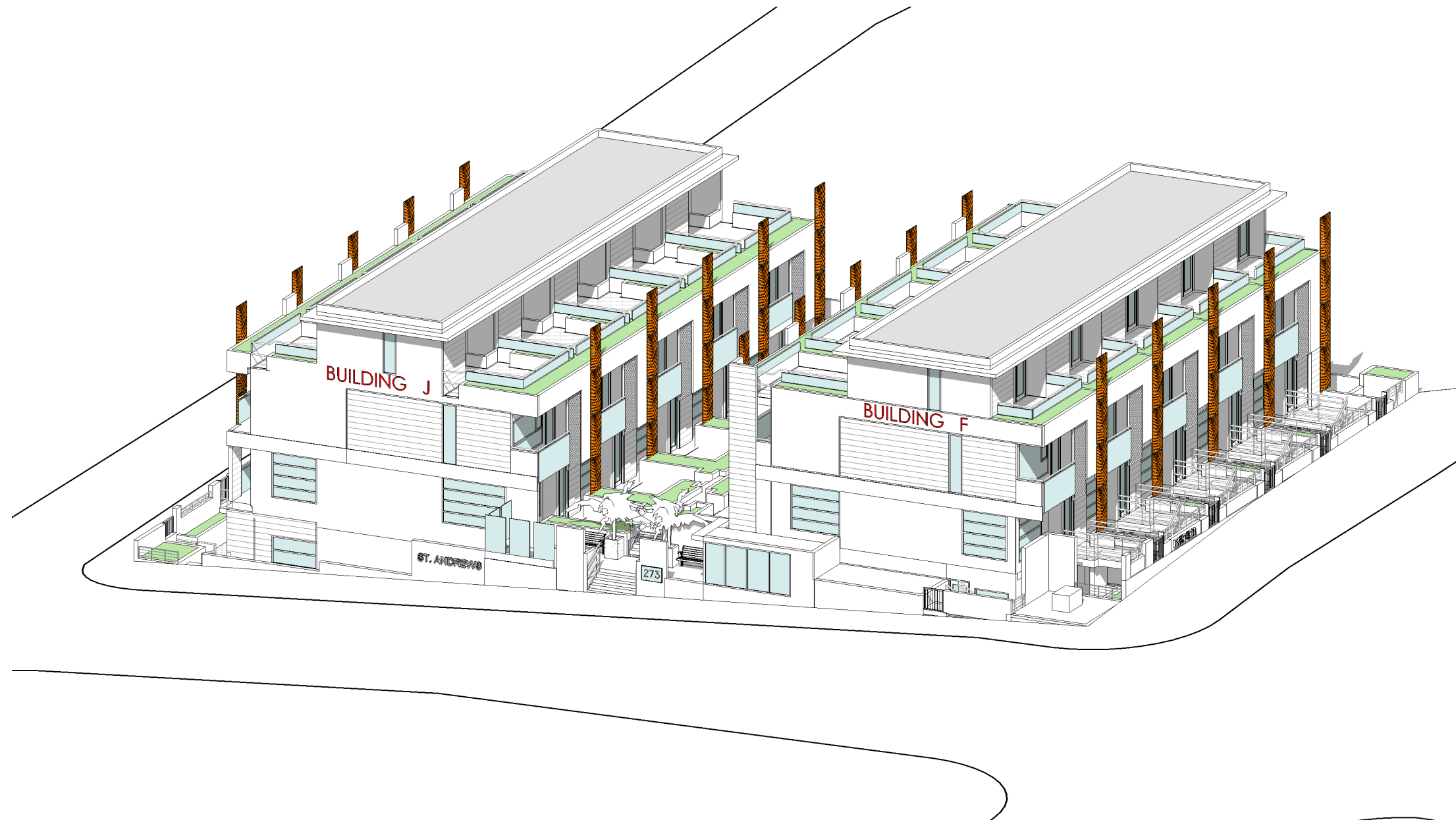


REZONING

273&279 EAST 6th STREET, NORTH VANCOUVER, BC

FOR: *Dr. Farshid Shahbazi*



ARCHITECT H A S S A N M O A Y E R I
 A R C H I T E C T
 M . A R C H M . A . E N G M . A I B C M . R A I C A I A
 670 MONTROYAL BLVD. NORTH VANCOUVER, B.C. CANADA V7R 2G3 TEL: 604-985-2472 hassanmoayeriarchitect@shaw.ca
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Client:
Dr. Farshid Shahbazi

Project Address:
 273&279 EAST 6th STREET,
 NORTH VANCOUVER, BC

Sheet name:
 COVER

| Revision Schedule | | |
|-------------------|------------|------------------------------|
| Rev # | Date | Description |
| 1 | 2019-03-15 | PRE-CONSULTATION APPLICATION |
| 2 | 2020-08-15 | REZONING |

Project No. 19-48
 1/2 Scale: 111X17 24X36
A000

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 Contact: Ayda Sahaf

Land Surveyor
**Hobbs, Winter & MacDonald
 B.C. Land Surveyors**
 113-828 Harbourside Drive,
 North Vancouver, BC, V7P 3R9
 Tel: 604-986-1371, Fax: 604-986-5204
 Email: admin@hwmsurveyors.com
 Contact: Cam MacDonald

| ARCHITECTURAL DRAWING LIST | |
|----------------------------|---------------------------------------|
| A000 | COVER |
| A001 | PROJECT TEAM & DRAWING LIST |
| A002 | PROJECT DATA |
| A003 | SCHEMATIC SECTION |
| A004 | DESIGN RATIONALE |
| A005 | DESIGN RATIONALE |
| A006 | CONTEXT PLAN & SITE PHOTOS |
| A007 | CONTEXT 3D |
| A008 | OFFICIAL COMMUNITY PLAN(OCP) |
| A009 | AREA PLAN & CALCULATIONS |
| A010 | SHADOW STUDY |
| A011 | SURVEY |
| A012 | 3D VIEWS |
| A100 | SITE PLAN |
| A201 | PARKING PLAN |
| A202 | 1ST FLOOR PLAN |
| A203 | 2ND FLOOR PLAN |
| A204 | 3RD FLOOR PLAN |
| A205 | ROOF PLAN |
| A301 | NORTH ELEVATION EAST 6TH (BLDG F) |
| A301-HD | NORTH ELEVATION |
| A301A | NORTH ELEVATION COURT YARD (BLDG J) |
| A302 | SOUTH ELEVATION LANE (BLDG J) |
| A302-HD | SOUTH ELEVATION |
| A302A | SOUTH ELEVATION COURT YARD (BLDG F) |
| A303 | EAST ELEVATION ST. ANDREWS (BLDG F&J) |
| A303-HD | EAST ELEVATION |
| A304-HD | WEST ELEVATION |
| A401 | SECTION A-A |
| A501 | UNIT PLANS (BLDG F) |
| A502 | UNIT PLANS (BLDG J) |

31

PROJECT DATA

BUILDING HEIGHTS

UPPER BUILDING F:

| | | |
|--------------------------|----------|---------|
| BASEMENT (LOCKOFF UNITS) | - 1.80 m | 63.90 m |
| AVERAGE BUILDING GRADE | | 65.70 m |
| FIRST FLOOR | + 1.20 m | 66.90 m |
| SECOND FLOOR | + 3.00 m | 69.90 m |
| 3RD FLOOR | + 2.80 m | 72.70 m |
| 3RD CEILING | + 2.50 m | 75.20 m |
| ROOF | + 0.40 m | 75.60 m |
| PARAPET | + 0.30 m | 75.90 m |
| TOTAL HEIGHT | 10.20 m | |

LOWER BUILDING J:

| | | |
|--------------------------|----------|---------|
| BASEMENT (LOCKOFF UNITS) | - 1.75 m | 62.00 m |
| AVERAGE BUILDING GRADE | | 63.75 m |
| FIRST FLOOR | + 1.22 m | 64.97 m |
| SECOND FLOOR | + 3.00 m | 67.97 m |
| 3RD FLOOR | + 2.80 m | 70.77 m |
| 3RD CEILING | + 2.50 m | 73.27 m |
| ROOF | + 0.40 m | 73.67 m |
| PARAPET | + 0.30 m | 73.97 m |
| TOTAL HEIGHT | 10.20 m | |

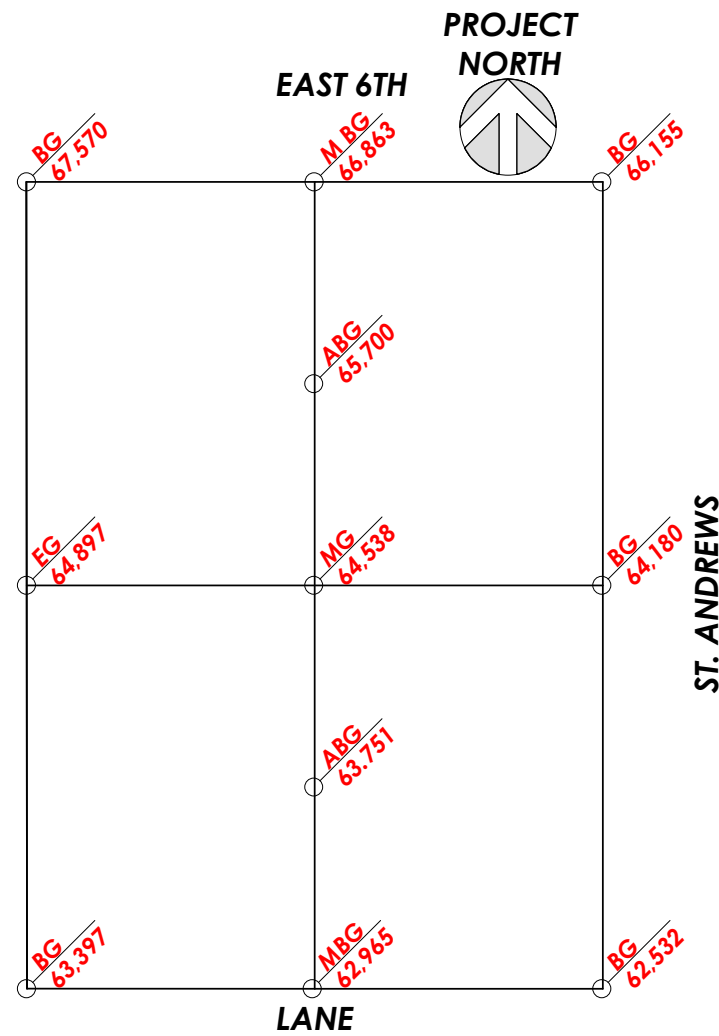
CALCULATION OF AVERAGE BUILDING GRADES

UPPER BUILDING F:

| | |
|------------------------|----------------------------------|
| NORTH LEFT GRADE | 67.570 m |
| NORTH RIGHT GRADE | 66.155 m |
| MEAN GRADE | 66.863 m |
| CENTER LEFT GRADE | 64.897 m |
| CENTER RIGHT GRADE | 64.180 m |
| MEAN GRADE | 64.538 m |
| AVERAGE BUILDING GRADE | $66.863 + 64.538 / 2 = 65,700$ m |

LOWER BUILDING J:

| | |
|------------------------|----------------------------------|
| CENTER LEFT GRADE | 64.897 m |
| CENTER RIGHT GRADE | 64.180 m |
| MEAN GRADE | 64.538 m |
| SOUTH LEFT GRADE | 63.397 m |
| SOUTH RIGHT GRADE | 62.532 m |
| MEAN GRADE | 62.965 m |
| AVERAGE BUILDING GRADE | $64.538 + 62.965 / 2 = 63,751$ m |



KEY:
 BG BUILDING GRADE
 EG EXISTING GRADE
 ABG AVERAGE BUILDING GRADE
 MBG MEAN BUILDING GRADE

AREA CALCULATIONS SM.

| | BUILDING F | | | | | | | | | | BUILDING J | | | | | | | | | | TOTAL |
|---------------------|---------------|--------|---------------|--------|---------------|--------|---------------|--------|---------------|--------|---------------|--------|---------------|--------|---------------|--------|---------------|--------|---------------|--------|-------------------------|
| | TH 01 | | TH 02 | | TH 03 | | TH 04 | | TH 05 | | TH 06 | | TH 07 | | TH 08 | | TH 09 | | TH 10 | | |
| | CALCULATED | EXEMPT | CALCULATED | EXEMPT | CALCULATED | EXEMPT | CALCULATED | EXEMPT | CALCULATED | EXEMPT | CALCULATED | EXEMPT | CALCULATED | EXEMPT | CALCULATED | EXEMPT | CALCULATED | EXEMPT | CALCULATED | EXEMPT | |
| BASEMENT | - | 42.85 | - | 42.58 | - | 42.58 | - | 42.46 | - | 40.04 | - | 49.37 | - | 42.60 | - | 42.42 | - | 43.67 | - | - | 388.57 |
| FIRST | 61.26 | - | 60.68 | - | 60.68 | - | 60.68 | - | 61.26 | - | 61.26 | - | 60.68 | - | 60.68 | - | 60.68 | - | 61.26 | - | 609.12 |
| SECOND | 56.55 | - | 56.01 | - | 56.01 | - | 56.01 | - | 56.55 | - | 56.55 | - | 56.01 | - | 56.01 | - | 56.01 | - | 56.55 | - | 562.26 |
| THIRD | 26.67 | - | 26.50 | - | 26.50 | - | 26.50 | - | 26.67 | - | 23.98 | - | 23.73 | - | 23.73 | - | 23.73 | - | 23.87 | - | 251.88 |
| TOTAL FSR | 144.48 | - | 143.19 | - | 143.19 | - | 143.19 | - | 144.48 | - | 141.79 | - | 140.42 | - | 140.42 | - | 140.42 | - | 141.68 | - | 1,423.26 |
| TOTAL EXEMPT | - | 42.85 | - | 42.58 | - | 42.58 | - | 42.46 | - | 40.04 | - | 49.37 | - | 42.60 | - | 42.42 | - | 43.67 | - | - | 388.57 |
| GROSS | 187.33 | | 185.77 | | 185.77 | | 185.65 | | 184.52 | | 191.16 | | 183.02 | | 182.84 | | 184.09 | | 141.68 | | 1,811.83 m ² |

NOTE: EXTERIOR WALL AND ROOF THICKNESS AS PER ENVELOPE, ENERGY AND RAIN SCREEN ENHANCEMENTS ARE NOT YET CALCULATED FOR AREA BONUS AND THE SET BACK BONUS.

SETBACKS

| | ALLOWED | PROPOSED |
|---------------|---------|---------------|
| FRONT (SOUTH) | 3.00 m | 3.00 m |
| REAR (NORTH) | 1.59 m | 1.60 m |
| SIDE (EAST) | 2.40 m | 2.40 m |
| FRONT (WEST) | 2.40 m | 2.40 m |

NUMBER OF UNITS

| | |
|----------|---------------|
| ALLOWED | 10+10 LOCKUPS |
| PROPOSED | 10+9 LOCKUPS |

PARKING

| | |
|----------|------------------------|
| ALLOWED | 1 PER UNIT + 1 VISITOR |
| PROPOSED | 11 SECURED GARAGES |

AVERAGE GRADE

| | |
|--|-----------------|
| UPPER BUILDING F | |
| HIGHEST FINISH GRADE WITHIN 10'-0" OF BUILDING | 66.863 m |
| LOWEST FINISH GRADE AT THE BUILDING | 64,538 m |
| $(66.863 + 64.538) / 2 = 65.700$ m | |
| LOWER BUILDING J | |
| HIGHEST FINISH GRADE WITHIN 10'-0" OF BUILDING | 64.538 m |
| LOWEST FINISH GRADE AT THE BUILDING | 62,965 m |
| $(64.538 + 62.965) / 2 = 63.751$ m | |

LEGAL DESCRIPTION

LOT 16, BLOCK 18
 DISTRICT LOT 274,
 PLAN 878 AND STRATA PLAN VR 1190
 P.I.D 015-070-310 (LOT 16)
 006-378-862 (STRATA 1)
 006-378-897 (STRATA 2)

CIVIC ADDRESS

273,275,279 EAST 6TH STREET,
 NORTH VANCOUVER, B.C.

ZONING

RG-3 GROUND ORIENTED RESIDENTIAL 3
 PROPOSED 10 TOWNHOMES WITH LOCK UP UNITS

LOT DIMENSIONS

100'-0" X 140'-0"
 34.48 m X 42.67 m

LOT AREA

13,971.02 SQ.FT. = 1,297.95 m²

NUMBER OF STOREYS

BUILDING F 3+ BASEMENT
 BUILDING J 3+ BASEMENT

FSR

ALLOWED 1.00 = 1,297.95 m²
 BONUS (LOCKOFF UNIT) 14.03X9 = 126.27 m²
 BONUS (ACCESSIBLE UNIT) 1.86 m²

TOTAL ALLOWED 1,426.08 m²
 PROPOSED 1,423.26 m²
 UNUSED FSR 2.82 m²(30.35 SF)

LOT COVERAGE

ALLOWED 60% = 778.77 m²
 PROPOSED 47% = 610.04 m²

ALL SITE DIMENSIONS, NATURAL AND EXISTING ELEVATIONS AND GRADES ARE REFERENCED TO SURVEY

PLAN PREPARED BY :
 HOBBS, WINTER & MacDONALD,
 B.C. LAND SURVEYORS.

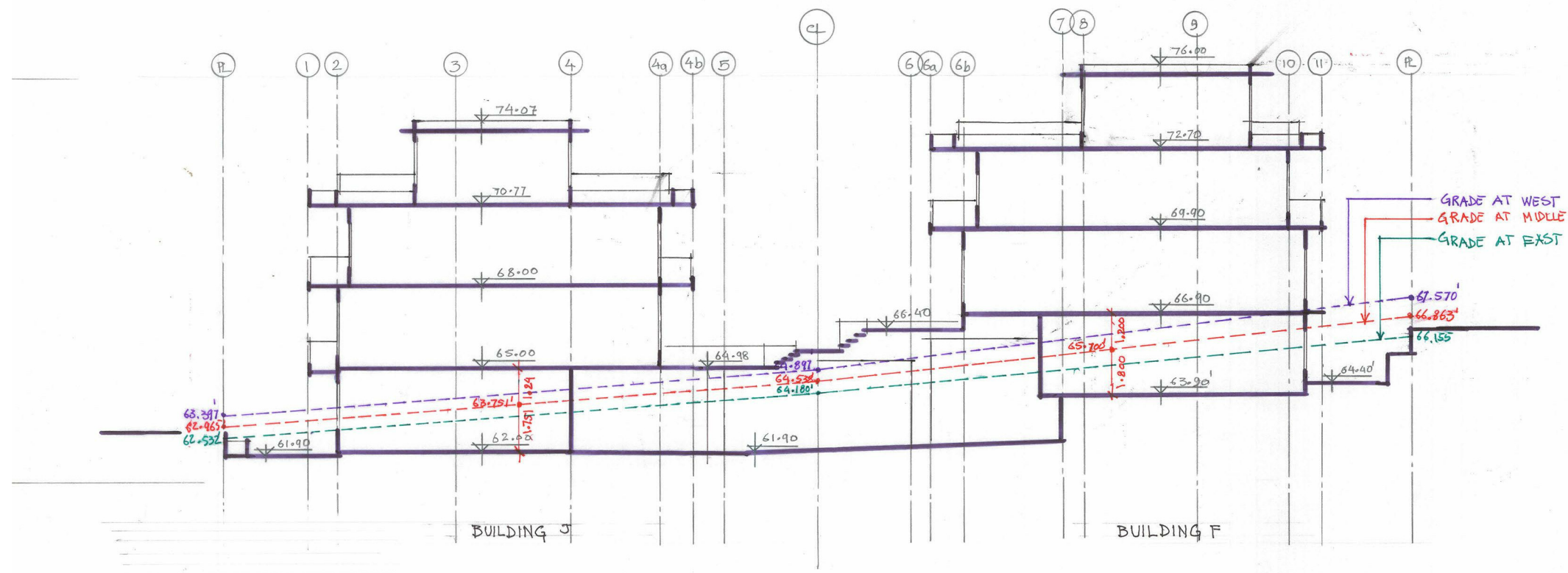
ARCHITECT HASAN MOAYERI ARCHITECT

M.A.R.C.H M.A.E.N.G M.A.I.B.C M.R.A.I.C A.I.A

670 MONTROYAL BLVD. NORTH VANCOUVER, B.C. CANADA V7R 2G3 TEL: 604-985-2472 hassanmoayeriarchitect@shaw.ca

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| Client: Dr. Farshid Shahbazi | Project Address: 273&279 EAST 6th STREET, NORTH VANCOUVER, BC | Sheet name: PROJECT DATA | <table border="1"> <tr> <th colspan="3">Revision Schedule</th> </tr> <tr> <th>Rev #</th> <th>Date</th> <th>Description</th> </tr> <tr> <td>2</td> <td>2020-08-15</td> <td>REZONING</td> </tr> </table> | Revision Schedule | | | Rev # | Date | Description | 2 | 2020-08-15 | REZONING | Project No. 19-48 1/2 Scale: As indicated 11X17 24X36 <h1>A002</h1> |
|--|---|------------------------------------|--|-------------------|--|--|-------|------|-------------|---|------------|----------|--|
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SITE:

The area of this site is 14,000 sq.ft = 1,300 sm, with the dimensions of 100X140 ft. It is located at 273-279 East 6th street at the south west corner of St. Andrews, just two blocks to the East of Lonsdale Avenue. This site is currently is occupied by an old 2 story single family house, and a residential duplex. On the West it neighbors a newer duplex, and then a complex of 2 story Town homes. On the North side of the East 6th, a hugh cluster of more than 25 four story Town House units, and on the South and other side of the Lane are another cluster of 8 Town Houses and a newer duplex. The East and other side of the St. Andrews, still remains to be developed. As we notice this area has already seen the developments of Town Houses, and is zoned for such developments.

There are not much of the greeneries left in the property, and what is there, is neglected for the past few years. There is one big conifer tree in the middle of the property, that unfortunately can not be saved. There is a very nice and healthy Japanese red maple tree at the corner of East 6th and St. Andrews that will be saved. Our aim is to enhance this site as much as possible with new and healthy trees and vegetation, and also allow the residents to grow their own vegetables.

CITY OF NORTH VANCOUVER

The recent boom of residential construction and development, especially the production of very high-end and luxury buildings, has resulted in the most expensive and unaffordable market of residential, both for buyers and most renters. The small and reasonably priced buildings are being torn down and replaced with expensive condos for the most part, which is catering to the buyers with deep pockets, and leaving the locals empty handed or homeless.

North Vancouver has identified the problem, and the City's 2014 OCP proposes the primary land use in this zone and the site to share the same residential medium density) Town houses with lock off units to ease the both market housing and the rental market.

PROPOSAL:

The proposal is for 10 market Town House units with lock off units, with an underground parkings accessed from the rear lane. We have proposed extensive outdoor amenities with court yards, Landscape decks and balconies. In fact each Town house enjoys the outdoor area indifferent heights as large as the foot print of the unit itself. Except the Town house unit located on the top of the parking ramp, all other units have the opportunity to have their own lock off units. Due to slope of the property, and set back, all units are above grade, and the lock off units are below grade. This makes great difficulties to provide a flat walking passage to the front doors, and to make the units accessible. However we have been able to provide one accessible lock off unit for the people with physical disabilities. All units come with their own individual access from the parking. We have also provided two bicycle storage, and plenty of storage area for each unit at the parking level. The size of the units are modest and fugal, and all are the same size suitable for families with children, and even extended families. Each unit comes with a small lock off unit. There are very preclose areas suitable for elderly in-laws, grown up children, and simply rent as mortgage helper.

ARCHITECTURE:

The buildings are oriented towards the main streets. The architectural design is modern and simple, yet complex in employing today's demand on all construction, mechanical, environmental and sustainability, as well as zoning and code requirements.

The main exposure are towards West 6th, St. Andrews and back lane. In fact, all faces are considered a main, and no façade is neglected or considered secondary. All facades carry the same material, color and design, and design such that it works and hugs the buildings. The bands, panes, colors make simple puzzle-like pattern that makes you curious and concerned to investigate the shapes and the spaces.

Cladding is EIFS, with panels of cedar and metal screens. All are very low maintenance and easy to clean and repair. These are the choice of materials for new and modern low-rise buildings with their great capacity as rain screen cladding. Most cladding material such as the cedar siding, metal panels, and rigid insulation are recyclable and reusable.

We have specified the wood framing for the building, which contributes to the environment by using the entrapped carbon in the woods, and also makes the building a much lighter structure better seismic properties. It too is reusable and recyclable.

SUSTAINABILTY:

Sustainability is an integral and important part of our proposal for this project. Through a number of interventions, we have employed green building practices throughout our design process. Strategies include low volume fixtures in units, low volume/high efficiency drip system for irrigation and the most efficient mechanical, plumbing and electrical systems. In addition, the following green initiatives and sustainability features are included.

- Increased density near existing amenities and transit encouraging walkability and maximizing use of existing infrastructure.
- Increase landscaping & trees, including vegetation and greenery in the front and sides of the building, and replacement of the rear asphalted surface with a roof garden on top of the parking structure.
- Building energy use- Increases performance of the envelope and reduction of the systems energy relying on gas and electricity, as well as using LEC (Lonsdale Energy Corporation) district energy which in the future is striving to be a zero emission energy source.
- Building materials – using more recycled content reduces greenhouse gas emissions in production and is more energy efficient.
- Waste Management – Construction and post construction recycling management will be implemented to divert waste from landfill.
- Light pollution- Placement of exterior lights and shading interior light source to reduce disturbance to neighbors.
- Light and air- All units benefit from private outdoor spaces and access to daylight.
- Indoor environment- Low emitting products used in interior spaces along with the hydraulic heating system, will greatly improve air quality.
- Storm water management – Use of light colored gravel and drain mat on the roof will noticeably slow and delay the flow of the rainwater into the storm system. Additional benefits include reducing heat gain and energy loss, regulating the microclimate, and increasing the longevity of the roofing material. The rooftop garden also contributes to better storm water management.

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ENVIRONMENT & LANDSCAPE:

Landscaping for this project has been designed to address the City of North Vancouver's Sustainable City Framework through the following features:

- Maximizing the area of soft landscaping to reduce the heat island effect and to create an environment that supports the health of the building's occupants and the surrounding neighborhood.
- Utilization of a high percentage of native plant materials to reflect the local natural environment encourage the local sourcing of nursery plants, reduce irrigation demand and create habitat that supports an appropriate urban ecology.
- Management of storm water run-off with growing medium volumes to reduce peak run-off to the city sewer system.
- Inclusion of high efficiency, low-volume irrigation system using drip-lines, soil-moisture sensing and efficient spray heads to serve predominantly native planting.
- Planting of drought resistant plants.

TRANSPORTATION:

The redevelopment of this site will increase density at the site, in a location near public transit, retail, and public amenities. The proposal provides for one parking spaces per unit to discourage driving and encourage more active modes of transportation such as walking, cycling, or taking public transit. The proposal is located in an area with a "Walk score" of 93, making it ideal for accessing everyday needs without the use of a car.

ECONOMIC SUSTAINABILITY:

The rate for affordable housing is as low as ever, and is the principal reason for politicians, planners and decision makers to encourage production of affordable housing to allow people to have the choice and the means to live centrally, and then they both contribute to and benefit from the local economy as well. New, Safe, healthy homes within transportation and commercial hubs, save residents in North Vancouver up to 45% more when all the costs are combined in the long run, compared to if they are forced to commuting out of the area to find somewhere that is both nice and affordable to live. The current stock of single family residential houses which are mostly constructed speedily and cheaply in the post-war era, could not fill the demand of the ever growing population in Vancouver's North Shore, and in particular the City of North Vancouver. This has led to a dependency on private transportation and people seeking accommodation further away from the communities and the economic core of the city.

SOCIAL SUSTAINABILITY:

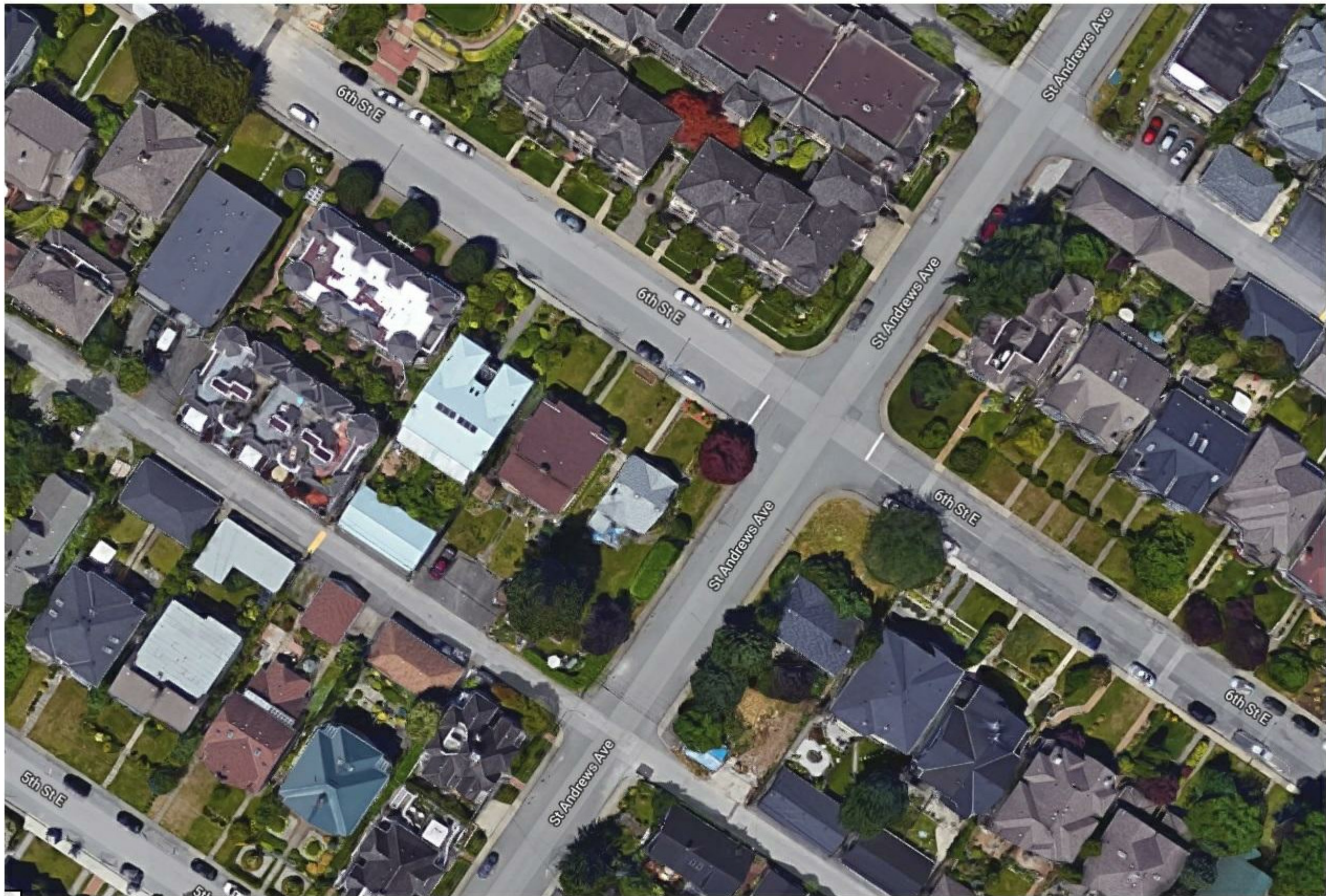
The Canada Mortgage and Housing Corporation, along with other housing agencies, recommend that people not spend more than 30% of their pre-tax income on housing, in order to not forego other life necessities, such as food, entertainment, and travelling, not to mention proper healthcare and social lives. These things are often cut back. Never mind people having savings. People can't manage to save for themselves, for their children, or for their retirement. 43% of households are paying more than 30% of their monthly income to cover the lease and gas and electricity, especially people under the age of 30 or over the age of 65, single parents, people with disabilities and immigrants, fortunately, in the last two decades, more than average incomes are reported. However, the bottom 50% of low income population are still struggling with the housing matters. The number of new construction is very minimal and each year over 15,000 new people are arriving from abroad and or from other parts of the country, and yet we have to house them in the same overcrowded old building. The demand for clean safe newer affordable housing is huge in North Vancouver, but the supply is struggling to keep up. The developers for this project are pleased to be one of the new pioneers to build new, comfortable, accessible buildings with ample of outdoors areas that are expected from a Modern building. They are also please to try to be a part of the solution to the old problems.

CRIME PREVENTION THROUGH DESIGN:

All units have a direct exposure to outside, and all of the units have double exposure on two directions. These direct exposures to all four sides of the building provide good local and neighborhood surveillance for this project and for surrounding buildings, and the public streets and lanes. Employing of light colors, reduction of dark corners, and increase of lighting is another aspect of better surveillance and awareness.

| ARCHITECT H A S S A N M O A Y E R I A R C H I T E C T M . A R C H M . A . E N G M . A I B C M . R A I C A I A 670 MONTROYAL BLVD. NORTH VANCOUVER, B.C. CANADA V7R 2G3 TEL: 604-985-2472 hassanmoayeriarchitect@shaw.ca <small>Copyright Reserved: This plan and design are, and at all times remain the exclusive property of the architect/designer and cannot be used or reproduced without written consent. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be informed of any variations from the dimensions and conditions shown on the drawing.</small> | Client: Dr. Farshid Shahbazi | Project Address: 273&279 EAST 6th STREET, NORTH VANCOUVER, BC | Sheet name: DESIGN RATIONALE | <table border="1"> <thead> <tr> <th colspan="3">Revision Schedule</th> </tr> <tr> <th>Rev #</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>2020-08-15</td> <td>REZONING</td> </tr> </tbody> </table> | Revision Schedule | | | Rev # | Date | Description | 2 | 2020-08-15 | REZONING | Project No. 19-48 1/2 Scale: 11X17 24X36 <h1>A005</h1> |
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ARCHITECT H A S S A N M O A Y E R I
 A R C H I T E C T
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Client:
Dr. Farhid Shahbazi

Project Address:
 273&279 EAST 6th STREET,
 NORTH VANCOUVER, BC

Sheet name:
 CONTEXT 3D

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Project No. 19-48
 1/2 Scale: 11X17 24X36
A007

Schedule A Land Use

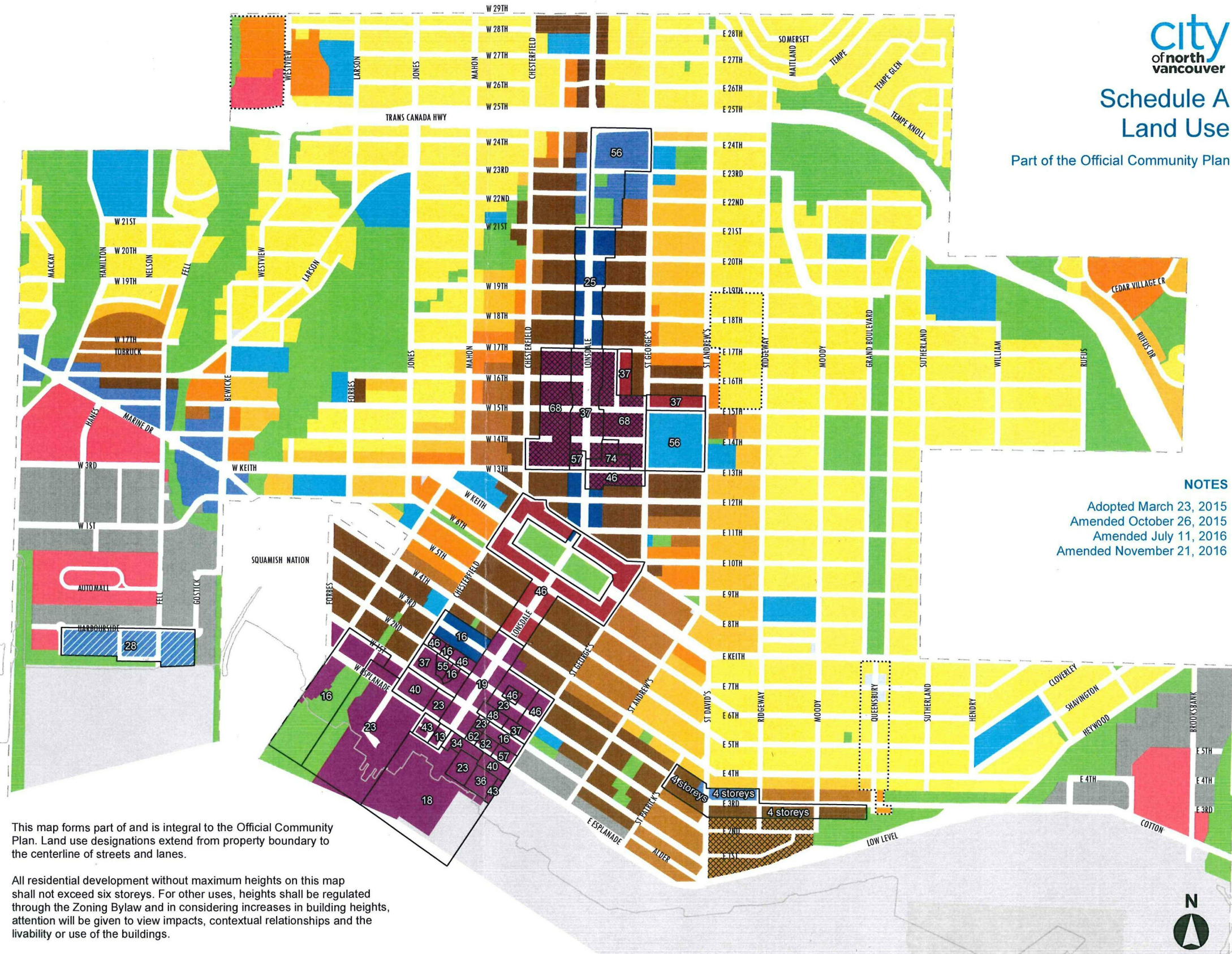
Part of the Official Community Plan

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

| Designation | 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 | |
| Residential Level 4A (Medium Density) | 1.0 | |
| 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 |
| Mixed Use Level 1 (Low Density) | 1.0 | |
| Mixed Use Level 2 (Medium Density) | 2.0 | up to 0.5 |
| Mixed Use Level 3 (Medium Density) | 2.3 | up to 0.5 |
| Mixed Use Level 4A (High Density) | 2.6 | up to 1.0 |
| Mixed Use Level 4B (High Density) | 3.0 | up to 1.0 |
| Harbourside Waterfront (Mixed Use) | 2.05 | up to 0.15 |
| Parks, Recreation & Open Space | | |
| School & Institutional | | |
| Commercial | | |
| Mixed Employment | | |
| Industrial | | |
| Maximum Building Heights in Metres | | |
| Special Study Area | | |
| City Boundary | | |

Example Height Equivalencies

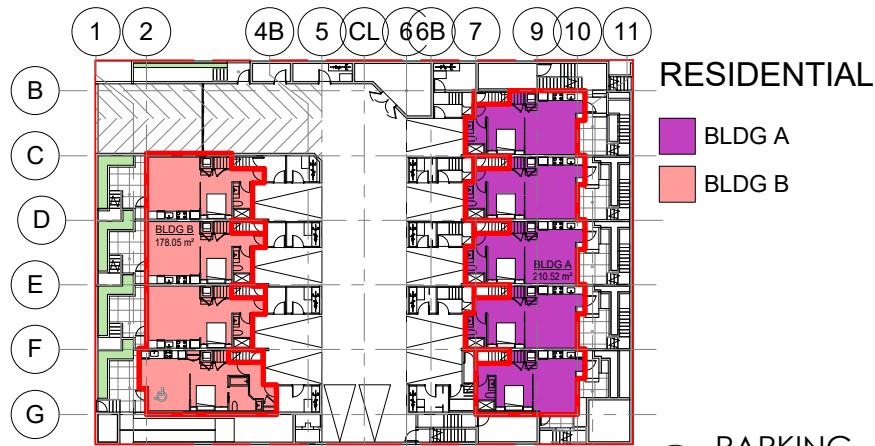
| Metres | Approx. Storeys |
|--------|-----------------|
| 12-13 | 4 |
| 18-19 | 6 |
| 23-25 | 8 |
| 37 | 12 |
| 46 | 15 |
| 55-56 | 18 |
| 68 | 22 |
| 74 | 24 |



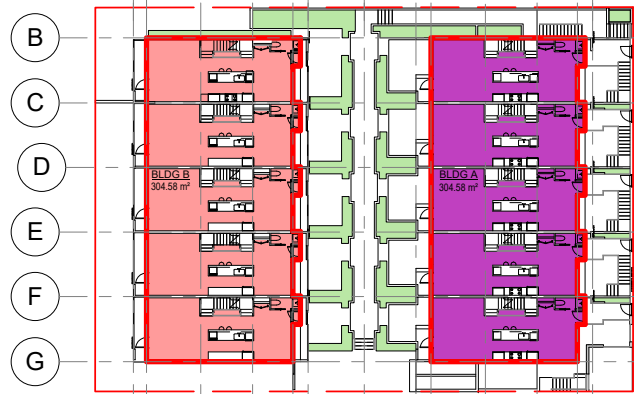
NOTES
Adopted March 23, 2015
Amended October 26, 2015
Amended July 11, 2016
Amended November 21, 2016

This map forms part of and is integral to the Official Community Plan. Land use designations extend from property boundary to the centerline of streets and lanes.

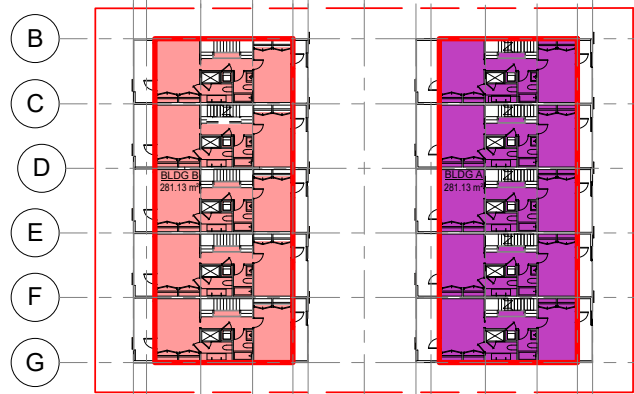
All residential development without maximum heights on this map shall not exceed six storeys. For other uses, heights shall be regulated through the Zoning Bylaw and in considering increases in building heights, attention will be given to view impacts, contextual relationships and the livability or use of the buildings.



1 PARKING
1:300



2 1ST FLOOR
1:300



3 2ND FLOOR
1:300



4 3RD FLOOR
1:300

| GROSS FLOOR AREAS BLDG A | | | |
|--------------------------|--------|--|-----------------------|
| PARKING-BLDG F | BLDG A | | 210.52 m ² |
| 1ST FLOOR-BLDG F | BLDG A | | 304.58 m ² |
| 2ND FLOOR-BLDG F | BLDG A | | 281.13 m ² |
| 3RD FLOOR-BLDG F | BLDG A | | 132.84 m ² |
| | | | 929.07 m ² |

| GROSS FLOOR AREAS BLDG B | | | |
|--------------------------|--------|--|-----------------------|
| PARKING-BLDG F | BLDG B | | 178.05 m ² |
| 1ST FLOOR-BLDG F | BLDG B | | 304.58 m ² |
| 2ND FLOOR-BLDG F | BLDG B | | 281.13 m ² |
| 3RD FLOOR-BLDG F | BLDG B | | 119.06 m ² |
| | | | 882.82 m ² |

| TOWNHOUSE TH 01 | | | |
|------------------|---------|-------|-----------------------|
| LEVEL | BEDROOM | NAME | AREA |
| 1ST FLOOR-BLDG F | 2 BED | TH 01 | 61.26 m ² |
| 2ND FLOOR-BLDG F | 2 BED | TH 01 | 56.55 m ² |
| 3RD FLOOR-BLDG F | 2 BED | TH 01 | 26.67 m ² |
| PARKING-BLDG F | 2 BED | TH 01 | 42.85 m ² |
| | | | 187.34 m ² |

| TOWNHOUSE TH 02 | | | |
|------------------|---------|-------|-----------------------|
| LEVEL | BEDROOM | NAME | AREA |
| 1ST FLOOR-BLDG F | 2 BED | TH 02 | 60.68 m ² |
| 2ND FLOOR-BLDG F | 2 BED | TH 02 | 56.01 m ² |
| 3RD FLOOR-BLDG F | 2 BED | TH 02 | 26.50 m ² |
| PARKING-BLDG F | 2 BED | TH 02 | 42.58 m ² |
| | | | 185.77 m ² |

| TOWNHOUSE TH 03 | | | |
|------------------|---------|-------|-----------------------|
| LEVEL | BEDROOM | NAME | AREA |
| 1ST FLOOR-BLDG F | 2 BED | TH 03 | 60.68 m ² |
| 2ND FLOOR-BLDG F | 2 BED | TH 03 | 56.01 m ² |
| 3RD FLOOR-BLDG F | 2 BED | TH 03 | 26.50 m ² |
| PARKING-BLDG F | 2 BED | TH 03 | 42.58 m ² |
| | | | 185.77 m ² |

| TOWNHOUSE TH 04 | | | |
|------------------|---------|-------|-----------------------|
| LEVEL | BEDROOM | NAME | AREA |
| 1ST FLOOR-BLDG F | 2 BED | TH 04 | 60.68 m ² |
| 2ND FLOOR-BLDG F | 2 BED | TH 04 | 56.01 m ² |
| 3RD FLOOR-BLDG F | 2 BED | TH 04 | 26.50 m ² |
| PARKING-BLDG F | 2 BED | TH 04 | 42.46 m ² |
| | | | 185.65 m ² |

| TOWNHOUSE TH 05 | | | |
|------------------|---------|-------|-----------------------|
| LEVEL | BEDROOM | NAME | AREA |
| 1ST FLOOR-BLDG F | 2 BED | TH 05 | 61.26 m ² |
| 2ND FLOOR-BLDG F | 2 BED | TH 05 | 56.55 m ² |
| 3RD FLOOR-BLDG F | 2 BED | TH 05 | 26.67 m ² |
| PARKING-BLDG F | 2 BED | TH 05 | 40.04 m ² |
| | | | 184.52 m ² |

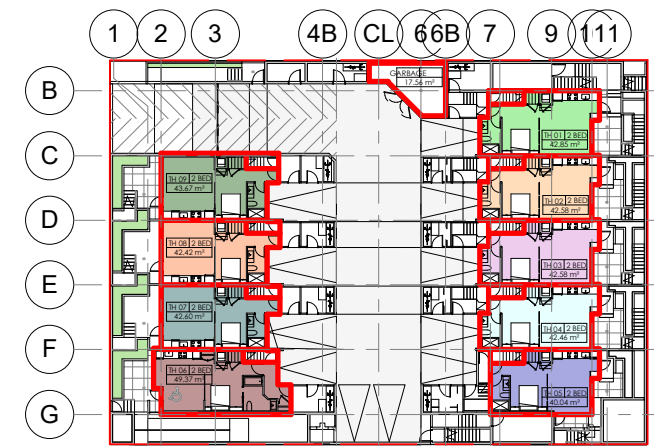
| TOWNHOUSE TH 06 | | | |
|------------------|---------|-------|-----------------------|
| LEVEL | BEDROOM | NAME | AREA |
| 1ST FLOOR-BLDG F | 2 BED | TH 06 | 61.26 m ² |
| 2ND FLOOR-BLDG F | 2 BED | TH 06 | 56.55 m ² |
| 3RD FLOOR-BLDG F | 2 BED | TH 06 | 23.98 m ² |
| PARKING-BLDG F | 2 BED | TH 06 | 49.37 m ² |
| | | | 191.17 m ² |

| TOWNHOUSE TH 07 | | | |
|------------------|---------|-------|-----------------------|
| LEVEL | BEDROOM | NAME | AREA |
| 1ST FLOOR-BLDG F | 2 BED | TH 07 | 60.68 m ² |
| 2ND FLOOR-BLDG F | 2 BED | TH 07 | 56.01 m ² |
| 3RD FLOOR-BLDG F | 2 BED | TH 07 | 23.73 m ² |
| PARKING-BLDG F | 2 BED | TH 07 | 42.60 m ² |
| | | | 183.02 m ² |

| TOWNHOUSE TH 08 | | | |
|------------------|---------|-------|-----------------------|
| LEVEL | BEDROOM | NAME | AREA |
| 1ST FLOOR-BLDG F | 2 BED | TH 08 | 60.68 m ² |
| 2ND FLOOR-BLDG F | 2 BED | TH 08 | 56.01 m ² |
| 3RD FLOOR-BLDG F | 2 BED | TH 08 | 23.73 m ² |
| PARKING-BLDG F | 2 BED | TH 08 | 42.42 m ² |
| | | | 182.85 m ² |

| TOWNHOUSE TH 09 | | | |
|------------------|---------|-------|-----------------------|
| LEVEL | BEDROOM | NAME | AREA |
| 1ST FLOOR-BLDG F | 2 BED | TH 09 | 60.68 m ² |
| 2ND FLOOR-BLDG F | 2 BED | TH 09 | 56.01 m ² |
| 3RD FLOOR-BLDG F | 2 BED | TH 09 | 23.73 m ² |
| PARKING-BLDG F | 2 BED | TH 09 | 43.67 m ² |
| | | | 184.09 m ² |

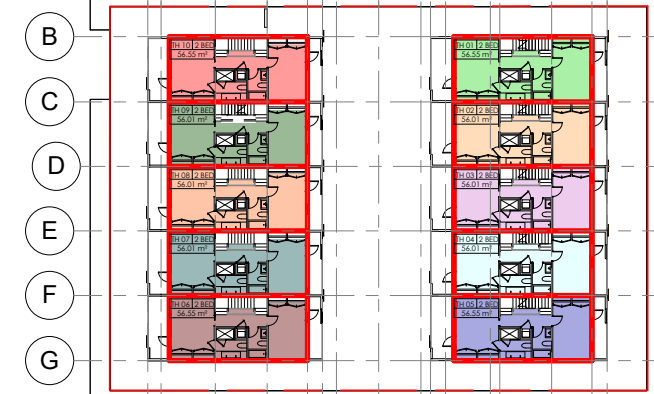
| TOWNHOUSE TH 10 | | | |
|------------------|---------|-------|-----------------------|
| LEVEL | BEDROOM | NAME | AREA |
| 1ST FLOOR-BLDG F | 2 BED | TH 10 | 61.26 m ² |
| 2ND FLOOR-BLDG F | 2 BED | TH 10 | 56.55 m ² |
| 3RD FLOOR-BLDG F | 2 BED | TH 10 | 23.87 m ² |
| | | | 141.69 m ² |



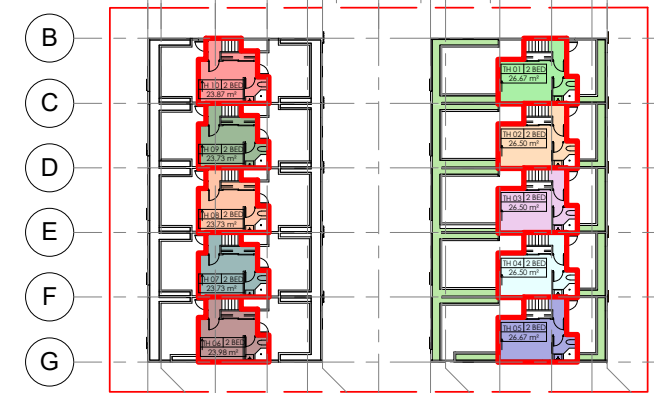
5 PARKING
1:300



6 1ST FLOOR
1:300



7 2ND FLOOR
1:300



8 3RD FLOOR
1:300

- RESIDENTIAL
- TH 01
 - TH 02
 - TH 03
 - TH 04
 - TH 05
 - TH 06
 - TH 07
 - TH 08
 - TH 09
 - TH 10



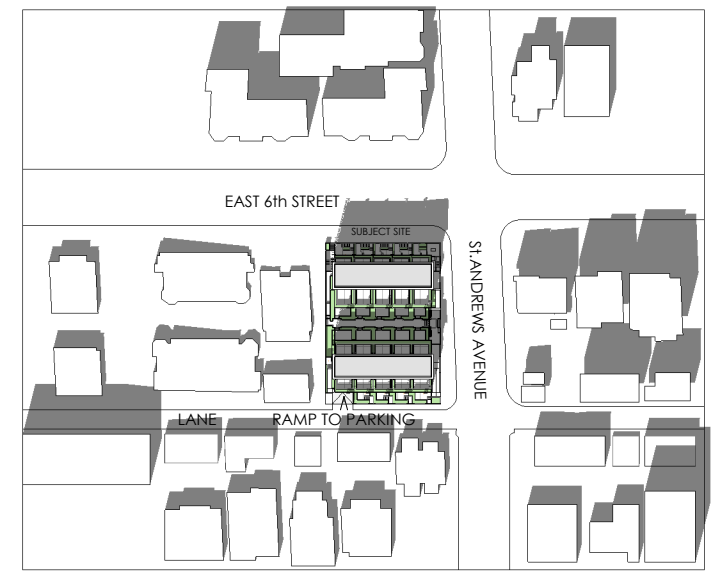
① 01-MAR 21- 10 AM



② 02-MAR 21- 12 NOON



③ 03-MAR 21- 2 PM



④ 04-MAR 21- 4 PM



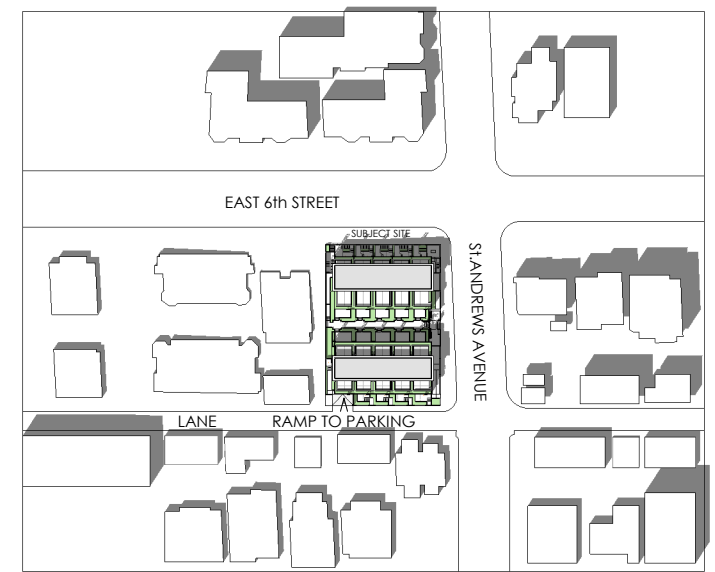
⑤ 05-JUN 21- 10 AM



⑥ 06-JUN 21- 12 NOON



⑦ 07-JUN 21- 2 PM



⑧ 08-JUN 21- 4 PM



⑨ 09-DEC 21- 10 AM



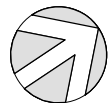
⑩ 10-DEC 21- 12 NOON



⑪ 11-DEC 21- 2 PM

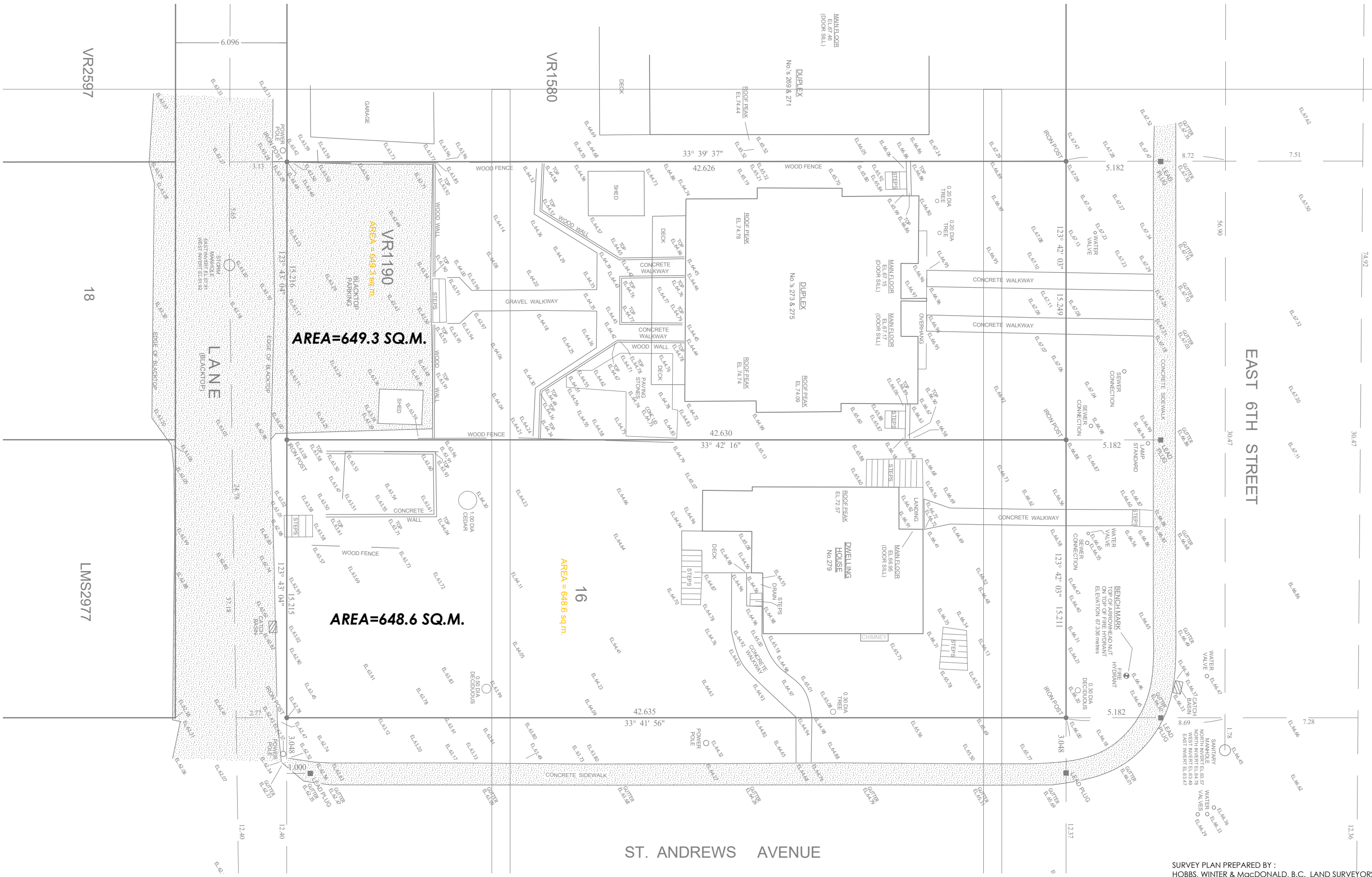
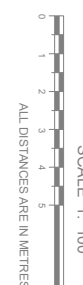


⑫ 12-DEC 21- 4 PM



**TOPOGRAPHIC SURVEY PLAN OF LOT 16, BLOCK 118, DISTRICT LOT 274, PLAN 878
AND STRATA PLAN VR1190**

P.L.D. 015-070-310 (LOT 16)
P.L.D. 006-378-882 (STRATA LOT 1)
P.L.D. 006-378-897 (STRATA LOT 2)



SURVEY PLAN PREPARED BY:
HOBBBS, WINTER & MacDONALD, B.C. LAND SURVEYORS.
113-828 HARBOURSIDE DRIVE, NORTH VANCOUVER, B.C., V7P 3R9. TEL: 604-986-1371

| Revision Schedule | | |
|-------------------|------------|------------------------------|
| Rev # | Date | Description |
| 1 | 2019-03-15 | PRE-CONSULTATION APPLICATION |
| 2 | 2020-08-15 | REZONING |

Project No. 19-48
1/2 Scale: 1:100
11X17 24X36

A011

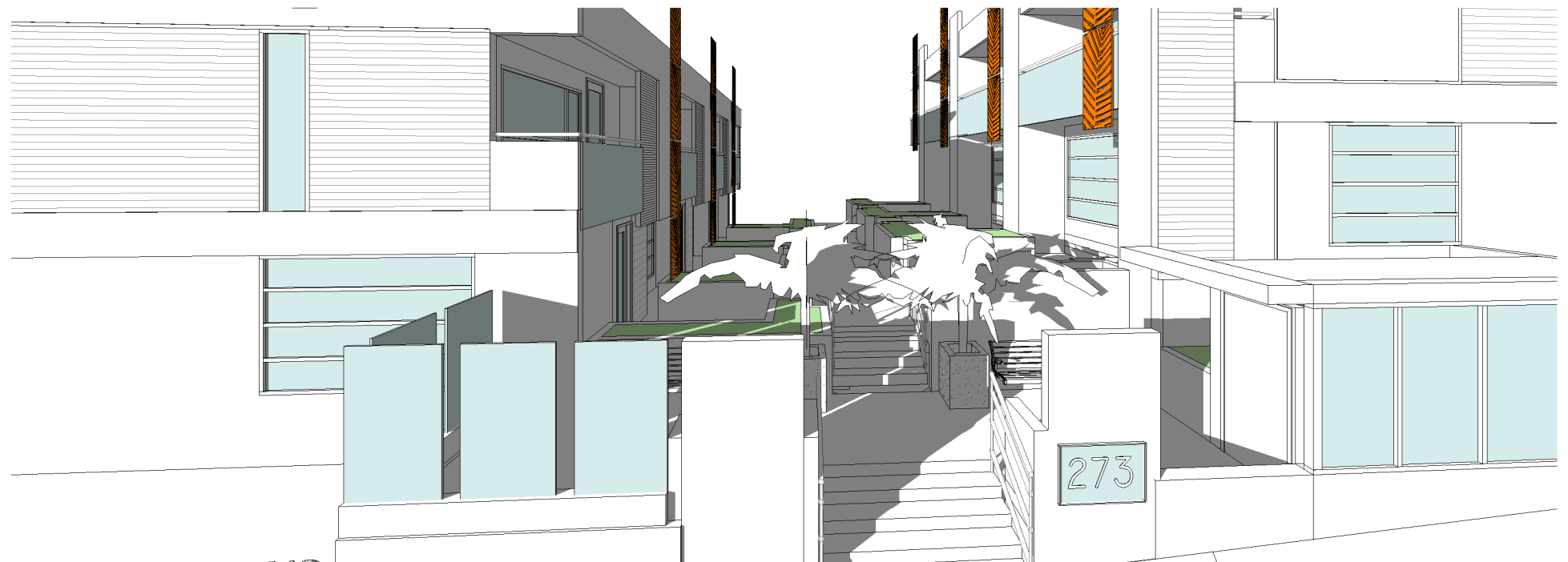
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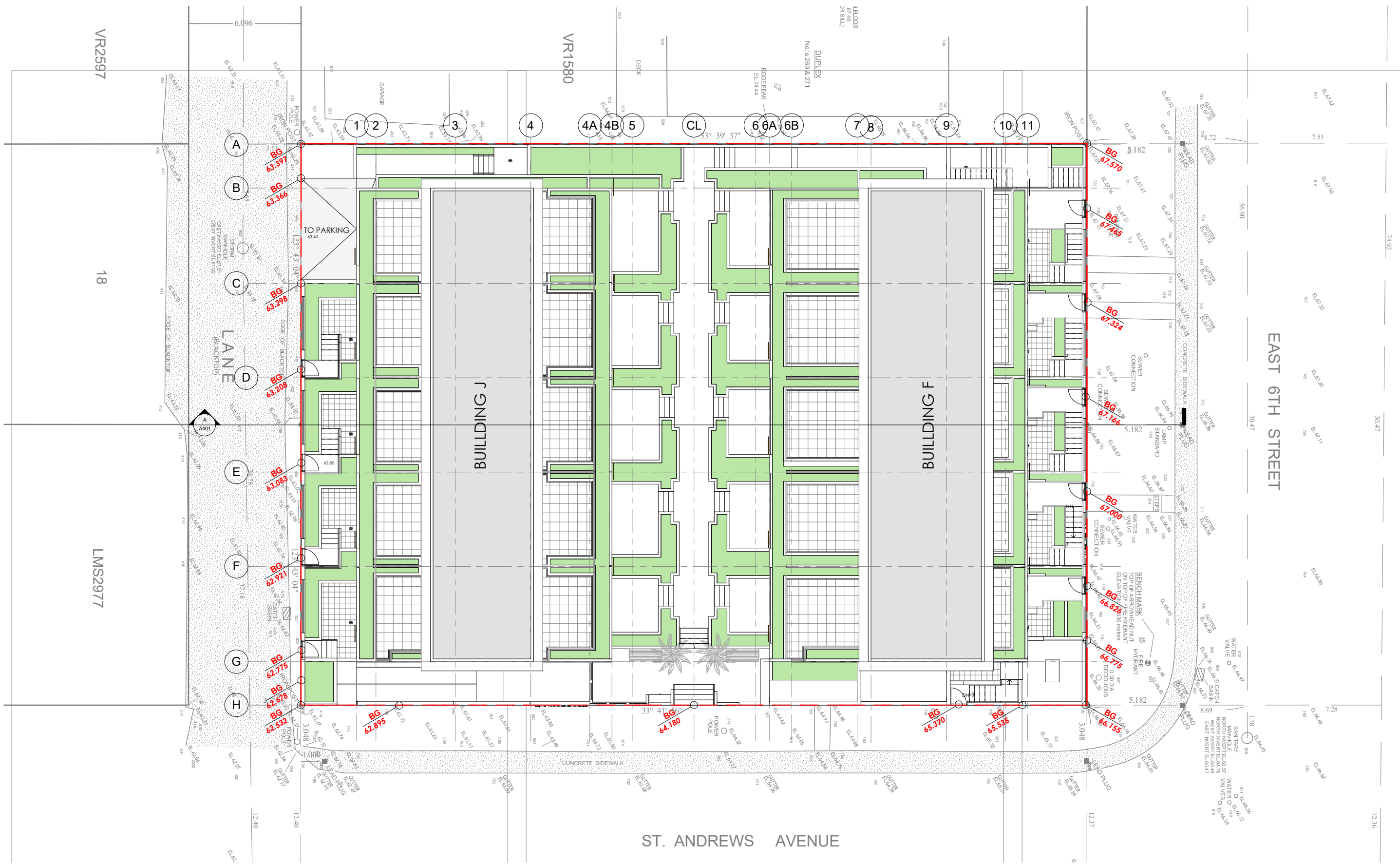
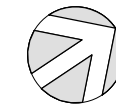
Project Address:
**273&279 EAST 6th STREET,
NORTH VANCOUVER, BC**

Client:
Dr. Farshid Shahbazi

HASSAN MOAYERI ARCHITECT
M.A.R.C.H. M.A.E.N.G. M.A.I.B.C. M.R.A.I.C. A.I.A.
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1:10 2020-08-15

ALL DISTANCES ARE IN METRES

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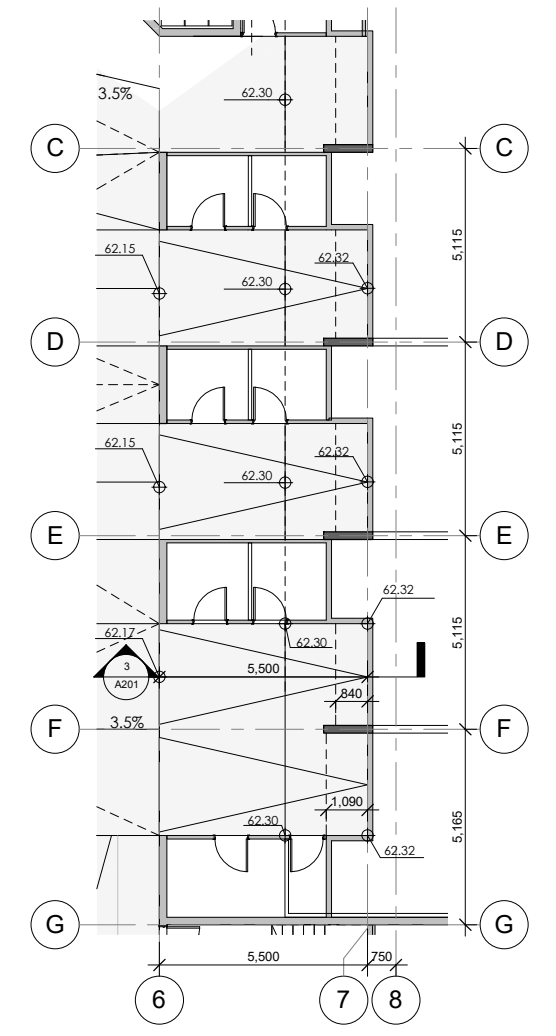
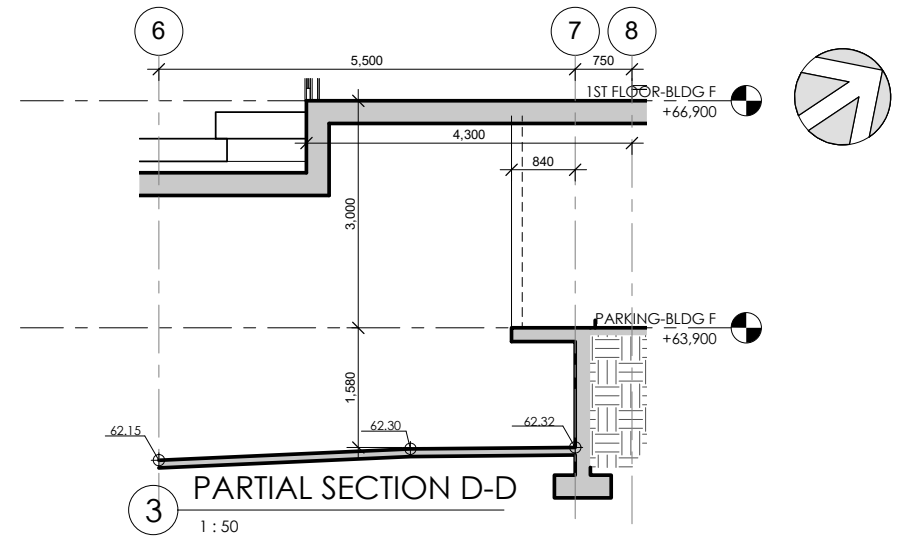
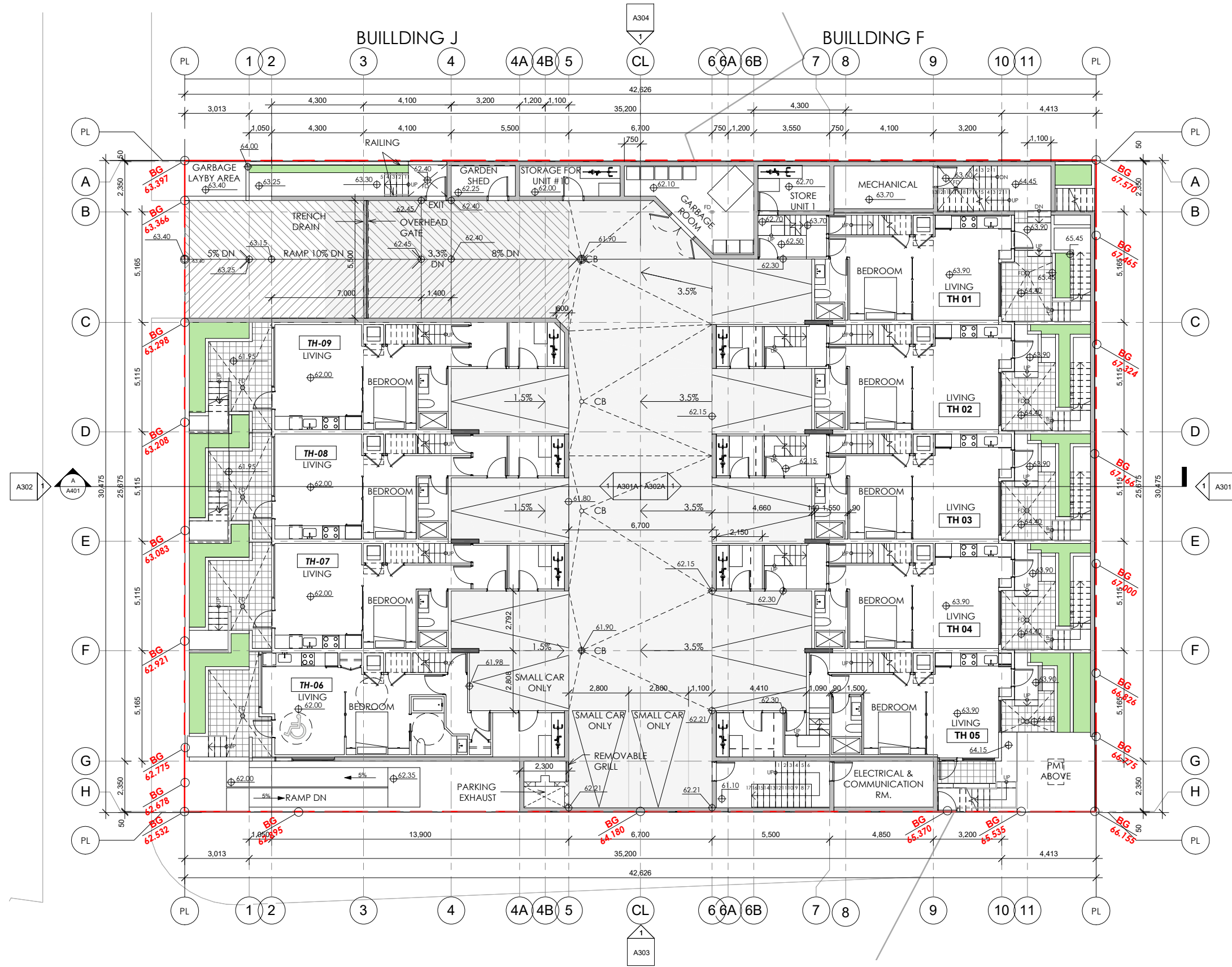
Project Address:
273&279 EAST 6th STREET,
NORTH VANCOUVER, BC

Sheet name:
SITE PLAN

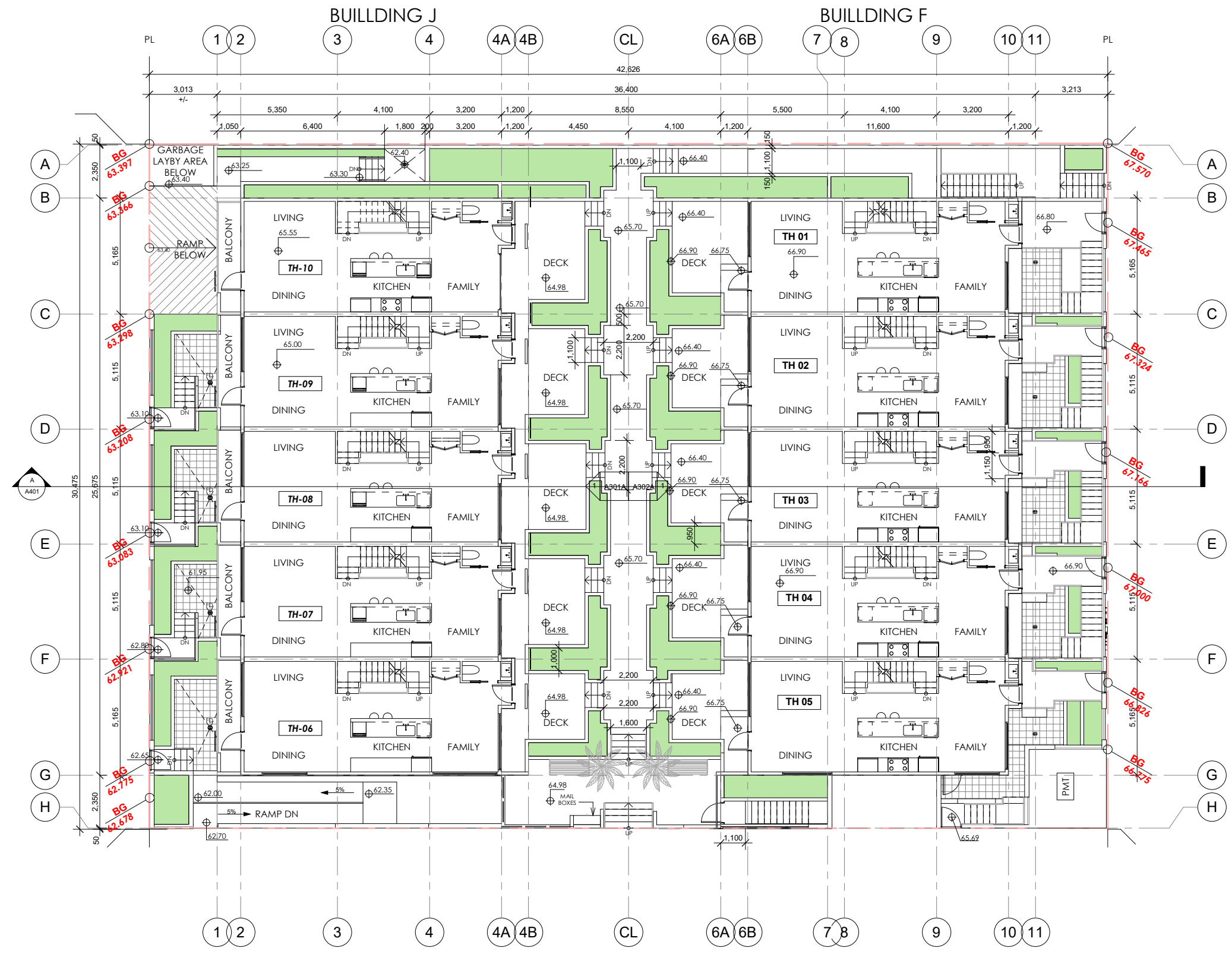
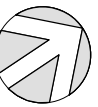
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 11X17 24X36

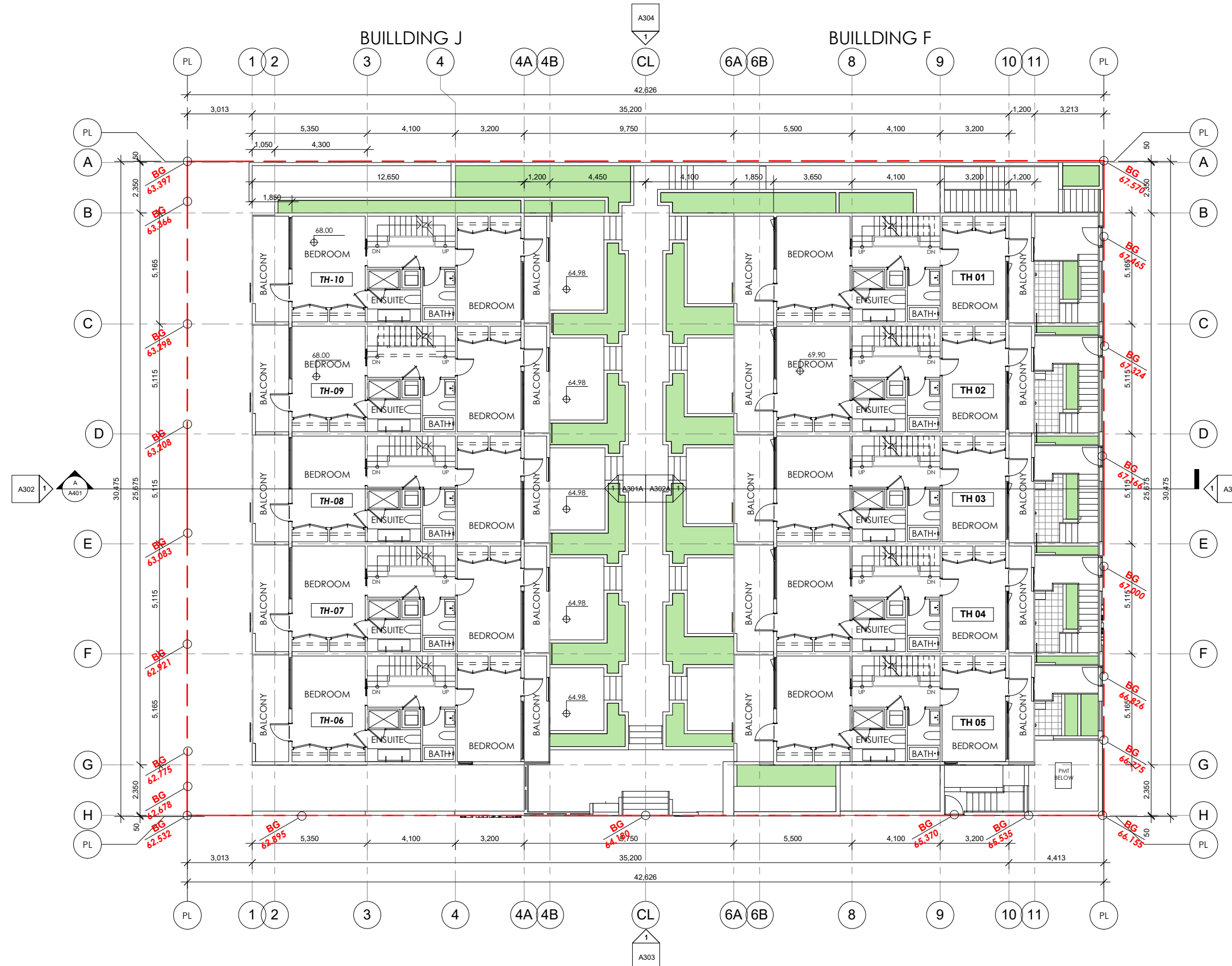
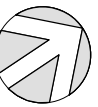
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Client:
Dr. Farshid Shahbazi

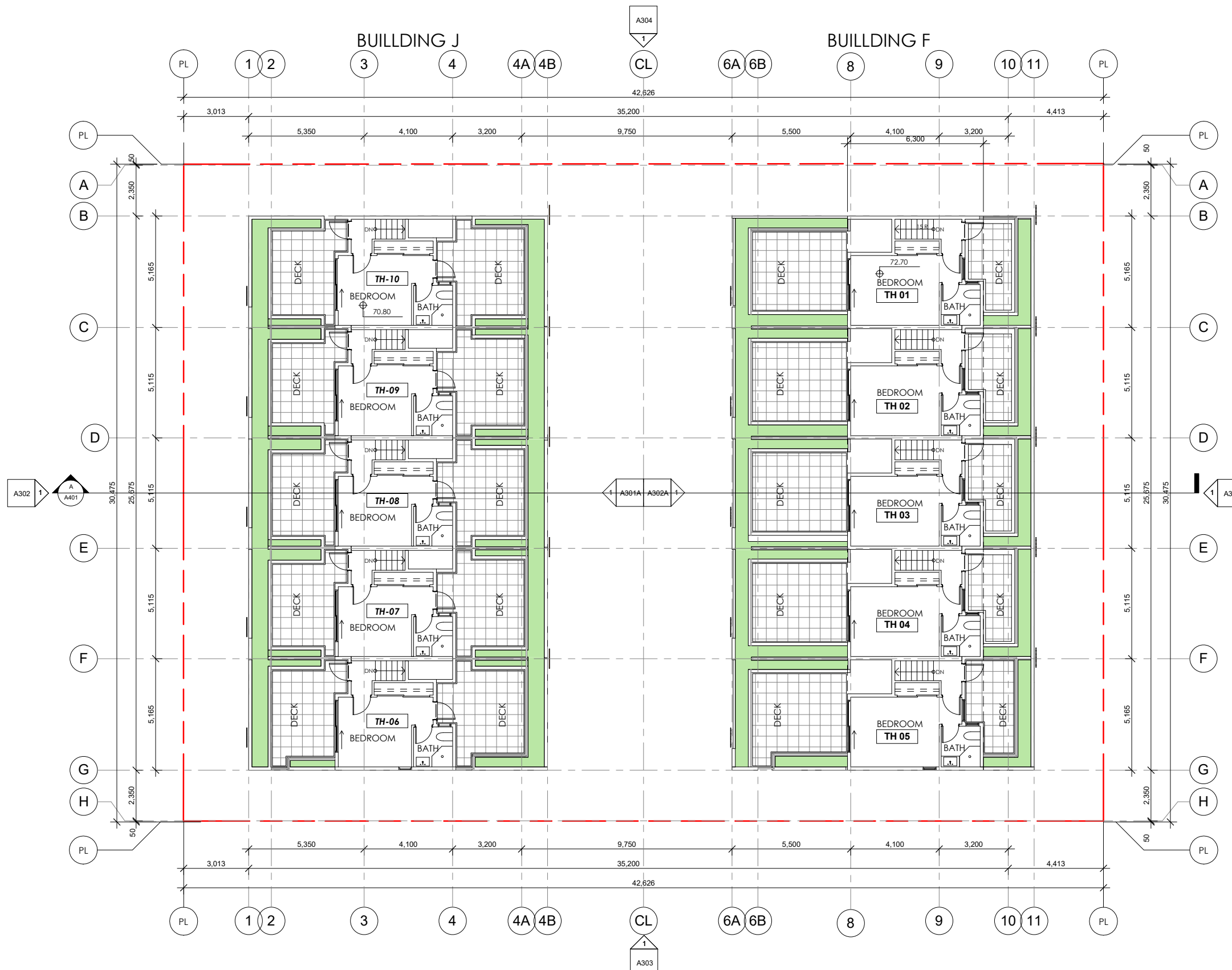
Project Address:
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 NORTH VANCOUVER, BC

Sheet name:
2ND FLOOR PLAN

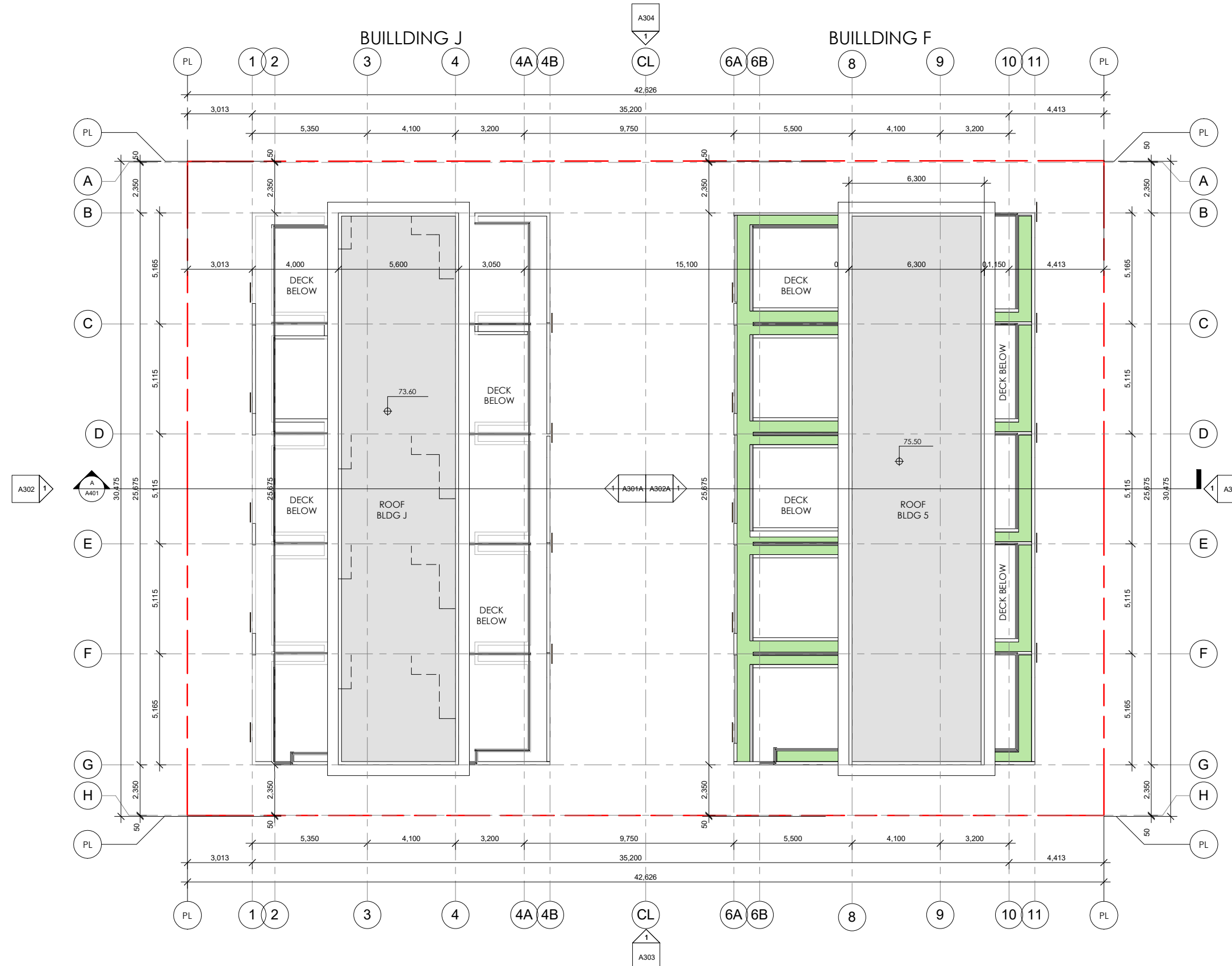
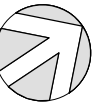
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A203

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Sheet name:
ROOF PLAN

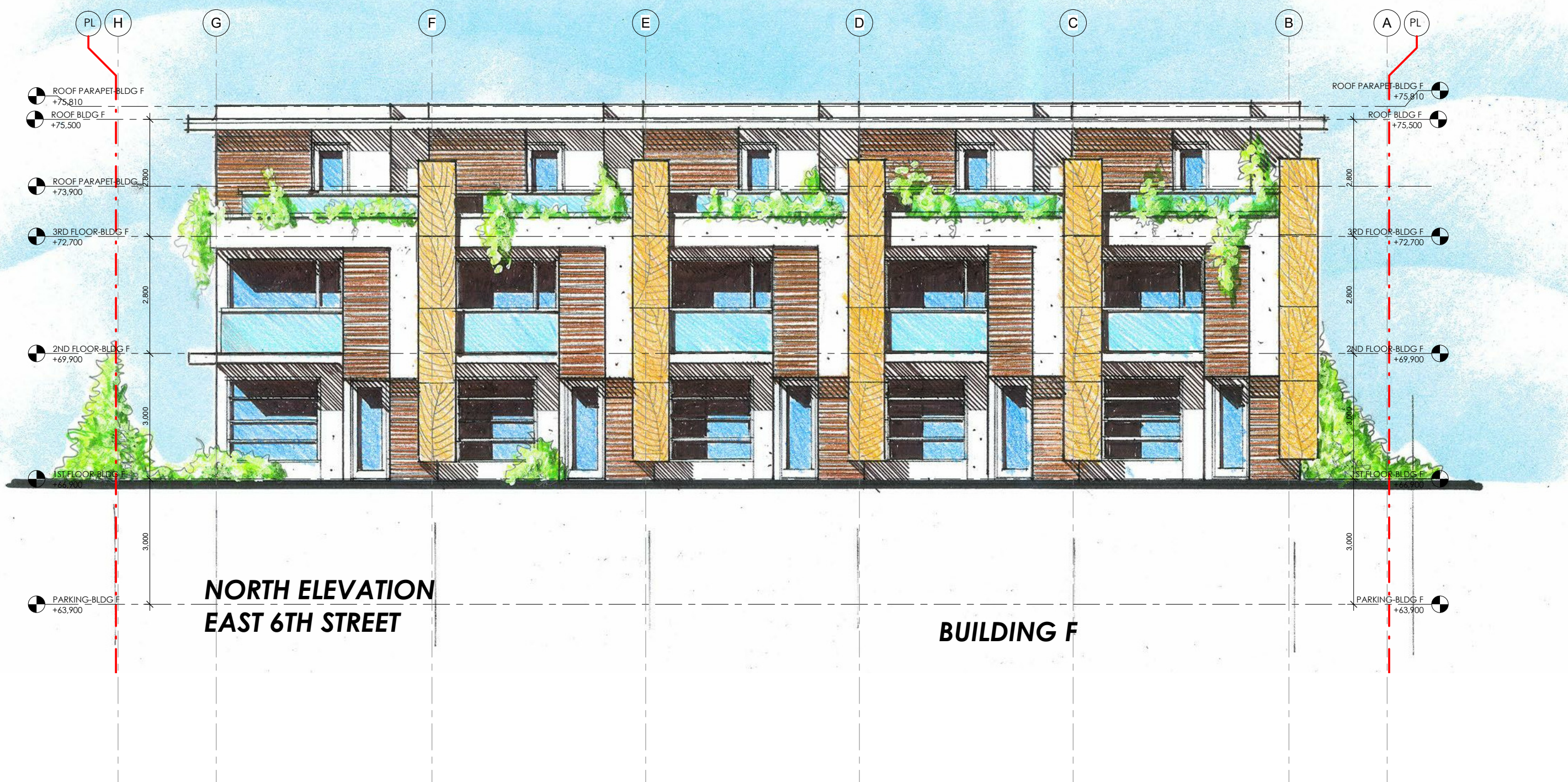
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| Rev # | Date | Description |
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Project No. 19-48
 1/2 Scale: 1 : 100
 11X17 24X36

A205



| Revision Schedule | | |
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Project Address:
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Sheet name:
 NORTH ELEVATION

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| 1 | 2019-03-15 | PRE-CONSULTATION APPLICATION |
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Project No. 19-48
 1/2 Scale: 1 : 50
 11X17 24X36
A301-HD



ARCHITECT
H A S S A N M O A Y E R I
A R C H I T E C T
 M . A . R C H M . A . E N G M . A . I B C M . R . A I C A I A
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Client:
Dr. Farhid Shahbazi

Project Address:
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 NORTH VANCOUVER, BC

Sheet name:
 NORTH ELEVATION COURT
 YARD (BLDG J)

| Revision Schedule | | |
|-------------------|------------|-------------|
| Rev # | Date | Description |
| 2 | 2020-08-15 | REZONING |

Project No. 19-48
 1/2 Scale: 1 : 50
 11X17 24X36
A301A



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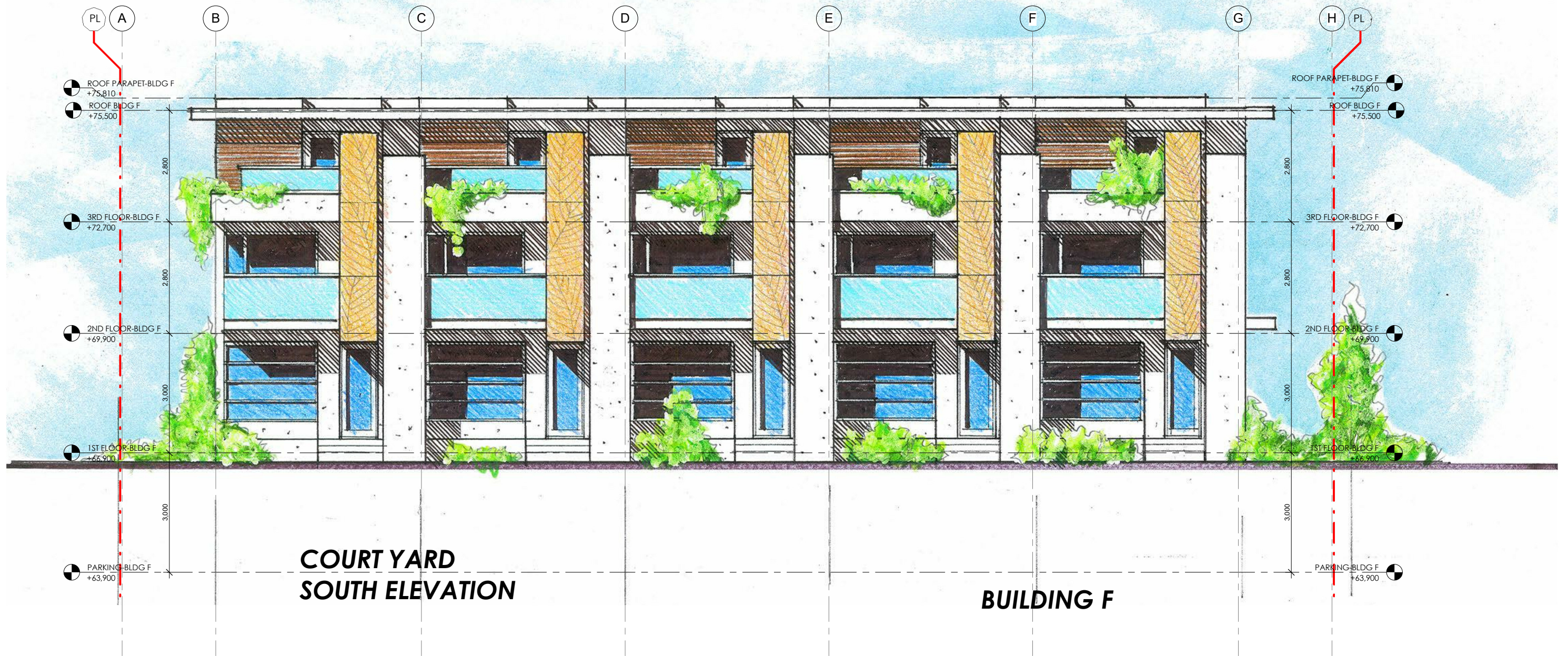
Client:
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Project Address:
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 NORTH VANCOUVER, BC

Sheet name:
**SOUTH ELEVATION LANE
 (BLDG J)**

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|-------------------|------------|------------------------------|
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| 1 | 2019-03-15 | PRE-CONSULTATION APPLICATION |
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Project No. 19-48
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 11X17 24X36
A302



**COURT YARD
SOUTH ELEVATION**

BUILDING F

HASSAN MOAYERI ARCHITECT
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Project Address:
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NORTH VANCOUVER, BC

Sheet name:
SOUTH ELEVATION

| Revision Schedule | | |
|-------------------|------------|------------------------------|
| Rev # | Date | Description |
| 1 | 2019-03-15 | PRE-CONSULTATION APPLICATION |

Project No. 19-48
 1/2 Scale: 1 : 50
 11X17 24X36
A302-HD



HASSAN MOAYERI ARCHITECT
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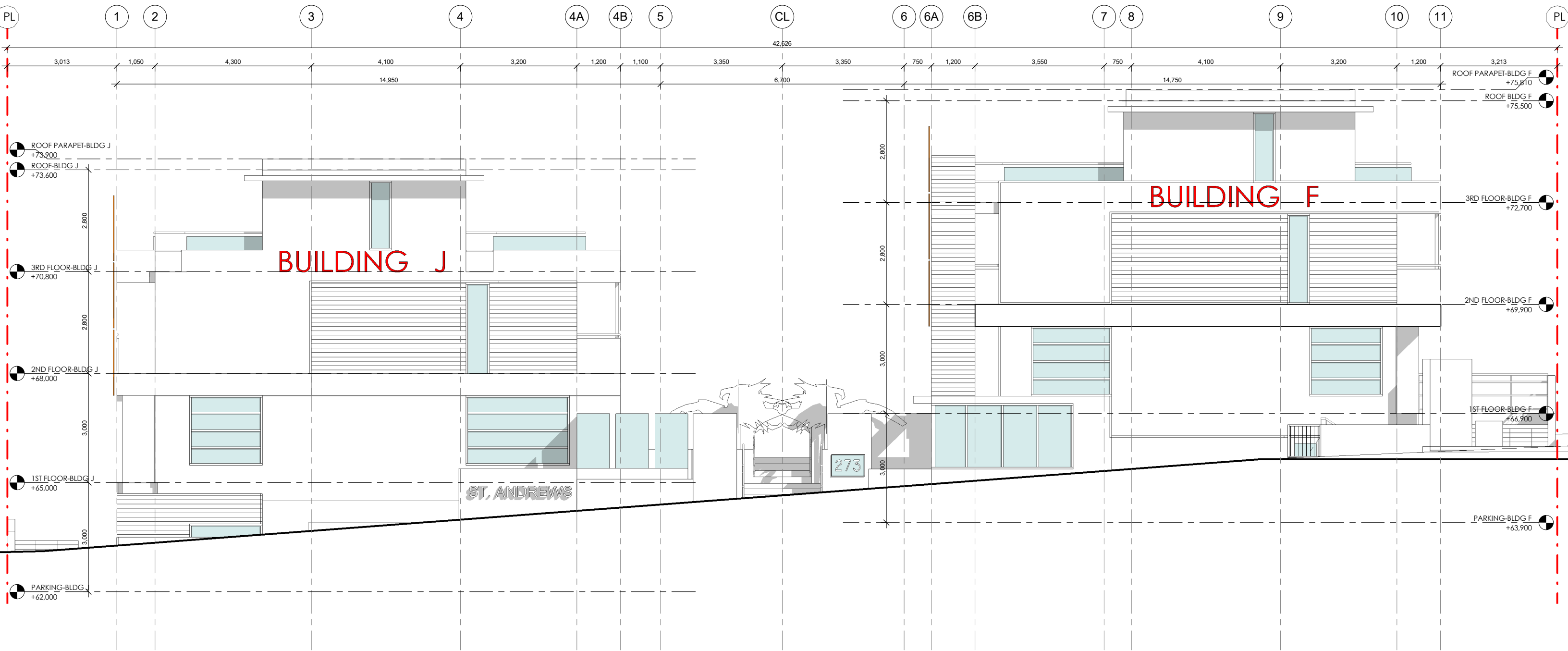
Client:
Dr. Farshid Shahbazi

Project Address:
 273&279 EAST 6th STREET,
 NORTH VANCOUVER, BC

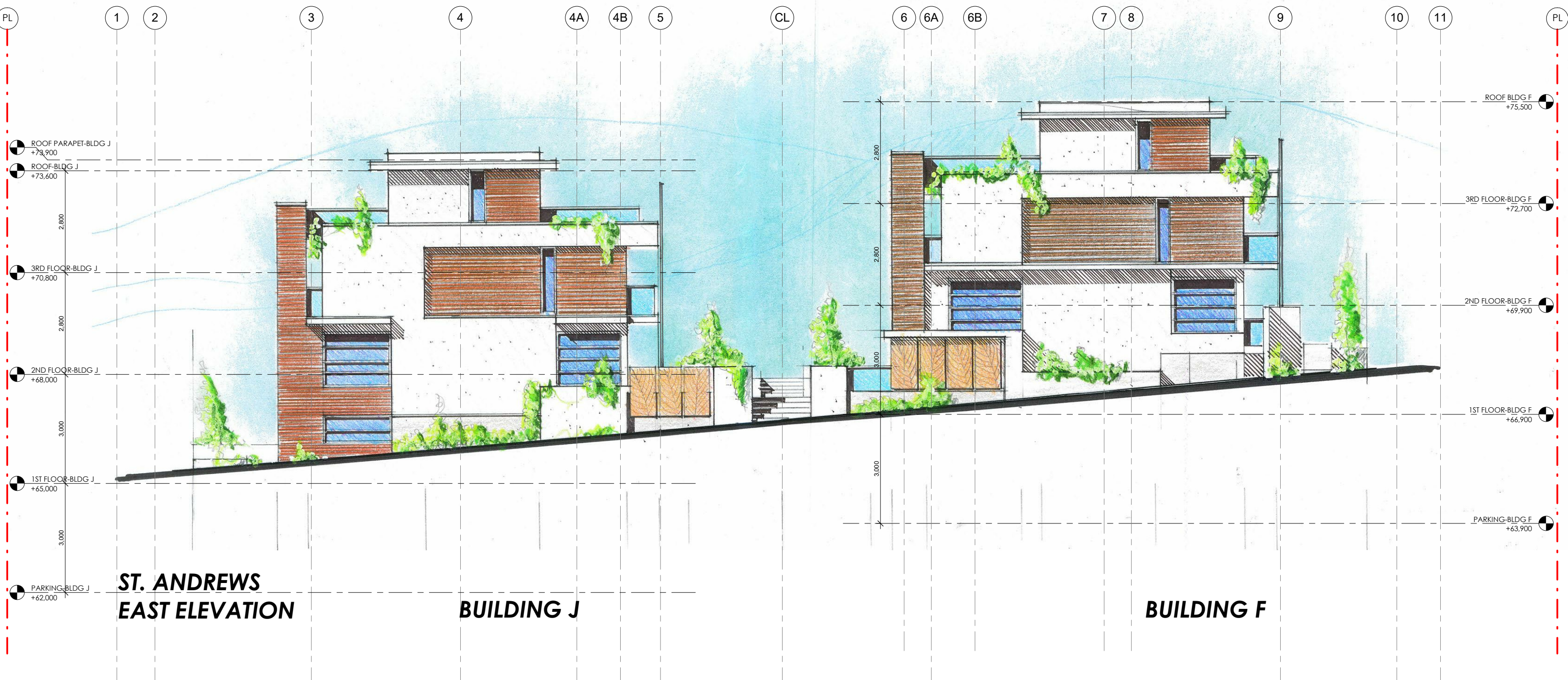
Sheet name:
**SOUTH ELEVATION COURT
 YARD (BLDG F)**

| Revision Schedule | | |
|-------------------|------------|-------------|
| Rev # | Date | Description |
| 2 | 2020-08-15 | REZONING |

Project No. 19-48
 1/2 Scale: 1 : 50
 11X17 24X36
A302A



| Revision Schedule | | |
|-------------------|------------|------------------------------|
| Rev # | Date | Description |
| 1 | 2019-03-15 | PRE-CONSULTATION APPLICATION |
| 2 | 2020-08-15 | REZONING |



**ST. ANDREWS
EAST ELEVATION**

BUILDING J

BUILDING F

HASSAN MOAYERI ARCHITECT
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Client:
Dr. Farshid Shahbazi

Project Address:
 273&279 EAST 6th STREET,
 NORTH VANCOUVER, BC

Sheet name:
EAST ELEVATION

| Revision Schedule | | |
|-------------------|------------|------------------------------|
| Rev # | Date | Description |
| 1 | 2019-03-15 | PRE-CONSULTATION APPLICATION |

Project No. 19-48
 1/2 Scale: 1 : 50
 11X17 24X36
A303-HD



ARCHITECT
H A S S A N M O A Y E R I
A R C H I T E C T
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Client:
Dr. Farshid Shahbazi

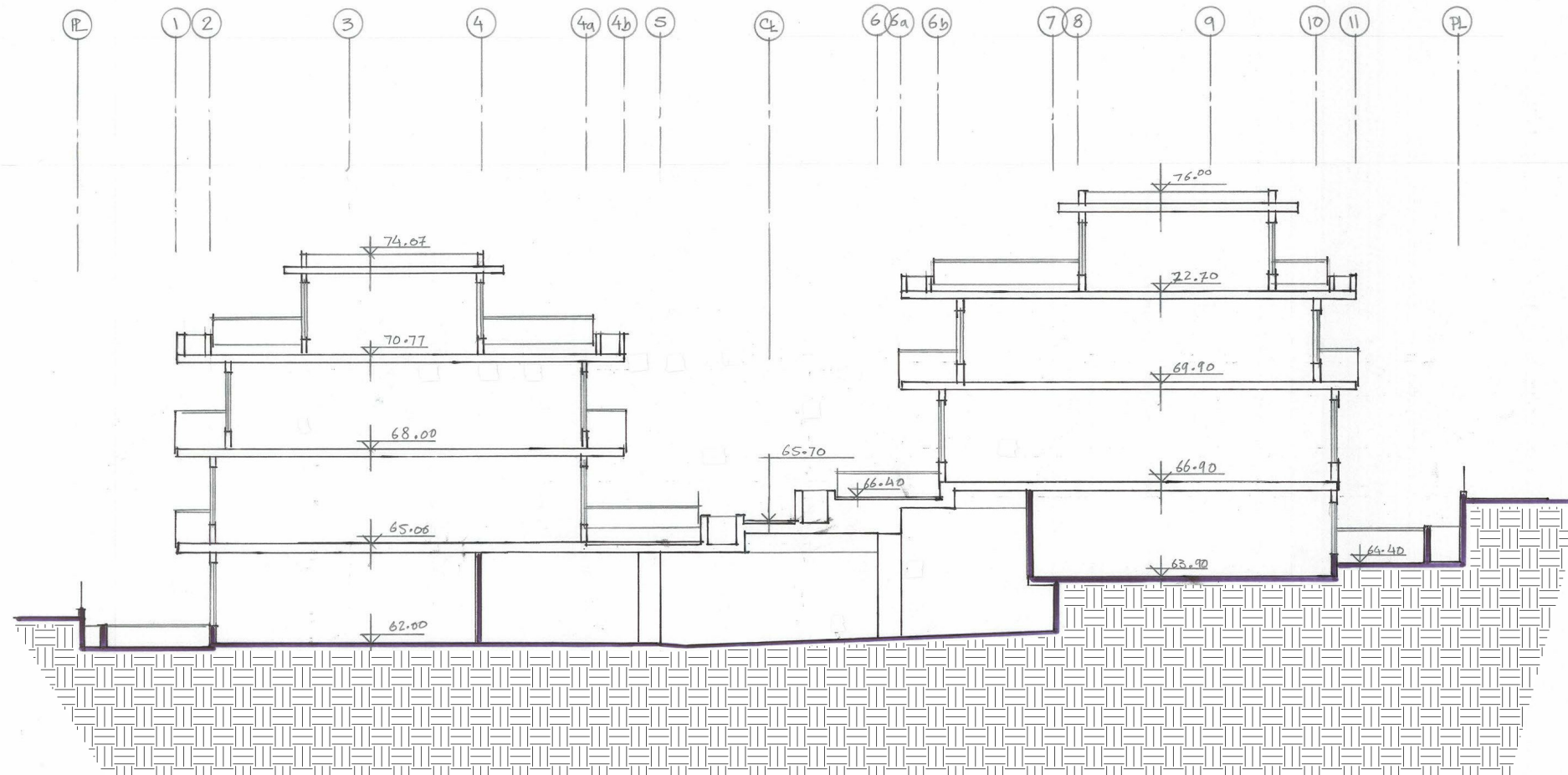
Project Address:
 273&279 EAST 6th STREET,
 NORTH VANCOUVER, BC

Sheet name:
 WEST ELEVATION

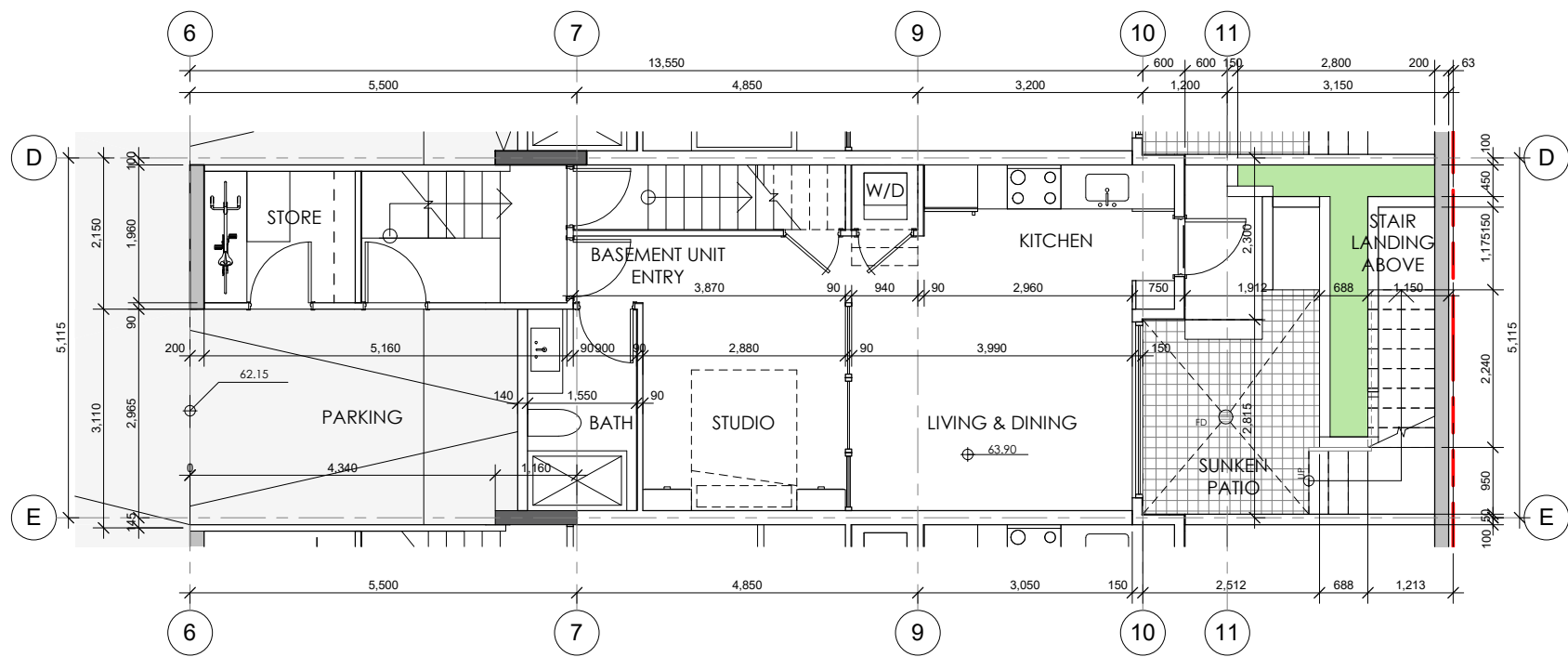
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| Rev # | Date | Description |
| 1 | 2019-03-15 | PRE-CONSULTATION APPLICATION |

Project No. 19-48
 1/2 Scale: 1 : 50
 11X17 24X36

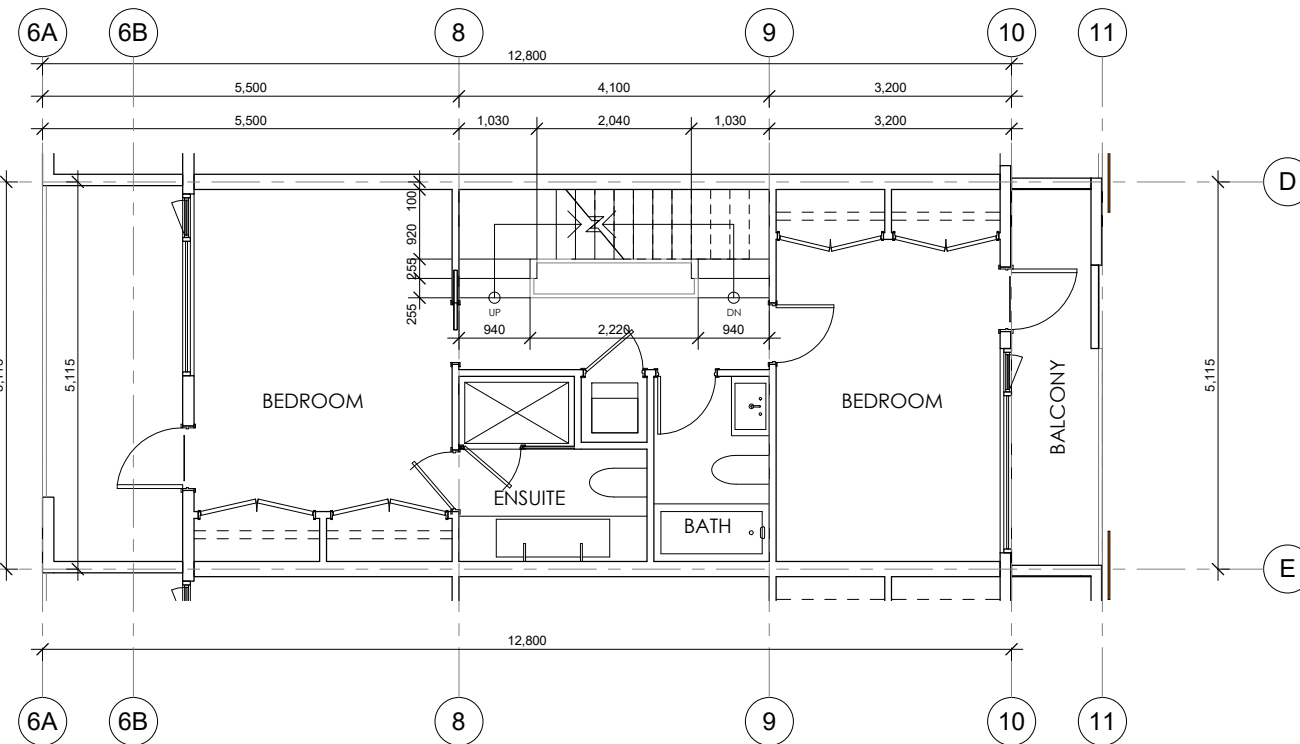
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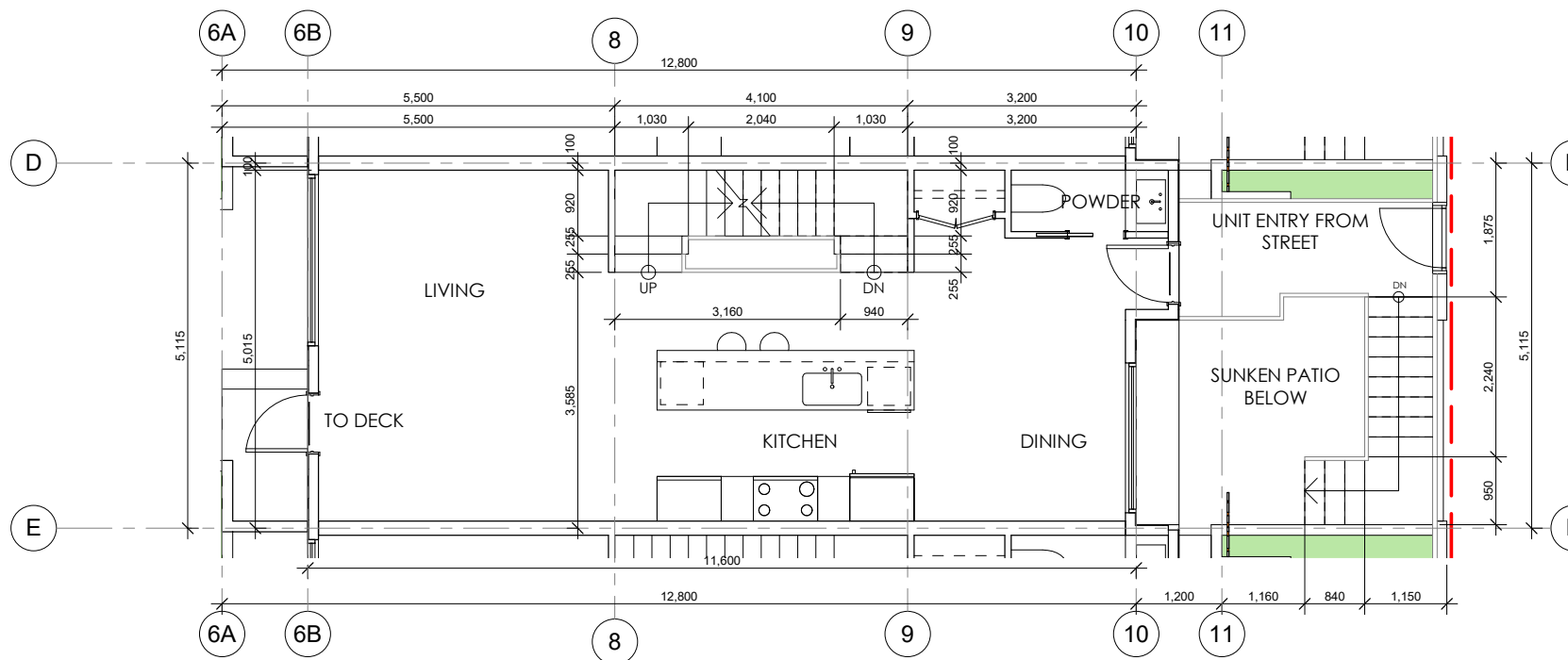
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|-------------------|------------|-------------|
| Rev # | Date | Description |
| 2 | 2020-08-15 | REZONING |



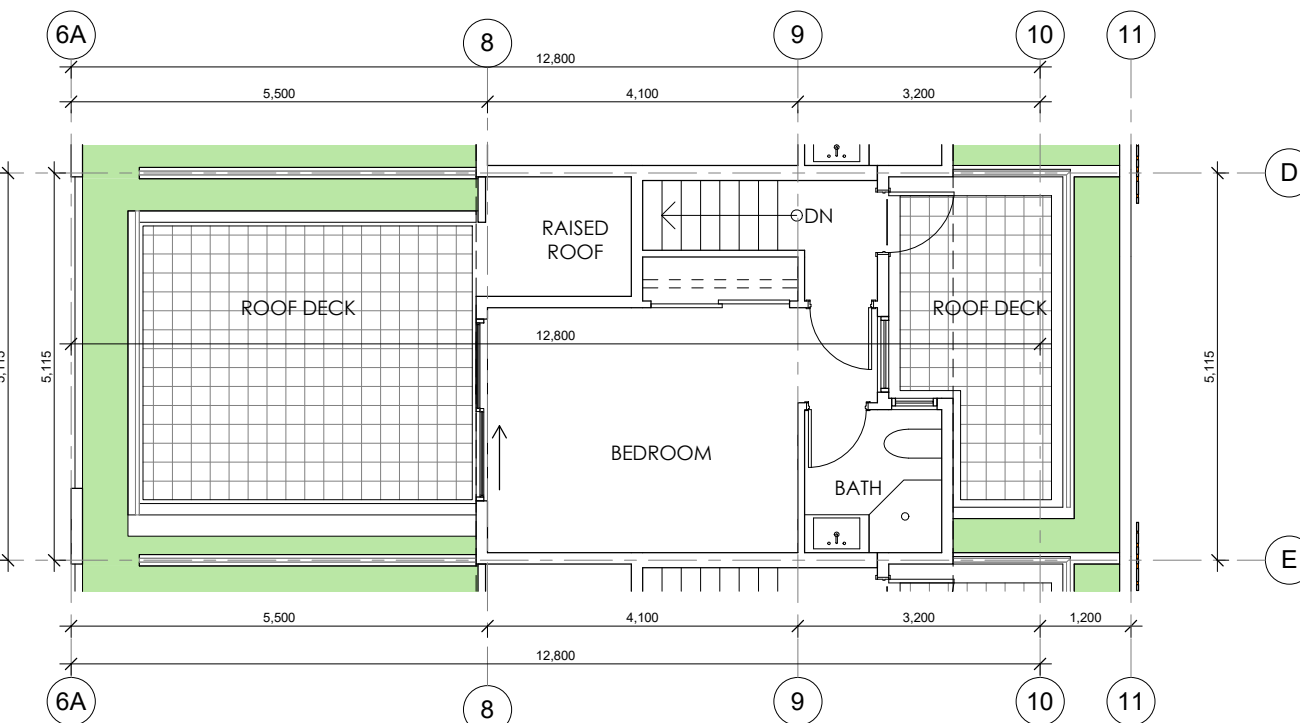
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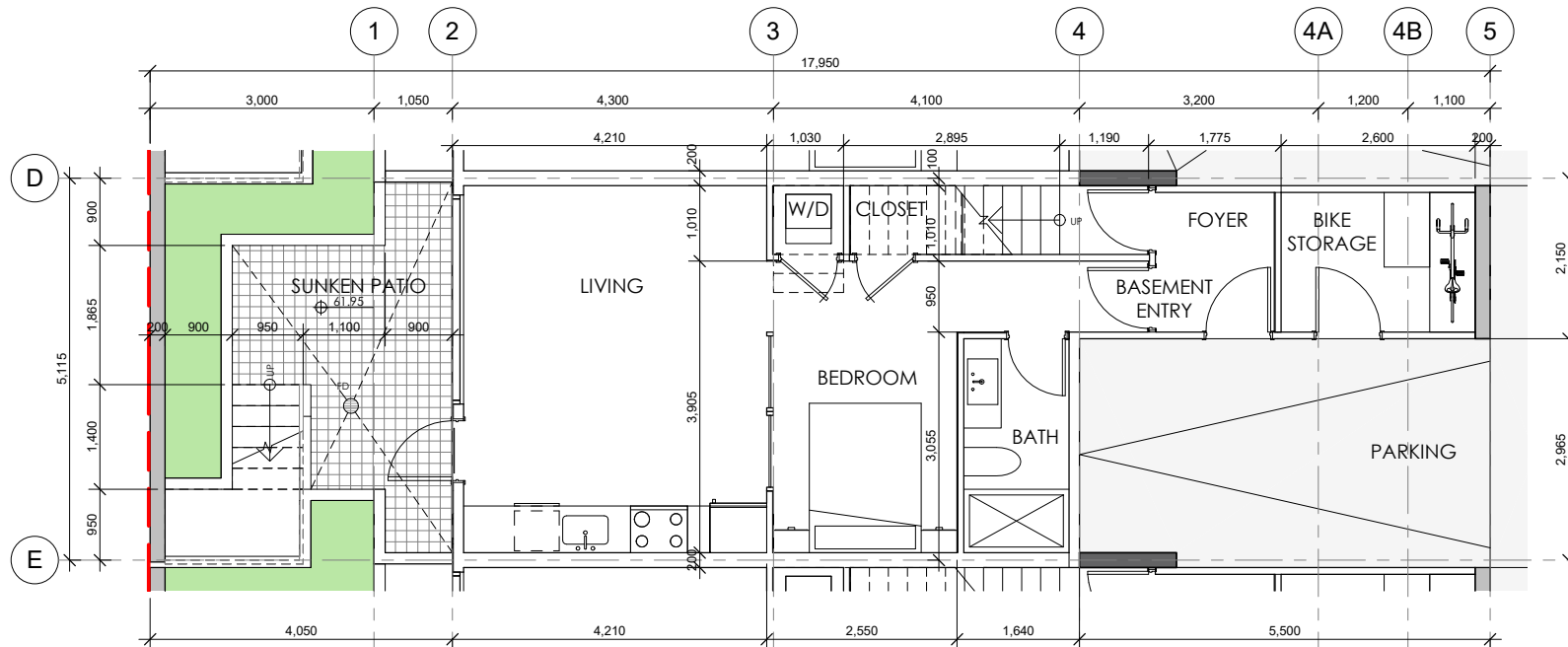
3 03-UNIT PLAN-2ND FLOOR BLDG F
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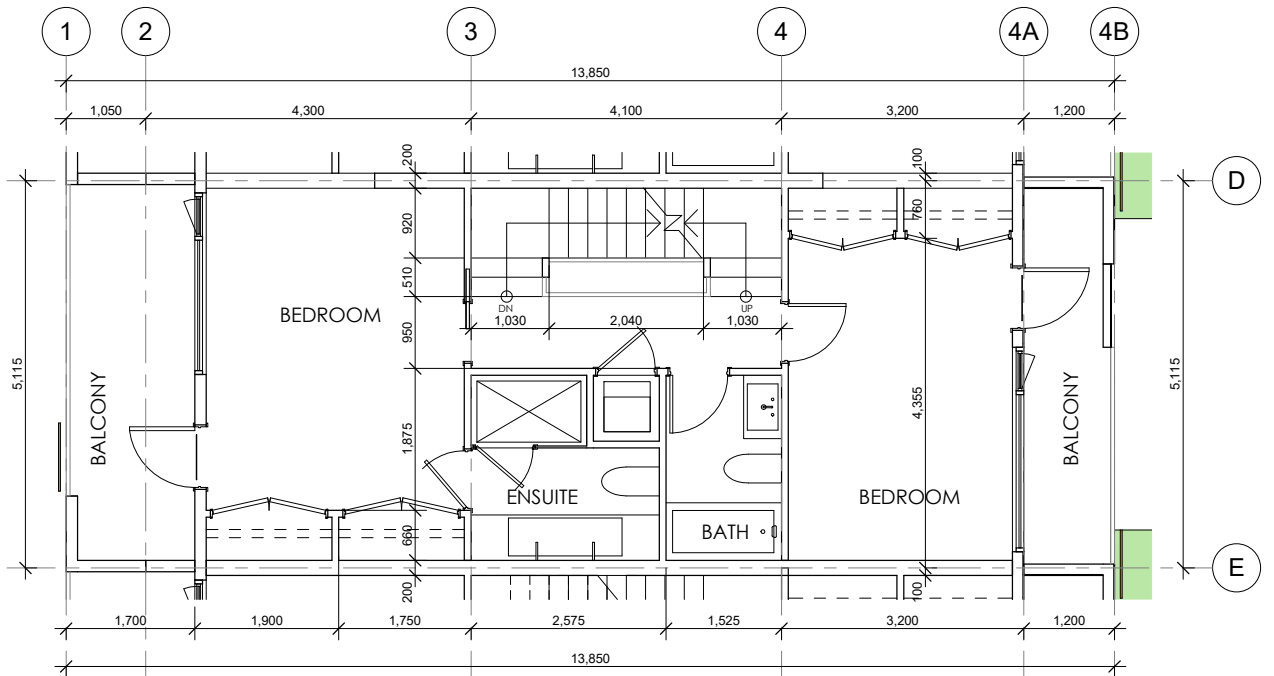
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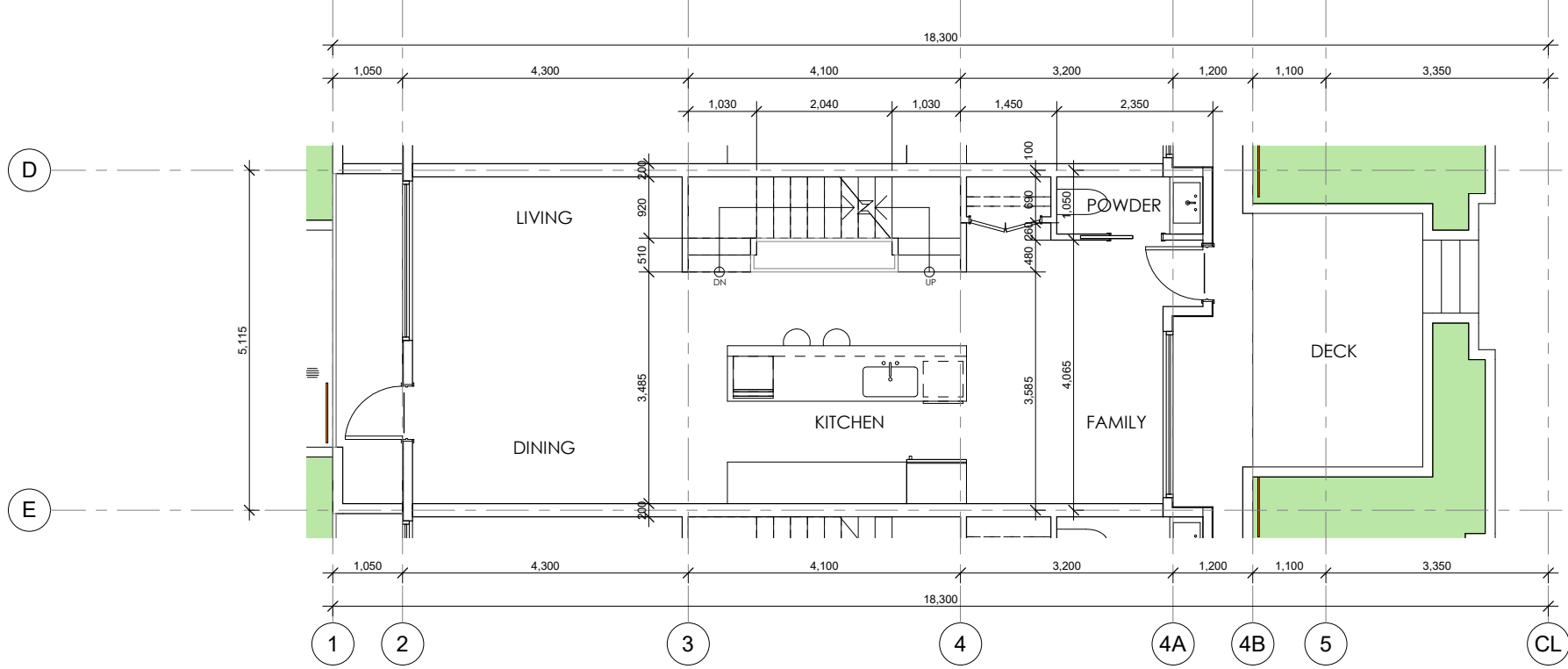
4 04-UNIT PLAN-3RD FL BLDG F
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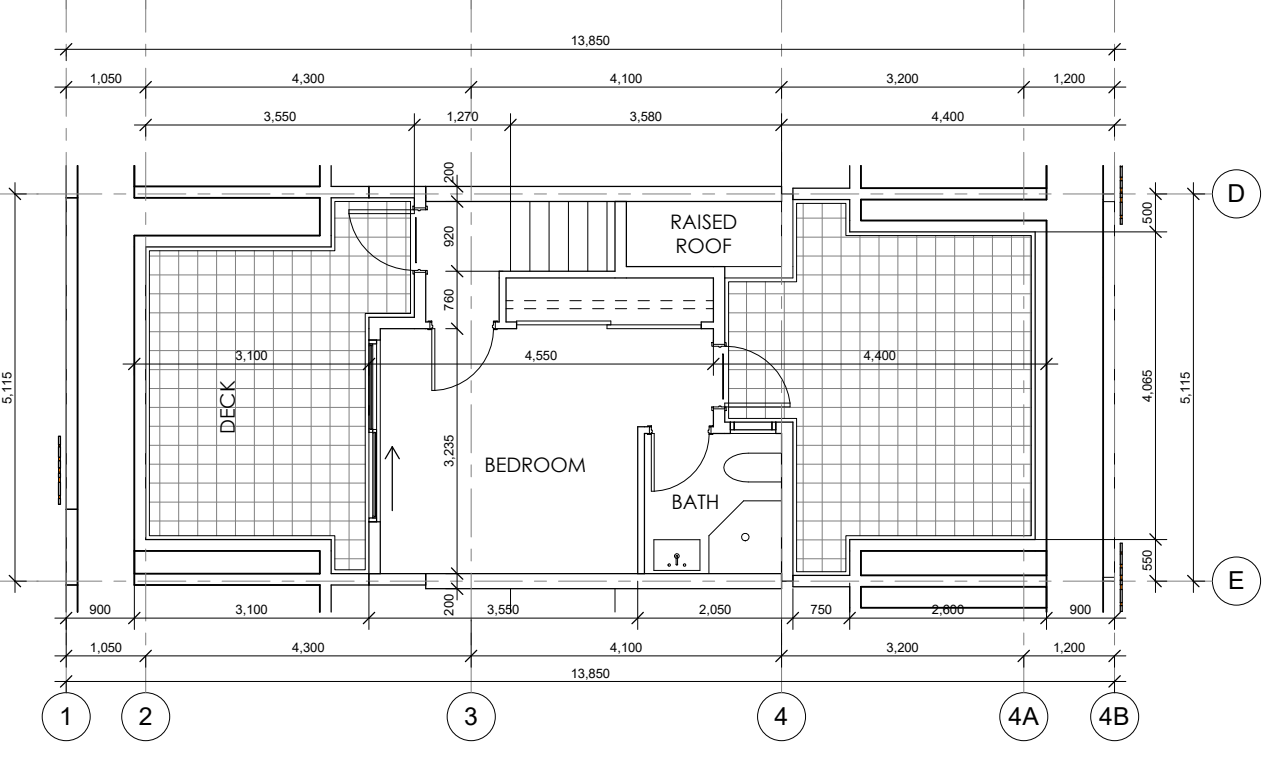
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1:50



3 03-UNIT PLAN-2ND FLOOR BLDG J
1:50



2 02-UNIT PLAN-1ST FLOOR BLDG J
1:50



4 04-UNIT PLAN-3RD FL BLDG J
1:50

| Revision Schedule | | |
|-------------------|------------|-------------|
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