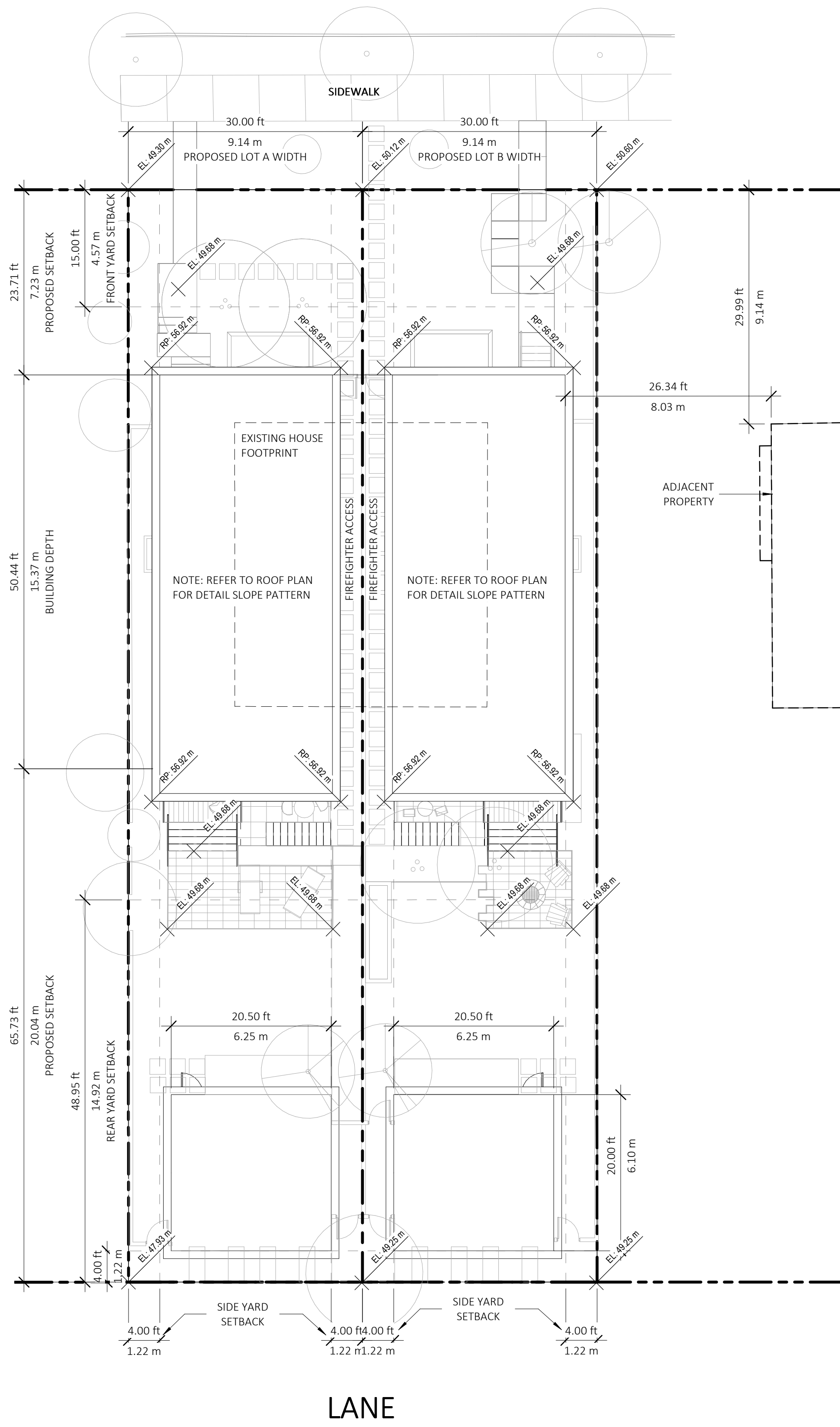


**WEST 14th AVENUE**

NOTE: REFER TO CIVIL DRAWINGS FOR DETAILED SERVICE CONNECTION LOCATIONS

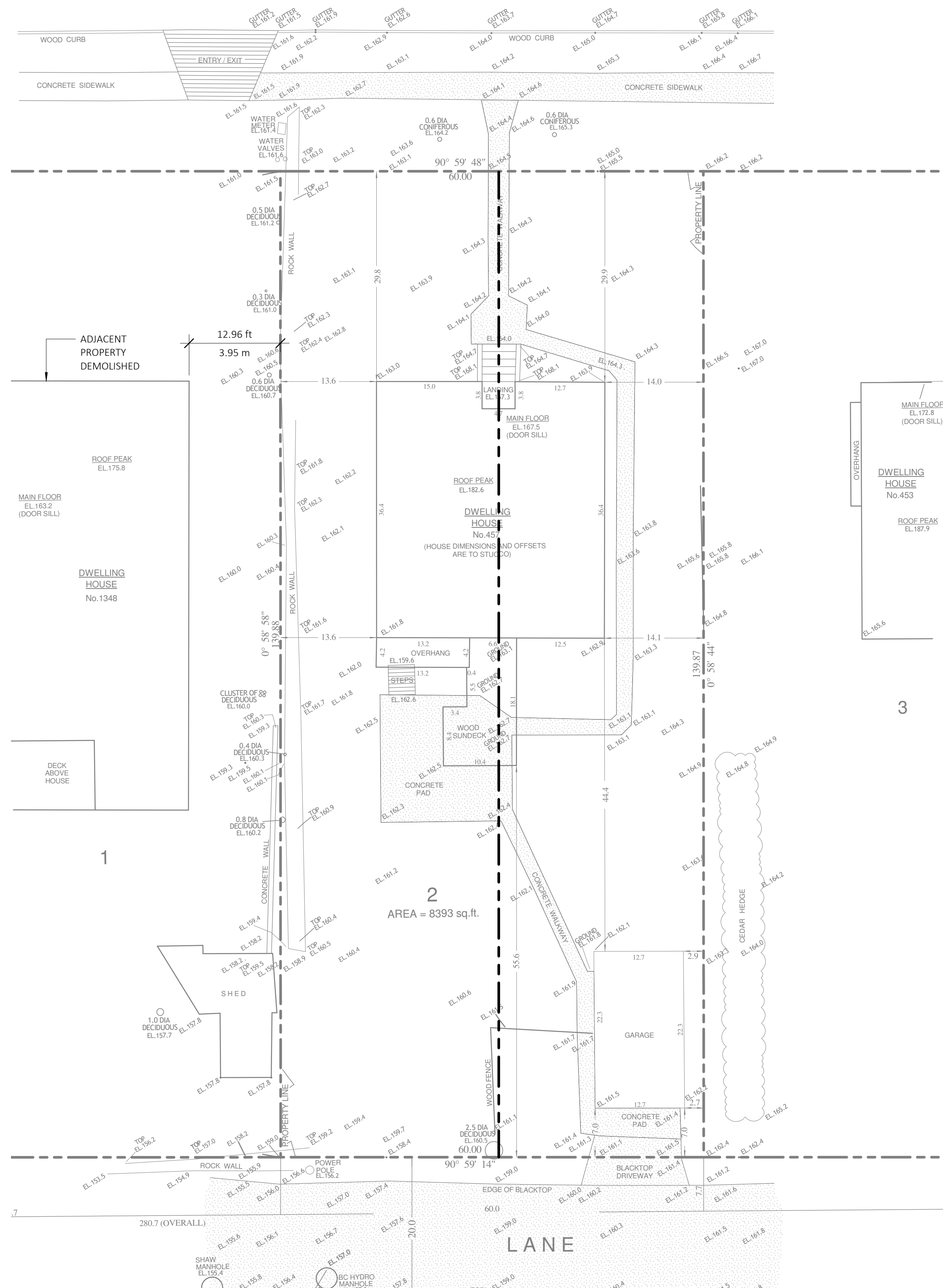
NORTH



**2** PROPOSED SUBDIVISION SITE PLAN  
3/32" = 1'-0"

**WEST 14TH STREET**

NORTH



**1** EXISTING PROPERTY SURVEY  
3/32" = 1'-0"

**PROJECT DATA**

**CIVIC ADDRESS:** 457 WEST 14th STREET

**LEGAL DESCRIPTION:** LOT 2, BLOCK 65, DISTRICT LOT 271, PLAN 750 P.I.D. 015-142-418

**CURRENT ZONING:** RS-1 (ONE-UNIT RESIDENTIAL)  
**PROPOSED ZONING:** RS-2 (ONE-UNIT RESIDENTIAL)

**CURRENT SITE AREA:** 8388.49 sf / 779.32 sm  
**PROPOSED SITE AREA:** LOT A 4196.45 sf / 389.86 sm  
LOT B 4196.30 sf / 389.84 sm

**FRONT LOT:** MIN. 32.81 ft / 10 m (RS-1)  
MIN. 24.6 ft / 7.5 m (RS-2)

**RESIDENTIAL USE ZONE:**

**PRINCIPAL BUILDING:** MIN. AREA 800 sf / 74.32 sm

**GROSS FLOOR AREA:** LOT A 0.5 x 4196.45 sf = 2098.22 sf\* (194.90 sm)  
LOT B 0.5 x 4196.30 sf = 2098.15 sf\* (194.90 sm)  
\*EXCLUDING BASEMENT

**SECONDARY SUITE**  
NOT LESS THAN 400 sf, NO MORE THAN 969 sf  
OR 40% OF GFA - 839 sf, WHICHEVER IS LESSER

**LOT COVERAGE:** MAX. 40% IF PRINCIPAL BUILDING + COACH HOUSE  
MAX. 30% PRINCIPAL BUILDING

**SUNKEN PATIO:** MAX. 200 sf / 18.6 sm

**FRONT YARD SETBACK:** 15 ft / 4.6 m

**REAR YARD SETBACK:** 26.2 ft / 8 m OR 0.35 x 139.87 ft = 48.95 ft

**SIDE YARD SETBACK:** 4 ft / 1.2 m (INTERIOR LOT LINE)

**MAX. TOP OF PLATE:** 26.2 ft / 8 m

**MAX. OVERALL BLDG:** 33.1 ft / 10.1 m

**ACCESSORY BUILDINGS**

**FLOOR AREA:** LESSER OF 0.1 x LOT AREA OR 600 sf / 55.7 sm

**SETBACK FROM PB:** 10 ft / 3.048 m

**REAR YARD SETBACK:** 4 ft / 1.22 m

**SIDE YARD SETBACK:** 2 ft / 0.61 m (INTERIOR LOT LINE)

**MAX. HEIGHT:** 12 ft / 3.658 m

**ENERGY EFFICIENCY REQUIREMENTS**  
PROJECT TO PURSUE STEP 3 ENERGY CODE; ALL MECHANICAL SYSTEMS IN THE BUILDING SHALL BE CLASSIFIED AS LOW CARBON ENERGY SYSTEMS

**SECONDARY SUITE**  
SPRINKLER AND FIRE ALARM SYSTEM SHALL BE PROVIDED

**DRAWING LIST**

Sheet Number	Sheet Name
A000	PROJECT DATA & SITE PLAN
A-001	SITE CONTEXT & STREETScape
A-002	LOT COVERAGE & GROSS FLOOR AREA
A-003	ELEVATIONS & FINISHES
A-004	REAR ELEVATIONS & LIMITING DISTANCE
A-101	BASEMENT FLOOR PLANS
A-102	MAIN FLOOR PLANS
A-103	UPPER FLOOR PLANS
A-104	ROOF PLANS
A-105	ACCESSORY BUILDING

DATE	DESCRIPTION
2022-06-10	ISSUED FOR DEVELOPMENT PERMIT

PROJECT NAME & ADDRESS

**NORTH VANCOUVER  
REZONING**

457 W14 ST

SHEET NAME

PROJECT DATA & SITE PLAN

DRAWING NUMBER

**A000**

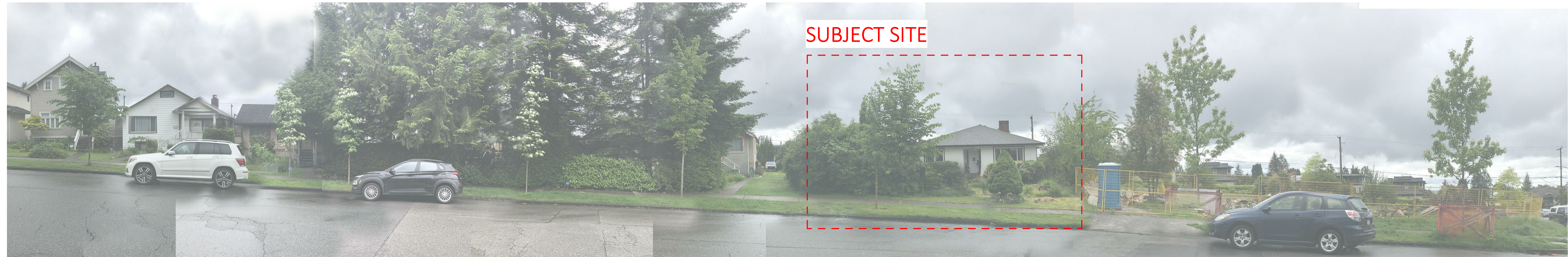
SCALE  
As Indicated



SITE CONTEXT - ZONING



SITE CONTEXT - AERIAL



DATE	DESCRIPTION
2022-06-10	ISSUED FOR DEVELOPMENT PERMIT

PROJECT NAME & ADDRESS  
**NORTH VANCOUVER  
 REZONING**

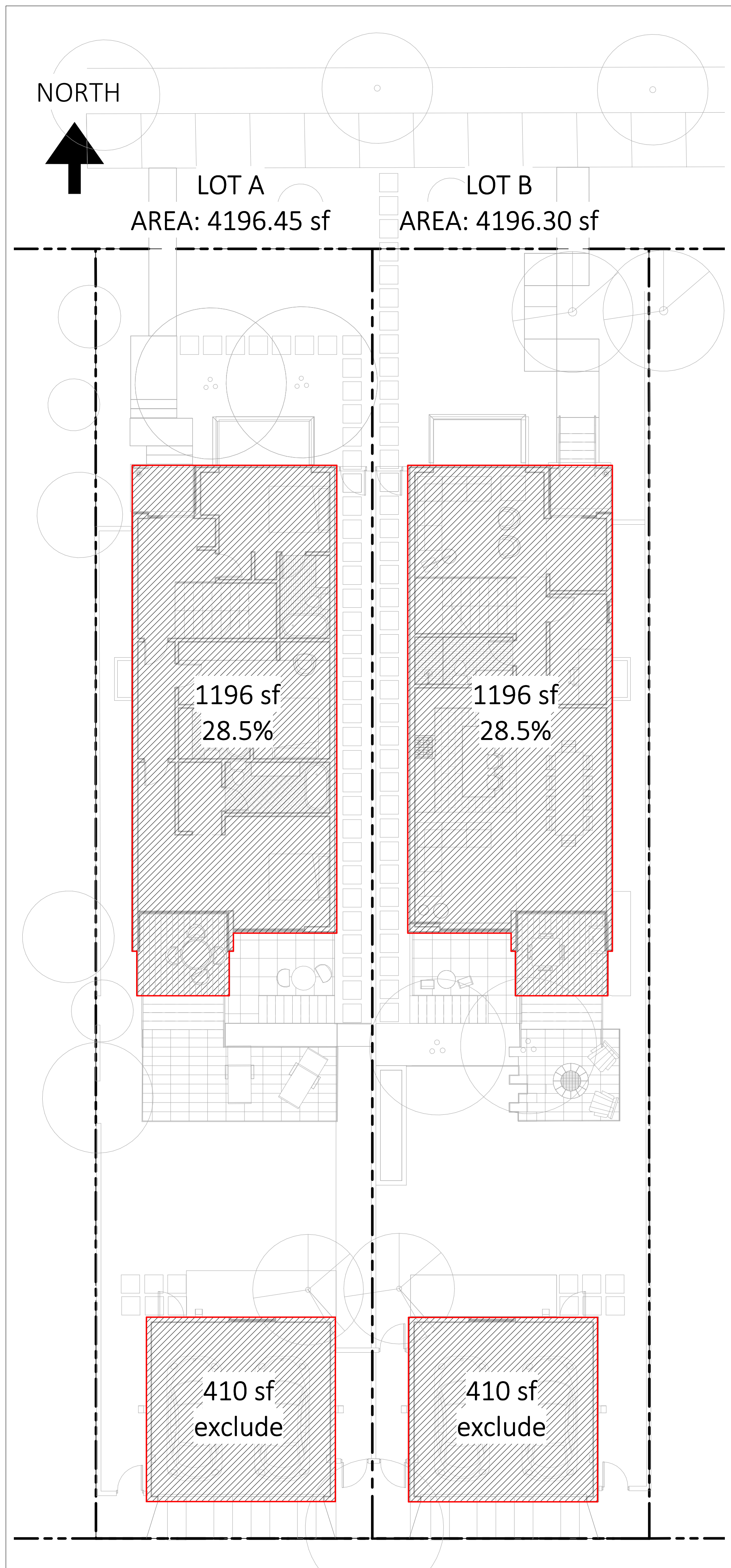
457 W14 ST

SHEET NAME  
 SITE CONTEXT &  
 STREETSCAPE

DRAWING NUMBER

**A-001**

SCALE



“Lot Coverage” means the horizontal area within the vertical projection of the outermost walls of Principal, Accessory Buildings and Accessory Coach House Buildings on a Lot, expressed as a percentage of the Lot Area, but excluding:

(5) For One Unit Residential Use and Two Unit Residential Use Lot Coverage shall include:

(a) Decks;

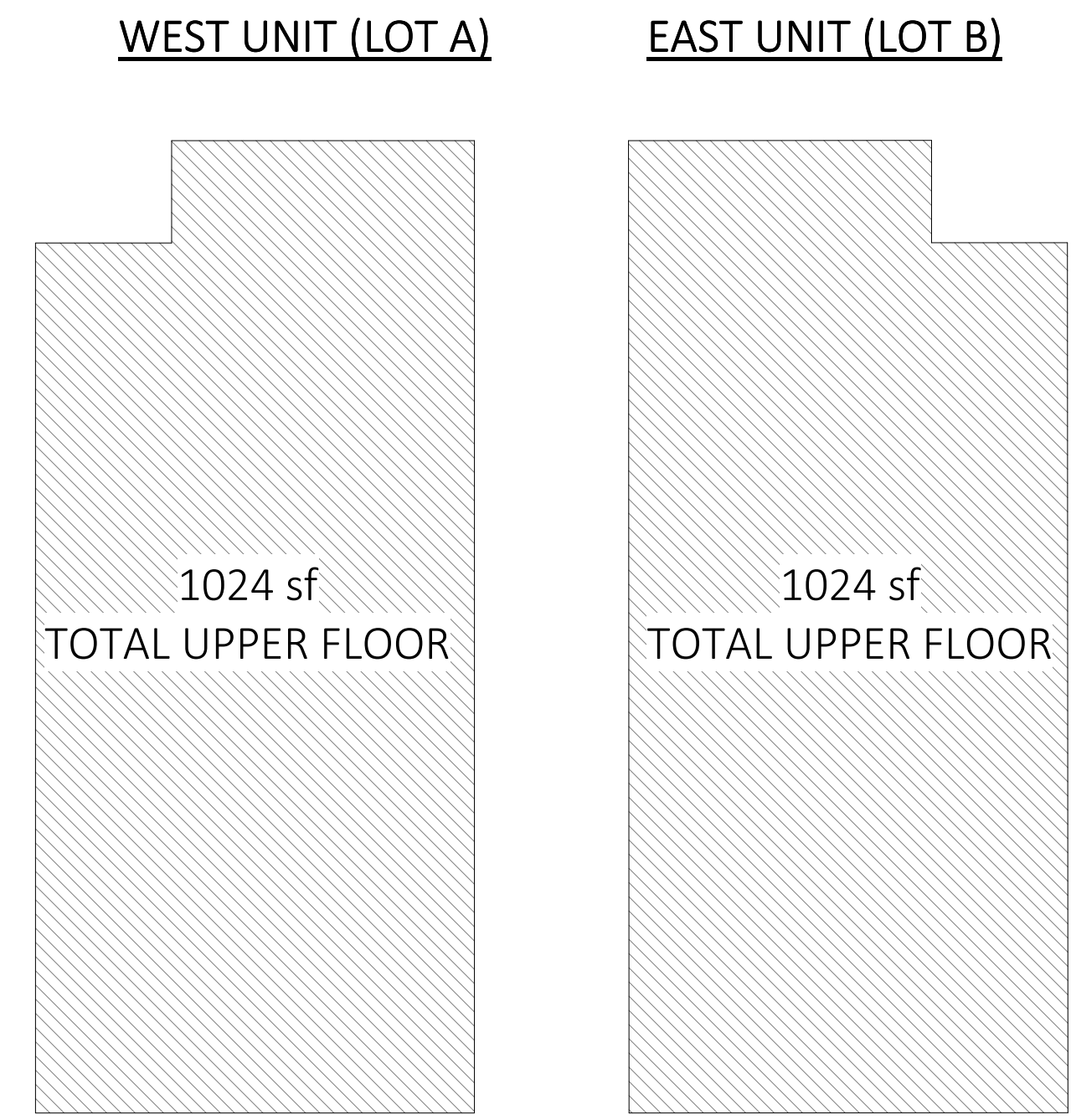
(b) Porches; and,

(c) Balconies greater than 1.0 metres (3.28 feet) above grade; but shall exclude Accessory Buildings subject to Section 514(1)(b).

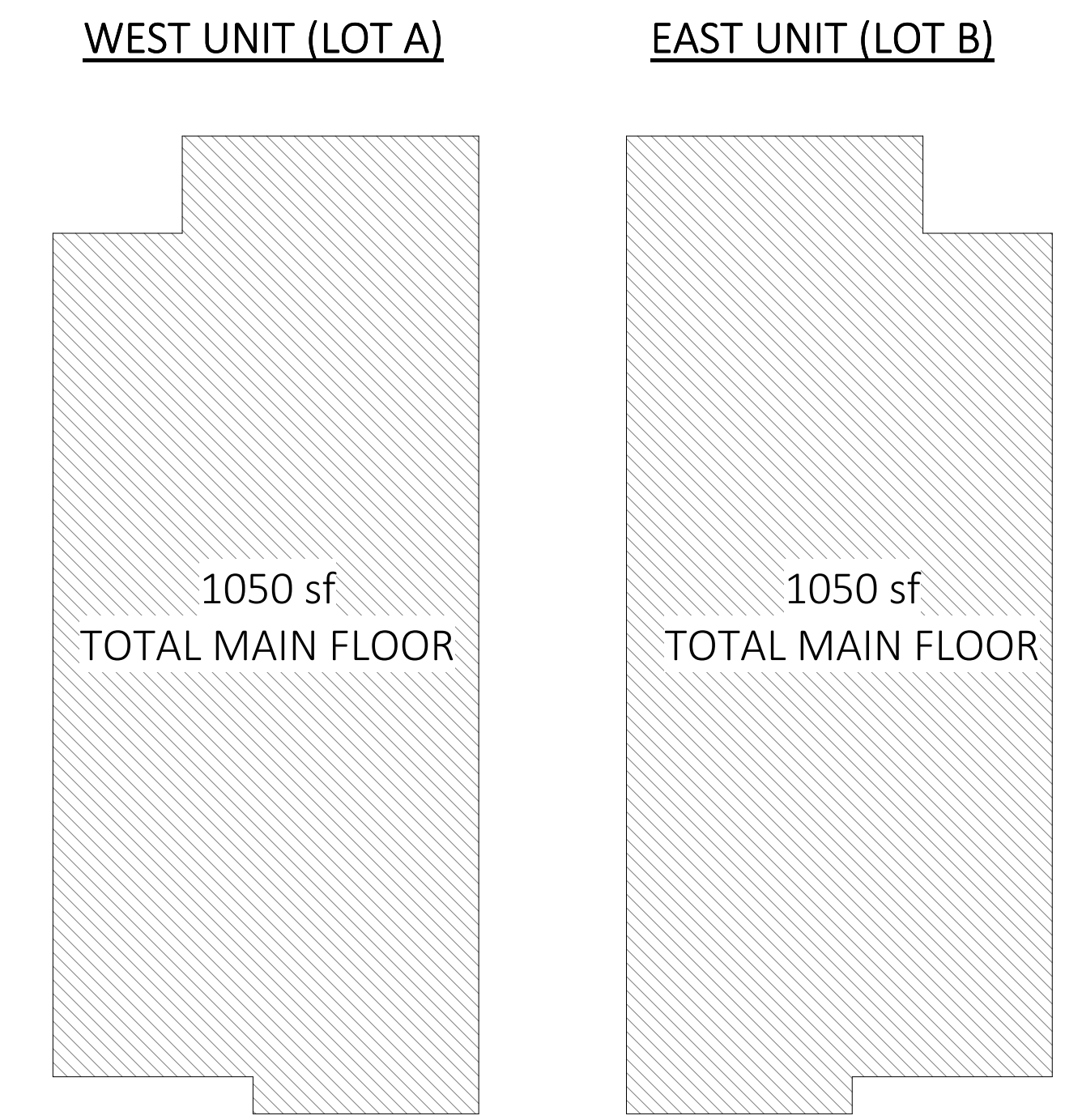
“Gross Floor Area (One-Unit and Two-Unit Residential)” means the total areas of all the floors of the Principal Building on a Lot, measured to the extreme outer limits of the Building, including all Basements, Cellars, Habitable Rooms, bathrooms, utility rooms, furnace rooms, attached Parking garages and carports, storage areas, internally accessible attic space, workshops, hallways, landings, stairwells, mezzanines, but excluding:

- (4) Architectural features containing no floor area which are permitted as projections into required yards;
- (5) Balconies and Porches that are Open Appendages to the Principal Building and are at least 40% unenclosed

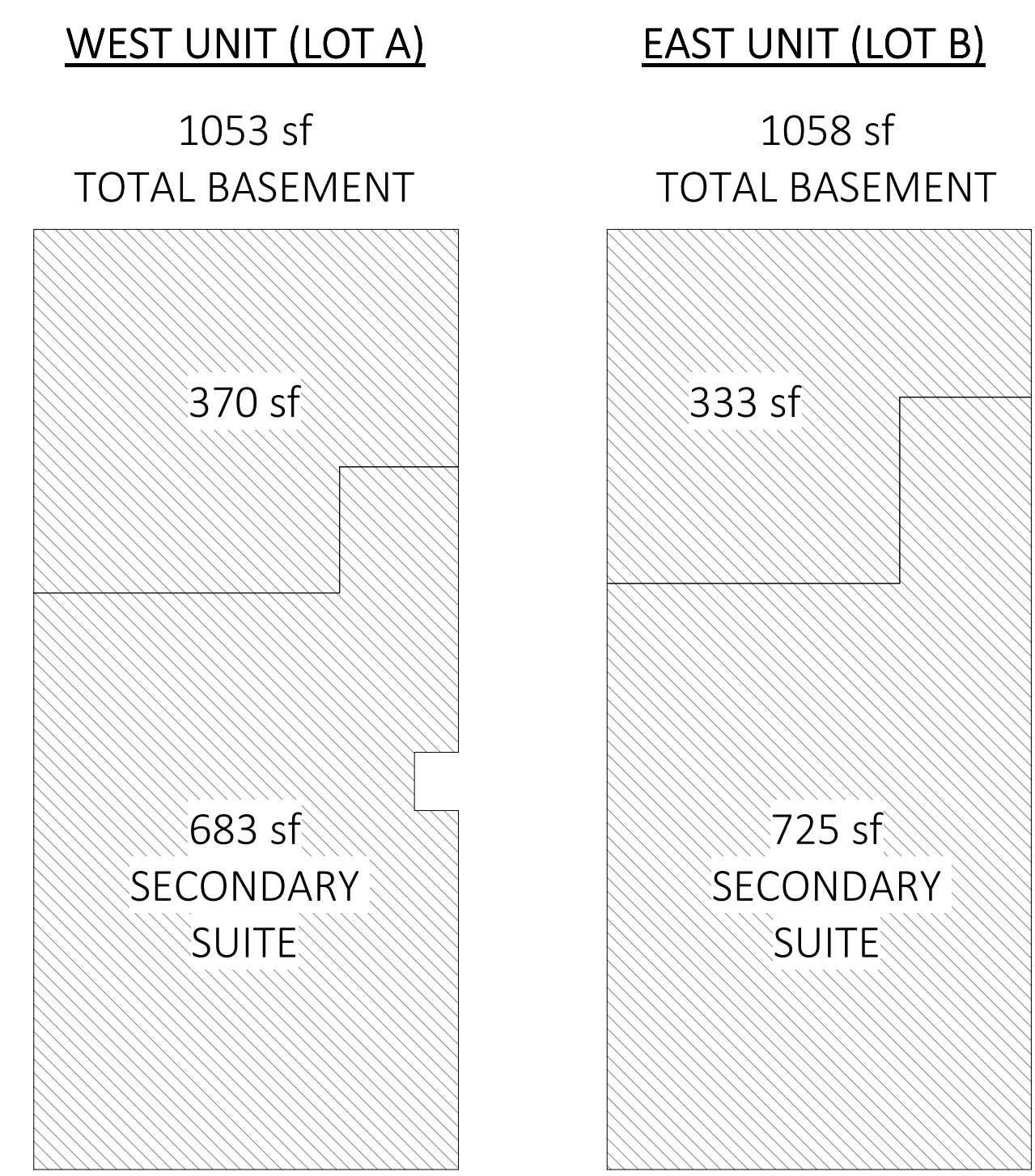
Bylaw 509 (2) (c) notwithstanding subsection 509(2)(a) and (b): [Bylaw 8642, July 23, 2018] (i) Basement (One-Unit and Two-Unit Residential) may be excluded from Gross Floor Area (One-Unit and Two-Unit Residential);



2 | UPPER FLOOR GFA  
1/8" = 1'-0"



3 | MAIN FLOOR GFA  
1/8" = 1'-0"



4 | BASEMENT GFA  
1/8" = 1'-0"

LOT A - GROSS FLOOR AREA

PROPOSED  
MAIN + UPPER = 2074 sf  
SECONDARY SUITE = 683 sf

ALLOWED  
MAIN + UPPER = 2098.22 sf  
SECONDARY SUITE = 839 sf

LOT B - GROSS FLOOR AREA

PROPOSED  
MAIN + UPPER = 2074 sf  
SECONDARY SUITE = 725 sf

ALLOWED  
MAIN + UPPER = 2098.22 sf  
SECONDARY SUITE = 839 sf

1 | LOT COVERAGE  
1/8" = 1'-0"

DATE	DESCRIPTION
2022-06-10	ISSUED FOR DEVELOPMENT PERMIT

PROJECT NAME & ADDRESS  
**NORTH VANCOUVER REZONING**

457 W14 ST

SHEET NAME  
LOT COVERAGE & GROSS FLOOR AREA

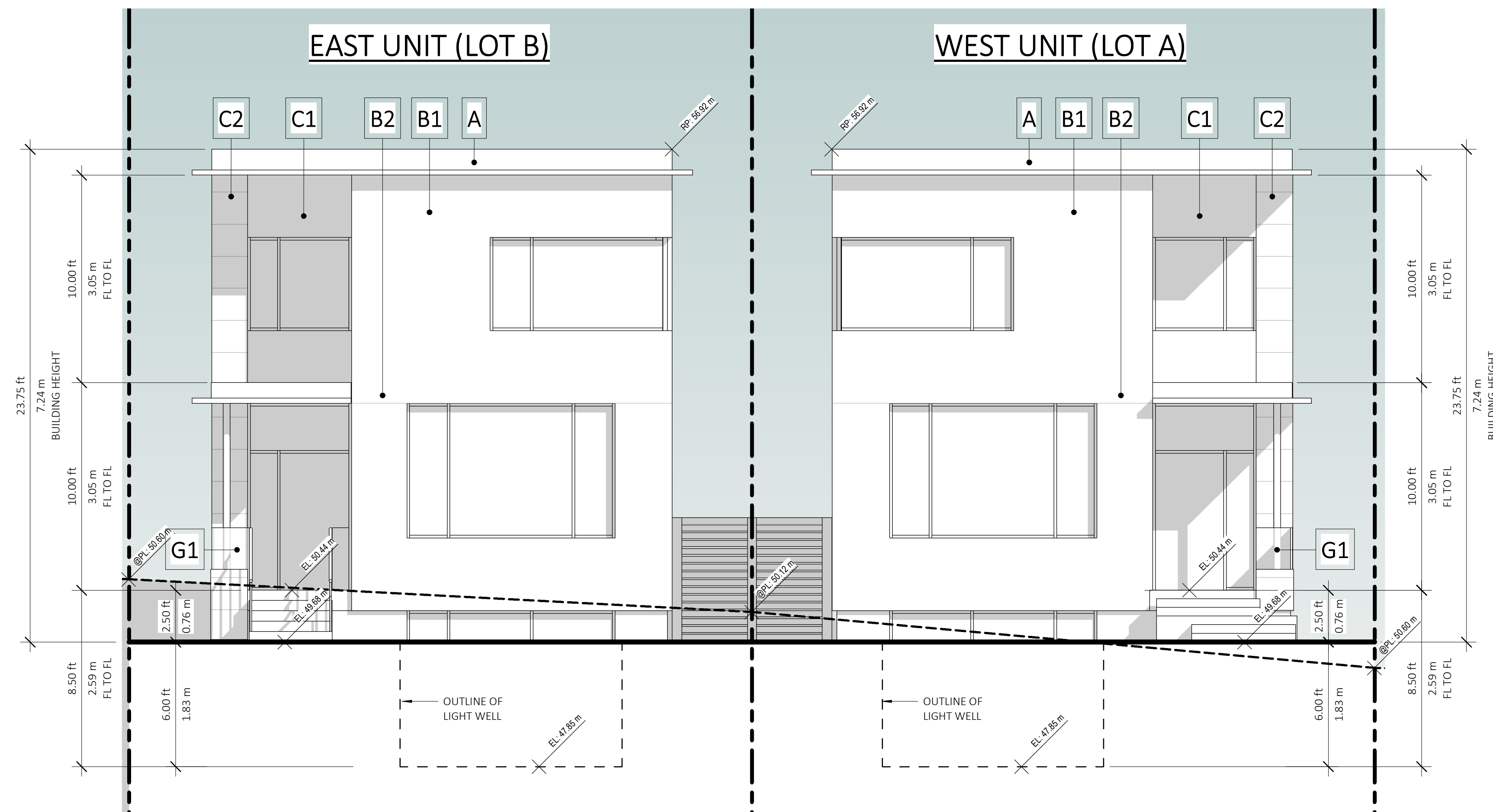
DRAWING NUMBER

**A-002**

SCALE  
1/8" = 1'-0"



COLOR ELEVATION W/ ADJACENT PROPERTIES



1 FRONT ELEVATIONS  
1/4" = 1'-0"



**MATERIAL PALETTE**

A: METAL TRIM TO MATCH

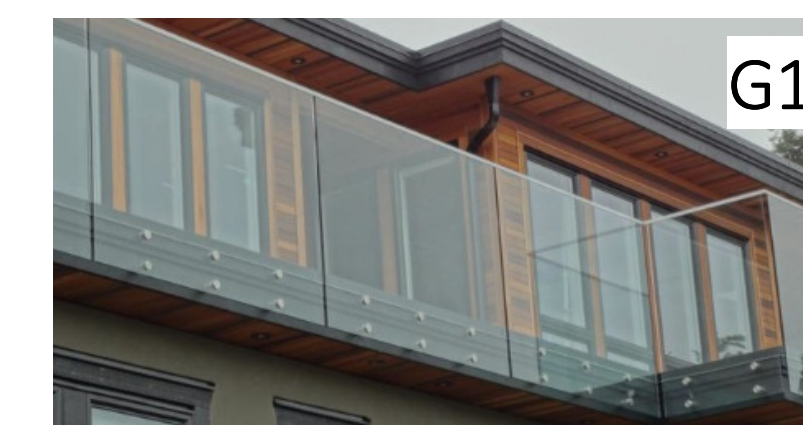
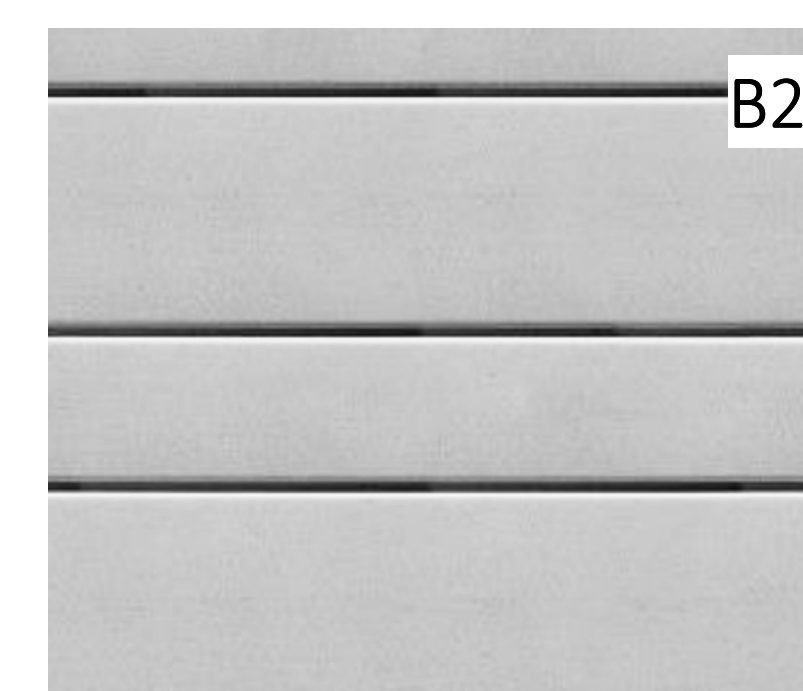
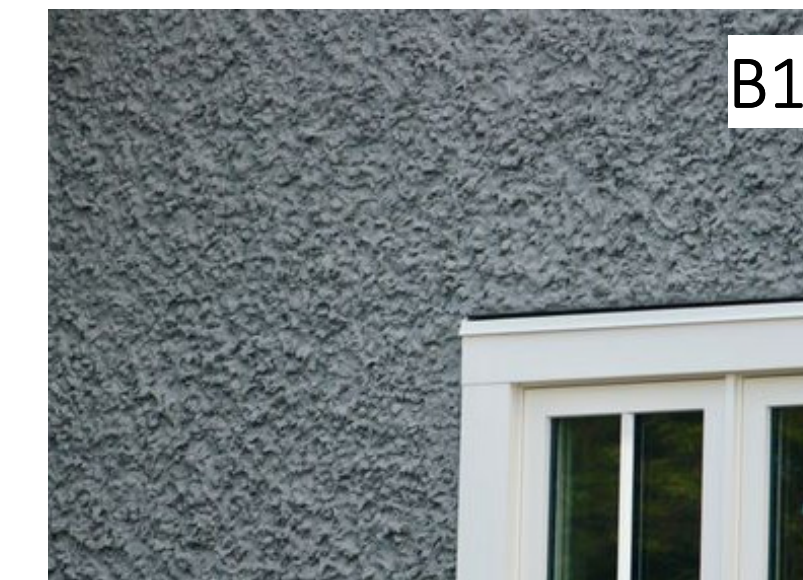
B1: BASIC CLADDING - STUCCO

B2: BASIC CLADDING - HARDI PANEL

C1: ACCENT CLADDING - STONE

C2: ACCENT CLADDING - WOOD

G1: GLASS RAILING - CLEAR



DATE	DESCRIPTION
2022-06-10	ISSUED FOR DEVELOPMENT PERMIT

PROJECT NAME & ADDRESS

**NORTH VANCOUVER  
REZONING**

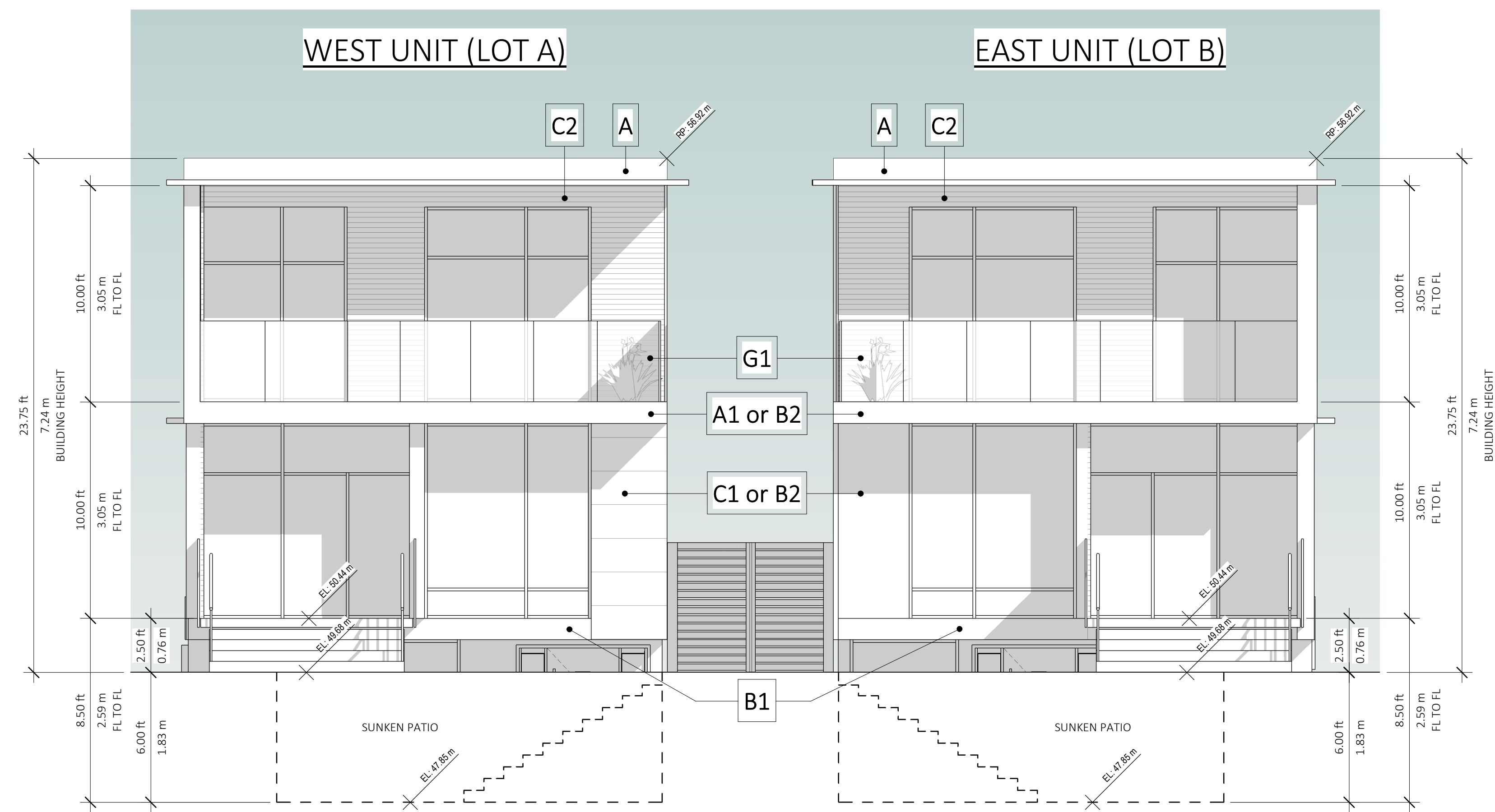
457 W14 ST

SHEET NAME  
ELEVATIONS & FINISHES

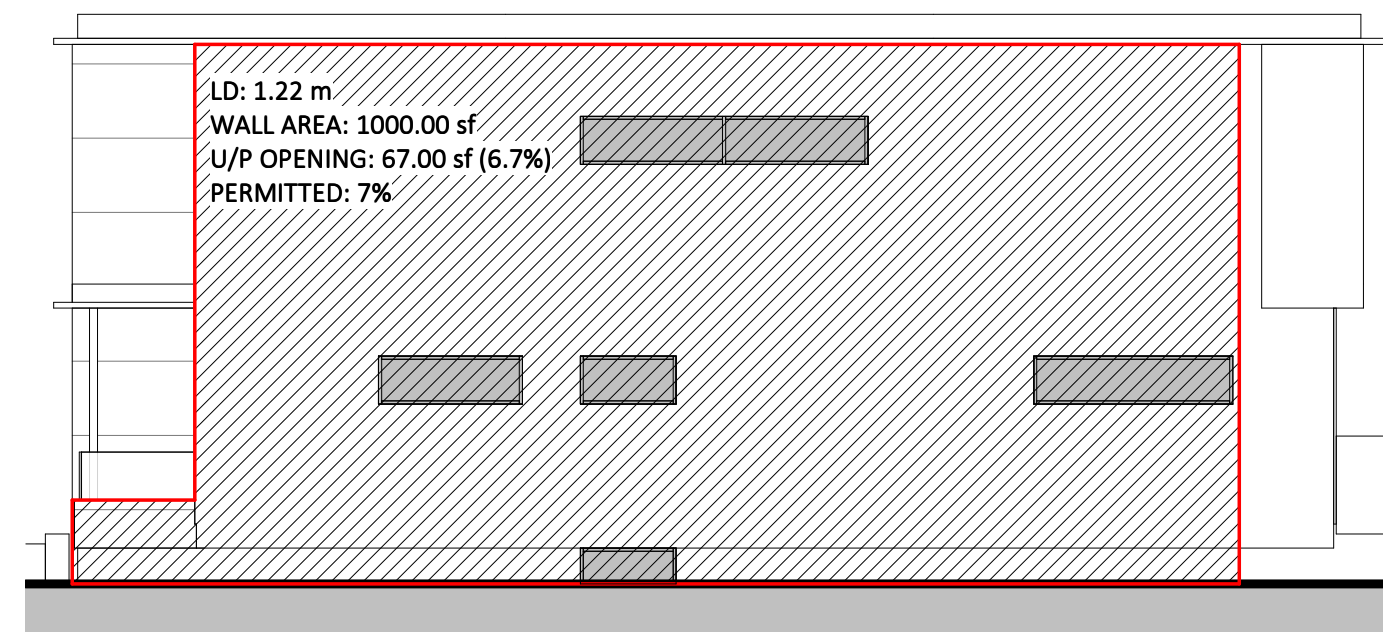
DRAWING NUMBER

**A-003**

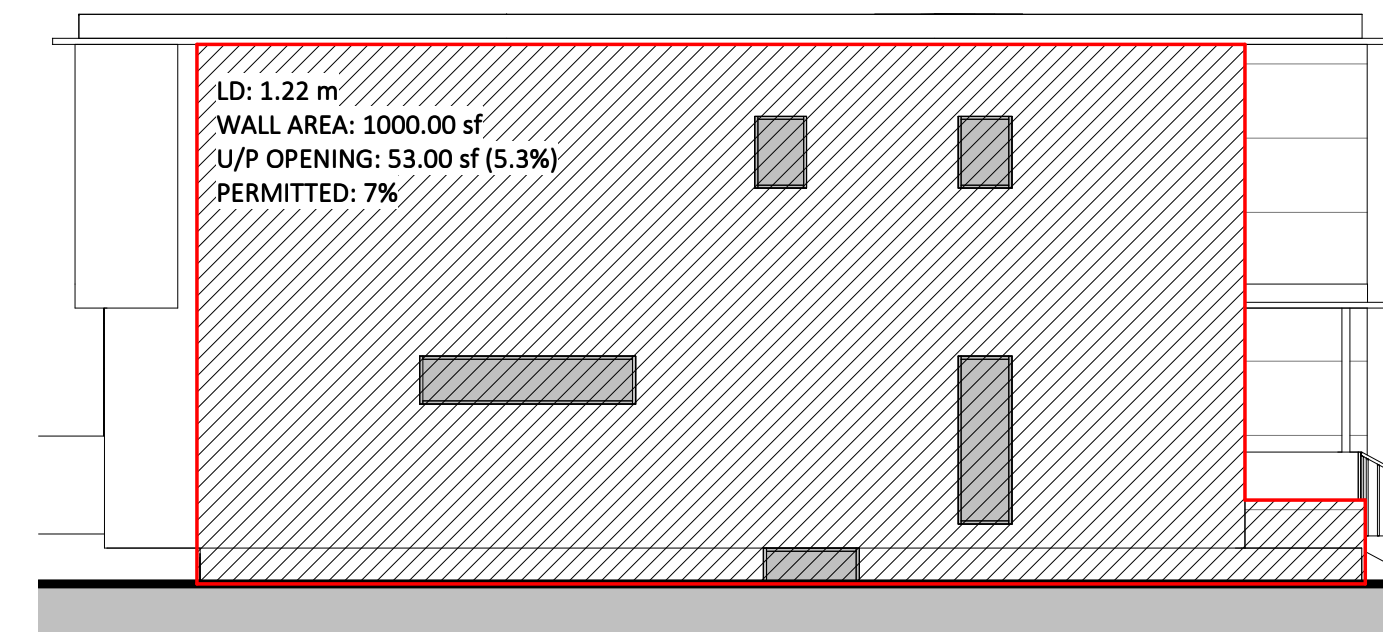
SCALE  
As indicated



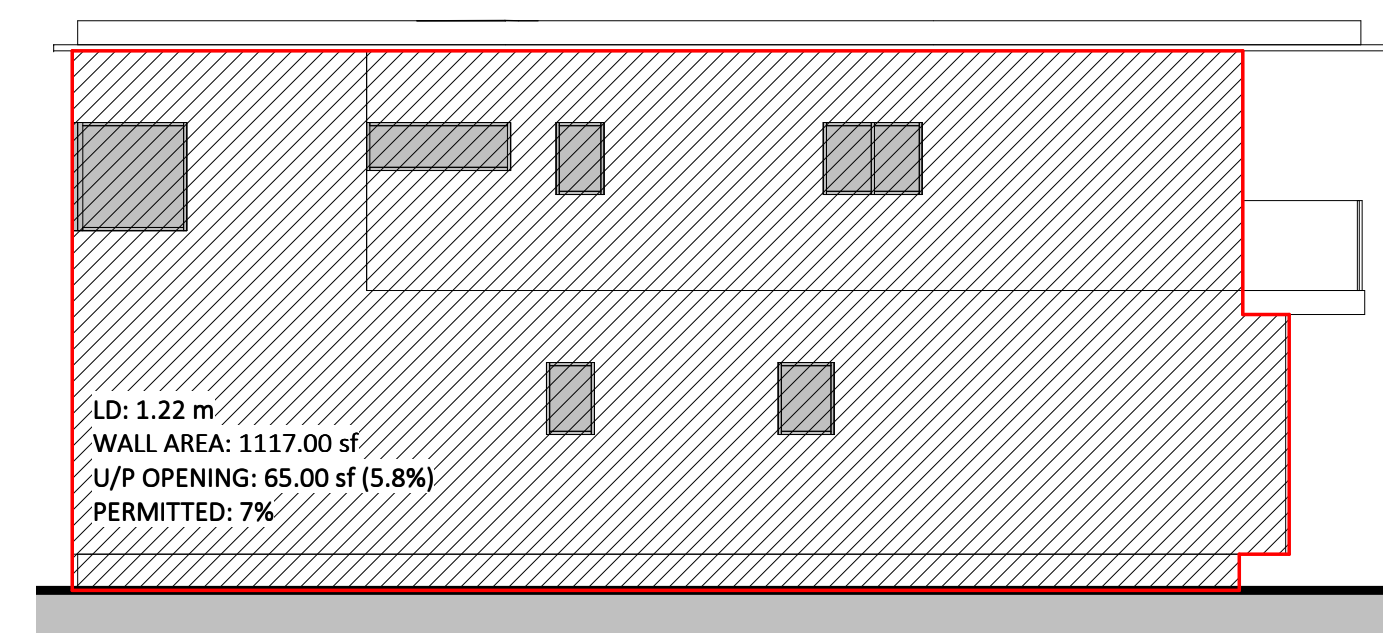
1 REAR ELEVATIONS  
1/4" = 1'-0"



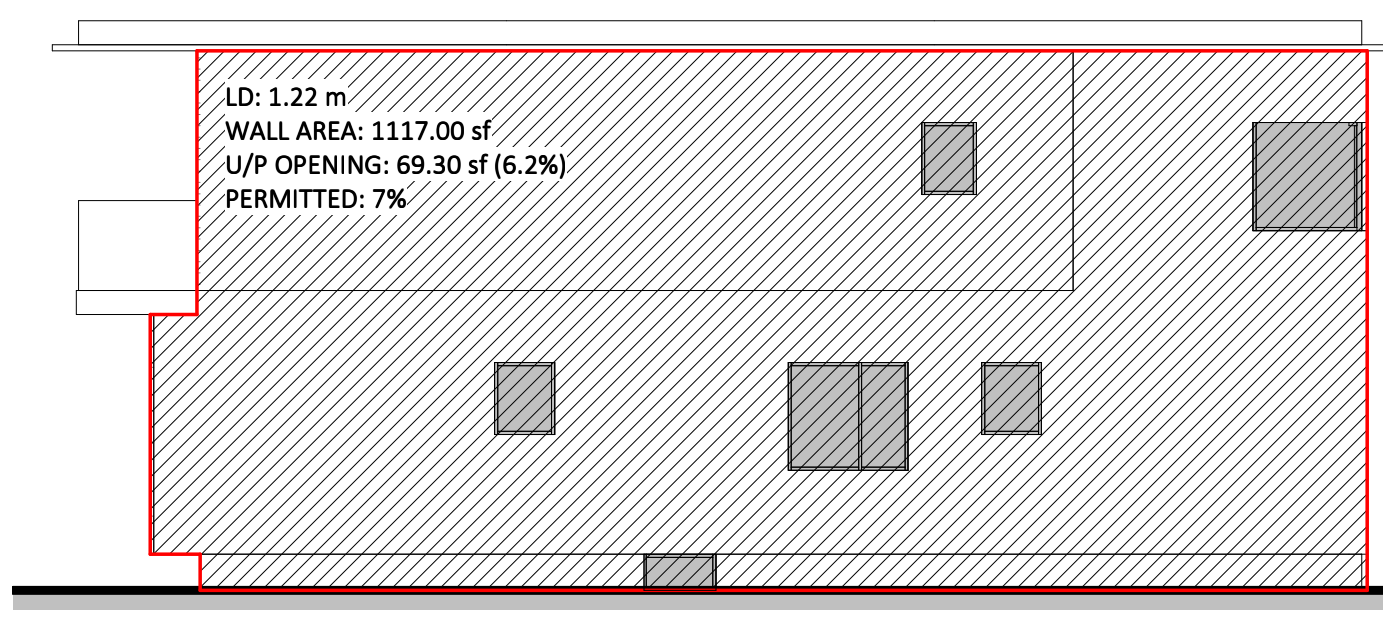
2 LOT A - WEST ELEVATION  
1/8" = 1'-0"



3 LOT B - EAST ELEVATION  
1/8" = 1'-0"



4 LOT A - EAST ELEVATION  
1/8" = 1'-0"



5 LOT B - WEST ELEVATION  
1/8" = 1'-0"

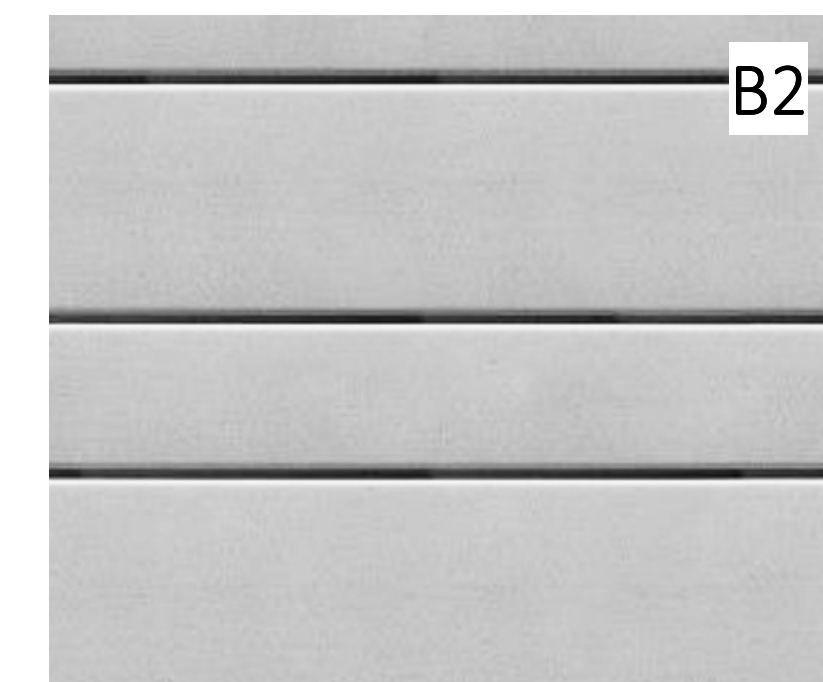
### MATERIAL PALETTE

A: METAL TRIM TO MATCH

B1: BASIC CLADDING - STUCCO  
B2: BASIC CLADDING - HARDI PANEL

C1: ACCENT CLADDING - STONE  
C2: ACCENT CLADDING - WOOD

G1: GLASS RAILING - CLEAR



DATE	DESCRIPTION
2022-06-10	ISSUED FOR DEVELOPMENT PERMIT

PROJECT NAME & ADDRESS  
**NORTH VANCOUVER  
REZONING**

457 W14 ST

SHEET NAME  
REAR ELEVATIONS &  
LIMITING DISTANCE

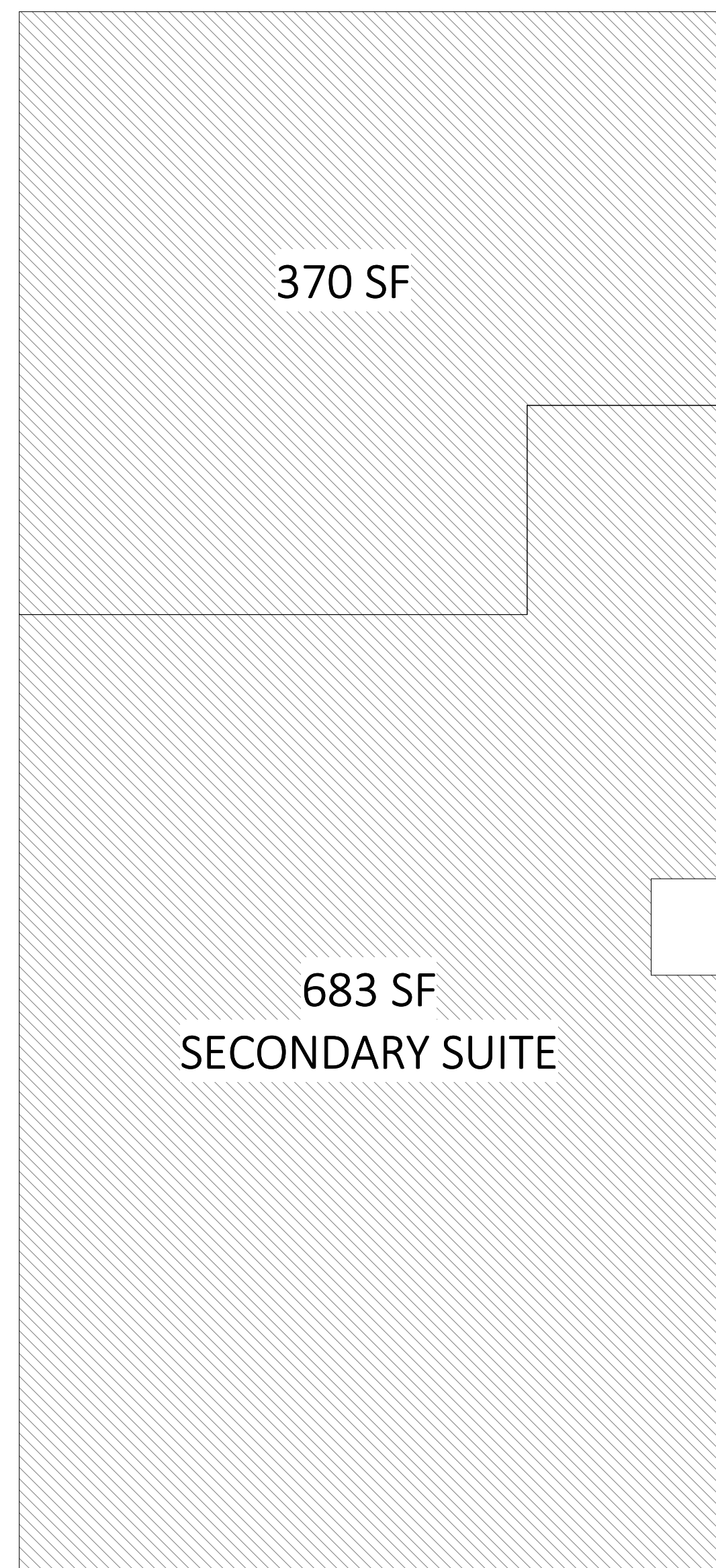
DRAWING NUMBER

**A-004**

SCALE  
As indicated

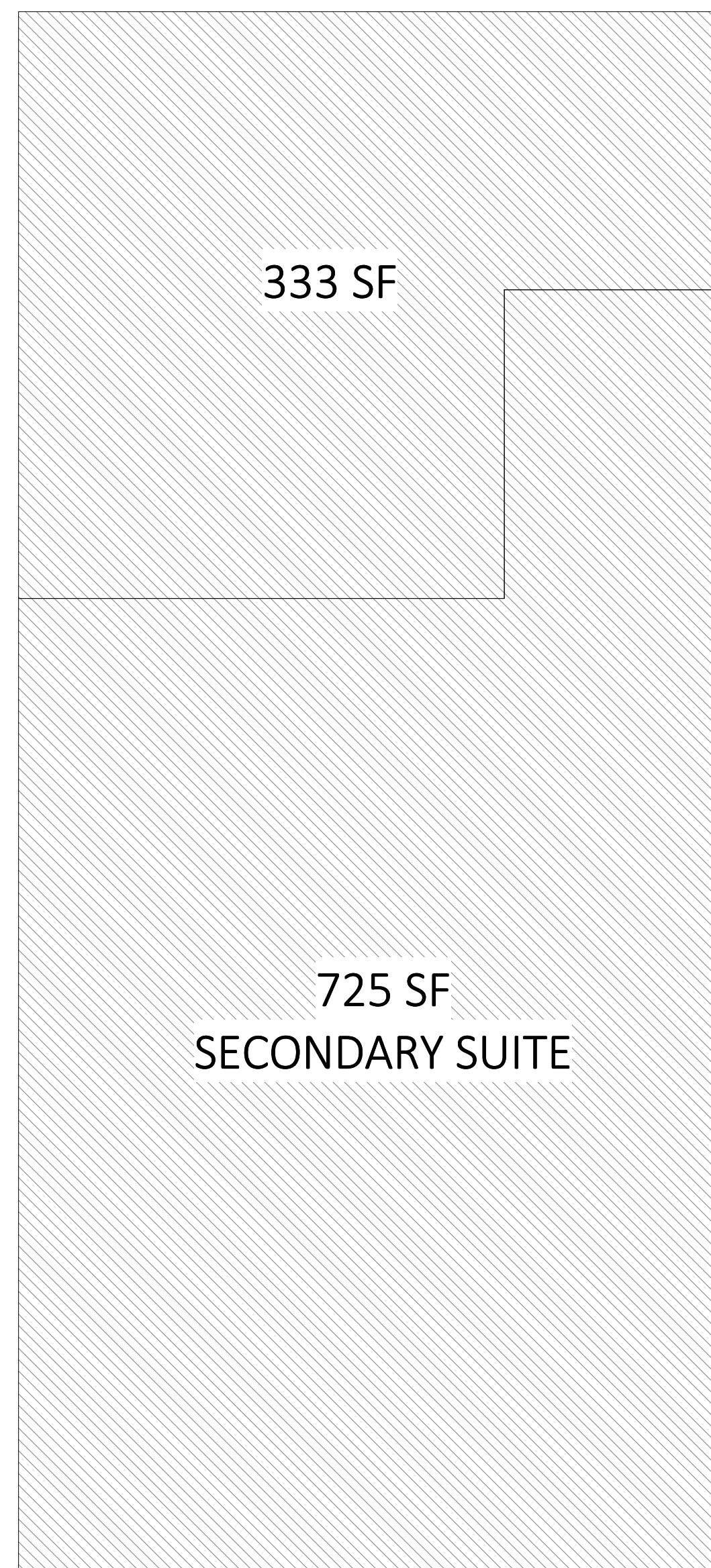
**WEST UNIT (LOT A)**

1053 SF  
TOTAL BASEMENT

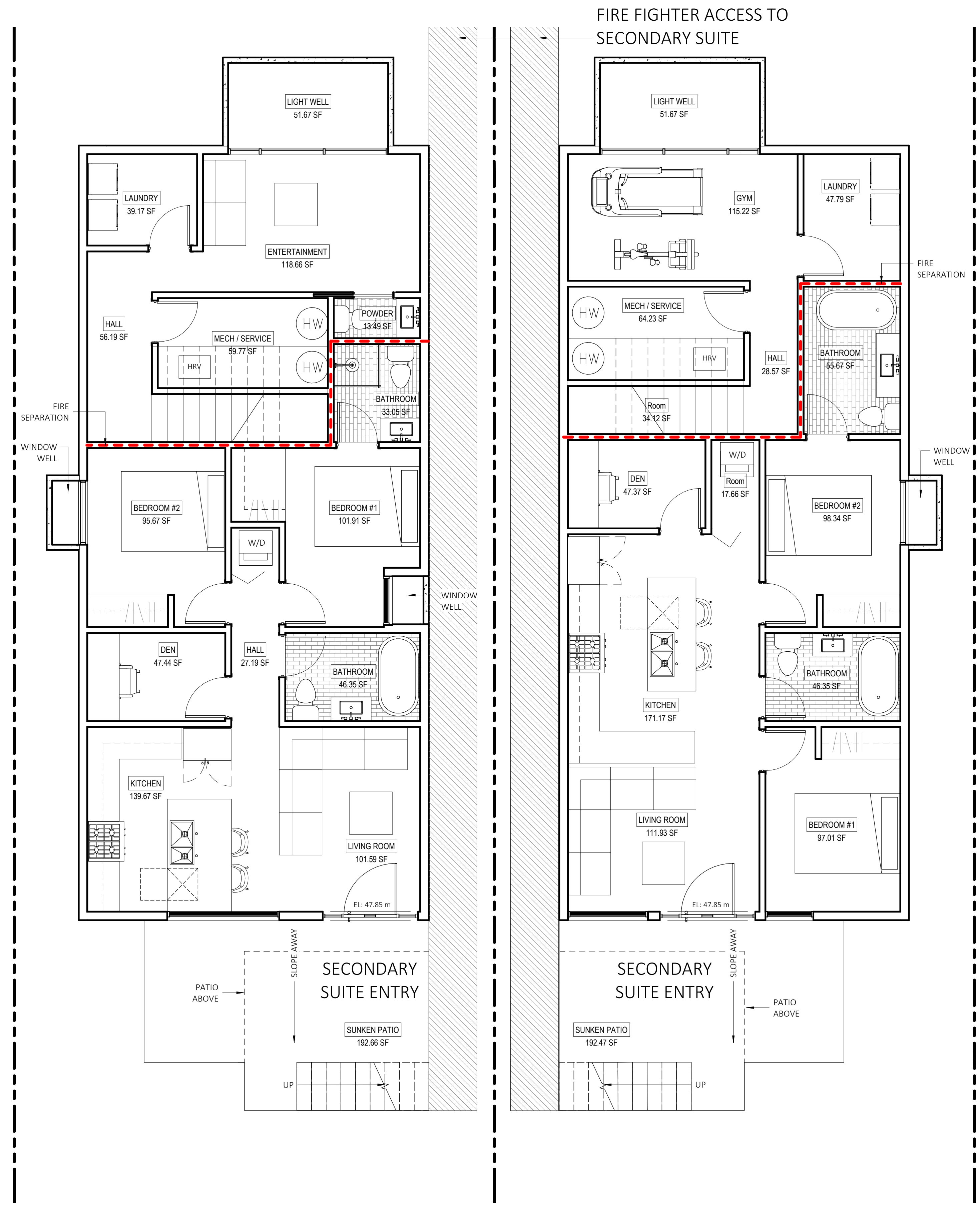


**EAST UNIT (LOT B)**

1058 SF  
TOTAL BASEMENT



**2** BASEMENT GROSS FLOOR AREA  
1/4" = 1'-0"



**1** BASEMENT FLOOR PLANS  
1/4" = 1'-0"

DATE	DESCRIPTION
2022-06-10	ISSUED FOR DEVELOPMENT PERMIT

PROJECT NAME & ADDRESS  
**NORTH VANCOUVER  
REZONING**

457 W14 ST  
SHEET NAME  
BASEMENT FLOOR PLANS

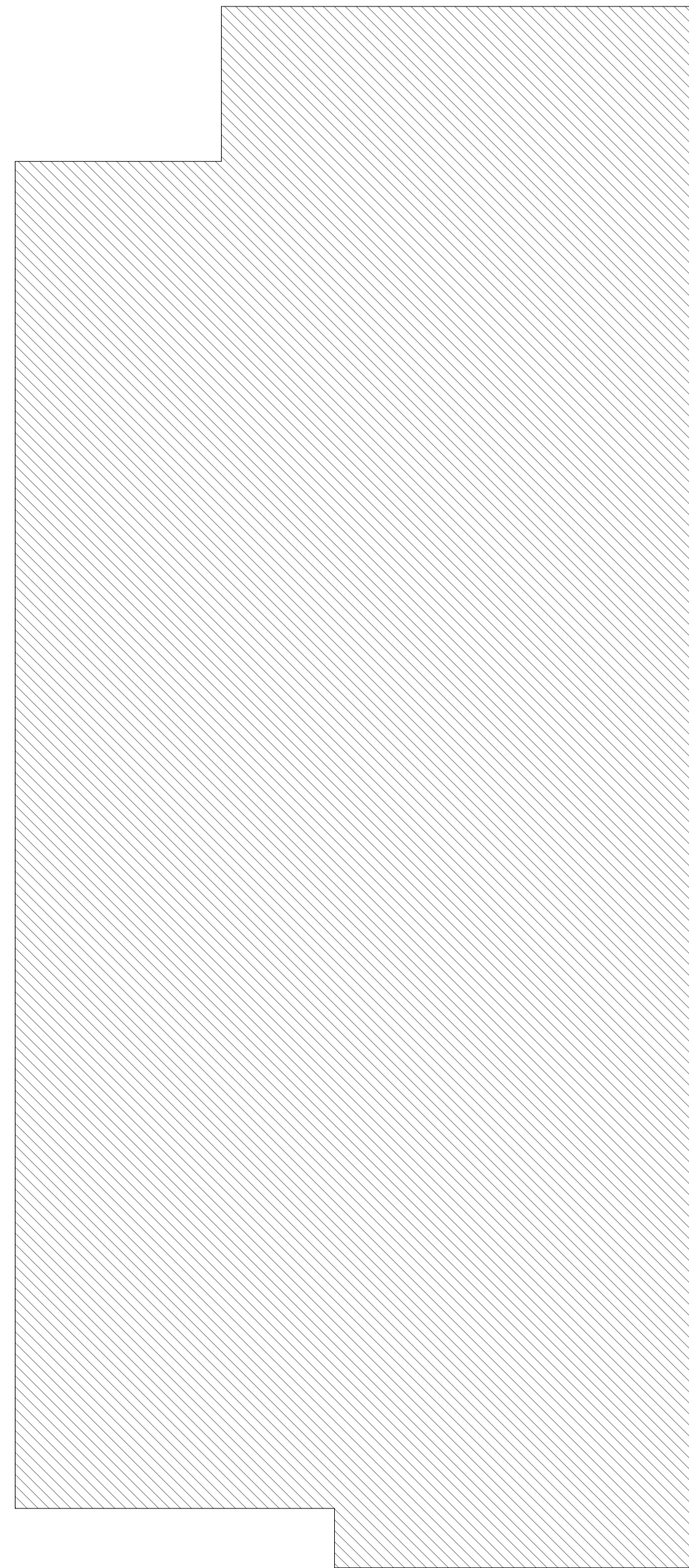
DRAWING NUMBER

**A-101**

SCALE  
1/4" = 1'-0"

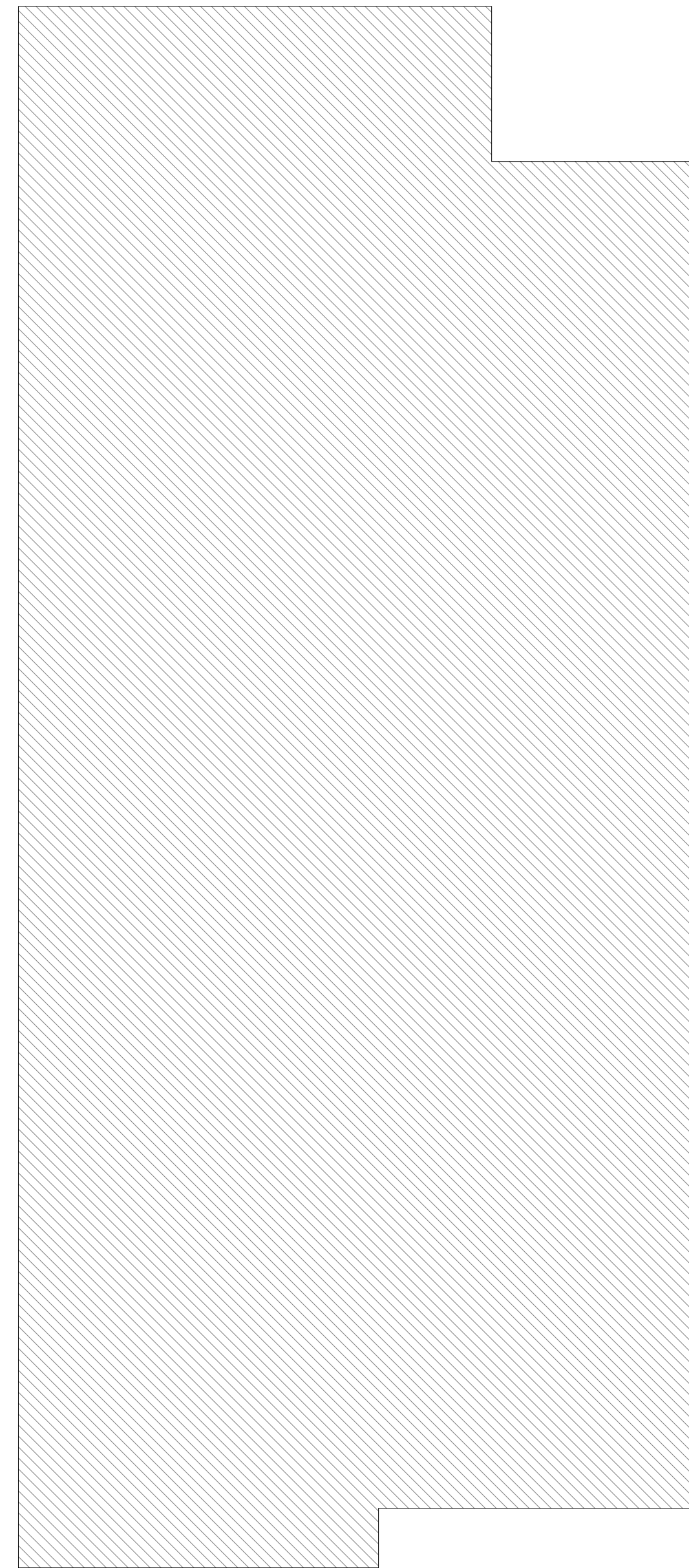
WEST UNIT (LOT A)

1050 SF  
TOTAL MAIN FLOOR



EAST UNIT (LOT B)

1050 SF  
TOTAL MAIN FLOOR



**2** MAIN GROSS FLOOR AREA  
1/4" = 1'-0"



**1** MAIN FLOOR PLANS  
1/4" = 1'-0"

DATE	DESCRIPTION
2022-06-10	ISSUED FOR DEVELOPMENT PERMIT

PROJECT NAME & ADDRESS  
**NORTH VANCOUVER  
REZONING**

457 W14 ST

SHEET NAME  
MAIN FLOOR PLANS

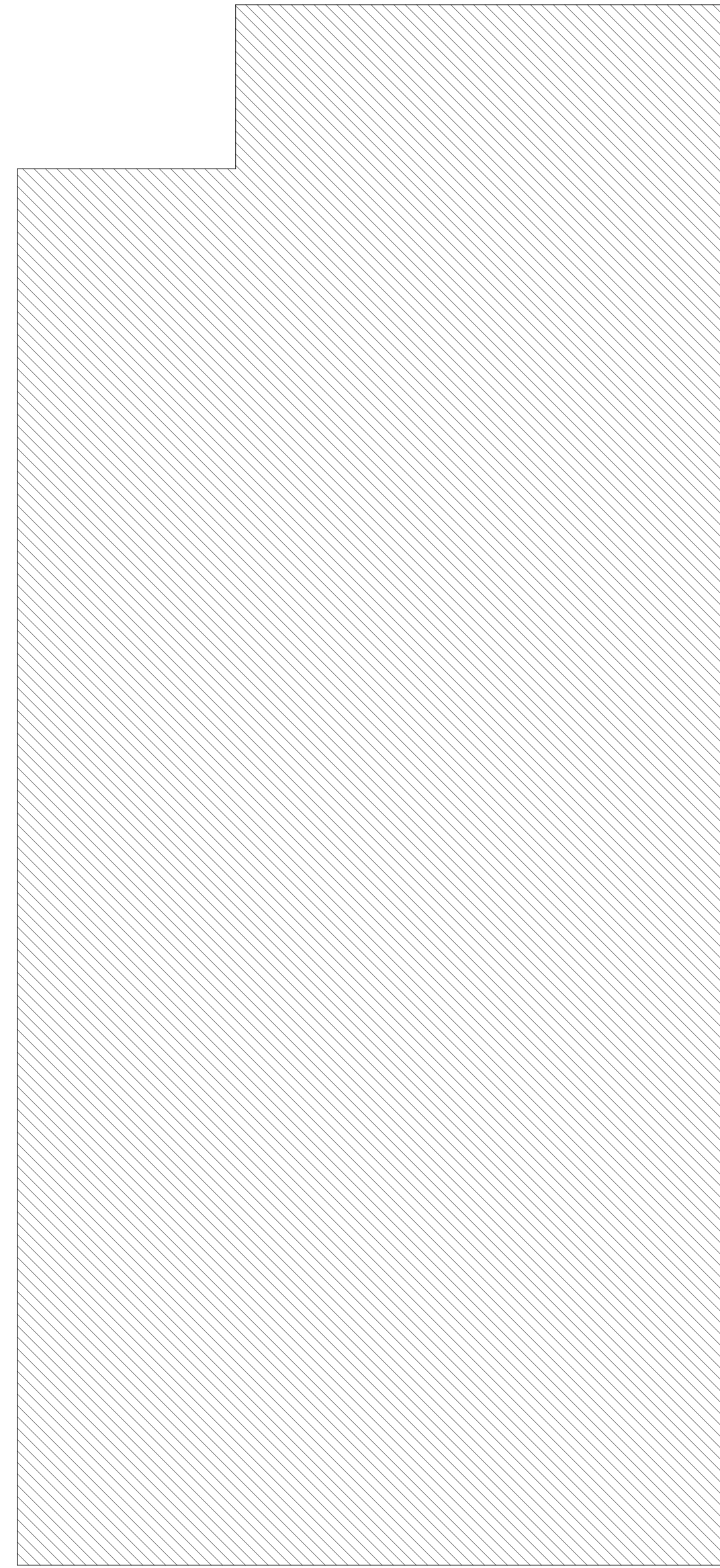
DRAWING NUMBER

**A-102**

SCALE  
1/4" = 1'-0"

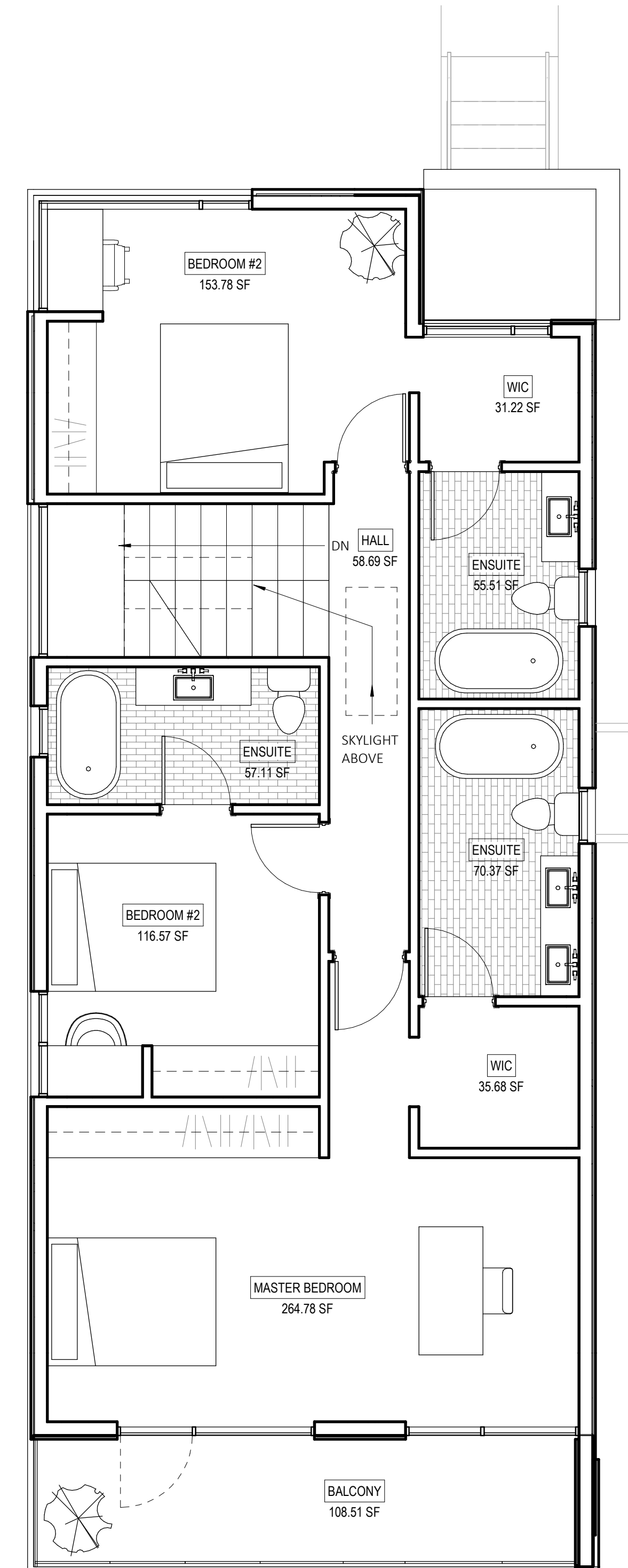
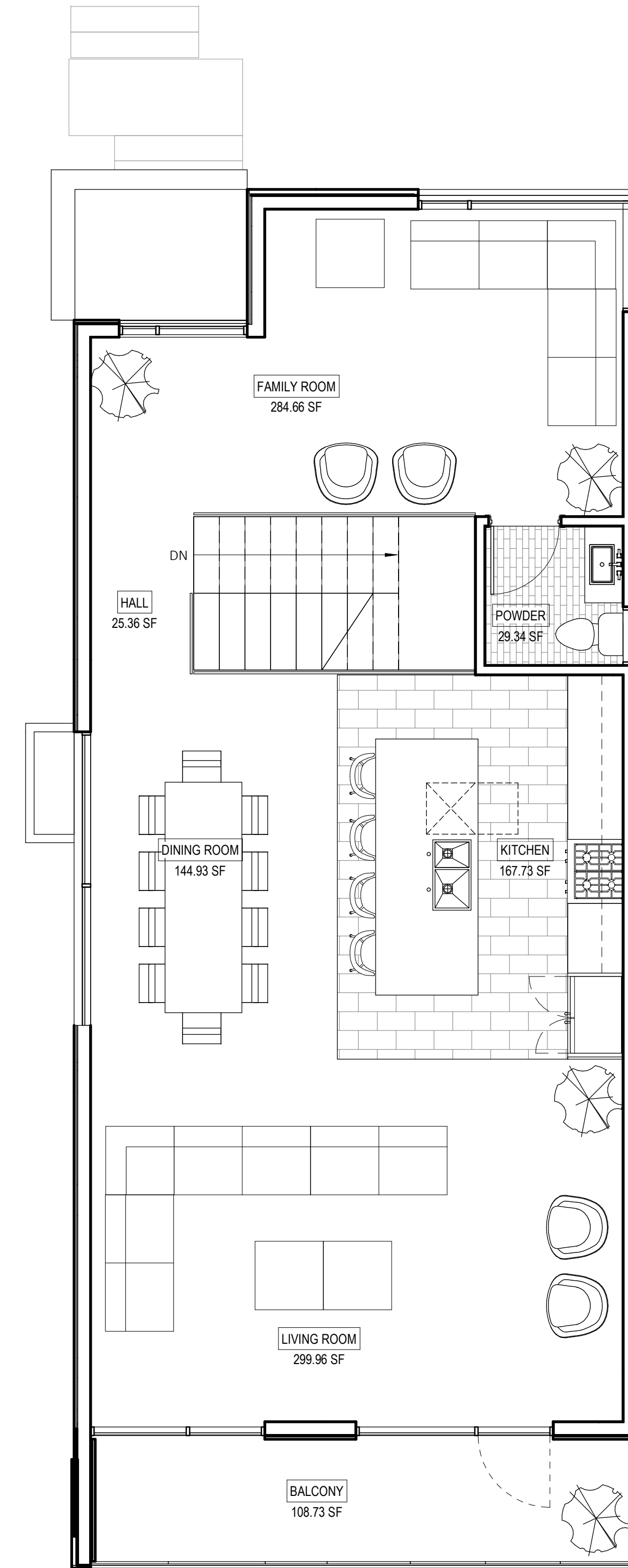
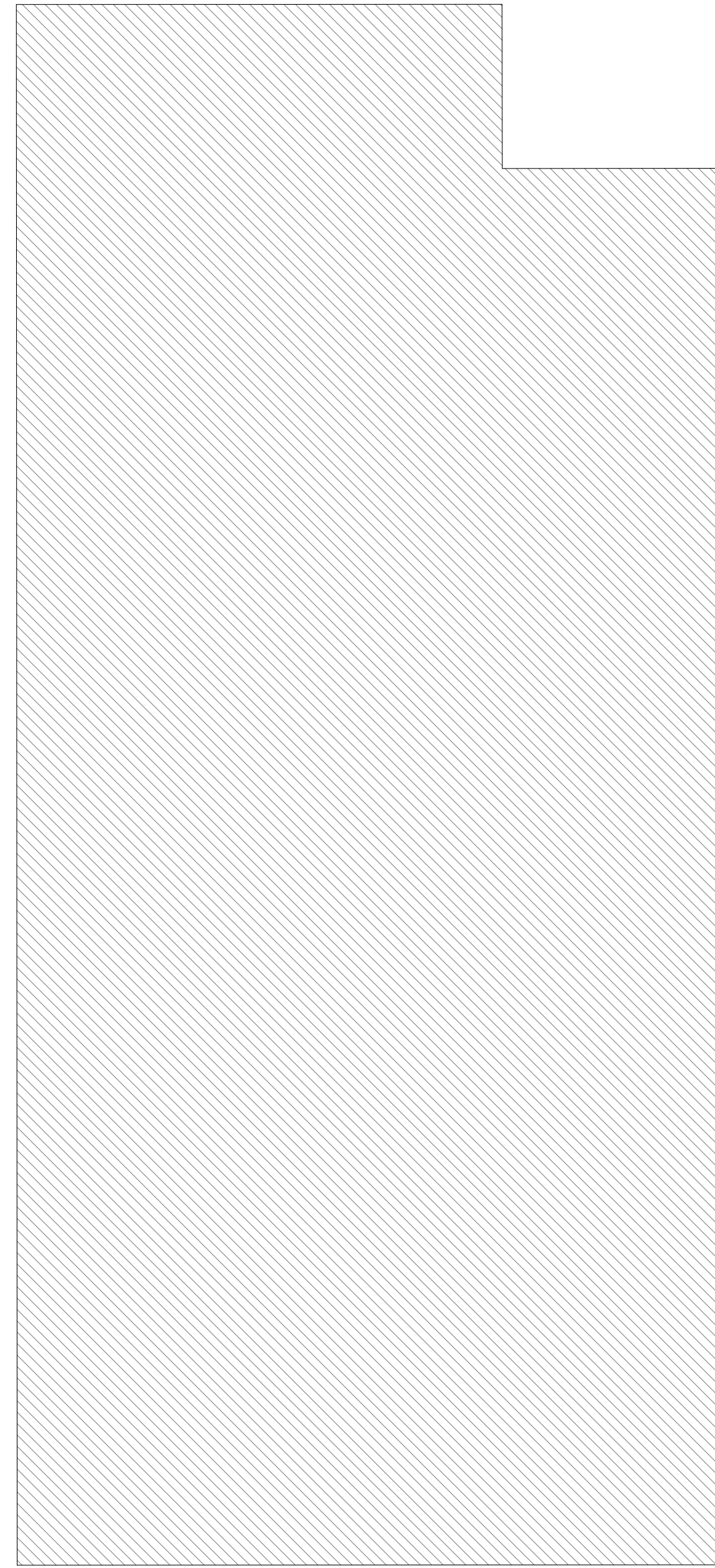
WEST UNIT (LOT A)

1024 SF  
TOTAL UPPER FLOOR



EAST UNIT (LOT B)

1024 SF  
TOTAL UPPER FLOOR



2 | UPPER GROSS FLOOR AREA  
1/4" = 1'-0"

1 | 2ND FLOOR PLAN  
1/4" = 1'-0"

DATE	DESCRIPTION
2022-06-10	ISSUED FOR DEVELOPMENT PERMIT

PROJECT NAME & ADDRESS  
**NORTH VANCOUVER  
REZONING**

457 W14 ST  
SHEET NAME  
UPPER FLOOR PLANS

DRAWING NUMBER

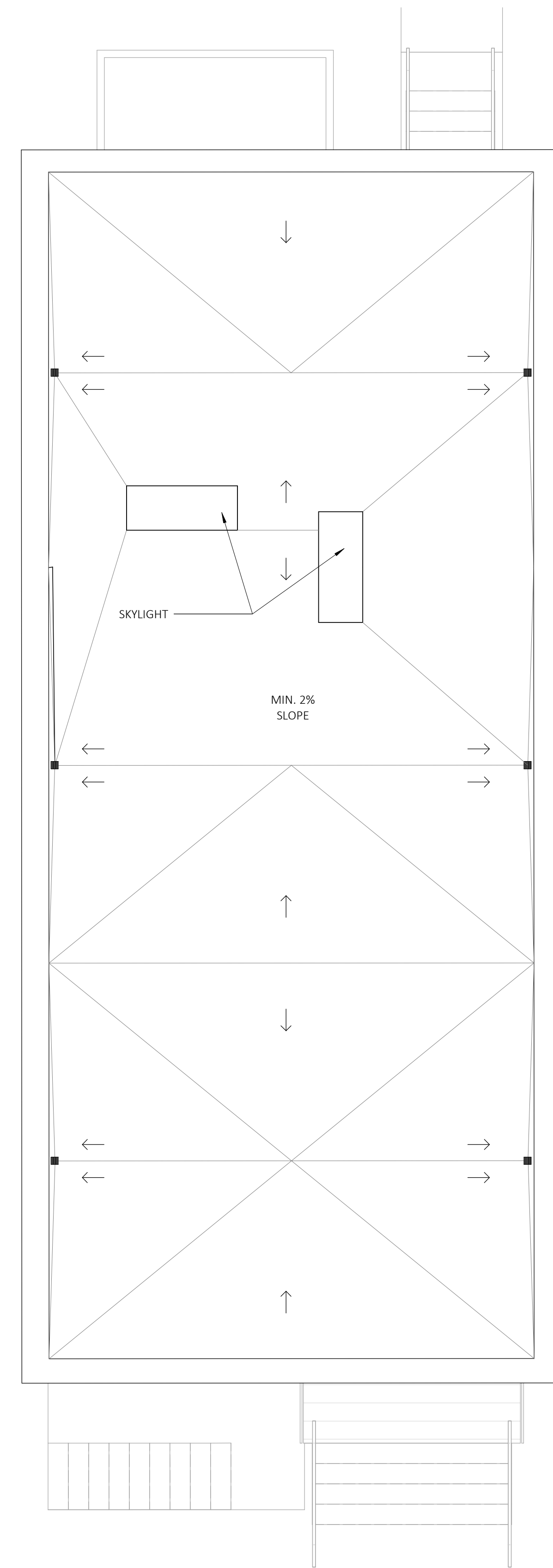
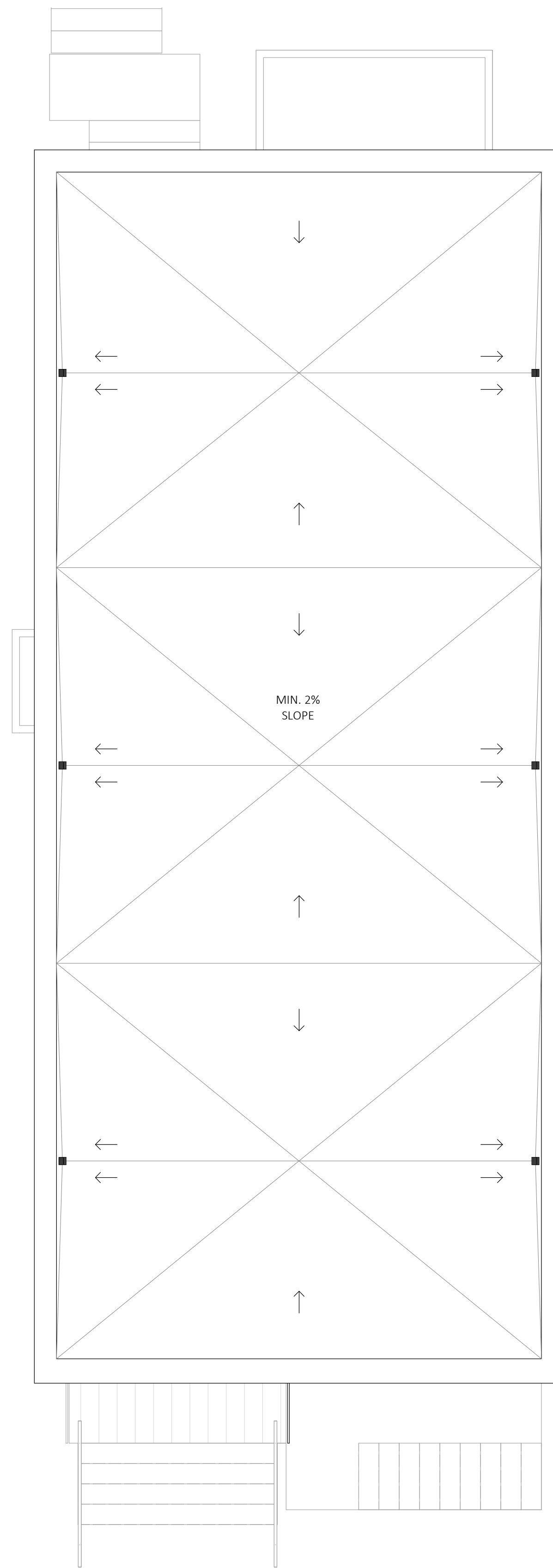
**A-103**

SCALE  
1/4" = 1'-0"



**WEST UNIT (LOT A)**

**EAST UNIT (LOT B)**



**1** | ROOF PLANS  
1/4" = 1'-0"

DATE	DESCRIPTION
2022-06-10	ISSUED FOR DEVELOPMENT PERMIT

PROJECT NAME & ADDRESS

**NORTH VANCOUVER  
REZONING**

457 W14 ST

SHEET NAME  
**ROOF PLANS**

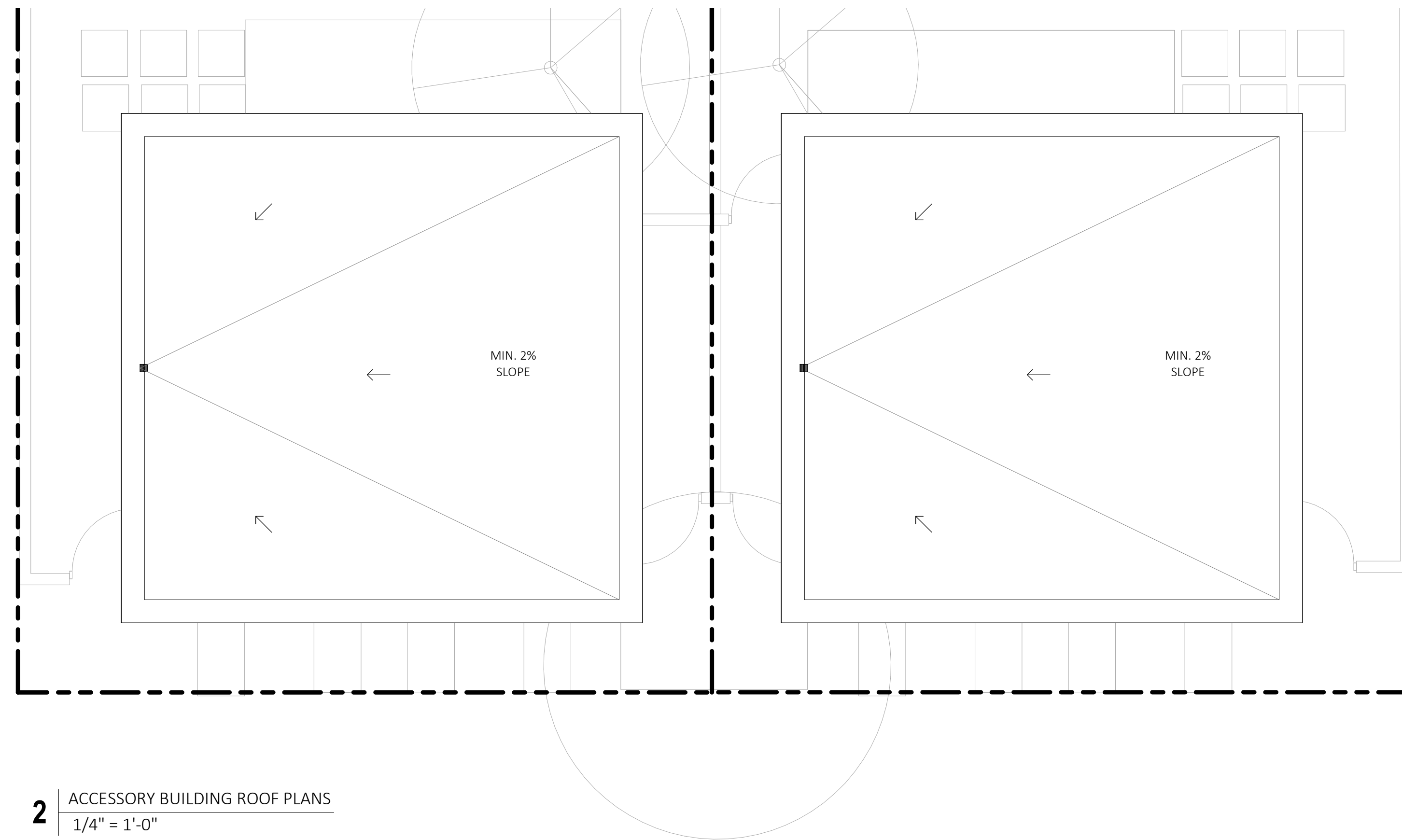
DRAWING NUMBER

**A-104**

SCALE  
1/4" = 1'-0"

WEST UNIT (LOT A)

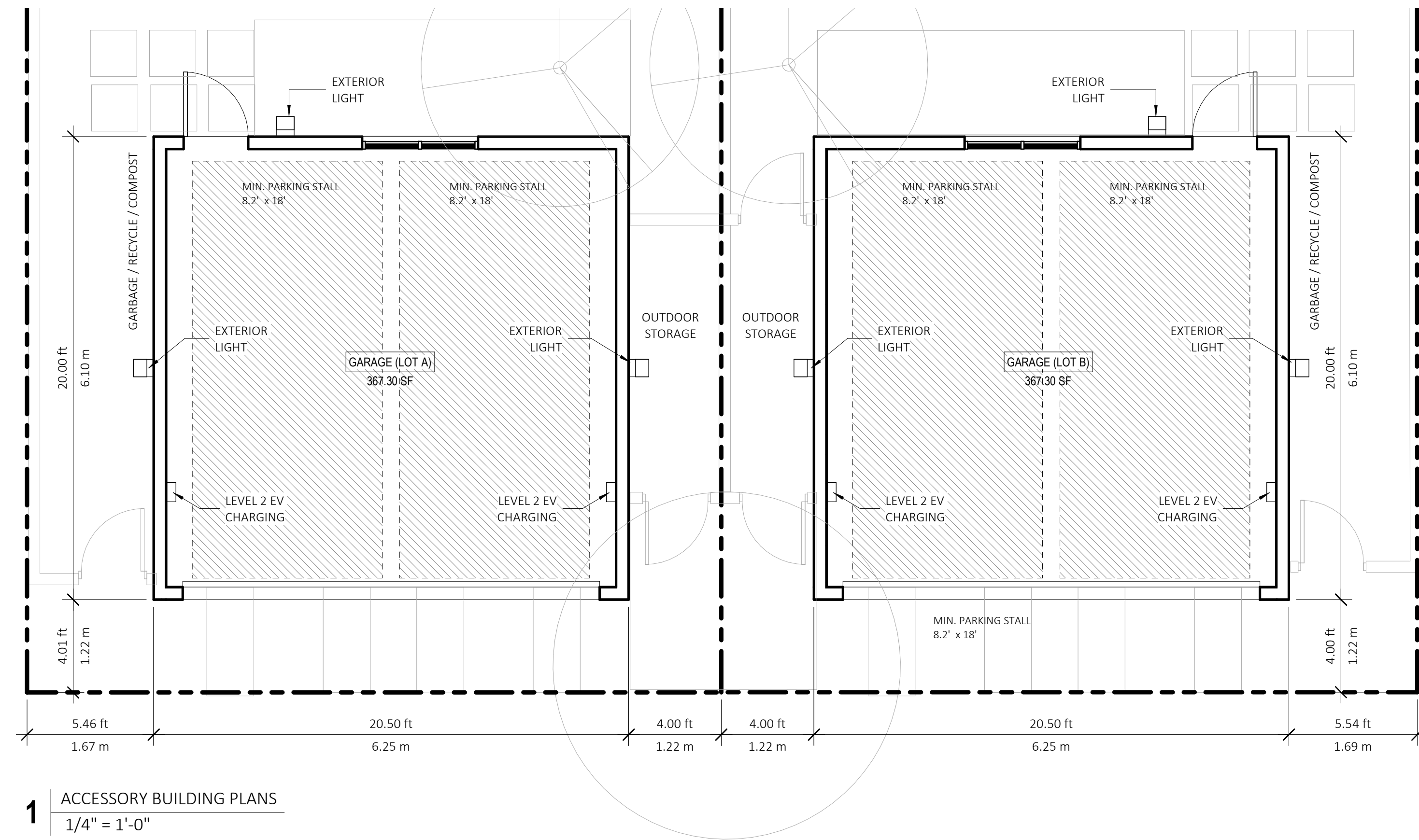
EAST UNIT (LOT B)



2 ACCESSORY BUILDING ROOF PLANS  
1/4" = 1'-0"

WEST UNIT (LOT A)

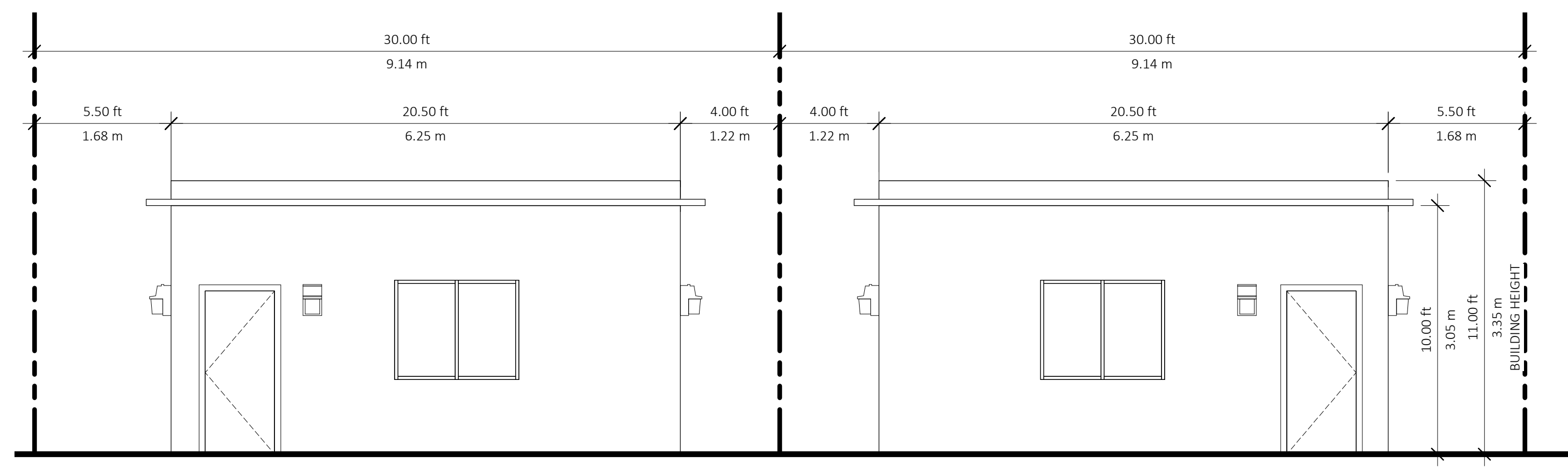
EAST UNIT (LOT B)



1 ACCESSORY BUILDING PLANS  
1/4" = 1'-0"

EAST UNIT (LOT B)

WEST UNIT (LOT A)



3 ACCESSORY BUILDING ELEVATION  
1/4" = 1'-0"

DATE	DESCRIPTION
2022-06-10	ISSUED FOR DEVELOPMENT PERMIT

PROJECT NAME & ADDRESS

**NORTH VANCOUVER  
REZONING**

457 W14 ST

SHEET NAME  
ACCESSORY BUILDING

DRAWING NUMBER

**A-105**

SCALE  
1/4" = 1'-0"