

STATISTICS:

CIVIC ADDRESS: 1712 LONSDALE AVENUE, NORTH VANCOUVER, BC
 LEGAL DESCRIPTION: LOT 8 BLOCK 18 DISTRICT LOT 549 PLAN 5042
 ZONING: C-D
 TOTAL SITE AREA: 2,360.8 SQ.M. = (25,411.4 SQ.FT.) (0.583 ACRES)

BUILDING HEIGHT PROPOSED
 6 STOREYS

SETBACKS	REQUIRED	PROVIDED
WEST - LONSDALE	-	8'-4"
SOUTH - E 17TH STREET	-	12'-0"
EAST - LANE	-	16'-7"
NORTH	-	0

FLOOR SPACE RATIO	ALLOWABLE	PROPOSED
4.7.1(a)	2.80 FSR	76,784.0 SQ.FT. / 3.022

PROPOSED FLOOR AREA :	NET AREA:	NET AREA:	GROSS AREA:
1ST FLOOR COMMERCIAL:	851.4 SQ.M.	(9,165.0 SQ.FT.) +	570.0 SQ.FT. (LOBBY) 9,735.0 SQ.FT.
1ST FLOOR RESIDENTIAL:	113.2 SQ.M.	(1,219.0 SQ.FT.) +	570.0 SQ.FT. (LOBBY) 1,789.0 SQ.FT.
2ND FLOOR OFFICE:	1,186.5 SQ.M.	(12,771.0 SQ.FT.) +	12,771.0 SQ.FT.
2ND FLOOR RESIDENTIAL:	79.6 SQ.M.	(857.0 SQ.FT.) +	842.0 SQ.FT. (AMENITY) 1,699.0 SQ.FT.
3RD FLOOR :	1,225.7 SQ.M.	(13,193.0 SQ.FT.) +	80.0 SQ.FT. (ADAPTABILITY) 13,273.0 SQ.FT.
4TH FLOOR :	1,225.7 SQ.M.	(13,193.0 SQ.FT.) +	80.0 SQ.FT. (ADAPTABILITY) 13,273.0 SQ.FT.
5TH FLOOR :	1,225.7 SQ.M.	(13,193.0 SQ.FT.) +	80.0 SQ.FT. (ADAPTABILITY) 13,273.0 SQ.FT.
6TH FLOOR :	1,225.7 SQ.M.	(13,193.0 SQ.FT.) +	80.0 SQ.FT. (ADAPTABILITY) 13,273.0 SQ.FT.
ROOF :			
TOTAL :	7,133.4 SQ.M.	(76,784.0 SQ.FT.) +	2,302.0 SQ.FT. 79,086.0 SQ.FT.
(RESIDENTIAL)		(54,848 SQ.FT.)	
(COMMERCIAL)		(21,936 SQ.FT.)	

BALCONY EXCLUSION CALCULATION :

1ST FLOOR : 0
 2ND FLOOR : 0
 3RD FLOOR : 111 SQ.FT. (10 S.M.)
 4TH FLOOR : 1007 SQ.FT. (94 S.M.)
 5TH FLOOR : 1007 SQ.FT. (94 S.M.)
 6TH FLOOR : 1007 SQ.FT. (94 S.M.)
 TOTAL : 3132 SQ.FT. (291 S.M.) = 5.71% OF RESIDENTIAL NET AREA

PARKING:

COMMERCIAL : 21936 SF = 2038 SM
 # OF RESIDENTIAL SUITES: 64

	VEHICLE		SMALL CAR		ACCESSIBLE	
	REQUIRED	PROVIDED	ALLOWED	PROVIDED	REQUIRED	PROVIDED
COMMERCIAL	(1 SPACE PER 50 S.M.) 41	41			(1 SPACE FOR EACH 25 REQUIRED SPACES) 2	2
RESIDENTIAL	(1.05 SPACES PER UNIT) 67	70			(0.038 SPACES PER UNIT) 2	2
VISITORS	(0.1 SPACE PER UNIT) 6	6			(1 SPACE TO BE PROVIDED FOR VISITOTS) 1	1
TOTAL :	114	117			5	5

(ALL RESIDENTIAL PARKING SPACES ARE REQUIRED TO HAVE MIN. LEVEL 2 ELECTRICAL CHARGING OUTLETS)
 (MIN. 20% OF ALL COMMERCIAL PARKING SPACES AND 20% OF ALL RESIDENTIAL VISITOR PARKING SPACES ARE REQUIRED TO HAVE MIN. LEVEL 2 ELECTRICAL CHARGING OUTLETS)

LOADING:

REQUIRED	PROVIDED
2	2

BICYCLE PARKING:

	SHORT TERM		SECURE	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
COMMERCIAL	(6 SPACES PER 1000 S.M. G.F.A.) 12	12	(1 SPACE PER 250 S.M. G.F.A.) 8	8
RESIDENTIAL	(6 SPACES PER EVERY 60 UNITS) 12	12	(1.5 SPACES PER UNIT) 96	123
TOTAL :	24	24	104	131

(1 ELECTRICAL OUTLET FOR EVERY 4 SECURE BIKE SPACES IS REQUIRED)

ADAPTABLE DESIGN STATISTICS:

FLOOR LEVEL	NUMBER	LEVEL OF ADAPTABLE DESIGN	FLOOR AREA EXCLUSION
		LEVEL-1	LEVEL-2
1ST FLOOR	0	0	0
2ND FLOOR	0	0	0
3RD FLOOR	16	0	4
4TH FLOOR	16	0	4
5TH FLOOR	16	0	4
6TH FLOOR	16	0	4
TOTAL	64	0	16

APARTMENT UNIT BREAKDOWN:

UNIT TYPE	NUMBER	PERCENTAGE	AVERAGE AREA
STUDIO	4	6.25%	440 SQ.FT.
1-BED	32	50%	608 SQ.FT.
2-BED	20	31.25%	846 SQ.FT.
3-BED	8	12.50%	1070 SQ.FT.
	64	100%	

GARBAGE / RECYCLING ROOM AREA CALCULATION :

RESIDENTIAL :
 AREA REQUIRED = 0.486 SQ.M. X 64 (UNITS) = 31.104 SQ.M.
 AREA PROVIDED = 33.00 SQ.M.

COMMERCIAL :
 AREA REQUIRED = 0.023 SQ.M. PER SQ.M. OF COMM. RETAIL +
 0.026 SQ.M. PER SQ.M. OF COMM. RESTAURANT +
 0.010 SQ.M. PER SQ.M. OF COMM. OFFICE
 = 0.023 X 474 +
 0.026 X 246 +
 0.010 X 1032
 = 10.902 + 6.396 + 10.32
 = 27.618 SQ.M.
 AREA PROVIDED = 28.00 SQ.M.

LOT COVERAGE CALCULATION :

GREEN AREA AS SHOWN ON A1.3 : 15,565 SQ.FT.
 LOT (SITE) AREA : 25,411.4 SQ.FT.
 LOT COVERAGE : 61.25%

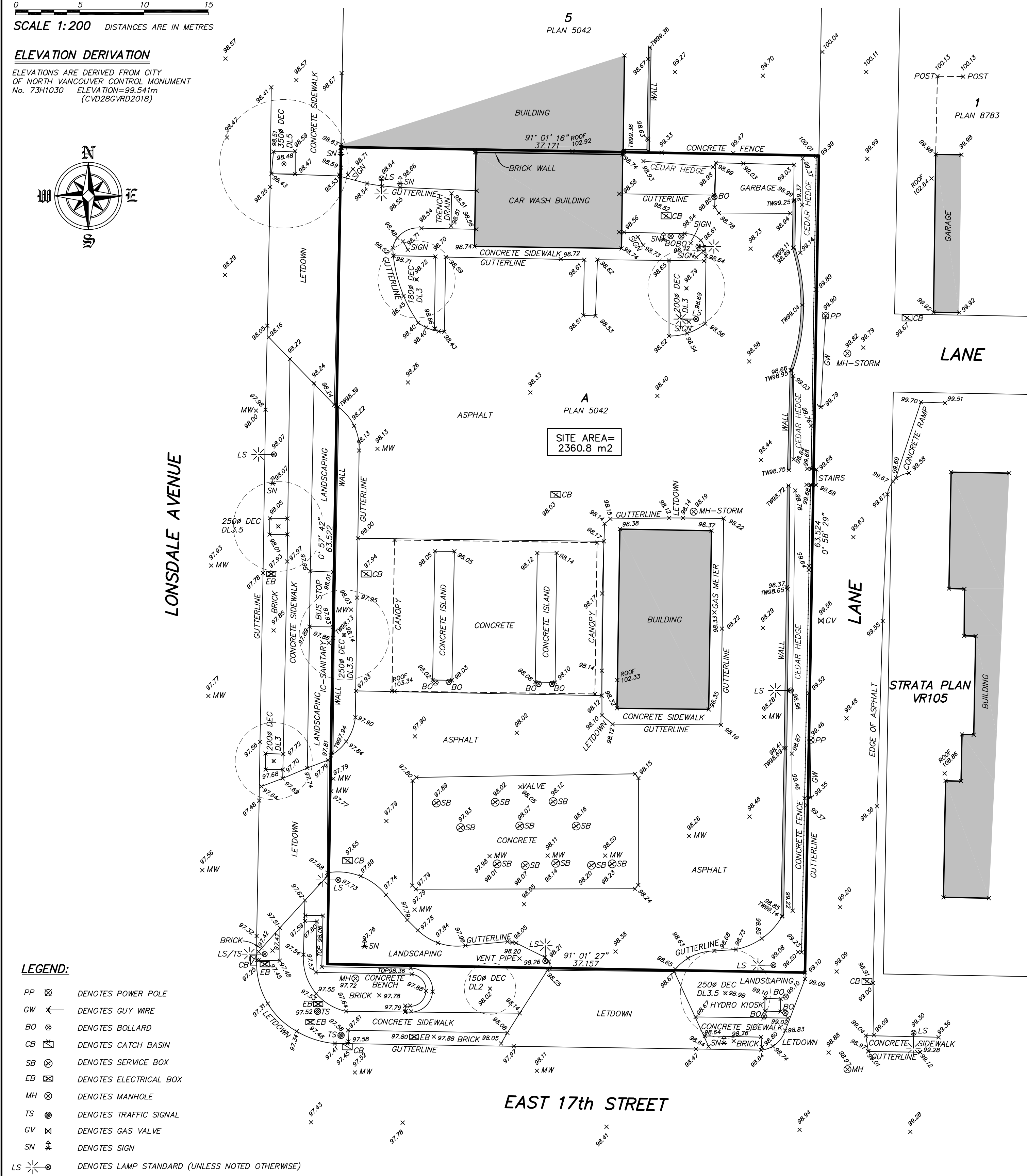
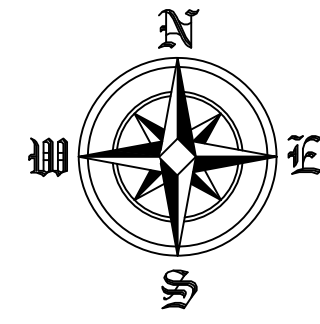
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PROJECT -		
MIXED-USE -		
1712 LONSDALE AVENUE NORTH VANCOUVER, BC		
DRAWING TITLE - STATISTICS		
SCALE -	SHEET NO. -	
DATE - Dec.15, 2021	A0.1	
DRAWN -		
CHECKED -	PROJ NO - 2015	

**TOPOGRAPHIC PLAN OF LOT A (SEE M 32263-L)
OF LOT 8 BLOCK 18 DISTRICT LOT 549 PLAN 5042**

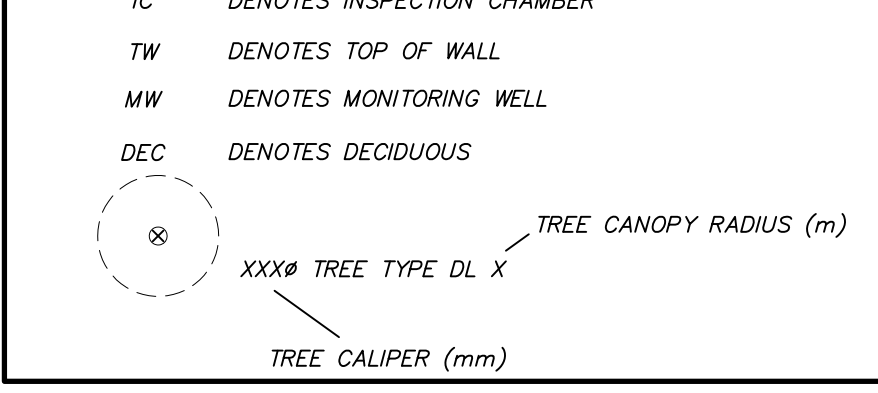
0 5 10 15
SCALE 1:200 DISTANCES ARE IN METRES

ELEVATION DERIVATION

ELEVATIONS ARE DERIVED FROM CITY OF NORTH VANCOUVER CONTROL MONUMENT No. 73H1030 ELEVATION=99.541m (CVD28GVR02018)



- LEGEND:**
- PP ⊗ DENOTES POWER POLE
 - GW × DENOTES GUY WIRE
 - BO ⊙ DENOTES BOLLARD
 - CB ⊠ DENOTES CATCH BASIN
 - SB ⊡ DENOTES SERVICE BOX
 - EB ⊞ DENOTES ELECTRICAL BOX
 - MH ⊕ DENOTES MANHOLE
 - TS ⊙ DENOTES TRAFFIC SIGNAL
 - CV ⊞ DENOTES GAS VALVE
 - SN ⊙ DENOTES SIGN
 - LS ⊙ DENOTES LAMP STANDARD (UNLESS NOTED OTHERWISE)
 - IC ⊙ DENOTES INSPECTION CHAMBER
 - TW ⊙ DENOTES TOP OF WALL
 - MW ⊙ DENOTES MONITORING WELL
 - DEC ⊙ DENOTES DECIDUOUS



NOTES:
PROPERTY LINES ARE DERIVED FROM FIELD SURVEY
OFFSETS TO PROPERTY LINES ARE NOT TO BE USED TO DEFINE BOUNDARIES
THIS PLAN SHOULD BE READ IN CONJUNCTION WITH TITLE No. CA7941279 TO CONFIRM ANY CHARGES THAT MAY AFFECT THIS PLAN

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MIXED-USE		
1712 LONSDALE AVENUE NORTH VANCOUVER, BC		
DRAWING TITLE -		
SURVEY OVERLAY		
SCALE -	SHEET NO. -	
DATE - Dec.15, 2021	A1.1	
DRAWN -		
CHECKED -	PROJ NO - 2015	

LANE

U/G PARKADE ENTRY

202'-6"

6'

10'-11"

SURFACE
PARKING
(LEVEL-1)

OUTDOOR
AMENITY
(LEVEL-2)

MAIN.
RES. ENTRY

121'-11"

1.8 M DEDICATION

121'-11"

ADJACENT
EXIST'G
BLDG.

EAST 17TH STREET

202'-6"

6'

CANOPY ABOVE

LONSDALE AVENUE

EXIST'G FIRE-HYDRANT
ON SOUTH SIDE OF
INTERSECTION
APPROX. 30M

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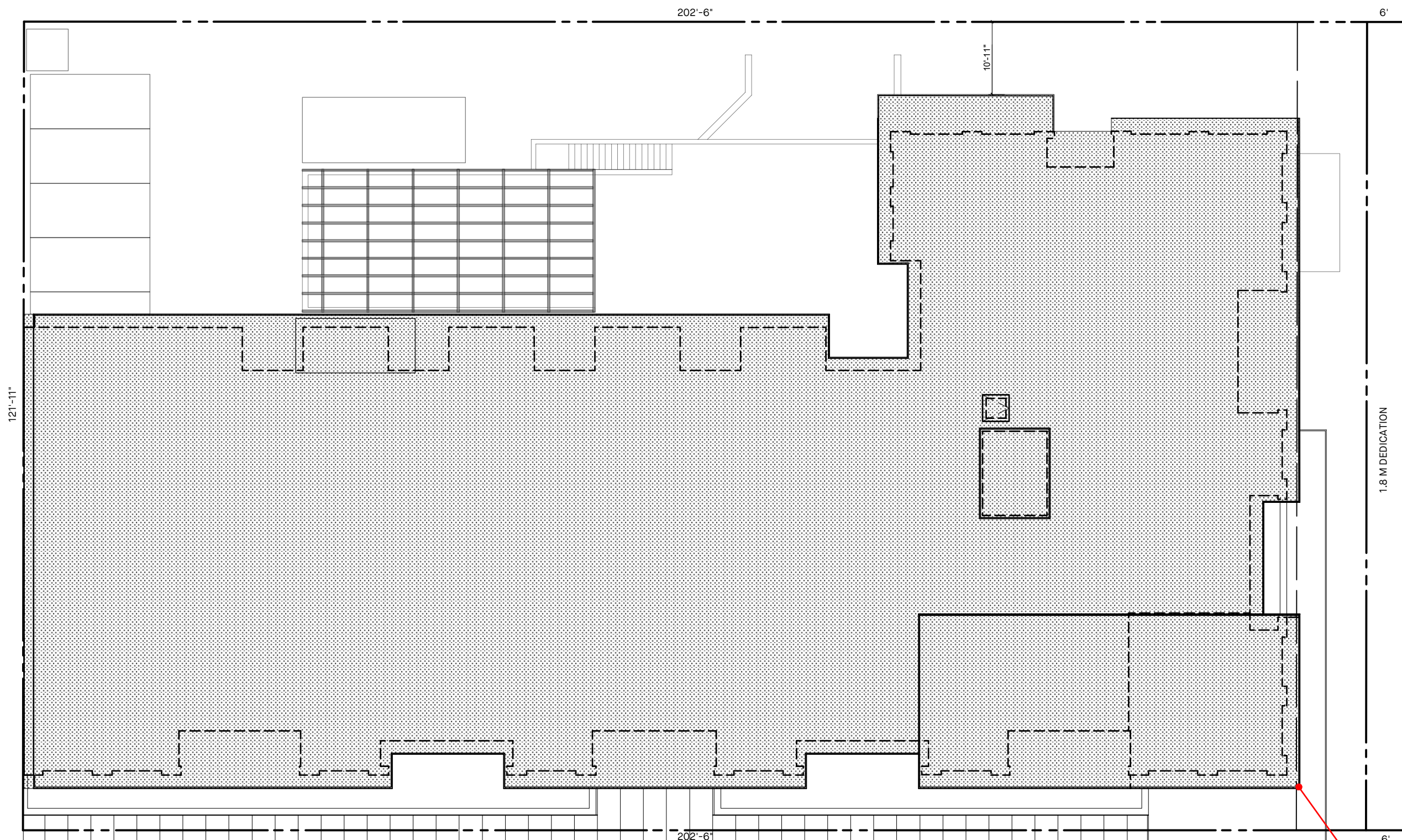
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ARCHITECTURE**
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PROJECT -
 MIXED-USE
 -
 1712 LONSDALE AVENUE
 NORTH VANCOUVER, BC

DRAWING TITLE -
 SITE PLAN

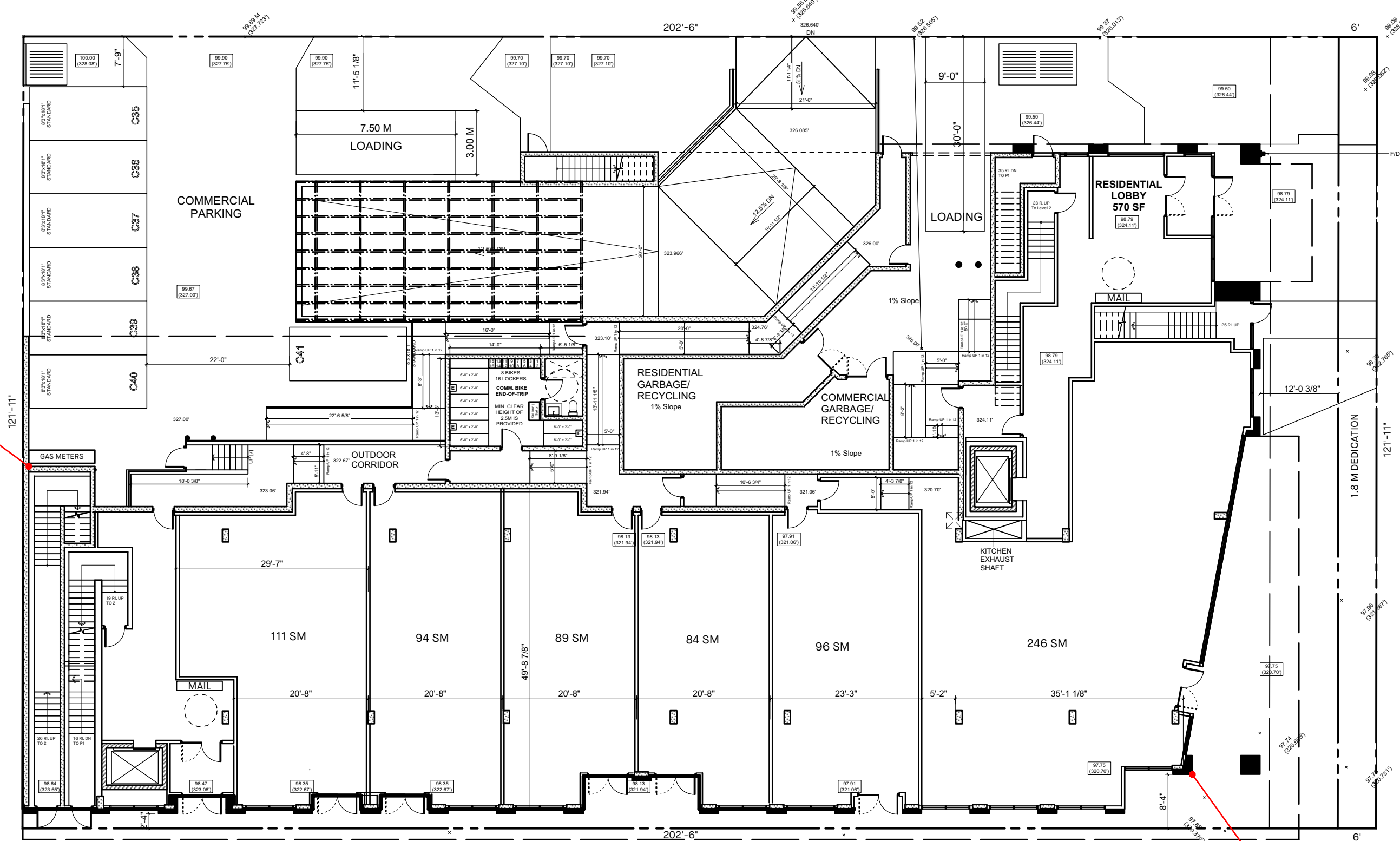
SCALE -	SHEET NO. -
DATE - Dec.15, 2021	A1.2
DRAWN -	
CHECKED -	PROJ NO - 2015

SITE PLAN
 SCALE : 1/8" = 1'-0"



ROOF PLAN
SCALE : 1/16" = 1'-0"

A



LEVEL-1 PLAN
SCALE : 1/16" = 1'-0"

C

BUILDING HEIGHT CALCULATION :

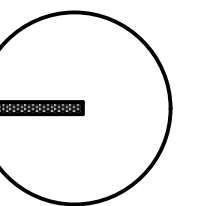
A (HIGHEST POINT OF THE STRUCTURE) : 120.30 M (394.67')

B (HIGHEST FINISHED GROUND LEVEL ON THE LOT WITHIN 3.048 M (10'-0") OF THE STRUCTURE) : 99.670 M (327.00')

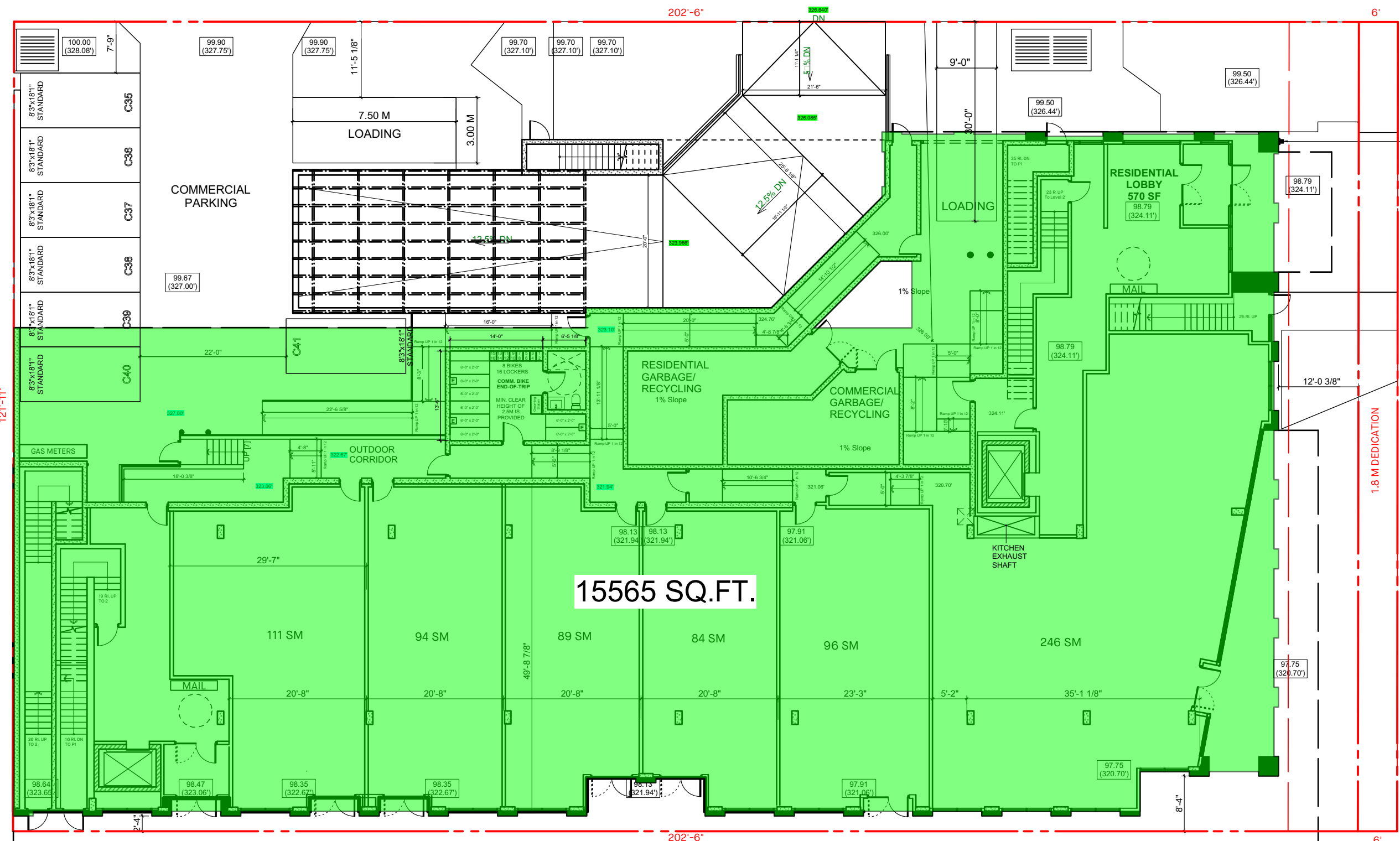
C (LOWEST FINISHED GROUND LEVEL AT THE PERIMETER OUTSIDE WALL OF THE STRUCTURE (EXCLUDING SUNKEN PATIOS TO A COMBINED MAXIMUM 9.29 SQ.M. (100 SQ.FT.) AND WINDOW WELLS)) : 97.660 M (320.407')

AVERAGE GRADE : $(B+C) / 2 = (99.670 \text{ M} + 97.660 \text{ M}) / 2 = 98.665 \text{ M}$

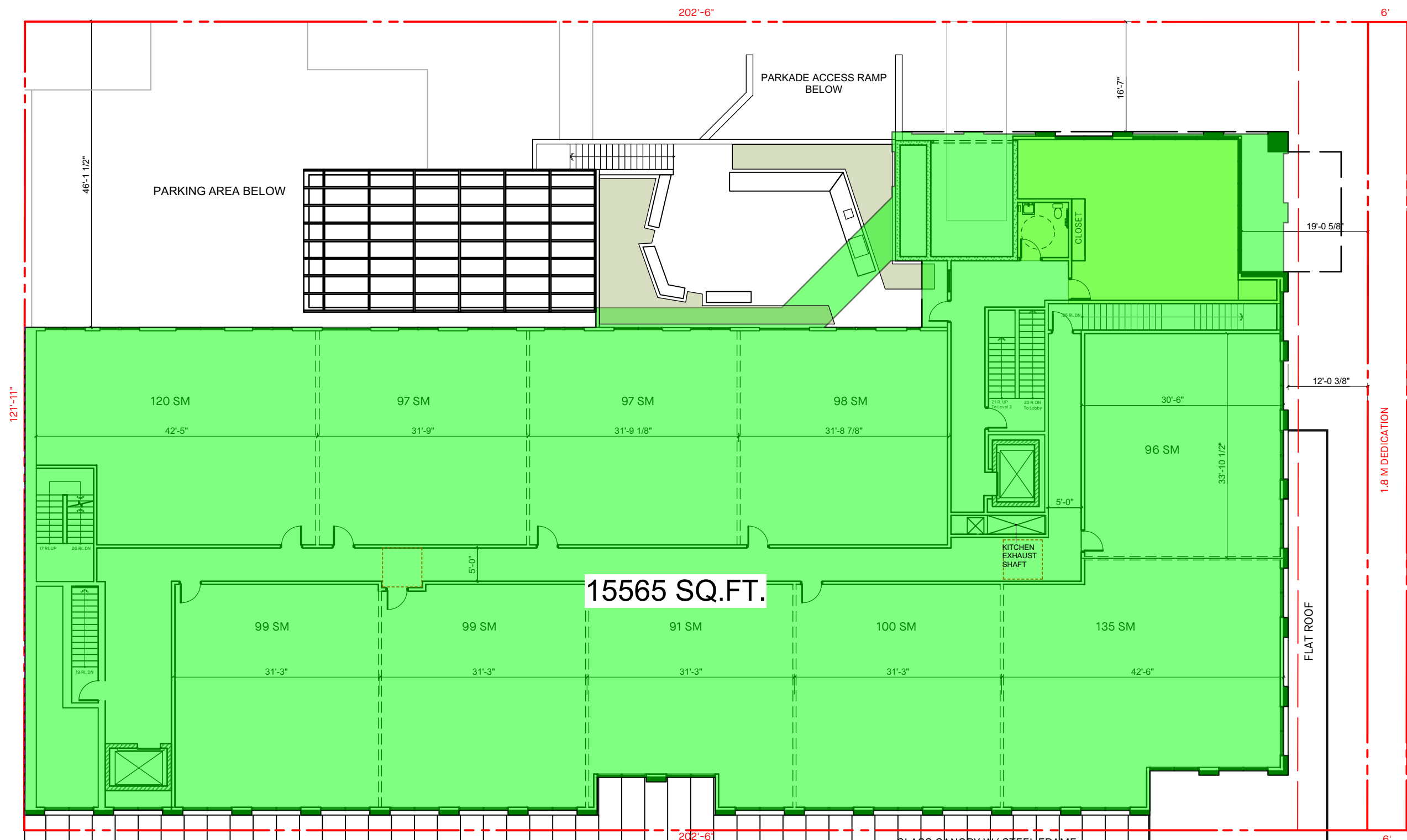
BUILDING HEIGHT = $120.30 \text{ M} - 98.665 \text{ M} = 21.635 \text{ M}$



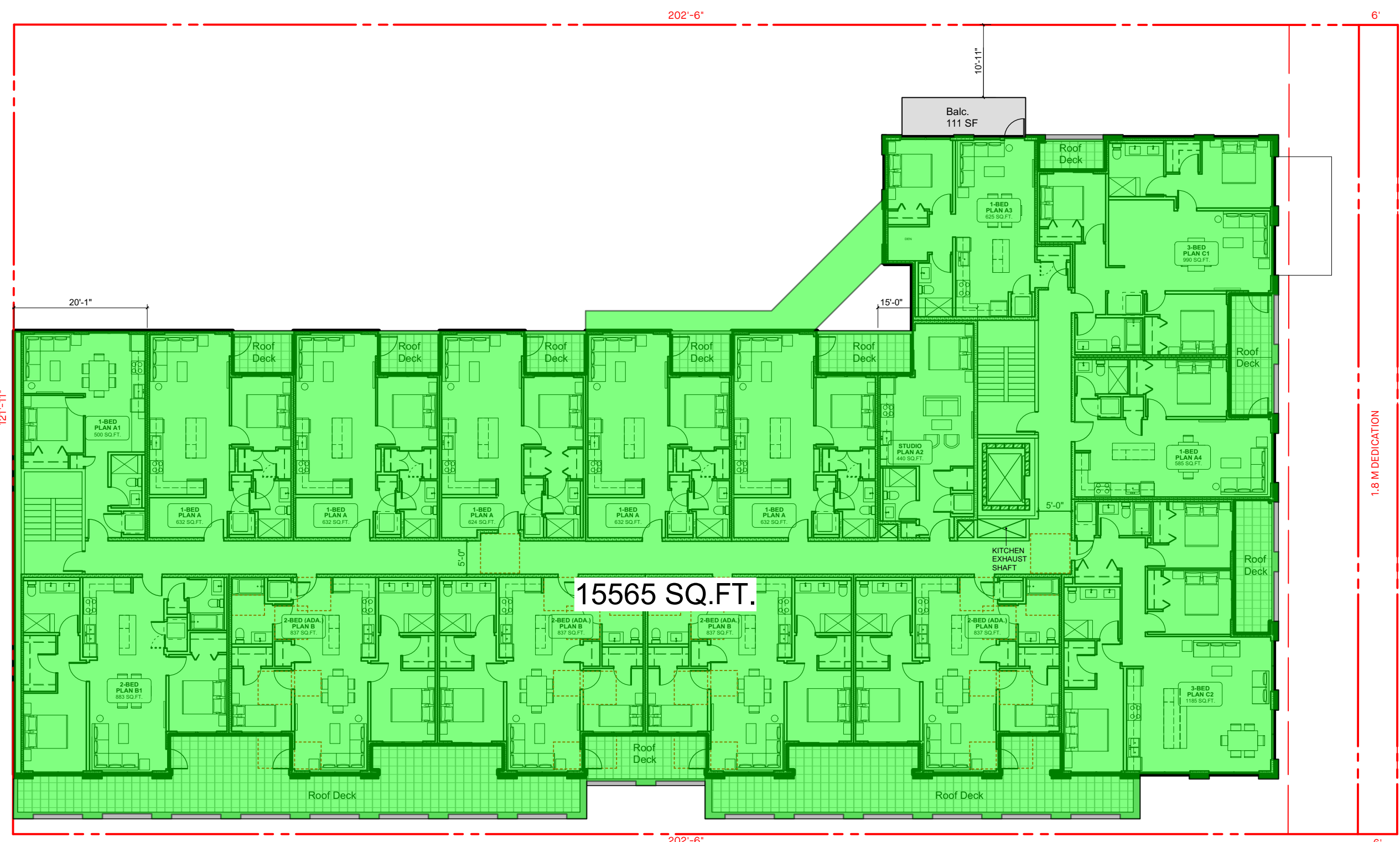
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DRAWING TITLE - BUILDING HEIGHT CALCULATION		
SCALE -	SHEET NO. -	
DATE - Dec.15, 2021	A1.3	
DRAWN -		
CHECKED -	PROJ NO - 2015	



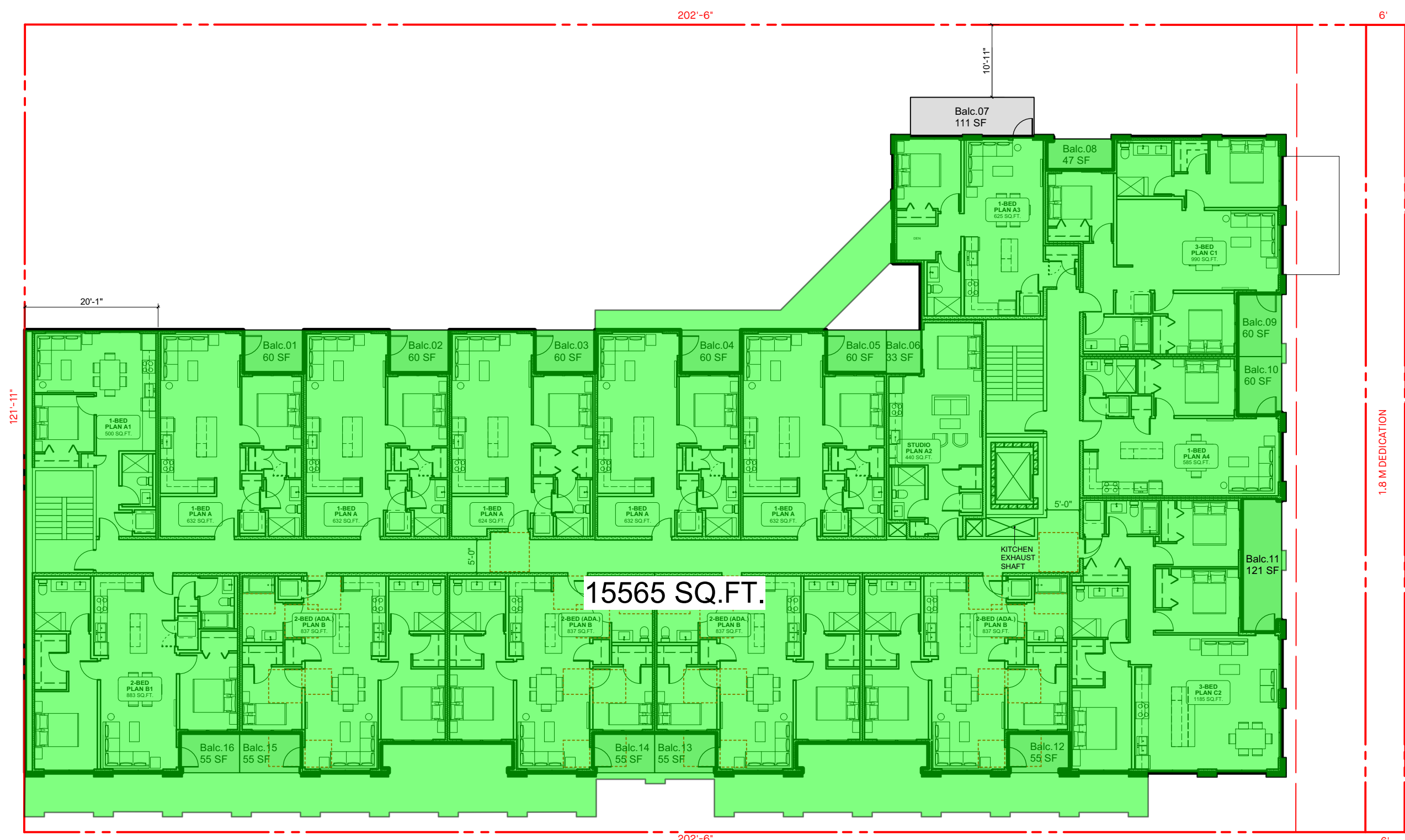
LOT COVERAGE (GREEN AREA) ON LEVEL-1 PLAN
SCALE : 1/16" = 1'-0"



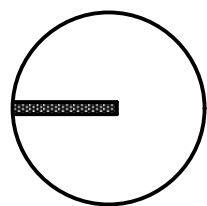
LOT COVERAGE (GREEN AREA) ON LEVEL-2 PLAN
SCALE : 1/16" = 1'-0"



LOT COVERAGE (GREEN AREA) ON LEVEL-3 PLAN
SCALE : 1/16" = 1'-0"

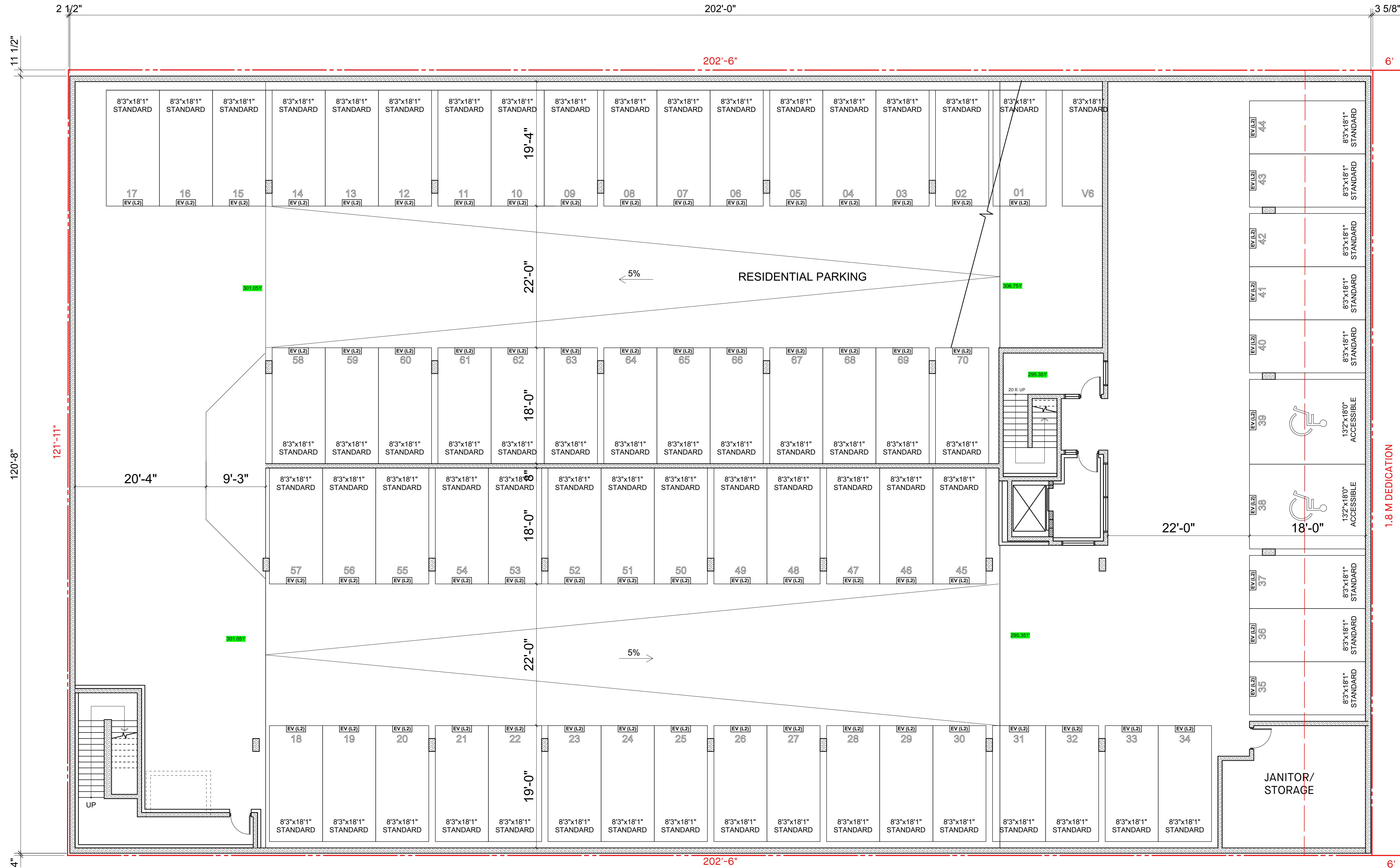


LOT COVERAGE (GREEN AREA) ON LEVELS- 4 TO 6 PLANS
SCALE : 1/16" = 1'-0"



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<p>PROJECT -</p>		
<p>MIXED-USE</p>		
<p>1712 LONSDALE AVENUE NORTH VANCOUVER, BC</p>		
<p>DRAWING TITLE - LOT COVERAGE</p>		
SCALE -	SHEET NO. -	
DATE - Dec.15, 2021	A1.4	
DRAWN -		
CHECKED -	PROJ NO - 2015	

LANE

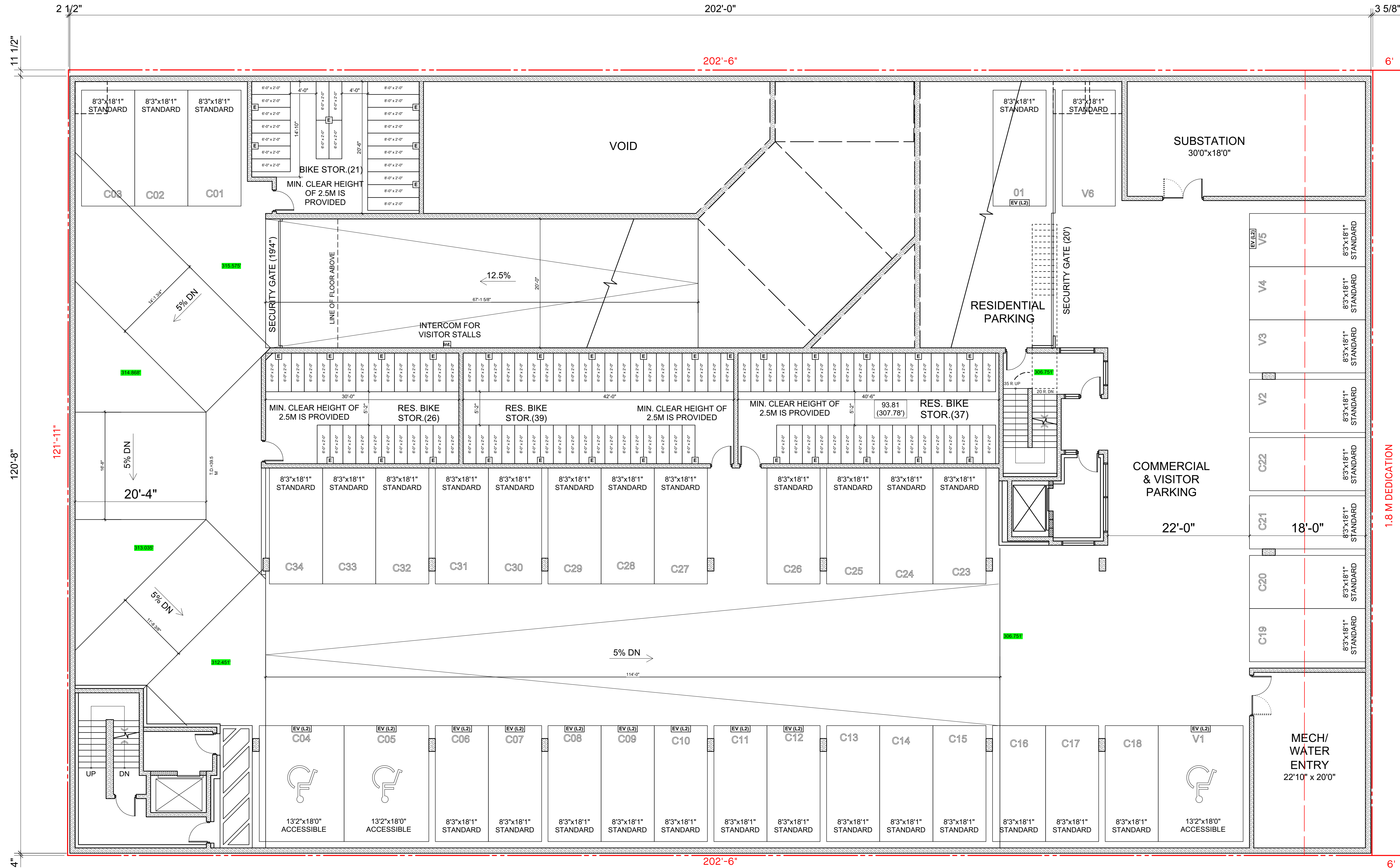


LONSDALE AVENUE

LEVEL P2 PLAN
 SCALE: 1/8" = 1'-0"

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PROJECT -		
MIXED-USE -		
1712 LONSDALE AVENUE NORTH VANCOUVER, BC		
DRAWING TITLE - LEVEL-P2 PLAN		
SCALE - 1/8" = 1'-0"	SHEET NO. -	
DATE - Dec.15, 2021	A2.1	
DRAWN - TM		
CHECKED -	PROJ NO - 2015	

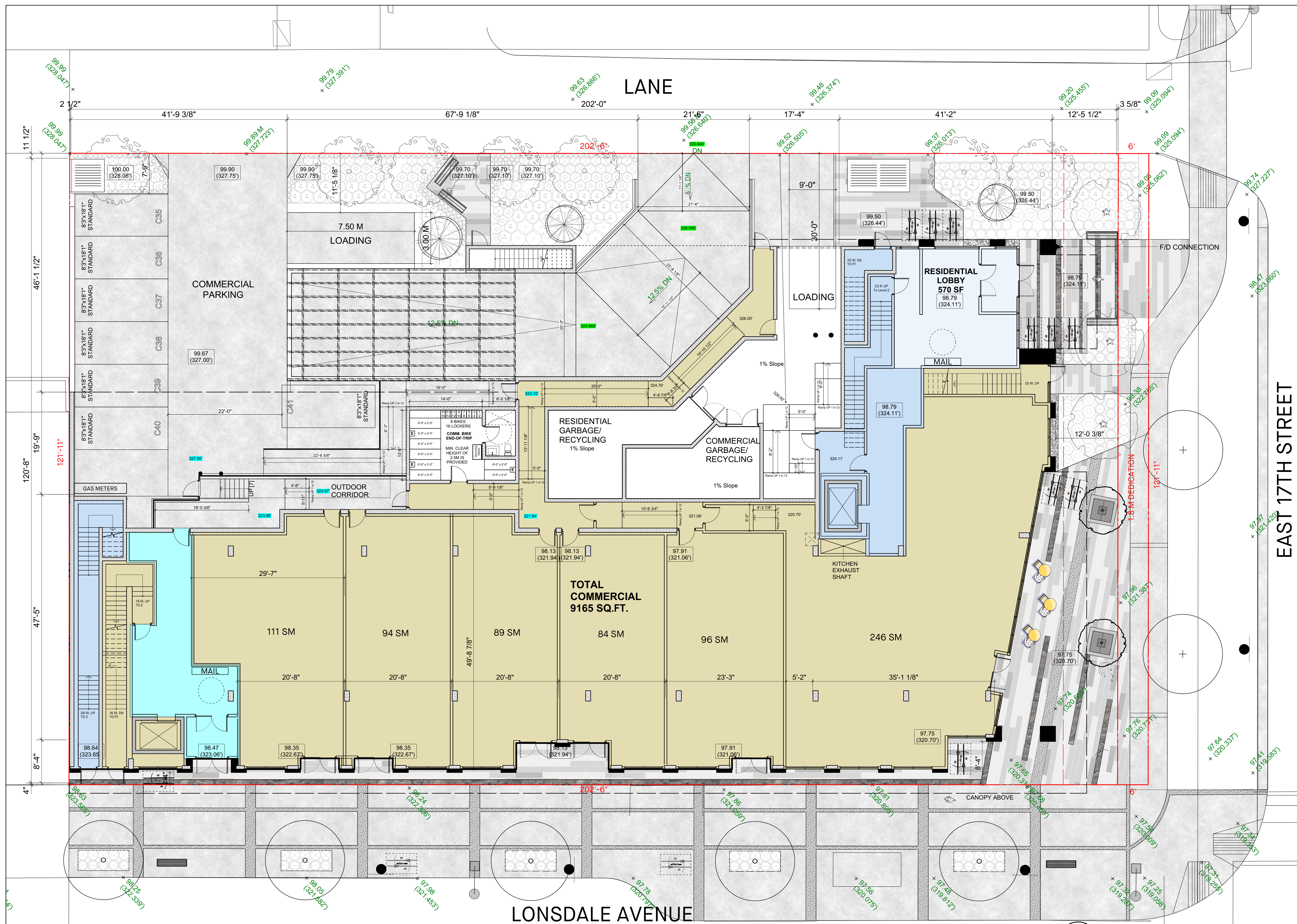
LANE



LONSDALE AVENUE

LEVEL P1 PLAN
SCALE: 1/8" = 1'-0"

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PROJECT -		
MIXED-USE		
1712 LONSDALE AVENUE NORTH VANCOUVER, BC		
DRAWING TITLE - LEVEL-P1 PLAN		
SCALE - 1/8" = 1'-0"	SHEET NO. -	
DATE - Dec.15, 2021	A2.2	
DRAWN - TM		
CHECKED -	PROJ NO - 2015	

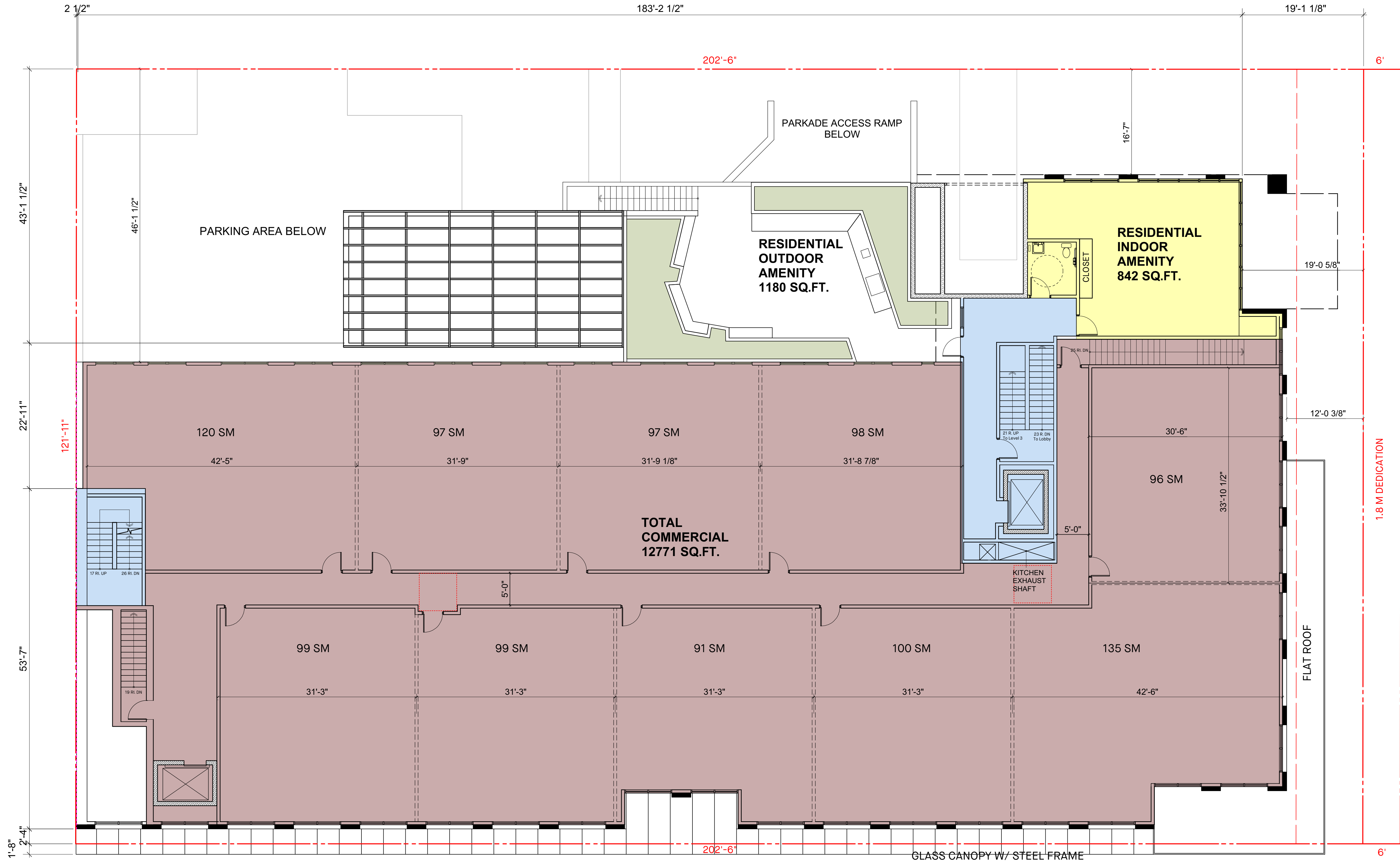


EAST 17TH STREET

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PROJECT -		
MIXED-USE		
1712 LONSDALE AVENUE NORTH VANCOUVER, BC		
DRAWING TITLE -		
LEVEL-1 PLAN		
SCALE - 1/8" = 1'-0"	SHEET NO. -	
DATE - Dec. 15, 2021	A2.3	
DRAWN - TY		
CHECKED -	PROJ NO - 2015	

LEVEL 1 PLAN
SCALE: 1/8" = 1'-0"

LANE



LONSDALE AVENUE

LEVEL 2 PLAN
SCALE: 1/8" = 1'-0"

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PROJECT -		
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1712 LONSDALE AVENUE NORTH VANCOUVER, BC		
DRAWING TITLE - LEVEL-2 PLAN		
SCALE - 1/8" = 1'-0"	SHEET NO. -	
DATE - Dec.15, 2021	A2.4	
DRAWN - TY		
CHECKED -	PROJ NO - 2015	

LANE



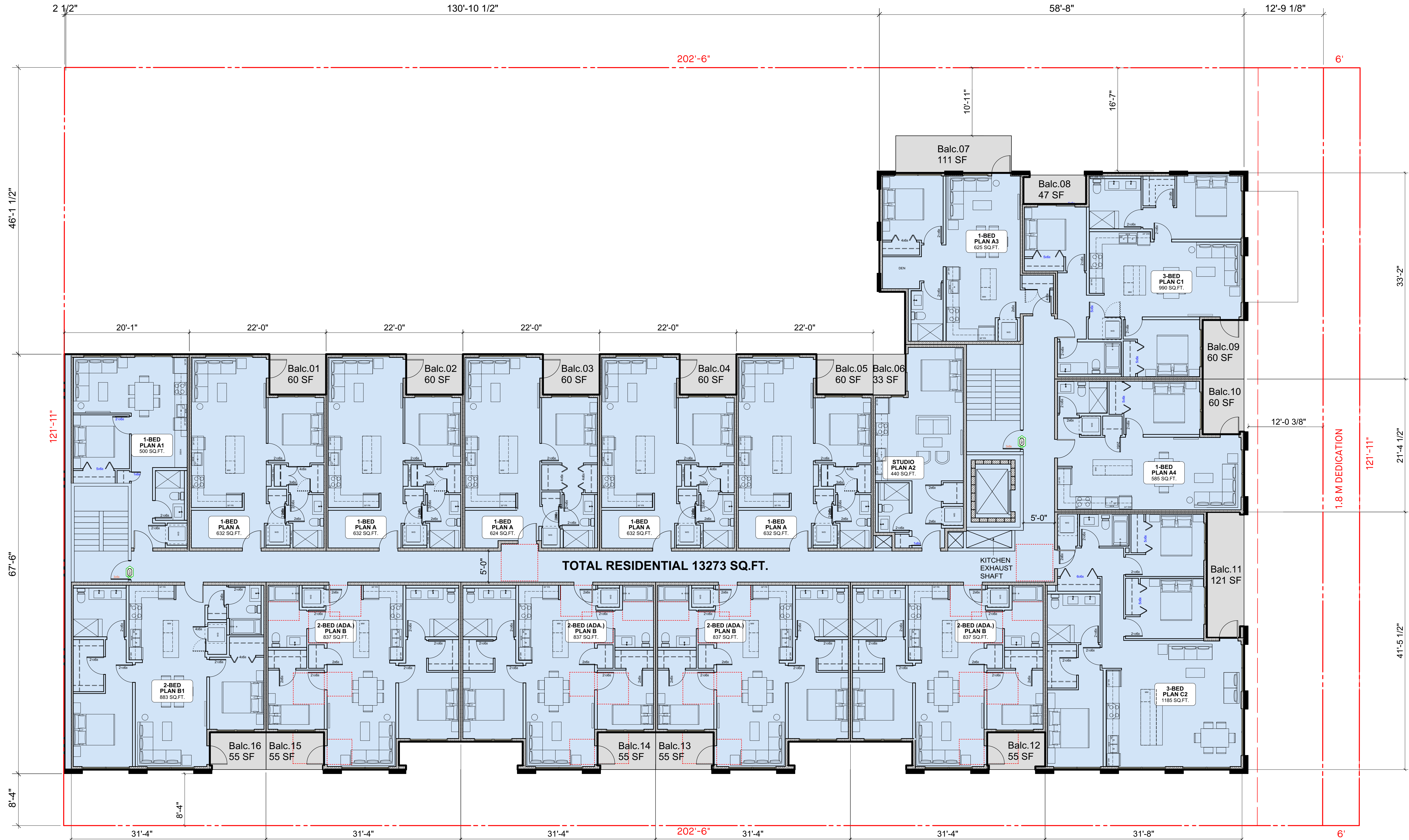
TOTAL RESIDENTIAL 13273 SQ.FT.

LONSDALE AVENUE

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<p>202 - 33 East 8th Avenue Vancouver, BC V5T 1R5 T - 604 731 1127 F - 604 731 1327</p>		
<p>PROJECT -</p>		
<p>MIXED-USE</p>		
<p>1712 LONSDALE AVENUE NORTH VANCOUVER, BC</p>		
<p>DRAWING TITLE - LEVEL-3 PLAN</p>		
SCALE - 1/8" = 1'-0"	SHEET NO. -	
DATE - Dec.15, 2021	A2.5	
DRAWN - TY		
CHECKED -	PROJ NO - 2015	

LEVEL 3 PLAN
 SCALE : 1/8" = 1'-0"

LANE



LONSDALE AVENUE

NO - DATE - ISSUE -

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T - 604 731 1127 F - 604 731 1327

PROJECT -

MIXED-USE

1712 LONSDALE AVENUE
NORTH VANCOUVER, BC

DRAWING TITLE -
LEVEL-4 to 6 PLAN

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

DATE - Dec.15, 2021

DRAWN - TY

CHECKED -

SHEET NO. -

A2.6

PROJ NO - 2015

LEVEL 4 - 6 PLAN
SCALE : 1/8" = 1'-0"

LANE

U/G PARKADE ENTRY

202'-6"

6'

10'-11"

OUTDOOR AMENITY (LEVEL-2)

MAIN. RES. ENTRY

121'-11"

1.8 M DEDICATION

121'-11"

ADJACENT EXIST'G BLDG.

202'-6"

6'

LONSDALE AVENUE

NO	DATE	ISSUE

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 T - 604 731 1127 F - 604 731 1327

PROJECT -

MIXED-USE

1712 LONSDALE AVENUE
 NORTH VANCOUVER, BC

DRAWING TITLE -
ROOF PLAN

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

DATE - Dec.15, 2021

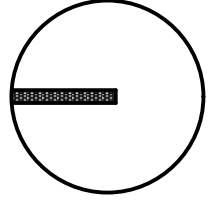
DRAWN -

CHECKED -

SHEET NO. -

A2.7

PROJ NO - 2015

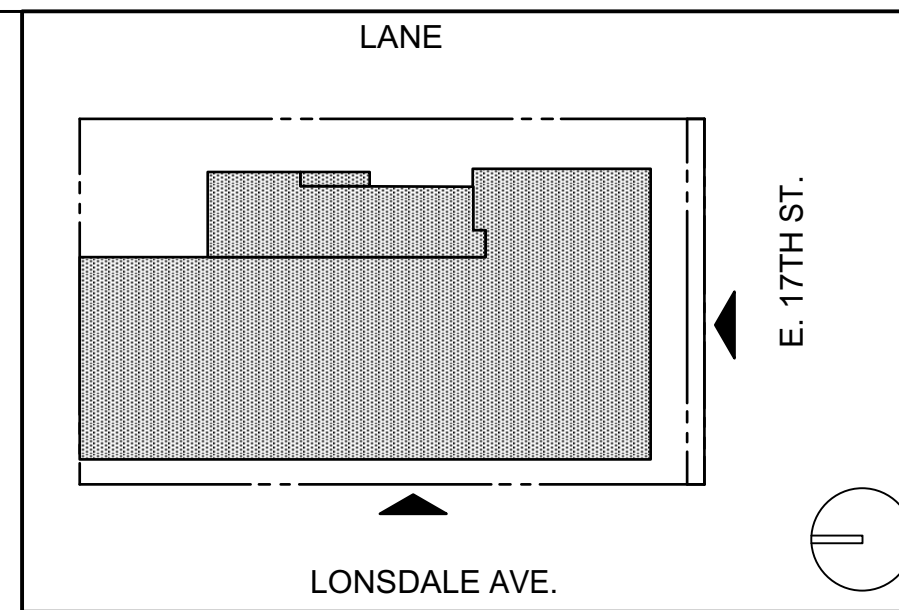


ROOF PLAN
 SCALE : 1/8" = 1'-0"



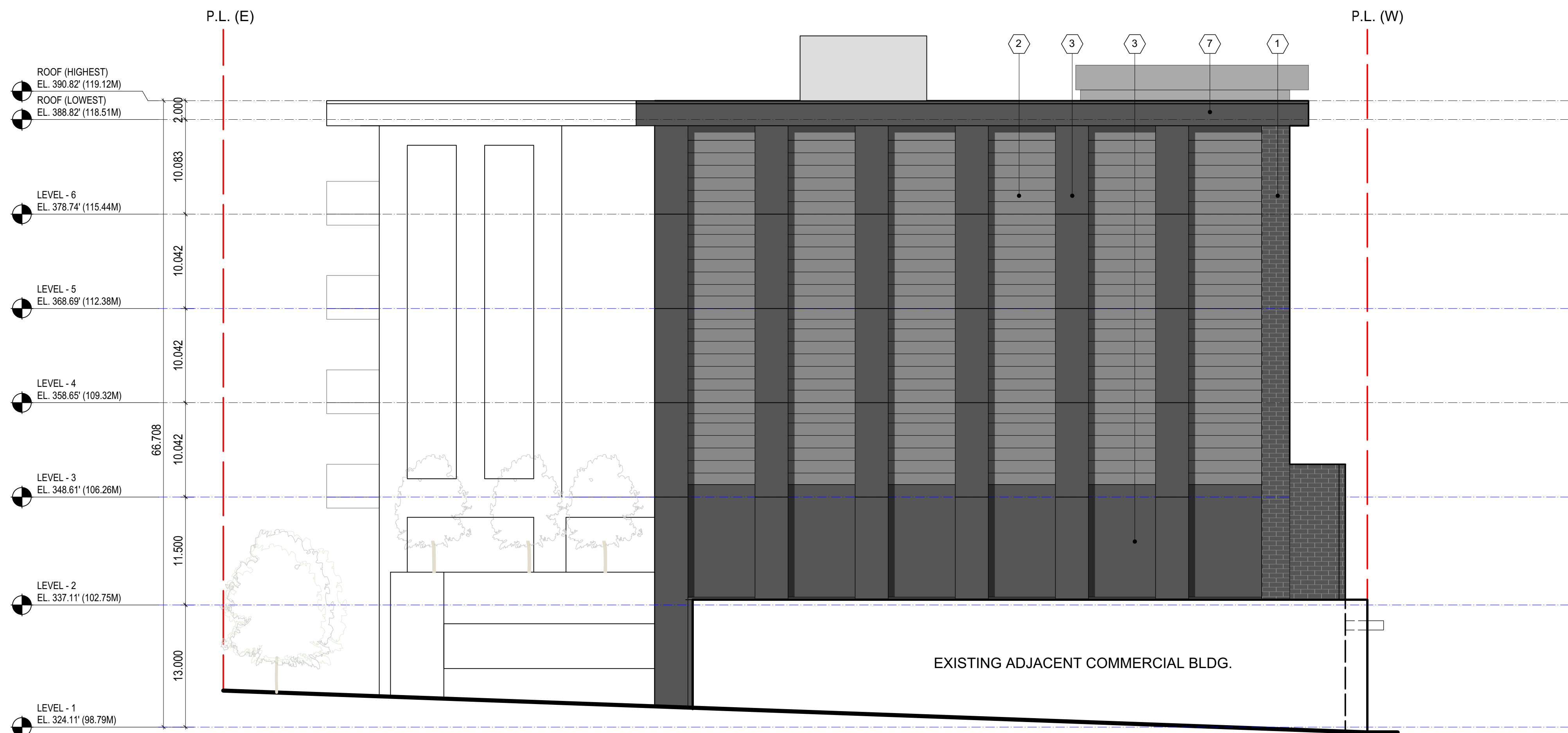
SOUTH ELEVATION [E.17TH ST.]
SCALE : 1/8" = 1'-0"

- ELEVATION KEY NOTES**
- 1 BRICK
IXL - DARK IRON-SPOT
 - 2 FIBRE CEMENT SIDING
HARDIE ARTISAN SQUARE CHANNEL SIDING - "NIGHT GRAY"
 - 3 FIBRE CEMENT PANEL
HARDIE-PANEL - "IRON GRAY"
 - 4 VINYL FRAME DOUBLE-GLAZED WINDOW
CHARCOAL
 - 5 ALUM. GUARDRAIL W/ CLEAR GLASS PANEL
TOP AND BOTTOM EDGES
 - 6 ALUM. WINDOW WALL
DARK GREY TO MATCH HARDIE'S "IRON GRAY"
 - 7 FIBRE CEMENT FASCIA BOARD
HARDIE-SOFFIT - "IRON GRAY"
 - 8 SAGIPER WOOD-GRAIN SOFFIT
SAGIREV - "DESERT OAK"
 - 9 EXPOSED ARCHITECTURAL CONCRETE
PAINTED "BM - STONINGTON GRAY"
 - 10 WOOD TEXTURED GLAZED METAL DOOR
"STAINED WOOD"
 - 11 FIBRE CEMENT TRIM PANEL
HARDIE-PANEL - "IRON GRAY"
 - 12 STEEL CANOPY W/ CLEAR TEMPERED GLASS PANEL
POWDER COATED - "IRON GRAY"
 - 13 ALUM. SECURITY GATE & SCREEN
POWDER COATED - "IRON GRAY"
 - 14 EXPOSED ARCHITECTURAL CONCRETE
PAINTED "BM - WROUGHT IRON"
 - 15 STEEL CANOPY W/ SAGIPER WOOD-GRAIN SOFFIT
POWDER COATED - "IRON GRAY"
SAGIREV - "DESERT OAK"



WEST ELEVATION [LONSDALE AVE.]
SCALE : 1/8" = 1'-0"

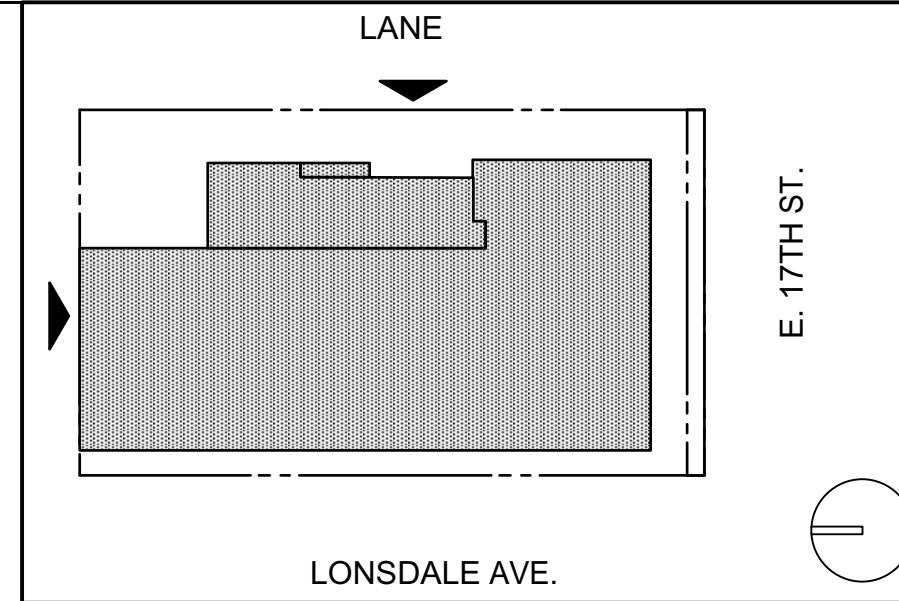
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YAMAMOTO ARCHITECTURE		
202 - 33 East 8th Avenue Vancouver, BC V5T 1R5 T - 604 731 1127 F - 604 731 1327		
PROJECT —		
MIXED-USE		
1712 LONSDALE AVENUE NORTH VANCOUVER, BC		
DRAWING TITLE — ELEVATIONS		
SCALE — 1/8" = 1'-0"	SHEET NO. —	
DATE — Dec.15, 2021	A3.1	
DRAWN —		
CHECKED —	PROJ NO — 2015	



NORTH ELEVATION
SCALE : 1/8" = 1'-0"

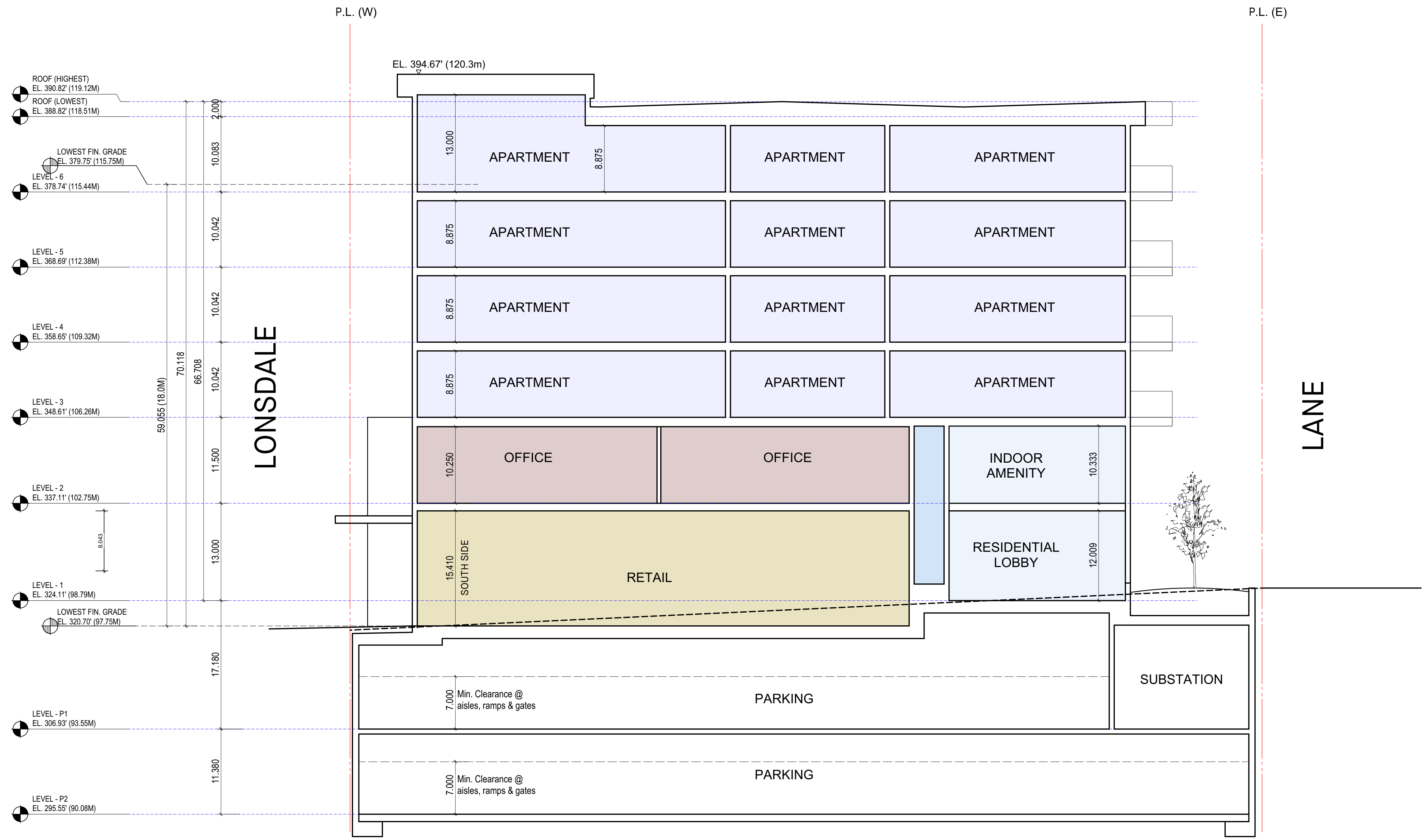
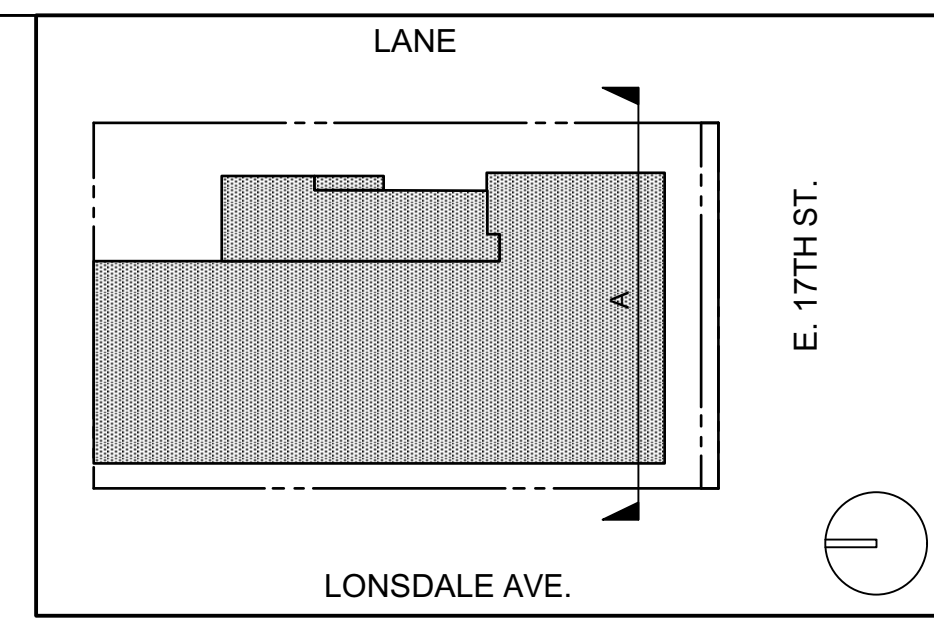
ELEVATION KEY NOTES

- 1 BRICK
IXL - DARK IRON-SPOT
- 2 FIBRE CEMENT SIDING
HARDIE ARTISAN SQUARE CHANNEL SIDING - "NIGHT GRAY"
- 3 FIBRE CEMENT PANEL
HARDIE-PANEL - "IRON GRAY"
- 4 VINYL FRAME DOUBLE-GLAZED WINDOW
CHARCOAL
- 5 ALMN. GUARDRAIL W/ CLEAR GLASS PANEL
TOP AND BOTTOM EDGES
- 6 ALMN. WINDOW WALL
DARK GREY TO MATCH HARDIE'S "IRON GRAY"
- 7 FIBRE CEMENT FASCIA BOARD
HARDIE-SOFFIT - "IRON GRAY"
- 8 SAGIPER WOOD-GRAIN SOFFIT
SAGIREV - "DESERT OAK"
- 9 EXPOSED ARCHITECTURAL CONCRETE
PAINTED "SM - STONINGTON GRAY"
- 10 WOOD TEXTURED GLAZED METAL DOOR
"STAINED WOOD"
- 11 FIBRE CEMENT TRIM PANEL
HARDIE-PANEL - "IRON GRAY"
- 12 STEEL CANOPY W/ CLEAR TEMPERED GLASS PANEL
POWDER COATED - "IRON GRAY"
- 13 ALUM. SECURITY GATE & SCREEN
POWDER COATED - "IRON GRAY"
- 14 EXPOSED ARCHITECTURAL CONCRETE
PAINTED "BM - WROUGHT IRON"
- 15 STEEL CANOPY W/ SAGIPER WOOD-GRAIN SOFFIT
POWDER COATED - "IRON GRAY"
SAGIREV - "DESERT OAK"



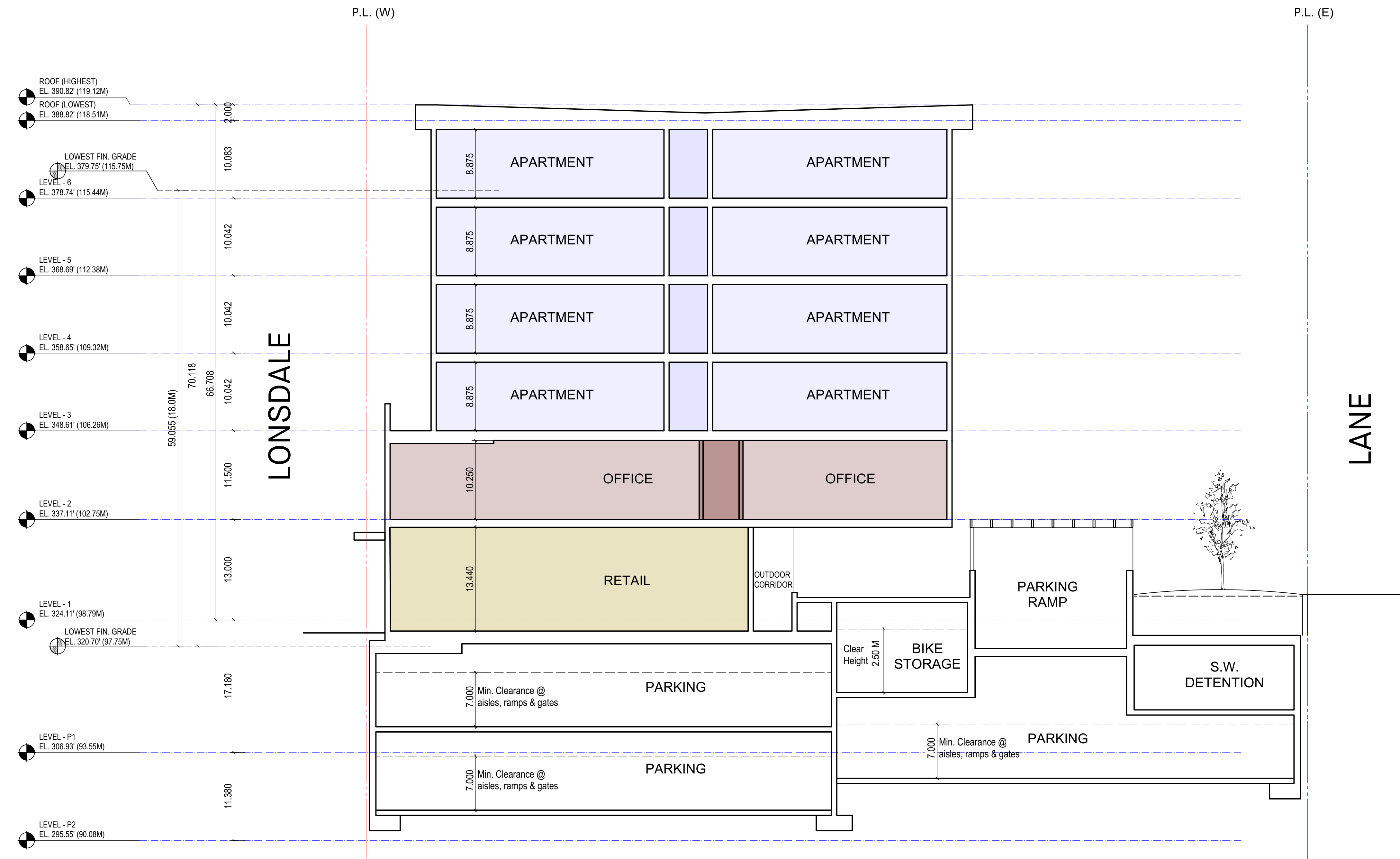
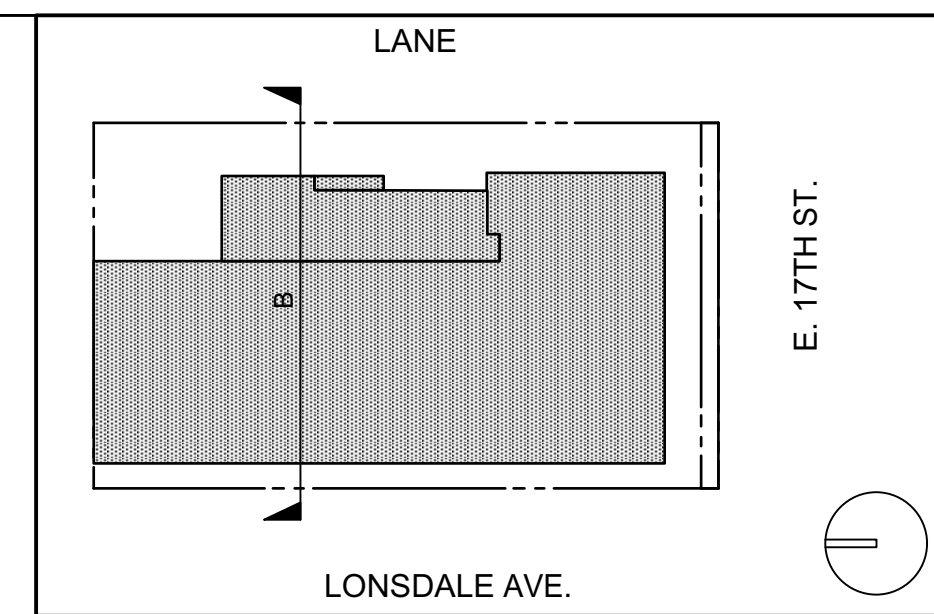
EAST ELEVATION [LANE]
SCALE : 1/8" = 1'-0"

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MIXED-USE		
1712 LONSDALE AVENUE NORTH VANCOUVER, BC		
DRAWING TITLE — ELEVATIONS		
SCALE — 1/8" = 1'-0"	SHEET NO. —	
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SECTION - A
SCALE : 1/8" = 1'-0"

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PROJECT - MIXED-USE 1712 LONSDALE AVENUE NORTH VANCOUVER, BC		
DRAWING TITLE - SECTION A		
SCALE - 1/8" = 1'-0"	SHEET NO. -	
DATE - Dec. 15, 2021	A4.1	
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PROJECT - MIXED-USE 1712 LONSDALE AVENUE NORTH VANCOUVER, BC		
DRAWING TITLE - SECTION B		
SCALE - 1/8" = 1'-0"	SHEET NO. -	
DATE - Dec.15, 2021	A4.2	
DRAWN -		
CHECKED -	PROJ NO - 2015	

SECTION - B
SCALE : 1/8" = 1'-0"