

# PUBLIC HEARING

Monday, January 27, 2025  
at 6:00pm

Watch the meeting online at [cnv.org/LiveStreaming](http://cnv.org/LiveStreaming) or in person at City Hall

## Heritage Designation Bylaw, No. 9095, 2024 311 West 14<sup>th</sup> Street



**Proposal:** The purpose of the proposed Heritage Designation Bylaw is to facilitate the retention and rehabilitation of the existing Heritage 'A' Building on the subject property, known as the Follis House, and to establish it as a Designated Municipal Heritage Site.

**Provide written input:** All persons who believe their interest in property may be affected by the proposed bylaw will be afforded an opportunity to speak at the Public Hearing and/or by written or email submission. **All submissions must include your name and address** and should be addressed to the Corporate Officer at [input@cnv.org](mailto:input@cnv.org), or sent by mail or delivered to City Hall, **no later than noon on Monday, January 27, 2025**, to ensure their availability to Council at the Public Hearing. No further information or submissions can be considered by Council after the Public Hearing has concluded.

### Speak at the meeting:

**In person at City Hall:** On the day of the Public Hearing, a sign-up sheet will be available in the lobby, outside the Council Chamber, between 5:30-6:00pm. Enter City Hall from 13<sup>th</sup> Street after 5:30pm.

**By Webex or phone:** Pre-register by phoning 604-990-4234 or online at [www.cnv.org/PublicHearings](http://www.cnv.org/PublicHearings) to provide contact details. Login instructions will be forwarded to you. **All Webex/phone pre-registrations must be submitted no later than noon on Monday, January 27, 2025.**

**Non-registered speakers:** Once all registered speakers have spoken, anyone who did not pre-register will also have an opportunity to provide input.

**Access Documents:** Online at [www.cnv.org/PublicHearings](http://www.cnv.org/PublicHearings) anytime from Wednesday, January 15 to January 27, 2025.

**Questions?** Linden Muller, Planner 2  
[planning@cnv.org](mailto:planning@cnv.org) / 604-982-9675

**MINUTES OF THE REGULAR MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER AND ELECTRONICALLY (HYBRID) FROM CITY HALL, 141 WEST 14<sup>TH</sup> STREET, NORTH VANCOUVER, BC, ON MONDAY, DECEMBER 2, 2024**

---

**REPORT**

10. Rezoning Application and Heritage Designation – 311 West 14<sup>th</sup> Street (DLP Architecture Inc.) – File: 08-3400-20-0098/1

Report: Planner 2, November 13, 2024

Moved by Councillor Valente, seconded by Councillor McIlroy

PURSUANT to the report of the Planner 2, dated November 13, 2024, entitled “Rezoning Application and Heritage Designation – 311 West 14<sup>th</sup> Street (DLP Architecture Inc.)”:

THAT the application submitted by DLP Architecture Inc., to rezone the property located at 311 West 14<sup>th</sup> Street from a RS-1 Zone to a CD-768 Zone, and to designate the heritage property known as the “Follis Residence”, be considered;

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9094” (DLP Architecture Inc., 311 West 14<sup>th</sup> Street, CD-768) be considered for readings, with no Public Hearing held, in accordance with the *Local Government Act, Section 464(3) [public hearing prohibited]*;

THAT “Heritage Designation Bylaw, 2024, No. 9095” (“Follis Residence”, 311 West 14<sup>th</sup> Street) be considered for readings and referred to a Public Hearing, in accordance with the *Local Government Act, section 612(1)*, and notification of the Public Hearing be published in accordance with the *Local Government Act*;

AND THAT the community benefits listed in the report section “Density Bonus and Community Benefits” be secured through agreements at the applicant’s expense and to the satisfaction of staff.

**CARRIED UNANIMOUSLY**

R2024-12-02/10

**BYLAWS – FIRST AND SECOND READINGS**

11. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9094” (DLP Architecture Inc., 311 West 14<sup>th</sup> Street, CD-768)

Moved by Councillor Valente, seconded by Councillor McIlroy

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9094” (DLP Architecture Inc., 311 West 14<sup>th</sup> Street, CD-768) be given first and second readings.

**CARRIED UNANIMOUSLY**

R2024-12-02/11

12. “Heritage Designation Bylaw, 2024, No. 9095” (“Follis Residence”, 311 West 14<sup>th</sup> Street)




Moved by Councillor Valente, seconded by Councillor McIlroy

THAT “Heritage Designation Bylaw, 2024, No. 9095” (“Follis Residence”, 311 West 14<sup>th</sup> Street) be given first and second readings.

**CARRIED UNANIMOUSLY**

R2024-12-02/12



 Department Manager	 Director	 CAO
--	---	--

The Corporation of **THE CITY OF NORTH VANCOUVER**  
**PLANNING & DEVELOPMENT DEPARTMENT**

**REPORT**

---

To: Mayor Linda Buchanan and Members of Council

From: Linden Mulleder, Planner 2

Subject: REZONING APPLICATION AND HERITAGE DESIGNATION – 311  
WEST 14<sup>TH</sup> STREET (DLP ARCHITECTURE INC.)

Date: November 13, 2024 File No: 08-3400-20-0098/1

---

*The following is a suggested recommendation only. Refer to Council Minutes for adopted resolution.*

**RECOMMENDATION**

PURSUANT to the report of the Planner 2, dated November 13, 2024, entitled “Rezoning Application and Heritage Designation – 311 West 14<sup>th</sup> Street (DLP Architecture Inc.)”:

THAT the application submitted by DLP Architecture Inc., to rezone the property located at 311 West 14<sup>th</sup> Street from a RS-1 Zone to a CD-768 Zone, and to designate the heritage property known as the “Follis Residence,” be considered;

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9094” (DLP Architecture Inc., 311 West 14<sup>th</sup> Street, CD-768) be considered for readings, with no Public Hearing held, in accordance with the *Local Government Act, Section 464(3) [public hearing prohibited]*;

THAT “Heritage Designation Bylaw, 2024, No. 9095” (“Follis Residence”, 311 West 14<sup>th</sup> Street) be considered for readings and referred to a Public Hearing, in accordance with the *Local Government Act, section 612(1)*, and notification of the Public Hearing be published in accordance with the *Local Government Act*,

AND THAT the community benefits listed in the report section “Density Bonus and Community Benefits” be secured through agreements at the applicant’s expense and to the satisfaction of staff.

## ATTACHMENTS

1. Context Map (CityDocs [2593731](#))
2. Architectural, Civil & Landscaping Drawings, dated Sep 26, 2024 (CityDocs [2593721](#))
3. Statement of Significance and Heritage Conservation Plan (CityDocs [2448617](#))
4. Overview for Zoning Variances (CityDocs [2590098](#))
5. Developer Information Session Summary (CityDocs [2448632](#))
6. Advisory Design Panel Resolution, December 14, 2022 (CityDocs [2323434](#))
7. Heritage Advisory Commission Resolution, December 19, 2022 (CityDocs [2313276](#))
8. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9094” (DLP Architecture Inc., 311 West 14<sup>th</sup> Street, CD-768) (CityDocs [2586562](#))
9. “Heritage Designation Bylaw, 2024, No. 9095” (“Follis Residence”, 311 West 14<sup>th</sup> Street) (CityDocs [2586566](#))

## SUMMARY

This report seeks Council approval for a rezoning and heritage designation on the subject property. The proposal includes the protection of the existing Heritage “A” building and the construction of two infill units in the rear of the property.

## BACKGROUND

<b>Applicant:</b>	Lucio Picciano, DLP Architecture Inc.
<b>Official Community Plan Designation:</b>	Residential Level 2 (R2)
<b>Existing Zoning:</b>	RS-1
<b>Applicable Guidelines:</b>	N/A

## DISCUSSION

### Site Context and Surrounding Use

The property at 311 West 14<sup>th</sup> Street is approximately 780 square metres (8,399 square feet) and is located on the south side of West 14<sup>th</sup> Street between Jones and Mahon Avenues. The site has a frontage of 18.29 metres (60.01 feet) along West 14<sup>th</sup> Street and slopes down towards the rear of the property.

The area is a transition area between higher and lower density areas in the City, with a mix of detached houses and duplexes and triplexes on the block and larger multi-residential development to the east of Mahon Ave. The buildings and uses immediately surrounding the subject site are described and shown in Table 1 below.

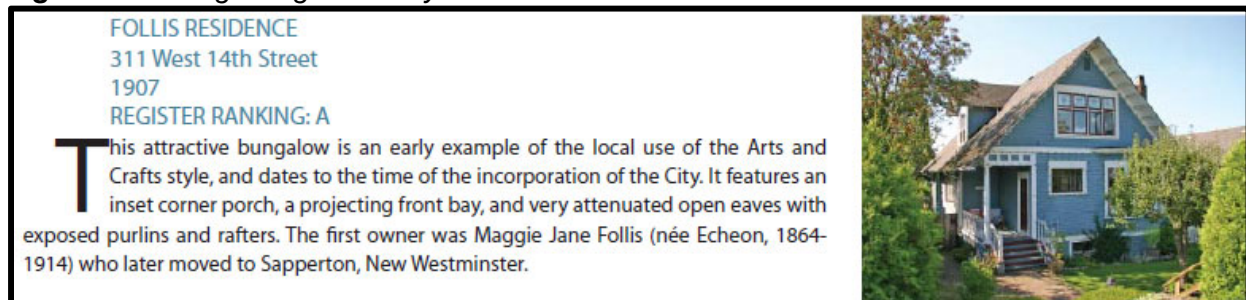
**Table 1. Surrounding Uses**

Direction	Address	Description	Zoning
North	310-312 W 14 <sup>th</sup> Street	Duplex	RT-1
South	316-318 W 13 <sup>th</sup> Street	Duplex	RT-1
East	307-309 W 14 <sup>th</sup> Street	Duplex	R1-1
West	319-323 W 14 <sup>th</sup> Street	Triplex	CD-679

### Heritage Significance

Located on the site is a heritage building identified in the City’s Heritage Register as the Follis Residence. The building is listed as a Heritage “A” ranking and has been recognized as having significant heritage value. Figure 1 shows the information from the City’s Heritage Register.

**Figure 1. Heritage Register entry for Follis Residence**



### Project Description

The proposal includes a Heritage Designation Bylaw to protect the existing Follis Residence as well as an infill duplex building in the rear of the property with two principal units and two accessory lock-off suites. In total, there will be three principal units and three accessory units with a total proposed density of 0.67 Floor Space Ratio (FSR). At the rear of the property, four vehicle parking stalls will be provided, accessed directly off the lane. New landscaping, including new trees, will be planted on the site. The heritage building will be fully restored and rehabilitated.

## PLANNING ANALYSIS

### Policy Alignment

<b>Official Community Plan</b>	
Residential Level 2 Land Use Designation To provide a range of ground-oriented housing in areas located between detached residential and more intensive residential or mixed-use areas.	The form of development achieves ground-oriented attached and detached residential dwellings in a transition area, consistent with the designation.
Policy 1.3.1 Ensure that new development is compatible with the established urban form of the City, reflecting the primacy of the Lonsdale Regional City Centre and the transition through mid- and low-rise buildings to lower-density residential neighbourhoods.	The proposed development supports a transition between lower- and higher-density areas by providing low-rise built form with more intense units on the lot. It is consistent with the neighbourhood character, including the retention of a valuable heritage asset that has formed a key part of the street scape since 1907.
Policy 1.3.6 Encourage architecture that responds to the unique context of the City in a sensitive, sustainable, and aesthetically compatible manner.	The retention of the heritage house forms a part of the unique context of the City, and the design of the infill building is compatible with both the heritage house and the surrounding neighbourhood.
<b>CNV Community Well-Being Strategy</b>	
Direction #2 Expand the supply and improve the quality, diversity, and affordability of housing in the City.	The proposed development provides differing forms of unit types and housing stock.
<b>CNV Climate and Environment Strategy</b>	
Pathway 2, Tactic 1.2 Incentivize and remove barriers to low carbon and resilient retrofits, including buildings connected to the community energy system	Through the retention and retrofit of the existing heritage building, improved energy efficiency will be achieved.
Pathway 2, Tactic 1.4 Transition to high efficiency, zero carbon building standards that are adapted to a changing climate and extreme weather events.	The proposed infill building will be achieving Passive House certification, demonstrating high efficiency in building standards.
Pathway 2, Tactic 1.7 Reduce the embodied carbon of building materials and construction projects. & Pathway 4, Tactic 1.3 Increase the recovery and recycling of resources such as food and construction materials to reduce waste.	Through the retention of the existing heritage house, the reuse of materials will allow a reduction of the carbon intensity of when compared to new construction, a reduction of construction waste, and will allow this dwelling, first constructed in 1907 to continue serving as a residential use now and into the future.

## **Tree Removal**

The subject site is zoned RS-1 and is not subject to the City's Tree Bylaw.

There are 14 existing trees on site, of varying size and species. One pear tree in the front yard is proposed to be retained, and the other 13 trees are proposed to be removed. Of the 13 trees to be removed, five are in poor health and were recommended for removal by the applicant's arborist. The remainder conflict with the proposed development and construction process, and are either small, moderately desirable species, or both. Staff support the removal of the trees to enable the proposed development as 11 new trees will be planted on site, which will be able to grow and remain healthy into the future.

There are four existing City trees in the public realm, all of which will be retained.

## **Proposed Zoning Changes**

To achieve the proposed form of development, several variances to the Zoning Bylaw are required. Staff are supportive of the proposed variances, which are explained in Attachment #4. More details about the variance to Gross Floor Area are explain below in the section titled '*Infill Development and Heritage Density Bonusing*'.

## **Parking, Loading and Transportation**

The application proposed four vehicle parking stalls, built on open pads accessed directly from the lane. This complies with the minimum required parking in the Zoning Bylaw, with no variances for reductions. The proposal also includes a minimum of 8 secure bicycle parking stalls, which is not generally required in the zoning, but will be provided by the applicant to encourage active transportation for the residents of this well-connected site, as it is only one block from the Green Necklace along Jones Avenue. There is a minor variance to reduce the required height for the bicycle parking stalls, which will be provided in secure lockers. The variance is fully described in Attachment #4.

## **Off-Site Works and Infrastructure Upgrades**

The proposed development will provide appropriate off-site public realm upgrades and service connections consistent with the Subdivision and Development Control Bylaw. In addition to the Subdivision and Development Control Bylaw, the development is subject to the standard requirements of other City bylaws and policies, including but not limited to, the Street and Traffic Bylaw, Sewerage and Drainage Utility Bylaw, and Tree Policy for the Management of Trees on City Property.

In addition to the bylaw required offsite works, the development will secure the following:

- \$32,500 contribution towards future upgrades of the sanitary main in the 300 block of West 14<sup>th</sup> Street

## Heritage Conservation

As part of the rezoning proposal, the applicant will be conserving the existing heritage “A” house known as the Follis Residence. The Statement of Significance and Heritage Conservation Plan (Attachment #3) prepared by the applicant outlines the proposed conservation strategy to ensure the retention and rehabilitation of the house.

This rehabilitation includes:

- Rehabilitation of the foundation and raising the heritage home up to create a livable basement which will be used as an Accessory Secondary Suite;
- Introduction of new vertical wood siding for the basement level, as well as new windows and doors, similar to existing;
- Rehabilitation (rebuild) of the front stairs;
- Preservation of all existing exterior architectural elements, including original windows, horizontal lapped wood sidings, soffits, shingles, dormers, ;
- Removal of the rear deck (which was added at a later date and is of no heritage value);
- Repaint using high-quality paints in correct historic sheens.

The perpetual protection of the house will be secured through a Heritage Designation Bylaw (Attachment #9). Any future alteration to the house will need to be authorized by a Heritage Alteration Permit and done in accordance with the Heritage Conservation Plan (Attachment #3) which will be registered on title through a Heritage Conservation Covenant.

## Infill Development and Heritage Density Bonusing

To help offset the costs associated with the heritage conservation efforts and building upgrades, the proposal includes an infill building at the rear of the site, with two principal units and two accessory lock-off suites.

The building is designed to be compatible with the existing Follis Residence, and the top floor of the new building is stepped back to limit its visibility from the street and to ensure that the heritage home remains the focal point of the site. The colour palette and modest exterior detailing present a complimentary design that is subordinate to the heritage home.

The total combined proposed density on the site, including the existing heritage home, and the new infill units, will be 0.67 FSR, which exceeds the maximum 0.5 FSR density allowable under the Official Community Plan (OCP) Residential Level 2 Land Use Designation.

Section 2.2.1 of the OCP allows Council to approve additional floor area for the purpose of heritage conservation. Given the unique circumstances of heritage buildings, the density bonus in return for the retention and legal protection of heritage buildings will be judged on their individual merits.



The applicant has provided cost estimates that anticipate an approximate cost of \$360,000 for the proposed restoration and rehabilitation of the Follis Residence. According to the 2018 Density Bonus and Community Benefits Policy, an equivalent development to permit this application’s proposed density bonus would include a suggested \$254,800 in Community Amenity Contributions (CAC).

Given that the estimated value for the heritage restoration works are greater than this equivalent, permitting additional density on the site is commensurate with the CAC requirements. In addition, the proposed work will achieve perpetual protection of an “A” ranked heritage building, while introducing more diverse home ownership opportunities of an appropriate building form to the existing site. Table 2 shows estimated value of the community benefits.

**Table 2. Estimated Value of Community Benefits for 311 West 14th Street**

Density Value Calculation	Value
Equivalent Density Bonus from 0.5 FSR (4,199 sq.ft.) to 0.67 FSR (5,655 sq.ft.) / OCP Category B Bonus Density (@ \$175 / sq. ft)	\$254,800
Equivalent Cost of Heritage Retention and Rehabilitation	\$360,000
Total Proposed Estimated Value of Community Benefits	\$360,000

## ADVISORY BODY INPUT

### Heritage Advisory Commission (HAC)

The proposal was presented to the Heritage Advisory Commission on December 13, 2022. The Commission endorsed the project subject to the following recommendations:

- undertake a review of the interiors and confirm assumptions on the condition of the character defining elements in the Heritage Conservation Plan (operable window, doors and trim);
- review the extent and height reduction of proposed fencing at the front yard and simplify the separation of spaces as much as possible;
- further exploration of duplex colour scheme in line with heritage professional;
- further exploration of heat pump and other mechanical equipment be placed in side yards and mindful of potential impacts to neighbours;
- that the heritage conservation plan be shared with the contractor, to ensure recommendations within the plan are adhered to.

With the current submission, the applicant has adequately addressed all the recommendations to the satisfaction of staff, including through design changes to the front and side yards.

### Advisory Design Panel (ADP)

The proposal was presented to the Advisory Design Panel on December 14, 2022, and the panel unanimously endorsed the project subject to the following recommendations:

- design development to explore the integration of rainwater management through landscape design;
- further design development for landscaping treatments in the rear and side yards;
- further review of adjacency of basement suite windows and parking pads;
- further review and design development on the front yard fencing, and creation of less separation overall; and
- further design development for garbage enclosure and location for the rear units;

The applicant has revised the proposed landscape plan to include a new tree at the rear, and to add planters along the side yards. Bedroom windows adjacent to the parking pads were removed, and the garbage relocated. With these changes, the above recommendations have been adequately addressed to the satisfaction of staff.

## **COMMUNITY CONSULTATION**

A virtual Developer's Information Session (DIS) was held on November 17, 2022. There were four attendees, and the same four people provided written comments about the application.

Comments included support for the proposal and the retention of the heritage house. Specific feedback included suggestion to achieve high energy efficiency, retain original heritage detailing, and to retain the existing brick chimneys despite electrification of the heating system.

The applicant is proposing Passive House certification to achieve energy efficiency, will be retaining all original heritage detailing, and agreed to retain both existing brick chimneys on the heritage house. A summary of the public engagement prepared by the applicant can be seen in Attachment #5.

## **LEGAL AGREEMENTS**

Should Council approve the proposal, the following legal documents would be required to be completed prior to final adoption of the Bylaws:

- Development Covenant;
- Servicing Agreement;
- Community Good Neighbour Agreement; and
- Heritage Conservation Covenant (Section 219).

## **NO PUBLIC HEARING FOR OCP COMPLIANT RESIDENTIAL DEVELOPMENT**

Pursuant to recent Provincial amendments to Section 464 of the *Local Government Act*, which came into force on November 30, 2023, the City must not hold a public hearing on a proposed rezoning bylaw if: an OCP is in place for the subject site; the bylaw is consistent with the OCP; the development is residential; and that residential component is at least half of the gross floor area for the development. Since all of these factors apply to this development, no public hearing will be held for the rezoning bylaw and notice will be published for First Reading of the Bylaw, as set out in the *Local Government Act*.

## **PUBLIC HEARING MANDATORY FOR HERITAGE DESIGNATION BYLAW**

Notwithstanding the prohibition of a Public Hearing for a proposed rezoning bylaw for residential development, *Local Government Act Section 612(1)* requires that the City must hold a public hearing on the proposed heritage designation bylaw for the purpose of allowing affected parties and the general public to make representations respecting matters contain in the proposed bylaw. This is a legislated, statutory requirement as per the Provincial legislation, and not a City requirement. The public hearing is mandatory for this proposed heritage designation bylaw. Notice will be published for the Public Hearing, as set out in the *Local Government Act*.

As the proposed Heritage Designation Bylaw relates only to the designation and protection of the Follis Residence, not to the proposed rezoning application which includes the variances and increase in density, the public hearing must be solely focused on the Heritage Designation Bylaw. Speakers at the public hearing can only speak regarding the proposed Heritage Designation Bylaw and not to the rezoning bylaw.

The readings of each bylaw (the rezoning and the heritage designation bylaw) are at the discretion of Council. Staff are recommending that at the first meeting of Council where this application is considered, the Zoning Bylaw Amendment Bylaw be considered for first and second reading, with no Public Hearing held, and that the Heritage Designation Bylaw be considered for first and second reading and referred to a Public Hearing. Should Council give the readings of the bylaws and refer the Heritage Designation Bylaw to a public hearing, the notice of the public hearing will be published as per the Local Government Act.

At a subsequent meeting, the Public Hearing would be held. After the Public Hearing is closed Council would consider the third reading of the Heritage Designation Bylaw, and then third reading of the Zoning Bylaw Amendment Bylaw. Should Council support third reading of both bylaws, staff would seek legal agreements to secure the conditions of the approval and would return to Council for the consideration of fourth reading (Final Adoption) of both bylaws at a future meeting.

## **CONCLUSION**

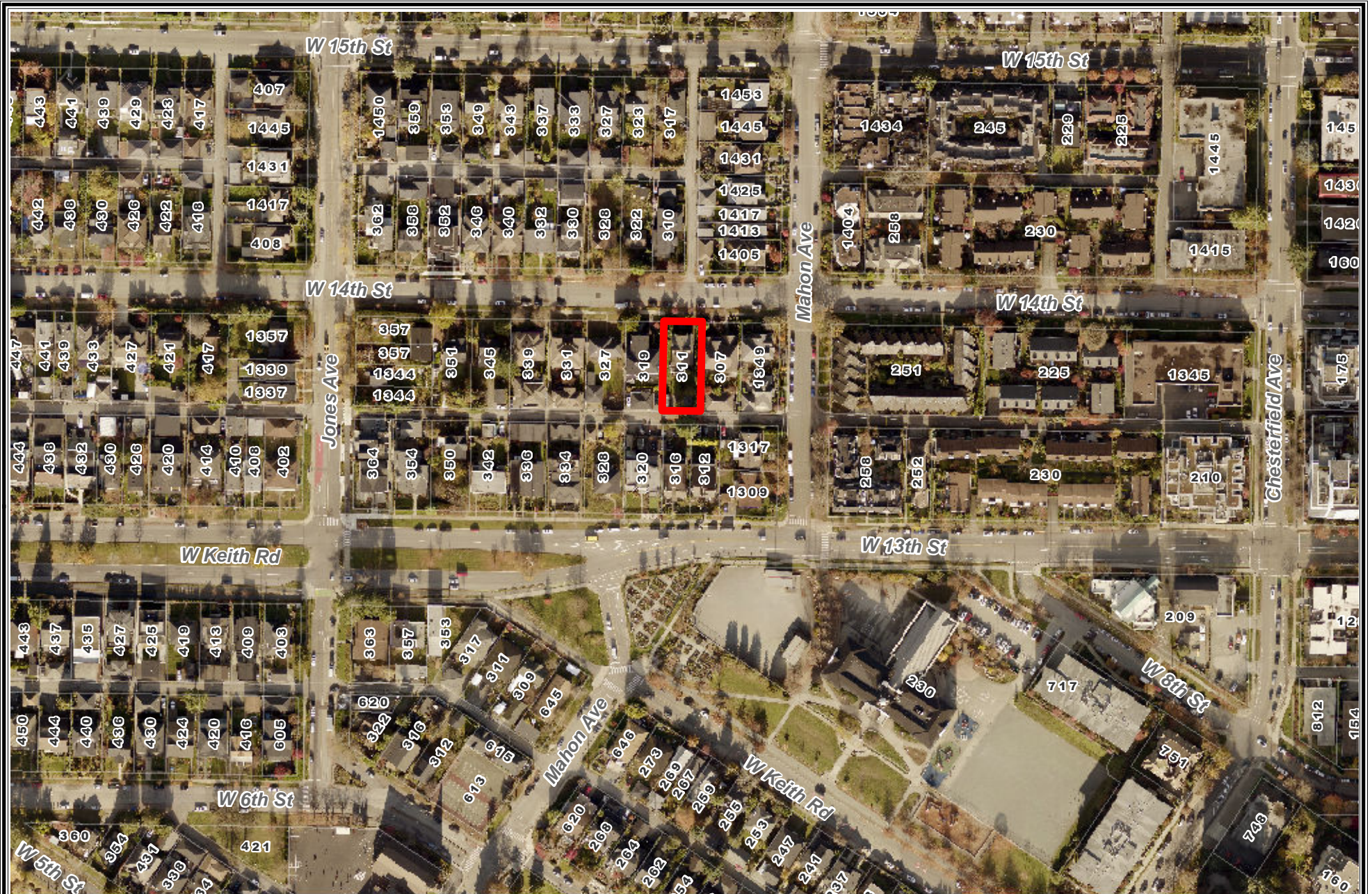
This application represents good planning. It would secure the restoration and rehabilitation, along with the perpetual protection of a Heritage “A” asset in the City. Additionally, new residential units of a diverse form would be constructed, increasing the housing stock within this neighbourhood.

RESPECTFULLY SUBMITTED:



---

Linden Mulleder  
Planner 2



Context Map: 311 West 14th Street



**Consultants**

**Architect**

dIp Architecture inc.  
 Lucio Picciano, Architect AIBC  
 202-460 Nanaimo Street  
 Vancouver, BC V5L 4W3  
 (p) 778.889.68  
 (e) lucio@dipdesigns.com

**Civil Engineer**

Creus Engineering Ltd.  
 Fred Ciabrelli, P.Eng  
 610 - East Tower, 221 Esplanade West  
 North Vancouver, BC V7M 3J3  
 (p) 604.987.9070  
 (e) fciambrelli@creus.ca

**Landscape**

M2 Landscape Architecture and Arboriculture Inc.  
 Qing Li, BCSLA Intern  
 220 - 26 Lorne Mews  
 New Westmister, BC V3M 3L7  
 (p) 604.553.0044  
 (e) qingli@m2la.com

**Arborist**

M2 Landscape Architecture and Arboriculture Inc.  
 Xudong Bao, ISA  
 220 - 26 Lorne Mews  
 New Westmister, BC V3M 3L7  
 (p) 604.553.0044 (ext. 107)

**Passive House Designer**

dIp Architecture inc.  
 Lucio Picciano, Architect AIBC  
 202-460 Nanaimo Street  
 Vancouver, BC V5L 4W3  
 (p) 778.889.68  
 (e) lucio@dipdesigns.com

**Passive House Certifier**

Zero Energy and Passivhaus Institute for Research (ZEPHIR)  
 Francesco Nesi  
 39 - 38057 Pergine  
 Valsugana TM, Italy  
 (p) +39 331.8146937  
 (e) f.nesi@zephir.ph

ARCHITECT:



architecture

DLP ARCHITECTURE INC  
 202-460 NANAIMO ST  
 VANCOUVER BC V5L 4W3  
 778-889-6849

PRIMARY CONTACT:

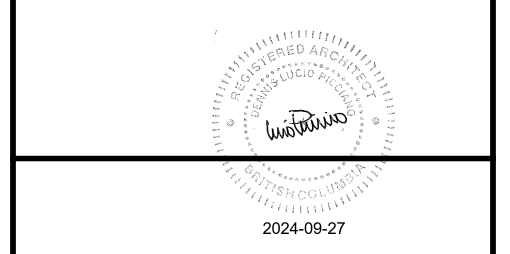
D. LUCIO PICCIANO  
 202-460 NANAIMO ST  
 VANCOUVER BC V5L 4W3  
 778-889-6849

PROJECT:

**HERITAGE REVITALIZATION and NEW LOW ENERGY DUPLEX**

PROJECT ADDRESS:  
 311 West 14th Street.  
 City of North Vancouver, BC

OWNER:  
 1352644 BC LTD



**ARCHITECT SEAL**

-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

**REVISIONS**

No.	Date	Description
	24-Sept-24	DP FOR COUNCIL
	10-Jul-23	DP Prior-to 2
-	20-Mar-23	DP Prior-to
-	27-Feb-23	Consultants
B	24-Aug-22	Development Permit
-	19-May-22	Review
-	13-May-22	Consultants
-	05-May-22	Consultants
A	17-Dec-21	Rezoning Pre-App

**ISSUE INFORMATION**

PLOT DATE: 24 SEPT 2024

PROJECT NO.: **21-06**  
 DRAWN BY: CDS  
 CHECKED BY: dIp  
 PRINCIPAL IN CHARGE: Lucio Picciano AIBC  
 OWNER APPROVAL:

SCALE: 1/8"=1'-0"  
 SHEET TITLE

COVER SHEET  
 DRAWING LIST

SHEET NO.  
**DP1.0**

Drawing List	
DP1.0	COVER SHEET
DP1.1	SITE PLAN
	PROJECT DATA
	CODE ANALYSIS
DP1.2	3D VIEWS
DP2.0	BASEMENT PLANS
DP2.1	MAIN FLOOR PLANS
DP2.2	2ND FLOOR PLANS
DP2.3	ROOF PLANS
DP2.4	ROOF PLANS
DP3.0	ELEVATIONS
DP3.1	ELEVATIONS
DP3.2	ELEVATIONS
DP3.3	ELEVATIONS
DP3.4	ELEVATIONS
DP3.5	ELEVATIONS
DP4.0	SECTIONS

D  
C  
B  
A

1 2 3 4 5

1 2 3 4 5

# Code Analysis

**Civic Address** 311 14th Street West, North Vancouver BC  
**Legal Description** Lot 9 Block 64 District Lot 548 Plan 750  
**Building Code** British Columbia Building Code 2018

**1.4 Terms and Abbreviations**  
**1.4.1.2 Defined Terms**  
 Basement means a storey or storeys of a building located below the first storey  
 Building height (in storeys) means the number of storeys contained between the roof and the floor of the first storey.  
 First storey means the uppermost storey having its floor level not more than 2 m above grade

**Part 9 Housing and Small Buildings**  
**9.10 Fire Protection**  
**9.10.1.3 Items Under Part 3 Jurisdiction**  
 Sprinkler systems shall be designed, constructed and installed in conformance with Articles 3.2.6.12, to 3.2.6.15, and 3.2.6.17.  
**9.10.2 Occupancy Classification**  
 Table 9.10.2.1 Group C - Residential

**9.10.8 Fire Resistance and Combustibility in Relation to Occupancy, Height and Supported Elements**  
 9.10.8.10 (1) Table 9.10.8.1, does not apply to a dwelling unit that has no other dwelling unit above or below it  
 (b) houses with a secondary suite including their common spaces or a dwelling unit that is not above or below another major occupancy

9.10.8.4(1) Where an assembly is required to be of noncombustible construction and to have a fire-resistance rating, it shall be supported by noncombustible construction

**9.10.9 Fire Separations between Rooms and Spaces within Buildings**  
 9.10.9.14 Separation of Residential Suites  
 Dwelling units that contain 2 or more storeys including basements as well as houses with a secondary suite including their common spaces shall be separated from the remainder of the building by a fire separation having a fire-resistance rating of not less than 1 h. (See Note A-3.3.4.4.(1).)

9.10.9.14(4) in a house with a secondary suite, dwelling units shall be separated from each other and from ancillary spaces and common spaces with a fire separation that is not required to have a fire-resistance rating if the building is sprinklered.

**Spatial Separations Duplex**  
**3.2.3 Spatial Separation and Exposure Protection**  
 Table 3.2.3.1.D

Wall Face	Wall Area	Limiting Distance	UPO% Allowable	UPO% Proposed	Construction (C / NC)	FRR	Cladding (C / NC)
North	126.19 m <sup>2</sup>	2.60 m	22.57%	21.27%	C	N/A	C
South	134.95 m <sup>2</sup>	6.10 m	58.53%	13.34%	C	N/A	C
East	85.96 m <sup>2</sup>	2.33 m	20.80%	4.31%	C	N/A	C
West	97.46 m <sup>2</sup>	2.30 m	20.39%	5.76%	C	N/A	C

**Heritage House**  
**9.10.14 Spatial Separation between Buildings**  
 Table 9.10.14.4.A

Wall Face	Wall Area	Limiting Distance	UPO% Allowable	UPO% Proposed	Construction (C / NC)	FRR	Cladding (C / NC)
North	55.97 m <sup>2</sup>	6.78 m	70.14%	21.88%	C	N/A	C
South	84.73 m <sup>2</sup>	2.80 m	15.18%	12.13%	C	N/A	C
East	79.06 m <sup>2</sup>	4.74 m	30.05%	15.77%	C	N/A	C
West	95.38 m <sup>2</sup>	4.44 m	22.69%	15.02%	C	N/A	C

**9.10.18 Alarm and Detection Systems**  
 9.10.18.2 Fire Alarm System Required  
 A fire alarm system is not required in a residential occupancy where an exit or public corridor serves not more than 4 suites or where each suite has direct access to an exterior exit facility leading to ground level

**9.10.19 Smoke Alarms**  
 9.10.19.1 Required Smoke Alarms  
 Except as permitted by Article 9.10.19.8., smoke alarms conforming to CANULC-SS31, "Standard for Smoke Alarms", shall be installed in each dwelling unit.  
 (a) Location of Smoke Alarms  
 Within dwelling units, sufficient smoke alarms shall be installed so that there is at least one smoke alarm installed on each storey, including basements, and on any storey of a dwelling unit containing sleeping rooms, a smoke alarm is installed  
 (i) in each sleeping room, and  
 (ii) in a location between the sleeping rooms and the remainder of the storey, and if the sleeping rooms are served by a hallway, the smoke alarm shall be located in the hallway.

**9.10.20 Firefighting**  
 9.10.20.4 Portable Extinguishers  
 Portable extinguishers shall be installed in all buildings, except within dwelling units, in conformance with the British Columbia Fire Code.

**9.11.1 Protection from Airborne Noise**  
 9.11.1.1 Required Protection  
 Except as provided in Sentences (2) and (3), a dwelling unit shall be separated from every other space in a building in which noise may be generated by a separating assembly providing a sound transmission class (STC) rating of not less than 50 and adjoining constructions that conform to Article 9.11.1.4. (See Note A-9.11.1.4.)  
 (b) Where a house contains a secondary suite, each dwelling unit shall be separated from every other space in the house in which noise may be transmitted by construction providing an STC rating of not less than 43

# Location Map



# Project Data

**CIVIC ADDRESS** 311 WEST 14<sup>th</sup> STREET  
 CITY OF NORTH VANCOUVER, BC  
**LEGAL DESCRIPTION** LOT 9 BLOCK 64 DISTRICT LOT 548 PLAN 750  
**PID** 015-143-023  
**CURRENT ZONING** RT-2

**LOT AREA** 8399 ft<sup>2</sup> 780.26 m<sup>2</sup>

**FLOOR SPACE RATIO STATEMENT**

**PROPOSED FSR** **0.67**  
 NET PROJECT AREA / LOT AREA  
 (5655 ft<sup>2</sup> / 8399 ft<sup>2</sup>)

**UNITS 2 and 3**

<b>BASEMENT FLOOR</b>	806 ft <sup>2</sup>	74.88 m <sup>2</sup>
<b>MAIN FLOOR</b>	791 ft <sup>2</sup>	73.49 m <sup>2</sup>
<b>2<sup>nd</sup> FLOOR</b>	806 ft <sup>2</sup>	74.88 m <sup>2</sup>
<b>3<sup>rd</sup> FLOOR</b>	437 ft <sup>2</sup>	40.60 m <sup>2</sup>

**DUPLEX TOTAL** 2 840 ft<sup>2</sup> X 2

**PROPOSED DUPLEX GFA** 5 680 ft<sup>2</sup> 525.69 m<sup>2</sup>

**EXISTING HERITAGE HOUSE**

<b>BASEMENT FLOOR</b>	1 149 ft <sup>2</sup>	106.75 m <sup>2</sup>
<b>MAIN FLOOR</b>	1 102 ft <sup>2</sup>	102.38 m <sup>2</sup>
<b>2<sup>nd</sup> FLOOR</b>	810 ft <sup>2</sup>	75.25 m <sup>2</sup>

**HERITAGE HOUSE GFA** 3 061 ft<sup>2</sup> 284.38 m<sup>2</sup>

**TOTAL GROSS FLOOR AREA** 8 741 ft<sup>2</sup> 812.07 m<sup>2</sup>

**EXEMPTIONS**

<b>WALL THICKNESS ABOVE GRADE</b> 650 lf X 0.5 ft	325 ft <sup>2</sup>	30.19 m <sup>2</sup>
<b>BASEMENTS</b>	2 761 ft <sup>2</sup>	256.51 m <sup>2</sup>

**TOTAL EXEMPTIONS** 3 086 ft<sup>2</sup> 286.70 m<sup>2</sup>

**NET PROJECT AREA** 5 655 ft<sup>2</sup> 525.37 m<sup>2</sup>

**AMENITIES**

**GARBAGE / RECYCLING** 130 ft<sup>2</sup> 12.08 m<sup>2</sup>

**ACCESSORY BICYCLE STORAGE** 96 ft<sup>2</sup> 8.92 m<sup>2</sup>

<b>ROOF DECKS</b>	UNIT 2	279 ft <sup>2</sup>	25.91 m <sup>2</sup>
	UNIT 3	279 ft <sup>2</sup>	25.91 m <sup>2</sup>

**PARKING**

<b>DWELLING PARKING</b>	REQUIRED	PROVIDED
1 PER DWELLING UNIT	4	4
<b>BICYCLE PARKING</b>		
2 PER DWELLING UNIT	8	8

**SITE COVERAGE**

**PROPOSED SITE COVERAGE** **0.359**  
 GROSS BUILDING AREA / LOT AREA  
 (3 016 ft<sup>2</sup> / 8399 ft<sup>2</sup>)

**EXISTING HERITAGE HOUSE** (MINUS NON-CONFORMING ADDITION) 1 204 ft<sup>2</sup> 111.90 m<sup>2</sup>

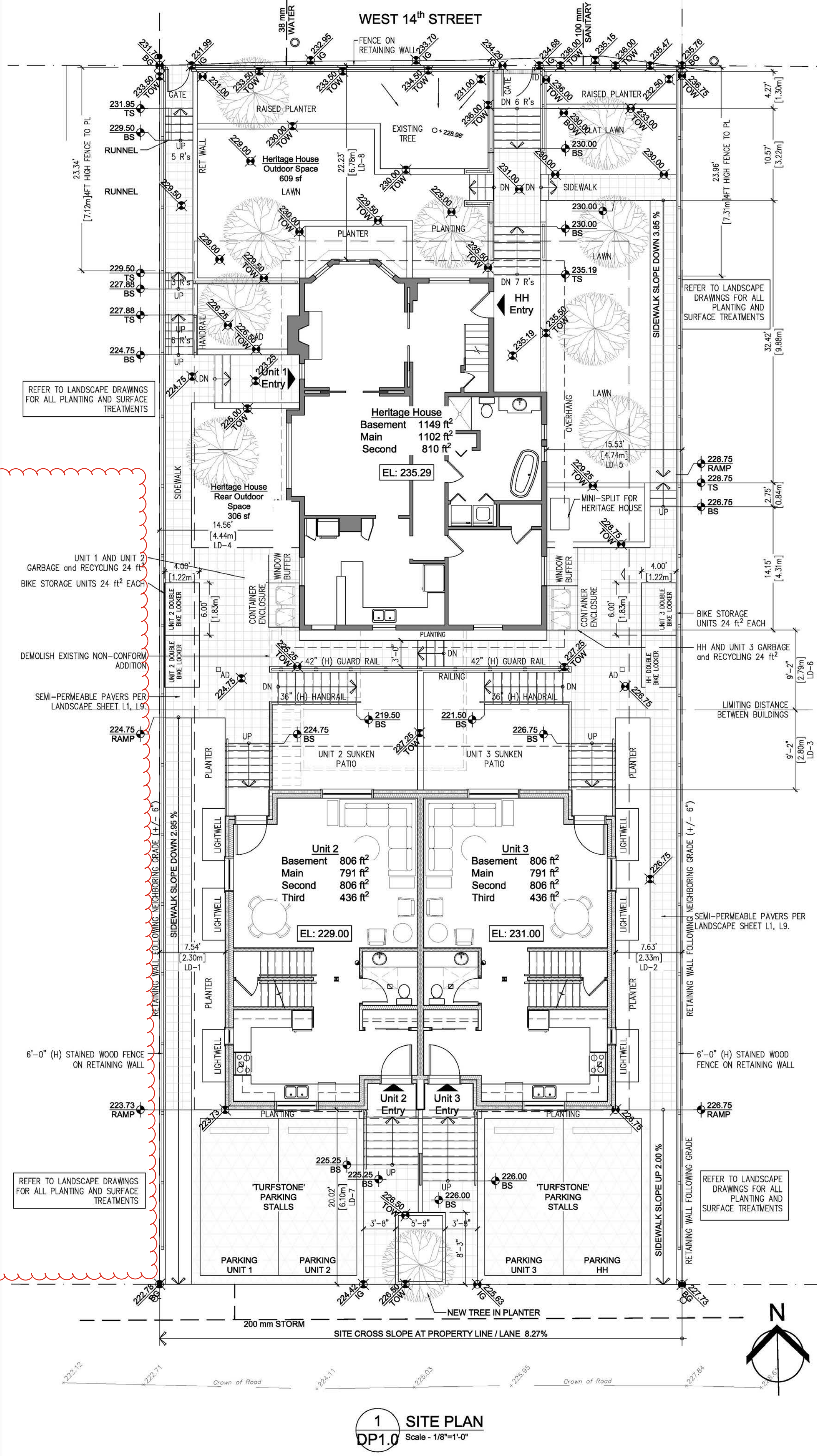
**PROPOSED DUPLEX** 1 812 ft<sup>2</sup> 168.30 m<sup>2</sup>

**TOTAL SITE COVERAGE** 3 016 ft<sup>2</sup> 280.20 m<sup>2</sup>

**BUILDING HEIGHT**

<b>AVERAGE GRADE</b>	227.47 ft	69.33 m
<b>PROPOSED ROOF PEAK</b> (8.9 m FROM AVERAGE GRADE)	256.67 ft	78.23 m
<b>TOP PLATE</b> (8.5 m FROM AVERAGE GRADE)	255.37 ft	77.84 m

<b>REFERENCE HEIGHT</b>	229.17 ft	69.85 m
FRONT (230.94 + 232.35)/2	231.65 ft	
REAR (222.73 + 228.15)/2	225.44 ft	
231.65 + ((225.44-231.65)/0.4)	229.17 ft	



**1 SITE PLAN**  
 DP1.0 Scale - 1/8"=1'-0"

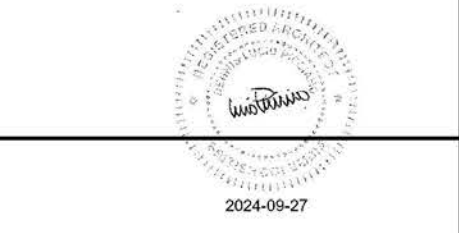
ARCHITECT:  
  
 DLP ARCHITECTURE INC  
 202-460 NANAIMO ST  
 VANCOUVER BC V6L 4W3  
 778-889-6849

PRIMARY CONTACT:  
 D. LUCIO PICCIANO  
 202-460 NANAIMO ST  
 VANCOUVER BC V6L 4W3  
 778-889-6849

PROJECT:  
**HERITAGE REVITALIZATION and NEW LOW ENERGY DUPLEX**

PROJECT ADDRESS:  
 311 West 14th Street,  
 City of North Vancouver, BC

OWNER:  
 1352644 BC LTD



ARCHITECT SEAL

No.	Date	Description
-	-	-
-	-	-

**REVISIONS**

No.	Date	Description
24-Sept-24	DP FOR COUNCIL	
10-Jul-23	DP Prior-to 2	
20-Mar-23	DP Prior-to	
27-Feb-23	Consultants	
24-Aug-22	Development Permit	
19-May-22	Review	
13-May-22	Consultants	
05-May-22	Consultants	
17-Dec-21	Rezoning Pre-App	

**ISSUE INFORMATION**

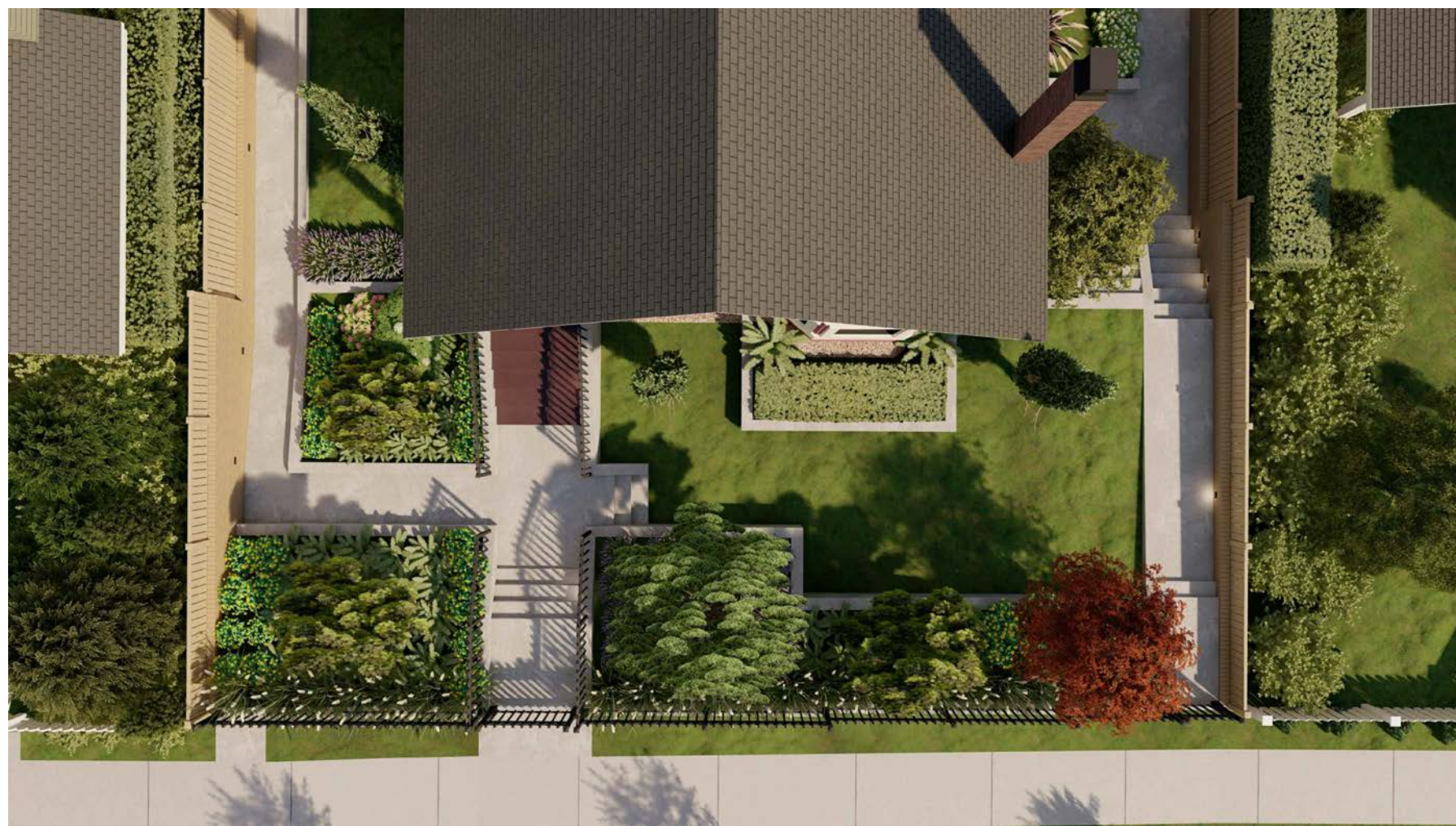
PLOT DATE: 24 SEPT 2024

PROJECT NO.: **21-06**  
 DRAWN BY: CDS  
 CHECKED BY: dlp  
 PRINCIPAL IN CHARGE: Lucio Picciano AIBC  
 OWNER APPROVAL:

SCALE: 1/8"=1'-0"

SHEET TITLE  
**SITE PLAN PROJECT DATA**

SHEET NO.  
**DP1.1**



AERIAL VIEW OF FRONT YARD HERITAGE HOUSE



FRONT VIEW SE OF HERITAGE HOUSE



REAR OF HERITAGE HOUSE



PERSPECTIVE SOUTH FROM WEST SIDEYARD



PERSPECTIVE EAST FROM WEST SIDEYARD



REAR OF LANEWAY DUPLEX



Shown with optional ramp



ARCHITECT:

**dip**  
architecture

DLP ARCHITECTURE INC  
202-460 NANAIMO ST  
VANCOUVER BC V6L 4W3  
778-889-6849

PRIMARY CONTACT:

D. LUCIO PICCIANO  
202-460 NANAIMO ST  
VANCOUVER BC V6L 4W3  
778-889-6849

PROJECT:

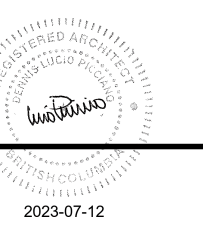
**HERITAGE  
REVITALIZATION and  
NEW LOW ENERGY  
DUPLEX**

PROJECT ADDRESS:

311 West 14th Street,  
City of North Vancouver, BC

OWNER:

1352644 BC LTD



ARCHITECT SEAL

-	-	-
-	-	-
-	-	-
△	-	-
No.	Date	Description

REVISIONS

	10-Jul-23	DP Prior-to 2
-	20-Mar-23	DP Prior-to
-	27-Feb-23	Consultants
B	24-Aug-22	Development Permit
-	19-May-22	Review
-	13-May-22	Consultants
-	05-May-22	Consultants
A	17-Dec-21	Rezoning Pre-App

ISSUE INFORMATION

PLOT DATE: 10 July 2023

PROJECT NO.: **21-06**

DRAWN BY: CDS

CHECKED BY: dip

PRINCIPAL IN CHARGE: Lucio Picciano AIBC

OWNER APPROVAL:

SCALE:

SHEET TITLE

3D VIEWS

SHEET NO.

**DP1.2**

# Assemblies

ARCHITECT:



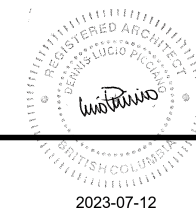
DLP ARCHITECTURE INC  
202-460 NANAIMO ST  
VANCOUVER BC V6L 4W3  
778-889-6849

PRIMARY CONTACT:  
  
D. LUCIO PICCIANO  
202-460 NANAIMO ST  
VANCOUVER BC V6L 4W3  
778-889-6849

PROJECT:  
  
**HERITAGE REVITALIZATION and NEW LOW ENERGY DUPLEX**

PROJECT ADDRESS:  
311 West 14th Street,  
City of North Vancouver, BC

OWNER:  
1352644 BC LTD



ARCHITECT SEAL

No.	Date	Description
-	-	-
-	-	-
-	-	-

REVISIONS

No.	Date	Description
10-Jul-23	DP Prior-to 2	
20-Mar-23	DP Prior-to	
27-Feb-23	Consultants	
24-Aug-22	Development Permit	
19-May-22	Review	
13-May-22	Consultants	
05-May-22	Consultants	
17-Dec-21	Rezoning Pre-App	

ISSUE INFORMATION

PLOT DATE: 10 July 2023

PROJECT NO.: **21-06**  
DRAWN BY: CDS  
CHECKED BY: dip  
PRINCIPAL IN CHARGE: Lucio Picciano AIBC  
OWNER APPROVAL:

SCALE: 1"=1'-0"

SHEET TITLE

Assemblies

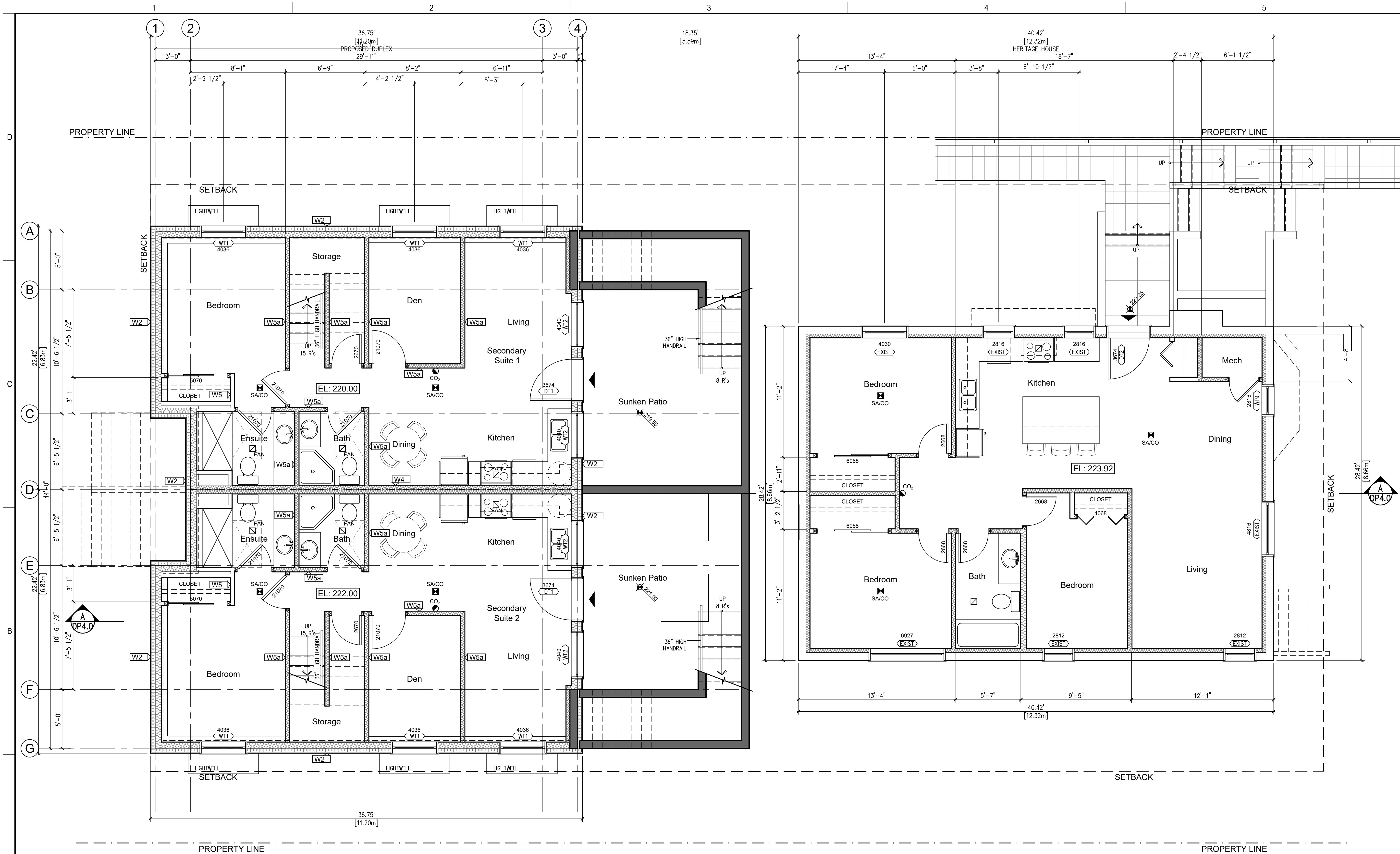
SHEET NO.

# DP1.3

Exterior Wall Assemblies						Party Wall Assemblies						Floor Assemblies						Floor Assemblies					
TYPE	ASSEMBLY	DESCRIPTION				TYPE	ASSEMBLY	DESCRIPTION				TYPE	ASSEMBLY	DESCRIPTION				TYPE	ASSEMBLY	DESCRIPTION			
W1	FRR	TYPICAL FOUNDATION WALL - BELOW GRADE				W4	FRR	TYPICAL INTERIOR PARTY WALL				F2	Ext.	TYPICAL FRAMED FLOOR - EXTERIOR				F4	Ext.	TYPICAL FRAMED FLOOR - EXTERIOR			
		FILTER CLOTH and DRAINAGE MAT on SELF-ADHERED WATERPROOF MEMBRANE (SAM) on EPS RIGID INSULATION on ICF RIGID INSULATION CAST IN PLACE CONCRETE FOUNDATION WALL (ICF) ICF RIGID INSULATION GYPSUM WALL BOARD						1/2" TYPE 'X' GYPSUM WALL BOARD 2 x 4 WOOD STUD FRAMING at 16" o.c. ACOUSTIC BATT INSULATION AIRSPACE 2 x 4 WOOD STUD FRAMING at 16" o.c. c/w ACOUSTIC BATT INSULATION and TYPE 'X' GYPSUM WALL BOARD 20 ga. RESILIENT CHANNEL - ONE SIDE ONLY TYPE 'X' GYPSUM WALL BOARD - STAGGERD JOINTS						PAVERS ON LEVELING PADS 2 PLY SBS ROOFING MEMBRANE POLYISOBOARD INSULATION T & G PLYWOOD SUB FLOOR (GLUED AND SCREWED) SLEEPERS at 24" o.c. - SLOPED TO DRAIN TRUSS JOIST FRAMING SYSTEM at 16" o.c. REFER TO STRUCTURAL MINERAL WOOL INSULATION 2 LAYERS TYPE 'X' GYPSUM WALL BOARD CEILING						STAINED WOOD DECKING ON LEVELING PADS 2 PLY SBS ROOFING MEMBRANE POLYISOBOARD INSULATION T & G PLYWOOD SUB FLOOR (GLUED AND SCREWED) SLEEPERS at 24" o.c. - SLOPED TO DRAIN TRUSS JOIST FRAMING SYSTEM at 16" o.c. REFER TO STRUCTURAL MINERAL WOOL INSULATION 2 LAYERS TYPE 'X' GYPSUM WALL BOARD CEILING			
RSI CALCULATION						RSI CALCULATION						RSI CALCULATION						RSI CALCULATION					
COMPONENT	PERCENTAGE (%)	THICKNESS (Inches)	THICKNESS (m)	CONDUCTIVITY (W/mk)	RSI VALUE (m² k/w)	COMPONENT	PERCENTAGE (%)	THICKNESS (Inches)	THICKNESS (m)	CONDUCTIVITY (W/mk)	RSI VALUE (m² k/w)	COMPONENT	PERCENTAGE (%)	THICKNESS (Inches)	THICKNESS (m)	CONDUCTIVITY (W/mk)	RSI VALUE (m² k/w)	COMPONENT	PERCENTAGE (%)	THICKNESS (Inches)	THICKNESS (m)	CONDUCTIVITY (W/mk)	RSI VALUE (m² k/w)
SAM	100.00	0.12	0.003	0.250	0.012	Plywood Sheathing	100.00	0.75	0.019	0.130	0.147	Plywood Sheathing	100.00	0.75	0.019	0.130	0.147	Plywood Sheathing	100.00	0.75	0.019	0.130	0.147
EPS Rigid Insulation	100.00	4.00	0.102	0.030	3.387	2x Sleepers	14.58	1.50	0.038	0.130	0.043	2x Sleepers	14.58	1.50	0.038	0.130	0.043	2x Sleepers	14.58	1.50	0.038	0.130	0.043
ICF Insulation	100.00	2.63	0.067	0.036	1.852	Polyurethane Spray Foam Insulation	85.42	1.50	0.038	0.035	0.930	Polyurethane Spray Foam Insulation	85.42	1.50	0.038	0.035	0.930	Polyurethane Spray Foam Insulation	85.42	1.50	0.038	0.035	0.930
Reinforced Concrete (ICF)	100.00	8.00	0.203	2.100	0.097	Truss Joists	5.00	9.50	0.241	0.130	0.093	Truss Joists	5.00	9.50	0.241	0.130	0.093	Truss Joists	5.00	9.50	0.241	0.130	0.093
ICF Insulation	100.00	2.63	0.067	0.036	1.852	Polyurethane Spray Foam Insulation	95.00	9.50	0.241	0.035	6.550	Polyurethane Spray Foam Insulation	95.00	9.50	0.241	0.035	6.550	Polyurethane Spray Foam Insulation	95.00	9.50	0.241	0.035	6.550
Gypsum Wall Board	100.00	0.50	0.013	0.250	0.051	2 Layers Gypsum Wall Board	100.00	1.25	0.032	0.430	0.074	Gypsum Wall Board	100.00	1.25	0.032	0.25	0.127	Gypsum Wall Board	100.00	1.25	0.032	0.25	0.127
UP Horizontal Down Rsi 0.10 0.13 0.17 0.13 Rse 0.04 0.04 0.04 0.00						UP Horizontal Down Rsi 0.10 0.13 0.17 0.10 Rse 0.04 0.04 0.04 0.04						UP Horizontal Down Rsi 0.10 0.13 0.17 0.10 Rse 0.04 0.04 0.04 0.04						UP Horizontal Down Rsi 0.10 0.13 0.17 0.10 Rse 0.04 0.04 0.04 0.04					
Note: Materials with 0.000 conductivity not included in calculation. Rse Below Grade = 0.00 <b>Total R<sub>S1</sub> 7.38</b>						Note: Materials with 0.000 conductivity not included in calculation. Rse Below Grade = 0.00 <b>Total R<sub>S1</sub> 7.98</b>						Note: Materials with 0.000 conductivity not included in calculation. Rse Below Grade = 0.00 <b>Total R<sub>S1</sub> 8.03</b>						Note: Materials with 0.000 conductivity not included in calculation. Rse Below Grade = 0.00 <b>Total R<sub>S1</sub> 8.03</b>					
W2	FRR	TYPICAL EXTERIOR FRAMED WALL				W5	FRR	TYPICAL INTERIOR WALL - NON-RATED SMOKE SEPARATION				F2a	Ext.	TYPICAL FRAMED FLOOR - EXTERIOR				F5	Int.	TYPICAL RATED FRAMED FLOOR - INTERIOR			
		EXTERIOR WALL CLADDING (REFER TO ELEVATIONS) METAL HAT TRACK STRAPPING at 24" o.c. 'CASCADIA CLIP' FIBERGLASS THERMAL SPACER or SIMILAR - SPACING PER SPECIFICATIONS 'SOPRAROCK' EXTERIOR INSULATION BOARD on AIR AND MOISTURE BARRIER 3/4" PLYWOOD SHEATHING 2 x 6 WOOD STUD FRAMING at 24" o.c. c/w 5 1/2" COMFORTBATT ROCKWOOL INSULATION 6 mil UV POLY VAPOUR BARRIER 1/2" GYPSUM WALL BOARD						1/2" GYPSUM WALL BOARD - BOTH SIDES 2 x 6 WOOD STUD FRAMING at 16" o.c. W5a ACOUSTIC WALL SAME AS W5 ADD: ACOUSTIC BATT INSULATION TO FILL STUD SPACE OPTION: ADD 20 ga. RESILIENT CHANNEL (STC = 39)						WALKABLE POLYURETHANE MEMBRANE 2 PLY SBS ROOFING MEMBRANE PROTECTION BOARD VACUUM INSULATED PANEL (VIP) T & G PLYWOOD SUB FLOOR (GLUED AND SCREWED) FLOOR FRAMING JOISTS at 12" o.c. REFER TO STRUCTURAL BATT INSULATION 2 LAYERS TYPE 'X' GYPSUM WALL BOARD						FINISHED FLOOR on T & G PLYWOOD SUB FLOOR (GLUED AND SCREWED) TRUSS JOIST FRAMING SYSTEM REFER TO STRUCTURAL ACOUSTIC BATT INSULATION TO FILL JOIST SPACE 2 LAYERS TYPE 'X' GYPSUM WALL BOARD CEILING			
RSI CALCULATION						RSI CALCULATION						RSI CALCULATION						RSI CALCULATION					
COMPONENT	PERCENTAGE (%)	THICKNESS (Inches)	THICKNESS (m)	CONDUCTIVITY (W/mk)	RSI VALUE (m² k/w)	COMPONENT	PERCENTAGE (%)	THICKNESS (Inches)	THICKNESS (m)	CONDUCTIVITY (W/mk)	RSI VALUE (m² k/w)	COMPONENT	PERCENTAGE (%)	THICKNESS (Inches)	THICKNESS (m)	CONDUCTIVITY (W/mk)	RSI VALUE (m² k/w)	COMPONENT	PERCENTAGE (%)	THICKNESS (Inches)	THICKNESS (m)	CONDUCTIVITY (W/mk)	RSI VALUE (m² k/w)
'Soprarock' Exterior Insulation	100.00	4.00	0.102	0.037	2.746	Protection Board	100.00	0.50	0.013	0.130	0.098	Finished Floor on	100.00	0.50	0.013	0.130	0.098	Finished Floor on	100.00	0.50	0.013	0.130	0.098
Plywood Sheathing	100.00	0.75	0.019	0.130	0.147	Vacuum Insulated Panel (VIP)	100.00	1.00	0.025	0.008	3.175	Vacuum Insulated Panel (VIP)	100.00	1.00	0.025	0.008	3.175	Vacuum Insulated Panel (VIP)	100.00	1.00	0.025	0.008	3.175
2 x 6 Wood Studs	11.00	5.50	0.140	0.130	0.118	Sheathing	85.42	0.75	0.019	0.130	0.147	Sheathing	85.42	0.75	0.019	0.130	0.147	Sheathing	85.42	0.75	0.019	0.130	0.147
Batt Insulation	89.00	5.50	0.140	0.037	3.360	Wood Joists	12.50	5.50	0.140	0.130	0.134	Wood Joists	12.50	5.50	0.140	0.130	0.134	Wood Joists	12.50	5.50	0.140	0.130	0.134
Gypsum Wall Board	100.00	0.50	0.013	0.250	0.051	Polyurethane Spray Foam Insulation	87.50	5.50	0.140	0.035	3.493	Polyurethane Spray Foam Insulation	87.50	5.50	0.140	0.035	3.493	Polyurethane Spray Foam Insulation	87.50	5.50	0.140	0.035	3.493
UP Horizontal Down Rsi 0.10 0.13 0.17 0.13 Rse 0.04 0.04 0.04 0.04						UP Horizontal Down Rsi 0.10 0.13 0.17 0.10 Rse 0.04 0.04 0.04 0.04						UP Horizontal Down Rsi 0.10 0.13 0.17 0.10 Rse 0.04 0.04 0.04 0.04						UP Horizontal Down Rsi 0.10 0.13 0.17 0.10 Rse 0.04 0.04 0.04 0.04					
Note: Materials with 0.000 conductivity not included in calculation. Rse Below Grade = 0.00 <b>Total R<sub>S1</sub> 6.59</b>						Note: Materials with 0.000 conductivity not included in calculation. Rse Below Grade = 0.00 <b>Total R<sub>S1</sub> 7.31</b>						Note: Materials with 0.000 conductivity not included in calculation. Rse Below Grade = 0.00 <b>Total R<sub>S1</sub> 7.31</b>						Note: Materials with 0.000 conductivity not included in calculation. Rse Below Grade = 0.00 <b>Total R<sub>S1</sub> 7.31</b>					
W3	FRR	TYPICAL EXTERIOR FRAMED WALL				F1	Int.	TYPICAL SLAB ON GRADE FLOOR				F3	Int.	TYPICAL FRAMED FLOOR - EXTERIOR				F6	Int.	TYPICAL RATED FRAMED FLOOR - INTERIOR			
		EXTERIOR WALL CLADDING (REFER TO ELEVATIONS) VERTICAL RAINSCREEN STRAPPING BLOCKING (TO MAINTAIN WALL PLANE) AIR AND MOISTURE BARRIER PLYWOOD SHEATHING WOOD STUD FRAMING at 24" o.c. PLYWOOD SHEATHING AIR AND MOISTURE BARRIER VERTICAL RAINSCREEN STRAPPING EXTERIOR WALL CLADDING						1/2" HARDWOOD FLOORING 6" CAST IN PLACE REINFORCED CONCRETE SLAB 8" UV POLY VAPOUR BARRIER 6 mil EPS RIGID INSULATION - FULL FIELD CRUSHED GRAVEL (min.) NATIVE SOIL or COMPACTED BACKFILL						FINISHED FLOOR on 2 PLY SBS ROOFING MEMBRANE POLYISOBOARD INSULATION T & G PLYWOOD SUB FLOOR (GLUED AND SCREWED) TRUSS JOIST FRAMING SYSTEM REFER TO STRUCTURAL MINERAL WOOL INSULATION METAL HAT TRACK STRAPPING at 24" o.c. FINISHED METAL VENTED SOFFIT						FINISHED FLOOR on T & G PLYWOOD SUB FLOOR (GLUED AND SCREWED) TRUSS JOIST FRAMING SYSTEM REFER TO STRUCTURAL ACOUSTIC BATT INSULATION TO FILL JOIST SPACE GYPSUM WALL BOARD CEILING			
RSI CALCULATION						RSI CALCULATION						RSI CALCULATION						RSI CALCULATION					
COMPONENT	PERCENTAGE (%)	THICKNESS (Inches)	THICKNESS (m)	CONDUCTIVITY (W/mk)	RSI VALUE (m² k/w)	COMPONENT	PERCENTAGE (%)	THICKNESS (Inches)	THICKNESS (m)	CONDUCTIVITY (W/mk)	RSI VALUE (m² k/w)	COMPONENT	PERCENTAGE (%)	THICKNESS (Inches)	THICKNESS (m)	CONDUCTIVITY (W/mk)	RSI VALUE (m² k/w)	COMPONENT	PERCENTAGE (%)	THICKNESS (Inches)	THICKNESS (m)	CONDUCTIVITY (W/mk)	RSI VALUE (m² k/w)
Hardwood Flooring	100.00	0.50	0.013	0.130	0.098	Hardwood Flooring	100.00	0.50	0.013	0.130	0.098	Hardwood Flooring	100.00	0.50	0.013	0.130	0.098	Hardwood Flooring	100.00	0.50	0.013	0.130	0.098
Concrete Slab	100.00	6.00	0.152	2.100	0.073	Concrete Slab	100.00	6.00	0.152	2.100	0.073	Concrete Slab	100.00	6.00	0.152	2.100	0.073	Concrete Slab	100.00	6.00	0.152	2.100	0.073
EPS Rigid Insulation	100.00	8.00	0.203	0.030	6.773	EPS Rigid Insulation	100.00	8.00	0.203	0.030	6.773	EPS Rigid Insulation	100.00	8.00	0.203	0.030	6.773	EPS Rigid Insulation	100.00	8.00	0.203	0.030	6.773
UP Horizontal Down Rsi 0.10 0.13 0.17 0.17 Rse 0.04 0.04 0.04 0.04						UP Horizontal Down Rsi 0.10 0.13 0.17 0.17 Rse 0.04 0.04 0.04 0.04						UP Horizontal Down Rsi 0.10 0.13 0.17 0.17 Rse 0.04 0.04 0.04 0.04						UP Horizontal Down Rsi 0.10 0.13 0.17 0.17 Rse 0.04 0.04 0.04 0.04					
Note: Materials with 0.000 conductivity not included in calculation. Rse Below Grade = 0.00 <b>Total R<sub>S1</sub> 7.11</b>						Note: Materials with 0.000 conductivity not included in calculation. Rse Below Grade = 0.00 <b>Total R<sub>S1</sub> 7.11</b>						Note: Materials with 0.000 conductivity not included in calculation. Rse Below Grade = 0.00 <b>Total R<sub>S1</sub> 7.00</b>						Note: Materials with 0.000 conductivity not included in calculation. Rse Below Grade = 0.00 <b>Total R<sub>S1</sub> 7.00</b>					







**BASEMENT AREAS (GFA)**

HERITAGE HOUSE	1 149	ft <sup>2</sup>	[106.75 m <sup>2</sup> ]
DUPLEX UNIT 2	806	ft <sup>2</sup>	[74.88 m <sup>2</sup> ]
DUPLEX UNIT 3	806	ft <sup>2</sup>	[74.88 m <sup>2</sup> ]
<b>TOTAL BASEMENT GFA</b>	<b>2 761</b>	<b>ft<sup>2</sup></b>	<b>[256.50 m<sup>2</sup>]</b>

**1**  
Proposed Duplex  
Basement Floor Plans  
Scale - 1/4"=1'-0"

**2**  
Heritage House  
Basement Floor Plan  
Scale - 1/4"=1'-0"

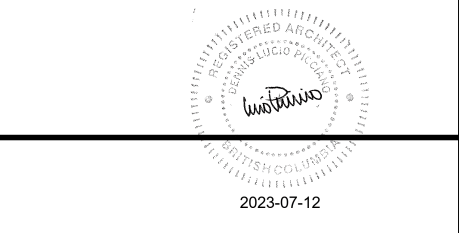
ARCHITECT:  
**dip**  
architecture  
DLP ARCHITECTURE INC  
202-460 NANAIMO ST  
VANCOUVER BC V6L 4W3  
778-889-6849

PRIMARY CONTACT:  
D. LUCIO PICCIANO  
202-460 NANAIMO ST  
VANCOUVER BC V6L 4W3  
778-889-6849

PROJECT:  
**HERITAGE  
REVITALIZATION and  
NEW LOW ENERGY  
DUPLEX**

PROJECT ADDRESS:  
311 West 14th Street.  
City of North Vancouver, BC

OWNER:  
1352644 BC LTD



**ARCHITECT SEAL**

No.	Date	Description

**REVISIONS**

10-Jul-23	DP Prior-to 2	
20-Mar-23	DP Prior-to	
27-Feb-23	Consultants	
B 24-Aug-22	Development Permit	
19-May-22	Review	
13-May-22	Consultants	
05-May-22	Consultants	
A 17-Dec-21	Rezoning Pre-App	

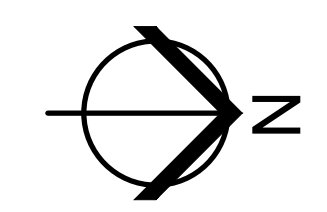
**ISSUE INFORMATION**  
PLOT DATE: 10 July 2023

PROJECT NO.: **21-06**  
DRAWN BY: CDS  
CHECKED BY: dip  
PRINCIPAL IN CHARGE: Lucio Picciano AIBC  
OWNER APPROVAL:

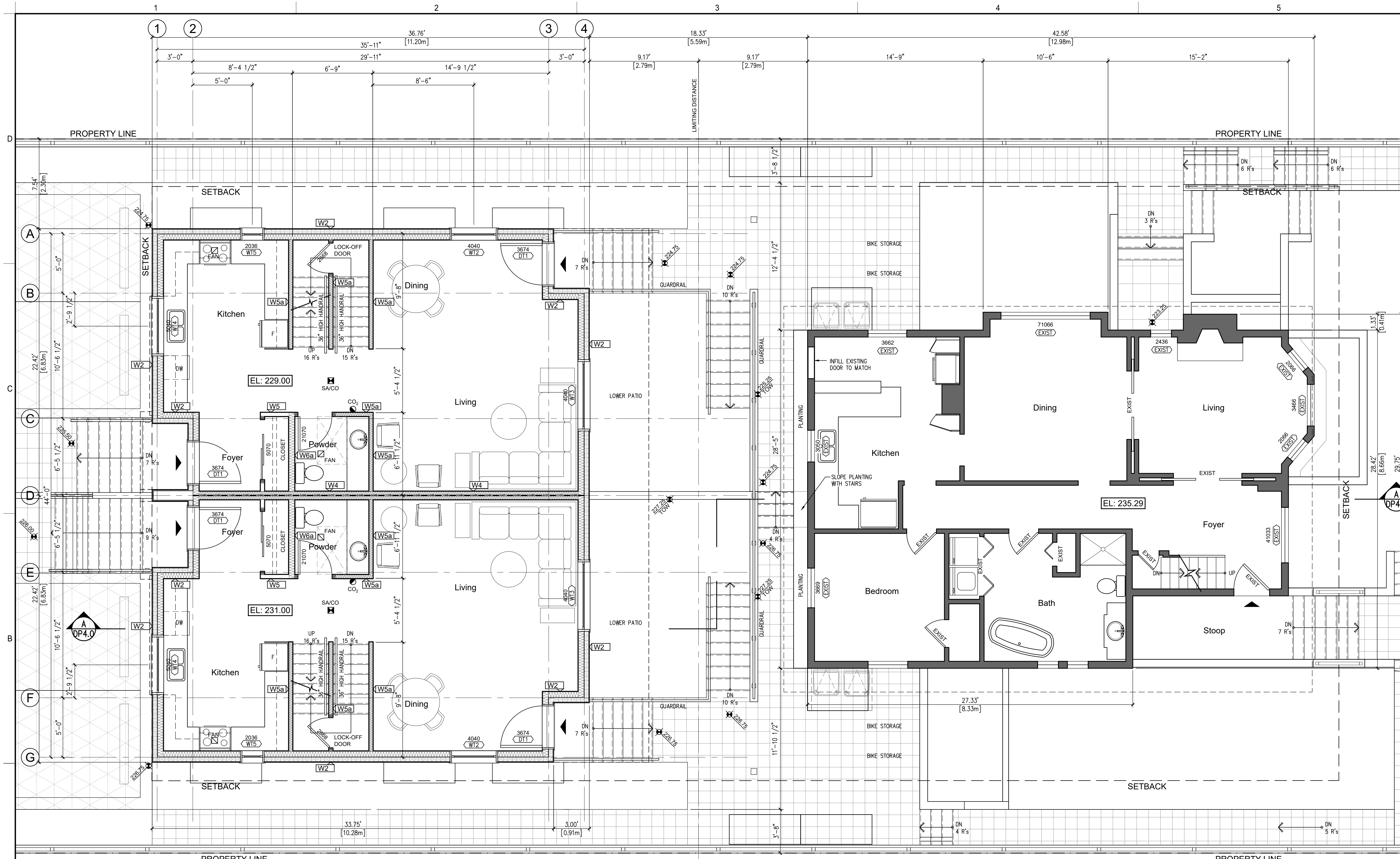
SCALE: 1/4"=1'-0"  
SHEET TITLE

Heritage House  
Basement Floor Plan  
Proposed Duplex  
Basement Floor Plans

SHEET NO.  
**DP2.0**







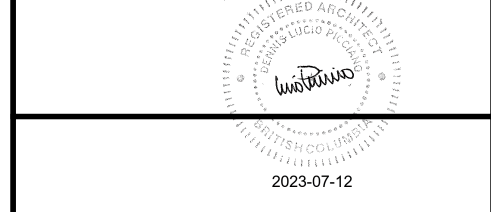
ARCHITECT:  
**dlp**  
 architecture  
 DLP ARCHITECTURE INC  
 202-460 NANAIMO ST  
 VANCOUVER BC V6L 4W3  
 778-889-6849

PRIMARY CONTACT:  
 D. LUCIO PICCIANO  
 202-460 NANAIMO ST  
 VANCOUVER BC V6L 4W3  
 778-889-6849

PROJECT:  
**HERITAGE REVITALIZATION and NEW LOW ENERGY DUPLEX**

PROJECT ADDRESS:  
 311 West 14th Street,  
 City of North Vancouver, BC

OWNER:  
 1352644 BC LTD



ARCHITECT SEAL

No.	Date	Description

REVISIONS

No.	Date	Description
10	Jul-23	DP Prior-to 2
20	Mar-23	DP Prior-to
27	Feb-23	Consultants
B	24-Aug-22	Development Permit
19	May-22	Review
13	May-22	Consultants
05	May-22	Consultants
A	17-Dec-21	Rezoning Pre-App

ISSUE INFORMATION  
 PLOT DATE: 10 July 2023

PROJECT NO.: **21-06**  
 DRAWN BY: CDS  
 CHECKED BY: dlp  
 PRINCIPAL IN CHARGE: Lucio Picciano AIBC  
 OWNER APPROVAL:

SCALE: 1/4"=1'-0"  
 SHEET TITLE

Heritage House  
 Main Floor Plan  
 Proposed Duplex  
 Main Floor Plans

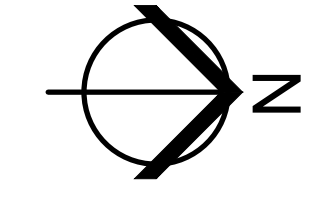
SHEET NO.  
**DP2.1**

MAIN FLOOR AREAS (GFA)

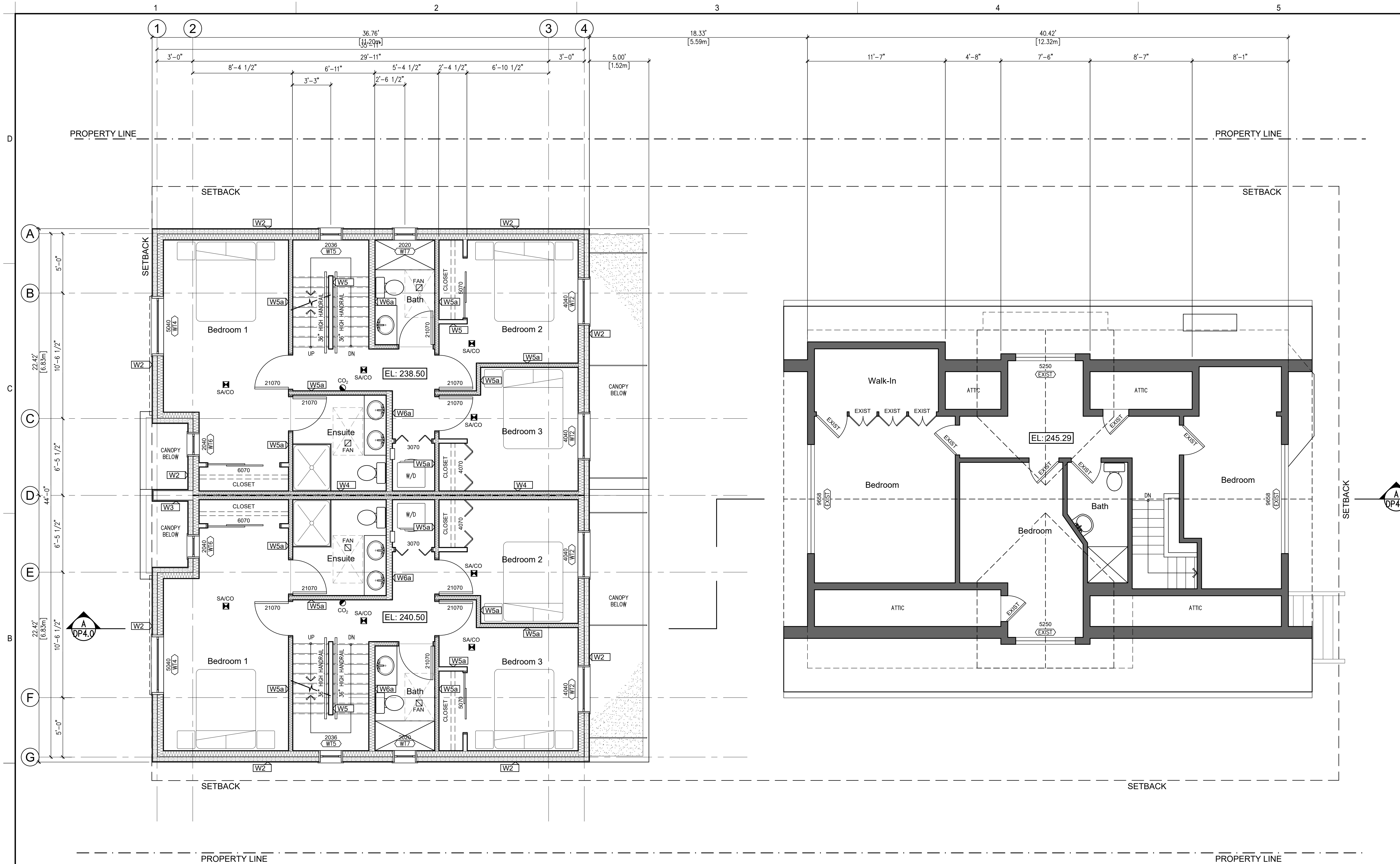
HERITAGE HOUSE	1 102	ft <sup>2</sup>	[102.38m <sup>2</sup> ]
DUPLEX UNIT 2	791	ft <sup>2</sup>	[73.49 m <sup>2</sup> ]
DUPLEX UNIT 3	791	ft <sup>2</sup>	[73.49 m <sup>2</sup> ]
<b>TOTAL MAIN FLOOR GFA</b>	<b>2 684</b>	<b>ft<sup>2</sup></b>	<b>[249.35 m<sup>2</sup>]</b>

1 Proposed Duplex Main Floor Plans  
 Scale: 1/4"=1'-0"  
 DP2.1

2 Heritage House Main Floor Plan  
 Scale: 1/4"=1'-0"  
 DP2.1







SECOND FLOOR AREAS (GFA)

HERITAGE HOUSE	810	ft <sup>2</sup>	[75.25	m <sup>2</sup> ]
DUPLEX UNIT 2	806	ft <sup>2</sup>	[74.88	m <sup>2</sup> ]
DUPLEX UNIT 3	806	ft <sup>2</sup>	[74.88	m <sup>2</sup> ]

TOTAL SECOND FLOOR GFA 2 422 ft<sup>2</sup> [225.00 m<sup>2</sup>]

1 Proposed Duplex  
Second Floor Plans  
Scale - 1/4"=1'-0"

2 Heritage House  
Second Floor Plan  
Scale - 1/4"=1'-0"

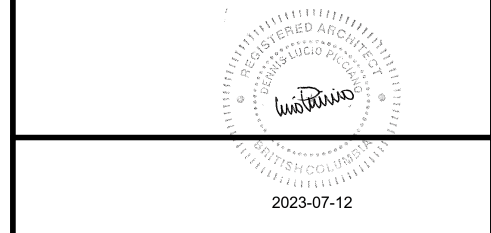
ARCHITECT:  
**dip**  
architecture  
DLP ARCHITECTURE INC  
202-460 NANAIMO ST  
VANCOUVER BC V6L 4W3  
778-889-6849

PRIMARY CONTACT:  
D. LUCIO PICCIANO  
202-460 NANAIMO ST  
VANCOUVER BC V6L 4W3  
778-889-6849

PROJECT:  
**HERITAGE  
REVITALIZATION and  
NEW LOW ENERGY  
DUPLEX**

PROJECT ADDRESS:  
311 West 14th Street.  
City of North Vancouver, BC

OWNER:  
1352644 BC LTD



ARCHITECT SEAL

No.	Date	Description
-	-	-
-	-	-
-	-	-

REVISIONS

No.	Date	Description
10-	Jul-23	DP Prior-to 2
20-	Mar-23	DP Prior-to
27-	Feb-23	Consultants
B	24-Aug-22	Development Permit
-	19-May-22	Review
-	13-May-22	Consultants
-	05-May-22	Consultants
A	17-Dec-21	Rezoning Pre-App

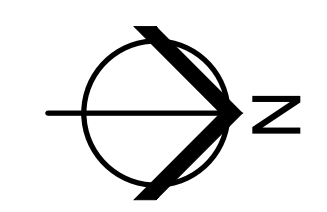
ISSUE INFORMATION  
PLOT DATE: 10 July 2023

PROJECT NO.: **21-06**  
DRAWN BY: CDS  
CHECKED BY: dip  
PRINCIPAL IN CHARGE:  
Lucio Picciano AIBC  
OWNER APPROVAL:

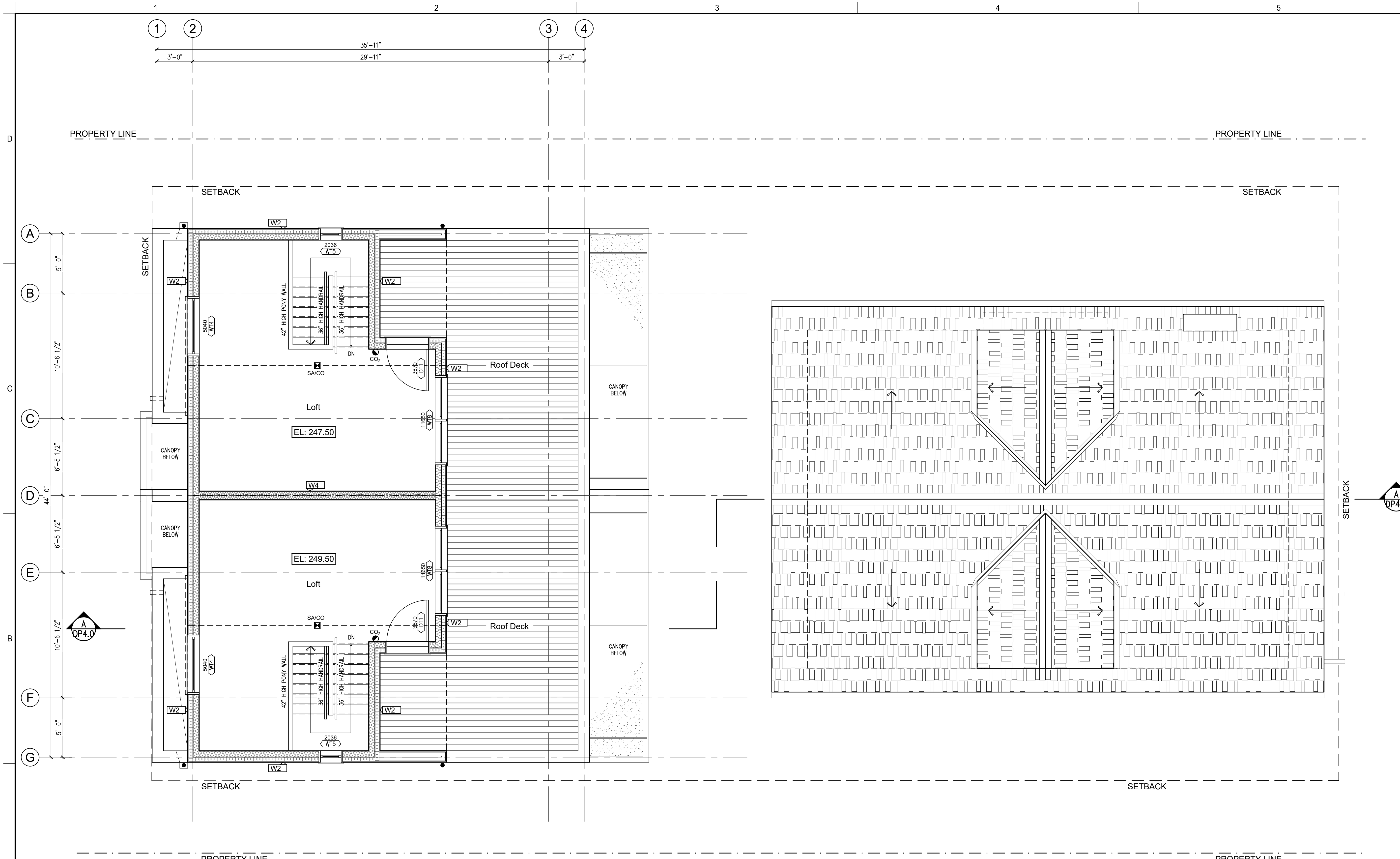
SCALE: 1/4"=1'-0"  
SHEET TITLE

Heritage House  
Second Floor Plan  
Proposed Duplex  
Second Floor Plans

SHEET NO.  
**DP2.2**







THIRD FLOOR AREAS (GFA)

DUPLEX UNIT 2	437	ft <sup>2</sup>	[40.60	m <sup>2</sup> ]
DECK	279	ft <sup>2</sup>	[25.91	m <sup>2</sup> ]
DUPLEX UNIT 3	437	ft <sup>2</sup>	[40.60	m <sup>2</sup> ]
DECK	279	ft <sup>2</sup>	[25.91	m <sup>2</sup> ]

TOTAL THIRD FLOOR GFA 1 432 ft<sup>2</sup> [133.04 m<sup>2</sup>]

1 Proposed Duplex Third Floor Plans  
DP2.3 Scale - 1/4"=1'-0"

2 Heritage House Roof Plan  
DP2.3 Scale - 1/4"=1'-0"

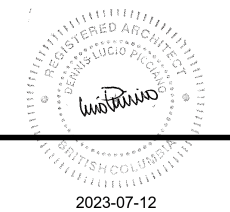
ARCHITECT:  
**dip**  
architecture  
DLP ARCHITECTURE INC  
202-460 NANAIMO ST  
VANCOUVER BC V6L 4W3  
778-889-6849

PRIMARY CONTACT:  
D. LUCIO PICCIANO  
202-460 NANAIMO ST  
VANCOUVER BC V6L 4W3  
778-889-6849

PROJECT:  
**HERITAGE REVITALIZATION and NEW LOW ENERGY DUPLEX**

PROJECT ADDRESS:  
311 West 14th Street.  
City of North Vancouver, BC

OWNER:  
1352644 BC LTD



ARCHITECT SEAL

No.	Date	Description
-	-	-
-	-	-
-	-	-

REVISIONS

10-Jul-23	DP Prior-to 2
20-Mar-23	DP Prior-to
27-Feb-23	Consultants
B 24-Aug-22	Development Permit
19-May-22	Review
13-May-22	Consultants
05-May-22	Consultants
A 17-Dec-21	Rezoning Pre-App

ISSUE INFORMATION

PLOT DATE: 10 July 2023

PROJECT NO.: **21-06**  
DRAWN BY: CDS  
CHECKED BY: dip  
PRINCIPAL IN CHARGE: Lucio Picciano AIBC  
OWNER APPROVAL:

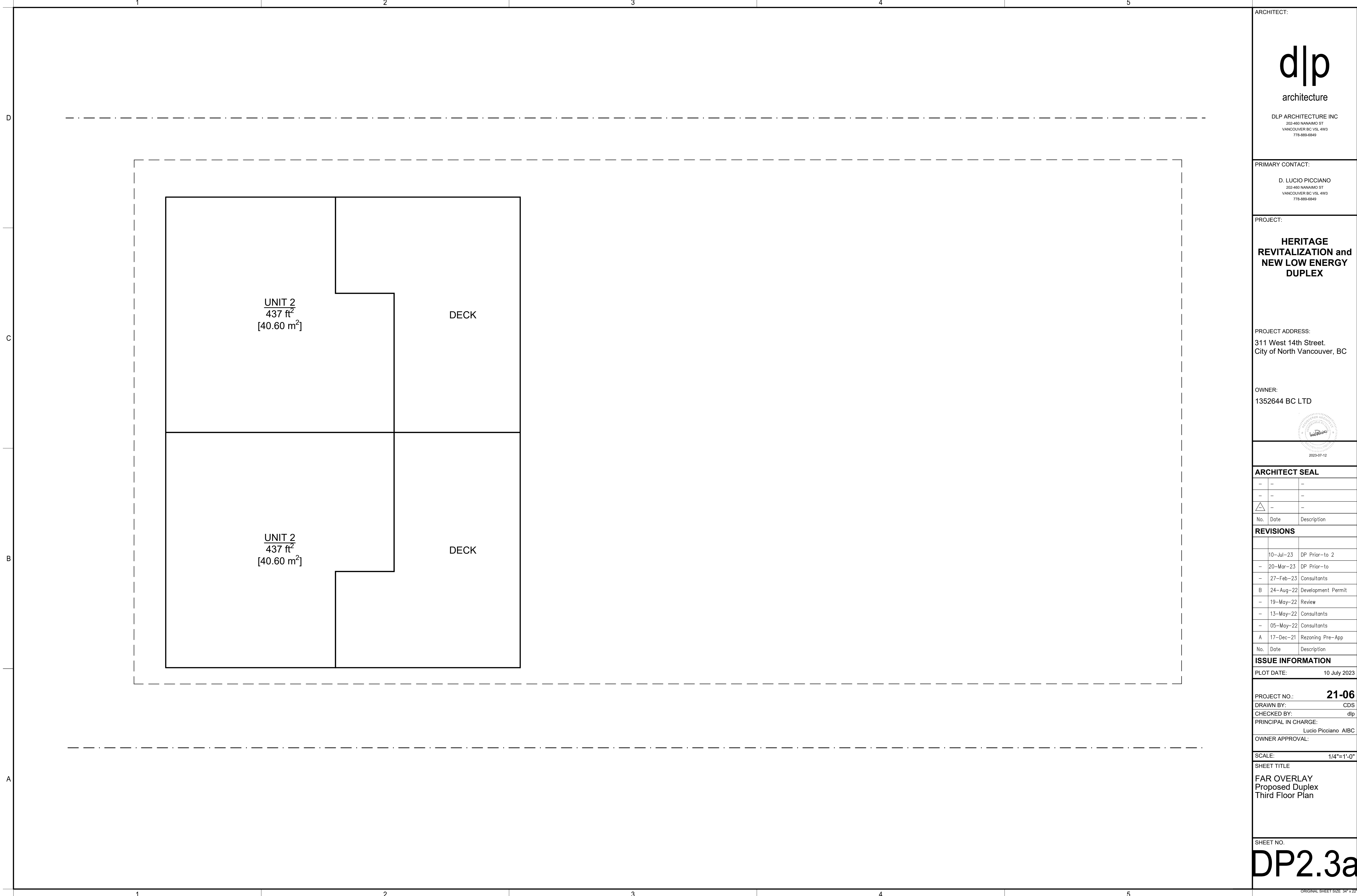
SCALE: 1/4"=1'-0"

SHEET TITLE  
Heritage House  
Roof plan  
Proposed Duplex  
Third Floor Plan

SHEET NO.

**DP2.3**





ARCHITECT:



architecture

DLP ARCHITECTURE INC  
202-460 NANAIMO ST  
VANCOUVER BC V6L 4W3  
778-889-6849

PRIMARY CONTACT:

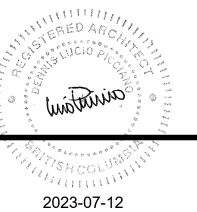
D. LUCIO PICCIANO  
202-460 NANAIMO ST  
VANCOUVER BC V6L 4W3  
778-889-6849

PROJECT:

**HERITAGE  
REVITALIZATION and  
NEW LOW ENERGY  
DUPLEX**

PROJECT ADDRESS:  
311 West 14th Street.  
City of North Vancouver, BC

OWNER:  
1352644 BC LTD



ARCHITECT SEAL

-	-	-
-	-	-
△	-	-
No.	Date	Description

REVISIONS

	10-Jul-23	DP Prior-to 2
-	20-Mar-23	DP Prior-to
-	27-Feb-23	Consultants
B	24-Aug-22	Development Permit
-	19-May-22	Review
-	13-May-22	Consultants
-	05-May-22	Consultants
A	17-Dec-21	Rezoning Pre-App
No.	Date	Description

ISSUE INFORMATION

PLOT DATE: 10 July 2023

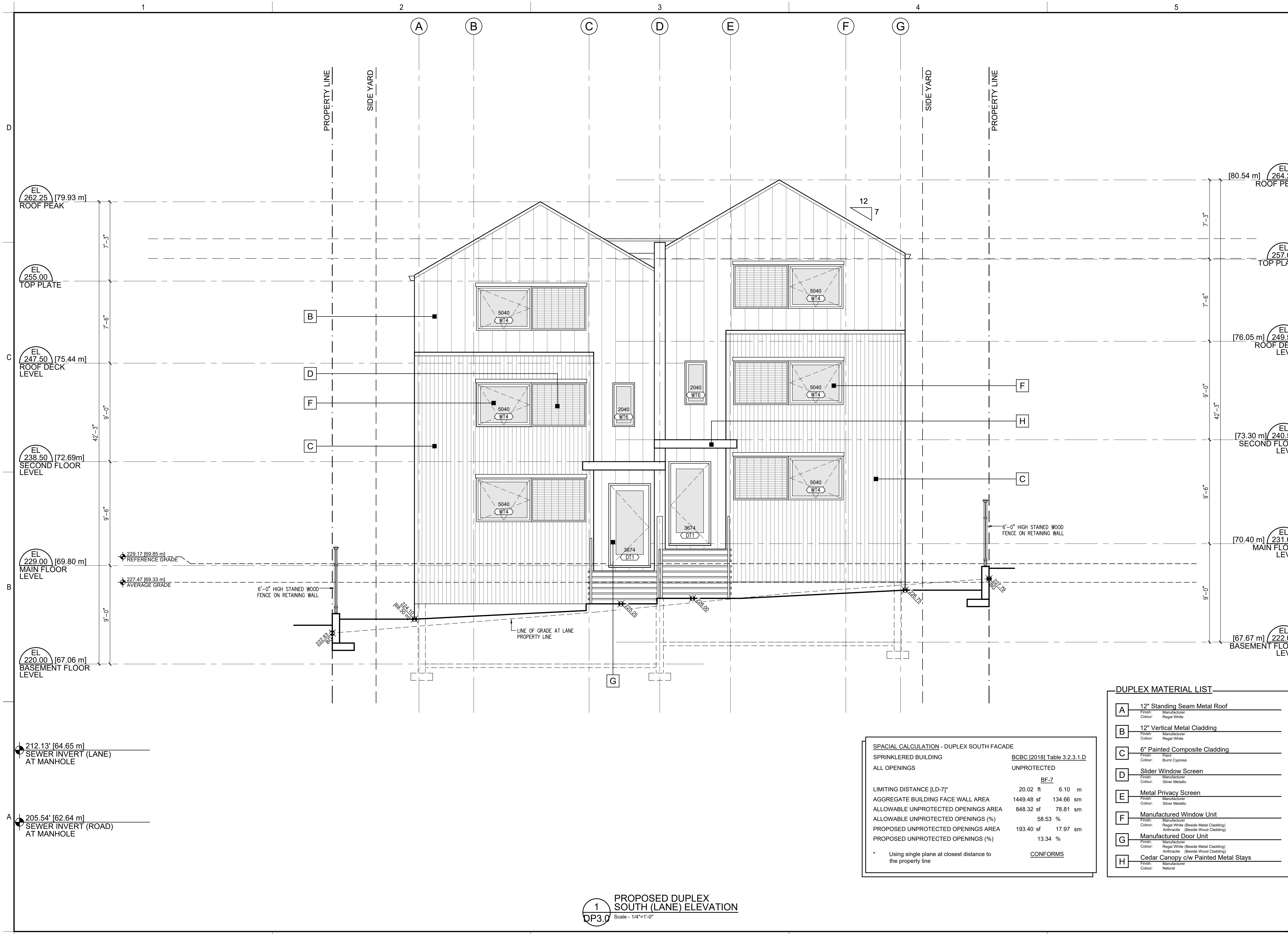
PROJECT NO.: **21-06**  
DRAWN BY: CDS  
CHECKED BY: dlp  
PRINCIPAL IN CHARGE:  
Lucio Picciano AIBC  
OWNER APPROVAL:

SCALE: 1/4"=1'-0"

SHEET TITLE  
**FAR OVERLAY  
Proposed Duplex  
Third Floor Plan**

SHEET NO.  
**DP2.3a**





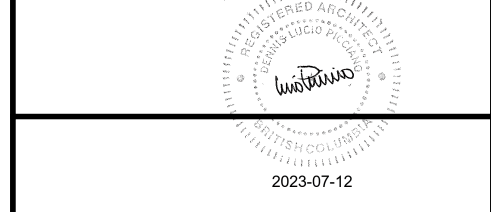
ARCHITECT:  
**dlp**  
 architecture  
 DLP ARCHITECTURE INC  
 202-460 NANAIMO ST  
 VANCOUVER BC V6L 4W3  
 778-889-6849

PRIMARY CONTACT:  
 D. LUCIO PICCIANO  
 202-460 NANAIMO ST  
 VANCOUVER BC V6L 4W3  
 778-889-6849

PROJECT:  
**HERITAGE REVITALIZATION and NEW LOW ENERGY DUPLEX**

PROJECT ADDRESS:  
 311 West 14th Street,  
 City of North Vancouver, BC

OWNER:  
 1352644 BC LTD



ARCHITECT SEAL

No.	Date	Description

REVISIONS

No.	Date	Description
10-Jul-23	DP Prior-to 2	
20-Mar-23	DP Prior-to	
27-Feb-23	Consultants	
B 24-Aug-22	Development Permit	
19-May-22	Review	
13-May-22	Consultants	
05-May-22	Consultants	
A 17-Dec-21	Rezoning Pre-App	

ISSUE INFORMATION

No.	Date	Description

PLOT DATE: 10 July 2023

PROJECT NO.: **21-06**

DRAWN BY: CDS

CHECKED BY: dlp

PRINCIPAL IN CHARGE: Lucio Picciano AIBC

OWNER APPROVAL:

SCALE: 1/4"=1'-0"

SHEET TITLE

Proposed Duplex  
 South Elevation

SHEET NO.  
**DP3.0**

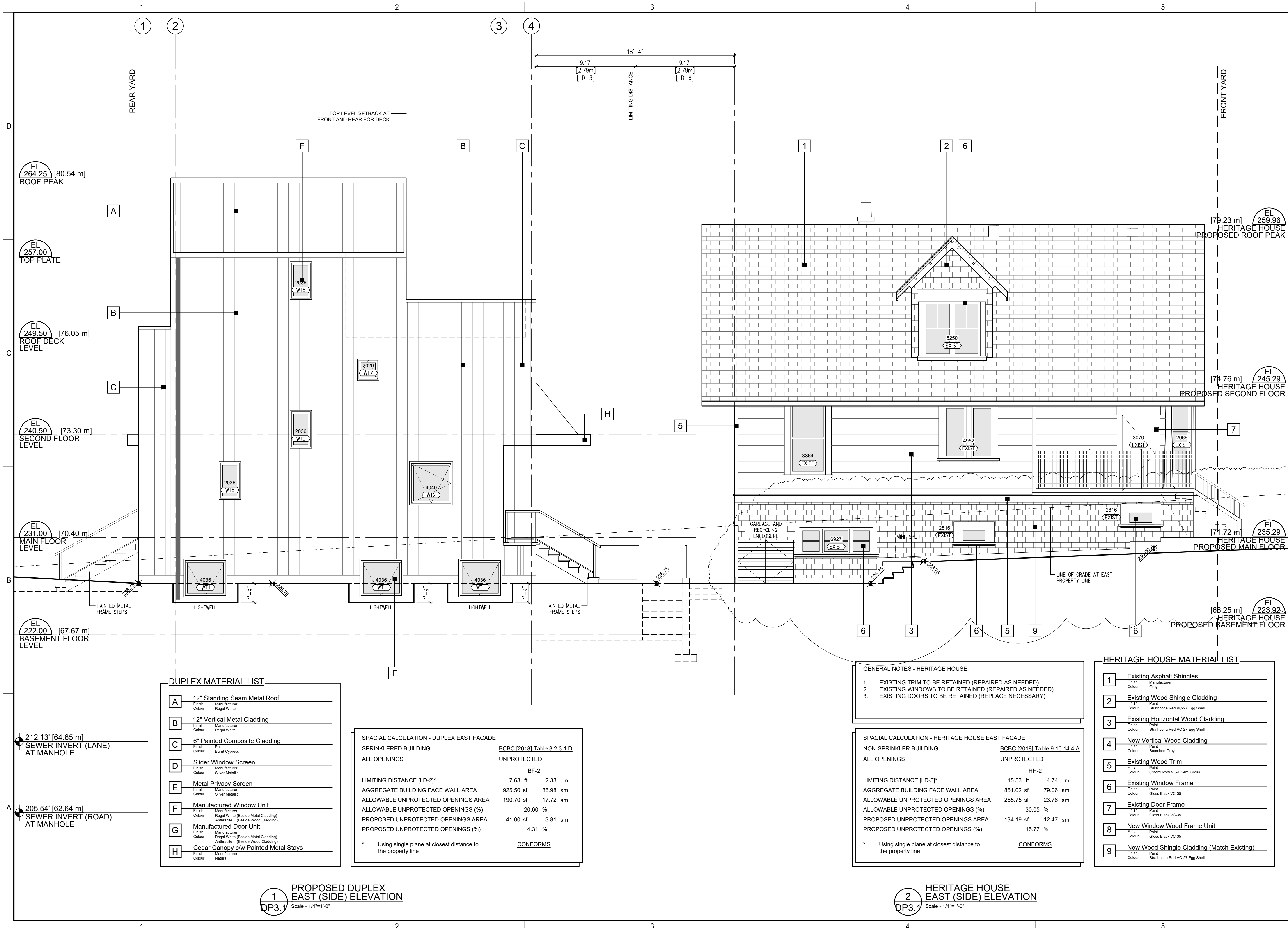
SPACIAL CALCULATION - DUPLEX SOUTH FACADE

SPRINKLERED BUILDING	BCBC (2018) Table 3.2.3.1.D
ALL OPENINGS	UNPROTECTED
	BF-7
LIMITING DISTANCE (LD-7)*	20.02 ft 6.10 m
AGGREGATE BUILDING FACE WALL AREA	1449.48 sf 134.66 sm
ALLOWABLE UNPROTECTED OPENINGS AREA	848.32 sf 78.81 sm
ALLOWABLE UNPROTECTED OPENINGS (%)	58.53 %
PROPOSED UNPROTECTED OPENINGS AREA	193.40 sf 17.97 sm
PROPOSED UNPROTECTED OPENINGS (%)	13.34 %
* Using single plane at closest distance to the property line	
	CONFORMS

DUPLEX MATERIAL LIST

A	12" Standing Seam Metal Roof Finish: Manufacturer Colour: Regal White
B	12" Vertical Metal Cladding Finish: Manufacturer Colour: Regal White
C	6" Painted Composite Cladding Colour: Burnt Cypress
D	Slider Window Screen Finish: Manufacturer Colour: Silver Metallic
E	Metal Privacy Screen Finish: Manufacturer Colour: Silver Metallic
F	Manufactured Window Unit Finish: Manufacturer Colour: Regal White (Beside Metal Cladding) Antracite (Beside Wood Cladding)
G	Manufactured Door Unit Finish: Manufacturer Colour: Regal White (Beside Metal Cladding) Antracite (Beside Wood Cladding)
H	Cedar Canopy c/w Painted Metal Stays Finish: Manufacturer Colour: Natural

**1**  
 PROPOSED DUPLEX SOUTH (LANE) ELEVATION  
 Scale - 1/4"=1'-0"



**DUPLEX MATERIAL LIST**

<b>A</b>	12" Standing Seam Metal Roof Finish: Manufacturer Colour: Regal White
<b>B</b>	12" Vertical Metal Cladding Finish: Manufacturer Colour: Regal White
<b>C</b>	6" Painted Composite Cladding Finish: Manufacturer Colour: Burnt Cypress
<b>D</b>	Slider Window Screen Finish: Manufacturer Colour: Silver Metallic
<b>E</b>	Metal Privacy Screen Finish: Manufacturer Colour: Silver Metallic
<b>F</b>	Manufactured Window Unit Finish: Manufacturer Colour: Regal White (Beside Metal Cladding) Anthraxite (Beside Wood Cladding)
<b>G</b>	Manufactured Door Unit Finish: Manufacturer Colour: Regal White (Beside Metal Cladding) Anthraxite (Beside Wood Cladding)
<b>H</b>	Cedar Canopy c/w Painted Metal Stays Finish: Manufacturer Colour: Natural

**SPECIAL CALCULATION - DUPLEX EAST FACADE**

SPRINKLERED BUILDING	BCBC [2018] Table 3.2.3.1.D	
ALL OPENINGS	UNPROTECTED	BF-2
LIMITING DISTANCE [LD-2]*	7.63 ft	2.33 m
AGGREGATE BUILDING FACE WALL AREA	925.50 sf	85.98 sm
ALLOWABLE UNPROTECTED OPENINGS AREA	190.70 sf	17.72 sm
ALLOWABLE UNPROTECTED OPENINGS (%)	20.60 %	
PROPOSED UNPROTECTED OPENINGS AREA	41.00 sf	3.81 sm
PROPOSED UNPROTECTED OPENINGS (%)	4.31 %	
* Using single plane at closest distance to the property line		
<b>CONFORMS</b>		

**GENERAL NOTES - HERITAGE HOUSE:**

- EXISTING TRIM TO BE RETAINED (REPAIRED AS NEEDED)
- EXISTING WINDOWS TO BE RETAINED (REPAIRED AS NEEDED)
- EXISTING DOORS TO BE RETAINED (REPLACE NECESSARY)

**SPECIAL CALCULATION - HERITAGE HOUSE EAST FACADE**

NON-SPRINKLER BUILDING	BCBC [2018] Table 9.10.14.4.A	
ALL OPENINGS	UNPROTECTED	HH-2
LIMITING DISTANCE [LD-5]*	15.53 ft	4.74 m
AGGREGATE BUILDING FACE WALL AREA	851.02 sf	79.06 sm
ALLOWABLE UNPROTECTED OPENINGS AREA	255.75 sf	23.76 sm
ALLOWABLE UNPROTECTED OPENINGS (%)	30.05 %	
PROPOSED UNPROTECTED OPENINGS AREA	134.19 sf	12.47 sm
PROPOSED UNPROTECTED OPENINGS (%)	15.77 %	
* Using single plane at closest distance to the property line		
<b>CONFORMS</b>		

**HERITAGE HOUSE MATERIAL LIST**

<b>1</b>	Existing Asphalt Shingles Finish: Manufacturer Colour: Grey
<b>2</b>	Existing Wood Shingle Cladding Finish: Paint Colour: Strathcona Red VC-27 Egg Shell
<b>3</b>	Existing Horizontal Wood Cladding Finish: Paint Colour: Strathcona Red VC-27 Egg Shell
<b>4</b>	New Vertical Wood Cladding Finish: Paint Colour: Scorched Grey
<b>5</b>	Existing Wood Trim Finish: Paint Colour: Oxford Ivory VC-1 Semi Gloss
<b>6</b>	Existing Window Frame Finish: Paint Colour: Gloss Black VC-35
<b>7</b>	Existing Door Frame Finish: Paint Colour: Gloss Black VC-35
<b>8</b>	New Window Wood Frame Unit Finish: Paint Colour: Gloss Black VC-35
<b>9</b>	New Wood Shingle Cladding (Match Existing) Finish: Paint Colour: Strathcona Red VC-27 Egg Shell

**1**  
PROPOSED DUPLEX EAST (SIDE) ELEVATION  
Scale - 1/4"=1'-0"

**2**  
HERITAGE HOUSE EAST (SIDE) ELEVATION  
Scale - 1/4"=1'-0"

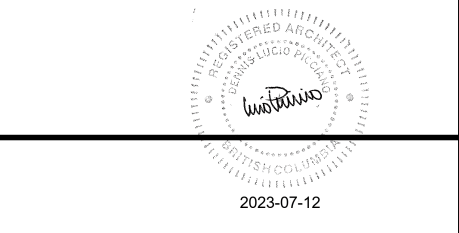
ARCHITECT:  
**dip**  
architecture  
DLP ARCHITECTURE INC  
202-460 NANAIMO ST  
VANCOUVER BC V6L 4W3  
778-889-6849

PRIMARY CONTACT:  
D. LUCIO PICCIANO  
202-460 NANAIMO ST  
VANCOUVER BC V6L 4W3  
778-889-6849

PROJECT:  
**HERITAGE REVITALIZATION and NEW LOW ENERGY DUPLEX**

PROJECT ADDRESS:  
311 West 14th Street,  
City of North Vancouver, BC

OWNER:  
1352644 BC LTD



ARCHITECT SEAL

No.	Date	Description
-	-	-
-	-	-
-	-	-

**REVISIONS**

No.	Date	Description
10	Jul-23	DP Prior-to 2
20	Mar-23	DP Prior-to
27	Feb-23	Consultants
B	24-Aug-22	Development Permit
19	May-22	Review
13	May-22	Consultants
05	May-22	Consultants
A	17-Dec-21	Rezoning Pre-App

**ISSUE INFORMATION**  
PLOT DATE: 10 July 2023

PROJECT NO.: **21-06**  
DRAWN BY: CDS  
CHECKED BY: dip  
PRINCIPAL IN CHARGE: Lucio Picciano AIBC  
OWNER APPROVAL:

SCALE: 1/4"=1'-0"  
SHEET TITLE

Proposed Duplex East Elevation  
Heritage House East Elevation

SHEET NO.  
**DP3.1**



**SPACIAL CALCULATION - NORTH FACADE**

SPRINKLERED BUILDING	BCBC [2018] Table 3.2.3.1.D	
ALL OPENINGS	UNPROTECTED	BF-3
LIMITING DISTANCE [LD-3]*	9.17 ft	2.80 m
AGGREGATE BUILDING FACE WALL AREA	1379.83 sf	128.19 sm
ALLOWABLE UNPROTECTED OPENINGS AREA	311.39 sf	28.93 sm
ALLOWABLE UNPROTECTED OPENINGS (%)	22.57 %	
PROPOSED UNPROTECTED OPENINGS AREA	293.52 sf	27.27 sm
PROPOSED UNPROTECTED OPENINGS (%)	21.27 %	
	<b>CONFORMS</b>	

\* Using single plane at closest distance to mean distance between Heritage House and Proposed Duplex

**DUPLEX MATERIAL LIST**

<b>A</b>	12" Standing Seam Metal Roof Finish: Manufacturer Colour: Regal White
<b>B</b>	12" Vertical Metal Cladding Finish: Manufacturer Colour: Regal White
<b>C</b>	6" Painted Composite Cladding Finish: Paint Colour: Burnt Cypress
<b>D</b>	Slider Window Screen Finish: Manufacturer Colour: Silver Metallic
<b>E</b>	Metal Privacy Screen Finish: Manufacturer Colour: Silver Metallic
<b>F</b>	Manufactured Window Unit Finish: Manufacturer Colour: Regal White (Beside Metal Cladding) Antracite (Beside Wood Cladding)
<b>G</b>	Manufactured Door Unit Finish: Manufacturer Colour: Regal White (Beside Metal Cladding) Antracite (Beside Wood Cladding)
<b>H</b>	Cedar Canopy c/w Painted Metal Steps Finish: Manufacturer Colour: Natural

**1**  
**DP3.2** PROPOSED DUPLEX NORTH (YARD) ELEVATION  
Scale - 1/4"=1'-0"

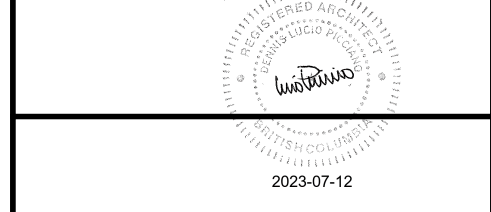
ARCHITECT:  
**dip**  
architecture  
DLP ARCHITECTURE INC  
202-460 NANAIMO ST  
VANCOUVER BC V6L 4W3  
778-889-6849

PRIMARY CONTACT:  
D. LUCIO PICCIANO  
202-460 NANAIMO ST  
VANCOUVER BC V6L 4W3  
778-889-6849

PROJECT:  
**HERITAGE REVITALIZATION and NEW LOW ENERGY DUPLEX**

PROJECT ADDRESS:  
311 West 14th Street.  
City of North Vancouver, BC

OWNER:  
1352644 BC LTD



**ARCHITECT SEAL**

No.	Date	Description
-	-	-
-	-	-
-	-	-

**REVISIONS**

No.	Date	Description
10-Jul-23	DP Prior-to 2	
20-Mar-23	DP Prior-to	
27-Feb-23	Consultants	
B 24-Aug-22	Development Permit	
19-May-22	Review	
13-May-22	Consultants	
05-May-22	Consultants	
A 17-Dec-21	Rezoning Pre-App	

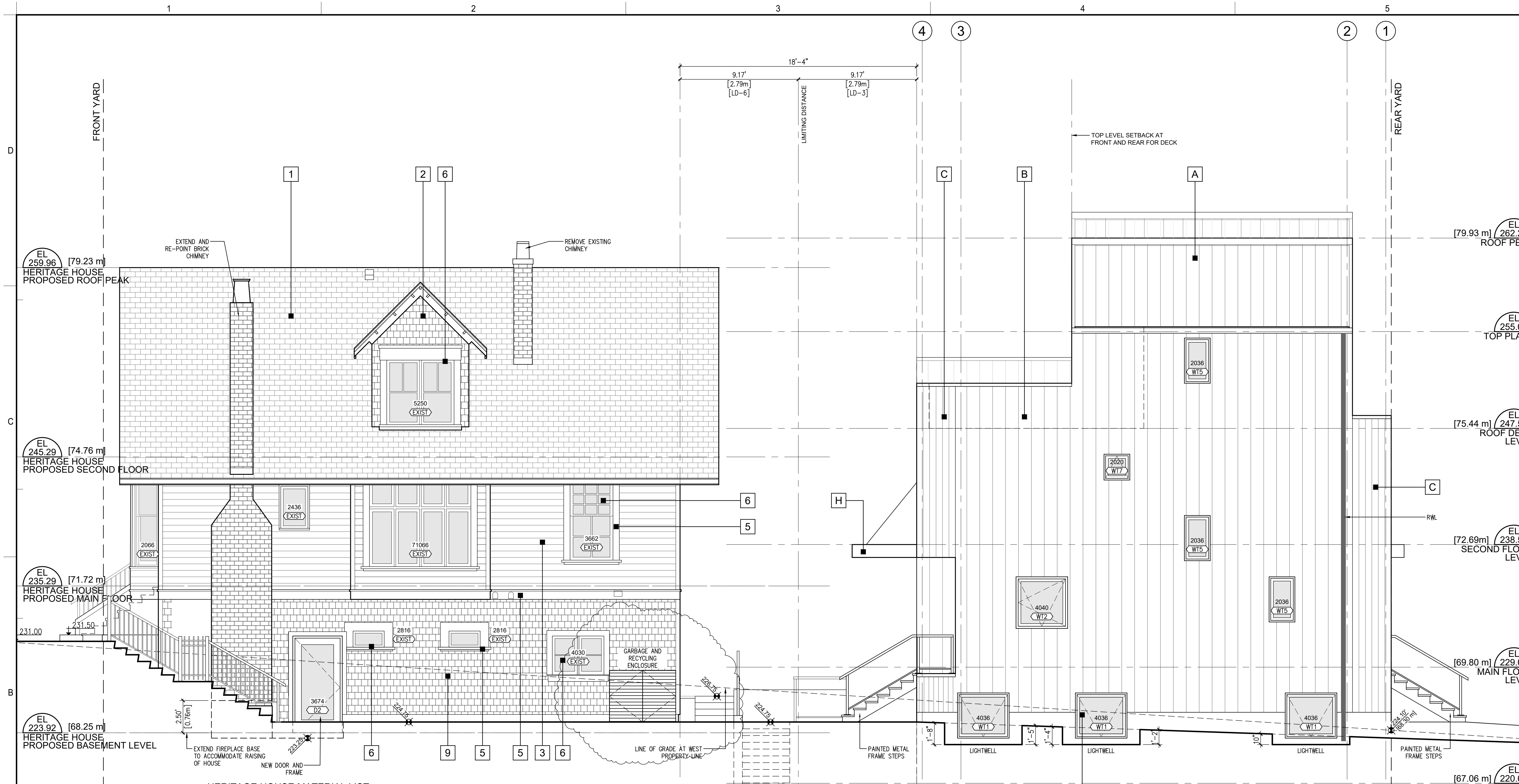
**ISSUE INFORMATION**  
PLOT DATE: 10 July 2023

PROJECT NO.: **21-06**  
DRAWN BY: CDS  
CHECKED BY: dip  
PRINCIPAL IN CHARGE: Lucio Picciano AIBC  
OWNER APPROVAL:

SCALE: 1/4"=1'-0"  
SHEET TITLE

Proposed Duplex North Elevation

SHEET NO.  
**DP3.2**



**HERITAGE HOUSE MATERIAL LIST**

1	Existing Asphalt Shingles
2	Existing Wood Shingle Cladding
3	Existing Horizontal Wood Cladding
4	New Vertical Wood Cladding
5	Existing Wood Trim
6	Existing Window Frame
7	Existing Door Frame
8	New Window Wood Frame Unit
9	New Wood Shingle Cladding (Match Existing)

**GENERAL NOTES - HERITAGE HOUSE:**

- EXISTING TRIM TO BE RETAINED (REPAIRED AS NEEDED)
- EXISTING WINDOWS TO BE RETAINED (REPAIRED AS NEEDED)
- EXISTING DOORS TO BE RETAINED (REPLACE NECESSARY)

**SPACIAL CALCULATION - HERITAGE HOUSE WEST FACADE**

NON-SPRINKLER BUILDING	BCBC [2018] Table 9.10.14.4.A	
ALL OPENINGS	UNPROTECTED	HH-1
LIMITING DISTANCE [LD-4]*	14.56 ft	4.44 m
AGGREGATE BUILDING FACE WALL AREA	1026.62 sf	95.38 sm
ALLOWABLE UNPROTECTED OPENINGS AREA	232.95 sf	21.64 sm
ALLOWABLE UNPROTECTED OPENINGS (%)	22.69 %	
PROPOSED UNPROTECTED OPENINGS AREA	154.20 sf	14.33 sm
PROPOSED UNPROTECTED OPENINGS (%)	15.02 %	

\* Using single plane at closest distance to the property line **CONFORMS**

**SPACIAL CALCULATION - DUPLEX WEST FACADE**

SPRINKLERED BUILDING	BCBC [2018] Table 3.2.3.1.D	
ALL OPENINGS	UNPROTECTED	BF-1
LIMITING DISTANCE [LD-1]*	7.54 ft	2.30 m
AGGREGATE BUILDING FACE WALL AREA	1049.09 sf	97.46 sm
ALLOWABLE UNPROTECTED OPENINGS AREA	213.86 sf	19.87 sm
ALLOWABLE UNPROTECTED OPENINGS (%)	20.39 %	
PROPOSED UNPROTECTED OPENINGS AREA	60.40 sf	5.61 sm
PROPOSED UNPROTECTED OPENINGS (%)	5.76 %	

\* Using single plane at closest distance to the property line **CONFORMS**

**DUPLEX MATERIAL LIST**

A	12" Standing Seam Metal Roof
B	12" Vertical Metal Cladding
C	6" Painted Composite Cladding
D	Slider Window Screen
E	Metal Privacy Screen
F	Manufactured Window Unit
G	Manufactured Door Unit
H	Cedar Canopy c/w Painted Metal Stays

**1** HERITAGE HOUSE WEST (SIDE) ELEVATION  
Scale - 1/4"=1'-0"

**2** PROPOSED DUPLEX WEST (SIDE) ELEVATION  
Scale - 1/4"=1'-0"

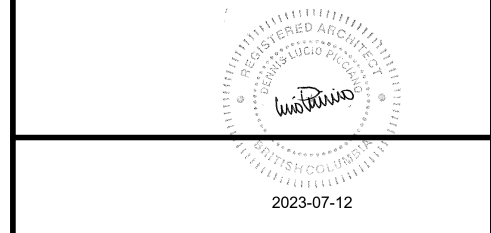
ARCHITECT:  
**dip**  
architecture  
DLP ARCHITECTURE INC  
202-460 NANAIMO ST  
VANCOUVER BC V6L 4W3  
778-889-6849

PRIMARY CONTACT:  
D. LUCIO PICCIANO  
202-460 NANAIMO ST  
VANCOUVER BC V6L 4W3  
778-889-6849

PROJECT:  
**HERITAGE REVITALIZATION and NEW LOW ENERGY DUPLEX**

PROJECT ADDRESS:  
311 West 14th Street.  
City of North Vancouver, BC

OWNER:  
1352644 BC LTD



ARCHITECT SEAL

No.	Date	Description
-	-	-
-	-	-
-	-	-

**REVISIONS**

No.	Date	Description
10-Jul-23	DP Prior-to 2	
20-Mar-23	DP Prior-to	
27-Feb-23	Consultants	
B 24-Aug-22	Development Permit	
- 19-May-22	Review	
- 13-May-22	Consultants	
- 05-May-22	Consultants	
A 17-Dec-21	Rezoning Pre-App	

**ISSUE INFORMATION**

PLOT DATE: 10 July 2023

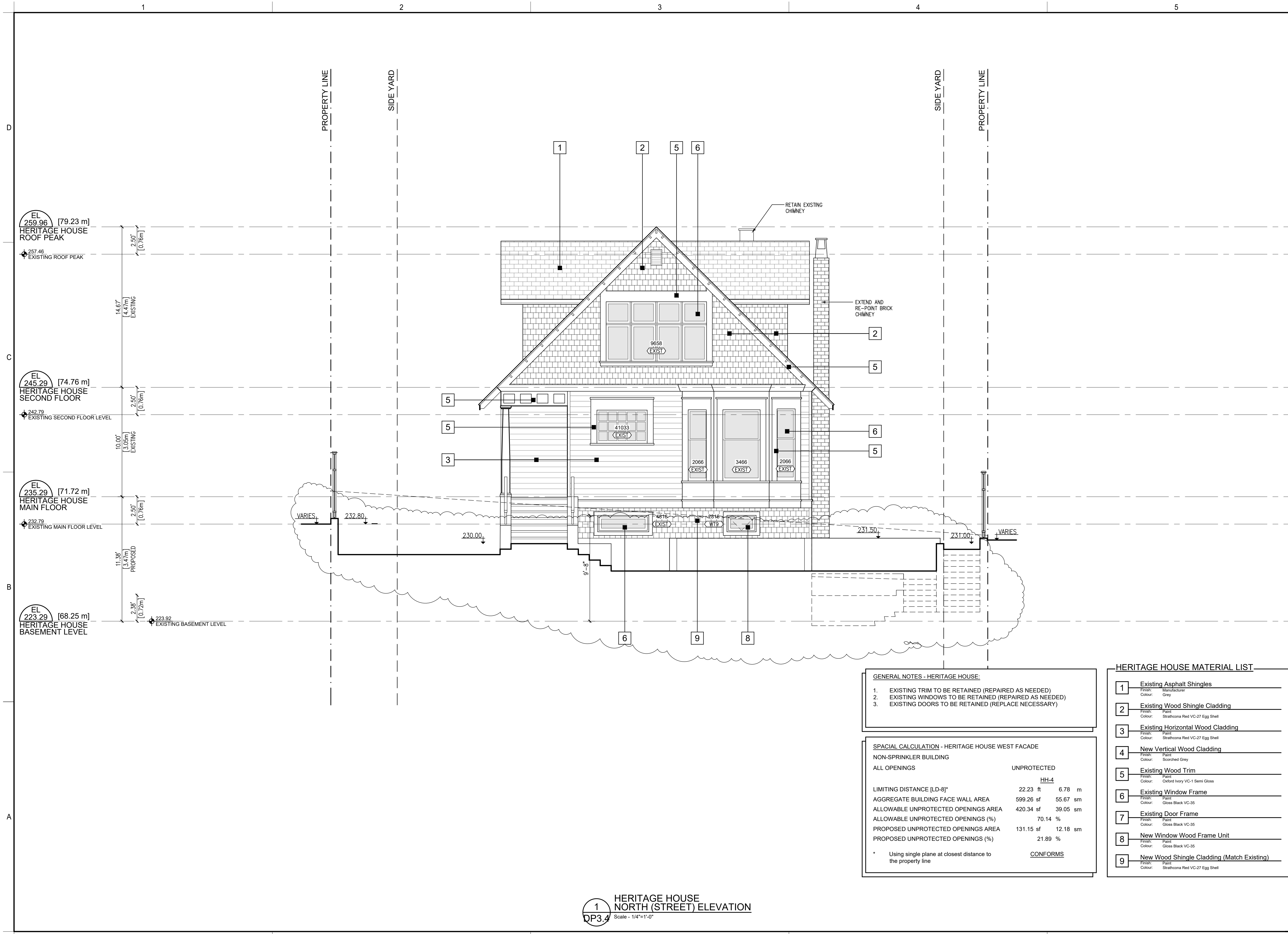
PROJECT NO.: **21-06**  
DRAWN BY: CDS  
CHECKED BY: dip  
PRINCIPAL IN CHARGE: Lucio Picciano AIBC  
OWNER APPROVAL:

SCALE: 1/4"=1'-0"

SHEET TITLE

Heritage House West Elevation Proposed Duplex West Elevation

SHEET NO.  
**DP3.3**



**ARCHITECT SEAL**

-	-	-
-	-	-
-	-	-
-	-	-

**REVISIONS**

No.	Date	Description
10-Jul-23	DP Prior-to 2	
20-Mar-23	DP Prior-to	
27-Feb-23	Consultants	
B 24-Aug-22	Development Permit	
19-May-22	Review	
13-May-22	Consultants	
05-May-22	Consultants	
A 17-Dec-21	Rezoning Pre-App	

**ISSUE INFORMATION**

PLOT DATE:	10 July 2023
------------	--------------

**PROJECT NO.:** 21-06  
**DRAWN BY:** CDS  
**CHECKED BY:** dlp  
**PRINCIPAL IN CHARGE:** Lucio Picciano AIBC  
**OWNER APPROVAL:**

**SCALE:** 1/4"=1'-0"  
**SHEET TITLE**

Proposed Heritage House North (Front) Elevation

**SHEET NO.**  
**DP3.4**  
 ORIGINAL SHEET SIZE 34" x 22"

**GENERAL NOTES - HERITAGE HOUSE:**

- EXISTING TRIM TO BE RETAINED (REPAIRED AS NEEDED)
- EXISTING WINDOWS TO BE RETAINED (REPAIRED AS NEEDED)
- EXISTING DOORS TO BE RETAINED (REPLACE NECESSARY)

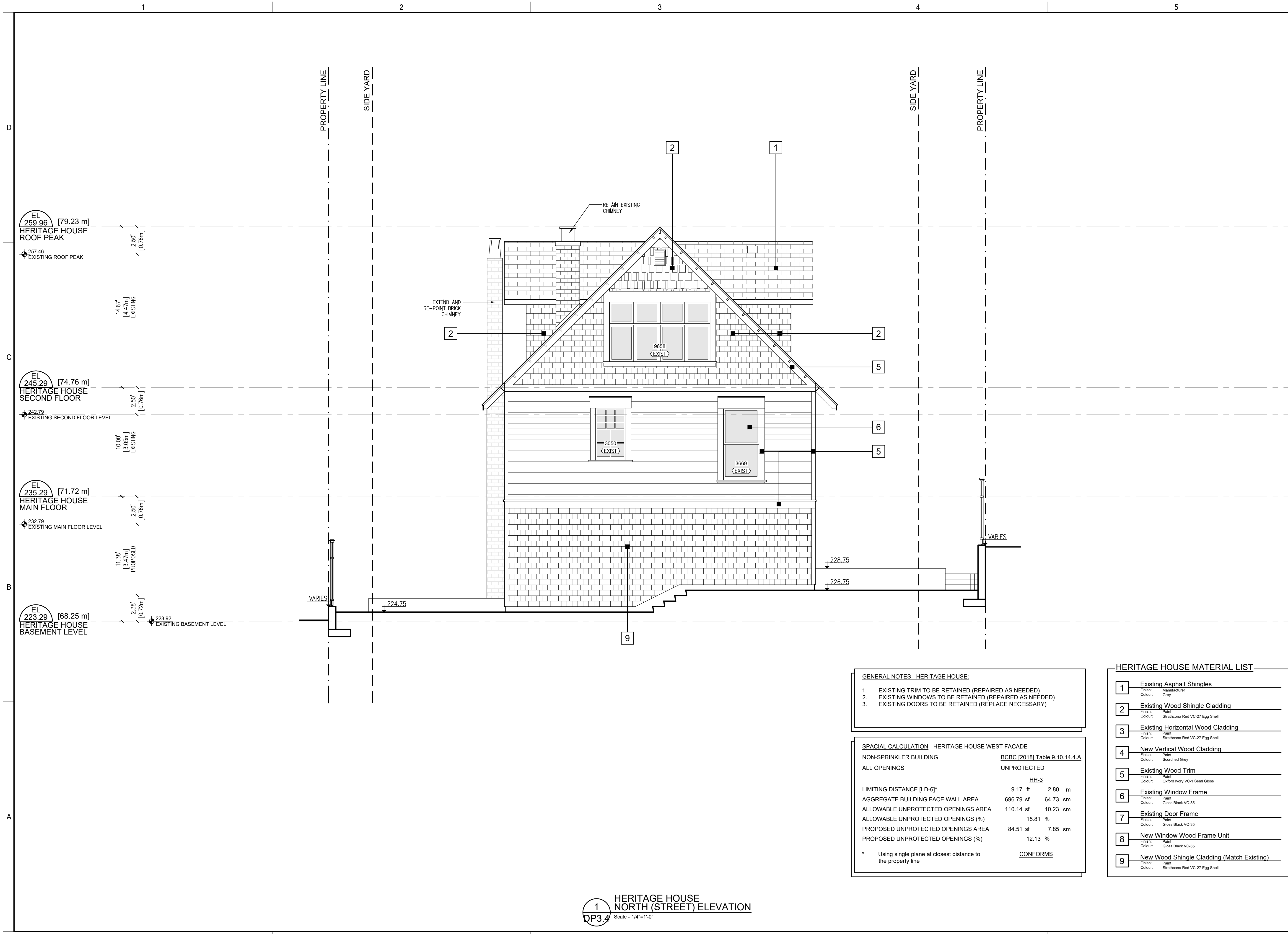
**SPECIAL CALCULATION - HERITAGE HOUSE WEST FACADE**  
 NON-SPRINKLER BUILDING

ALL OPENINGS	UNPROTECTED	HH-4
LIMITING DISTANCE [LD-8]*	22.23 ft 6.78 m	
AGGREGATE BUILDING FACE WALL AREA	599.26 sf 55.67 sm	
ALLOWABLE UNPROTECTED OPENINGS AREA	420.34 sf 39.05 sm	
ALLOWABLE UNPROTECTED OPENINGS (%)	70.14 %	
PROPOSED UNPROTECTED OPENINGS AREA	131.15 sf 12.18 sm	
PROPOSED UNPROTECTED OPENINGS (%)	21.89 %	
* Using single plane at closest distance to the property line		<b>CONFORMS</b>

**HERITAGE HOUSE MATERIAL LIST**

1	Existing Asphalt Shingles Finish: Manufacturer Colour: Grey
2	Existing Wood Shingle Cladding Finish: Paint Colour: Strathcona Red VC-27 Egg Shell
3	Existing Horizontal Wood Cladding Finish: Paint Colour: Strathcona Red VC-27 Egg Shell
4	New Vertical Wood Cladding Finish: Paint Colour: Scorched Grey
5	Existing Wood Trim Finish: Paint Colour: Oxford Ivory VC-1 Semi Gloss
6	Existing Window Frame Finish: Paint Colour: Gloss Black VC-35
7	Existing Door Frame Finish: Paint Colour: Gloss Black VC-35
8	New Window Wood Frame Unit Finish: Paint Colour: Gloss Black VC-35
9	New Wood Shingle Cladding (Match Existing) Finish: Paint Colour: Strathcona Red VC-27 Egg Shell

**1** HERITAGE HOUSE NORTH (STREET) ELEVATION  
 Scale - 1/4"=1'-0"  
**DP3.4**



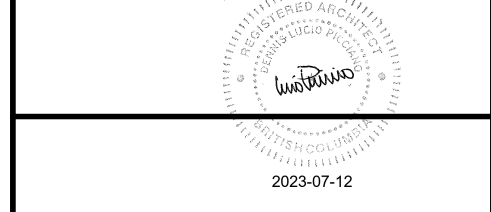
ARCHITECT:  
**dip**  
 architecture  
 DLP ARCHITECTURE INC  
 202-460 NANAIMO ST  
 VANCOUVER BC V6L 4W3  
 778-889-6849

PRIMARY CONTACT:  
 D. LUCIO PICCIANO  
 202-460 NANAIMO ST  
 VANCOUVER BC V6L 4W3  
 778-889-6849

PROJECT:  
**HERITAGE REVITALIZATION and NEW LOW ENERGY DUPLEX**

PROJECT ADDRESS:  
 311 West 14th Street.  
 City of North Vancouver, BC

OWNER:  
 1352644 BC LTD



**ARCHITECT SEAL**

-	-	-
-	-	-
-	-	-
-	-	-

**REVISIONS**

No.	Date	Description
10-Jul-23	DP Prior-to 2	
20-Mar-23	DP Prior-to	
27-Feb-23	Consultants	
B 24-Aug-22	Development Permit	
19-May-22	Review	
13-May-22	Consultants	
05-May-22	Consultants	
A 17-Dec-21	Rezoning Pre-App	

**ISSUE INFORMATION**  
 PLOT DATE: 10 July 2023

PROJECT NO.: **21-06**  
 DRAWN BY: CDS  
 CHECKED BY: dip  
 PRINCIPAL IN CHARGE: Lucio Picciano AIBC  
 OWNER APPROVAL:

SCALE: 1/4"=1'-0"  
 SHEET TITLE

Proposed Heritage House  
 South (Rear) Elevation

SHEET NO.  
**DP3.5**  
ORIGINAL SHEET SIZE 34" x 22"

**GENERAL NOTES - HERITAGE HOUSE:**

- EXISTING TRIM TO BE RETAINED (REPAIRED AS NEEDED)
- EXISTING WINDOWS TO BE RETAINED (REPAIRED AS NEEDED)
- EXISTING DOORS TO BE RETAINED (REPLACE NECESSARY)

**SPACIAL CALCULATION - HERITAGE HOUSE WEST FACADE**

NON-SPRINKLER BUILDING		BCBC [2018] Table 9.10.14.4.A	
ALL OPENINGS		UNPROTECTED	
HH-3			
LIMITING DISTANCE [LD-6]*	9.17 ft	2.80 m	
AGGREGATE BUILDING FACE WALL AREA	696.79 sf	64.73 sm	
ALLOWABLE UNPROTECTED OPENINGS AREA	110.14 sf	10.23 sm	
ALLOWABLE UNPROTECTED OPENINGS (%)		15.81 %	
PROPOSED UNPROTECTED OPENINGS AREA	84.51 sf	7.85 sm	
PROPOSED UNPROTECTED OPENINGS (%)		12.13 %	
* Using single plane at closest distance to the property line		CONFORMS	

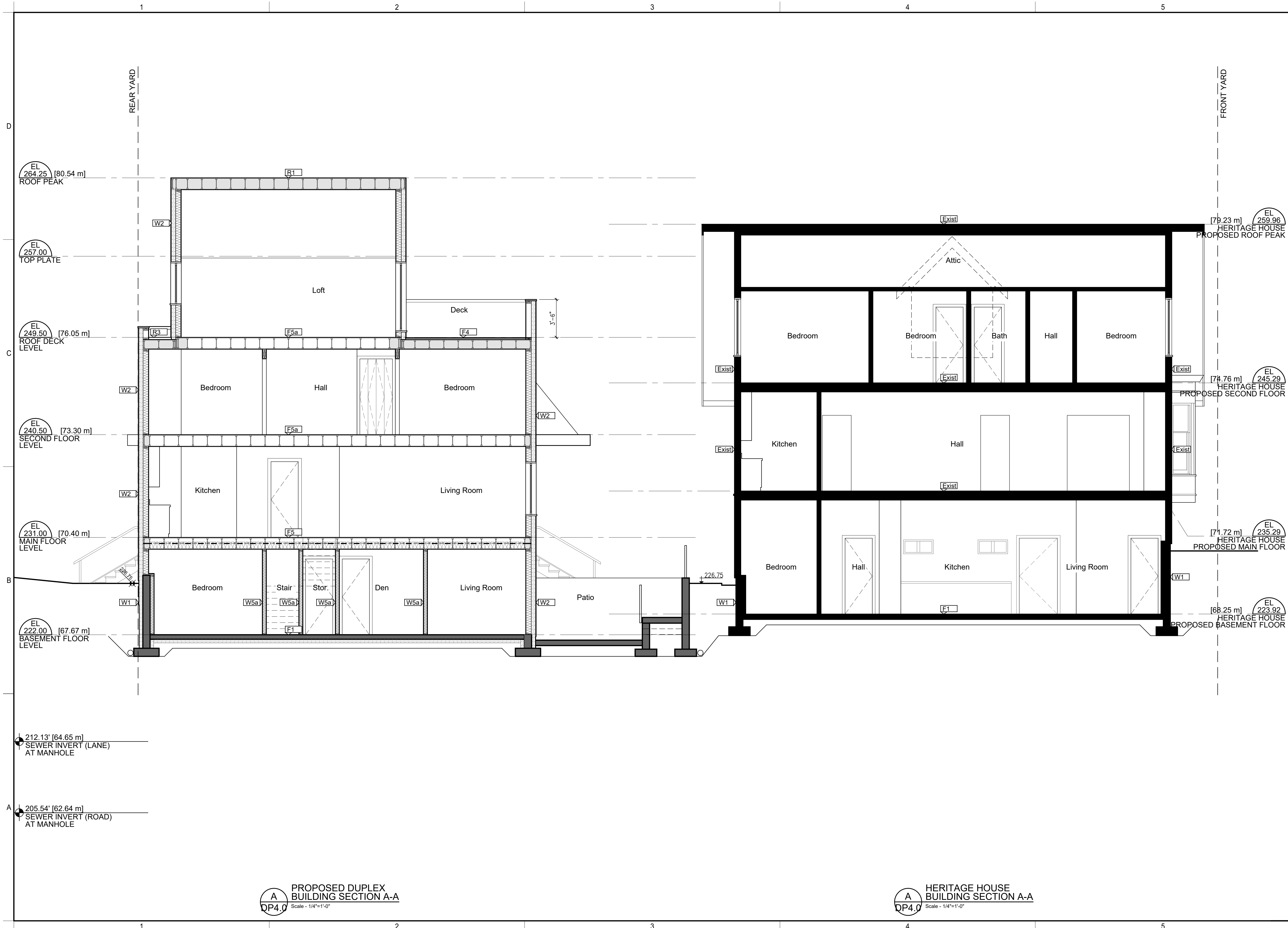
**HERITAGE HOUSE MATERIAL LIST**

1	Existing Asphalt Shingles	Finish: Manufacturer Colour: Grey
2	Existing Wood Shingle Cladding	Finish: Paint Colour: Strathcona Red VC-27 Egg Shell
3	Existing Horizontal Wood Cladding	Finish: Paint Colour: Strathcona Red VC-27 Egg Shell
4	New Vertical Wood Cladding	Finish: Paint Colour: Scorched Grey
5	Existing Wood Trim	Finish: Paint Colour: Oxford Ivory VC-1 Semi Gloss
6	Existing Window Frame	Finish: Paint Colour: Gloss Black VC-35
7	Existing Door Frame	Finish: Paint Colour: Gloss Black VC-35
8	New Window Wood Frame Unit	Finish: Paint Colour: Gloss Black VC-35
9	New Wood Shingle Cladding (Match Existing)	Finish: Paint Colour: Strathcona Red VC-27 Egg Shell

**1** HERITAGE HOUSE  
 NORTH (STREET) ELEVATION  
 DP3.4 Scale - 1/4"=1'-0"







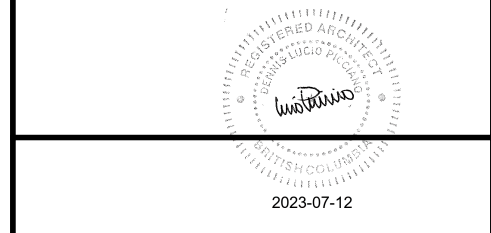
ARCHITECT:  
**dip**  
 architecture  
 DLP ARCHITECTURE INC  
 202-460 NANAIMO ST  
 VANCOUVER BC V6L 4W3  
 778-889-6849

PRIMARY CONTACT:  
 D. LUCIO PICCIANO  
 202-460 NANAIMO ST  
 VANCOUVER BC V6L 4W3  
 778-889-6849

PROJECT:  
**HERITAGE REVITALIZATION and NEW LOW ENERGY DUPLEX**

PROJECT ADDRESS:  
 311 West 14th Street,  
 City of North Vancouver, BC

OWNER:  
 1352644 BC LTD



ARCHITECT SEAL

No.	Date	Description

REVISIONS

No.	Date	Description
10-Jul-23	DP Prior-to 2	
20-Mar-23	DP Prior-to	
27-Feb-23	Consultants	
24-Aug-22	Development Permit	
19-May-22	Review	
13-May-22	Consultants	
05-May-22	Consultants	
17-Dec-21	Rezoning Pre-App	

ISSUE INFORMATION  
 PLOT DATE: 10 July 2023

PROJECT NO.: **21-06**  
 DRAWN BY: CDS  
 CHECKED BY: dip  
 PRINCIPAL IN CHARGE: Lucio Picciano AIBC  
 OWNER APPROVAL:

SCALE: 1/4"=1'-0"  
 SHEET TITLE

Heritage House  
 Building Section A-A  
 Proposed Duplex  
 Building Section A-A

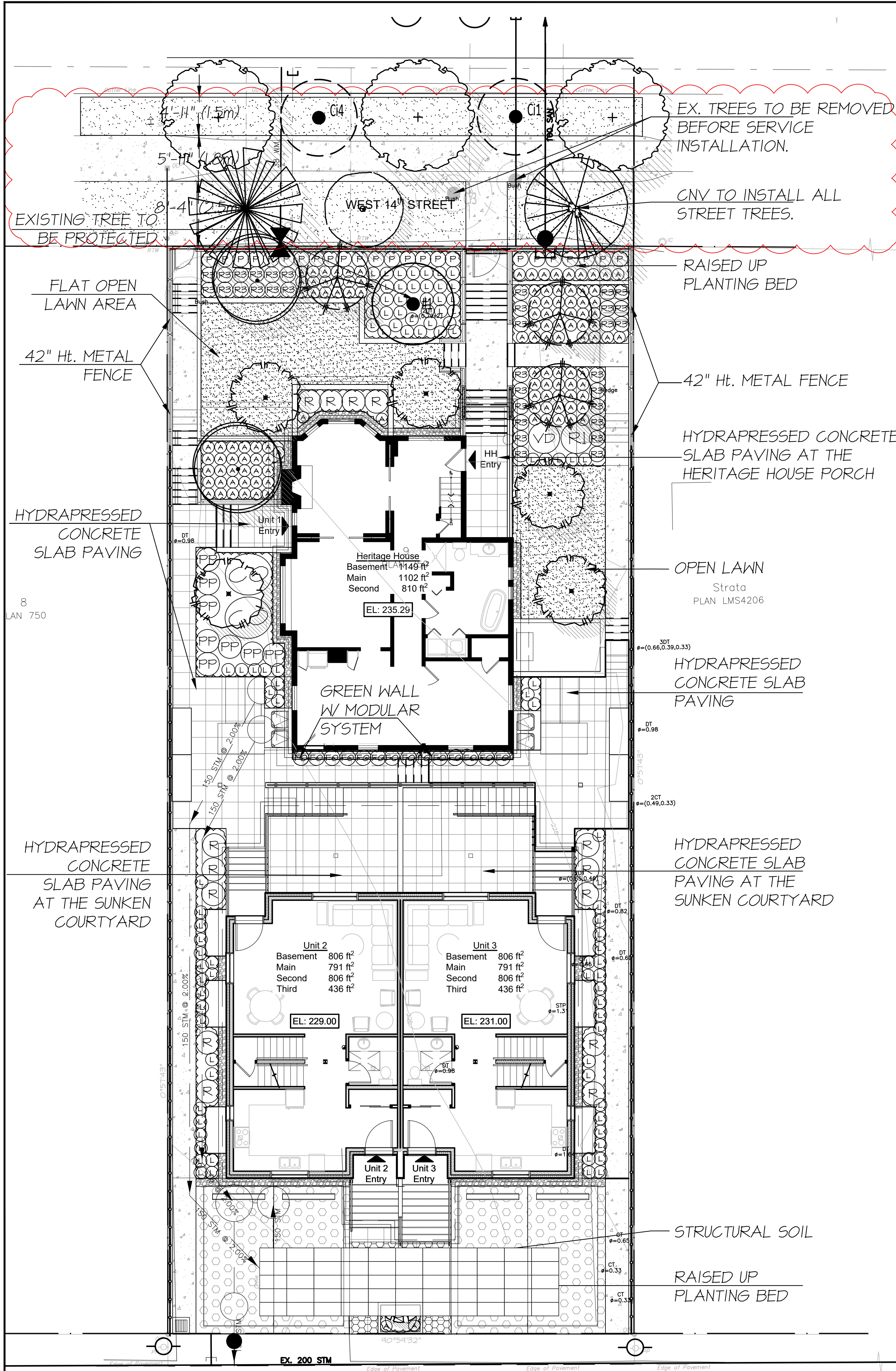
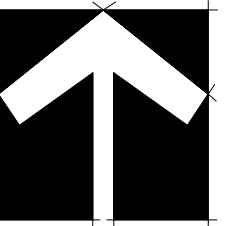
SHEET NO.  
**DP4.0**  
ORIGINAL SHEET SIZE 34" x 22"

**A** PROPOSED DUPLEX BUILDING SECTION A-A  
 Scale - 1/4"=1'-0"

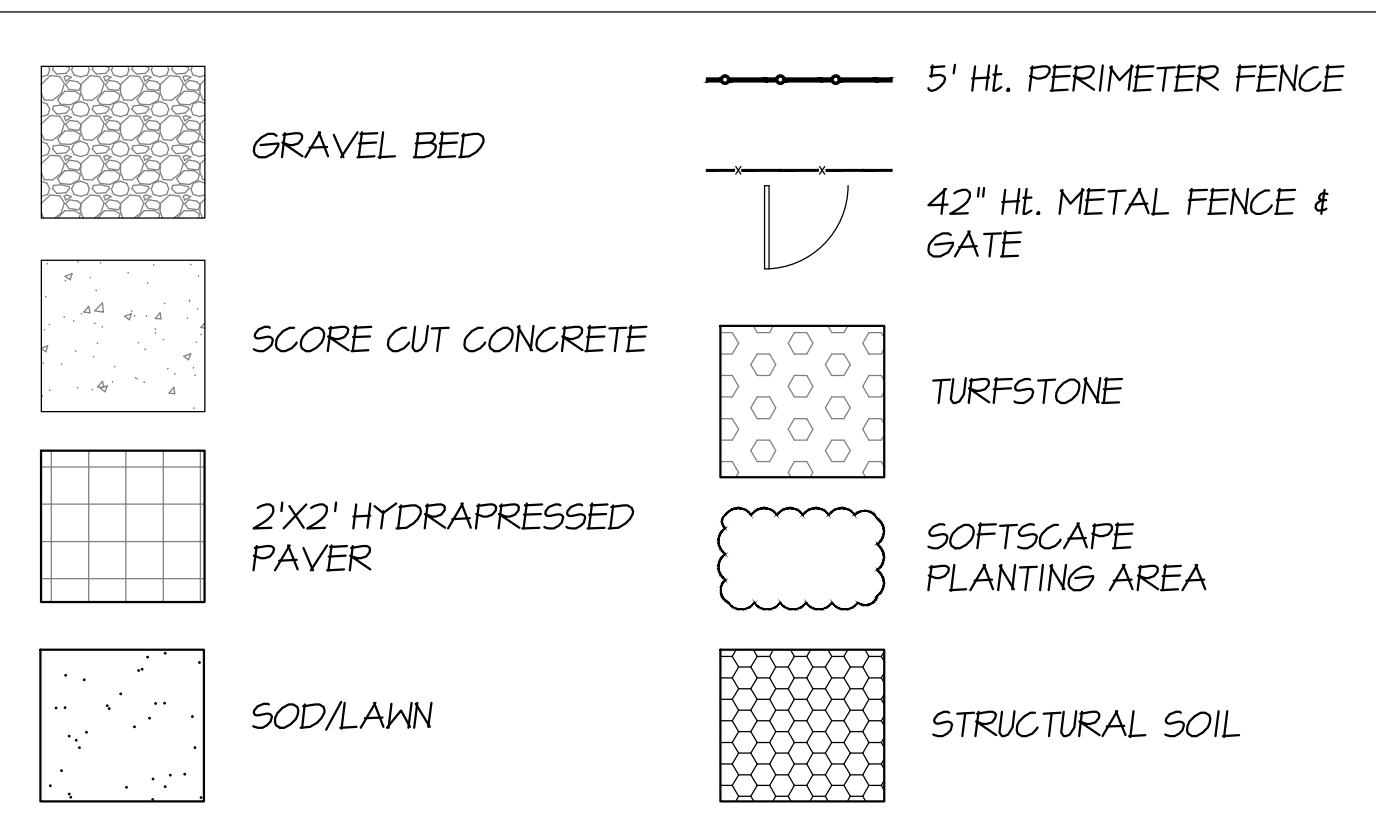
**A** HERITAGE HOUSE BUILDING SECTION A-A  
 Scale - 1/4"=1'-0"



#220 - 26 Lorne Mews  
 New Westminster, British Columbia  
 V3M 3L7  
 Tel: 604.553.0044  
 Fax: 604.553.0045  
 Email: office@m2la.com



LEGEND



PLANT SCHEDULE - ONSITE

M2 JOB NUMBER: 22-030

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
<b>TREE</b>				
(C1)	2	ACER RUBRUM 'BOWHALL'	COLUMNAR BOWHALL MAPLE	6CM CAL; B#B
(C2)	3	CHAMAECYPARIS OBTUSA 'GRACILIS'	SLENDER HINOKI CYPRESS	3M HT; B#B
(C3)	1	CORNUS KOUSA 'SATOMI'	SATOMI DOGWOOD	2.5M HT; B#B
(C4)	5	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEET GUM	6CM CAL; B#B
(C5)	1	EXISTING TREE #1 TO BE PROTECTED		
<b>SHRUB</b>				
(S1)	2	CORNUS SERICEA	RED OSIER DOGWOOD	#2 POT; 50CM
(S2)	16	GAULTHERIA SHALLON	SALAL	#2 POT; 30CM
(S3)	8	PHYSOCARPUS OPULIFOLIUS CAPITATUS	PACIFIC NINEBARK	#2 POT
(S4)	3	RHODODENDRON YAK 'MIST MAIDEN'	RHODODENDRON 'MIST MAIDEN'	#2 POT; 30CM
(S5)	1	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT; 30CM
<b>GRASS</b>				
(G1)	24	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	#1 POT
<b>VINE</b>				
(V1)	16	CLEMATIS ALPINA 'RUBY'	CLEMATIS 'RUBY'	#1 POT; 50CM STAKED
<b>PERENNIAL</b>				
(P1)	48	LAVENDULA ANGUSTIFOLIA	ENGLISH LAVENDER	#1 POT
(P2)	33	RUDBECKIA FULGIDA VAR SULLIVANTII 'GOLDSTURM'	RUDBECKIA	#1 POT
<b>GC</b>				
(A)	107	ADIANTUM PEDATUM	MAIDENHAIR FERN	#2 POT; 35CM

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

**ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.**

NO.	DATE	REVISION DESCRIPTION	DR.
11	2024-04-26	REVISED PER CITY COMMENTS	SH
10	2023-04-10	ISSUED FOR DP	GL
9	2023-01-10	ISSUED FOR DP	GL
8	2023-09-21	ISSUED FOR DP	GL
7	2023-09-09	ISSUED FOR DP	GL
6	2023-02-15	ISSUED FOR DP	GL
5	2022-08-16	ISSUED FOR DP	GL
4	2022-08-16	ISSUED FOR DP	GL
3	2022-08-02	ISSUED FOR DP	GL
2	2022-07-24	ISSUED FOR PRELIMINARY DESIGN	GL
1	2022-07-21	ISSUED FOR PRELIMINARY DESIGN	GL

SEAL:

PROJECT:  
 HERITAGE REVITALIZATION AND  
 NEW LOW ENERGY DUPLEX  
 311 W 14TH STREET  
 CITY OF NORTH VANCOUVER, BC

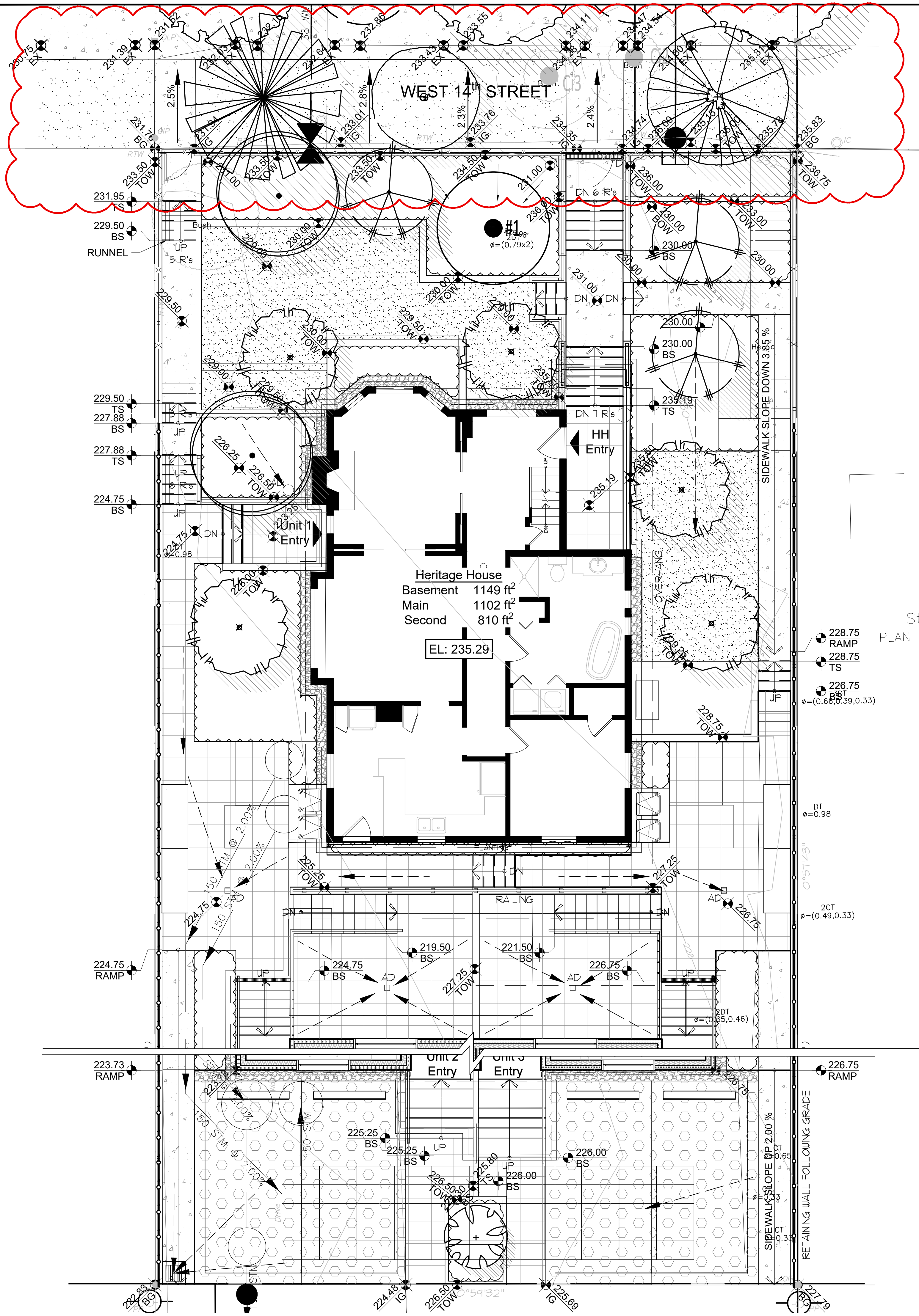
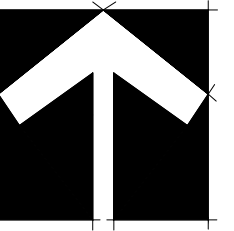
DRAWING TITLE:  
**LANDSCAPE  
 LAYOUT PLAN**

DATE: JUL 2, 2022	DRAWING NUMBER:
SCALE: 1"=1/8"	<b>L1</b>
DRAWN: GL	
DESIGN: GL	
CHK'D: MTLM	

M2LA PROJECT NUMBER: 22-030



#220 - 26 Lorne Mews  
 New Westminster, British Columbia  
 V3M 3L7  
 Tel: 604.553.0044  
 Fax: 604.553.0045  
 Email: office@m2la.com



**GRADING LEGEND**

- ◆ XXX.XX TS TOP OF STEP
- ◆ XXX.XX BS BOTTOM OF STEP
- XXX.XX TW TOP OF WALL
- XXX.XX RAMP TOP/BOTTOM OF RAMP
- ◆ XXX.XX PROPOSED FINISH GRADE
- ◆ XXX.XX IG CIVIL GRADE

**DRAINAGE LEGEND**

- AD AREA DRAIN
- > DRAINAGE DIRECTION
- ===== DRENCH DRAIN
- ▢ CATCH BASIN

NO.	DATE	REVISION DESCRIPTION	DR.
11	2024-04-26	REVISED PER CITY COMMENTS	SH
10	2023-04-10	ISSUED FOR DP	GL
9	2023-01-10	ISSUED FOR DP	GL
8	2023-08-21	ISSUED FOR DP	GL
7	2023-08-09	ISSUED FOR DP	GL
6	2023-02-15	ISSUED FOR DP	GL
5	2022-08-16	ISSUED FOR DP	GL
4	2022-08-16	ISSUED FOR DP	GL
3	2022-08-02	ISSUED FOR DP	GL
2	2022-07-24	ISSUED FOR PRELIMINARY DESIGN	GL
1	2022-07-21	ISSUED FOR PRELIMINARY DESIGN	GL

SEAL:

PROJECT:  
 HERITAGE REVITALIZATION AND  
 NEW LOW ENERGY DUPLEX  
 311 W 14TH STREET  
 CITY OF NORTH VANCOUVER, BC

**GRADING & DRAINAGE PLAN**

DATE: JUL 21, 2022	DRAWING NUMBER:
SCALE: 1"=3/16"	<b>L2</b>
DRAWN: GL	
DESIGN: GL	
CHK'D: MTLM	OF 11
M2LA PROJECT NUMBER:	<b>22-030</b>

POINT OF WATER  
CONNECTION  
(IRRIGATION)

WEST 14<sup>TH</sup> STREET

#1

HH  
Entry



Unit 1  
Entry

Heritage House  
Basement 1149 ft<sup>2</sup>  
Main 1102 ft<sup>2</sup>  
Second 810 ft<sup>2</sup>

EL: 235.29

0'5"143"

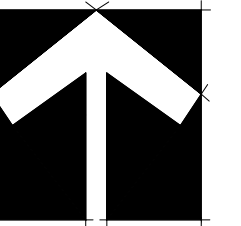
LEGEND

-  IRRIGATION SLEEVE
-  POINT OF WATER CONNECTION

©Copyright reserved. This drawing and design is the property of M2 Landscape Architects and may not be reproduced or used for other projects without their permission.



#220 - 26 Lorne Mews  
New Westminster, British Columbia  
V3M 3L7  
Tel: 604.553.0044  
Fax: 604.553.0045  
Email: office@m2la.com



NO.	DATE	REVISION DESCRIPTION	DR.
11	2024-04-26	REVISED PER CITY COMMENTS	SH
10	2023-04-12	ISSUED FOR DP	GL
9	2023-01-12	ISSUED FOR DP	GL
8	2023-08-21	ISSUED FOR DP	GL
7	2023-08-09	ISSUED FOR DP	GL
6	2023-02-15	ISSUED FOR DP	GL
5	2022-08-16	ISSUED FOR DP	GL
4	2022-08-16	ISSUED FOR DP	GL
3	2022-08-02	ISSUED FOR DP	GL
2	2022-07-24	ISSUED FOR PRELIMINARY DESIGN	GL
1	2022-07-21	ISSUED FOR PRELIMINARY DESIGN	GL

SEAL:

PROJECT:  
HERITAGE REVITALIZATION AND  
NEW LOW ENERGY DUPLEX  
311 W 14TH STREET  
CITY OF NORTH VANCOUVER, BC

DRAWING TITLE:  
**IRRIGATION  
PLAN**

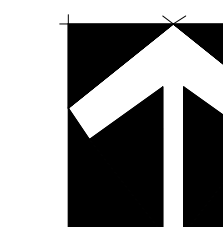
DATE: JUL 21, 2022  
SCALE: 1"=3/16"  
DRAWN: GL  
DESIGN: GL  
CHK'D: MTLM

DRAWING NUMBER:  
**L3**  
OF 11

M2LA PROJECT NUMBER: 22-030



#220 - 26 Lorne Mews  
 New Westminster, British Columbia  
 V3M 3L7  
 Tel: 604.553.0044  
 Fax: 604.553.0045  
 Email: office@m2la.com



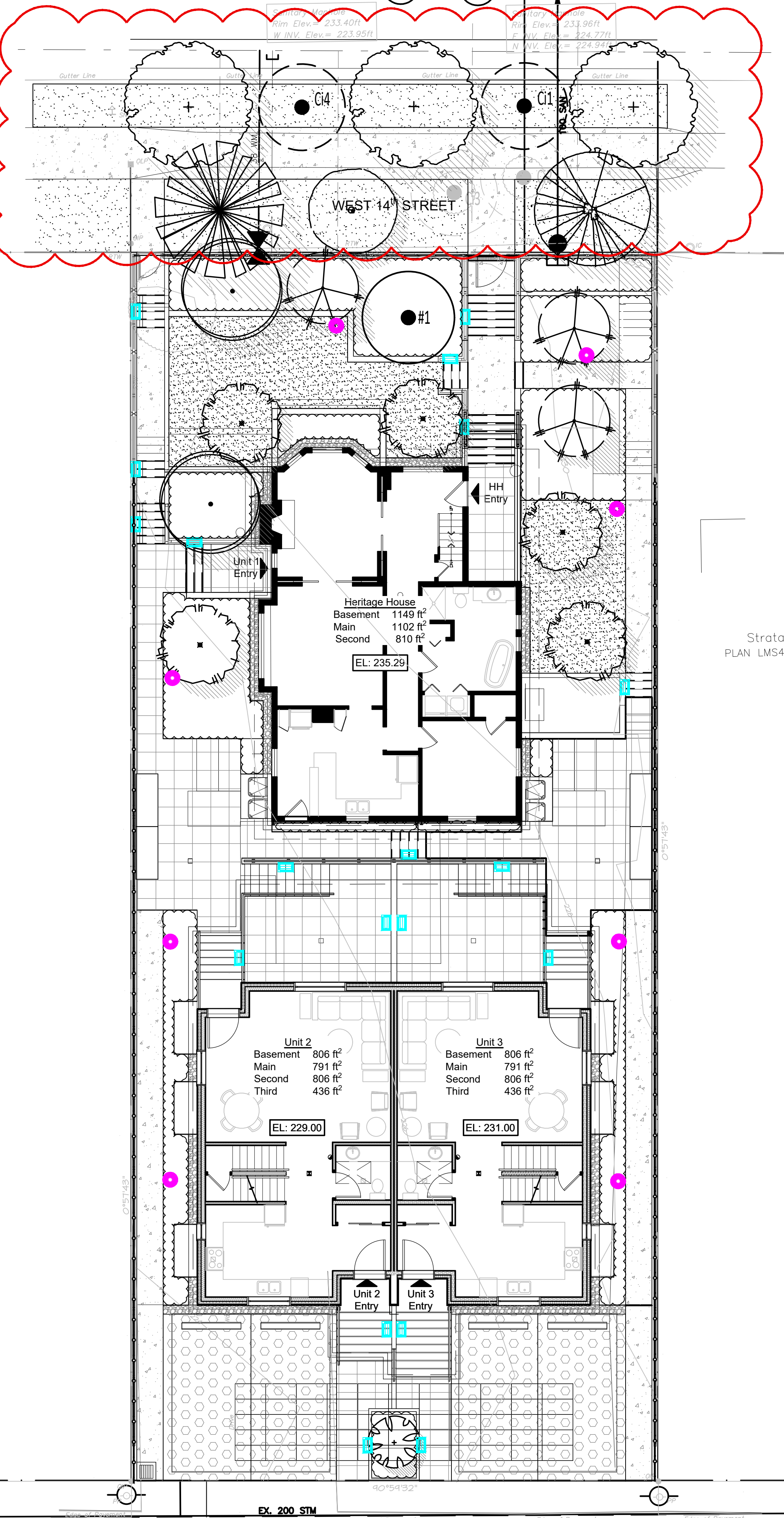
NO.	DATE	REVISION DESCRIPTION	DR.
11	2024-04-26	REVISED PER CITY COMMENTS	SH
10	2023-04-10	ISSUED FOR DP	QL
9	2023-01-10	ISSUED FOR DP	QL
8	2023-08-21	ISSUED FOR DP	QL
7	2023-08-09	ISSUED FOR DP	QL
6	2023-02-15	ISSUED FOR DP	QL
5	2022-08-16	ISSUED FOR DP	QL
4	2022-08-11	ISSUED FOR DP	QL
3	2022-08-01	ISSUED FOR DP	QL
2	2022-07-24	ISSUED FOR PRELIMINARY DESIGN	QL
1	2022-07-21	ISSUED FOR PRELIMINARY DESIGN	QL

SEAL:

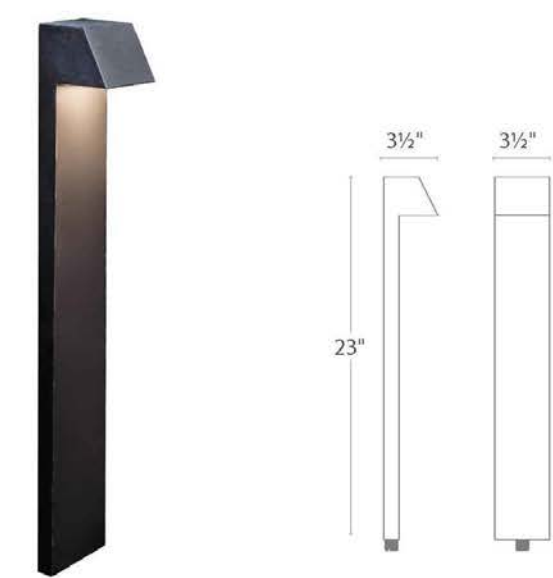
PROJECT:  
 HERITAGE REVITALIZATION AND  
 NEW LOW ENERGY DUPLEX  
 311 W 14TH STREET  
 CITY OF NORTH VANCOUVER, BC

DRAWING TITLE:  
**LIGHTING PLAN**

DATE: JUL 2, 2022	DRAWING NUMBER:
SCALE: 1"=1/8"	<b>L4</b>
DRAWN: QL	
DESIGN: QL	
CHK'D: MTLM	



### QUAD LED PATH LIGHT 6091



**PRODUCT DESCRIPTION**  
 Sleek linear design blends seamlessly into pathways while providing soft, even illumination

- FEATURES**
- IP66 rated, Protected against powerful water jets
  - Factory sealed water tight fixtures
  - Solid diecast corrosion resistant aluminum alloy
  - Recommended spacing for installation: Residential 8 to 10ft; Commercial: 5 to 7ft
  - Mounting stake, 6 foot lead wire, and direct burial gel filled wire nuts are included
  - Maintains constant lumen output against voltage drop
  - UL & cUL 1838 Listed

**ORDERING NUMBER**

	Color Temp	Finish
6091 Quad	27 2700K Warm White 30 3000K Pure White	BZ Bronze on Aluminum

6091-\_\_BZ  
 Example: 6091-30BZ

wacighting.com Phone (800) 526-2588  
 Headquarters/Eastern Distribution Center 44 Harbor Park Drive Port Washington, NY 11050  
 Central Distribution Center 1600 Distribution Ct Lithia Springs, GA 30122  
 Western Distribution Center 1750 Archibald Avenue Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program.

### WAC LANDSCAPE LIGHTING

Fixture Type:

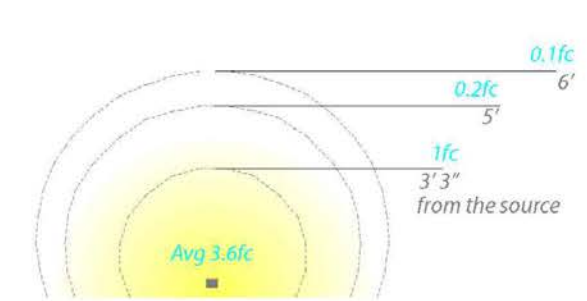
Catalog Number:

Project:

Location:

**SPECIFICATIONS**

Input: 9-15VAC (Transformer is required)  
 Power: 3.0W / 4.5VA  
 Brightness: Up to 100 lm  
 CRI: 90  
 Rated Life: 60,000 hours



- LIGHTING LEGEND**
- ▭ STEP LIGHT
  - BOLLARD LIGHT

### WAC LIGHTING

#### WL-LED140 Step And Wall Light

Model & Voltage	Color Temp & CRI	Lumens	Finish
WL-LED140 120 VAC	Amber 90	3	BK Black on Aluminum
WL-LED140F 277 VAC	White 90	3	BZ Bronze on Aluminum
	Amber 90	3	WT White on Aluminum
	White 90	3	

**Example: WL-LED140-AM-BK**

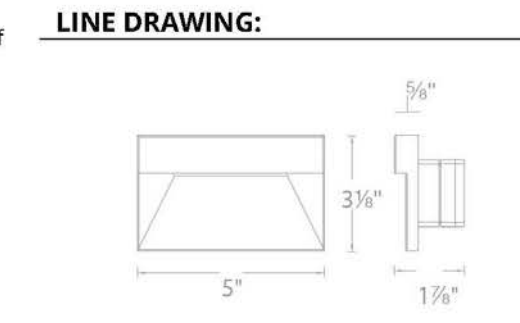
**DESCRIPTION**  
 WAC Lighting Step and Wall Lights are designed to seamlessly blend into any architecture featuring a sleek interchangeable magnetic faceplate with no visible hardware. These luminaires offer enhanced energy-efficient functionality and optimized light output to adequately illuminate stairs, walls and walkways with little or no glare. Light engine is IP66 sealed for both indoor and outdoor applications.



- FEATURES**
- Geometric design with downward illumination
  - Magnetized design for easy installation and maintenance
  - Low profile, flush to wall aesthetics with no visible hardware
  - 5 year warranty

**SPECIFICATIONS**

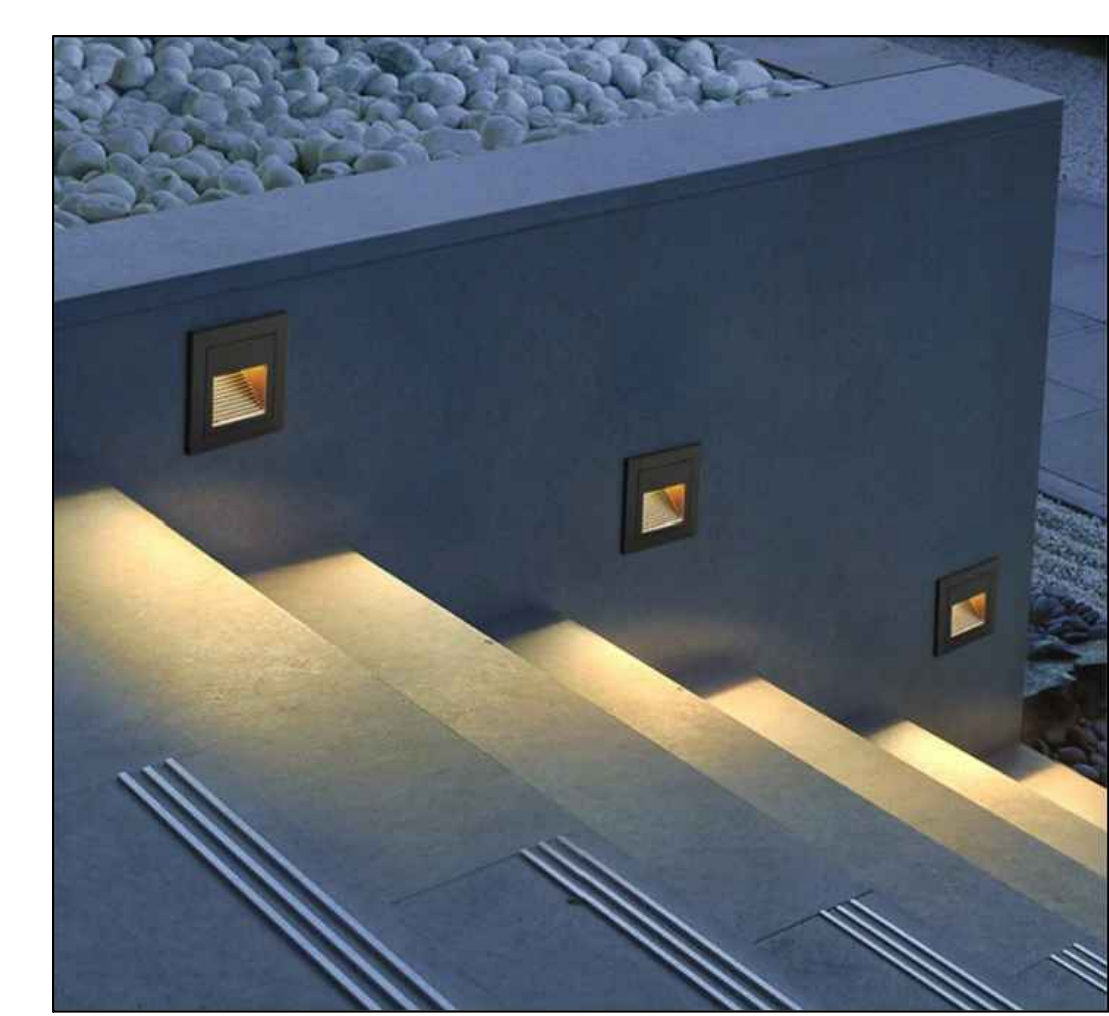
Construction: Die-cast corrosion resistant aluminum alloy  
 Power: 3W, 3.5W  
 Input: 277 VAC, 50/60HZ, 120 VAC  
 Dimming: ELV: 100-10%  
 Light Source: Integrated LED  
 Rated Life: 50000 Hours  
 Mounting: Fits into 2" x 4" J-Box with minimum inside dimensions of 3"L x 2"W x 2.5"D  
 Finish: Enamel Coated: White on Aluminum, Bronze on Aluminum, Black on Aluminum  
 Operating Temp: -40°F to 104°F (-40°C to 40°C)  
 Standards: ETL, cETL, Wet Location Listed, IP66, ADA, Title 24 JA8-2019 Compliant



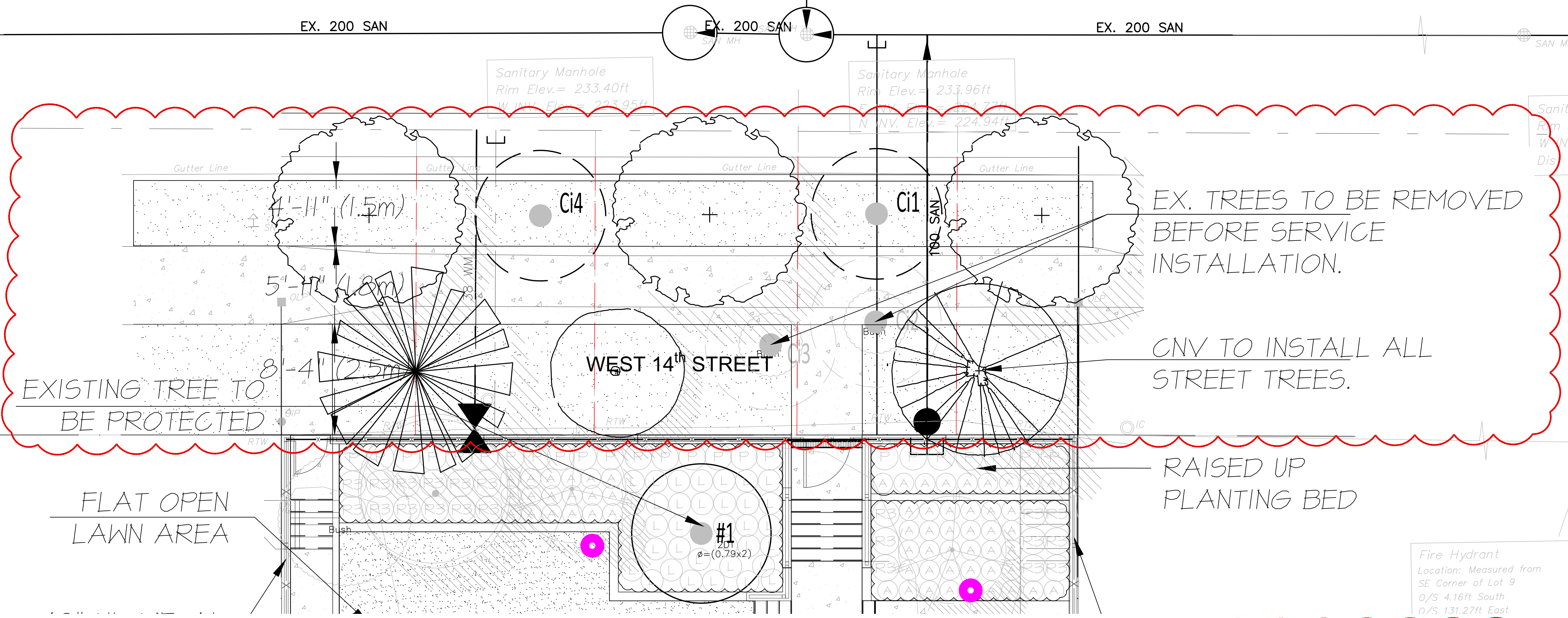
**REPLACEMENT PARTS**

W-4091-140-BK - LED140 Cover Plate BK  
 W-4091-140-BZ - LED140 Cover Plate BZ  
 W-4091-140-WT - LED140 Cover Plate WT

wacighting.com | Phone (800) 526-2588 | Fax (800) 526-2585 | Headquarters/Eastern Distribution Center 44 Harbor Park Drive Port Washington, NY 11050  
 WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. August 2022



# West 14th Street



EX. TREES TO BE REMOVED BEFORE SERVICE INSTALLATION.

CNV TO INSTALL ALL STREET TREES.

RAISED UP PLANTING BED

EXISTING TREE TO BE PROTECTED

FLAT OPEN LAWN AREA

**LEGEND**

--- CLEARANCE FROM THE UNDERGROUND SERVICE LINES

**PLANT SCHEDULE - OFFSITE**

M2 JOB NUMBER: 22-030

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	2	ACER CIRCINATUM	VINE MAPLE	1.5M HT; B4B;
	2	QUERCUS COCCINEA	SCARLET OAK	6CM CAL; B4B
	1	EXISTING CITY TREE C11 TO BE RELOCATED	GREEN VASE ZELKOVE	
	1	EXISTING CITY TREE C12 TO BE REMOVED	GOLDEN GLOBE CEDAR	
	1	EXISTING CITY TREE C13 TO BE REMOVED	GOLDEN GLOBE CEDAR	
	1	EXISTING CITY TREE C14 TO BE RELOCATED	PIN OAK	

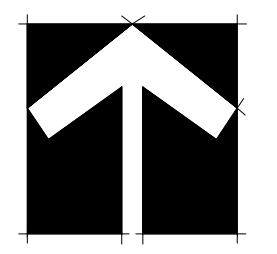
NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

**ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.**

©Copyright reserved. This drawing and design is the property of M2 Landscape Architects and may not be reproduced or used for other projects without their permission.



#220 - 26 Lorne Mews  
New Westminster, British Columbia  
V3M 3L7  
Tel: 604.553.0044  
Fax: 604.553.0045  
Email: office@m2la.com



NO.	DATE	REVISION DESCRIPTION	DR.
11	2024-04-26	REVISED PER CITY COMMENTS	SH
10	2023-04-10	ISSUED FOR DP	GL
9	2023-01-10	ISSUED FOR DP	GL
8	2023-08-21	ISSUED FOR DP	GL
7	2023-08-09	ISSUED FOR DP	GL
6	2023-02-15	ISSUED FOR DP	GL
5	2022-08-16	ISSUED FOR DP	GL
4	2022-08-16	ISSUED FOR DP	GL
3	2022-08-25	ISSUED FOR DP	GL
2	2022-07-24	ISSUED FOR PRELIMINARY DESIGN	GL
1	2022-07-21	ISSUED FOR PRELIMINARY DESIGN	GL

SEAL:

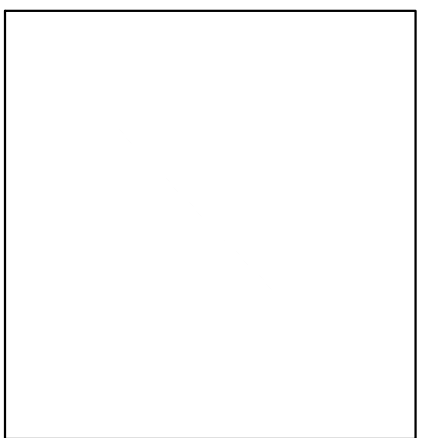
PROJECT:  
HERITAGE REVITALIZATION AND  
NEW LOW ENERGY DUPLEX  
311 W 14TH STREET  
CITY OF NORTH VANCOUVER, BC

DRAWING TITLE:  
**OFFSITE LANDSCAPE PLAN**

DATE: JUL 1, 2022	DRAWING NUMBER:
SCALE: 1"=10'	<b>L5</b>
DRAWN: GL	
DESIGN: GL	
CHK'D: MTLM	
M2LA PROJECT NUMBER: 22-030-11	<b>OF 11</b>



#220 - 26 Lorne Mews  
 New Westminster, British Columbia  
 V3M 3L7  
 Tel: 604.553.0044  
 Fax: 604.553.0045  
 Email: office@m2la.com



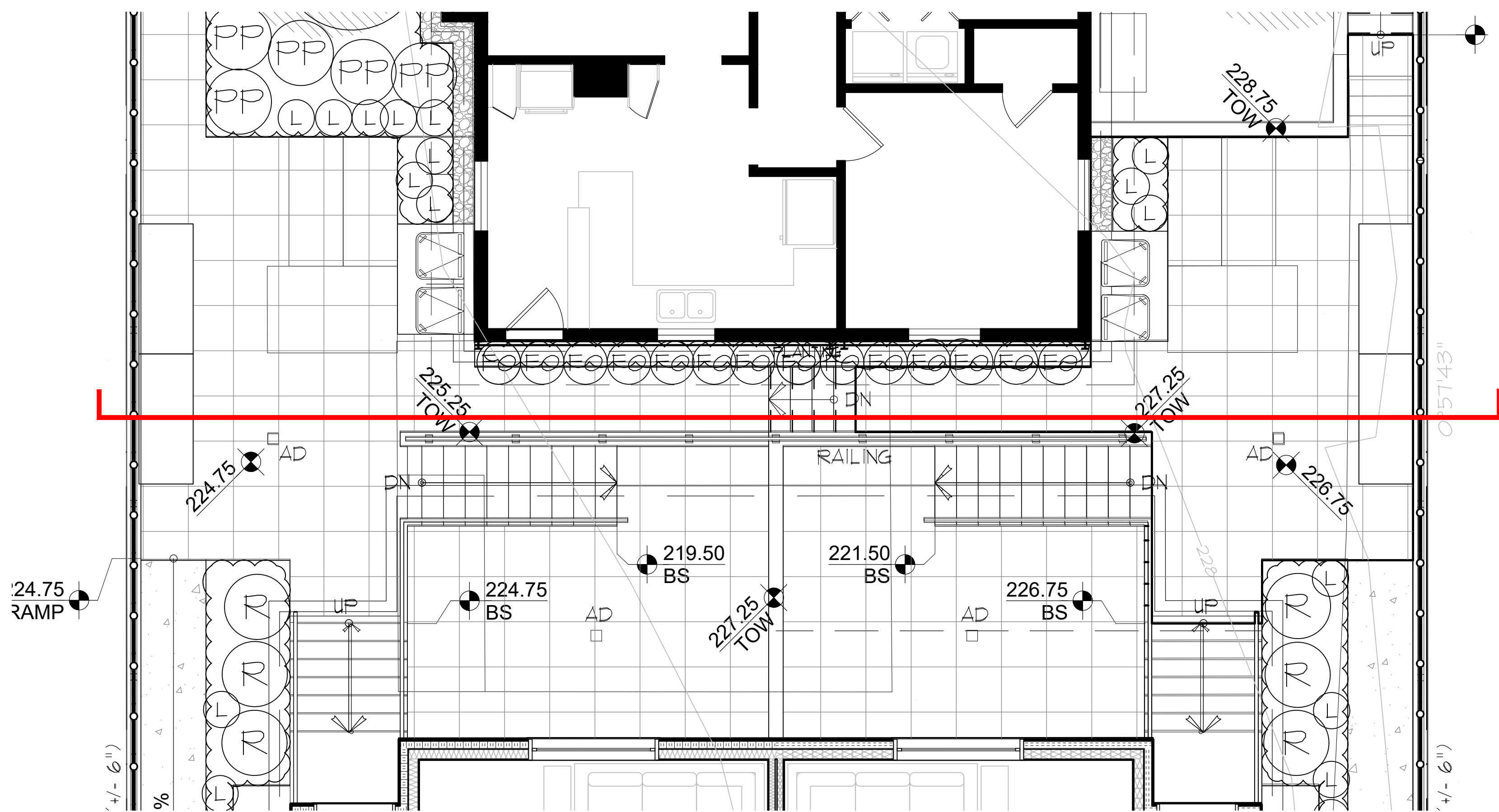
NO.	DATE	REVISION DESCRIPTION	DR.
11	2024-04-26	REVISED PER CITY COMMENTS	SH
10	2023-04-10	ISSUED FOR DP	GL
9	2023-01-10	ISSUED FOR DP	GL
8	2023-08-21	ISSUED FOR DP	GL
7	2023-08-09	ISSUED FOR DP	GL
6	2023-02-15	ISSUED FOR DP	GL
5	2022-08-16	ISSUED FOR DP	GL
4	2022-08-11	ISSUED FOR DP	GL
3	2022-08-02	ISSUED FOR DP	GL
2	2022-07-24	ISSUED FOR PRELIMINARY DESIGN	GL
1	2022-07-21	ISSUED FOR PRELIMINARY DESIGN	GL

SEAL:

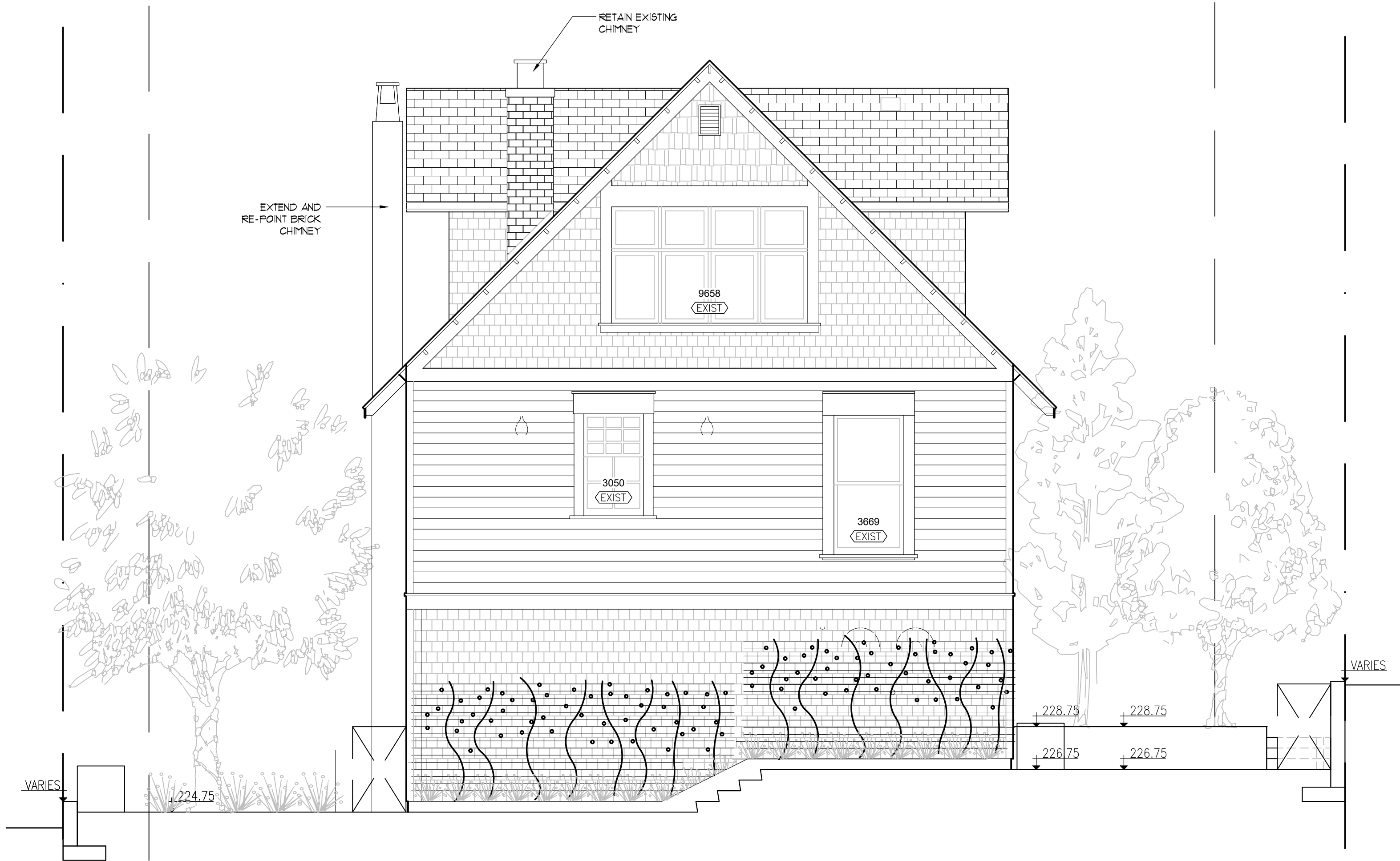
PROJECT:  
 HERITAGE REVITALIZATION AND  
 NEW LOW ENERGY DUPLEX  
 311 W 14TH STREET  
 CITY OF NORTH VANCOUVER, BC

DRAWING TITLE:  
**LANDSCAPE  
 SECTIONS**

DATE: JUNE.24.22	DRAWING NUMBER:
SCALE: AS SHOWN	<b>L6</b>
DRAWN: GL	
DESIGN: GL	
CHK'D: MTLM	
M2LA PROJECT NUMBER:	<b>22-030</b>

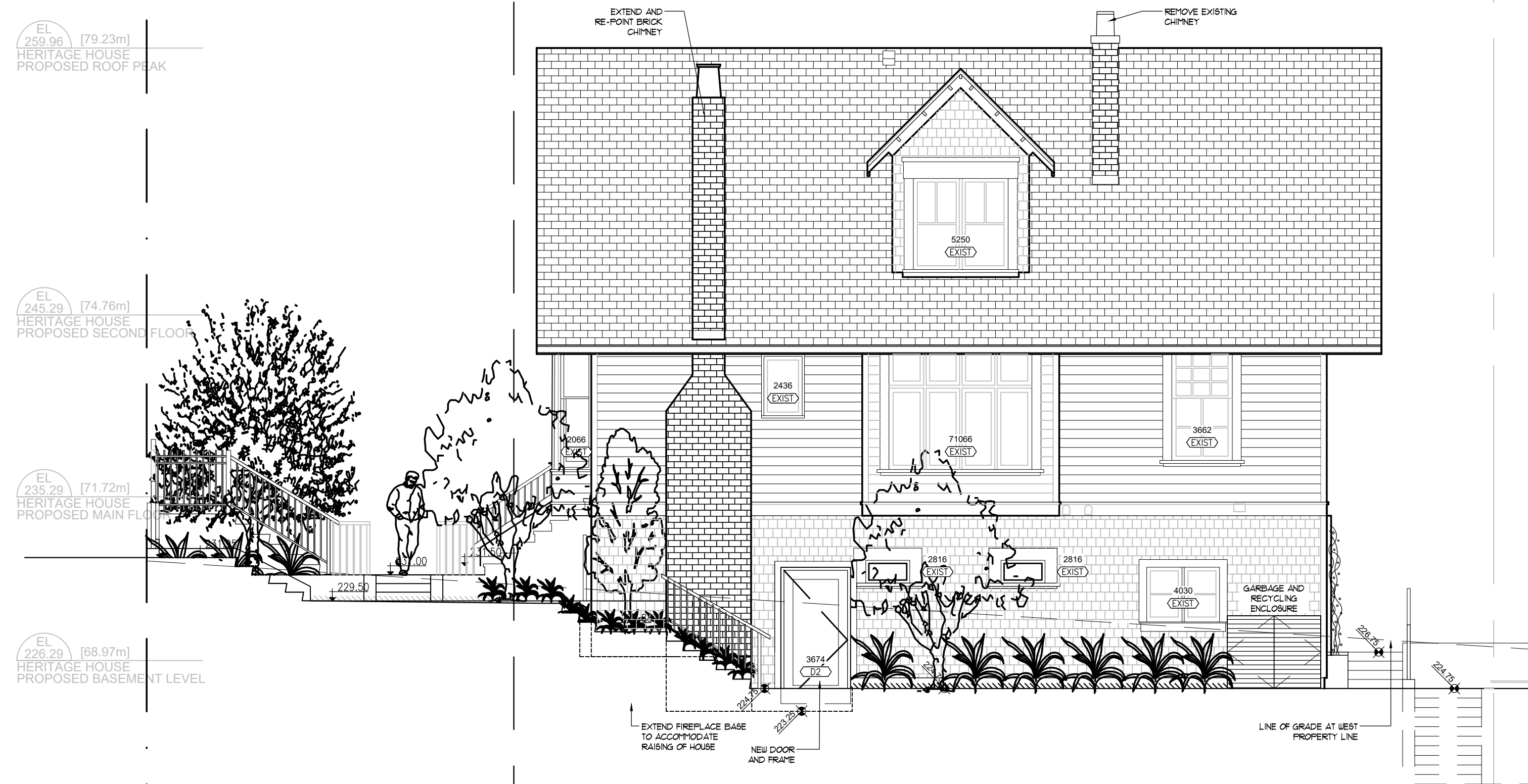
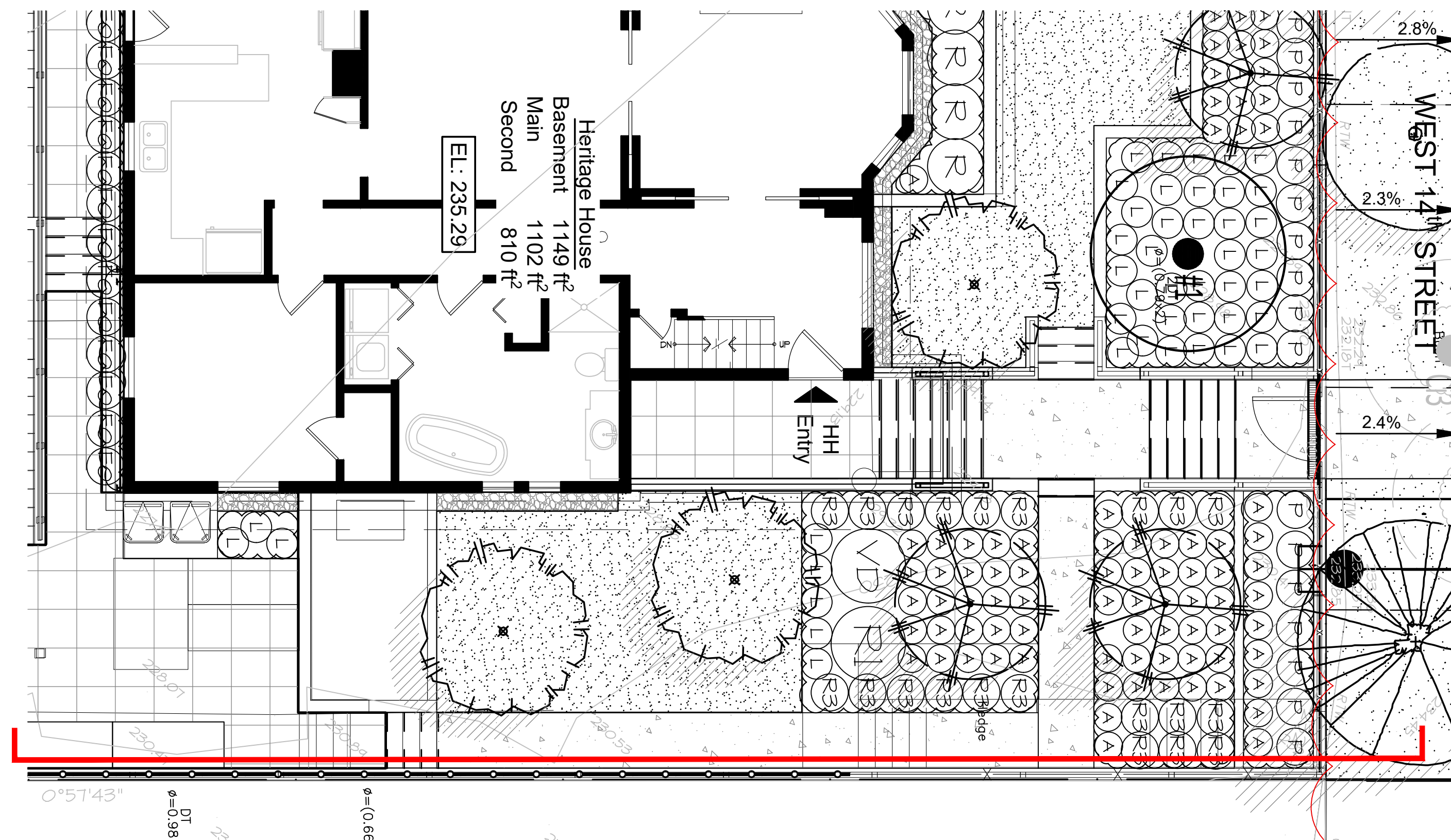
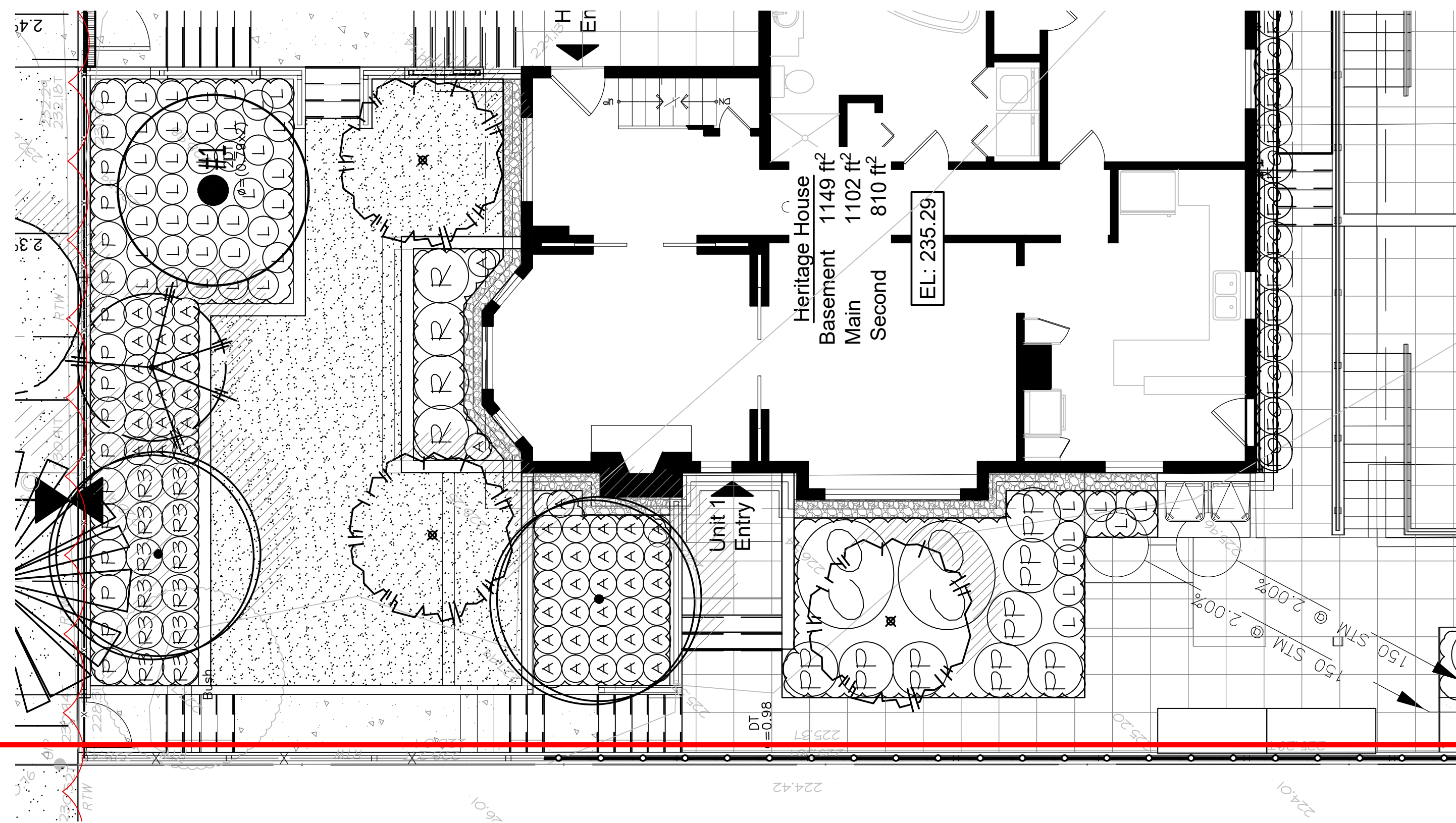


**GREEN WALL CABLE SYSTEM - REFERENCE ONLY**



**01 HERITAGE HOUSE SOUTH ELEVATION**  
**L6** SCALE: 1"=1/4"





**01** HERITAGE HOUSE WEST ELEVATION  
**L7** SCALE: 1"=3/16"



**02** HERITAGE HOUSE EAST ELEVATION  
**L7** SCALE: 1"=3/16"

©Copyright reserved. This drawing and design is the property of M2 Landscape Architects and may not be reproduced or used for other projects without their permission.



#220 - 26 Lorne Mews  
 New Westminster, British Columbia  
 V3M 3L7  
 Tel: 604.553.0044  
 Fax: 604.553.0045  
 Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	DR.
11	2024-04-26	REVISED PER CITY COMMENTS	SH
10	2023-04-10	ISSUED FOR DP	GL
9	2023-01-10	ISSUED FOR DP	GL
8	2023-08-21	ISSUED FOR DP	GL
7	2023-08-09	ISSUED FOR DP	GL
6	2023-02-15	ISSUED FOR DP	GL
5	2023-02-16	ISSUED FOR DP	GL
4	2022-08-14	ISSUED FOR DP	GL
3	2022-08-04	ISSUED FOR DP	GL
2	2022-07-24	ISSUED FOR PRELIMINARY DESIGN	GL
1	2022-07-21	ISSUED FOR PRELIMINARY DESIGN	GL

SEAL:

PROJECT:  
 HERITAGE REVITALIZATION AND  
 NEW LOW ENERGY DUPLEX  
 311 W 14TH STREET  
 CITY OF NORTH VANCOUVER, BC

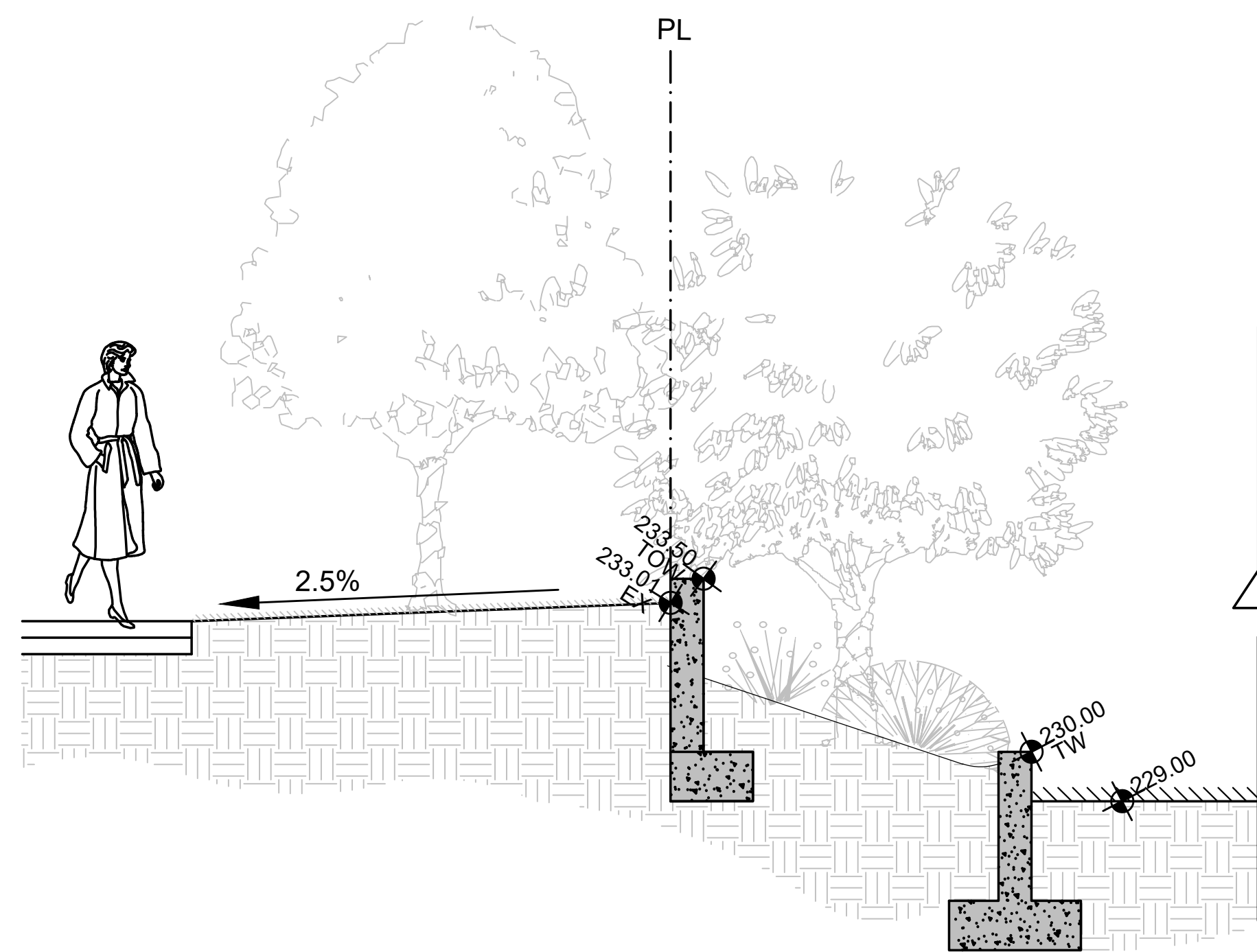
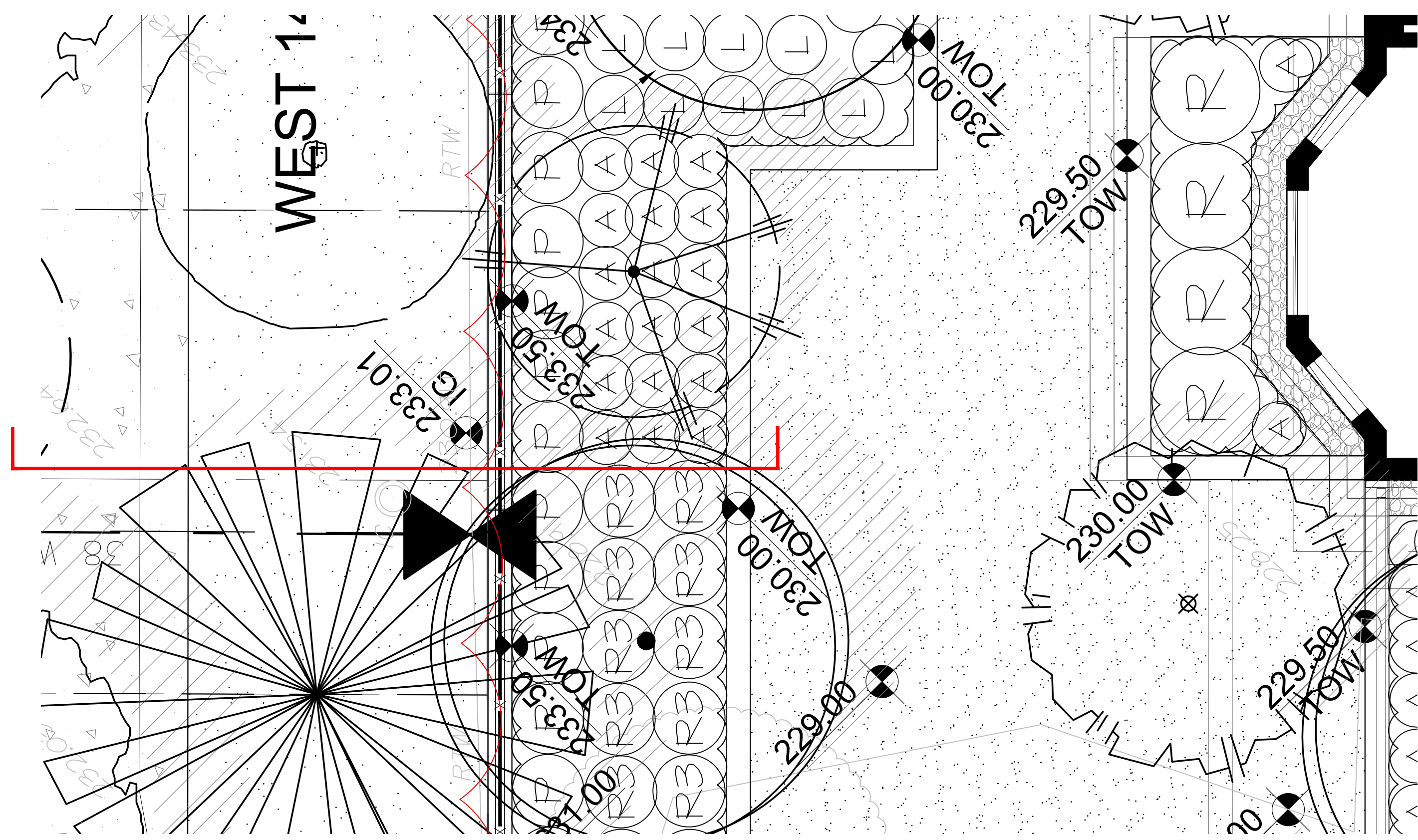
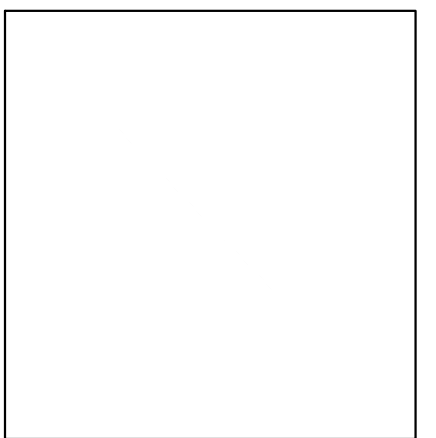
DRAWING TITLE:  
**LANDSCAPE SECTIONS**

DATE: JULY, 21, 22	DRAWING NUMBER:
SCALE: 1"= 3/16"	<b>L7</b>
DRAWN: GL	
DESIGN: GL	
CHK'D: MTLM	

M2LA PROJECT NUMBER: 22-030 OF 11



#220 - 26 Lorne Mews  
 New Westminster, British Columbia  
 V3M 3L7  
 Tel: 604.553.0044  
 Fax: 604.553.0045  
 Email: office@m2la.com



NOTE:  
 REFER TO STRUCTURAL  
 DRAWING FOR RETAINING  
 WALL DETAILS.

**01 NORTH RETAINING WALL**  
**L8** SCALE: 1"=1/4"

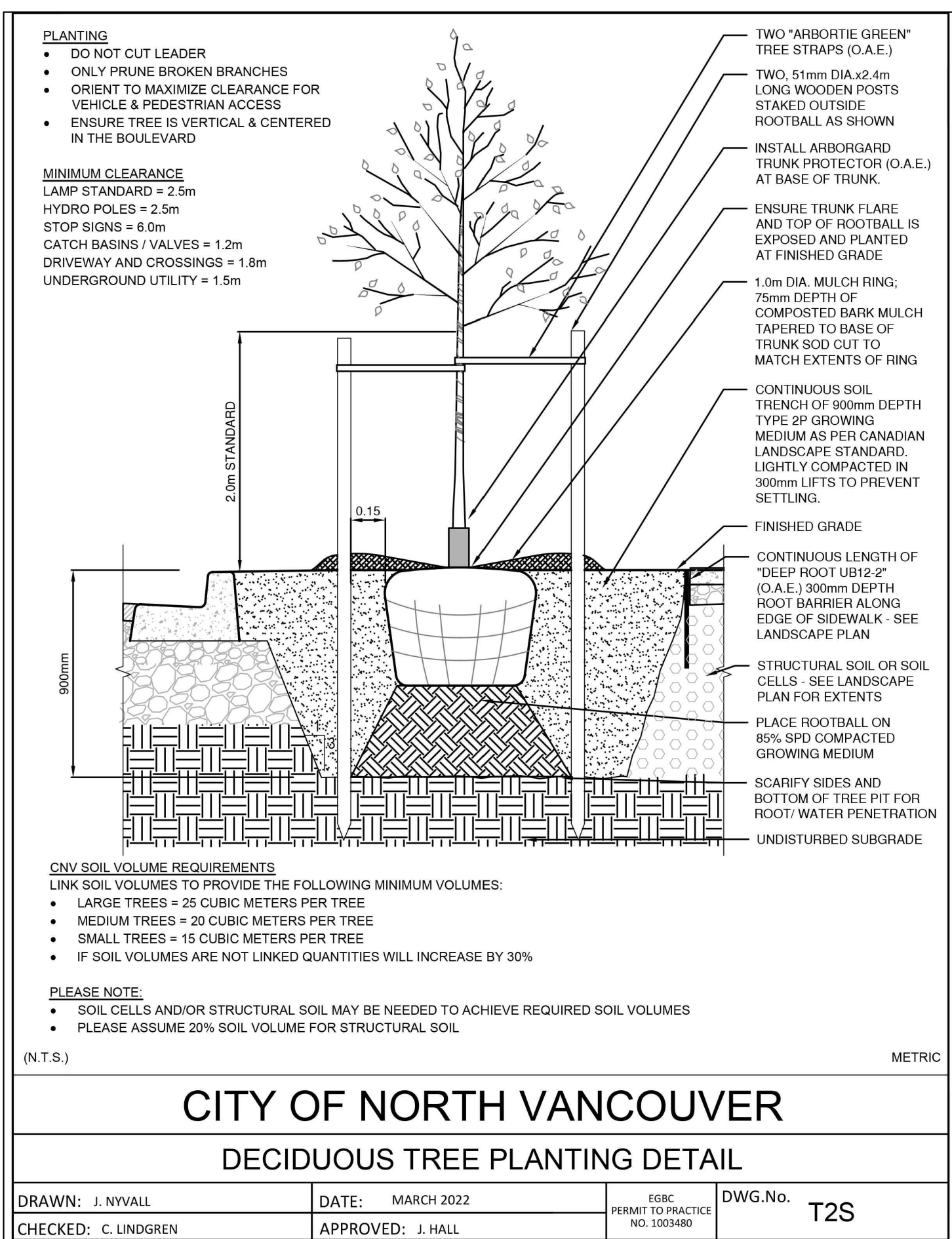
NO.	DATE	REVISION DESCRIPTION	DR.
11	2024-04-26	REVISED PER CITY COMMENTS	SH
10	2023-04-10	ISSUED FOR DP	GL
9	2023-01-10	ISSUED FOR DP	GL
8	2023-08-21	ISSUED FOR DP	GL
7	2023-08-09	ISSUED FOR DP	GL
6	2023-02-15	ISSUED FOR DP	GL
5	2022-08-16	ISSUED FOR DP	GL
4	2022-08-16	ISSUED FOR DP	GL
3	2022-08-02	ISSUED FOR DP	GL
2	2022-07-24	ISSUED FOR PRELIMINARY DESIGN	GL
1	2022-07-21	ISSUED FOR PRELIMINARY DESIGN	GL

SEAL:

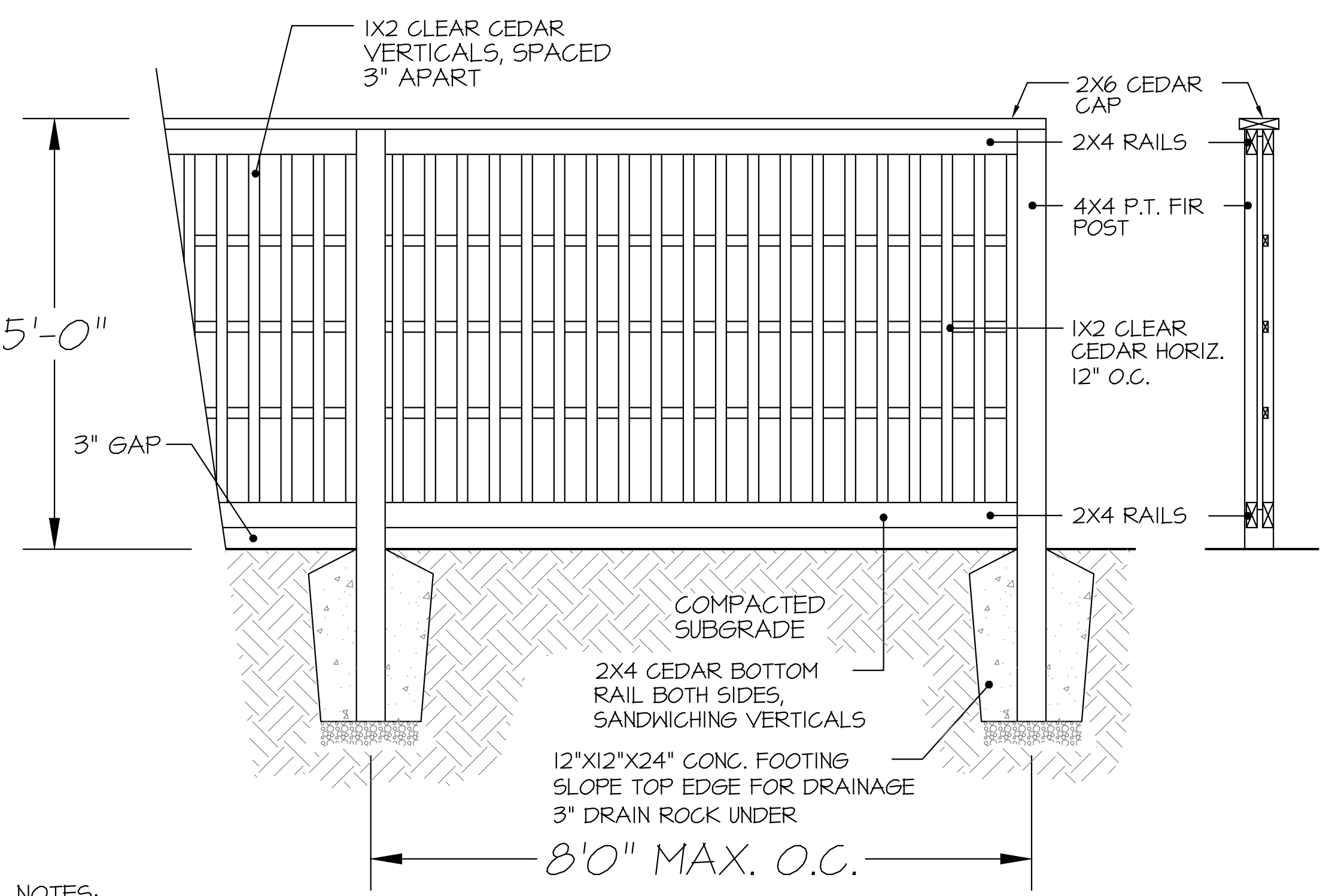
PROJECT:  
 HERITAGE REVITALIZATION AND  
 NEW LOW ENERGY DUPLEX  
 311 W 14TH STREET  
 CITY OF NORTH VANCOUVER, BC

DRAWING TITLE:  
**LANDSCAPE SECTIONS**

DATE: JULY, 21, 22	DRAWING NUMBER:
SCALE: 1"= 3/16"	<b>L8</b>
DRAWN: GL	
DESIGN: GL	
CHK'D: MTLM	
M2LA PROJECT NUMBER:	<b>22-030</b>

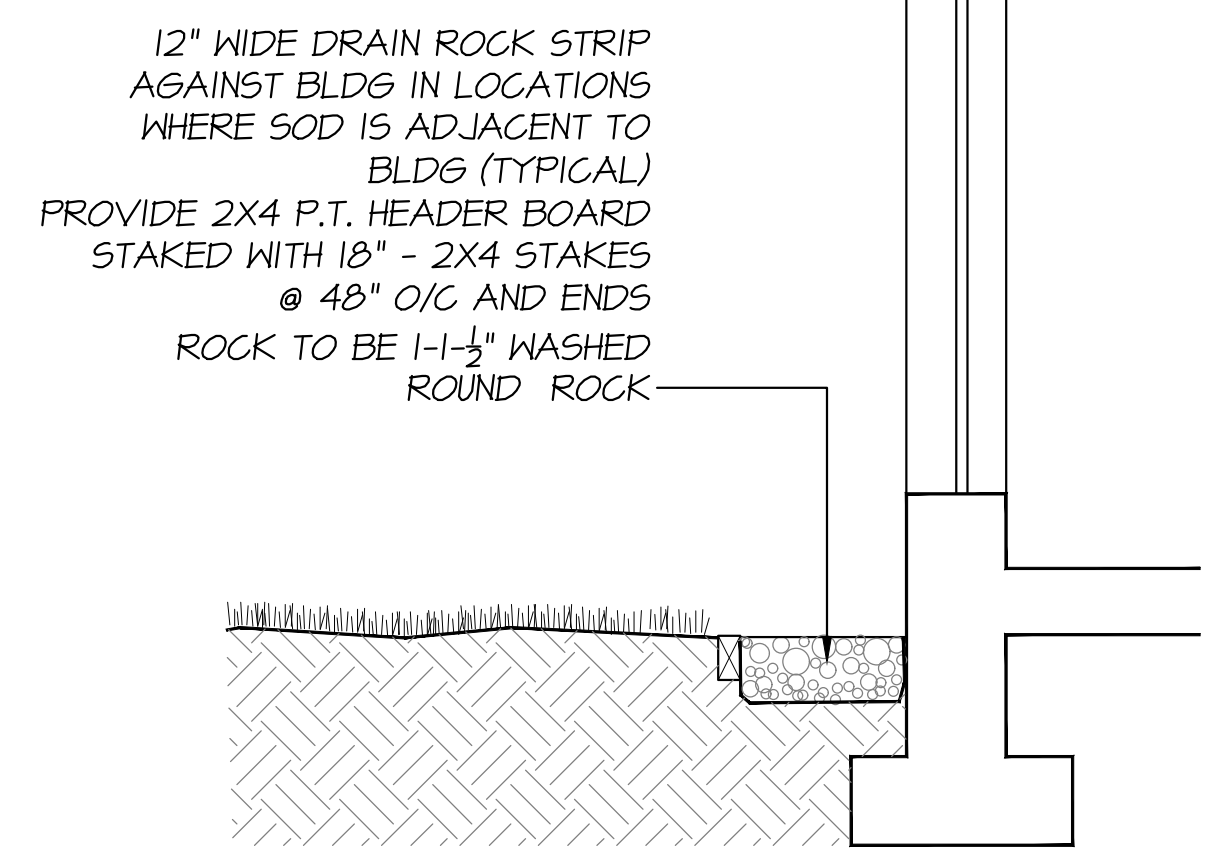


**01 TREE PLANTING DETAIL**  
L9 SCALE: NTS

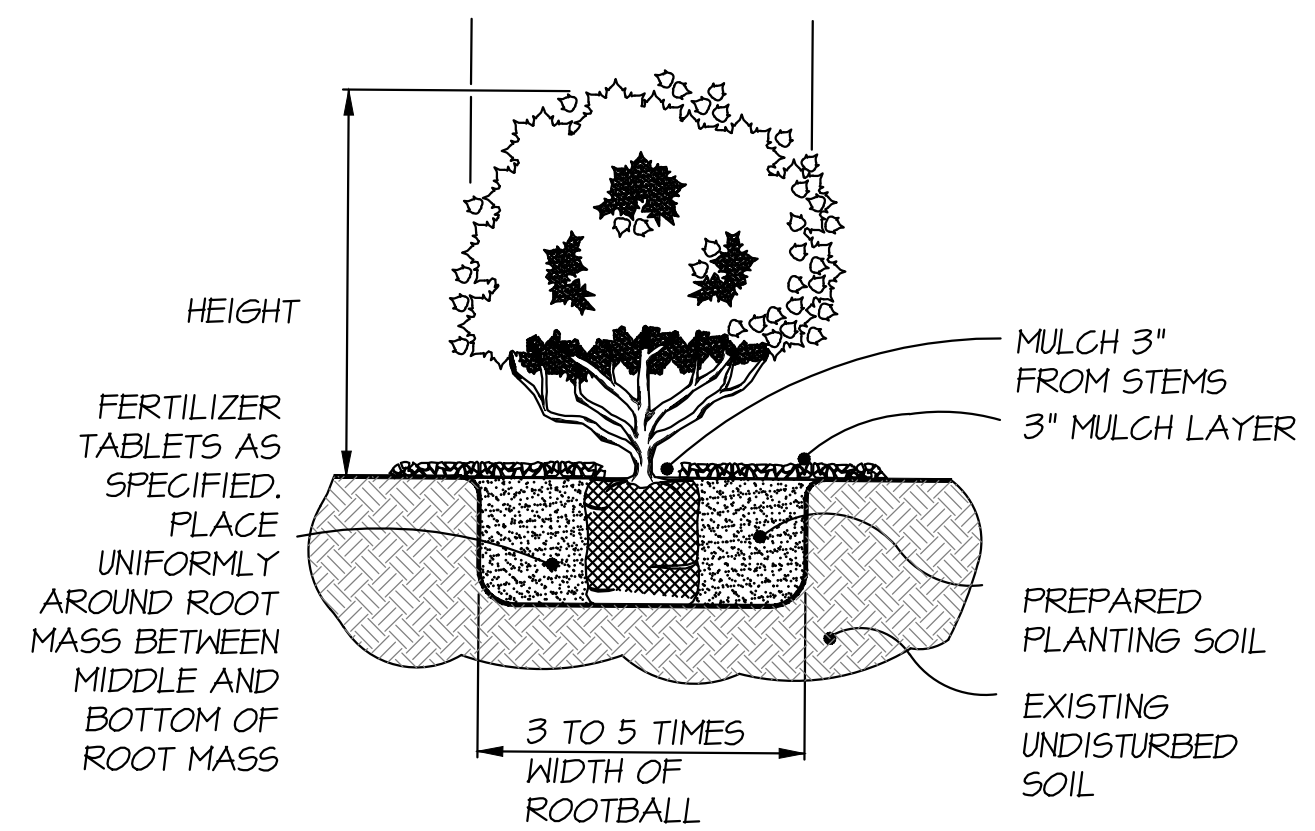


- NOTES:
- ALL WOOD MEMBERS TO BE PRESSURE TREATED TO C.S.A. STANDARDS
  - ALL HARDWARE TO BE HOT-DIPPED GALVANIZED
  - APPLY TWO COATS OF STAIN TO MATCH BUILDING (TO BE APPROVED BY OWNER OR LANDSCAPE ARCHITECT)
  - COAT ALL CUT SURFACES WITH SIMILAR PRESERVATIVE AS ABOVE

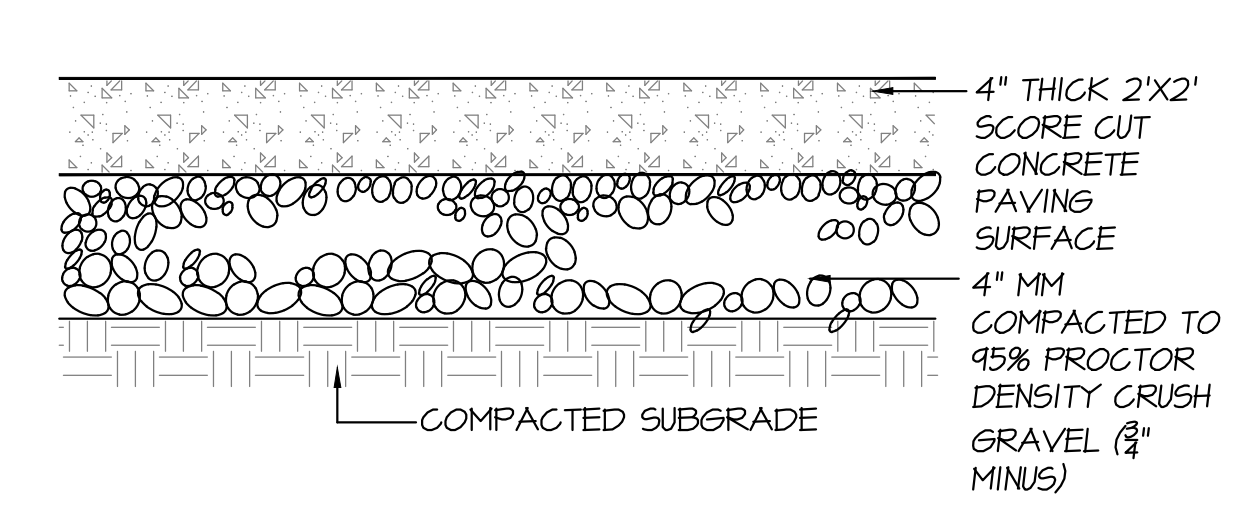
**08 5 FT. HEIGHT PERIMETER FENCE**  
L9 SCALE: 3/4"=1'-0"



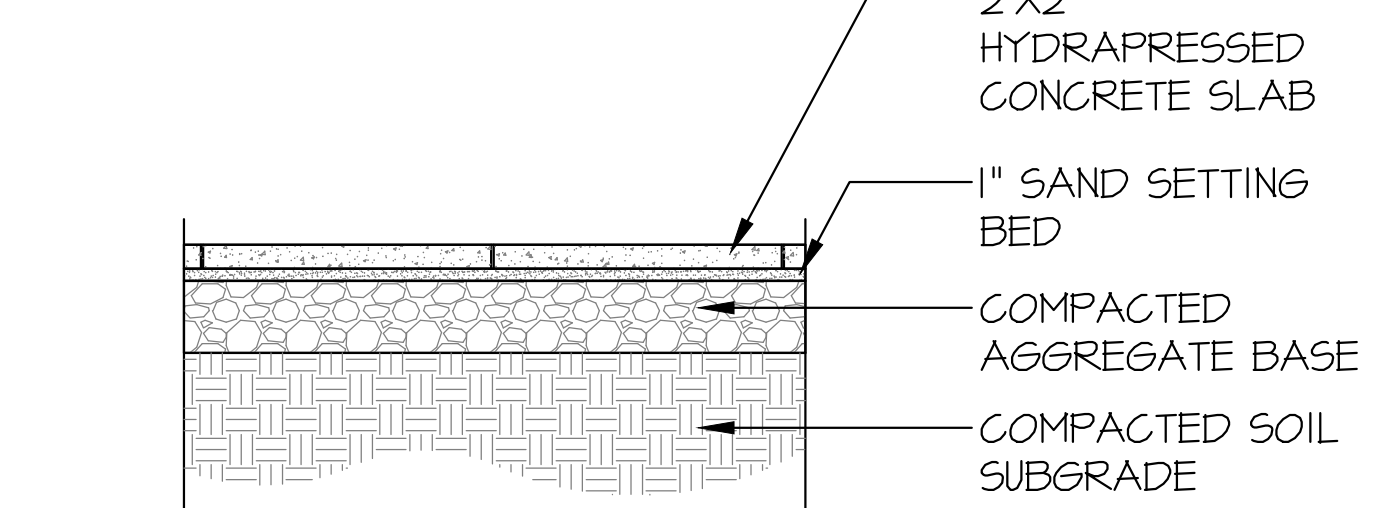
**02 DRAIN ROCK STRIP AGAINST BUILDING**  
L9 SCALE: NTS



**05 SHRUB PLANTING DETAIL**  
L9 SCALE: NTS



**03 SCORE CUT CONCRETE AT GRADE DETAIL**  
L9 SCALE: 1/2"=1'-0"



**04 HYDRAPRESSED CONCRETE PAVERS AT GRADE**  
L9 SCALE: 3/4"=1'-0"

Artificial Turf  
Bulk Material  
Concrete Wall Block  
Furnishings  
Garden Hard Goods  
Garden Ornaments  
Landscape Lighting  
Natural Stone  
Natural Stone Signage  
Pavers & Cobble  
Cobbles & Setts  
Concrete Pavers  
Aquapave Standard 8cm  
Arizona Slate Premier  
Budget River Rock  
Broadway Pavers  
Coastal Slate Pavers

**TURFSTONE**

Turfstone is ideal for living spaces

**TURFSTONE PAVERS ARE COST EFFECTIVE**

Overall, Turfstone gray concrete pavers are very effective in many scenarios in which you want to provide a secure walkway without completely covering the existing soil and grass. However, in addition to that, Turfstone concrete pavers are also a more inexpensive option when compared to asphalt and poured concrete. When you have a large space that you need to cover with paving, this is definitely the way to go. For example, you may need extra space to park cars on your property but you don't want to cover the space completely with asphalt or concrete. A Turfstone driveway or parking lot is the perfect solution. TurfStone is perfect for pedestrian or low-vehicular-use areas that need structural strength, but benefit from the lush appearance of green space. Featuring a 40-percent open design, TurfStone pavers allow grass or moss to grow through, preserving the look of a lawn. Besides keeping things green, TurfStone permeable grid pavers control erosion and stabilize your soil, making them an ideal choice for slopes and swales.

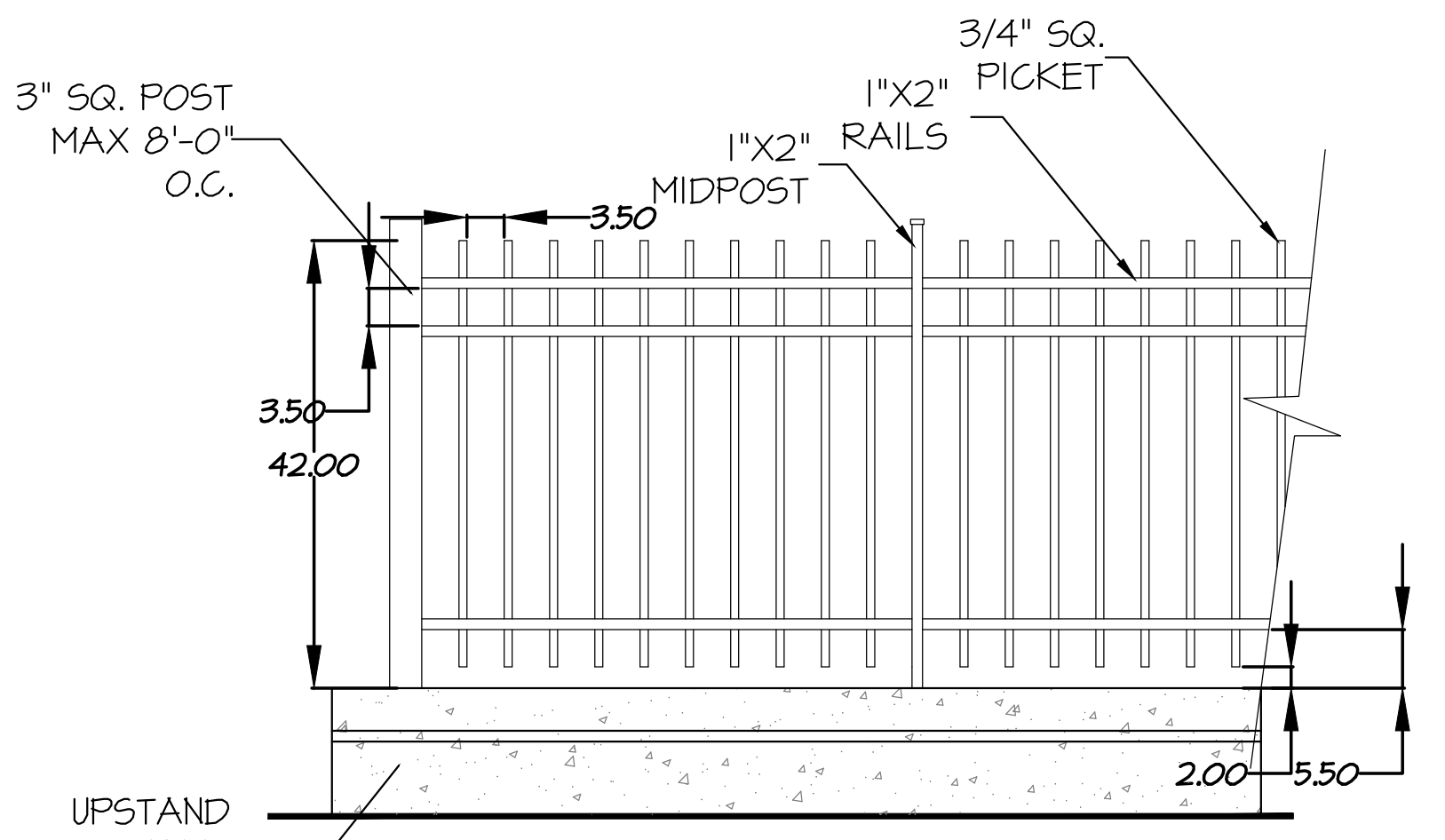
PART NUMBER	DIMENSIONS (W x L x D)	UNITS PER PALLET	SQ FT / PIECE	WEIGHT / PIECE	SQ FT / PALLET	PALLET WEIGHT
PV090TURFGRM	23-5/8" x 15-3/4" x 3.5"D (600 x 400 x 90mm)	35	2.67	59 lb (31.29 kg)	91	2,415 lbs (1095 kg)

Turfstone Laying Pattern:  
Running Bond Pattern

**06 TURFSTONE BY NORTHWEST LANDSCAPE & STONE SUPPLY**  
L9



**07 GREEN WALL WITH CABLE SYSTEM**  
L9



**09 42" HT. METAL PICKET FENCE**  
L9 SCALE: 3/4"=1'-0"

©Copyright reserved. This drawing and design is the property of M2 Landscape Architects and may not be reproduced or used for other projects without their permission.



#220 - 26 Lorne Mews  
New Westminster, British Columbia  
V3M 3L7  
Tel: 604.553.0044  
Fax: 604.553.0045  
Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	DR.
11	2024-04-26	REVISED PER CITY COMMENTS	SH
10	2023-04-02	ISSUED FOR DP	GL
9	2023-01-10	ISSUED FOR DP	GL
8	2023-08-21	ISSUED FOR DP	GL
7	2023-08-09	ISSUED FOR DP	GL
6	2023-02-05	ISSUED FOR DP	GL
5	2022-08-16	ISSUED FOR DP	GL
4	2022-08-16	ISSUED FOR DP	GL
3	2022-08-02	ISSUED FOR DP	GL
2	2022-07-24	ISSUED FOR PRELIMINARY DESIGN	GL
1	2022-07-28	ISSUED FOR PRELIMINARY DESIGN	GL

PROJECT:  
HERITAGE REVITALIZATION AND  
NEW LOW ENERGY DUPLEX  
311 W 14TH STREET  
CITY OF NORTH VANCOUVER, BC

DRAWING TITLE:  
**LANDSCAPE DETAILS**

DATE: JULY, 21, 22	DRAWING NUMBER:
SCALE: 1"= 3/16"	<b>L9</b>
DRAWN: GL	
DESIGN: GL	
CHK'D: MTLM	
M2LA PROJECT NUMBER:	<b>22-030</b>



#220 - West Lorne Mews  
New 26th Minister, British Columbia  
V3M 3L7  
Tel: 604.553.0044  
Fax: 604.553.0045  
Email: office@m2la.com

PART ONE GENERAL REQUIREMENTS

- 11 REFERENCES
1 CCDC Doc 2 2009
Comply with all articles in the General Conditions of Contract in conjunction with this section unless superseded by other Contract Documents.
1.2 B.C. Landscape Standard, 7th edition 2008, prepared by the B.C. Society of Landscape Architects and the B.C. Landscape & Nursery Association, jointly. All work and materials shall meet standards as set out in the B.C. Landscape Standard unless superseded by this specification or as directed by Landscape Architect with written instruction.
1.3 MASTER MUNICIPAL SPECIFICATIONS & STANDARD DETAILS, 2000 edition, prepared by the Consulting Engineers of British Columbia, Roadbuilders and Heavy Construction Association, and the Municipal Engineers Division
1.4 STANDARD FOR LANDSCAPE IRRIGATION SYSTEM, 2008. Prepared by the Irrigation Industry Association of British Columbia.
1.5 MUNICIPAL BYLAWS AND ENGINEERING SPECIFICATIONS WHERE NOTED.

- 12 TESTING
1 A current test more than one month test for all growing medium to be used on this site is required. Provide and pay for testing by an independent testing facility pre-approved by the Landscape Architect. Deliver growing medium test results to Landscape Architect for review and approval prior to placement. Refer to Section 3.4 Growing Medium Testing for procedure.
2 Owner reserves the right to test or re-test materials. Contractor responsible to pay for testing if materials do not meet specification.

- 13 SUBMITTALS
1 Any alternate products differing from that contained in the contract documents must be pre-approved by the Landscape Architect.
2 Submittals to consist of product sample or manufacturer's product description.

- 14 SITE REVIEW
1 Under the Terms of the Landscape Architect's Contract with the Owner and where the Landscape Architect is the designated reviewer, the Landscape Architect will observe construction as is necessary in their opinion to confirm conformance to the plans and specifications. Contact Owner Representative to arrange for site observation at the appropriate times. Allow two days notice. Observation schedule may include but will not be limited to the following:
1.1 Start Up Site Meeting, General Contract; Prior to any site disturbance, a meeting with the general contractor to review tree preservation issues, general landscape issues and general requirements.
1.2 Start Up Site Meeting, Landscape Contract (if separate); At the start of work with Owner's Representative, Site Superintendent and Landscape Contractor; a meeting to be held to review expected work and to verify the acceptability of the subgrade and general site conditions to the Landscape Contractor. Provide growing medium test results for this meeting.
1.3 Progress Site Visits; To observe materials and workmanship as necessary through the course of the work. Review of different aspects of the work may be dealt with on any single visit. Such elements may include: Site Layout, Rough Grading, Growing Medium - quality, depths, finish grading, Drainage and Drainage Materials, Lawns or Grass areas; Planting - plant material including negotiations with suppliers, nursery inspections, plant sizes, quality, quantity, planting practice and layout, tree support; Mulch, Irrigation Systems; Play Equipment; Site Furniture; and other elements of the site development where the Landscape Architect is the designated reviewer such as Pedestrian Flowing, Fencing, Non-structural walls and slabs, UV Paving.
1.4 Substantial Performance Review of all work, accounting of all substitutions, detentions, plant counts, preparations of deficiency list, and recommendations for completion.
1.5 Certificate of Completion; Upon the declaration of Substantial Performance, a recommendation for the issuance of the Certificate of Completion will be made to the Payment Certifier as defined in the contract.
1.6 Deficiency Review; Prior to the completion of the holdback period, check for completion of deficiencies. Once completed, a Schedule "C" will be issued which is required.
1.7 Warranty Review; Prior to the completion of the warranty period (1-11 months after completion of the Certificate of Completion), review all warranty material and report recommendations for warranty replacement.

- 15 WORKMANSHIP
1 Unless otherwise instructed in the Contract Documents, the preparation of the subgrade shall be the responsibility of the General Contractor. Placement of growing medium constitutes acceptance of the subgrade by the Landscape Contractor. Any subsequent corrections to the subgrade required are the responsibility of the Landscape Contractor.
2 All work and superintendence shall be performed by personnel skilled in landscape contracting. In addition, all personnel applying herbicides and/or pesticides shall hold a current license issued by the appropriate authorities.
3 A site visit is required to become familiar with site conditions before bidding and before start of work.
4 Confirm location of all services before proceeding with any work.
5 Notify Landscape Architect of any discrepancies. Obtain approval from Landscape Architect prior to deviating from the plans.
6 Take appropriate measures to avoid environmental damage. Do not dump any waste materials into water bodies. Conform with all federal, provincial and local statutes and guidelines.
7 Collect and dispose of all debris and/or excess material from landscape operations. Keep paved surfaces clean and repair damage resulting from landscape work. Repairs are to be completed prior to final acceptance.
8 Where new work connects with existing, and where existing work is altered, make good to match existing undisturbed condition.

- 16 WARRANTIES
1 Guarantee all materials and workmanship for a minimum period of one full year from the date of Certificate of Completion.
2 Refer to individual sections for specific warranties.

PART TWO SCOPE OF WORK

- 21 SCOPE OF WORK
1 Other conditions of Contract may apply. Confirm Scope of Work at time of tender.
2 Work includes supply of all related items and performing all operations necessary to complete the work in accordance with the drawings and specifications and generally consists of the following:
2.1 Retention of Existing Trees where shown on drawings.
2.2 Finish Grading and Landscape Drainage.
2.3 Supply and placement of growing medium.
2.4 Testing of imported growing medium and/or site topsoil.
2.5 Supply and incorporation of additives to meet requirements of soil test and Table One.
2.6 Preparation of planting beds, supply of plant material and planting.
2.7 Preparation of rough grass areas, supply of materials and seed.
2.8 Preparation of lawn areas, supply of materials and sodding.
2.9 Supply and placement of bark mulch.
2.10 Maintenance of planted and seeded/sodded areas until accepted by Owner.
2.11 SEPARATE PRICE: Establishment Maintenance, Section 3.11.
2.12 Other work: Work other than this list, not specified by Landscape Architect.

Table with 4 columns: Applications, Low Traffic Areas, High Traffic Areas, and Planting Areas and Planters. Includes a detailed table for Texture and Percent of Dry Weight of Total Growing Medium for various soil components like Coarse Gravel, All Gravel, Sand, Silt, Clay, and Organic Content.

- 22 MATERIALS
1 Growing Medium: Conform to BC Landscape Standard for definitions of imported and on-site topsoil. Refer to Table One below.
2 Fertilizer: An organic and/or inorganic compound containing Nitrogen (N), Phosphate (P), and Potash (K) in proportions required by soil test.
3 Lime: Ground agricultural limestone. Meet requirements of the B.C. Landscape Standard.
4 Organic Additive: Commercial compost product to the requirements of the B.C. Landscape Standard, 6th edition and pre-approved by the Landscape Architect.
5 Sand: Clean, washed pump sand to meet requirements of the B.C. Landscape Standard.
6 Composted Bark Mulch: 10mm (3/8") minus Fir/Hemlock bark chips and fines, free of chunks and sticks, dark brown in colour and free of all soil, stones, roots or other extraneous matter. Fresh orange in colour bark will be rejected.
7 Herbicides and Pesticides: If used, must conform to all federal, provincial and local statutes. Applicants must hold current licenses issued by the appropriate authorities in the area.
8 Filter Fabric: A non biodegradable blanket or other filtering membrane that will allow the passage of water but not fine soil particles.
9 Drainage Piping if required: Schedule 40 PVC nominal sizes.
10 Drain Rock: Clean, round, inert, durable, and have a maximum size of 19mm and containing no material smaller than 10mm.
11 Plant Material: To the requirements of the B.C. Landscape Standard. Refer to 3.5 Plants and Planting. All plant material must be provided from a certified disease free nursery. Provide proof of certification.
12 Sod: Refer to individual sections in this specification.
13 Supplier and installers of segmental blocks walls to provide engineering drawings for all walls; signed and sealed drawings for all walls, individually, in excess of 12m, or combinations of walls collectively in excess of 12m. Installations must be reviewed and signed off by Certified Professional Engineer, in accordance with engineering services in Tender price.
14 Miscellaneous: Any other material necessary to complete the project as shown on the drawings and described herein.

PART THREE SOFT LANDSCAPE DEVELOPMENT

- 31 RETENTION OF EXISTING TREES
1 Prior to any work on site - protect individual trees or plant groupings indicated as retained on landscape plans as vegetation retention areas.
2 A physical barrier must be installed to delineate clearing boundaries. Refer to discuss barrier detail. If detail not provided, comply with local municipal requirements.
3 No machine travel through or within vegetation retention areas or under crowns of trees to be retained is allowed.
4 Do not stockpile soil, construction materials, or excavated materials within vegetation retention areas.
5 Do not park, fuel or service vehicles within vegetation retention areas.
6 No debris fires, clearing fires or trash burning shall be permitted within vegetation retention areas.
7 No excavations, drain or service trenches nor any other disruption shall be permitted within vegetation retention areas without a review of the proposed encroachment by the Landscape Architect.
8 Do not cut branches or roots of retained trees without the approval of the Landscape Architect.
9 Any damage to existing vegetation intended for preservation will be subject to evaluation by an I.S.A. Certified Arborist using the "Guide for Plant Appraisal", Eighth Edition, 1992.
10 Replacement planting of equivalent value to the disturbance will be required. The cost of the evaluation and of the replacement planting will be the responsibility of the General Contractor and/or the person(s) responsible for the disturbance.
11 In municipalities with specific tree retention/replacement bylaws ensure compliance to bylaws.

- 32 GRADES
1 Ensure subgrade is prepared to conform to depths specified in Section 3.5, Growing Medium Supply, below. Where planting is indicated close to existing trees, prepare suitable planting pockets for material indicated on the planting plan. Shape subgrade to eliminate free standing water and conform to the site grading and drainage plan.
2 On slopes in excess of 3:1 trench subgrade across slope to 50mm (6") minimum at 15m (51') intervals minimum.
3 Scarify the entire subgrade immediately prior to placing growing medium. Re-cultivate where vehicular traffic results in compaction during the construction procedures. Ensure that all planting areas are smoothly contoured after light compaction to finished grades.
4 Eliminate standing water from all finished grades. Provide a smooth, firm and even surface and conform to grades shown on the Landscape Drawings. Do not exceed maximum and minimum grades defined by the B.C. Landscape Standard.
5 Construct swales true to line and grade, smooth and free of sags or high points. Minimum slope 2%, maximum side slopes 10%. Assure positive drainage to collection points.
6 Slope not to exceed the following maximums: Rough Grass 3:1, Lawn 4:1, Landscape plantings 2:1.
7 Finished soil/mulch elevation at building to comply with municipal requirements.
8 Inform Landscape Architect of completion of finish grade prior to placement of seed, sod, plants or mulch.

- 33 LANDSCAPE DRAINAGE
1 Related Work: Growing medium and Finish Grading, Grass areas, Trees Shrubs and Groundcovers, Planters, Crib Walls.
2 Work included: Site finish grading and surface drainage. Installation of any drainage systems detailed on landscape plans. Note: Catch basins shown on landscape plans for condition only, confirm scope of work prior to bid.
3 Coordinate all landscape drainage work with rest of site drainage. Refer to engineering drawings and specifications for connections and other drainage work.
4 Determine exact location of all existing utilities and structures and underground utilities prior to commencing work, which may not be located on drawings and conduct work so as to prevent interruption of service or damage to them. Protect existing structures and utility services and be responsible for damage caused.
5 Planter drains on slope. Refer to Section 3.8, Installing Landscapes on Structures.
6 Excavation
6.1 Do trenching and backfilling in accordance with engineering details and specifications.
6.2 Lay drains on prepared bed, true to line and grade with inverts smooth and free of sags or high points. Ensure barrel of each pipe is in contact with bed throughout full length.
6.3 Commence laying pipe at outlet and proceed in upstream direction.
6.4 Lay perforated pipes with perforations at 8pm and 4pm positions.
6.5 Make joints tight in accordance with manufacturer's directions.
6.6 Do not allow water to flow through the pipes during construction except as approved by Engineer.
6.7 Make watertight connections to existing drains, new or existing manholes or catchbasins where indicated or as directed by Landscape Architect.
6.8 Plug upstream ends of pipe with watertight clean out caps.
6.9 Surround and cover pipe with drain rock in uniform 150mm layers to various depths as shown in details, minimum 100mm.
6.10 Cover drain rock with non-woven filter cloth lap all edges and seams minimum 150mm.
6.11 Assure positive drainage.
6.12 Back fill remainder of trench as indicated.
6.13 Protect subdrains from flotation during installation.

- 34 GROWING MEDIUM TESTING
1 Submit representative sample of growing medium proposed for use on this project to an independent laboratory. Provide test results to Landscape Architect prior to planting. Test results to include:
1.1 Physical properties, % content of gravel, sand, silt, clay and organics.
1.2 Acidity (PH) and quantities of lime or sulphur quantities of lime or sulphur within specified range.
1.3 Nutrient levels of principle and trace elements and recommendations for required soil amendments.
1.4 Carbon/Nitrogen level.
2 Supply all growing medium required for the performance of the Contract. Do not load, transport or spread growing medium when it is so wet that its structure is likely to be damaged.
3 Manually spread growing medium/planting soil around existing trees, shrubs and obstacles.
4 In perimeter seeded grass areas, feather growing medium out to nothing at edges and blend into existing grades.
5 Finished grades shall conform to the elevations shown on landscape and site plans.

- 35 GROWING MEDIUM SUPPLY AND PLACEMENT
1 Supply all growing medium required for the performance of the Contract. Do not load, transport or spread growing medium when it is so wet that its structure is likely to be damaged.
2 Supply all growing medium admixtures as required by the soil test. Amended growing medium must meet the specification for growing medium as defined in Table One for the various areas.
3 Place the amended growing medium in all grass and planting areas. Spread growing medium in uniform layers not exceeding 6" (150mm), over unfrozen subgrade free of standing water.
4 Minimum depths of growing medium placed and compacted to 80%:
4.1 On-grade:
4.1.1 Seeded and sodded lawn: 18" (450mm)
4.1.2 Grass planted shrubs & groundcovers: 18" (450mm)
4.1.3 Groundcover only areas, if defined on plan: 18" (450mm)
4.1.4 Tree & large shrub pits: depth to conform to depth of rootball - width shall be at least twice the width of the root ball with saucer shaped sides.
4.2 On-Slab:
4.2.1 Irrigated lawn: 9" (230mm)
4.2.2 Groundcover areas: 12" (300mm)
4.2.3 Lawn without automatic irrigation: 12" (300mm)
4.2.4 Shrub & groundcover areas: 15" (380mm)
4.2.5 Trees and specimen shrubs: 30" (760mm) over columns and/or edge of slab (verify column locations on-site for tree locations)
4.2.6 Depth noted includes 1" to 2" (25-50mm) sand over filter fabric.
4.2.7 Maximum 18" depth growing medium except where rounded for trees over column points.
5 Manually spread growing medium/planting soil around existing trees, shrubs and obstacles.
6 In perimeter seeded grass areas, feather growing medium out to nothing at edges and blend into existing grades.
7 Finished grades shall conform to the elevations shown on landscape and site plans.

- 36 ROUGH GRASS AREA - SEEDING
1 General: Rough grass areas are noted on the drawings as "Rough Grass". Treat all areas defined as rough grass between all property lines of the project including all boulevards to edge of roads and lanes.
2 Preparation of Surfaces: To B.C. Landscape Standard (Class 3 Areas Rough Grass) Section 3.11.3
2.1 Clean existing soil by mechanical means of debris over 50mm in any dimension.
2.2 Roughly grade surfaces to allow for maintenance specified and for positive drainage.
3 Time of Seeding: Seed from early spring (generally April 1st) to late fall (September 15th) of each year. Further extensions may be obtained on concurrence of the Landscape Architect.
4 Seed Supply & Testing: All seed must be obtained from a recognized seed supplier and shall be No. 1 grass mixture delivered in containers bearing the following information:
4.1 Analysis of the seed mixture
4.2 Percentage of each seed type
5 Seed Mixture: All varieties shall be rated as strong performers in the Pacific Northwest and are subject to client approval.
5.1 Creeping Red Fescue 70%
5.2 Annual Ryegrass 20%
5.3 Sature Perennial Ryegrass 5%
5.4 Kentucky Bluegrass 5%
5.5 For Midflower Areas use a mixture of Midflowers with Hard Fescues (Terralink Coastal Wildflowers) with Hard Fescue or pre-approved alternate.
6 Fertilizer: Mechanical seeding: Apply a complete synthetic slow-release fertilizer with maximum 35% water soluble nitrogen and a formulation ratio of 18-18-18 - 50% sulphur urea coated, 112 kg/ha(100lbs/acre) using a mechanical spreader.
7 Seeding: Apply seed at a rate of 112x/ha (100lbs /acre) with a mechanical spreader. Incorporate seed into the top 1/4" (6mm) of soil and lightly compact.
8 Acceptance: Provide adequate protection of the seeded areas until conditions of acceptance have been met. Comply with Section 3.7 Hydroseeding.

- 37 HYDROSEEDING
1 May be used as an alternate to mechanical seeding in rough grass areas.
2 May not be used in areas of lawn unless pre-approved by the Landscape Architect prior to bidding.
3 Preparation and Growing Medium:
3.1 In areas of Rough Grass: Comply with Section 3.6 Rough Grass.
3.2 Where approved for use in areas of lawn, comply with Section 3.8 Lawn Areas Seeding.
4 Protection: Ensure that fertilizer is solution does not come in contact with the foliage of any trees, shrubs, or other susceptible vegetation. Do not spray seed or mulch on objects not expected to grow grass. Protect existing site equipment, roadways, landscaping, reference points, monuments, markers and structures from damage. Where contamination occurs, remove seeding slurry by recycling of water by means approved by the Landscape Architect.
5 Mulch shall consist of virgin wood fibre or recycled paper fibre designed for hydraulic seeding and dyed to ease of monitoring application. If using recycled paper material for wood fibre substitute use 15% (by weight). Conform to B.C. Landscape Standard for mulch requirements.
6 Water: Shall be free of any impurities that may have an injurious effect on the success of seeding or may be harmful to the environment.
7 Equipment: Use industry standard hydraulic seeder/mulcher equipment with the tank volume certified by an identification plate or sticker affixed to the view on the equipment. The hydraulic seeder/mulcher shall be capable of sufficient agitation to mix the material into a homogeneous slurry and to maintain the slurry in a homogeneous state until it is applied. The discharge pumps and nozzles shall be capable of applying the materials uniformly over the designated area.

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

- 8 Application Rate:
8.1 Seed Mixture: 136 kg/ha (125 lbs/acre)
8.2 Fertilizer: 112 kg/ha (100 lbs/acre)
8.3 Coastal Wildflower Mix: Where specified, apply (31 lbs/acre) (1/4 lb: 1lb: of grass seed)
8.4 Notes:
8.4.1 At the time of Tender provide a complete chart of all components of the mix proposed including mulch, tackifier, water etc. Sloped sites require tackifier.
8.4.2 Fertilizer:
8.4.2.1 Rough Grass: If a soil analysis is available, comply with results.
8.4.2.2 Lawn: Where hydroseeding is approved, comply with soil analysis recommendations.
9 Accurately measure the quantities of each of the materials to be charged into the tank either by mass or by a commonly accepted system of mass-calibrated volume measurements. The materials shall be added to the tank while it is being filled with water, in the following sequence; seed, fertilizer. Thoroughly mix into a homogeneous slurry. After charging, add no water or other material to the mixture. Do not leave slurry in the tank for more than four (4) hours.
10 Distribute slurry uniformly over the surface of the area to be hydroseeded. Blend application into previous applications and existing grass areas to form uniform surfaces.
11 Clean up: Remove all materials and other debris resulting from seeding operations from the job site.
12 Maintenance: Begin maintenance immediately after seeding and continue for 60 days after Substantial Completion and until accepted by the Owner. Re-seed at three week intervals where germination has failed. Protect seeded areas from damage with temporary wire or twine fences complete with signage until grass area is taken over by the Owner. Water in sufficient quantities to ensure deep penetration and at frequent intervals to maintain vigorous growth until grass is taken over by the Owner. It is the Owner's responsibility to supply water at no extra cost to the Contractor.
13 Acceptance of the Rough Grass Areas: Proper germination of all specified grass species is the responsibility of the Landscape Contractor. The grass shall be reasonably well established, with no apparent dead or bare spots and shall be reasonably free of weeds (to B.C. Landscape Standard, Section 13 Maintenance Level 4 (Open space). Sixty days after substantial completion, areas meeting the conditions above will be taken over by the Owner. Areas seeded in Fall will be accepted in Spring one month after start of growing season, provided that the above conditions for acceptance are fulfilled.

- 3.8 LAWN AREAS - SODDING
1 General: Treat all areas defined as lawn areas on the landscape plan between all property lines of the project including all boulevards to edge of roads and lanes.
2 Growing Medium: Comply with Section 2.2.1, Growing Medium. Prior to sodding, request an inspection of the finished grade, and depth and condition of growing medium by the Landscape Architect.
3 Time of Sodding: Sod from April 1st to October 15th. Further extensions may be obtained on concurrence of the Landscape Architect.
4 Sod Supply: Conform to all conditions of B.C. Landscape Standard, Section 8, B.C. Standard for Turfgrass Sod.
5 Specified Turfgrass by area: Refer to Table 2 below.

Table 2 SPECIFIED TURFGRASS BY AREA. Columns: Area, Description, Quality Grade, Major Species.

- 6 Line: The line shall be as defined in Section 2.2.3, Materials. Apply at rates recommended in required soil test. Refer to Section 3.4 for method.
7 Fertilizer: Refer to Section 2.2.2, Materials. Apply specified fertilizer at rates shown in the required soil test. Apply with a mechanical spreader. Cultivate into growing medium 48 hours prior to sodding. Apply separately from lime.
8 Sodding: Prepare a smooth, firm, even surface for laying sod. Lay sod staggered with sections closely butted, without overlapping or gaps, smooth and even with adjoining areas and roll lightly. Water to obtain moisture penetration of 3" to 4" (75 - 100mm). Comply with requirements of B.C. Landscape Standard Section 8, B.C. Standard for Turfgrass Sod.
9 Maintenance: Begin maintenance immediately after sodding and continue for 60 days after Substantial Completion and until accepted by the Owner. Protect sodded areas from damage with temporary wire or twine fences complete with signage until lawn is taken over by the Owner. Water to obtain moisture penetration of 3" to 4" (75-100mm) at intervals necessary to maintain sufficient growth. Keep grass cut at height between 1-1/2" (4cm) and 2" (5cm). Provide adequate protection of sodded areas against damage until the turf has been taken over by Owner. Repair any damaged areas, or re-grade as necessary. Aeration may be required if the Landscape Architect's opinion, drainage through the sod base medium is impaired.
10 Acceptance of Lawn Areas: The turf shall be reasonably well established, with no apparent dead spots or bare spots and shall be reasonably free of weeds (to B.C. Landscape Standard, Section 13 Maintenance Level 4 (Open space)). Sixty days after substantial completion, areas meeting the conditions above will be taken over by the Owner.

3.9 PLANTS AND PLANTING

- 1 Conform to planting layout as shown on Landscape Plans.
2 Obtain approval of Landscape Architect for layout and preparation of planting prior to commencement of planting operations.
3 Make edge of beds with smooth clean defined lines.
4 Time of Planting:
4.1 Plant trees, shrubs and groundcovers only during periods that are normal for such work as determined by local weather conditions when seasonal conditions are likely to ensure successful adaptation of plants to their new location.
5 Standards:
5.1 All plant material shall conform to the requirements of the B.C. Landscape Standard, 7th edition 2008, unless exceeded by drawing Plant Schedule or this specification.
5.1.1 Refer to B.C. Landscape Standard, Section 9, Plants and Planting and in Section 12, B.C.L.M.A. Standard for Container Growth Plants for minimum standards.
5.1.2 Refer to Plant Schedule for specific plant and landscape size and planting requirements.
5.2 Plant material obtained from areas with less severe climatic conditions shall be grown to withstand the site climate.
6 Review:
6.1 Review at the source of supply and/or collection point does not prevent subsequent rejection of any or all planting stock at the site.
7 Availability:
7.1 Area of search includes the Lower Mainland and Fraser Valley. Refer to Plant Schedule for any extension of area.
7.2 Supply proof of the availability of the specified plant material within 30 days of the award of the Contract.
8 Substitution:
8.1 Obtain written approval of the Landscape Architect prior to making any substitutions to the specified material. Non-approved substitutions will be rejected.
8.2 Allow a minimum of 5 days prior to delivery for request to substitute.
8.3 Substitutions are subject to BC Landscape Standard - definition of Conditions of Availability.
9 Plant Species & Slab:
9.1 Plants shall be true to name and of the height, caliper and size of root ball as shown on the landscape/site plan planting schedule. Caliper of trees is to be taken 6" (15cm) above grade.
9.2 Plant all specified species in the location as shown on the Landscape Drawings. Notify Landscape Architect if conflicting rock or underground/overhead services are encountered.
9.3 Deviation of given planting location will only be allowed after review of the proposed deviation by the Landscape Architect.
10 Excavation:
10.1 Trees and large shrubs: Excavate a saucer shaped tree pit to the depth of the rootball and to at least twice the width of the rootball. Assure that finished grade is at the original grade the tree was grown at.
11 Drainage of Planting Holes:
11.1 Provide drainage of planting pits where required, in on sloped conditions, break out the side of the planting pit to allow drainage down slope, and in flat conditions, mound to raise the rootball above impervious layer. Notify the Landscape Architect where the drainage of planting holes is limited.
12 Planting and Fertilizing Procedures:
12.1 Plant all trees and shrubs with the roots placed in their natural growing position. If burlapped, loosen around the top of the ball and cut away or fold under. Do not pull burlap from under the ball. Carefully remove containers without injuring the rootballs. After settled in place, cut twine. For wire baskets, clip and remove top three roots of wire.
12.2 Fill the planting holes by gently firming the growing medium around the root system in 6" (15cm) layers. Settlement of the soil with water. Add soil as required to meet finish grade. Leave no air voids. When 2/3 of the topsoil has been placed, apply fertilizer as recommended by the required soil test at the specified rates.
12.3 Where planting is indicated adjacent to existing trees, use special care to avoid disturbance of the root system or natural grades of such trees.
12.4 Where trees are in lawn areas, provide a clean cut mulched 900mm (3 ft.) diameter circle centered on the tree.
13 Staking of Trees:
13.1 Use two 2x2x45 stakes, unless superseded by municipal requirements. Set stakes minimum 2 ft. in soil. Do not drive stake through rootball.
13.2 Leave the tree carefully vertical.
13.3 Tie with pre-approved commercial, flat woven polypropylene fabric belt, minimum width 19mm (3/4"). Approved product: ArborTie - available from DeepFroot.
13.4 Coniferous trees over 6 ft. height: Guy with three 2-strand wires (1/4 guage). Drive three stakes equidistant around the tree completely below grade.
13.5 Trees 6 ft. or wood or concrete ties: Guy as above using three wooden limbs. 2x2x4" buried to the maximum possible depth instead of stakes.
13.6 Mark all guy wires with visible flagging material.
14 Pruning:
14.1 Limit pruning to the minimum necessary to remove dead or injured branches. Preserve the natural character of the plants, do not cut the leader. Use only clean, sharp tools. Make all cuts clean and cut to the branch collar leaving no stubs. Shape affected areas so as not to retain water. Remove damaged material.
15 Mulching:
15.1 Mulch all planting areas with an even layer of mulch to 2-1/2" - 3" (65 - 75mm) depth. Confirm placement of mulch in areas labeled "Groundcover Area" on drawings. Mulch a 3 ft. (900mm) diameter circle around trees in lawn areas, leave a clean edge.
16 Acceptance:
16.1 The establishment of all plant material at the responsibility of the Landscape Contractor.
17 Plant Material Maintenance:
17.1 Maintain all plant material for 60 days after the Landscape work has received a Certificate of Completion.
17.2 Watering: Conform to B.C. Landscape Standard, Section 13.2 - Watering and generally as follows:
17.2.1 Water to supplement natural rainfall such that the soil moisture content is kept to 95% to 100% of field capacity. Water to the full depth of the root zone each time. The Owner is responsible to supply water at no extra cost to the Contractor. Confirm source of water prior to beginning work.
17.3 Use appropriate measures to combat pests or diseases damaging plant material. Comply with all local governing statutes and guidelines for chemical control.
17.4 Plant material which fails to survive shall be replaced in the next appropriate season as determined by the Landscape Architect.
17.5 Repair tree guards, stakes, and guy wires, when necessary.
17.6 Maintain areas relatively weed free. (Appearance level 2, B.C. Landscape Standard, Chapter 13).
17.7 Maintain mulch to specified depths.
18 Plant Warranty:
18.1 Replace all unsatisfactory plant material except those designated "Specimen" for a period of one (1) year after the Certificate of Completion. Replace all unsatisfactory plant material designated "Specimen" for a period of two (2) years after the Certificate of Completion. Replace all unsatisfactory trees and shrubs and continue to replace these until the specified number is complete and satisfactory to the Landscape Architect. Such replacement shall be subject to the notification, inspection and approval as specified for the original planting, and shall not constitute an extra to the Contract.
18.2 These Plants, identified as hardy within one zone of the Canada Department of Agriculture hardiness zone class for the area, specified by the Landscape Architect and installed by the Landscape Contractor which are killed through below normal temperatures below the average of the extreme minimum temperatures officially recorded in the area concerned, in the last 10 years, will not be replaced without cost of replacement borne by the Owner.
18.3 A review may be requested during the latter part of the warranty growing season. All plant material showing well developed foliage, healthy growth and bud forming, will then be taken over.

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

- 18.4 For all plant material, the Landscape Architect reserves the right to extend the Contractor's responsibility for another growing season if, in his opinion, leaf development and growth is not sufficient to ensure future satisfactory growth.
18.5 Where the Owner is responsible for plant maintenance and has not provided adequate maintenance, the plant replacement section of the contract may be declared void. The Landscape Architect shall determine whether maintenance has been satisfactory using the B.C. Landscape Standard, Section 13, Maintenance as the guide. The required maintenance standard is a minimum of Level Three - Medium. Refer to Section 3.11, Establishment Maintenance.
18.6 The Landscape Contractor is responsible to replace any plant material or repair any construction included in the Contract that is damaged or stolen until the issuance of the Certificate of Completion.
18.7 Deviation from the specifications may require extension of the Warranty Period as determined by the Landscape Architect.
3.10 INSTALLING LANDSCAPE ON STRUCTURES
1 Verify that drainage and protection material is completely installed and acceptable before beginning work. Contact Landscape Architect for instructions if not in place.
2 Coordinate work with construction of planters and planter drainage.
2.1 Verify that planter drains are in place and operative drainage to drain drains in present prior to placing any drain rock or soil.
2.2 Place clean out at all through-slab drain locations. Use 200mm min. dia. PVC Pipe filled with drain rock unless specific drawing detail shown.
4 Install drain rock evenly to a minimum depth of 4" (100mm) alternate sheet drains if specified. Install sheet drains as per manufacturer's recommendations.
5 Cover drain rock for alternate sheet drain if specified on drawing details with filter fabric (lapping 6" (150mm) at all edges. Obtain approval of drainage system prior to placing growing medium.
6 Place an even layer of 25 - 50mm clean washed pump sand over filter fabric.
7 Place growing medium to depths specified in Section 3.5 above for various surface treatments. Refer to Drawing details for any light weight filter required to alter grade. Use Styrofoam block over drain rock shaped to provide smooth surface transition at edges. But if each piece tightly together and cover with filter fabric to prevent soil from migrating downward.

- 3.11 ESTABLISHING MAINTENANCE (Provide a separate price for this section)
1 Intent: The intent of "establishment" maintenance is to provide sufficient care to newly installed plant material for a relatively short period of time to ensure or increase the long term success of the planting. The objective is the adaptation of plants to a new site in order to obtain the desired effect from the planting while reducing the rate of failure and unnecessary work associated with improper establishment. Establishment of maintenance procedures apply to all new and retained vegetation including cultivated turfgrass areas and new trees and shrubs.
2 Maintenance Period: Provide maintenance of installed landscaping for 12 months following substantial completion.
3 Related Standards and Legislation: B.C. Landscape Standard, latest edition; Fertilizer Code, B.C. Pesticide Control Act.
4 Site Review: In addition to the inspections at substantial completion, at the first progress draw application, and at the end of the guarantee period, there should be three other reviews during the 12 months attended by the Contractor and a designated representative of the Owner. Maintain a logbook and reporting procedures and submit to the designated representative.
5 Scheduling: Prepare a schedule of anticipated visits and submit to designated representative at start-up. Maintenance operations shall be carried out predominantly during the growing season between March 1st and November 30th, however visits at other times of the year may be required.
6 Maintenance Level: Comply with B.C. Landscape Standard, Section 13, Table 7, Maintenance Level "Medium".
7 Materials: Comply with Part Two of this specification.
7.1 Fertilizers: To the requirements of the B.C. Landscape Standard Formulations and rates as required by soil testing.
8 Plant Material Establishment:
8.1 Watering: During the first growing season, water new plants at least every ten (10) days between April 1st and July 31st, and every twenty (20) days between August 1st and September 31st. Minimum 25 gallons per tree per application. During the second growing season, water new plants at least every twenty days between April 1 and July 31 and once between August 1st and September 31st. Apply water at a rate and duration such that the water content reaches field capacity to the full depth of the growing medium. Apply water again when the water content reaches 25% of field capacity. Provide and irrigate with water to the event that any automatic irrigation system malfunctions or has not been completely installed. Scheduled applications of water shall be missed only when rainfall has penetrated the soil fully as required.
8.2 Mulch: Maintain mulches in the original areas and to the original depths.
8.3 Weed Control: Remove all weeds from all areas at least once per month during the growing season by hoeing or cultivation to a maximum depth of 80mm, hand-pulling, or, if necessary, by the use of herbicides.
8.4 Pest and Disease Control: Inspect all planted areas for pests and diseases periodically and at least every two months during the growing season by an experienced person. Carry out treatment for pests or diseases promptly and consistently for maximum effectiveness. Comply with all B.C. Pesticide Control Act and municipal requirements.
8.5 Tree Support: Maintain stakes, guy wires and ties into full growing season. Check ties at least every two months to ensure that they are not causing a depression in the bark. Loosen, repair or replace ties as necessary. Remove all stakes guy wires and ties after the first growing season except where large trees require continuing support in the opinion of the Landscape Architect. All flagging of guy wires shall be visible and in good repair.
8.6 Pruning: Inspect all trees and shrubs at least every two months during the growing season, prone to remove all dead, weak or diseased wood. Maintain the natural shape of the plant. Carry out clipping or shaping only if required in the maintenance contract for specific varieties or conditions.
8.7 Fertilizing: Once during the twelve month period of establishment maintenance fertilize shrubs, trees and groundcovers according to soil analysis requirements.
9 Grass Areas Establishment:
9.1 Watering: Use hoses and sprinklers, irrigation systems or other methods to apply water to Class 1 and Class 2 grass areas (B.C. Landscape Standard, Section 7, Lawns and Grasses) such that the grass is maintained in a turfed condition. Supply and irrigate with water in the event of any irrigation system malfunction, or incomplete installation of no expense to the owner. Apply water to prevent sodding or erosion of the soil. Apply water at a rate and duration so that the water content in the growing medium reaches field capacity to the full depth of the growing medium. Apply water again when the water content reaches 25% of field capacity.
9.2 Weed, Insect and Disease Control: Inspect grass areas each time they are mowed for weeds, insect pests, and diseases and treat promptly when necessary by appropriate manual methods, or the use of chemicals in compliance with the B.C.S.L.A./B.C.L.M.A. Landscape Standards latest edition. Kill broadleaved weeds in grassed areas by a general application of a suitable herbicide if the weed population exceeds 10 broadleaf weeds or 50 annual weeds or weedy grasses per 40 square meters. This application shall reduce the weed population to zero.
9.3 Fertilizing: According to soil analysis.
9.4 Liming: According to soil analysis.
9.5 Mowing and Trimming - All areas: The first four cuts shall be a sharp rotary type mower. Excess grass clipping shall be removed after each cut. Mow all grassed areas with a sharp reel or rotary mower when the grass reaches a height of 60mm. Mow to a height of 40mm. Edge with a mechanical vertical cutting edge once per year in March.
9.6 Aeration: Aeration not required in the first growing season. If necessary, in the second growing season, aerate in early May with a suitable mechanical core. Core to a depth of 100mm (4"), and remove cores.
9.7 Repairs: Re-grade, re-seed or re-sod when necessary to restore damaged or failing grass areas. Match the grass varieties in the surrounding area. Re-sod, if required, throughout the growing season. Re-seed between April 1st and April 15th or between September 1st and September 15th. Protect re-seeded areas and keep moist until the first mowing.

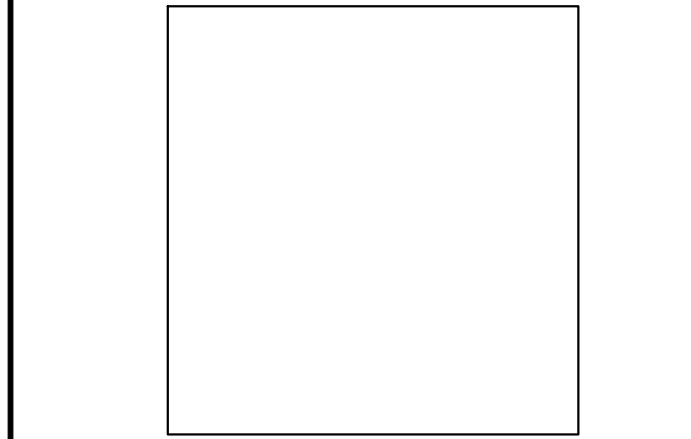


Table with 4 columns: NO., DATE, REVISION DESCRIPTION, DR. Includes rows for revision tracking.

SEAL:

PROJECT: HERITAGE REVITALIZATION AND NEW LOW ENERGY DUPLEX 311 W 14TH STREET CITY OF NORTH VANCOUVER, BC

DRAWING TITLE: LANDSCAPE SPECIFICATIONS

Table with 2 columns: DATE (JULY 21, 2022) and DRAWING NUMBER: L10. Includes fields for SCALE, DRAWN, DESIGN, CHK'D, and M2LA PROJECT NUMBER.

**PART ONE - GENERAL**

1.1 COPYRIGHT
1.2 SCOPE OF WORK
1.3 RELATED WORK
1.4 RELATED MASTER MUNICIPAL SPECIFICATIONS
1.5 STANDARDS
1.6 QUALITY ASSURANCE
1.7 SCHEDULING
1.8 FIELD REVIEW
1.9 SAMPLES
1.10 PRODUCT HANDLING
1.11 DELIVERY, STORAGE AND PROTECTION

**PART TWO - PRODUCTS**

2.1 GROWING MEDIUM
2.2 AGGREGATE
2.3 SOIL STABILIZER
2.4 GRANULAR BASE
2.5 PAVING MATERIALS
2.6 FILTER FABRIC

**PART THREE - EXECUTION**

3.1 SUBGRADE
3.2 PREPARATION OF EXISTING GRADE
3.3 SUB DRAINS
3.4 IRRIGATION
3.5 MIXING STRUCTURAL SOIL MATERIAL
3.6 MIXING

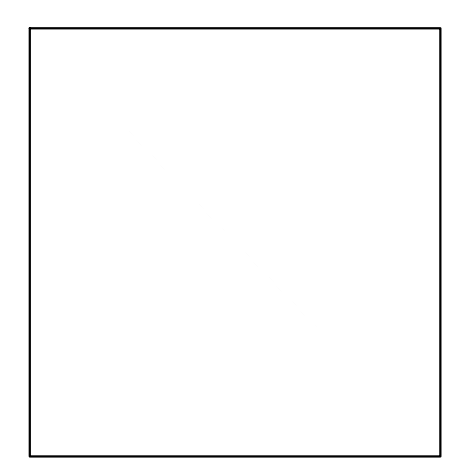
**PART THREE - EXECUTION (cont)**

3.6 MIXING
3.7 PLACEMENT
3.8 INSTALLATION OF FILTER FABRIC
3.9 GRANULAR BASE MATERIAL
3.10 PROTECTION
3.11 TREE PLANTING
3.12 TREE GRATES
3.13 ACCEPTANCE
3.14 SURPLUS MATERIAL

©Copyright reserved. This drawing and design is the property of M2 Landscape Architects and may not be reproduced or used for other projects without their permission.



#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com



Revision table with columns: #, Date, Description, DR.

SEAL:

PROJECT:
HERITAGE REVITALIZATION AND
NEW LOW ENERGY DUPLEX
311 W 14TH STREET
CITY OF NORTH VANCOUVER, BC

DRAWING TITLE:

**STRUCTURAL SOIL
SPECIFICATIONS**

DATE: JULY, 21, 22
SCALE: 1"= 3/16"
DRAWN: GL
DESIGN: GL
CHK'D: MTLM
DRAFTING NUMBER:
L11
OF 11
M2LA PROJECT NUMBER: 22-030

# Heritage Conservation Plan

311 West 14<sup>th</sup> Street, North Vancouver, BC :: The Follis House ~ 1907



Prepared by Elana Zysblat, CAHP :: Ance Building Services :: August 2022  
Research & Analysis by Jurian ter Horst, MA :: ter Horst Research

## Table of Contents

Statement of Significance.....	3
Current Photographs.....	5
Historic Brief.....	7
Archival Photographs.....	8
Research findings.....	13
Condition Assessment.....	15
Conservation Objectives.....	22
Site Plan & Proposed Changes.....	24
Recommended Conservation Procedures.....	25
Maintenance Plan.....	31
Research Resources.....	34

## **Description of Historic Place**

The Follis House is a one-and-a-half storey, wood-frame, gabled vernacular house located on the south side of West 14<sup>th</sup> Street between Jones and Mahon Avenues in North Vancouver, BC.

## **Heritage Values**

Constructed in 1907, the Follis House is testament to the earliest suburban development of North Vancouver soon after incorporation, and the start of an era of tremendous growth and prosperity for the city. The subject house further holds value as one of the earliest on the block and as one of the oldest surviving houses on the 300-block between Jones and Mahon Avenue.

The Follis House is valued for its continuous residential use since 1907. It also holds associative value for its connection to the Follis Family, as well as two long-term North Vancouver resident families, the Evans Family and the McCaffery Family. The Follis Family built the house and owned the property until 1930, when it was purchased by Arthur and Clementine Evans (resided 1930-1946). The property was consequently purchased by the McCaffery Family, who lived at the house for almost 30 years (1947-1974).

The subject house holds aesthetic value for its Gabled Vernacular architectural style, which was extremely popular during the Edwardian Era (1905-1913).

Finally, this historic place holds scientific and environmental value for its traditional construction techniques and craftsmanship as evident in its design and finishes, for its historic, locally-sourced, low energy-intensive materials - their quality, durability, and repairability - and for the embodied energy (the total energy expended over the building's 115+ years lifecycle) held in the building.

## **Character-defining Elements**

The elements that define the heritage character of the Follis House are its:

- Original location on the south side of West 14<sup>th</sup> Street
- Original siting set back from the street, below grade
- Residential scale, form and massing
- Traditional, early 1900s wood frame construction and finishes
- One-and-a-half-storey height
- Architectural elements associated with the Gabled Vernacular architectural style, including:
  - A prominent, steep-pitched, front-gabled roof with deep eaves, tongue-and-groove soffits, exposed roof rafters, and two gabled dormers
  - Cedar shingles on the front and rear gables



- Lap wood siding
- Inset porch with a single turned column and a canted bay on front
- Original window openings with wood trim and projecting sills
- Original wood windows sashes on main and upper levels
- End-wall chimney on the west elevation
- Continuous residential use since 1907

**Current Photos**



front view



rear view



side view (east elevation)



side view (west elevation)

## Historic Brief

Located on the ancestral territories of the Squamish, Tsleil-Waututh and Musqueam peoples, exploration and settlement by people of European descent throughout the 18<sup>th</sup>, 19<sup>th</sup> and 20<sup>th</sup> century eventually led to the claim of land and the incorporation of a place that is now known as North Vancouver. When the City of North Vancouver separated from the District of North Vancouver in 1907, only about 1000 residents and a couple hundred houses were present there, but a newly installed electricity and streetcar systems brought promise for a fast growing city. Real estate activity and prices grew quickly as did interest and speculation. By 1910, there were 5,000 residents, as well as several new public services and community organizations.

After their youngest daughter, Margaret “Maggie” Jane was born in 1890, Margaret Jane (nee Acheson) and William Follis moved from the United States to New Westminster, BC. In 1907, they purchased land in the recently incorporated City of North Vancouver and built the subject house on the south side of West 14<sup>th</sup> Street, near Mahon Avenue. The family built another dwelling at the lane on the adjacent lot, southwest of the subject house, in 1912. After the death of Margaret Jane in 1914, ownership of the two properties went to the family’s two daughters, Maggie Jane and Lena. It is unclear which of the family members lived in the two dwellings, as throughout the 1910s the two houses were both listed in the Tax Assessment Rolls and City Directories as 317 West 14<sup>th</sup> Street. Other residents for the properties were mentioned as well in the City Directories, such as Joseph Gray and John Scovil in 1913, and Arthur T. Crook at 311 West 14<sup>th</sup> Street and Harold E. Smith at 317 West 14<sup>th</sup> Street in 1921, which indicates that both places were rented or took in borders from time to time. At some point between 1926 and 1930 the second dwelling at the lane of Lot 8 was either demolished or lost to fire.

The Evans Family purchased the subject lot in 1930 and lived at 311 West 14<sup>th</sup> Street between 1930 and 1946. Arthur Evan and Clementine (nee Watt) Evans later moved to 338 West 16<sup>th</sup> Street and became long-term residents of North Vancouver. As the city’s population grew rapidly in the 1940s, new residential subdivisions sprouted in areas such as North Lonsdale, Pemberton Heights, Seymour Heights and Capilano. Having moved from Vancouver, the McCaffery Family were part of the influx of new residents, and purchased the subject property from the Evans Family. Michael and Jean McCaffery lived at the house for almost 30 years (1947-1974).

The subject house was included as a significant heritage building (“A” ranking) on the City of North Vancouver’s Heritage Inventory, which was initiated in the early 1980s and updated most recently in 2013. The largest alteration to the house is a rear addition. Further, the basement was clad with vertical cladding, possibly at a time when the house was lifted to create a livable ground level suite. Some windows and the front porch railing were replaced as well. The end-wall chimney on the west elevation was at some point partially repointed and/or extended, which together with the recladding of the basement may have been part of larger alterations to the basement level.

## Archival Photographs



Close-up of a 1926 aerial photograph, which shows the 1907 subject house circled in red and the 1912 dwelling to the southwest of the subject house, indicated with a blue arrow. Source: MONOVA, Archives of North Vancouver, 15882 [1926].



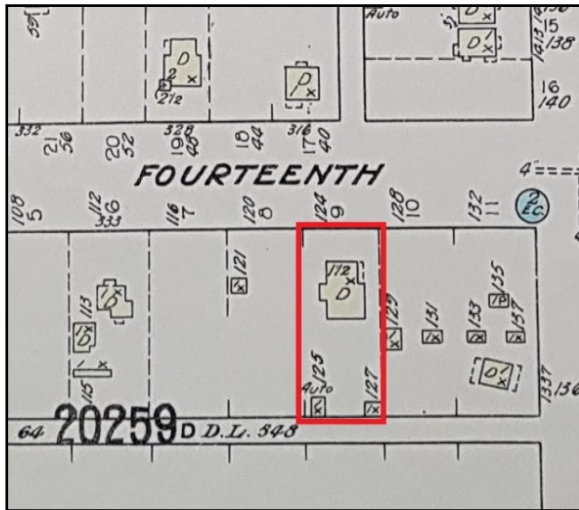
Different aerial view showing the subject property in 1926. Source: MONOVA, Archives of North Vancouver, 15884 [1926].



Left: A photograph of Lena (bottom left) and Margaret Jane (top right). It is assumed that Maggie is in the photograph as well. Source: Ancestry.ca [date unknown].



Lena Follis (left) married Charles Francis Wilcox (right) on November 10, 1913. Together with Thomas A. Hughes, Lena also owned Lot 15 on Block 64. Hughes would later purchase the property on Lot 8. Source: Ancestry.ca [date unknown].



Left: Fire Insurance Map from 1930. The subject lot is marked with a red line. The dwelling on Lot 8 that can be seen on the aerials from 1926, southwest of the subject house, was demolished by this time. Source: MONOVA, Archives of North Vancouver, 1981-086.



Aerial photograph of North Vancouver from 1948. The subject house at 311 West 14<sup>th</sup> Street is circled in red. Source: Vintage Air Photos, BO-48-3305



A photograph of Arthur Evan (left) and Clementine Evans (right). Their daughter, Frances, stands to the right of Arthur. The photograph was taken in 1978, when the family lived two blocks away from their old house at 311 West 14<sup>th</sup> Street, at 338 West 16<sup>th</sup> Street. Source: Ancestry.ca [1978].



Arthur Evan Evans in front of his house at 338 West 16<sup>th</sup> Street in 1978. Source: Ancestry.ca [1978].





The subject house at 311 West 14<sup>th</sup> Street in 2000. The house was painted into its current colours between 2009 and 2011. Source: MONOVA, Archives of North Vancouver, 140 [2000].

## Research Findings

**Legal Address:** Lot 9 Block 64 Plan VAP750 District Lot 548 Land District 1 Land District 36

**Sources:** BC Assessment; CityMAP North Vancouver (<https://gisext2.cnv.org/citymap/>)

**Civic Address:** 311 West 14<sup>th</sup> Street, North Vancouver, BC, V7M 1 R2.

The two houses on Lot 8 and 9 were both referred to in the past as 317 West 14<sup>th</sup> Street in the Tax Assessment Rolls and the City Directories. In the 1920s, various addresses are given, including 311 West 14<sup>th</sup>, as well as 315 & 321 West 14<sup>th</sup> Street for the houses on Lots 8 and 9. The 311 West 14<sup>th</sup> Street address can definitely be associated with the subject house from 1931 onwards.

**Sources:** MONOVA, Archives of North Vancouver, Tax Assessment Rolls 1907-1932; BC City Directories, 1907-1932.

**Date of Construction:** 1907

**Source:** MONOVA, Archives of North Vancouver, Tax Assessment Rolls 1907-1908.

**Original Developer/Owner & Resident:** Margaret Jane & William Follis

**Sources:** MONOVA, Archives of North Vancouver, Tax Assessment Rolls 1907-1908; BC City Directories, 1907-1908.

**Architect:** unknown

**Builder:** unknown

**Name:** The Follis House

**Source:** The City of North Vancouver Heritage Register (2013)

### **Owner/Residents**

- **1907-1930:** The Follis Family
  - \***1913:** Joseph Gray and John Scovil at 317 West 14<sup>th</sup> Street
  - \***1921:** Arthur T. Crook at 311 West 14<sup>th</sup> Street, Harold E. Smith at 317 West 14<sup>th</sup> Street
  - \***1922:** Alex Grant Jr. at 311 West 14<sup>th</sup> Street
- **1930-1946:** Arthur Evan and Clementine Evans
- **1947-1974:** Michael P. and Jean McCaffery
- **1975-1978:** Terrence P. and Sharie L. Loychuck
- **1979-1987:** Joseph and Cyra Frank
- **1988:** Victor Johnson
- **1989:** Bill Mahoney

\* likely renters or borders

**Sources:** MONOVA, Archives of North Vancouver, Tax Assessment Rolls: 1907-1932; BC City Directories, 1907-1955; City Directories/Criss-Cross Directories, 1956-1989; Ancestry.ca; Newspapers.com

## Condition Assessment

Overall the building is in good condition.

### A. Structure

The wood-frame structure appears to be in good condition. The exterior building lines are true to the eye, and there is no visual evidence of structural distortion.

### B. Exterior wood elements

The original lapped wood siding on the main floor is overall in good condition.

The square cedar shingles on the basement level (front) and upper level (including the dormers) are in fair to good condition.

**Note:** the lapped wood siding installed vertically at the basement level is a later intervention and is in fair condition.



Note the horizontal (main floor) and vertical (basement level) lapped wood siding. The vertical siding is a later intervention, which may have replaced square cedar shingles, as indicated by the original shingles remaining at the basement level (left in the photograph, marked with a red circle).

The window and door trim is overall in good condition. Note the extra large size of the casing heading board.

The water table board that separates the basement from the main floor is in good condition. The facia board is in good condition.



The bay window assembly is in good condition, although the operability of the windows was not assessed.



The casing header of the wood windows throughout the house (marked with red boxes in the photograph) is extra large large.

The tongue and groove soffits are in for to good condition. Some additional up close assessment is required when construction begins.

The porch column, cap and base, and the porch railing are in good condition. The wood front stairs are in fair condition.

### **C. Roofing and waterworks**

The asphalt shingle roof appears to be in good condition. The aluminum gutters and downspouts appear to be functioning adequately.



The house has a prominent, steep-pitched, front-gabled roof with deep eaves, tongue-and-groove soffits, exposed roof rafters, and two gabled dormers. All these elements appear to be in overall good condition.

### **D. Windows and doors**

The original window and door openings survive on the building at the main and upper floors on all elevations, and most at basement level. One window at the main floor (east elevation)

was replaced. The windows and doors appear to be in good condition although their operability was not assessed.



The subject house has an unusual entry, with a front door not facing the street and a square side light located on a separate wall from the door (marked with a red rectangle in the photograph).

### **E.Masonry**

The red brick, end-wall chimney on the west elevation is in fair condition. There is evidence of interventions that impacted the integrity of the chimney. The internal chimney at the rear is in fair condition.





The end-wall chimney on the west elevation shows evidence of three different interventions at basement level.

### **F. Finishes**

The painted finish on all wood elements is overall in fair to good condition, except for the wood siding and shingles on the south and west elevations. The failing paint there is a result of exposure to sunlight. The overall painted finish appears to be at the end of its service.



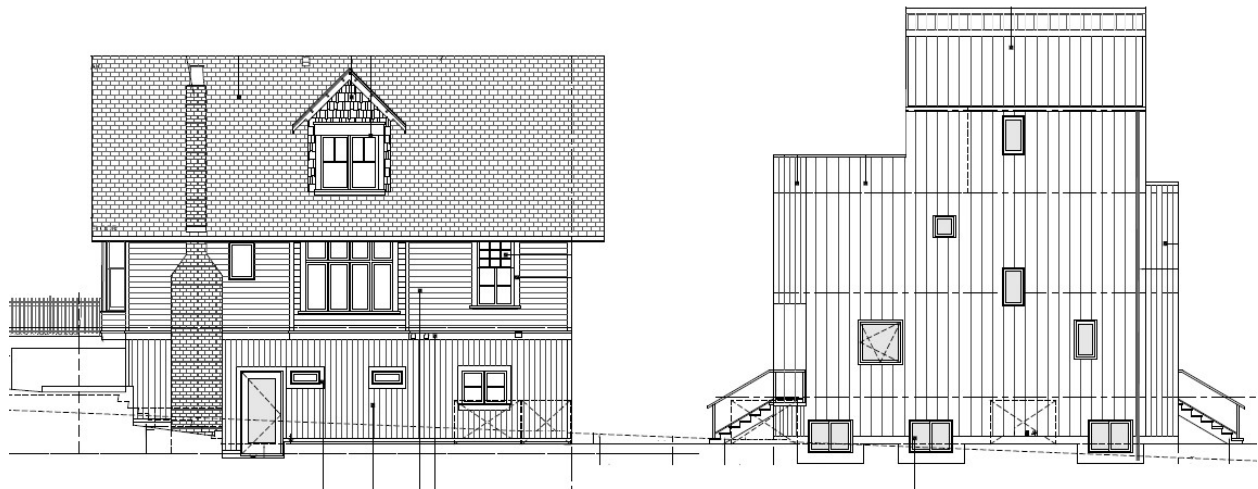
The south elevation (rear) shows evidence of failing paint due to sun exposure.

## Conservation Objectives

**Preservation** is the overall conservation objective for the building while **Rehabilitation** is the conservation objective for the basement level of the heritage house and the property.

**The Follis House** will continue on its original site at 311 West 14<sup>th</sup> Street and with its detached residential use. The house will be preserved. The basement level of the house will be rehabilitated to provide a higher ceiling height and a renovated living space. The height of the house will be raised by about 2 feet to allow for the introduction of a more liveable basement level. The proposed changes are minimally visible from the street and do not negatively impact the heritage value and character-defining elements identified in the Statement of Significance.

**A laneway infill (duplex) will be developed on the south end of the site.** The design of the laneway infill is compatible with, distinguishable from and subordinate to the Follis House as per Standard 11 - Standards & Guidelines for the Conservation of Historic Places in Canada; The infill building is undetectable from the street and hence does not impact the existing historic streetscape.



Drawing of the proposed development (west elevation) showing the heritage house on the left and the proposed infill (duplex) on the right. Source: dlp Architecture Inc.



Drawing of the proposed development (south elevation/facade). Source: dlp Architecture Inc.

The following conservation actions or processes for historic buildings have been established by the Parks Canada, Historic Places Initiative (HPI) and listed in the Standards & Guidelines for the Conservation of Historic Places in Canada (second edition)<sup>1</sup>.

Preservation: The action or process of protecting, maintaining and/or stabilizing the existing materials, form and integrity of an historic place or of an individual component, while protecting its heritage value.

Restoration: The action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.

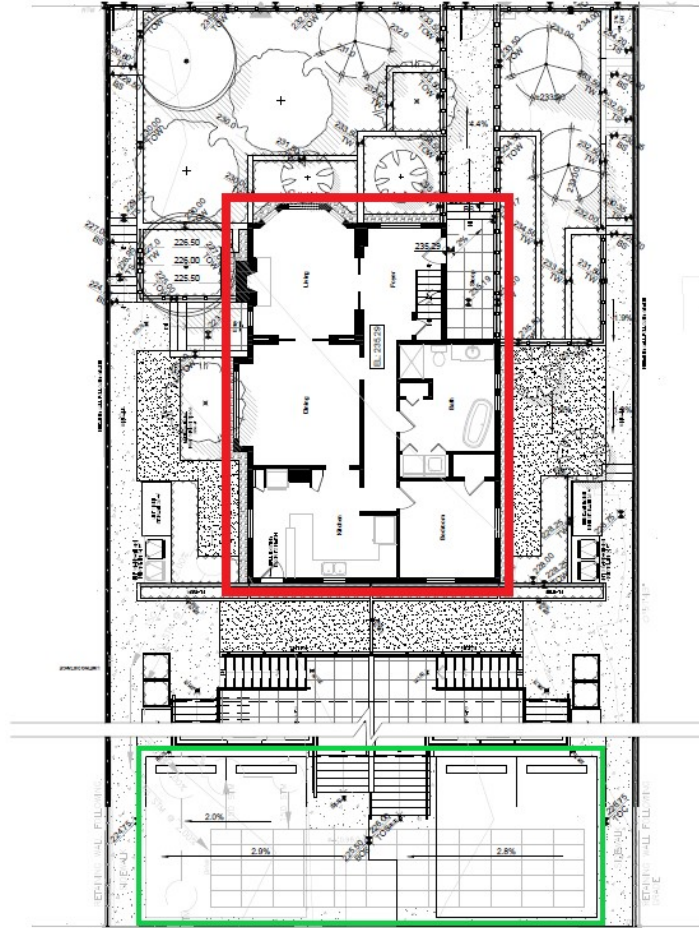
Rehabilitation: The action or process of making possible a continuing or compatible contemporary use of an historic place or of an individual component, through repair, alterations, and/or additions, while protecting its heritage value.

---

<sup>1</sup> <http://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

### Site Plan & Proposed Changes

The below site plan shows the Follis House and the proposed infill (duplex) on the south end of the lot. The existing heritage house is outlined in red, and the proposed development is outlined in green. The heritage house is proposed to remain in its original location on the lot, and the proposed development is subordinate in footprint and siting to the heritage house.



Proposed site plan with the heritage house outlined in red and the proposed development outlined in green. Source: Convergence Drafting Services Inc.

## Recommended Conservation Procedures

### Structure and foundation – *Preservation & Rehabilitation*

The heritage house will remain on its original site. Preserve the wood frame structure in situ. Rehabilitate basement framing. NOTE: the wood structure will need to be temporarily lifted to allow access for the foundation removal and replacement. Excavate and install new concrete footings, foundation and slab. Elevate the house and introduce a liveable basement level with new windows and door as per architectural drawings.

### Site – *Rehabilitation*

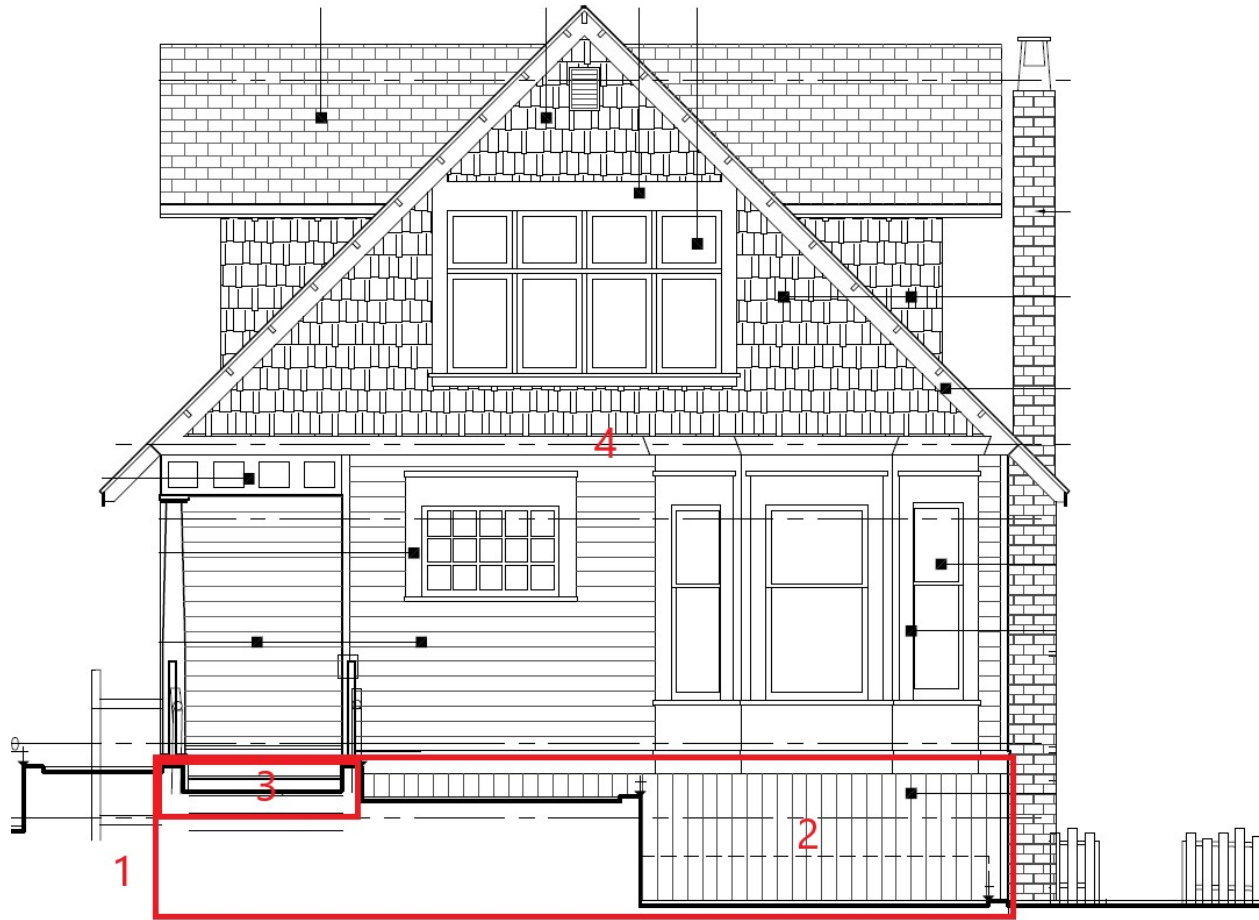
An infill building will be developed on the south side of the lot. Standard 11 for Rehabilitation, in the Standards and Guidelines for the Conservation of Historic Places in Canada, requires new additions to historic places to be subordinate, distinguishable and compatible. The proposed infill achieves this by using a *compatible* roofline and colour scheme, *distinguishable* contemporary design and materials, and *subordinate* footprint and visibility.



**Left:** Two renders of the proposed development showing the low visibility and impact of both the rising go the heritage house and the introduction of the infill building at the rear. Source: Convergence Drafting Services Inc.



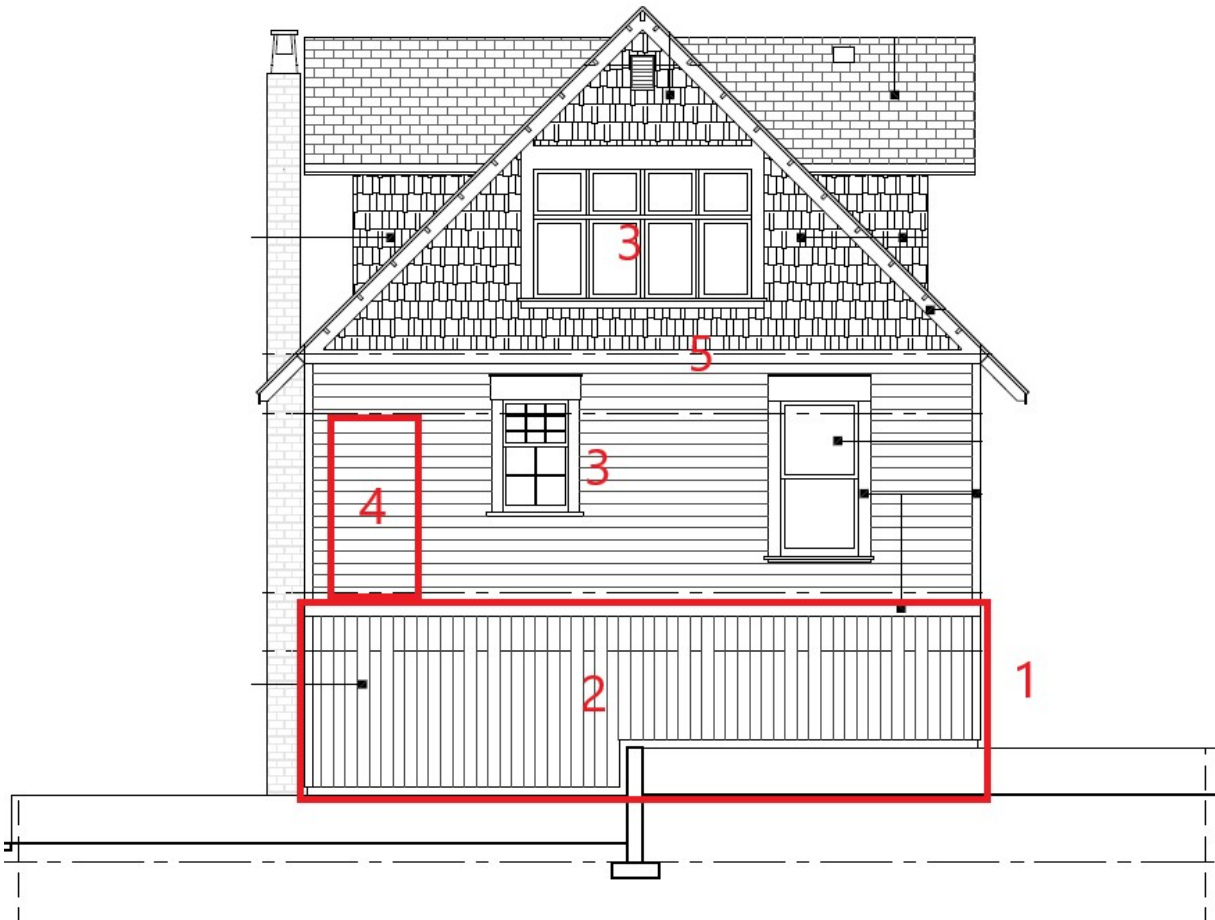
**Proposed north elevation (front)**



Proposed north elevation (front) of the heritage house. Source: Convergence Drafting Services Inc.

Rehabilitate the foundation by replacing it and introducing a new higher basement as per the architectural drawings (1). Introduce new vertical wood siding for the basement level (2). Rehabilitate (rebuild) the front stairs as per the architectural drawings (3). Preserve all of the existing exterior architectural elements on main floor and upper floor level, including original windows, horizontal lapped wood siding, soffits and shingles (4).

### Proposed south elevation (rear)



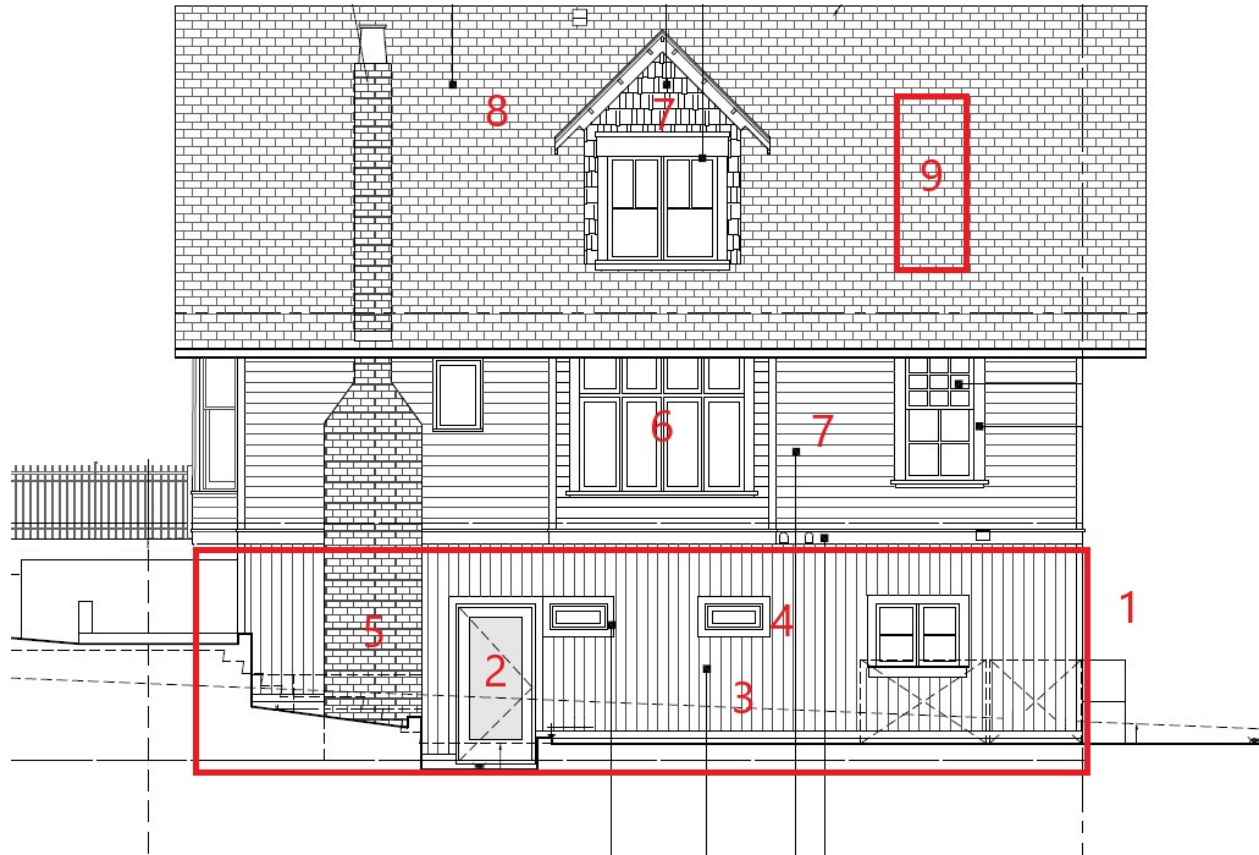
Proposed south elevation (rear). Source: Convergence Drafting Services Inc.

Rehabilitate the foundation by replacing it and introducing a new higher basement as per the architectural drawings (1). Introduce new vertical wood siding for the basement level (2). Preserve windows on main floor and upper floor (3). Remove existing door as part of the back deck removal to make room for the infill building (4). Replace in-kind (with replicated dimension, profile and wood species) any wood siding or trim on main floor and shingles on upper floor where impacted by deck removal, door removal or when're damaged beyond repair (5).





## Proposed west elevation



Proposed west elevation. Source: Convergence Drafting Services Inc.

Rehabilitate the foundation by replacing it and introducing a new higher basement as per the architectural drawings (1). Introduce a new wood-frame door for basement site (2). Introduce new vertical wood siding for the basement level (3). Relocate existing wood windows or introduce new wood windows at basement level, similar in size and location to existing but at correct new height (4). Repoint and extend existing end-wall chimney to meet new height (5). Preserve all existing wood windows at main floor (6). Preserve dormer and its finishes (7). Preserve asphalt shingles roof and dormer roof (8). Remove existing chimney which is no longer in use and not visible from the street (9).

### **Finishing**

Follow Master Painters' Institute Repainting Manual procedures, including scraping loose paint down to next sound layer (not bare wood), clean surface with mild TSP solution with gentlest means possible, and rinse with clean water; do not use powerwashing. Repaint using high-quality paints in correct historic sheens for the building part:

**Body (siding and shingles):** Strathcona Red VC-27 Egg Shell

**Trim (trim board, porch column, railing, soffits):** Oxford Ivory VC-1 Semi Gloss

**Windows and doors:** High Gloss Black VC-35

In the future, when repainting is required, colour changes are permissible as long as researched historic colours are used and that a high contrast scheme is applied, using a dark or medium toned body colour with a light trim colour. A fourth dark colour could be introduced if desired on the upper storey, as per the archival photographs.

## **Maintenance Plan**

Following completion of the conservation works, the owner must maintain the building and land in good repair and in accordance with generally accepted maintenance standards. All work should follow *The Standards and Guidelines for the Conservation of Historic Places in Canada* (2nd Edition). The local government determines an acceptable level or condition to which the heritage building is maintained through the Heritage Maintenance Bylaw.

As general upkeep is frequently overlooked and will lead to deterioration of heritage resources, maintenance standards warrant special attention. Any building should be kept in a reasonable condition so it continues to function properly without incurring major expenses to repair deterioration from neglect. The most frequent source of deterioration problems are from poorly maintained roofs, rainwater works and destructive pests.

Establish a maintenance plan using the information below:

### **Maintenance Checklist**

#### **a. Site**

- Ensure site runoff drainage is directed away from buildings.
- It is recommended to maintain min. 2 foot clearance between vegetation and building face and a 12 inch wide gravel strip against the foundation in planted areas.
- Manage vegetation (vines, etc.) so that they do not attach to the building or any elements of it.

#### **b. Foundation**

- Review exterior, and interior where visible, for signs of undue settlement, deformation or cracking of foundation and if encountered seek advice from Professional Engineer.
- Ensure perimeter drainage piping is functioning satisfactorily.
- Inspect basement interior for signs of moisture migrating through foundation walls in the form of efflorescence (a white powder on concrete) or staining of finishes. A "smell test" for musty air can indicate a moisture problem.

#### **c. Wood Elements**

- In the wet coastal climate of British Columbia maintaining integrity of exterior wood elements is critical in preventing water ingress into buildings.
- Annually inspect wood elements for signs of deterioration, identify source of problem and take corrective repair/replacement action:
  - o wood in contact with ground or plantings;
  - o excessive cupping, loose knots, cracks or splits;
  - o open wood-to-wood joints or loose/missing fasteners;
  - o attack from biological growth (moss, moulds, etc.) or infestations (carpenter ants, etc.);
  - o animal damage or accumulations (chewed holes, nesting, bird/rodent droppings) USE HAZARDOUS MATERIALS PROCEDURES;
  - o signs of water ingress (rot, staining, mould, infestation).
- Closely inspect highly exposed wood elements such as porches, railings and stairs for deterioration. Anticipate replacement in-kind of portions of these elements every 10-15 years.
- Inspect visible caulking joints for continuity and shrinkage. Expect to redo caulking every 3-5 years.

#### **d. Masonry**

- Review structural integrity for deformation, leaning, cracked or spalling bricks.
- Always work with a professional mason to conduct assessments and repairs on the chimney

#### **e. Windows and Doors**

- Replace cracked or broken glass as it occurs.
- Check satisfactory operation of windows and doors.
- Check condition and operation of hardware for rust or breakage. Lubricate hardware annually.
- Inspect weather stripping for excessive wear and integrity.

## **f. Roofing and Rainwater Works**

- Inspect roof condition every 5 years, looking for:
  - o loose, split or missing shingles, especially at edges, ridges and hips;
  - o excessive moss growth and/or accumulation of debris from adjacent trees;
- Remove roof debris and moss with gentle sweeping and low-pressure hose.
- Plan for roof replacement every 18-22.
- Annually inspect and clean gutters, flush out downpipes. Ensure gutters positively slope to downpipes, there are no leaks or water splashing onto building.
- Ensure gutter hangers and rainwater system elements intact and secure.
- Ensure downpipes inserted into collection piping stub-outs at grade and/or directed away from building onto concrete splash pads.

## **g. General Cleaning**

- Building exterior should be regularly cleaned depending on build up of atmospheric soot, biological growth and/or dirt up-splash from ground.
- Cleaning prevents buildup of deleterious materials which can lead to premature and avoidable maintenance problems.
- Windows, doors and rainwater works should be cleaned annually.
- When cleaning always use gentlest means possible such as soft bristle brush and low-pressure hose. Use mild cleaner if necessary such as diluted TSP or Simple Green®.

Do not use high-pressure washing as it will lead to excessive damage to finishes, seals, caulking and wood elements, and it will drive water into wall assemblies and lead to bigger problems.

## Research Resources

### Ancestry.ca:

- British Columbia, Canada, Death Index, 1872-1990
- British Columbia, Canada, Marriage Index, 1872-1935
- Canada Census, 1911/1921
- Canada, Find A Grave Index, 1600s-Current
- Canada, Voters Lists, 1935-1980

City of North Vancouver CityMAP (<https://gisext2.cnv.org/citymap/>)

City of North Vancouver Heritage Register (2013)

MONOVA, Archives of North Vancouver:

- Archival Images
- City Directories
- Maps
- Tax Assessment Rolls

North Shore Heritage (<https://www.northshoreheritage.org/>)

Sommer, Warren. *The Ambitious City: A History of the City of North Vancouver*. Menlo Park (B.C.): Harbour City Publishing, 2007.

UBC Special Collections:

- Historical Newspapers

Vancouver Public Library:

- Online database of BC City Directories, 1860-1955

Vintage Air Photos (<https://vintageairphotos.com/>)

### Overview for Zoning Variances

The following provides a summary and overview of the proposed zoning variances associated with the project at 311 West 14th Street.

**Table 1. Requested Changes to the Zoning Bylaw**

	<b>Current Regulation (RS-1)</b>	<b>Proposed (CD-768)</b>
<b>Permitted Principal Use</b>	One-Unit Residential Use	Three principal Dwelling Units
<b>Principal Buildings</b>	One per lot	Two per lot
<b>Accessory Lock-Off Units</b>	Not permitted	One Accessory Lock-Off Unit permitted for each Dwelling Unit in the Southern Most Building (Infill building).
<b>Accessory Secondary Suite</b>	One per unit	One Accessory Secondary Suite permitted in the Northern Most Building (Heritage Building) and the owner does not have to reside on the property.
<b>Property owner requirement for Secondary Suite</b>	To permit an Accessory Secondary Suite, the property owner must reside on the lot	Waive the requirement for the property owner to reside on the lot  <i>(Note: Accessory Lock-Off Suites already don't have the requirement)</i>
<b>Gross Floor Area (GFA)</b>	Combined and in total shall not exceed the lesser of 0.3 times the Lot Area plus 92.9 sq. m metres (1,000 sq. ft) or 0.5 times the Lot Area	Combined and in total, shall not exceed 0.67 FSR  Basements, bicycle storage lockers, and garbage and recycling storage shall be excluded
<b>Lot Coverage</b>	40% (of which 30% for Principal Building)	40% combined and in total for both Principal Buildings
<b>Siting (Principal / Infill Buildings)</b>	Principal Buildings shall be sited not less than: <ul style="list-style-type: none"> <li>- 4.6 m (15.0 ft) from the Front</li> <li>- 14.9 m (49 ft) from the Rear</li> <li>- 1.2 m (4.0 ft) from the sides</li> </ul>	Northern heritage building: <ul style="list-style-type: none"> <li>- 6.7 m (22.2 ft.) from the Front</li> <li>- 22.5 m (73.8 ft.) from the Rear</li> <li>- 4.4 m (14.4 ft.) from the west</li> <li>- 4.7 m (15.5 ft.) from the east</li> </ul> Southern infill building: <ul style="list-style-type: none"> <li>- 25.1 m (82.3 ft.) from the Front</li> <li>- 6.096 m (20.0 ft.) from the Rear</li> <li>- 2.3 m (7.5 ft.) from the sides</li> </ul>
<b>Bicycle Parking</b>	No requirement	Minimum 8 Secure Bicycle Parking Spaces
<b>Garbage and Recycling</b>	No requirement	Garbage and recycling shall be screened on all sides and shall not be located in required Emergency Access Pathways, driveways, or Parking Spaces.



## **Justification for Variances**

### **Accessory Lock-Off Suites**

The variance allows for Accessory Lock-Off Suites as an accessory use in the infill principal building. Suites are permitted in duplex developments, as well as within single-family development. The addition of suites is an expected and supported part of the development and so the zone has been varied to allow for Accessory Lock-Off Suites which will provide additional rental homes in the area, and potentially make the principal units more attainable for ownership by providing the units as 'mortgage helpers'. These Accessory Lock-Off Suites have no vehicle parking requirement as per Part 9 of the Zoning Bylaw, as they form an integral part of the main dwelling unit and could be treated as the same dwelling unit.

### **Property Owner requirement for Accessory Secondary Suite**

Zoning Bylaw Section 507(11)(e) requires that Accessory Secondary Suites in single-family homes be permitted only where the owner resides on the property. Given that the development is intended to be stratified, there will be other principal dwelling units on the same lot with separate owners. Accessory Lock-Off Suites are not subject to the same ownership requirement, and so to be consistent across the whole lot and remove issues with inconsistent ownership structures, this requirement is proposed to be waived for the suite in the heritage building.

### **Siting (Principal Buildings)**

The proposed variances to the setbacks are to allow a principal building to be sited in the rear of the lot. The heritage building will remain in its existing location with setbacks that already comply with standard zoning requirements – these will be adjusted to ensure the heritage home remains in its existing location.

The varied setbacks for the rear principal building are consistent with other residential development that is sited in the rear of lots, such as Accessory Coach House buildings. The rear setback is larger than the standard rear setback for coach houses, in order to allow for a better interface with the lane, as well as space for vehicle parking. The building is also set back farther from the sides of the lot to allow for more open space and to ensure the new infill residential building remains subordinate to the heritage home.

### **Bicycle Parking**

A development of this size is generally exempt from bicycle parking requirements, but the zone will be varied to include them as the applicant has proposed secure bicycle storage on the lot. The overhead clearance height will be varied as the stalls are provided in secure lockers rather than an interior room.

### **Garbage and Recycling**

Garbage and Recycling storage facilities are required. For clarity, the siting of such sites are varied to ensure they will be screened and not located in required emergency access pathways, driveways, or parking spaces.

## ***DLP Architecture inc. Architecture ~ PassivHaus***

---

202-460 Nanaimo St. - Vancouver BC – V5L4W3 - 778-889-6849 - www.dlpdesigns.com

**Attn:**

September 8, 2023

City of North Vancouver  
Planning Department

### **DIS – Summary for 311 west 14<sup>th</sup> St**

The developer information session (DIS) for the rezoning application at 311 west 14<sup>th</sup> St took place on November 17<sup>th</sup> 2022. This session was hosted virtually by the City of North Vancouver Planning Department. Notices were distributed to neighbours and an ad was placed in the local paper to inform the public. Most questions and comments were directed at the applicant, Architect Lucio Picciano. Some general zoning and procedural questions were asked of the hosting planner, Bram van der Heijden.

Four members of the public attended the DIS, which was consistent with communication received prior to the session by all four. The same people who commented prior to and after the DIS were also in attendance.

The project seeking rezoning is a heritage revitalization and infill rear duplex.

The purpose of this form is to summarize the comments received after the DIS session for the proposed development.

**Project Address:** 311 W 14<sup>th</sup> St

Summary of Key Comments:

1. Questions regarding changes to the existing heritage house were vocalized by all participants.
2. Participants focused their attention on the existing house as it dominated the front yard exposure.
3. All participants were either part of or associated with the North Shore Heritage Preservation Society.
4. Suggestions were made to retain all original detailing inside and outside, which we are proposing in our submission.
5. Lifting the house 30” was discussed and supported by all members as it further developed the primary status of the heritage house over the infill.

6. Participants supported the contemporary and minimalist design of the rear infill duplex with some suggestion to explore different colour pallettes for the cladding.
7. One participant focused on sustainability particularly how both buildings would be heated and cooled.
8. All participants were supportive and encouraged by our commitment to achieve passive house certification.
9. Despite supplying only electricity to both houses, members wanted us to preserve both existing brick chimneys.
10. Discussions also included reducing the carbon footprint with construction materials.
11. All participants would like to see the official plans and heritage report when accepted.
12. Two members supplied comment forms after the DIS that aligned with comments of the other two participants.
13. No negative feedback from attendees.

List of solutions that directly reflect comments or concerns of the participants:

- A. The project will be high performing with respect to energy, the rear duplex will target Passive House.
- B. The Heritage House will be lifted and retained in its original form both inside and out.
- C. The landscape has undergone significant design development to enhance the current state of the property and compliment the Heritage House.
- D. Exterior colours of the rear duplex have been chosen to be neutral but also complimentary to the Heritage House.
- E. Both chimneys are to be retained despite electrification.
- F. An interior review of the existing house was performed after the DIS by the architect with most original detailing observed to be still intact, to be preserved and revitalized.

<b>Applicant Contact:</b>	<b>City Planning Contact:</b>
Lucio Picciano Architect AIBC <a href="mailto:lucio@dlpdesigns.com">lucio@dlpdesigns.com</a>	Bram van der Heijden - <a href="mailto:bheijden@cnv.org">bheijden@cnv.org</a>



**ADVISORY DESIGN PANEL**  
CITY OF NORTH VANCOUVER  
141 WEST 14TH STREET  
NORTH VANCOUVER  
BC / CANADA / V7M 1H9

T 604 985 7761  
F 604 985 9417  
INFO@CNV.ORG  
CNV.ORG

January 20, 2023

VIA EMAIL: [lucio@dlpdesigns.com](mailto:lucio@dlpdesigns.com)

D. Lucio Picciano  
DLP Architecture  
806-318 Homer Street  
Vancouver, BC V6B 2V2

Dear Mr. Picciano:

**Re: 311 West 14<sup>th</sup> Street (Heritage Revitalization Application)**

This will confirm that at their meeting on December 14, 2022, the Advisory Design Panel reviewed the above submission and endorsed the following resolution:

“THAT the Advisory Design Panel has reviewed the Heritage Revitalization Agreement for 311 West 14<sup>th</sup> Street and recommends approval subject to addressing the following issues to the satisfaction of the Development Planner:

- design development to explore the integration of rainwater management through landscape design;
- further design development for landscaping treatments in the rear and side yards;
- further review of adjacency of basement suite windows and parking pads;
- further review and design development on the front yard fencing, and creation of less separation overall; and
- further design development for garbage enclosure and location for the rear units;

AND THAT the Panel wishes to thank the applicant for their presentation.”

The recommendations of the Advisory Design Panel pertain only to site-specific design and site planning considerations and do not, in any way, represent Council and staff approval or rejection of this project.

Yours truly,

A handwritten signature in blue ink that reads "T. Huckell".

T. Huckell  
Committee Clerk-Secretary

Cc: B. van der Heijden, Planner 1, Planning and Development  
M. Menzel, Planner 2, Planning and Development

**HERITAGE ADVISORY COMMISSION**

CITY OF NORTH VANCOUVER T 604 985 7761  
 141 WEST 14TH STREET F 604 985 9417  
 NORTH VANCOUVER INFO@CNV.ORG  
 BC / CANADA / V7M 1H9 CNV.ORG

December 19, 2022

VIA EMAIL: [lucio@dlpdesigns.com](mailto:lucio@dlpdesigns.com)

D. Lucio Picciano, Architect AIBC CPHD  
 dlp Architecture Inc.  
 806-318 Homer Street  
 Vancouver, BC V6B 2V2

Dear Mr. Picciano:

**Re: 311 West 14<sup>th</sup> Street (Follis Residence) – Heritage Revitalization Agreement**

At their regularly scheduled meeting on December 13, 2022, the Heritage Advisory Commission received a presentation regarding the above. Following review and discussion, the following motion was made:

“THAT the Heritage Advisory Commission, having reviewed the presentation from Lucio Picciano, dlp Architecture Inc., for the property located at 311 West 14<sup>th</sup> Street (Follis Residence), supports the project subject to the resolution of the following items to the satisfaction of City Staff:

- undertake a review of the interiors and confirm assumptions on the condition of the character defining elements in the Heritage Conservation Plan (operable window, doors and trim);
- review the extent and height reduction of proposed fencing at the front yard and simplify the separation of spaces as much as possible;
- further exploration of duplex colour scheme in line with heritage professional;
- further exploration of heat pump and other mechanical equipment be placed in side yards and mindful of potential impacts to neighbours;
- that the heritage conservation plan be shared with the contractor, to ensure recommendations within the plan are adhered to;

AND THAT the Commission thanks the applicant for their presentation and commitment to achieve passive house certification for the new duplex building.”

.../2

The recommendations of the Heritage Advisory Commission do not, in any way, represent Council and/or staff approval or rejection of this proposal.

Yours truly,

A handwritten signature in cursive script, appearing to read "C. Bulman".

C. Bulman  
Committee and Records Clerk

Cc: E. Chow, Planner 2, Planning and Development  
B. van der Heijden, Planner 1, Planning and Development

**THE CORPORATION OF THE CITY OF NORTH VANCOUVER**

**BYLAW NO. 9094**

**A Bylaw to amend “Zoning Bylaw, 1995, No. 6700”**

The Council of The Corporation of the City of North Vancouver, in open meeting assembled, enacts as follows:

1. This Bylaw shall be known and cited for all purposes as **“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9094” (DLP Architecture Inc., 311 West 14<sup>th</sup> Street, CD-768)**.
2. Division VI: Zoning Map of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended by reclassifying the following lands currently having a civic address of 311 West 14<sup>th</sup> Street and legally described below as henceforth being transferred, added to and forming part of CD-768 (Comprehensive Development 768 Zone):

PID: 015-143-023	LOT 9 BLOCK 64 DISTRICT LOT 548 PLAN 750
------------------	--

from zone RS-1

3. Part 11 of Division V: Comprehensive Development Regulations of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended by:
  - A. Adding the following Comprehensive Development Zone to Section 1100 in numerical order:

“CD-768 Comprehensive Development 768 Zone” (311 West 14<sup>th</sup> Street).

In the CD-768 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-2 Zone, except that:

    - (1) Two Principal Buildings shall be permitted on one Lot;
    - (2) The permitted Principal Use on the Lot shall be limited to:
      - (a) One-Unit Residential Use in the northernmost Principal Building (the heritage building);
        - i. Accessory Secondary Suite Use, subject to Section 507(11) of this Bylaw;
        - ii. Accessory Home Occupation Use, subject to Sections 507(6), (7), and (8) of this Bylaw;
        - iii. Accessory Home Office Use;
      - (b) Two-Unit Residential Use in the southernmost Principal Building (the infill building);
        - i. Accessory Lock-Off Unit Use, subject to Section 507(15) of this Bylaw;

- ii. Accessory Home Occupation Use, subject to Sections 507(6), (7), and (8) of this Bylaw;
  - iii. Accessory Home Office Use;
- (3) Section 507(11)(e) requiring the owner to reside on the property shall be waived;
- (4) Section 507(15)(a) requiring an Accessory Lock-Off Unit Use to be accessory to a Townhouse Use or Apartment Use shall be varied to allow the Accessory Lock-Off Unit Use to be Accessory to a Two-Unit Residential Use;
- (5) Gross Floor Area (One-Unit and Two-Unit Residential):
  - (a) The total combined Gross Floor Area (One-Unit and Two-Unit Residential) for both Principal Buildings shall not exceed 0.67 times the Lot Area (5,655 square feet);
  - (b) Notwithstanding section (5)(a) of this zone, Basements (One-Unit and Two-Unit Residential) may be excluded from Gross Floor Area (One-Unit and Two-Unit Residential) up to 2,761 square feet;
  - (c) Notwithstanding section (5)(a) of this zone, bicycle storage lockers and garbage and recycling storage shall be excluded from Gross Floor Area (One-Unit and Two-Unit Residential);
- (6) The Principal Buildings shall be sited as follows:
  - (a) The northernmost Principal Building (heritage house) shall be not less than:
    - i. 6.7 metres (22 feet) from the Front Lot Line;
    - ii. 22.5 metres (73.8 feet) from the Rear Lot Line;
    - iii. 4.4 metres (14.4 feet) from the west Interior Lot Line;
    - iv. 4.7 metres (15.5 feet) from the east Interior Side Lot Line;
  - (b) The southernmost Principal Building (infill building) shall be not less than:
    - i. 25.1 metres (82.3 feet) from the Front Lot Line;
    - ii. 6.096 metres (20.0 feet) from the Rear Lot Line;
    - iii. 2.3 metres (7.5 feet) from Interior Side Lot Lines;
  - (c) Where unenclosed Porches or steps project beyond the face of a Principal Building, the minimum distance to an abutting Lot Line may be reduced by:
    - i. 3.048 metres (10 feet) from the Front Lot Line and Rear Lot Line;
  - (d) Where Bay Windows or chimneys project beyond the face of the northernmost Principal Building (the heritage building), the minimum distance to an abutting Lot Line may be reduced by:
    - i. 0.67 metres (2 feet) from the Interior Side Lot Lines;



(7) Height

- (a) The northernmost Principal Building (the heritage building) shall not exceed a maximum building height of 8 metres (26.25 feet) as measured from the average Building Grades along the north property line;
  - (b) The southernmost Principal Building (the infill building) shall not exceed a maximum overall building height of 9.3 metres (30.51 feet) as measured from the average Building Grades along the north property line;
  - (c) Section 509B(4)(c) requiring a minimum First Storey height of 0.76 metres (2.5 feet) above the reference grade shall be waived;
- (8) Every Primary Dwelling Unit and Accessory Secondary suite shall have access to 2 Bicycle Parking Spaces and a total of 8 Bicycle Parking Spaces shall be provided;
- (9) Overhead clearance of bicycle parking shall be no less than 1.2 metres;
- (10) Garbage and Recycling shall be screened on all sides and shall not be located in required Emergency Access Pathways, driveways, or Parking Spaces.

READ a first time on the 2<sup>nd</sup> day of December, 2024.

READ a second time on the 2<sup>nd</sup> day of December, 2024.

READ a third time on the <> day of <>, 2025.

ADOPTED on the <> day of <>, 2025.

---

MAYOR

---

ACTING CORPORATE OFFICER

**THE CORPORATION OF THE CITY OF NORTH VANCOUVER**

**BYLAW NO. 9095**

**A Bylaw to Designate Property as Protected Heritage Property**

The Council of The Corporation of the City of North Vancouver, in open meeting assembled, enacts as follows:

1. This Bylaw shall be known and cited for all purposes as “**Heritage Designation Bylaw, 2024, No. 9095**” (“**Follis Residence**”, **311 West 14<sup>th</sup> Street**).
2. Pursuant to Section 611 and 612 of the *Local Government Act*, the following lands, buildings and structures are, in their entirety, designated as protected heritage property:

**Street Address:** 311 West 14<sup>th</sup> Street, North Vancouver

**Common Name / Description:** Follis Residence

**Legal Description:** PID: 015-143-023  
LOT 9 BLOCK 64 DISTRICT LOT 548 PLAN 750

3. Pursuant to the *Local Government Act*, the property designated as protected heritage property by this bylaw is subject to the requirements set out in the *Local Government Act* and the City of North Vancouver’s “Heritage Conservation Procedures Bylaw, 2013, No. 8292”, as may be amended or superseded from time to time.
4. This bylaw comes into force on the date of adoption.

READ a first time on the 2<sup>nd</sup> day of December, 2024.

READ a second time on the 2<sup>nd</sup> day of December, 2024.

READ a third time on the <> day of <>, 2025.

ADOPTED on the <> day of <>, 2025.

---

MAYOR

---

ACTING CORPORATE OFFICER