

2008 WESTVIEW DR. NORTH VANCOUVER

REZONING APPLICATION- SUBDIVISION TO TWO LOTS **RE-ISSUED FOR REZONING - MAY 31, 2021**

A0	Cover Sheet
A01	Summery Sheet, Lot Coverage, Context Map
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DESIGN RATIONAL AND AFFORDABILITY STATEMENT

PRIVATE RESIDENCE 2008 WESTVIEW DRIVE, NORTH VANCOUVER

THE PROPERTY AT 2008 WESTVIEW DRIVE IS INTENDED TO BE REDEVELOPED FROM A SINGLE FAMILY RESIDENTIAL HOME IN TO TWO SEPARATE SINGLE FAMILY RESIDENCE. THE SOLUTION WILL PROVIDE HOMES THAT REFLECT THE ECLECTIC THAT IS EVIDENT IN THE NEIGHBORHOOD. THE USE OF SLOPED ROOF, WOOD DECKS AND COLUMNS AND USE OF TRADITIONAL MATERIALS AND COLOR WILL PROVIDE A CHARACTER THAT WILL FIT IN WELL WITH THE EXISTING NEIGHBORHOOD.

THE HOME WILL HAVE COVERED ENTRY PORCHES AS WELL AS ADDITIONAL DECK AREAS AT THE BACK OF THE RESIDENCES. THE WOOD DECK WILL PROVIDE MORE INTIMATE AND SUCCESSFUL OUTDOOR ACTIVITY AREA FOR THE HOME OWNER.

THE DOUBLE CAR GARAGE ARE AT THE BACK AND ACCESS FROM THE LANE PROVIDED. BOTH HOMES WILL HAVE 3 BEDROOMS AND 2.5 BATHROOMS. IN ADDITION, THERE WILL BE TWO BEDROOM BASEMENT SUIT THAT WILL PROVIDE BOTH AN OPPORTUNITY FOR FINANCIAL ASSISTANCE TO THE HOME OWNERS AND AN INCREASE IN THE DENSIFICATION IN A LIVABLE MANNER THAT REFLECT OCP.

THESE TWO BUILDING WILL BE APPROXIMATELY 1,790 TO 1,980 SQ.FT , WITH THE BASEMENT APPROXIMATELY 790 TO 760 SQ.FT. AND WILL BE BEST SUITED FOR FAMILY WITH KIDS.

THE HOME COMPLY WITH THE ZONING REGULATION AT FRONTAGE AND LANE. THE MASSING OF THE HOME IS FAIRLY SIMPLE AND ALLOWS FOR GOOD SITE LINES AND VISIBILITY OF THE ENTIRE SITE. THEY HAVE BLACK ASPHALT ROOF, GRAY AND CHARCOAL HARDI BOARD AND WHITE WINDOW .

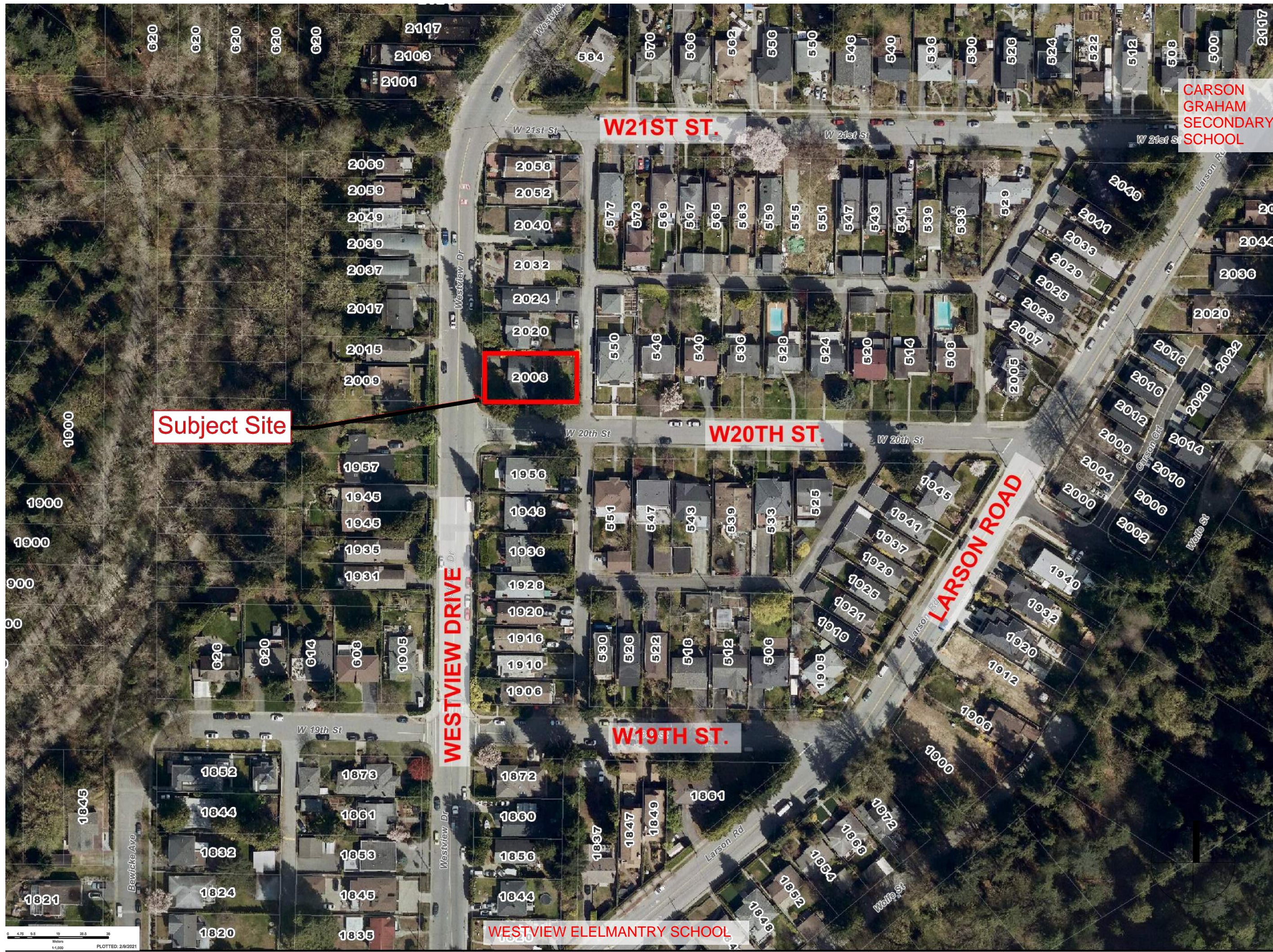
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COVER SHEET

2008 WESTVIEW DR.
NORTH VANCOUVER

A0



Subject Site

1 CONTEXT PLAN
A01

CIVIC ADDRESS:	2008 WESTVIEW DRIVE, NORTH VANCOUVER, BC		LOT:	D
APPLICATION DESCRIPTION:	REZONING APPLICATION RS1 TO RS2 TWO ONE UNIT DWELLINGS WITH SECONDARY SUITES		BLOCK:	1
LOT AREA:	702.25 sq.m (7,559 sq.f)		DL:	547
			PLAN:	4195
			P.I.D.	011-756-420
	EXISTING	PROPOSED		
ZONING OFFICIAL COMMUNITY PLAN	RS-1 R1	RS-2 R1		
	REQUIRED PER RS-2	PROPOSED		
		LOT A	LOT B	
MINIMUM LOT AREA (SQ.FT.)	3,600 sq.f (334.4 sq.m)	3,599	3,960	
TOTAL FLOOR SPACE RATIO (FSR)	0.5	0.498	0.498	
LOT COVERAGE (%)	40% (Inc. Garage)	39.8%	39.8%	
PRINCIPAL HOUSE RIDGE HEIGHT (FT.)	33'	209.88'	211.64'	
PRINCIPAL HOUSE PLATE HEIGHT (FT.)	26'-2 1/2"	203.08'	204.84'	
SETBACK FROM				
INTERIOR LOT LINE 1 (FT.)	4' MIN.	4'	4'	
INTERIOR LOT LINE 2 (FT.)	4' MIN.	4'	4'	
EXTERIOR LOT LINE (FT.)	0.2 TIME OF LOT WIDTH	6'-7 1/2"	6'-7 1/2"	
FRONT LOT LINE (FT.)	15'	15'	15'	
REAR LOT LINE (FT.)	42'	42'	42'	

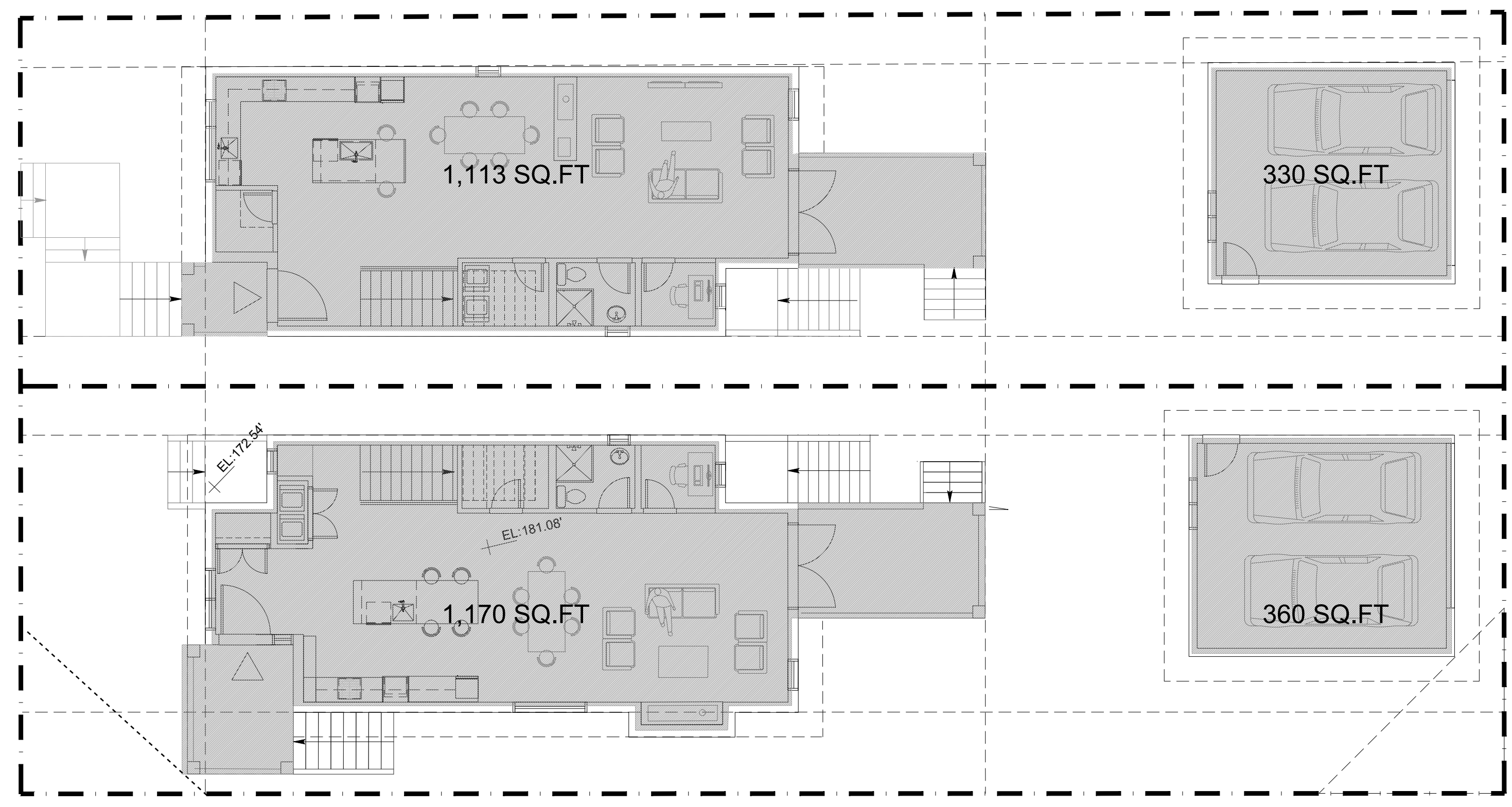
LOT A
Height Envelope Calculation
Front : (176.81' + 175.10') / 2 = 175.95'
Rear : (185.83' + 183.83') / 2 = 184.83'
Reference Grade: 175.95' + (184.83' - 175.95') x 0.4 = 179.50'
Top Plate: 179.50' + 26.2' = 205.70'
Roof Ridge: 179.50' + 33' = 212.50'

LOT B
Height Envelope Calculation
Front : (175.10' + 173.17') / 2 = 174.13'
Rear : (163.83' + 162.03') / 2 = 162.93'
Reference Height: 174.13' + (182.93' - 174.13') x 0.4 = 177.65'
Top Plate: 177.65' + 26.2' = 203.85'
Roof Ridge: 177.65' + 33' = 210.65'

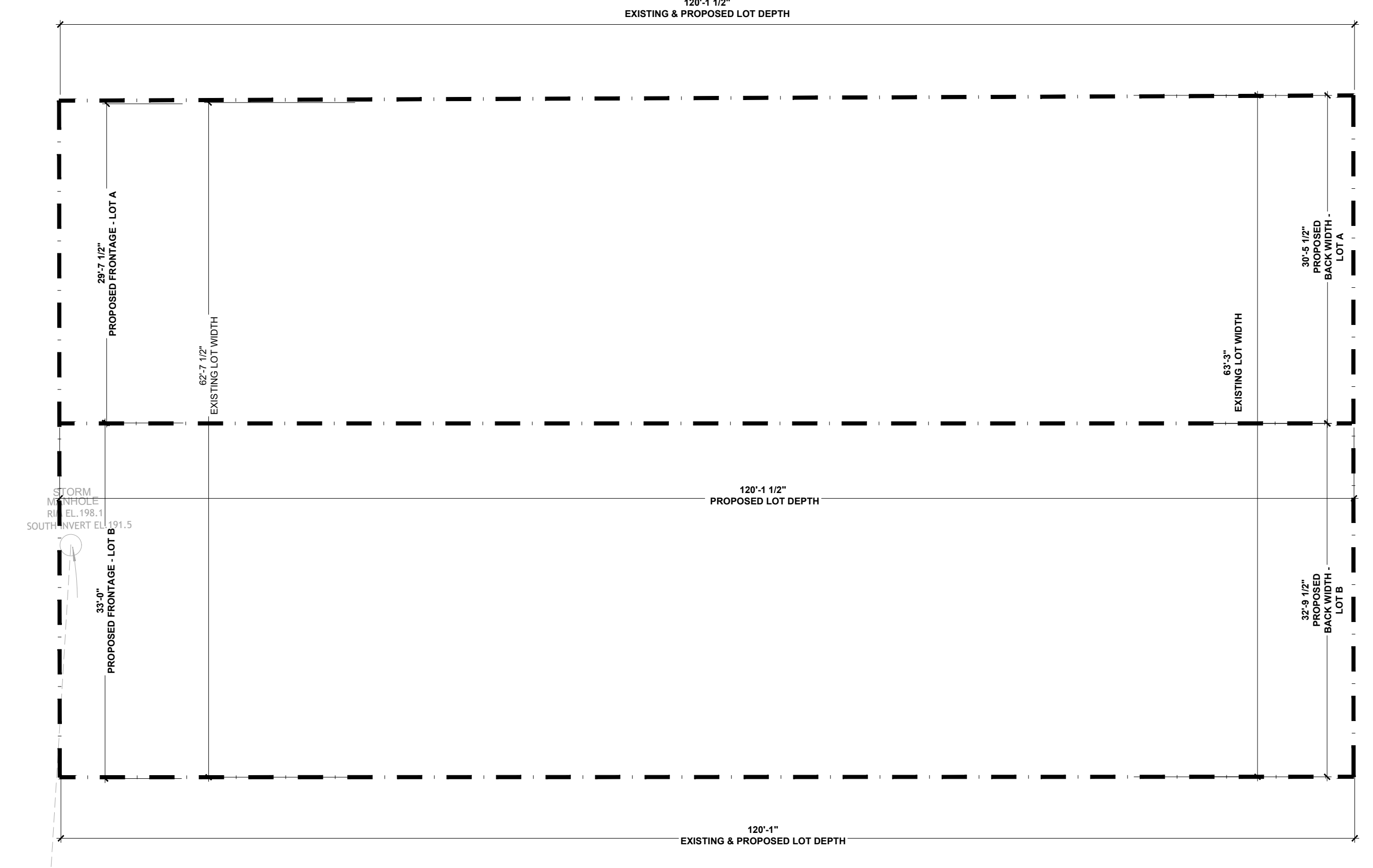
3 PROJECT DATA
A01

4 HEIGHT CALCULATION
A01

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2 PLAN - LOT COVERAGE
A01
Scale: 1/8" = 1/8"



5 PLAN - PROPERTY LINE RECONFIGURATION
A01

DATA SHEET

2008 WESTVIEW DR.
NORTH VANCOUVER

A01



1 WESTVIEW DR. STREETSCAPE - EXISTING
A02

EXISTING ELEVATION



2 WESTVIEW DR. STREETSCAPE - PROPOSED
A02

PROPOSED ELEVATION



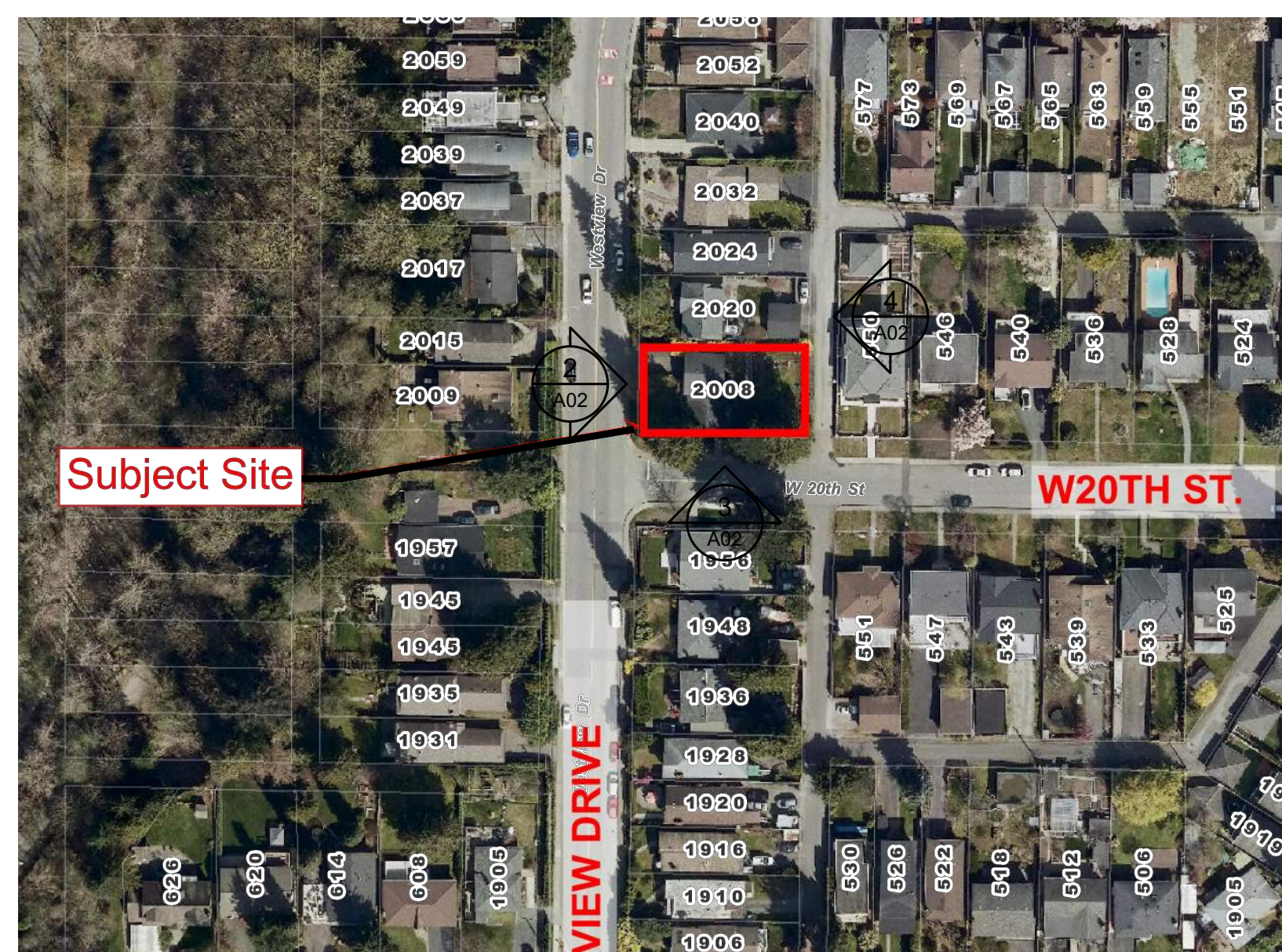
EXISTING ELEVATION

3 W 20TH STREETSCAPE - EXISTING
A02



PROPOSED ELEVATION

4 W 20TH STREETSCAPE - PROPOSED
A02



Subject Site

W20TH ST.

VIEW DRIVE



5 LANE VIEW
A02

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STREETSCAPE

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A02

DWELLING HOUSE
2020 WESTVIEW DR. AMENDED
7

DWELLING HOUSE
No.2020

EXISTING & PROPOSED LOT DEPTH

GARAGE

LANE
20.0

DWELLING HOUSE
550 WEST 20TH

WESTVIEW DRIVE

WESTVIEW DRIVE

WEST 20TH STREET

WEST 20TH STREET

Lot A: 3,599 Sq.Ft.

Lot B: 3,960 Sq.Ft.

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SITE PLAN

1/8" = 1'-0"

2008 WESTVIEW DR.
NORTH VANCOUVER

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2008 WESTVIEW DRIVE
FB.2627 p.1 - 19 M.3280-10 NVC



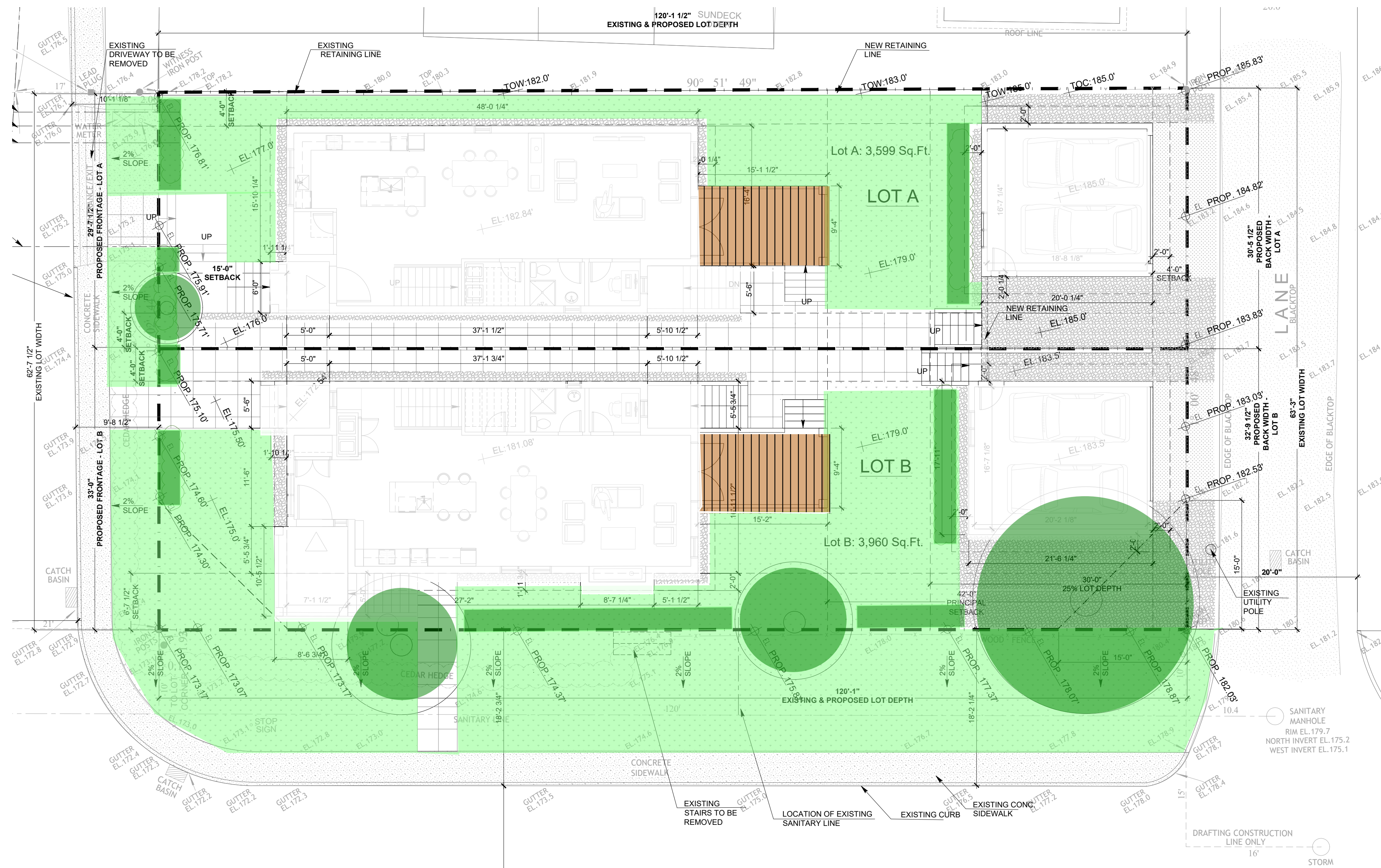
A03

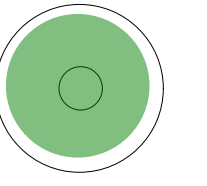

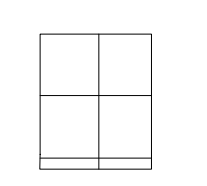

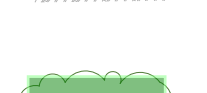

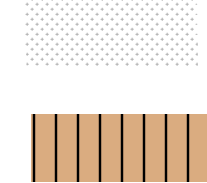
GEODETTIC DATUM (CVD28GVRD)
CONTROL MONUMENT 73H1013 LOCATED AT THE INTERSECTION
OF WESTVIEW DRIVE AND WEST 21ST STREET
ELEVATION 196.86 FEET.
TOP OF OLD LEAD PLUG LOCATED 8 FEET WEST OF THE
NORTH WEST CORNER OF AMENDED LOT 9
ELEVATION 176.36 FEET.

STORM
MANHOLE
RIM EL.170.7
NORTH INVERT EL.165.3
EAST INVERT EL.165.5

SANITARY
MANHOLE
RIM EL.179.7
NORTH INVERT EL.175.2
WEST INVERT EL.175.1

STORM
MANHOLE
RIM EL.179.6
NORTH INVERT EL.173.6
SOUTH WEST INVERT EL.173.3



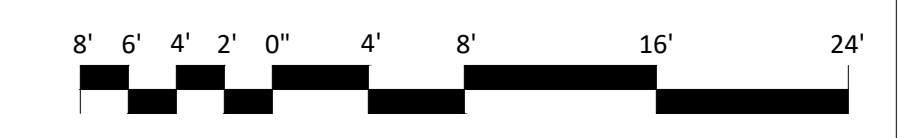
-  EXISTING TREES
-  EXISTING AND PROPOSED LAWN
-  PROPOSED MIXED PLANTING OF SHRUBS, PERENNIALS AND GROUNDCOVERS
-  PROPOSED CIP CONC. PAVING
-  PROPOSED GRAVEL
-  PROPOSED ASPHALT
-  WOOD DECK

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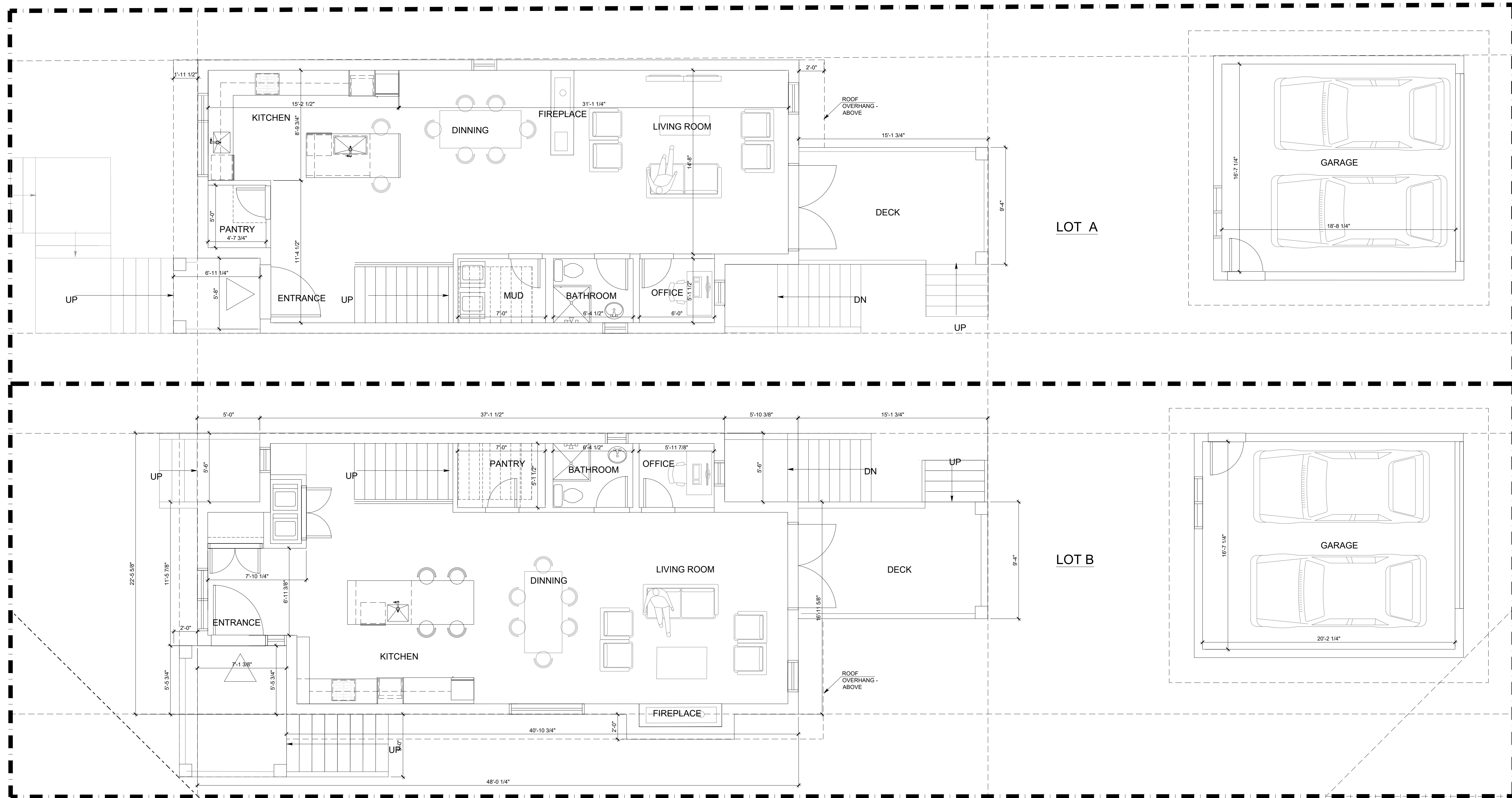
LANDSCAPE PLAN

1/8" = 1'-0"

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A04



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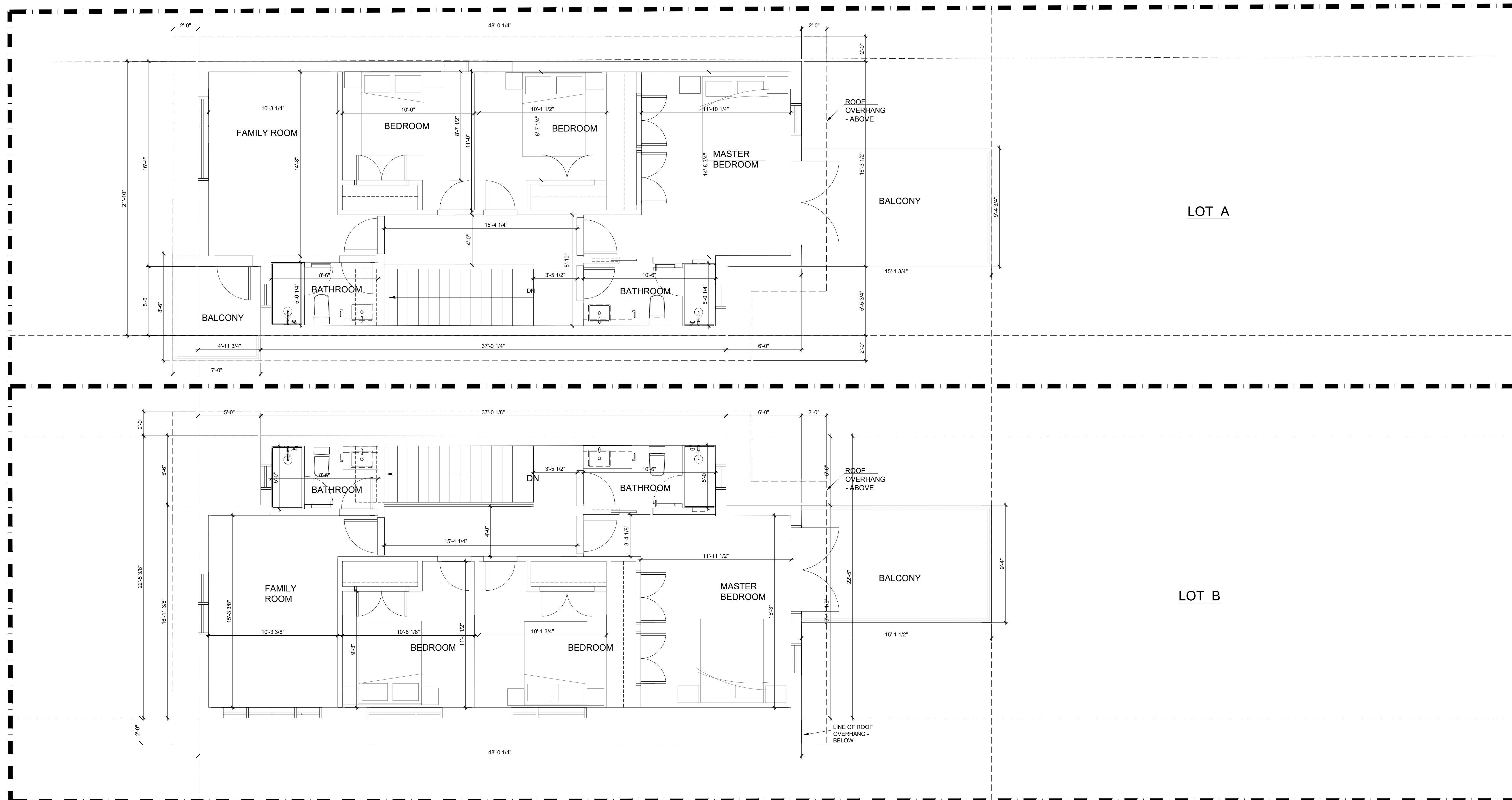
MAIN FLOOR PLAN

1/4" = 1'-0"

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 NORTH VANCOUVER



A05



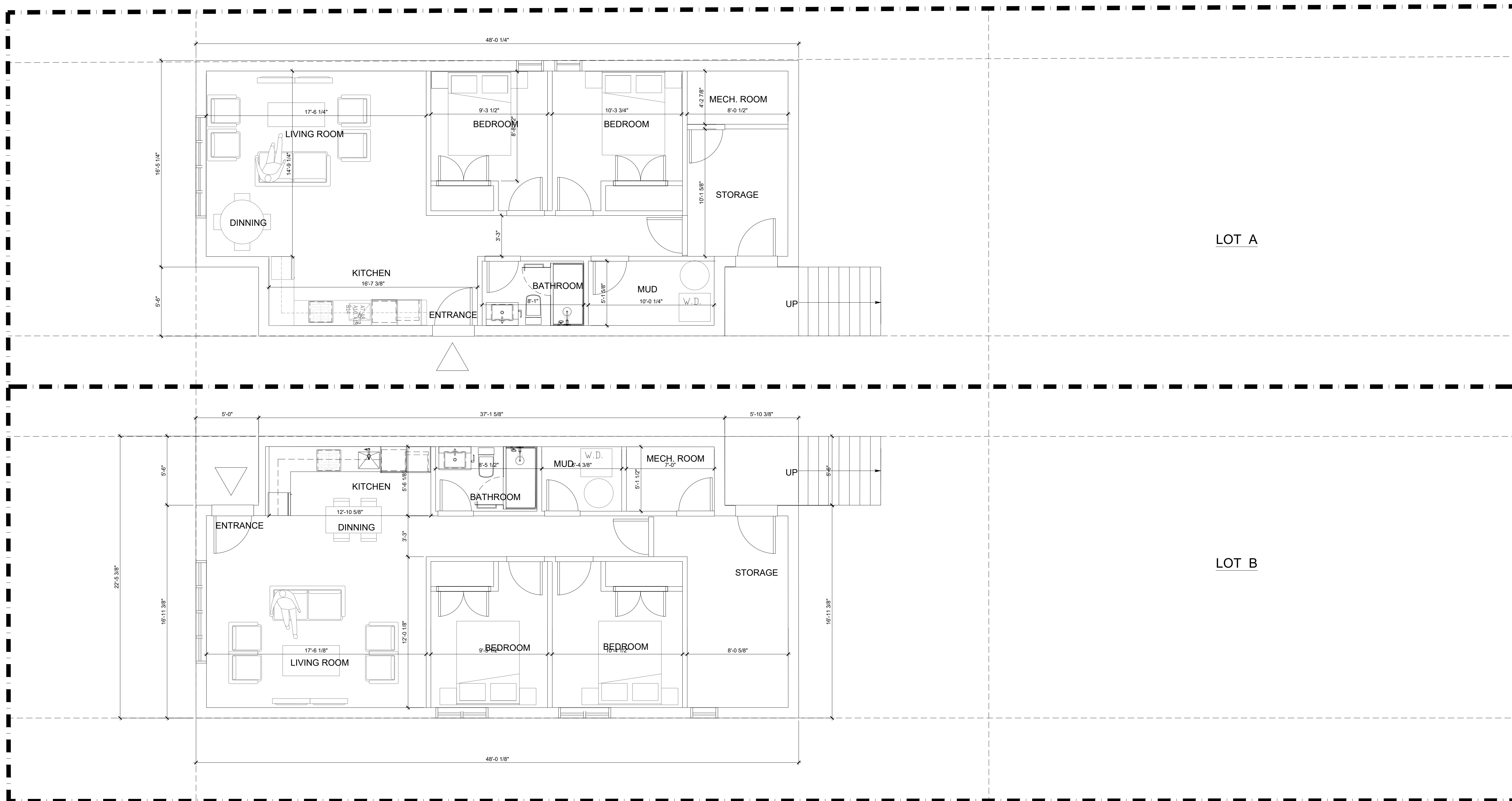
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UPPER FLOOR PLAN

1/4" = 1'-0"
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A06



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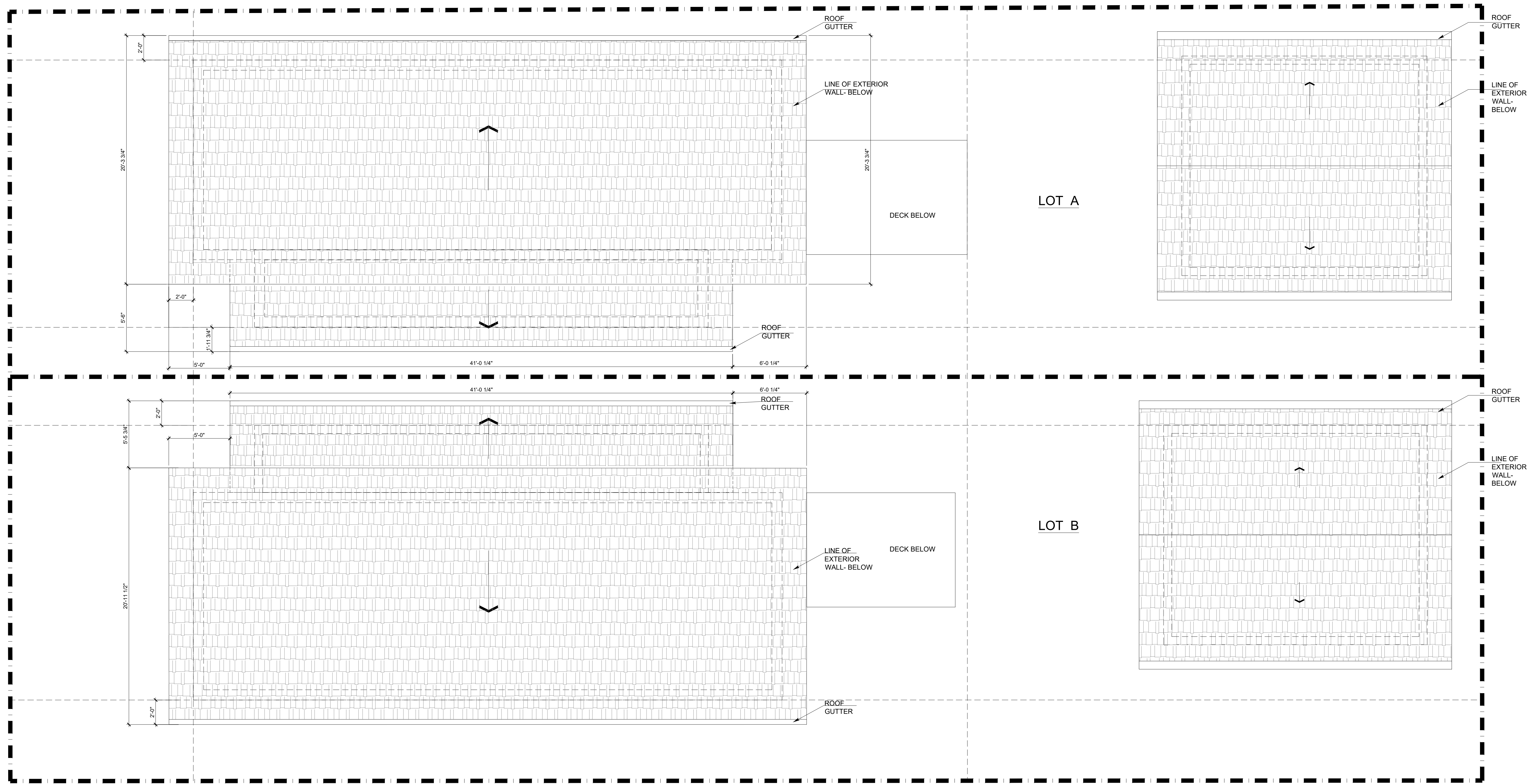
**BASEMENT SUITE
 FLOOR PLAN**

1/4" = 1'-0"

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A07



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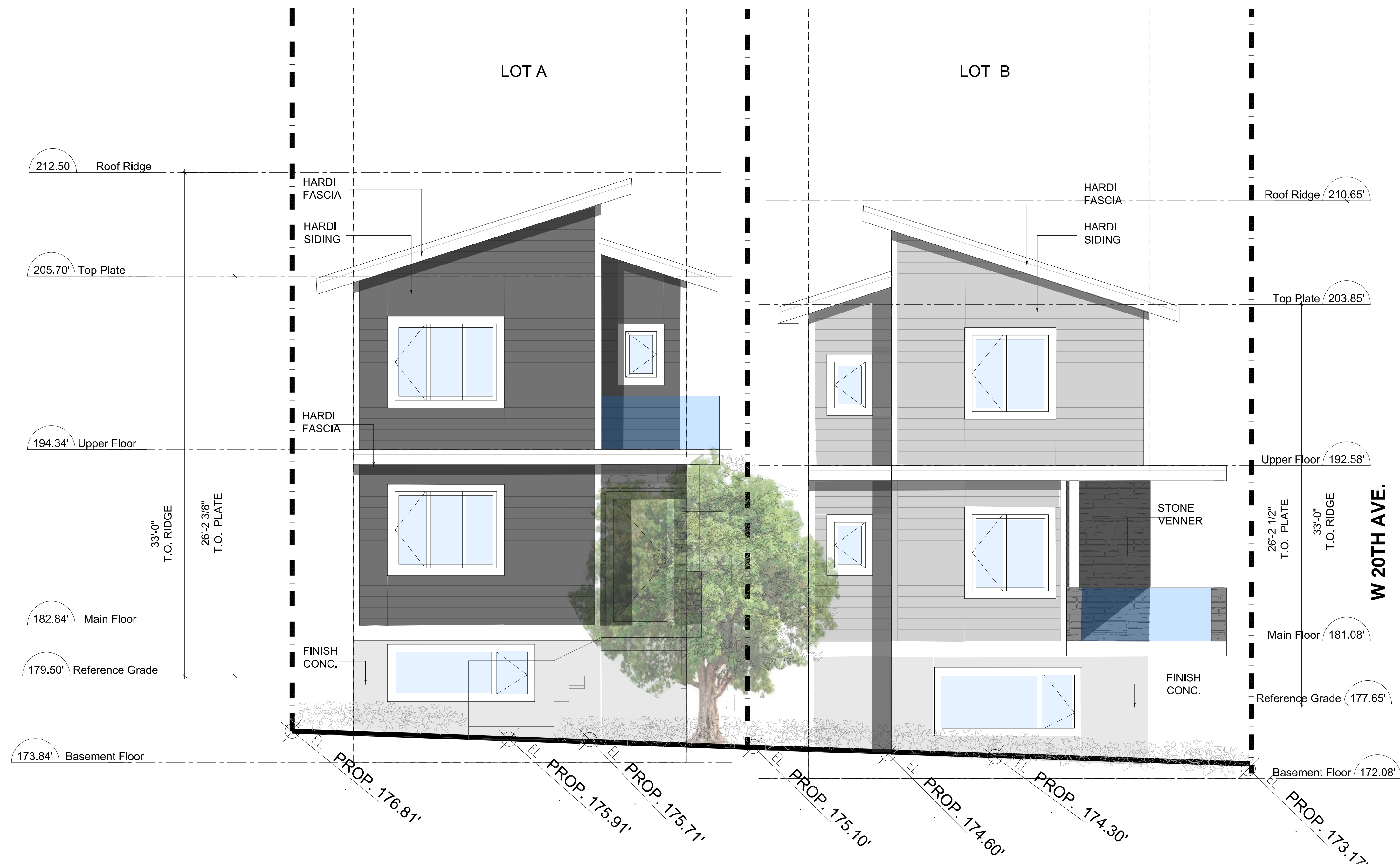
ROOF PLAN

1/8" = 1'-0"

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A08



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ELEVATIONS
WEST

1/4" = 1'-0"

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A09A



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ELEVATIONS EAST

1/4" = 1'-0"

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A09B

WESTVIEW DR.

LANE

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ELEVATIONS
SOUTH
LOT B

1/4" = 1'-0"

2008 WESTVIEW DR.
NORTH VANCOUVER

A10A



WESTVIEW DR.

LANE

ASPHALT SHINGLE
ROOF GUTTER
HARDI SIDING
HARDI FASCIA
STONE VANNER

ASPHALT SHINGLE
ROOF GUTTER
HARDI SIDING

Garage Roof Ridge 196.82'

EL. PRC

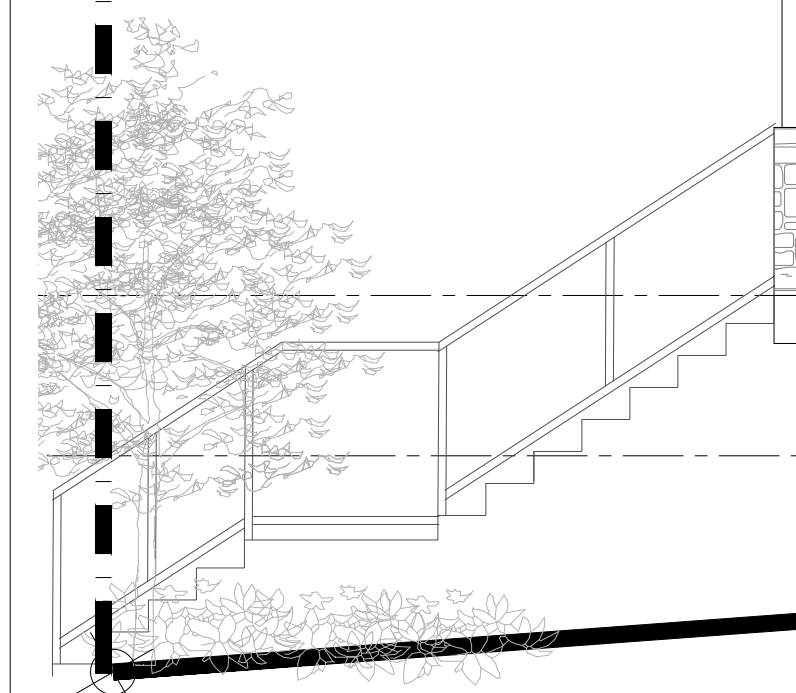
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ELEVATIONS
SOUTH
LOT A

1/4" = 1'-0"

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NORTH VANCOUVER

A10B

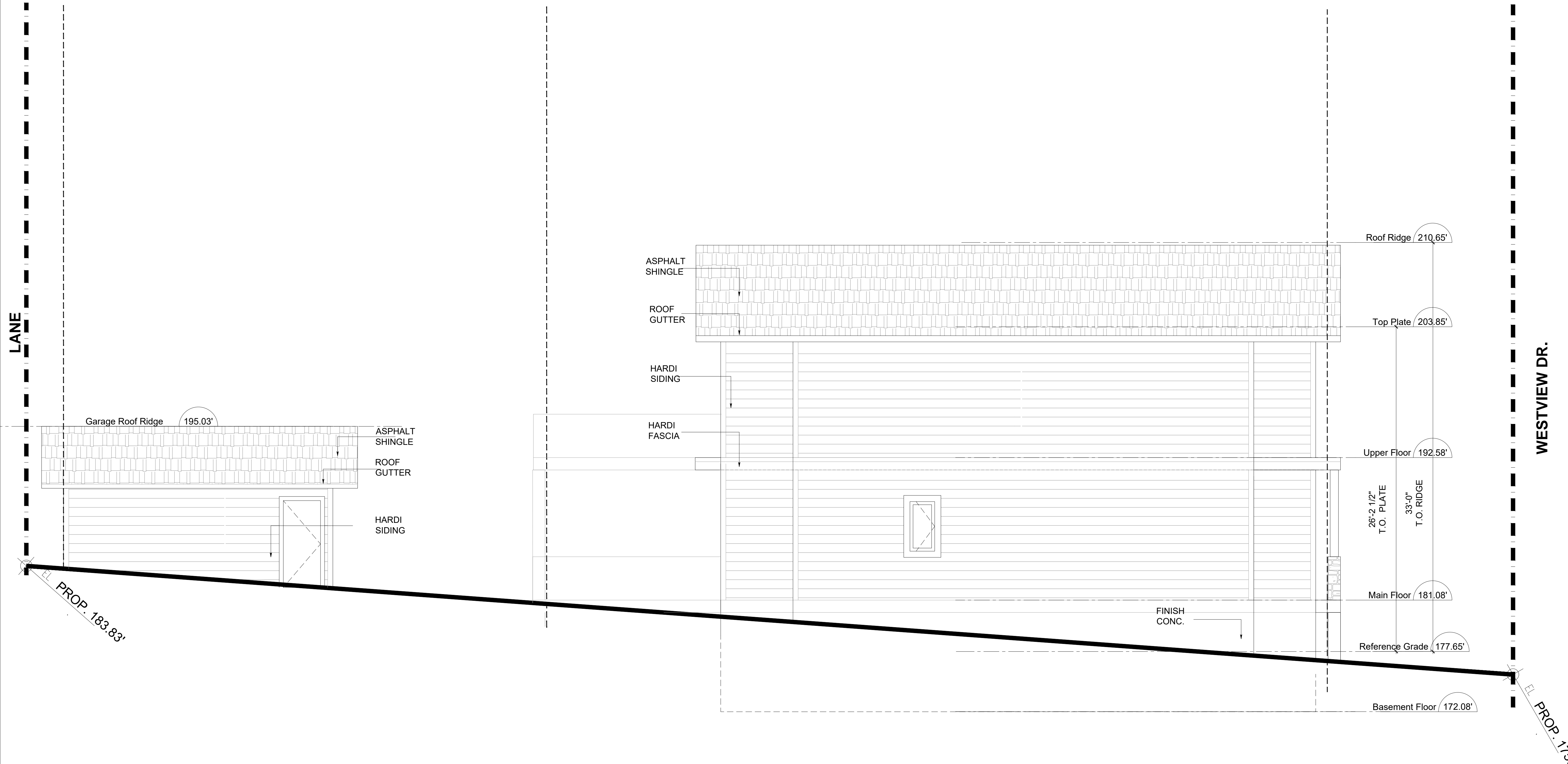


EL. PROP. 175.10'



LANE

WESTVIEW DR.

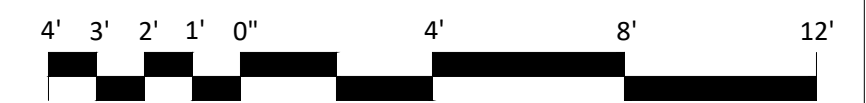


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**ELEVATIONS
 NORTH
 LOT B**

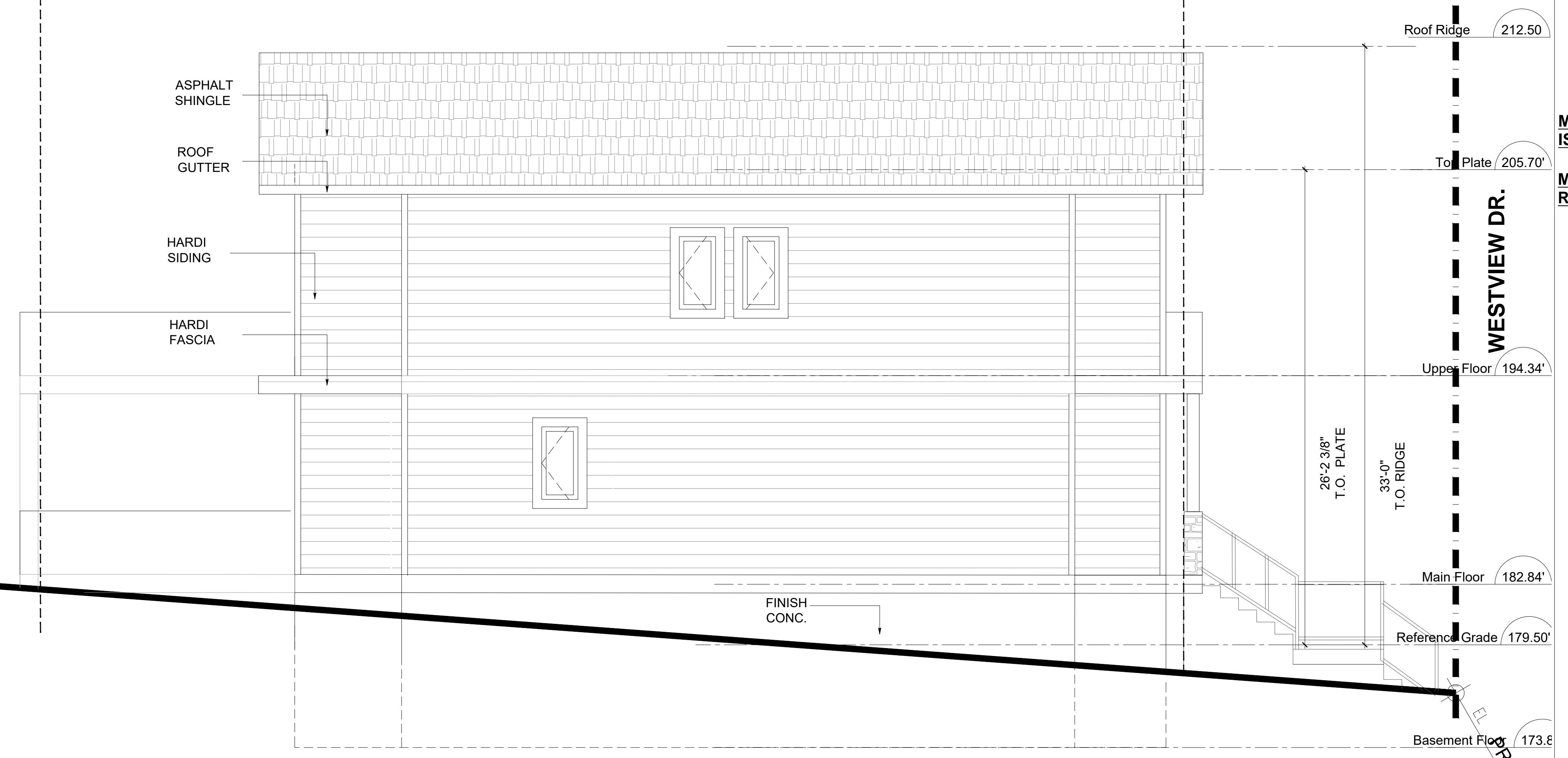
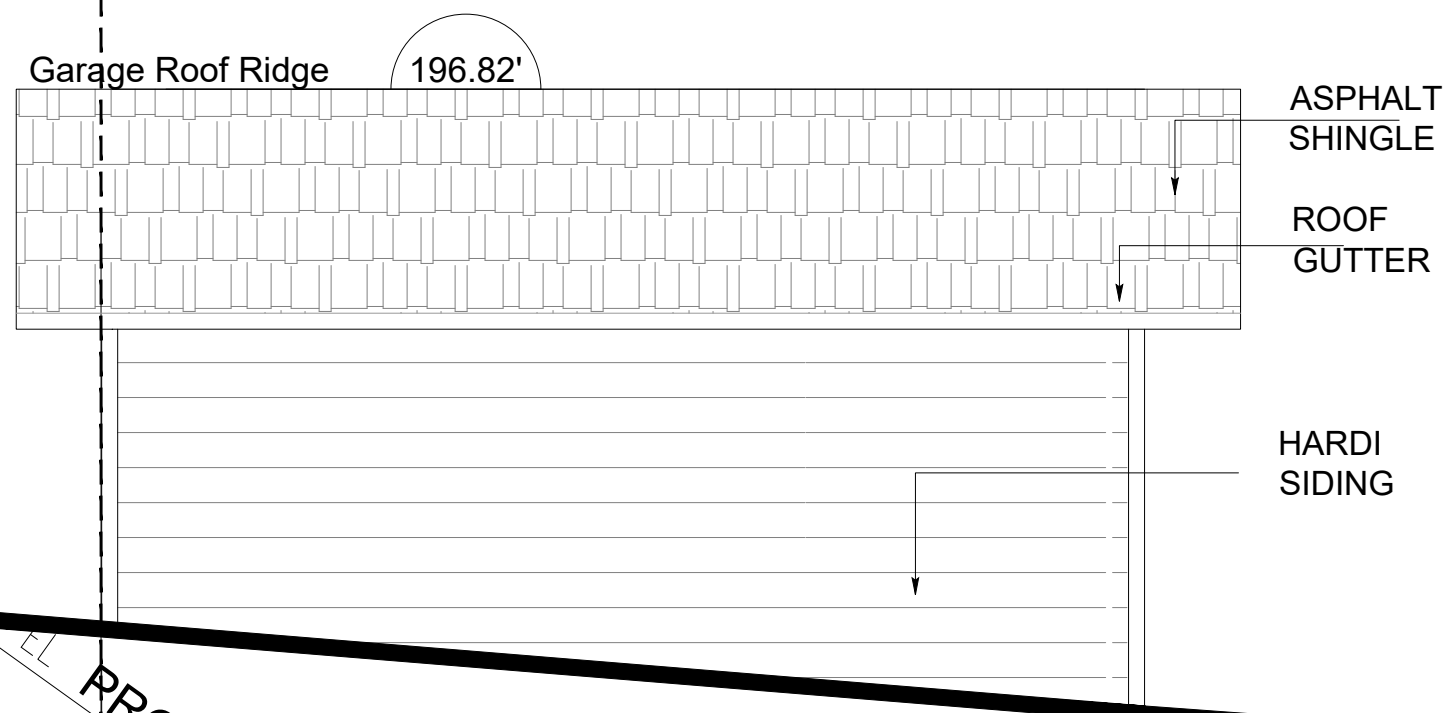
1/4" = 1'-0"

2008 WESTVIEW DR.
 NORTH VANCOUVER



A11A

LANE



EL. PROP. 185.83'

EL. PROP. 176.8'

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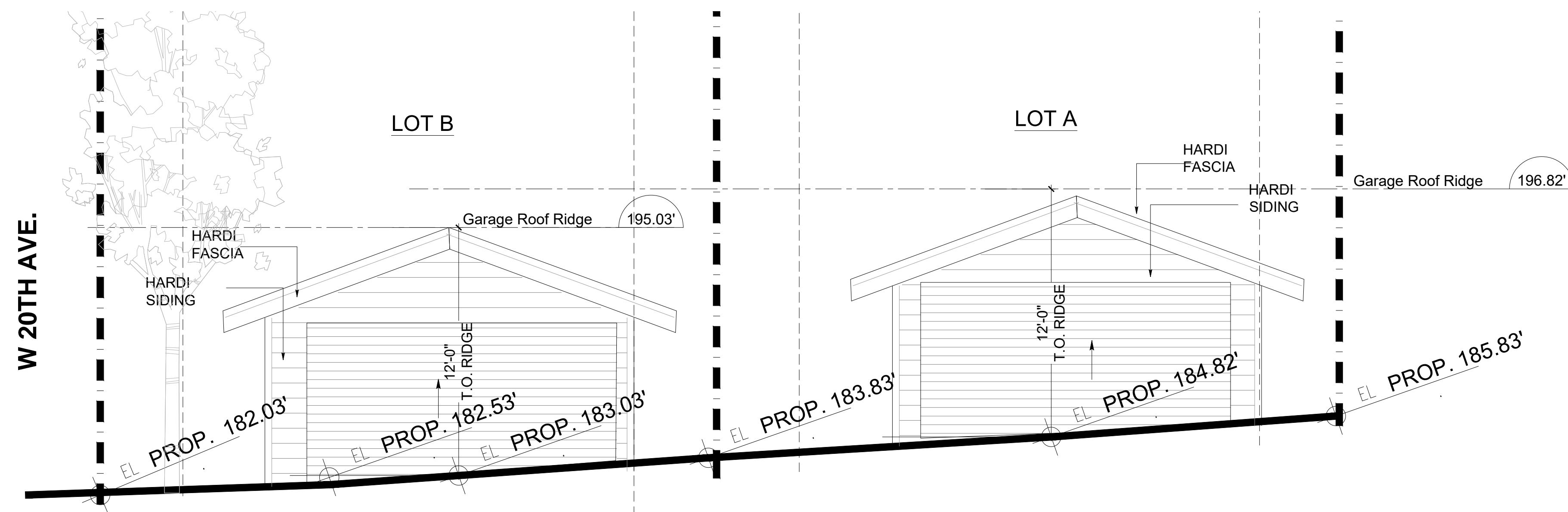
ELEVATIONS
NORTH
LOT A

1/4" = 1'-0"

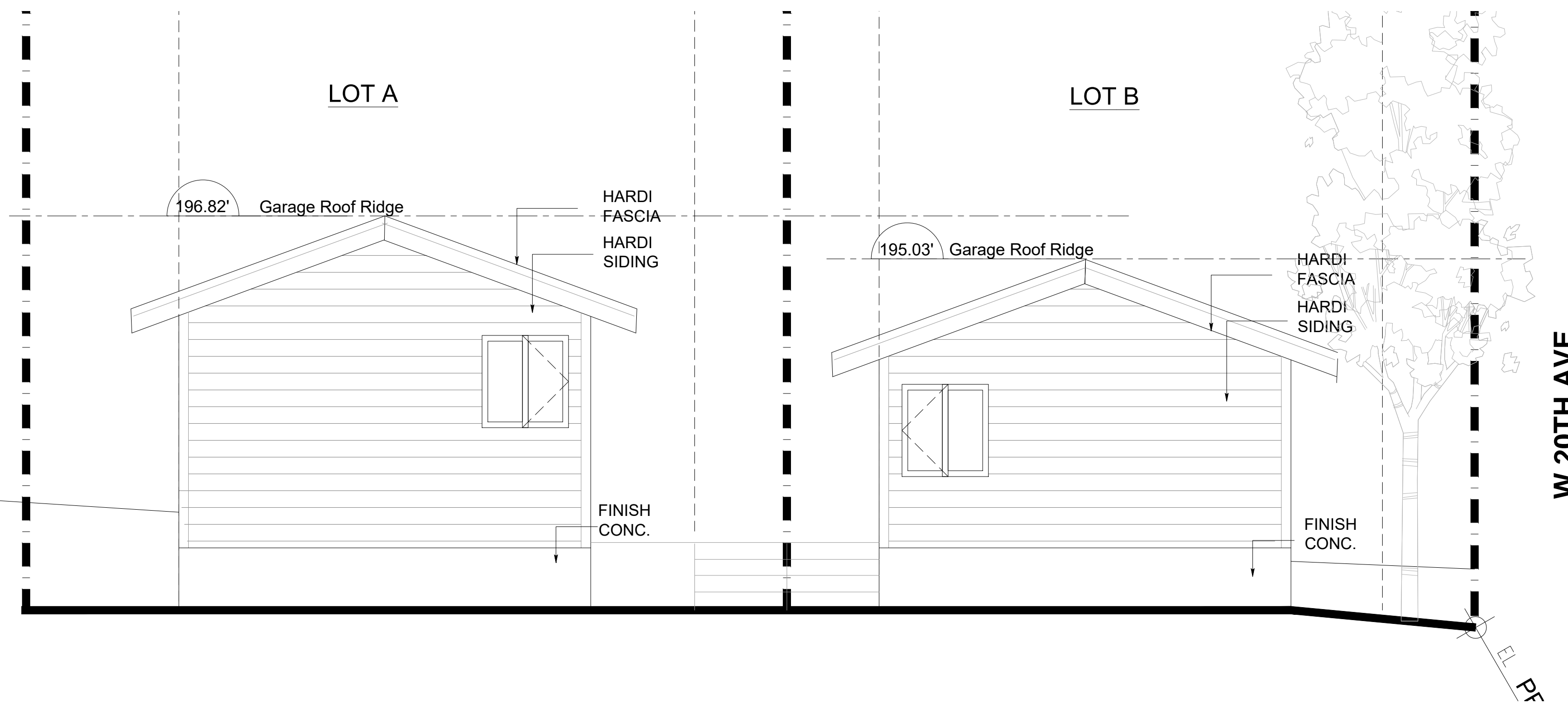
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A11B



1 WEST ELEVATION
A12 Scale: 1'-0" = 1/4"



2 EAST ELEVATIONS
A12 Scale: 1'-0" = 1/4"

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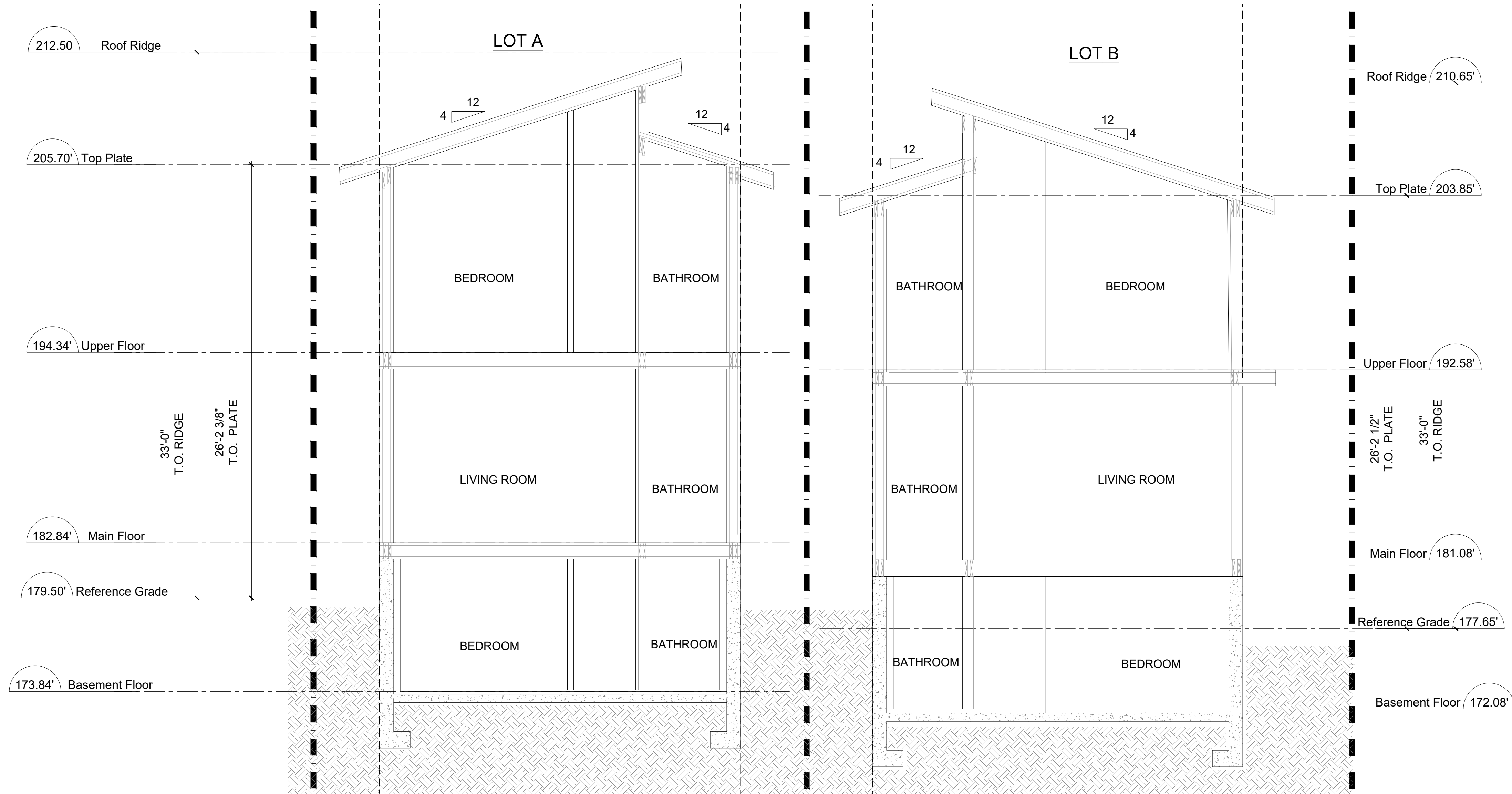
ELEVATIONS-
GARAGE

1/4" = 1'-0"

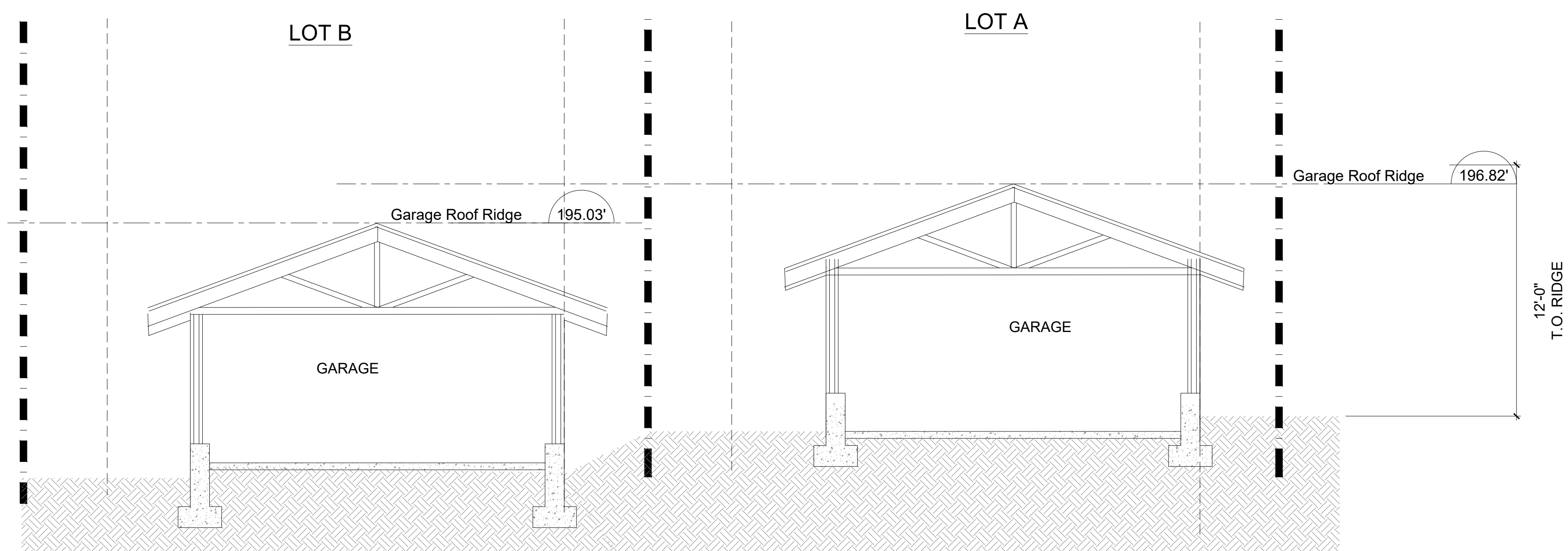
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A12



1 CROSS SECTIONS
A12 Scale: 1'-0" = 1/8"



1 CROSS SECTIONS - GARGAE
A12 Scale: 1'-0" = 1/8"

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SECTIONS

1/4" = 1'-0"

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A13