



**509 EAST SIXTH STREET**

## SUBDIVISION & REZONING APPLICATION

### HOMES ON SIXTH STREET

### 509 EAST 6<sup>th</sup> 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 [24X36 Format]

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- A-02 FLOOR PLANS - BASEMENT BOTH LOTS
- A-03 FLOOR PLANS – MAIN BOTH LOTS
- A-04 FLOOR PLANS – UPPER BOTH LOTS
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- L-01 LANDSCAPE PLAN

**ISSUED FOR: SUBDIVISION & REZONING**

**FEBRUARY/14/2023**



VERNACULAR DESIGN STUDIO INC

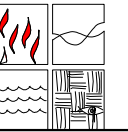
**PROJECT SYNOPSIS**

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**

<b>Lot A (EAST)</b>		
Lot Area	<b>7.62 X 41.65 = 317.07 SM</b> 25.0' X 136.6' = 3,413 SF	
FSR Allowed (0.50)	317.07 X 0.5 = 158.53 SM	1,706.0 SF.
FSR Proposed	<b>158.50 SM</b>	<b>1,706.0 SF.</b>
Lot Coverage:	30% 95.12 SM [1,023 SF]	30%
Main Floor	77.10 SM	830.0 SF
Upper	80.91 SM	871.0 SF
Basement	(80.91 SM)	(871.0 SF)
<b>Total Lot A</b>	<b>158.01.56 SM.</b>	<b>1,701.0 SF</b>
<b>SETBACKS:</b>	<b>ALLOWED</b>	<b>PROPOSED</b>
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
<b>SECONDARY SUITE</b>	<b>40% 63.21 SM [680.4 SM]</b>	<b>33% 52.50 SM (565.0 SF)</b>
Parking	One car pad allocated for the Secondary Suite	
Bike	2 Enclosed	

<b>Lot B (WEST)</b>		
Lot Area	<b>7.62 X 41.65 = 317.07 SM</b> 25.0' X 136.6' = 3,413 SF	
FSR Allowed (0.50)	317.07 X 0.5 = 158.53 SM	1,706.0 SF.
FSR Proposed	<b>158.50 SM</b>	<b>1,706.0 SF.</b>
Lot Coverage:	30% 95.12 SM [1,023 SF]	30%
Main Floor	77.10 SM	830.0 SF
Upper	80.91 SM	871.0 SF
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<b>Total Lot A</b>	<b>158.01.56 SM.</b>	<b>1,701.0 SF</b>
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LEGEND:

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

REVISION:

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

PROJECT: PREAPP

**509 EAST 6TH ST.**

DRAWING TITLE:

**SITE PLAN**

DATE:  
JUNE 2019

DRAWING NO.:

DRAWN BY:  
G.A.

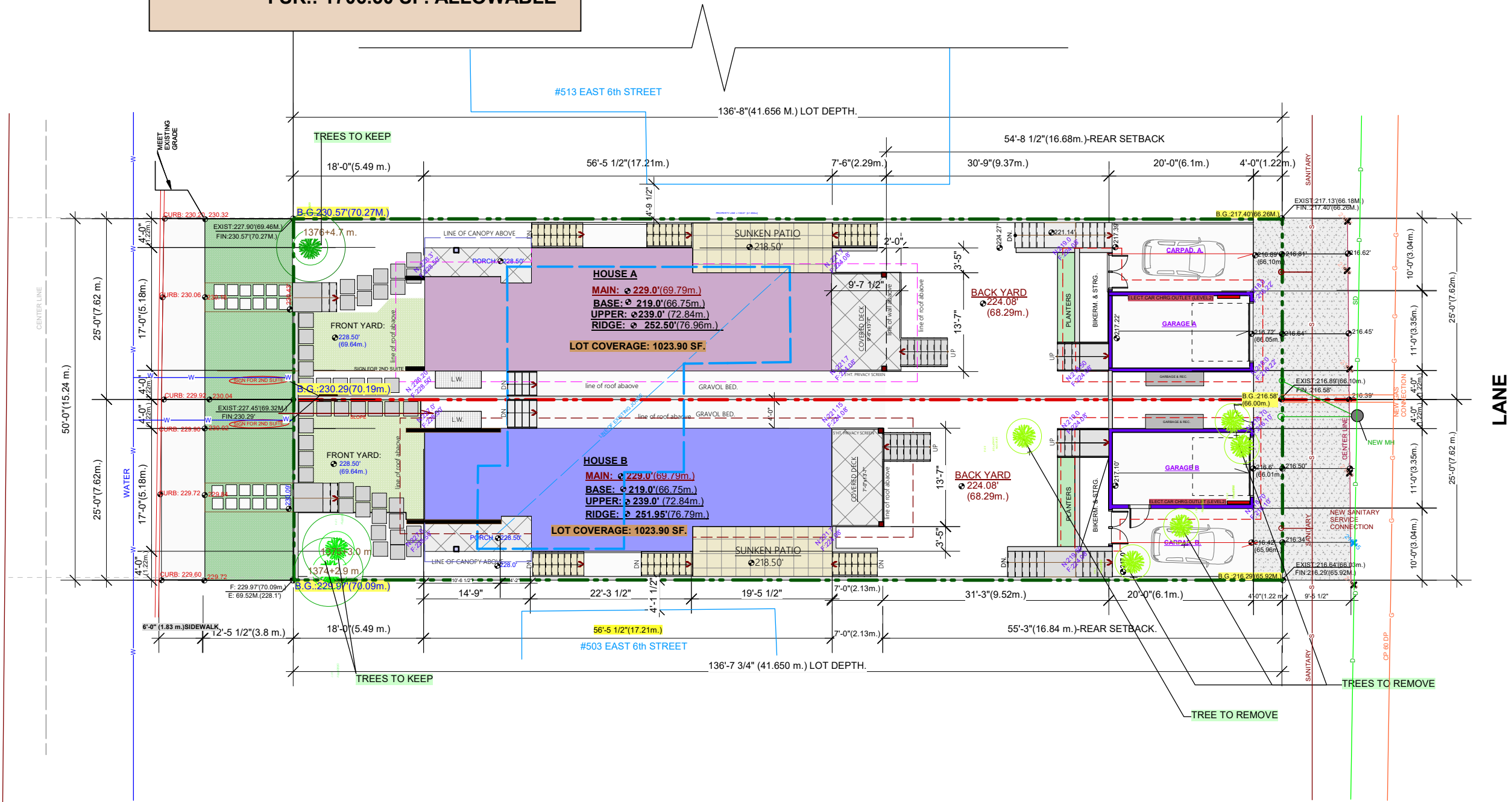
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-M.R.

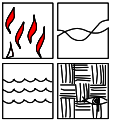
-R.CH

SCALE:

**A-01**

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





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1	SUBDIV/REZ	FEB 15, 2023

PROJECT: PREAPP

**509 EAST 6TH ST.**

**DRAWING TITLE:**

**BASEMENT FLOOR PLANS**

DATE:  
JUNE 2019

DRAWING NO.:

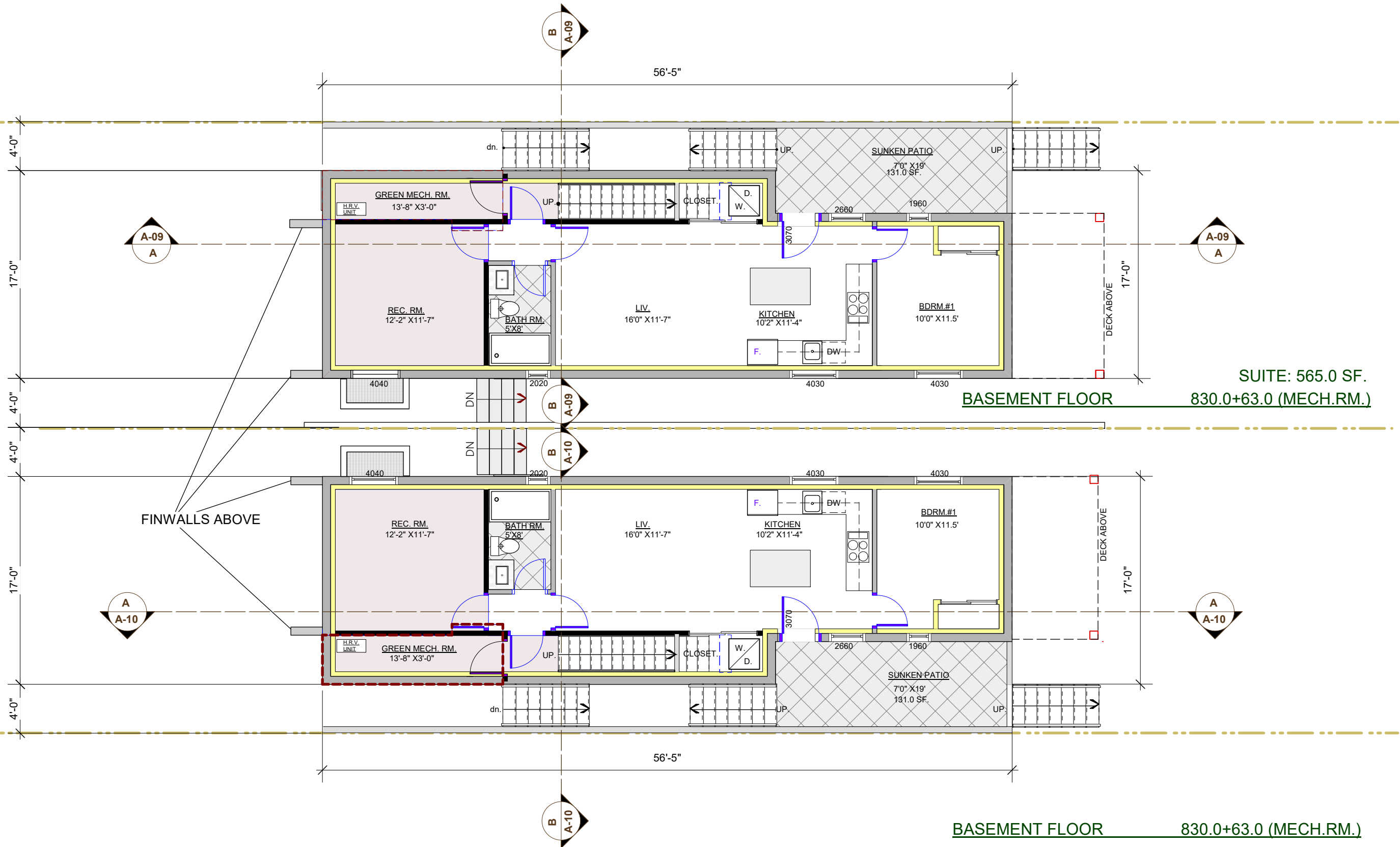
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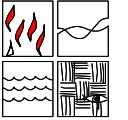
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SCALE:

**A-02**





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PROJECT: PREAPP

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**DRAWING TITLE:**

**MAIN FLOOR PLANS**

DATE:  
JUNE 2019

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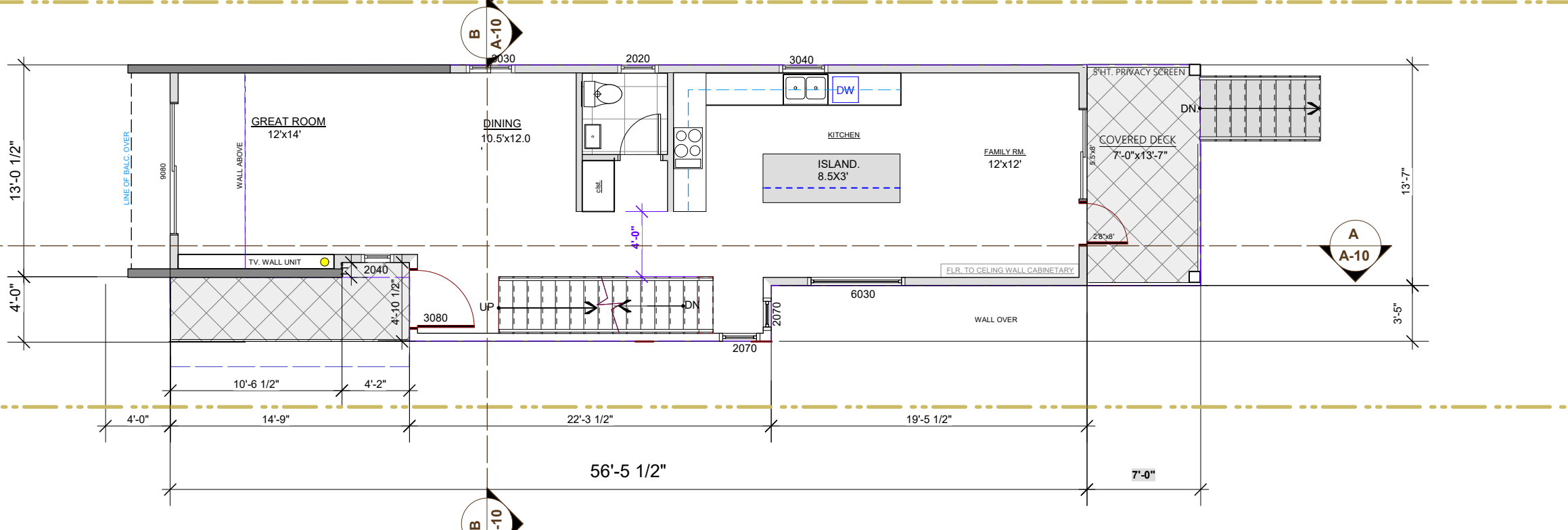
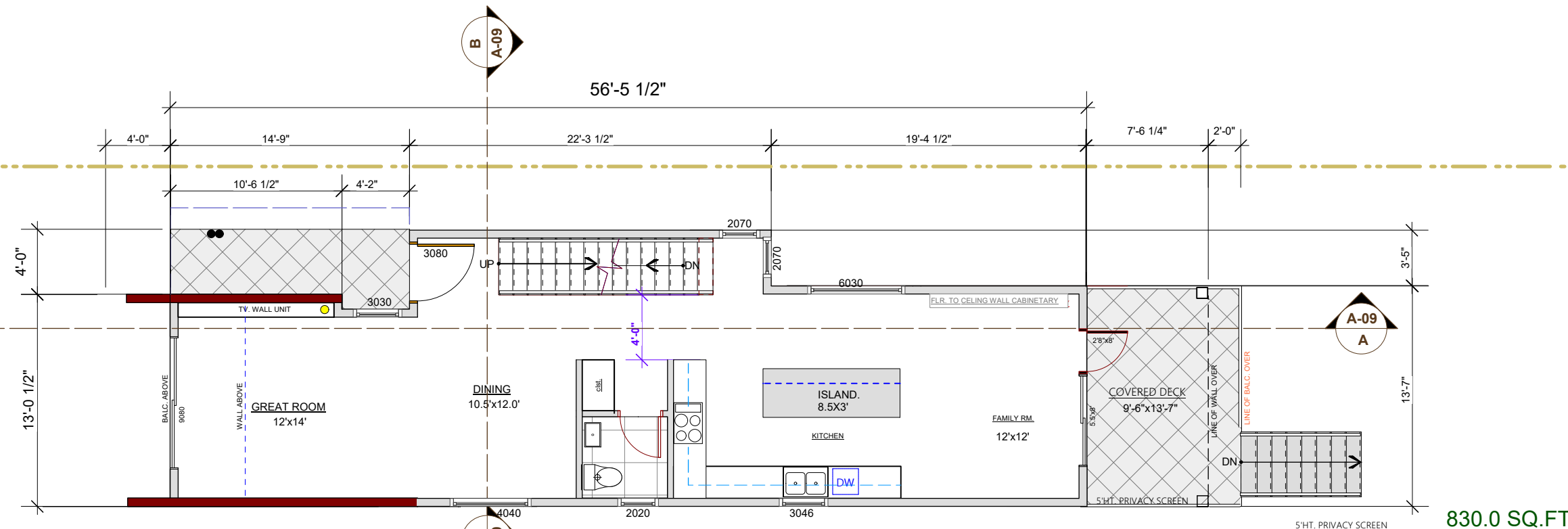
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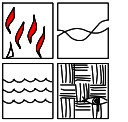
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SCALE:

**A-03**





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**LEGEND:**

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

**REVISION:**

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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.:

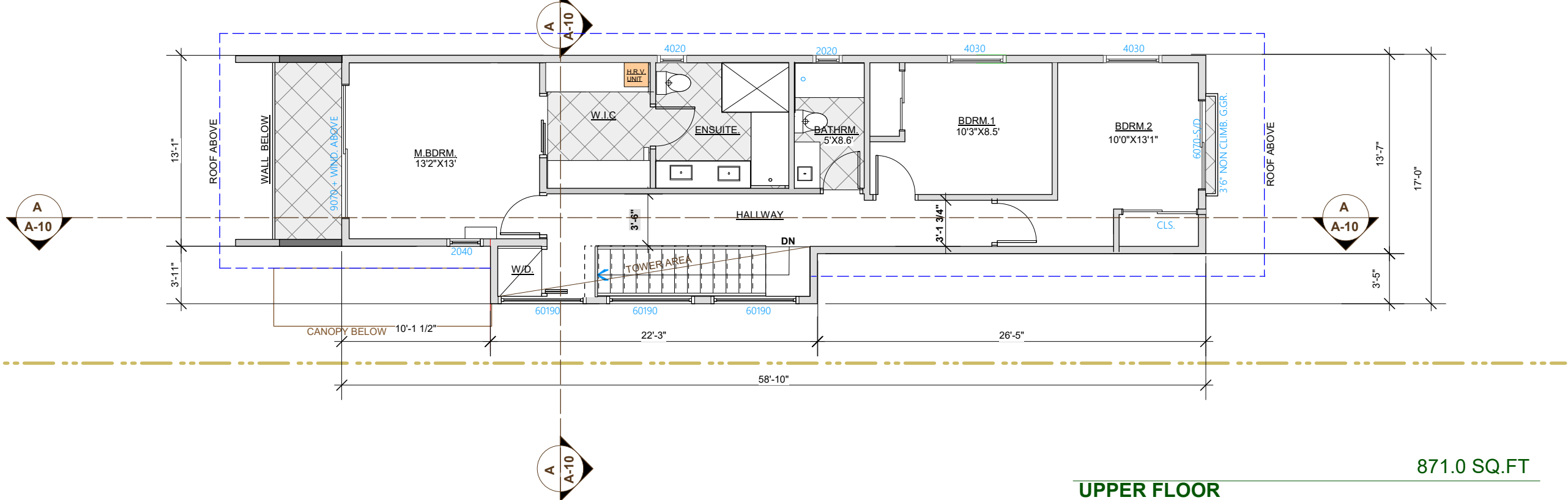
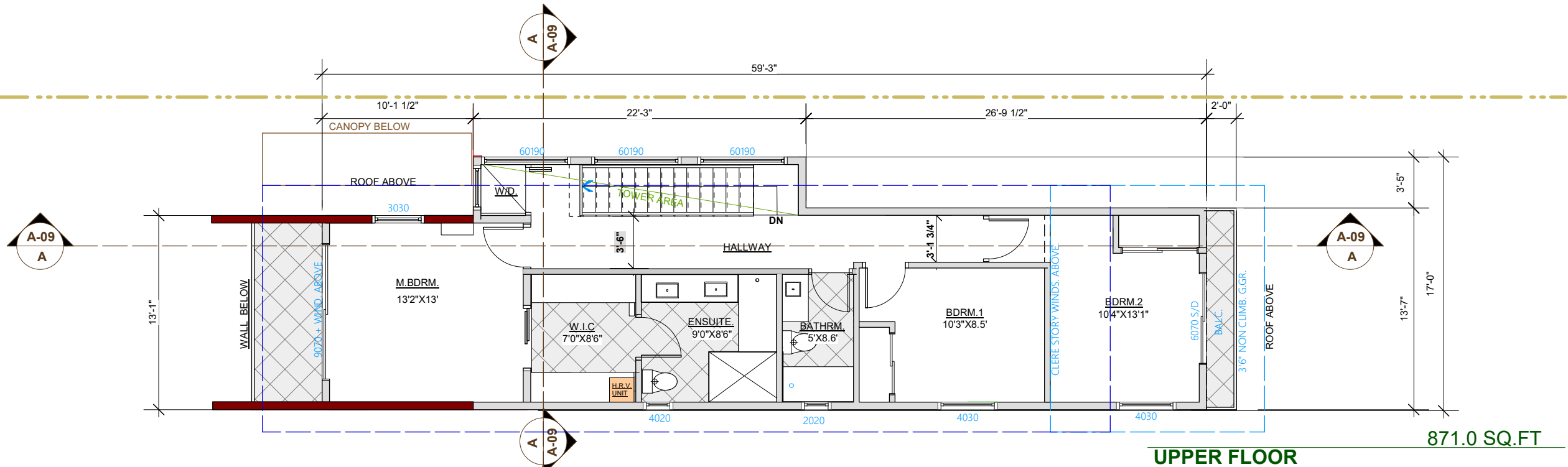
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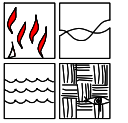
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SCALE:

**A-04**





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1	SUBDIV/REZ	FEB 15, 2023

PROJECT: PREAPP

**509  
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DRAWING TITLE:

**ROOF PLANS**

DATE:  
JUNE 2019

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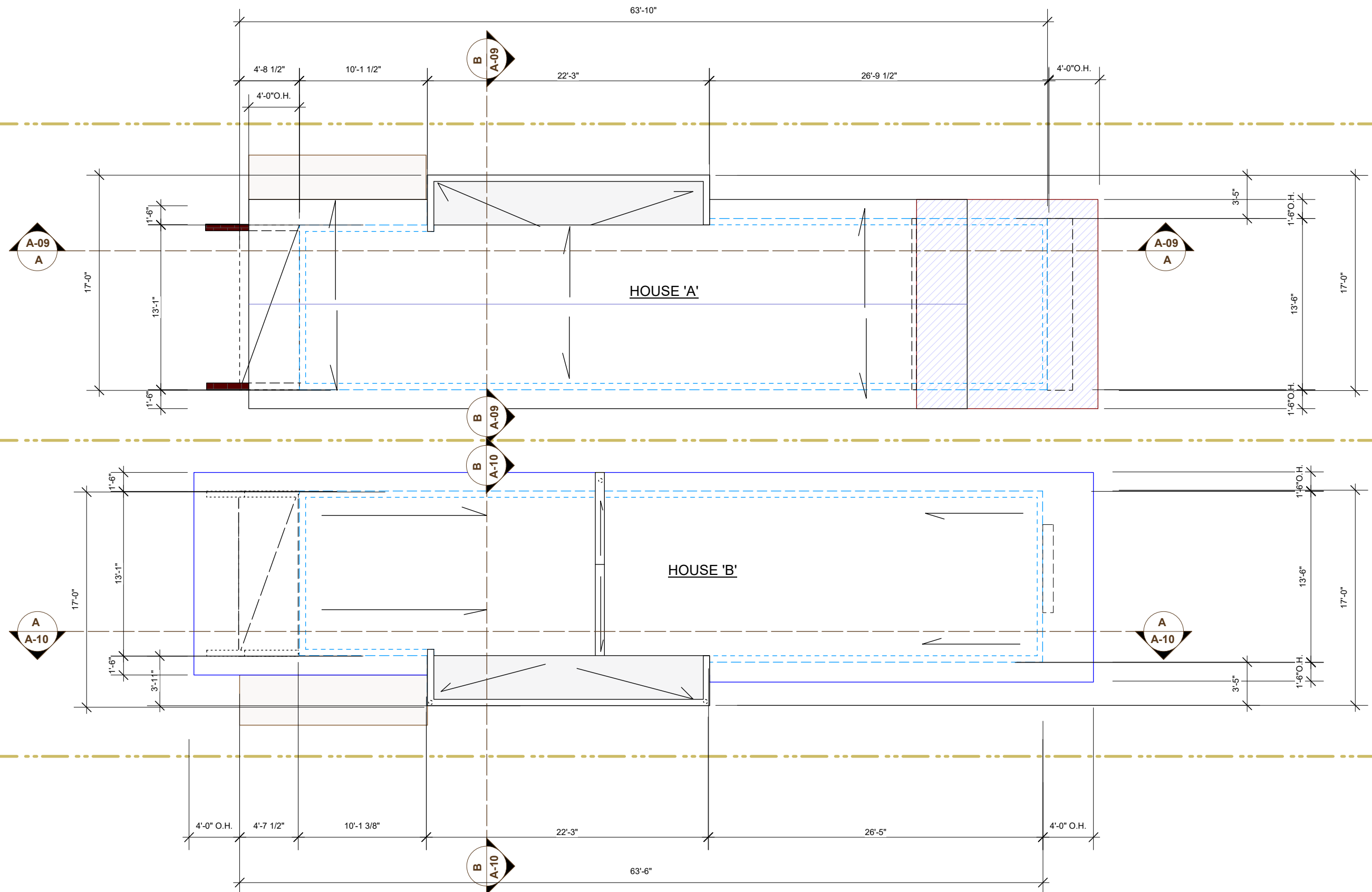
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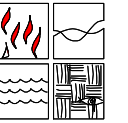
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SCALE:

**A-05**





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- ⊗ SMOKE ALARM

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1	SUBDIV/REZ	FEB 15, 2023

**PROJECT:** PREAPP

**509 EAST 6TH ST.**

**DRAWING TITLE:**  
**FRONT & REAR ELEVATIONS HOUSE A & B**

**DATE:**  
JUNE 2019

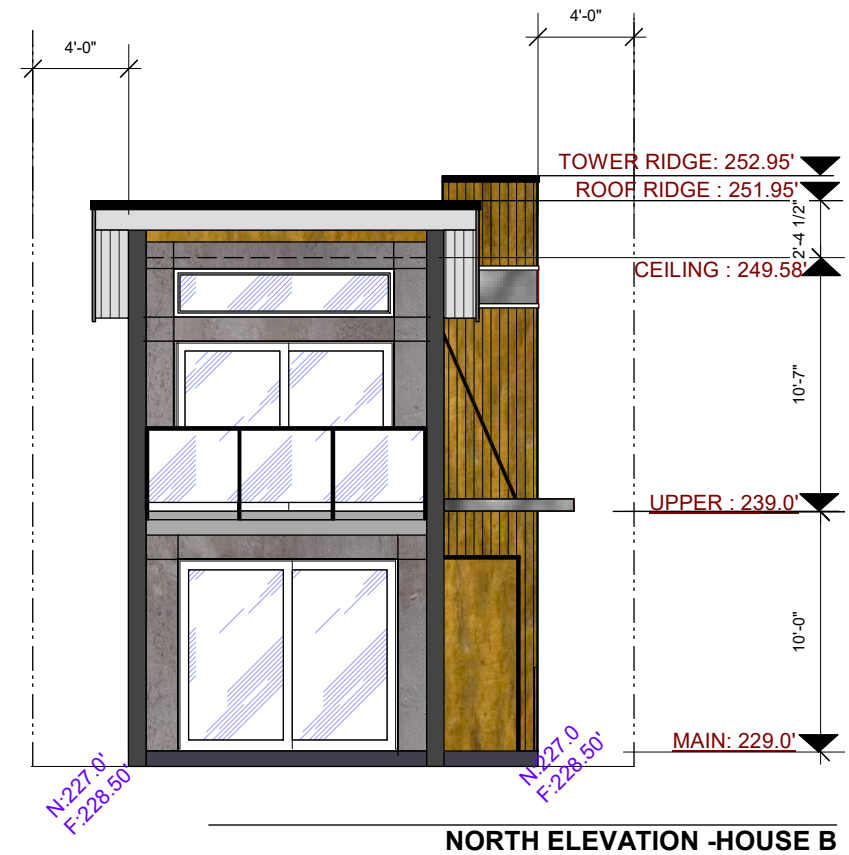
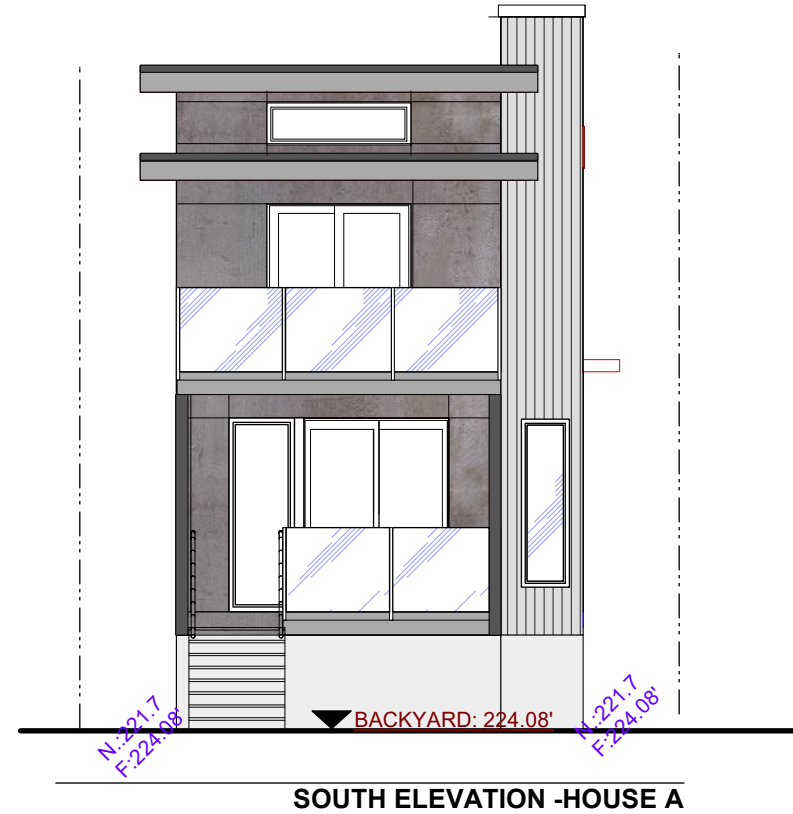
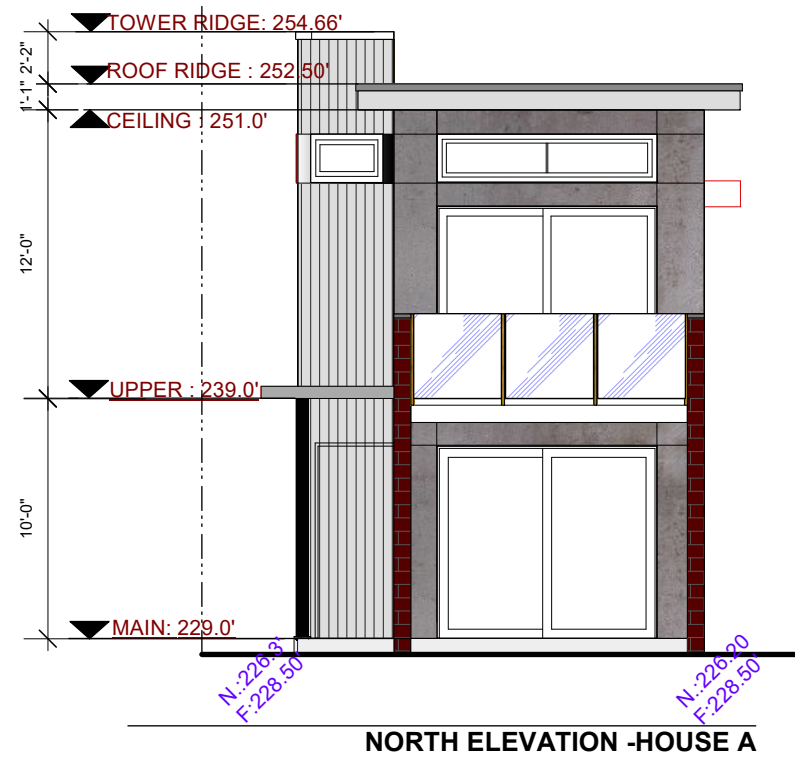
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**DRAWN BY:**

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-R.CH

**SCALE:**

**A-06**





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- ⊗ SMOKE ALARM

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**PROJECT:** PREAPP

**509 EAST 6TH ST.**

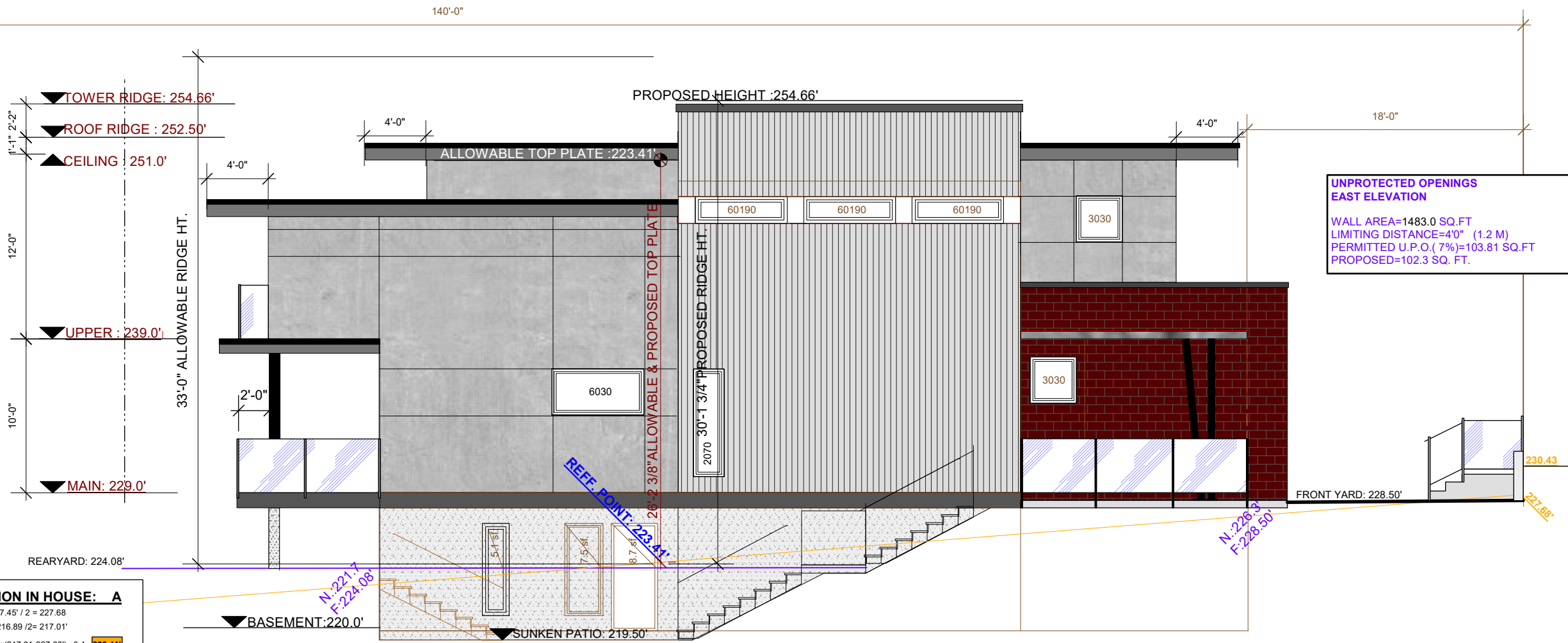
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**EAST & WEST ELEVATIONS HOUSE A**

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

**DRAWN BY:**

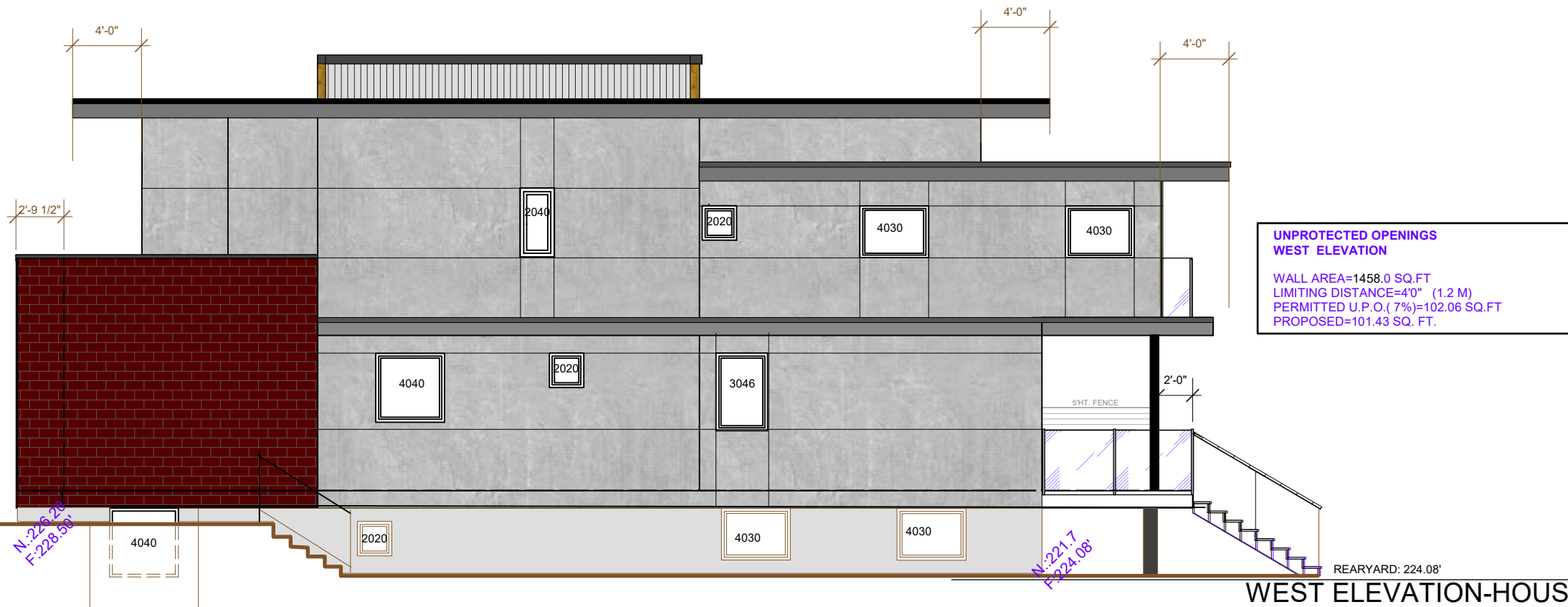
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**SCALE:** **A-07**

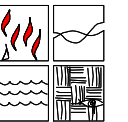


**EAST ELEVATION-HOUSE A**

**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 :  $223.41 + 33' = 256.41$



**WEST ELEVATION-HOUSE A**



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- ⊗ SMOKE ALARM

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PROJECT: PREAPP

**509 EAST 6TH ST.**

DRAWING TITLE:  
**EAST & WEST ELEVATIONS HOUSE B**

DATE:  
JUNE 2019

DRAWING NO.:

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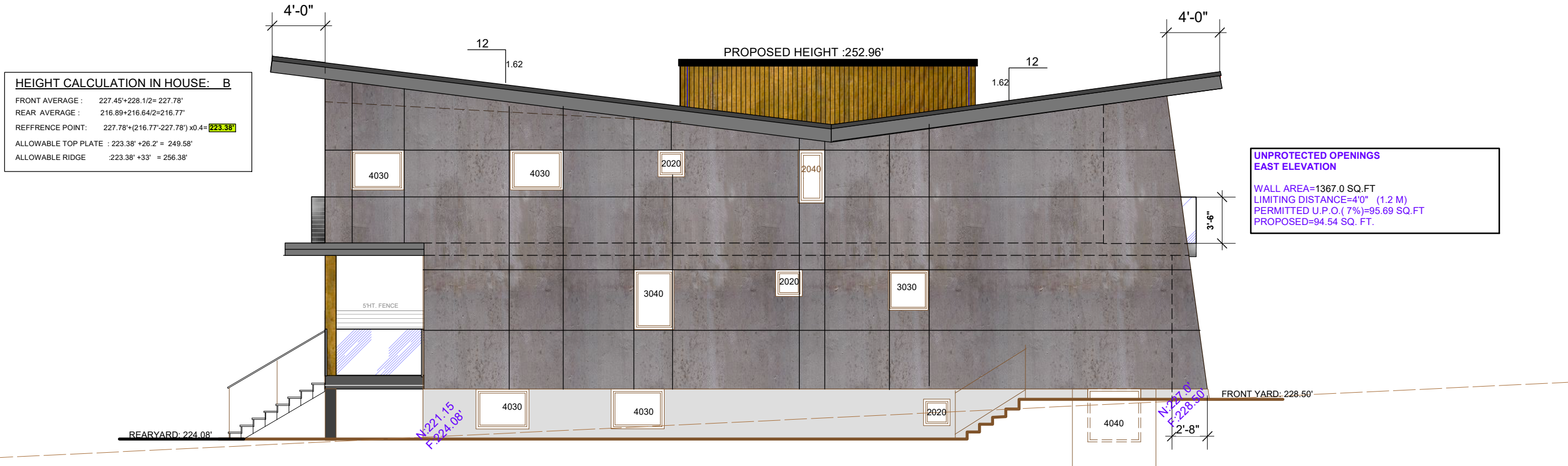
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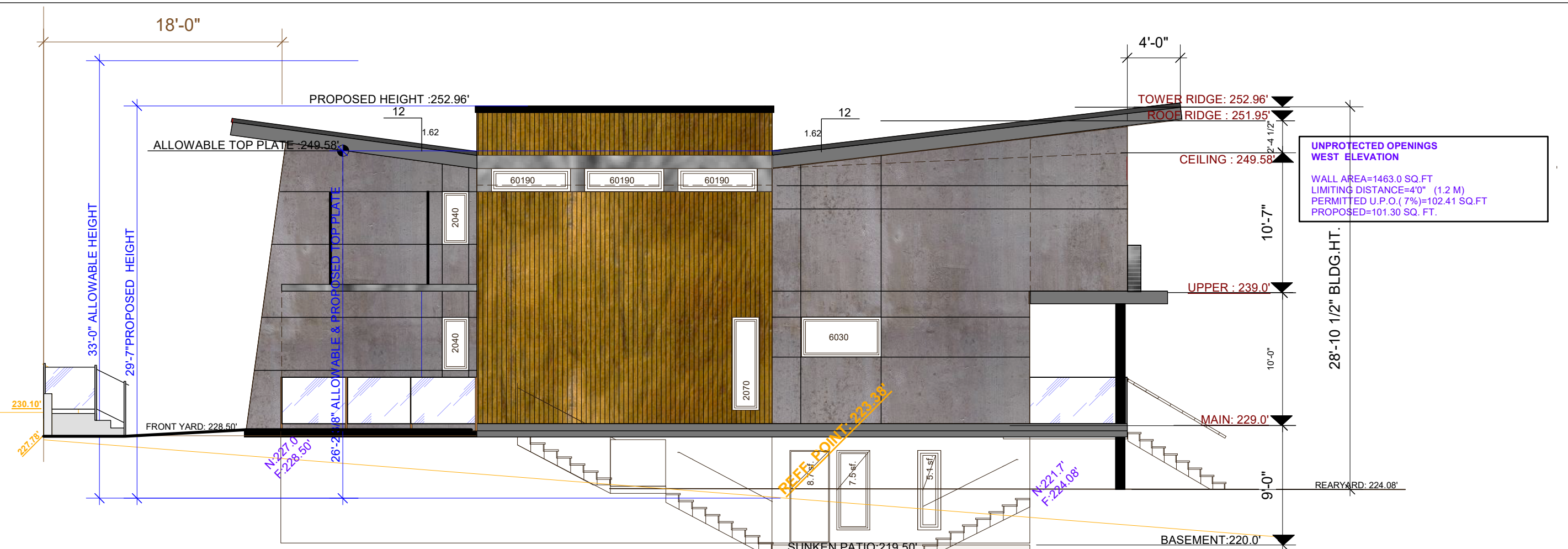
**A-08**



**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 :  $223.38' + 33' = 256.38'$

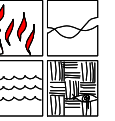
**UNPROTECTED OPENINGS EAST ELEVATION**  
 WALL AREA=1367.0 SQ.FT  
 LIMITING DISTANCE=4'0" (1.2 M)  
 PERMITTED U.P.O.(7%)=95.69 SQ.FT  
 PROPOSED=94.54 SQ. FT.

**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**



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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:**

**SECTIONS  
HOUSE A**

**DATE:**  
JUNE 2019

**DRAWING NO.:**

**DRAWN BY:**

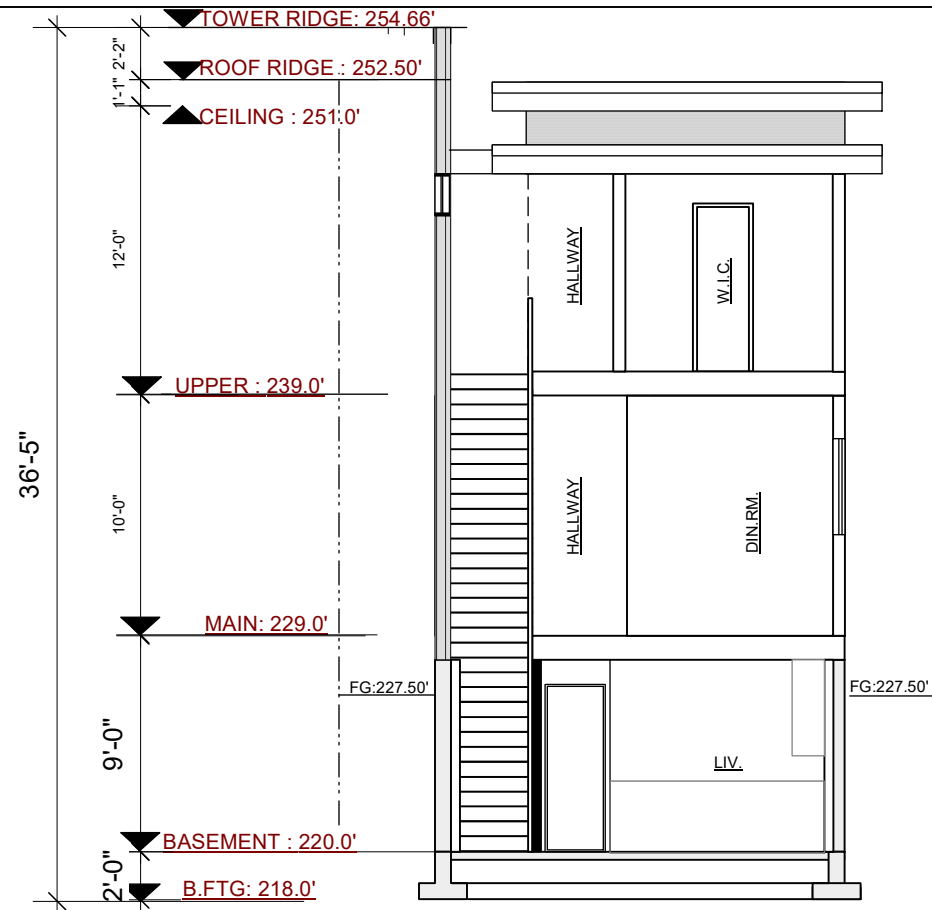
**CHECKED BY:**

-M.R.

-R.CH

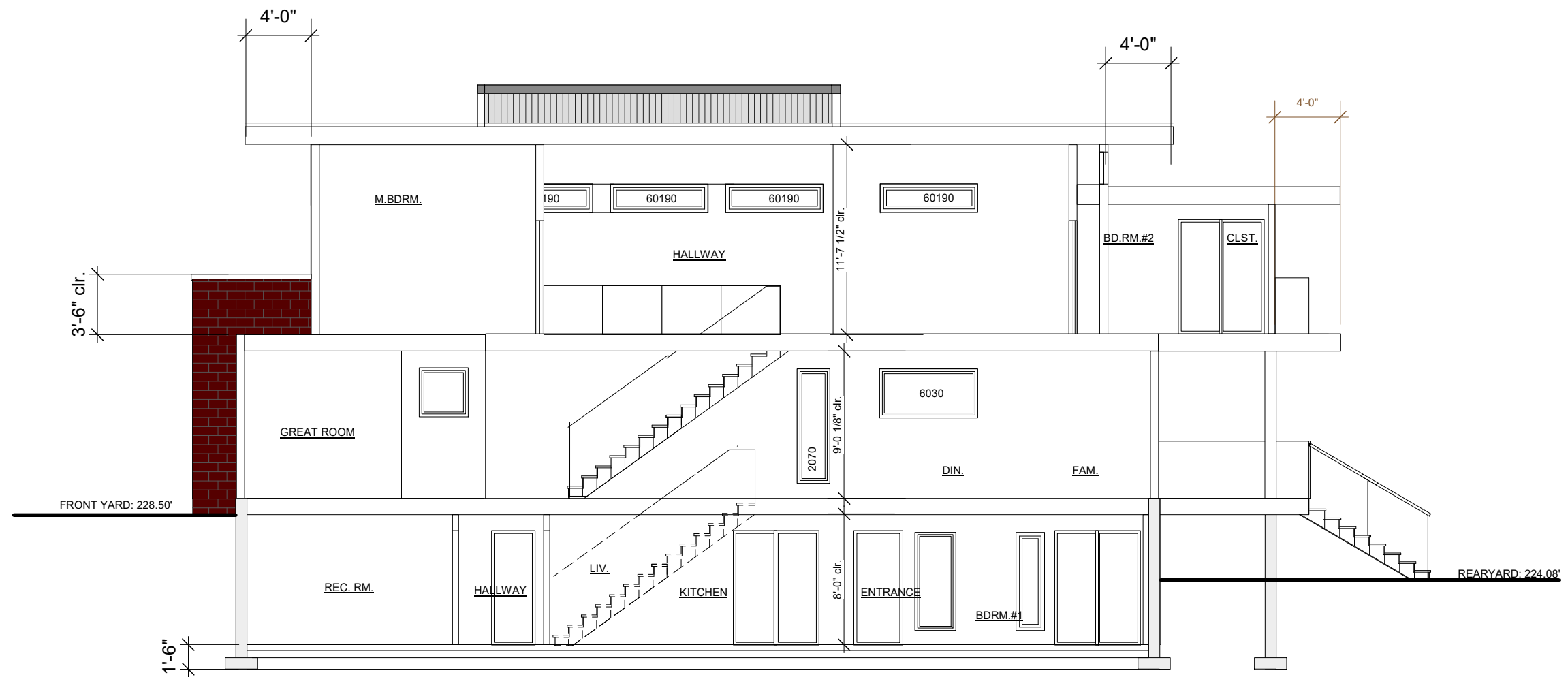
**SCALE:**

**A-09**



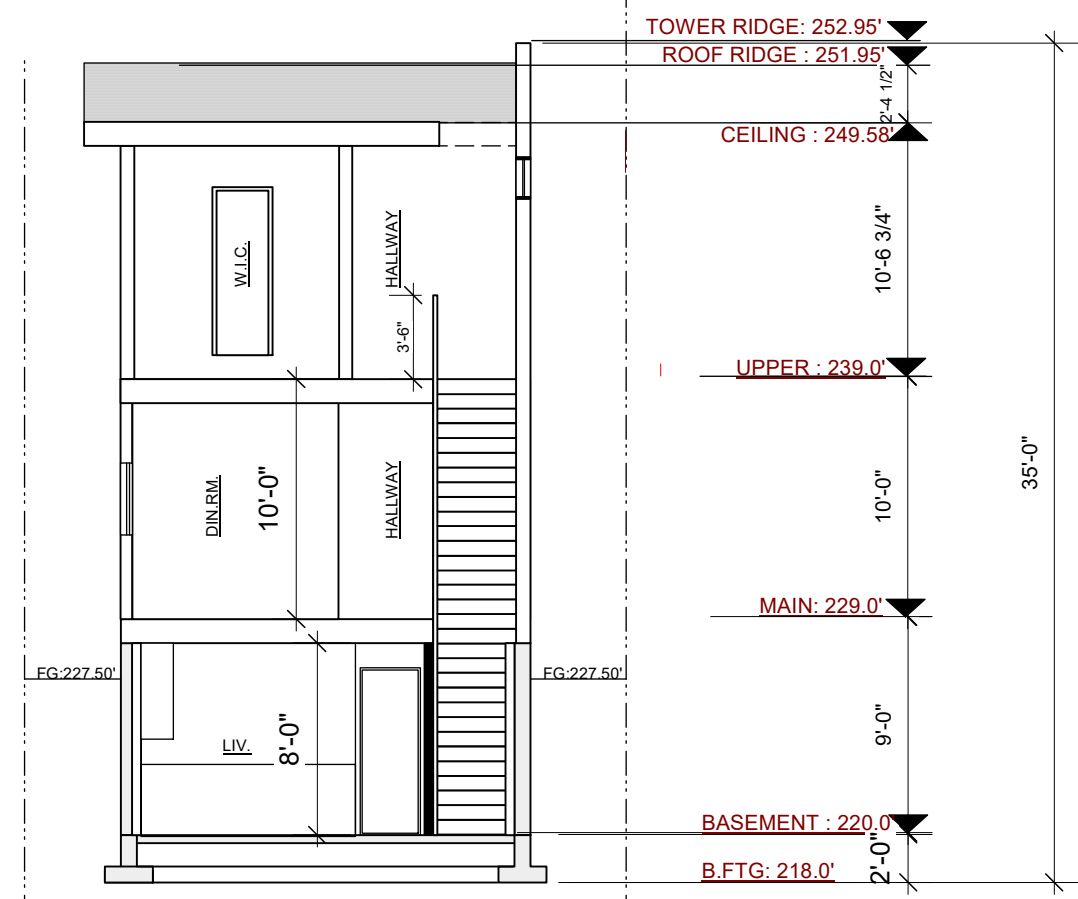
**SECTION BB - HOUSE A**

**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**

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') x0.4= <b>223.38'</b>
ALLOWABLE TOP PLATE :	223.38' +26.2' = 249.58'
ALLOWABLE RIDGE :	223.38' +33' = 256.38'

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- ⊕ FLOOR DRAIN
- ⊗ SMOKE ALARM

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509 EAST 6TH ST.

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**SECTIONS  
HOUSE B**

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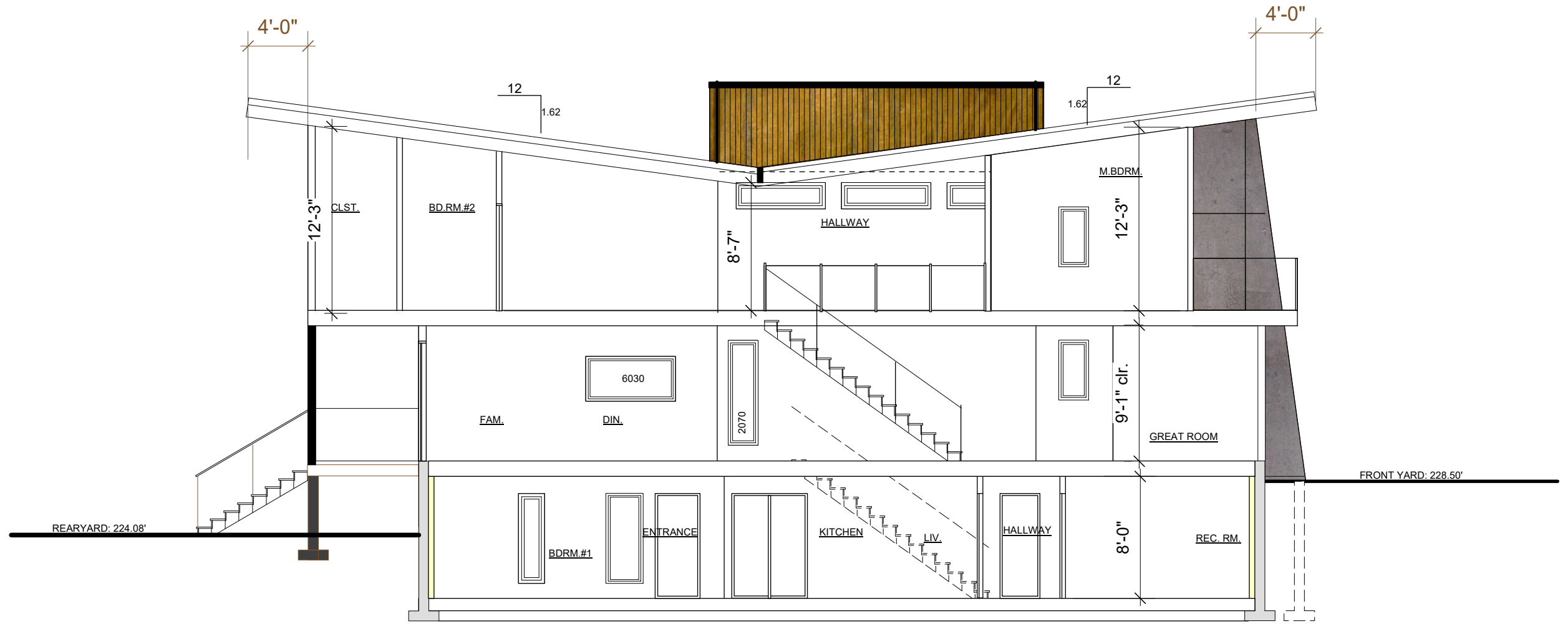
DRAWN BY :

CHECKED BY:  
-M.R.

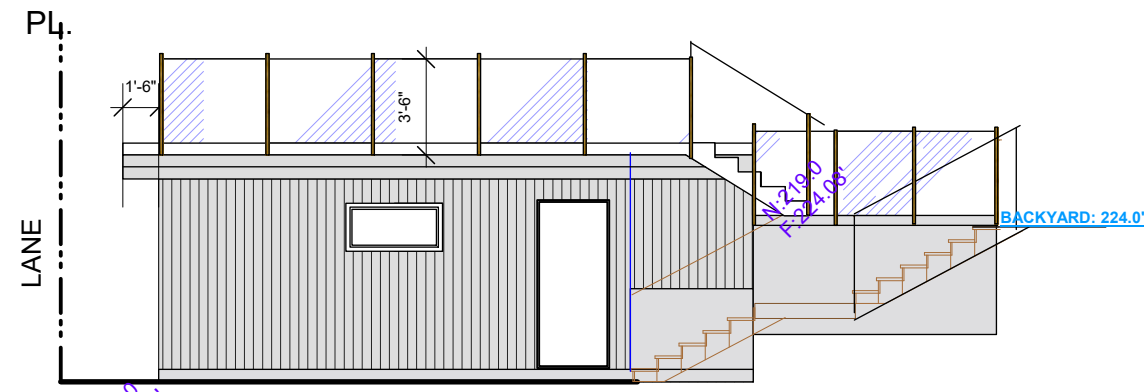
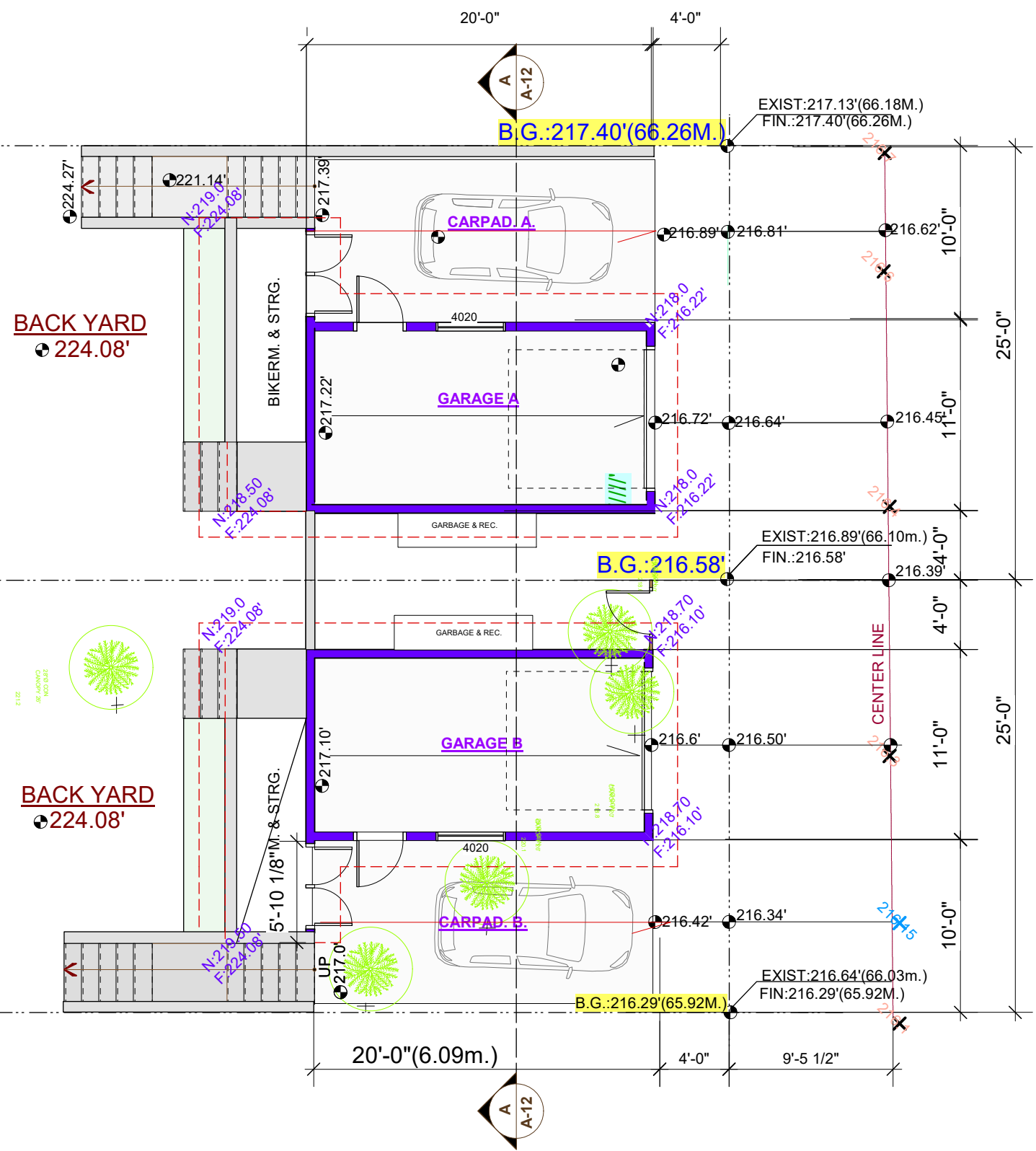
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SCALE:

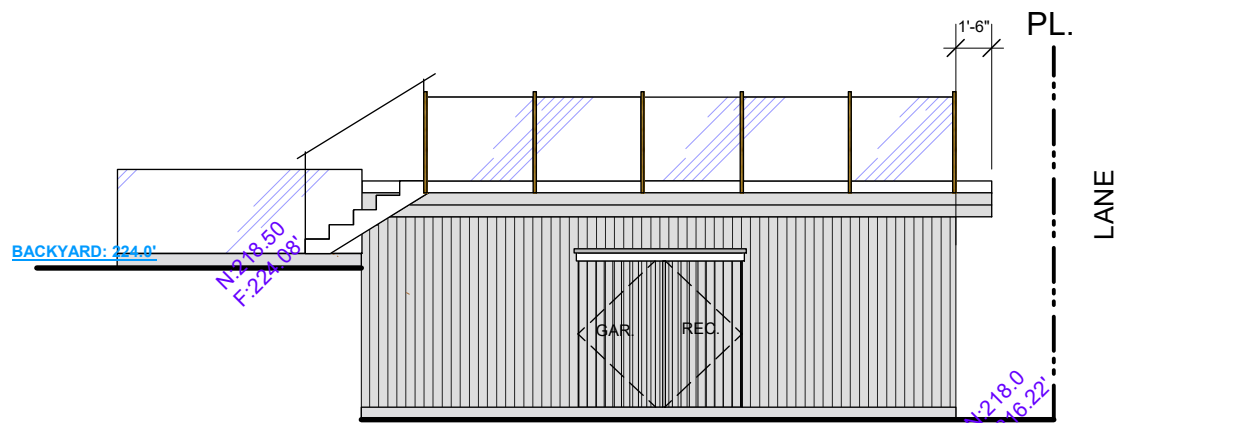
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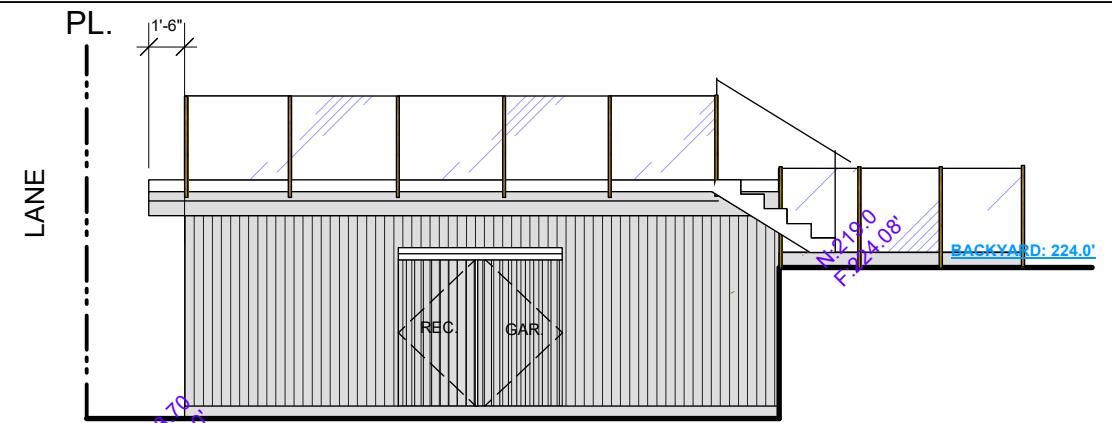
SECTION AA -HOUSE B



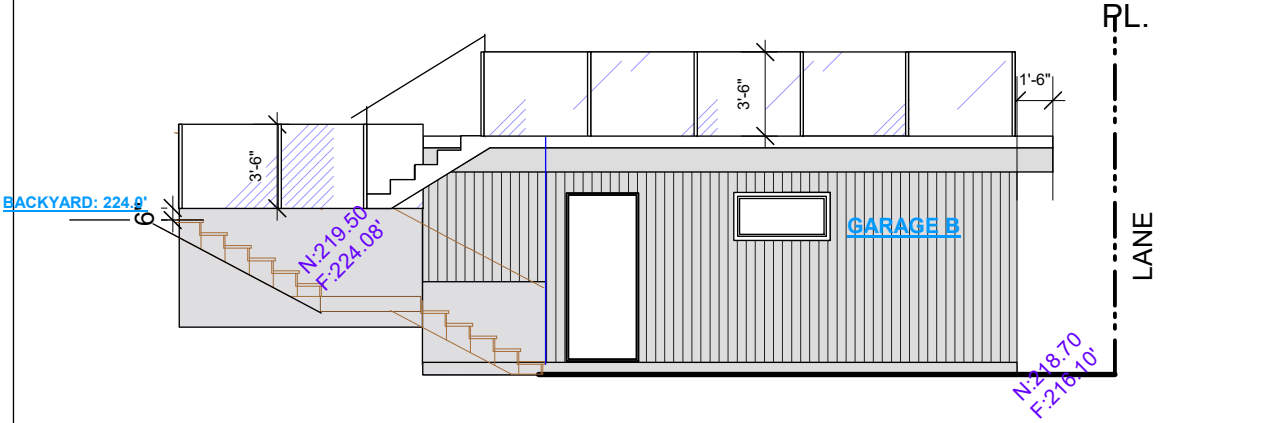
EAST ELEVATION-GARAGE A



WEST ELEVATION-GARAGE A



EAST ELEVATION-GARAGE B



WEST ELEVATION-GARAGE B

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**LEGEND:**

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

**REVISION:**

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

PROJECT: PREAPP

**509 EAST 6TH ST.**

**DRAWING TITLE:**

**GARAGE PLANS & ELEVATIONS**

DATE: JUNE 2019

DRAWING NO.:

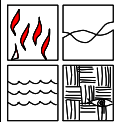
DRAWN BY:

CHECKED BY: -M.R.

-R.CH

SCALE:

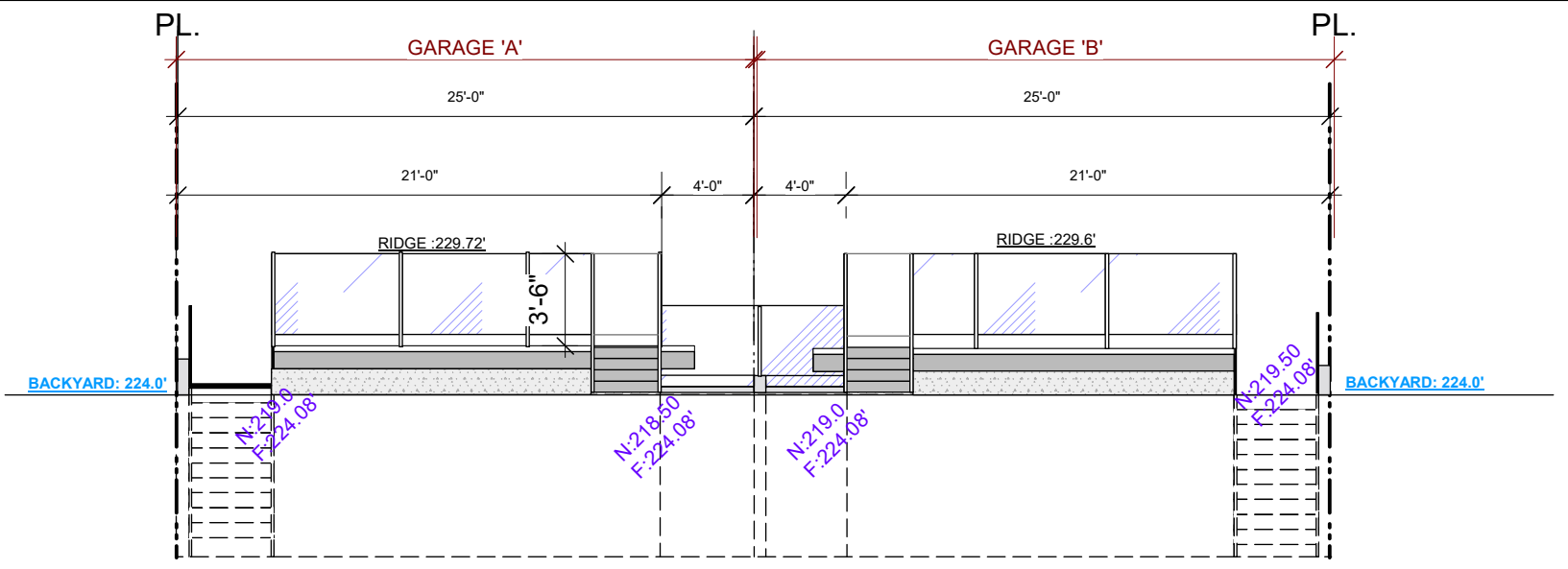
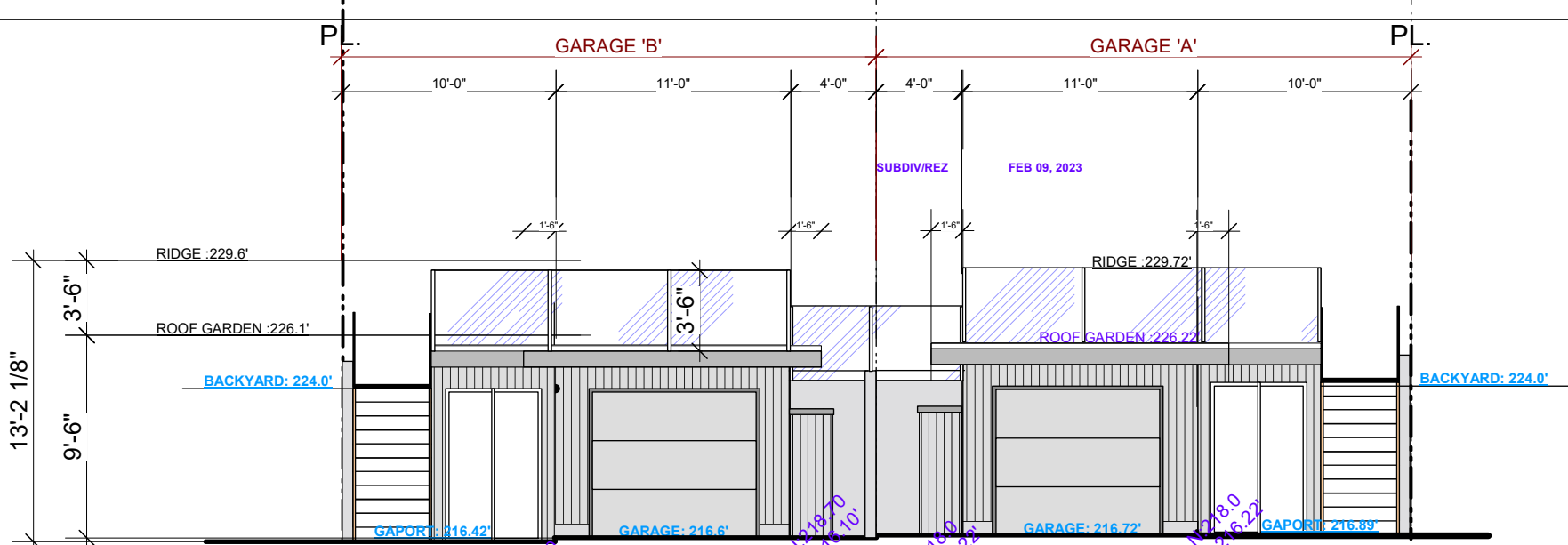
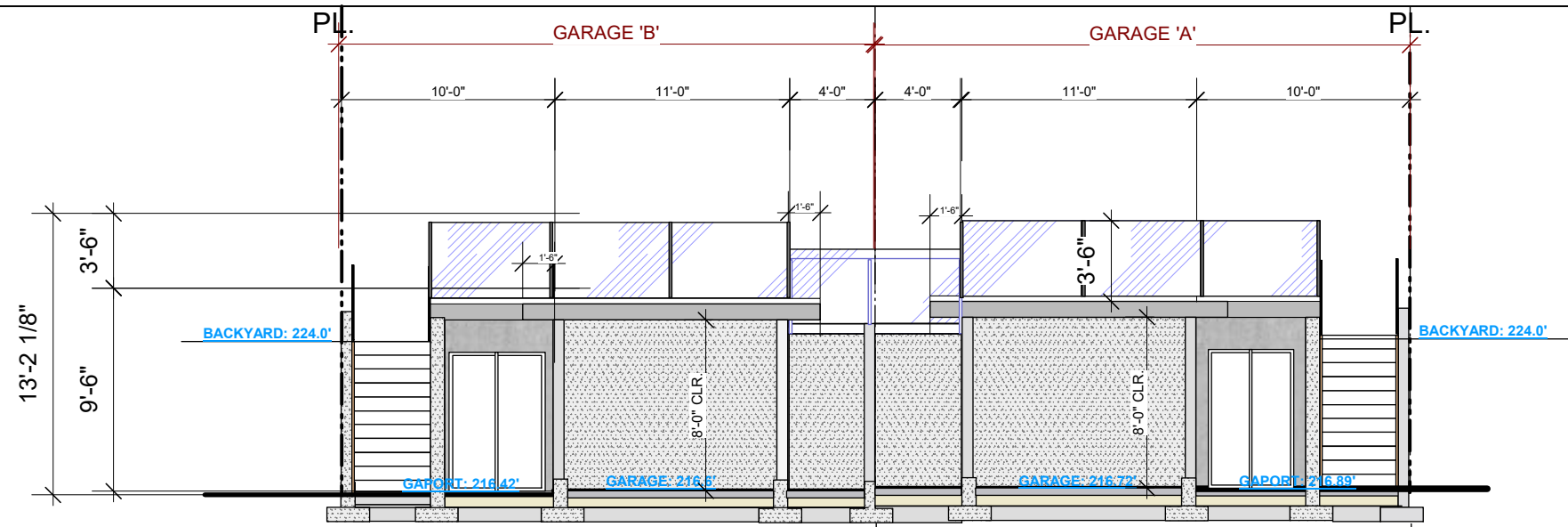
**A-11**



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LEGEND:

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

REVISION:

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

PROJECT: PREAPP

509 EAST 6TH ST.

DRAWING TITLE:  
**GARAGE ELEVATIONS & SECTIONS**

DATE:  
JUNE 2019

DRAWING NO.:

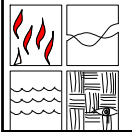
DRAWN BY :

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
6	B.P.	
5		
4		
3		
2		
1	SUBDIV/REZ	FEB 15, 2023

PROJECT: PREAPP

**509 EAST 6TH ST.**

DRAWING TITLE:  
**STREET ELEVATION**

DATE:  
JUNE 2019

DRAWING NO.:

DRAWN BY:  
G.A.

CHECKED BY:  
-M.R.

-R.CH

SCALE:

**A-13**



#513 EAST 6th STREET

509 EAST 6th STREET-HOUSE A & B

#503 EAST 6th STREET