

311 West 1st Street

NORTH VANCOUVER | BRITISH COLUMBIA

Development Application

SEPTEMBER 13, 2017



01	Project + Site Context	03
02	Design Response	09
03	Drawings	14

Table of Contents

311 West 1st Street

NORTH VANCOUVER | BRITISH COLUMBIA

01 Project + Site Context

Site Context | Context Photos | Project Summary Sheet | Street Elevation

02 Design Response

03 Drawings

Project + Site Context

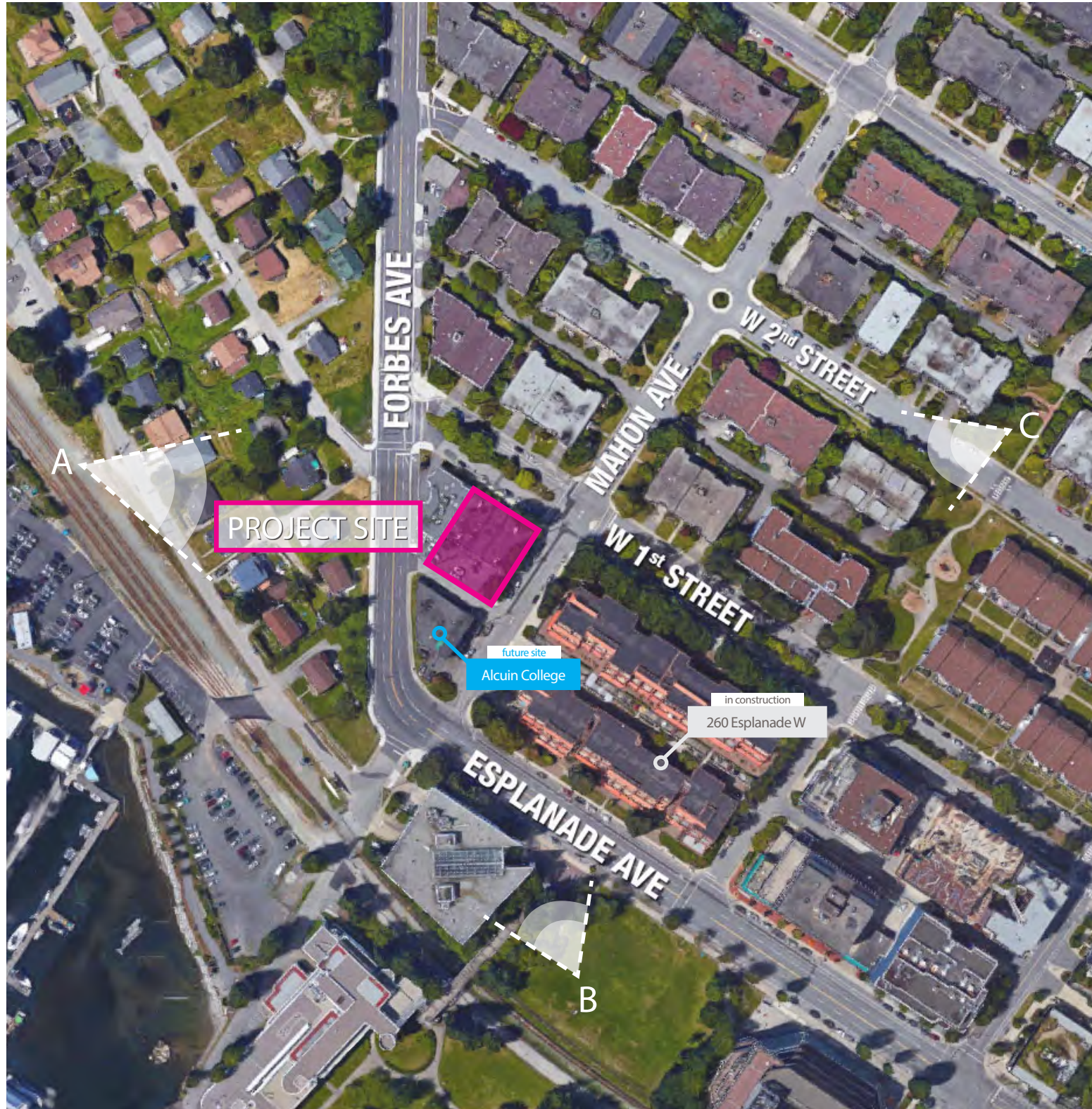
Site Context



Context plan of Lower Lonsdale

- Zoning Districts
- Schools
- Public Buildings & Squares
- Parks & Greenspace
- Transit & Bike Routes





Context Plan - 311 W 1st Street



A - Aerial looking North - East



B - Aerial looking North - West



C - Aerial looking South - West

311 West 1st Street

NORTH VANCOUVER | BRITISH COLUMBIA

Context Photos



311 West 1st Street

NORTH VANCOUVER | BRITISH COLUMBIA

Project Summary Sheet

CIVIC ADDRESS 311 West 1st STREET
NORTH VANCOUVER BC, V7M 1B5

LEGAL ADDRESS
LOT 'C' BLOCK 161 DISTRICT LOT 271 PLAN 750

APPLICATION DESCRIPTION
SIX STOREY MIXED USE BUILDING; CONSISTING OF COMMERCIAL OFFICE, GARDEN SUITES, AMENITY ROOM AT GRADE AND 5 STOREYS OF RESIDENTIAL RENTAL HOUSING ABOVE GRADE WITH TWO LEVELS OF ENCLOSED UNDERGROUND PARKING.

ZONING = CD (Existing + Proposed)

OFFICIAL COMMUNITY PLAN
= LOWER LONSDALE (Existing + Proposed)
= MIXED USED LEVEL 4A F.S.R. 2.6

DENSITY BONUS = 1

AREA SUMMARY

SITE AREA	= 11,992 SF
LEVEL 1	= 3,565 SF Commercial = 3,736 SF Residential
LEVELS 2-5	= 7,817 SF (31,268 SF) Residential
LEVEL 6	= 6,909 SF Residential
	= 45,478 SF
EXEMPTIONS	+ 161x6 = 966 SF MAIN STAIR + 25% ADAPT. = 14 UNITS @ 20 SF PER = 280 SF + 615 SF AMENITY ROOM + 553 SF RES. LOBBY
	= 2,366 SF
G.F.A	= 43,112 SF
F.S.R	= 3.595 (43,064/11,992)
LOT COVERAGE	= 95% (11,890/11,992)
SETBACKS	= 18.5' Interior lot line = 7.5' Exterior lot line (Mahon Avenue) = 2.57' Front lot line (West 1st Street) = 0' Rear lot line (Laneway)
RES. STATS	18 (14 + 4-L2) x STUDIO UNITS 25 (18 + 8-L2) x ONE (1) BEDROOM UNITS 04 (4 + 0-L2) x TWO (2) BEDROOM UNITS 03 (1 + 2-L2) x THREE (3) BEDROOM UNITS = 50 UNITS

ADAPTABLE UNIT REQUIREMENTS

STUDIO	= 18
1 BEDROOM	= 25
2 BEDROOM	= 4
3 BEDROOM	= 3
TOTAL UNITS	= 50 @ 25%

25% REQUIRED = 12.5

ADAPTABLE DESIGN (AD) UNITS PROVIDED	
STUDIO	= 4
1 BEDROOM	= 8
3 BEDROOM	= 2

TOTAL AD UNITS = 14

PARKING

PARKING REQUIRED
(PER ZONING BY-LAW 1995, No.6700, section 908)

OFFICE = 04 STALLS (1 stall per 807.3 sq ft)
(1 accessible stall in count)
= 04 STALLS

RES = 25 STALLS (50 units x 0.5)
(2 accessible stalls in count)
= 5 VISITOR (50 units x 0.1)
= 30 STALLS

TOTAL = 34 STALLS

PARKING PROVIDED

OFFICE = 04 STALLS
(1 accessible stall in count)
= 04 STALLS

RES = 30 STALLS (7 small car stalls & 5 visitor stalls)
(2 accessible stalls in count)
(1 accessible visitor stall in count)
= 30 STALLS

TOTAL = 34 STALLS

PER PARKING CALCULATION SEPT 20 2017 BUNT
SEE ATTACHED PDF

LOADING

LOADING REQUIRED/PROVIDED
(PER BY-LAW 1995, No.6700, section 1001)

0 STALLS (9'x30', 14'H)

BICYCLE

BICYCLE SPACES REQUIRED
(PER BY-LAW 1995, No.6700, section 10A06)

OFFICE = 02 SPACES SHORT-TERM (6 spaces per 10,764 sq ft)
= 01 SPACE SECURE (1 space per 2,691 sf ft)

RES. = 6 SPACES SHORT-TERM
= 75 SPACES SECURE @ 50 UNITS x 1.5
(note that 40 per room/compound)(only 35% vertical)

BICYCLE SPACES PROVIDED

OFFICE = **02 SHORT-TERM**
= **01 SECURE**

RENTAL = **06 SHORT-TERM**
= **75 SECURE**

311 West 1st Street

NORTH VANCOUVER | BRITISH COLUMBIA

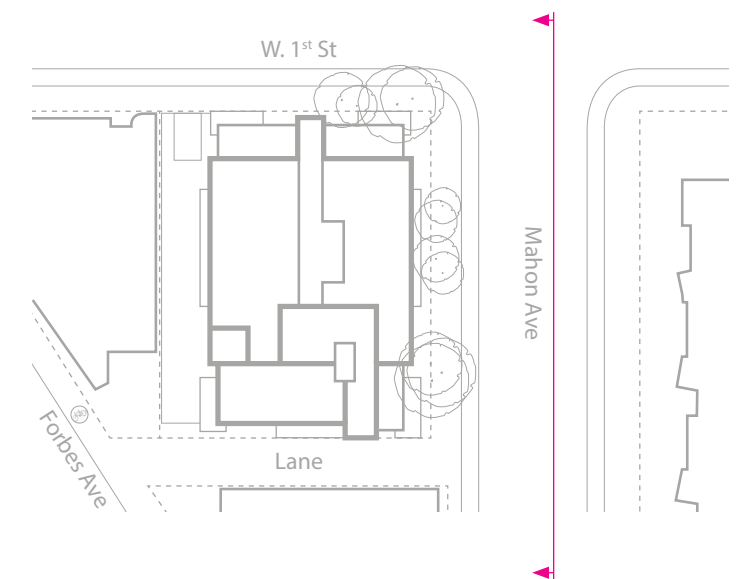
Streetscape Elevations



Existing Mahon Avenue Streetscape Elevation



Proposed Mahon Avenue Streetscape Elevation



311 West 1st Street

NORTH VANCOUVER | BRITISH COLUMBIA

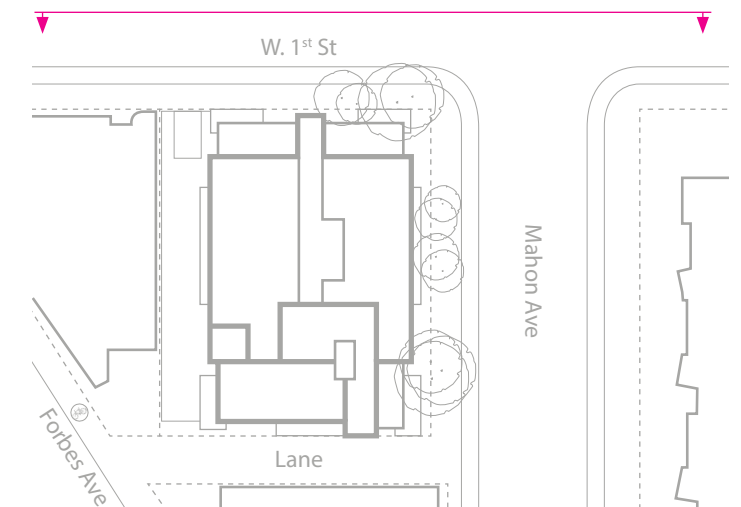
Streetscape Elevations



Existing West 1st Street Streetscape Elevation



Proposed West 1st Street Streetscape Elevation



01 Project + Site Context

311 West 1st Street

NORTH VANCOUVER | BRITISH COLUMBIA

01 Project + Site Context

02 Design Response

Design Rational | Visualizations | Shadow Studies

03 Drawings

Design Response



A - View from Intersection at West 1st Street + Mahon Avenue



B - View from West 1st Street

Purpose

This application proposes a Zoning Bylaw Amendment rezoning the site from the existing CD to a new CD with a six-story mixed use building. The proposed new building will consist of commercial office, garden suites and amenity room at grade with 5 stories of retail residential above grade and two levels of enclosed parking below grade.

Location

The new, predominantly rental, residential building is in excellent proximity to existing transportation networks, the Lower Lonsdale community and associated amenities. The project is located just west of the proposed and currently under construction Polygon mixed-use site and north of the proposed Alcuin College. The project is designed to connect to the street edge and appropriately punctuate the end of West Esplanade. The intention is that the proposed building and surrounding landscape will offer an alternate and pleasant route for pedestrians looking to connect to Lower Lonsdale via 1st Street and Mahon Avenue.

Site

The site is currently occupied by a one story commercial office building with surface parking along the lane. The site, which is steeply sloped, was used in combination with the building orientation for carefully considered views, sun exposure and addressing while minimizing the impact on adjoining sites.

Building

The application proposes a new approximately 42,000 sf, 6 story, rental residential building with commercial office at grade along the street edge. The proposed FAR is 3.6 with 95% site coverage. The building is designed to help address the need for quality rental housing in Lower Lonsdale.

The building is to be of concrete construction with quality durable finishes; architectural concrete, metal cladding, high efficiency glazing and glass balcony guards. Variation in metal cladding color and texture grants detail and interest to the façade. An amenity room is provided at grade with an overview of the street and an adjoining outdoor area. Extensive planting is proposed at grade with large livable roof decks above.

The ground level is comprised of commercial office, garden level apartments, a residential lobby and amenity room. Large outdoor patios are associated with each space. The main circulation stair is accessed directly from the lobby and has great access to both natural light and views.

The rental housing is designed with a mix of unit sizes and types, all also having great access to views and natural light. Almost half of the units are located at corners to allow for light from two directions. Large overhanging balconies are designed to provide sun shading for the interiors while providing quality outdoor living. 9' interior ceiling heights are proposed to help with livability, especially in the small studio units. Quality high efficiency floor to ceiling glazing is provided in the living spaces which are generally designed as simple clean open interiors.

Landscape

The Landscape Design for the 311 West 1st street development has objectives to satisfy both residential and commercial components. Enhancement of West 1st Street and Mahon Avenue has been addressed with new street tree planting within the boulevard. Shrub planting within stepped building planters soften and compliment the overall streetscape appearance. Colored concrete treatment of entrance walkways with a linear saw cut pattern supplements the contemporary modern architectural character. Private patios on the ground level and upper levels are treated with 2x2 colored unit pavers, raised planters, wood screens and decorative landscape pots. Small deciduous trees, low shrubs and perennials have been included within the planting scheme to provide color, texture and a bio-diverse landscape with visual appeal.

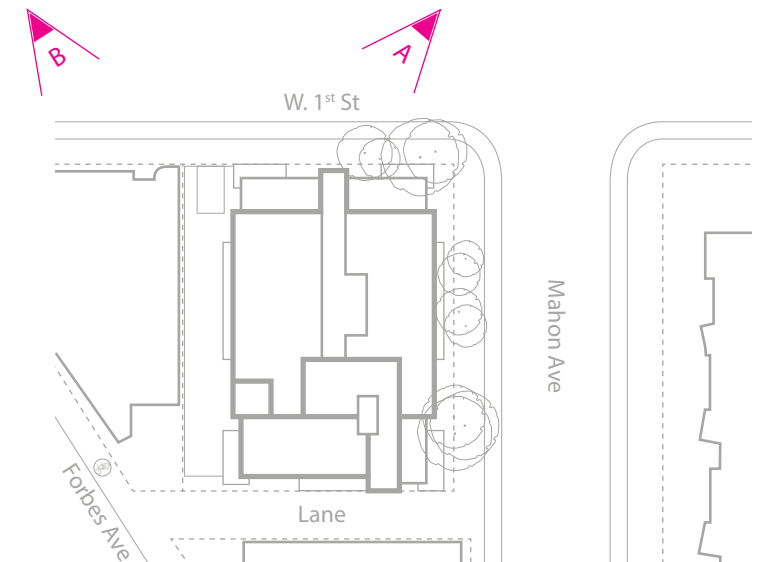
Mechanical Electrical Systems

The building will utilize energy efficient heating-only option or heating-cooling system option. The decision depends the client's budgetary factors. Infloor radiant heating system is proposed for the heating only system option. Infloor radiant system is an energy efficient and comfortable system that's been utilized successfully in the past with district energy systems. Hybrid heat pump system is proposed for heating-cooling system option. Hybrid heat pump system utilizes low temperature water for heating, which matches well with district energy system. Hybrid heat pump system directs waste heat generated from those units in cooling mode to those units in heating mode to recover the heat. Hybrid heat pump systems have been used on various energy efficient LEED certified buildings.

311 West 1st Street

NORTH VANCOUVER | BRITISH COLUMBIA

Design Rational



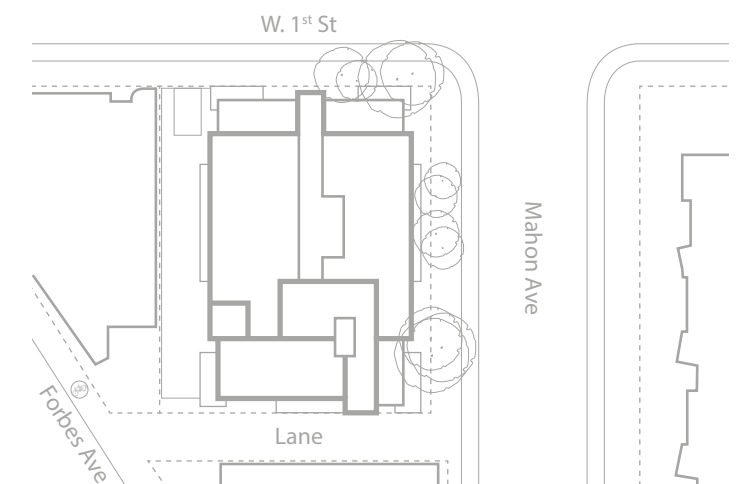
311 West 1st Street

NORTH VANCOUVER | BRITISH COLUMBIA

Visualization



View from Mahon Avenue with Alcuin College in the foreground

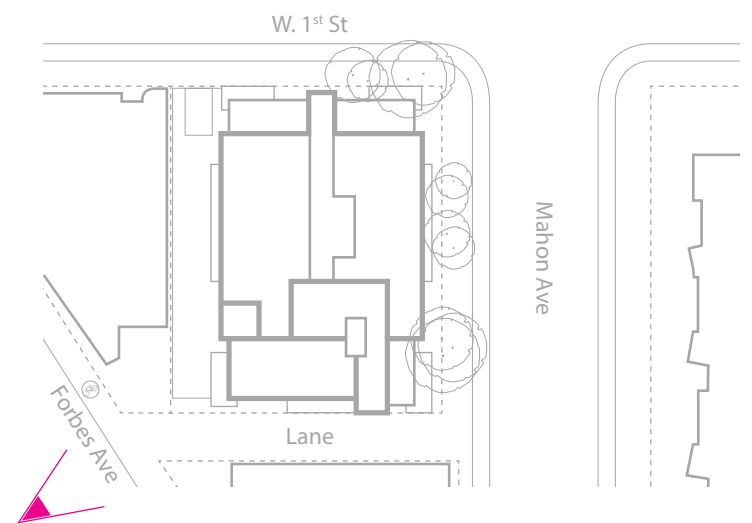




311 West 1st Street

NORTH VANCOUVER | BRITISH COLUMBIA

Visualization



View from Forbes Avenue

Shadow Studies



June 21 10:00AM



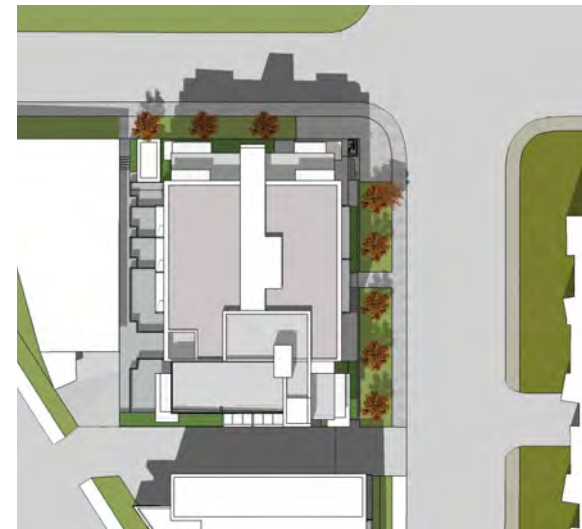
September 21 10:00AM



December 21 10:00AM



June 21 12:00PM



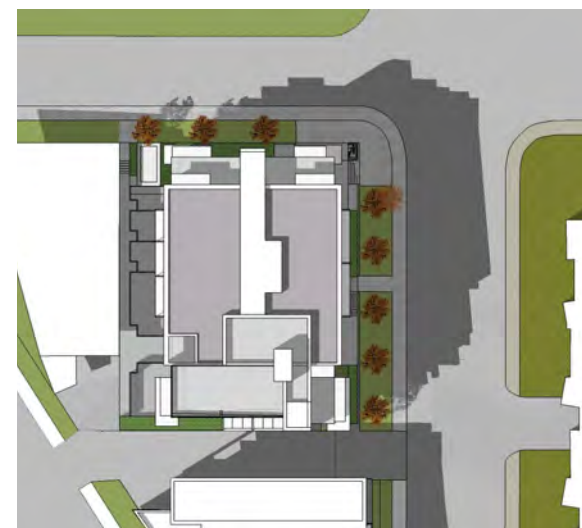
September 21 12:00PM



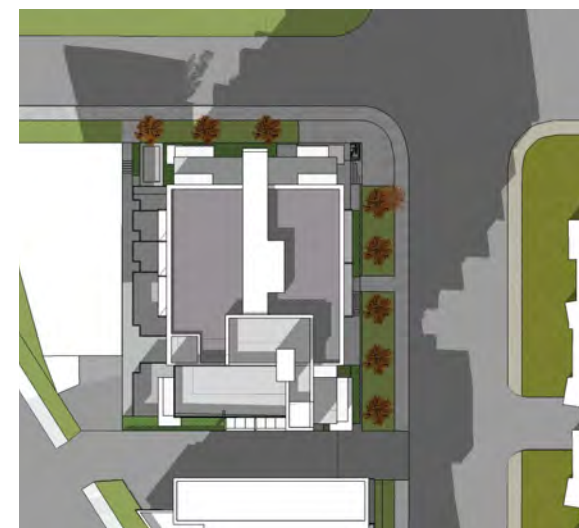
December 21 12:00PM



June 21 2:00PM



September 21 2:00PM



December 21 2:00PM



311 West 1st Street

NORTH VANCOUVER | BRITISH COLUMBIA

01 Project + Site Context

02 Design Response

03 Drawings

Site Plan | Floor Plans | Elevations | Sections | Landscape Plan | Material Board

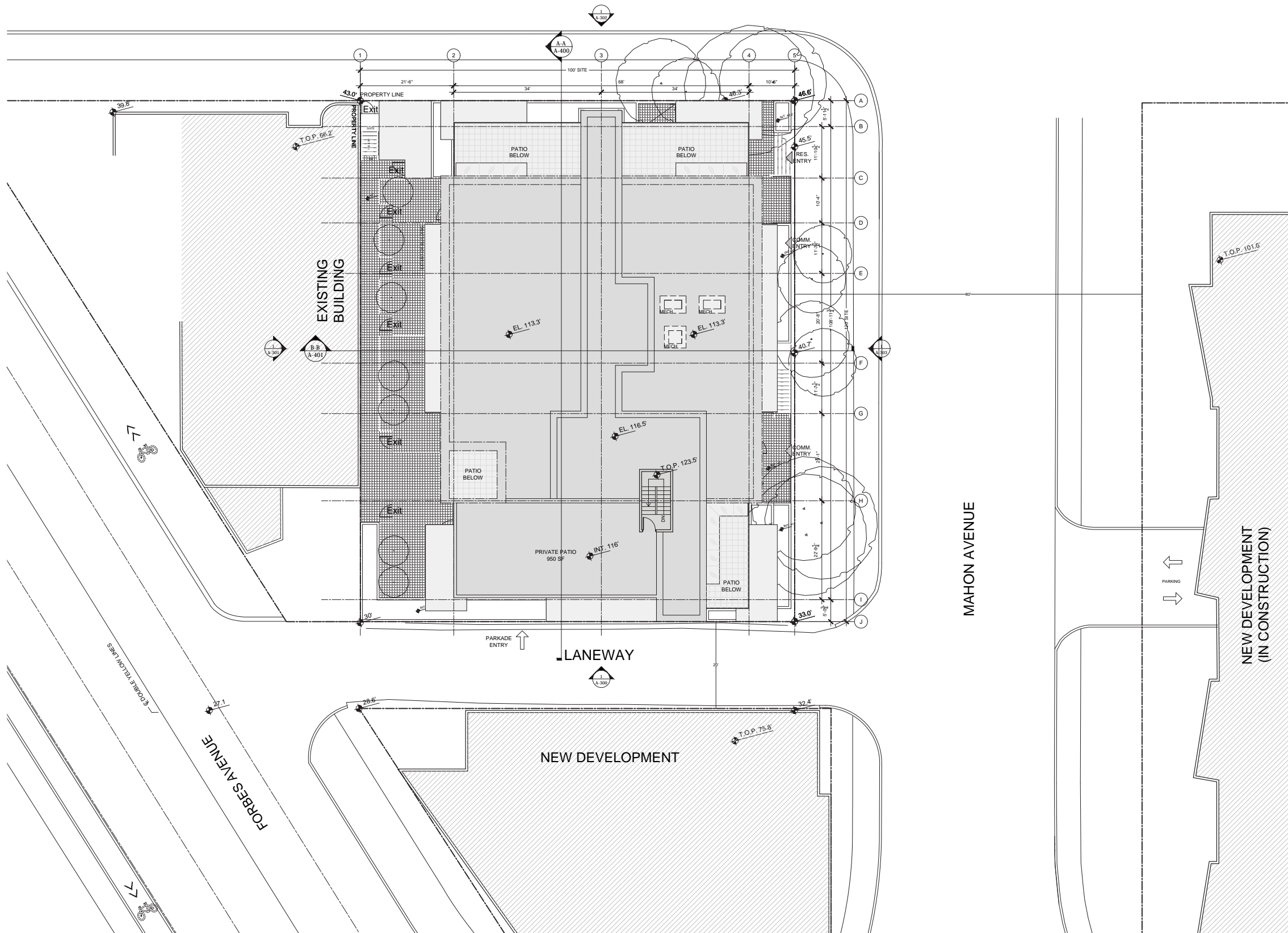
Drawings

WEST 1ST STREET

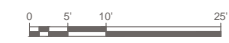
311 West 1st Street

NORTH VANCOUVER | BRITISH COLUMBIA

Site Plan



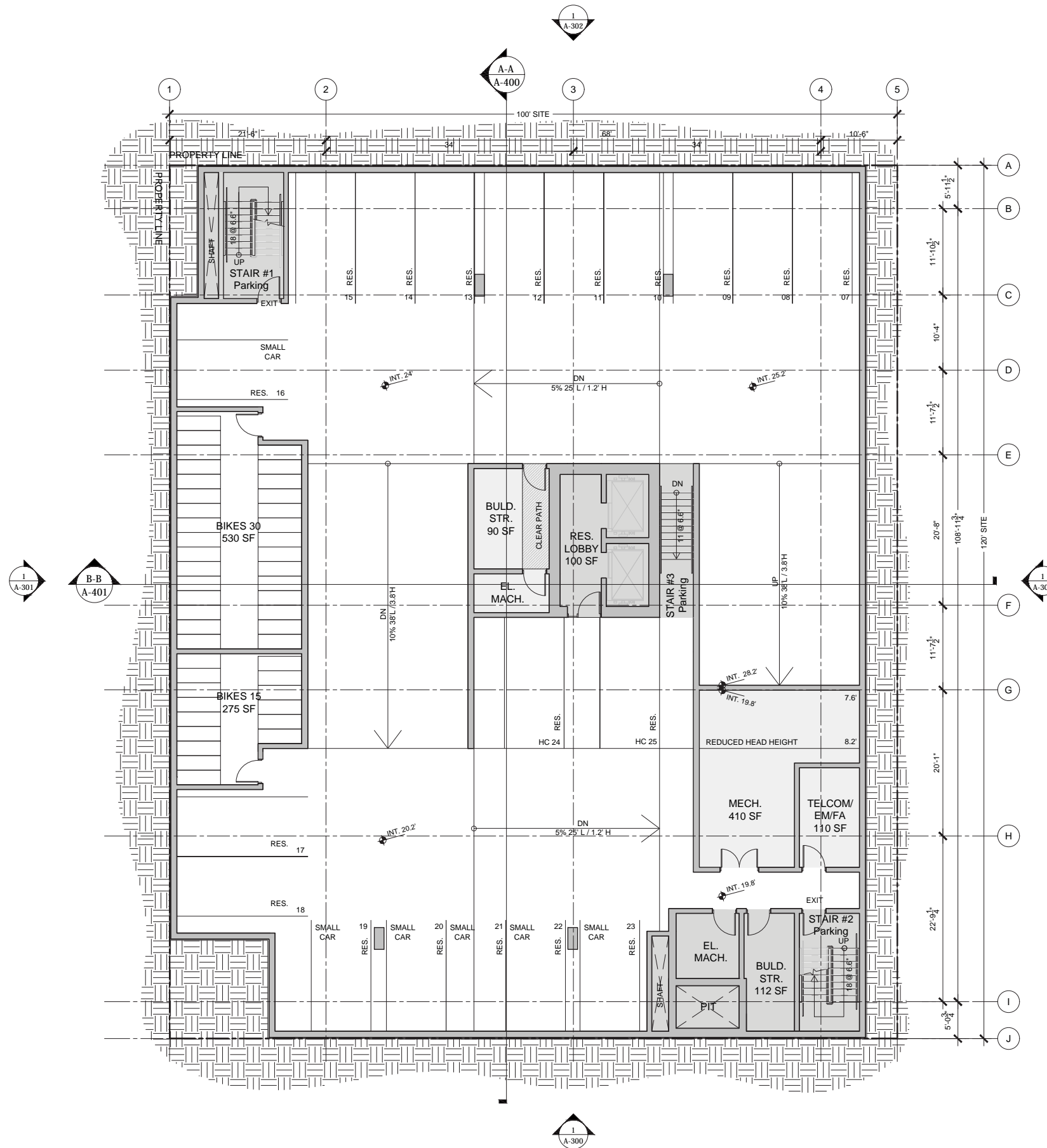
NEW DEVELOPMENT
(IN CONSTRUCTION)



311 West 1st Street

NORTH VANCOUVER | BRITISH COLUMBIA

P2 Parking Plan



LEGEND

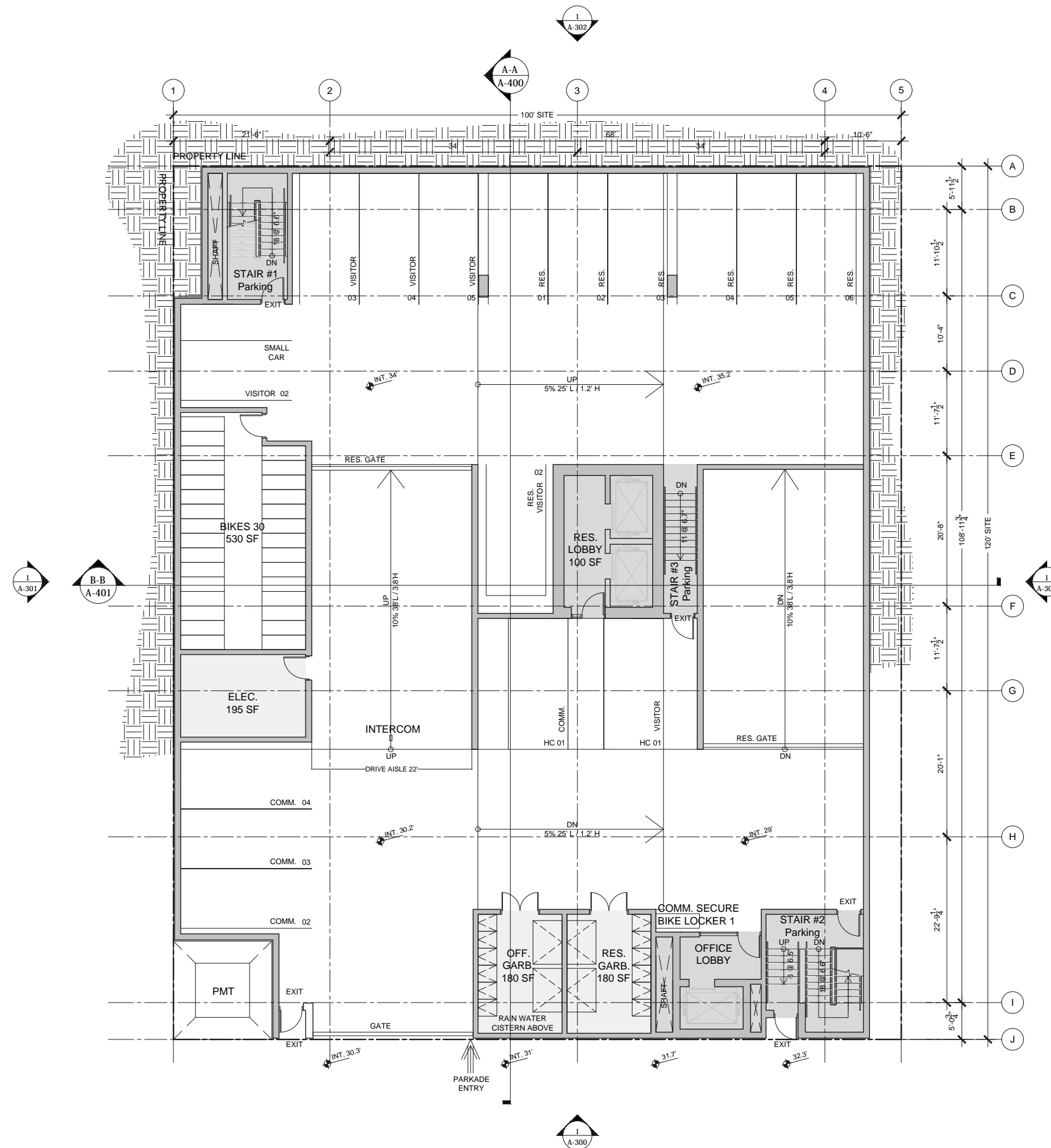
- COMMERCIAL / RETAIL
- RESIDENTIAL
- ADAPTABLE DESIGN RESIDENTIAL
- AMENITY
- STAIRS, ELEVATORS
- GARBAGE, ELEC + MECH



311 West 1st Street

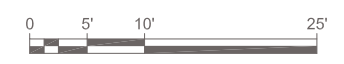
NORTH VANCOUVER | BRITISH COLUMBIA

P1 Parking Plan

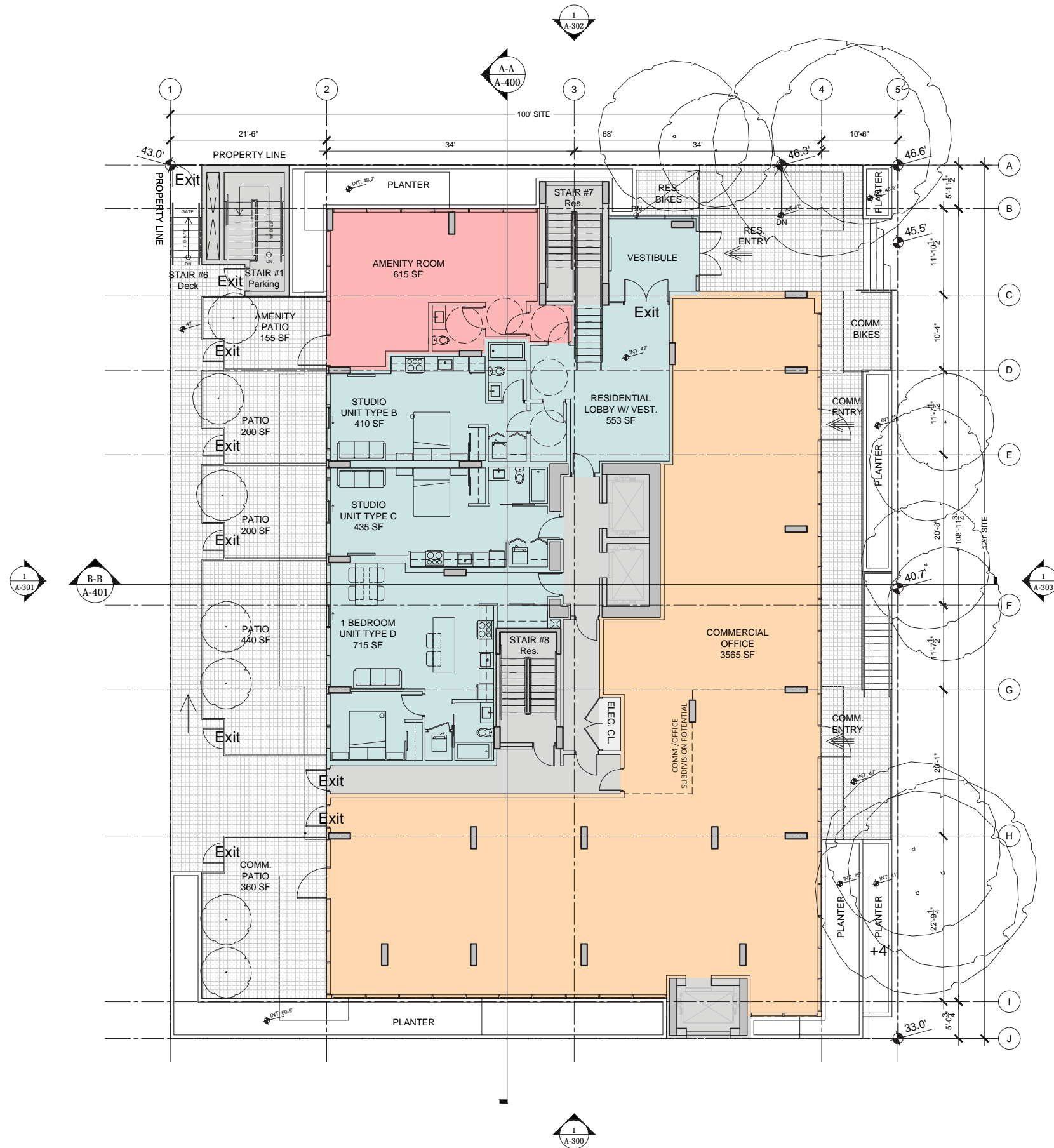


LEGEND

- COMMERCIAL / RETAIL
- RESIDENTIAL
- ADAPTABLE DESIGN RESIDENTIAL
- AMENITY
- STAIRS, ELEVATORS
- GARBAGE, ELEC + MECH

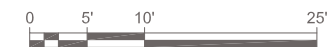


Main Floor Plan

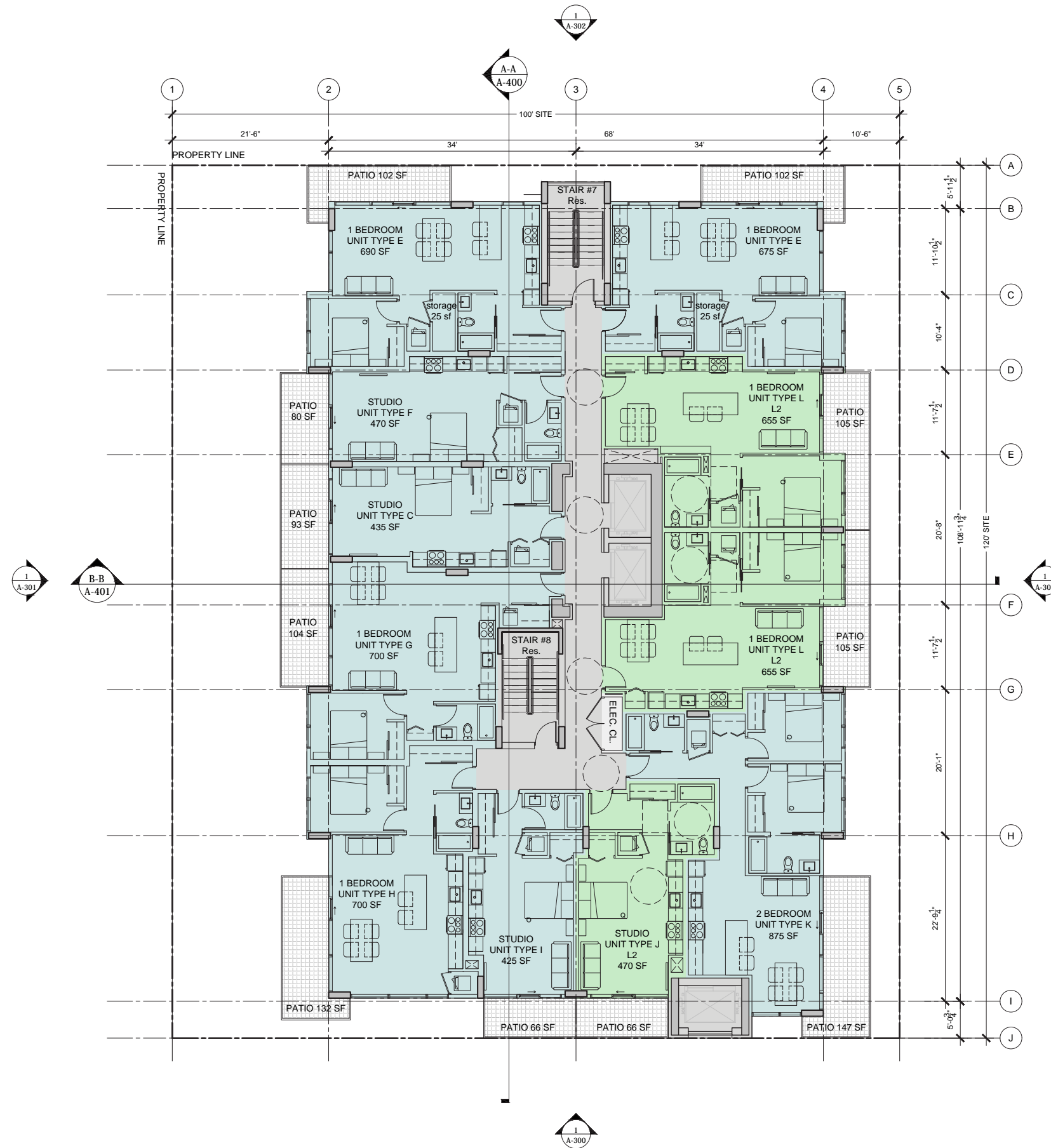


LEGEND

	COMMERCIAL / RETAIL
	RESIDENTIAL
	ADAPTABLE DESIGN RESIDENTIAL
	AMENITY
	STAIRS, ELEVATORS
	GARBAGE, ELEC + MECH



2nd - 5th Floor Plan

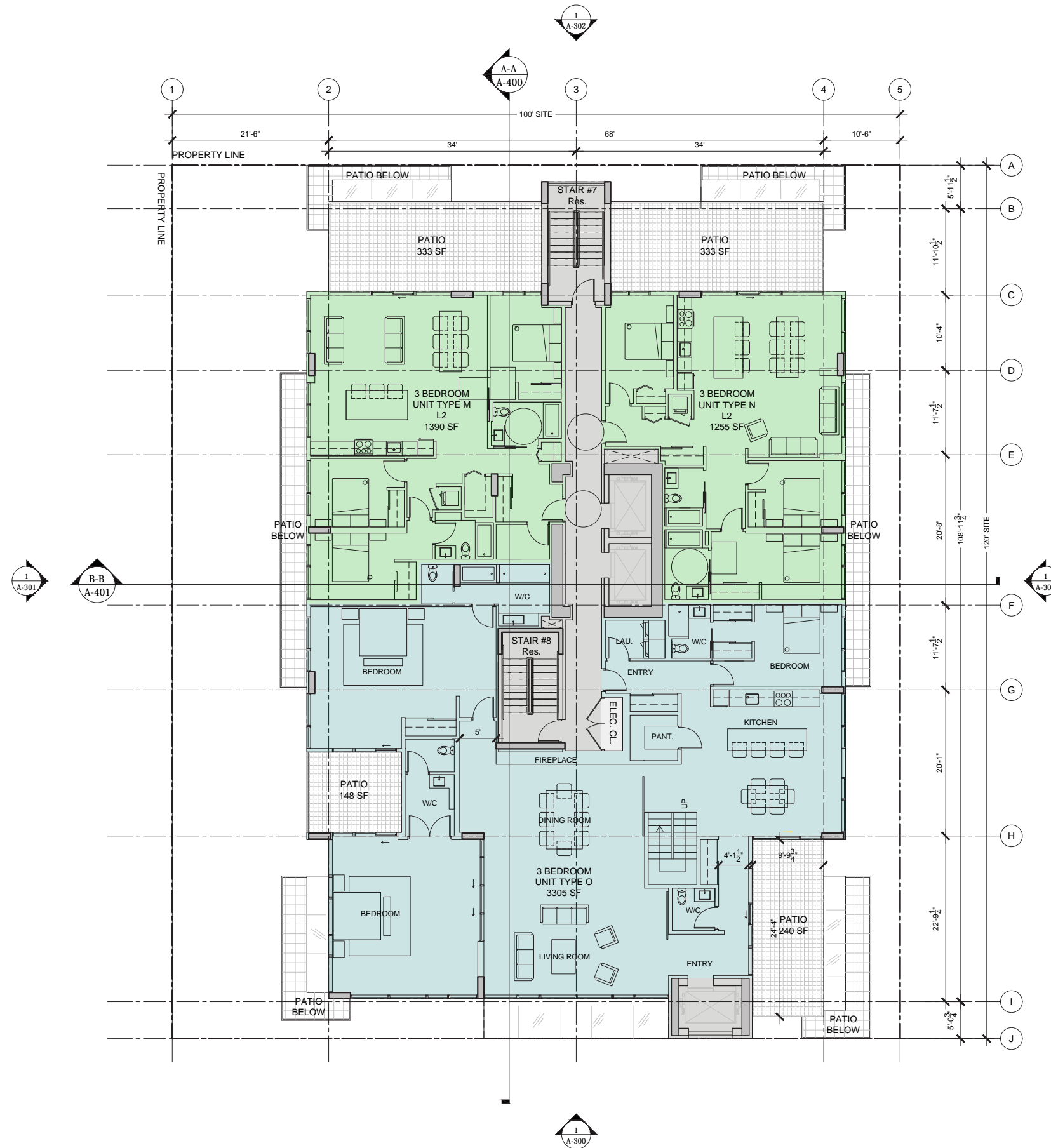


LEGEND

	COMMERCIAL / RETAIL
	RESIDENTIAL
	ADAPTABLE DESIGN RESIDENTIAL
	AMENITY
	STAIRS, ELEVATORS
	GARBAGE, ELEC + MECH



6th Floor Plan

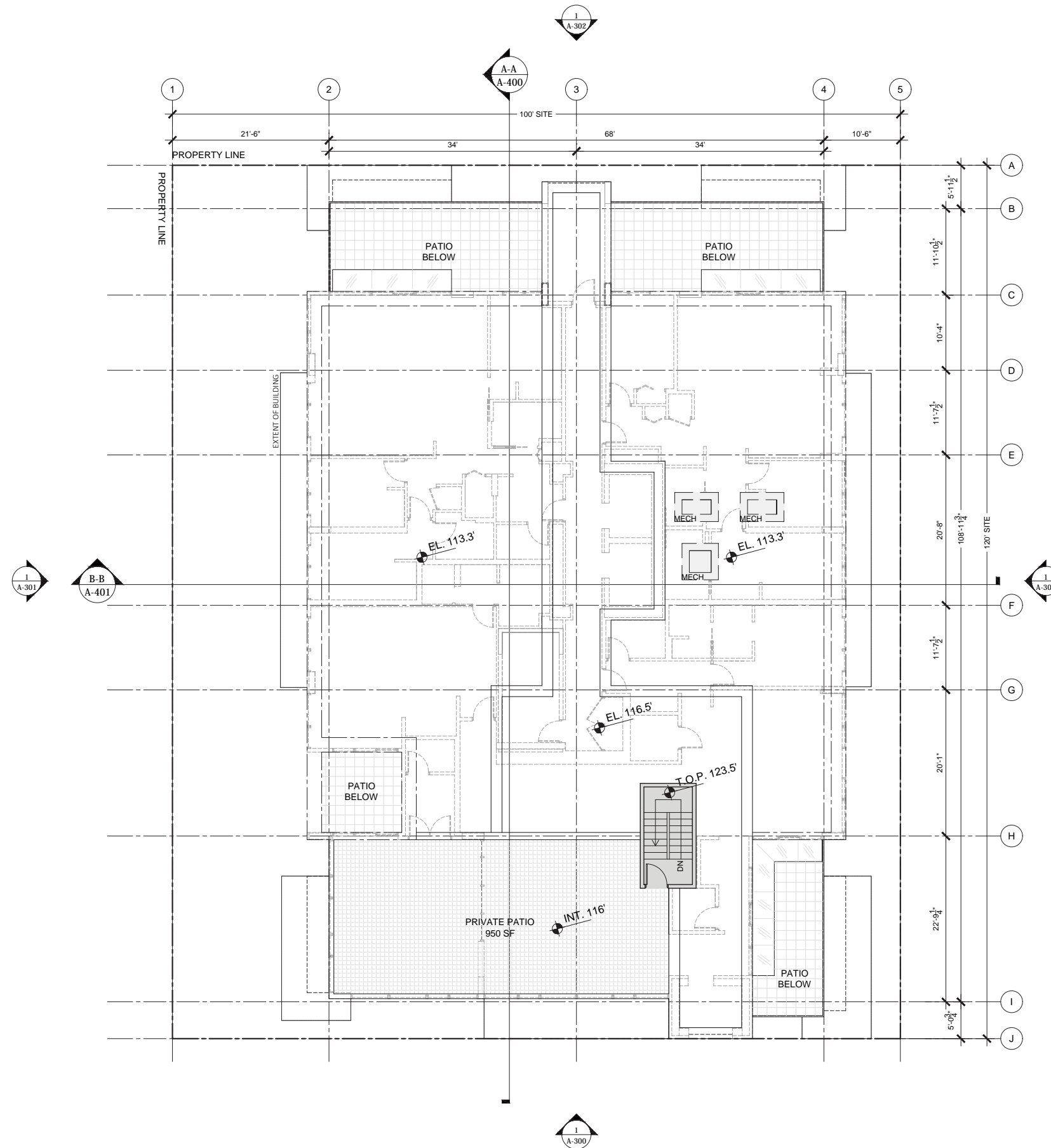


LEGEND

	COMMERCIAL / RETAIL
	RESIDENTIAL
	ADAPTABLE DESIGN RESIDENTIAL
	AMENITY
	STAIRS, ELEVATORS
	GARBAGE, ELEC + MECH



Roof Plan



LEGEND

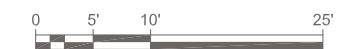
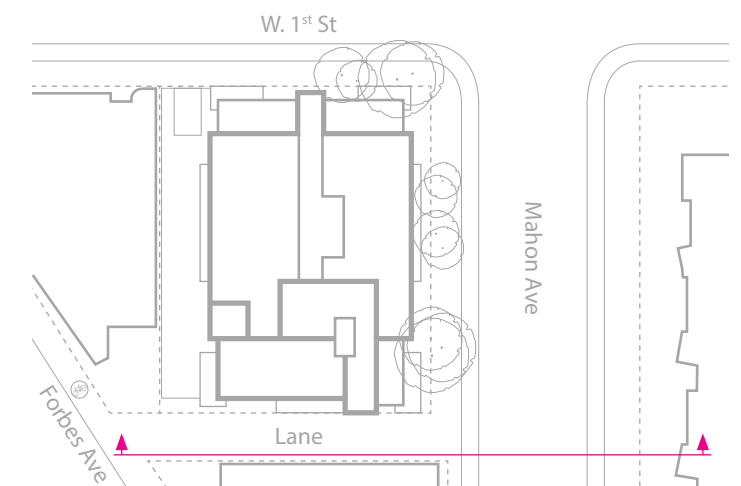
	COMMERCIAL / RETAIL
	RESIDENTIAL
	ADAPTABLE DESIGN RESIDENTIAL
	AMENITY
	STAIRS, ELEVATORS
	GARBAGE, ELEC + MECH



311 West 1st Street

NORTH VANCOUVER | BRITISH COLUMBIA

South Elevation



EXTERIOR MATERIAL FINISH SCHEDULE

TAG	MATERIAL / AREA	COLOUR / CHARACTERISTICS
MT-01	LINEAR METAL CLADDING FACADE	COLOUR: UMBER BROWN / RUSTIC ORANGE, LINEAR PATTERN
MT-02	METAL PANEL FACADE	COLOUR: CHARCOAL
MT-03	METAL PANEL FACADE	COLOUR: LIGHT GREY
MT-04	METAL PANEL FACADE	COLOUR: WHITE
MT-05	CORRUGATED METAL CLADDING FACADE	COLOUR: GREY, ANODIZED
MT-06	CORRUGATED METAL CLADDING FACADE	COLOUR: CHARCOAL, ANODIZED
GL-01	GLAZING W/ ALUMINUM FRAME	BLACK FRAMED, ANODIZED ALUMINUM, TYPICAL FOR OPERABLE DOORS + WINDOWS
GL-02	CURTAIN WALL GROUND LEVEL	CLEAR, DOUBLE PANE HIGH-EFFICIENCY
GL-03	GLASS GUARD BALCONY	GLAZING FROSTED / CLEAR
GL-04	GLASS GUARD GROUND LEVEL	GLAZING CLEAR
CO-01	ARCHITECTURAL CONCRETE	NATURAL CLEAR SEAL, SMOOTH FINISH
CO-02	ARCHITECTURAL CONCRETE	WHITE, SMOOTH FINISH

03 Drawings - A300

Page / 22

311 West 1st Street

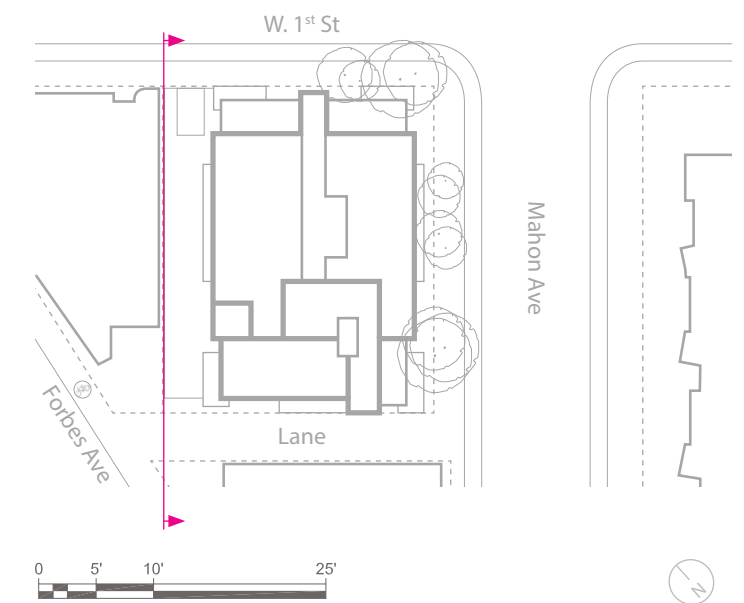
NORTH VANCOUVER | BRITISH COLUMBIA

West Elevation



EXTERIOR MATERIAL FINISH SCHEDULE

TAG	MATERIAL / AREA	COLOUR / CHARACTERISTICS
MT-01	LINEAR METAL CLADDING FACADE	COLOUR: UMBER BROWN / RUSTIC ORANGE, LINEAR PATTERN
MT-02	METAL PANEL FACADE	COLOUR: CHARCOAL
MT-03	METAL PANEL FACADE	COLOUR: LIGHT GREY
MT-04	METAL PANEL FACADE	COLOUR: WHITE
MT-05	CORRUGATED METAL CLADDING FACADE	COLOUR: GREY, ANODIZED
MT-06	CORRUGATED METAL CLADDING FACADE	COLOUR: CHARCOAL, ANODIZED
GL-01	GLAZING W/ ALUMINUM FRAME	BLACK FRAMED, ANODIZED ALUMINUM, TYPICAL FOR OPERABLE DOORS + WINDOWS
GL-02	CURTAIN WALL GROUND LEVEL	CLEAR, DOUBLE PANE HIGH-EFFICIENCY
GL-03	GLASS GUARD BALCONY	GLAZING FROSTED / CLEAR
GL-04	GLASS GUARD GROUND LEVEL	GLAZING CLEAR
CO-01	ARCHITECTURAL CONCRETE	NATURAL CLEAR SEAL, SMOOTH FINISH
CO-02	ARCHITECTURAL CONCRETE	WHITE, SMOOTH FINISH



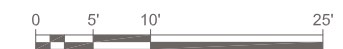
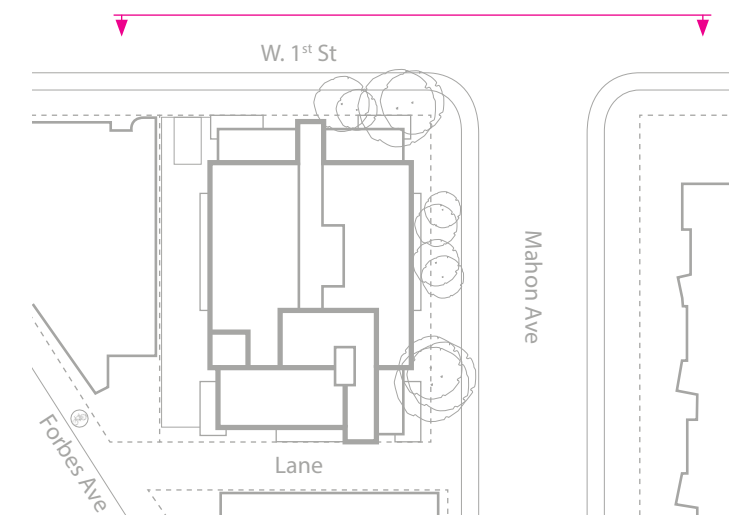
03 Drawings - A301

Page / 23

311 West 1st Street

NORTH VANCOUVER | BRITISH COLUMBIA

North Elevation



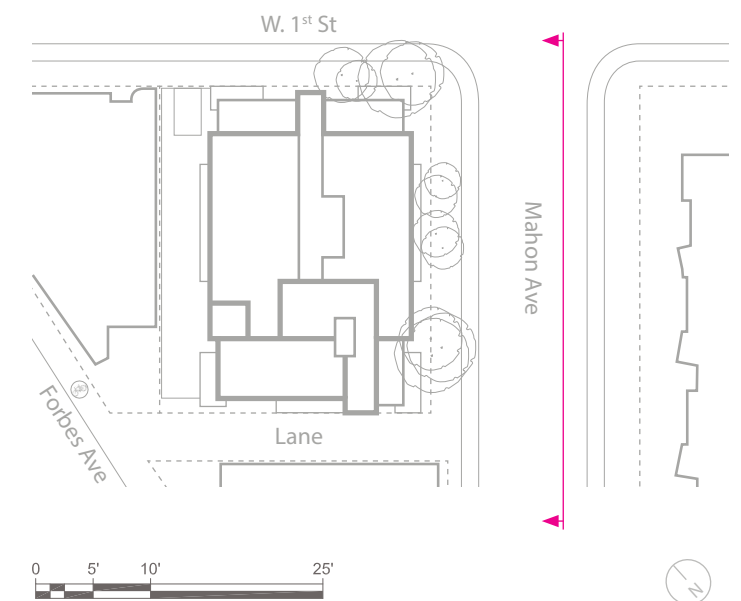
EXTERIOR MATERIAL FINISH SCHEDULE

TAG	MATERIAL / AREA	COLOUR / CHARACTERISTICS
MT-01	LINEAR METAL CLADDING FACADE	COLOUR: UMBER BROWN / RUSTIC ORANGE, LINEAR PATTERN
MT-02	METAL PANEL FACADE	COLOUR: CHARCOAL
MT-03	METAL PANEL FACADE	COLOUR: LIGHT GREY
MT-04	METAL PANEL FACADE	COLOUR: WHITE
MT-05	CORRUGATED METAL CLADDING FACADE	COLOUR: GREY, ANODIZED
MT-06	CORRUGATED METAL CLADDING FACADE	COLOUR: CHARCOAL, ANODIZED
GL-01	GLAZING W/ ALUMINUM FRAME	BLACK FRAMED, ANODIZED ALUMINUM, TYPICAL FOR OPERABLE DOORS + WINDOWS
GL-02	CURTAIN WALL GROUND LEVEL	CLEAR, DOUBLE PANE HIGH-EFFICIENCY
GL-03	GLASS GUARD BALCONY	GLAZING FROSTED / CLEAR
GL-04	GLASS GUARD GROUND LEVEL	GLAZING CLEAR
CO-01	ARCHITECTURAL CONCRETE	NATURAL CLEAR SEAL, SMOOTH FINISH
CO-02	ARCHITECTURAL CONCRETE	WHITE, SMOOTH FINISH

311 West 1st Street

NORTH VANCOUVER | BRITISH COLUMBIA

East Elevation



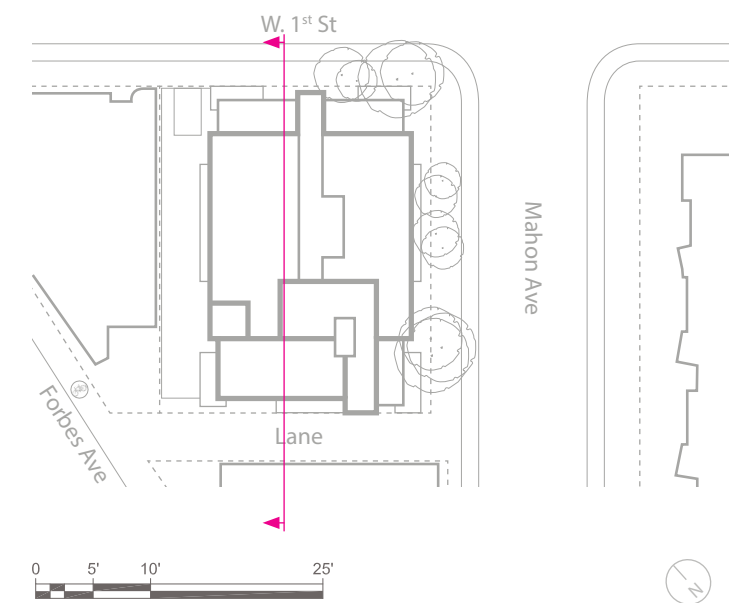
EXTERIOR MATERIAL FINISH SCHEDULE

TAG	MATERIAL / AREA	COLOUR / CHARACTERISTICS
MT-01	LINEAR METAL CLADDING FACADE	COLOUR: UMBER BROWN / RUSTIC ORANGE, LINEAR PATTERN
MT-02	METAL PANEL FACADE	COLOUR: CHARCOAL
MT-03	METAL PANEL FACADE	COLOUR: LIGHT GREY
MT-04	METAL PANEL FACADE	COLOUR: WHITE
MT-05	CORRUGATED METAL CLADDING FACADE	COLOUR: GREY, ANODIZED
MT-06	CORRUGATED METAL CLADDING FACADE	COLOUR: CHARCOAL, ANODIZED
GL-01	GLAZING W/ ALUMINUM FRAME	BLACK FRAMED, ANODIZED ALUMINUM, TYPICAL FOR OPERABLE DOORS + WINDOWS
GL-02	CURTAIN WALL GROUND LEVEL	CLEAR, DOUBLE PANE HIGH-EFFICIENCY
GL-03	GLASS GUARD BALCONY	GLAZING FROSTED / CLEAR
GL-04	GLASS GUARD GROUND LEVEL	GLAZING CLEAR
CO-01	ARCHITECTURAL CONCRETE	NATURAL CLEAR SEAL, SMOOTH FINISH
CO-02	ARCHITECTURAL CONCRETE	WHITE, SMOOTH FINISH

311 West 1st Street

NORTH VANCOUVER | BRITISH COLUMBIA

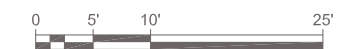
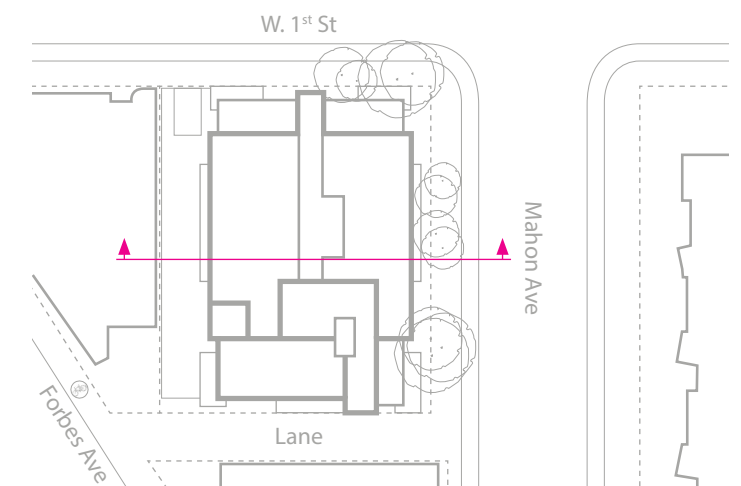
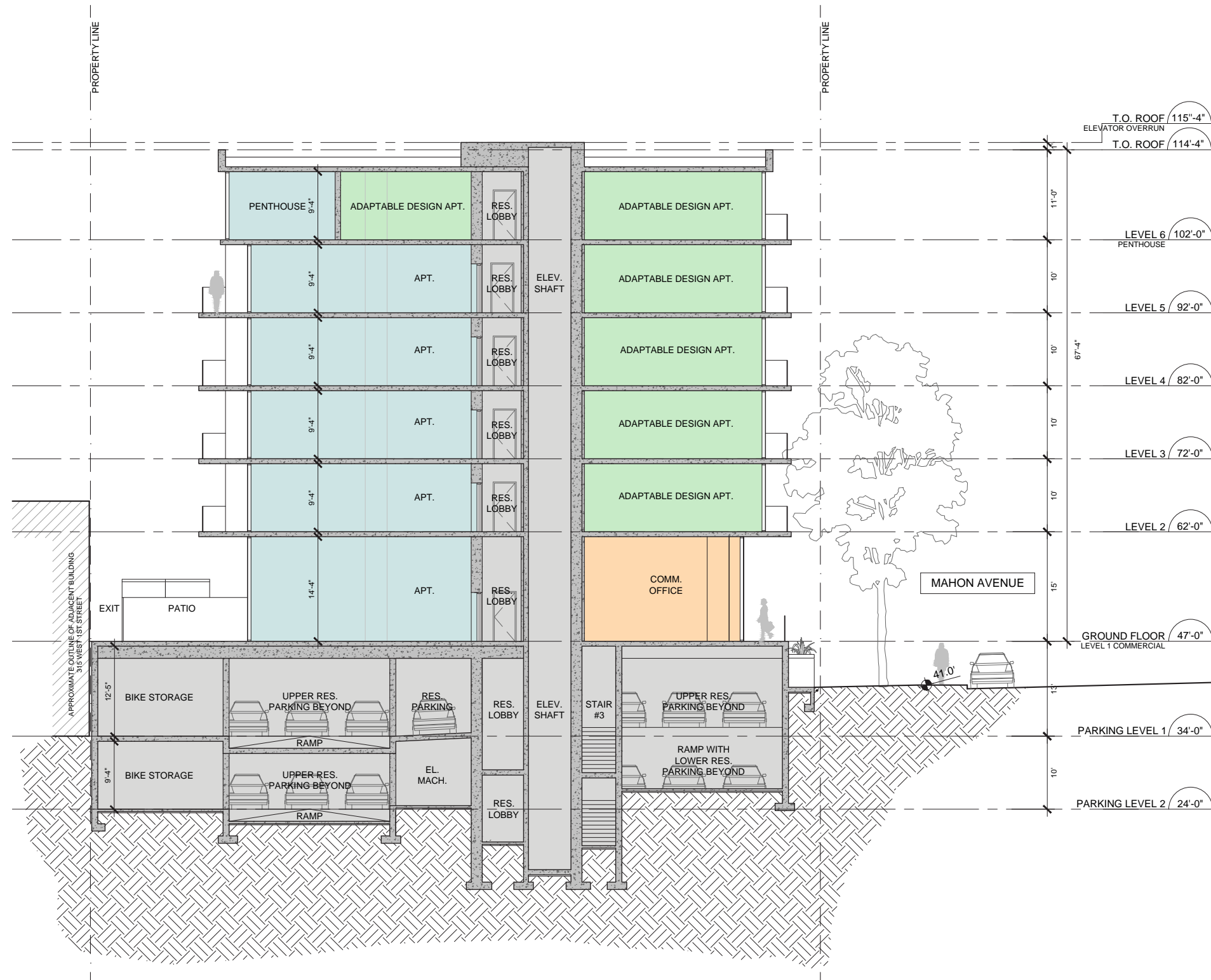
Building Section A

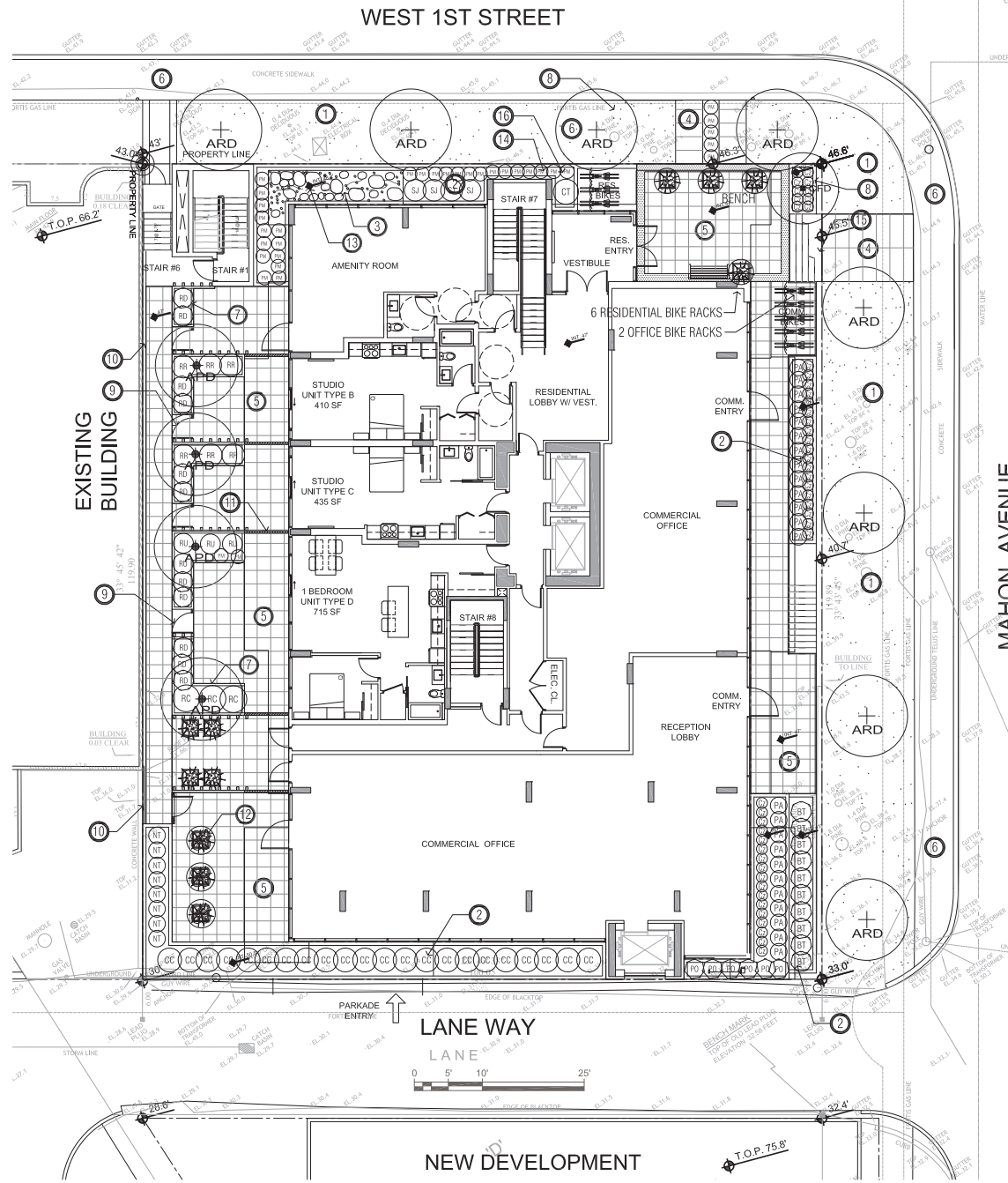


311 West 1st Street

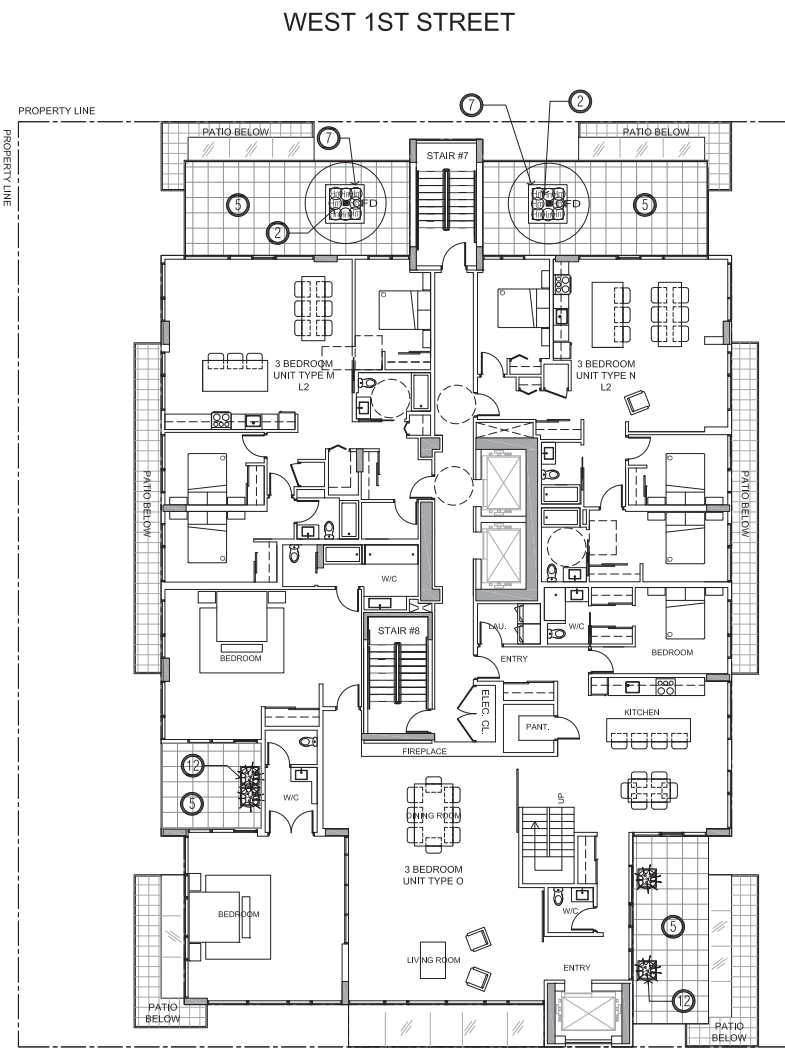
NORTH VANCOUVER | BRITISH COLUMBIA

Building Section B

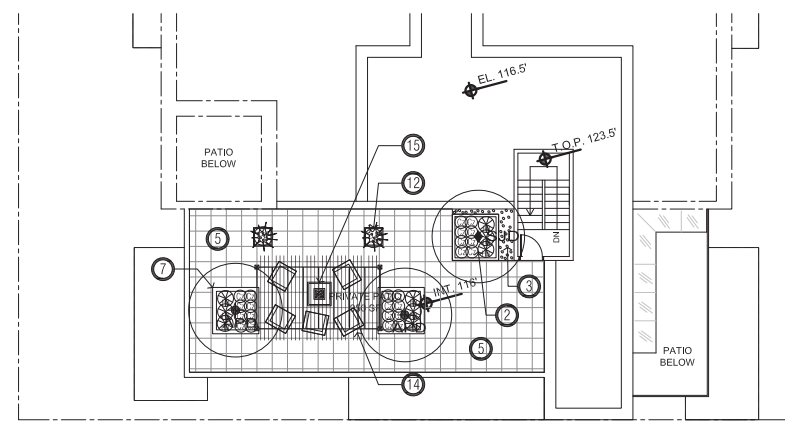




1 GROUND FLOOR - LANDSCAPE PLAN



2 SIXTH FLOOR PRIVATE PATIO - LANDSCAPE PLAN



3 ROOF PRIVATE PATIO - LANDSCAPE PLAN

PLANT LIST:

ARD		BOTANICAL NAME	COMMON NAME	PLANTING SIZE	MATURE SIZE	COND.
ARD	8	ACER RUBRUM BOWHALL	BOWHALL RED MAPLE	5 CM. CAL.	10-15M HT.	B & B
APD	6	ACER PALMATUM	JAPANESE MAPLE	2.5M HT.	5-6M HT.	B & B
CFD	3	CORNUS FLORIDA CHEROKEE CHIEF	RED FLOWERING DOGWOOD	2.5M HT.	4-5M HT.	B & B
HCD	3	HEBISCUS COELESTIS	SHRUBBY ALTHEA	2M HT.	3M HT.	B & B
SJD	1	STYLAX JAPONICA	JAPANESE SNOWBELL	2.75M HT.	2.5-3.5 M HT.	B & B
CJS	4	CAMELLIA JAPONICA MOSHIO FLAME	JAPANESE CAMELLIA	1.75M HT.	1.75M HT.	ON STAND.
BT	10	BERBERIS THUNBERGII 'BAILONE'	RUBY CAROUSEL BARBERRY	#3	2.50M HT.	ON STAND.
CC	22	COTINUS COGGYGRIA	SMOKE BUSH	#5	2.50M HT.	ON STAND.
CT	11	CHOSYA TENNATA	MEXICAN MOCK ORANGE	#3	1.5 M.	CONTAINER
PO	6	PRUNUS L. OTTO LUYKENS	OTTO LUYKEN LAUREL	#3	.65 M.	CONTAINER
PM	34	POLYSTICHUM MUNITEM	WESTERN SWORD FERN	#3	.60 M.	CONTAINER
HB	9	HERE ALBICANS	HERE	#2	.50 M.	CONTAINER
RC	3	RHODODENDRON CHEER	CHEER RHODO.	#3	.65 M.	CONTAINER
RD	11	RHODODENDRON DORA AMETIS	DORA AMETIS RHOD.	#2	.65 M.	CONTAINER
RR	6	RHODODENDRON ROYAL PINK	ROYAL PINK RHODO.	#3	.65 M.	CONTAINER
RU	4	RHODODENDRON UNIQUE	UNIQUE RHODO.	#3	1.20 M.	CONTAINER
SJ	4	SKIMMIA JAPONICA REVESSIANA	JAPANESE SKIMMIA	#3	1.75 M.	CONTAINER
HM	16	HEUCHERA MICRA VAR. DIV. 'PALACE PURPLE'	CORAL BELLS	#3	.50 M.	CONTAINER
CZ	82	COREOPSIS VERTICILLATA ZAGREB	ZAGREB TICKSEED	#1	.50 M.	CONTAINER
CA	4	CALAMAGROSTIS ACUTIFLORA OVERDAM	VARIEG FEATHER REED GRASS	#3	1.75 M.	CONTAINER
PA	26	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#3	1.50 M.	CONTAINER
NT	8	NASELLA TENUISSIMA	MEXICAN FEATHER GRASS	#3	.75 M.	CONTAINER

311 West 1st Street
NORTH VANCOUVER | BRITISH COLUMBIA

Landscape Plan

- LANDSCAPE ITEMS:
- 1 LAWN
 - 2 PLANTING BED
 - 3 DECORATIVE RIVERSTONE BED
 - 4 COLORED CONCRETE PAVING
 - 5 UNIT PAVERS 24"x24"
 - 6 CONCRETE WALKWAY
 - 7 RAISED WALL (36")
 - 8 RAISED WALL (24")
 - 9 GATE WITH DECORATIVE WOOD SCREEN
 - 10 DECORATIVE WALL SCREEN
 - 11 5FT. HT. PRIVACY SCREEN
 - 12 DECORATIVE POTS
 - 13 SALMON PANEL ART
 - 14 WOOD PERGOLA
 - 15 FIRE PIT - GAS

- LEGEND:
- PROPOSED DECIDUOUS TREE
 - PROPOSED CONIFEROUS TREE
 - SHRUB PLANTING
 - LAWN
 - SEATING
 - WOOD PLANTER
 - DECORATIVE POT W/ SEASONAL ANNUALS
 - PROPOSED WOOD TRELLIS
 - CONCRETE UNIT PAVING
 - ROCK FEATURE
 - DECORATIVE SCREEN
 - BICYCLE RACK

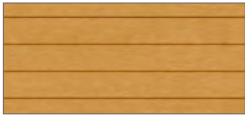

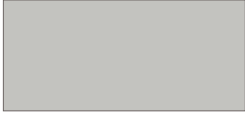



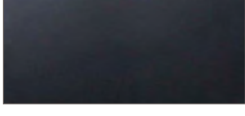



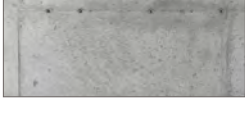



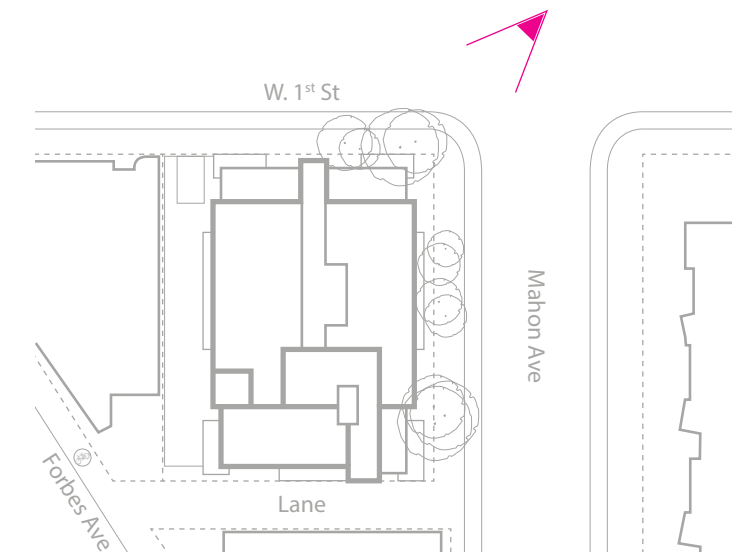
311 West 1st Street

NORTH VANCOUVER | BRITISH COLUMBIA

Colour + Material Board



- 
MT-01 Linear Metal Cladding
 Colour: Umber Brown/Rustic Orange
- 
MT-02 Metal Panel
 Colour: Charcoal
- 
MT-03 Metal Panel
 Colour: Light Grey
- 
MT-04 Metal Panel
 Colour: White
- 
MT-05 Corrugated Metal
 Colour: Grey, Anodized
- 
MT-06 Corrugated Metal
 Colour: Charcoal, Anodized
- 
GL-01 Aluminum Frame
 Colour: Black, Anodized Aluminum
- 
GL-02 Glazing - Double Pane
 Colour: Clear
- 
GL-03 Glazing - Glass Guard
 Colour: Clear / Frosted
- 
GL-04 Glazing - Glass Guard
 Colour: Clear
- 
CO-01 Architectural Concrete
 Colour: Natural Clear Seal
- 
CO-02 Architectural Concrete
 Colour: White





311 West 1st Street

NORTH VANCOUVER | BRITISH COLUMBIA

Visualization

