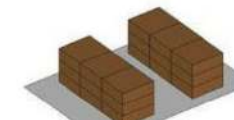


DRAWING LIST	
#	DRAWING NAME
RZ100	TITLESHEET & PROJECT STATISTICS
RZ101	SITE CONTEXT & FIRE DEPT REQTS
RZ102	SITE PLAN
RZ103	EXISTING AND PROPOSED WESTERN AVE. STREETSCAPE
RZ104	EXISTING AND PROPOSED LANE STREETSCAPE
RZ201	FLOOR PLANS - CELLAR & PARKING LEVEL
RZ202	FLOOR PLANS - LEVEL 1
RZ203	FLOOR PLAN - LEVEL 2
RZ204	FLOOR PLAN - LEVEL 3
RZ205	ROOF PLAN
RZ301	ELEVATIONS - BLDGS #1/2 WEST
RZ302	ELEVATIONS - BLDGS #1/2 EAST
RZ303	ELEVATION - BLDG#1 NORTH
RZ304	ELEVATION - BLDG#1 SOUTH
RZ305	ELEVATION - BLDG#2 NORTH
RZ306	ELEVATION - BLDG#2 SOUTH
RZ307	ELEVATION - BLDG#3 SOUTH & EAST
RZ308	ELEVATIONS - BLDGS #3 WEST & NORTH
RZ401	SECTIONS - EAST-WEST
RZ402	SECTION - NORTH-SOUTH BLDG#1/2
RZ403	SECTION - BLDG#1 & 3 EAST-WEST THRU ROOF DECKS
RZ501	MATERIALS & COLOURS
RZ601	SHADOW STUDIES - JUNE 21
RZ602	SHADOW STUDIES - DECEMBER 21
RZ603	SHADOW STUDIES - MARCH 21

LIST OF CONSULTANTS	
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**RESIDENTIAL LEVEL 4-A**  
Ground Oriented  
(Medium Density)

**Purpose:** To provide a range of housing types and sizes close to transit and services including smaller, more affordable housing.  
**Form:** Townhouses, rowhouses, stacked townhouses, garden apartments, four-plexes.  
**Max Density:** 1.0 FSR  
**Bonus:** n/a

**DESIGN RATIONALE**

THE SITE IS LOCATED AT THE NORTH END OF WESTERN AVENUE TO THE SOUTH OF THE UPPER LEVELS HIGHWAY THAT HAS A SIGNIFICANT GREEN SPACE BUFFER TO THE MERGING LANES INTO THE HIGHWAY. DIRECTLY TO THE SOUTH OF THE PROPERTY IS AN EXISTING 18 UNIT TOWNHOUSE DEVELOPMENT CONSISTING OF THREE BUILDINGS AND AN UNDERGROUND PARKING ACCESSED FROM THE EAST LANE. THE PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT IS SIMILAR IN SIZE AND SCOPE WITH A TOTAL OF 18 RESIDENTIAL UNITS LOCATED WITHIN THREE BUILDINGS ON THE SITE WITH AN UNDERGROUND PARKING GARAGE ACCESSED FROM THE EAST LANE.

THE PROPOSED DEVELOPMENT'S SOUTHERN BUILDING IS PROPOSED TO BE SET BACK SIGNIFICANTLY FROM THE FRONT PROPERTY LINE TO RETAIN THE TWO EXISTING TREES AS RECOMMENDED BY THE ARBORIST. AS A RESULT, THE MASSING OF THE SOUTHERN BUILDING IS PROPOSED TO HOUSE ADDITIONAL FLOOR AREA IN THE FOURTH FLOOR TO FACILITATE THE RELOCATION OF THIS FLOOR AREA.

TO THE NORTH OF THE SITE, A 10 FEET LANE DEDICATION IS PROVIDED AS REQUIRED BY CITY ENGINEERING FURTHER LIMITING THE DEVELOPMENT FOOTPRINT. THE RESULTANT RESIDENTIAL UNIT DESIGN PROVIDES STACKED UNITS IN THE FRONT ORIENTED BUILDINGS AND A DUPLEX BUILDING IN THE REAR YARD WITH INTERMEDIARY COURTYARD SPACE.

THE DEVELOPMENT PROPOSAL FOR THIS SITE IS TO PROVIDE AN AFFORDABLE MIX OF STRATA RESIDENTIAL UNITS. UNIT FLOOR AREAS RANGE FROM TWO TO FOUR BEDROOMS AND 600SF TO 1630SF.

**DESCRIPTION OF PROJECT & IMPLEMENTATION OF PROJECT GOALS AND OBJECTIVES:**

**USE:**  
THE PROPOSED USE FOR THE MULTI-FAMILY RESIDENTIAL 18 UNIT PROJECT IS SIMILAR IN DEVELOPMENT TO THE SOUTH NEIGHBOURING LOT THAT IS ALSO A 1.0 FSR IN DENSITY WITHIN THE R4A LAND USE CODE. THIS DEVELOPMENT PROPOSAL FOLLOWS THE GROUND ORIENTED MEDIUM DENSITY RESIDENTIAL GUIDELINES AS RECOMMENDED IN THE OFFICIAL COMMUNITY PLAN (OCP). WITH THE UNIT MIX PROPOSED AND THE INCREASE IN DENSITY, THIS MEETS THE INTENT OF THE REGIONAL GROWTH STRATEGY, PROVINCIAL AND FEDERAL FOCUS IN PROVIDING MORE VIABLE AND AFFORDABLE HOUSING OPTIONS.

**INTENSITY:**  
THE PROPOSED INTENSITY MEETS THE RESIDENTIAL LEVEL 4A MEDIUM DENSITY MAXIMUM FSR OF 1.0 AND IS APPROPRIATE TO THE NEIGHBOURHOOD AND THE EXISTING MULTI-FAMILY DEVELOPMENTS ALONG WESTERN AVENUE TO THE SOUTH.

**FORM:**  
THE EXISTING GRADING ON WESTERN AVENUE RISES FROM SOUTH TO NORTH. THE PROPOSED MASSING AND HEIGHT FOLLOWS THE EXISTING TOPOGRAPHY. SHADOWING WITH SOUTHERN SUN EXPOSURE WILL NOT IMPACT ANY NEIGHBOURS AS THE NORTH FACES THE LANE DEDICATION AND THE HIGHWAY BUFFER. PARKING ACCESS IS FROM THE EASTERN LANE AND RAMP DOWN INTO THE UNDERGROUND PARKING LEVEL BELOW THE DUPLEX. CURRENTLY THE EXISTING STREETSCAPE IS UNDEVELOPED AND THE NEW DEVELOPMENT WILL PROVIDE THE CONTINUATION OF THE STREET CURB AND BOULEVARD WITH A NEW LANE DEDICATION FOR ACCESS ON THE NORTH END OF WESTERN AVENUE.

Figure 10A-02 - Parking Provision by Class of Building - Minimum Required Bicycle Parking Spaces

Class of Building	Required Bicycle Parking Spaces Short-Term	Secure
<b>A. Residential Uses</b>		
Townhouse, Apartment, Rental Apartment, or Accessory Apartment	5-19 units: no requirement 20-49 units: 6 spaces 50 or more units: 6 spaces per every 50 units or part thereof	1.5 spaces per unit

(1) Required Disability Parking

A portion of the required Parking Spaces in accordance with Figure 9-3 shall be dedicated for Disability Parking and shall:

- (a) Within Townhouse Residential Use, Apartment Residential Use, Rental Apartment Residential Use and Accessory Apartment Residential Use, be calculated at a ratio of 0.038 Disability Parking Spaces for each Dwelling Unit.

Figure 9-3 - Minimum Parking Provision by Class of Building

Class of Building	Required Number of Spaces
<b>A. Residential Uses</b>	
One Unit Use, or a Two-Unit Use, or an Accessory One-Unit Use	1 space per Dwelling Unit
Accessory Coach House Use, Accessory Secondary Suite Use, or both Accessory Coach House Use and Accessory Secondary Suite Use (Bylaw 8519, January 27, 2017)	1 space
Accessory Dwelling Unit	1 space (Bylaw 8276 April 4, 2013)
Accessory Bed & Breakfast Use	1 space per bedroom for Bed & Breakfast Use
Accessory Boarding Use	1 space per two boarders
Accessory Home Occupation Use - Childcare	1 space
Cedar Village Residential Use in the RC-1 Zone	1 space per dwelling unit only plus 0.5 spaces per dwelling unit to be provided within a common parking area on the original lot, 1 space per dwelling unit where 0.5 space per dwelling unit is not provided with a common parking area
Cedar Village Residential Use in the RC-2 Zone	1.35 spaces per Dwelling Unit (Bylaw 8555, June 19, 2017)
Child Care Use	3 spaces
Rental Apartment Residential Use	0.6 spaces per Dwelling Unit (Bylaw 8555, June 19, 2017)
Residential Care Facility (Bylaw 8635, July 16, 2018)	0.3 spaces per Dwelling Unit (Bylaw 8635, July 16, 2018)
All other Residential Uses (Bylaw 8464, May 30, 2016)	1.00 spaces per Dwelling Unit, not including Lock-Off Units (Bylaw 8555, June 19, 2017)

(7) Visitor Parking

Where provision of 10 or more Parking Spaces is required on a lot, a portion of the required Parking Spaces in accordance with Figure 9-3 shall be dedicated for visitor Parking and shall (Bylaw 8555, June 19, 2017)

- (a) be calculated at a ratio of 0.1 spaces per dwelling unit (Bylaw 8555, June 19, 2017)

- (d) Parking reduction: The minimum vehicle Parking requirement in accordance with subsection 905(3), with no reduction in the minimum Visitor Parking requirement in accordance with Section 905(7), shall be reduced by four Parking Spaces, for provision of all of the following:
  - (i) one Shared Vehicle subject to subsection 905(3)(a) and
  - (ii) one Shared Vehicle Space subject to subsection 905(3)(c).

UNIT AREAS	UNIT#1	780SF	UNIT#13	1630SF
	UNIT#2	780SF	UNIT#14	1630SF
	UNIT#3	704SF	UNIT#15	1581SF
	UNIT#4	704SF	UNIT#16	1581SF
	UNIT#5	1560SF	UNIT#17	1185SF
	UNIT#6	1560SF	UNIT#18	1185SF
	UNIT#7	1587SF		
	UNIT#8	1587SF		
	UNIT#9	593SF		
	UNIT#10	593SF		
	UNIT#11	704SF		
	UNIT#12	704SF		

GARBAGE/RECYCLING
MULTIPLE RESIDENTIAL UNITS SPACE REQUIREMENT 5.23SF / UNIT + 118.4SF MIN. <b>REQUIRED:</b> 5.23SF X 18 UNITS = 94SF + 118.4 = <b>212.4 SF</b> <b>PROPOSED:</b> <b>186SF</b> PROPOSED

**PROJECT STATISTICS - REZONING DEVELOPMENT PROPOSAL / RESIDENTIAL LEVEL 4A**

1.	<b>SITE AREA:</b> 14,117SF (1,311.5 SM)					
	<b>FSR (ALLOWABLE): 1.00 (14,117 SF)</b> GFA: 21,024 SF EXCLUSIONS: 6,907SF NET AREA: 14,117 SF	<b>FSR (PROPOSED): 1.00 (14,117SF)</b>				
2A.	<b>BUILDING AREAS:</b>	<b>BLDG#1</b>	<b>BLDG#2</b>	<b>BLDG#3</b>	<b>TOTAL</b>	
	CELLAR	1560	1186	0	2746	
	LEVEL 1	1560+1538(EXEMPT)	1186+1538(EXEMPT)	1138	6960	
	LEVEL 2	3120	3120	1232	7472	
	LEVEL 3	1484	2362	0	3846	
	<b>GFA</b>				<b>21,024</b>	
AREAS	<b>CELLAR EXCLUSION</b>	3098	2724		<b>5822</b>	
	<b>CELLAR TREE SETBACK EXCLUSION</b>		374		<b>374</b>	
	<b>BIKE STORAGE EXCLUSION</b>					
	<b>MECH. &amp; ELEC. EXCLUSION</b>					
	<b>HRV CLOSET EXCLUSION (15SF/UNIT)</b>	120	90	30	<b>240</b>	
	<b>EXTERIOR WALL THICKNESS EXCLUSION IN EXCESS OF 6.5" (2.875" EXCESS)</b>	195	196	80	<b>471</b>	
	<b>PARKING EXCLUSION</b>					
	<b>ROOF DECKS EXCLUSION (EXTERIOR AREA NOT INCLUDED IN GFA)</b>					
	<b>TOTAL EXCLUSIONS</b>				<b>6,907SF</b>	
	TOTAL FLOOR AREA : 21,024 SF - 6,907 SF = 14,117 SF <b>PROPOSED FSR = 1.0 FSR</b>					
3.	<b>LOT COVERAGE PROPOSED:</b> 7863SF /14,117SF = <b>55.7%</b>					
	<b>UNIT MIX</b>	<b>BLDG#1</b>	<b>BLDG#2</b>	<b>BLDG#3</b>	<b>BLDG#4</b>	<b>TOTAL</b>
	1 BED	2	4	0	0	<b>6</b>
	2 BED	2	2	1	1	<b>6</b>
	3 BED	0	2	0	0	<b>2</b>
4 BED	2	2	0	0	<b>4</b>	
<b>TOTAL RESIDENTIAL UNITS = 18</b>						
HEIGHTS	HEIGHT RECOMMENDATIONS R4A - All residential development without maximum heights on this map shall not exceed six storeys. For other uses, heights shall be regulated through the Zoning Bylaw and in considering increases in building heights, attention will be given to view impacts, contextual relationships and the livability or use of the buildings.					
	<b>HEIGHTS PROPOSED: BUILDING#1 - 11.529M / BUILDING#2 - 11.968M / BUILDING#3 - 7.871M</b>					
SETBACK	EAST SIDE - 2'-0"					
	WEST SIDE - 13'-0"					
	NORTH - 3'-11.25" (NOT INCLUDING LANE DEDICATION)					
	SOUTH - 3'-11.25"					
PARKING	<b>PARKING SUMMARY - (BIKE PARKING)</b>					
	1) <b>SECURED BIKE STALLS</b> = 18UNITS X 1.5= <b>27 STALLS (BIKE STALLS REQUIRED)</b> <b>29 STALLS PROVIDED</b>					
	<b>SHORT TERM BIKE SPACES</b> NONE REQUIRED OR PROVIDED					
	<b>PARKING SUMMARY - (CAR PARKING)</b>					
	2) 18 UNITS X 1.05 STALLS PER UNIT = <b>18.9 = 19 STALLS (PARKING REQUIRED)</b>					
	(35% SMALL CAR ALLOWABLE = 6.6=7STALLS) 1 CAR SHARE = 4 STALLS					
	<b>VISITOR STALLS REQUIRED</b> = 0.1 STALLS PER DWELLING UNIT = 18 UNITS X 0.1 = 1.8 = <b>2 STALLS</b>					
	<b>DISABILITY PARKING STALLS REQUIRED</b> = 0.038 STALLS PER DWELLING UNIT = 18 UNITS X 0.038 = 0.684 = <b>1 STALLS</b>					
	<b>PROPOSED:</b> <b>14 SECURED PARKING STALLS (STANDARD STALL SIZE)</b>					



**WESTERN AVENUE PROPOSED ELEVATION**



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**REVISIONS**

No.	Description	Date
3	ISSUED FOR CNV PRELIM REVIEW#1	2023 MAY 26
4	ISSUED FOR CLIENT REVIEW#3	2023 JUNE 19
5	ISSUED FOR CNV PRELIM REVIEW#2	2023 JUNE 26
7	ISSUED FOR REZONING	2023 OCT 08

**PROJECT:**  
LEGAL ADDRESS: LOT A, BLOCK 215,  
DISTRICT LOT 545, GROUP 1, NWD  
PLAN EPP119522

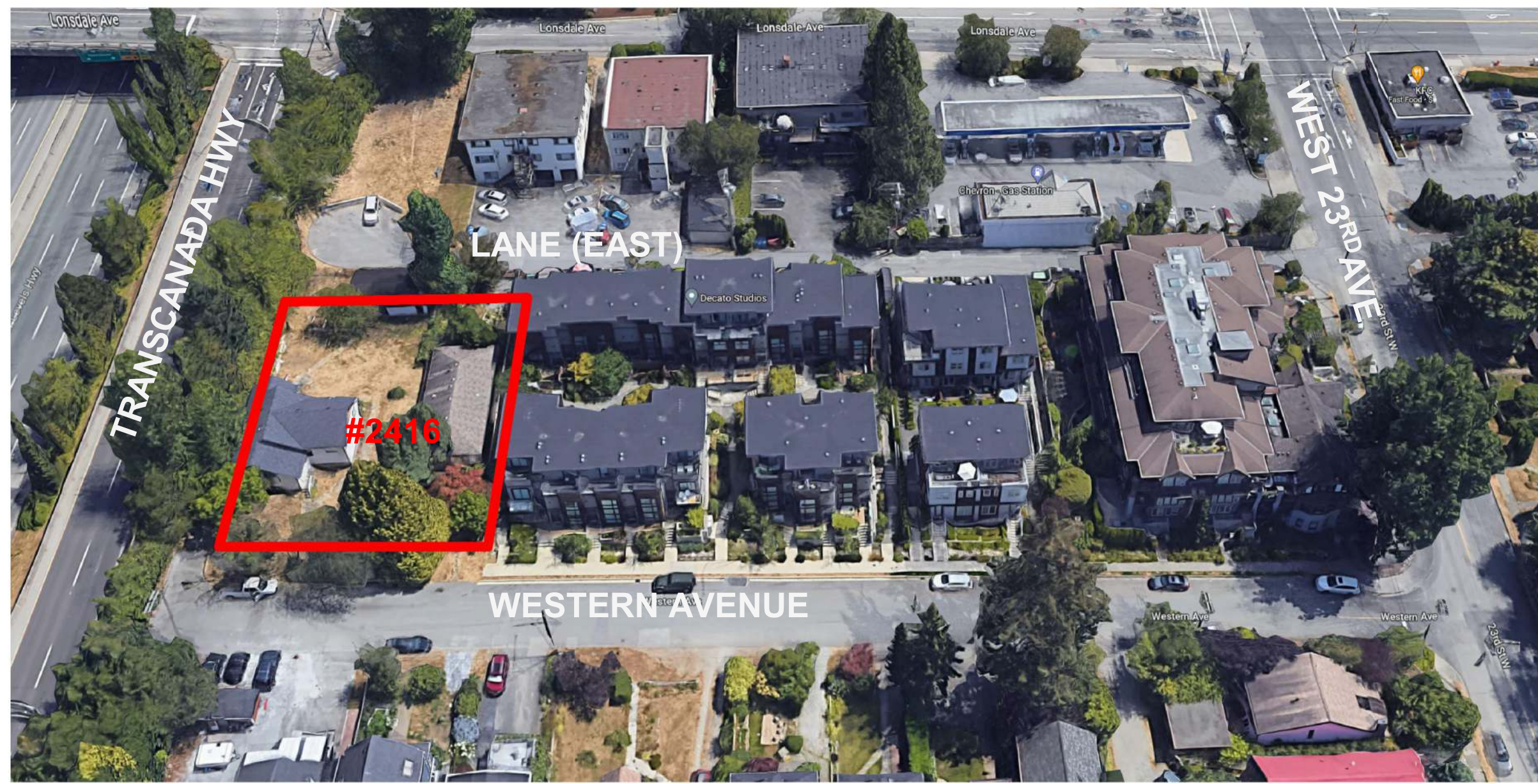
2416 WESTERN AVE.  
NORTH VANCOUVER

**DRAWING TITLE**

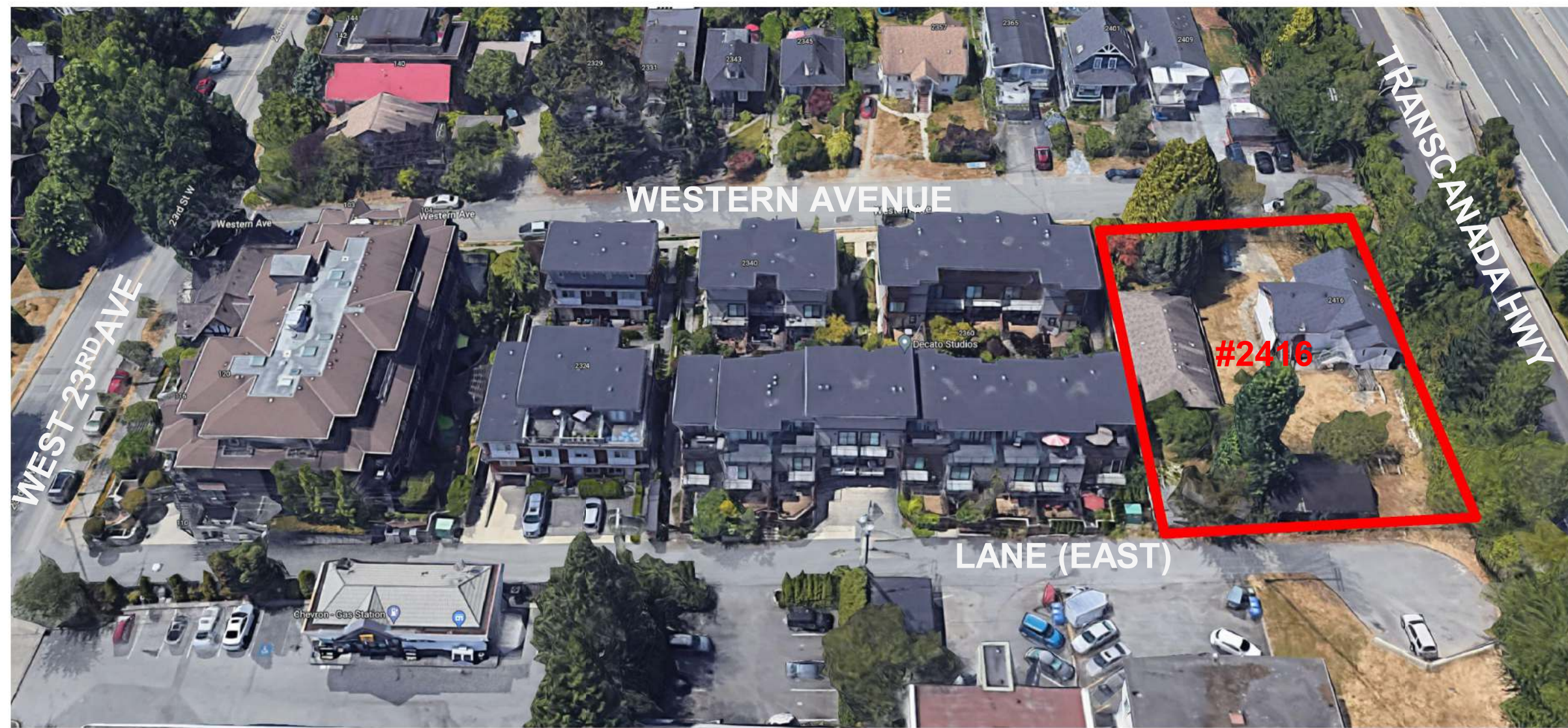
**TITLESHEET & PROJECT STATISTICS**

Date	Project number
2023 OCT 08	2316
Scale	<b>RZ100</b>
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Drawn by	
SB	Approved by
CK	





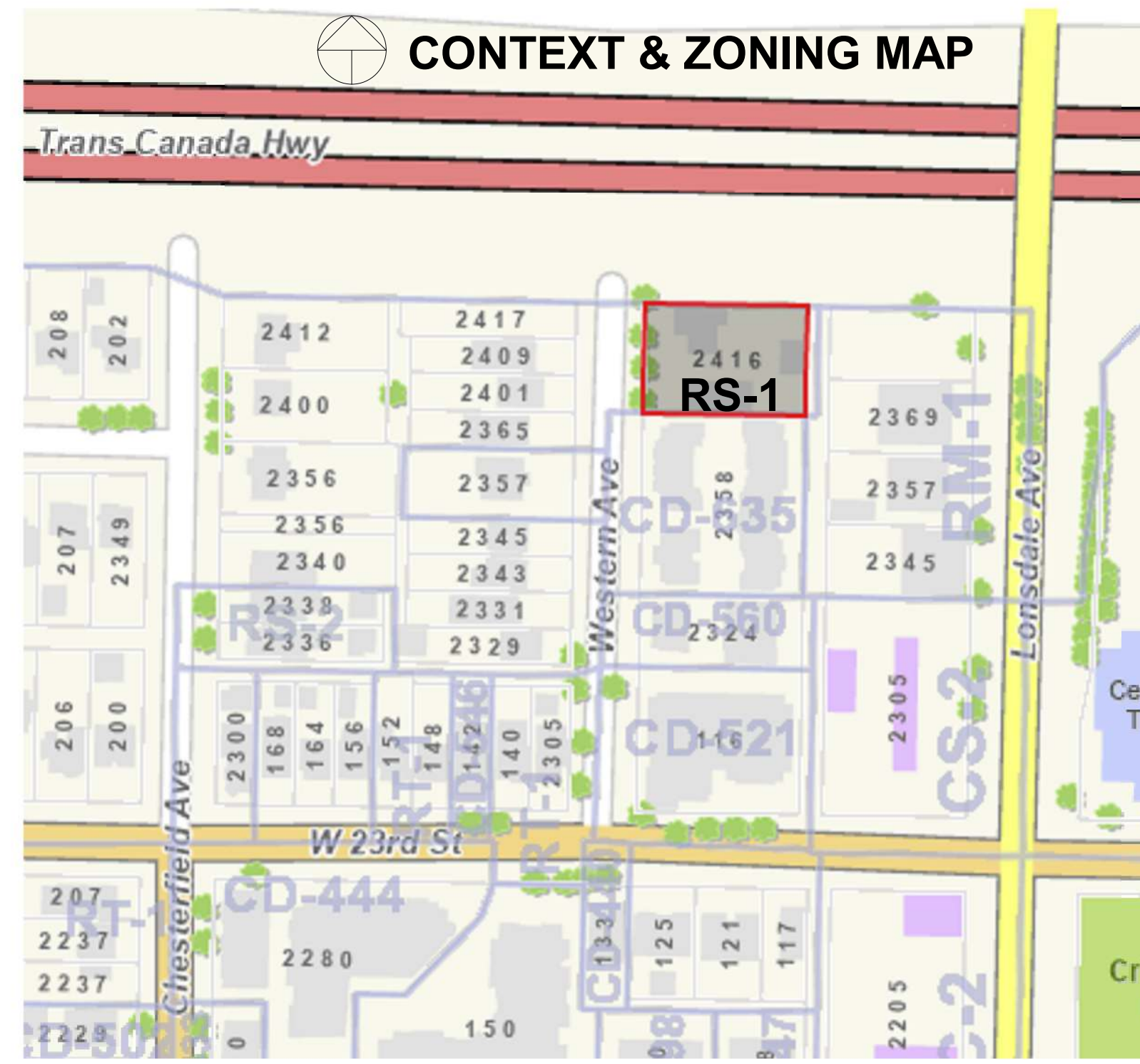
AERIAL VIEW - LOOKING EAST



AERIAL VIEW - LOOKING WEST

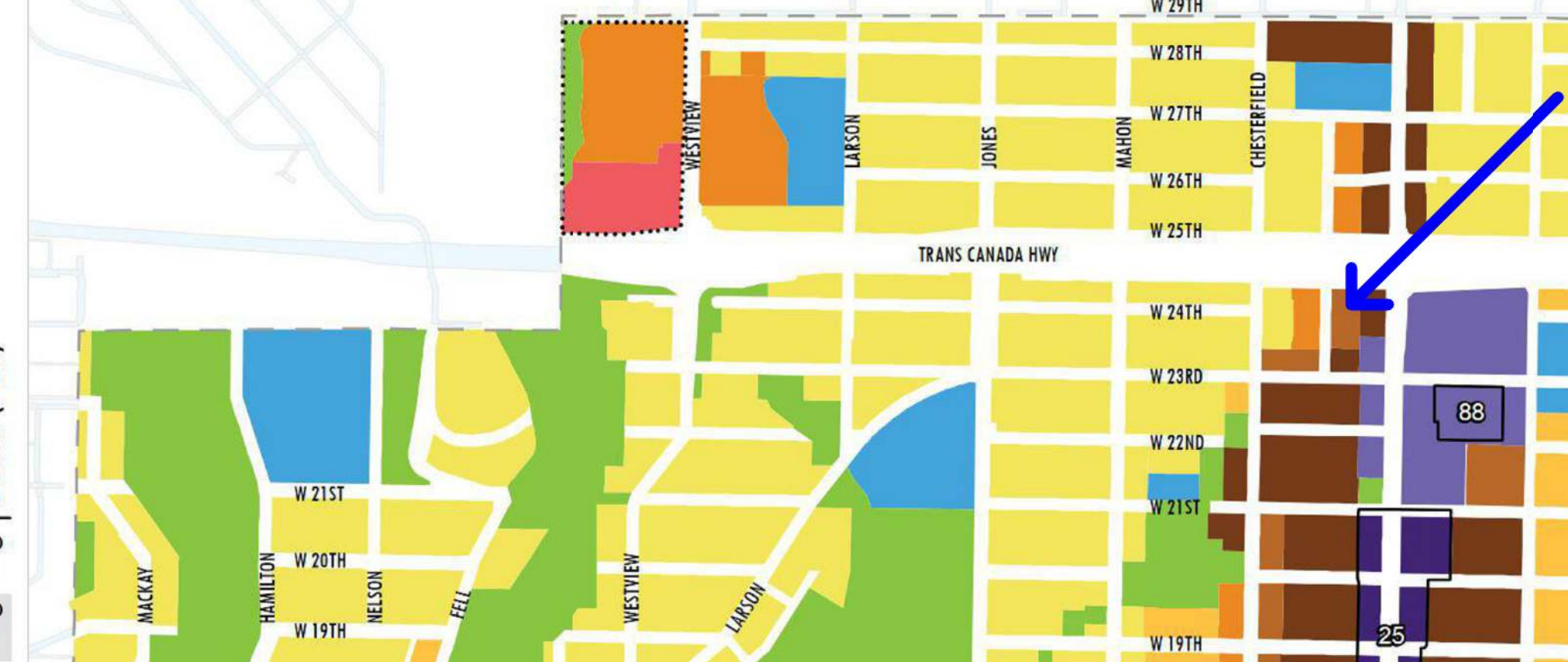


AERIAL VIEW - LOOKING SOUTH (PROPOSED)

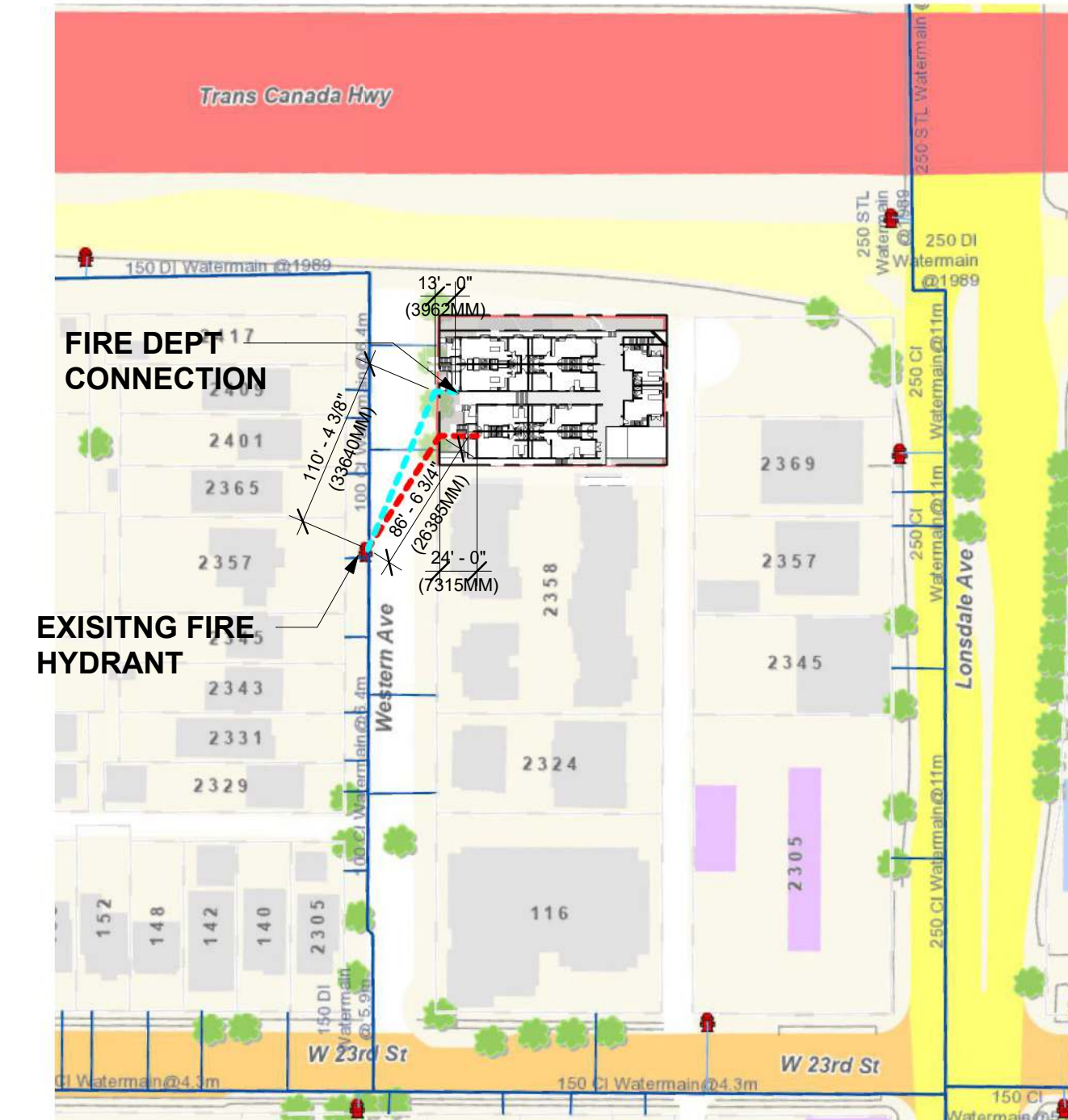


**Land Use Designation**  
This map should be viewed in conjunction with the provisions of Sections 2.1 and 2.2 of Chapter 1

Residential	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	
<b>Residential Level 4A (Medium Density)</b>	<b>1.0</b>	
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



OFFICIAL COMMUNITY PLAN



FIRE HYDRANT LOCATIONS  
1 1" = 100'-0"



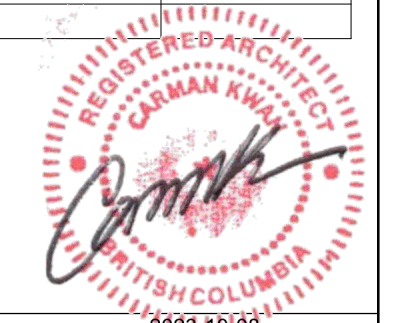
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4	ISSUED FOR CLIENT REVIEW#3	2023 JUNE 19
5	ISSUED FOR CNV PRELIM REVIEW#2	2023 JUNE 26
7	ISSUED FOR REZONING	2023 OCT 08



**PROJECT:**  
LEGAL ADDRESS: LOT A, BLOCK 215, DISTRICT LOT 545, GROUP 1, NWD PLAN EPP119522

2416 WESTERN AVE.  
NORTH VANCOUVER

**DRAWING TITLE**  
SITE CONTEXT & FIRE DEPT REQ'TS

Date	2023 OCT 08	Project number	2316
Scale	As indicated	RZ101	
Drawn by	SB		
Approved by	CK		



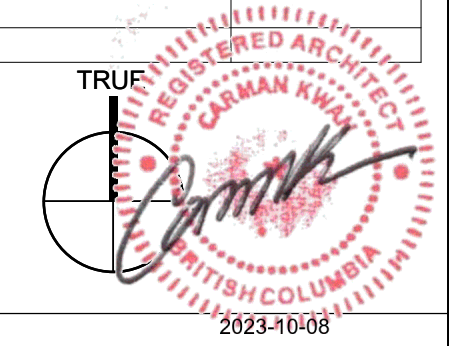


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REVISIONS		
No.	Description	Date
1	ISSUED FOR CLIENT REVIEW#1	2023 MAR 31
2	ISSUED FOR CLIENT REVIEW#2	2023 MAY 08
3	ISSUED FOR CNV PRELIM REVIEW#1	2023 MAY 26
4	ISSUED FOR CLIENT REVIEW#3	2023 JUNE 19
5	ISSUED FOR CNV PRELIM REVIEW#2	2023 JUNE 26
6	ISSUED FOR COORD	2023 JULY 04
7	ISSUED FOR REZONING	2023 OCT 08



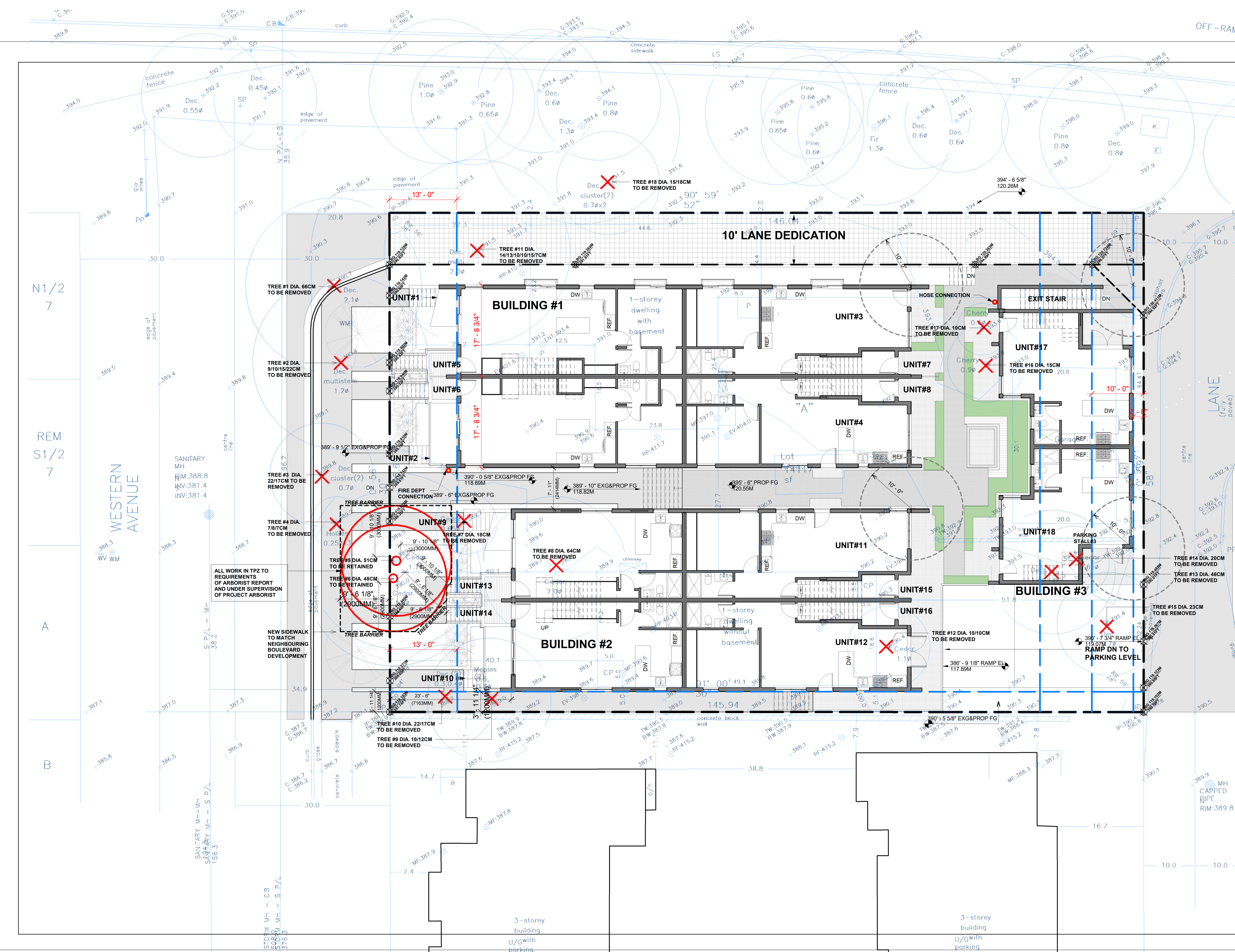
PROJECT:  
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PLAN EPP119522

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**DRAWING TITLE**  
**SITE PLAN**

Date	2023 OCT 08	Project number	2316
Scale	1/8" = 1'-0"	RZ102	CK
Drawn by	CK		
Approved by	CK		

2023-10-08 11:45:32 PM



ALL WORK IN TPZ TO REQUIREMENTS OF ARBORIST REPORT AND UNDER SUPERVISION OF PROJECT ARBORIST

NEW SIDEWALK TO MATCH NEIGHBOURING BOULEVARD DEVELOPMENT

SANITARY MH - MH  
SANITARY MH - S.P./L  
156.3

STORM MH - CB  
STORM MH - S.P./L  
157.63

3-storey building  
U/G with parking

3-storey building  
U/G with parking



TRANSCANADA HWY



WEST 23<sup>RD</sup> AVENUE

**WESTERN AVENUE EXISTING STREETScape**



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**WESTERN AVENUE PROPOSED STREETScape**



**WESTERN AVENUE PROPOSED STREETScape ELEVATION**  
SCALE 1/8" = 1'-0"



**PROJECT:**  
LEGAL ADDRESS: LOT A, BLOCK 215,  
DISTRICT LOT 545, GROUP 1, NWD  
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2416 WESTERN AVE.  
NORTH VANCOUVER

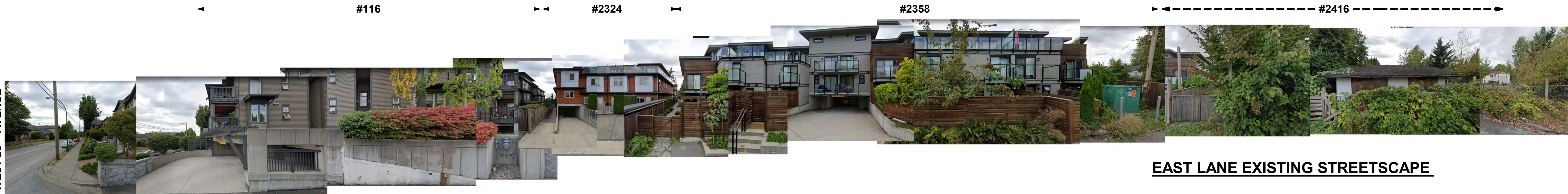
**DRAWING TITLE**

**EXISTING AND PROPOSED WESTERN AVE. STREETScape**

Date	Project number
2023 OCT 08	2316
Scale	<b>RZ103</b>
As indicated	
Drawn by	SB
Approved by	CK



WEST 23<sup>RD</sup> AVENUE



**EAST LANE EXISTING STREETScape**

TRANSCANADA HWY



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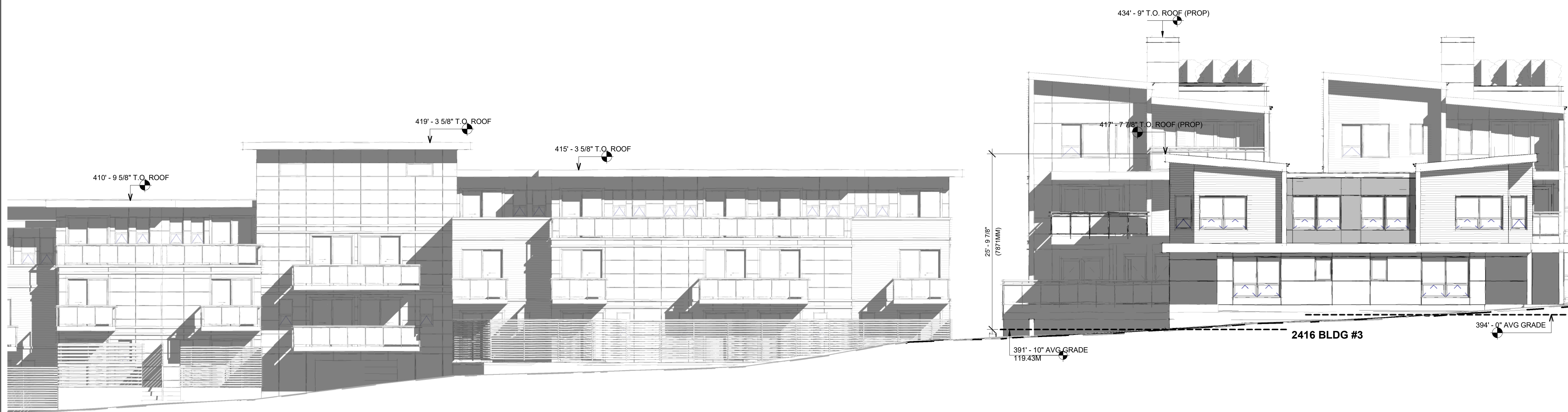
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**REVISIONS**

No.	Description	Date
3	ISSUED FOR CNV PRELIM REVIEW#1	2023 MAY 26
4	ISSUED FOR CLIENT REVIEW#3	2023 JUNE 19
5	ISSUED FOR CNV PRELIM REVIEW#2	2023 JUNE 26
7	ISSUED FOR REZONING	2023 OCT 08



**EAST LANE PROPOSED STREETScape**



**EAST LANE PROPOSED STREETScape ELEVATION**  
SCALE 1/8" = 1'-0"



**PROJECT:**  
LEGAL ADDRESS: LOT A, BLOCK 215,  
DISTRIC LOT 545, GROUP 1, NWD  
PLAN EPP119522

2416 WESTERN AVE.  
NORTH VANCOUVER

**DRAWING TITLE**

**EXISTING AND PROPOSED LANE STREETScape**

Date	2023 OCT 08	Project number	2316
Scale	As indicated	RZ104	
Drawn by	SB/CK		
Approved by	CK		

2023-10-08 11:46:52 PM

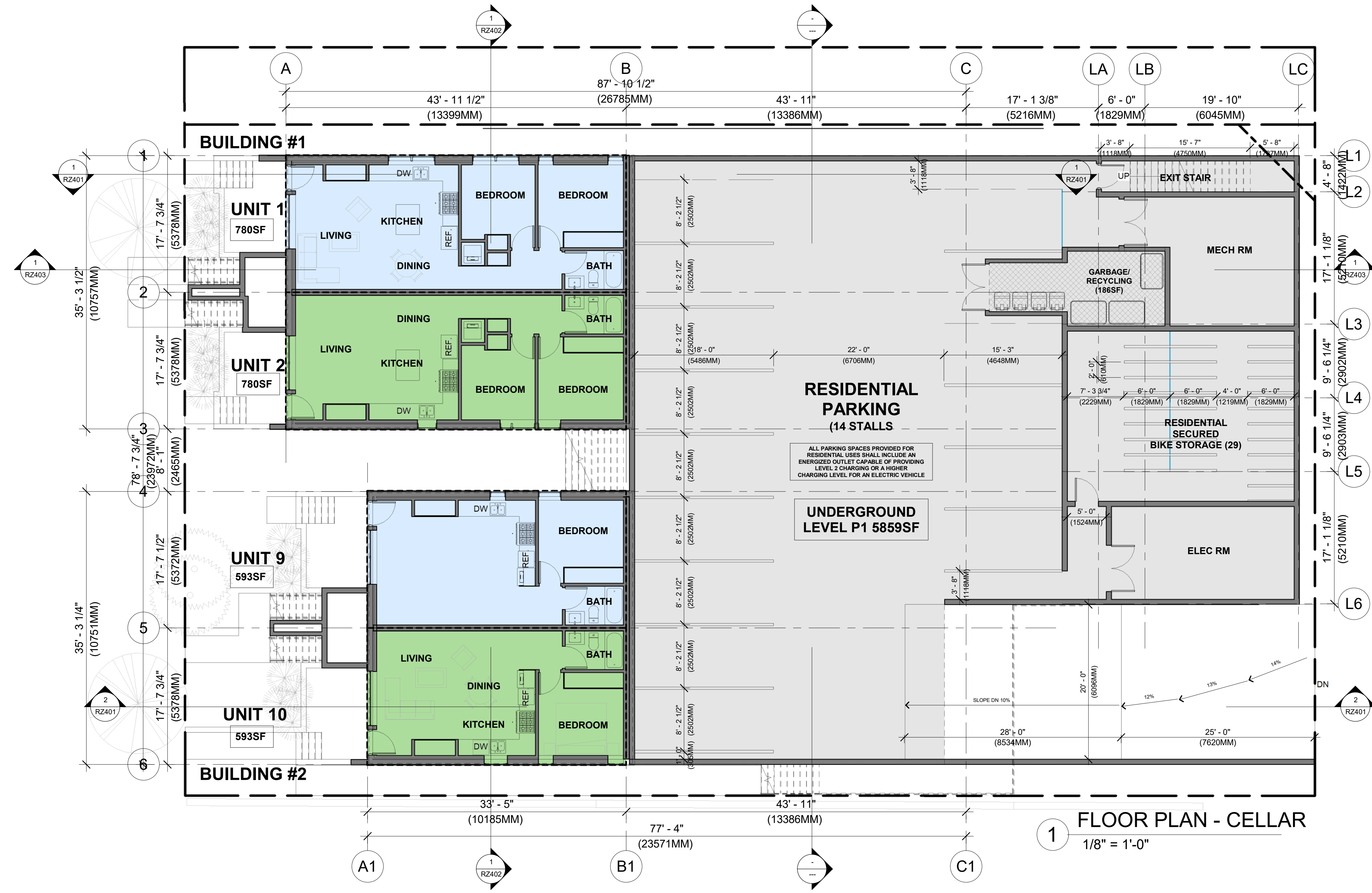




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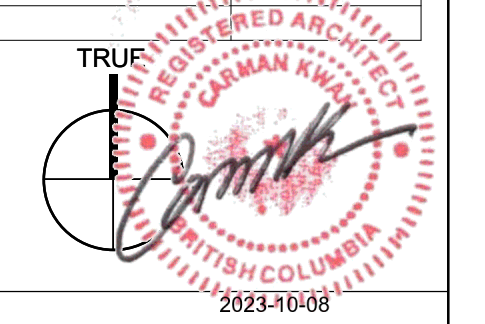
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**1 FLOOR PLAN - CELLAR**  
 1/8" = 1'-0"

**REVISIONS**

No.	Description	Date
1	ISSUED FOR CLIENT REVIEW#1	2023 MAR 31
2	ISSUED FOR CLIENT REVIEW#2	2023 MAY 08
3	ISSUED FOR CNV PRELIM REVIEW#1	2023 MAY 26
4	ISSUED FOR CLIENT REVIEW#3	2023 JUNE 19
5	ISSUED FOR CNV PRELIM REVIEW#2	2023 JUNE 26
7	ISSUED FOR REZONING	2023 OCT 08



**PROJECT:**  
 LEGAL ADDRESS: LOT A, BLOCK 215,  
 DISTRICT LOT 545, GROUP 1, NWD  
 PLAN EPP119522

2416 WESTERN AVE.  
 NORTH VANCOUVER

**DRAWING TITLE**  
**FLOOR PLANS -  
 CELLAR &  
 PARKING LEVEL**

Date	2023 OCT 08	Project number	2316
Scale	1/8" = 1'-0"	<b>RZ201</b>	
Drawn by	CK		
Approved by	CK		



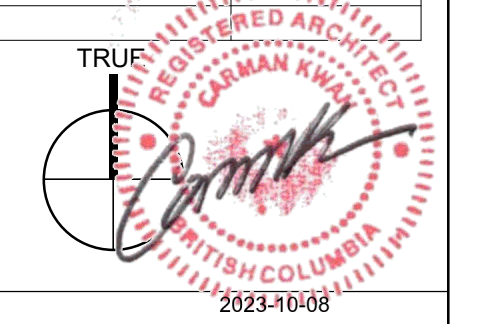


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5	ISSUED FOR CNV PRELIM REVIEW#2	2023 JUNE 26
7	ISSUED FOR REZONING	2023 OCT 08

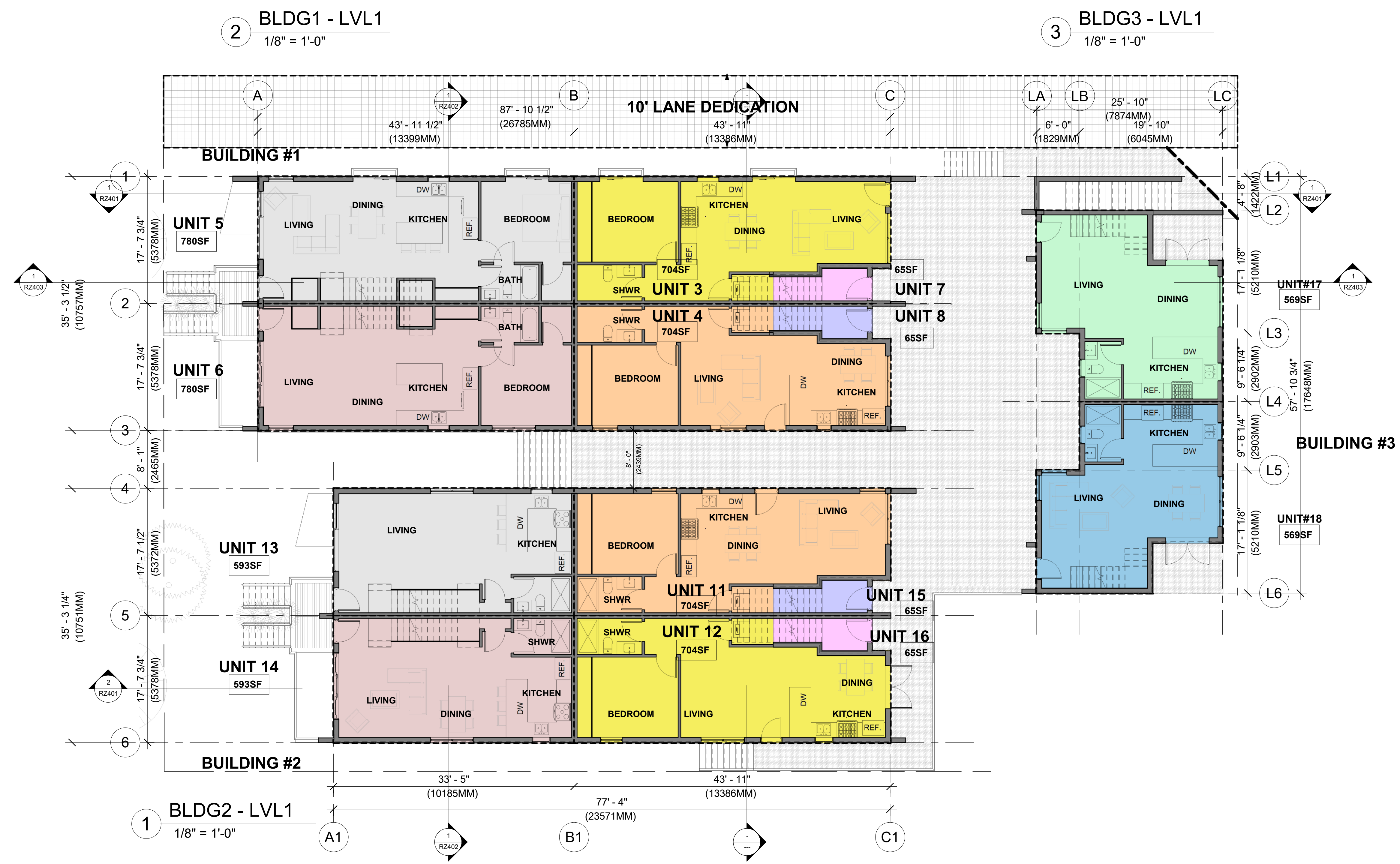


**PROJECT:**  
LEGAL ADDRESS: LOT A, BLOCK 215,  
DISTRICT LOT 545, GROUP 1, NWD  
PLAN EPP119522

2416 WESTERN AVE.  
NORTH VANCOUVER

**DRAWING TITLE**  
**FLOOR PLANS -  
LEVEL 1**

Date	2023 OCT 08	Project number	2316
Scale	1/8" = 1'-0"	<b>RZ202</b>	
Drawn by	CK		
Approved by	CK		



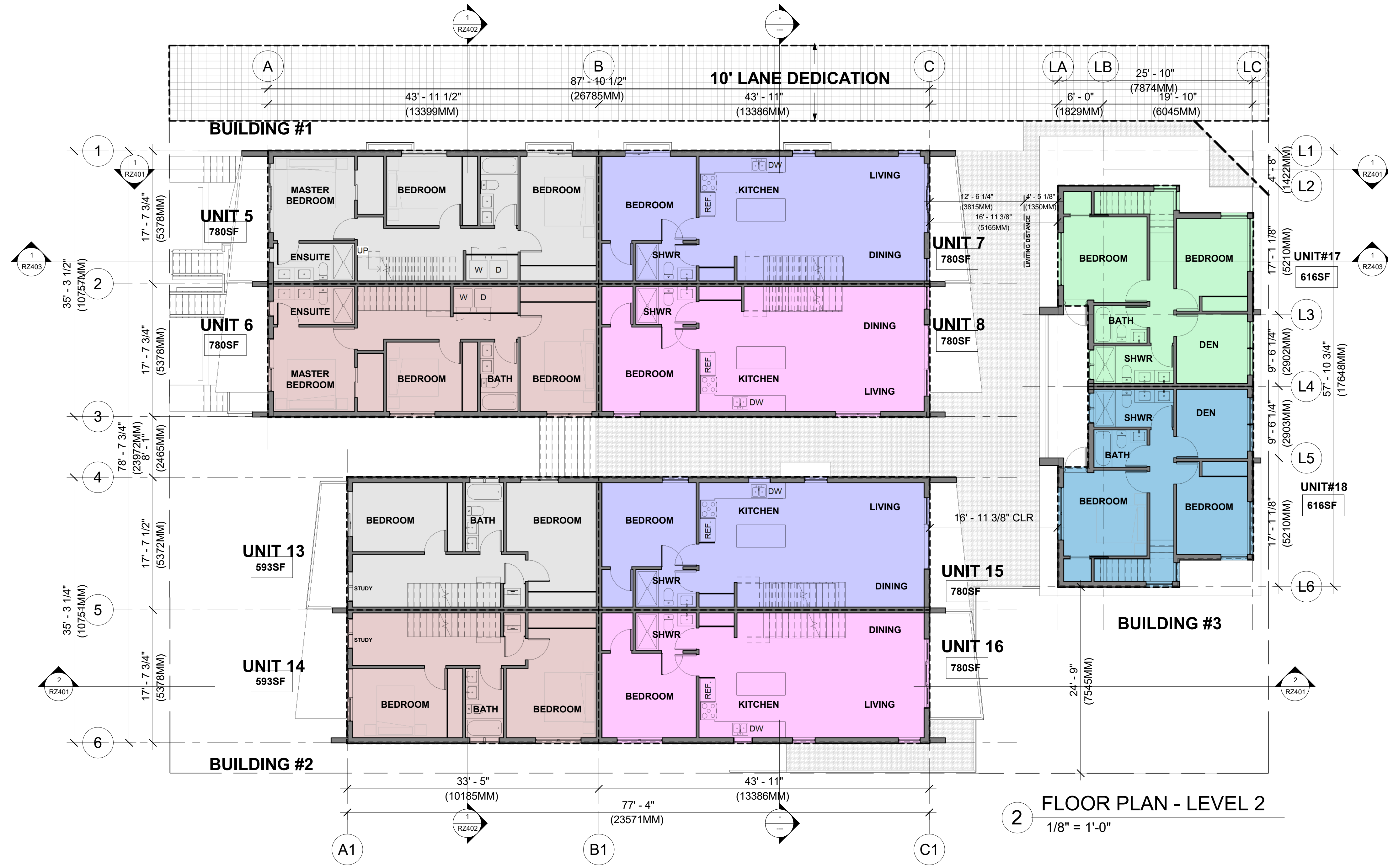




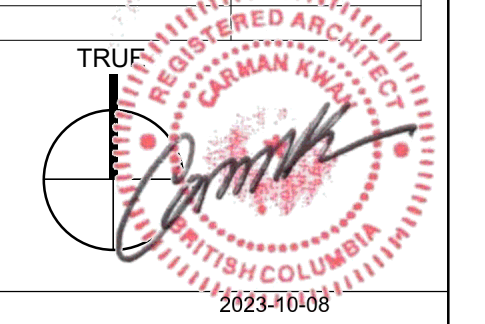
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REVISIONS		
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2	ISSUED FOR CLIENT REVIEW#2	2023 MAY 08
3	ISSUED FOR CNV PRELIM REVIEW#1	2023 MAY 26
4	ISSUED FOR CLIENT REVIEW#3	2023 JUNE 19
5	ISSUED FOR CNV PRELIM REVIEW#2	2023 JUNE 26
7	ISSUED FOR REZONING	2023 OCT 08



**PROJECT:**  
 LEGAL ADDRESS: LOT A, BLOCK 215,  
 DISTRICT LOT 545, GROUP 1, NWD  
 PLAN EPP119522

2416 WESTERN AVE.  
 NORTH VANCOUVER

**DRAWING TITLE**  
**FLOOR PLAN - LEVEL 2**

Date	2023 OCT 08	Project number	2316
Scale	1/8" = 1'-0"	<b>RZ203</b>	
Drawn by	CK		
Approved by	CK		





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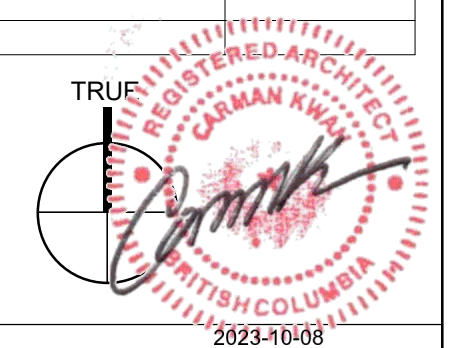
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**REVISIONS**

No.	Description	Date
4	ISSUED FOR CLIENT REVIEW#3	2023 JUNE 19
5	ISSUED FOR CNV PRELIM REVIEW#2	2023 JUNE 26
7	ISSUED FOR REZONING	2023 OCT 08



**PROJECT:**  
LEGAL ADDRESS: LOT A, BLOCK 215,  
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2416 WESTERN AVE.  
NORTH VANCOUVER

**DRAWING TITLE**

**FLOOR PLAN -  
LEVEL 3**

Date	2023 OCT 08	Project number	2316
Scale	1/8" = 1'-0"	<b>RZ204</b>	
Drawn by	CK		
Approved by	CK		



**1 FLOOR PLAN - LEVEL 3**  
1/8" = 1'-0"

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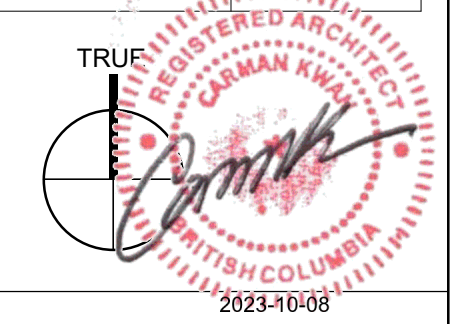
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**REVISIONS**

No.	Description	Date
2	ISSUED FOR CLIENT REVIEW#2	2023 MAY 08
3	ISSUED FOR CNV PRELIM REVIEW#1	2023 MAY 26
4	ISSUED FOR CLIENT REVIEW#3	2023 JUNE 19
5	ISSUED FOR CNV PRELIM REVIEW#2	2023 JUNE 26
7	ISSUED FOR REZONING	2023 OCT 08

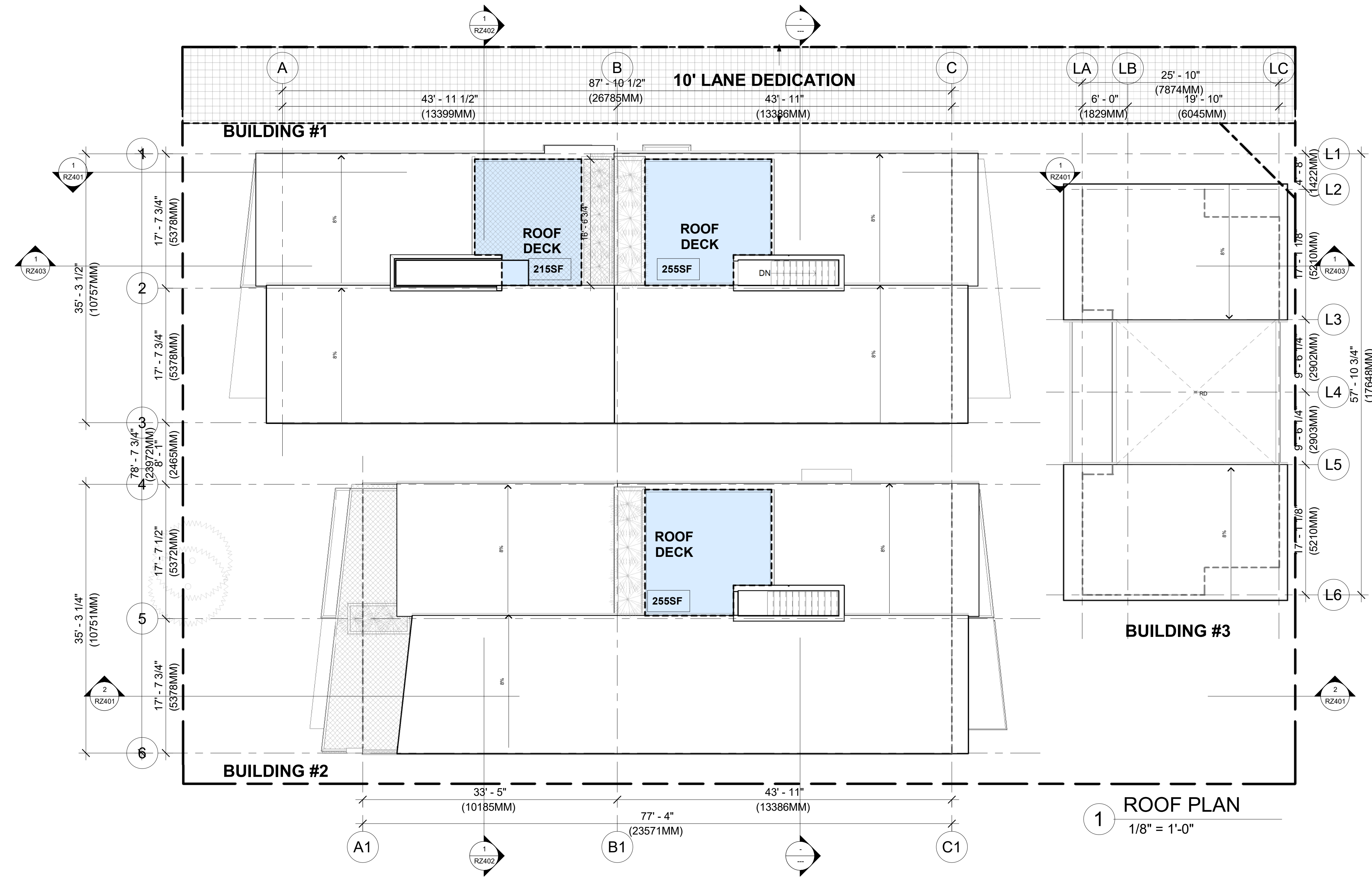


**PROJECT:**  
LEGAL ADDRESS: LOT A, BLOCK 215,  
DISTRICT LOT 545, GROUP 1, NWD  
PLAN EPP119522

2416 WESTERN AVE,  
NORTH VANCOUVER

**DRAWING TITLE**  
ROOF PLAN

Date	2023 OCT 08	Project number	2316
Scale	1/8" = 1'-0"	<b>RZ205</b>	
Drawn by	CK		
Approved by	CK		



**1 ROOF PLAN**  
1/8" = 1'-0"





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REVISIONS		
No.	Description	Date
3	ISSUED FOR CNV PRELIM REVIEW#1	2023 MAY 26
5	ISSUED FOR CNV PRELIM REVIEW#2	2023 JUNE 26
7	ISSUED FOR REZONING	2023 OCT 08



**PROJECT:**  
LEGAL ADDRESS: LOT A, BLOCK 215,  
DISTRICT LOT 545, GROUP 1, NWD  
PLAN EPP119522

2416 WESTERN AVE,  
NORTH VANCOUVER

**DRAWING TITLE**  
**ELEVATIONS -  
BLDGS #1/2 WEST**

Date	Project number
2023 OCT 08	2316
Scale	RZ301
As indicated	
Drawn by	SB
Approved by	
CK	



**1-4 WEST (FRONT) ELEVATION**  
1/4" = 1'-0"



MATERIALS LIST	
#	DESCRIPTION
1A	NON-COMBUSTIBLE COMPOSITE PANEL C/W PREFIN METAL REVEALS/ TRANSITIONS (PAINT COLOUR: BM DISTANT GREY)
1B	NON-COMBUSTIBLE COMPOSITE PANEL C/W PREFIN METAL REVEALS/ TRANSITIONS (PAINT COLOUR: BM METROPOLITAN)
2A	NON-COMBUSTIBLE PLANK SIDING (PAINT COLOUR: BM DISTANT GREY)
2C	NON-COMBUSTIBLE PLANK SIDING (PAINT COLOUR: BM BERMUDA BLUE)
3	STANDING SEAM MTL CLADDING ON RAINSCREEN (PAINT COLOUR: CASCADIA IRON ORE)
4	1" REVEAL TRANSITION (PTD TO MATCH CLADDING)
5	STANDING SEAM METAL ROOF (PAINT COLOUR: CASCADIA IRON ORE)
6	PREFINISHED MTL FLASHING OVER NON-COMBUSTIBLE COMPOSITE PANEL CLADDING
7	VINYL FRAMED GLAZED WINDOWS (FRAME COLOUR: BLACK)
9	ENTRY DOOR W/GLAZED LITES (PAINT COLOUR: BM LIGHTNING BUG)
10	CAST IN PLACE CONCRETE STAIR
11	POWDERCOATED ALUM STANCHIONS C/W 1/2" TEMPERED GLAZED GUARDS C/W POWDERCOATED ALUM OR SS 'U' CHANNEL @ TOP OF GLAZING PANEL
12	STACKING GLAZED DOOR SYSTEM
16	CAST IN PLACE CONCRETE PLANTER
17	PREFIN MTL CAP FLASHING TO MATCH CLADDING COLOUR
18	PREFAB METAL PLANTER

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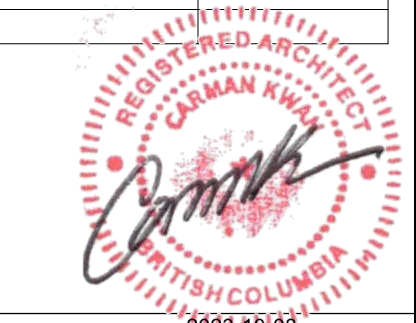
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**REVISIONS**

No.	Description	Date
3	ISSUED FOR CNV PRELIM REVIEW#1	2023 MAY 26
5	ISSUED FOR CNV PRELIM REVIEW#2	2023 JUNE 26
7	ISSUED FOR REZONING	2023 OCT 08

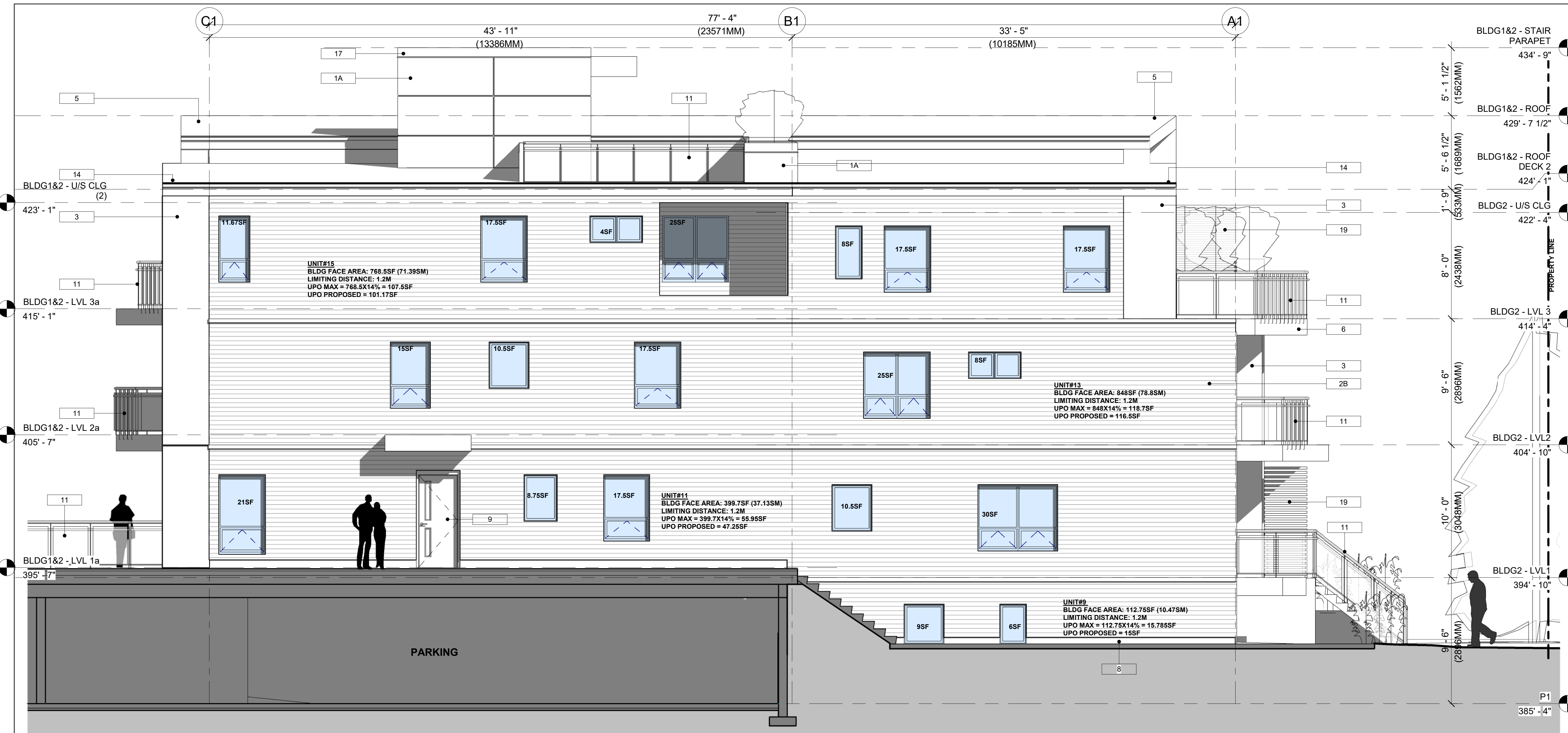


**PROJECT:**  
LEGAL ADDRESS: LOT A, BLOCK 215,  
DISTRICT LOT 545, GROUP 1, NWD  
PLAN EPP119522

2416 WESTERN AVE.  
NORTH VANCOUVER

**DRAWING TITLE**  
**ELEVATION -  
BLDG#2 NORTH**

Date	2023 OCT 08	Project number	2316
Scale	1/4" = 1'-0"	<b>RZ305</b>	
Drawn by	CK/SB		
Approved by	CK		



1-4 NORTH ELEVATION BLDG#2  
1/4" = 1'-0"

**MATERIALS LIST**

#	DESCRIPTION
1A	NON-COMBUSTIBLE COMPOSITE PANEL C/W PREFIN METAL REVEALS/ TRANSITIONS (PAINT COLOUR: BM DISTANT GREY)
2B	NON-COMBUSTIBLE PLANK SIDING (PAINT COLOUR: BM METROPOLITAN)
3	STANDING SEAM MTL CLADDING ON RAINSCREEN (PAINT COLOUR: CASCADIA IRON ORE)
5	STANDING SEAM METAL ROOF (PAINT COLOUR: CASCADIA IRON ORE)
6	PREFINISHED MTL FLASHING OVER NON-COMBUSTIBLE COMPOSITE PANEL CLADDING
8	CAST IN PLACE CONCRETE FOUNDATION
9	ENTRY DOOR W/GLAZED LITES (PAINT COLOUR: BM LIGHTNING BUG)
11	POWDERCOATED ALUM STANCHIONS C/W 1/2" TEMPERED GLAZED GUARDS C/W POWDERCOATED ALUM OR SS 'U' CHANNEL @ TOP OF GLAZING PANEL
14	PREFINISHED ALUMINUM GUTTER
17	PREFIN MTL CAP FLASHING TO MATCH CLADDING COLOUR
19	POWDERCOATED ALUM PRIVACY SCREEN

2023-10-08 11:48:10 PM





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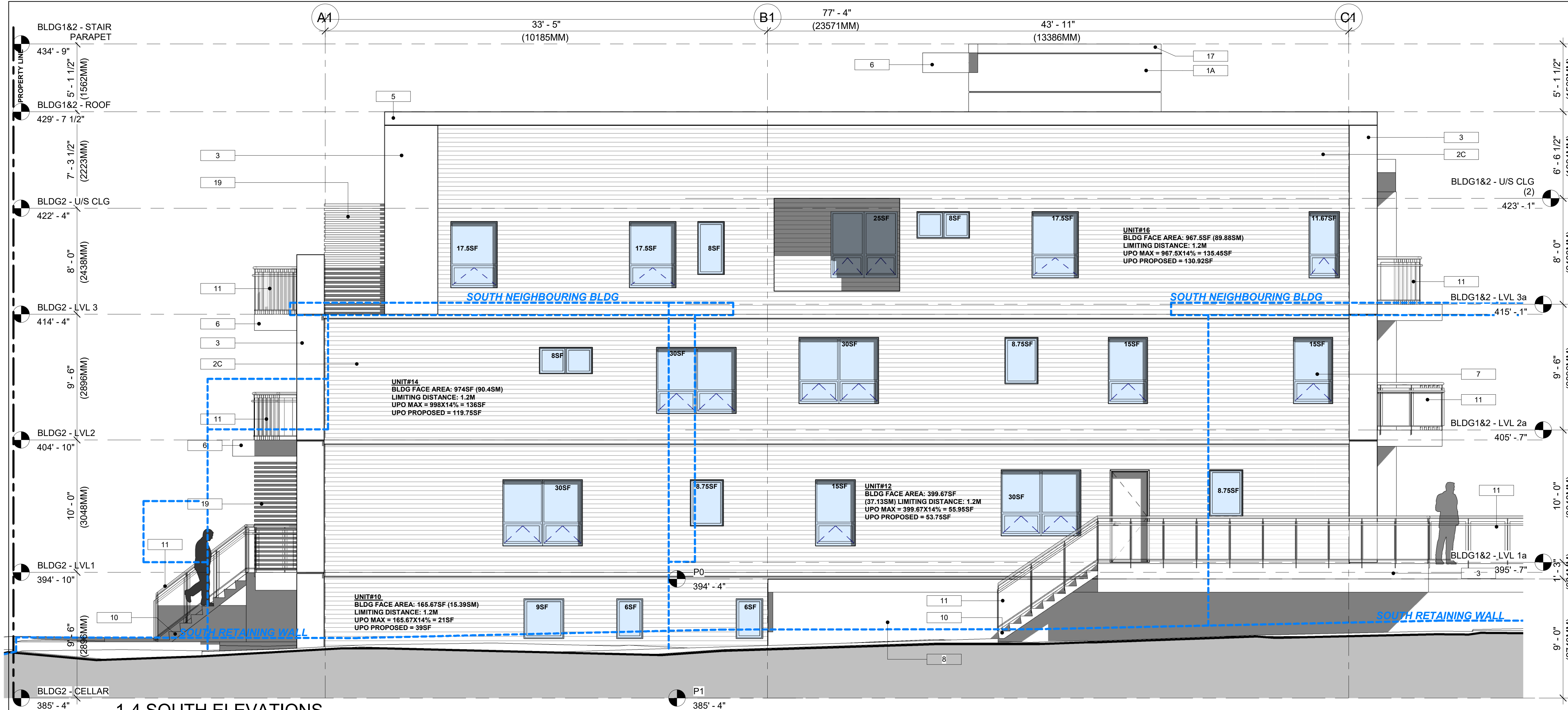


**PROJECT:**  
LEGAL ADDRESS: LOT A, BLOCK 215,  
DISTRICT LOT 545, GROUP 1, NWD  
PLAN EPP119522

2416 WESTERN AVE.  
NORTH VANCOUVER

**DRAWING TITLE**  
**ELEVATION -  
BLDG#2 SOUTH**

Date	2023 OCT 08	Project number	2316
Scale	1/4" = 1'-0"	RZ306	
Drawn by	CK		
Approved by	CK		



1-4 SOUTH ELEVATIONS  
BLDG#2  
1/4" = 1'-0"



MATERIALS LIST	
#	DESCRIPTION
1A	NON-COMBUSTIBLE COMPOSITE PANEL C/W PREFIN METAL REVEALS/ TRANSITIONS (PAINT COLOUR: BM DISTANT GREY)
2C	NON-COMBUSTIBLE PLANK SIDING (PAINT COLOUR: BM BERMUDA BLUE)
3	STANDING SEAM MTL CLADDING ON RAINSCREEN (PAINT COLOUR: CASCADIA IRON ORE)
5	STANDING SEAM METAL ROOF (PAINT COLOUR: CASCADIA IRON ORE)
6	PREFINISHED MTL FLASHING OVER NON-COMBUSTIBLE COMPOSITE PANEL CLADDING
7	VINYL FRAMED GLAZED WINDOWS (FRAME COLOUR: BLACK)
8	CAST IN PLACE CONCRETE FOUNDATION
10	CAST IN PLACE CONCRETE STAIR
11	POWDERCOATED ALUM STANCHIONS C/W 1/2" TEMPERED GLAZED GUARDS C/W POWDERCOATED ALUM OR SS 'U' CHANNEL @ TOP OF GLAZING PANEL
17	PREFIN MTL CAP FLASHING TO MATCH CLADDING COLOUR
19	POWDERCOATED ALUM PRIVACY SCREEN



































