



STREET ELEVATION

SUBDIVISION & REZONING APPLICATION

HOMES ON SIXTH STREET

509 EAST 6th STREET, NORTH VANCOUVER

Legal Address: LOT 2, BLOCK 12, DL. 273, PLAN 1063

PID: 014-873-222

OWNER: RKB DEVELOPMENT

APPLICANT: VERNACULAR STUDIO INC.

DRAWING INDEX

ARCHITECTURAL DRAWINGS

- R-01 PROJECT SUMMARY
- R-02 SITE CONTEXT
- R-03 COLOUR PALETTES

- A-01 SITE PLAN FOR BOTH LOTS
- A-02 FLOOR PLANS - BASEMENT BOTH LOTS
- A-03 FLOOR PLANS - MAIN BOTH LOTS
- A-04 FLOOR PLANS - UPPER BOTH LOTS
- A-05 ROOF PLANS - BOTH LOTS
- A-06 FRONT & REAR ELEVATIONS (BOTH HOUSES)
- A-07 SIDE ELEVATIONS - LOT A
- A-08 SIDE ELEVATIONS LOT B
- A-09 BUILDING SECTIONS - LOT A
- A-10 BUILDING SECTIONS - LOT B
- A-11 GARAGES BOTH LOTS - PLANS
- A-12 GARAGES SECTIONS & ELEVATIONS
- A-13 STREET ELEVATION

L-01 LANDSCAPE PLAN + PLANTING LIST

ISSUED FOR:

SUBDIVISION & REZONING

FEBRUARY/14/2023

REVISION:

PLANNING REVIEW

OCTOBER/16/2023

PROJECT SYNOPSIS

Current Lot Area: 15.23M x 41.65M = 634.1 SM [50' X 136.6' = 7,347.53 SF]
 Current Zoning RS1
 Proposed Zoning RS2 (with minimum lot size relaxation)
 As minimum lot size is 334.45 SM (3,600 SF) lot area. Ref. Bylaw 506 (1)d
 Proposed FSR 0.50 FOR EACH LOT
 Subdivision: From one lot to two lots of 15.22 M. (25 FT) wide

PROPOSED PROJECT SUMMARY IS FOR SUBDIVISION AND REZONING

Lot A (EAST)

Lot Area: 7.62 X 41.65 = 317.07 SM
 25.0' X 136.6' = 3,413 SF

FSR Allowed: (0.50)317.07 X 0.5 = 158.53 SM1,706.0 SF.
 FSR Proposed: 158.50 SM1,706.0 SF.
 Lot Coverage: 30% 95.12 SM [1,023 SF]30%

Main Floor: 77.10 SM. [830.0 SF]
 Upper Floor: 80.91 SM. [871.0 SF]
 Basement: (80.91 SM [871.0 SF])
 Total Lot A 158.01.56 SM. [1,701.0 SF]

SETBACKS: ALLOWED PROPOSED
FRONT: 4.57 M (15') 5.5.0 M (18.0')
REAR (35% LOT DEPTH) 14.57 M (47.81') 16.68 M (54.66')
EAST SIDE: 1.2 M (4') 1.2 M (4')
WEST SIDE: 1.2 M (4') 1.2 M (4')
House to Garage: 3.0 M. (10') 30.75 M (9.37')
Accessory Building: 10% 31.70 SM [341.3 SF]26.0 SM [280.0 SF]
Parking: 2 2
SECONDARY SUITE: 40% 63.21 SM [680.4 SM]33% 52.50 SM (565.0 SF)
Parking: One car pad allocated for the Secondary Suite
Bike: 2 Enclosed

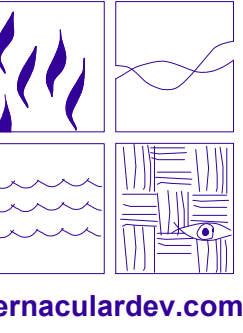
Lot B (WEST)

Lot Area: 7.62 X 41.65 = 317.07 SM
 25.0' X 136.6' = 3,413 SF

FSR Allowed: (0.50)317.07 X 0.5 = 158.53 SM1,706.0 SF.
 FSR Proposed: 158.50 SM1,706.0 SF.
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PROJECT:

509 EAST 6TH STREET,
 NORTH VANCOUVER

DRAWING TITLE:

PROJECT SUMMARY /
 ZONING SUMMARY

DATE:

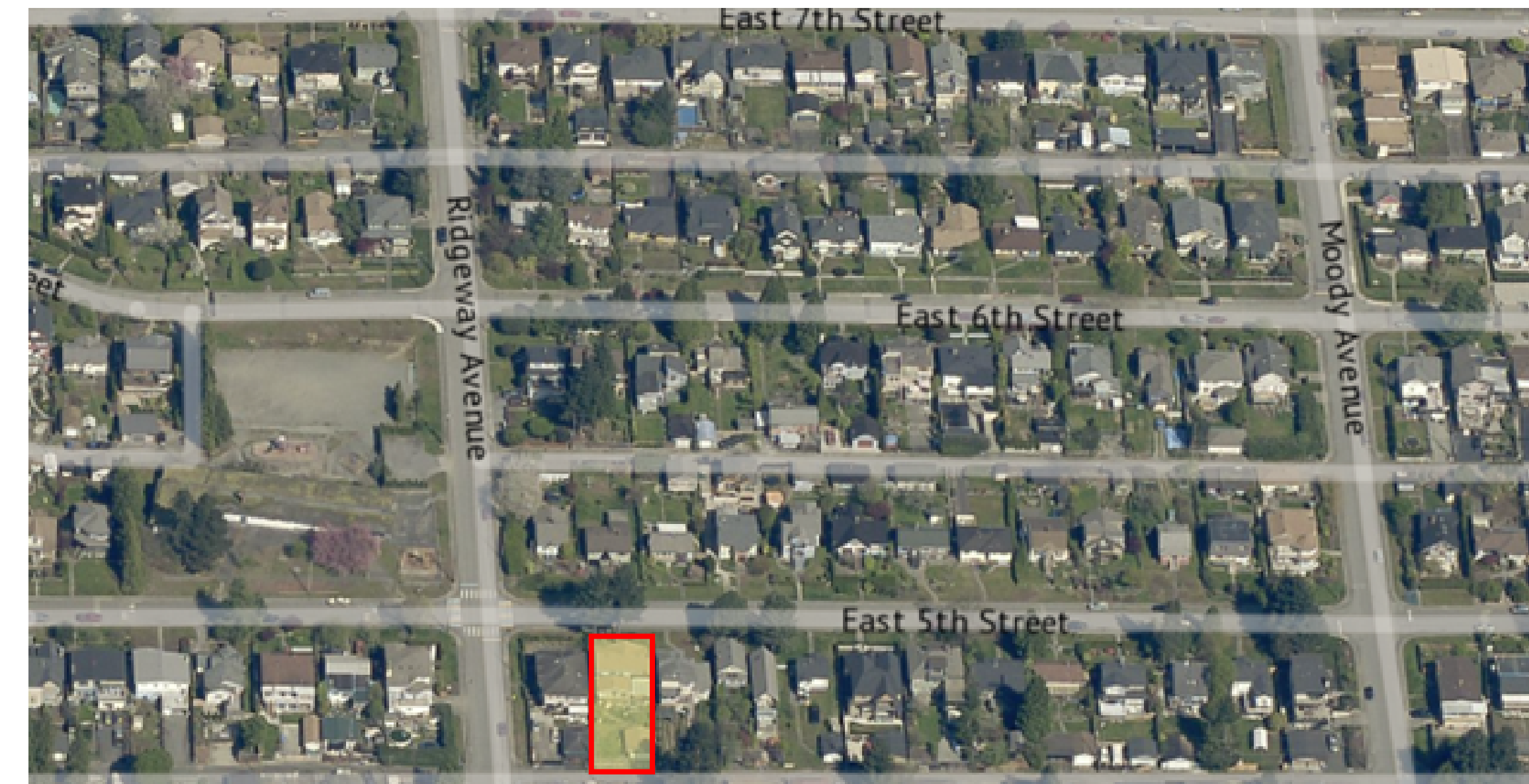
SEPT 21, 2023

DRAWING NO.:

R.01



OCP MAP, CITY OF NORTH VANCOUVER OCP MAP.



BIRD'S EYE VIEW VIEWING NORTH

Site context and Amenities

The site measures 50 ft X 136.6 ft., located on south side of 500 block of Sixth Street East and bounded with single Family housing to the north, south, east and west. It is notable, that there are number of sizable trees on the property.

Topography

The site slopes 9 feet from north to south over its depth and 0.3 foot across its width from east to west.



513 East 6th St.—ADJACENT PROPERTY TO THE EAST



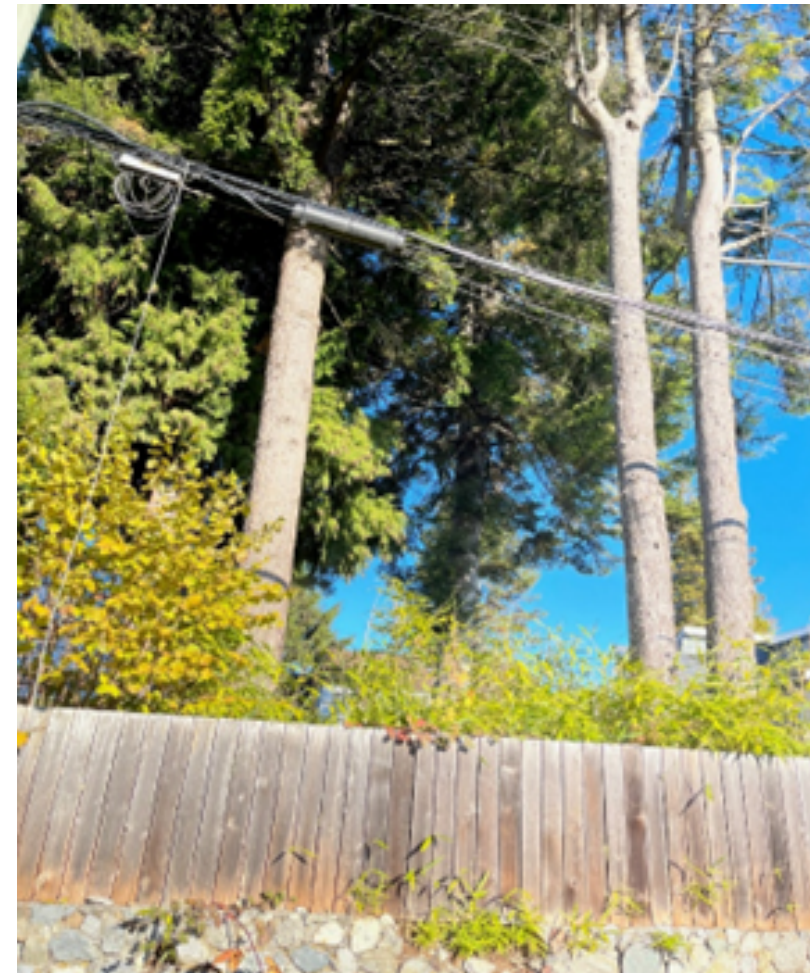
509 EAST 6TH - SUBJECT PROPERTY



509 EAST 6TH - NORTH EAST CORNERY LOOKING AT SUBJECT PROPERTY



EAST 6th STREET CONDITION, VIEWING EAST



REAR YARD-EXISTING TREES CONDITION, VIEWING NORTH



LANE CONDITION, VIEWING EAST

PROJECT:

509 EAST 6TH STREET,
NORTH VANCOUVER

DRAWING TITLE:

SITE CONTEXT

DATE:

SEPT 21, 2023

DRAWING NO. :

R.02


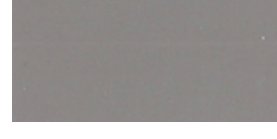
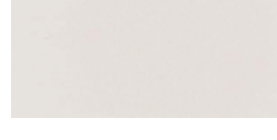


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**HOUSE A
[EAST]**

**HOUSE B
[WEST]**



COLOUR PALETTES

-  HOUSE A- MAIN HOUSE LONG BOARD-NATURAL CEDAR COLOUR
 -  HOUSE A- MAIN HOUSE and GARAGE – WHITE SOLID PAINT (Sea Haze –BM)
 -  HOUSE B- MAIN HOUSE and GARAGE –F/ CEMENT PANEL (Light Grey –BM)
 -  BOTH HOUSES - WINDOW SASH & STL. COLUMNS – Coated Dark Charcoal
 -  BOTH HOUSES – FASCIA, FLASHING – Dark Charcoal (to match Iron Mountain-B.M.)
- BM = BENJAMINE MOORE PAINT

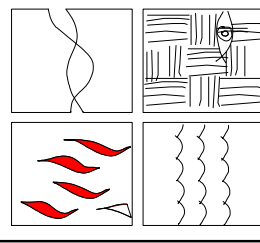
MATERIAL PALETTES

- 1) Roof: 3 LAYERS OF APPROVED MEMBRANE
- 2) Wind. door trims: 1.5" X1.5" PAINTED TO MATCH WALLS
- 3) Fascia board: 2X8 OR 2X10 PAINTED CEDAR, Dark Charcoal
- 4) Flashing on Fascia: PREPAINTED STEEL PROFILE TO MATCH FASCIA COLOUR
- 5) Fascia + Gutter: PRE-PAINTED ALUM. DARK CHARCOAL
- 6) Wall panels FIBER CEMENT PANELS
- 7) Long board siding 3.5" WIDE METAL LONG BOARDS [NATURAL CEDAR COLOUR]
- 8) Wall cladding: FIBER CEMENT
- 9) Window sash: VINYL - DARK CHARCOAL
- 10) Entry Doors: SOLID CORE FIBERGLASS PANEL
- 11) Soffits: T&G CEDAR [NATURAL CEDAR STAIN]

PROJECT:
**509 EAST 6TH STREET,
NORTH VANCOUVER**

DRAWING TITLE:
COLOUR & MATERIAL PALETTE

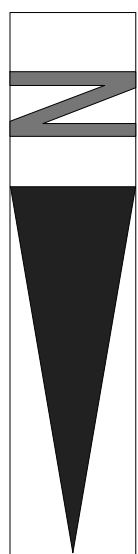
DATE: **SEPT 21, 2023** DRAWING NO. : **R.03**



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LEGEND:

- FINISH ELEV.
- POWER VENT
- FLOOR DRAIN
- SMOKE ALARM

REVISION:	B.P.
6	
5	
4	
3	SUBDIV/REVZ
2	SUBDIV/REVZ
1	SUBDIV/REVZ
No.	Issue for DATE

PROJECT: PREAPP

509 EAST 6TH ST.

SITE PLAN

DATE: JUNE 2019
DRAWING NO.:

DRAWN BY: G.A.

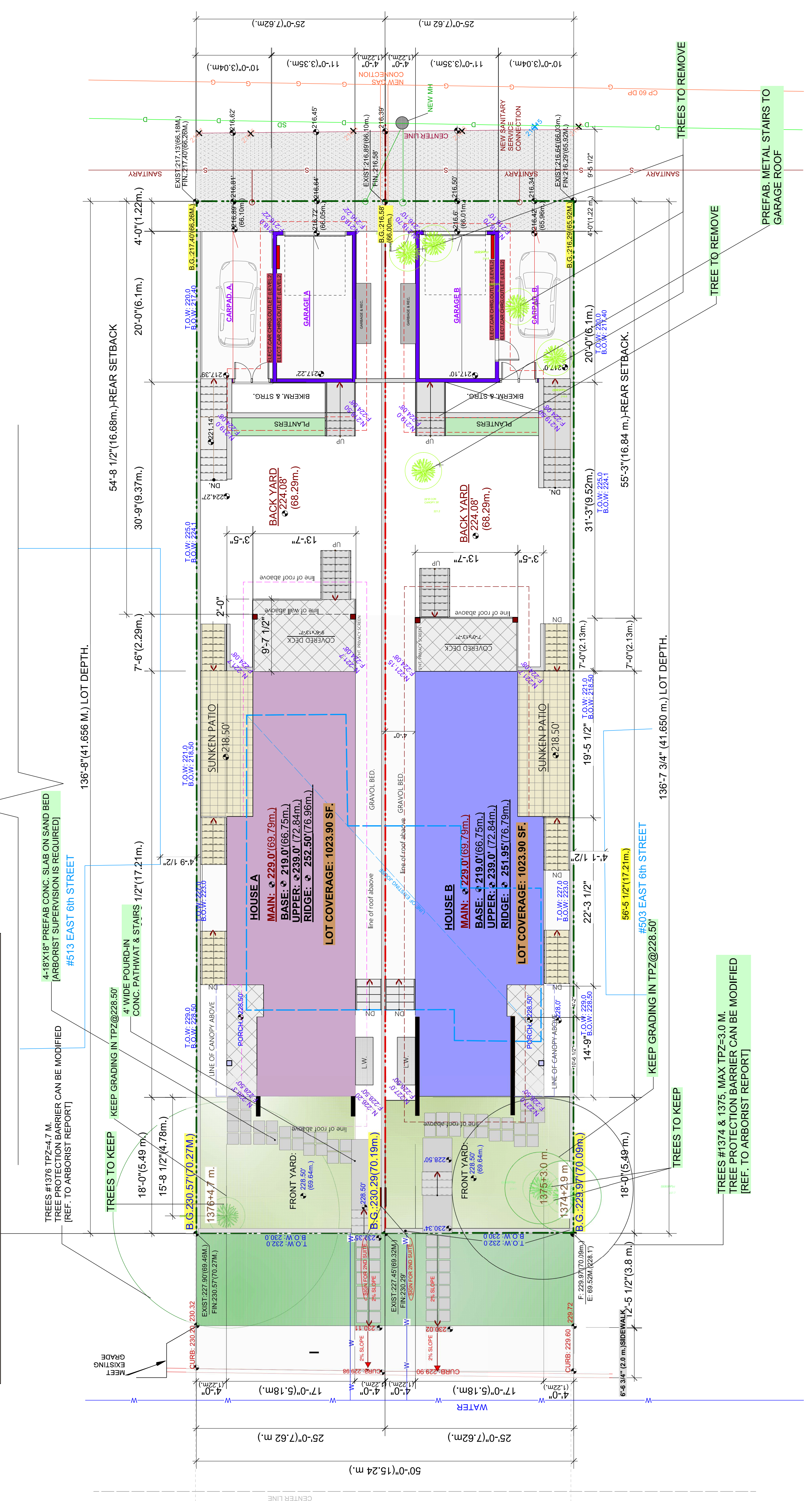
CHECKED BY: -M.R.

-R.CH

SCALE: 1/8"

A-01

LOT AREA TOTAL: 6826.0 / 2 = **3413.0 SF.**
LOT COVERAGE: 1023.90 SF. ALLOWABLE
FSR.: 1706.50 SF. ALLOWABLE



TREES #1374 & 1375 MAX TPZ=3.0 M.
TREE PROTECTION BARRIER CAN BE MODIFIED
[REF. TO ARBORIST REPORT]

4'-48X18" PREFAB CONC. SLAB ON SAND BED
[ARBORIST SUPERVISION IS REQUIRED]
#513 EAST 6th STREET

TREES TO KEEP
18'-0" (5.49 m)
15'-8 1/2" (4.78 m)

KEEP GRADING IN TPZ@228.50
4" WIDE POUR-IN CONC. PATHWAY & STAIRS 1/2" (12.21 m)

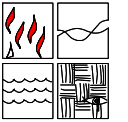
HOUSE A
MAIN: 229.0' (69.79m.)
BASE: 219.0' (66.75m.)
UPPER: 239.0' (72.84m.)
RIDGE: 251.95' (76.96m.)
LOT COVERAGE: 1023.90 SF.

HOUSE B
MAIN: 219.0' (66.75m.)
BASE: 239.0' (72.84m.)
RIDGE: 251.95' (76.79m.)
LOT COVERAGE: 1023.90 SF.

56'-5 1/2" (17.21m)
#503 EAST 6th STREET

KEEP GRADING IN TPZ@228.50

TREES TO KEEP



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LEGEND:

- FINISH ELEV.
- POWER VENT
- FLOOR DRAIN
- SMOKE ALARM

REVISION:

No.	Issue for	DATE
6		
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4		
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2		
1	SUBDIV/REZ	FEB 15, 2023

PROJECT: PREAPP

509 EAST 6TH ST.

DRAWING TITLE:

BASEMENT FLOOR PLANS

DATE:
JUNE 2019

DRAWING NO.:

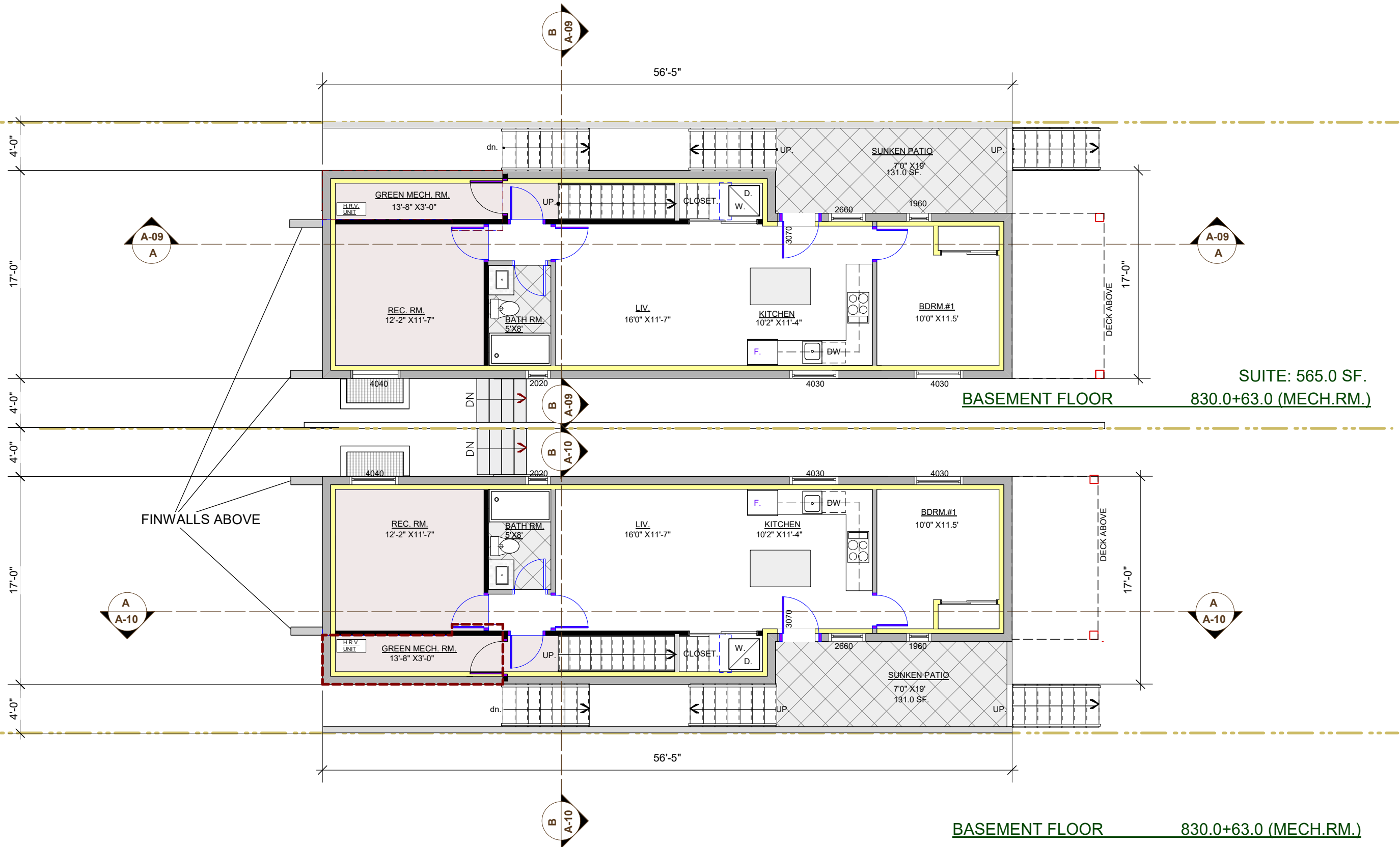
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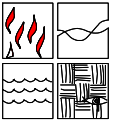
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-M.R.

-R.CH

SCALE:

A-02





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- FINISH ELEV.
- POWER VENT
- FLOOR DRAIN
- SMOKE ALARM

REVISION:

No.	Issue for	DATE
6		
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1	SUBDIV/REZ	FEB 15, 2023

PROJECT: PREAPP

509 EAST 6TH ST.

DRAWING TITLE:

MAIN FLOOR PLANS

DATE:
JUNE 2019

DRAWING NO.:

DRAWN BY:

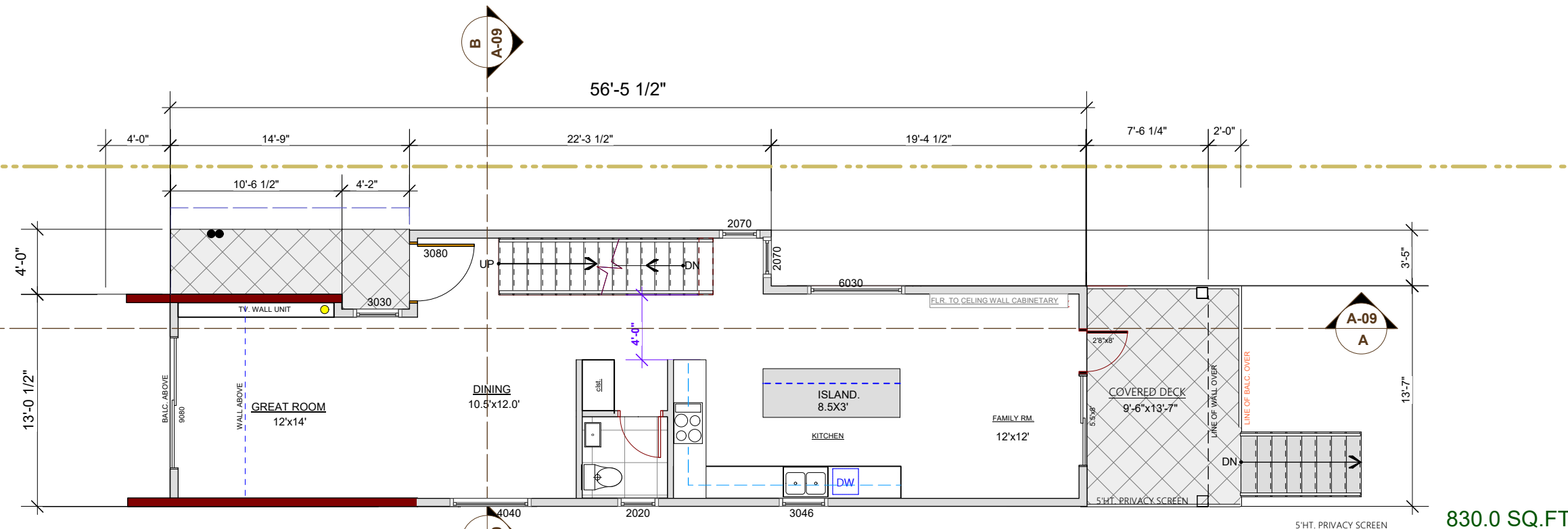
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-M.R.

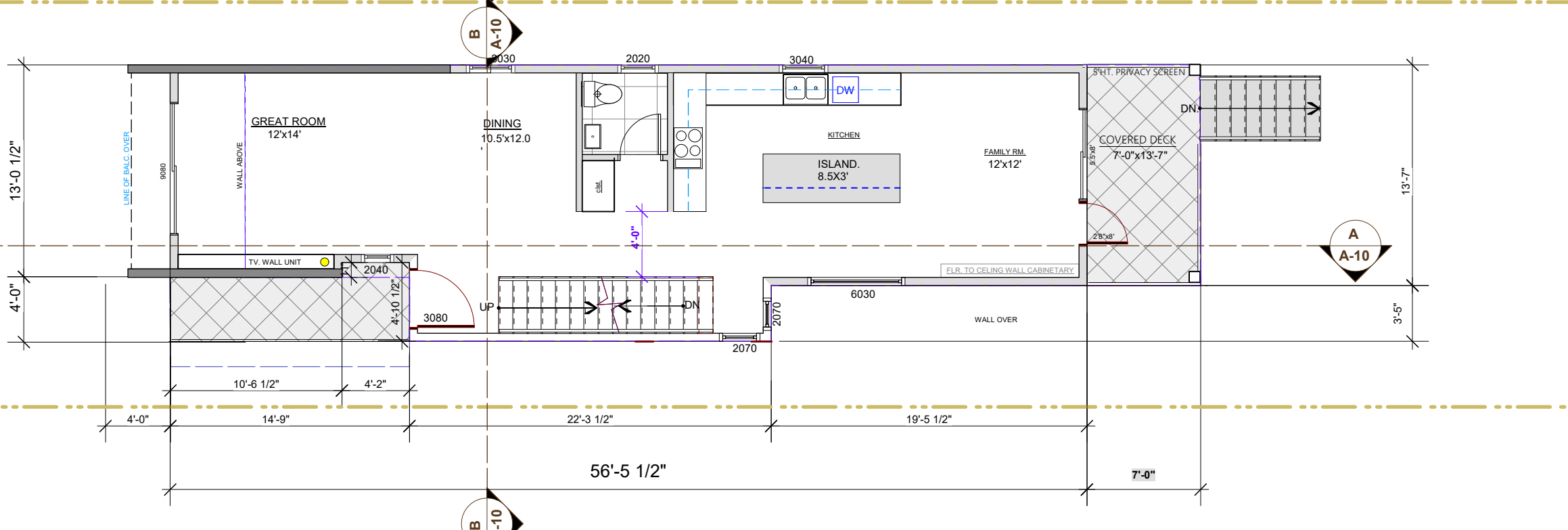
-R.CH

SCALE:

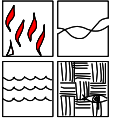
A-03



MAIN FLOOR



MAIN FLOOR



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LEGEND:

- FINISH ELEV.
- POWER VENT
- FLOOR DRAIN
- SMOKE ALARM

REVISION:

No.	Issue for	DATE
6		
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1	SUBDIV/REZ	FEB 15, 2023

PROJECT: PREAPP

509 EAST 6TH ST.

DRAWING TITLE:

UPPER FLOOR PLANS

DATE:
JUNE 2019

DRAWING NO.:

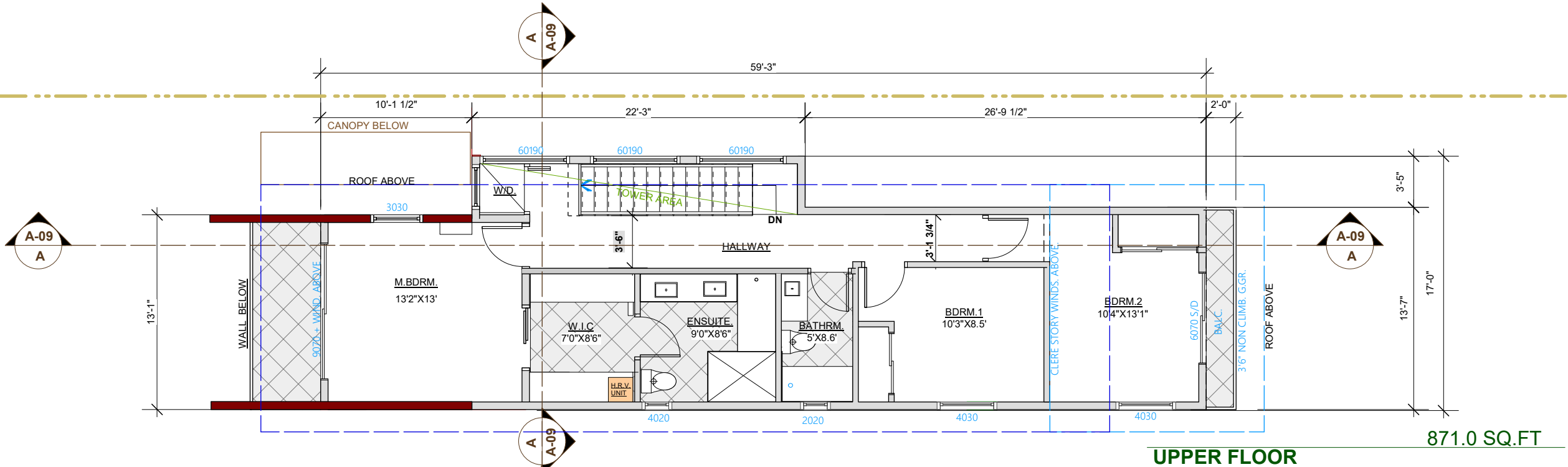
DRAWN BY:

CHECKED BY:
-M.R.

-R.CH

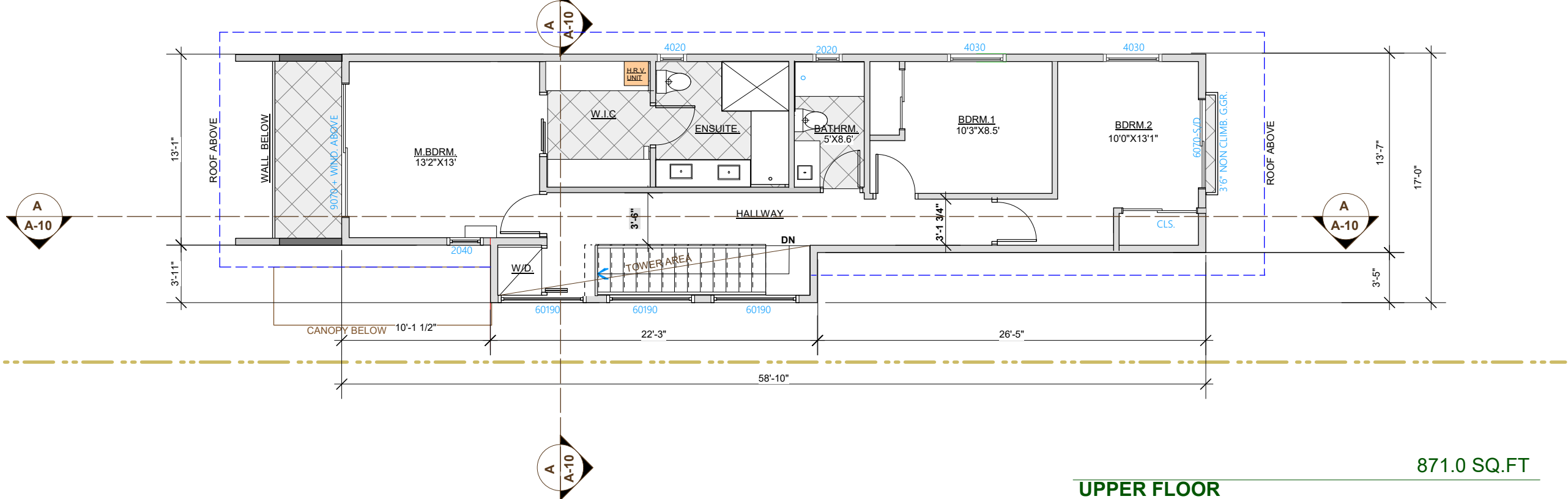
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A-04



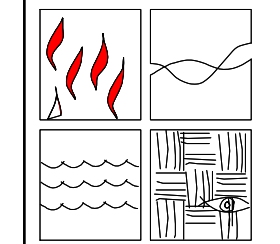
UPPER FLOOR

871.0 SQ.FT



UPPER FLOOR

871.0 SQ.FT



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LEGEND:

- ◐ FINISH ELEV.
- ◑ POWER VENT
- ◒ FLOOR DRAIN
- ⊗ SMOKE ALARM

REVISION:

No.	Issue for	DATE
6		
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2	SUBDIV/REZ	SEP. 21, 2023
1	SUBDIV/REZ	FEB 15, 2023

PROJECT: PREAPP

509 EAST 6TH ST.

DRAWING TITLE:
FRONT & REAR ELEVATIONS HOUSE A & B

DATE:
JUNE 2019

DRAWING NO.:

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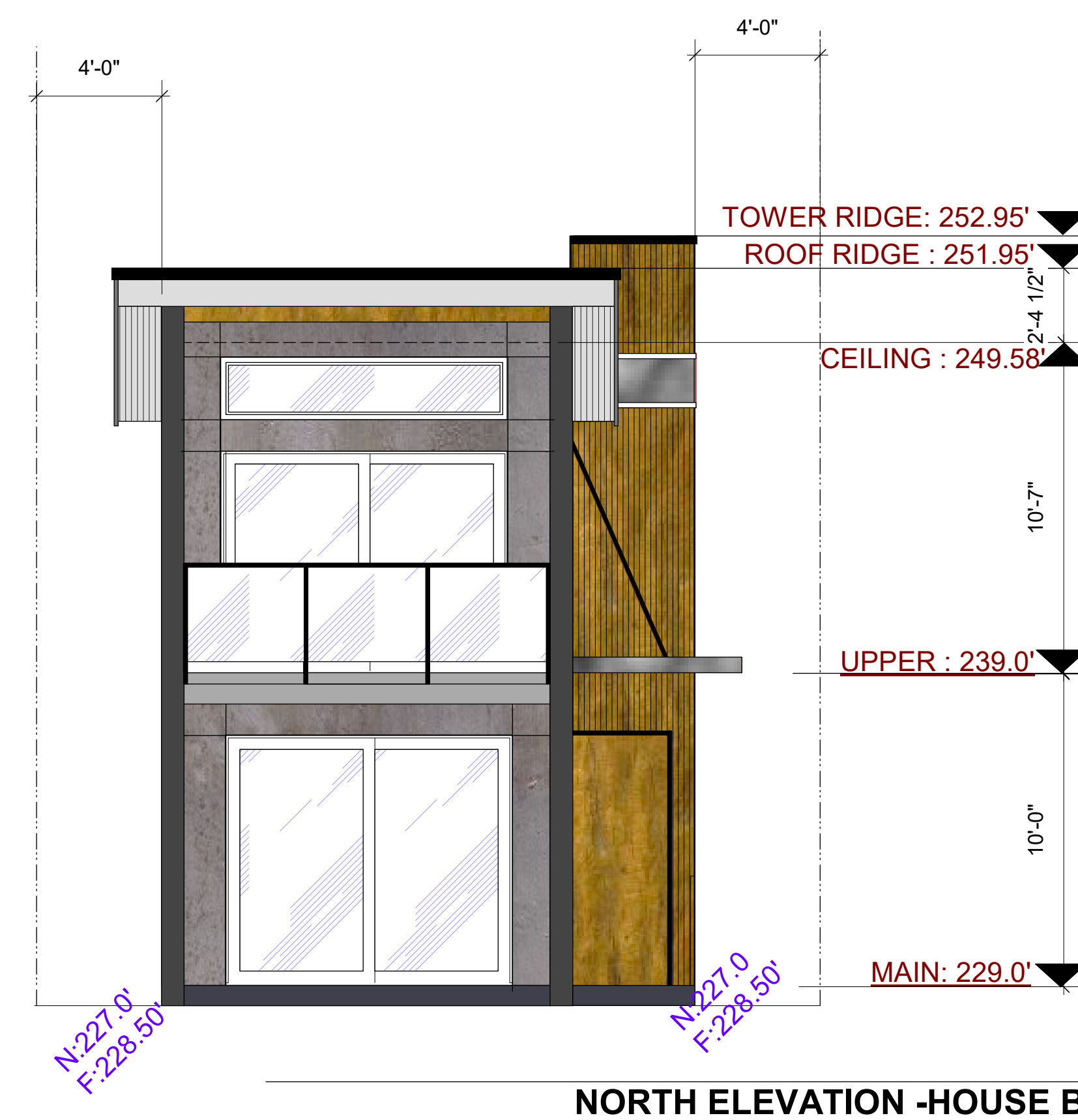
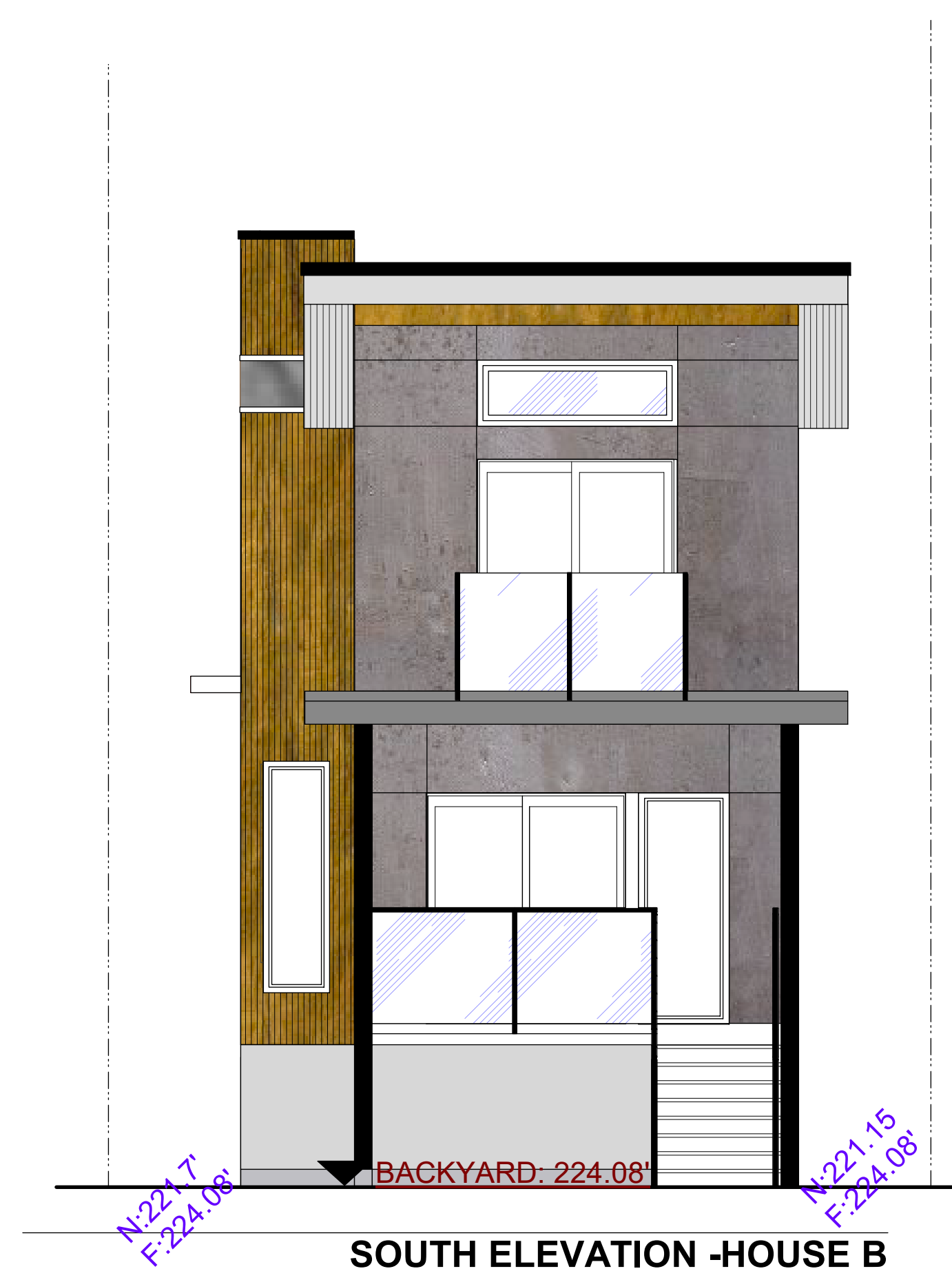
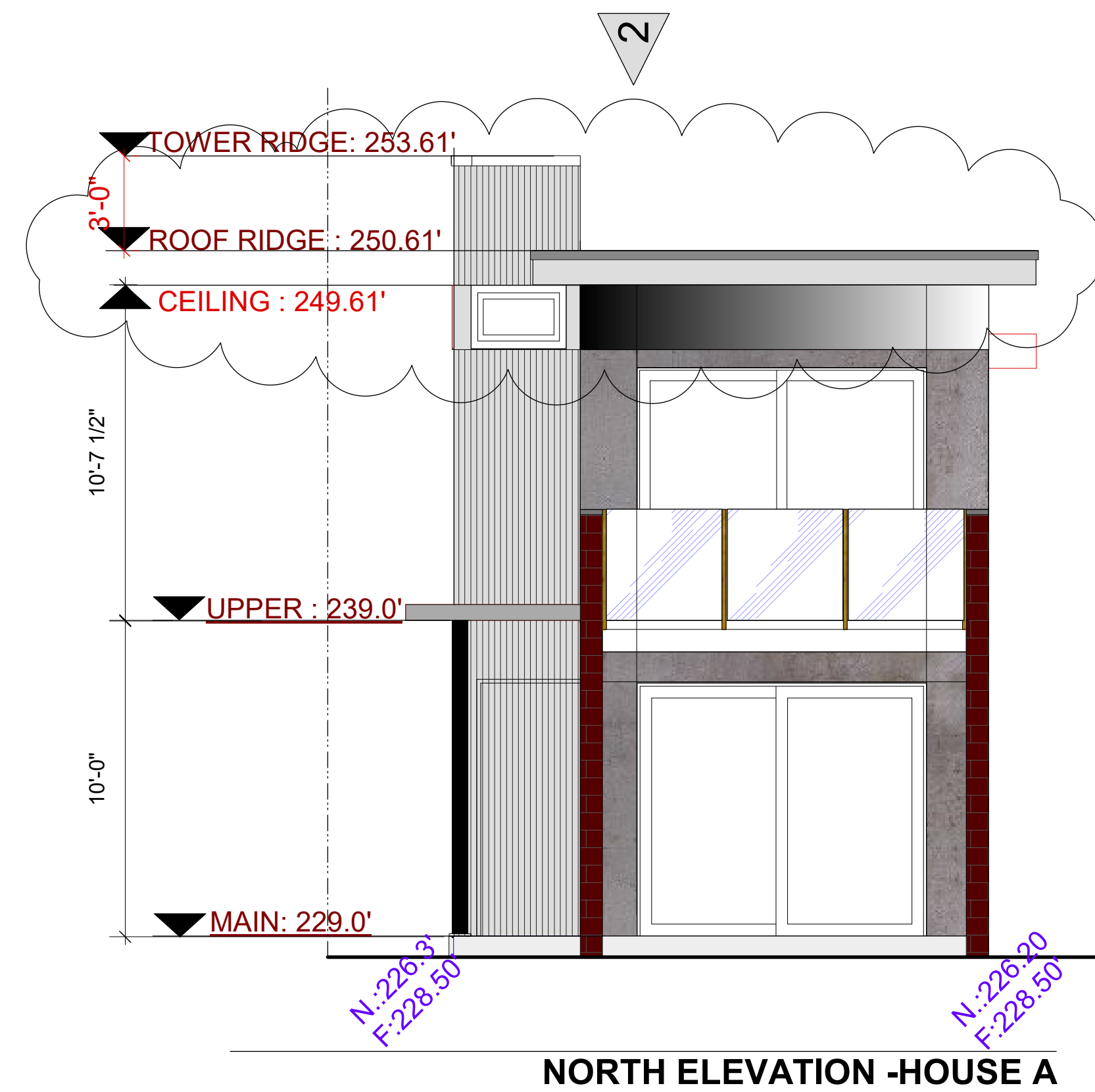
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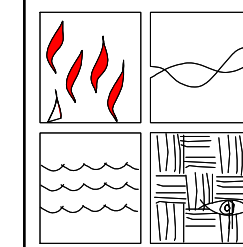
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SCALE: 1/4"

A-06





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LEGEND:

- FINISH ELEV.
- POWER VENT
- ⬇ FLOOR DRAIN
- ⊗ SMOKE ALARM

REVISION:

6		
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2	SUBDIV/REZ	SEP. 21, 2023
1	SUBDIV/REZ	FEB 15, 2023
No.	Issue for	DATE

PROJECT: PREAPP

509 EAST 6TH ST.

DRAWING TITLE:
EAST & WEST ELEVATIONS HOUSE A

DATE:
JUNE 2019

DRAWING NO.:

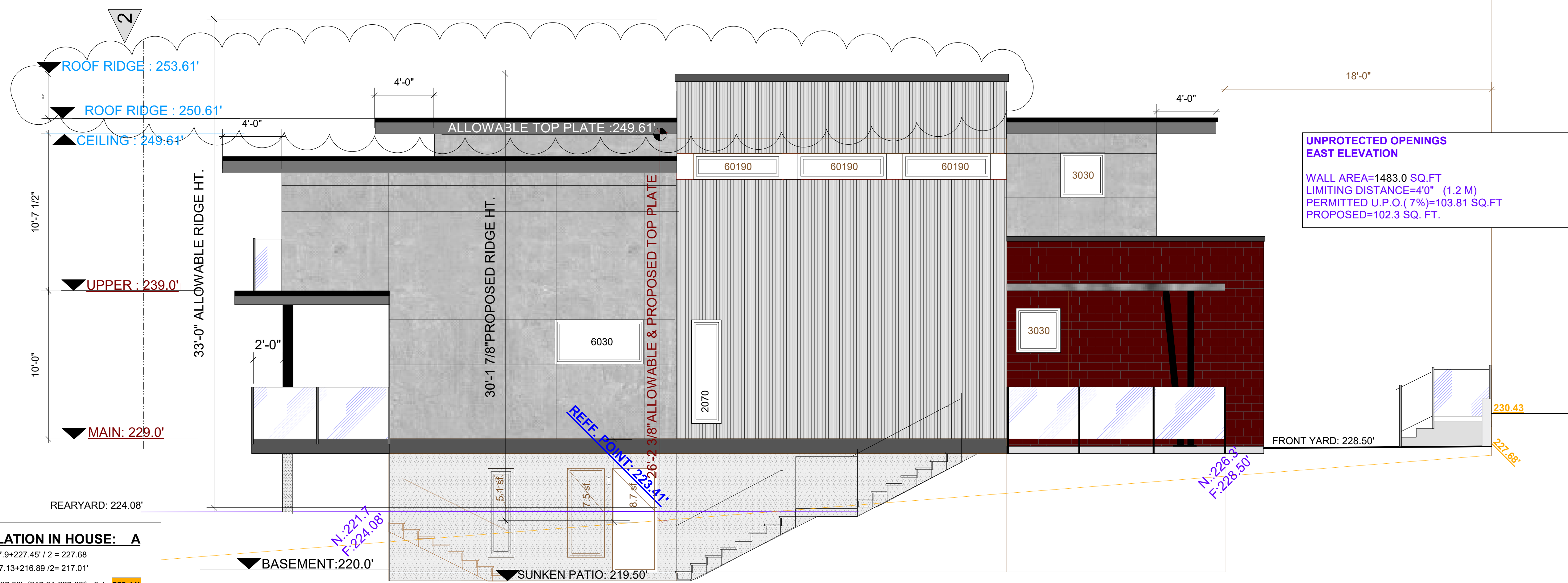
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-R.CH

SCALE: 1/4"

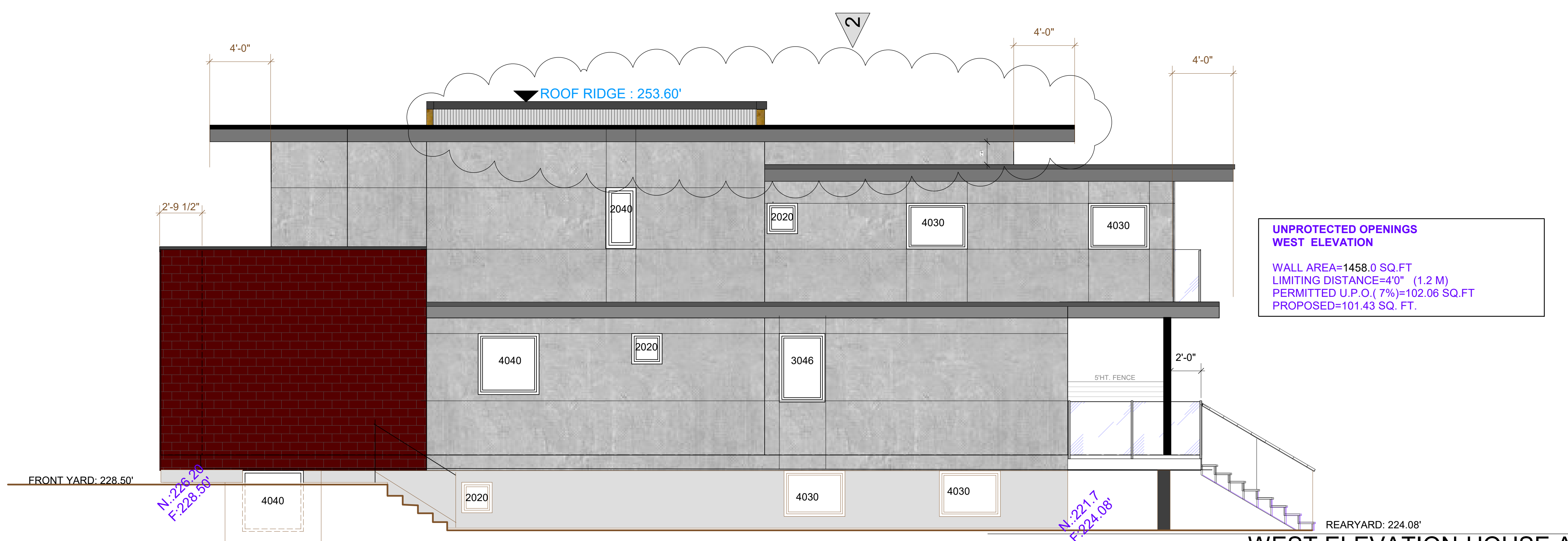
A-07



UNPROTECTED OPENINGS EAST ELEVATION
WALL AREA=1483.0 SQ.FT
LIMITING DISTANCE=4'0" (1.2 M)
PERMITTED U.P.O. (7%)=103.81 SQ.FT
PROPOSED=102.3 SQ. FT.

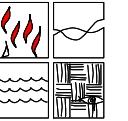
HEIGHT CALCULATION IN HOUSE: A
FRONT AVERAGE : $227.9 + 227.45 / 2 = 227.68$
REAR AVERAGE : $217.13 + 216.89 / 2 = 217.01$
REFERENCE POINT: $227.68 + (217.01 - 227.68) \times 0.4 = 223.41$
ALLOWABLE TOP PLATE : $223.41 + 26.2' = 249.61$
ALLOWABLE RIDGE : $223.41 + 33' = 256.41$

EAST ELEVATION-HOUSE A



UNPROTECTED OPENINGS WEST ELEVATION
WALL AREA=1458.0 SQ.FT
LIMITING DISTANCE=4'0" (1.2 M)
PERMITTED U.P.O. (7%)=102.06 SQ.FT
PROPOSED=101.43 SQ. FT.

WEST ELEVATION-HOUSE A



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LEGEND:

- ⊕ FINISH ELEV.
- ⊖ POWER VENT
- ⊕ FLOOR DRAIN
- ⊗ SMOKE ALARM

REVISION:

No.	Issue for	DATE
6		
5		
4		
3		
2		
1	SUBDIV/REZ	FEB 15, 2023

PROJECT: PREAPP

509 EAST 6TH ST.

DRAWING TITLE:
EAST & WEST ELEVATIONS HOUSE B

DATE:
JUNE 2019

DRAWING NO.:

DRAWN BY:

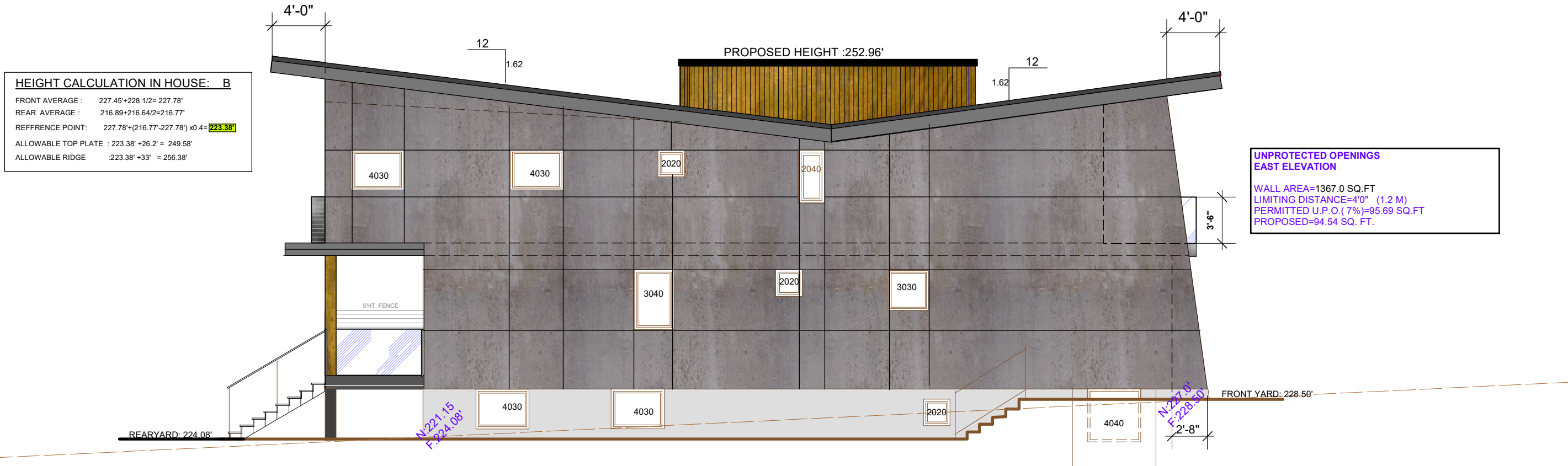
CHECKED BY:

-M.R.

-R.CH

SCALE:

A-08



HEIGHT CALCULATION IN HOUSE: B
 FRONT AVERAGE : $227.45' + 228.1/2 = 227.78'$
 REAR AVERAGE : $216.89 + 216.64/2 = 216.77'$
 REFERENCE POINT : $227.78' + (216.77' - 227.78') \times 0.4 = 223.38'$
 ALLOWABLE TOP PLATE : $223.38' + 26.2' = 249.58'$
 ALLOWABLE RIDGE : $223.38' + 33' = 256.38'$

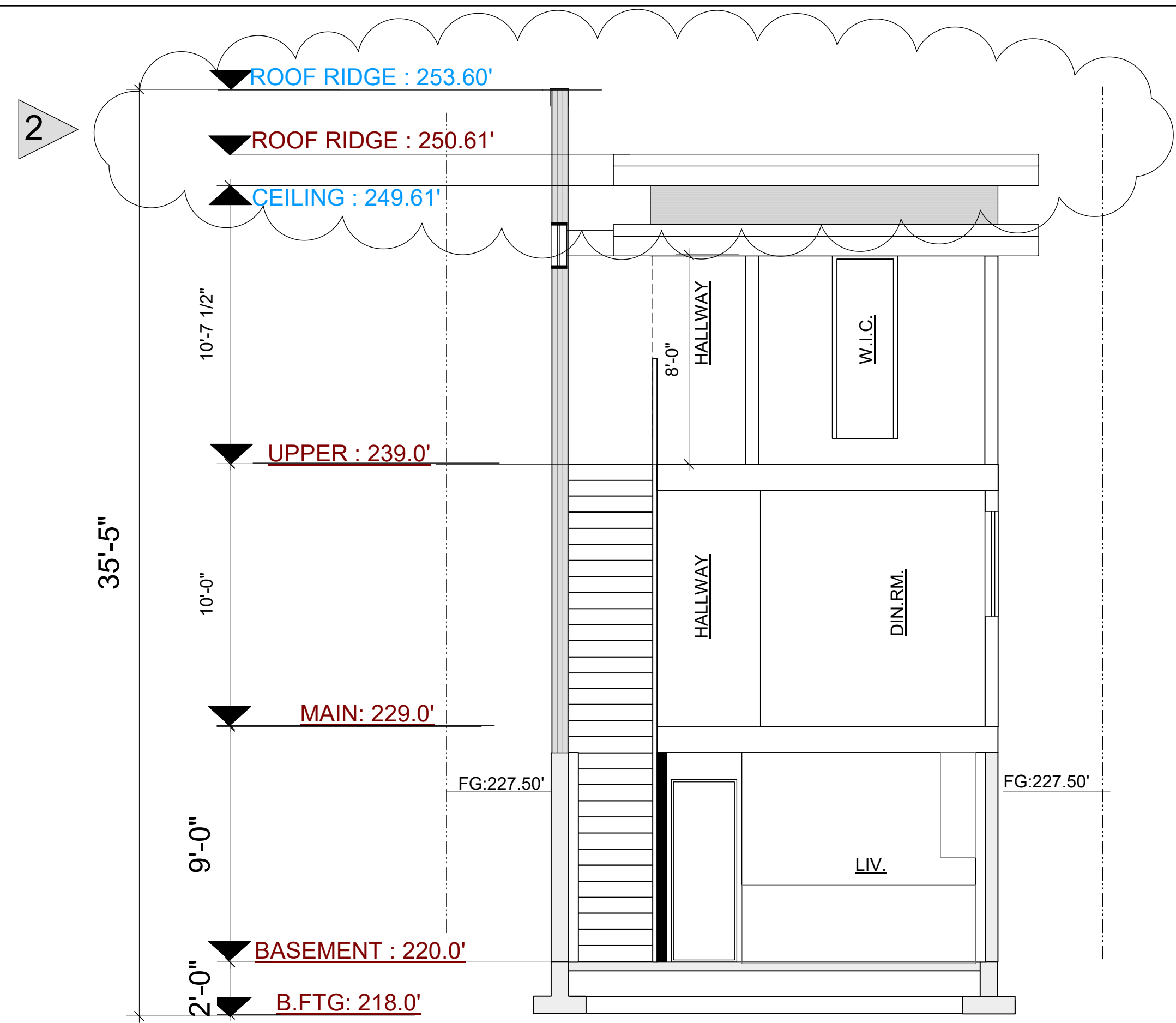
UNPROTECTED OPENINGS EAST ELEVATION
 WALL AREA=1367.0 SQ.FT
 LIMITING DISTANCE=4'0" (1.2 M)
 PERMITTED U.P.O.(7%)=95.69 SQ.FT
 PROPOSED=94.54 SQ. FT.

EAST ELEVATION-HOUSE B



UNPROTECTED OPENINGS WEST ELEVATION
 WALL AREA=1463.0 SQ.FT
 LIMITING DISTANCE=4'0" (1.2 M)
 PERMITTED U.P.O.(7%)=102.41 SQ.FT
 PROPOSED=101.30 SQ. FT.

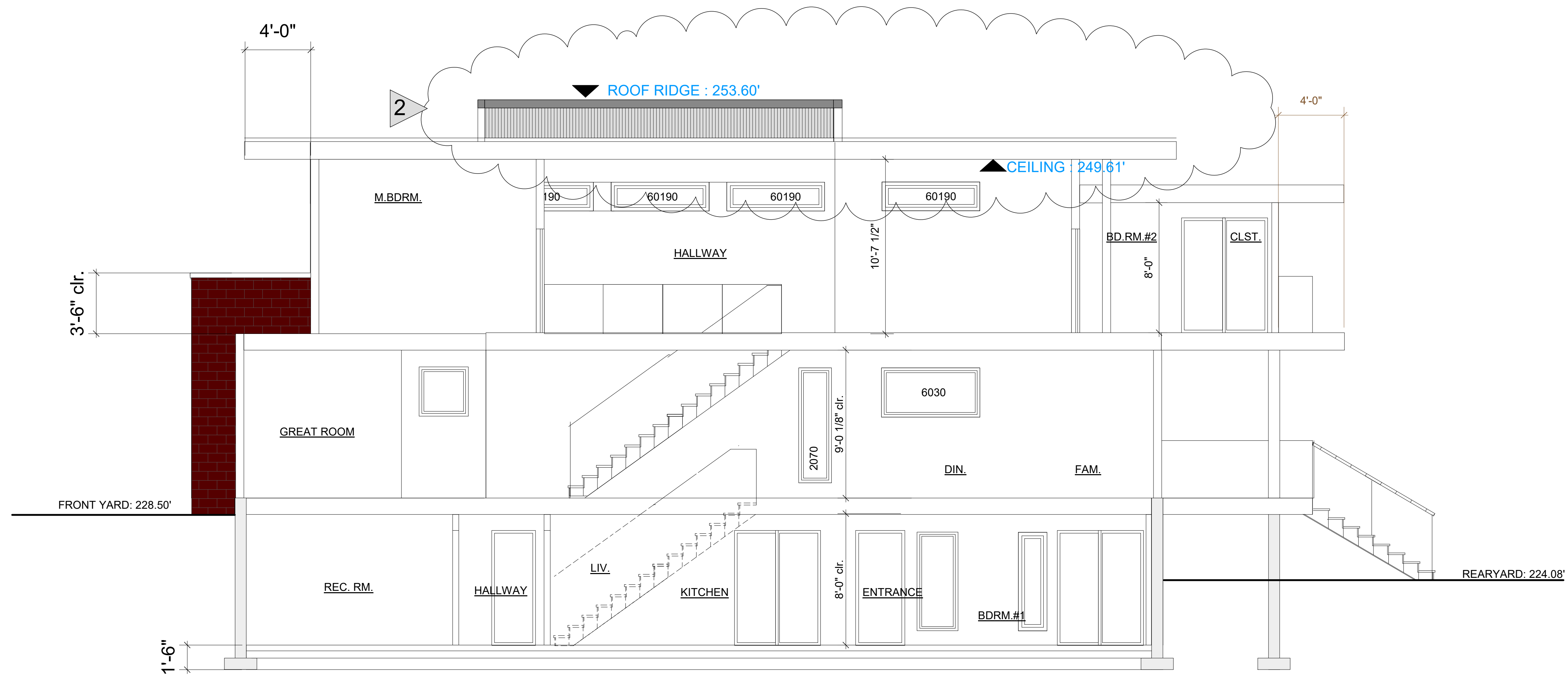
WEST ELEVATION-HOUSE B



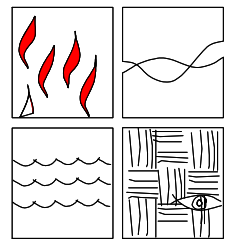
SECTION BB - HOUSE A

HEIGHT CALCULATION IN HOUSE: A

FRONT AVERAGE : $227.9 + 227.45 / 2 = 227.68$
 REAR AVERAGE : $217.13 + 216.89 / 2 = 217.01$
 REFERENCE POINT: $227.68 + (217.01 - 227.68) \times 0.4 = 223.41$
 ALLOWABLE TOP PLATE : $223.41 + 26.2' = 249.61'$
 ALLOWABLE RIDGE : $223.41 + 33' = 256.41'$



SECTION AA - HOUSE A



200-120 Lonsdale Ave
North Vancouver, B.C.
V7M 2E8
Phone: (604)990-6662
Web: vernaculardesign.ca

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LEGEND:

- FINISH ELEV.
- POWER VENT
- ⊕ FLOOR DRAIN
- ⊗ SMOKE ALARM

REVISION:

6	B.P.	
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2	SUBDIV/REV	SEP. 21, 2023
1	SUBDIV/REV	FEB 15, 2023
No.	Issue for	DATE

PROJECT: PREAPP

509 EAST 6TH ST.

DRAWING TITLE:

SECTIONS
HOUSE A

DATE:
JUNE 2019

DRAWING NO.:

DRAWN BY:

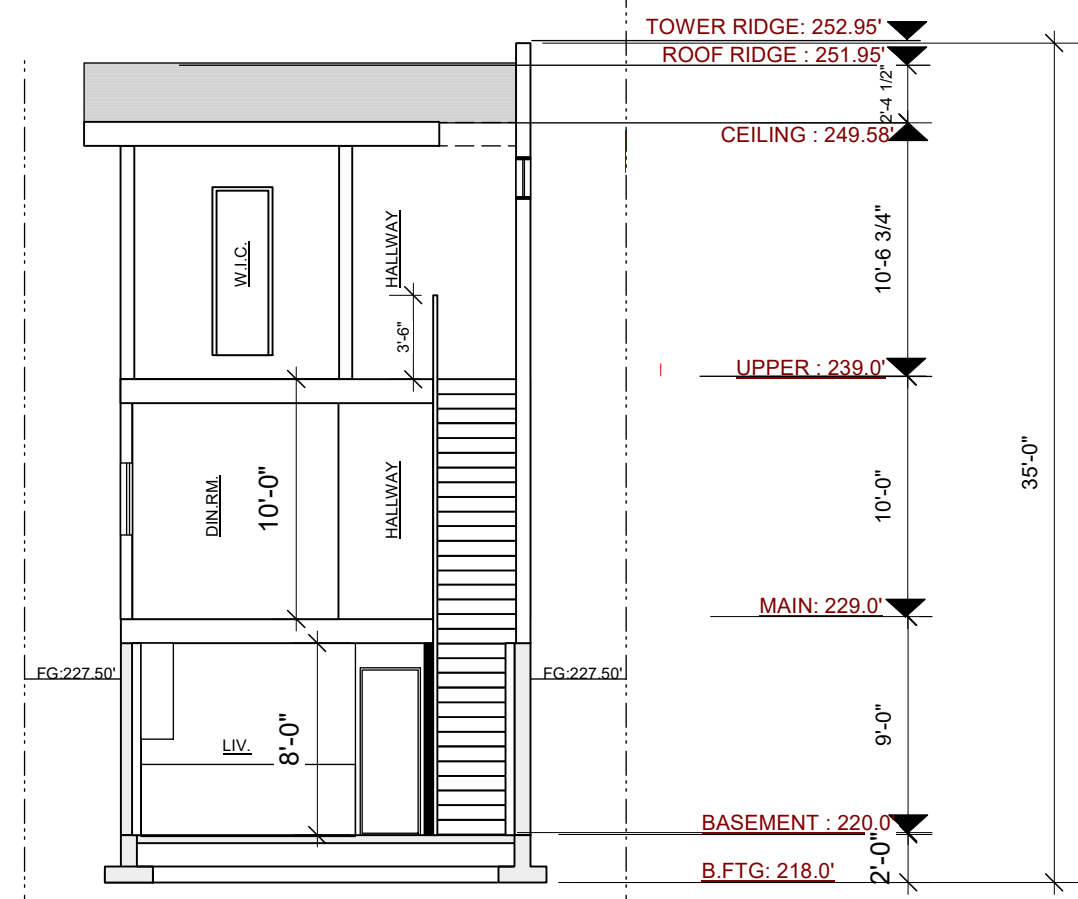
CHECKED BY:
-M.R.

-R.CH

SCALE: 1/4"

A-09

SECTION BB -HOUSE B



HEIGHT CALCULATION IN HOUSE: B

FRONT AVERAGE : $227.45 + 228.1/2 = 227.78'$
 REAR AVERAGE : $216.89 + 216.64/2 = 216.77'$
 REFERENCE POINT: $227.78 + (216.77 - 227.78) \times 0.4 = 223.38'$
 ALLOWABLE TOP PLATE : $223.38' + 26.2' = 249.58'$
 ALLOWABLE RIDGE : $223.38' + 33' = 256.38'$

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LEGEND:

- FINISH ELEV.
- POWER VENT
- ⊕ FLOOR DRAIN
- ⊗ SMOKE ALARM

REVISION:

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1	SUBDIV/REZ	FEB 15, 2023
No.	Issue for	DATE

PROJECT: PREAPP

509 EAST 6TH ST.

DRAWING TITLE:
SECTIONS
HOUSE B

DATE:
JUNE 2019

DRAWING NO.:

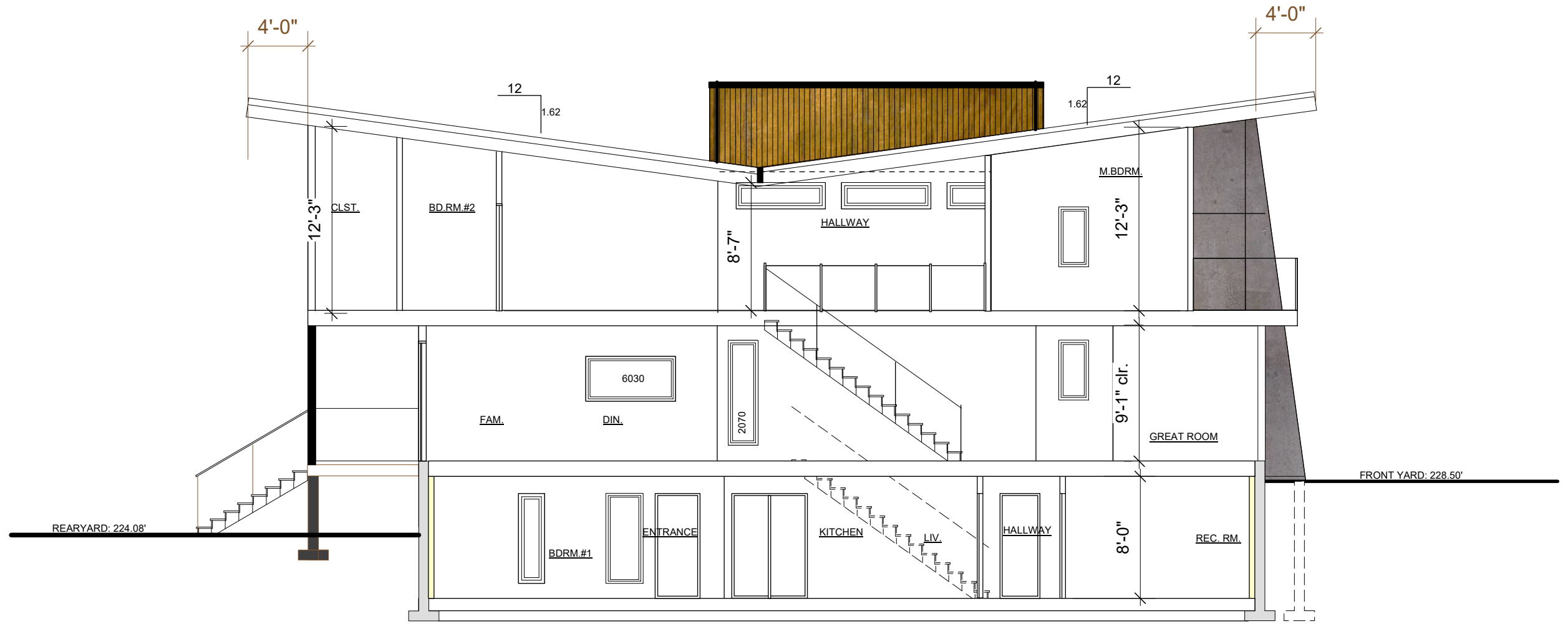
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-M.R.

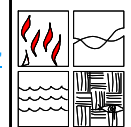
-R.CH

SCALE:

A-10



SECTION AA -HOUSE B



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V7M 2E8
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LEGEND:

- FINISH ELEV.
- POWER VENT
- ⊕ FLOOR DRAIN
- ⊗ SMOKE ALARM

REVISION:

No.	Issue for	DATE
6	B.P.	
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1	SUBDIV/REZ	FEB 15, 2023

PROJECT: PREAPP

509 EAST 6TH ST.

DRAWING TITLE:
GARAGE PLANS & ELEVATIONS

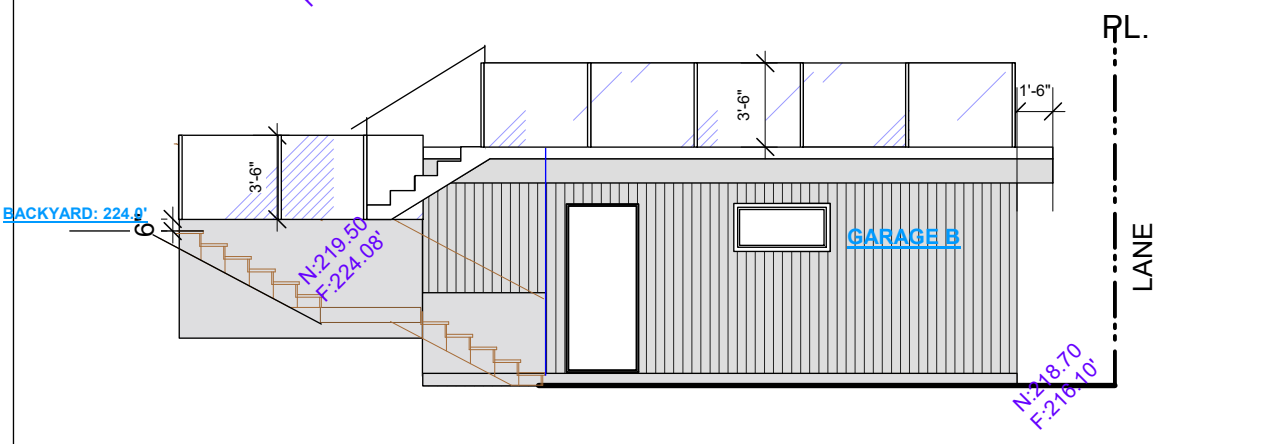
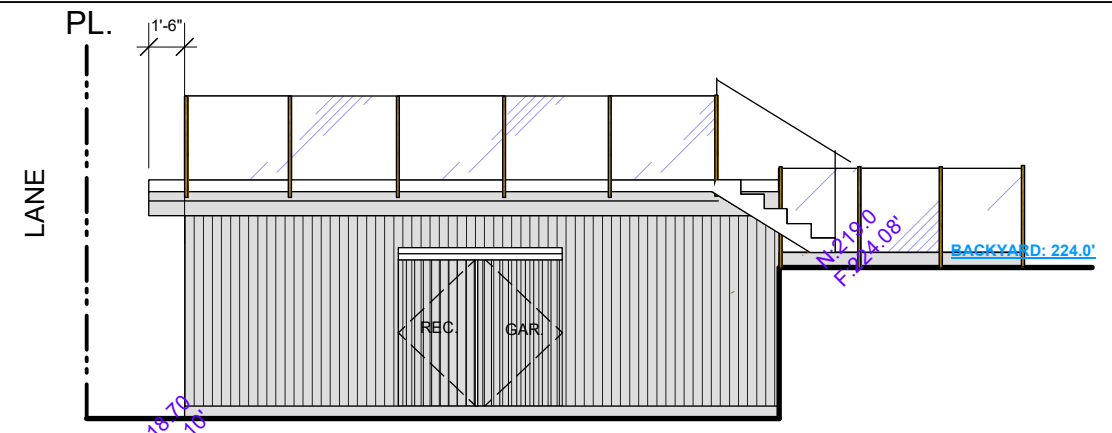
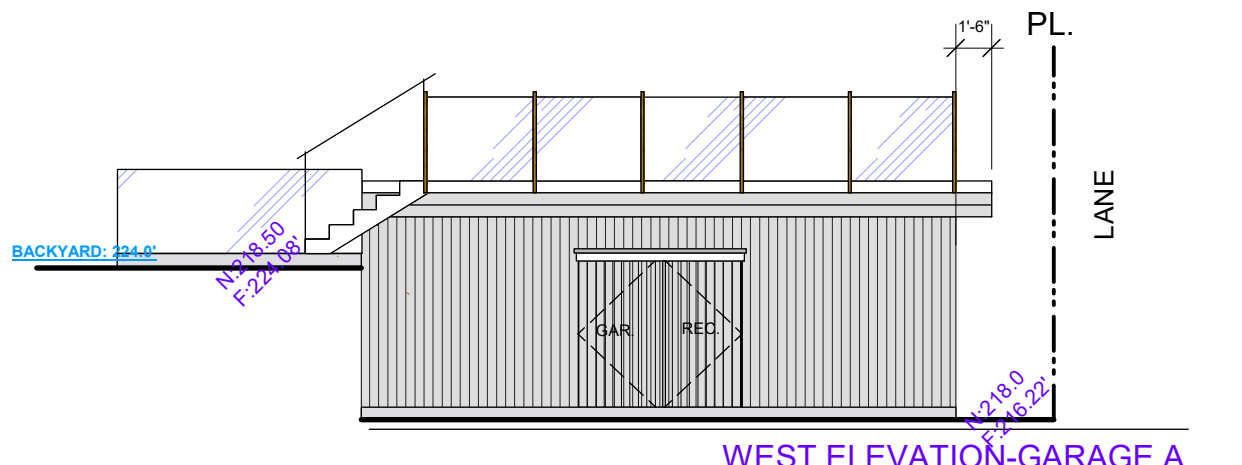
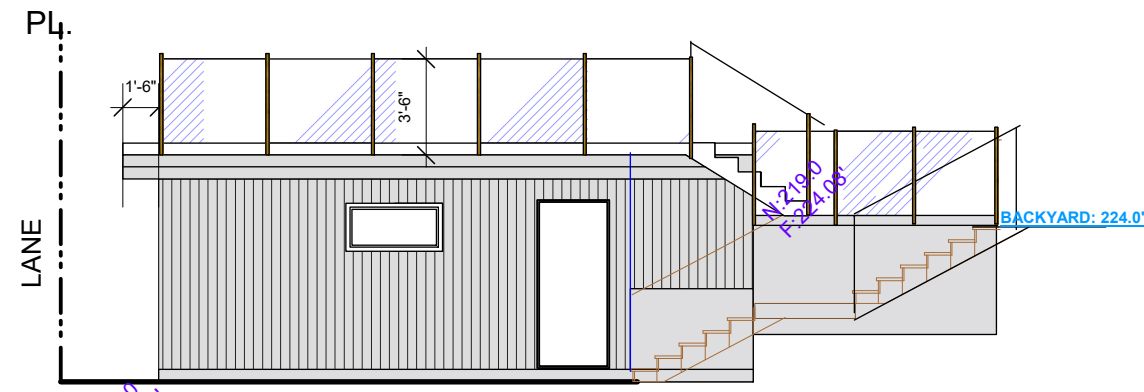
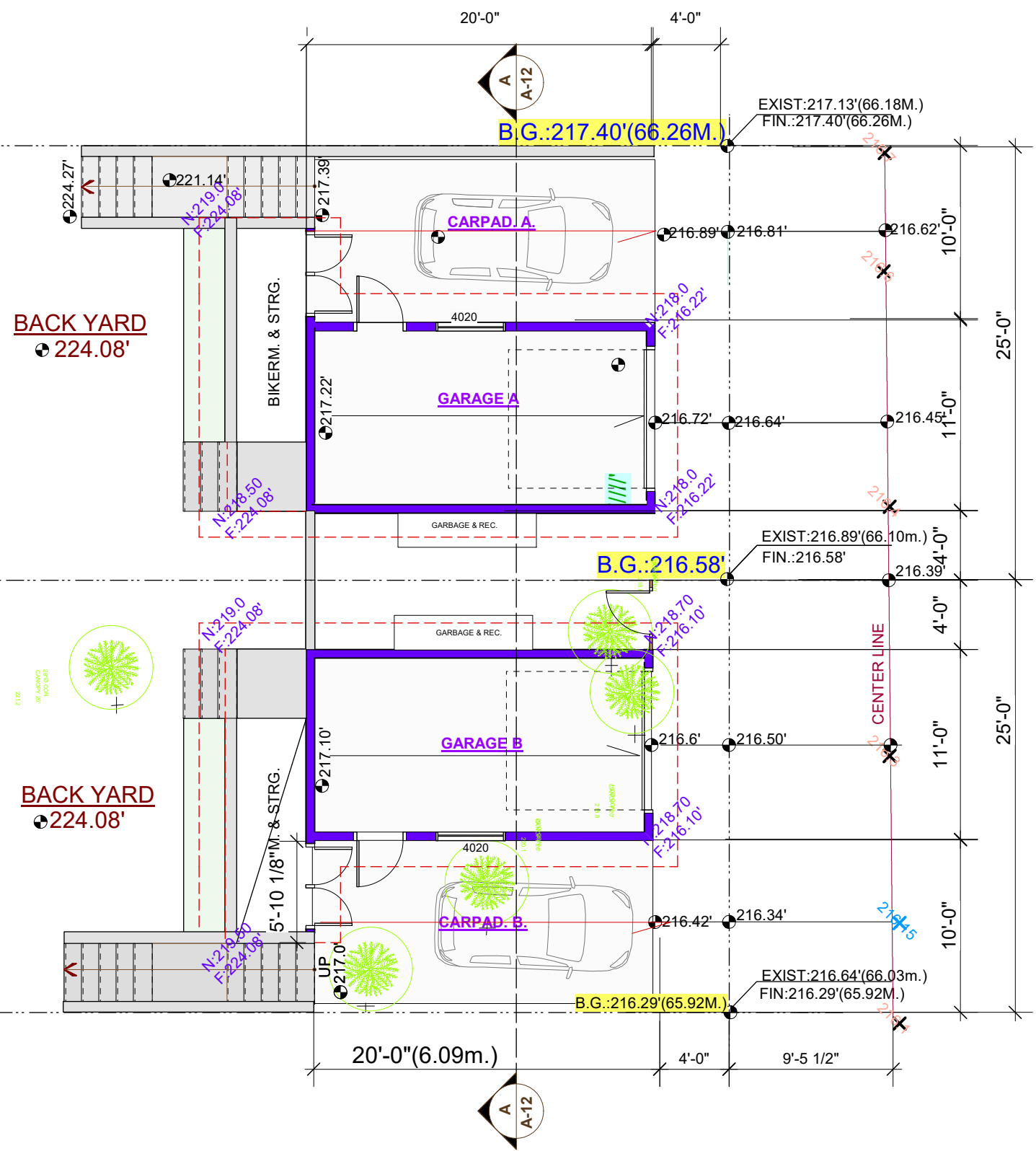
DATE: JUNE 2019 **DRAWING NO.:**

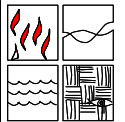
DRAWN BY:

CHECKED BY: -M.R.
-R.CH

SCALE:

A-11

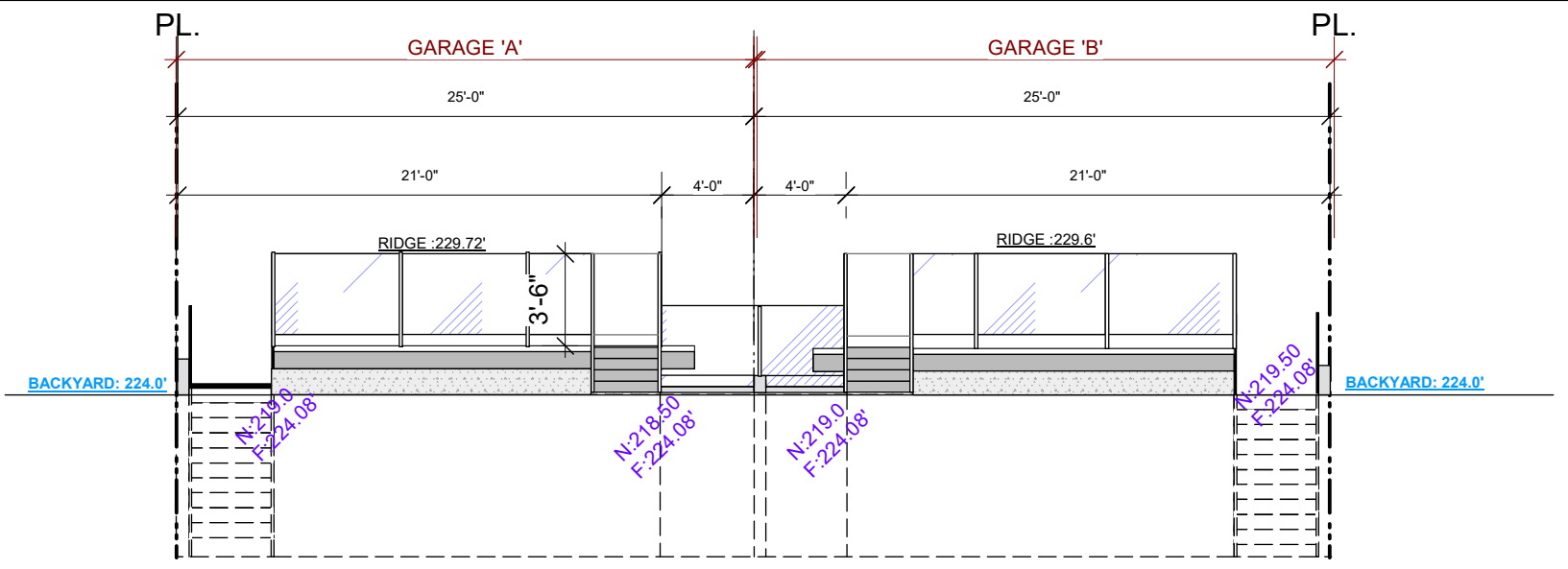
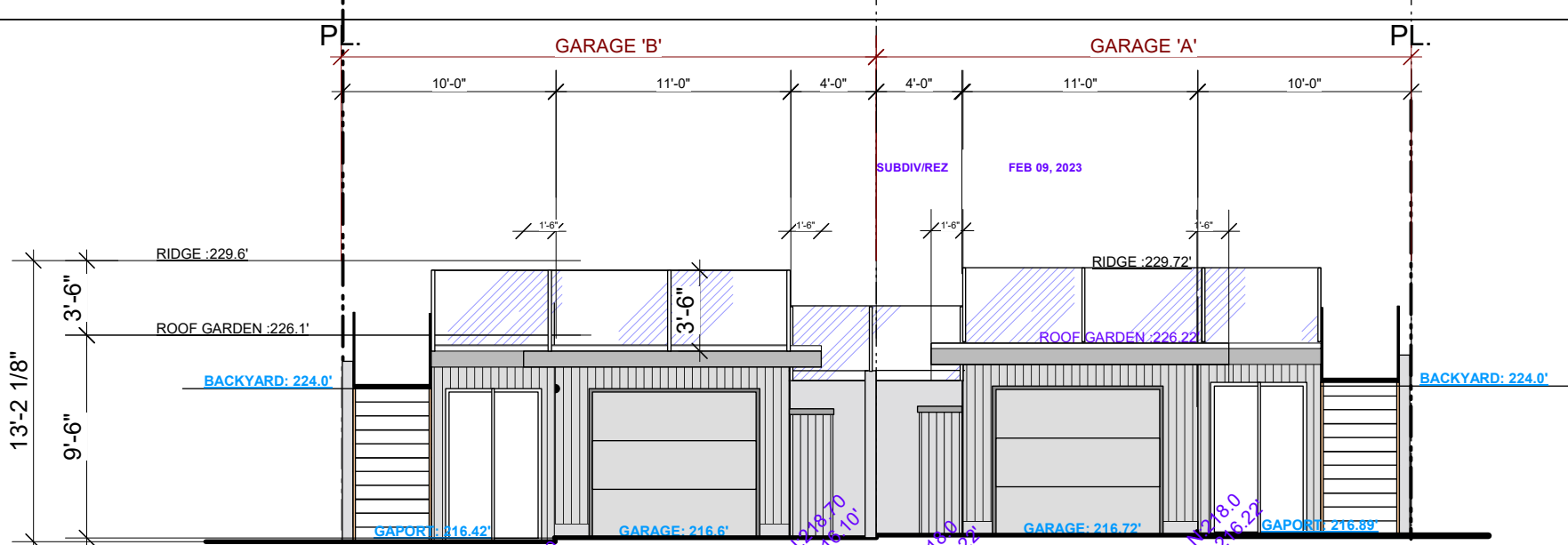
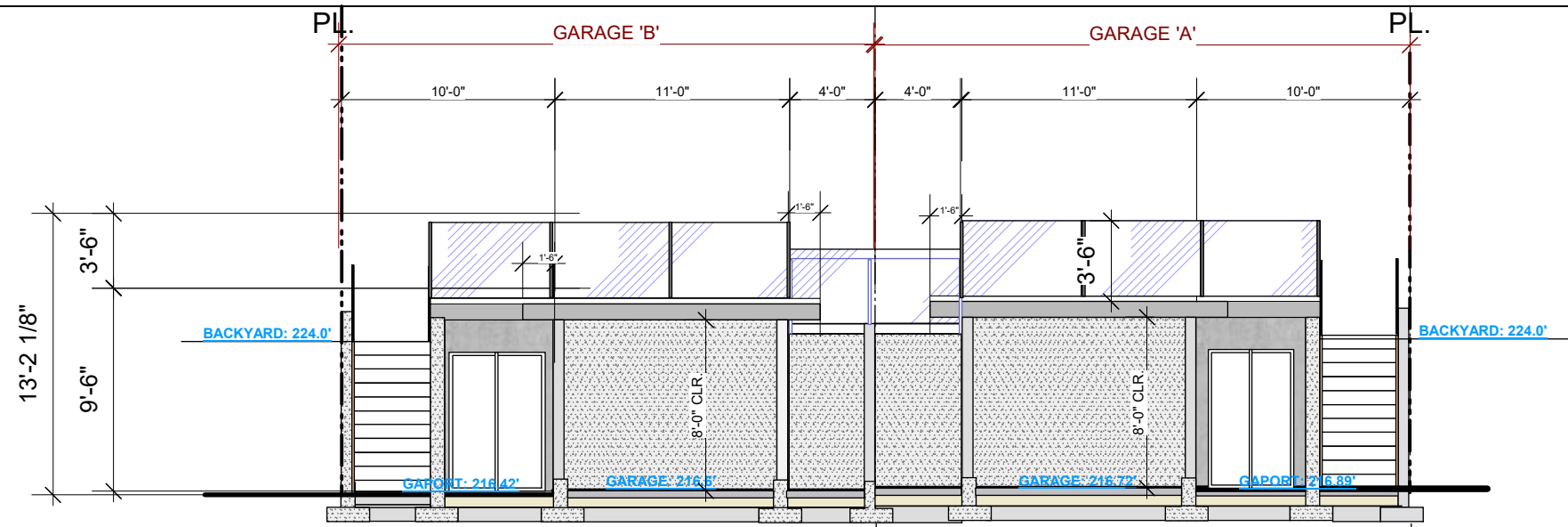




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LEGEND:

- FINISH ELEV.
- POWER VENT
- ⊕ FLOOR DRAIN
- ⊗ SMOKE ALARM

REVISION:

No.	Issue for	DATE
6	B.P.	
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1	SUBDIV/REZ	FEB 15, 2023

PROJECT: PREAPP

509 EAST 6TH ST.

DRAWING TITLE:
GARAGE ELEVATIONS & SECTIONS

DATE:
JUNE 2019

DRAWING NO.:

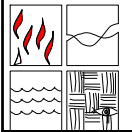
DRAWN BY :

CHECKED BY:
-M.R.

-R.CH

SCALE:

A-12



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LEGEND:

- ⊕ FINISH ELEV.
- ⊖ POWER VENT
- ⊕ FLOOR DRAIN
- ⊗ SMOKE ALARM

REVISION:

No.	Issue for	DATE
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1	SUBDIV/REZ	FEB 15, 2023

PROJECT: PREAPP

509 EAST 6TH ST.

DRAWING TITLE:
STREET ELEVATION

DATE:
JUNE 2019

DRAWN BY:
G.A.

CHECKED BY:
-M.R.

-R.CH

SCALE:

DRAWING NO.:

A-13



#513 EAST 6th STREET

509 EAST 6th STREET-HOUSE A & B

#503 EAST 6th STREET