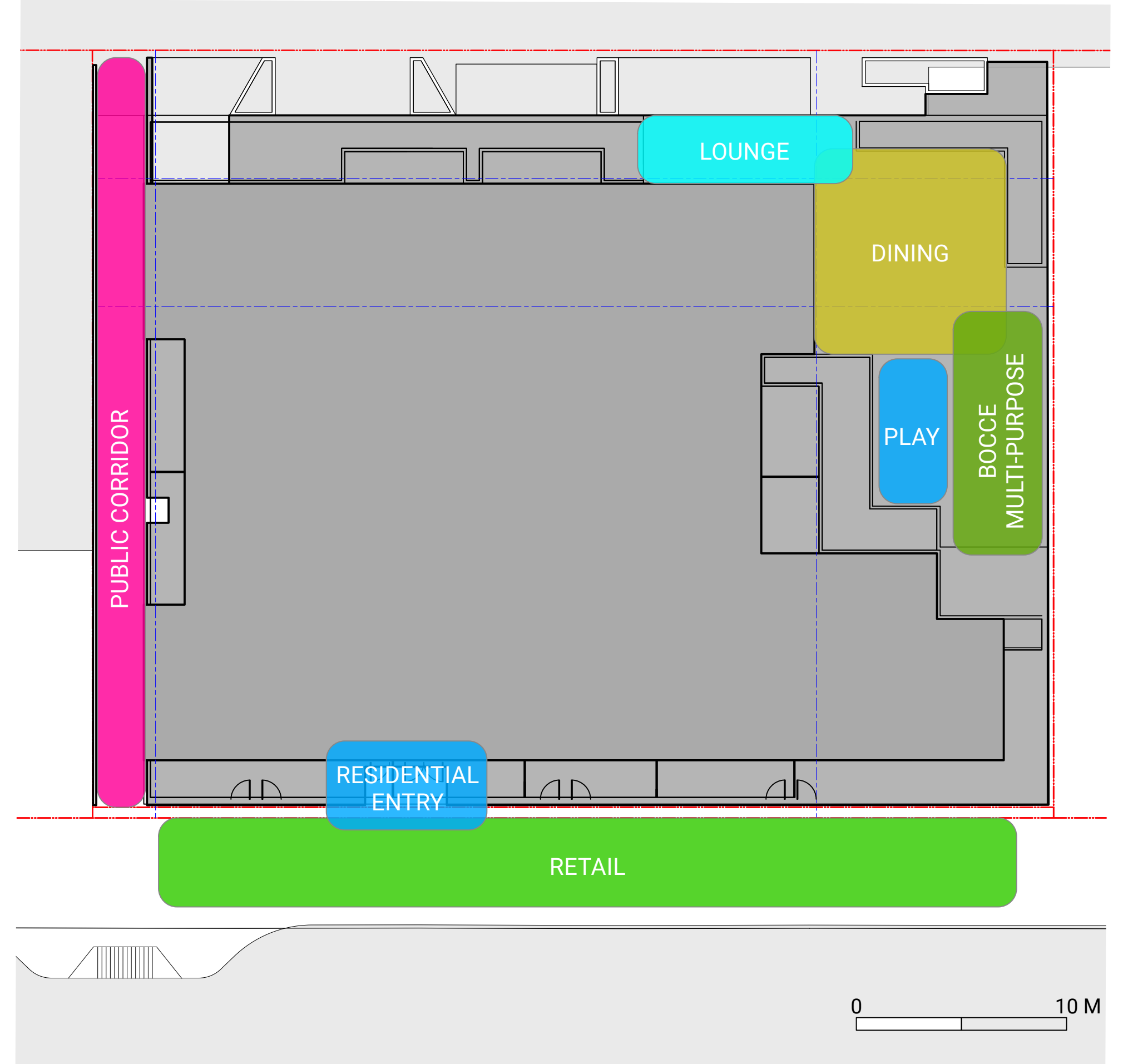
- LEGEND
- VEHICULAR
  - PEDESTRIAN
  - PARKING

SOIL VOLUME



- LEGEND
- 900MM SOIL DEPTH
  - 900MM STRUCTURAL SOIL DEPTH
  - 450MM SOIL DEPTH

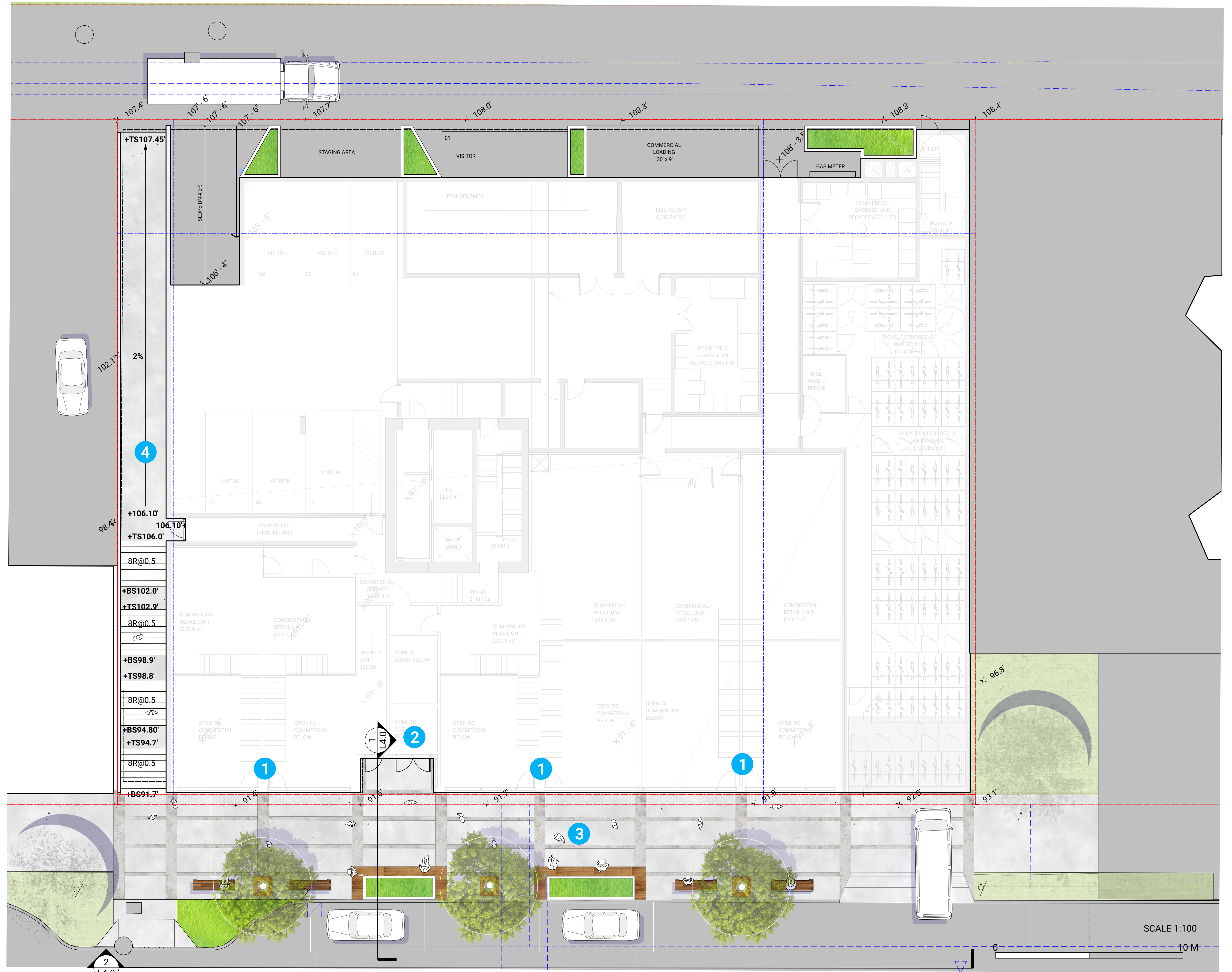
SITE PROGRAM



DIAGRAMS

**LEGEND**

- 1. STOREFRONT
- 2. RESIDENTIAL ENTRY
- 3. STREETScape AMENITY
- 4. COVERED BREEZEWAY



**SITE PLAN (LEVEL 1 / LEVEL 2)**



146 EAST 2<sup>nd</sup> AVENUE  
NORTH VANCOUVER, BRITISH COLUMBIA

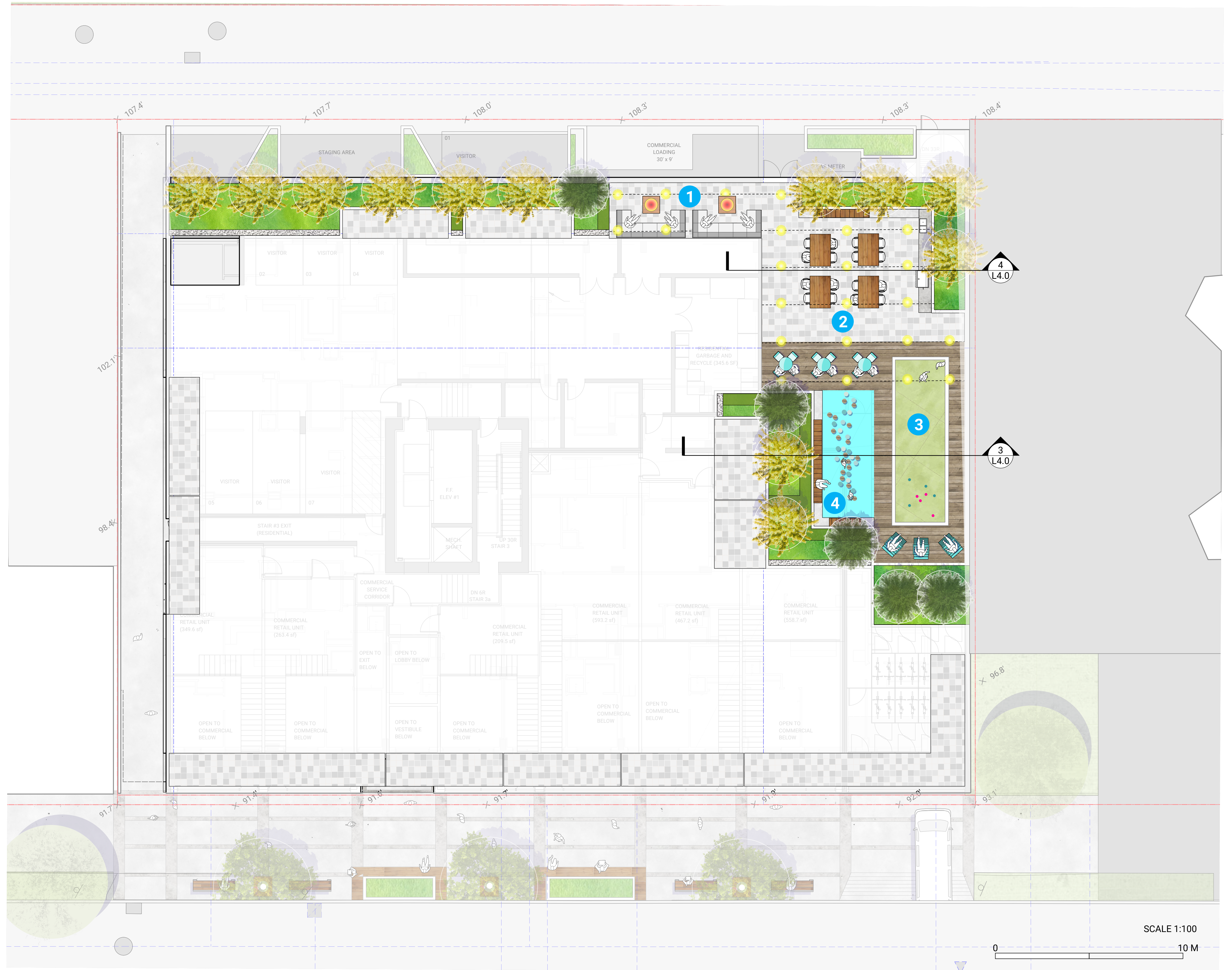
Date: 22-08-10  
Project No: 06-783  
Revision: A

**L1.0**

SCALE 1:100  
0 10 M

**LEGEND**

- 1. FIRE LOUNGE
- 2. DINING ROOM
- 3. BOCCE COURT
- 4. PLAY SPACE



**SITE PLAN (LEVEL 3)**

**SURFACING**



**CAST-IN-PLACE CONCRETE PAVING**  
(100MM THICK, LIGHT BROOM FINISH, 'CALIFORNIA' JOINTS)



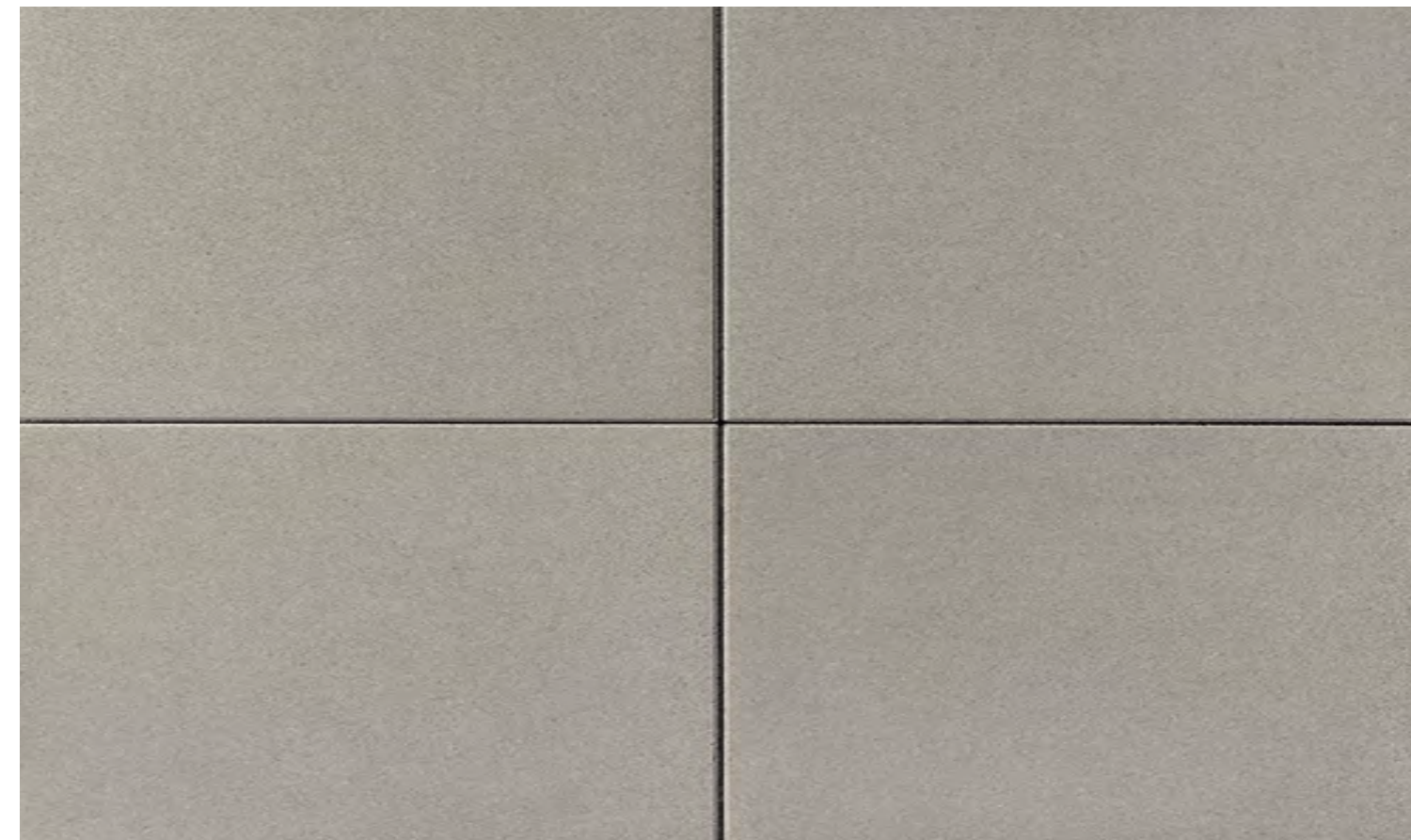
**WOOD DECKING**



**CAST-IN-PLACE EXPOSED AGGREGATE CONCRETE PAVING**  
(100MM THICK, MODIFIED 'CALIFORNIA' TROWEL JOINTS)



**ARTIFICIAL TURF**



**CONCRETE SLAB PAVERS**  
(MANHATTAN PAVER BY NEWSTONE GROUP, 12" x 24" x 2")



**PLAYFALL SURFACING**

**FURNISHINGS**



**STREETSCAPE FREE-STANDING BENCH**  
(VICTOR STANLEY RB-28 PER CNV STANDARDS)



**DINING AND SEATING**  
(ROOF LEVEL)



**STREETSCAPE CUSTOM BENCH**  
(RAISED PLANTER WITH TIMBER SLAT BENCH)



**FIRE BOWL**  
(ROOF LEVEL)



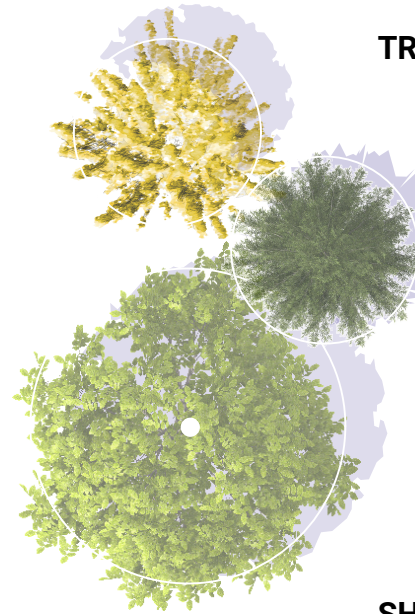
**TREE GRATE**  
(BY DOBNEY FOUNDRY PER CNV STANDARDS)



**CUSTOM BARBEQUE**  
(ROOF LEVEL)



# PLANT PALETTE



QTY	%	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
<b>TREES</b>					
<b>DECIDUOUS TREES</b>					
12		BETULA NIGRA JACQUEMONTII	RIVER BIRCH	4-5M HT., B&B	
3		OFF-SITE STREET TREE	CNV STANDARD	6CM CAL.	
<b>EVERGREEN TREES</b>					
4		ARBUTUS MENZIESII	ARBUTUS TREE	3-4M HT., B&B	
		PINUS CONTORTA 'CONTORTA'	SHORE PINE	3-4M HT., B&B	
<b>SHORELINE GRASS</b>					
		LEYMUS MOLLIS	DUNE GRASS	10CM POT	300MM O.C.
<b>+40% PERENNIALS</b>					
		ACHILLEA MILLEFOLIUM	YARROW	10CM POT	300MM O.C.
		ANAPHALIS MARGARITACEA	PEARLY EVERLASTING	10CM POT	300MM O.C.
		ANGELICA LUCIDA	SEA WATCH	10CM POT	300MM O.C.
		FRAGARIA CHINENSIS	COASTAL STRAWBERRY	10CM POT	300MM O.C.
		LATHYRUS JAPONICUS	BEACH PEA	10CM POT	300MM O.C.
		SOLIDAGO CANADADENSIS	GOLDENROD	10CM POT	300MM O.C.
<b>ROSE THICKET</b>					
		ROSA NUTKANA	NOOTKA ROSE	#2 POT	600MM O.C.
		ROSA GYMNOCARPA	BALDHIP ROSE	#2 POT	600MM O.C.
<b>WILLOW THICKET</b>					
		SALIX PURPUREA 'NANA'	DWARF ARCTIC WILLOW	#2 POT	600MM O.C.
		SALIX HOOKERIANA	HOOKER'S WILLOW	#2 POT	600MM O.C.
<b>FOREST FLOOR</b>					
		ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	#1 POT	300MM O.C.
		ASARUM CANADENSE	WILD GINGER	#1 POT	300MM O.C.
		BLECHNUM SPICANT	DEER FERN	#1 POT	450MM O.C.
		CORNUS CANADENSIS	BUNCHBERRY	#1 POT	300MM O.C.
		MAHONIA NERVOSA	DULL OREGON GRAPE	#1 POT	450MM O.C.
		MAHONIA REPENS	CREEPING OREGON GRAPE	#1 POT	450MM O.C.
		POLYSTICHUM MUNITUM	SWORD FERN	#1 POT	450MM O.C.
<b>+20% PERENNIALS</b>					
		CLINTONIA UNIFLORA	QUEEN'S CUP	BULBS	150MM O.C.
		DICENTRA FORMOSA	PACIFIC BLEEDING HEART	BULBS	150MM O.C.
		ERYTHRONIUM REVOLUTUM	PINK FAWN LILY	BULBS	150MM O.C.
		LINNEA BOREALIS	TWINFLOWER	BULBS	150MM O.C.



## PLANTING NOTES

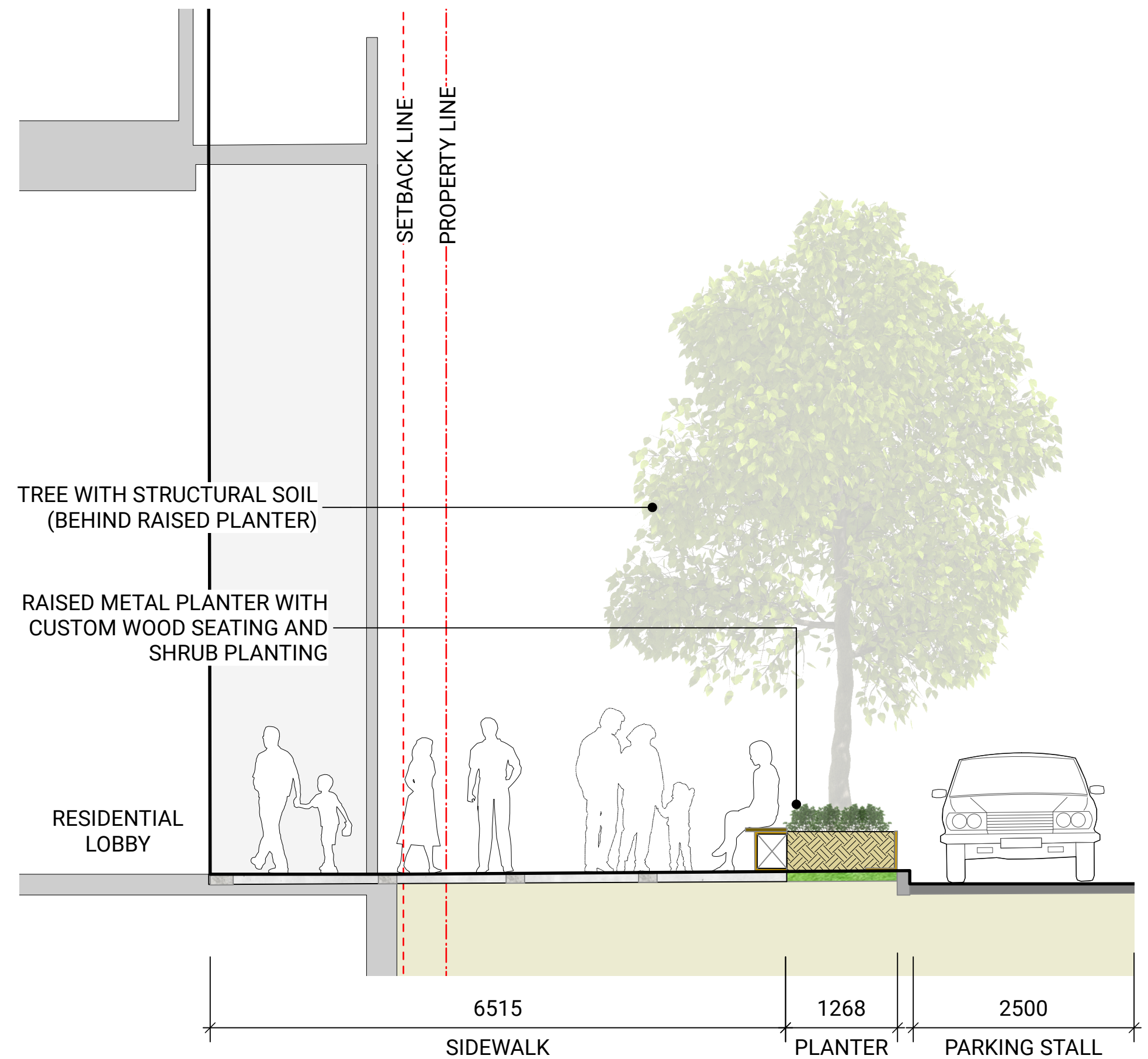
1. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CANADIAN LANDSCAPE STANDARD LATEST EDITION.
2. SEE SPECIFICATIONS AND DETAILS FOR PLANTING METHODS, REQUIREMENTS, SOIL TESTING, MATERIALS AND PLAN PROTECTION.
3. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF THE PLANT MATERIAL, ALLOWING FOR ANY AND ALL REQUIRED APPROVALS. PLANT SUBSTITUTIONS NOT CONFIRMED AND APPROVED BY THE LANDSCAPE ARCHITECT WILL BE REJECTED.
4. PLANT NAMES MAY BE ABBREVIATED ON DRAWINGS. REFER TO PLANT LIST AND LEGENDS FOR SYMBOLS, ABBREVIATIONS, BOTANICAL AND COMMON NAMES, SIZES, ESTIMATED QUANTITIES AND OTHER REMARKS.
5. WHERE PROVIDED, AREA TAKEOFFS AND PLANT QUANTITY ESTIMATES IN PLANT LIST ARE FOR INFORMATION ONLY. CONTRACTOR IS RESPONSIBLE TO DO THEIR OWN QUANTITY TAKEOFFS FOR ALL PLANT MATERIAL AND SIZES SHOWN ON THE DRAWINGS. BRING DESREPARNCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICAITON.
6. PRIOR TO INSTALLATION OF PLANT MATERIAL: PLANTS MUST BE PLACED AND LANDSCAPE ARCHITECT CALLED TO SITE TO REVIEW AND APPROVE LAYOUT. CONSULTANT MAY PROVIDE DIRECTIONS FOR LAYOUT MODIFICATIONS UPON REVIEW.
7. CONTRACTOR IS RESPONSIBLE TO 'RESTORE' ALL AREAS OF THE SITE, OR ADJACENT AREAS, WHERE DISTURBED THAT MEETS OF EXCEEDS THE CONDITIONS PRIOR TO DISTURBANCE.
8. ALL PLANTING AREAS SHALL BE WATERED WITH AN IN-GROUND AUTOMATIC IRRIGATION SYSTEM.
9. TREE PLANTING SETBACKS FROM UTILITIES ARE TO FOLLOW THE REQUIRMENTS OF THE AUTHORITY HAVING JURISDICTION.

## IRRIGATION NOTES

1. PROVIDE COMPLETE AUTOMATIC IRRIGATION SYSTEM FOR ALL ON-SITE SOFTSCAPE PLANTING AREAS.
2. IRRIGATION CONTRACTOR PERFORMING THE WORK MUST HAVE MINIMUM (5) FIVE YEARS DOCUMENTED EXPERIENCE, AND A MEMBER IN GOOD STANDING OF THE IIBC (IRRIGATION INDUSTRY ASSOCIATION OF BC).
3. IRRIGATION TO CONFORM TO ALL LOCAL PLUMBING AND ELECTRICAL CODE REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH MECHANICAL AND ELECTRICAL CONSULTANTS AND TRADES.
4. IRRIGATION STUB-OUTS AND HOSE BIBS PER MECHANICAL PLANS.
5. PROVIDE SHOP DRAWINGS FOR IRRIGATION LAYOUT TO CONSULTANT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION AND INSTALLATION. INCLUDE SLEEVING, DRIP LINE, PIPE SIZE, VALVE BOXES, ETC., AND ALL IRRIGATION COMPONENT SPECIFICATIONS. VALVE BOXES TO BE LOCATED IN LOW-VISIBLE, PLANTED AREAS ONLY AND LOCATIONS TO BE APPROVED.
6. LEED WATER EFFICIENCY CREDIT CRITERIA TO BE MET (MIN. 50% REDUCTION IN POTABLE IRRIGATION WATER) AND DEMONSTRATED AS PART OF SHOP DRAWING SUBMITTAL.
7. HIGH EFFICIENCY IRRIGATION TECHNOLOGY TO INCLUDE (BUT NOT LIMITED TO): CENTRAL SHUT-OFF VALVE, HIGH EFFICIENCY DRIP IRRIGATION LINES, HIGH EFFICIENCY POP-UP SPRINKLERS AND MOTION SENSOR / RAIN DELAY CONTROLLER.
8. TEST SYSTEM PRIOR TO COMPLETION OF LANDSCAPE WORKS TO ENSURE NO LEAKAGE AND SPECIFIED PSI IS MET. PROVIDE WRITTEN NOTICE THAT PRESSURE TESTING HAS MET STANDARDS (LEAKS SHALL NOT BE REPAIRED BY PATCHING).
9. INSTRUCT OWNER'S PERSONNEL IN THE OPERATION AND MAINTENANCE OF SYSTEM, INCLUDING ADJUSTING OF SPRINKLER HEADS. USE OPERATION AND MAINTENANCE MATERIAL AS BASIS FOR DEMONSTRATION.



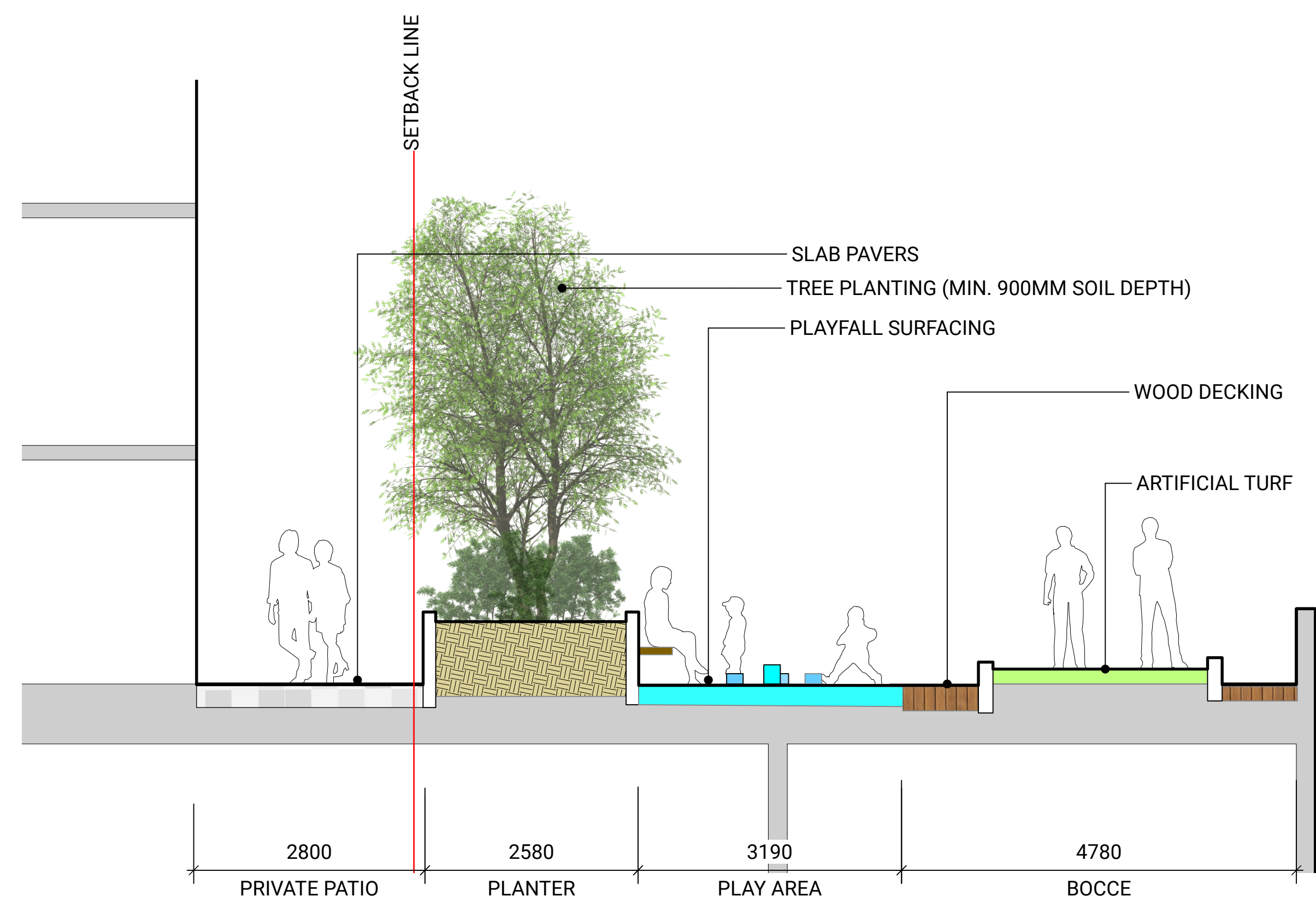




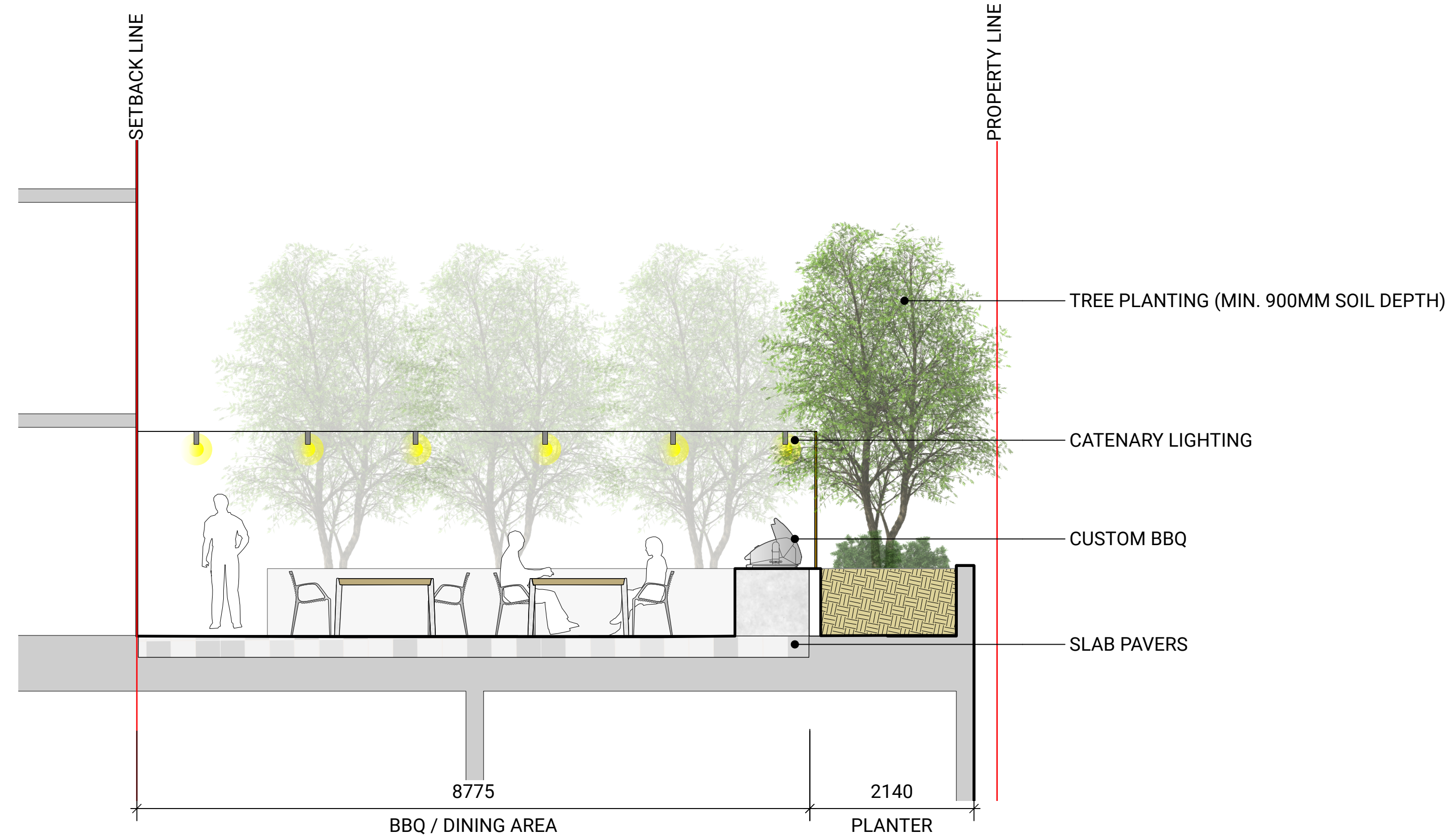
**1. SECTION AT GRADE**  
SCALE 1:50



**2. ELEVATION AT GRADE**  
SCALE 1:80



**3. SECTION ON ROOF**  
SCALE 1:50



**4. SECTION ON ROOF**  
SCALE 1:50