



APRIL 21, 2022
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CONTEXT PLAN

**REZONING APPLICATION- SUBDIVISION TO TWO LOTS
 MARCH 01, 2021**

- A0 Cover Sheet, Context Map
- A01 Summery Sheet, Lot Coverage
- A02 Streetscaping
- A03 Site Plan
- A04 Landscape Plan
- A05 Main Floor Plan
- A06 Upper Floor Plan
- A07 Basement Plan
- A08 Roof Plan
- A09(A&B) Elevations
- A10(A&B) Elevations
- A11(A&B) Elevations
- A12 Elevations
- A13 Sections

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.

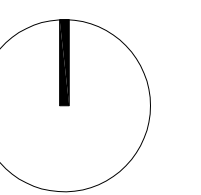
THE DOUBLE CAR GARAGE ARE AT THE BACK AND ACCESS FROM THE LANE PROVIDED. BOTH HOMES WILL HAVE 3 BEDROOMS AND 2.5 BATHROOMS. IN ADDITION, THERE WILL BE TWO BEDROOM BASEMENT SUIT THAT WILL PROVIDE BOTH AN OPPORTUNITY FOR FINANCIAL ASSISTANCE TO THE HOME OWNERS AND AN INCREASE IN THE DENSIFICATION IN A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

COVER SHEET

2008 WESTVIEW DR.
 NORTH VANCOUVER

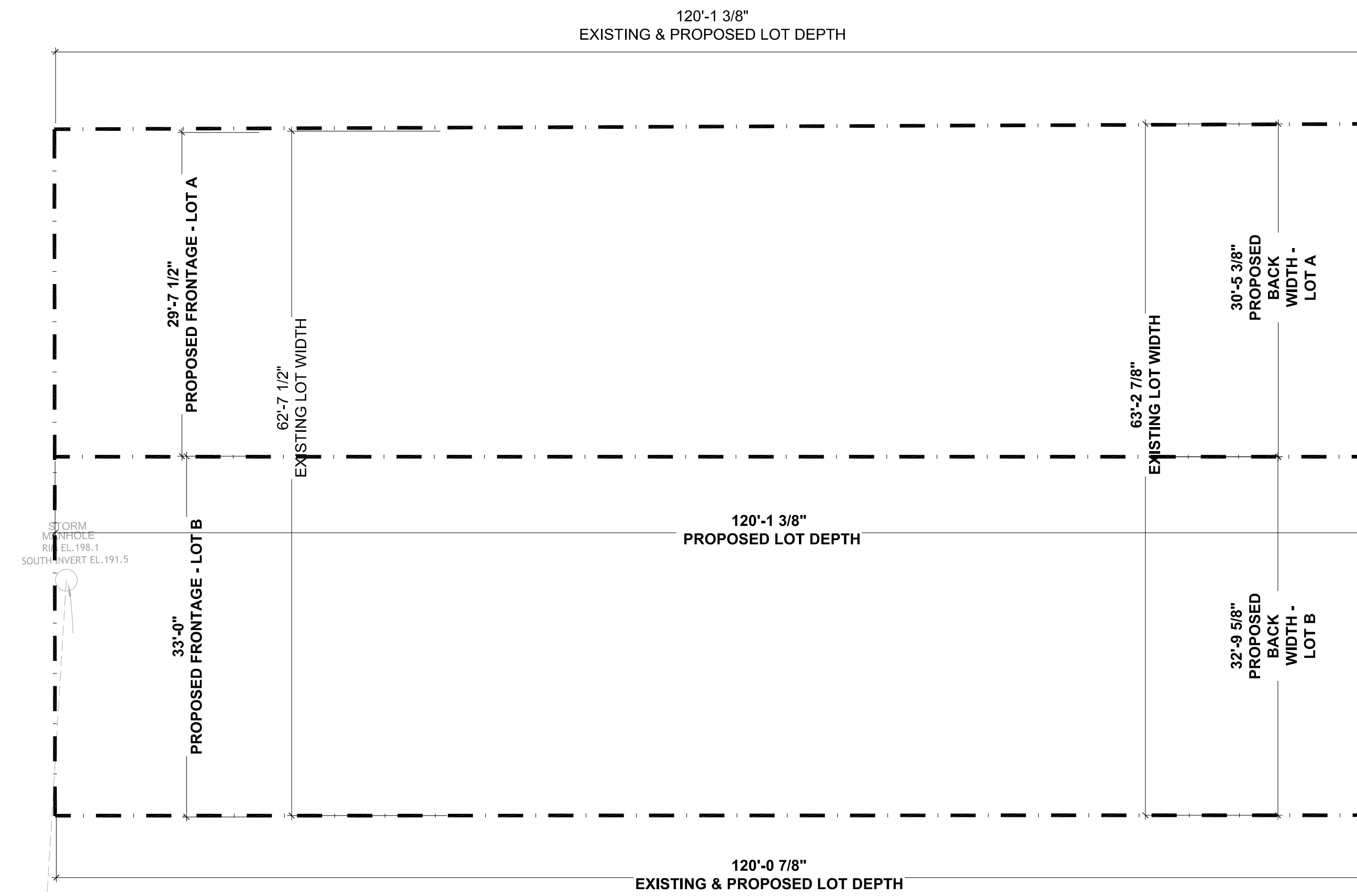


A0

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
ZONING OFFICIAL COMMUNITY PLAN	EXISTING RS-1 R1	PROPOSED RS-2 R1		
	REQUIRED PER RS-2		PROPOSED	
MINIMUM LOT AREA (SQ.FT.)	3,600 sq.f (334.4 sq.m)	LOT A 3,599	LOT B 3,960	
TOTAL FLOOR SPACE RATIO (FSR)	0.5	0.498	0.498	
LOT COVERAGE (%)	40%	40%	39%	
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'	
ROAD DEDICATION	2M	2m	2m	

LOT A
Height Envelope Calculation
Reference Grade: 181.32'
Top Plate: 181.32' + 26.2' = 207.52'
Roof Ridge: 181.32' + 33' = 214.32'

LOT B
Height Envelope Calculation
Reference Height: 179.45'
Top Plate: 179.45' + 26.2' = 205.65'
Roof Ridge: 179.45' + 33' = 212.45'

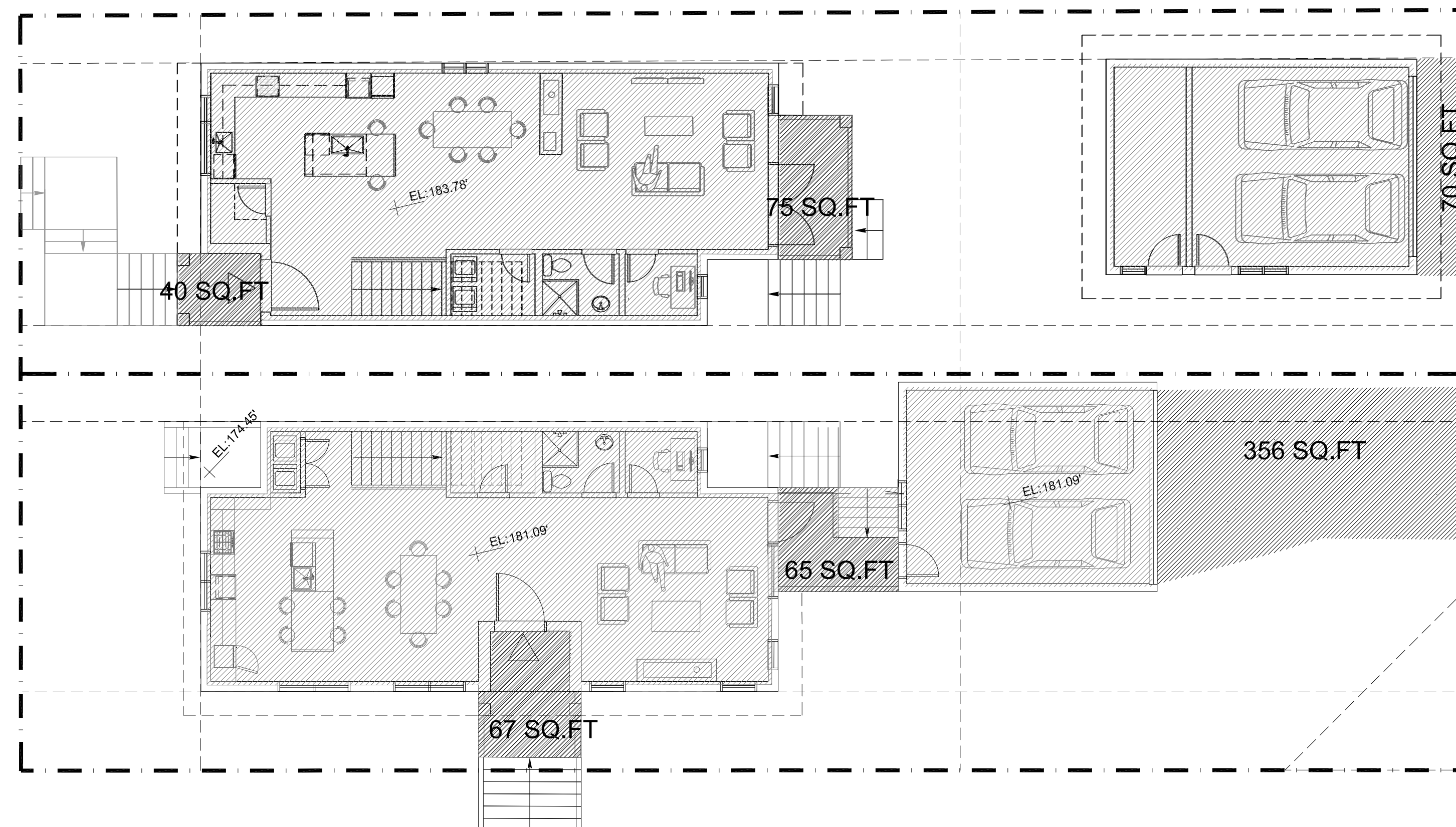
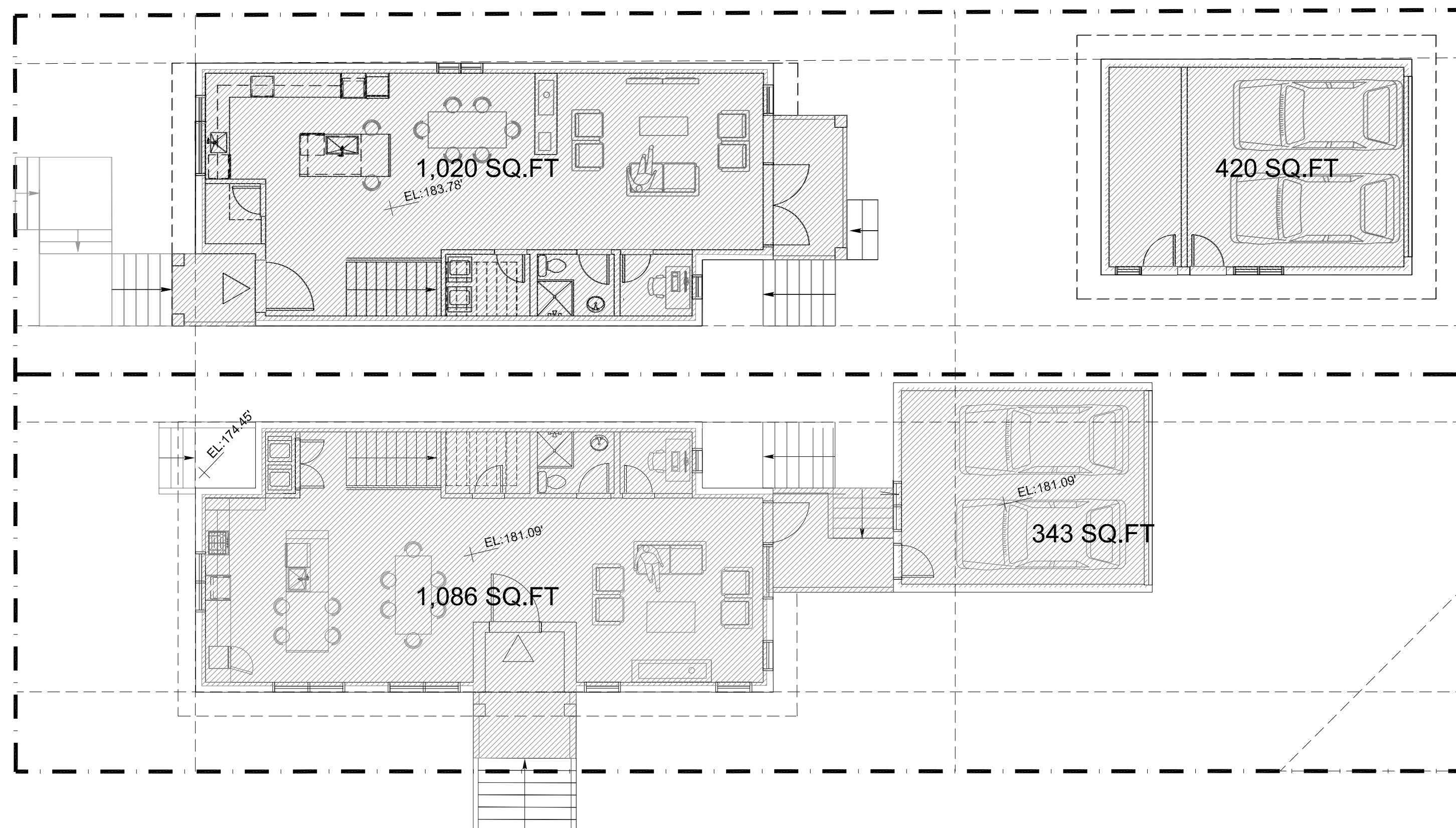


1
A01 PROJECT DATA

2
A01 HEIGHT CALCULATION

3
A01 PLAN - PROPERTY LINE RECONFIGURATION

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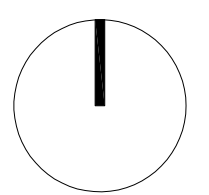


4
A01 PLAN - LOT COVERAGE
Scale: 1'-0" = 1/8"

5
A01 PLAN - OPEN SITE SPACE
Scale: 1'-0" = 1/8"

DATA SHEET

2008 WESTVIEW DR.
NORTH VANCOUVER



A01



1 WESTVIEW DR. STREETScape - EXISTING



2 WESTVIEW DR. STREETScape - PROPOSED



3 W 20TH STREETScape - EXISTING



4 W 20TH STREETScape - PROPOSED

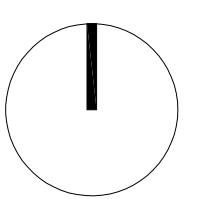


5 LANE VIEW

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STREETScape

2008 WESTVIEW DR.
NORTH VANCOUVER



A02

DWELLING HOUSE AMENDED
2020 WESTVIEW DR. 7

DWELLING HOUSE No. 2020
120'-1 3/8"
EXISTING & PROPOSED LOT DEPTH

LANE
30.0

DWELLING HOUSE
550 WEST 20TH
C

WESTVIEW DRIVE

WEST 20TH STREET

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SITE PLAN

1/8" = 1'-0"

2008 WESTVIEW DR.
NORTH VANCOUVER

HOBBS, WINTER & MacDO
B.C. LAND SURVEYORS,
113-828 HARBOURSIDE DRIVE,
NORTH VANCOUVER, B.C., V7P 3J1
TEL 604-986-1371 FAX 604-986-5
EMAIL: admin@hamsurveyors.com

2008 WESTVIEW DRIVE
FB.2627 p.1 - 19 M 5280-10 NVC

8' 6' 4' 2' 0" 4' 8' 16' 24'

A03

GEODETIC DATUM. (CVD28GVRD)
CONTROL MONUMENT 73H1013 LOCATED AT THE INTERSECTION
OF WESTVIEW DRIVE AND WEST 21ST STREET
ELEVATION 196.85 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



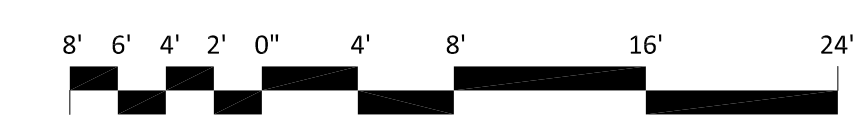
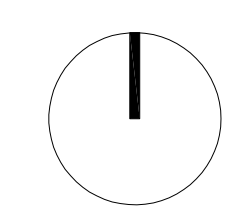
- TREES TO BE RETAINED
- TREE TO BE REMOVED
- EXISTING AND PROPOSED LAWN
- PROPOSED CIP CONC. PAVING
- PROPOSED GRAVEL
- PROPOSED MIXED PLANTING OF SHRUBS, PERENNIALS AND GROUNDCOVERS
- PROPOSED ASPHALT
- WOOD DECK

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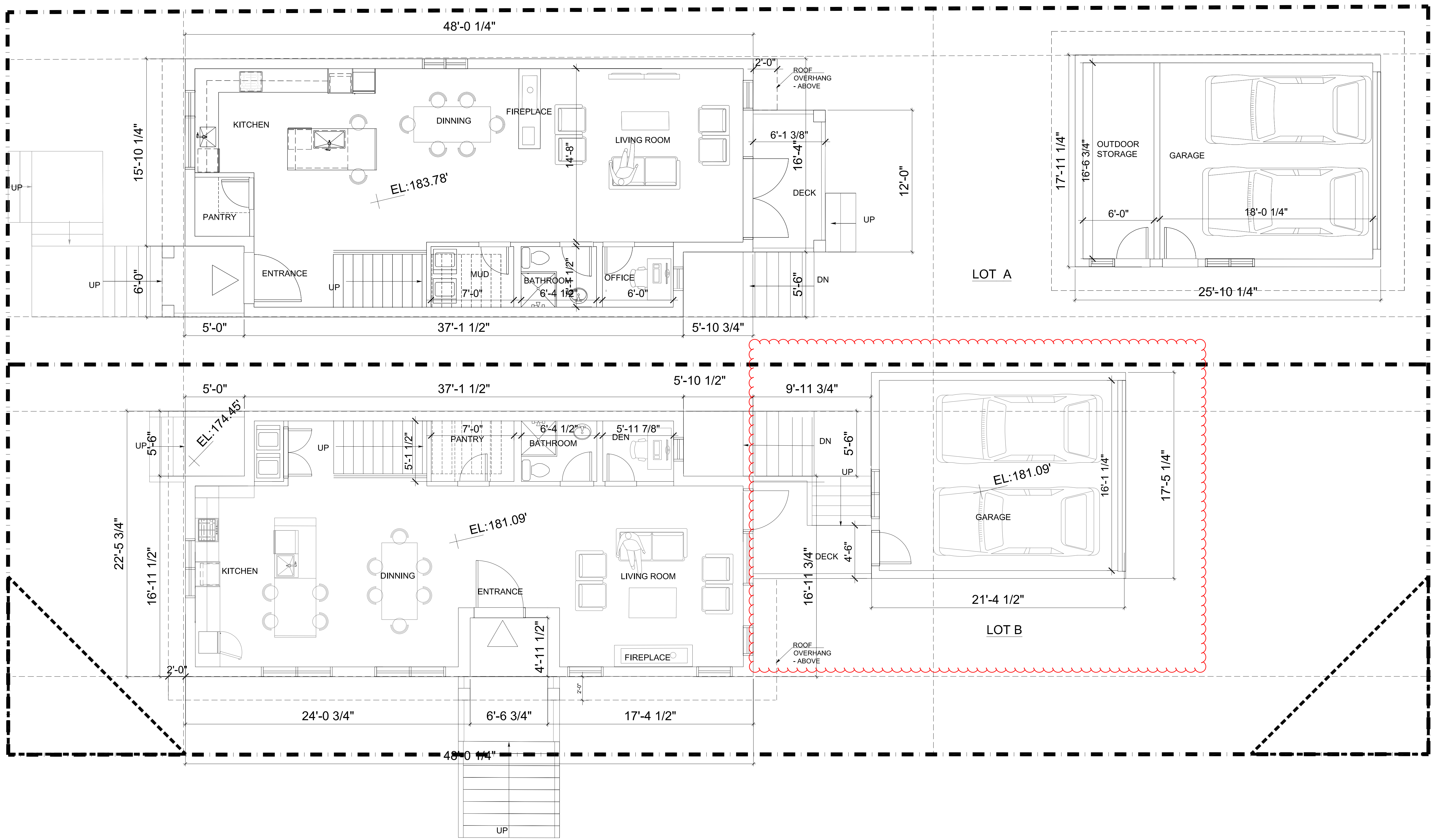
LANDSCAPE PLAN

1/8" = 1'-0"

2008 WESTVIEW DR.
 NORTH VANCOUVER



A04

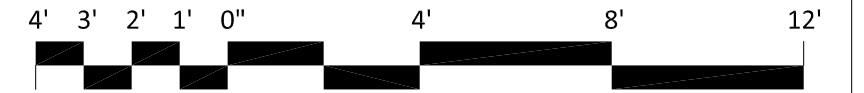
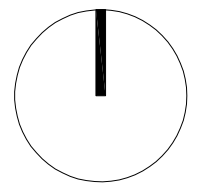


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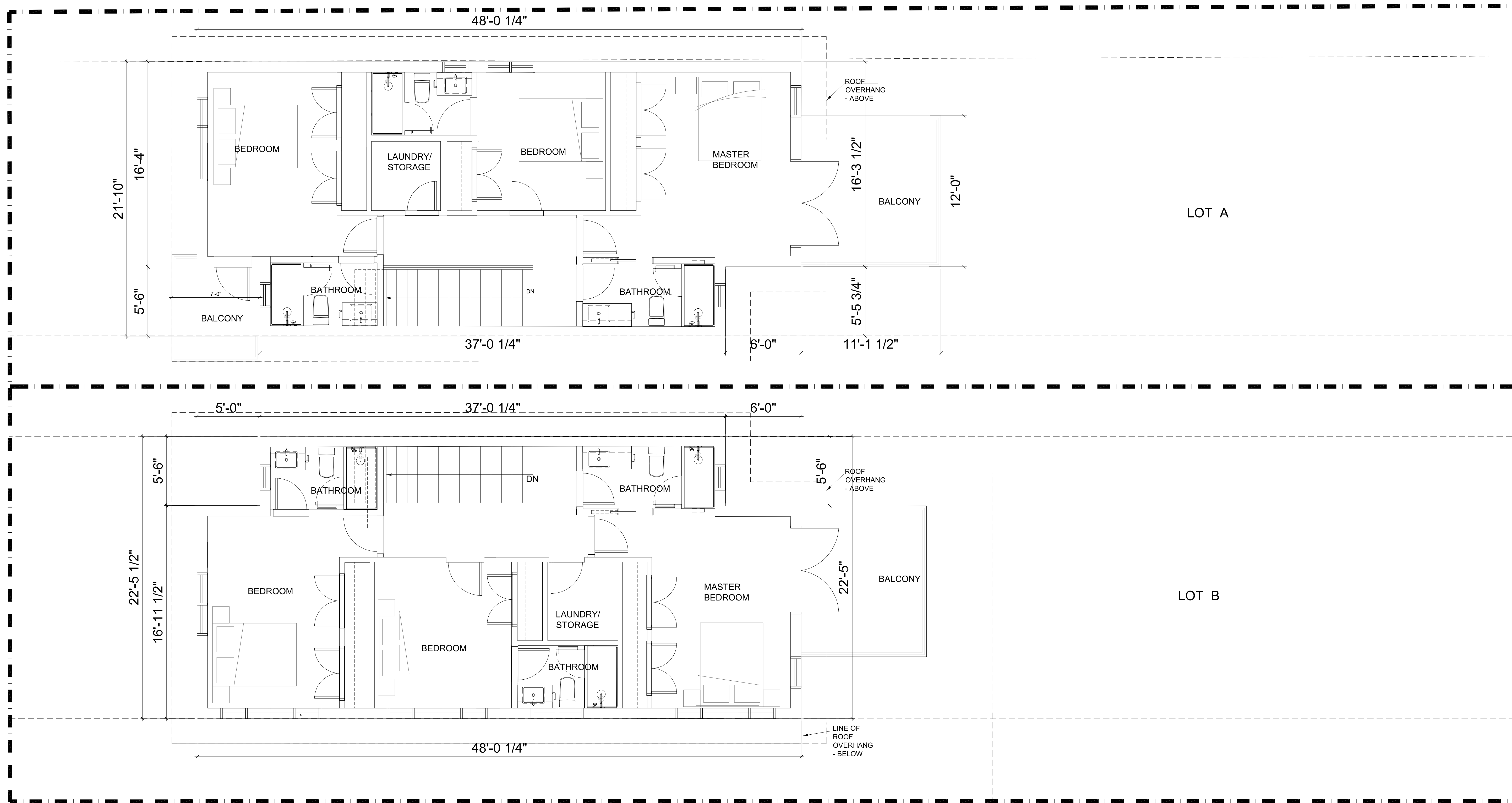
MAIN FLOOR PLAN

1/4" = 1'-0"

2008 WESTVIEW DR.
 NORTH VANCOUVER



A05

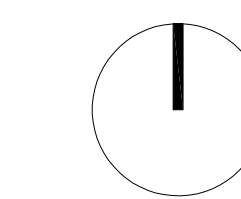


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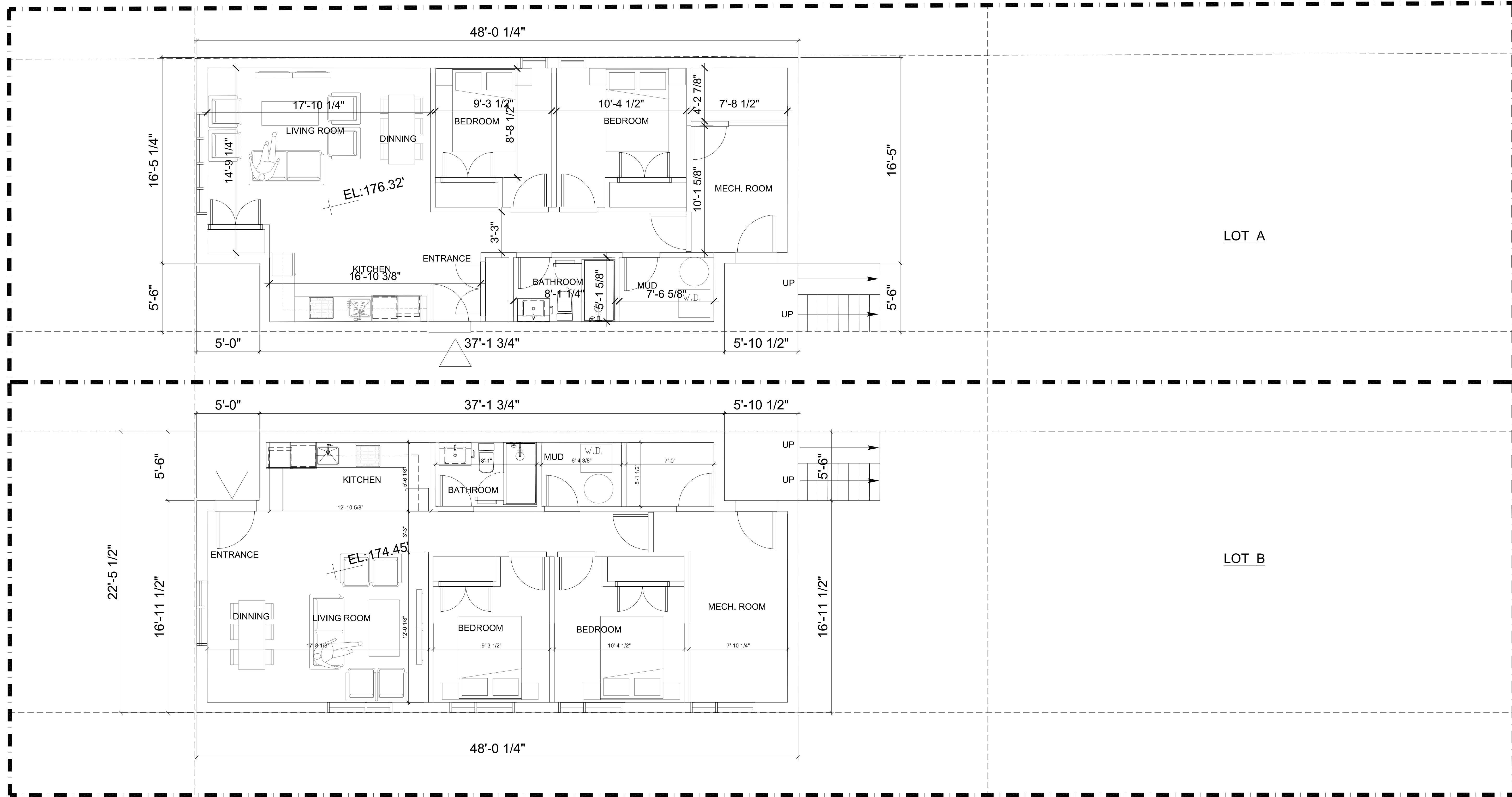
UPPER FLOOR PLAN

1/4" = 1'-0"

2008 WESTVIEW DR.
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A06

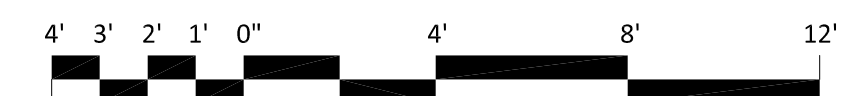
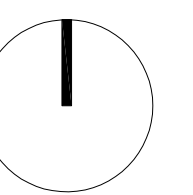


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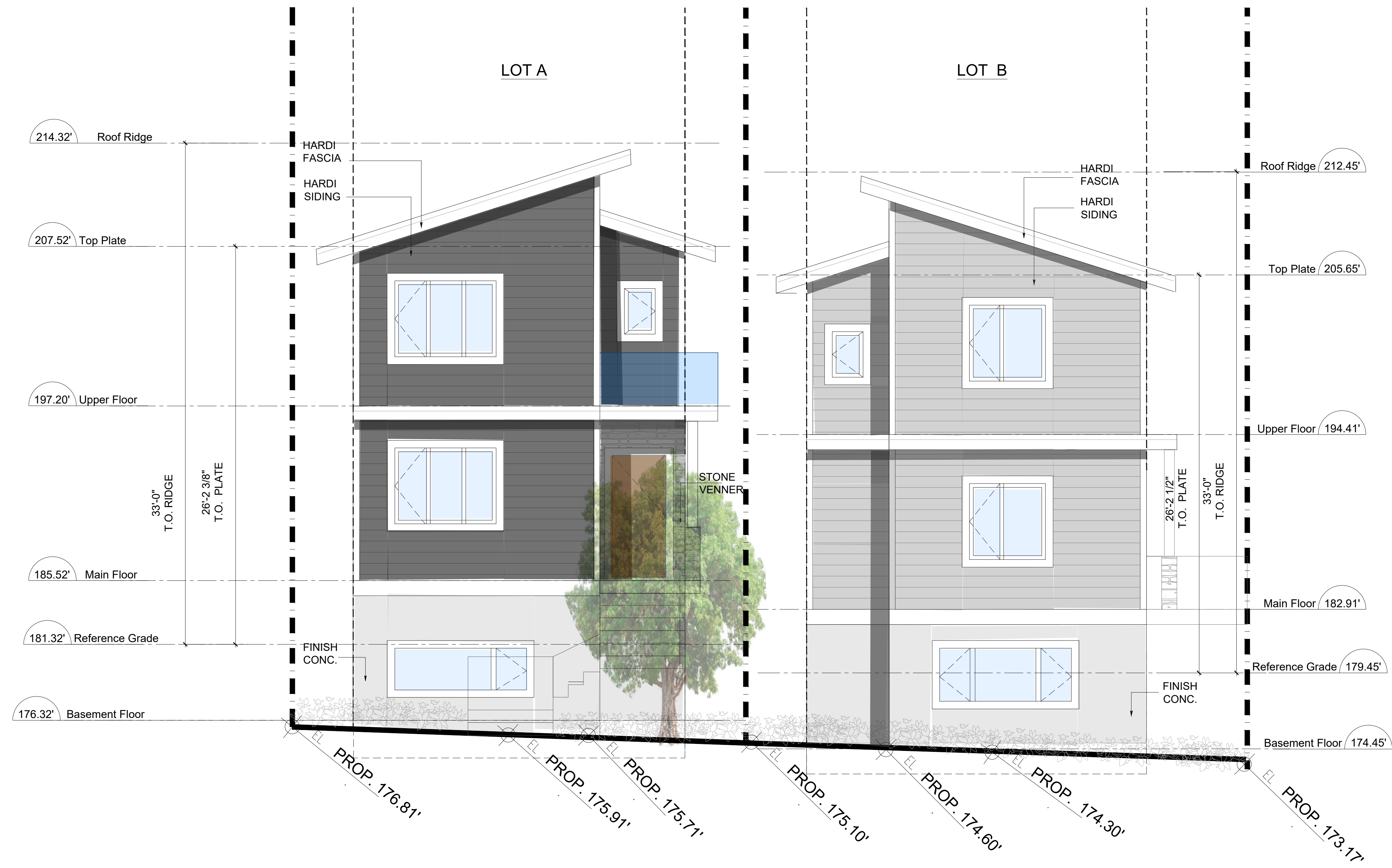
**BASEMENT SUITE
 FLOOR PLAN**

1/4" = 1'-0"

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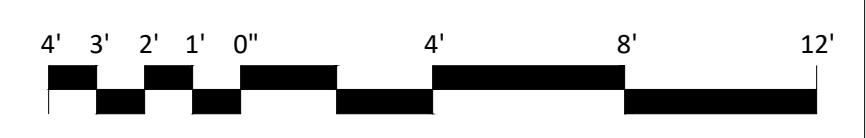
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**ELEVATIONS
WEST**

1/4" = 1'-0"

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NORTH VANCOUVER



A09A

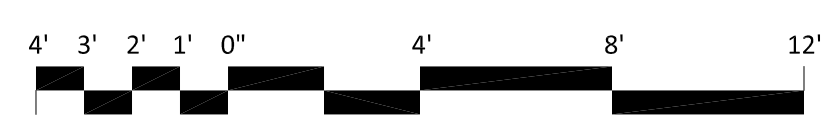


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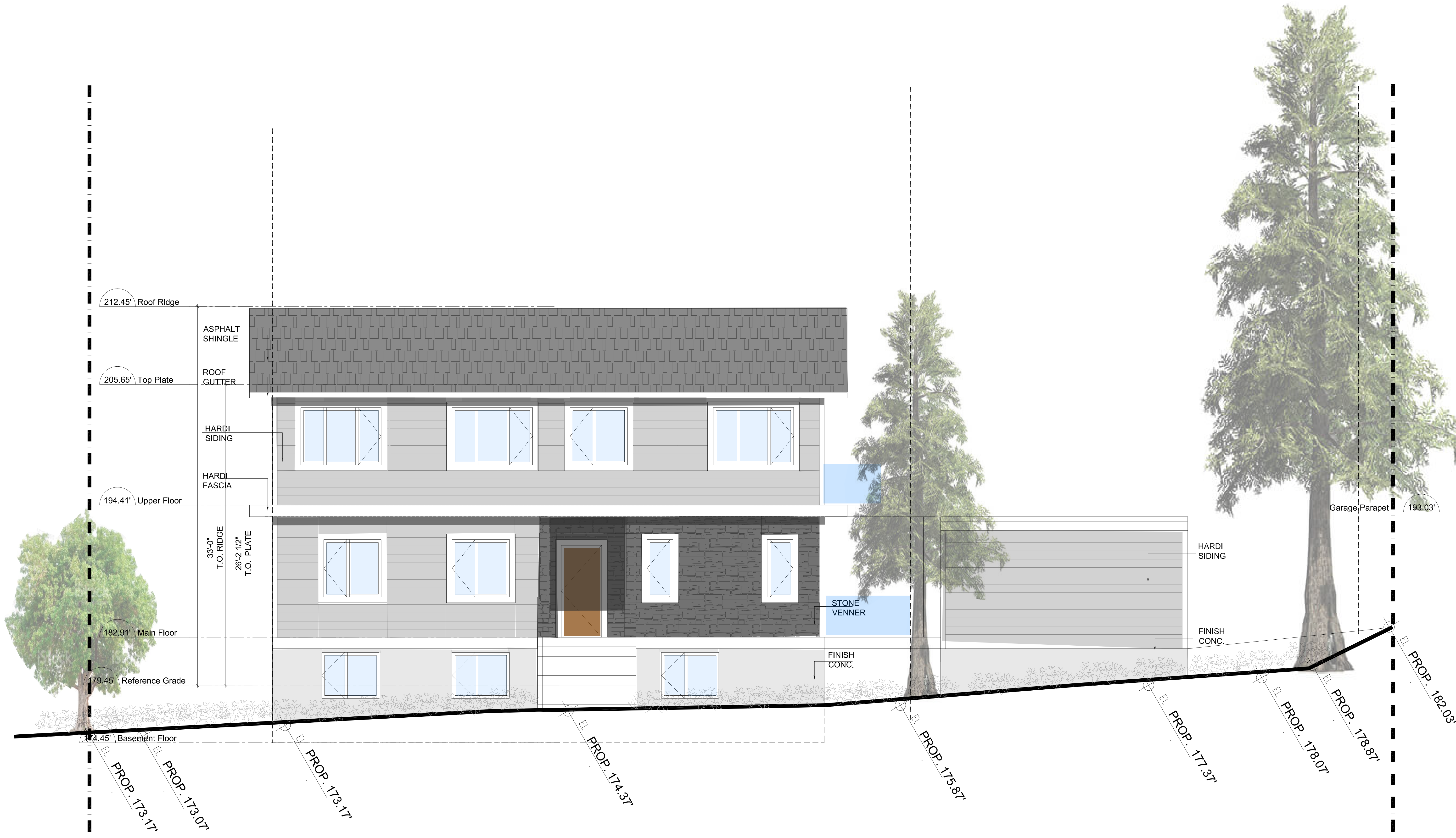
ELEVATIONS EAST

1/4" = 1'-0"

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 NORTH VANCOUVER



A09B

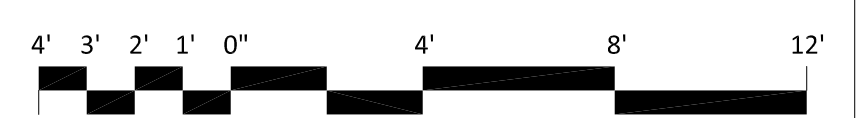


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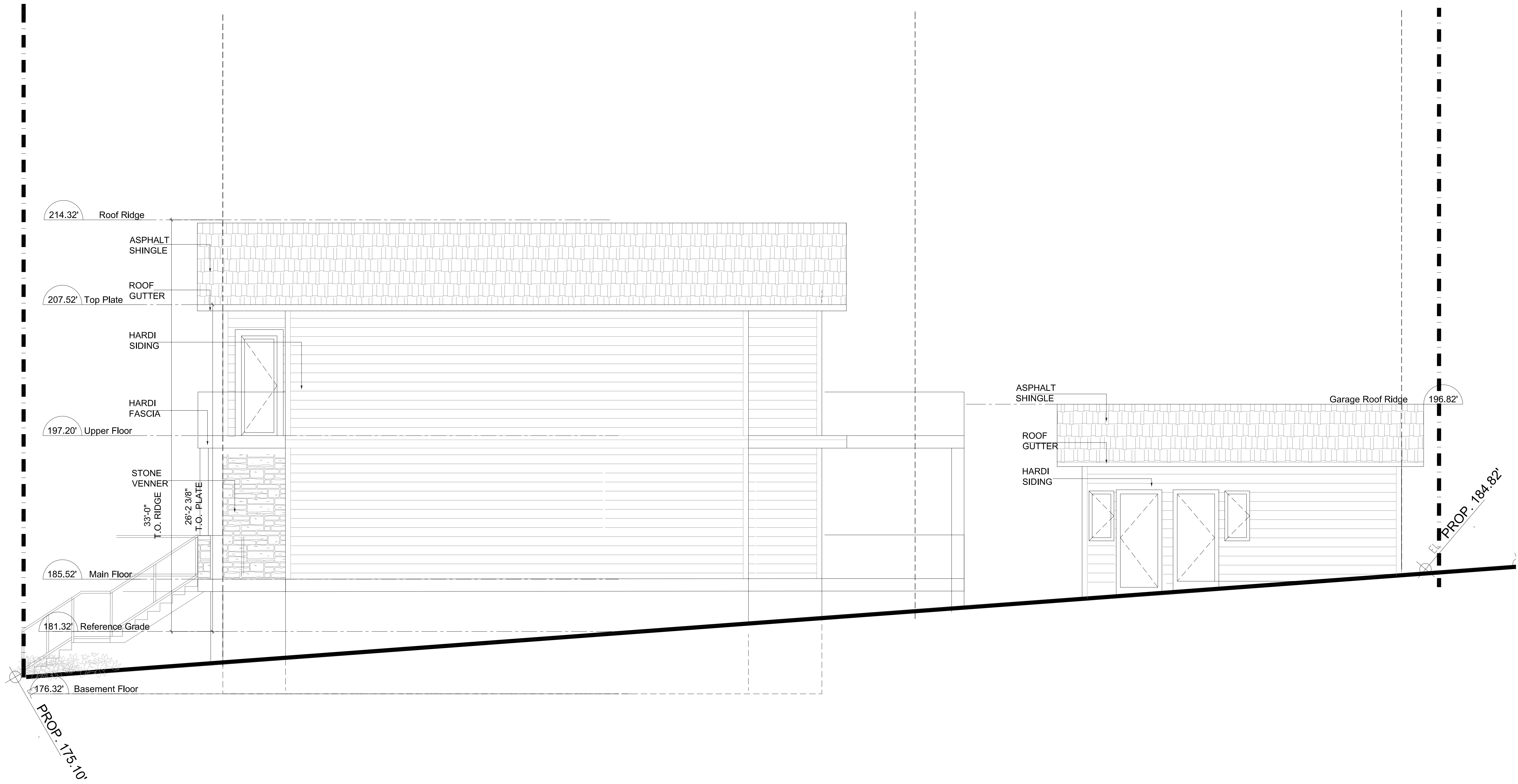
**ELEVATIONS
 SOUTH
 LOT B**

1/4" = 1'-0"

2008 WESTVIEW DR.
 NORTH VANCOUVER



A10A

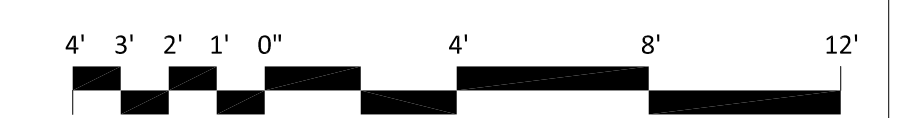


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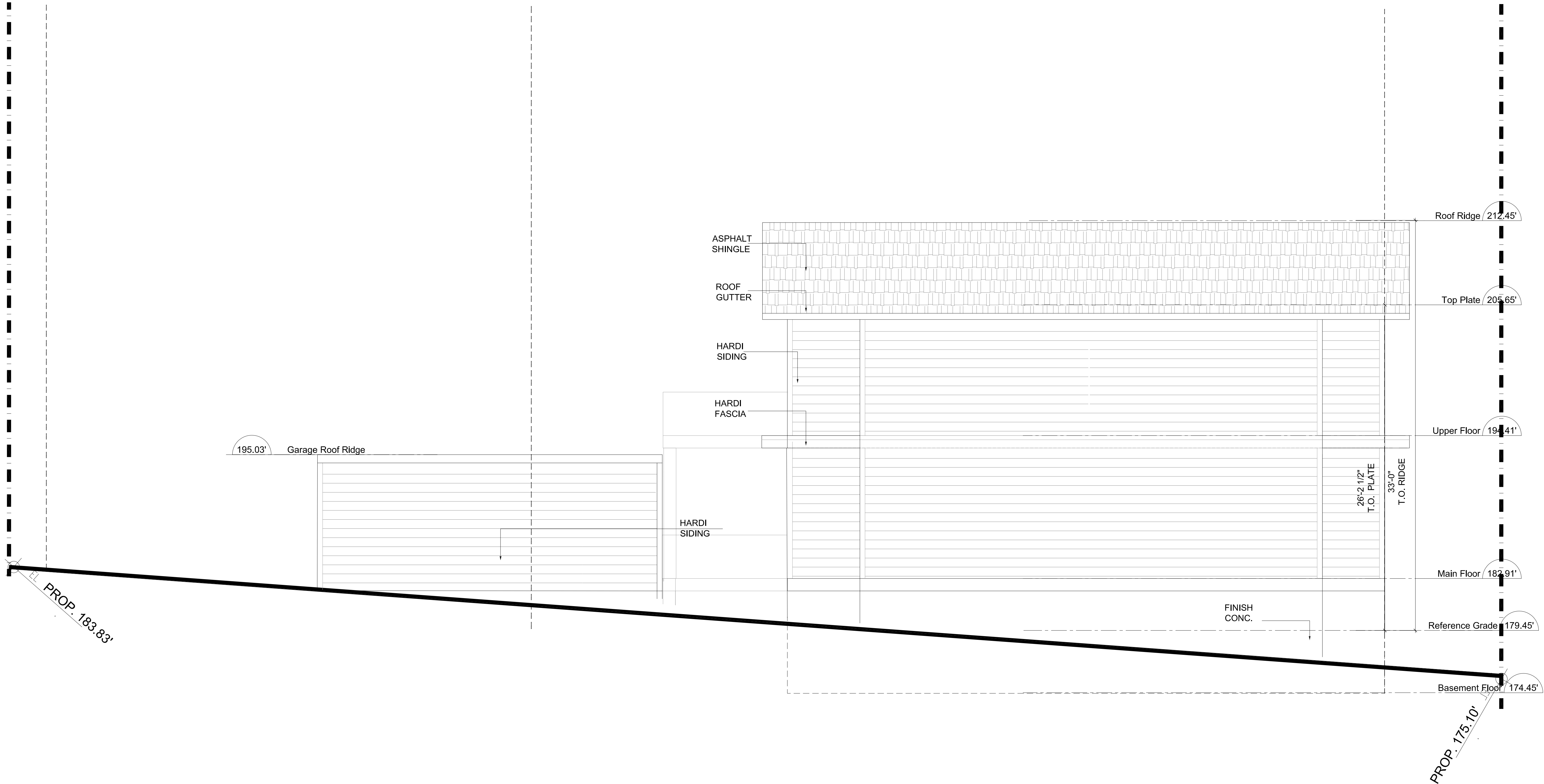
ELEVATIONS
 SOUTH
 LOT A

1/4" = 1'-0"

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 NORTH VANCOUVER



A10B

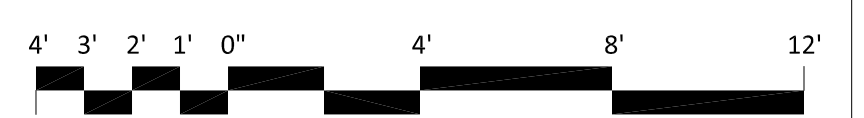


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**ELEVATIONS
 NORTH
 LOT B**

1/4" = 1'-0"

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 NORTH VANCOUVER



A11A

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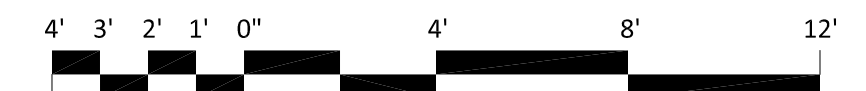
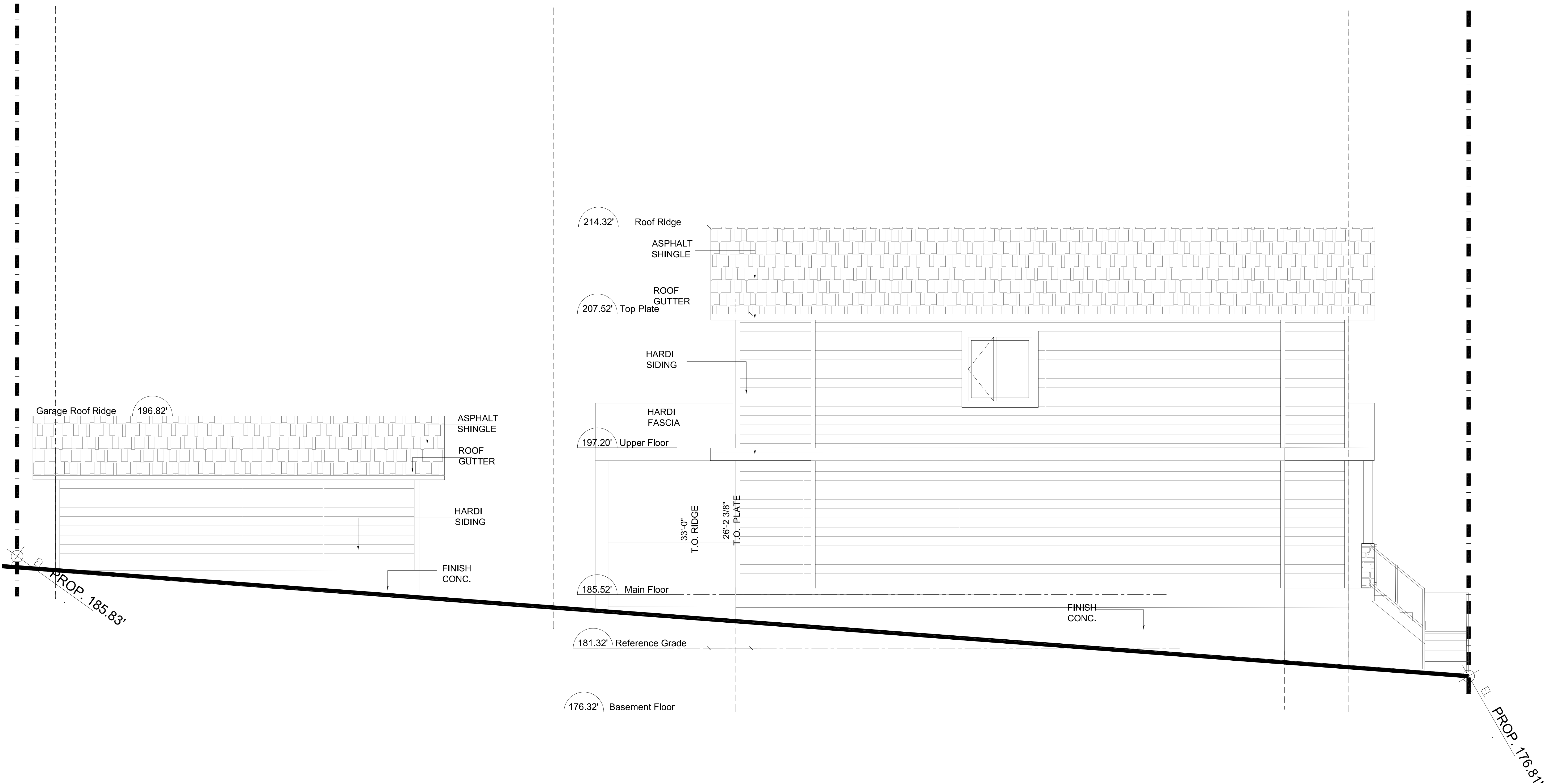
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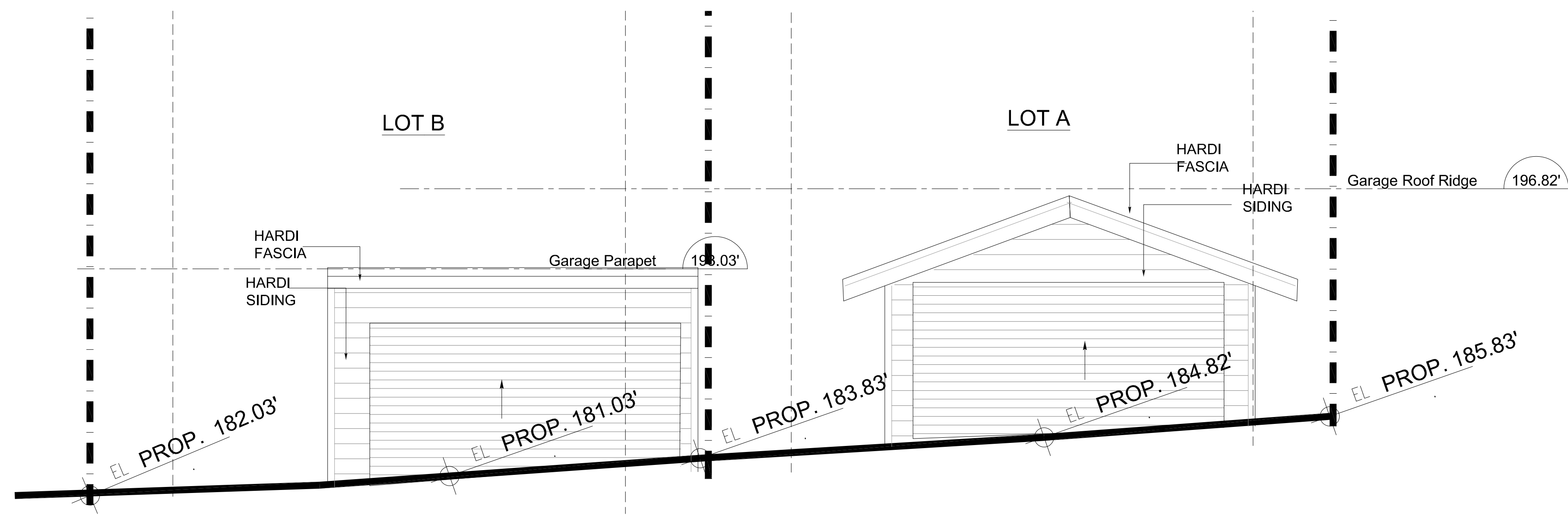
ELEVATIONS
NORTH
LOT A

1/4" = 1'-0"

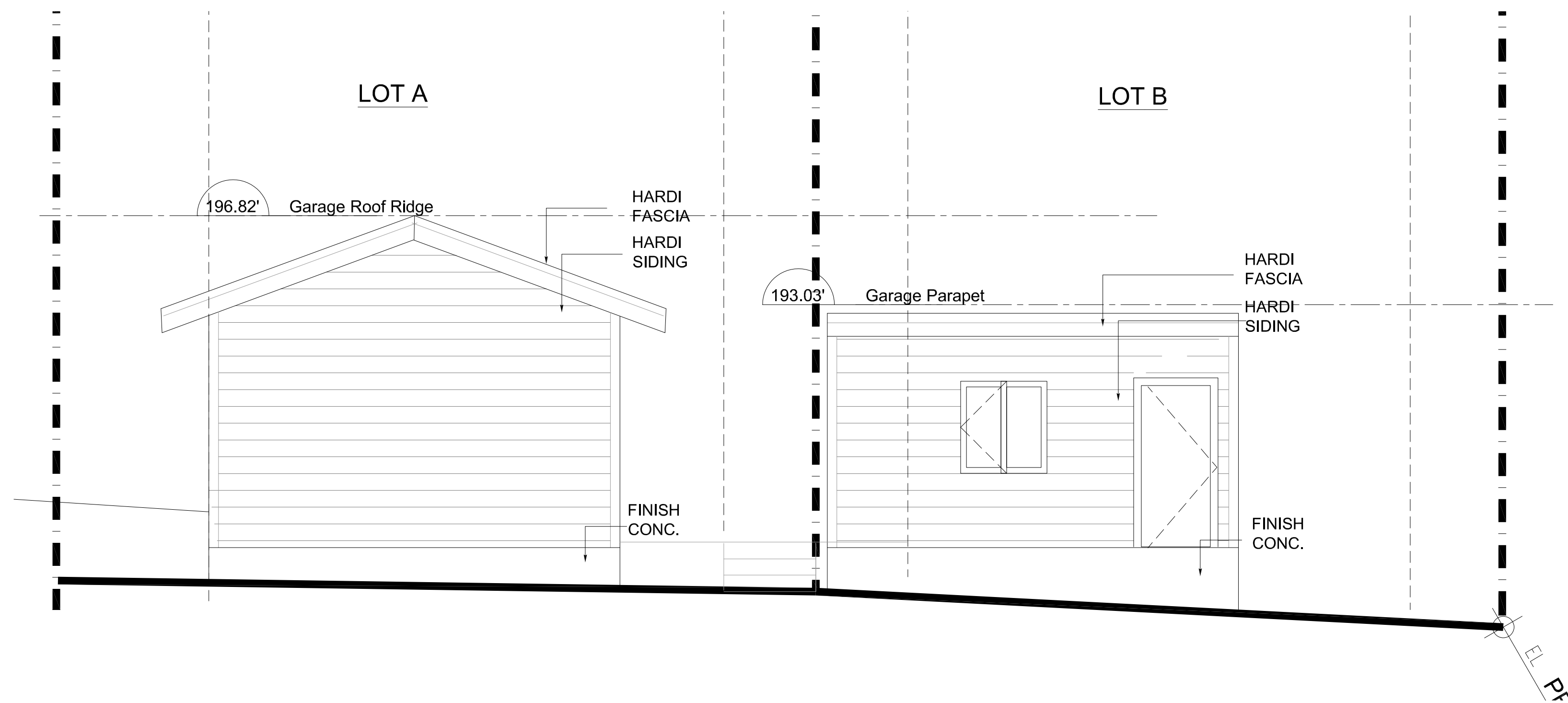
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A11B





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



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

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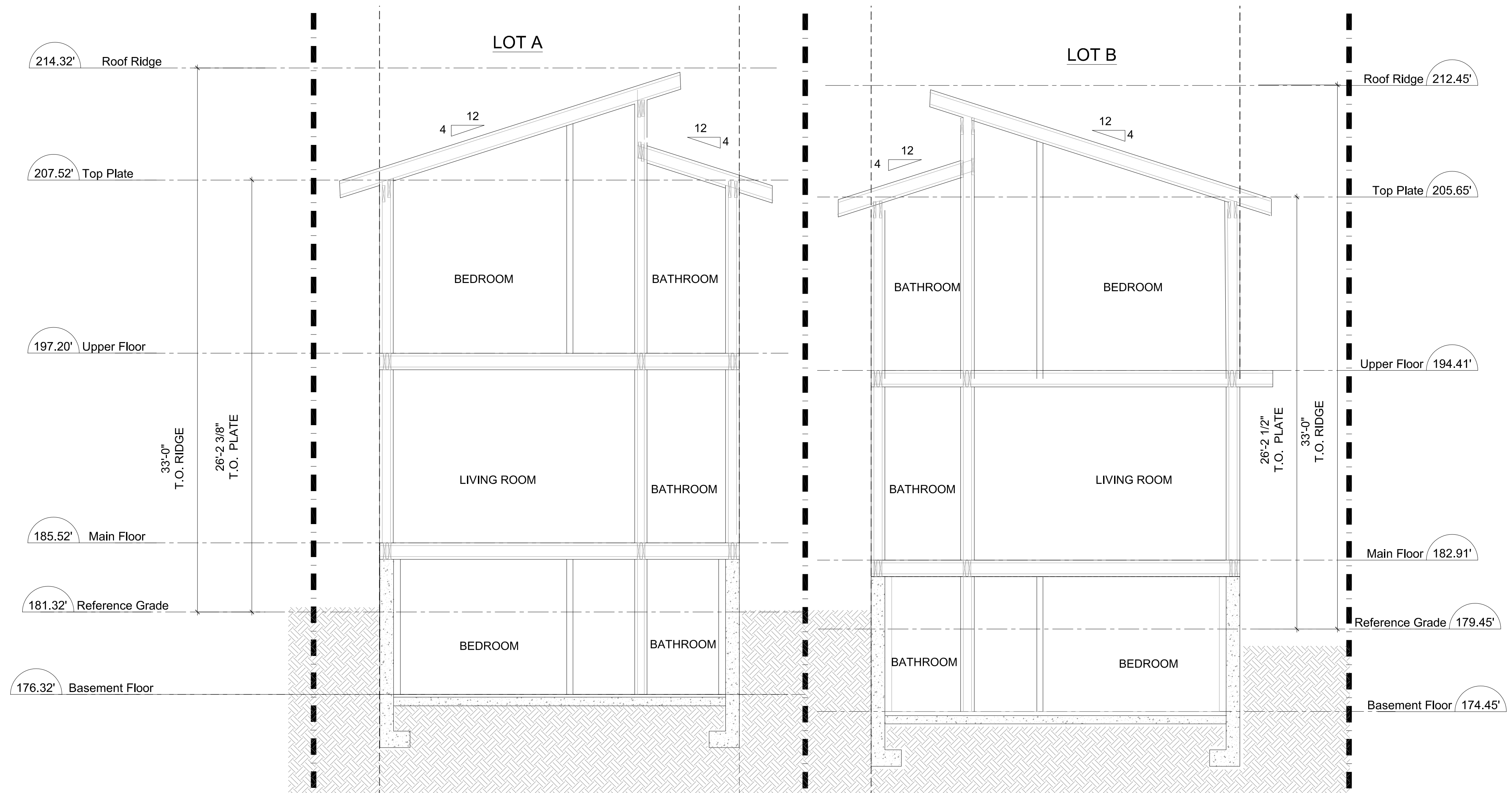
ELEVATIONS-
GARAGE

1/4" = 1'-0"

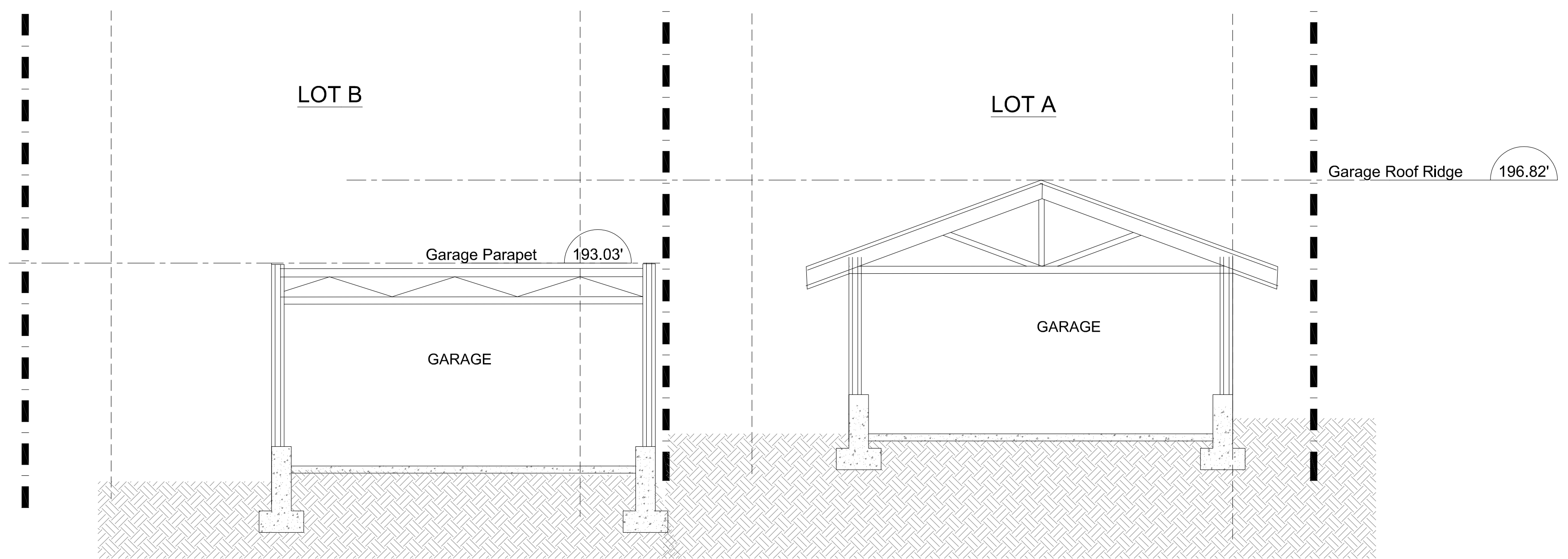
2008 WESTVIEW DR.
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A12



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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