



## DRAWING INDEX

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## SUBDIVISION & REZONING APPLICATION

**HOMES ON TWENTY FIRST**  
**540 WEST 21st STREET, NORTH VANCOUVER**

**Legal Address: LOT 28, BLOCK 202, DL. 544, PLAN 1364**  
**PID:014-767-805**

**OWNER: 1360896 BC LTD.**

**APPLICANT: VERNACULAR STUDIO INC.**

**ISSUED FOR: REZONING & SUBDIVISION RESUBMISSION [JUNE 17, 2024]**

**PROJECT SYNOPSIS**

Current Lot Area: 15.85M x 42.95M = 680.75 SM [50' X 141' = 7,046 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 (WEST)**

Lot Area: 7.62 X 42.97 = 327.43 SM  
 25.0' X 141.0'= 3,523 SF

FSR Allowed: (0.50)327.43 X 0.5 = 163.71 SM1,761.5 SF.  
 FSR Proposed: 163.60 SM1,761.0 SF.

Main Floor: 78.60 SM [931.0 SF]  
 Upper: 77.10 SM [830.0 SF]  
 Basement: (79.06 SM [966.0 SF])  
 Total Lot A: 158.03 SM [1,761.0 SF]

SETBACKS:	ALLOWED	PROPOSED
FRONT:	4.57 M (15')	6.70 M (22.0')
REAR: 35% LOT DEPTH	15.04 M (49.35')	16.69 M (54.75')
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')	N/A
Lot Coverage:	30%	30%
Accessory Building:	10% 32.73 SM [352.3 SF]	32.73 SM [352.3 SF]
Parking:	2	1
SECONDARY SUITE: 40%	65.44 SM [704.4 SM]	34% 55.62 (600.0 SF)
Parking for Suite:	One	NONE
Bike:	2 Enclosed	2 Enclosed

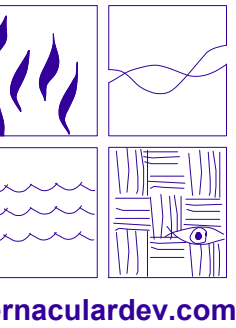
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Parking for Suite:	One	NONE
Bike:	2 Enclosed	2 Enclosed



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PROJECT:

540 WEST 21st STREET,  
NORTH VANCOUVER

DRAWING TITLE:

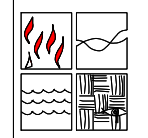
PROJECT SUMMARY /  
ZONING SUMMARY

DATE:

JUNE 17, 2024

DRAWING NO. :

A-00



300-120 Lonsdale Ave  
North Vancouver, B.C  
V7M 2E8  
Phone: (604)990-6662  
Web: vernaculardev.ca

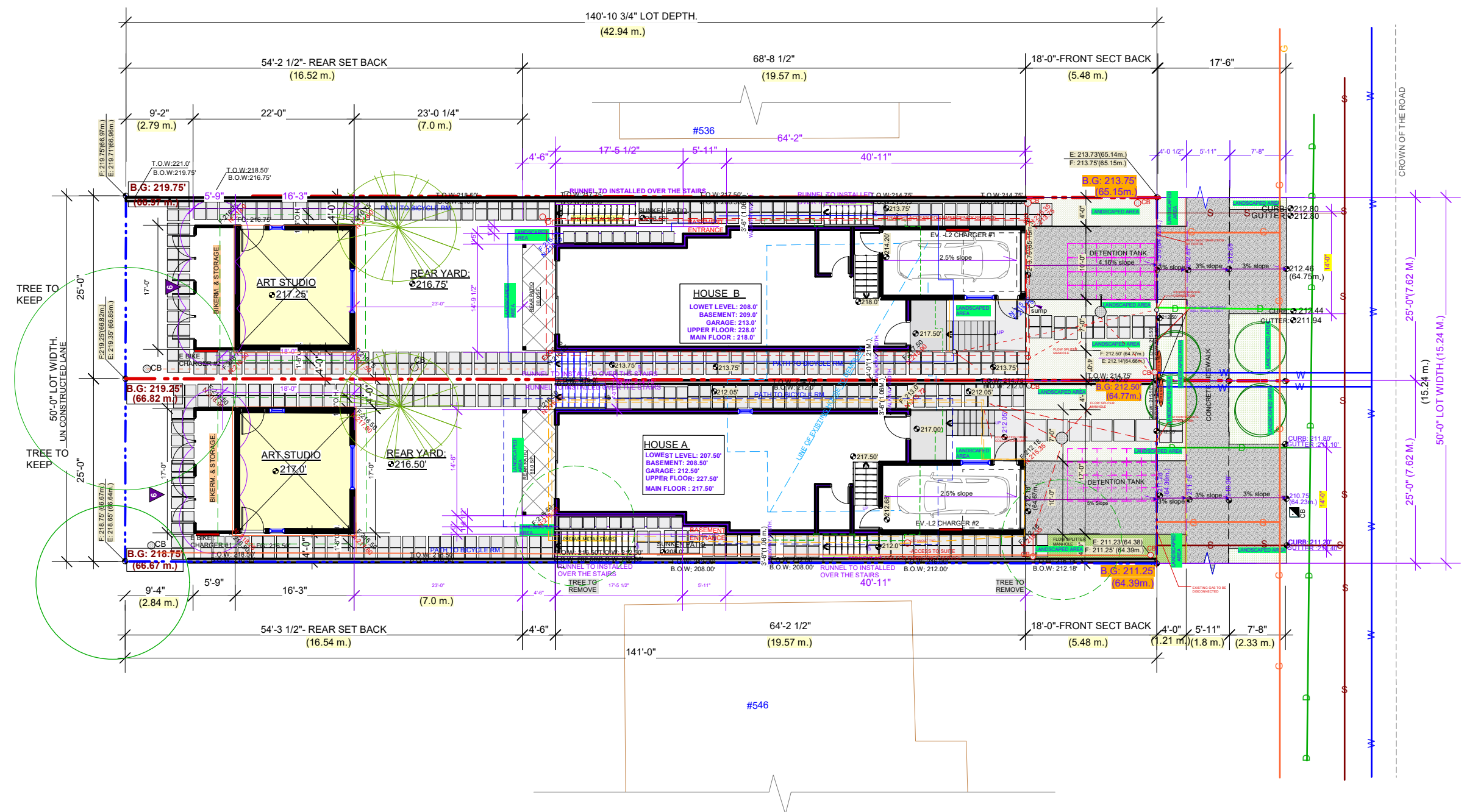
**SITE COVERAGE (MAIN HOUSE): 1056.0 SF.**  
**SITE COVERAGE (ACCESSORY BUILDING): 352.0 SF.**

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LOCATION OF ACCESSORY BUILDING IS SUBJECT TO THE TREE & MINIMUM REQUIRED DISTANCE BTWN. TWO BLDGDS.



WEST 21TH ST.

F: (FINISHED GRADE)  
E: (EXISTING GRADE)

- ⊙ POWER VENT
- ⊕ FLOOR DRAIN
- ⊗ SMOKE ALARM
- ⊙ FINISHED ELEVATION



REVISION:

No.	Issue for	DATE
9		
8		
7	SUBDIV/REZ	JUNE 14, 2024
6	SUBDIV/REZ	FEB. 07, 2024
5	SUBDIV/REZ	OCT. 25, 2023
4	SUBDIV/REZ.	AUG. 29, 2023
3	SUBDIV/REZ.	APRIL 06 2023
2	SUBDIV/REZ.	SEP 23, 2022
1	PRE-APP.	APRIL 05 2022

PROJECT:

**540 WEST 21TH ST.**

DRAWING TITLE:

**SITE PLAN**

DATE:

JUNE.04. 2024

DRAWING NO.:

**A-01**

DRAWN BY :

-G.A.

CHECKED BY:

-M.R.

-R.CH

SCALE: 1/16"



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2	SUBDIV/REZ.	SEP 23, 2022
1	PRE-APP.	APRIL 05 2022

PROJECT:

**540  
WEST 21TH ST.**

DRAWING TITLE:

**BASEMENT PLAN**

DATE:

JUNE 2019

DRAWING NO.:

DRAWN BY:

-G.A.

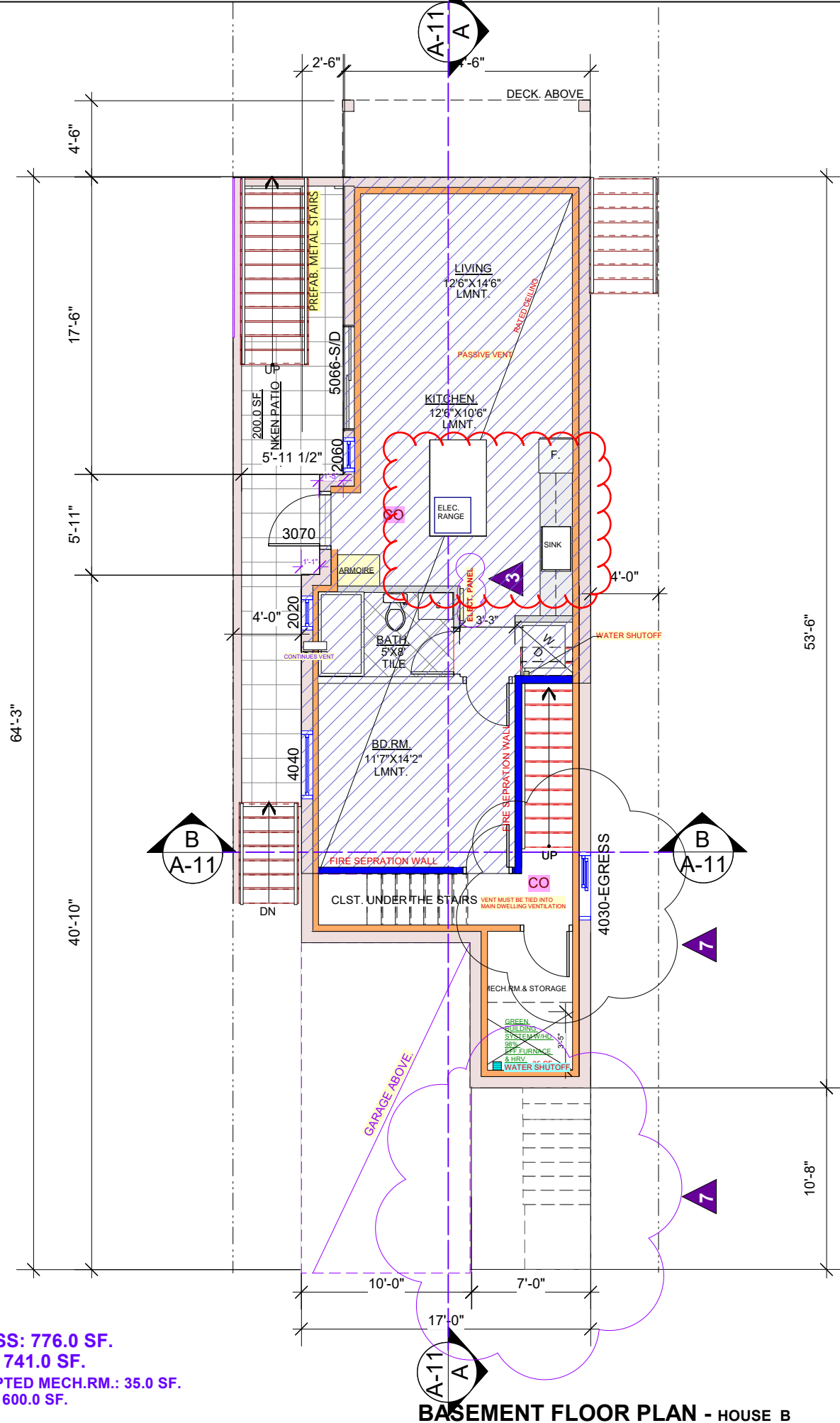
CHECKED BY:

-M.R.

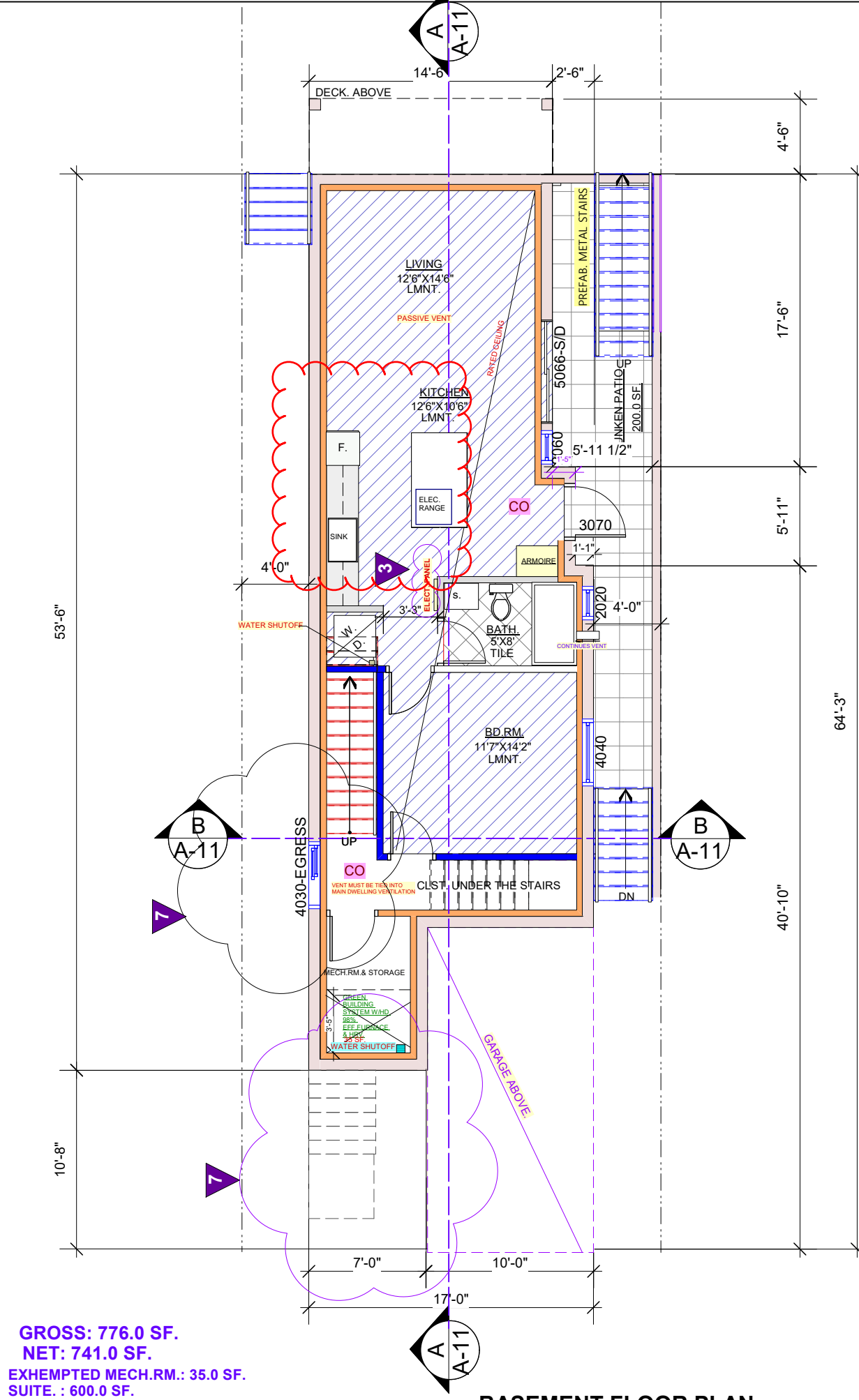
-R.CH

SCALE: 1/8

**A-02**



SECONDARY SUITE : 600.0 SF.



SECONDARY SUITE : 600.0 SF.

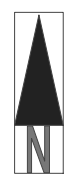
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LEGEND:

- F: (FINISHED GRADE)
- E: (EXISTING GRADE)
- POWER VENT
- FLOOR DRAIN
- SMOKE ALARM
- FINISHED ELEVATION



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2	SUBDIV/REZ.	SEP 23, 2022
1	PRE-APP.	APRIL 05 2022

PROJECT:

**540 WEST 21TH ST.**

DRAWING TITLE:

**MAIN PLAN**

DATE:  
JUNE 2019

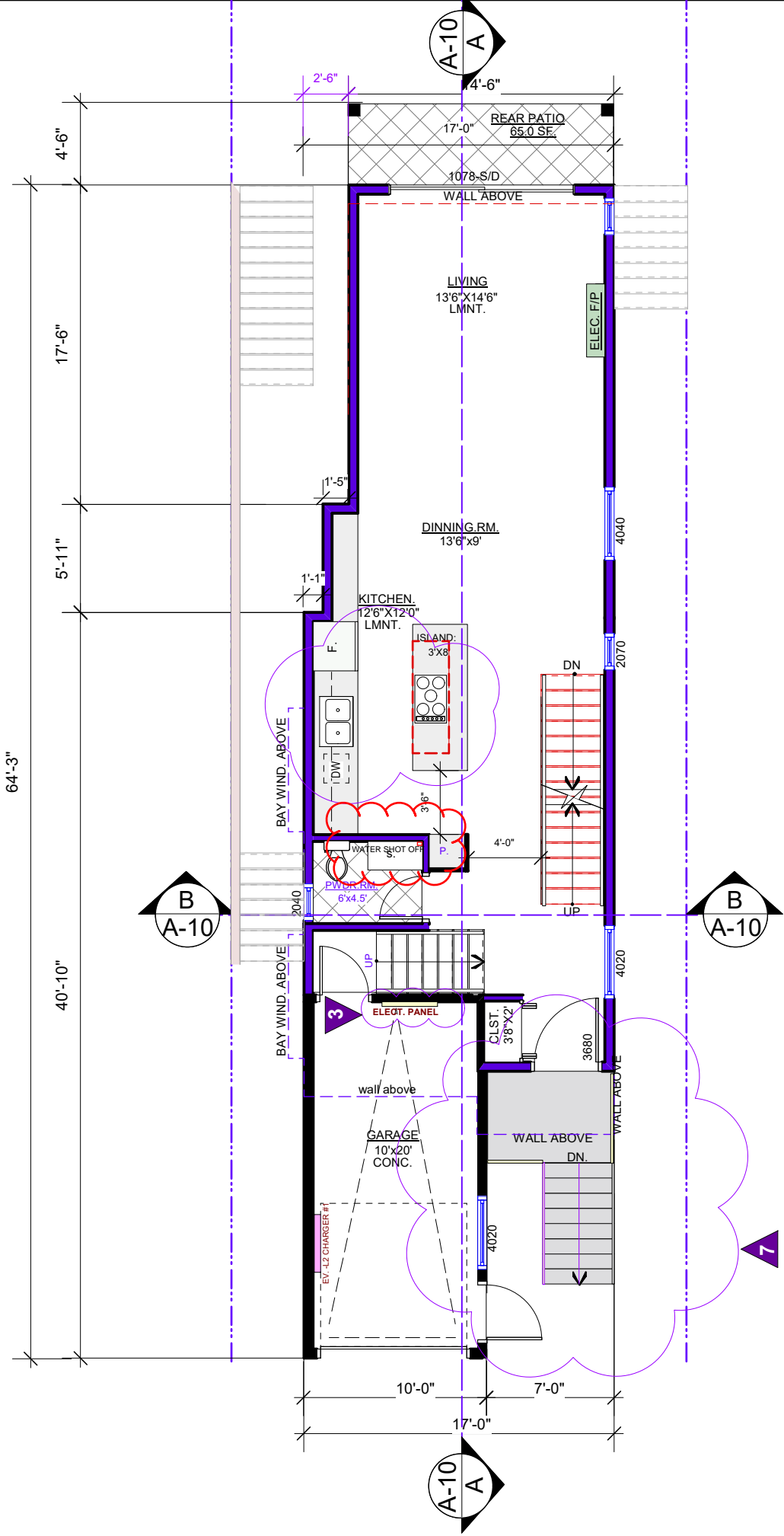
DRAWN BY:  
-G.A.

CHECKED BY:  
-M.R.

-R.CH

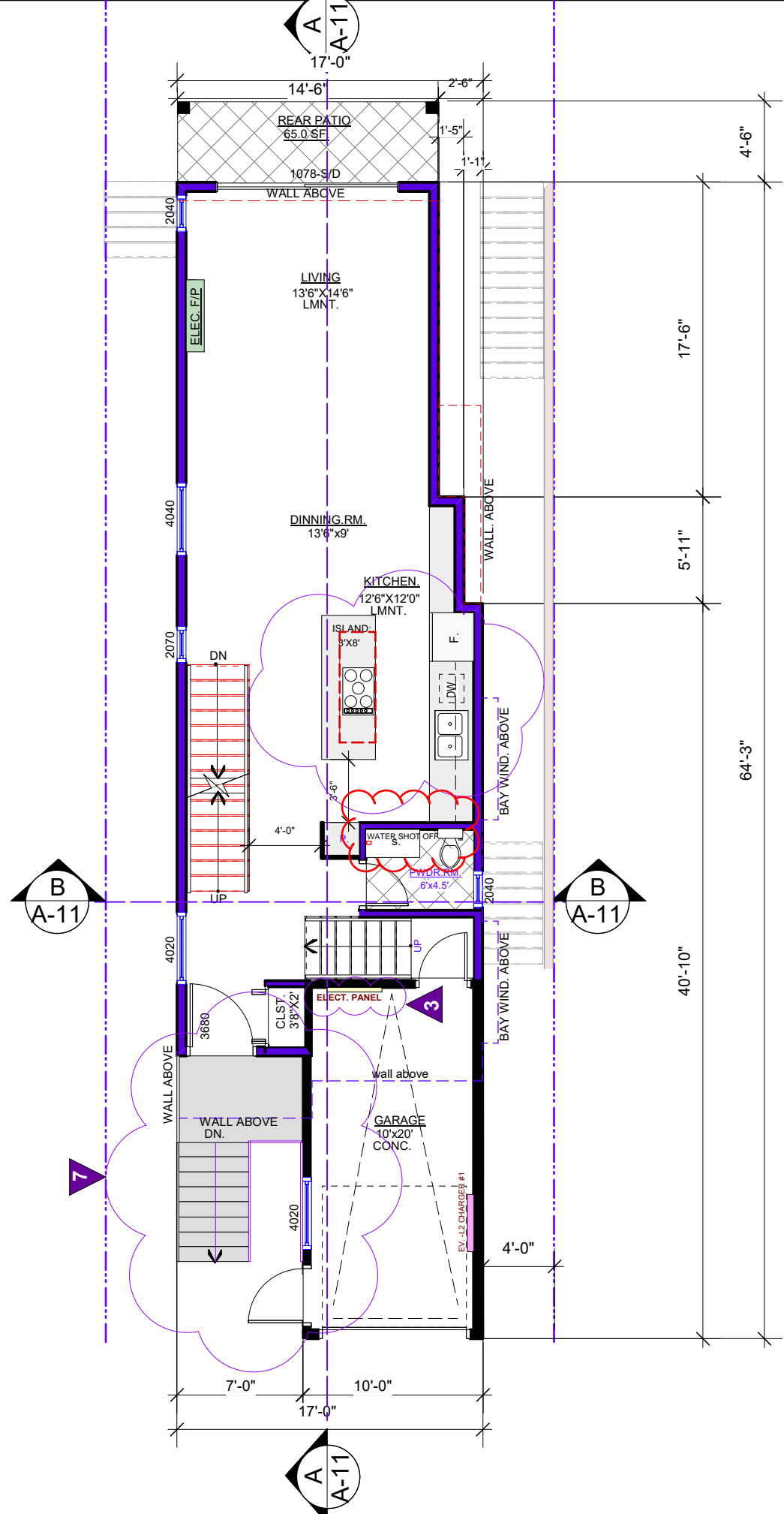
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**A-03**



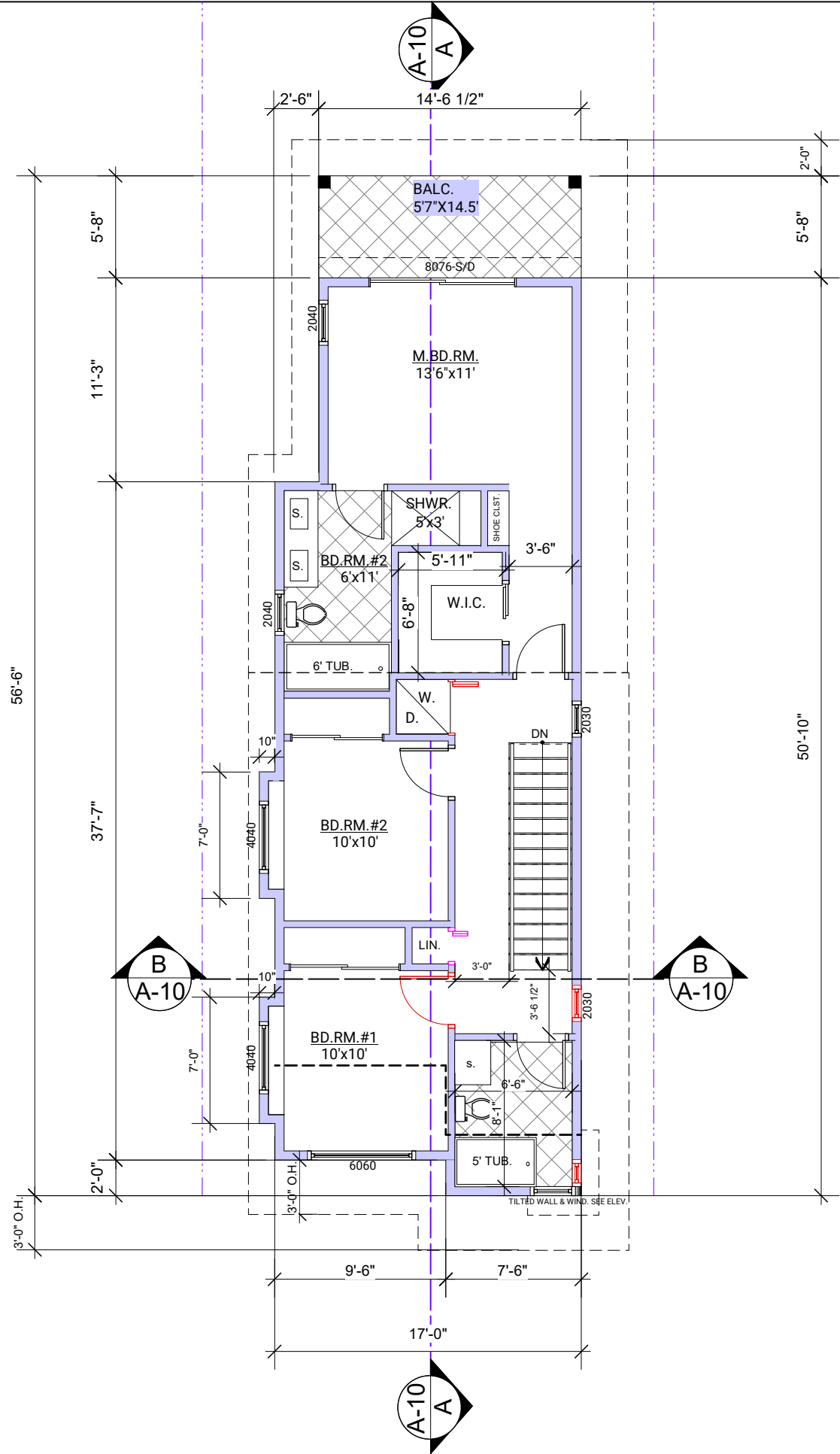
**MAIN FLOOR PLAN- HOUSE A**

**931.0 SF.**



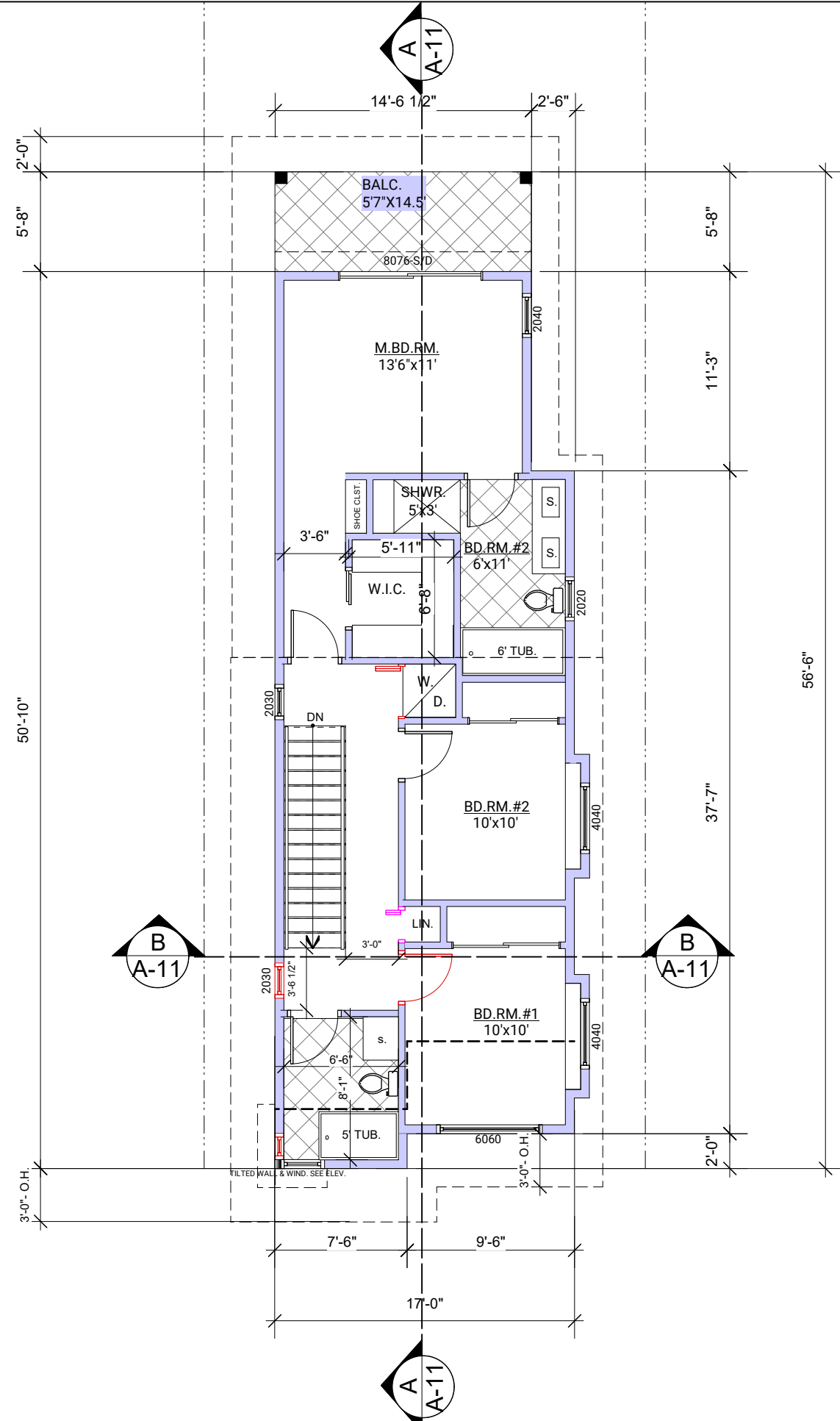
**MAIN FLOOR PLAN - HOUSE B**

**931.0 SF.**



UPPER FLOOR PLAN- HOUSE A

828.0 SF.



UPPER FLOOR PLAN - HOUSE B

828.0 SF.

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- LEGEND:**
- F: (FINISHED GRADE)
  - E: (EXISTING GRADE)
  - POWER VENT
  - FLOOR DRAIN
  - SMOKE ALARM
  - FINISHED ELEVATION



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2	SUBDIV/REZ.	SEP 23, 2022
1	PRE-APP.	APRIL 05 2022

**PROJECT:**

**540 WEST 21TH ST.**

**DRAWING TITLE:**

**UPPER FLOOR PLAN**

**DATE:** JUNE 2019

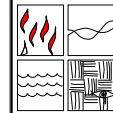
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**CHECKED BY:** -M.R.

-R.CH

**SCALE:** 1/8

**A-04**



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**LEGEND:**

F: (FINISHED GRADE)  
E: (EXISTING GRADE)

- POWER VENT
- FLOOR DRAIN
- SMOKE ALARM
- FINISHED ELEVATION



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1	PRE-APP.	APRIL 05 2022

**PROJECT:**

**540 WEST 21TH ST.**

**DRAWING TITLE:**

**ROOF PLAN**

**DATE:**  
JUNE 2019

**DRAWING NO.:**

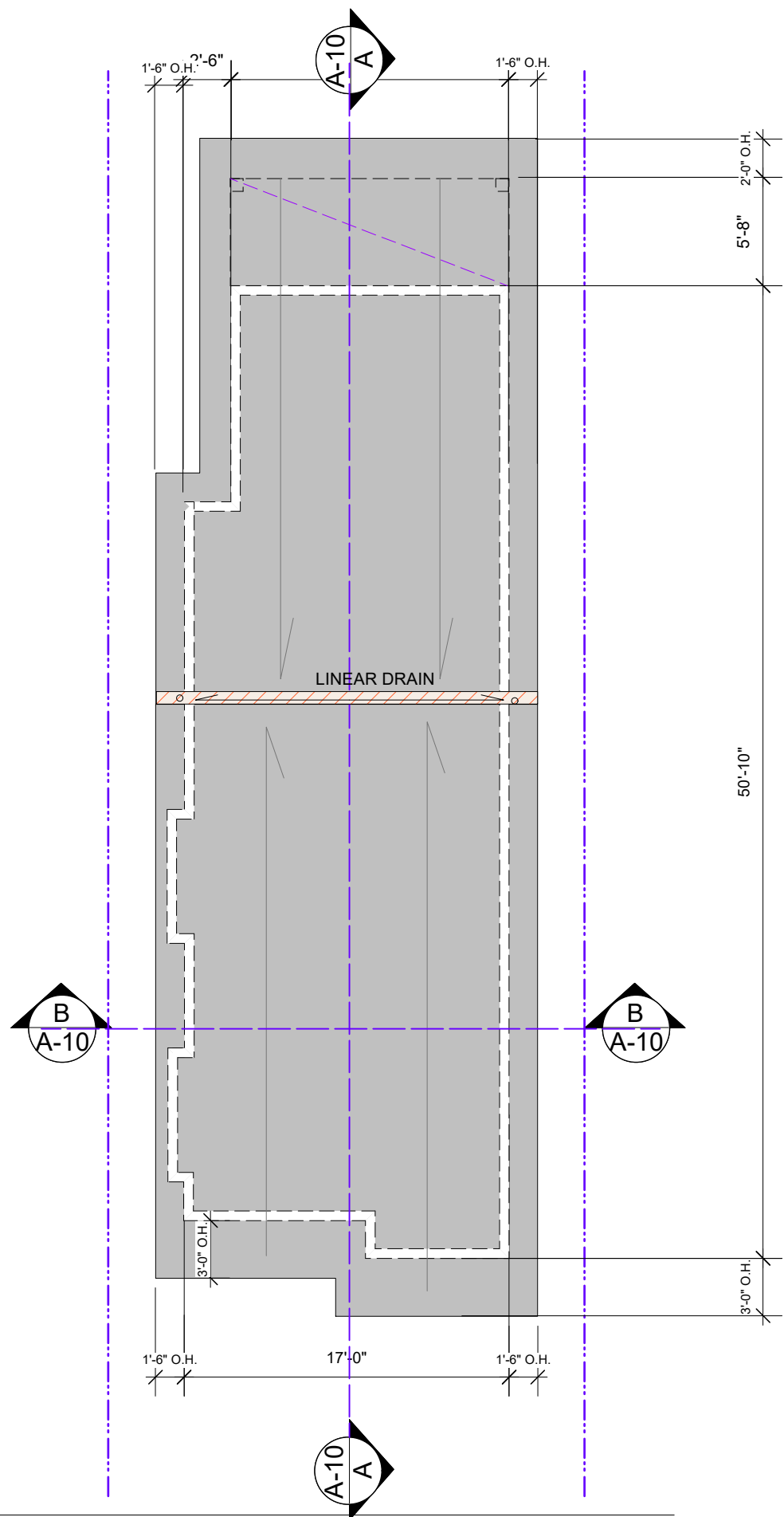
**DRAWN BY:**  
-G.A.

**CHECKED BY:**  
-M.R.

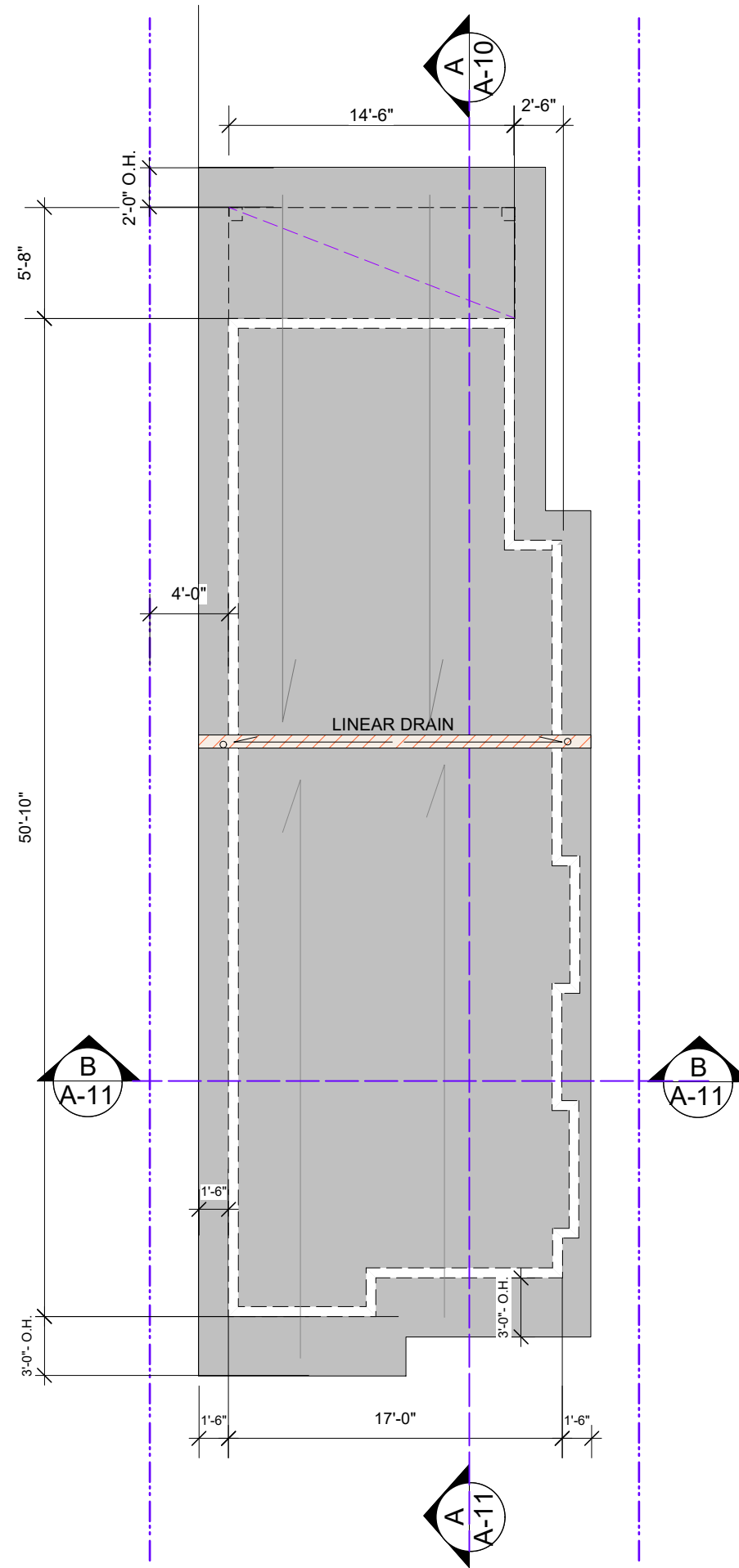
-R.CH

**SCALE:** 1/8

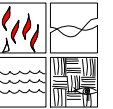
**A-05**



**ROOF PLAN, HOUSE A**



**ROOF PLAN , HOUSE B**



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- ⊗ SMOKE ALARM
- ⊕ FINISHED ELEVATION

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2	SUBDIV/REZ.	SEP 23, 2022
1	PRE-APP.	APRIL 05 2022

**PROJECT:**

**540 WEST 21TH ST.  
HOUSE 'A' & 'B'**

**DRAWING TITLE:**

**FRONT ELEVATIONS**

**DATE:**  
JUNE 2019

**DRAWING NO.:**

**DRAWN BY:**  
-G.A.

**CHECKED BY:**  
-M.R.

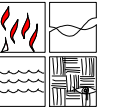
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**SCALE:** 1/8

**A-06**







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**LEGEND:**

F: (FINISHED GRADE)  
E: (EXISTING GRADE)

POWER VENT

FLOOR DRAIN

SMOKE ALARM

FINISHED ELEVATION

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1	PRE-APP.	APRIL 05 2022

**PROJECT:**

**540 WEST 21TH ST.  
HOUSE 'A' & 'B'**

**DRAWING TITLE:**

**REAR ELEVATIONS**

**DATE:**  
JUNE 2019

**DRAWING NO.**

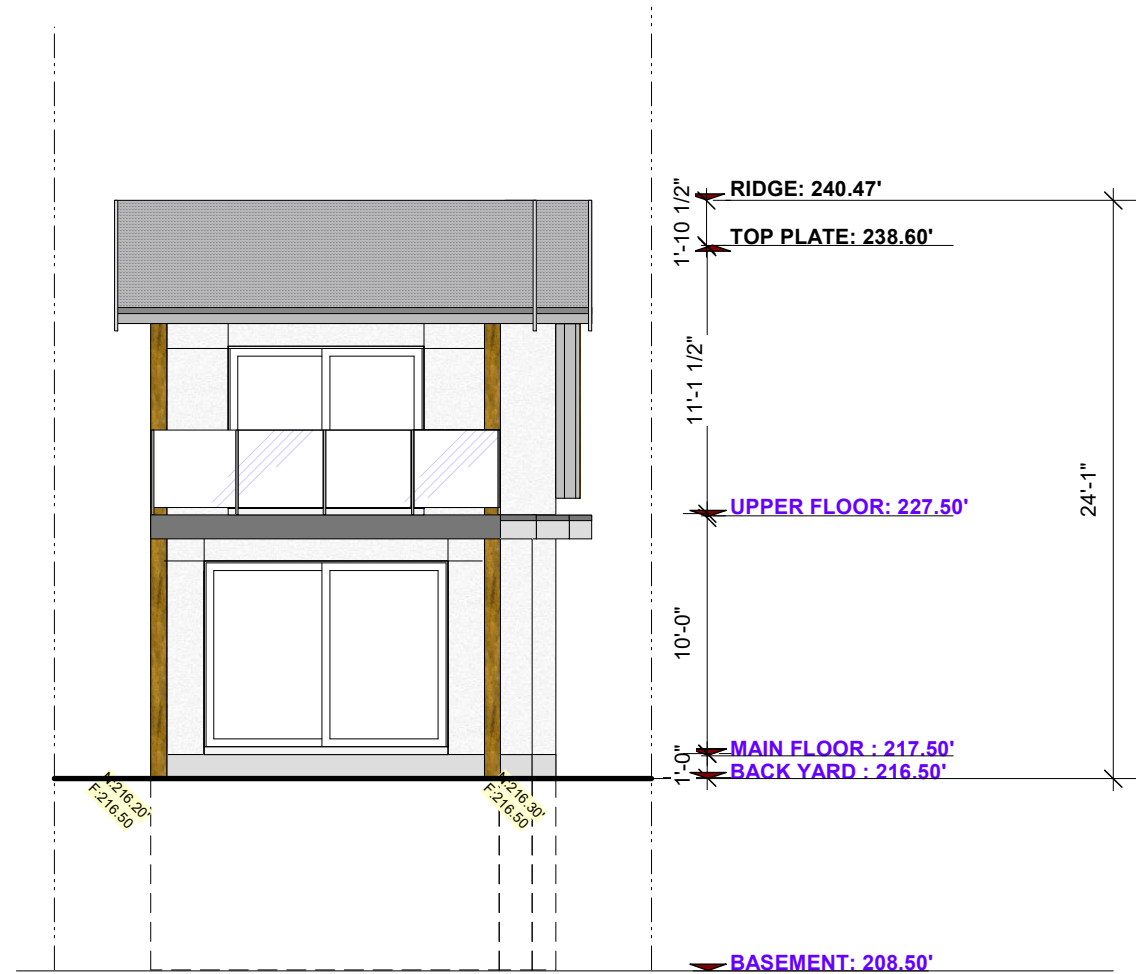
**DRAWN BY:**  
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**CHECKED BY:**  
-M.R.

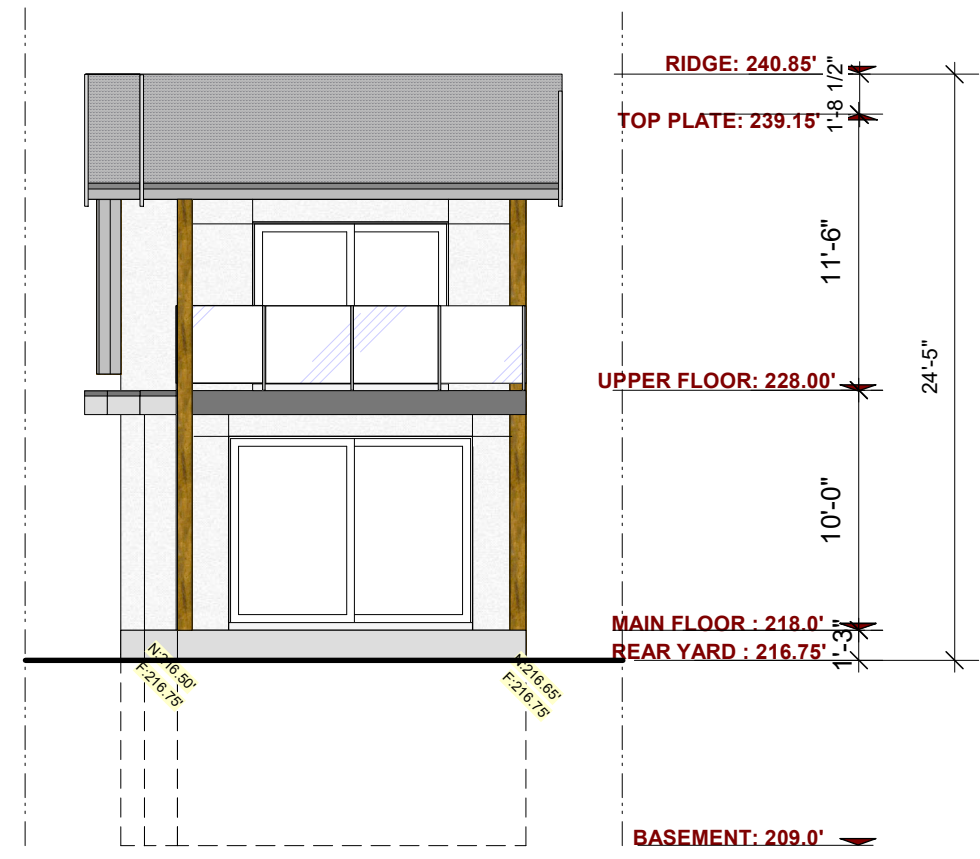
-R.CH

**SCALE:** 1/8

**A-07**



**SOUTH ELEVATION - HOUSE A**



**SOUTH ELEVATION - HOUSE B**

7

**UNPROTECTED OPENINGS EAST ELEVATION**

WALL AREA=1409.0 SF. (130.90 S.M.)  
LIMITING DISTANCE=4'0" (1.2 M)  
PERMITTED U.P.O.(7%)=98.63 S.F.  
PROPOSED=87.65 SQ.FT. (8.14 S.M.)

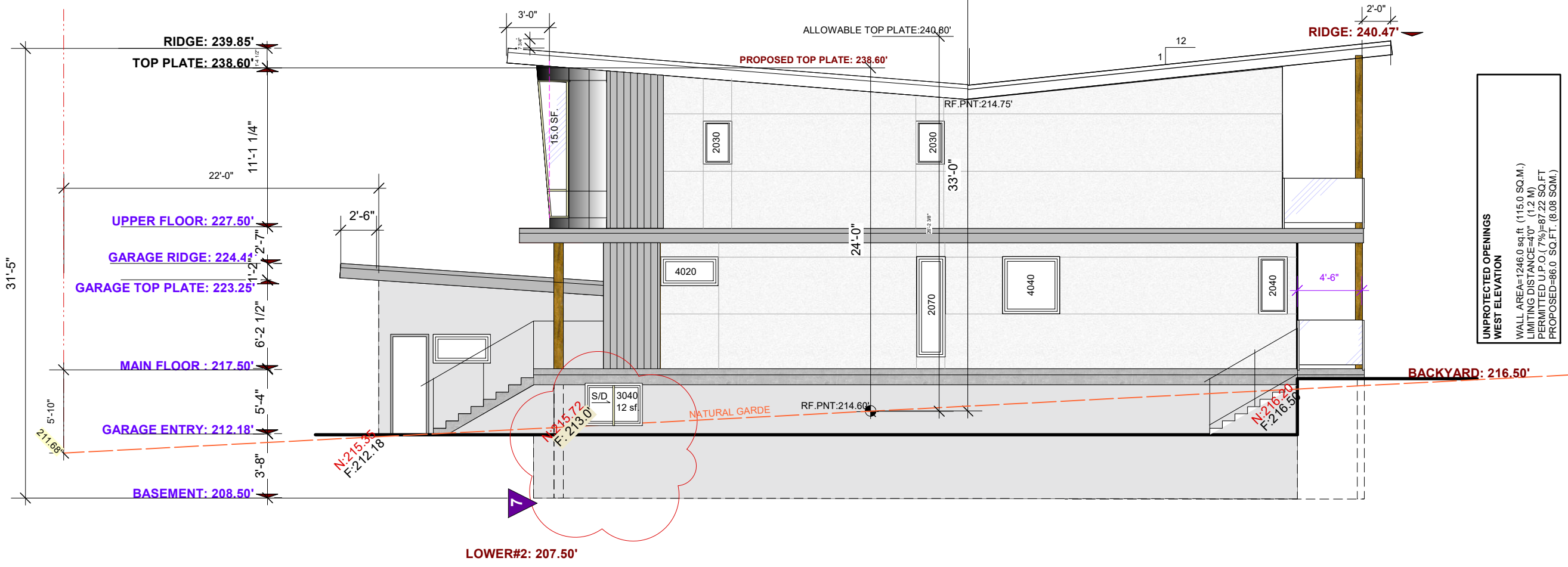


**WEST ELEVATION - HOUSE A**

ALLOWABLE RIDGE: 247.60'

ALLOWABLE TOP PLATE: 240.80'

PROPOSED TOP PLATE: 238.60'



**EAST ELEVATION - HOUSE A**

**UNPROTECTED OPENINGS WEST ELEVATION**  
WALL AREA=1246.0 sq.ft. (115.0 SQ.M.)  
LIMITING DISTANCE=4'0" (1.2 M)  
PERMITTED U.P.O.(7%)=87.22 SQ.FT  
PROPOSED=86.0 SQ.FT. (8.08 SQM.)

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**LEGEND:**

F: (FINISHED GRADE)  
E: (EXISTING GRADE)

- ⊙ POWER VENT
- ⊕ FLOOR DRAIN
- ⊗ SMOKE ALARM
- ⊕ FINISHED ELEVATION

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2	SUBDIV/REZ.	SEP 23 022
1	PRE-APP.	APRIL 05 2022

**PROJECT:**

**540 WEST 21TH ST. HOUSE 'A'**

**DRAWING TITLE:**

**SIDE ELEVATIONS**

**DATE:**  
JUNE 2019

**DRAWING NO.:**

**DRAWN BY:**  
-G.A.

**CHECKED BY:**  
-M.R.

-R.CH

**SCALE:**1/8

**A-08**



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1	PRE-APP.	APRIL 05 2022

PROJECT:

**540 WEST 21TH ST.  
HOUSE 'B'**

DRAWING TITLE:

**SIDE ELEVATIONS**

DATE:  
JUNE 2019

DRAWING NO.

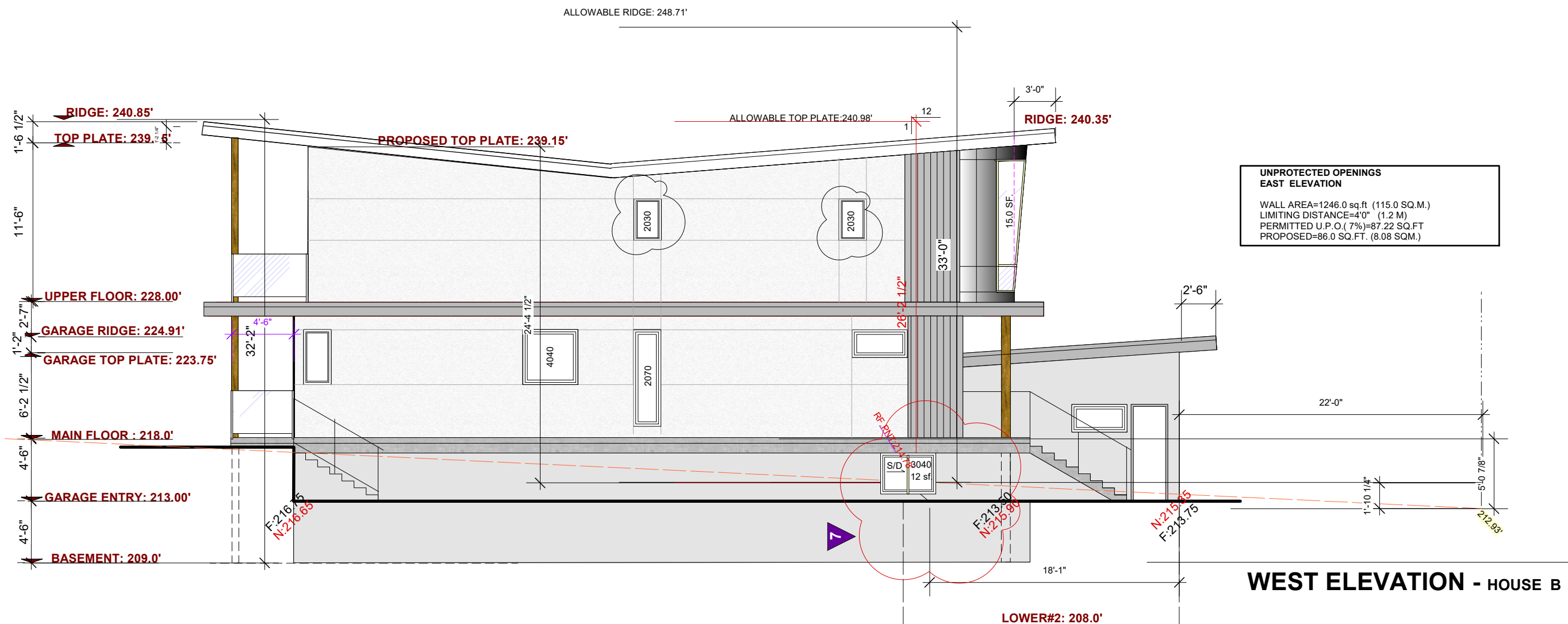
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-G.A.

CHECKED BY:  
-M.R.

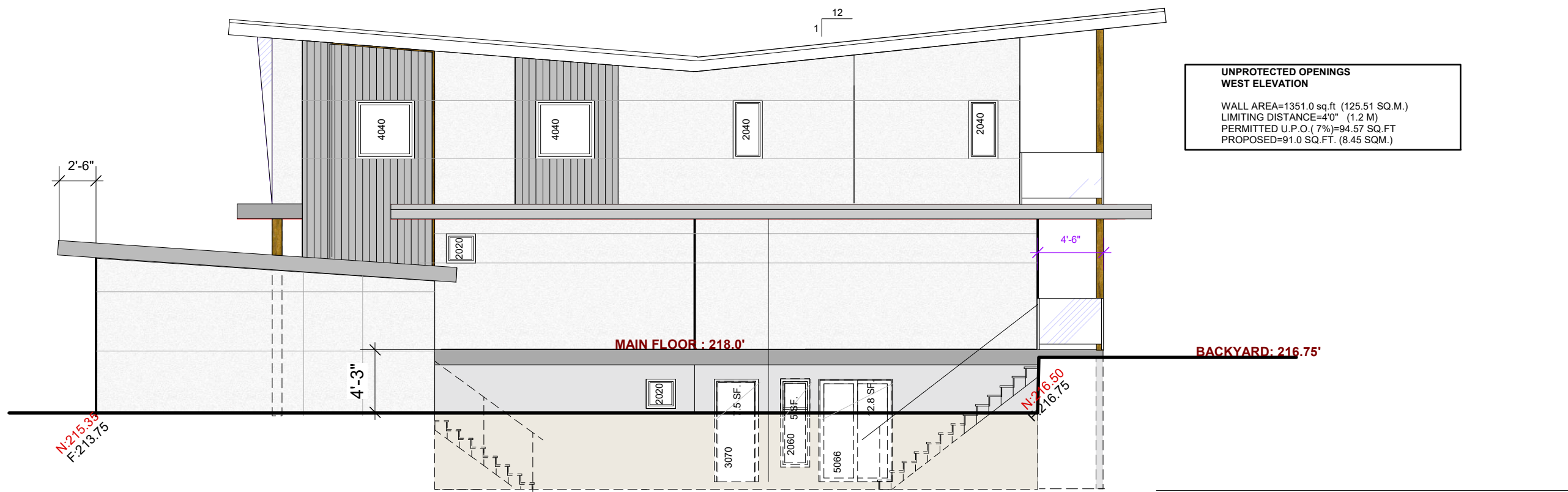
-R.CH

SCALE: 1/8

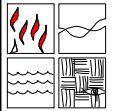
**A-09**



**WEST ELEVATION - HOUSE B**



**EAST ELEVATION - HOUSE B**



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**LEGEND:**

- F: (FINISHED GRADE)
- E: (EXISTING GRADE)
- ⊖ POWER VENT
- ⊕ FLOOR DRAIN
- ⊗ SMOKE ALARM
- ⊙ FINISHED ELEVATION

**REVISION:**

No.	Issue for	DATE
9		
8		
7	SUBDIV/REZ.	June. 14, 2024
6		
5	SUBDIV/REZ.	OCT. 25, 2023
4	SUBDIV/REZ.	AUG. 29, 2023
3	SUBDIV/REZ.	APRIL 06, 2023
2	SUBDIV/REZ.	SEP 23, 2022
1	PRE-APP.	APRIL 05 2022

**PROJECT:**

**540 WEST 21TH ST.  
HOUSE 'A'**

**DRAWING TITLE:**

**BLDG. SECTIONS**

**DATE:**

JUNE 2019

**DRAWING NO.:**

**DRAWN BY:**  
-G.A.

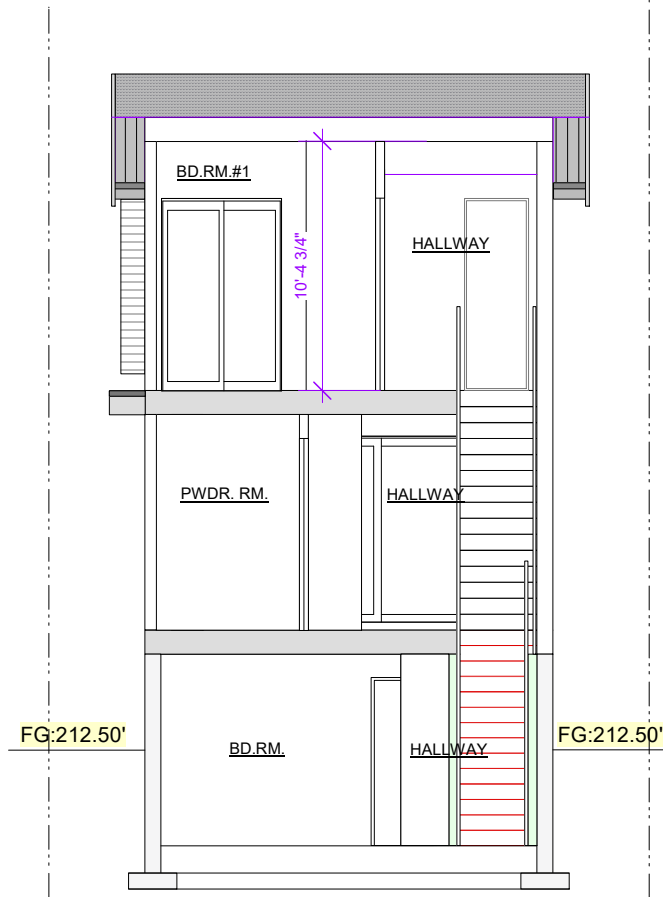
**CHECKED BY:**  
-M.R.

-R.CH

**SCALE:** 1/8

**A-10**

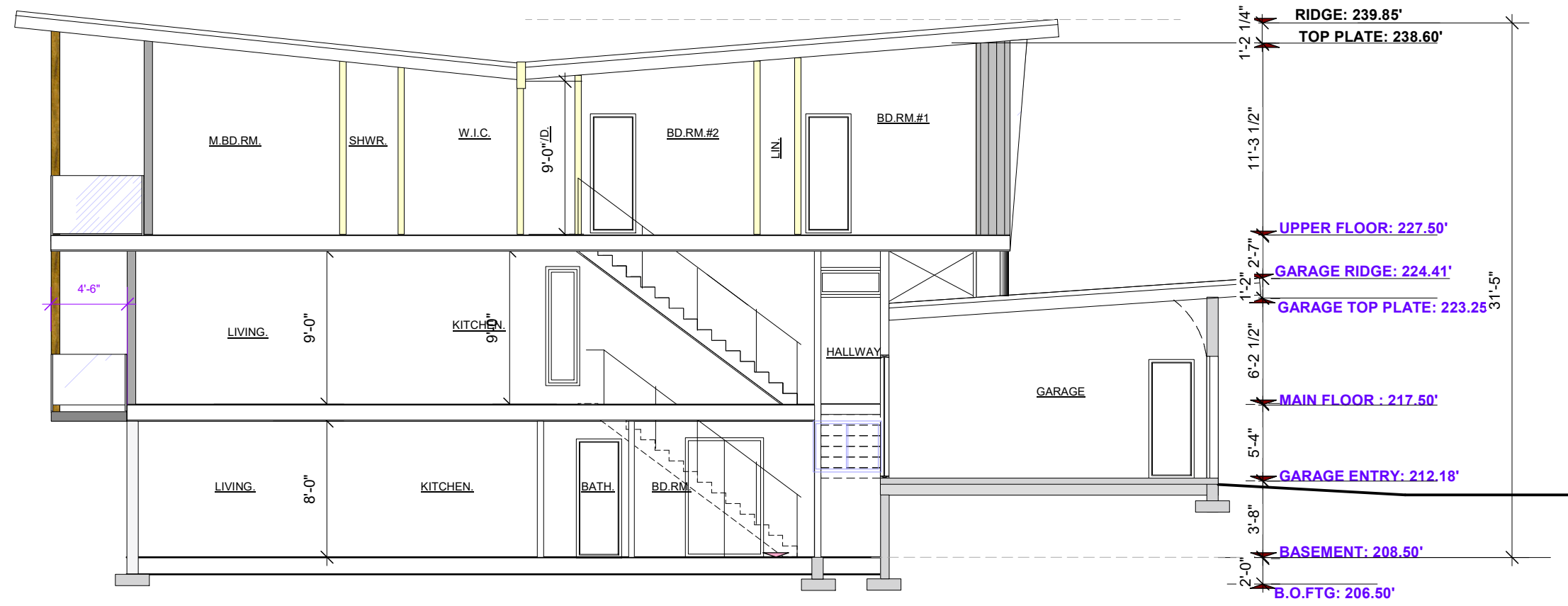
**SECTION BB - HOUSE A**



**HEIGHT CALCULATION  
HOUSE # A**

**FRONT AVE. GARDE:**  $211.23+212.14/2=211.68'$   
**REAR AVE. GARDE:**  $218.65+219.35/2=219.00'$   
**REFFRENECE POINT:**  $211.68+(219.0- 211.68)X0.4$   
**=214.60**

**ALLOWABLE TOP PLATE:**  $214.60 + 26.2'=240.80'$   
**ALLOWABLE HEIGHT:**  $214.60 + 33'= 247.60'$



**SECTION AA - HOUSE A**



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PRIOR WRITTEN CONSENT.

GENERAL NOTES:  
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GENERAL CONTRACTOR SHALL VERIFY ALL  
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COMMENCEMENT OF WORK. ALL  
ERRORS AND OMISSIONS SHALL BE REPORTED  
IMMEDIATELY TO VERNACULAR STUDIO INC.

LEGEND:

F: (FINISHED GRADE)  
E: (EXISTING GRADE)

- POWER VENT
- FLOOR DRAIN
- SMOKE ALARM
- FINISHED ELEVATION

REVISION:

No.	Issue for	DATE
9		
8		
7	SUBDIV/REZ.	June 14, 2024
6		
5	SUBDIV/REZ.	OCT. 25, 2023
4	SUBDIV/REZ.	AUG. 29, 2023
3	SUBDIV/REZ.	APRIL 05, 2023
2	SUBDIV/REZ.	SEP 23, 2022
1	PRE-APP.	APRIL 05 2022

PROJECT:  
**540  
WEST 21TH ST.  
HOUSE 'B'**

DRAWING TITLE:  
**BUILDING SECTIONS**

DATE:  
JUNE 2019

DRAWING NO.:

DRAWN BY :  
-G.A.  
CHECKED BY:  
-M.R.  
-R.CH  
SCALE: 1/8

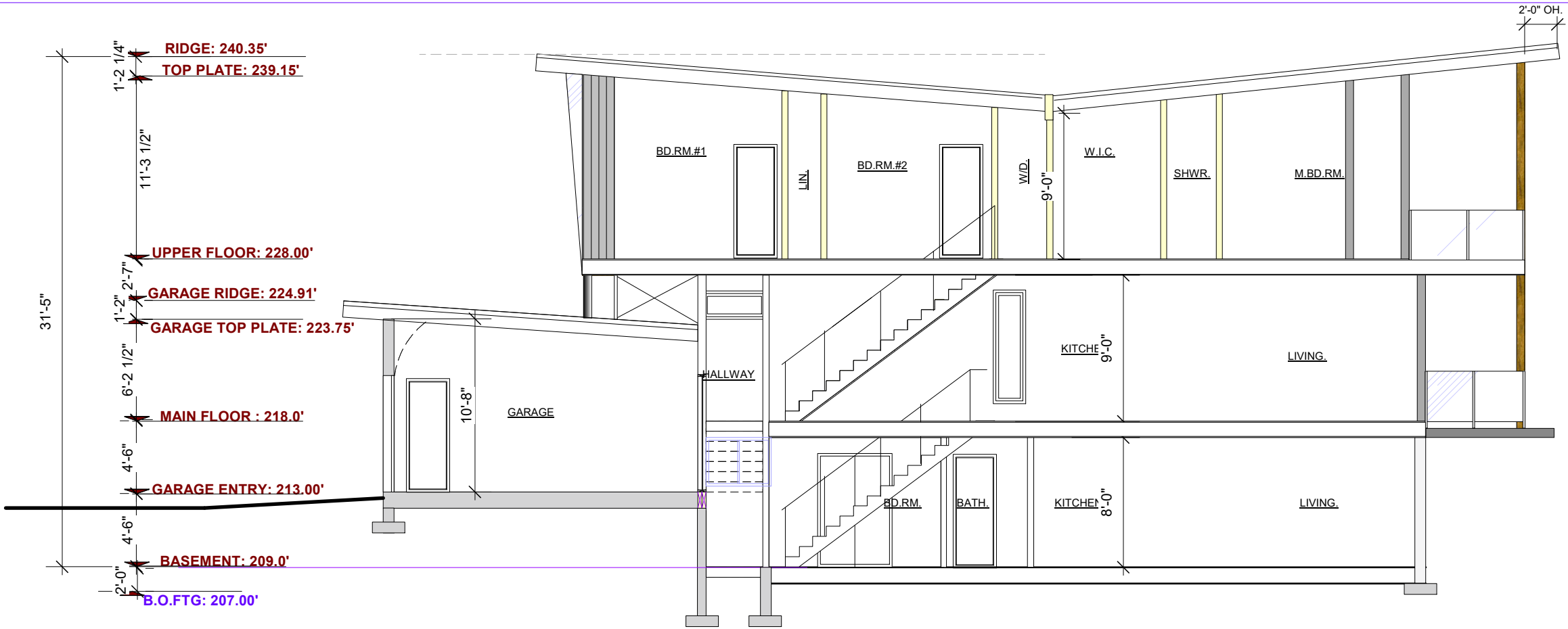
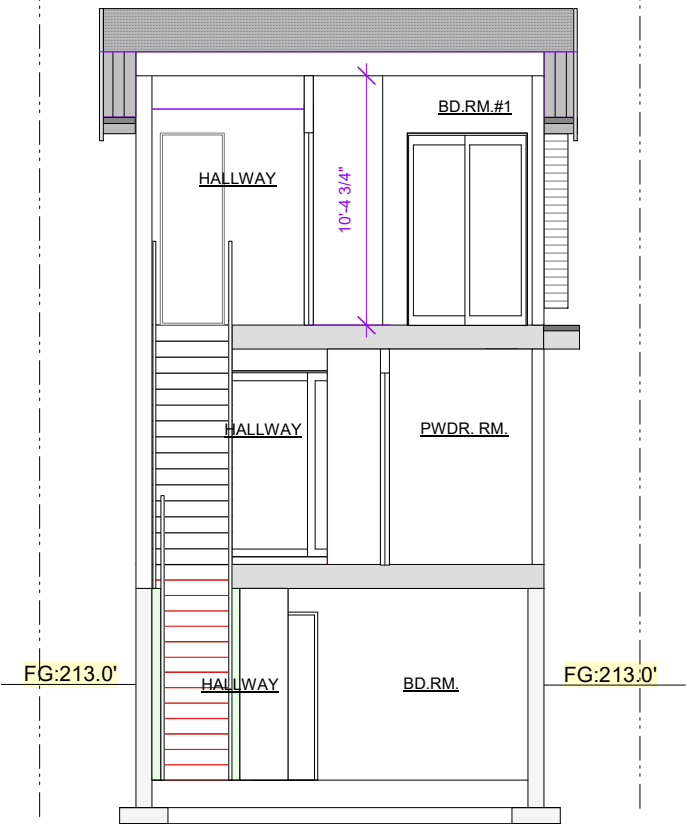
**A-11**

**SECTION BB - HOUSE B**

**HEIGHT CALCULATION  
HOUSE B**

**FRONT AVE. GARDE:**  $212.14+213.73/2=212.93'$   
**REAR AVE. GARDE:**  $219.35+219.71/2=219.53'$   
**REFFRENECE POINT:**  $212.14+(219.53- 212.93')\times 0.4$   
=214.78

**ALLOWABLE TOP PLATE:**  $214.78 + 26.2'=240.98'$   
**ALLOWABLE HEIGHT:**  $214.78 + 33'= 247.78'$



**SECTION AA - HOUSE B**

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**LEGEND:**

F: (FINISHED GRADE)  
E: (EXISTING GRADE)

⊙ POWER VENT

⊕ FLOOR DRAIN

⊗ SMOKE ALARM

⊙ FINISHED ELEVATION



**REVISION:**

No.	Issue for	DATE
9		
8		
7	SUBDIV/REZ.	June 14, 2024
6	SUBDIV/REZ.	FEB. 07, 2024
5	SUBDIV/REZ.	OCT. 26, 2023
4	SUBDIV/REZ.	AUG. 29, 2023
3	SUBDIV/REZ.	APRIL 06, 2023
2	SUBDIV/REZ.	SEP 23, 2022
1	PRE-APP.	APRIL 05 2022

**PROJECT:**

**540  
WEST 21TH ST.**

**DRAWING TITLE:**

**ACCESSORY BUILDING (A&B)**

**DATE:**  
JUNE 2019

**DRAWING NO.:**

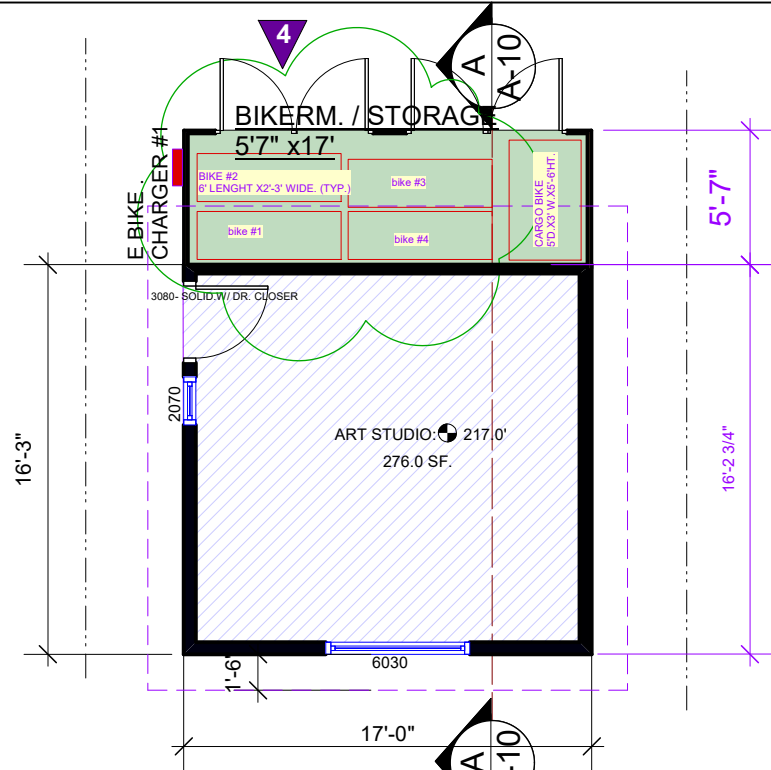
**DRAWN BY:**  
-G.A.

**CHECKED BY:**  
-M.R.

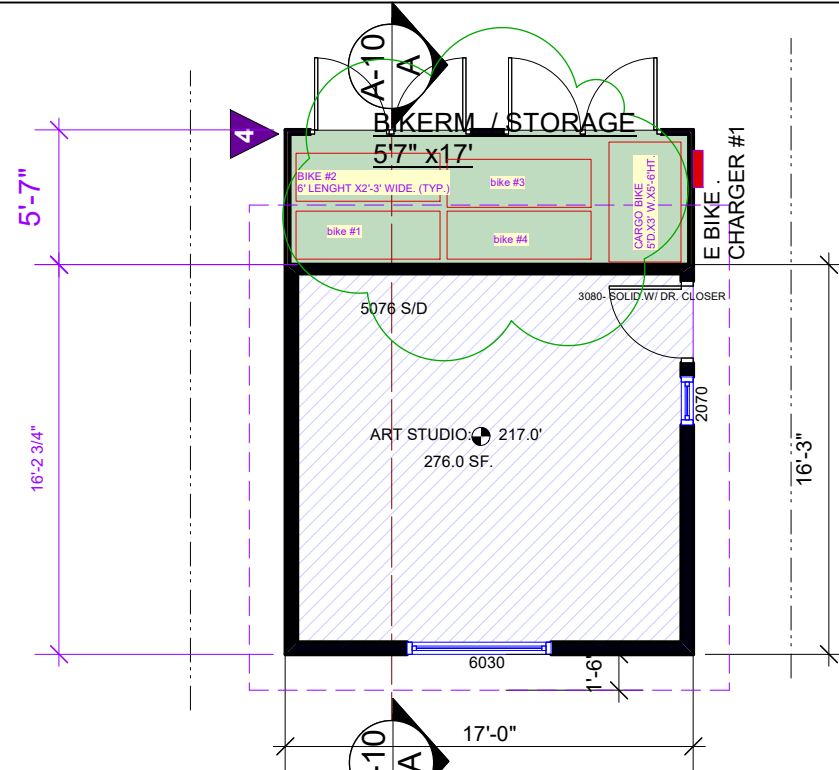
-R.CH

**SCALE:** 1/8

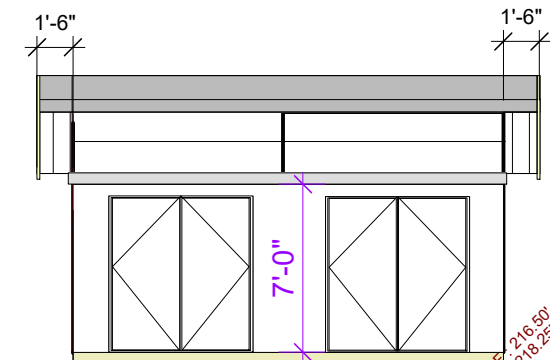
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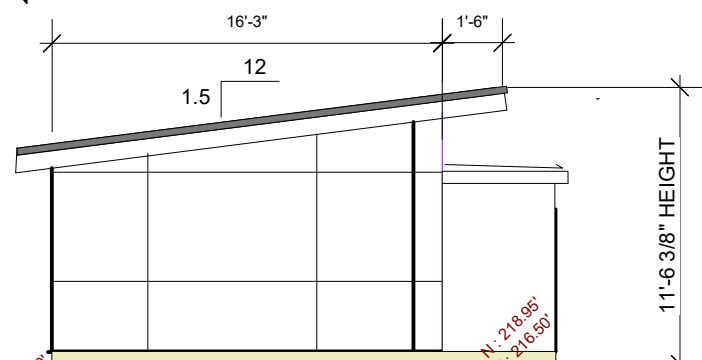
**ACCESSORY BUILDING 'A'**



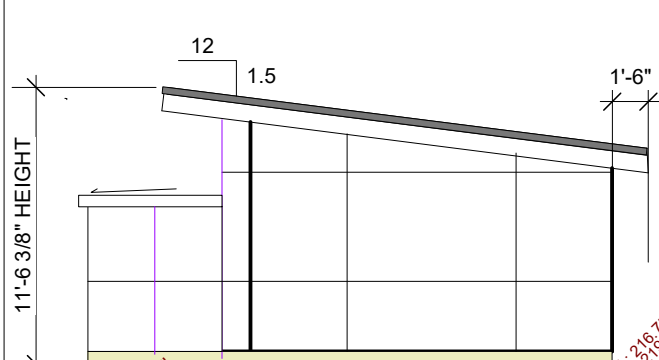
**ACCESSORY BUILDING 'B'**



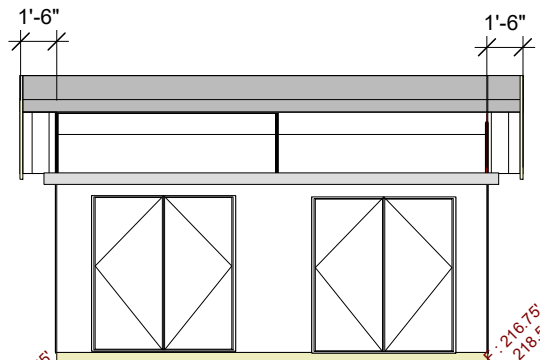
**NORTH ELEVATION**



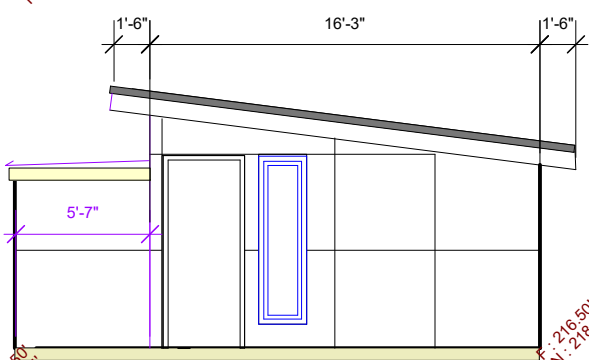
**EAST ELEVATION**



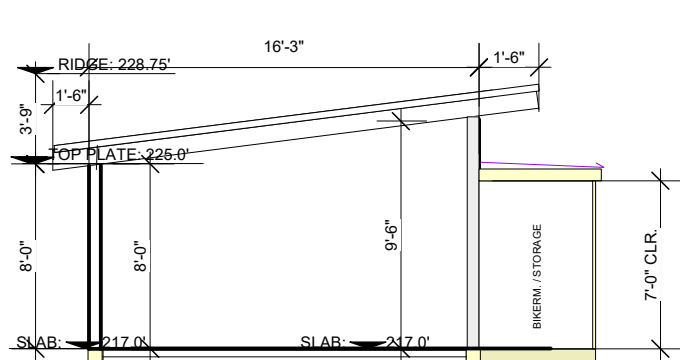
**WEST ELEVATION**



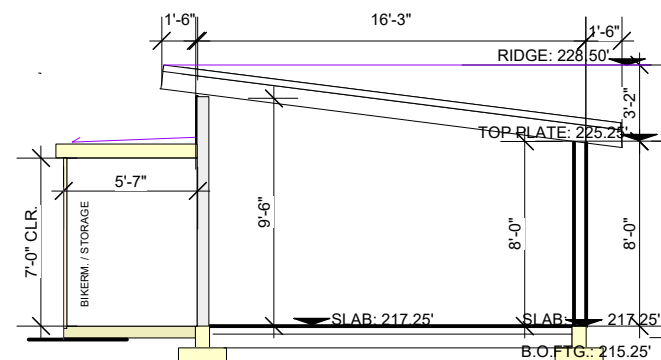
**NORTH ELEVATION**



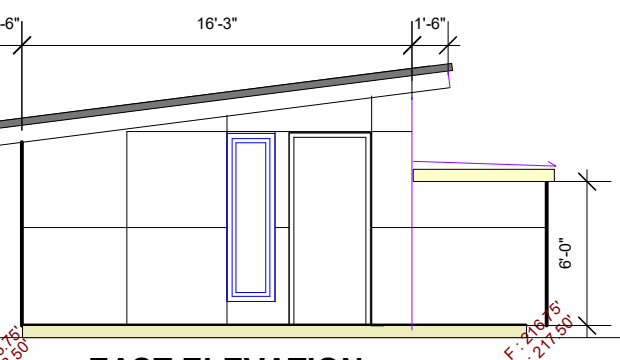
**WEST ELEVATION**



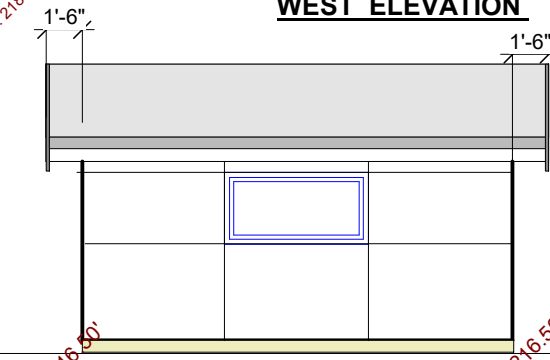
**SECTION AA**



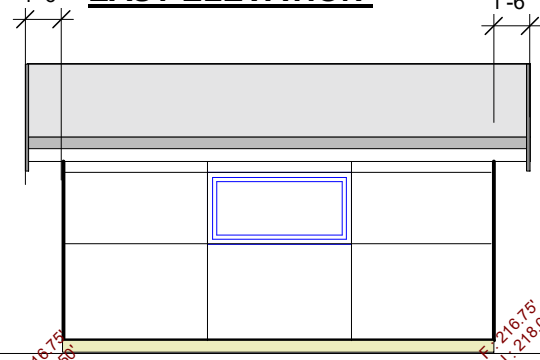
**SECTION AA**



**EAST ELEVATION**



**SOUTH ELEVATION**



**SOUTH ELEVATION**