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**SUBDIVISION & REZONING APPLICATION  
HOMES ON SIXTH STREET**

**1553 SUTHERLAND AVENUE, NORTH VANCOUVER**

Legal Address: LOT 11, BLOCK 36A , DL. 550, PLAN 1904  
PID:013-021-079

**OWNER: BAYRACK DEVELOPMENT  
APPLICANT: VERNACULAR STUDIO INC.**

**ISSUED FOR: SUBDIVISION & REZONING MARCH/24/2023  
REVISION: JUNE/17/2024**

**1553 SUTHERLAND AVE.**

**PROJECT SYNOPSIS**

**Current Lot Area:** [16.33M-15.84M] x 44.81M = 720.90 SM  
**[53.57' -51.96'] X 147' = 7,759.70 SF**

**Current Zoning:** RS1  
**Proposed Zoning:** RS2 (with minimum lot size relaxation)  
 As minimum lot size is 334.45 SM (3,600 SF) lot area. Ref. Bylaw 506 (1)d

**Proposed FSR:** 0.50 FOR EACH LOT  
**Subdivision:** From one lot to two lots with a minimum frontage of 7.5 M

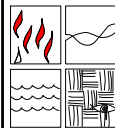
THE PROPOSED PROJECT SUMMARY IS FOR SUBDIVISION AND REZONING

**Lot A (EAST)**

Lot Area	<b>8.46 X 44.81 = 379.3 SM</b> <b>27.76' X 147.0' = 4,082 SF</b>	
FSR Allowed (0.50)	379.3 X 0.5 = 189.61 SM	2,041 SF.
FSR Proposed	<b>189.61 SM</b>	<b>2,041 SF.</b>
Lot Coverage:	30% 113.79 SM [1,224.82 SF]	30%
Main Floor	93.83 SM	1,010 SF
Upper	95.41 SM	1,027 SF
Basement	(93.83 SM)	(1,010 SF)
<b>Total Lot A</b>	<b>189.24 SM.</b>	<b>2,037 SF</b>
<b>SETBACKS:</b>	<b>ALLOWED</b>	<b>PROPOSED</b>
FRONT	4.57 M (15')	5.8 M (19.0')
REAR: 35% LOT DEPTH	15.68 M (51.45')	17.20 M (56.60')
EAST SIDE 20%:	1.75 M (5.75')	1.75 M (5.75')
WEST SIDE:	1.2 M (4')	1.2 M (4')
House to Garage:	3.0 M. (10')	8.1 M (26.60')
Accessory Building:	10% 37.9 SM [408.27 SF]	26.6 SM [286 SF]
Parking:	2	2
<b>SECONDARY SUITE</b>	<b>40% 75.84 SM [816.4 SF]</b>	<b>34% 65.31 SM (703.0 SF)</b>
Parking	One car pad allocated for the Secondary Suite	
Bike	2 Enclosed	

**Lot B (WEST)**

Lot Area	<b>7.62 X 44.81 = 341.45 SM</b> <b>25.0' X 147.0' = 3,676 SF</b>	
FSR Allowed (0.50)	341.45 X 0.5 = 170.72 SM	1,838 SF.
FSR Proposed	<b>170.8 SM</b>	<b>1,838 SF.</b>
Lot Coverage:	30% 102.48 SM [1,103.1 SF]	30%
Main Floor	85.28 SM	918.0 SF
Upper	85.47 SM	920.0 SF
Basement	(85.28 SM)	(918.0 SF)
<b>Total Lot A</b>	<b>170.75 SM.</b>	<b>1,838.0 SF</b>
<b>SETBACKS:</b>	<b>ALLOWED</b>	<b>PROPOSED</b>
FRONT	4.57 M (15')	5.82 M (19.1')
REAR: 35% LOT DEPTH	15.68 M (51.45')	18.39 M (60.33')
EAST SIDE:	1.2 M (4')	1.2 M (4')
WEST SIDE:	1.2 M (4')	1.2 M (4')
House to Garage:	3.0 M. (10')	9.24 M (30.33')
Accessory Building:	10% 34.1 SM [367.6 SF]	26.6 SM [286.0 SF]
Parking:	2	2
<b>SECONDARY SUITE</b>	<b>40% 68.3 SM [735.2 SM]</b>	<b>34% 58.0 SM (625.0 SF)</b>
Parking	One car pad allocated for the Secondary Suite	
Bike	2 Enclosed	



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**LEGEND:**

- FINISH ELEV.
- POWER VENT
- ⊕ FLOOR DRAIN
- ⊗ SMOKE ALARM

**REVISION:**

No.	Issue for	DATE
6		
5		
4		
3		
2	SUBDIV./REZ.	JUNE 17, 2024
1	SUBDIV./REZ.	MAR. 24, 2023

PROJECT: PREAPP

**1553 SUTHERLAND AVE.**

DRAWING TITLE:

**SITE PLAN**

DATE:

DRAWING NO.:

DRAWN BY:

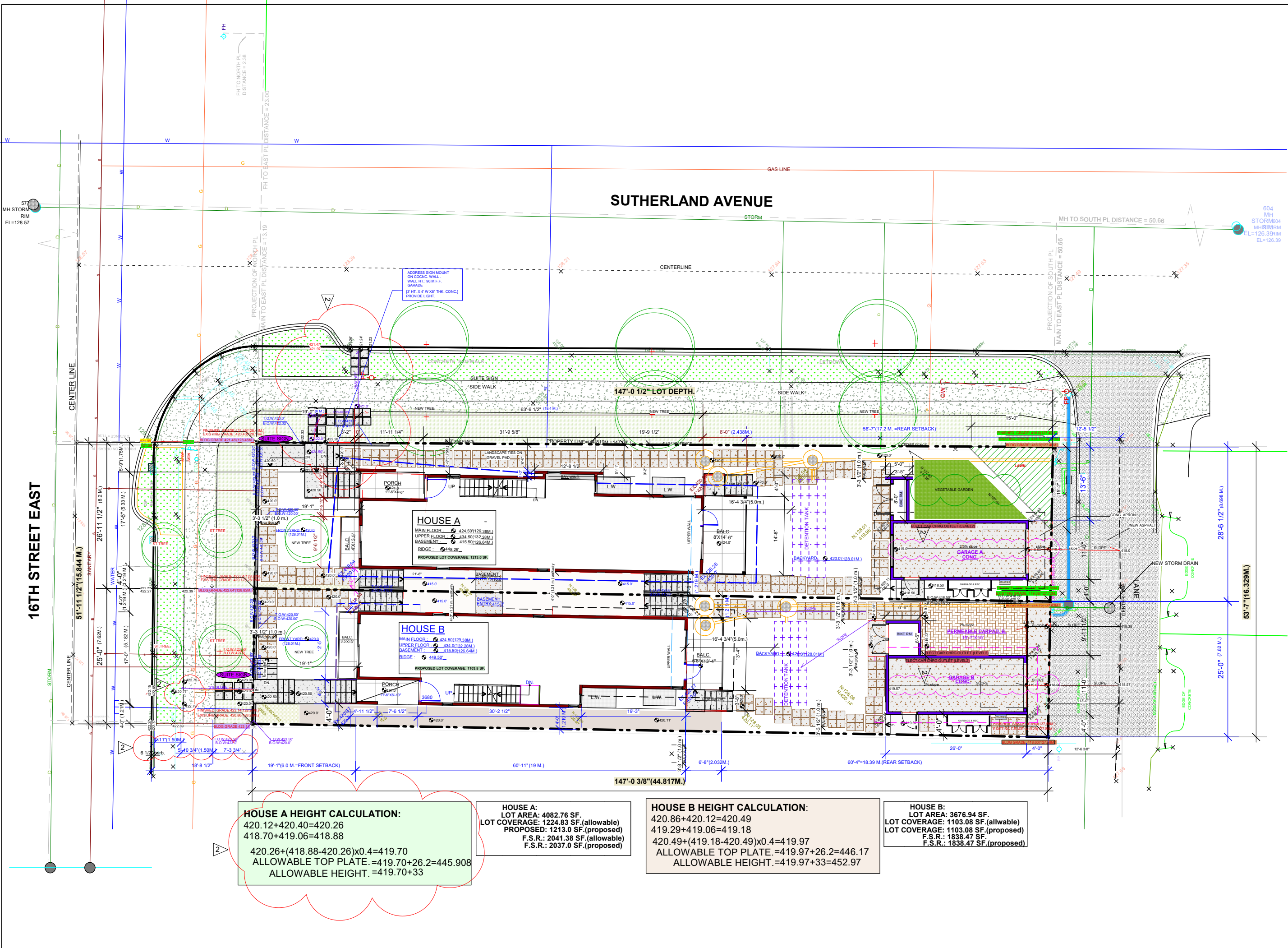
CHECKED BY:

-M.R.

-R.CH

SCALE: 1/16"

**A-01**



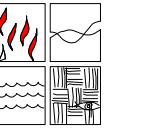
**HOUSE A HEIGHT CALCULATION:**  
 $420.12 + 420.40 = 420.26$   
 $418.70 + 419.06 = 418.88$   
 $420.26 + (418.88 - 420.26) \times 0.4 = 419.70$   
 ALLOWABLE TOP PLATE. =  $419.70 + 26.2 = 445.908$   
 ALLOWABLE HEIGHT. =  $419.70 + 33$

**HOUSE A:**  
 LOT AREA: 4082.76 SF.  
 LOT COVERAGE: 1224.83 SF.(allowable)  
 PROPOSED: 1213.0 SF.(proposed)  
 F.S.R.: 2041.38 SF.(allowable)  
 F.S.R.: 2037.0 SF.(proposed)

**HOUSE B HEIGHT CALCULATION:**  
 $420.86 + 420.12 = 420.49$   
 $419.29 + 419.06 = 419.18$   
 $420.49 + (419.18 - 420.49) \times 0.4 = 419.97$   
 ALLOWABLE TOP PLATE. =  $419.97 + 26.2 = 446.17$   
 ALLOWABLE HEIGHT. =  $419.97 + 33 = 452.97$

**HOUSE B:**  
 LOT AREA: 3676.94 SF.  
 LOT COVERAGE: 1103.08 SF.(allowable)  
 LOT COVERAGE: 1103.08 SF.(proposed)  
 F.S.R.: 1838.47 SF.  
 F.S.R.: 1838.47 SF.(proposed)





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**LEGEND:**

- FINISH ELEV.
- POWER VENT
- FLOOR DRAIN
- SMOKE ALARM

**REVISION:**

No.	Issue for	DATE
6		
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4		
3		
2	SUBDIV./REZ.	JUNE 13, 2024
1	SUBDIV./REZ.	MAR. 24, 2023

**PROJECT:**

1553 SUTHERLAND AVE.  
NORTH VANCOUVER

**DRAWING TITLE:**

**BASEMENT FLOOR PLANS**

**DATE:**

JUNE 2019

**DRAWING NO.:**

**A-02**

**DRAWN BY:**

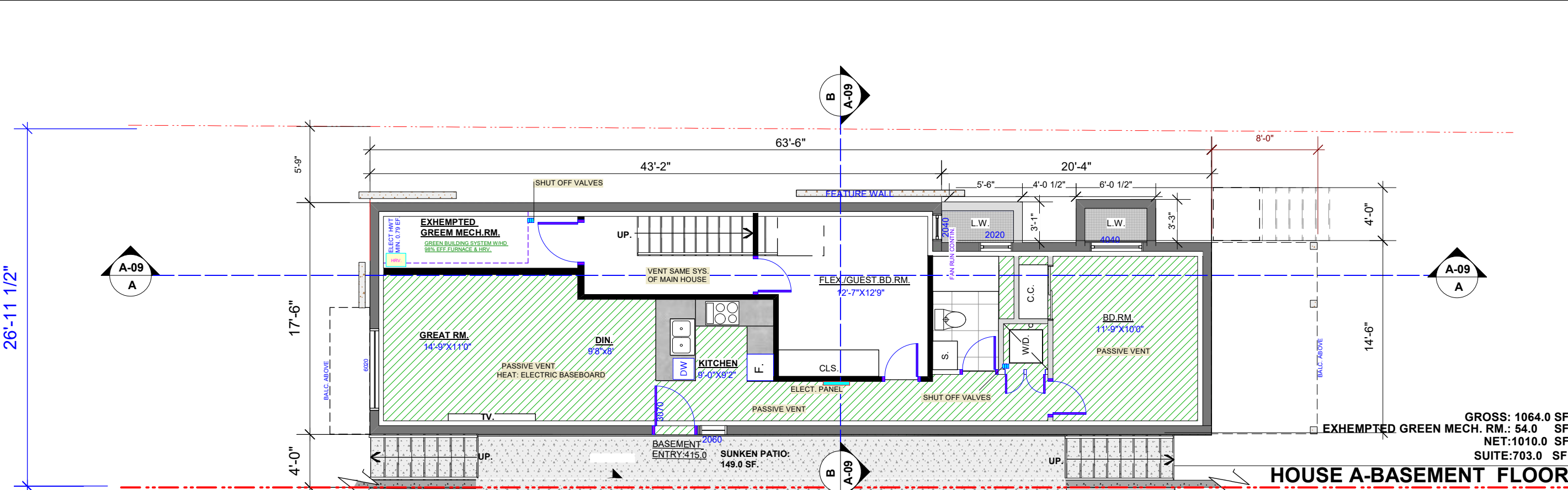
-M.R.

**CHECKED BY:**

-M.R.

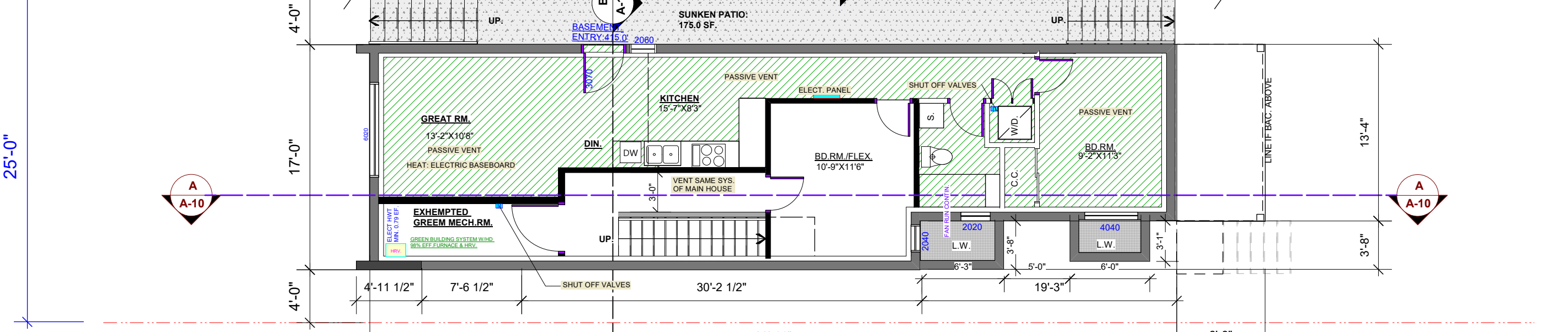
-R.CH

SCALE: 1/8"



**GROSS: 1064.0 SF.**  
**EXHEMPTED GREEN MECH. RM.: 54.0 SF.**  
**NET: 1010.0 SF.**  
**SUITE: 703.0 SF.**

**HOUSE A-BASEMENT FLOOR**



**GROSS: 970.0 SF.**  
**EXHEMPTED MECH. RM.: 52.0 SF.**  
**NET.: 918.0 SF.**  
**SUITE: 625.0 SF.**

**HOUSE B- BASEMENT FLOOR**

**FOR SPACE CONDITIONING:**

**MAIN HOUSE:**  
ELEC. AIR SOURCE HEAT PUMP.  
VENTILATION: HRV.

**SUITE:**  
HEAT: ELECT. BASEBOARD  
VENT: PASSIVE

SEE HOUSE PERFORMANCE

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**LEGEND:**

- FINISH ELEV.
- POWER VENT
- FLOOR DRAIN
- SMOKE ALARM

**REVISION:**

No.	Issue for	DATE
6		
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2	SUBDIV./REZ.	JUNE 13, 2024
1	SUBDIV./REZ.	MAR. 24, 2023

**PROJECT:**

1553 SUTHERLAND AVE.  
NORTH VANCOUVER

**DRAWING TITLE:**

MAIN FLOOR PLANS

**DATE:**  
JUNE 2019

**DRAWING NO.:**

**DRAWN BY:**

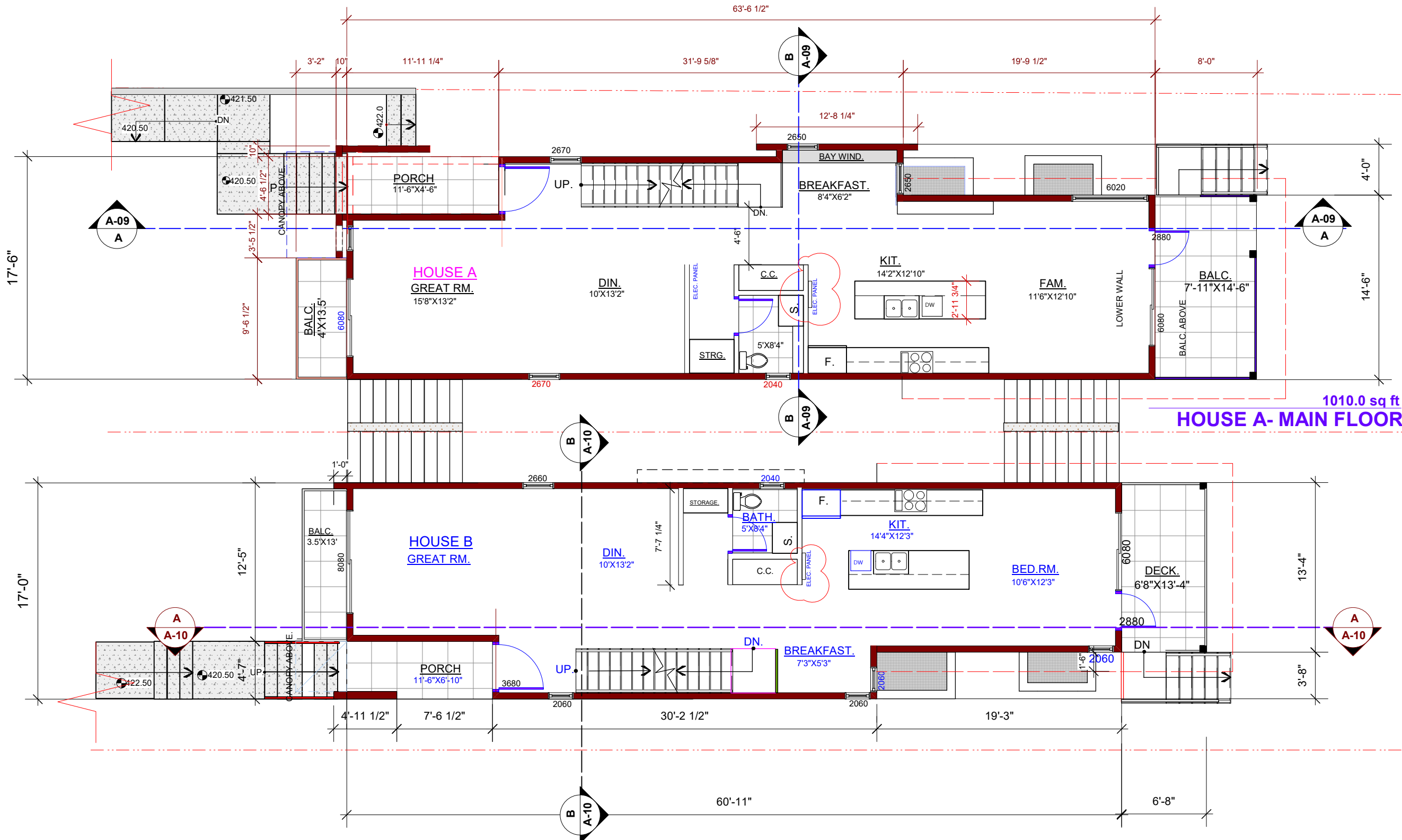
**CHECKED BY:**

-M.R.

-R.CH

SCALE: 1/8"

## A-03



1010.0 sq ft  
**HOUSE A- MAIN FLOOR**

918.0 sq ft  
**HOUSE B- MAIN FLOOR**

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**LEGEND:**

- FINISH ELEV.
- POWER VENT
- FLOOR DRAIN
- SMOKE ALARM

**REVISION:**

No.	Issue for	DATE
6		
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2	SUBDIV./REZ.	JUNE 13, 2024
1	SUBDIV./REZ.	MAR. 24, 2023

**PROJECT:** PREAPP

**1553 SUTHERLAND AVE.  
NORTH VANCOUVER**

**DRAWING TITLE:**  
**UPPER FLOOR PLANS**

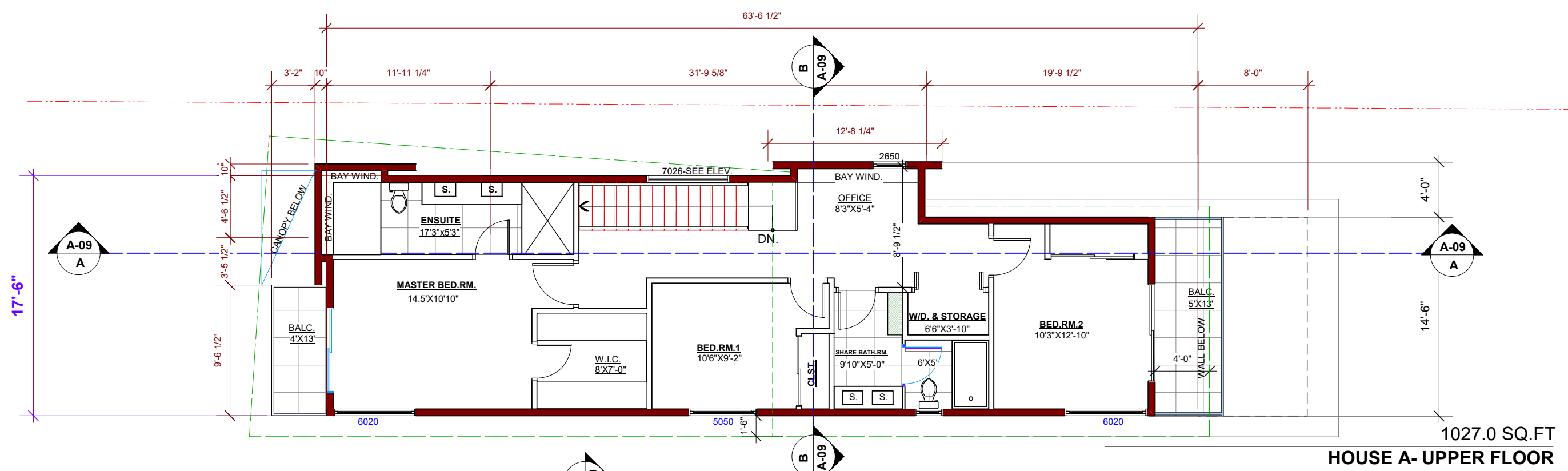
**DATE:** JUNE 2019  
**DRAWING NO.:**

**DRAWN BY:**

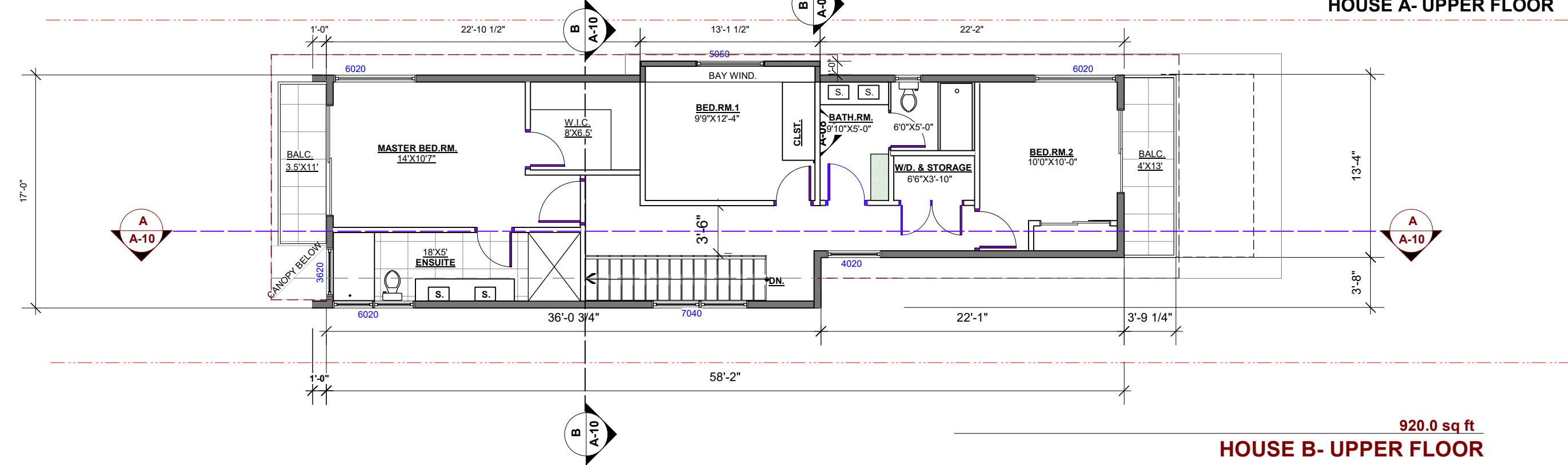
**CHECKED BY:**  
-M.R.  
-R.CH

**SCALE:** 1/8"

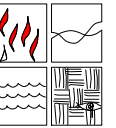
**A-04**



**1027.0 SQ.FT  
HOUSE A- UPPER FLOOR**



**920.0 sq ft  
HOUSE B- UPPER FLOOR**



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COMMENCEMENT OF WORK. ALL  
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IMMEDIATELY TO VERNACULAR STUDIO INC.



**LEGEND:**

- FINISH ELEV.
- POWER VENT
- FLOOR DRAIN
- SMOKE ALARM

**REVISION:**

No.	Issue for	DATE
6	B.P.	
5		
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2	SUBDIV./REZ.	JUNE 13, 2024
1	SUBDIV./REZ.	MAR. 24, 2023

**PROJECT:** PREAPP

**1553 SUTHERLAND AVE.  
NORTH VANCOUVER**

**DRAWING TITLE:**

**ROOF PLANS**

**DATE:**  
JUNE 2019

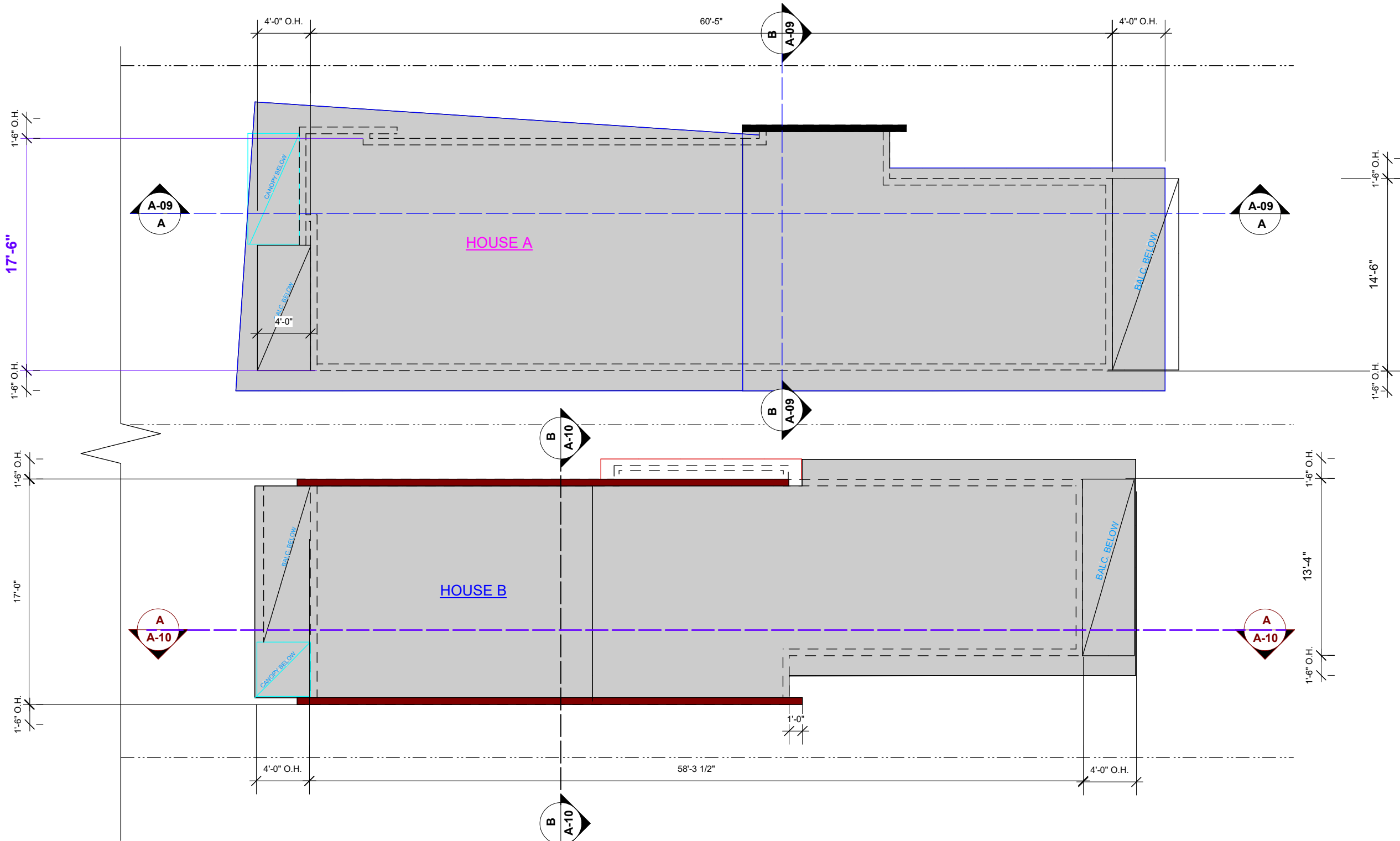
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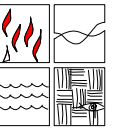
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-R.CH

**SCALE:** 1/8"

**A-05**





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**LEGEND:**

- FINISH ELEV.
- POWER VENT
- FLOOR DRAIN
- SMOKE ALARM

**REVISION:**

No.	Issue for	DATE
6		
5		
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3		
2	SUBDIV./REZ.	JUNE 13, 2024
1	SUBDIV./REZ.	MAR. 24, 2023

**PROJECT:** PREAPP

**1553 SUTHERLAND AVE.  
NORTH VANCOUVER**

**DRAWING TITLE:**  
**FRONT & REAR ELEVATIONS  
(HOUSE A & B)**

**DATE:**  
JUNE 2019

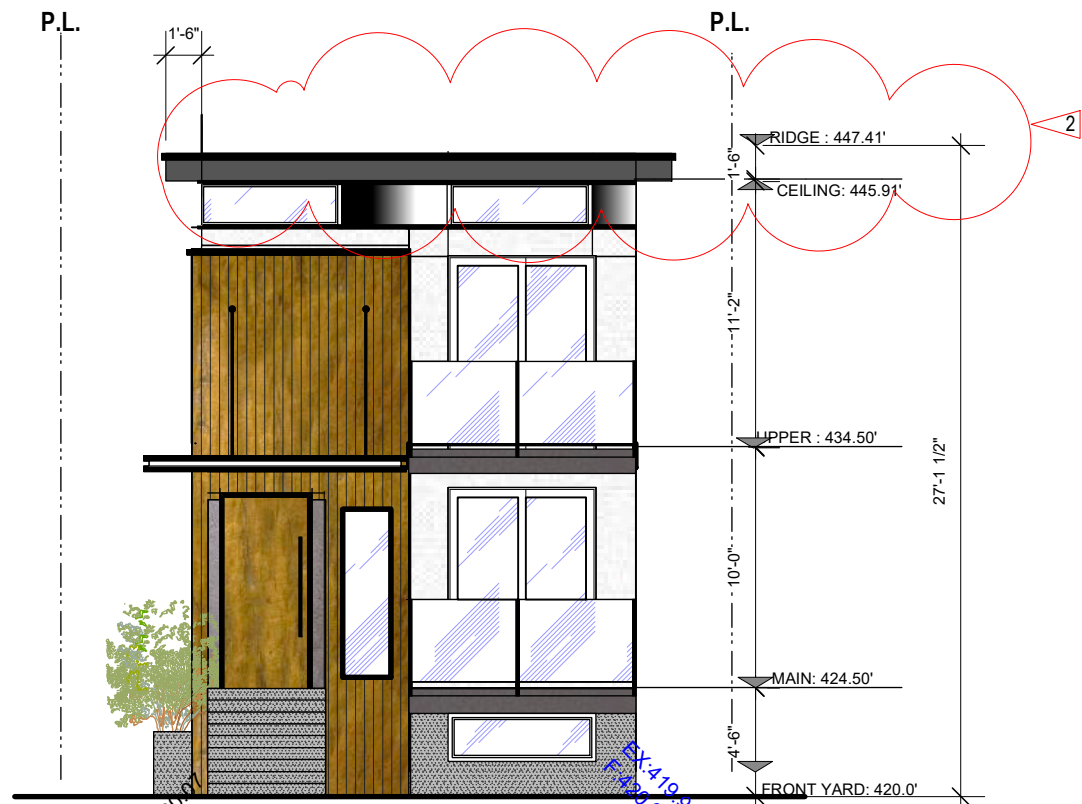
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**DRAWN BY:**

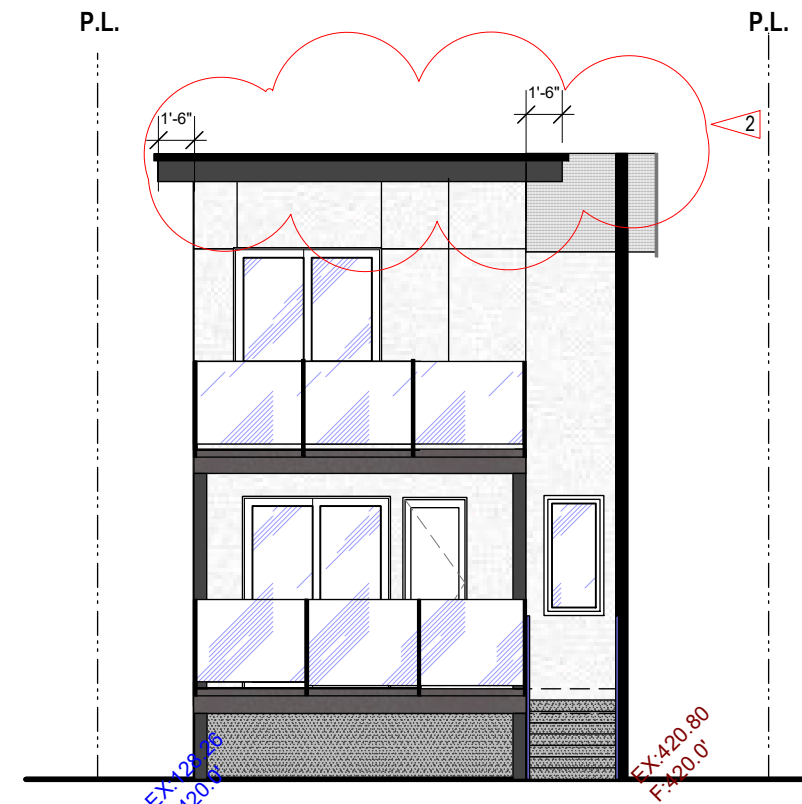
**CHECKED BY:**  
-M.R.  
-R.CH

**SCALE:** 1/8"

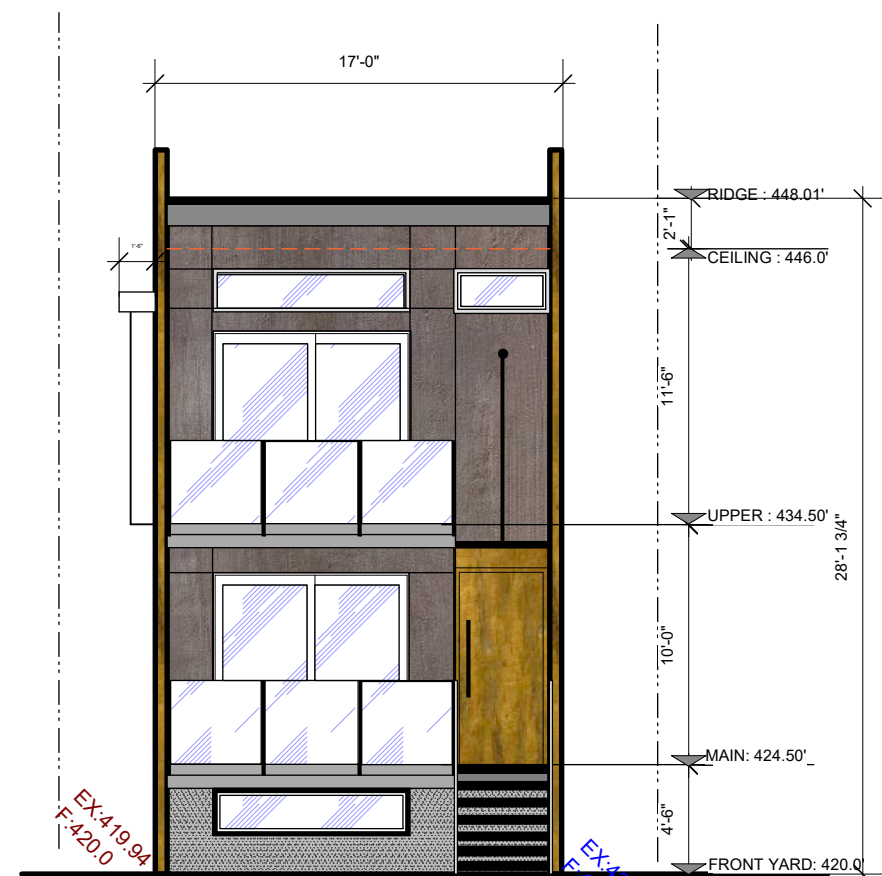
**A-06**



**HOUSE A. NORTH ELEVATION**



**HOUSE A. SOUTH ELEVATION**

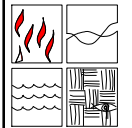


**HOUSE B. NORTH ELEVATION**



**HOUSE B. SOUTH ELEVATION**





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LEGEND:

- FINISH ELEV.
- POWER VENT
- ⊕ FLOOR DRAIN
- ⊗ SMOKE ALARM

REVISION:

No.	Issue for	DATE
6	B.P.	
5		
4		
3		
2	SUBDIV./REZ.	JUNE 13, 2024
1	SUBDIV./REZ.	MAR. 24, 2023

PROJECT: PREAPP

1553 SUTHERLAND AVE.  
NORTH VANCOUVER

DRAWING TITLE:  
**EAST & WEST ELEVATIONS  
(HOUSE A)**

DATE:  
JUNE 2019

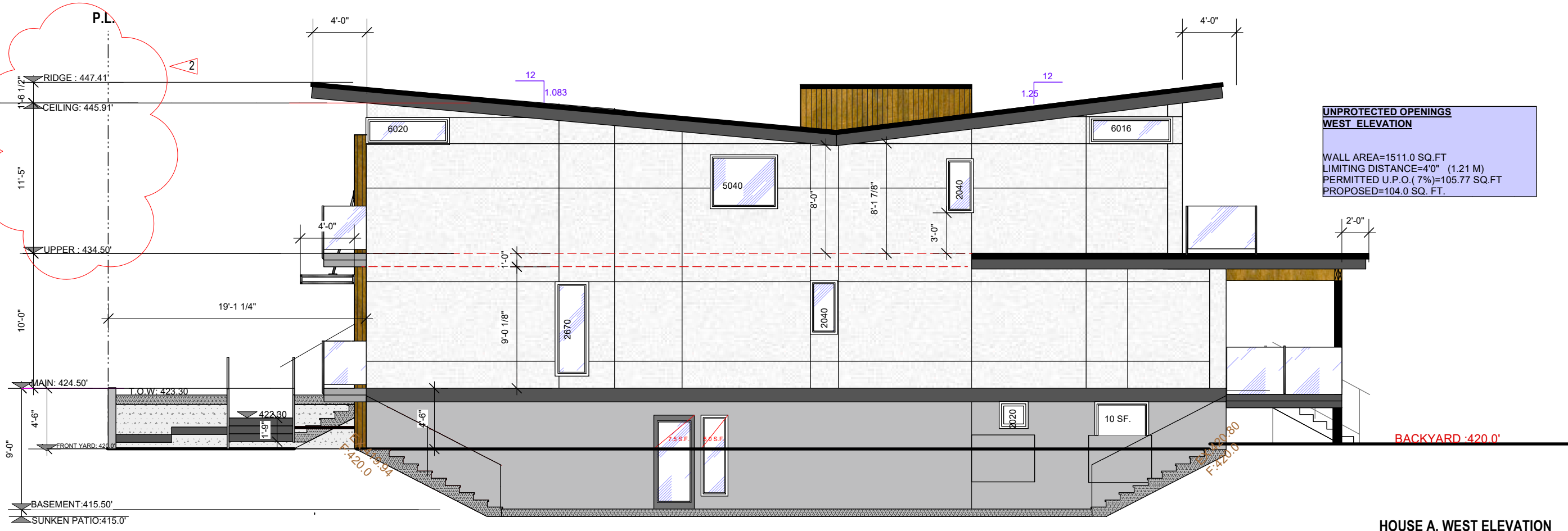
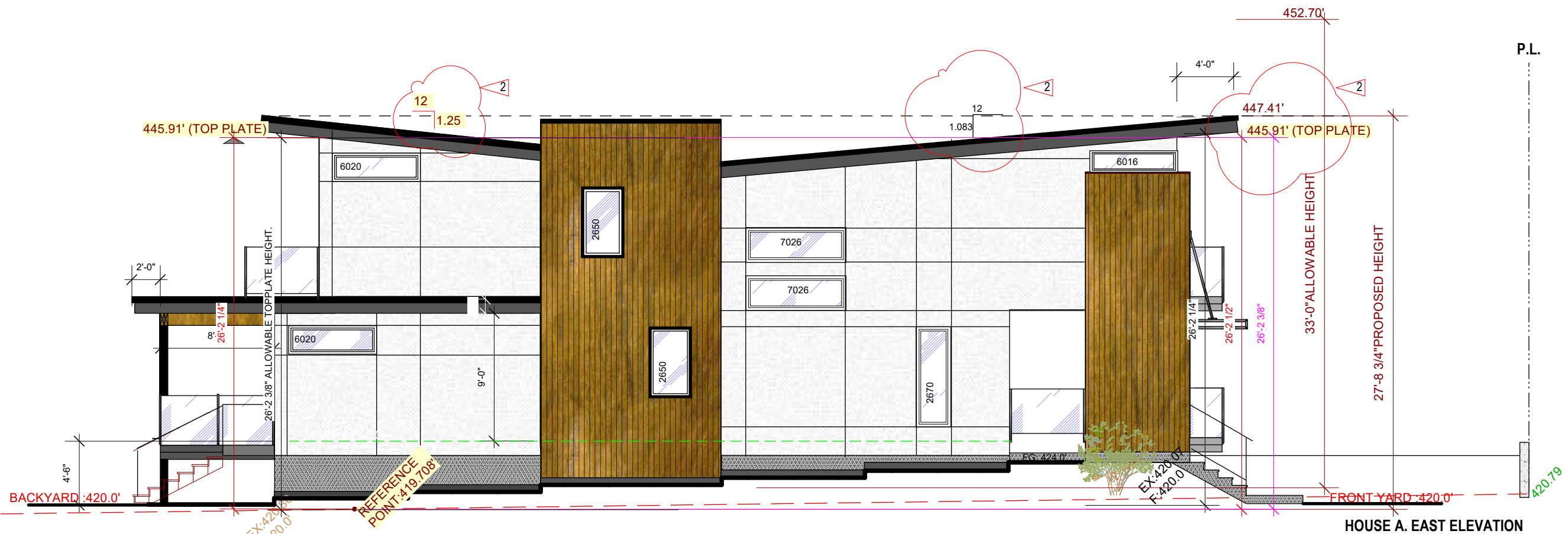
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-R.CH

**A-07**

SCALE: 1/8"



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- LEGEND:**
- ⊕ FINISH ELEV.
  - ⊖ POWER VENT
  - ⊕ FLOOR DRAIN
  - ⊗ SMOKE ALARM

**REVISION:**

No.	Issue for	DATE
6	B.P.	
5		
4		
3		
2	SUBDIV./REZ.	JUNE 13, 2024
1	SUBDIV./REZ.	MAR. 24, 2023

**PROJECT:** PREAPP

**DRAWING TITLE:**  
**EAST & WEST ELEVATIONS**  
**(HOUSE B)**

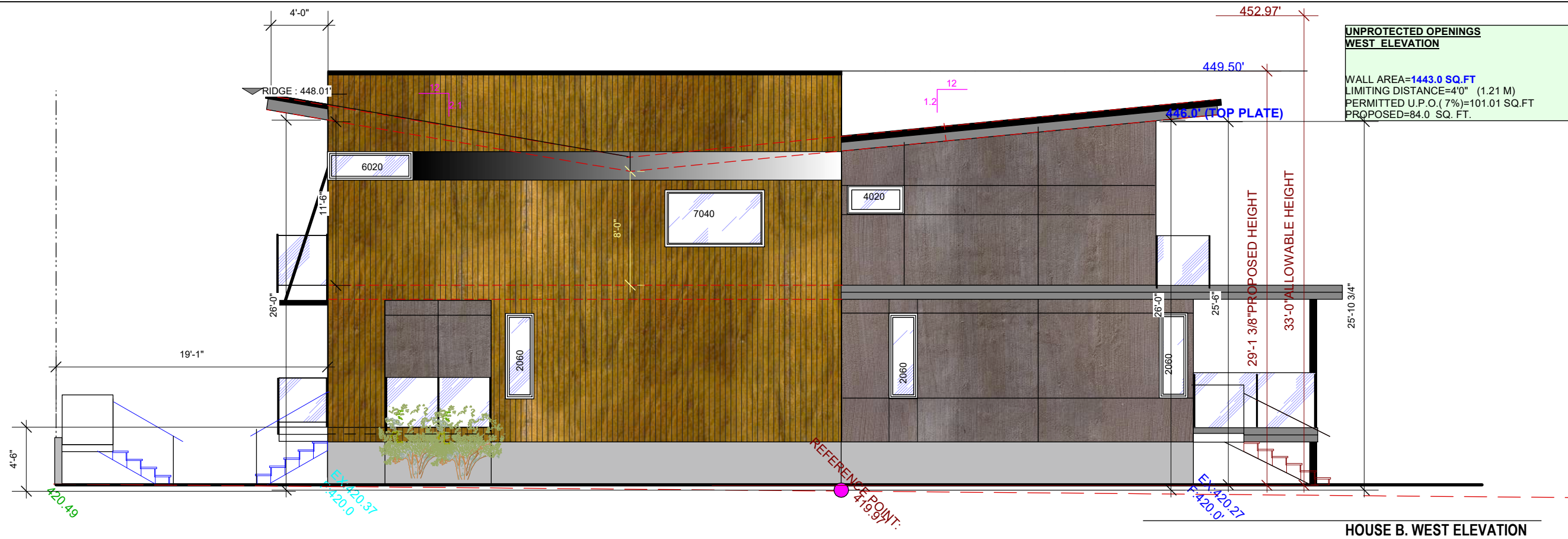
**DATE:** JUNE 2019  
**DRAWING NO.:**

**DRAWN BY:**

**CHECKED BY:**  
-M.R.  
-R.CH

**SCALE:** 1/8" = 1'-0"

## A-08



**UNPROTECTED OPENINGS WEST ELEVATION**  
WALL AREA=1443.0 SQ.FT  
LIMITING DISTANCE=4'0" (1.21 M)  
PERMITTED U.P.O.(7%)=101.01 SQ.FT  
PROPOSED=84.0 SQ. FT.

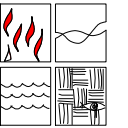
**HOUSE B. WEST ELEVATION**



**UNPROTECTED OPENINGS EAST ELEVATION**  
WALL AREA=1446.0 SF.  
LIMITING DISTANCE=4'0" (1.21 M)  
PERMITTED U.P.O.(7%)=101.22 SQ.FT  
PROPOSED=99.0SQ. FT.

**HOUSE B, EAST ELEVATION**





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**LEGEND:**

- ⊕ FINISH ELEV.
- ⊖ POWER VENT
- ⊕ FLOOR DRAIN
- ⊗ SMOKE ALARM

**REVISION:**

No.	Issue for	DATE
6	B.P.	
5		
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2	SUBDIV./REZ.	JUNE. 13, 2024
1	SUBDIV./REZ.	MAR. 24, 2023

**PROJECT:** PREAPP

**1553 SUTHERLAND AVE.  
NORTH VANCOUVER**

**DRAWING TITLE:**

**SECTIONS  
HOUSE A**

**DATE:**

JUNE 2019

**DRAWING NO.:**

**A-09**

**DRAWN BY:**

-M.R.

**CHECKED BY:**

-M.R.

-R.CH

SCALE: 1/8"

**HOUSE A HEIGHT CALCULATION:**

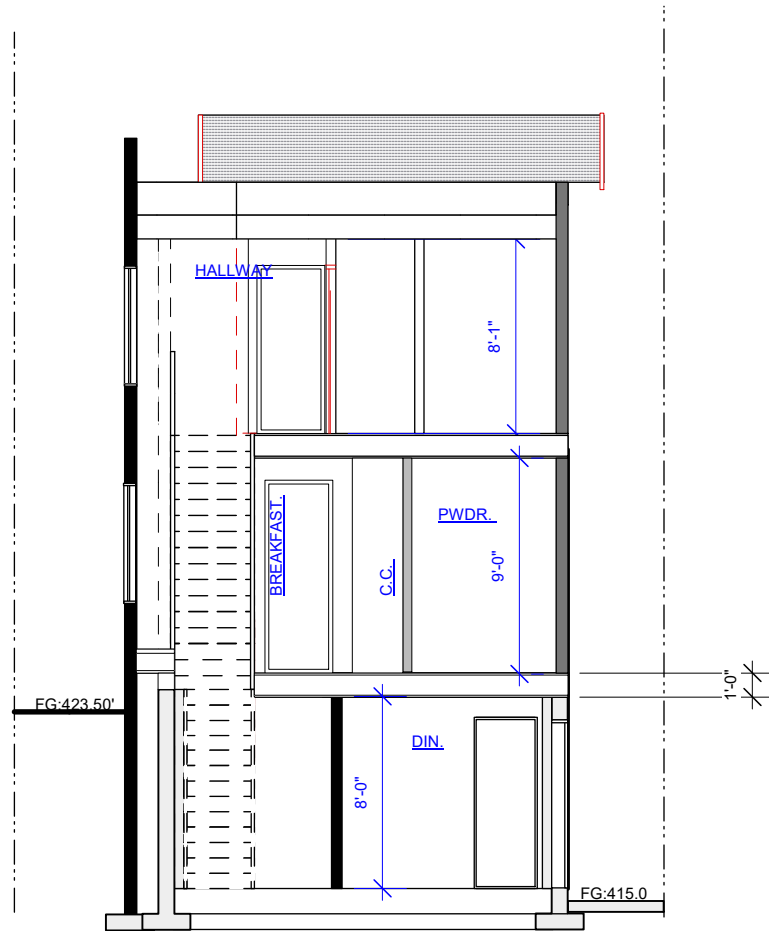
$$420.12 + 420.40 = 420.26$$

$$418.70 + 419.06 = 418.88$$

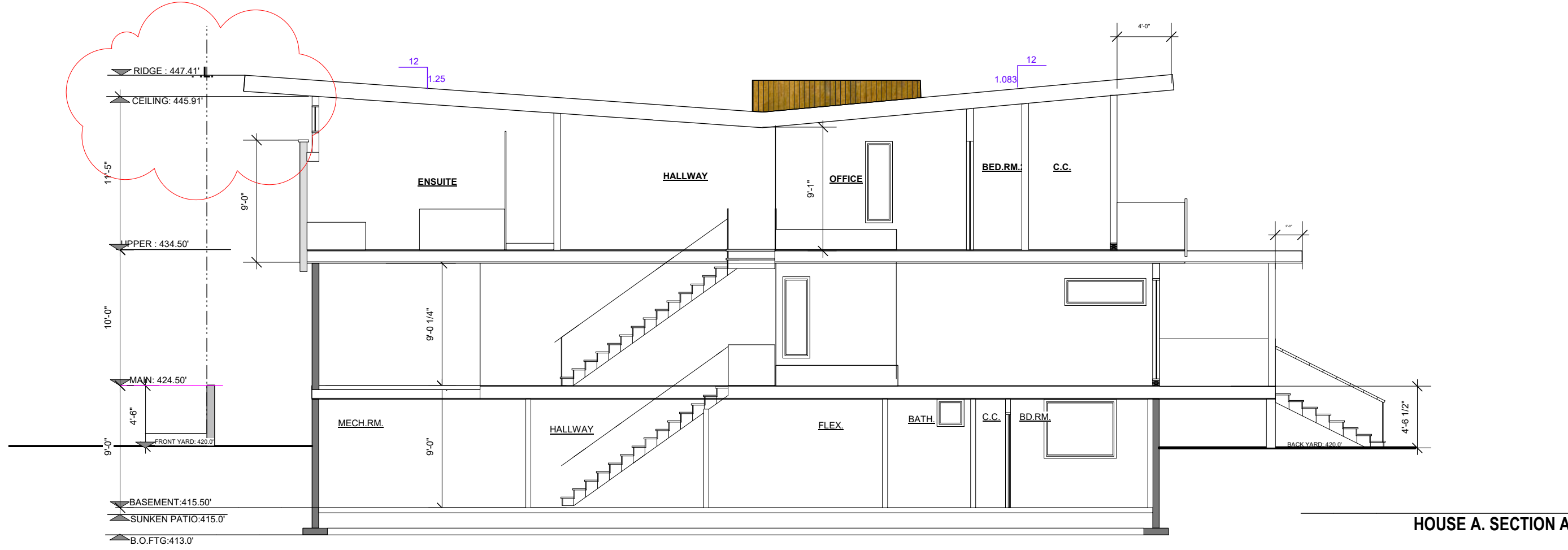
$$420.26 + (418.88 - 420.26) \times 0.4 = 419.70$$

$$\text{ALLOWABLE TOP PLATE.} = 419.70 + 26.2 = 445.908$$

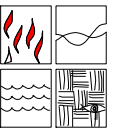
$$\text{ALLOWABLE HEIGHT.} = 419.70 + 33$$



**HOUSE A. SECTION BB**



**HOUSE A. SECTION AA**



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**LEGEND:**

- ⊕ FINISH ELEV.
- ⊖ POWER VENT
- ⊕ FLOOR DRAIN
- ⊗ SMOKE ALARM

**REVISION:**

No.	Issue for	DATE
6	B.P.	
5		
4		
3		
2	SUBDIV./REZ.	JUNE 13, 2024
1	SUBDIV./REZ.	MAR. 24, 2023

**PROJECT:** PREAPP

**1553 SUTHERLAND AVE.  
NORTH VANCOUVER**

**DRAWING TITLE:**

**SECTIONS  
HOUSE B**

**DATE:**  
JUNE 2019

**DRAWING NO.:**

**DRAWN BY:**

**CHECKED BY:**  
-M.R.  
-R.CH

**SCALE:** 1/8"

**A-10**

**HOUSE B HEIGHT CALCULATION:**

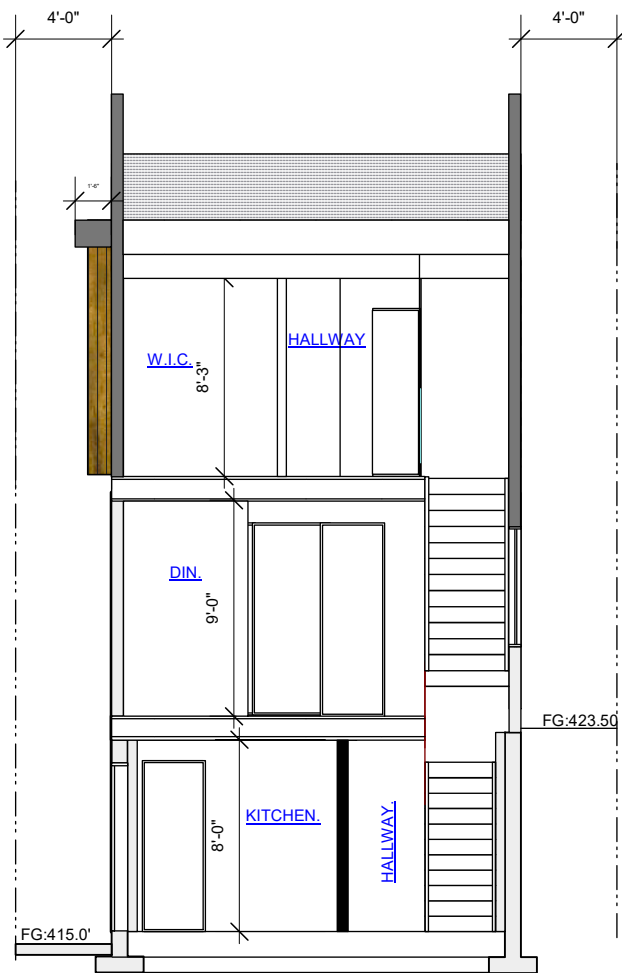
$$420.86+420.12=420.49$$

$$419.29+419.06=419.18$$

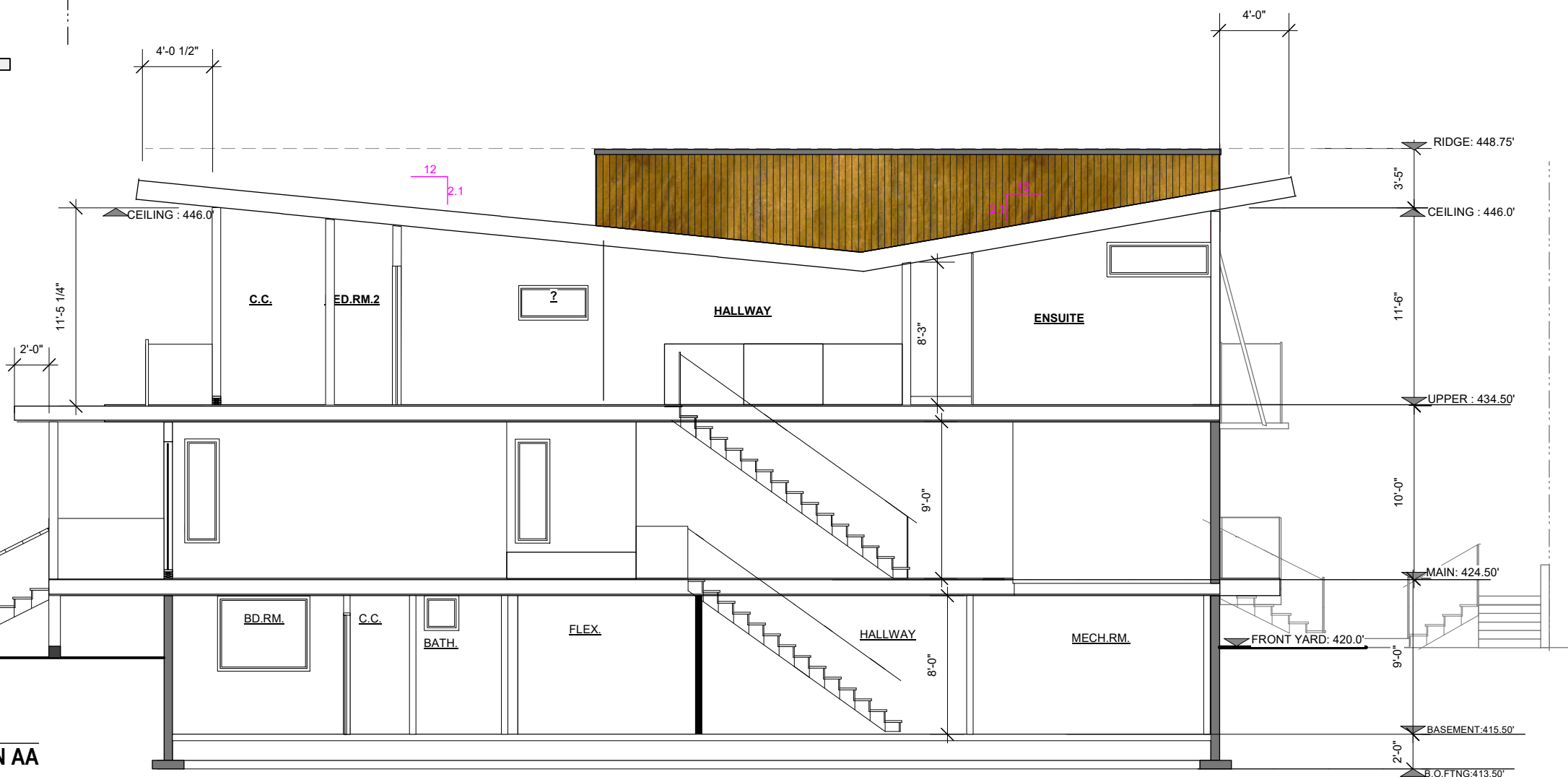
$$420.49+(419.18-420.49)\times 0.4=419.97 \text{ (REFERENCE POINT)}$$

$$\text{ALLOWABLE TOP PLATE.} = 419.97+26.2=446.17$$

$$\text{ALLOWABLE HEIGHT.} = 419.97+33=452.97$$

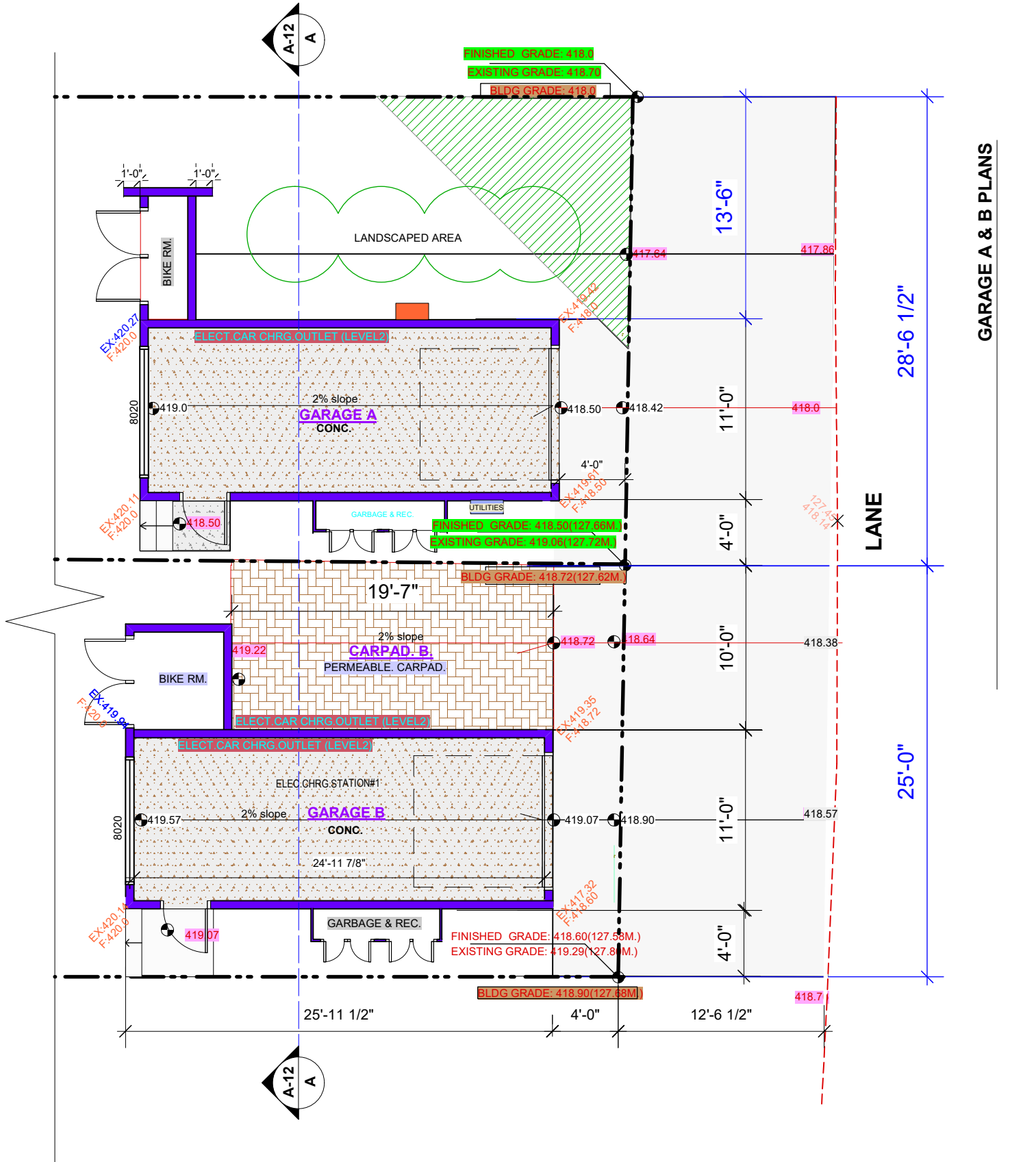


**HOUSE B. SECTION BB**

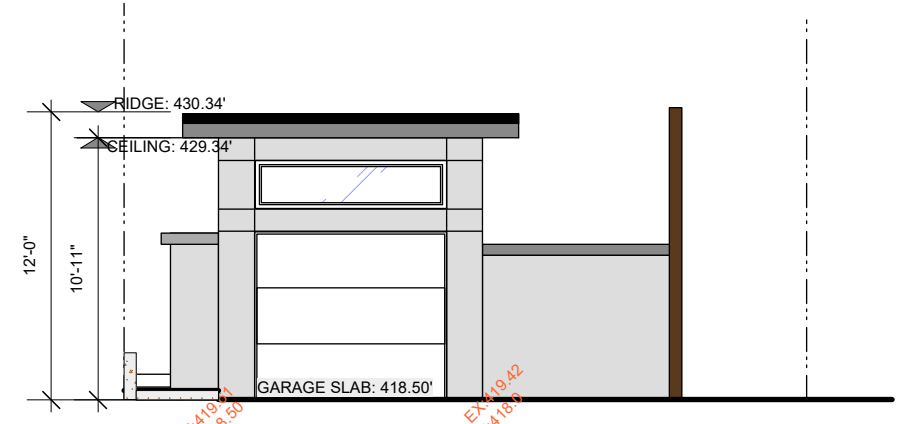
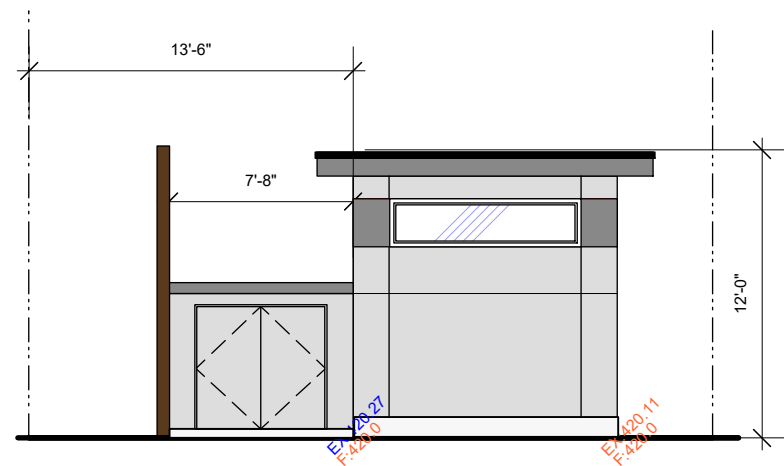


**HOUSE B. SECTION AA**

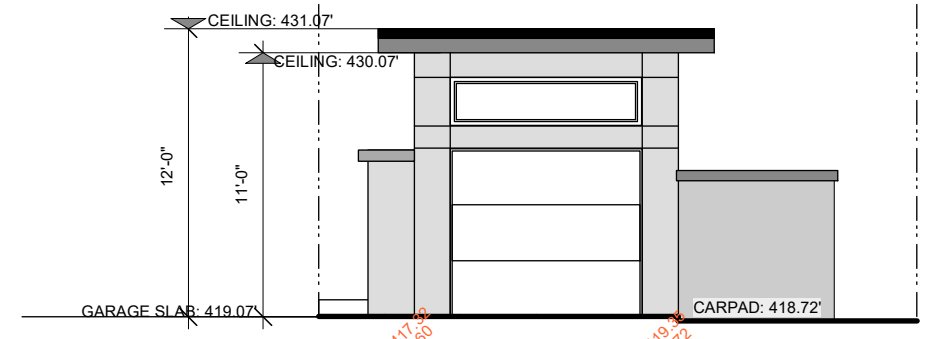
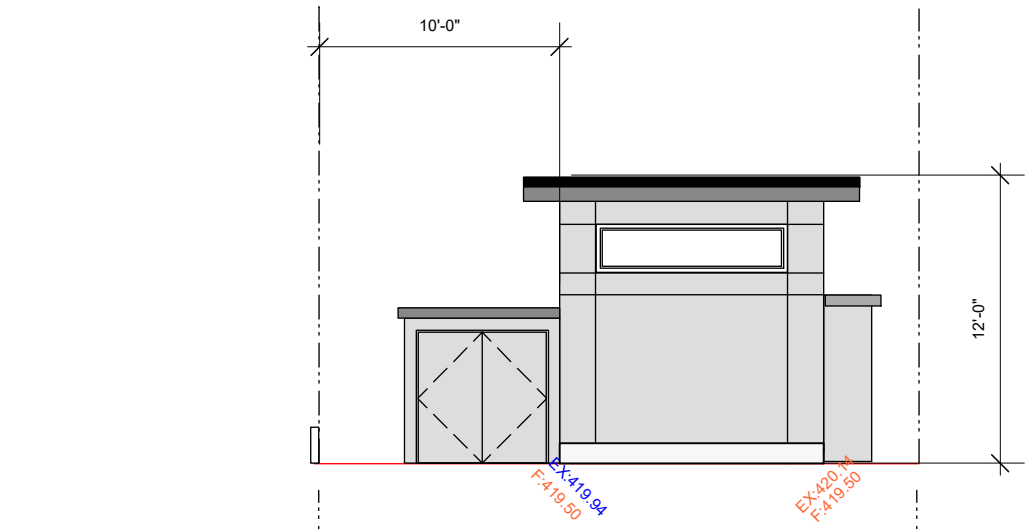




**GARAGE A & B PLANS**



**GARAGE A, FRONT & REAR ELEVATIONS**



**GARAGE B, FRONT & REAR ELEVATIONS**

**CONSULTANTS:**

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**LEGEND:**

- FINISH ELEV.
- POWER VENT
- ⊕ FLOOR DRAIN
- ⊗ SMOKE ALARM

**REVISION:**

No.	Issue for	DATE
6		
5		
4		
3		
2	SUBDIV./REZ.	JUNE 15, 2024
1	SUBDIV./REZ.	MAR. 24, 2023

**PROJECT:**

**1553 SUTHERLAND AVE.**

**DRAWING TITLE:**

**GARAGE A & B PLANS & ELEVATIONS**

**DATE:**

JUNE 2019

**DRAWING NO.:**

**DRAWN BY:**

-M.R.

**CHECKED BY:**

-R.CH

SCALE: 1/8"

**CONSULTANTS:**

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- LEGEND:**
- FINISH ELEV.
  - POWER VENT
  - ⊖ FLOOR DRAIN
  - ⊗ SMOKE ALARM

**REVISION:**

No.	Issue for	DATE
6	B.P.	
5		
4		
3		
2	SUBDIV./REZ.	JUNE 13, 2024
1	SUBDIV./REZ.	MAR. 24, 2023

**PROJECT:**  
**1553 SUTHERLAND AVE.**

**DRAWING TITLE:**  
**GARAGE A & B ELEVATIONS & SECTIONS**

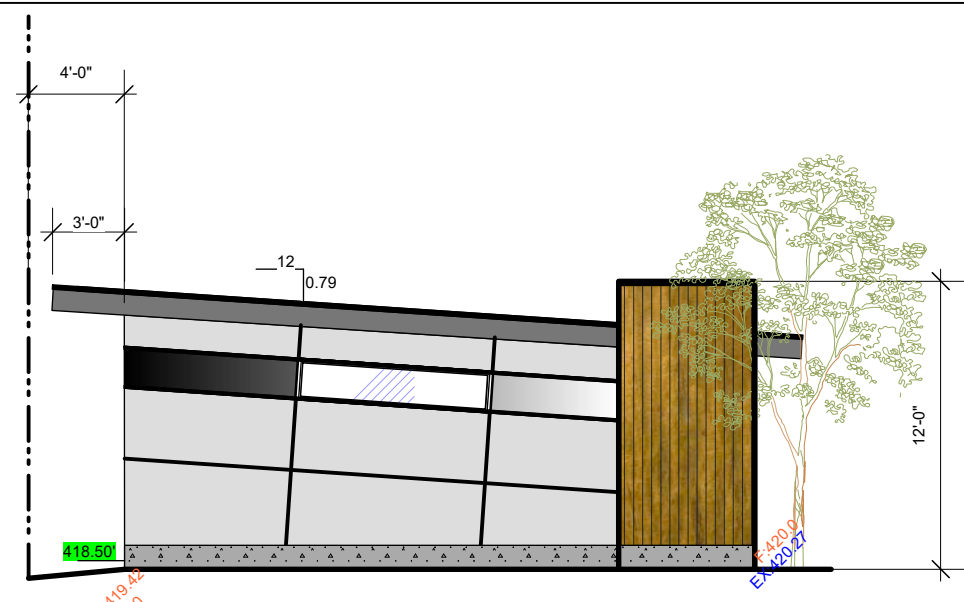
**DATE:** JUNE 2019  
**DRAWING NO.:**

**DRAWN BY:**

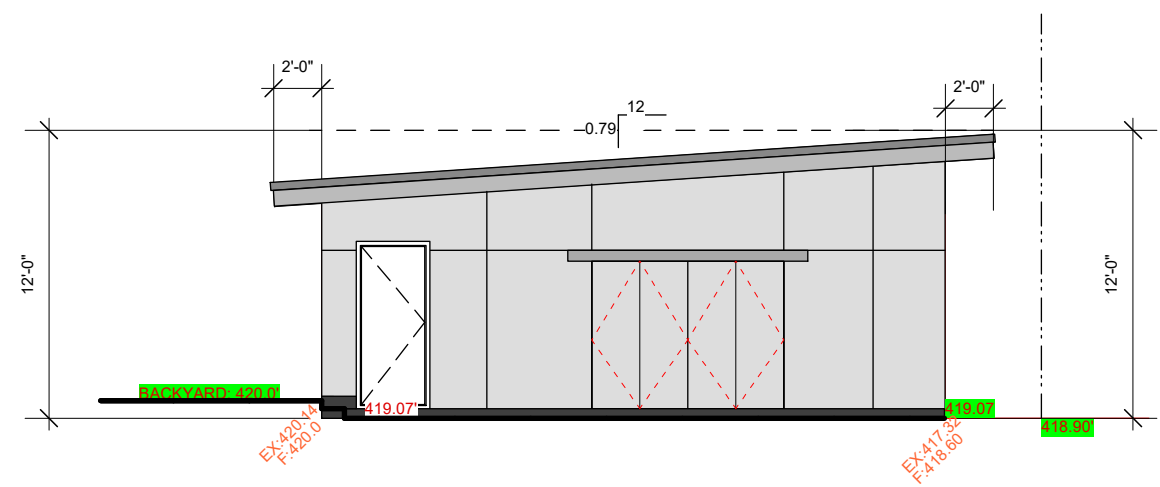
**CHECKED BY:**  
-M.R.  
-R.CH

**SCALE:** 1/8"

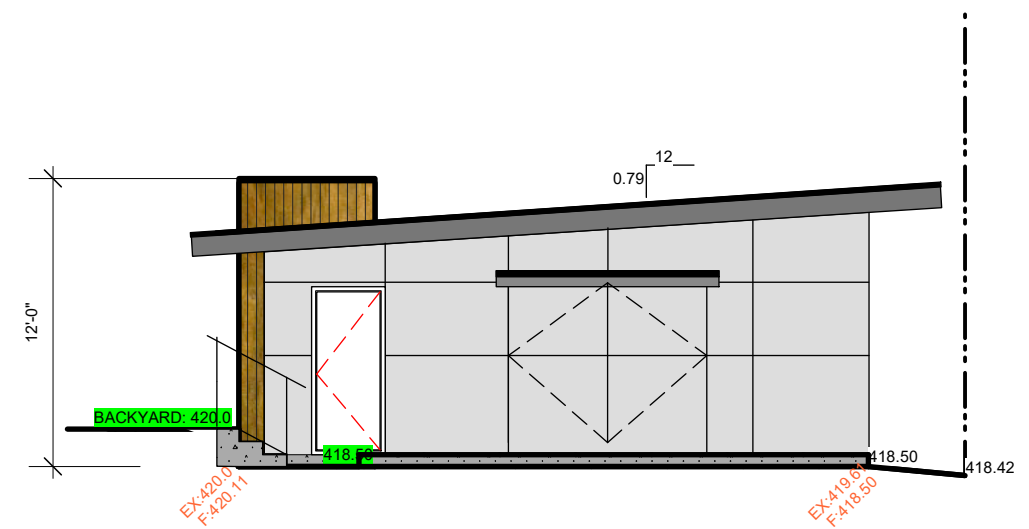
## A-12



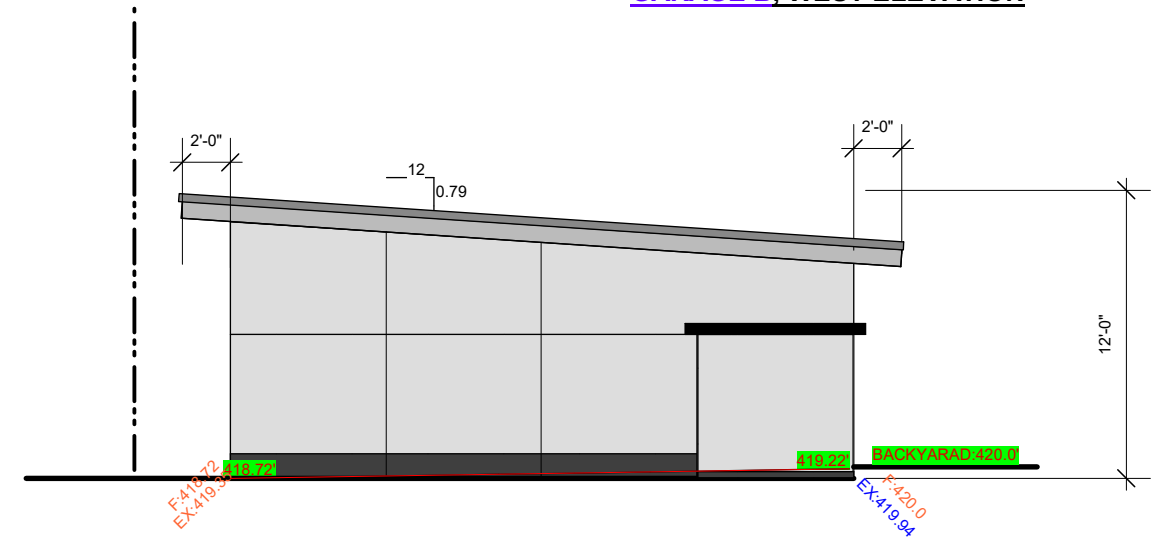
**GARAGE A, EAST ELEVATION**



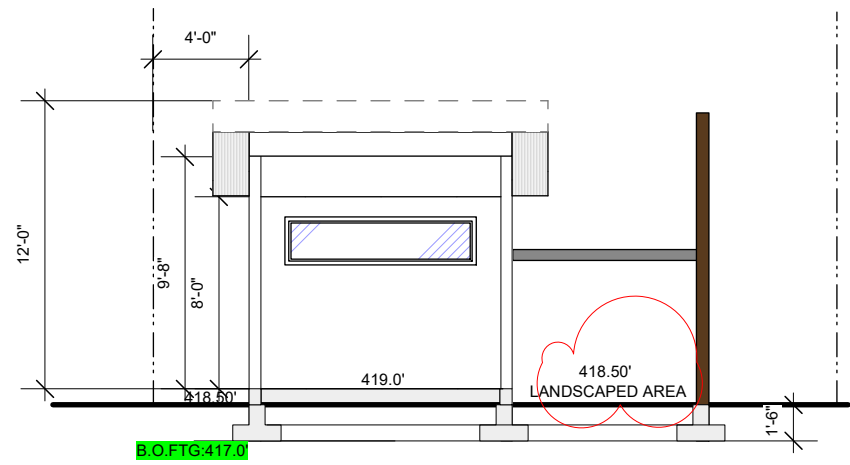
**GARAGE B, WEST ELEVATION**



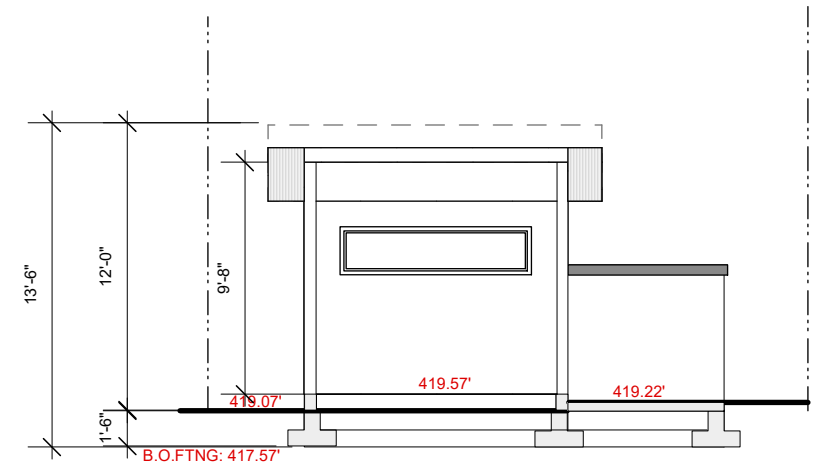
**GARAGE A, WEST ELEVATION**



**GARAGE B, EAST ELEVATION**



**GARAGE A, SECTION**



**GARAGE B, SECTION**