

The Trails Phase 2A

568 EAST 1st AVE
MOODYVILLE,
NORTH VANCOUVER



2ND STREET , ADJACENT TO NEIGHBOUR



GREENWAY AND 2ND STREET CORNER

UNIT MATRIX	
Level	Name
LEVEL 01	UNIT 101 - TH 3 BED
LEVEL 01	UNIT 102 - TH 1 BED
LEVEL 01	UNIT 103 - TH 1 BED
LEVEL 01	UNIT 104 - TH 3 BED
LEVEL 01	UNIT 105 - TH 3 BED
LEVEL 01	UNIT 106 - 1 BED ADAPTABLE
LEVEL 01	UNIT 107 - 2 BED ADAPTABLE
LEVEL 01	UNIT 108 - 2 BED ADAPTABLE
LEVEL 01	UNIT 109 - 1 BED
LEVEL 01	UNIT 110 - 2 BED
LEVEL 01	UNIT 111 - 2 BED
Not Placed	UNIT 112 - 2 BED
LEVEL 02	UNIT 201 - 2 BED
LEVEL 02	UNIT 202 - 1 BED
LEVEL 02	UNIT 203 - 1 BED
LEVEL 02	UNIT 204 - 2 BED
LEVEL 02	UNIT 205 - 2 BED
LEVEL 02	UNIT 206 - 1 BED
LEVEL 02	UNIT 207 - 1 BED ADAPTABLE
LEVEL 02	UNIT 208 - 2 BED ADAPTABLE
LEVEL 02	UNIT 209 - 2 BED ADAPTABLE
LEVEL 02	UNIT 210 - 1 BED
LEVEL 02	UNIT 211 - 2 BED
LEVEL 02	UNIT 212 - 2 BED
LEVEL 02	UNIT 213 - 3 BED
LEVEL 03	UNIT 301 - 2 BED
LEVEL 03	UNIT 302 - 1 BED
LEVEL 03	UNIT 303 - 1 BED
LEVEL 03	UNIT 304 - 2 BED
LEVEL 03	UNIT 305 - 2 BED
LEVEL 03	UNIT 306 - 1 BED
LEVEL 03	UNIT 307 - 1 BED ADAPTABLE
LEVEL 03	UNIT 308 - 2 BED ADAPTABLE
LEVEL 03	UNIT 309 - 2 BED
LEVEL 03	UNIT 310 - 1 BED
LEVEL 03	UNIT 311 - 2 BED
LEVEL 03	UNIT 312 - 2 BED
LEVEL 03	UNIT 313 - 3 BED
LEVEL 04	UNIT 401 - 1 BED
LEVEL 04	UNIT 402 - 1 BED ADAPTABLE
LEVEL 04	UNIT 403 - 2 BED ADAPTABLE
LEVEL 04	UNIT 404 - 2 BED
LEVEL 04	UNIT 405 - 1 BED
LEVEL 04	UNIT 406 - 2 BED

PROJECT DESCRIPTION	
PROJECT NAME:	The Trails Phase 2A
PROJECT ADDRESS:	548-602 East 1st Street
LEGAL DESCRIPTION:	PID 030-393-817 Lot# 1 LOT: 3 Block: 2 DL: 272/273 Plan: EPP73656
ZONING:	CD 669
OCF:	R4B
SITE DIMENSIONS:	RECTANGULAR ~ 172'6" x 129'
SITE AREA:	21,821.00 SF 2,027.24 SM
LOT COVERAGE:	Allowable 60.0% Proposed 44.4% 9066 sf
SETBACKS:	Required (ft) Provided (ft)
Front Lot Line	9.8 9.8
Interior or Exterior Side Lot Line	7.0 8.00
Rear Lot Line	5.2 5.20
FSR SUMMARY	
FSR Allowed:	1.28 27,276.25 SF 2,534.05 SM
Density Bonus per CD669 Item 5(b)(i) and Figure C6-669-2	
MAX FSR:	1.66 33,822.55 SF 3,142.22 SM
Per CD-669 Item 5(b)(ii)	
FSR Area Proposed:	33,180.00 SF 1.52

THE TRAILS - Phase 2A FSR Summary						
Floor	Floor Area (sft)	Exclusions (Stairs & exterior finish on walls) (sft)	Below Average Grade Exclusion (sft)	Cellar Exclusion (Storage, Bike, M & S, Garbage rooms) (sft)	Parkade FSR Exclusion (sft)	Balcony & Walkway (sft)
Parkade P2		144			3,919	
Parkade P1	1,913	628		2,093	12,283	
Level 1	8,499	760				219
Level 2	9,275	528				2252
Level 3	9,275	528				2252
Level 4	4,216	150				1037
Total Area	33,180					
Site Area	21,821					
FSR	1.52			Average Grade (ft)	106.45	

THE TRAILS - PHASE 2A GROSS FLOOR AREA SUMMARY			
Floor	Gross Floor Area (sft)	Walkway Area (sft)	Balcony Area (sft)
Parkade P2	4,063		
Parkade P1	16,919		
Level 1	9,264		219
Level 2	12,056	1,300	952
Level 3	12,056	1,300	952
Level 4	5,768	622	415
Total GFA including Parking	60,126	3,222	2,319
10% of total GFA	6,013		
Total of Walkways + Balconies (sft)	5,541	(less than 10% of total GFA)	

PARKING STATISTICS

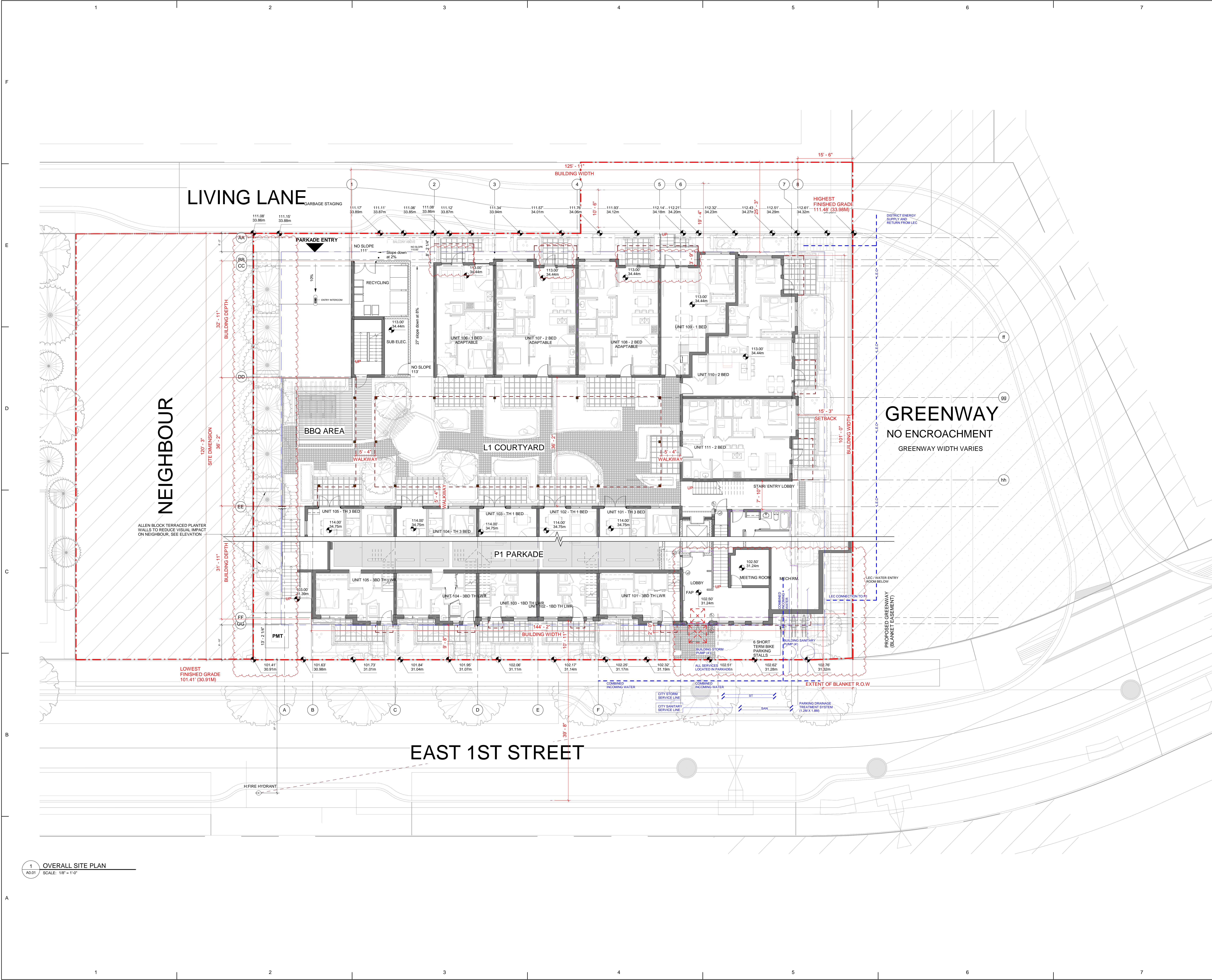
CNV ZONING REQUIREMENT 1.05/ UNIT 44 X 1.05=	46.2
TOTAL STALLS PROVIDED	47
BREAKDOWN	
REGULAR STALLS	28
SMALL CAR STALLS (MAX 35%) VARIANCE REQUIRED	16
DISABLED STALLS	3
VISITOR PARKING	
REQUIRED VISITOR STALLS	5
PER CNV PARKING AND LOADING STANDARDS MINIMUM VISITOR PARKING REQUIREMENTS 10% TOTAL OR 0.1 STALLS PER DWELLING, WHICHEVER IS GREATER	
10% PARKING STALLS 48 x .1 =	4.8
0.1 STALLS PER UNIT 44 x .1 =	4.4
SHORT TERM BIKE PARKING	
REQUIRED: 6 SPACES FOR EVERY 60 UNITS	6
PROVIDED	6
SECURE BIKE PARKING	
REQUIRED: 1.5 SPACES PER UNIT 44 X 1.5 =	66
PROVIDED	66
DISABLED PARKING REQUIRED	
PER CNV ZONING BYLAW FIG 9-3	
0.038 DISABLED SPACES PER UNIT: 44 x 0.038 =	1.672
REQUIRED	2
PROVIDED	3
GARBAGE ROOM SIZE REQUIRED:	
5.23sf/Unit: 44 x 5.34sf =	230sf

ARCHITECTURAL DRAWING LIST

No.	Sheet Name
A0.00	COVER PAGE
A0.01	SITE PLAN
A0.02	CONTEXT PLAN
1.0 Plans	
A1.01	BUILDING FOOTPRINT AREA
A1.02	OVERALL LEVEL P2 PLAN
A1.03	OVERALL LEVEL P1 PLAN
A1.04	OVERALL LEVEL 1 PLAN
A1.05	OVERALL LEVEL 2 PLAN
A1.06	OVERALL LEVEL 3 PLAN
A1.07	OVERALL LEVEL 4 PLAN
A1.08	ROOF PLAN
A1.09	SHADOW STUDIES
2.0 Elevation	
A2.00	ELEVATIONS
A2.01	ELEVATIONS COURTYARD
A2.03	3D VIEWS
3.0 Sections	
A3.01	SITE SECTIONS
4.0 FSR Plans	
A4.00	FSR LEVEL P1 P2 PLAN
A4.01	FSR LEVEL 1-4 PLANS

ADAPTABLE UNITS:

25% OF APARTMENTS REQUIRED TO BE LEVEL 2 ADAPTABLE	
TOTAL UNITS - TOWNHOMES 44 - 5 =	39
REQUIRED 39 x 25 =	10
PROVIDED	10



1 OVERALL SITE PLAN
A0.01 SCALE: 1/8" = 1'-0"

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PROJECT TITLE
The Trails Phase 2A
568 EAST 1st AVE
MOODYVILLE
NORTH VANCOUVER

PROJECT NO: 106028

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SHEET TITLE
SITE PLAN

SHEET NUMBER	REV
A0.01	

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LEGEND

-  Future Green Necklace Route
-  Spirit Trail
-  Moodyville Park

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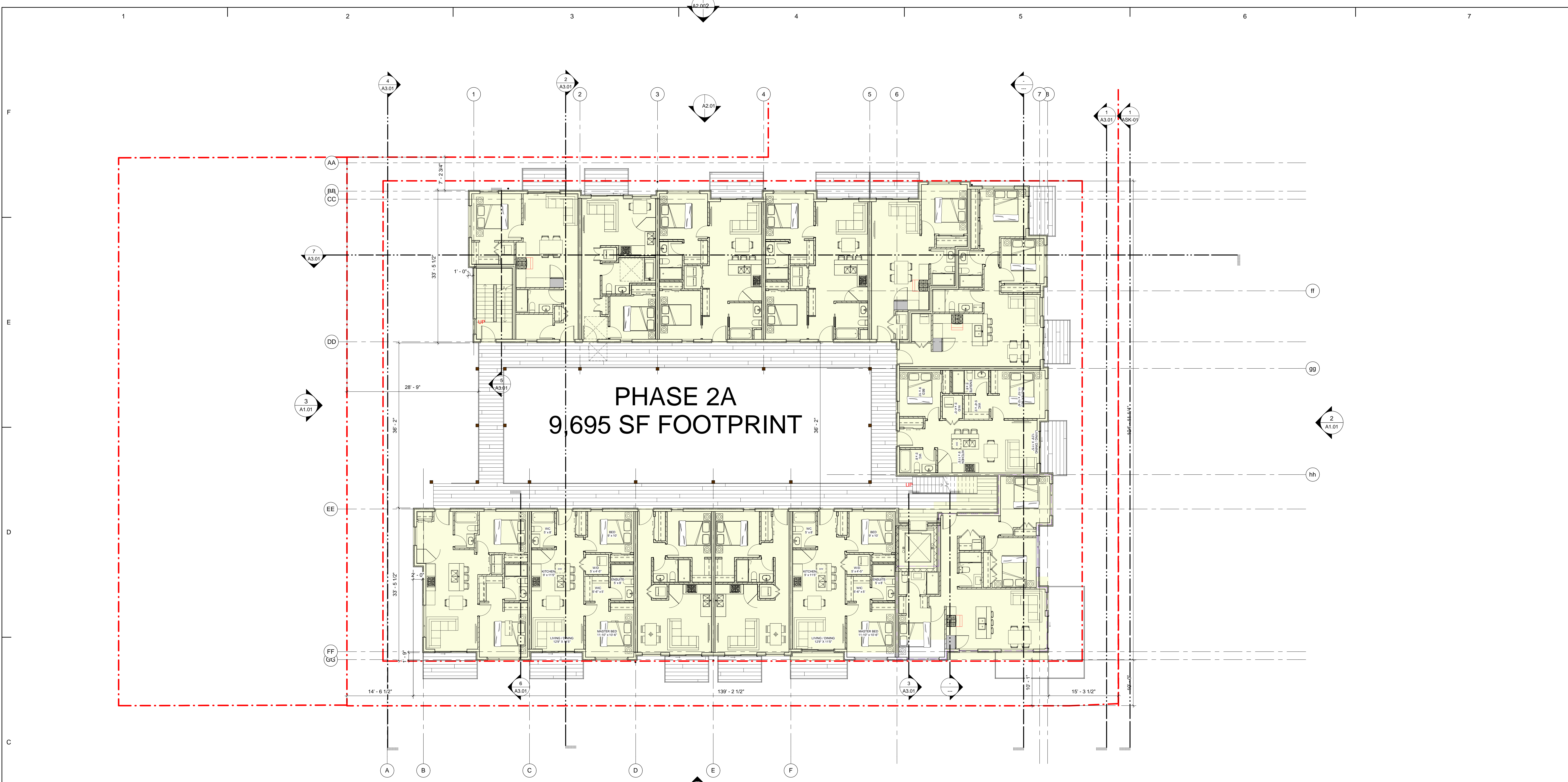
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SHEET TITLE
CONTEXT PLAN

SHEET NUMBER	REV
A0.02	



**PHASE 2A
9,695 SF FOOTPRINT**

1
OVERALL LEVEL 02 BUILDING
FOOTPRINT
SCALE: 1/8" = 1'-0"



3
WEST ELEVATION - EXPOSED
OPENINGS
SCALE: 1/8" = 1'-0"



2
EAST ELEVATION - EXPOSED
OPENINGS
SCALE: 1/8" = 1'-0"

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NORTH VANCOUVER

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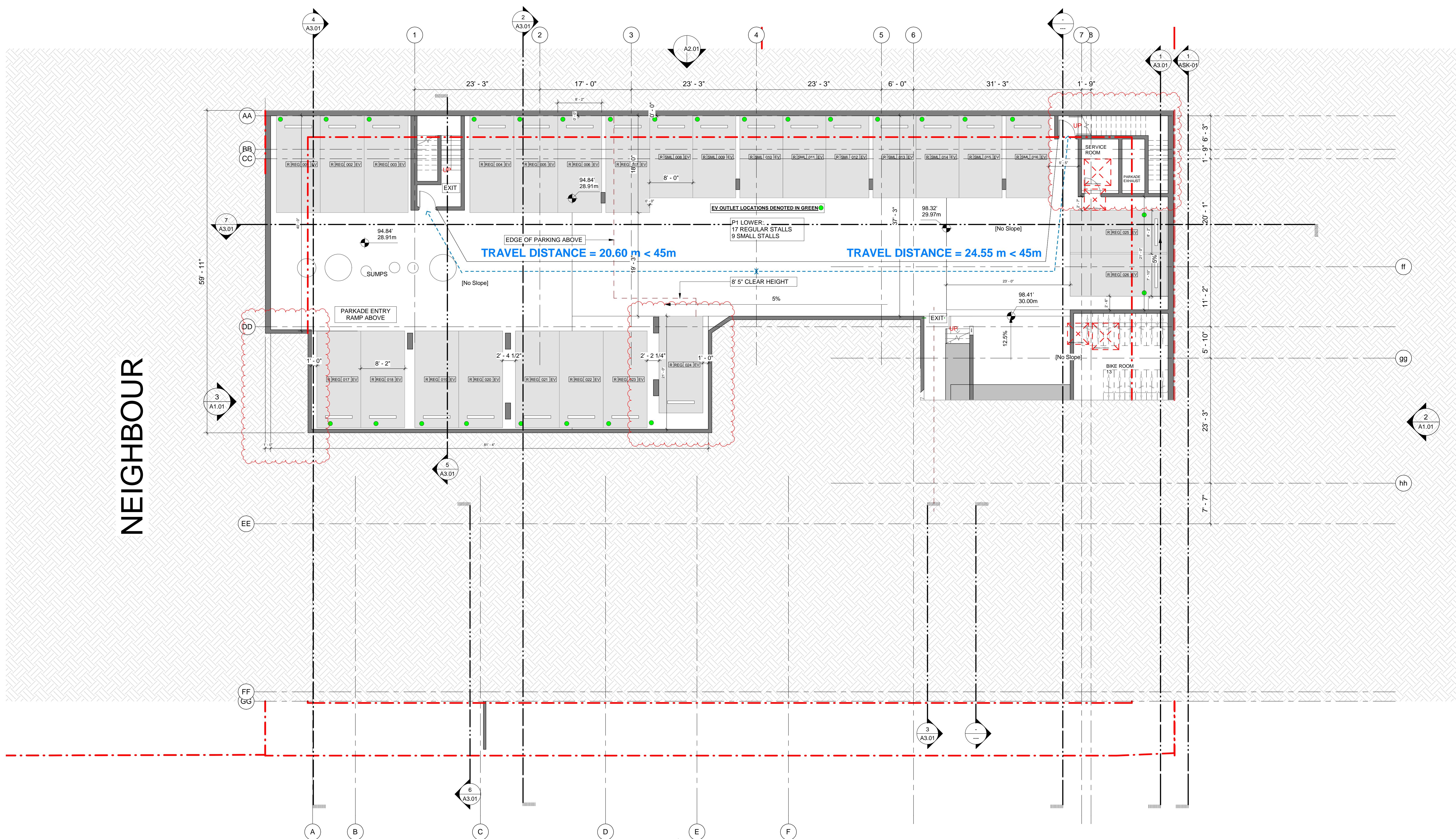
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BUILDING FOOTPRINT AREA

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NEIGHBOUR

GREENWAY ABOVE



1 OVERALL LEVEL P2
SCALE: 1/8" = 1'-0"

PARKING STATISTICS

CNV ZONING REQUIREMENT 1.05/ UNIT 44 X 1.05=	46.2
TOTAL STALLS PROVIDED	47
BREAKDOWN	
REGULAR STALLS	28
SMALL CAR STALLS (MAX 35%) VARIANCE REQUIRED	16
DISABLED STALLS	3

VISITOR PARKING	
REQUIRED VISITOR STALLS	5

PER CNV PARKING AND LOADING STANDARDS MINIMUM VISITOR PARKING REQUIREMENTS 10% TOTAL OR 0.1 STALLS PER DWELLING, WHICHEVER IS GREATER

10% PARKING STALLS	48 x .1 =	4.8
0.1 STALLS PER UNIT	44 x .1 =	4.4

SHORT TERM BIKE PARKING	
REQUIRED: 6 SPACES FOR EVERY 60 UNITS	6
PROVIDED	6

SECURE BIKE PARKING		
REQUIRED: 1.5 SPACES PER UNIT	44 X 1.5 =	66
PROVIDED		66

DISABLED PARKING REQUIRED	
PER CNV ZONING BYLAW FIG 9-3	
0.038 DISABLED SPACES PER UNIT:	44 x 0.038 = 1.672
REQUIRED	2
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GARBAGE ROOM SIZE REQUIRED:	
5.23sf/Unit:	44 x 5.34sf = 230sf

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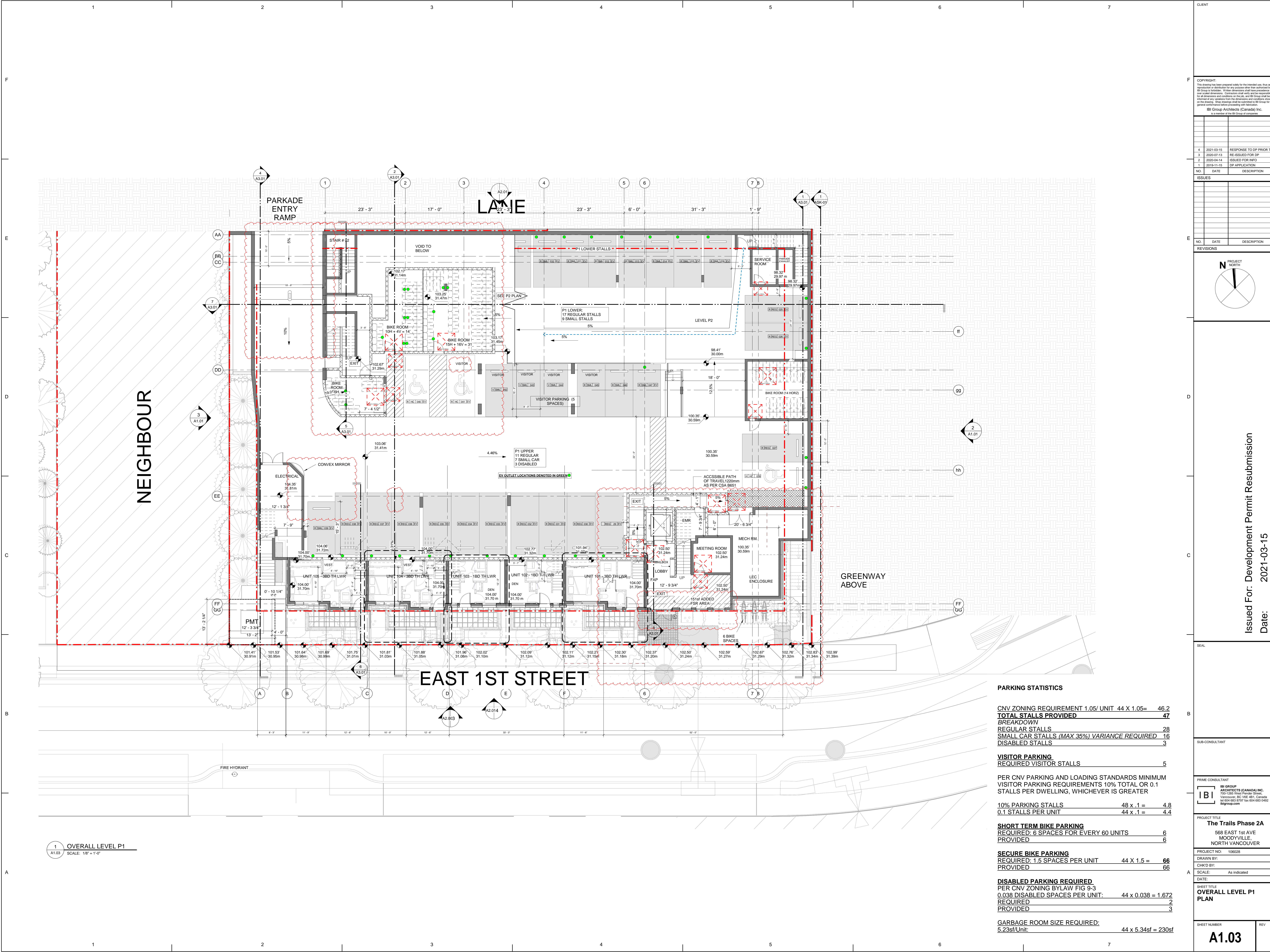
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PROJECT TITLE
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568 EAST 1st AVE
MOODYVILLE
NORTH VANCOUVER

PROJECT NO: 100028
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SCALE: As indicated
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SHEET TITLE
OVERALL LEVEL P2 PLAN

SHEET NUMBER	REV
A1.02	

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1 OVERALL LEVEL P1
SCALE: 1/8" = 1'-0"

PARKING STATISTICS			
CNV ZONING REQUIREMENT 1.05/ UNIT	44 X 1.05 =	46.2	
TOTAL STALLS PROVIDED		47	
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GARBAGE ROOM SIZE REQUIRED:			
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SHEET TITLE
OVERALL LEVEL P1 PLAN

SHEET NUMBER	REV
A1.03	

LIVING LANE

NEIGHBOUR

GREENWAY

EAST 1ST STREET



1 OVERALL LEVEL 01
A1.04 SCALE: 1/8" = 1'-0"

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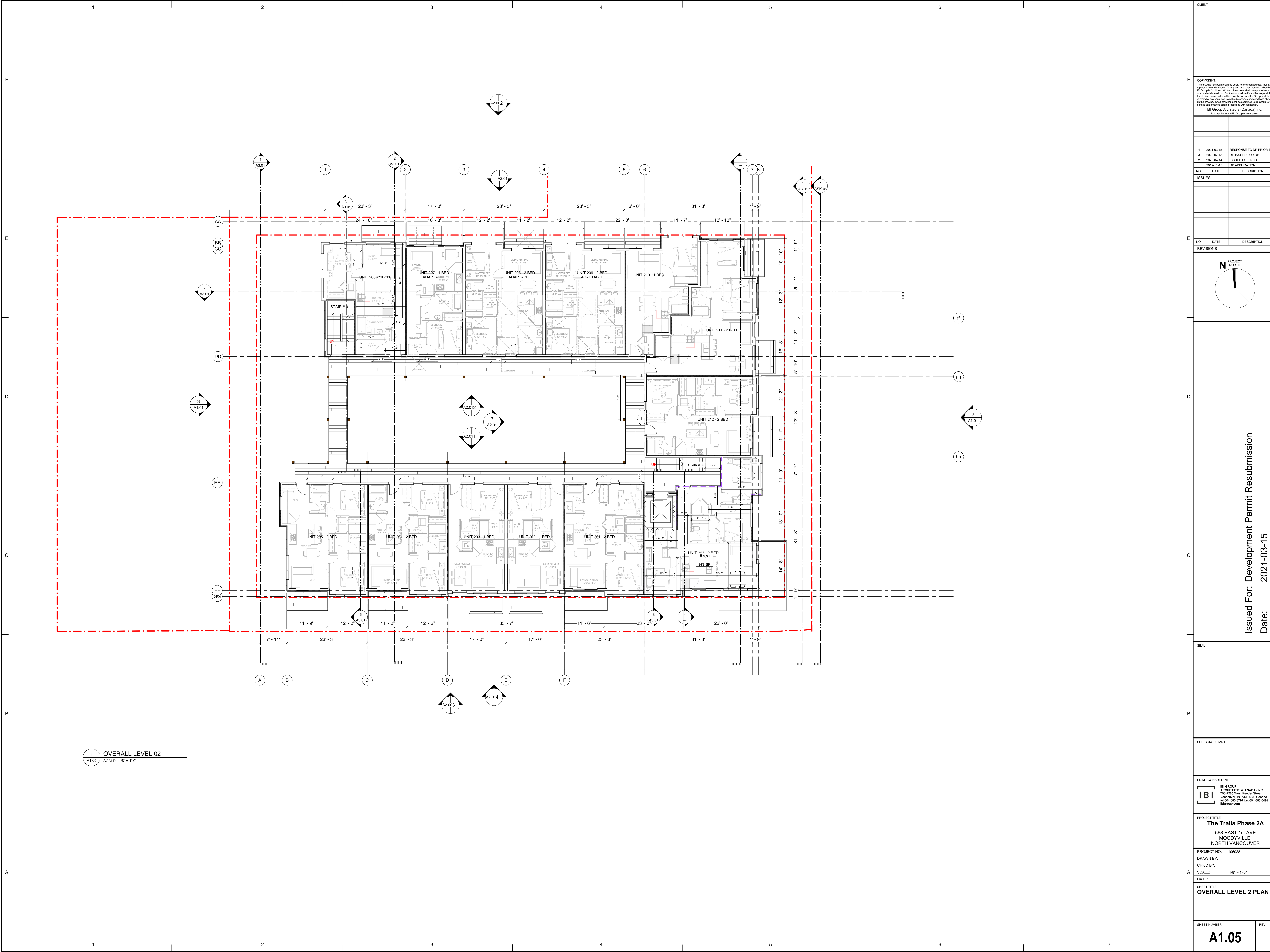
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SHEET TITLE
OVERALL LEVEL 1 PLAN

SHEET NUMBER	REV
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1 OVERALL LEVEL 02
A1.05 SCALE: 1/8" = 1'-0"

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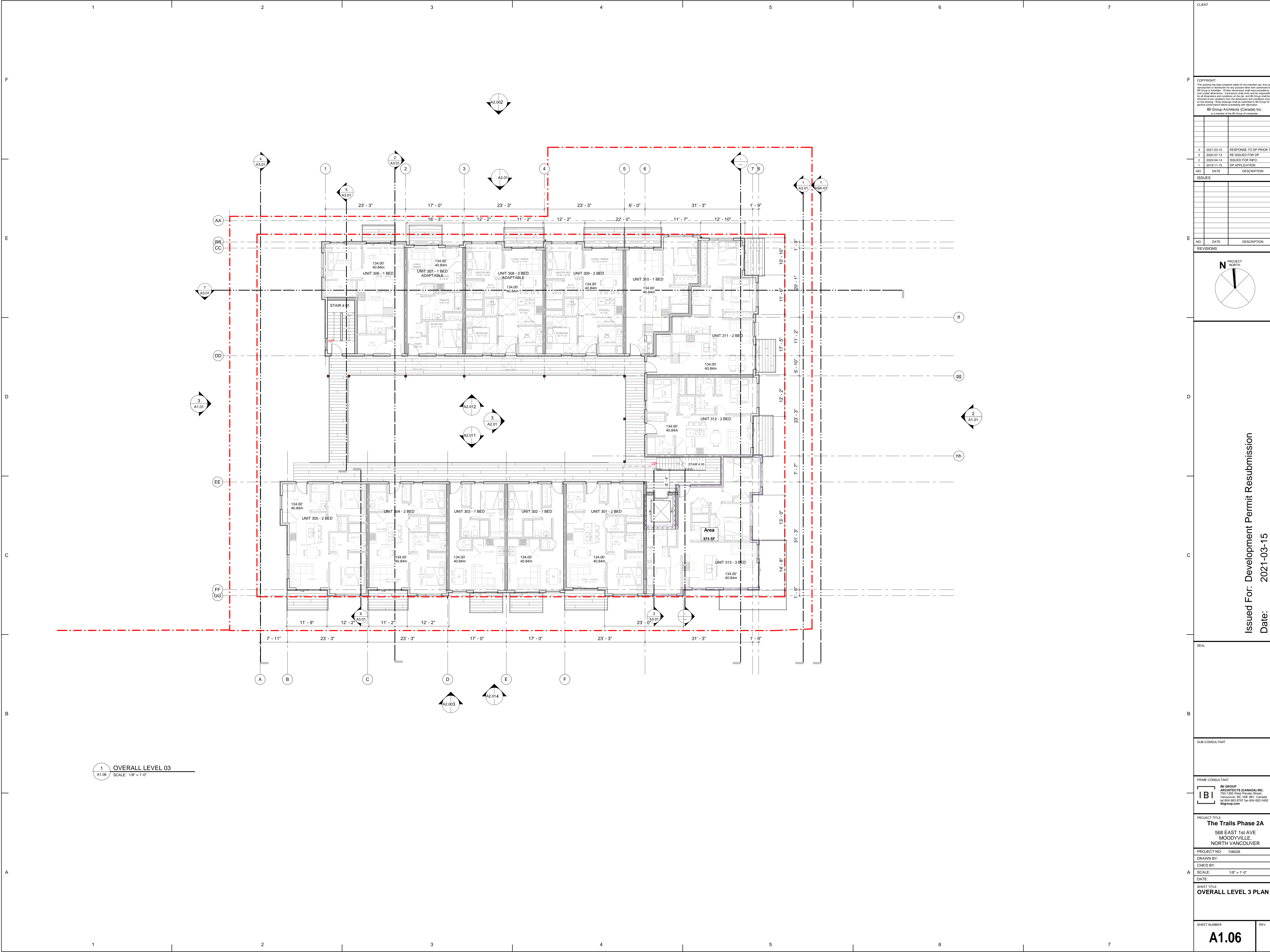
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SHEET TITLE
OVERALL LEVEL 2 PLAN

SHEET NUMBER	REV
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1 OVERALL LEVEL 03
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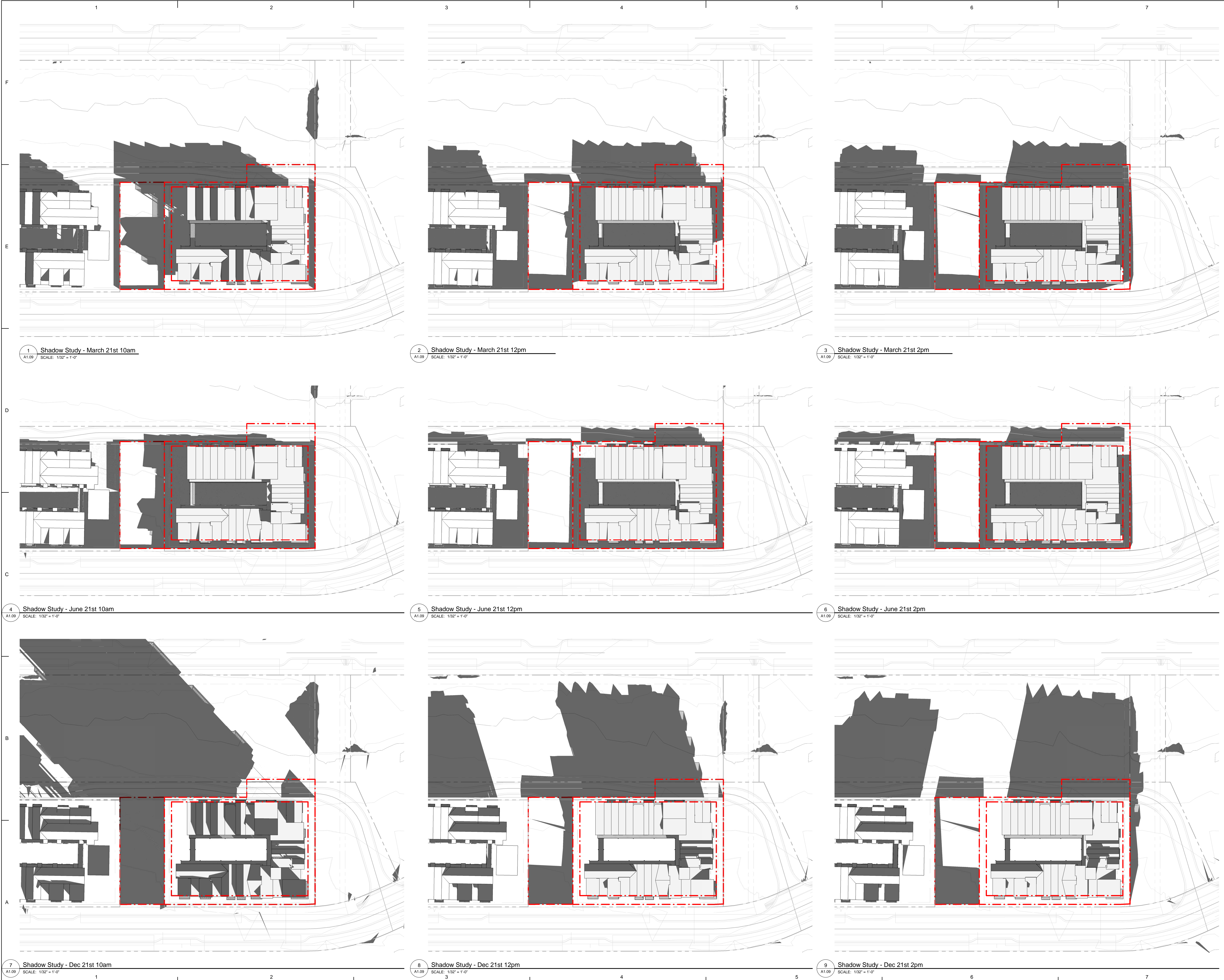
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SHEET TITLE
OVERALL LEVEL 3 PLAN

SHEET NUMBER	REV
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SHEET TITLE
SHADOW STUDIES

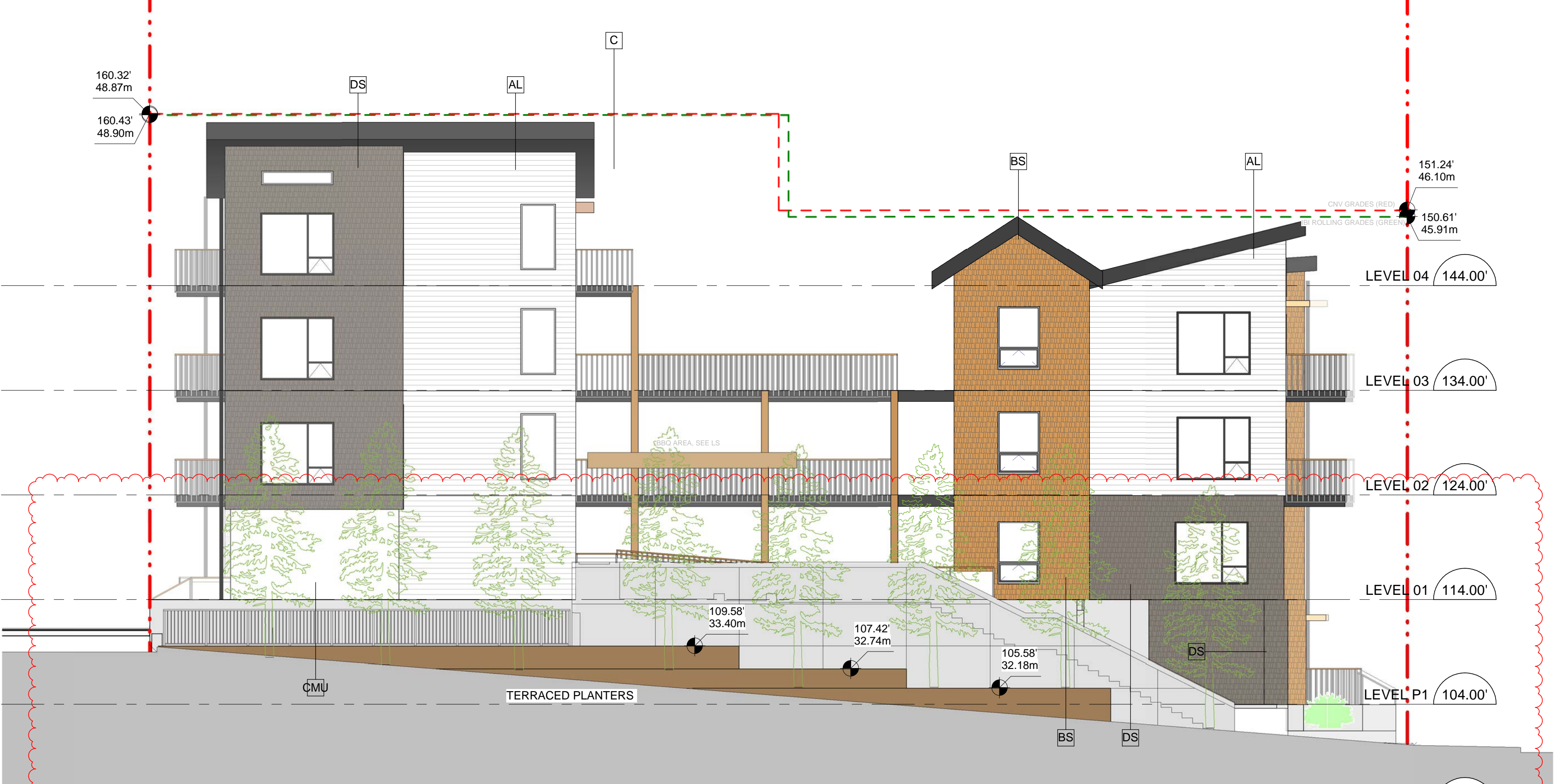
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MATERIAL KEY	
TAG	MATERIAL DESCRIPTION
AL	WEATHERED WOOD LAP SIDING
AS	WEATHERED WOOD SHINGLE
BL	SEPIA LAP SIDING
BS	SEPIA SHINGLE
BU	SEPIA UNDER
C	CEDAR LOUVER
CMU	CONCRETE MASONRY UNIT
CS	EMPIRE GREY SHINGLE
DP	DRAINPIPE BLACK METAL
DR	WOOD DOOR
DS	SHOU SUGI SHINGLE
DU	SHOU SUGI UNDER
R	ASPHALT SHINGLES
W	BLACK WINDOW FRAMES TYP.

**MATERIAL PALETTE:
HARDIE COLOURS BY FISHER COATINGS**



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NO.	DATE	DESCRIPTION
1	2019-11-15	DP APPLICATION
2	2020-04-14	ISSUED FOR INFO
3	2020-07-13	RE-ISSUED FOR DP
4	2021-03-15	RESPONSE TO DP PRIOR TO

PROJECT NORTH

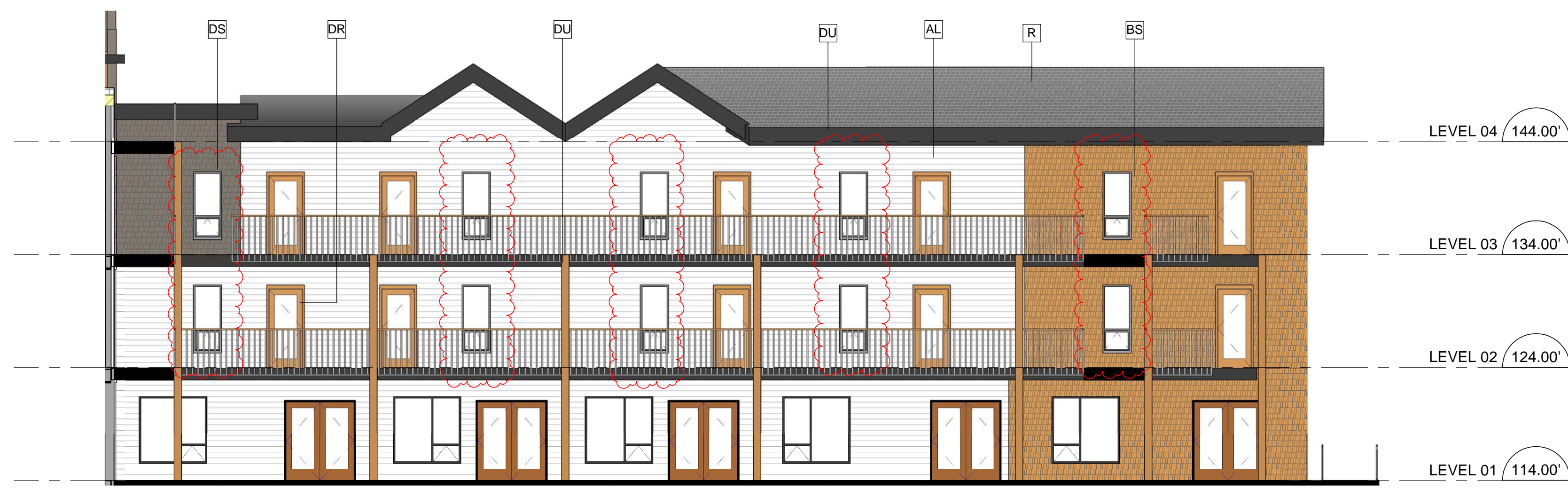
Issued For: Development Permit Resubmission
Date: 2021-03-15

PRIME CONSULTANT: IBI GROUP ARCHITECTS (CANADA) INC. 750-125 West Pender Street, Vancouver BC V6E 4B1, Canada Tel: 604 683 8707 Fax: 604 683 0462 ibigroup.com

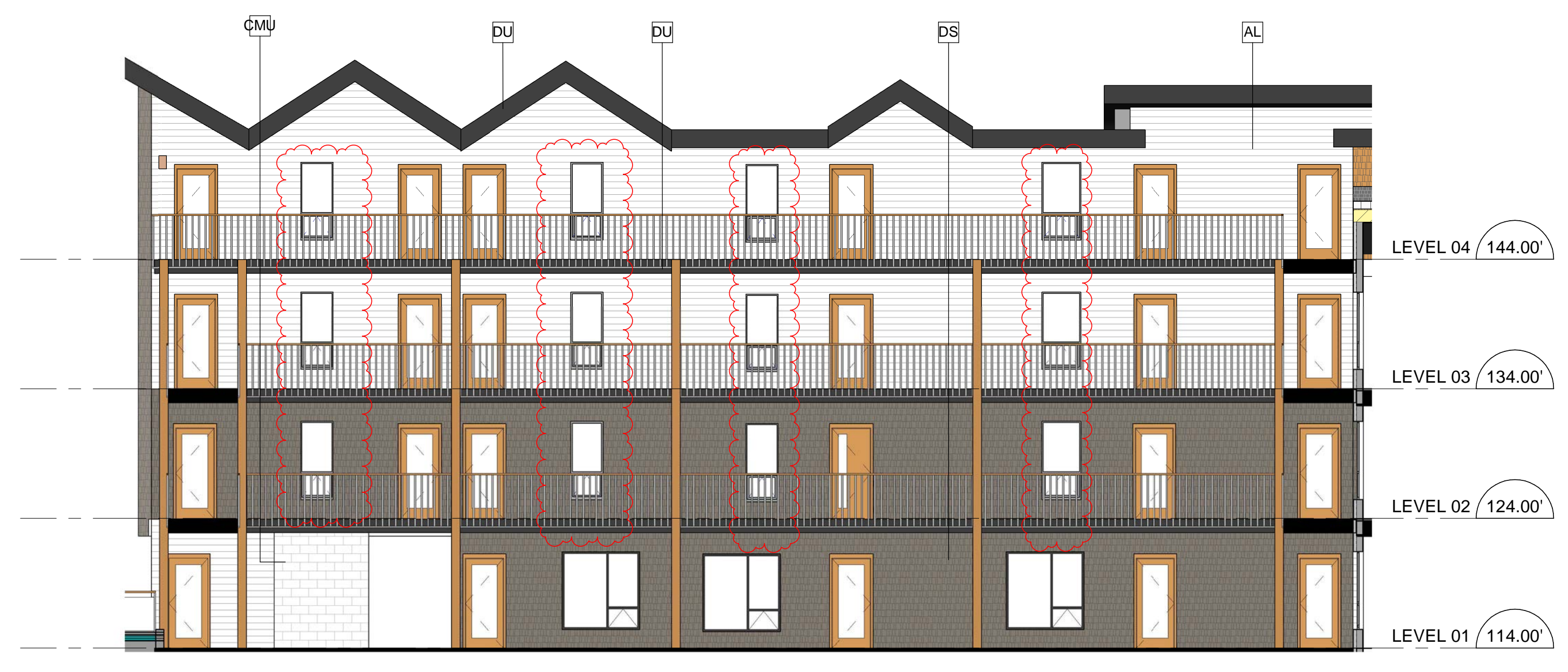
PROJECT TITLE: **The Trails Phase 2A**
568 EAST 1st AVE
MOODYVILLE,
NORTH VANCOUVER

PROJECT NO: 106028
DRAWN BY: PM
CHKD BY:
DATE: 2019-10-18
SCALE: 1/8" = 1'-0"
SHEET TITLE: **ELEVATIONS**

SHEET NUMBER	REV
A2.00	



1 COURTYARD NORTH ELEVATION
AZ.01 SCALE: 1/8" = 1'-0"



2 COURTYARD SOUTH ELEVATION
AZ.01 SCALE: 1/8" = 1'-0"



3 COURTYARD WEST ELEVATION
AZ.01 SCALE: 1/8" = 1'-0"



4 CONTEXT SOUTH ELEVATION
AZ.01 SCALE: 1/16" = 1'-0"



5 CONTEXT NORTH ELEVATION - LIVING LANE
AZ.01 SCALE: 1/16" = 1'-0"

MATERIAL KEY	
TAG	MATERIAL DESCRIPTION
AL	WEATHERED WOOD LAP SIDING
AS	WEATHERED WOOD SHINGLE
BL	SEPIA LAP SIDING
BS	SEPIA SHINGLE
BU	SEPIA UNDER
C	CEDAR LOUVER
CMU	CONCRETE MASONRY UNIT
CS	EMPIRE GREY SHINGLE
DP	DRAINPIPE BLACK METAL
DR	WOOD DOOR
DS	SHOU SUGI SHINGLE
DU	SHOU SUGI UNDER
R	ASPHALT SHINGLES
W	BLACK WINDOW FRAMES TYP.

MATERIAL PALETTE:
HARDIE COLOURS BY FISHER COATINGS



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2	2020-04-14	ISSUED FOR INFO
1	2019-11-15	DP APPLICATION

PROJECT NORTH

Issued For: Development Permit Resubmission
Date: 2021-03-15

SUB-CONSULTANT

PRIME CONSULTANT

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ibigroup.com

PROJECT TITLE
The Trails Phase 2A
568 EAST 1st AVE
MOODYVILLE
NORTH VANCOUVER

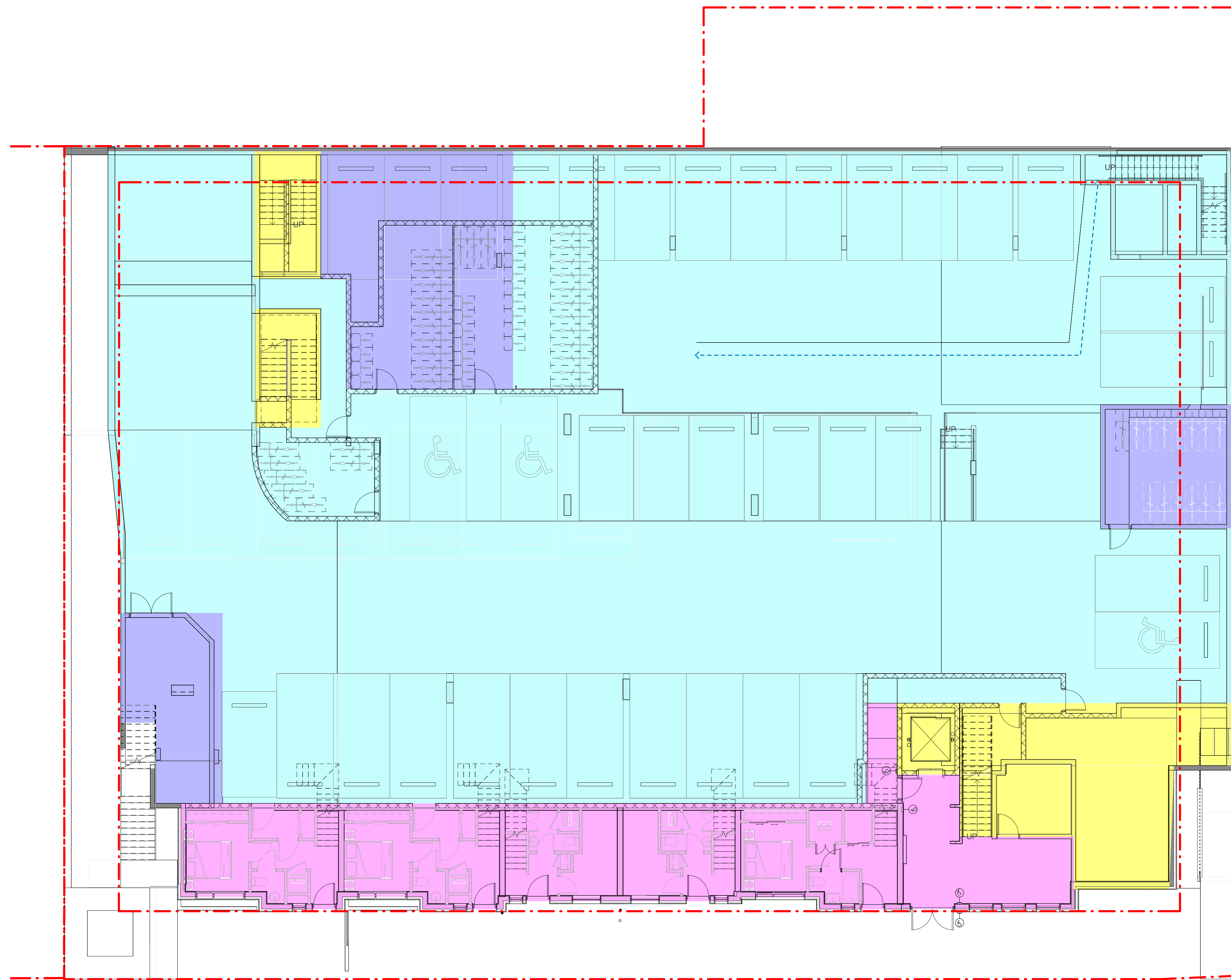
PROJECT NO: 106028
DRAWN BY:
CHKD BY:
SCALE: As indicated
DATE:

SHEET TITLE
**ELEVATIONS
COURTYARD**

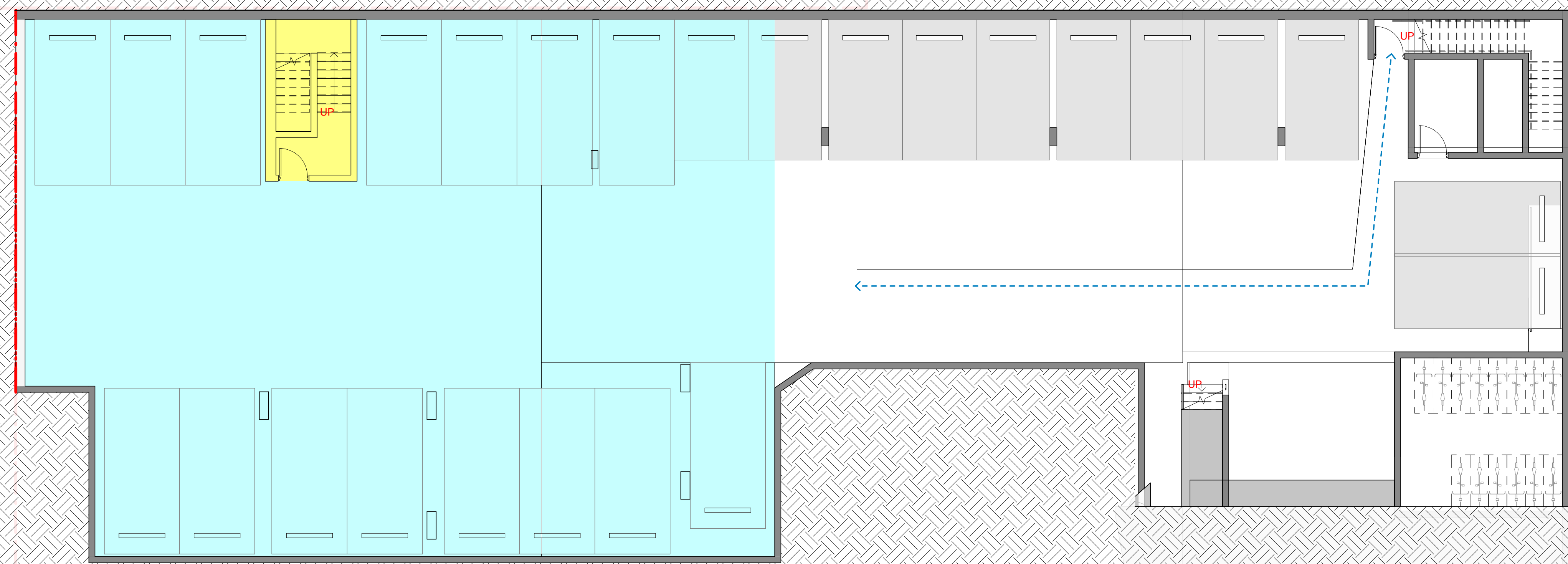
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A2.01	

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- Area
- Cellar FSR
- Exclusion
- Parkade FSR
- Walkway/Balcony



2 LEVEL P1
A4.00 SCALE: 1/8" = 1'-0"



1 LEVEL P2
A4.00 SCALE: 1/8" = 1'-0"

- Area
- Cellar FSR
- Exclusion
- Parkade FSR
- Walkway/Balcony

THE TRAILS - Phase 2A FSR Summary						
Floor	Floor Area (sft)	Exclusions(Stairs & exterior finish on walls) (sft)	5' Below Average Grade Exclusion(sft)	Cellar Exclusion (Storage, Bike, M & E, Garbage rooms) (sft)	Parkade FSR Exclusion(sft)	Balcony & Walkway (sft)
Parkade P2		144			3,919	
Parkade P1	1,915	628		2,093	12,283	
Level 1	8,499	760				219
Level 2	9,275	528				2252
Level 3	9,275	528				2252
Level 4	4,216	150				1037
Total Area	33,180					
Site Area	21,821					
FSR	1.52					
				Average Grade (ft)	106.45	

THE TRAILS- PHASE 2A GROSS FLOOR AREA SUMMARY			
Floor	Gross Floor Area (sft)	Walkway Area (sft)	Balcony Area(sft)
Parkade P2	4,063		
Parkade P1	16,919		
Level 1	9,264		219
Level 2	12,056	1,300	952
Level 3	12,056	1,300	952
Level 4	5,768	622	415
Total GFA including Parking	60,126	3,222	2,319
10% of total GFA	6,013		
Total of Walkways + Balconies (sft)	5,541	(less than 10% of total GFA)	

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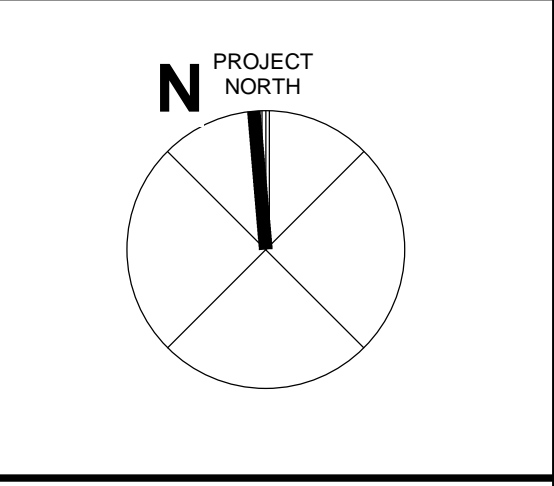
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ISSUES

NO.	DATE	DESCRIPTION

REVISIONS



Issued For: Development Permit Resubmission
Date: 2021-03-15

SEAL

SUB-CONSULTANT

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ibigroup.com

PROJECT TITLE
The Trails Phase 2A
568 EAST 1st AVE
MOODYVILLE
NORTH VANCOUVER

PROJECT NO: 106028

DRAWN BY:

CHKD BY:

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

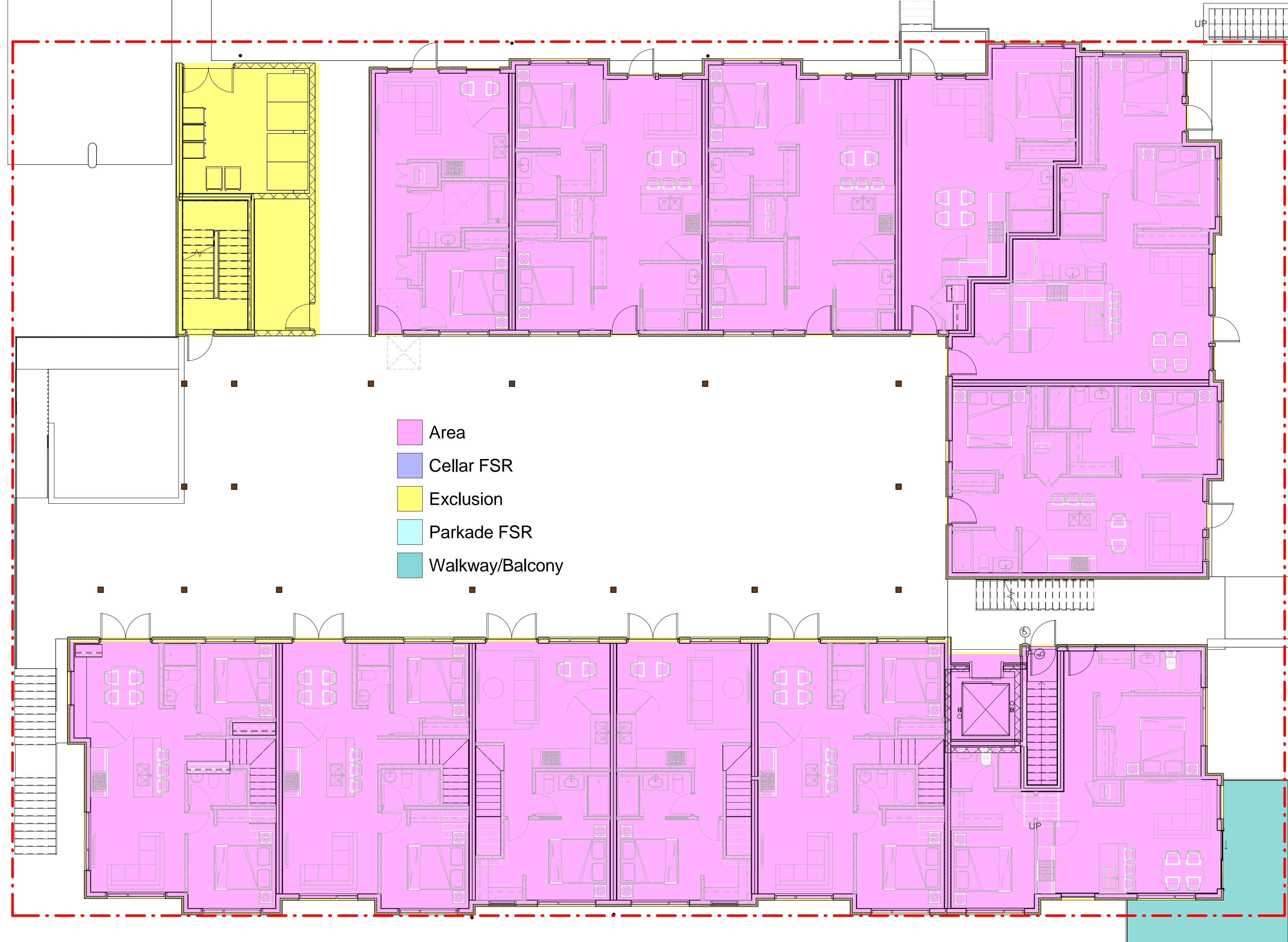
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SHEET TITLE
FSR LEVEL P1 P2 PLAN

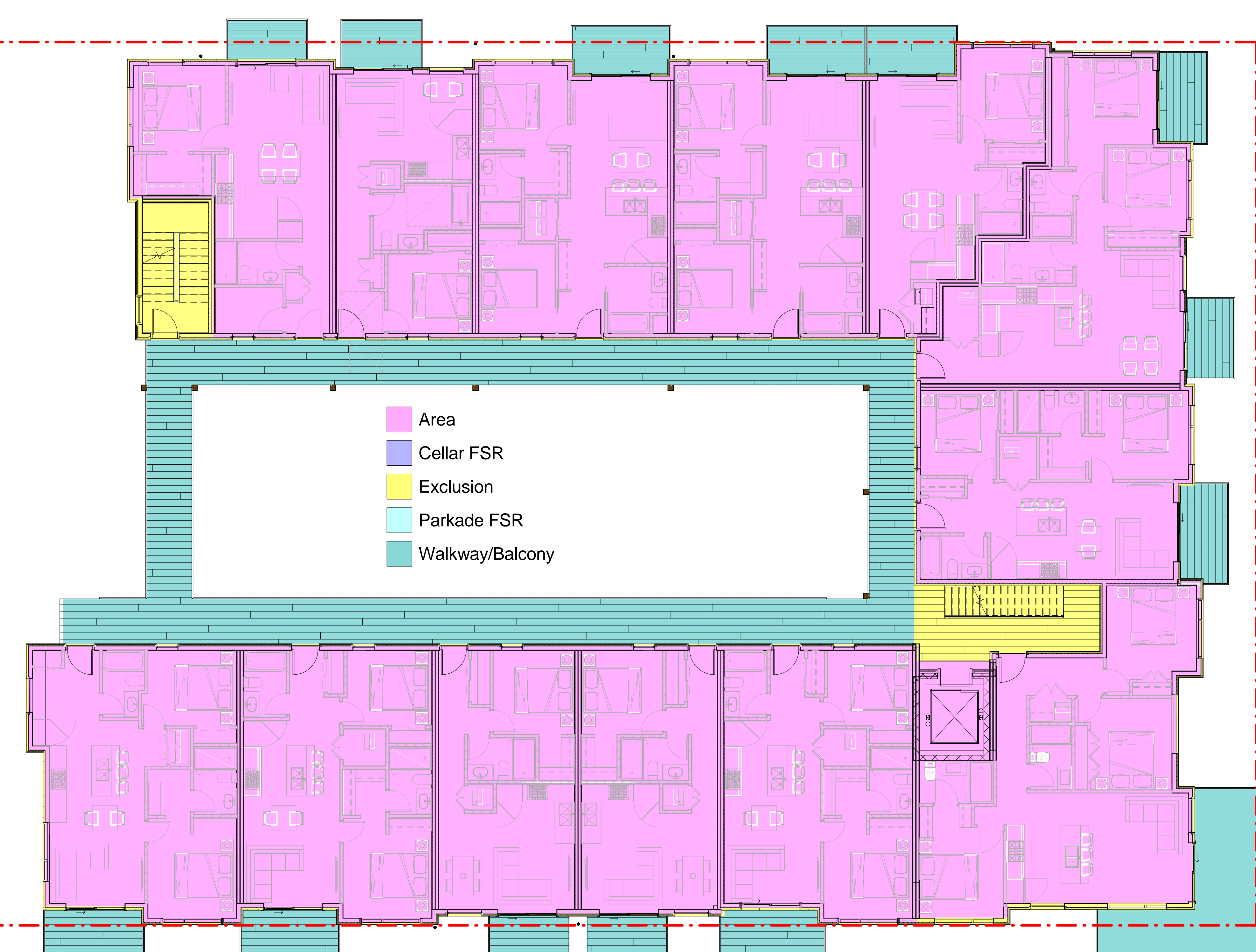
SHEET NUMBER
A4.00

REV

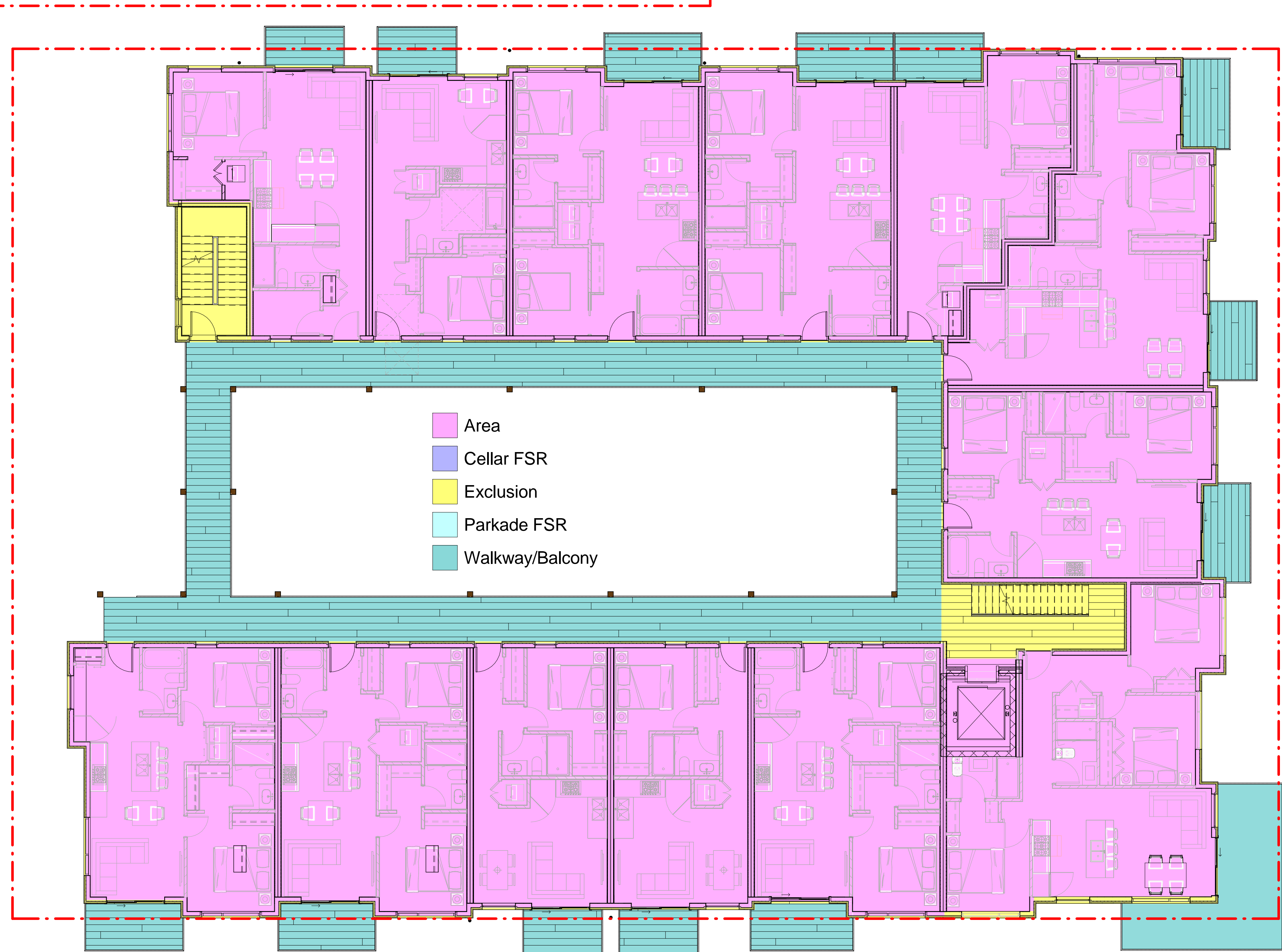
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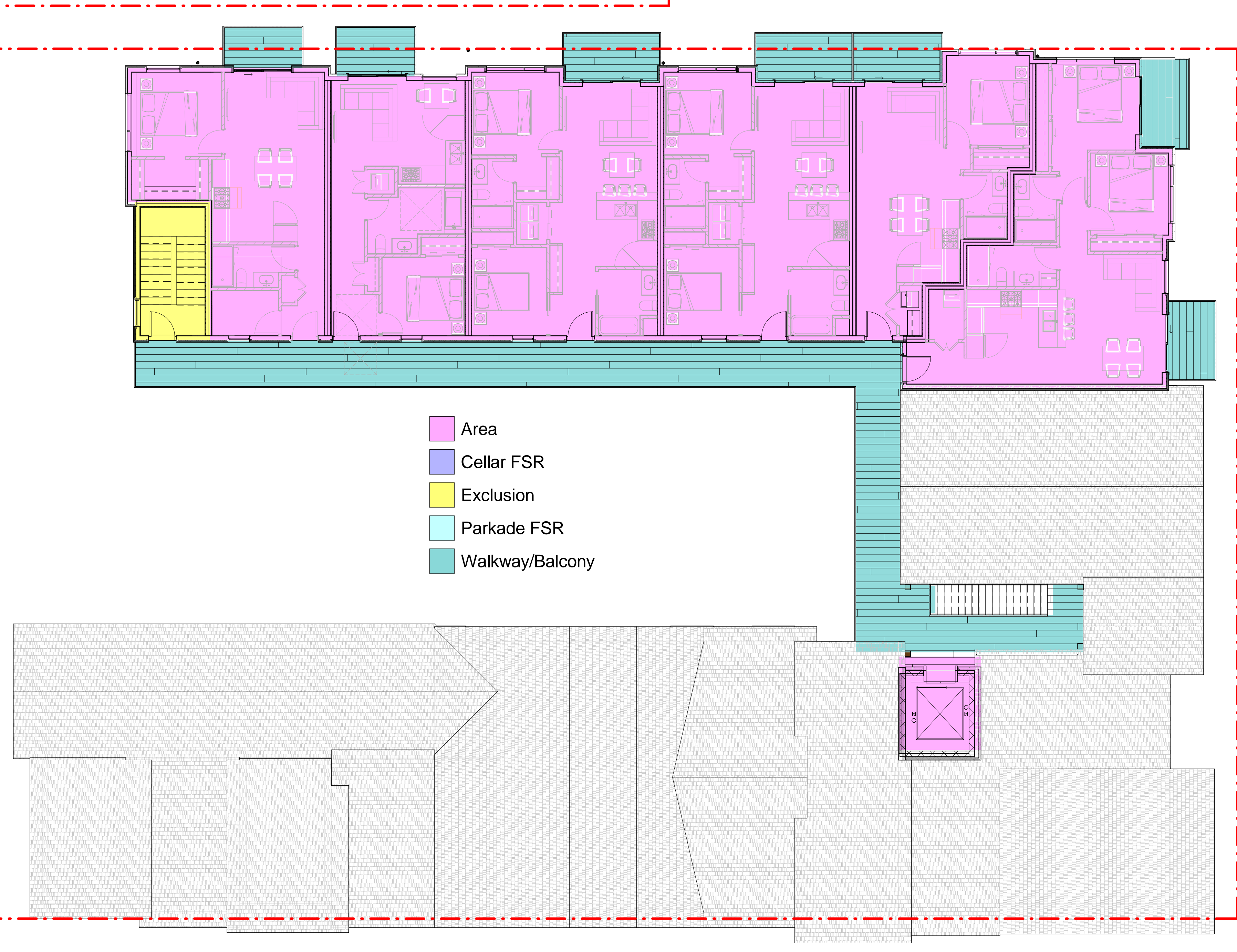
1 LEVEL 01
A4.01 SCALE: 1/8" = 1'-0"



3 LEVEL 03
A4.01 SCALE: 1/8" = 1'-0"



2 LEVEL 02
A4.01 SCALE: 1/8" = 1'-0"

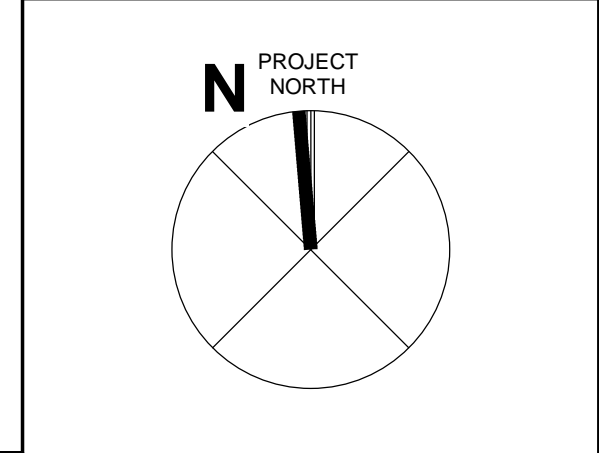


4 LEVEL 04
A4.01 SCALE: 1/8" = 1'-0"

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NO.	DATE	DESCRIPTION
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The Trails Phase 2A
568 EAST 1st AVE
MOODYVILLE
NORTH VANCOUVER

PROJECT NO: 106028
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SHEET TITLE
FSR LEVEL 1-4 PLANS

SHEET NUMBER	REV
A4.01	

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