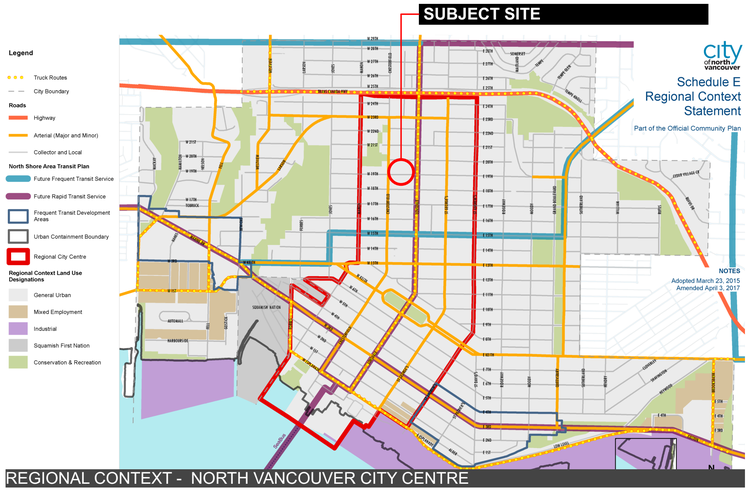
RENTAL HOUSING DEVELOPMENT

# 140 WEST 19TH STREET | NORTH VANCOUVER | BC | DP APPLICATION RESUBMISSION




REGIONAL CONTEXT - NORTH VANCOUVER CITY CENTRE

| | | | | |
|---|---|---|---|---|
| CLIENT | **GWI REALTY ADVISORS INC.**<br>1600 - 650 West Georgia Street,<br>Vancouver, BC, V6B 4N7 | *Michael Reed*<br>*Geoff Heu*<br>*Neelam* Poonian | M.604.802.0843 | Michael.reed@gwlra.com<br>Geoff.Heu@gwlra.com<br>Neelam.Poonian@gwlra.com |
| ARCHITECT | **INTEGRA ARCHITECTURE INC.**<br>2330-200 Granville Street,<br>Vancouver BC, V6C 1S4 | *Shamus F Sachs*<br>*Rhys Leitch* | 604.688.4220<br>604.688.4220 E.509 | shamuss@integra-arch.com<br>rhysl@integra-arch.com |
| CODE | **JENSEN HUGHES**<br>500 - 1901 Rosser Avenue<br>Burnaby BC, V5C 6R6 | *Samir Eidnani* | 604.684.2384 | samir.eidnani@jensenhughes.com |
| CIVIL | **INTERCAD SERVICES LTD.**<br>1111 West 8th Avenue<br>Vancouver, BC, V6H 1C5 | *Graham Wood* | 604.739.7707 | mail@intercad.bc.ca |
| MECHANICAL / ENERGY | **BYCAR ENGINEERING LTD.**<br>105A – 7808 132nd Street<br>Surrey, BC V3W 4N1 | *Sarj Ranu* | O.604.591.2766<br>M.604.762.1497 | sarjr@bycar.ca |
| LANDSCAPE | **PERRY & ASSOCIATES**<br>112 East Broadway<br>Vancouver, BC V5T 1V9 | *Michael Patterson* | 604.738.4118 | mp@perryandassociates.ca |
| SURVEYOR | **McELHANNEY**<br>2300-13450 102nd Avenue<br>Vancouver, BC V6H 1C5 | *Yvon Gosselin* | 604.596.0391<br>604.424.4833 | ygosselin@mcelhanney.com |
| ARBORIST | **DIAMOND HEAD CONSULTING**<br>3559 Commercial Street<br>Vancouver, BC V5N 4E8 | *Max Rathburn* | 604.733.4886 | max@diamondheadconsulting.com |
| TRAFFIC CONSULTANT | **BUNT & ASSOCIATES ENGINEERING LTD.**<br>1550 -1050 West Pender Street,<br>Vancouver, BC V6E 3S7 | *Christephen Cheng*<br>*Anita Odchimar* | 604.685.6427 E.232<br>604.685.6427 E.262 | ccheng@bunteng.com<br>aodchimar@bunteng.com |

CONTACT LIST

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Integra
ARCHITECTURE INC.
2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220



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[PROJECT TEAM]

REGISTERED ARCHITECT
SHAMUS F SACHS
2024-05-28
BRITISH COLUMBIA

[ARCHITECT SEAL]

GWL REALTY ADVISORS

[CLIENT]

**GWL REALTY ADVISORS INC.**

[PROJECT]

**MULTI-FAMILY DEVELOPMENT**

140 WEST 19TH STREET
NORTH VANCOUVER, BC

[TITLE]

**COVER PAGE**

**22601** [PROJECT]

[SCALE]

**MAY 27, 2024** [DATE]

**3 - RZA / DPA RESUBMISSION** [ISSUE]

[DRAWING]

**A-0.000**

Project Name: 140 West 19 Street, North Vancouver, BC
Client: GWL Realty Advisors Inc.

Project: 22601
Date: **MAY 24/ 2024**
Issue: **3 - DPA RESUBMISSION**

## PROJECT DATA :

6 - STOREY PURPOSE BUILT RENTAL BUILDING
REZONING / DP APPLICATION RESUBMISSION

| | |
|---|---|
| **EXISTING ADDRESS** | 140 West 19th Street, North Vancouver, BC |
| **PROPOSED ADDRESS** | TBD |
| **LEGAL DESCRIPTION** | LOT F (SEE 532641L) OF LOT6, LOT A (EXPLANATORY PLAN 3224) OF LOT 6, LOT D (SEE 532492L) OF LOT 5, ALL OF BLOCK 6 DISTRICT LOT 548 NEW WESTMINSTER DISTRICT PLAN 898 |
| **PROJECT ARCHITECT** | Integra Architecture Inc., 2330 – 200 Granville St. Vancouver BC V6C 1S4, T.604.688.4220 |
| **PROJECT OWNER** | GWL Realty Advisors Inc. |
| **OCP LAND USE DESIGNATION** | Residential Level 5: Medium Density Apartment R5 |
| **EXISTING ZONING** | RM-1 |
| **PROPOSED ZONING** | CD |

**SITE AREA :**

| | | | | |
|---|---|---|---|---|
| LOT A | | 7,373.3 sq.ft. | 685.00 m2 | |
| LOT D | | 7,089.1 sq.ft. | 658.60 m2 | |
| LOT F | | 11,346.2 sq.ft. | 1054.10 m2 | |
| Total Gross Site Area | | 25,808.6 sq.ft. | **2,397.70 m2** | *(Survey dated 11.05.2022 )* |
| 3.0m Dedication - N/S Lane | | 1,396.0 sq.ft. | 129.69 m2 | *(To be confirmed by Surveyor)* |
| Max FSR (Gross Site Area) | 1.60 OCP Density | 41,293.8 sq.ft. | 3,836.32 m2 | |
| Max Bonus FSR | 1.00 With Public Benefits | 25,808.6 sq.ft. | 2,397.70 m2 | |
| Max FSR (Gross Site Area) | **2.60 Purpose Built Rental Housing** | **67,102.4 sq.ft.** | **6,234.0 m2** | |
| Total Proposed Gross Floor Area | 2.80 | 72,389.5 sq.ft. | 6,725.1 m2 | |
| Total Proposed Exclusions | | 5,319.9 sq.ft. | 494.2 m2 | |
| **Proposed FSR (Gross Site Area)** | 2.60 | **67,069.6 sq.ft.** | **6,230.9 m2** | |
| Max. Site Coverage (Gross Site Area) | 50% (RM-1) | 12,904.3 sq.ft. | 1,198.85 m2 | |
| **Proposed Site Coverage (Gross Site)** | **48%** | **12,423.4 sq.ft.** | **1,154.17 m2** | |
| Proposed Site Coverage (Net Site) | 51% | 12,423.4 sq.ft. | 1,154.17 m2 | *(To be confirmed by Surveyor)* |

## PARKING SPACES:

| | | | | | |
|---|---|---|---|---|---|
| Minimum Parking Required | 91 units | 0.60 space/unit | | 54.6 spaces | |
| Visitor Parking Required | 91 units | 0.10 space/unit | | 9 spaces | **Visitor part of total required parking** |
| Parking Reduction | 0% | | | 0.0 spaces | |
| Total Parking Required | | | | 55 spaces | |
| **Total Parking Provided** | | **0.85** space/unit proposed - inclusive 0.1 Visitor (9) | | **77 spaces** | 22 Additional parking spaces |
| **Disabled Parking:** | | | | | |
| HC Parking Required Per 908(11): | 91 units | 0.038 space/unit | | 3 spaces | Part of total required parking |
| HC Parking per Adaptable Guidelines: | | | | | |
| Adapatable Units - Level 1 | 64 units L1 | 38 req. parking spaces | 26 - 50 Level 1 AD Unit | 2 spaces | Part of total required parking |
| Adapatable Units - Level 2 / 3 | 27 units L2 | 16 req. parking spaces | 1 - 25 Level 2 AD Unit | 2 spaces | Part of total required parking |
| Disabled Parking Required | | | | 4 spaces | |
| **Disabled Parking Provided:** | | | | **5 spaces** | **Part of total required parking spaces** |
| Max. Small Cars | 35% of provided spaces | 77 | | 27 spaces max | |
| **Proposed Small Cars** | **31% of provided spaces** | | | **24 spaces** | |

## BICYCLE SPACES:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Required Secure Bicycle Parking | 91 units | 1.50 spaces/unit | | | 137 spaces | Long term | |
| **Provided Secure Bicycle Parking** | **91 units** | **1.5 spaces/unit** | | | **137 spaces** | Long term | |
| Max Vertical Bicycle Spaces | 48 | 35% Max | 38% | 52 spaces | Long term | Provided vertical inclusive of total | |
| Min Cargo Bicycle Spaces (8x2) | 14 | 10% Min | 10% | 14 spaces | Long term | Provided cargo inclusive of total | |
| Required Short Term Bicycle Parking | | 6 spaces / 60 units | | 9 spaces | Short term | | |
| **Provided Short Term Bicycle Parking** | | **6 spaces / 60 units** | | **9 spaces** | Short term | | |
| Parkade not to exceed 1m (3.3 ft.) above average finished grade along perimeter of structure | | | | | | | |
| | | | | **146 spaces** | total bicycle spaces provided | | |

Note 1: Final areas, allowable parking ratios, and parking count to be confirmed
Note 2: All areas are approximate and are for zoning purposes only
Note 3: Net & gross unit areas are measured to the center of partywalls and to the exterior of sheathing of exterior walls
Note 4: Dedications and setbacks subject to City of North Vancouver approval

## PROJECT SUMMARY:

| | | REQUIRED / PERMITTED | | PROPOSED | | | VARIANCE |
|---|---|---|---|---|---|---|---|
| **ZONING EXISTING** | | **RM - 1** | | **CD** | | | |
| **OCP LAND USE DESIGNATION** - Medium Density Apartment R5 | | Residential Level 5 | | | | | |
| **SITE AREA** | | | | 25,809 sq.ft. | 2,398 m2 | | NO |
| **UNIT NUMBER** | | | | | **91** | | NO |
| **OCP DENSITY** ( w/ exclusions ) Purpose Built Rental Housing | | 1.6 + 1.0 FSR | 6,234 m2 | **2.60 FSR** | **6,231 m2** | | NO |
| **SITE COVERAGE** | | 50% | 1,199 m2 | 48% | 1,154 m2 | | NO |
| **BUILDING HEIGHT** - Storeys ( OCP Schedule 1) | | 6 Storeys (59.0 - 62.3 ft) | | 6 Storeys | | | NO |
| **BUILDING HEIGHT** - Measured from Average Grade | | 59.0 - 62.3 ft | 18 - 19 m | | | | |
| Average Finished Grade - | | **324.50** ft AFG | **98.91** m geodetic | | | | |
| Geodetic Max. Allowed Height - 19 m | | 386.84 ft MAX | 117.91 m geodetic | | | | |
| Proposed Geodetic Elevation - T.O. Main Roof | | | | 387.3 ft | **118.06** m | Geodetic | T.O.R. EL YES |
| Building Height from Average Grade - T.O. Main Roof | | | | 62.8 ft | **19.2** m | Height | T.O.R. EL YES |
| Building Height from Average Grade - T.O Feature Element | 118.62 | | | | 19.71 m | Height | (PARAPET) YES |
| FRONT YARD - WEST | (West 19 Street) | 20.00 ft | 6.10 m | 20.00 ft | 6.10 m | | NO |
| REAR YARD - EAST | (Lane - North) | 20.00 ft | 6.10 m | 20.00 ft | 6.10 m | | NO |
| INTERIOR SIDE YARD | (East PL) | 15.00 ft | 4.57 m | 12.00 ft | 3.66 m | | YES |
| 3.0M LANE DEDICATION N-S | (West PL) | 9.84 ft | 3.00 m | 9.84 ft | 3.00 m | | NO |
| INTERIOR SIDE YARD | (West PL) | 15.00 ft | 4.57 m | 3.28 ft | 1.00 m | | YES |
| **PARKING SPACES** | Rental Housing | 0.60 space/ unit | 55 spaces | | **77** spaces | | NO |
| **EV READY STATIONS** | 100% Residential Spaces | 100 % | 46 spaces | | **68** spaces | | NO |
| **EV INSTALLED STATIONS** | Proposed for Visitor Spaces | 0 % | 0 spaces | | **0** spaces | | NO |
| **BICYCLE SPACES** | Secure spaces | 1.50 space/ unit | 137 Secure | | **137** Secure | | NO |
| > 60 UNITS | Short term spaces | 6.00 / 60 units | 9 Short term | | **9** Short Term | | NO |
| | Vertical bicycle spaces | 35% max. | 47.8 Vertical | 38.0% | **52** Vertical secure | | YES |
| **OPEN BALCONY AREA** | max 8% GFA | 5,791.2 sq.ft. | 538.01 m2 | | | | |
| Proposed Open Balcony Area | max 12% GFA | | | 8,116.2 sq.ft. | 754.0 m2 | 11.2% | YES |
| (Exclusion Open Appendages max 8% GFA Active Design Guidelines) | | | | | | | |
| **OUTDOOR AMENITY AREA** | | | APPROX. | 2,852.43 sq.ft. | **265.0** m2 | | NO |
| **INDOOR AMENITY AREA** | | | | 2,321.4 sq.ft. | **215.7** m2 | | NO |
| Garden Plots Active Design Guidelines | 2.2 m2 / 4 units | 546.0 sq.ft. | 50.1 m2 | 0.0 sq.ft. | 0.0 m2 | | YES |
| **OPEN SITE SPACE** | min 40% | 10,323.5 sq.ft. | 959.08 m2 | 12,917.7 sq.ft. | 1,200.1 m2 | 50.1% | NO |

| **PARKING DIMENSIONS** | Width | | Length | | Height | |
|---|---|---|---|---|---|---|
| *(no column encroachments)* | m | ft. | m | ft. | m | ft. |
| Standard Cars | 2.500 | 8.20 | 5.486 | 18.00 | 2.134 | 7.00 |
| Small Cars | 2.500 | 8.20 | 4.650 | 15.26 | 2.134 | 7.00 |
| Disabled Parking | 4.000 | 13.12 | 5.486 | 18.00 | 2.134 | 7.00 |
| Additional width at walls | 0.305 | 1.00 | | | | |

| **MINIMUM AISLE** | 90 degrees | | 60 degrees | | 45 degrees | |
|---|---|---|---|---|---|---|
| | m | ft. | m | ft. | m | ft. |
| One-Way Traffic | 6.700 | 21.98 | 5.280 | 17.32 | 3.860 | 12.66 |
| Two-Way Traffic | 6.700 | 21.98 | 6.096 | 20.00 | 6.096 | 20.00 |

## RECYCLING & GARBABE STORAGE REQUIREMENTS

| | | | | | |
|---|---|---|---|---|---|
| Min. Waste & Resource Storage Area | 91 units | 0.486 m2/unit | | **476 sq.ft.** | **44 m2** |
| As per Section CNV Guidelines for Recycling & Garbage Storage- Page 5 (Sept 2014) | | Number of Containers 90-99 Units | Number of Containers for > 99 units | Total Number of Containers | Container Volume |
| Garbage (3yd3) | 91 units | 4 | 0 | 4 | 3 yd3 |
| NSRP Newsprint (360L) | 91 units | 2 | 0 | 2 | 360 L |
| NSRP Mixed Paper (360L) | 91 units | 4 | 0 | 4 | 360 L |
| NSRP Mixed Containers (360L) | 91 units | 3 | 0 | 3 | 360 L |
| Cardboard | 91 units | 1 | 0 | 1 | 3 yd3 |
| Food Scraps (240L) | 91 units | 6 | 0 | 6 | 240 L |
| **Garbage Storage Space proposed** | **91 units** | | | **526.7 sq.ft.** | **48.9 m2** |

**REFER TO PAGE A-8.400 FOR GARBAGE / WASTE REQUIREMENTS BY PRIVATE COLLECTION COMPANY**

## UNIT SUMMARY:

| Unit Type | AD Level | 1st | 2nd | 3rd | 4th | 5th | 6th | Total | Average sqft / unit | Total Unit Area (sqft) | AD | Total Unit Area (m2) | % | Unit Mix |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| A01 - Studio | | 2 | 2 | 2 | 2 | 2 | 2 | **12** | 459.0 | 5,507.52 | | 511.7 | 13.2% | **20.9%** |
| A02 - Studio | | 1 | 0 | 0 | 0 | 0 | 0 | **1** | 489.9 | 489.92 | | 45.5 | 1.1% | |
| A03 - Studio | **AD L-2** | 1 | 1 | 1 | 1 | 1 | 1 | **6** | 453.1 | 2,718.72 | | 252.6 | 6.6% | 19 |
| | | | | | | | | | | | | | | Studio |
| B01 - 1Bed | | 0 | 1 | 1 | 1 | 1 | 1 | **5** | 540.3 | 2,701.25 | | 251.0 | 5.5% | **49.5%** |
| B02 - 1Bed | | 0 | 1 | 1 | 1 | 1 | 1 | **5** | 583.0 | 2,914.80 | | 270.8 | 5.5% | |
| B03 - 1Bed | | 1 | 1 | 1 | 1 | 1 | 1 | **6** | 605.0 | 3,630.00 | | 337.2 | 6.6% | |
| B04 - 1Bed ( Adaptable L2 ) | **AD L-2** | 0 | 1 | 1 | 1 | 1 | 1 | **5** | 630.0 | 3,150.00 | | 292.6 | 5.5% | |
| B05 - 1Bed ( Adaptable L2 ) | **AD L-2** | 1 | 1 | 1 | 1 | 1 | 1 | **6** | 615.9 | 3,695.43 | | 343.3 | 6.6% | |
| B06 - 1Bed | | 0 | 1 | 1 | 1 | 1 | 1 | **5** | 641.3 | 3,206.65 | | 297.9 | 5.5% | 45 |
| B07 - 1Bed | | 1 | 1 | 1 | 1 | 1 | 1 | **6** | 572.9 | 3,437.64 | | 319.4 | 6.6% | 1 Bed |
| B08 - 1Bed | | 1 | 1 | 1 | 1 | 1 | 1 | **6** | 630.0 | 3,780.00 | | 351.2 | 6.6% | |
| B09 - 1Bed | | 1 | 0 | 0 | 0 | 0 | 0 | **1** | 502.0 | 502.03 | | 46.6 | 1.1% | |
| C01 - 2Bed | | 1 | 1 | 1 | 1 | 1 | 1 | **6** | 848.3 | 5,089.80 | | 472.9 | 6.6% | **18.7%** |
| C03 - 2Bed | | 1 | 0 | 0 | 0 | 0 | 0 | **1** | 908.3 | 908.25 | | 84.4 | 1.1% | |
| C04 - 2Bed ( Adaptable L2 ) | **AD L-2** | 0 | 1 | 1 | 1 | 1 | 1 | **5** | 880.7 | 4,403.25 | | 409.1 | 5.5% | |
| C06 - 2Bed | | 0 | 1 | 1 | 1 | 1 | 1 | **5** | 900.1 | 4,500.70 | | 418.1 | 5.5% | |
| | | | | | | | | | | | | | | **17** |
| | | | | | | | | | | | | | | 2 Bed |
| D01 - 3Bed | | 0 | 1 | 1 | 1 | 1 | 1 | **5** | 1,037.7 | 5,188.25 | | 482.0 | 5.5% | **11%** |
| D02 - 3Bed ( Adaptable L2 ) | **AD L-2** | 0 | 1 | 1 | 1 | 1 | 1 | **5** | 998.8 | 4,993.90 | | 463.9 | 5.5% | 3 Bed |
| **Total** | | **11** | **16** | **16** | **16** | **16** | **16** | **91** | | **60,818.1** | | **5,650.1** | **100.0%** | **100%** |

## CNV ADAPTABLE UNIT SUMMARY:

| | | Studio | | 1 bedroom | | 2 bedroom | | 3 bedroom | | TOTAL | | MIN | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Total Units | | 19 | 20.9% | 45 | 49.5% | 17 | 18.7% | 10 | 11.0% | 91 | Total units | | |
| Adaptable Units Level 2 provided | **AD L-2** | 6 | | 11 | | 5 | | 5 | | 27 | Adaptable L2 | 23.0 | |
| Adaptable Unit distribution | **AD L-2** | 22.2% | of AD Units | 40.7% | of AD Units | 18.5% | of AD Units | 18.5% | of AD Units | 29.7% | % Distribution | 25.0% | AD L2 |

## FSR CALCULATION:

| **Exclusion Summary** | Min. | No Units | Stair 01 | Stair 02 | Stair 03 | Area HRV | per Unit | Total Exclusions | | | | Comments |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Access to Outdoor Amenity-Roof Level | | | | | | | | **0.0** | sq.ft. | 0.00 | m2 | Active Design Guidelines |
| Adaptable Units Level 2 ( 20 sf / unit ) | 23 | **27** | | | | | 20.0 | **540.0** | sq.ft. | 50.17 | m2 | 25.0% Units AD Level 2 |
| Indoor Amenity min 2%GFA or 15 sf/U | 1,365 | **2,321** | | | | | 25.5 | **2,321.4** | sq.ft. | 215.66 | m2 | Min 15 SF / Unit |
| (Min 400 sf + If outdoor amenity prov.) | | | | | | | | | | | | |
| Storage General Level 1 | | | | | | | | **79.3** | sq.ft. | 7.37 | m2 | |
| Stairs (Active Design) - 8% max | | | 1,075.12 | 1181.03 | 123.05 | | | **2,379.2** | sq.ft. | 221.03 | m2 | 3.3% (Floor 1-6) |
| **Total Exclusions For FSR Calculation** | | | | | | | | **5,319.9 sq.ft.** | | **494.23 m2** | | |

| **GFA CALCULATION:** | Units | **Amenity** | **Storage** | **Unit Area** | | **Common Area** | | **Total GFA** | | | **Efficiency L1 - L6** |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | **sq.ft.** | | **sq.ft.** | m2 | sq.ft. | m2 | | | | |
| 1ST FLOOR | 11 | 2,321.4 | 79.3 | 6,543.4 | 607.9 | 2,547.8 | 236.7 | 11,491.94 sq.ft. | | 1,067.6 m2 | 77.1% (w/Amenity) |
| 2ND FLOOR | 16 | 0.0 | | 10,854.9 | 1,008.4 | 1,324.6 | 123.1 | 12,179.51 sq.ft. | | 1,131.5 m2 | 89.1% |
| 3RD FLOOR | 16 | 0.0 | | 10,854.9 | 1,008.4 | 1,324.6 | 123.1 | 12,179.51 sq.ft. | | 1,131.5 m2 | 89.1% |
| 4TH FLOOR | 16 | 0.0 | | 10,854.9 | 1,008.4 | 1,324.6 | 123.1 | 12,179.51 sq.ft. | | 1,131.5 m2 | 89.1% |
| 5TH FLOOR | 16 | 0.0 | | 10,854.9 | 1,008.4 | 1,324.6 | 123.1 | 12,179.51 sq.ft. | | 1,131.5 m2 | 89.1% |
| 6TH FLOOR | 16 | 0.0 | | 10,854.9 | 1,008.4 | 1,324.6 | 123.1 | 12,179.51 sq.ft. | | 1,131.5 m2 | 89.1% |
| **Total Gross Area** | **91** | **2,321.4** | 79.3 | **60,818.1** | 5,650.1 | **9,170.6** | 852.0 | **72,389.49 sq.ft** | | **6,725.1 m2** | **Overall: 87.1%** (w/Amenity) |


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[PROJECT TEAM]

REGISTERED ARCHITECT SHAMUS F SACHS BRITISH COLUMBIA 2024-05-28

[ARCHITECT SEAL]

GWL REALTY ADVISORS

[CLIENT]

**GWL REALTY ADVISORS INC.**

[PROJECT]

**MULTI-FAMILY DEVELOPMENT**

140 WEST 19TH STREET
NORTH VANCOUVER, BC

[TITLE]

**PROJECT STATISTICS**

**22601** [PROJECT]

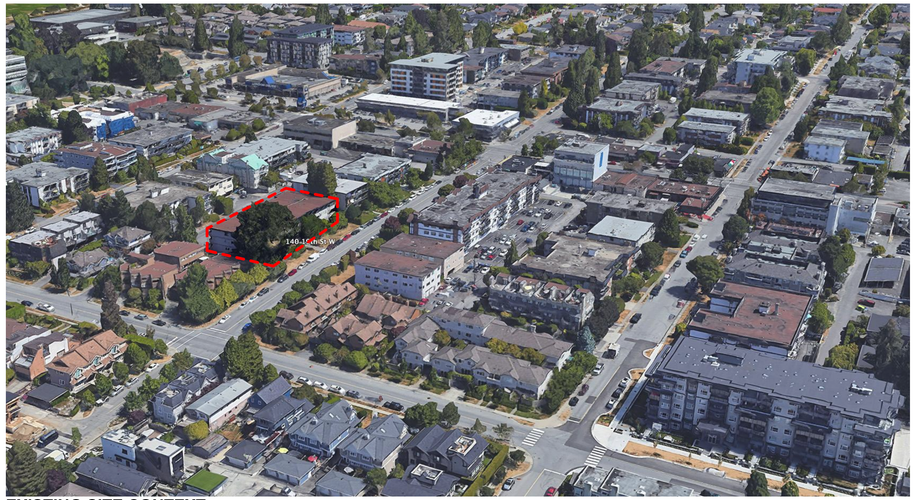
[SCALE]

**MAY 27, 2024** [DATE]

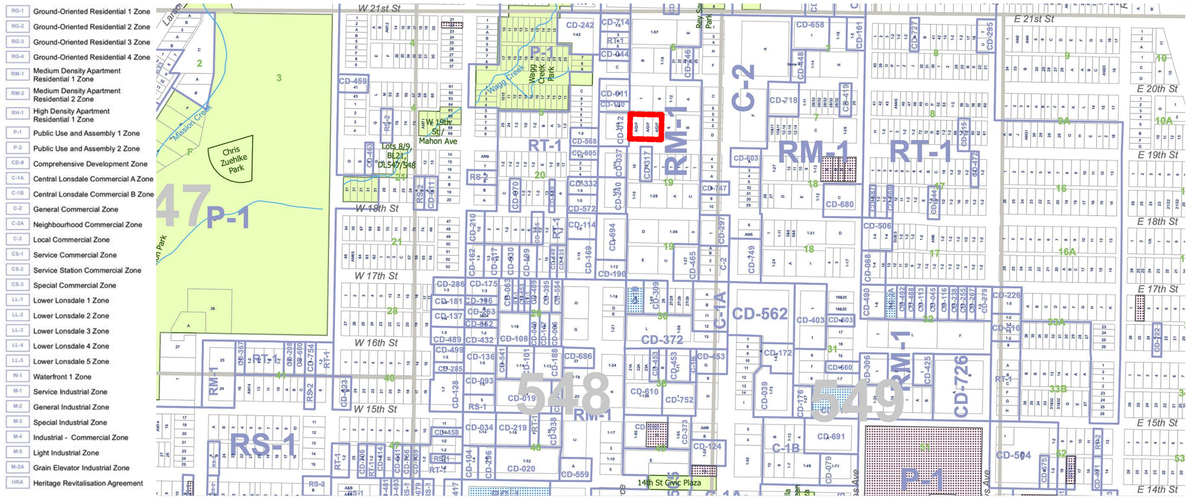
**3 - RZA / DPA RESUBMISSION** [ISSUE]

[DRAWING]

**A-0.010**

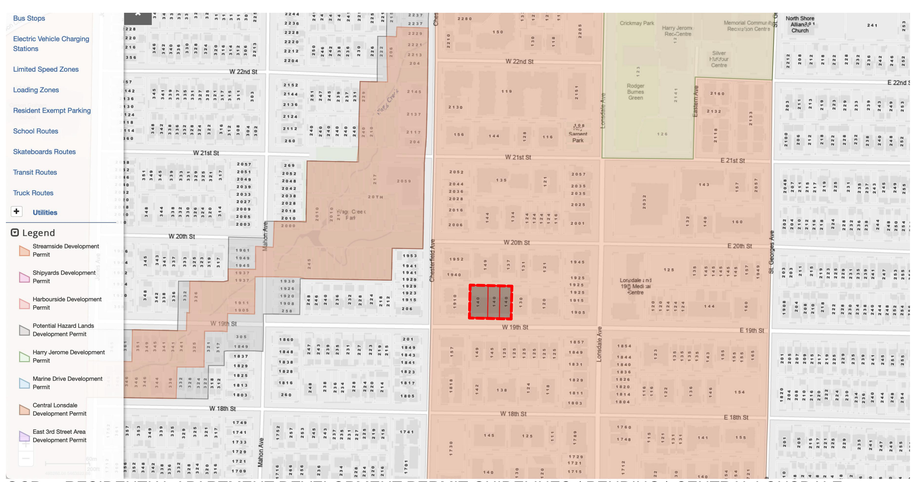



**EXISTING SITE CONTEXT**




**EXISTING ZONING** - RM-1 MEDIUM DENSITY APARTMENT RESIDENTIAL 1

**OCP 2014** - LAND USE RESIDENTIAL LEVEL 5



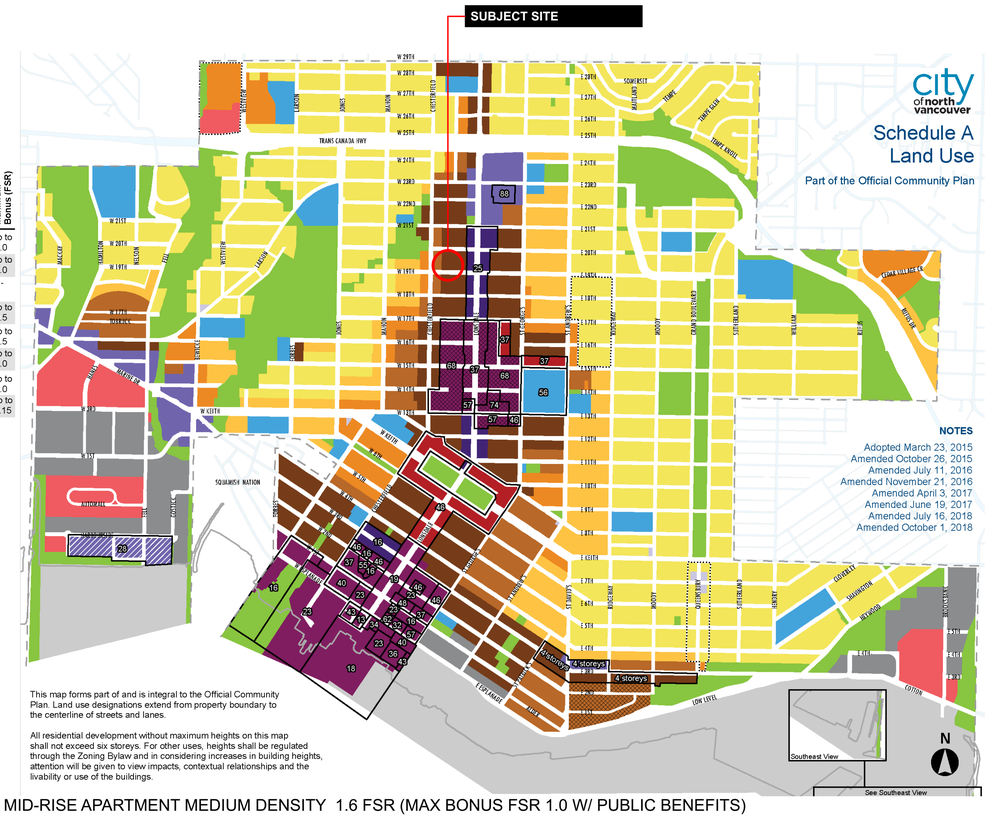

**OCP** - RESIDENTIAL APARTMENT DEVELOPMENT PERMIT GUIDELINES ( PENDING ) CENTRAL LONSDALE

**Land Use Designation**
This map should be viewed in conjunction with the provisions of Sections 2.1 and 2.2 of Chapter 1

| | Land Use Designation | OCP Density (FSR) | Maximum Bonus (FSR) |
|---|---|---|---|
| Residential | Residential Level 1 (Low Density) | 0.5 | |
| | Residential Level 2 (Low Density) | 0.5 | |
| | Residential Level 3 (Low Density) | 0.75 | |
| | Residential Level 4A (Medium Density) | 1.0 | |
| | Residential Level 4B (Medium Density) | 1.25 | |
| | Residential Level 5 (Medium Density) | 1.6 | up to 1.0 |
| | Residential Level 6 (High Density) | 2.3 | up to 1.0 |
| Mixed Use | Mixed Use Level 1 (Low Density) | 1.0 | - |
| | Mixed Use Level 2 (Medium Density) | 2.0 | up to 0.5 |
| | Mixed Use Level 3 (Medium Density) | 2.3 | up to 0.5 |
| | Mixed Use Level 4A (High Density) | 2.6 | up to 1.0 |
| | Mixed Use Level 4B (High Density) | 3.0 | up to 1.0 |
| | Harbourside Waterfront (Mixed Use) | 2.05 | up to 0.15 |
| | Parks, Recreation & Open Space | | |
| | School & Institutional | | |
| | Commercial | | |
| | Mixed Employment | | |
| | Industrial | | |
| | Maximum Building Heights in Metres | | |
| | Special Study Area | | |
| | City Boundary | | |

**Example Height Equivalencies**

| Metres | Approx. Storeys |
|---|---|
| 12-13 | 4 |
| 18-19 | 6 |
| 23-25 | 8 |
| 37 | 12 |
| 46 | 15 |
| 55-56 | 18 |
| 68 | 22 |
| 74 | 24 |
| 88 | 30 |




**OCP DESIGNATION** - R5 MID-RISE APARTMENT MEDIUM DENSITY 1.6 FSR (MAX BONUS FSR 1.0 W/ PUBLIC BENEFITS)

**OCP - MID-RISE APARTMENT MEDIUM DENSITY R5**

-1.6 FSR (MAX BONUS FSR 1.0)
-1.0 FSR BONUS WITH PUBLIC BENEFITS:
1)SECURED MARKET RENTAL HOUSING OR NON-MARKET RENTAL
2)COMMUNITY AMENITY SPACE
3)EMPLOYMENT GENERATION
4)HERITAGE CONSERVATION
-MAX HEIGHT 6 STOREY

**APPLICABLE GUIDELINES:**

-2018 DENSITY BONUS AND COMMUNITY BENEFITS POLICY
-AAA BICYCLE NETWORK FOR CITY OF NV (ALL AGES AND ABILITIES)
-ACTIVE DESIGN GUIDELINES
-ADAPTABLE DESIGN GUIDELINES
-SUSTAINABLE DESIGN GUIDELINES
-CPTED PRINCIPLES
-RESIDENTIAL APARTMENT DEVELOPMENT PERMIT AREA (PENDING)

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[PROJECT TEAM]

REGISTERED ARCHITECT SHAUN F. SCHOLES BRITISH COLUMBIA 2024-05-28

[ARCHITECT SEAL]

GWL REALTY ADVISORS

[CLIENT]

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[PROJECT]

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140 WEST 19TH STREET
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[TITLE]

**ZONING OCP**

[PROJECT] **22601**

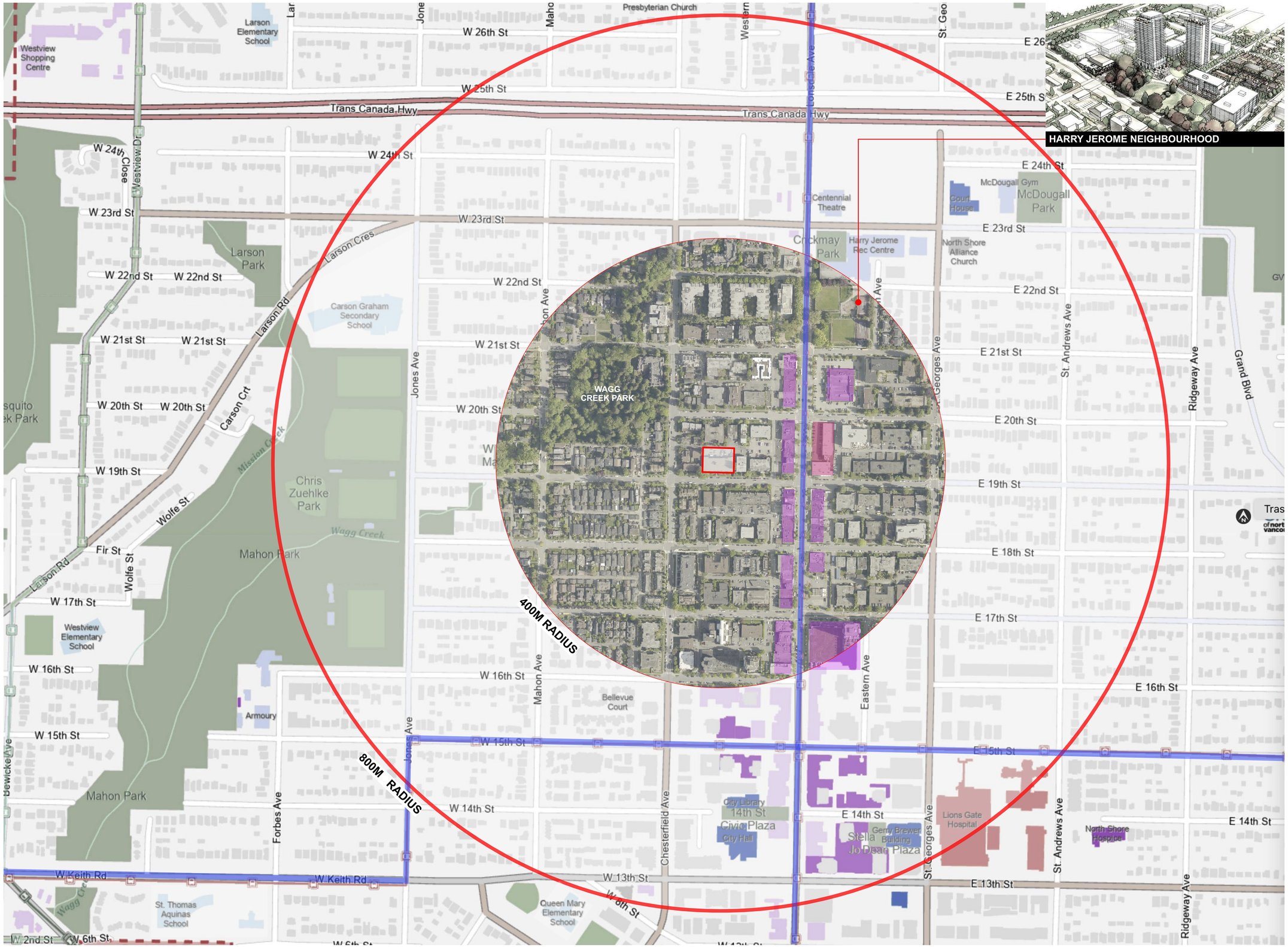
[SCALE]

[DATE] **MAY 27, 2024**

[ISSUE] **3 - RZA / DPA RESUBMISSION**

[DRAWING]

**A-0.020**

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[PROJECT TEAM]

TRANSIT LINES
COMMERCIAL
MUNICIPAL & RECREATIONAL
PROPOSED DEVELOPMENT
SCHOOLS
MEDICAL SERVICES

[ARCHITECT SEAL]

GWL REALTY ADVISORS

[CLIENT]

GWL REALTY ADVISORS INC.

[PROJECT]

**MULTI-FAMILY DEVELOPMENT**

140 WEST 19TH STREET
NORTH VANCOUVER, BC

[TITLE]

**CONTEXT 800M**

| | |
|---|---|
| 22601 | [PROJECT] |
| 1:3000 | [SCALE] |
| MAY 27, 2024 | [DATE] |
| 3 - RZA / DPA RESUBMISSION | [ISSUE] |

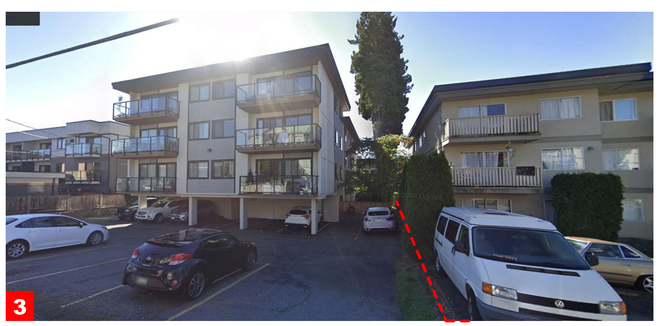
[DRAWING]

**A-0.030**

SUBJECT PROPERTY - OVERALL VIEW

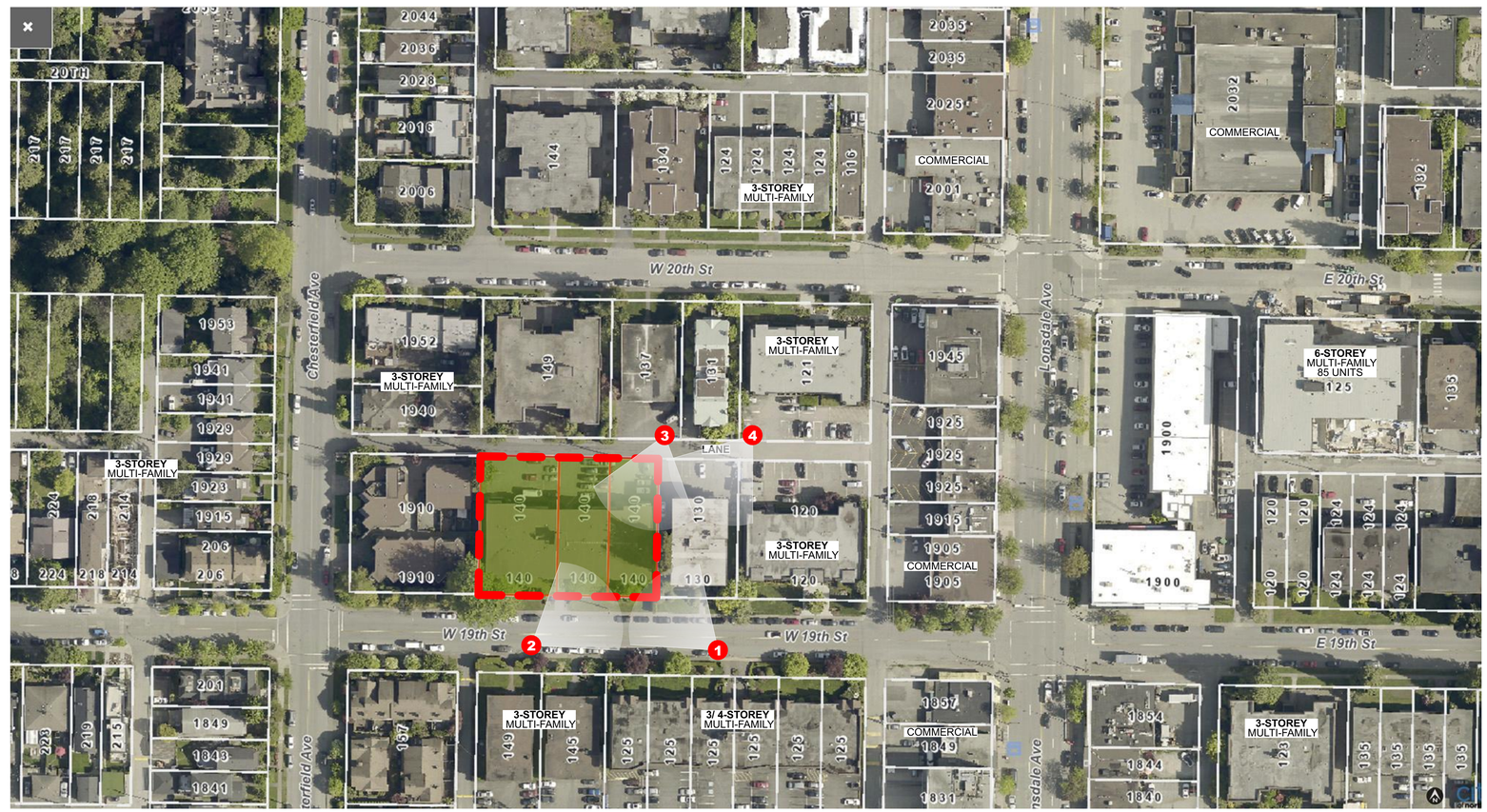
EXISTING BUILDING - 140 WEST 19TH STREET

VIEW EAST ALONG W19 STREET




VIEW SOUTH FROM THE LANE AT EAST PROPERTY LINE

VIEW WEST ALONG THE LANE - EXISTING ADJACENT BUILDING

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[PROJECT TEAM]

REGISTERED ARCHITECT SHAWUS F. SHEEHY BRITISH COLUMBIA 2024-05-28

[ARCHITECT SEAL]

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140 WEST 19TH STREET
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[TITLE]

CONTEXT PHOTOS

22601 [PROJECT]

[SCALE]

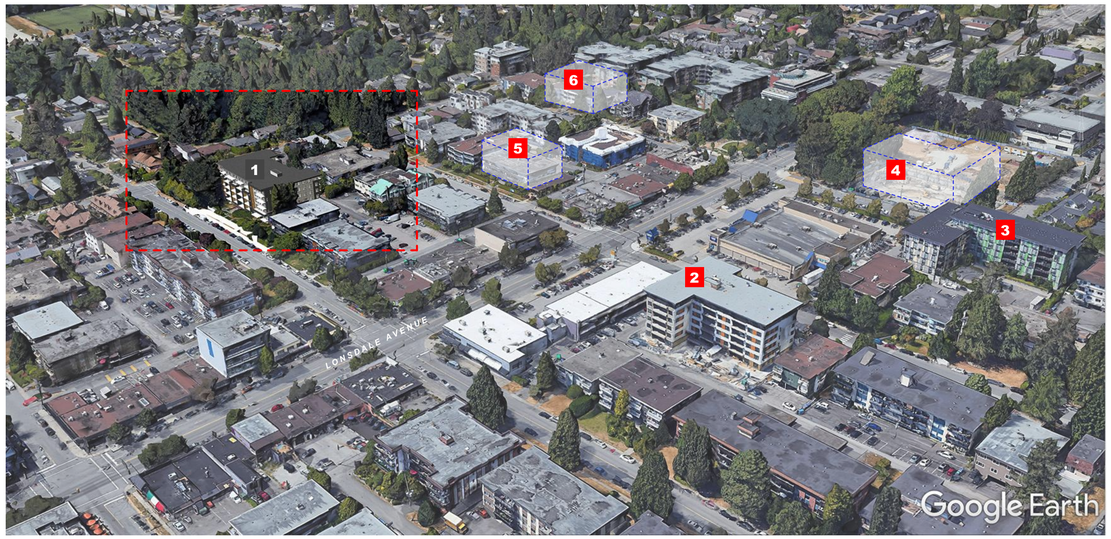
MAY 27, 2024 [DATE]

3 - RZA / DPA RESUBMISSION [ISSUE]

[DRAWING]

A-0.040

EXISTING SITE - AERIAL VIEW NORTH WEST




PROPOSED BUILDING - AERIAL VIEW NORTH WEST

1 SUBJECT SITE
PROPOSED RENTAL 6 STOREY
140W 19TH ST - 91 UNITS

2 EXISTING 6-STOREY
'THE ELEANOR'
125E 20TH ST - 85 UNITS

3 EXISTING 6-STOREY
'SUNDANCE APARTMENTS
143E 21TH ST - 99 UNITS (CD-658)

4 U/ CONSTRUCTION 6-STOREY
'LONSDALE SQUARE'
2160 LONSDALE AVE - 113 UNITS

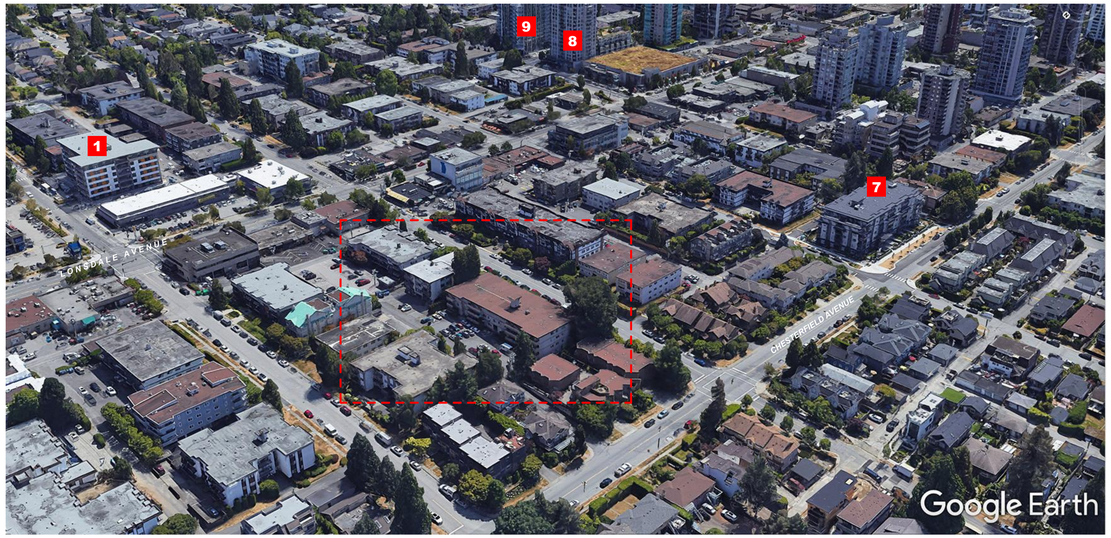
5 PROPOSED 6-STOREY
RENTAL HOUSING
124W 20TH ST - 57 UNITS

6 PROPOSED 5-STOREY
RENTAL HOUSING
144W 21ST ST - 73 UNITS

7 EXISTING 6-STOREY
'CENTRAL' RENTAL HOUSING
1730 CHESTERFIELD AVE - 87 UNITS

8 EXISTING 20-STOREY
'LOCAL' MIXED USE
135 E 17TH ST - 176 UNITS

9 U/ CONSTRUCTION 13-STOREY
'ORIGIN' RENTAL HOUSING
143 E 17TH ST - 225 UNITS




EXISTING SITE - AERIAL VIEW SOUTH EAST

PROPOSED BUILDING - AERIAL VIEW NORTH WEST

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[PROJECT TEAM]

REGISTERED ARCHITECT
SHAMUS F. SAMPSON
2024-05-28
BRITISH COLUMBIA

[ARCHITECT SEAL]

GWL REALTY ADVISORS

[CLIENT]

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[PROJECT]

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[TITLE]

PROPOSED DEVELOPMET CONTEXT

[PROJECT] 22601

[SCALE]

[DATE] MAY 27, 2024

[ISSUE] 3 - RZA / DPA RESUBMISSION

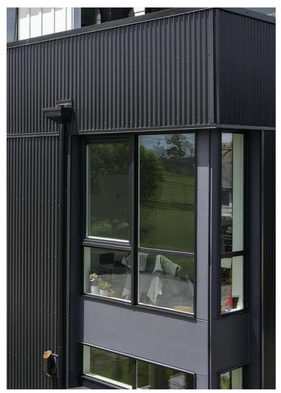
[DRAWING]

A-0.050

# ARCHITECTURAL EXPRESSION

## MATERIALITY

- Contemporary design that features quality, durable materials
- Fibre cement panels, metal siding (vertical)
- Accent elements - woodgrain finish or contrasting solid colour panels
- Uniform colour palette, limited to 3 main colours



VERTICAL HIDDEN FASTENER STEEL CLADDING / CHARCOAL

## ARTICULATION OF MASSING

- Rectilinear "blocks" - articulation of massing with larger scale architectural forms
- Architectural expression - balcony elements create distinct, pattern within the main forms
- Articulating the street façade that implies individuality and fits into existing and future residential neighbourhood
- Building height - Projected balconies define building base and create a step above 4-storey height datum, use of contrasting colours
- Building length - Breaking and shifting of volumes

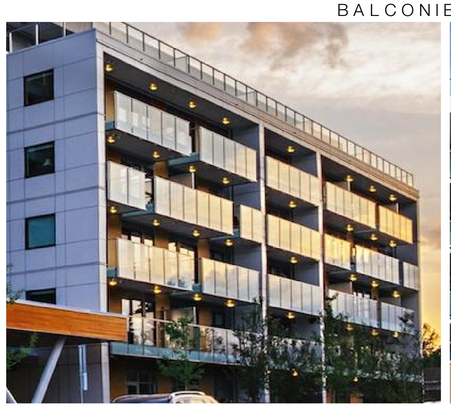
FORM COMPOSITION - LARGE SCALE MASSING ELEMENTS WITH BREAK / TOP STOREY STEP

FORM - FLOATING BOX

STEP BACK - TOP STOREY

BALCONIES - HORIZONTALITY TO REDUCE PERCEPTION OF BUILDING HEIGHT

METAL PANEL



EXPRESSION OF BALCONIES WITHIN FRAMES

WOODGRAIN TEXTURE

IN-FILL SITE - SIDE ELEVATIONS REDUCED FENESTRATION

## LANDSCAPE AND OUTDOOR AMENITY

- Active outdoor amenity space at grade with landscape screening along the lane: including play area, bbq and seating area
- Protection and retention of existing mature on- and off-site trees
- Front patios with direct access from the street
- Neighbourhood pedestrian connection across the site (east)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[PROJECT TEAM]

REGISTERED ARCHITECT
SIMUS F. BAKER
BRITISH COLUMBIA
2024-05-28

[ARCHITECT SEAL]

GWL REALTY ADVISORS

[CLIENT]

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[PROJECT]

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[TITLE]

CONCEPT IMAGES

22601 [PROJECT]

[SCALE]

MAY 27, 2024 [DATE]

3 - RZA / DPA RESUBMISSION [ISSUE]

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A-0.070

STREET VIEW ALONG W19ST SOUTH

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[PROJECT TEAM]

REGISTERED ARCHITECT
SHAMUS F. BARRETT
2024-05-28
BRITISH COLUMBIA

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[PROJECT]

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NORTH VANCOUVER, BC

[TITLE]

**PERSPECTIVE VIEW**

**22601** [PROJECT]

[SCALE]

**MAY 27, 2024** [DATE]

**3 - RZA / DPA RESUBMISSION** [ISSUE]

[DRAWING]

**A-0.080**

STREET VIEW ALONG W19ST - MAIN ENTRANCE

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[PROJECT TEAM]

REGISTERED ARCHITECT
SHIMUS F. BARRY
2024-05-28
BRITISH COLUMBIA

[ARCHITECT SEAL]

GWL REALTY ADVISORS

[CLIENT]

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[PROJECT] 22601

[SCALE]

[DATE] MAY 27, 2024

[ISSUE] 3 - RZA / DPA RESUBMISSION

[DRAWING]

**A-0.081**

VIEW ALONG LANE - AT OUTDOOR AMENITY


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[PROJECT TEAM]

REGISTERED ARCHITECT
SIMAUS F. SUNG
2024-05-28
BRITISH COLUMBIA

[ARCHITECT SEAL]

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**PERSPECTIVE VIEW**

[PROJECT]
**22601**

[SCALE]

[DATE]
**MAY 27, 2024**

[ISSUE]
**3 - RZA / DPA RESUBMISSION**

[DRAWING]

**A-0.082**

VIEW ALONG LANE - AT OUTDOOR AMENITY

VIEW AT N-W PROPERTY CORNER AND 3.0M LANE DEDICATION


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[PROJECT TEAM]

REGISTERED ARCHITECT
JAMES F SACHS
2024-05-28
BRITISH COLUMBIA

[ARCHITECT SEAL]

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[PROJECT]
22601

[SCALE]

[DATE]
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[ISSUE]
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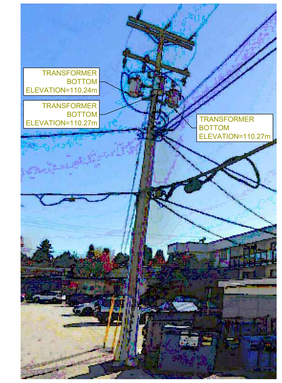
[DRAWING]

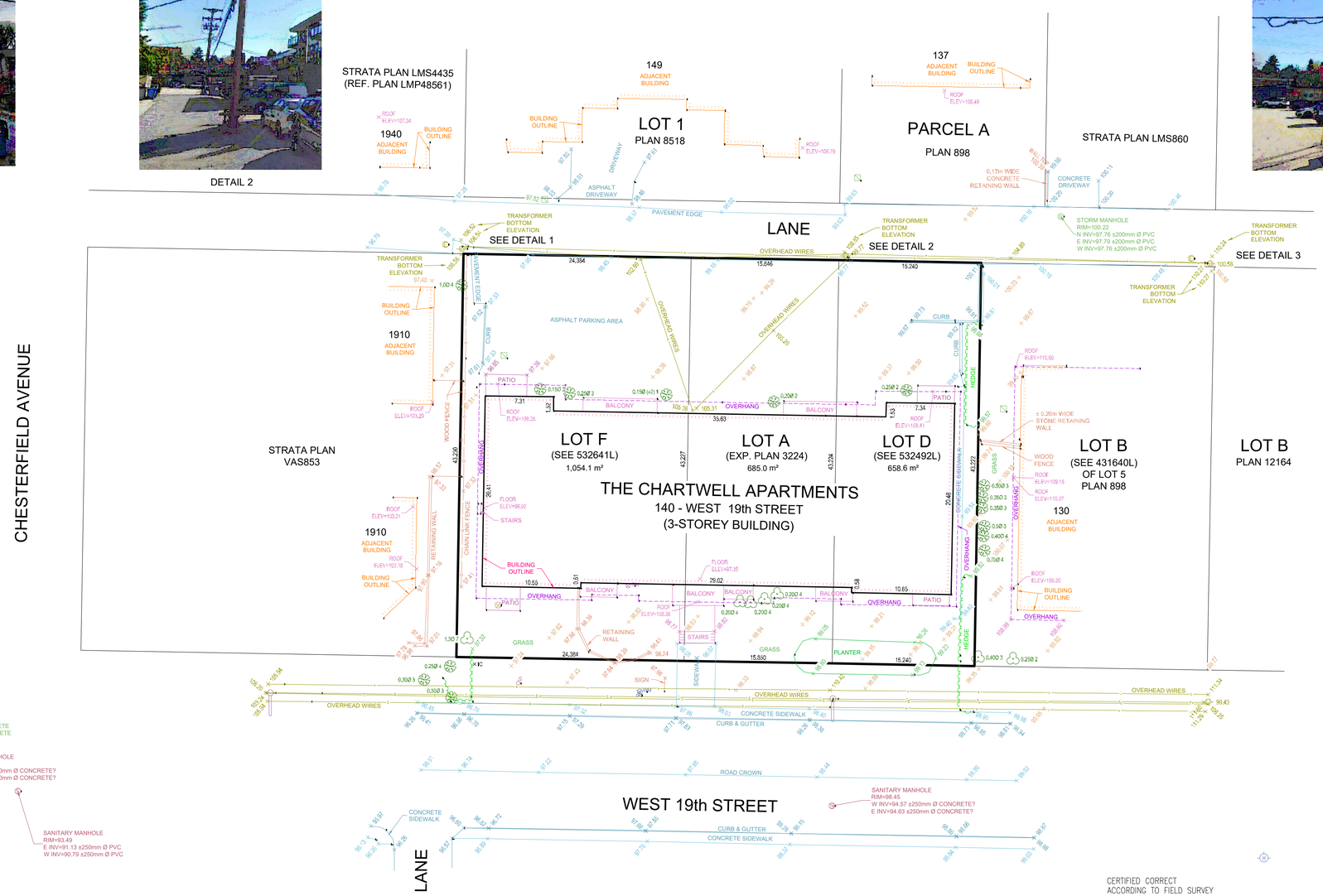
**A-0.083**

DETAIL 1

DETAIL 2




DETAIL 3




CERTIFIED CORRECT
ACCORDING TO FIELD SURVEY
FEBRUARY 22, 2023

Jason Walker QE1741 Digitally signed by Jason Walker QE1741 Date: 2023.02.27 16:31:11 -08'00'

JASON WALKER, B.C.L.S.

## LEGEND:

| | |
|---|---|
| + 50.00 | DENOTES SPOT ELEVATION |
| m | DENOTES METRES |
| mm | DENOTES MILLIMETRES |
| Ø | DENOTES DIAMETER |
| | CATCH BASIN (TOP INLET) |
| | FIRE HYDRANT |
| | MANHOLE |
| | MANHOLE - ELECTRICAL |
| | MANHOLE - SANITARY |
| | MANHOLE - STORM |
| GM | METER - GAS |
| WM | METER - WATER |
| | POLE - HYDRO/TELEPHONE POLE |
| | POLE WITH LIGHT |
| | POLE WITH TRANSFORMER |
| | SANITARY INSPECTION CHAMBER |
| | SIGN POST |
| | TREE - CONIFEROUS |
| | TREE - DECIDUOUS |
| 0.150 1 | TREE DIAMETER (m) & DRIP LINE RADIUS (m) |
| | VALVE - WATER |

## NOTES:

- DISTANCES ARE IN METRES
- PARCEL DIMENSIONS REPRESENTED ON THIS PLAN ARE DERIVED FROM FIELD MEASUREMENTS
- ELEVATIONS ARE GEODETIC IN METRES DERIVED FROM INTEGRATED MONUMENT NO. 6757, LOCATED AT THE INTERSECTION OF WEST19th STREET AND CHESTERFIELD AVENUE ELEVATION = 92.817m (CVD28GVRD)
- THE SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON MAY 3, 2022

## LEGAL DESCRIPTION:

LOT F (SEE 532641L) OF LOT 6
PID: 015-065-421

LOT A (EXPLANATORY PLAN 3224) OF LOT 6
PID NO. 015-065-403

LOT D (SEE 532492L) OF LOT 5
PID: 015-065-448

ALL OF BLOCK 6 DISTRICT LOT 548
NEW WESTMINSTER DISTRICT PLAN 898

THESE PROPERTIES MAY BE SUBJECT TO THE FOLLOWING:
ASSIGNMENT OF RENTS - CA2215790

| Rev | Date | Description | Survey | Drawn | App'd |
|---|---|---|---|---|---|
| 1 | 2023-02-22 | ADDED CERTIFICATION | JS/CD | EA | YG/JW |
| 0 | 2022-05-11 | TOPOGRAPHIC SURVEY | AT/JS | CM | YG |

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ORIGINAL DWG SIZE: ANSI D (22" x 34")

0 1:250 10

McElhanney
Suite 2300
13450 102nd Avenue
Surrey BC
Canada V3T 5X3
T 604 596 0391

BRITISH COLUMBIA PROFESSIONAL LAND SURVEYOR JASON WALKER NO. 909
Approved Sealed

GWL REALTY ADVISORS INC.
SUITE 1600, 650 WEST GEORGIA STREET, VANCOUVER, BC

TOPOGRAPHIC SURVEY PLAN OF
140 - WEST 19th STREET
NORTH VANCOUVER, BC

Drawing No.
V-03

Project Number
2112-09119-00

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[PROJECT TEAM]

REGISTERED ARCHITECT SHAMUS F. BARRY 2024-05-28 BRITISH COLUMBIA

[ARCHITECT SEAL]

GWL REALTY ADVISORS

[CLIENT]

**GWL REALTY ADVISORS INC.**

[PROJECT]

**MULTI-FAMILY DEVELOPMENT**

140 WEST 19TH STREET
NORTH VANCOUVER, BC

[TITLE]

**SURVEY REFERENCE**

[PROJECT]

**22601**

[SCALE]

**MAY 27, 2024**

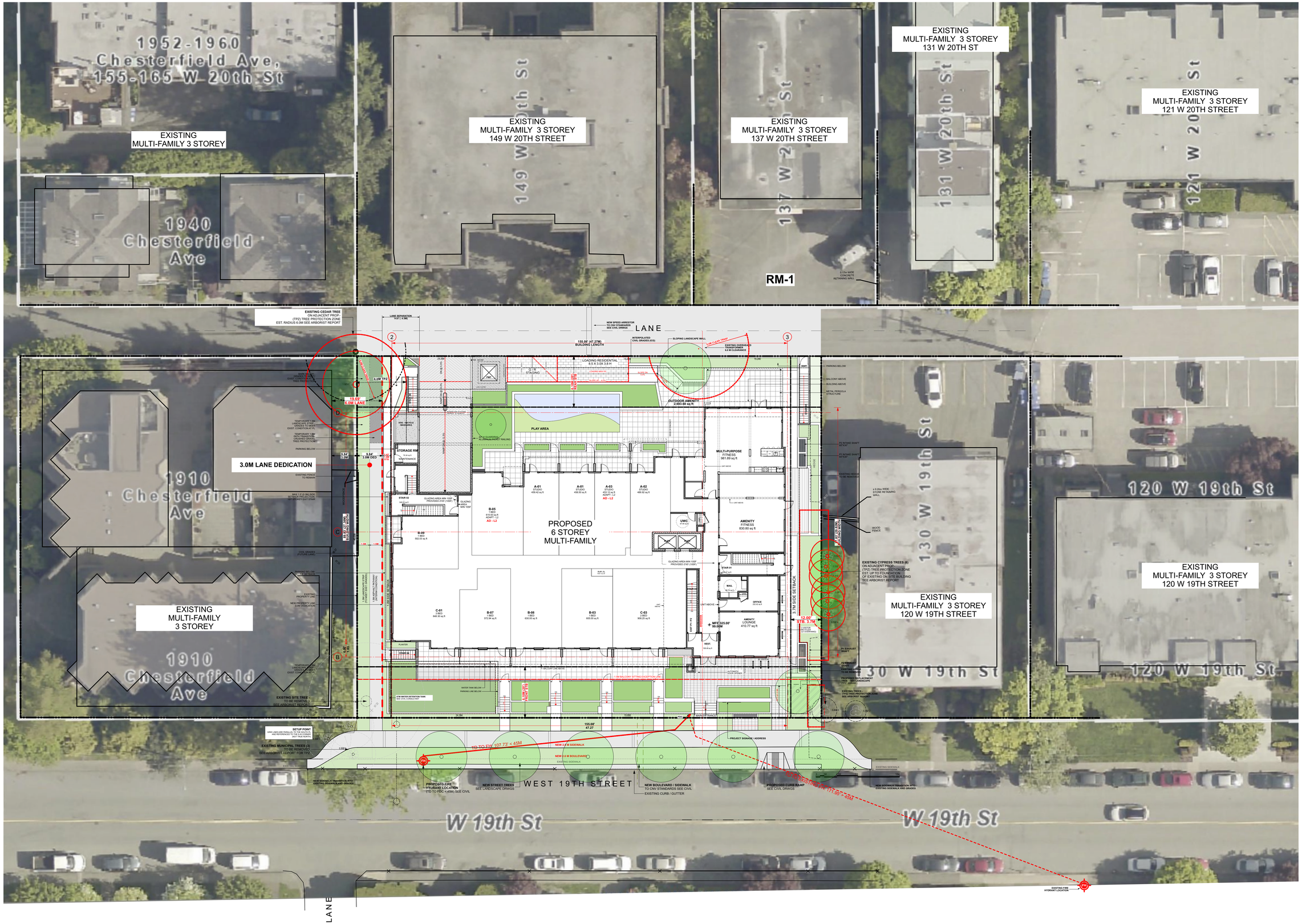
[DATE]

**3 - RZA / DPA RESUBMISSION**

[ISSUE]

[DRAWING]

**A-1.001**

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[PROJECT TEAM]

REGISTERED ARCHITECT SHAMUS F SAGER BRITISH COLUMBIA 2024-05-28

[ARCHITECT SEAL]

GWL REALTY ADVISORS

[CLIENT]

**GWL REALTY ADVISORS INC.**

[PROJECT]

**MULTI-FAMILY DEVELOPMENT**

140 WEST 19TH STREET
NORTH VANCOUVER, BC

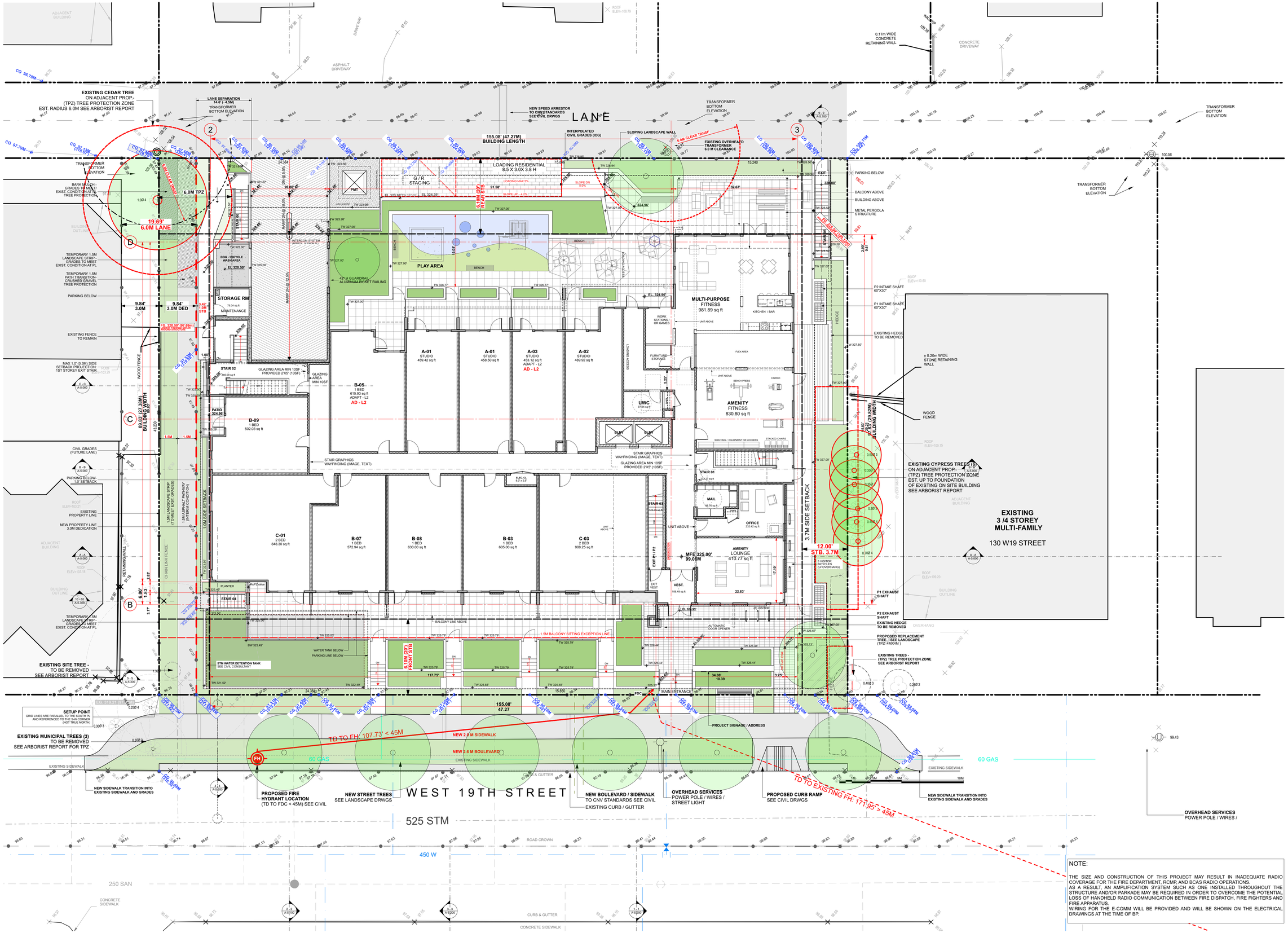
[TITLE]

**SITE PLAN OVERALL**

| | |
|---|---|
| 22601 | [PROJECT] |
| 1/16" = 1'-0" | [SCALE] |
| MAY 27, 2024 | [DATE] |
| 3 - RZA / DPA RESUBMISSION | [ISSUE] |

[DRAWING]

**A-1.100**




NOTE:

THE SIZE AND CONSTRUCTION OF THIS PROJECT MAY RESULT IN INADEQUATE RADIO COVERAGE FOR THE FIRE DEPARTMENT, RCMP, AND BCAS RADIO OPERATIONS.
AS A RESULT, AN AMPLIFICATION SYSTEM SUCH AS ONE INSTALLED THROUGHOUT THE STRUCTURE AND/OR PARKADE MAY BE REQUIRED IN ORDER TO OVERCOME THE POTENTIAL LOSS OF HANDHELD RADIO COMMUNICATION BETWEEN FIRE DISPATCH, FIRE FIGHTERS AND FIRE APPARATUS.
WIRING FOR THE E-COMM WILL BE PROVIDED AND WILL BE SHOWN ON THE ELECTRICAL DRAWINGS AT THE TIME OF BP.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[ARCHITECT SEAL]

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[CLIENT]

**GWL REALTY ADVISORS INC.**

[PROJECT]

**MULTI-FAMILY DEVELOPMENT**

140 WEST 19TH STREET
NORTH VANCOUVER, BC

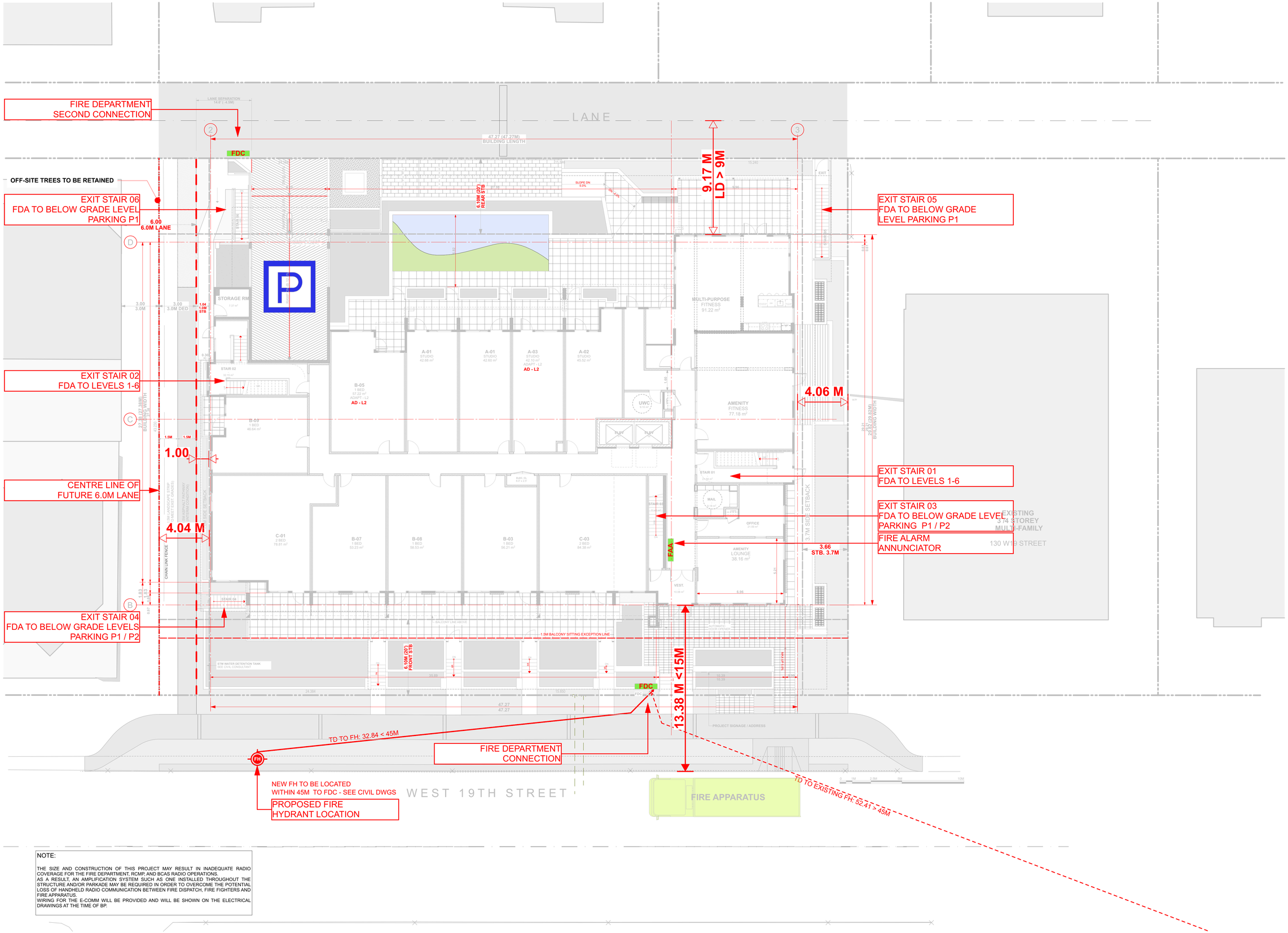
[TITLE]

**SITE PLAN**

| | |
|---|---|
| 22601 | [PROJECT] |
| 3/32" = 1'-0" | [SCALE] |
| MAY 27, 2024 | [DATE] |
| 3 - RZA / DPA RESUBMISSION | [ISSUE] |

[DRAWING]

**A-1.200**

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AS A RESULT, AN AMPLIFICATION SYSTEM SUCH AS ONE INSTALLED THROUGHOUT THE STRUCTURE AND/OR PARKADE MAY BE REQUIRED IN ORDER TO OVERCOME THE POTENTIAL LOSS OF HANDHELD RADIO COMMUNICATION BETWEEN FIRE DISPATCH, FIRE FIGHTERS AND FIRE APPARATUS.
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LEGEND:

- VEHICLE ENTRANCE TO PARKADE
- FIRE HYDRANT
- SPRINKLER / STANDPIPE CONNECTION
- FAA — FIRE ALARM ANNUNCIATOR
- FDC — FIRE DEPARTMENT CONNECTION
- FIRE WALL — FIRE WALL
- 6.10 — TRAVEL DISTANCE
- 6.10 — TRAVEL DISTANCE

REGISTERED ARCHITECT SHAUN F. SCHOLES 2024-05-28 BRITISH COLUMBIA

[ARCHITECT SEAL]

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[PROJECT]

MULTI-FAMILY DEVELOPMENT
140 WEST 19TH STREET
NORTH VANCOUVER, BC

[TITLE]

# FIRE DEPARTMENT ACCESS PLAN

[PROJECT] 22601

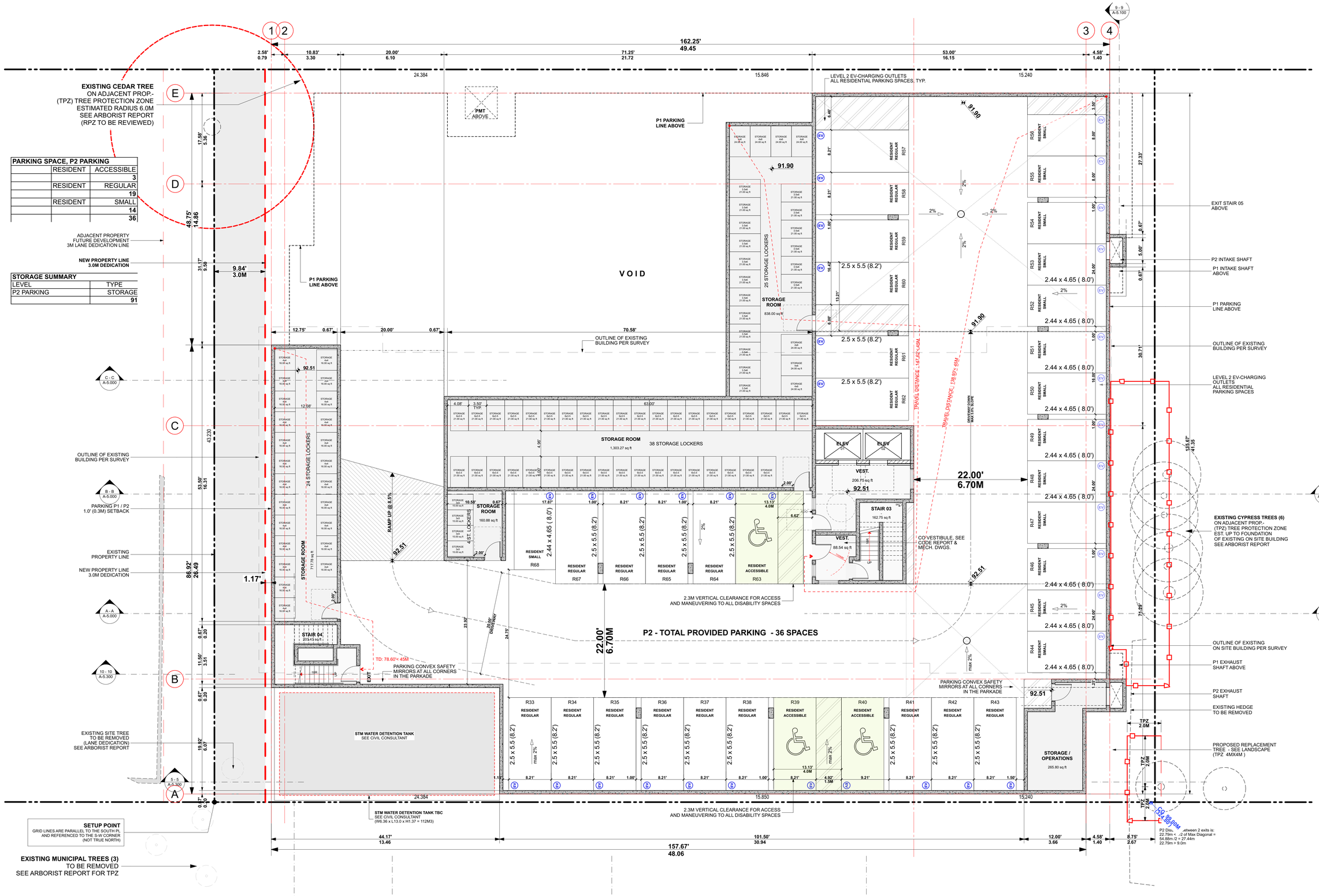
[SCALE] 3/32" = 1'-0"

[DATE] MAY 27, 2024

[ISSUE] 3 - RZA / DPA RESUBMISSION

[DRAWING]

A-1.220





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2024-05-28
BRITISH COLUMBIA

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[CLIENT]

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[PROJECT]

**MULTI-FAMILY DEVELOPMENT**

140 WEST 19TH STREET
NORTH VANCOUVER, BC

[TITLE]

# P2 PARKING PLAN

[PROJECT] 22601

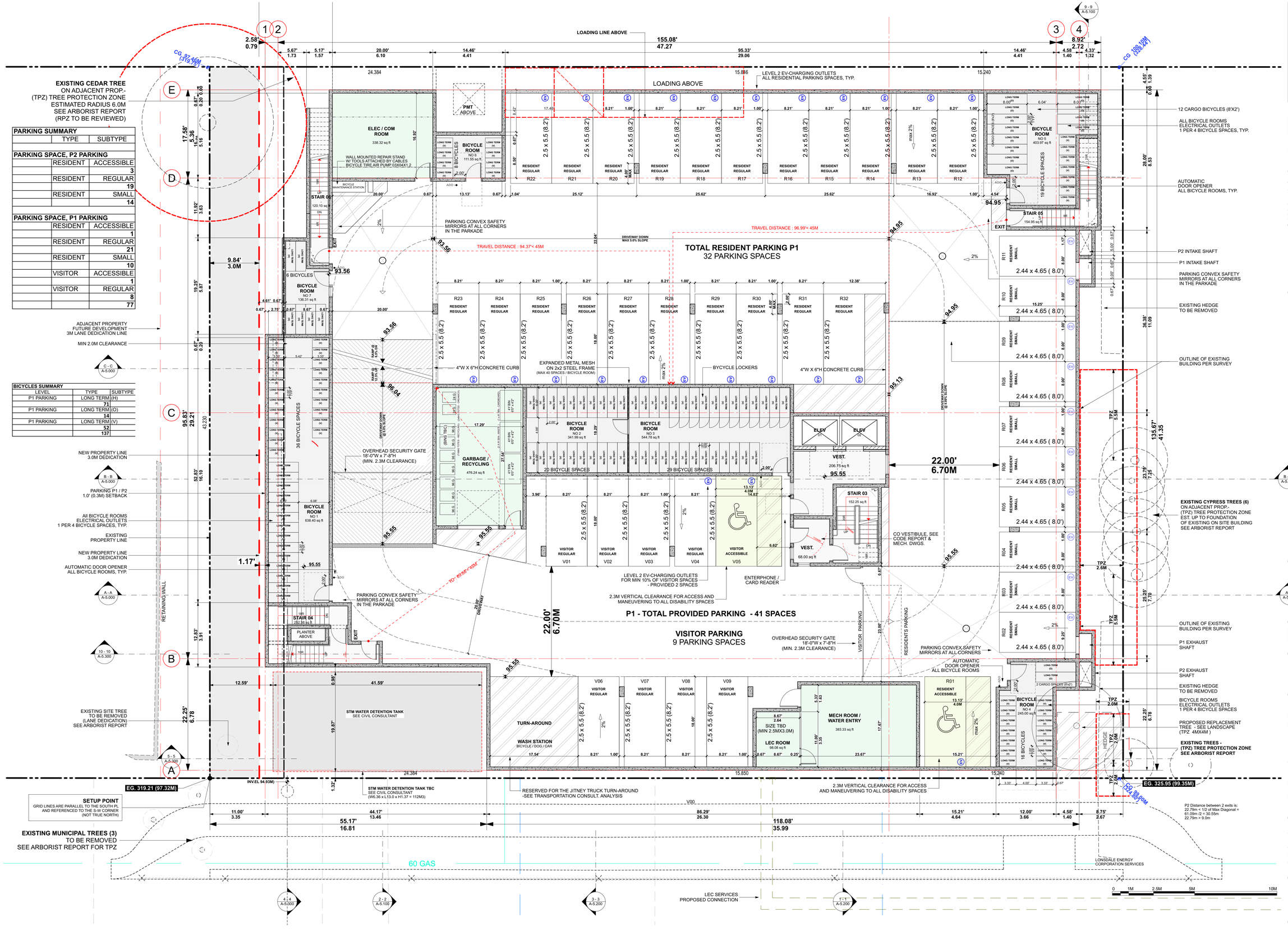
[SCALE] 1/8" = 1'-0"

[DATE] MAY 27, 2024

[ISSUE] 3 - RZA / DPA RESUBMISSION

[DRAWING]

# A-2.010




| PARKING SUMMARY | | |
|---|---|---|
| | TYPE | SUBTYPE |
| **PARKING SPACE, P2 PARKING** | | |
| | RESIDENT | ACCESSIBLE |
| | | 3 |
| | RESIDENT | REGULAR |
| | | 19 |
| | RESIDENT | SMALL |
| | | 14 |
| **PARKING SPACE, P1 PARKING** | | |
| | RESIDENT | ACCESSIBLE |
| | | 1 |
| | RESIDENT | REGULAR |
| | | 21 |
| | RESIDENT | SMALL |
| | | 10 |
| | VISITOR | ACCESSIBLE |
| | | 1 |
| | VISITOR | REGULAR |
| | | 8 |
| | | 77 |

| BICYCLES SUMMARY | | |
|---|---|---|
| LEVEL | TYPE | SUBTYPE |
| P1 PARKING | LONG TERM | (H) |
| | 71 | |
| P1 PARKING | LONG TERM | (O) |
| | 14 | |
| P1 PARKING | LONG TERM | (V) |
| | 52 | |
| | 137 | |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REGISTERED ARCHITECT
SHAMUS F SACHS
2024-05-28
BRITISH COLUMBIA

[ARCHITECT SEAL]

GWL REALTY ADVISORS

[CLIENT]

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[PROJECT]

**MULTI-FAMILY DEVELOPMENT**

140 WEST 19TH STREET
NORTH VANCOUVER, BC

[TITLE]

# P1 PARKING PLAN

[PROJECT] 22601

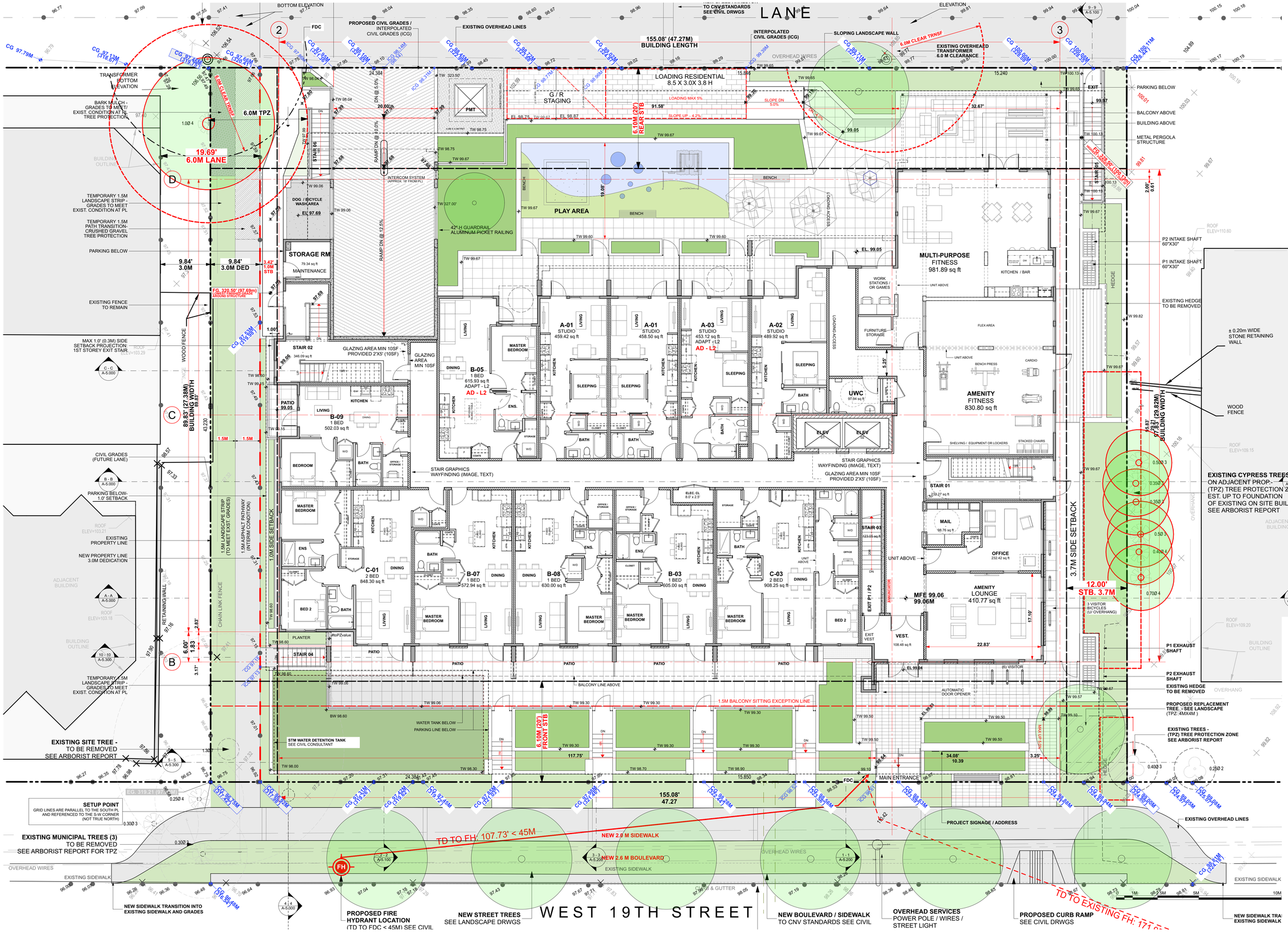
[SCALE] 1/8" = 1'-0"

[DATE] MAY 27, 2024

[ISSUE] 3 - RZA / DPA RESUBMISSION

[DRAWING]

# A-2.020





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[PROJECT TEAM]

REGISTERED ARCHITECT SHAMUS F. SHERIDAN 2024-05-28 BRITISH COLUMBIA

[ARCHITECT SEAL]

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[CLIENT]

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[PROJECT]

MULTI-FAMILY DEVELOPMENT

140 WEST 19TH STREET
NORTH VANCOUVER, BC

[TITLE]

1ST FLOOR

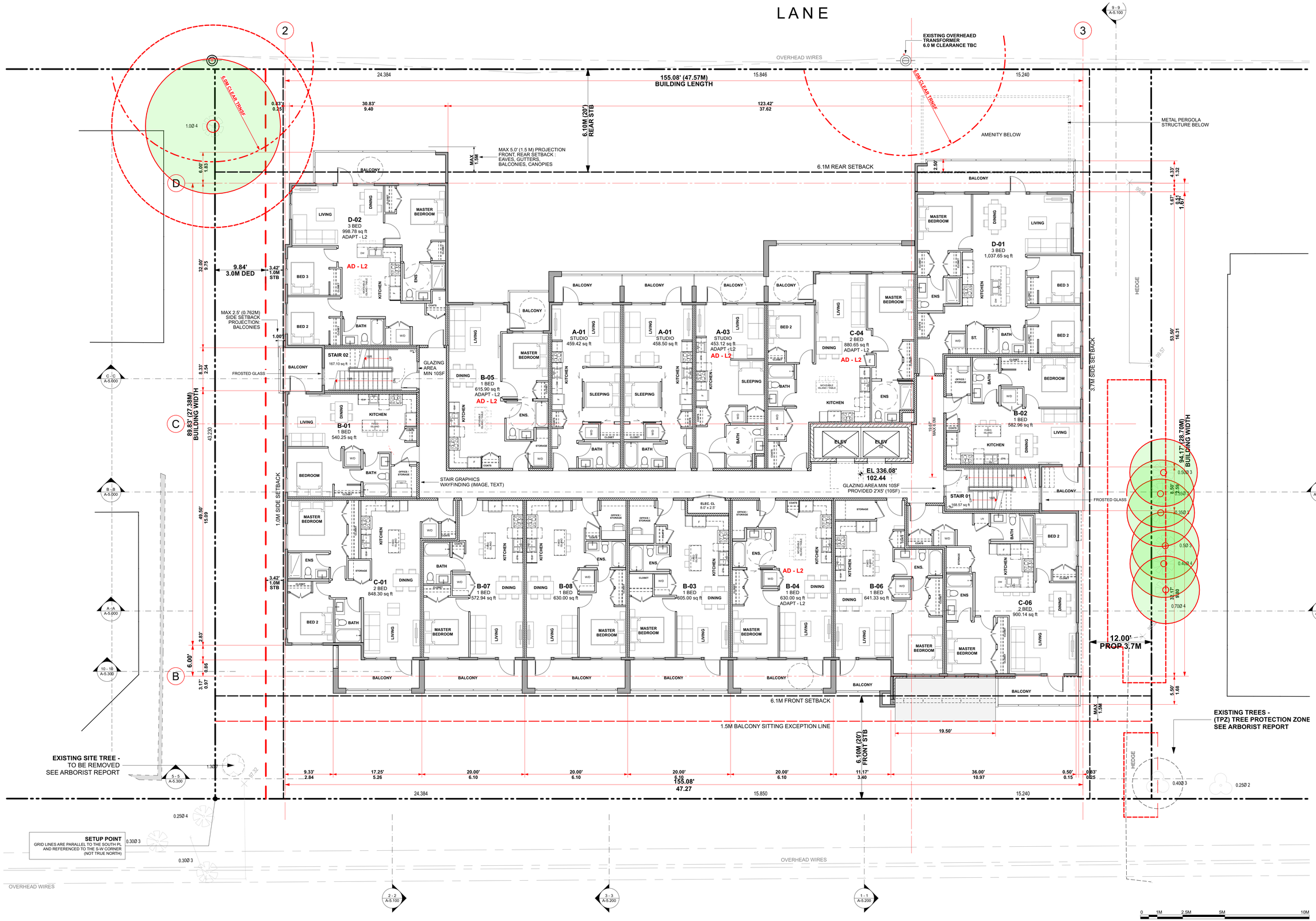
[PROJECT] 22601

[SCALE] 1/8" = 1'-0"

[DATE] MAY 27, 2024

[ISSUE] 3 - RZA / DPA RESUBMISSION

[DRAWING] A-2.100





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REGISTERED ARCHITECT SHAWUS F. MACKEY 2024-05-28 BRITISH COLUMBIA

[ARCHITECT SEAL]

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[CLIENT]

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[PROJECT]

**MULTI-FAMILY DEVELOPMENT**

140 WEST 19TH STREET
NORTH VANCOUVER, BC

[TITLE]

# 2ND FLOOR

[PROJECT] 22601

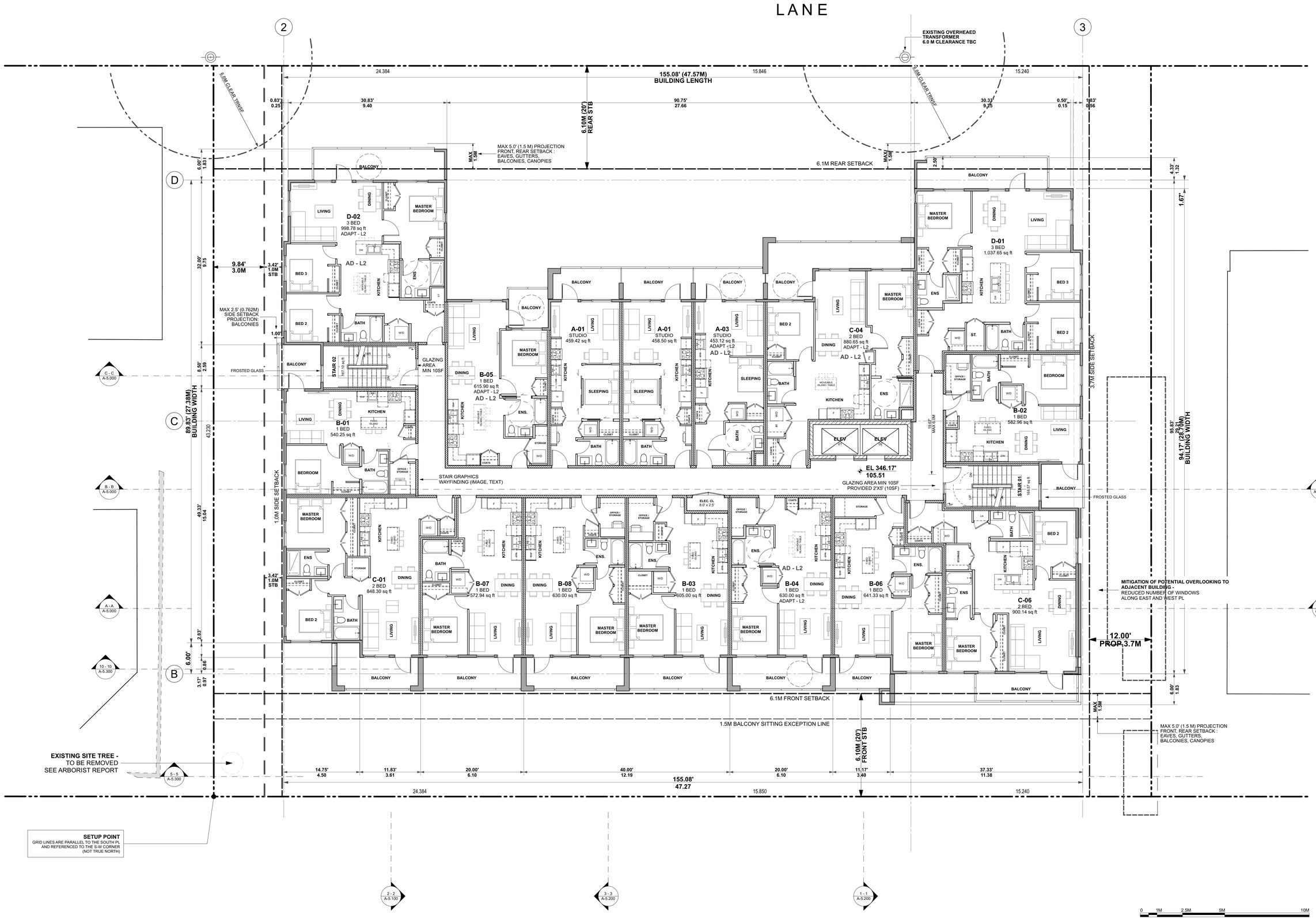
[SCALE] 1/8" = 1'-0"

[DATE] MAY 27, 2024

[ISSUE] 3 - RZA / DPA RESUBMISSION

[DRAWING]

# A-2.200





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[PROJECT TEAM]

REGISTERED ARCHITECT SIMMUS F SADEGHI BRITISH COLUMBIA 2024-05-28

[ARCHITECT SEAL]

GWL REALTY ADVISORS

[CLIENT]

GWL REALTY ADVISORS INC.

[PROJECT]

**MULTI-FAMILY DEVELOPMENT**

140 WEST 19TH STREET
NORTH VANCOUVER, BC

[TITLE]

**3RD FLOOR**

[PROJECT] 22601

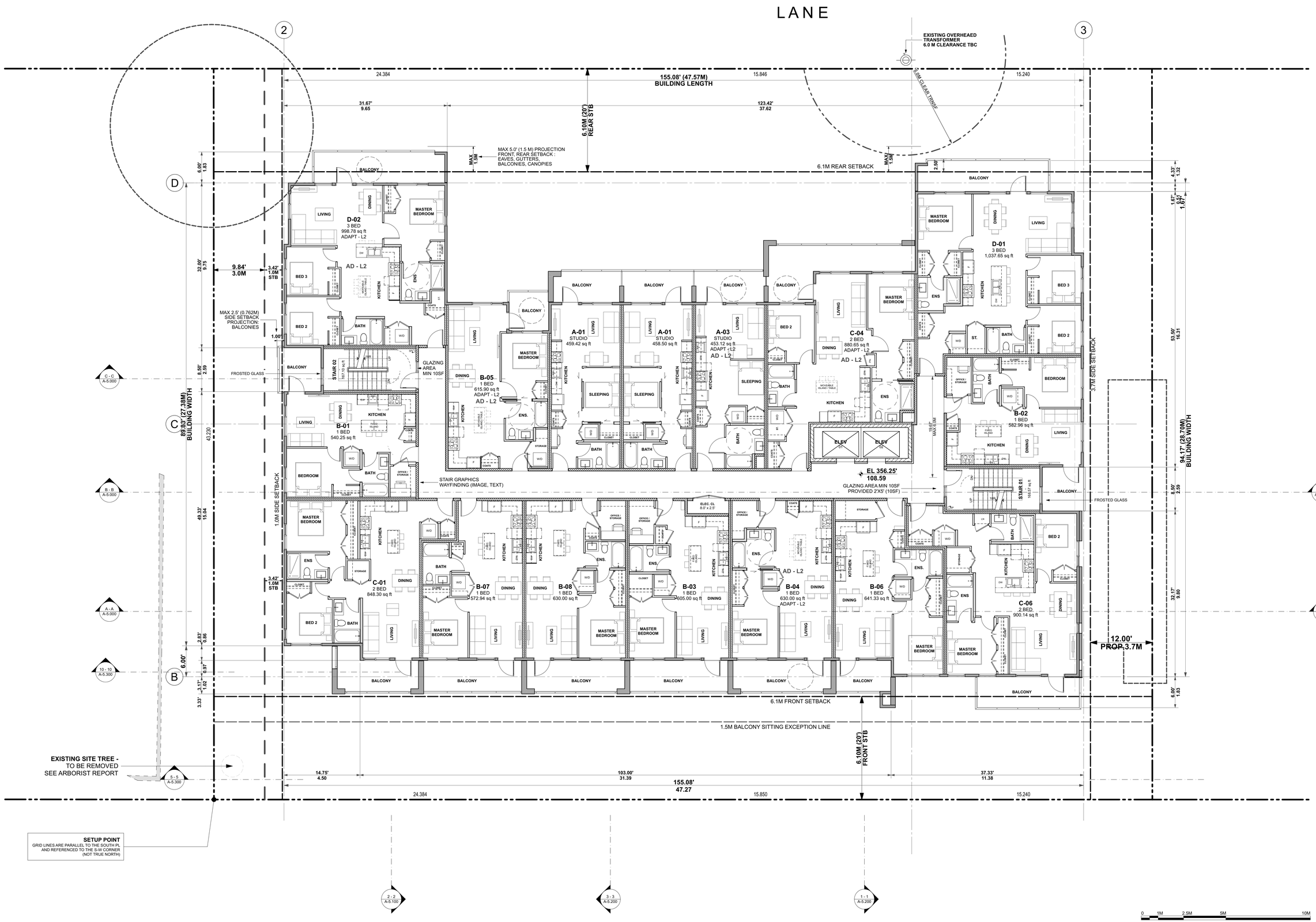
[SCALE] 1/8" = 1'-0"

[DATE] MAY 27, 2024

[ISSUE] 3 - RZA / DPA RESUBMISSION

[DRAWING]

**A-2.300**





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REGISTERED ARCHITECT
SIMMUS F SAGEY
2024-05-28
BRITISH COLUMBIA

[ARCHITECT SEAL]

GWL REALTY ADVISORS

[CLIENT]

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[PROJECT]

**MULTI-FAMILY DEVELOPMENT**

140 WEST 19TH STREET
NORTH VANCOUVER, BC

[TITLE]

# 4TH FLOOR

[PROJECT] **22601**

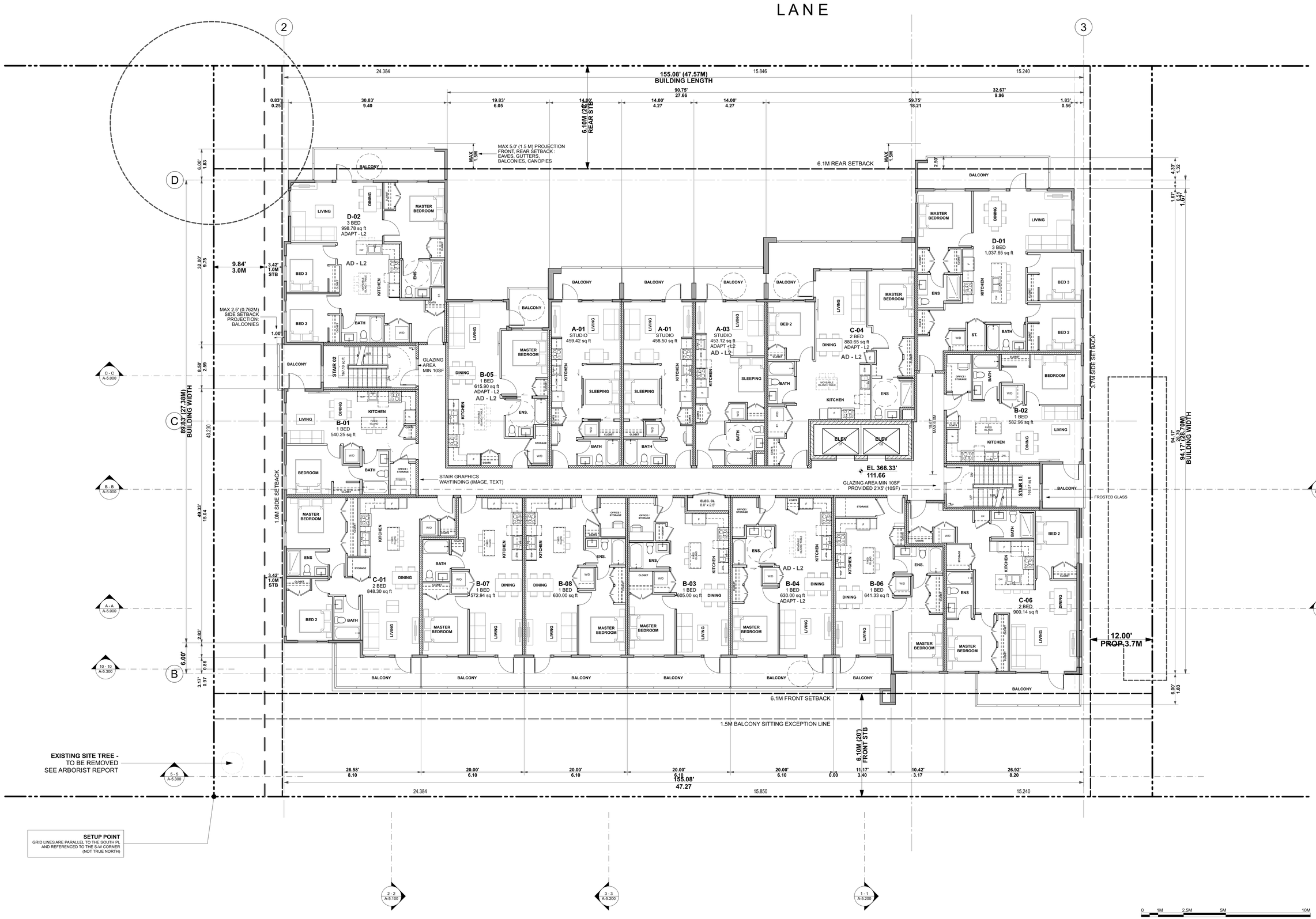
[SCALE] **1/8" = 1'-0"**

[DATE] **MAY 27, 2024**

[ISSUE] **3 - RZA / DPA RESUBMISSION**

[DRAWING]

# A-2.400





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[PROJECT TEAM]

REGISTERED ARCHITECT
SIGMUS F SAGAT
2024-05-28
BRITISH COLUMBIA

[ARCHITECT SEAL]

GWL REALTY ADVISORS

[CLIENT]

**GWL REALTY ADVISORS INC.**

[PROJECT]

**MULTI-FAMILY DEVELOPMENT**

140 WEST 19TH STREET
NORTH VANCOUVER, BC

[TITLE]

**5TH FLOOR**

| | |
|---|---|
| 22601 | [PROJECT] |
| 1/8" = 1'-0" | [SCALE] |
| MAY 27, 2024 | [DATE] |
| 3 - RZA / DPA RESUBMISSION | [ISSUE] |
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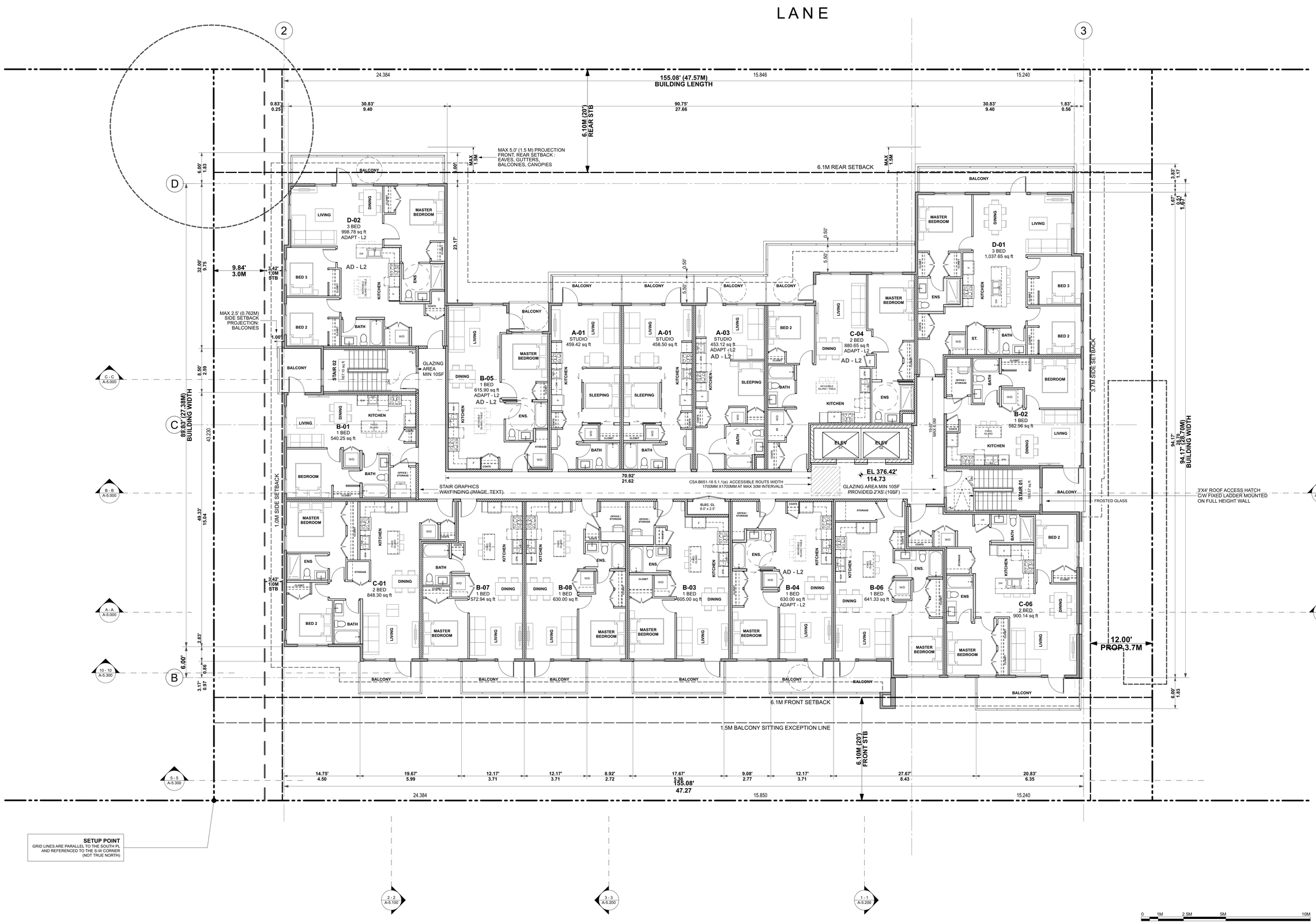



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REGISTERED ARCHITECT
SHAUN S. FUNG
2024-05-28
BRITISH COLUMBIA

[ARCHITECT SEAL]

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[CLIENT]

**GWL REALTY ADVISORS INC.**

[PROJECT]

**MULTI-FAMILY DEVELOPMENT**

140 WEST 19TH STREET
NORTH VANCOUVER, BC

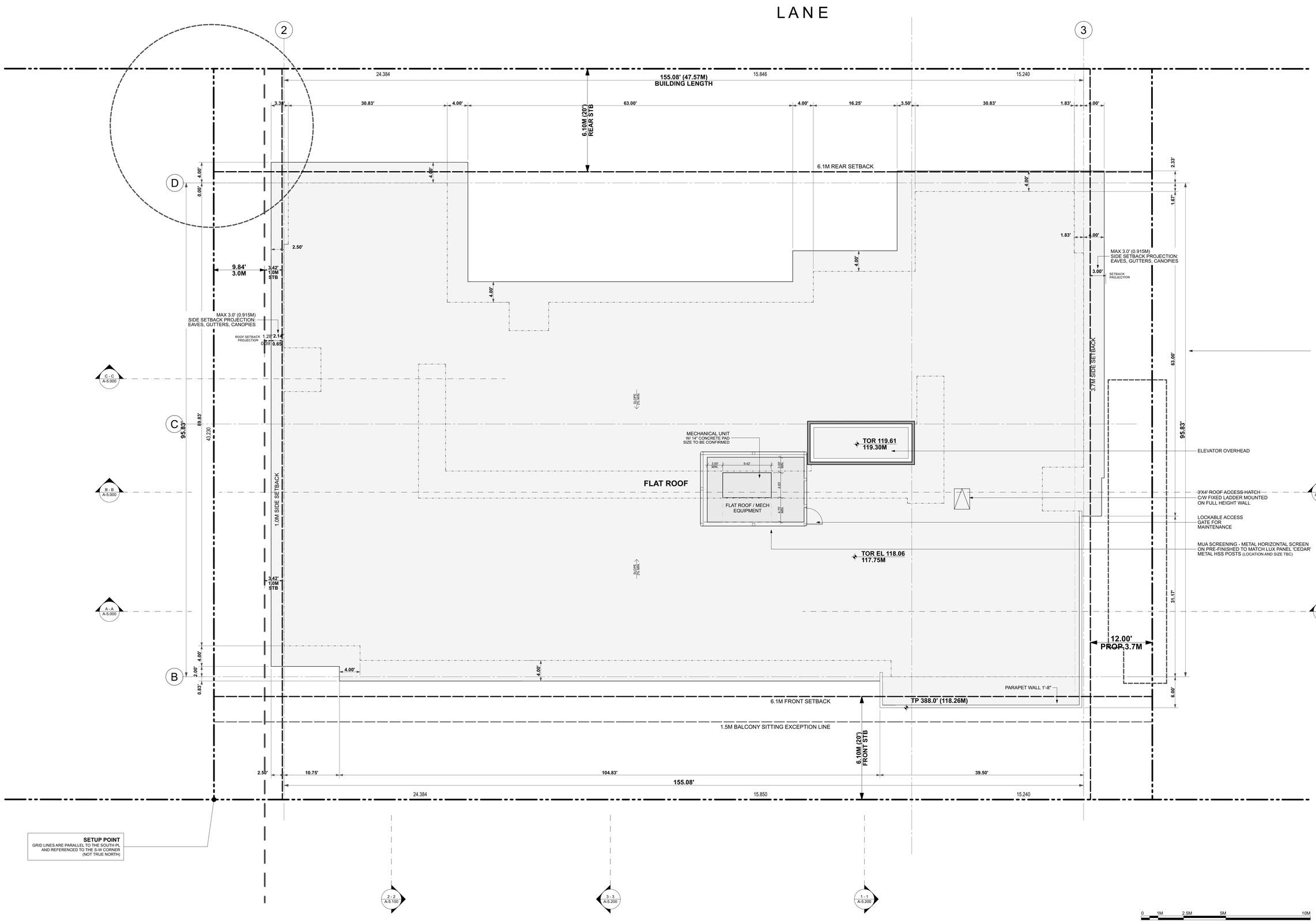
[TITLE]

# 6TH FLOOR

| | |
|---|---|
| 22601 | [PROJECT] |
| 1/8" = 1'-0" | [SCALE] |
| MAY 27, 2024 | [DATE] |
| 3 - RZA / DPA RESUBMISSION | [ISSUE] |

[DRAWING]

**A-2.600**

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[PROJECT TEAM]

REGISTERED ARCHITECT
SHAWUN F. SCHMIDT
2024-05-28
BRITISH COLUMBIA

[ARCHITECT SEAL]

GWL REALTY ADVISORS

[CLIENT]

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[PROJECT]

**MULTI-FAMILY DEVELOPMENT**

140 WEST 19TH STREET
NORTH VANCOUVER, BC

[TITLE]

# ROOF PLAN

| | |
|---|---|
| 22601 | [PROJECT] |
| 1/8" = 1'-0" | [SCALE] |
| MAY 27, 2024 | [DATE] |
| 3 - RZA / DPA RESUBMISSION | [ISSUE] |

[DRAWING]

**A-2.700**

# ADAPTABLE DESIGN GUIDELINES

## DESIGN ELEMENTS

**City of North Vancouver Zoning Bylaw, 1995, No. 6700 Amendment Bylaw No. 2005, No. 7721 - Figure 5 - 1**

| | LEVEL ONE | LEVEL TWO | LEVEL THREE |
|---|---|---|---|
| **BUILDING ACCESS** | Outside stairs – maximum degree of colour contrast on nosing of each stair | Outside stairs – maximum degree of colour contrast on nosing of each stair | Outside stairs – maximum degree of colour contrast on nosing of each stair |
| **BUILDING ACCESS** | Curb cuts have tactile and visual cues | Curb cuts have tactile and visual cues | Curb cuts have tactile and visual cues |
| **BUILDING ACCESS** | Unobstructed access to main building entrances from street/sidewalks | Unobstructed access to main building entrances from street/sidewalks | Unobstructed access to main building entrances from street/sidewalks |
| **BUILDING ACCESS** | | Unobstructed internal access:<br>- from parking levels containing accessible parking (5' or 1520mm corridors; 2' or 610mm clear wall space adjacent to door latch) *<br>- garbage and recycling receptacles and storage lockers<br>- no stairs within building circulation including corridors on residential levels<br>- accessible storage lockers for each unit | Unobstructed internal access:<br>- from parking levels containing accessible parking (5' or 1520mm corridors; 2' or 610mm clear wall space adjacent to door latch) *<br>- garbage and recycling receptacles and storage lockers<br>- no stairs within building circulation including corridors on residential levels<br>- accessible storage lockers for each Level 3 unit |
| **BUILDING ACCESS** | Canopy over main building entrances (3' or 915mm) and enterphone | Canopy over main building entrances (3' or 915mm) and enterphone | Canopy over main building entrances (3' or 915mm and enterphone |
| **BUILDING ACCESS** | | Provide automatic door opener for at least one building entry door at ground level as well as doors leading into the building on each underground parkade level where disability parking is provided | Provide automatic door opener for at least one building entry door at ground level as well as doors leading into the building on each underground parkade level where disability parking is provided |
| **BUILDING ACCESS** | Disability Parking provided in accordance with Zoning bylaw Figure 9-4 as attached | Disability Parking provided in accordance with Zoning bylaw Figure 9-4 as attached. | Disability Parking provided in accordance with Zoning bylaw Figure 9-4 as attached |
| **BUILDING ACCESS** | | 3' or 915mm building and suite entry doors | 3' or 915mm building and suite entry doors |
| **BUILDING ACCESS** | Flush thresholds throughout the building (maximum ½" or 13mm height) | Flush thresholds throughout the building (maximum ½" or 13mm height) | Flush thresholds throughout the building (maximum ½" or 13mm height) |
| **BUILDING ACCESS** | Accessible building enterphone, call buttons and, where provided, suite door bells * | Accessible building enterphone, call buttons and, where provided, suite door bells * | Accessible building enterphone, call buttons and, where provided, suite door bells * |

* Illustrations available
** Options considered



DESIGN ELEMENTS



| | | | |
|---|---|---|---|
| **COMMON AREAS** | | Accessible mailboxes for all AD Level 2 units, and 5' or 1520mm turning radius in front * | Accessible mailboxes for all AD Level 3 units, and 5' or 1520mm turning radius in front * |
| **CIRCULATION** | Corridors minimum 4' or 1220mm wide (except for service access areas) * | Corridors minimum 4' or 1220mm wide (except for service access areas) * | Corridors minimum 4' or 1220mm wide (except for service access areas) * |
| **CIRCULATION** | | Provide 5' or 1520mm turning radius inside and outside the entry corridor of each dwelling unit * | Provide 5' or 1520mm turning radius inside and outside the entry corridor of each dwelling unit * |
| **SUITE CIRCULATION** | | Provide wiring for an automatic door opener for the suite entry door | Provide wiring for an automatic door opener for the suite entry door |
| **SUITE CIRCULATION** | | Provide 2' or 610mm clear wall space adjacent to door latches where door swings toward user (pocket doors acceptable for bathrooms and bedrooms)* | Provide wiring for an automatic door opener for the suite entry door. Provide 2' or 610mm clear wall space adjacent to door latches where door swings toward user (pocket doors acceptable for bathrooms and bedrooms)* |
| **DOORS** | | Minimum one bathroom, minimum one bedroom and storage room doors 2'-10" or 860mm clear opening* | Minimum one bathroom, minimum one bedroom and storage room doors 2'-10" or 860mm clear opening |
| **PATIOS & BALCONIES** | | Minimum one door 2' - 10" or 860mm clear door opening | Minimum one door 2 - 10" or 860mm clear door opening |
| **PATIOS & BALCONIES** | | Minimum one patio or balcony doorsill with maximum ½" or 13mm threshold** | Minimum one patio or balcony doorsill with maximum ½" or 13mm threshold ** |
| **PATIOS & BALCONIES** | | Minimum 5' or 1520mm turning radius on patio / balcony | Minimum 5' or 1520mm turning radius on patio / balcony |
| **WINDOWS** | | Opening mechanism maximum 46" or 1168mm above floor (provide notation on window schedule) | Opening mechanism maximum 46" or 1168mm above floor (provide notation on window schedule) |
| **WINDOWS** | | Provide minimum 6-0' or 1800mm horizontal windows in living room, dining room and minimum one bedroom where sills are not more than 2'- 6" or 750mm above the floor | Provide minimum 6-0' or 1800mm horizontal windows in living room, dining room and minimum one bedroom where sills are not more than 2'- 6" or 750mm above the floor |
| **KITCHEN** | | Continuous counter between sink and stove* | Continuous counter between sink and stove* |
| **KITCHEN** | | | Sink cabinet minimum 2'8" or 810mm wide |
| **KITCHEN** | | | Provide sufficient space for future installation of cooktop and wall oven |
| **KITCHEN** | | | Provide for potential 2'8" or 810mm wide undercounter workspace |
| **KITCHEN** | | | Lower edge of upper cupboards 4'6" or 1350mm above floor |

* Illustrations available
** Options considered



DESIGN ELEMENTS



| | | | |
|---|---|---|---|
| **KITCHEN** | | | Minimum 4' or 1220mm floor space between base cabinets / walls (possible with removal of sink cabinet) * |
| **MIN. ONE BATHROOM** | | Toilet located adjacent to wall (min 3' or 915mm length) * | Toilet located adjacent to wall (min 4'6" or 1370mm length) * |
| **MIN. ONE BATHROOM** | | Provide turning radius within bathroom (may result from removal of vanity cabinet)* | Provide turning radius within bathroom (may result from removal of vanity cabinet)* |
| **MIN. ONE BATHROOM** | | 3' or 915mm clearance along full length of tub * | 3' or 915mm clearance along full length of tub * |
| **MIN. ONE BATHROOM** | | Tub control valve placed at outer edge of tub, with tub spout remaining in central position * | Tub control valve placed at outer edge of tub, with tub spout remaining in central position * |
| **MIN. ONE BATHROOM** | | Accessible storage * | Accessible storage* |
| **MIN. ONE BATHROOM** | | | Provide pocket door or door swing out * |
| **MIN. ONE BATHROOM** | | | Space under sink minimum 2'8" or 810mm wide * |
| **MIN. ONE BATHROOM** | | | Provide for the possible future installation of an accessible shower stall, sized at least 3'-0" x 5'-0" or 910mm x 1500mm - refer to the 1998 BC Building Access Handbook for details |
| **MIN. ONE BEDROOM** | | | Sufficient manoeuvring room between closet and double bed * |
| **MIN. ONE BEDROOM** | | | Provide 3' or 915mm access to window opening * |
| **LAUNDRY FACILITIES** | | | Provide front loading side-by-side washer / dryer in-suite or in common area |
| **LAUNDRY FACILITIES** | | | 4' or 1220mm manoeuvring space in front of washer / dryer |

S:\COMMUNITY PLANNING\Adaptable Design\Handouts\Design Elements Handout.doc

* Illustrations available
** Options considered



DESIGN ELEMENTS



# ADAPTABLE DESIGN GUIDELINES

## FIXTURES AND FINISHES

| | LEVEL ONE | LEVEL TWO | LEVEL THREE |
|---|---|---|---|
| **BASIC** | Easy to read building address numbers (min. 4" or 100mm high in contrasting colours) | Easy to read building address numbers (min. 4" or 100mm high in contrasting colours) | Easy to read building address numbers (min. 4" or 100mm high in contrasting colours) |
| **BASIC** | Lighting levels to a minimum of 100 lux outside and inside main building entries and suite entries | Lighting levels to a minimum of 100 lux outside and inside main building entries and suite entries | Lighting levels to a minimum of 100 lux outside and inside main building entries and suite entries |
| **BASIC** | No polished finish on building entry flooring (provide flooring samples) | No polished finish on building entry flooring (provide flooring samples) | No polished finish on building entry flooring (provide flooring samples) |
| **BASIC** | Except for pocket doors, sliding doors, or doors equipped with openers, lever door handles are required on all doors (provide notation on door schedule) | Except for pocket doors, sliding doors, or doors equipped with openers, lever door handles are required on all doors (provide notation on door schedule) | Except for pocket doors, sliding doors, or doors equipped with openers, lever door handles are required on all doors (provide notation on door schedule) |
| **BASIC** | Signage throughout common areas has well contrasted colours | Signage throughout common areas has well contrasted colours | Signage throughout common areas has well contrasted colours |
| **BASIC** | Elevators have well contrasted control buttons | Elevators have well contrasted control buttons | Elevators have well contrasted control buttons |
| **CIRCULATION** | | Slip resistant flooring | Slip resistant flooring |
| **CIRCULATION** | | Colour contrasting exit doors | Colour contrasting exit doors |
| **BUILDING MEETING / AMENITY ROOMS** | | Provide carpet and drapes to absorb sound and decrease echoes | Provide carpet and drapes to absorb sound and decrease echoes |
| **UNIT ENTRIES** | | Adjustable door closers to reduce force to open door to maximum 22N or 5 lbs. | Adjustable door closers to reduce force to open door to maximum 22N or 5 lbs. |
| **UNIT ENTRIES** | | Door handle at 40" or 1000mm above the floor, with deadbolts placed immediately above or below | Door handle at 40" or 1000mm above the floor, with deadbolts placed immediately above or below |
| **UNIT ENTRIES** | | | Two door viewers: 3'5" or 1050mm and 5' or 1520mm |
| **UNIT FLOORING** | | Non-slip flooring in kitchen and minimum one bathroom (provide flooring samples) | Non-slip flooring in kitchen and minimum one bathroom (provide flooring samples) |
| **UNIT FLOORING** | | High density, low level loop carpet and underlay maximum ½" or 13mm height | High density, low level loop carpet and underlay maximum ½" or 13mm height |
| **PATIOS AND BALCONIES** | | Outdoor light fixture provided | Outdoor light fixture provided |
| **PATIOS AND BALCONIES** | | Electrical outlet provided | Electrical outlet provided |

* Illustrations available



FIXTURES & FINISHES



| | LEVEL ONE | LEVEL TWO | LEVEL THREE |
|---|---|---|---|
| **ELECTRICAL** | | Switches, controls, thermostats and the highest breaker in the suite panel, to be installed no higher than 46" or 1170mm above finished floor | Switches, controls, thermostats and the highest breaker in the suite panel, to be installed no higher than 46" or 1170mm above finished floor |
| **ELECTRICAL** | | Electrical outlets, cable outlets, telephone jacks not lower than 18" or 450mm above floor | Electrical outlets, cable outlets, telephone jacks not lower than 18" or 450mm above floor |
| **ELECTRICAL** | Within suites a duplex outlet is required within 8" or 200mm of a telephone jack | Within suites a duplex outlet is required within 8" or 200mm of a telephone jack | Within suites a duplex outlet is required within 8" or 200mm of a telephone jack |
| **ELECTRICAL** | Wiring for visual alarm system in living room and minimum one bedroom, connected to fire alarm system | Wiring for visual alarm system in living room and minimum one bedroom, connected to fire alarm system | Wiring for visual alarm system in living room and minimum one bedroom, connected to fire alarm system |
| **ELECTRICAL** | | Rocker switches | Rocker switches |
| **ELECTRICAL** | | | Double bulb ceiling fixtures |
| **ELECTRICAL** | | | Provide wiring for automatic door opener and strike at unit entry |
| **WINDOWS** | | Easily grasped and operated mechanism for opening and locking windows | Easily grasped and operated mechanism for opening and locking windows |
| **KITCHEN** | | Task lighting of at least 100 lux level at sink, stove and work areas in addition to general overhead lighting | Task lighting of at least 100 lux level at sink, stove and work areas in addition to general overhead lighting |
| **KITCHEN** | | Pull-out work boards at 2'8" or 810mm height * | Pull-out work boards at 2'8" or 810mm height * |
| **KITCHEN** | | Lever handle faucets and cabinet handles which can be easily used with an open hand eg. "D" or "J" cabinet handles | Lever handle faucets and cabinet handles which can be easily used with an open hand eg. "D" or "J" cabinet handles |
| **KITCHEN** | | Adjustable shelves in all cabinets | Adjustable shelves in all cabinets |
| **KITCHEN** | | | Drawer storage in key areas* |
| **KITCHEN** | | | Provision for removal of sink cabinet and lowering of counter height |
| **KITCHEN** | | | Provision in water supply and drain to allow for a 4" (100mm) drop in sink height (offset plumbing) |
| **KITCHEN** | | | Provision for the future installation of at least one counter receptacle in front of cabinets |
| **KITCHEN** | | | Where regular refrigerator installed initially, provide adequate space for side by side model |
| **KITCHEN** | | | Contrasting knobs on stove / cook top |

* Illustrations available



FIXTURES & FINISHES



| | LEVEL ONE | LEVEL TWO | LEVEL THREE |
|---|---|---|---|
| **MIN. ONE BATHROOM** | Solid blocking provided in walls of tub / shower and toilet areas, and behind towel bars * | Solid blocking provided in walls of tub / shower and toilet areas, and behind towel bars * | Solid blocking provided in walls of tub / shower and toilet areas, and behind towel bars * |
| **MIN. ONE BATHROOM** | Pressure balanced tub / shower valves | Pressure balanced tub / shower valves | Pressure balanced tub / shower valves |
| **MIN. ONE BATHROOM** | | Provision in water supply and drain to allow for a 4" (100mm) drop in vanity height (offset plumbing) | Provision in water supply and drain to allow for a 4" (100mm) drop in vanity height (offset plumbing) |
| **MIN. ONE BATHROOM** | | Provision for vanity sink removal | Provision for vanity sink removal |
| **MIN. ONE BATHROOM** | | Adjustable height shower head or hand-held shower head on adjustable bracket* | Adjustable height shower head or hand-held shower head on adjustable bracket * |
| **MIN. ONE BATHROOM** | | | Water temperature regulator on tub / shower faucet |
| **LIVING ROOM** | | One switched electrical outlet | One switched electrical outlet |
| **BEDROOMS** | | Three-way switched outlet at bed area and doorway | Three-way switched outlet at bed area and doorway |
| **BEDROOMS** | | Provide light fixture in or adjacent to closet | Provide light fixture in or adjacent to closet |
| **BEDROOMS** | Telephone jack | Telephone jack | Telephone jack |
| **IN-SUITE STORAGE** | | Provide light and electrical outlet | Provide light and electrical outlet |

FIXTURES & FINISHES

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2330-200 Granville Street
Vancouver, BC, V6C 1S4
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Telephone: 604 688 4220

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[PROJECT TEAM]

REGISTERED ARCHITECT
SHAMUS F. SAMUEL
2024-05-28
BRITISH COLUMBIA

[ARCHITECT SEAL]

GWL REALTY ADVISORS

[CLIENT]

**GWL REALTY ADVISORS INC.**

[PROJECT]

**MULTI-FAMILY DEVELOPMENT**

140 WEST 19TH STREET
NORTH VANCOUVER, BC

[TITLE]

**CNV ADAPTABLE UNITS DESIGN GUIDELINES**

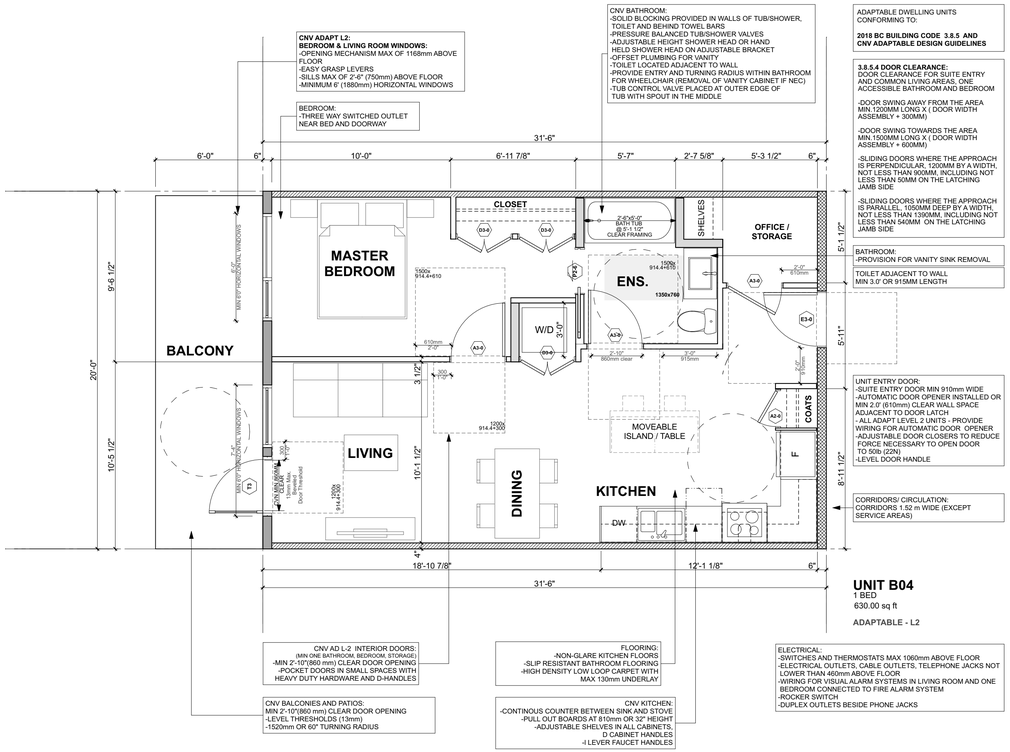
[PROJECT]
**22601**

[SCALE]

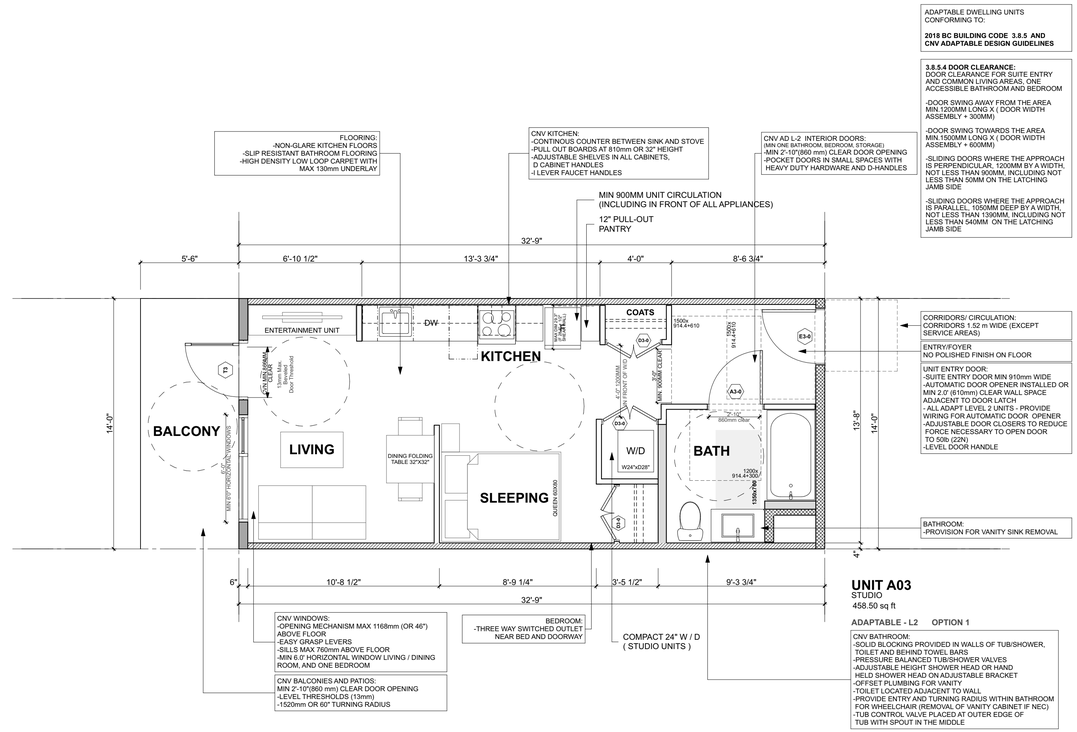
[DATE]
**MAY 27, 2024**

[ISSUE]
**3 - RZA / DPA RESUBMISSION**

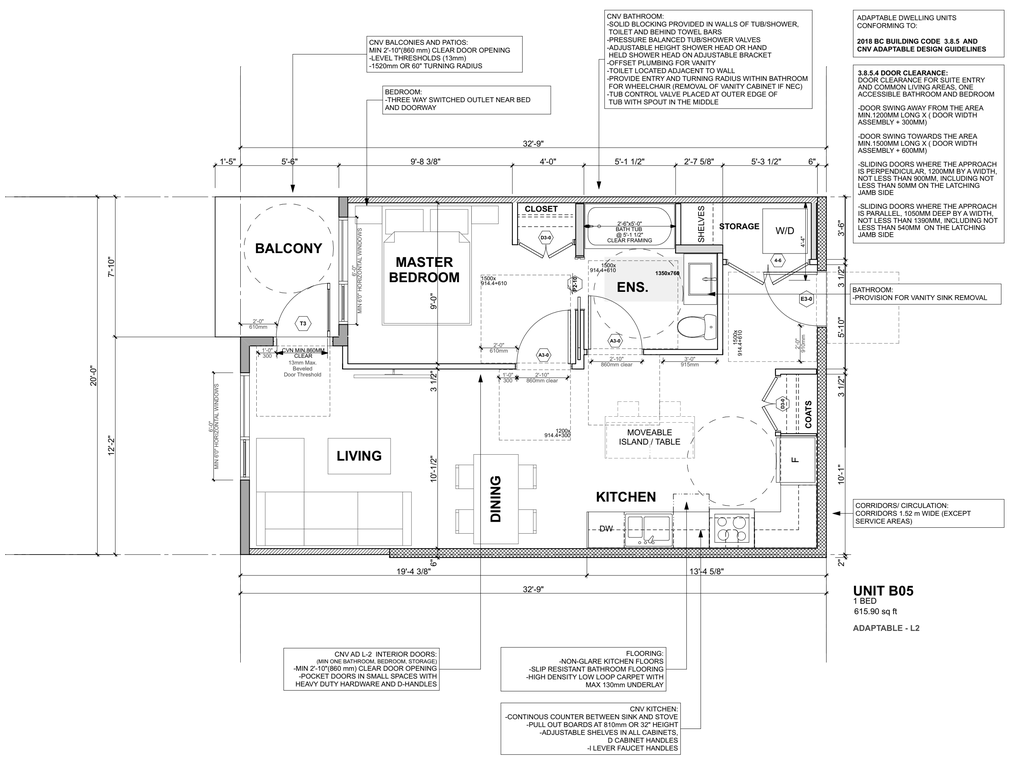
[DRAWING]
**A-3.000**




B04 - 1 BED ADAPTABLE L2




UNIT A03 STUDIO - ADAPTABLE L2

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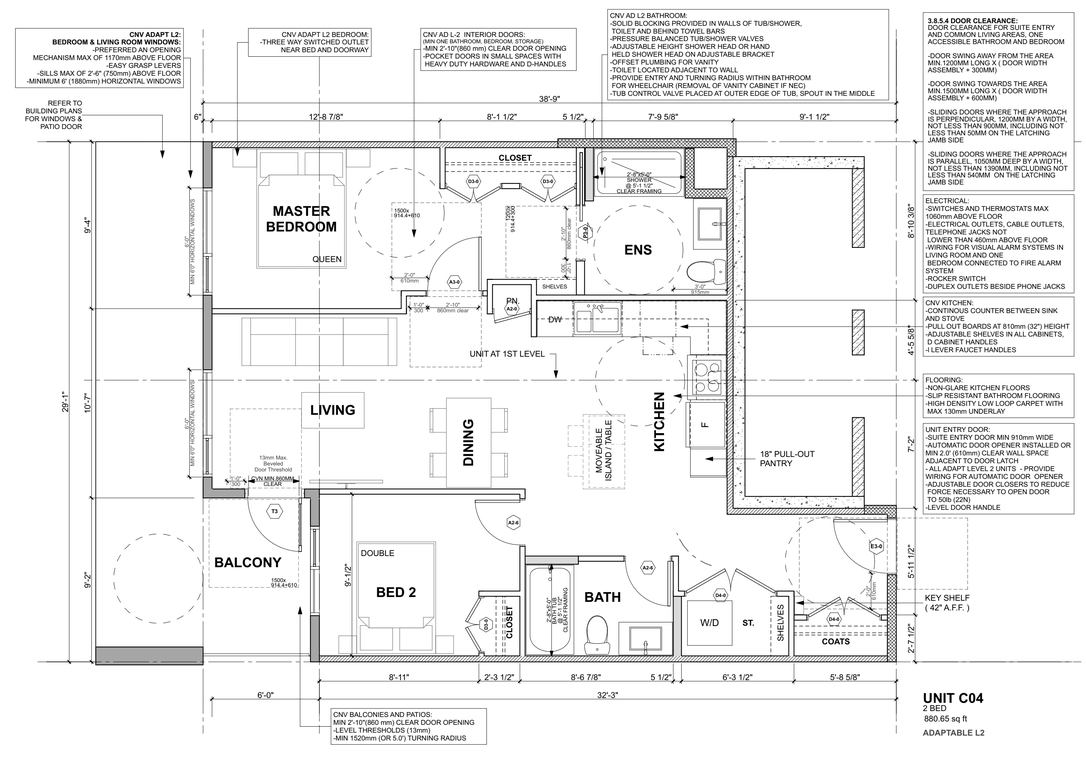


C04 - 2 BED ADAPTABLE L2

0 0.5M 1M 2.5M 5M


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[PROJECT TEAM]

REGISTERED ARCHITECT SHAHAB F SADRI 2024-05-28 BRITISH COLUMBIA

[ARCHITECT SEAL]

GWL REALTY ADVISORS

[CLIENT]

GWL REALTY ADVISORS INC.

[PROJECT]

MULTI-FAMILY DEVELOPMENT

140 WEST 19TH STREET
NORTH VANCOUVER, BC

[TITLE]

ADAPTABLE UNIT PLANS

[PROJECT] 22601

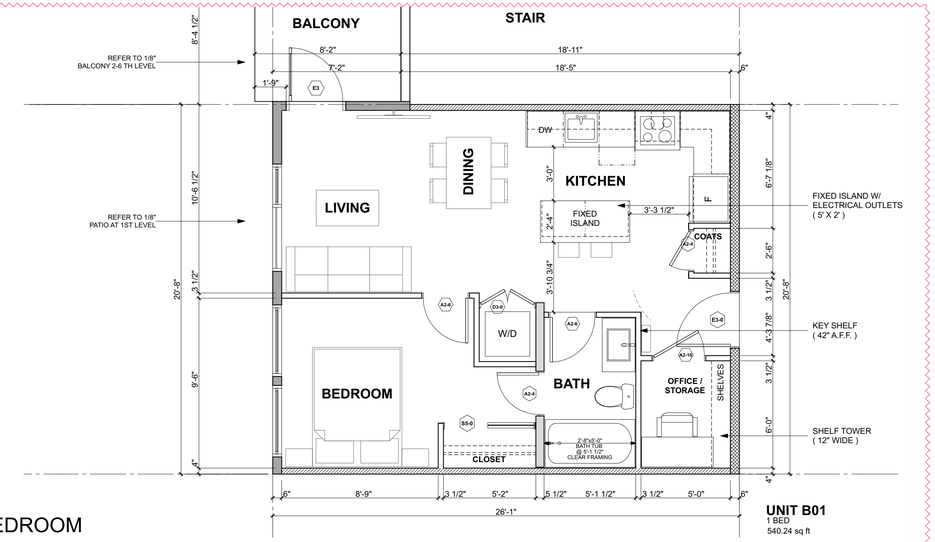
[SCALE]

[DATE] MAY 27, 2024

[ISSUE] 3 - RZA / DPA RESUBMISSION

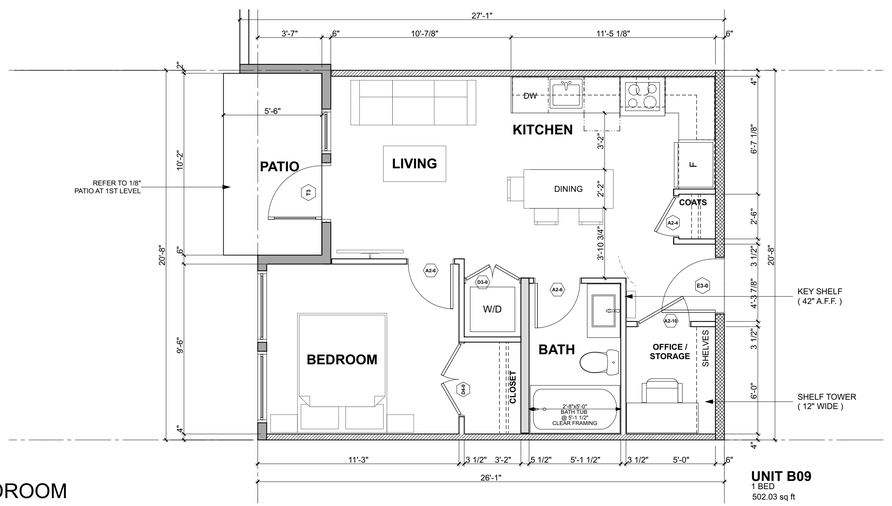
[DRAWING]

A-3.010



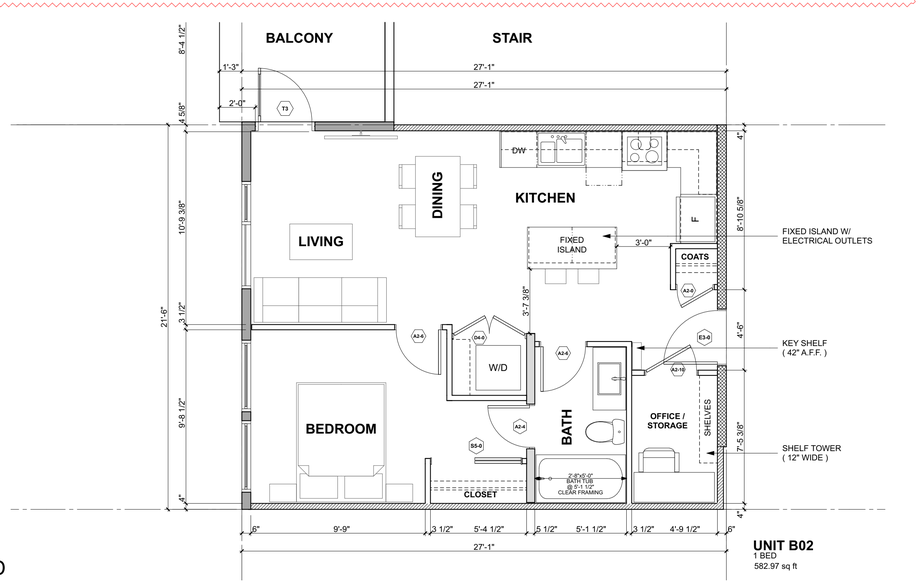

UNIT B01 - 1 BEDROOM

**UNIT B01**
1 BED
540.24 sq ft



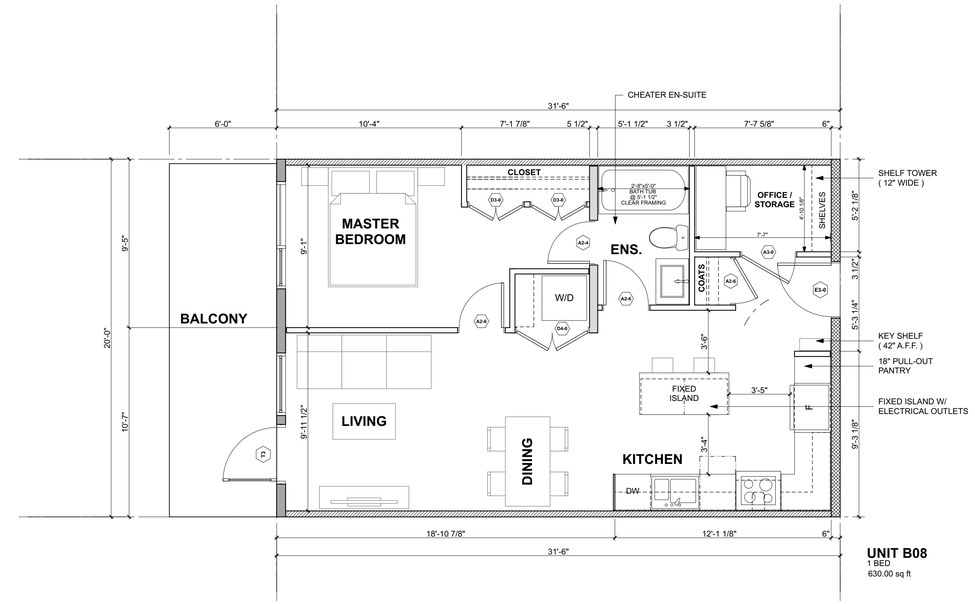

UNIT B09 - 1 BEDROOM

**UNIT B09**
1 BED
502.03 sq ft



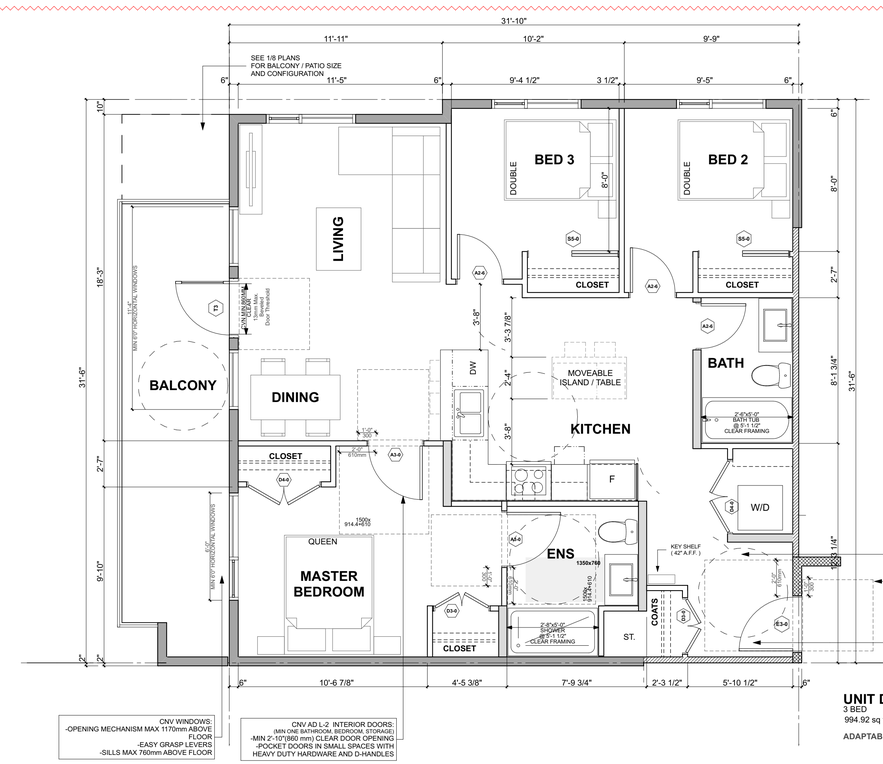

UNIT B02 - 1 BED

**UNIT B02**
1 BED
582.97 sq ft




UNIT B08 - 1 BEDROOM

**UNIT B08**
1 BED
630.00 sq ft




CNV WINDOWS:
-OPENING MECHANISM MAX 1170mm ABOVE FLOOR
-EASY GRASP LEVERS
-SILLS MAX 760mm ABOVE FLOOR

CNV AD L-2 INTERIOR DOORS:
(MIN ONE BATHROOM, BEDROOM, STORAGE)
-MIN 2'-10"(860 mm) CLEAR DOOR OPENING
-POCKET DOORS IN SMALL SPACES WITH HEAVY DUTY HARDWARE AND D-HANDLES

**3.8.5.4 DOOR CLEARANCE:**
DOOR CLEARANCE FOR SUITE ENTRY AND COMMON LIVING AREAS, ONE ACCESSIBLE BATHROOM AND BEDROOM

-DOOR SWING AWAY FROM THE AREA MIN.1200MM LONG X ( DOOR WIDTH ASSEMBLY + 300MM)

-DOOR SWING TOWARDS THE AREA MIN.1500MM LONG X ( DOOR WIDTH ASSEMBLY + 600MM)

-SLIDING DOORS WHERE THE APPROACH IS PERPENDICULAR, 1200MM BY A WIDTH, NOT LESS THAN 900MM, INCLUDING NOT LESS THAN 50MM ON THE LATCHING JAMB SIDE

-SLIDING DOORS WHERE THE APPROACH IS PARALLEL, 1050MM DEEP BY A WIDTH, NOT LESS THAN 1390MM, INCLUDING NOT LESS THAN 540MM ON THE LATCHING JAMB SIDE

ELECTRICAL:
-SWITCHES AND THERMOSTATS MAX 1060mm ABOVE FLOOR
-ELECTRICAL OUTLETS, CABLE OUTLETS, TELEPHONE JACKS NOT LOWER THAN 460mm ABOVE FLOOR
-WIRING FOR VISUAL ALARM SYSTEMS IN LIVING ROOM AND ONE BEDROOM CONNECTED TO FIRE ALARM SYSTEM
-ROCKER SWITCH
-DUPLEX OUTLETS BESIDE PHONE JACKS

CNV KITCHEN:
-CONTINOUS COUNTER BETWEEN SINK AND STOVE
-PULL OUT BOARDS AT 810mm (32") HEIGHT
-ADJUSTABLE SHELVES IN ALL CABINETS,
D CABINET HANDLES
-I LEVER FAUCET HANDLES

CNV BATHROOM:
-SOLID BLOCKING PROVIDED IN WALLS OF TUB/SHOWER,
TOILET AND BEHIND TOWEL BARS
-PRESSURE BALANCED TUB/SHOWER VALVES
-ADJUSTABLE HEIGHT SHOWER HEAD OR HAND
HELD SHOWER HEAD ON ADJUSTABLE BRACKET
-OFFSET PLUMBING FOR VANITY
-TOILET LOCATED ADJACENT TO WALL
-PROVIDE ENTRY AND TURNING RADIUS WITHIN BATHROOM
FOR WHEELCHAIR (REMOVAL OF VANITY CABINET IF NEC)
-TUB CONTROL VALVE PLACED AT OUTER EDGE OF
TUB WITH SPOUT IN THE MIDDLE

ENTRY/FOYER
NO POLISHED FINISH ON FLOOR

CORRIDORS/ CIRCULATION:
CORRIDORS 1.52 m WIDE (EXCEPT SERVICE AREAS)

UNIT ENTRY DOOR:
-SUITE ENTRY DOOR MIN 910mm WIDE
-AUTOMATIC DOOR OPENER INSTALLED OR MIN 2.0' (610mm) CLEAR WALL SPACE ADJACENT TO DOOR LATCH
- ALL ADAPT LEVEL 2 UNITS - PROVIDE WIRING FOR AUTOMATIC DOOR OPENER
-ADJUSTABLE DOOR CLOSERS TO REDUCE FORCE NECESSARY TO OPEN DOOR TO 50N (22N)
-LEVEL DOOR HANDLE

**UNIT D-02**
3 BED
994.92 sq ft

ADAPTABLE L2

UNIT D02 - 3 BED ADAPTABLE L2

0 0.5M 1M 2.5M 5M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[PROJECT TEAM]

REGISTERED ARCHITECT SHAUN S. FRANCIS BRITISH COLUMBIA 2024-05-28

[ARCHITECT SEAL]

GWL REALTY ADVISORS

[CLIENT]

**GWL REALTY ADVISORS INC.**

[PROJECT]

**MULTI-FAMILY DEVELOPMENT**
140 WEST 19TH STREET
NORTH VANCOUVER, BC

[TITLE]

**TYPICAL UNIT PLANS**

**22601** [PROJECT]

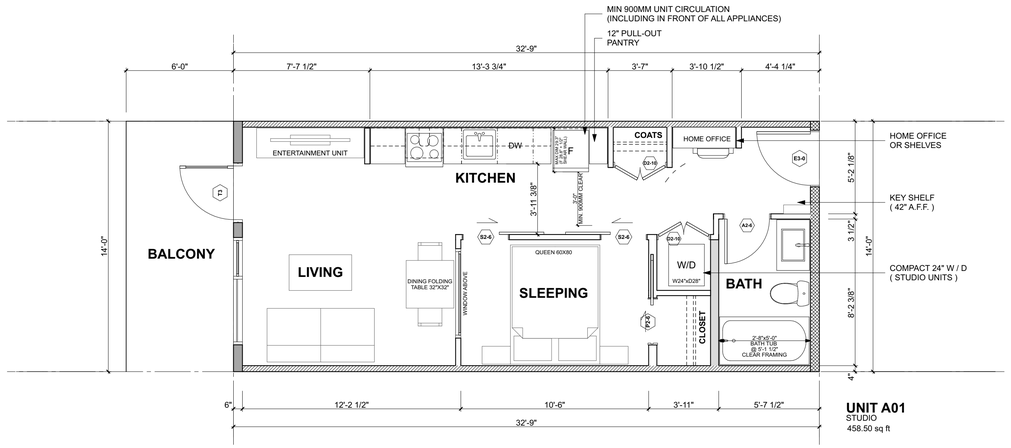
[SCALE]

**MAY 27, 2024** [DATE]

**3 - RZA / DPA RESUBMISSION** [ISSUE]

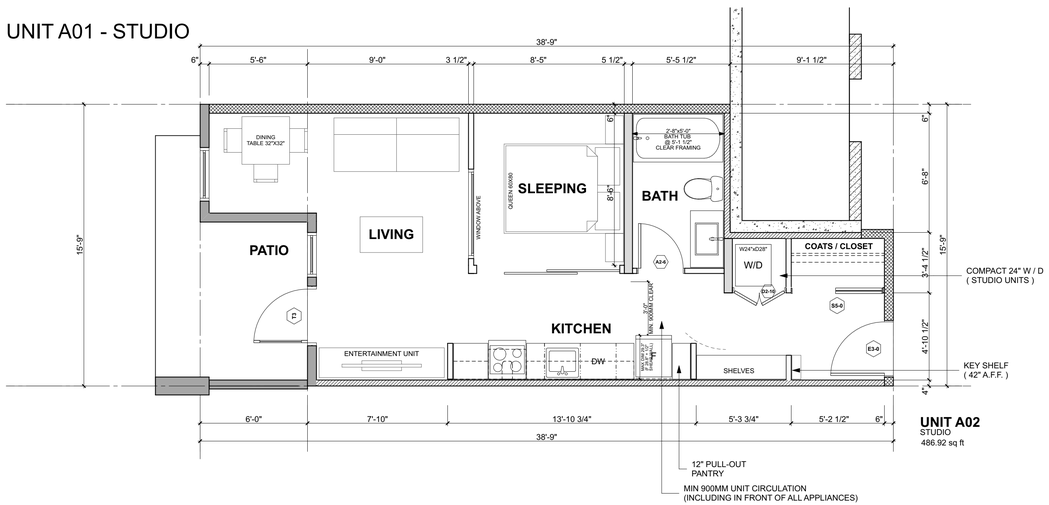
[DRAWING]

**A-3.020**



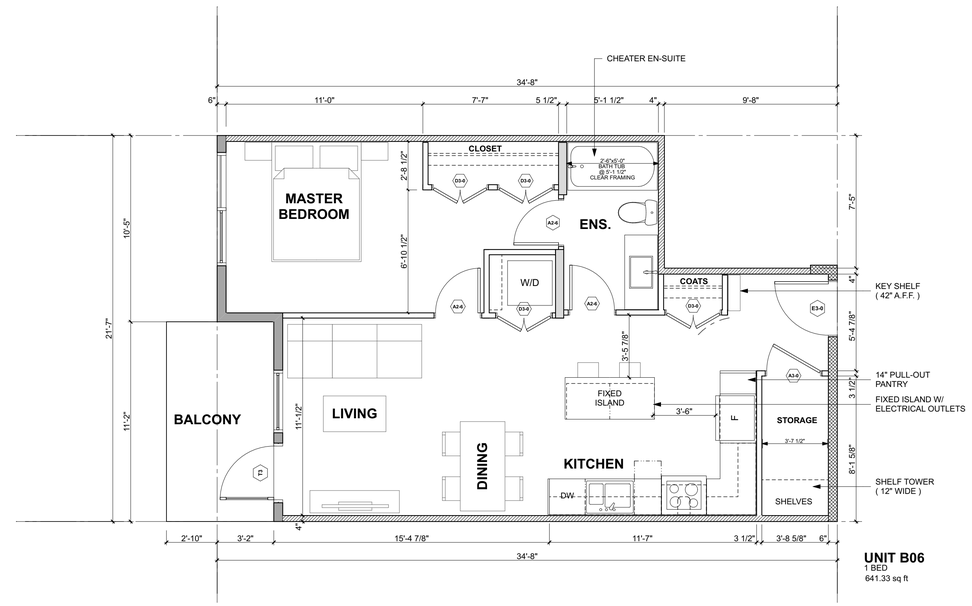

**UNIT A01**
STUDIO
458.50 sq ft

## UNIT A01 - STUDIO



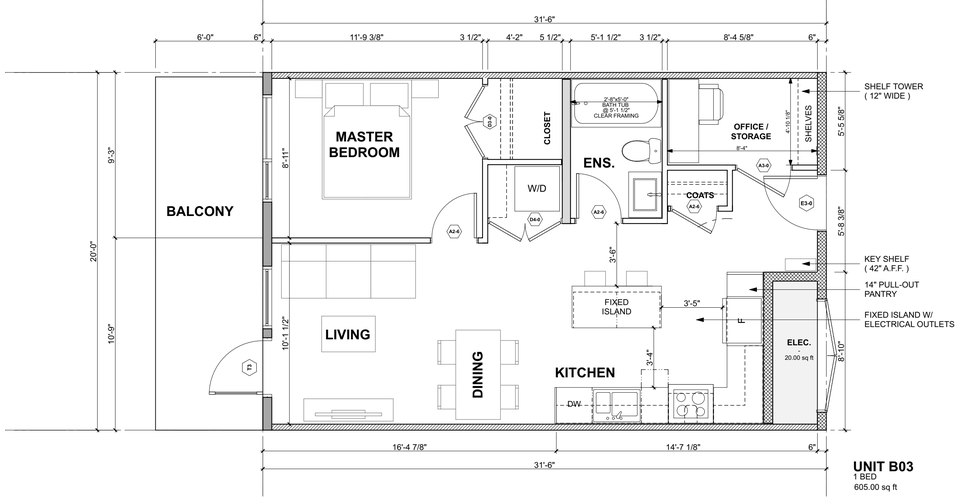

**UNIT A02**
STUDIO
486.92 sq ft

## UNIT A02 - STUDIO



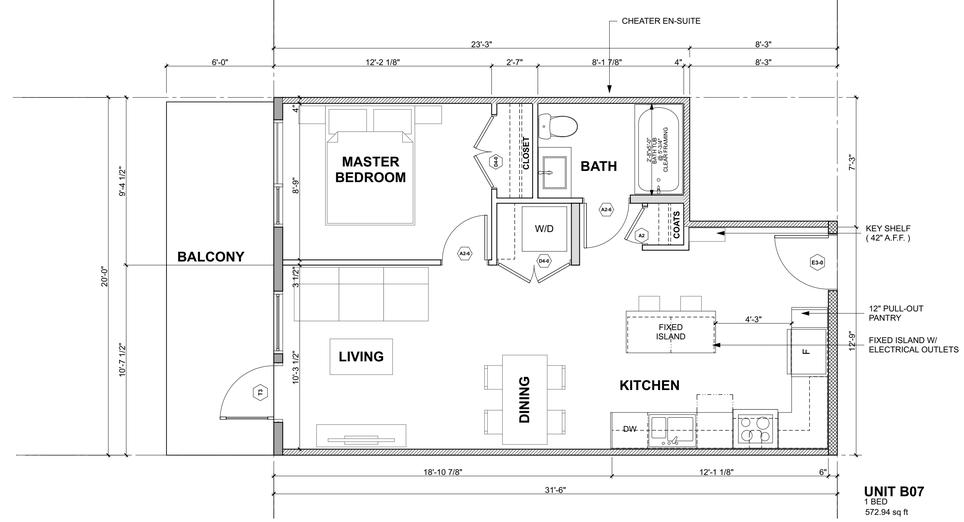

**UNIT B06**
1 BED
641.33 sq ft

## UNIT B06 - 1 BEDROOM




**UNIT B03**
1 BED
605.00 sq ft

## UNIT B03 - 1 BEDROOM




**UNIT B07**
1 BED
572.94 sq ft

## UNIT B07 - 1 BEDROOM

0 0.5M 1M 2.5M 5M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[PROJECT TEAM]

REGISTERED ARCHITECT
SHAMUS F SACHS
2024-05-28
BRITISH COLUMBIA

[ARCHITECT SEAL]

GWL REALTY ADVISORS

[CLIENT]

**GWL REALTY ADVISORS INC.**

[PROJECT]

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140 WEST 19TH STREET
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[TITLE]

**TYPICAL UNIT PLANS**

[PROJECT] 22601

[SCALE]

[DATE] MAY 27, 2024

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[DRAWING]

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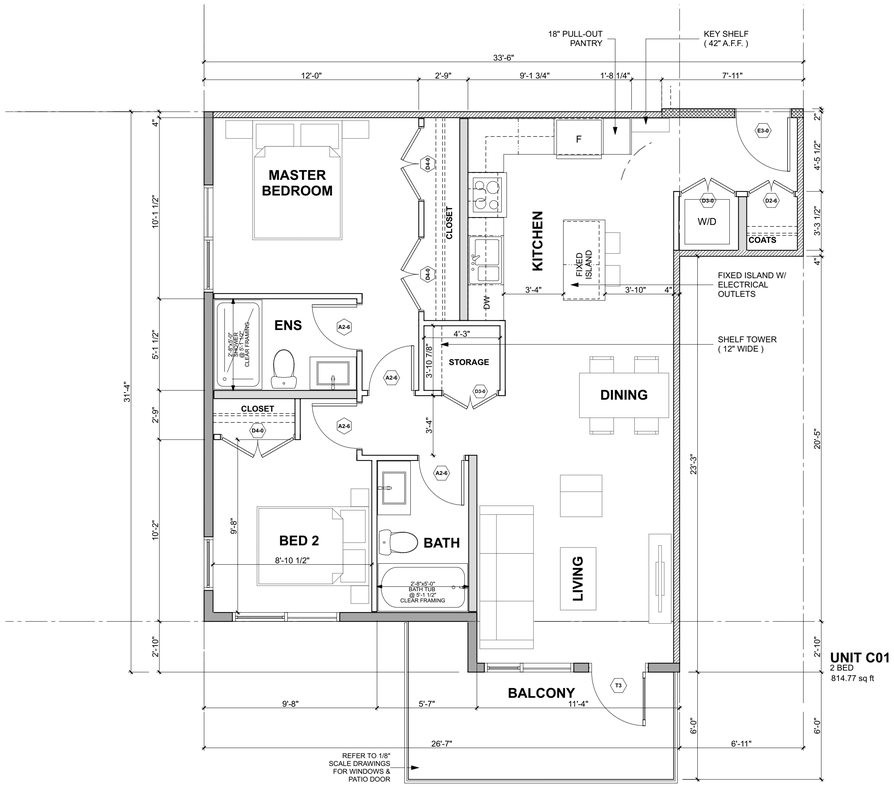
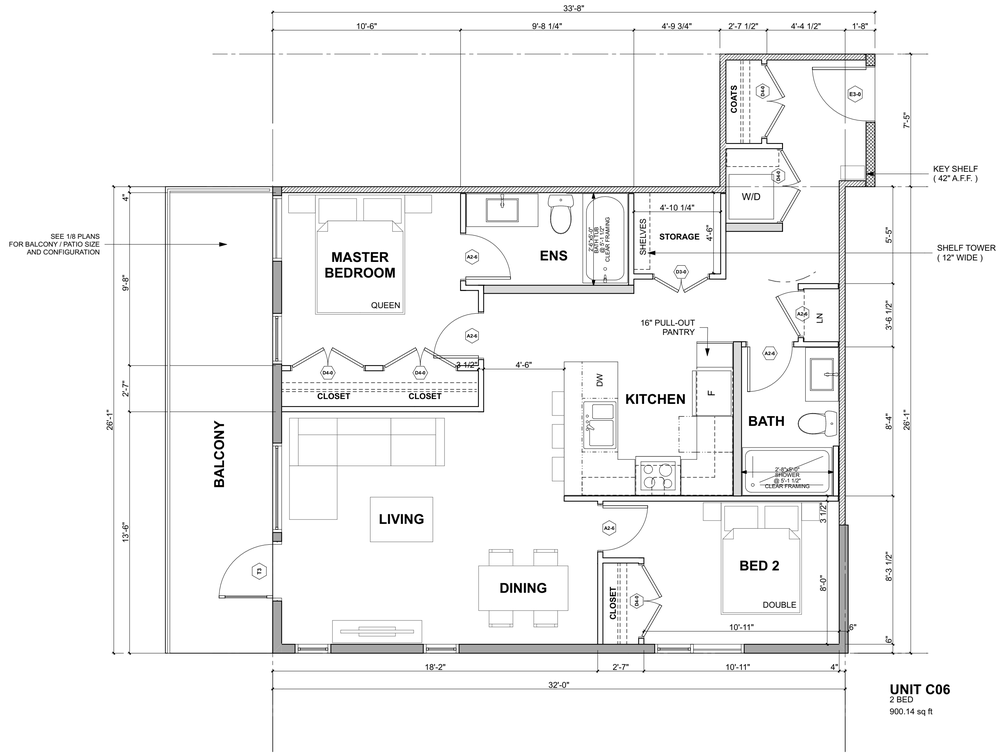
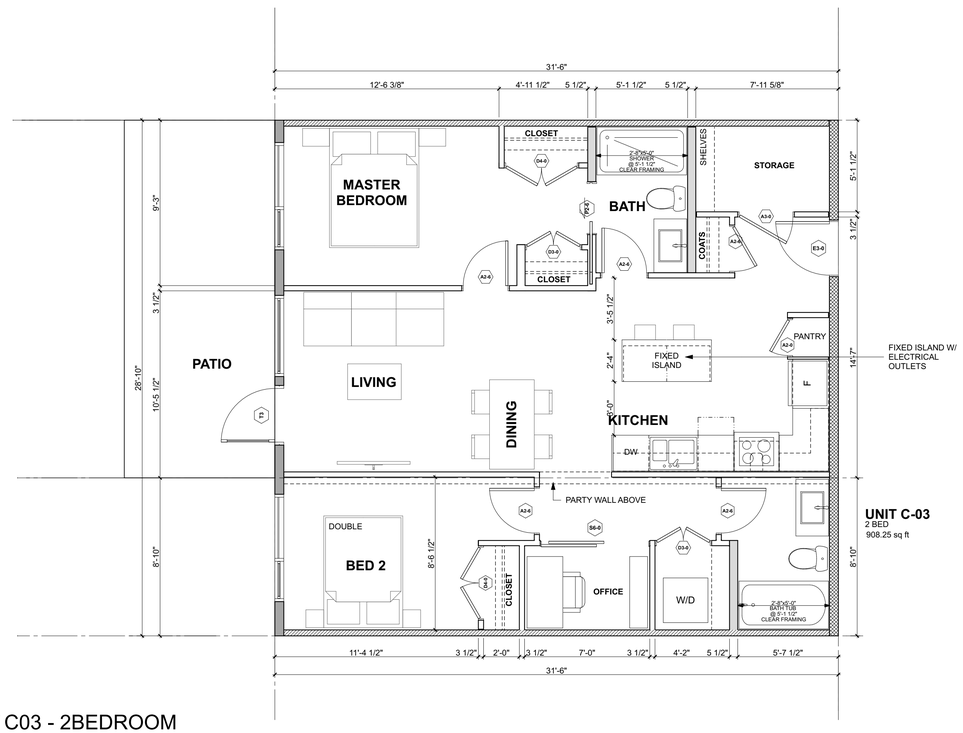


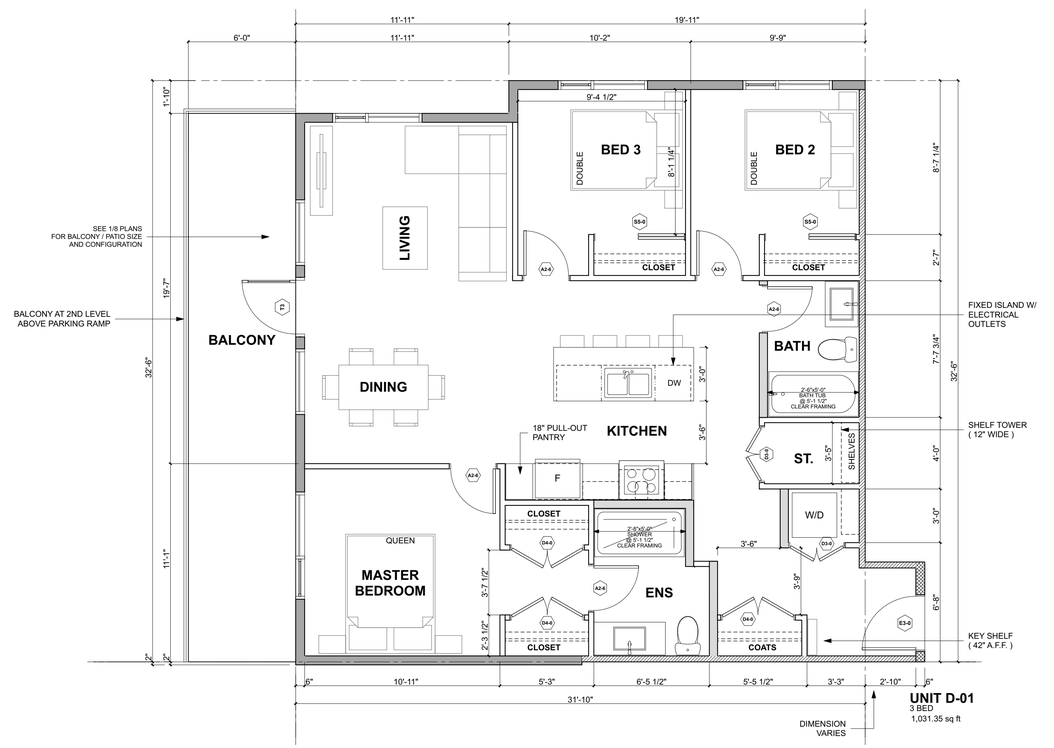

UNIT C01 - 2 BEDROOM




UNIT C06 - 2 BEDROOM




UNIT C03 - 2BEDROOM




UNIT D01 - 3 BEDROOM

0 0.5M 1M 2.5M 5M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[PROJECT TEAM]

REGISTERED ARCHITECT SHAMUS F. SAUNDERS 2024-05-28 BRITISH COLUMBIA

[ARCHITECT SEAL]

GWL REALTY ADVISORS

[CLIENT]

GWL REALTY ADVISORS INC.

[PROJECT]

**MULTI-FAMILY DEVELOPMENT**

140 WEST 19TH STREET
NORTH VANCOUVER, BC

[TITLE]

**TYPICAL UNIT PLANS**

[PROJECT] 22601

[SCALE]

[DATE] MAY 27, 2024

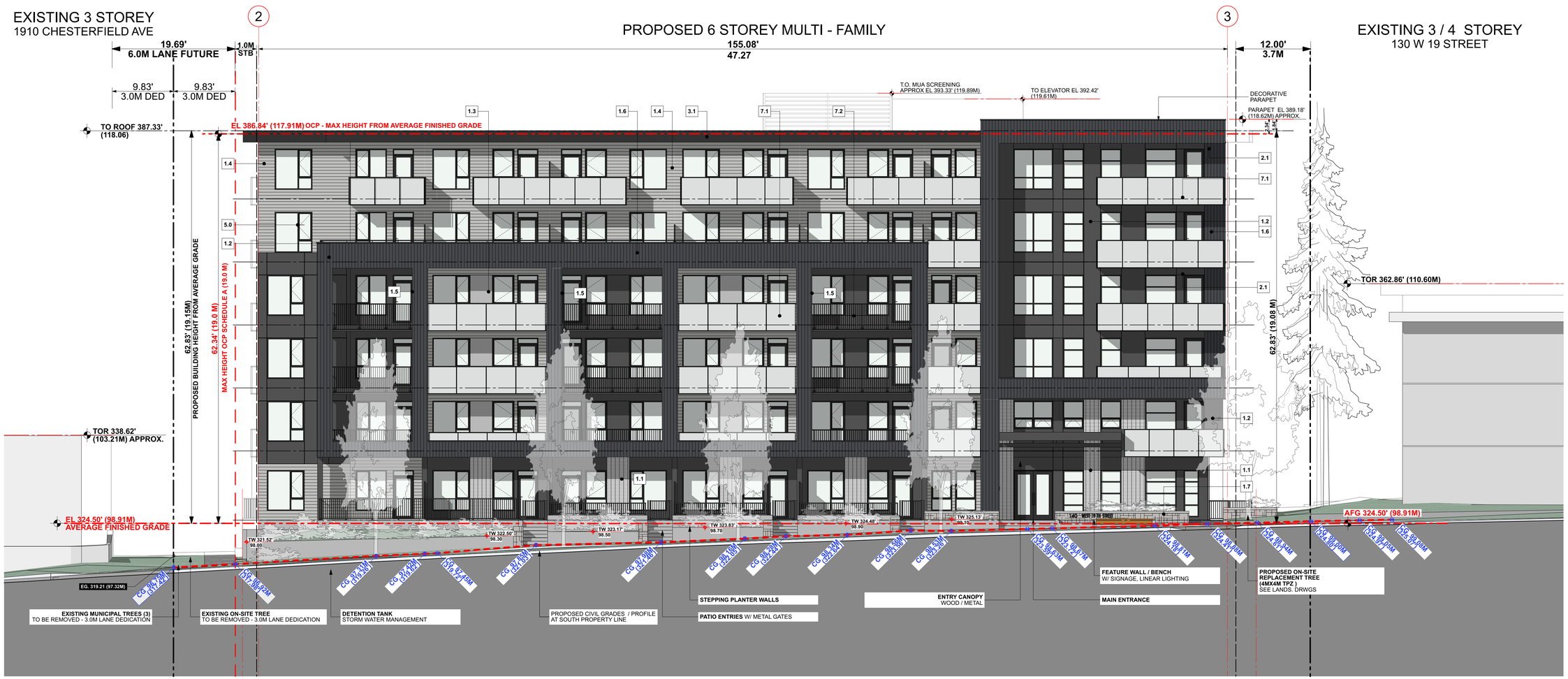
[ISSUE] 3 - RZA / DPA RESUBMISSION

[DRAWING]

**A-3.040**

# MATERIAL AND COLOUR LEGEND

| | Colour | Product to match (or Alternative) | Finish to match | Description ( Location ) |
|---|---|---|---|---|
| **1.0 CLADDING** | | | | |
| **1.1** | Light Beige | Brick Mutual Materials | 'Pewter', Texture Smooth | Selected walls at main entrance and 1-storey as indicated |
| **1.2** | Charcoal | JamesHardie Panel | BM 1609, ' Temptation' | 7/16" Hardie-Reveal Panel & matching Reveal Trims - smooth texture |
| **1.3** | Light Grey | JamesHardie Panel | JH Colour Plus - 'Pear Gray' | 7/16" Hardie-Reveal Panel & matching Reveal Trims - smooth texture |
| **1.4** | Light Grey | JamesHardie Lap Siding | JH Colour Plus - 'Pear Gray' | HardiePlank Lap Siding - cedarmill texture, 7" exposure |
| **1.5** | Woodgrain | Woodtone Rustic Series | Prefinished - 'Sandcastle' | Lap Siding - cedarmill texture - balcony wall and accent walls |
| **1.6** | Charcoal | Forma Steel, Board & Batten | Prefinished Standard - 'Carbon' | Vertical Hidden Fastener Steel Cladding panel or approved alternate |
| **1.7** | Grey | Cultured Stone CSI (Boral) | Prostone - Savannah Ledge 'Grey' | Selected landscape walls at main entrance |
| **2.0 SOFFIT** | | | | |
| **2.1** | Woodgrain | Woodtone Rustic Series | Prefinished - 'Sandcastle' | Main roof soffit, selected balconies, entry canopy |
| **2.2** | Light Grey | Woodtone - Real Soffit | Prefinished - 'White Granite' | Soffits at u/s of balconies, roof overhangs as indicated |
| **2.4** | Charcoal | Vent Strip | TBC | Vent strip at roof and balcony locations |
| **3.0 TRIMS** | | | | |
| **3.1** | Black | Benjamin Moore | BM 2129-10 Midnight Dream | Roof Fascia, balcony edge, painted wood trims with finish |
| **4.0 ROOFS** | | | | |
| **4.1** | Light Grey | IKO Roofing SBS | 'Modiflex' | 2 Ply SBS Roofing membrane at flat roofs |
| **5.0 WINDOWS** | | | | |
| **5.1** | Charcoal | Vinyl Windows | Standard - 'Black' or 'Charcoal' | Vinyl windows and sliding doors w/ matching flashing |
| **6.0 DOORS** | | | | |
| 6.1 | Chacoal | Vinyl Doors | Standard - 'Black' or 'Charcoal' | Prefinished vinyl balcony doors |
| 6.2 | Black | Storefront Aluminum | Black | Prefinished aluminum building entry storefront / amenity windows |
| **7.0 RAILINGS** | | | | |
| **7.1** | Black | Aluminum PVDF Coating | Black Railing w/ Translucent Glass | Prefinished railing c/w safety glass panels (frosted or fritted) |
| **7.2** | Black | Aluminum PVDF Coating | Black Picket Railing | Prefinished picket railing |
| **8.0 ACCESSORIES** | | | | |
| **8.1** | Black | Makin Metals Ltd. | Matte Black | Flashing at roof overhangs, balconies, windows, downspouts gutters |
| **8.2** | Grey | Makin Metals Ltd. | Prefinished - 'Regent Grey' | Flashing and through wall flashing with finish **1.3** and **1.4** |
| **8.5** | Varies | Makin Metals Ltd. | Prefinished Flashing | To match adjacent cladding, window and trims |
| **9.0 STRUCTURE** | | | | |
| **9.1** | Concrete | Exposed Concrete | Clear - water repelant coating | Architectural concrete finish at exposed landscape walls |
| **9.2** | Concrete | Architectural Concrete w/ elastomeric paint | BM OC-52 Grey Owl | Exposed concrete walls along ramp c/w grove reveals |




SOUTH ELEVATION - WEST 19TH STREET

SCALE: 1/8" = 1'-0"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[PROJECT TEAM]

REGISTERED ARCHITECT SIGMUS F SAPUTA BRITISH COLUMBIA 2024-05-28

[ARCHITECT SEAL]

GWL REALTY ADVISORS

[CLIENT]

**GWL REALTY ADVISORS INC.**

[PROJECT]

**MULTI-FAMILY DEVELOPMENT**

140 WEST 19TH STREET
NORTH VANCOUVER, BC

[TITLE]

**SOUTH ELEVATION**

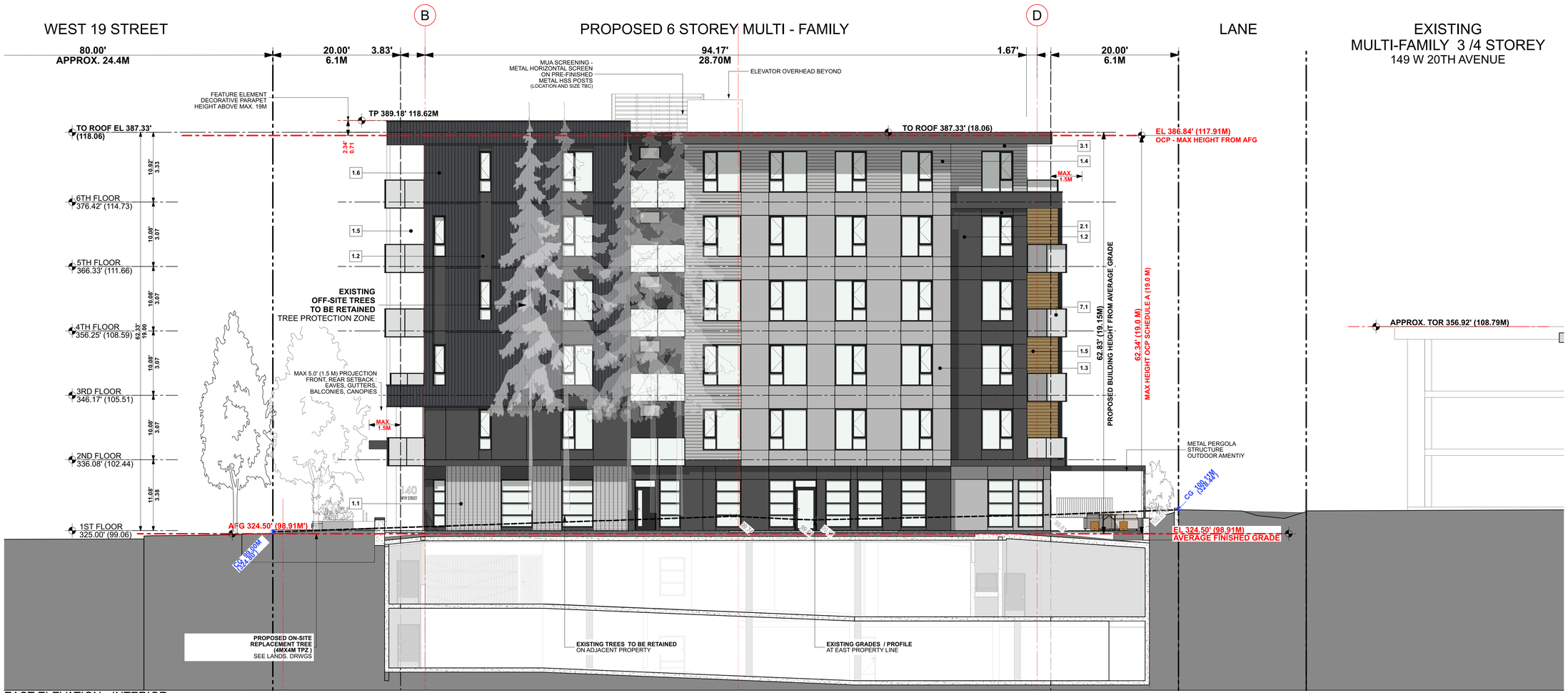
| | |
|---|---|
| 22601 | [PROJECT] |
| 1/8" = 1'-0" | [SCALE] |
| MAY 27, 2024 | [DATE] |
| 3 - RZA / DPA RESUBMISSION | [ISSUE] |

[DRAWING]

**A-4.100**

# MATERIAL AND COLOUR LEGEND

| | Colour | Product to match (or Alternative) | Finish to match | Description ( Location ) |
|---|---|---|---|---|
| **1.0 CLADDING** | | | | |
| **1.1** | Light Beige | Brick Mutual Materials | 'Pewter', Texture Smooth | Selected walls at main entrance and 1-storey as indicated |
| **1.2** | Charcoal | JamesHardie Panel | BM 1609, ' Temptation' | 7/16" Hardie-Reveal Panel & matching Reveal Trims - smooth texture |
| **1.3** | Light Grey | JamesHardie Panel | JH Colour Plus - 'Pear Gray' | 7/16" Hardie-Reveal Panel & matching Reveal Trims - smooth texture |
| **1.4** | Light Grey | JamesHardie Lap Siding | JH Colour Plus - 'Pear Gray' | HardiePlank Lap Siding - cedarmill texture, 7" exposure |
| **1.5** | Woodgrain | Woodtone Rustic Series | Prefinished - 'Sandcastle' | Lap Siding - cedarmill texture - balcony wall and accent walls |
| **1.6** | Charcoal | Forma Steel, Board & Batten | Prefinished Standard - 'Carbon' | Vertical Hidden Fastener Steel Cladding panel or approved alternate |
| **1.7** | Grey | Cultured Stone CSI (Boral) | Prostone - Savannah Ledge 'Grey' | Selected landscape walls at main entrance |
| **2.0 SOFFIT** | | | | |
| **2.1** | Woodgrain | Woodtone Rustic Series | Prefinished - 'Sandcastle' | Main roof soffit, selected balconies, entry canopy |
| **2.2** | Light Grey | Woodtone - Real Soffit | Prefinished - 'White Granite' | Soffits at u/s of balconies, roof overhangs as indicated |
| **2.4** | Charcoal | Vent Strip | TBC | Vent strip at roof and balcony locations |
| **3.0 TRIMS** | | | | |
| **3.1** | Black | Benjamin Moore | BM 2129-10 Midnight Dream | Roof Fascia, balcony edge, painted wood trims with finish |
| **4.0 ROOFS** | | | | |
| **4.1** | Light Grey | IKO Roofing SBS | 'Modiflex' | 2 Ply SBS Roofing membrane at flat roofs |
| **5.0 WINDOWS** | | | | |
| **5.1** | Charcoal | Vinyl Windows | Standard - 'Black' or 'Charcoal' | Vinyl windows and sliding doors w/ matching flashing |
| **6.0 DOORS** | | | | |
| 6.1 | Chacoal | Vinyl Doors | Standard - 'Black' or 'Charcoal' | Prefinished vinyl balcony doors |
| 6.2 | Black | Storefront Aluminum | Black | Prefinished aluminum building entry storefront / amenity windows |
| **7.0 RAILINGS** | | | | |
| **7.1** | Black | Aluminum PVDF Coating | Black Railing w/ Translucent Glass | Prefinished railing c/w safety glass panels (frosted or fritted) |
| **7.2** | Black | Aluminum PVDF Coating | Black Picket Railing | Prefinished picket railing |
| **8.0 ACCESSORIES** | | | | |
| **8.1** | Black | Makin Metals Ltd. | Matte Black | Flashing at roof overhangs, balconies, windows, downspouts gutters |
| **8.2** | Grey | Makin Metals Ltd. | Prefinished - 'Regent Grey' | Flashing and through wall flashing with finish **1.3** and **1.4** |
| **8.5** | Varies | Makin Metals Ltd. | Prefinished Flashing | To match adjacent cladding, window and trims |
| **9.0 STRUCTURE** | | | | |
| **9.1** | Concrete | Exposed Concrete | Clear - water repelant coating | Architectural concrete finish at exposed landscape walls |
| **9.2** | Concrete | Architectural Concrete w/ elastomeric paint | BM OC-52 Grey Owl | Exposed concrete walls along ramp c/w grove reveals |




EAST ELEVATION - INTERIOR

SCALE: 1/8" = 1'-0"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[PROJECT TEAM]

REGISTERED ARCHITECT SHAMUS F SACKVILLE 2024-05-28 BRITISH COLUMBIA

[ARCHITECT SEAL]

GWL REALTY ADVISORS

[CLIENT]

**GWL REALTY ADVISORS INC.**

[PROJECT]

**MULTI-FAMILY DEVELOPMENT**

140 WEST 19TH STREET
NORTH VANCOUVER, BC

[TITLE]

**EAST ELEVATION**

| | |
|---|---|
| 22601 | [PROJECT] |
| 1/8" = 1'-0" | [SCALE] |
| MAY 27, 2024 | [DATE] |
| 3 - RZA / DPA RESUBMISSION | [ISSUE] |

[DRAWING]

**A-4.200**

# MATERIAL AND COLOUR LEGEND

| | Colour | Product to match (or Alternative) | Finish to match | Description ( Location ) |
|---|---|---|---|---|
| **1.0 CLADDING** | | | | |
| **1.1** | Light Beige | Brick Mutual Materials | 'Pewter', Texture Smooth | Selected walls at main entrance and 1-storey as indicated |
| **1.2** | Charcoal | JamesHardie Panel | BM 1609, ' Temptation' | 7/16" Hardie-Reveal Panel & matching Reveal Trims - smooth texture |
| **1.3** | Light Grey | JamesHardie Panel | JH Colour Plus - 'Pear Gray' | 7/16" Hardie-Reveal Panel & matching Reveal Trims - smooth texture |
| **1.4** | Light Grey | JamesHardie Lap Siding | JH Colour Plus - 'Pear Gray' | HardiePlank Lap Siding - cedarmill texture, 7" exposure |
| **1.5** | Woodgrain | Woodtone Rustic Series | Prefinished - 'Sandcastle' | Lap Siding - cedarmill texture - balcony wall and accent walls |
| **1.6** | Charcoal | Forma Steel, Board & Batten | Prefinished Standard - 'Carbon' | Vertical Hidden Fastener Steel Cladding panel or approved alternate |
| **1.7** | Grey | Cultured Stone CSI (Boral) | Prostone - Savannah Ledge 'Grey' | Selected landscape walls at main entrance |
| **2.0 SOFFIT** | | | | |
| **2.1** | Woodgrain | Woodtone Rustic Series | Prefinished - 'Sandcastle' | Main roof soffit, selected balconies, entry canopy |
| **2.2** | Light Grey | Woodtone - Real Soffit | Prefinished - 'White Granite' | Soffits at u/s of balconies, roof overhangs as indicated |
| **2.4** | Charcoal | Vent Strip | TBC | Vent strip at roof and balcony locations |
| **3.0 TRIMS** | | | | |
| **3.1** | Black | Benjamin Moore | BM 2129-10 Midnight Dream | Roof Fascia, balcony edge, painted wood trims with finish |
| **4.0 ROOFS** | | | | |
| **4.1** | Light Grey | IKO Roofing SBS | 'Modiflex' | 2 Ply SBS Roofing membrane at flat roofs |
| **5.0 WINDOWS** | | | | |
| **5.1** | Charcoal | Vinyl Windows | Standard - 'Black' or 'Charcoal' | Vinyl windows and sliding doors w/ matching flashing |
| **6.0 DOORS** | | | | |
| 6.1 | Chacoal | Vinyl Doors | Standard - 'Black' or 'Charcoal' | Prefinished vinyl balcony doors |
| 6.2 | Black | Storefront Aluminum | Black | Prefinished aluminum building entry storefront / amenity windows |
| **7.0 RAILINGS** | | | | |
| **7.1** | Black | Aluminum PVDF Coating | Black Railing w/ Translucent Glass | Prefinished railing c/w safety glass panels (frosted or fritted) |
| **7.2** | Black | Aluminum PVDF Coating | Black Picket Railing | Prefinished picket railing |
| **8.0 ACCESSORIES** | | | | |
| **8.1** | Black | Makin Metals Ltd. | Matte Black | Flashing at roof overhangs, balconies, windows, downspouts gutters |
| **8.2** | Grey | Makin Metals Ltd. | Prefinished - 'Regent Grey' | Flashing and through wall flashing with finish **1.3** and **1.4** |
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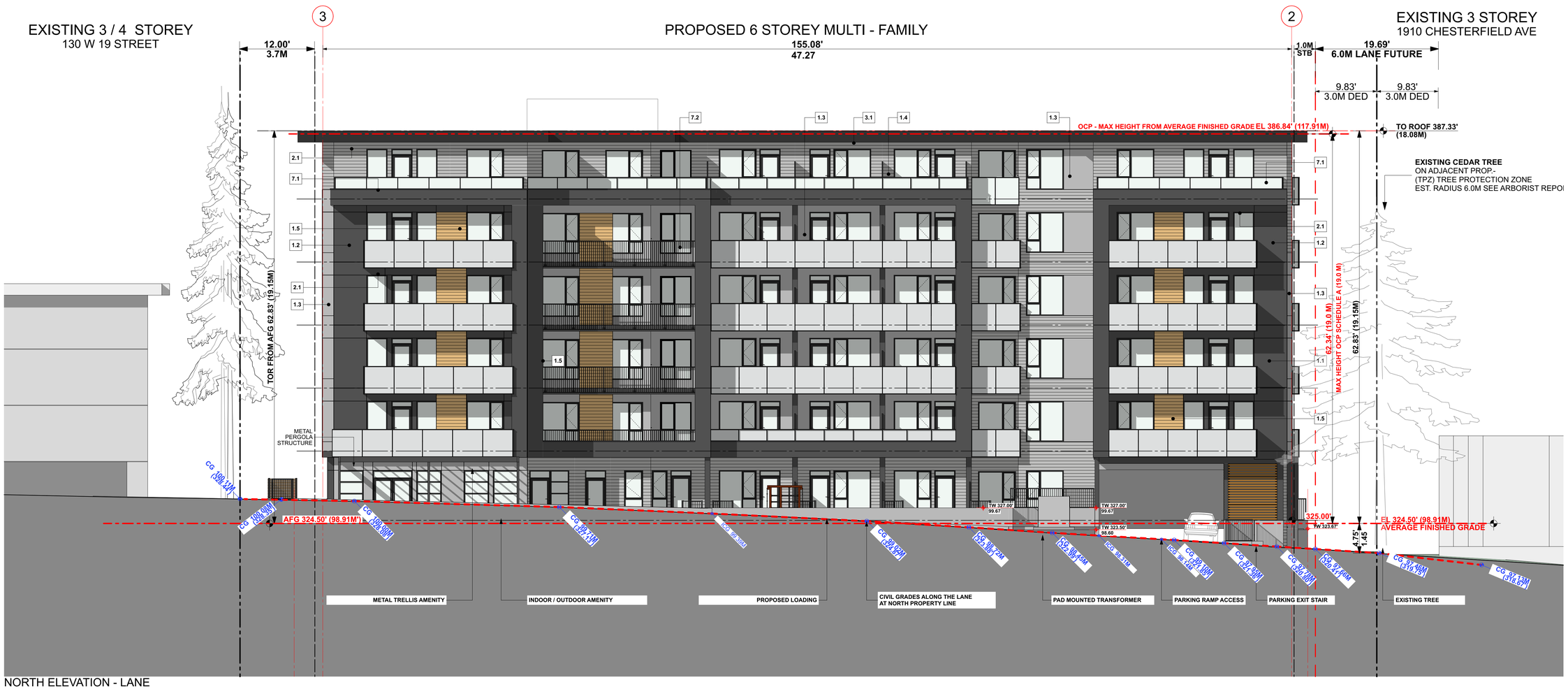
| **9.0 STRUCTURE** | | | | |
| **9.1** | Concrete | Exposed Concrete | Clear - water repelant coating | Architectural concrete finish at exposed landscape walls |
| **9.2** | Concrete | Architectural Concrete w/ elastomeric paint | BM OC-52 Grey Owl | Exposed concrete walls along ramp c/w grove reveals |




NORTH ELEVATION - LANE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[PROJECT TEAM]

REGISTERED ARCHITECT
SHAMUS F SACHS
2024-05-28
BRITISH COLUMBIA

[ARCHITECT SEAL]

GWL REALTY ADVISORS

[CLIENT]

**GWL REALTY ADVISORS INC.**

[PROJECT]

**MULTI-FAMILY DEVELOPMENT**

140 WEST 19TH STREET
NORTH VANCOUVER, BC

[TITLE]

**NORTH ELEVATION**

[PROJECT]

**22601**

[SCALE]

[DATE]

**MAY 27, 2024**

[ISSUE]

**3 - RZA / DPA RESUBMISSION**

[DRAWING]

**A-4.300**

# MATERIAL AND COLOUR LEGEND

| | Colour | Product to match (or Alternative) | Finish to match | Description ( Location ) |
|---|---|---|---|---|
| **1.0 CLADDING** | | | | |
| **1.1** | Light Beige | Brick Mutual Materials | 'Pewter', Texture Smooth | Selected walls at main entrance and 1-storey as indicated |
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| **1.6** | Charcoal | Forma Steel, Board & Batten | Prefinished Standard - 'Carbon' | Vertical Hidden Fastener Steel Cladding panel or approved alternate |
| **1.7** | Grey | Cultured Stone CSI (Boral) | Prostone - Savannah Ledge 'Grey' | Selected landscape walls at main entrance |
| **2.0 SOFFIT** | | | | |
| **2.1** | Woodgrain | Woodtone Rustic Series | Prefinished - 'Sandcastle' | Main roof soffit, selected balconies, entry canopy |
| **2.2** | Light Grey | Woodtone - Real Soffit | Prefinished - 'White Granite' | Soffits at u/s of balconies, roof overhangs as indicated |
| **2.4** | Charcoal | Vent Strip | TBC | Vent strip at roof and balcony locations |
| **3.0 TRIMS** | | | | |
| **3.1** | Black | Benjamin Moore | BM 2129-10 Midnight Dream | Roof Fascia, balcony edge, painted wood trims with finish |
| **4.0 ROOFS** | | | | |
| **4.1** | Light Grey | IKO Roofing SBS | 'Modiflex' | 2 Ply SBS Roofing membrane at flat roofs |
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| **5.1** | Charcoal | Vinyl Windows | Standard - 'Black' or 'Charcoal' | Vinyl windows and sliding doors w/ matching flashing |
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| **7.0 RAILINGS** | | | | |
| **7.1** | Black | Aluminum PVDF Coating | Black Railing w/ Translucent Glass | Prefinished railing c/w safety glass panels (frosted or fritted) |
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| **8.0 ACCESSORIES** | | | | |
| **8.1** | Black | Makin Metals Ltd. | Matte Black | Flashing at roof overhangs, balconies, windows, downspouts gutters |
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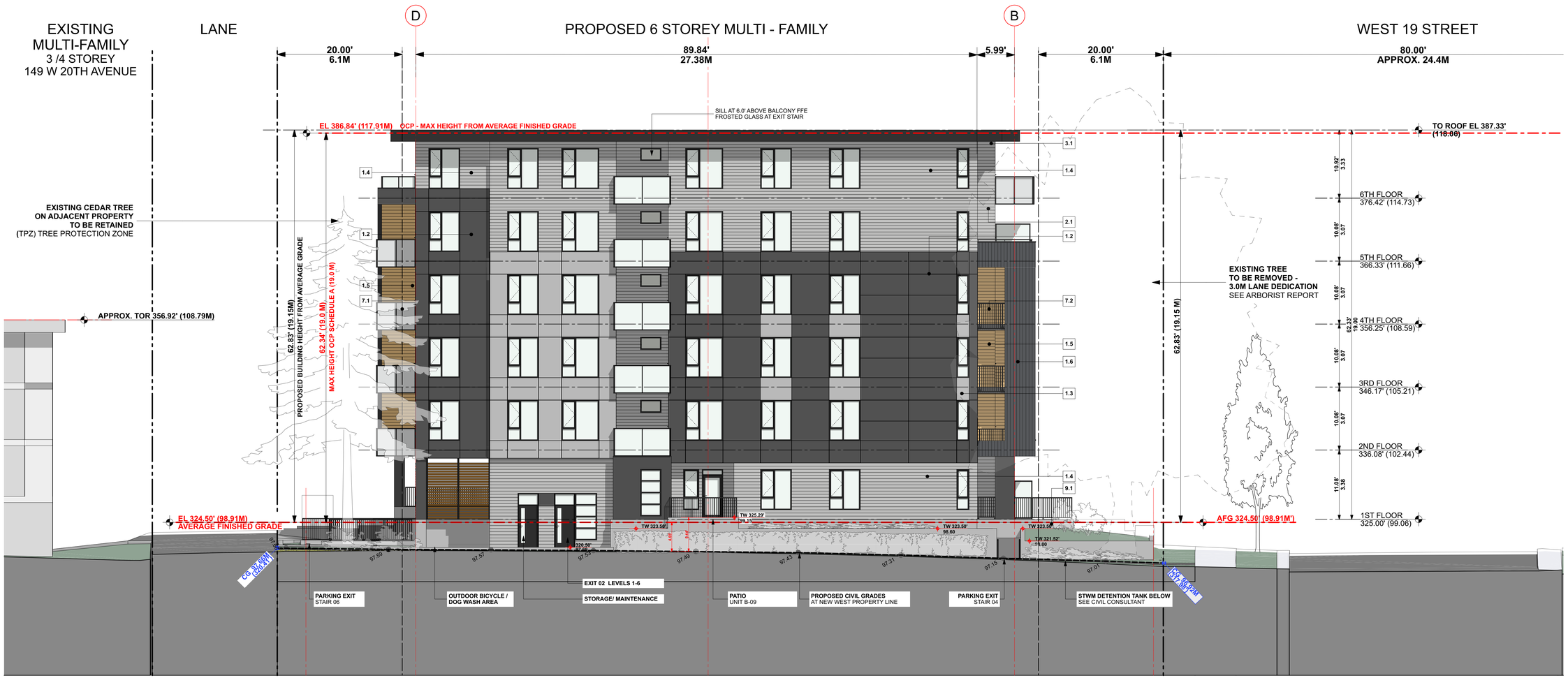
| **8.5** | Varies | Makin Metals Ltd. | Prefinished Flashing | To match adjacent cladding, window and trims |
| **9.0 STRUCTURE** | | | | |
| **9.1** | Concrete | Exposed Concrete | Clear - water repelant coating | Architectural concrete finish at exposed landscape walls |
| **9.2** | Concrete | Architectural Concrete w/ elastomeric paint | BM OC-52 Grey Owl | Exposed concrete walls along ramp c/w grove reveals |




WEST ELEVATION - INTERIOR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[PROJECT TEAM]

REGISTERED ARCHITECT SHAMUS F SACHS 2024-05-28 BRITISH COLUMBIA

[ARCHITECT SEAL]

GWL REALTY ADVISORS

[CLIENT]

GWL REALTY ADVISORS INC.

[PROJECT]

**MULTI-FAMILY DEVELOPMENT**

140 WEST 19TH STREET
NORTH VANCOUVER, BC

[TITLE]

**WEST ELEVATION**

[PROJECT] 22601

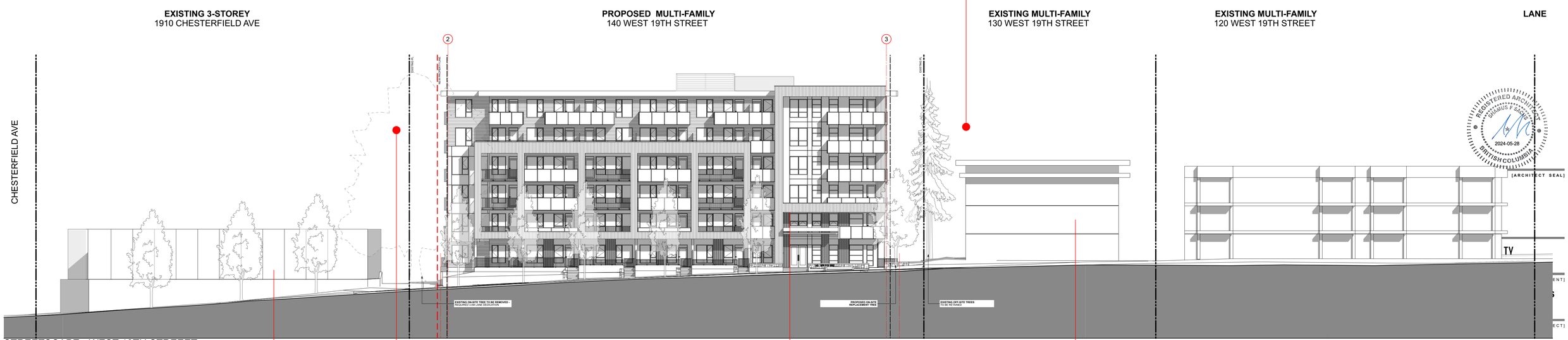
[SCALE]

[DATE] MAY 27, 2024

[ISSUE] 3 - RZA / DPA RESUBMISSION

[DRAWING]

**A-4.400**



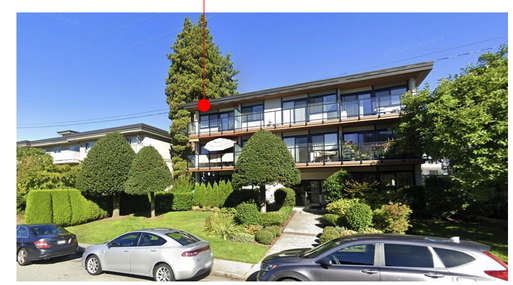

STREETSCAPE - WEST 19TH STREEET

SCALE: 1/16" = 1'-0"

EXISTING TOWNHOMES - VIEW ALONG CHESTERFIELD AVE

EXISTING TREES TO BE REMOVED - LANE DEDICATION

EXAMPLE OF FEATURE ELEMENT



EXISTING BUILDING - 140 WEST 19TH STREET

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[PROJECT TEAM]

REGISTERED ARCHITECT
SHAMUS F. BARRY
2024-05-28
BRITISH COLUMBIA

[ARCHITECT SEAL]

**MULTI-FAMILY DEVELOPMENT**

140 WEST 19TH STREET
NORTH VANCOUVER, BC

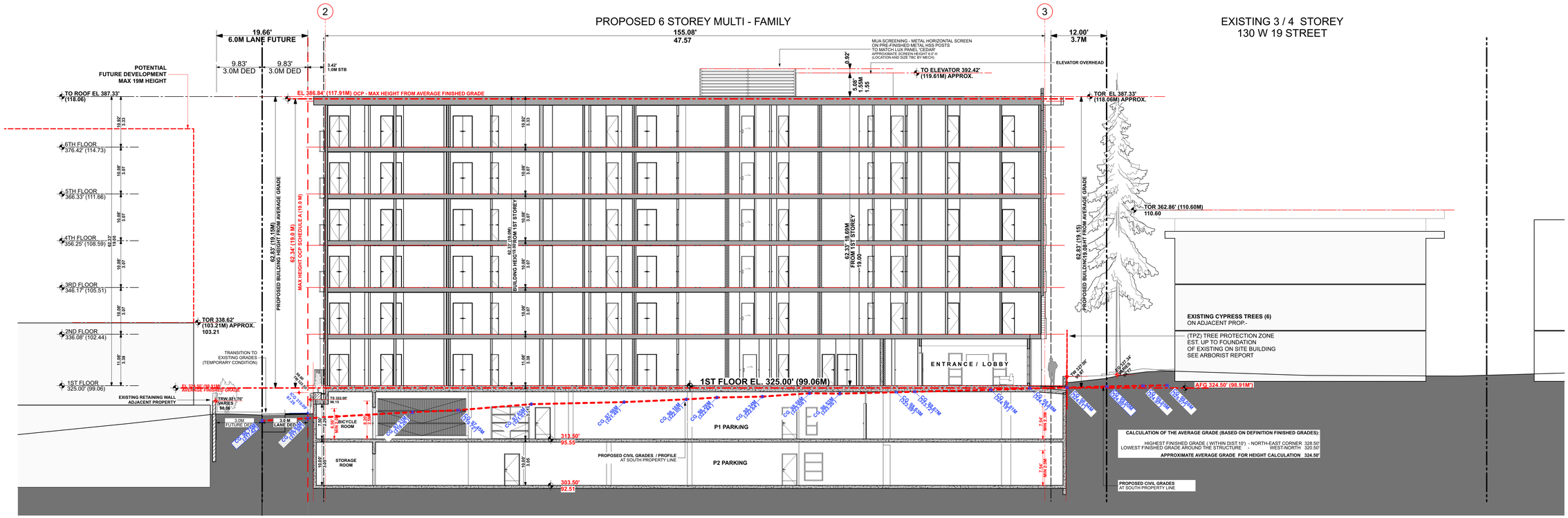
[TITLE]

**STREETSCAPE ELEVATIONS**

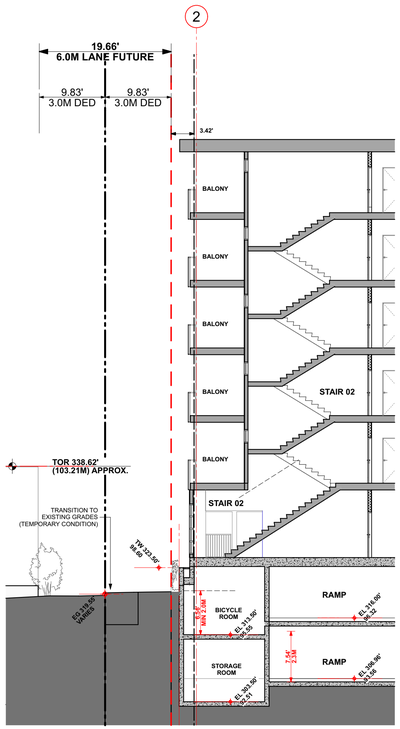
| | |
|---|---|
| 22601 | [PROJECT] |
| 1/16" = 1'-0" | [SCALE] |
| MAY 27, 2024 | [DATE] |
| 3 - RZA / DPA RESUBMISSION | [ISSUE] |

[DRAWING]

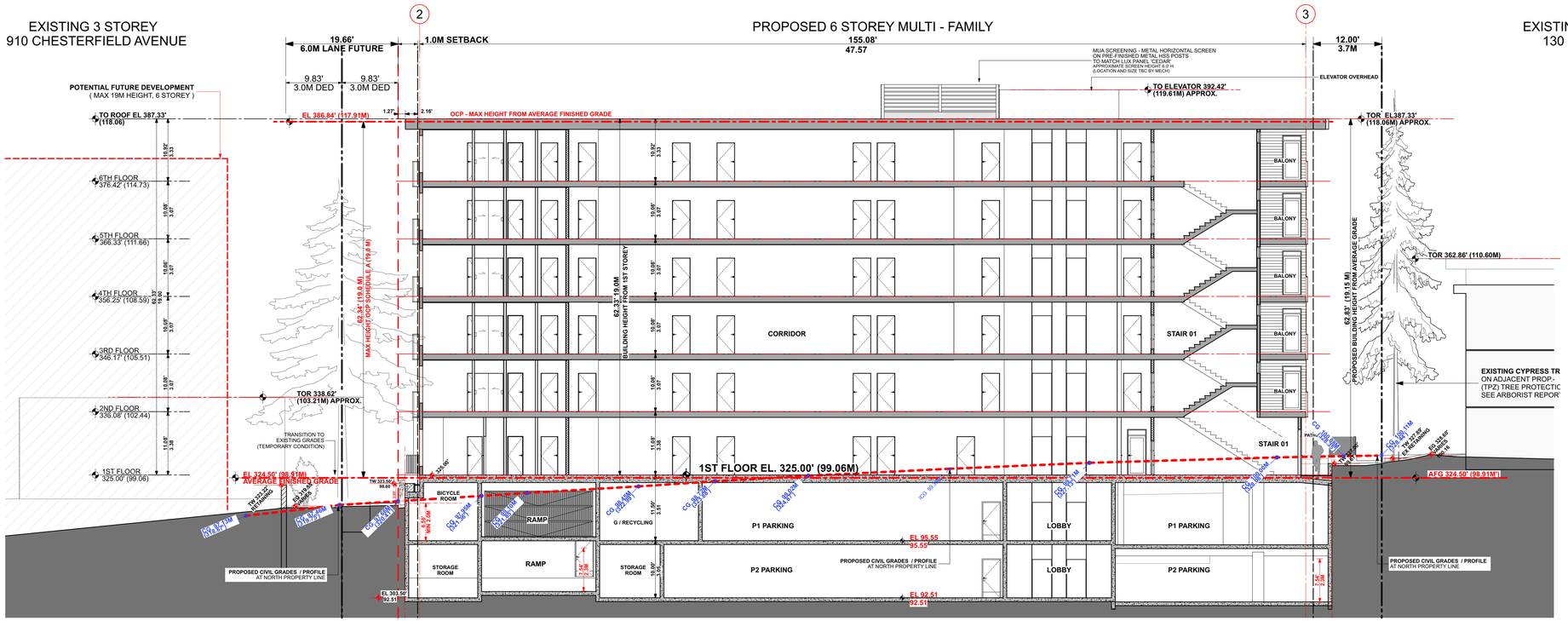
**A-4.500**




A - A




C - C




B - B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[PROJECT TEAM]

REGISTERED ARCHITECT
2024-05-28
BRITISH COLUMBIA

[ARCHITECT SEAL]

GWL REALTY ADVISORS

[CLIENT]

**GWL REALTY ADVISORS INC.**

[PROJECT]

**MULTI-FAMILY DEVELOPMENT**

140 WEST 19TH STREET
NORTH VANCOUVER, BC

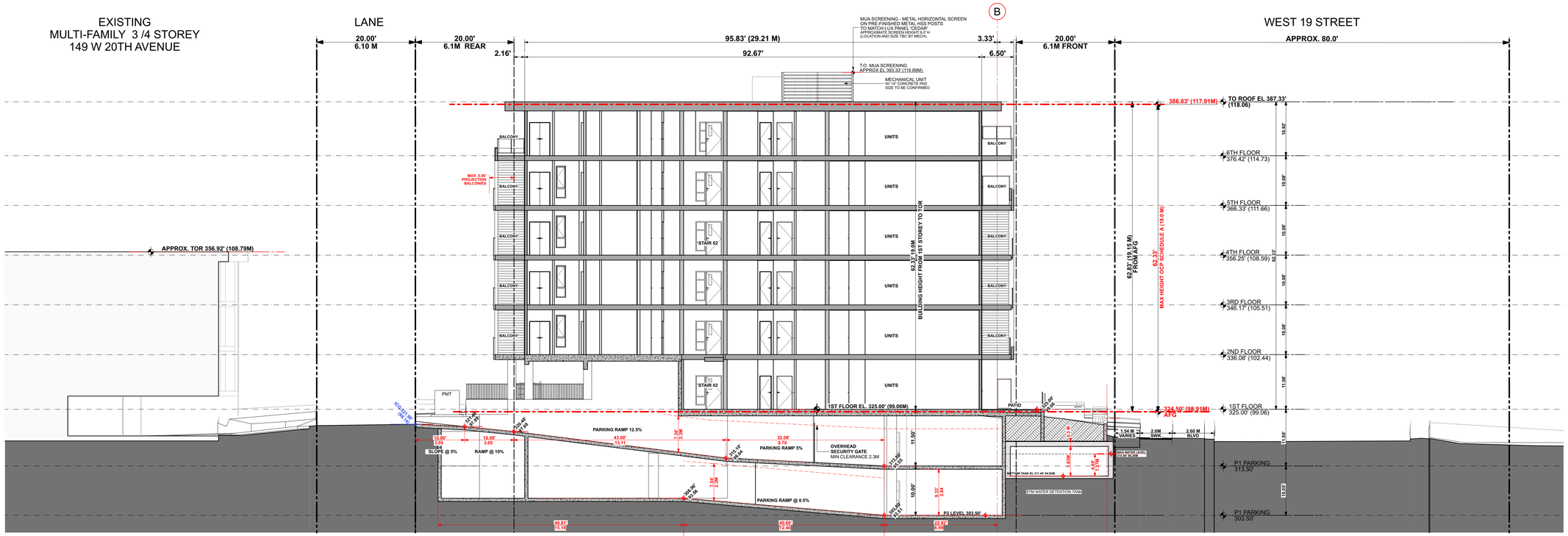
[TITLE]

**SECTIONS**

| | |
|---|---|
| 22601 | [PROJECT] |
| 3/32" = 1'-0" | [SCALE] |
| MAY 27, 2024 | [DATE] |
| 3 - RZA / DPA RESUBMISSION | [ISSUE] |

[DRAWING]

**A-5.000**

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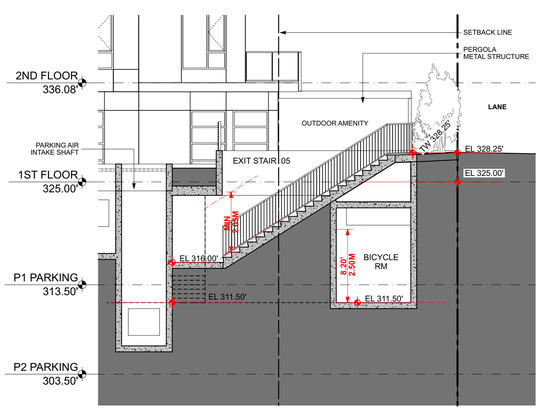


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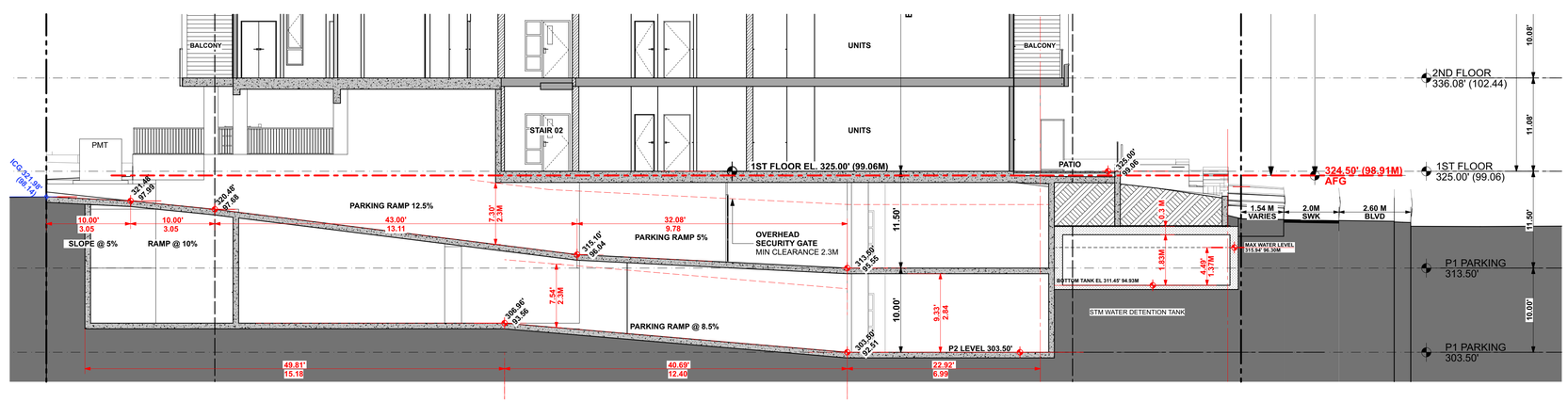
SCALE: 1/8" = 1'-0"

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


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SHAMUS F. SAUNDERS
2024-05-28
BRITISH COLUMBIA

[ARCHITECT SEAL]

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22601 [PROJECT]

[SCALE]

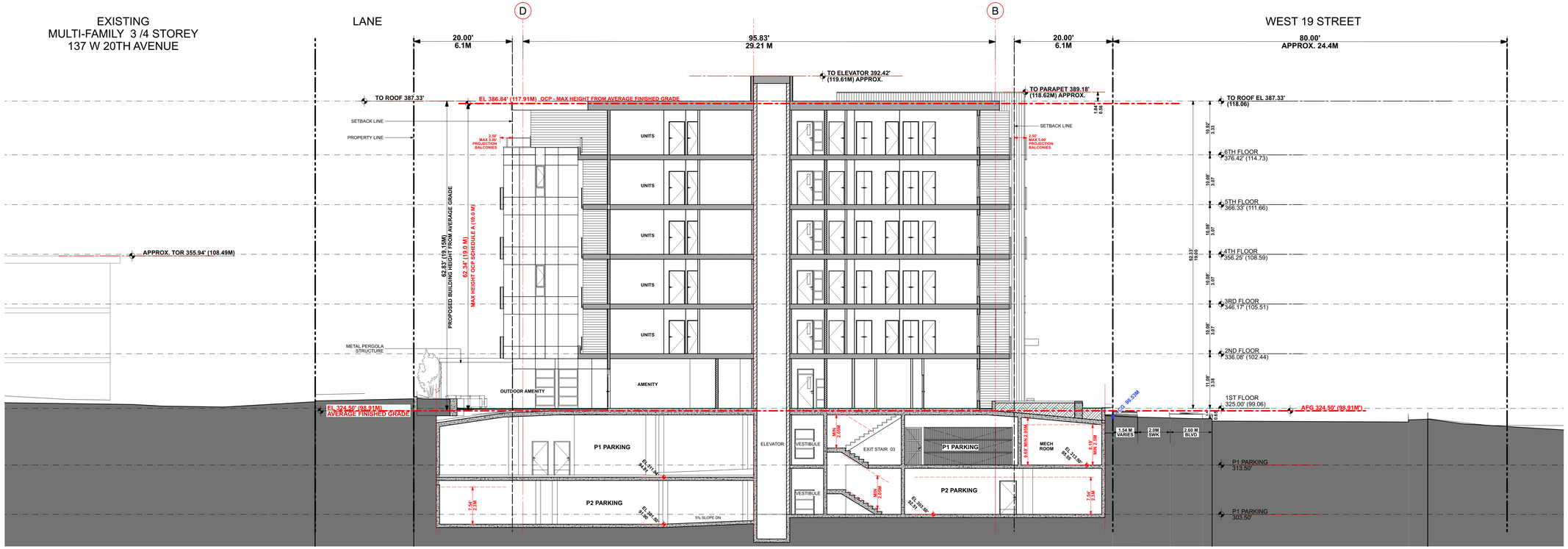
MAY 27, 2024 [DATE]

3 - RZA / DPA RESUBMISSION [ISSUE]

[DRAWING]

A-5.100

EXISTING
MULTI-FAMILY 3 /4 STOREY
137 W 20TH AVENUE

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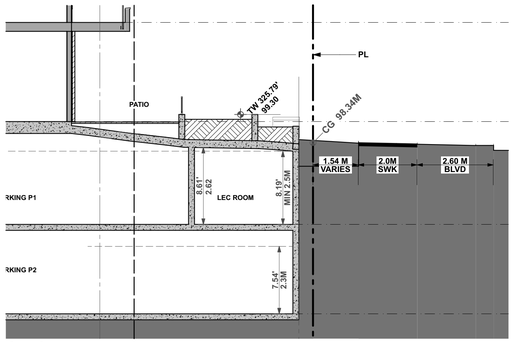


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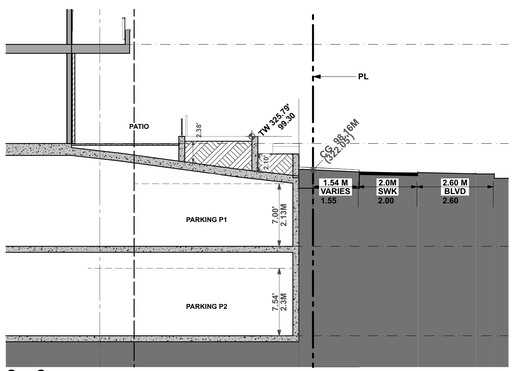


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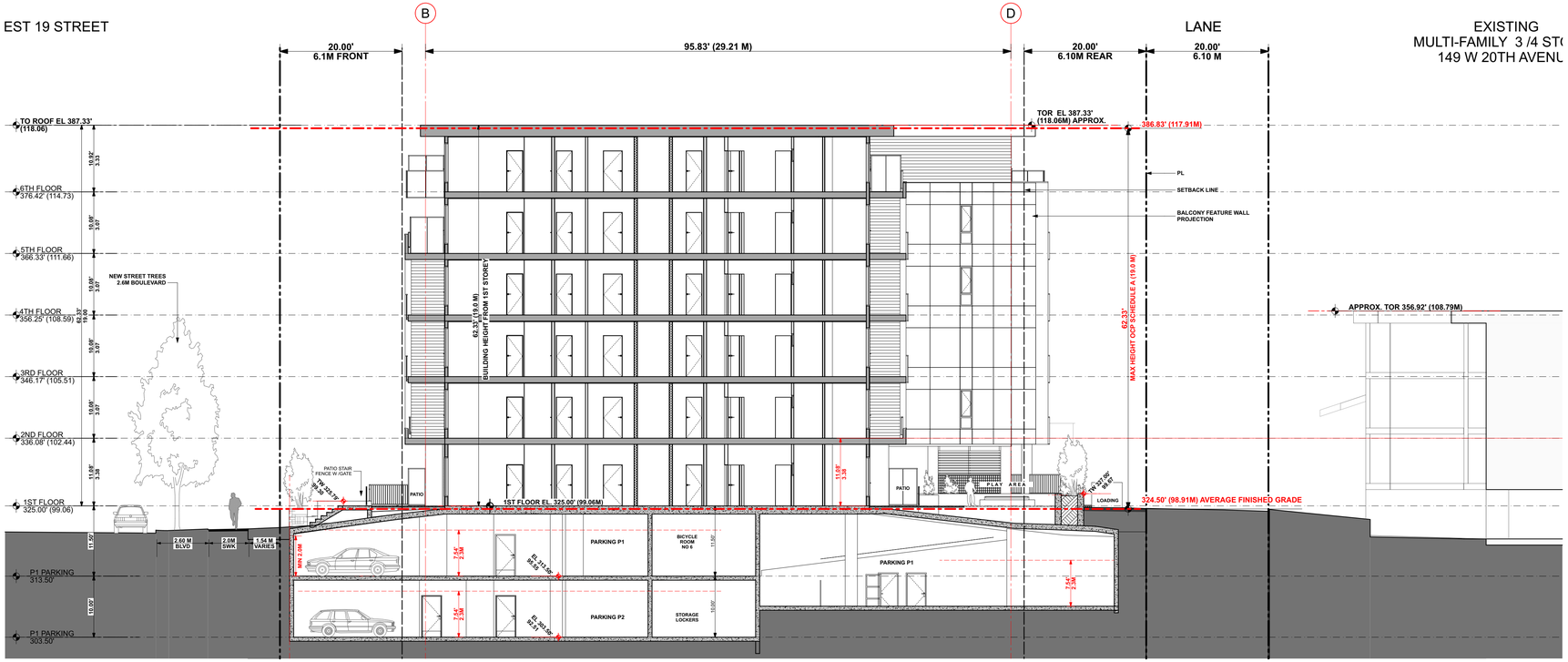


3 - 3

EXISTING
MULTI-FAMILY 3 /4 ST
149 W 20TH AVENU

REGISTERED ARCHITECT
SHAMUS F SACHS
2024-05-28
BRITISH COLUMBIA

[ARCHITECT SEAL]


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Vancouver, BC, V6C 1S4
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140 WEST 19TH STREET
NORTH VANCOUVER, BC

[TITLE]

SECTION

[PROJECT] 22601

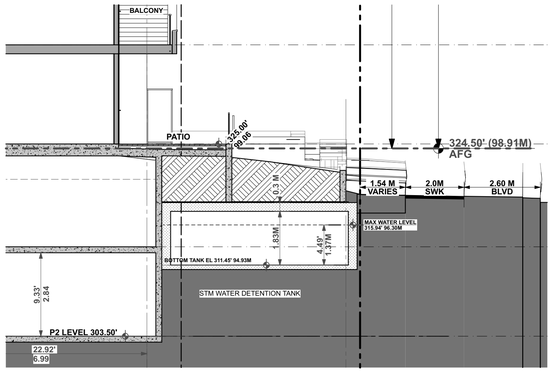
[SCALE] 3/32" = 1'-0"

[DATE] MAY 27, 2024

[ISSUE] 3 - RZA / DPA RESUBMISSION

[DRAWING]

A-5.200

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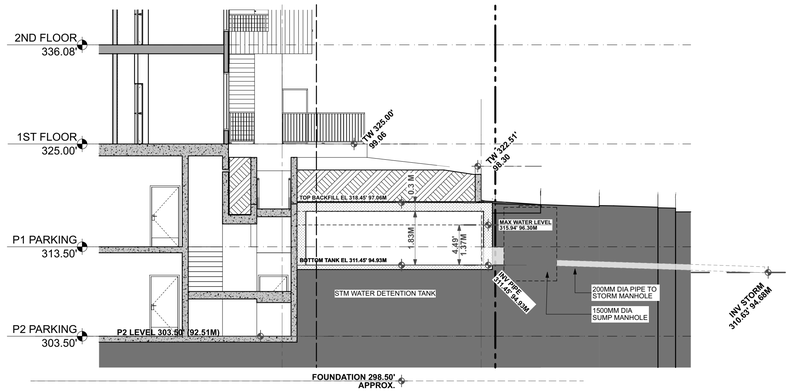


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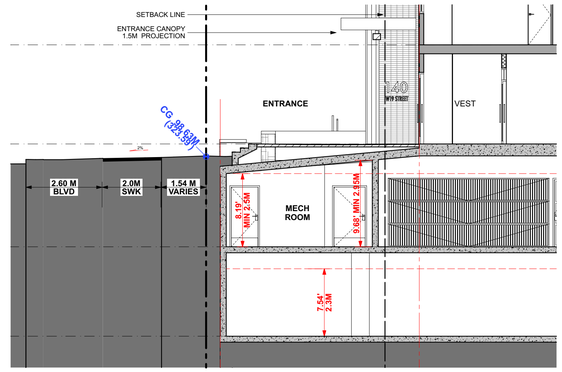


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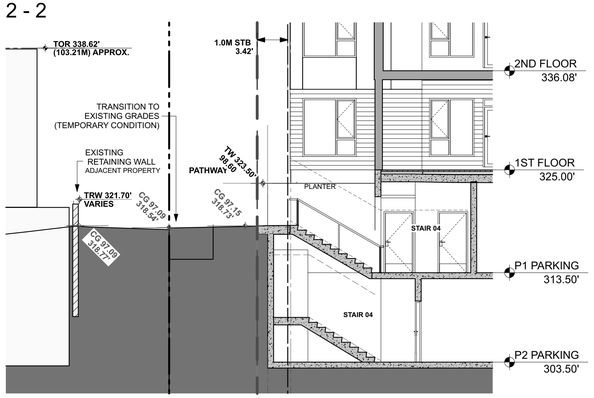


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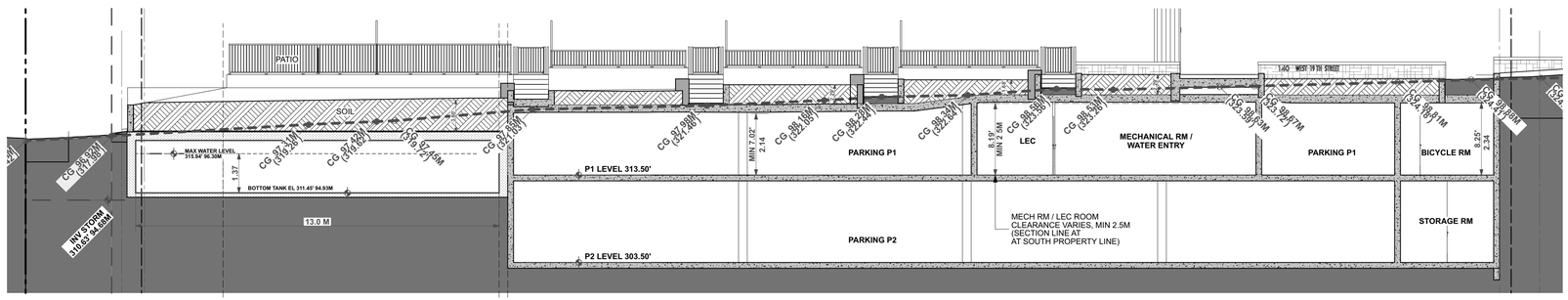
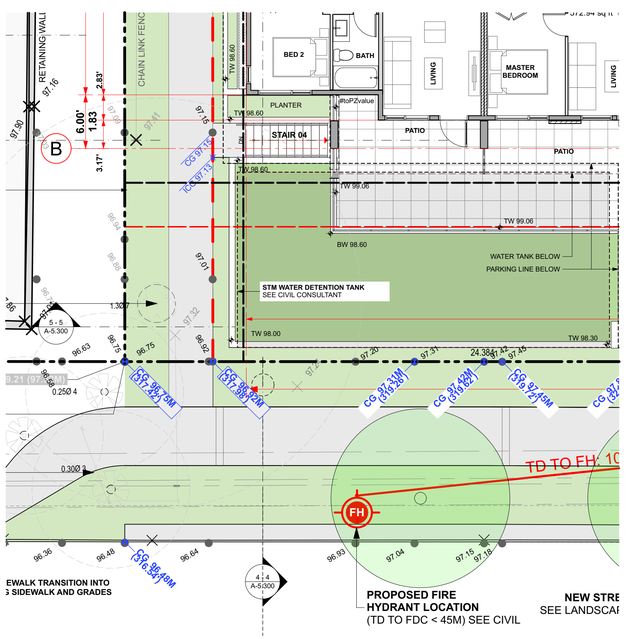
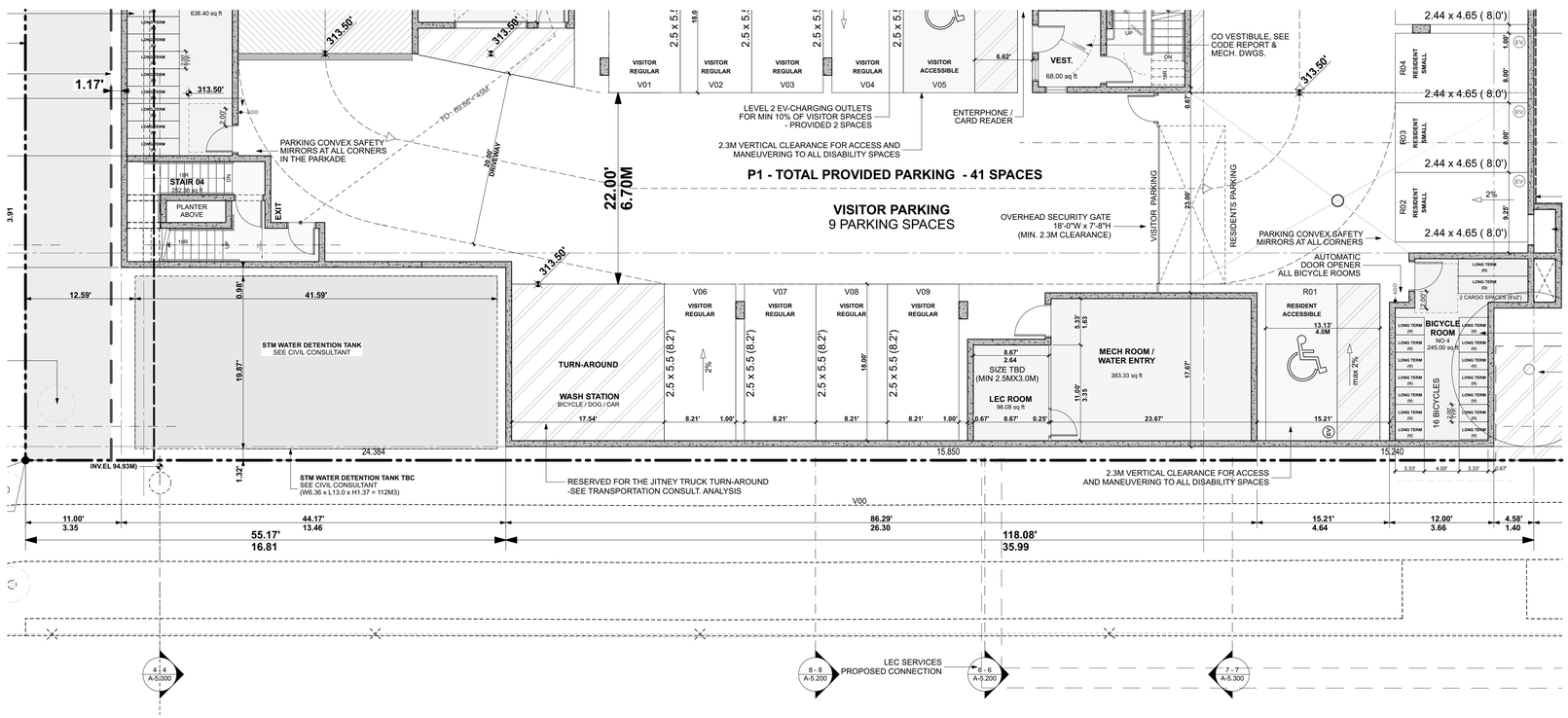



5 - 5

## 1ST FLOOR PLAN





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[PROJECT TEAM]

REGISTERED ARCHITECT SIMUS F. SAMUEL 2024-05-28 BRITISH COLUMBIA

[ARCHITECT SEAL]

GWL REALTY ADVISORS

[CLIENT]

**GWL REALTY ADVISORS INC.**

[PROJECT]

**MULTI-FAMILY DEVELOPMENT**

140 WEST 19TH STREET
NORTH VANCOUVER, BC

[TITLE]

**SECTIONS STM TANK**

[PROJECT] 22601

[SCALE] 1/8" = 1'-0"

[DATE] MAY 27, 2024

[ISSUE] 3 - RZA / DPA RESUBMISSION

[DRAWING]

**A-5.300**

**1.1** BRICK CLADDING - PEWTER, STACK BOND

**1.2** HARDIE REVEAL PANEL - BM 1609

**1.3** HARDIE REVEAL PANEL - PEARL GRAY

**1.4** HARDIEPLANK LAP SIDING - PERL GRAY

**1.5** FIBER CEMENT SIDING - WOODTONE SANDCASTLE

**1.6** METAL SIDING VERTICAL -CHARCOAL OR BLACK MATT


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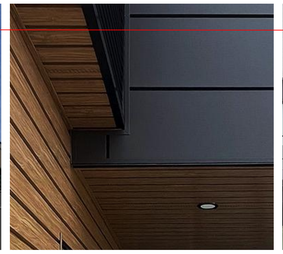
## MATERIAL AND COLOUR LEGEND

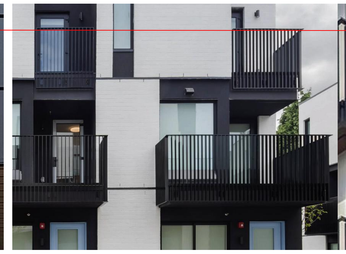
| | Colour | Product to match (or Alternative) | Finish to match | Description ( Location ) |
|---|---|---|---|---|
| **1.0 CLADDING** | | | | |
| **1.1** | Light Beige | Brick Mutual Materials | 'Pewter', Texture Smooth | Selected walls at main entrance and 1-storey as indicated |
| **1.2** | Charcoal | JamesHardie Panel | BM 1609, ' Temptation' | 7/16" Hardie-Reveal Panel & matching Reveal Trims - smooth texture |
| **1.3** | Light Grey | JamesHardie Panel | JH Colour Plus - 'Pear Gray' | 7/16" Hardie-Reveal Panel & matching Reveal Trims - smooth texture |
| **1.4** | Light Grey | JamesHardie Lap Siding | JH Colour Plus - 'Pear Gray' | HardiePlank Lap Siding - cedarmill texture, 7" exposure |
| **1.5** | Woodgrain | Woodtone Rustic Series | Prefinished - 'Sandcastle' | Lap Siding - cedarmill texture - balcony wall and accent walls |
| **1.6** | Charcoal | Forma Steel, Board & Batten | Prefinished Standard - 'Carbon' | Vertical Hidden Fastener Steel Cladding panel or approved alternate |
| **1.7** | Grey | Cultured Stone CSI (Boral) | Prostone - Savannah Ledge 'Grey' | Selected landscape walls at main entrance |
| **2.0 SOFFIT** | | | | |
| **2.1** | Woodgrain | Woodtone Rustic Series | Prefinished - 'Sandcastle' | Main roof soffit, selected balconies, entry canopy |
| **2.2** | Light Grey | Woodtone - Real Soffit | Prefinished - 'White Granite' | Soffits at u/s of balconies, roof overhangs as indicated |
| **2.4** | Charcoal | Vent Strip | TBC | Vent strip at roof and balcony locations |
| **3.0 TRIMS** | | | | |
| **3.1** | Black | Benjamin Moore | BM 2129-10 Midnight Dream | Roof Fascia, balcony edge, painted wood trims with finish |
| **4.0 ROOFS** | | | | |
| **4.1** | Light Grey | IKO Roofing SBS | 'Modiflex' | 2 Ply SBS Roofing membrane at flat roofs |
| **5.0 WINDOWS** | | | | |
| **5.1** | Charcoal | Vinyl Windows | Standard - 'Black' or 'Charcoal' | Vinyl windows and sliding doors w/ matching flashing |
| **6.0 DOORS** | | | | |
| 6.1 | Chacoal | Vinyl Doors | Standard - 'Black' or 'Charcoal' | Prefinished vinyl balcony doors |
| 6.2 | Black | Storefront Aluminum | Black | Prefinished aluminum building entry storefront / amenity windows |
| **7.0 RAILINGS** | | | | |
| **7.1** | Black | Aluminum PVDF Coating | Black Railing w/ Translucent Glass | Prefinished railing c/w safety glass panels (frosted or fritted) |
| **7.2** | Black | Aluminum PVDF Coating | Black Picket Railing | Prefinished picket railing |
| **8.0 ACCESSORIES** | | | | |
| **8.1** | Black | Makin Metals Ltd. | Matte Black | Flashing at roof overhangs, balconies, windows, downspouts gutters |
| **8.2** | Grey | Makin Metals Ltd. | Prefinished - 'Regent Grey' | Flashing and through wall flashing with finish **1.3** and **1.4** |
| **8.5** | Varies | Makin Metals Ltd. | Prefinished Flashing | To match adjacent cladding, window and trims |
| **9.0 STRUCTURE** | | | | |
| **9.1** | Concrete | Exposed Concrete | Clear - water repelant coating | Architectural concrete finish at exposed landscape walls |
| **9.2** | Concrete | Architectural Concrete w/ elastomeric paint | BM OC-52 Grey Owl | Exposed concrete walls along ramp c/w grove reveals |

VERTICAL HIDDEN FASTENER STEEL CLADDING PANEL

FORMA STEEL - BOARD AND BATTEN PROFILE : CARBON ( TBC )



METAL PANEL



ALUMINUM PICKET RAILING

RAILING W/ TRANSLUCENT GLASS

COLOUR / MANUFACTURER TO BE CONFIRMED
TO MATCH : 'VICWEST' STANDARD COLOUR : DEEP GREY
TO MATCH : 'WESTFORM' STANDARD COLOUR : BLACK LOW GLOSS OR IRON ORE
TO MATCH : 'FORMA STEEL' STANDARD COLOUR : CARBON

CULTURED STONE - LANDSCAPE WALLS
PROSTONE SAVANNAH LEDGE - GREY MANOR

[PROJECT TEAM]

REGISTERED ARCHITECT
SHAMUS F SAUNDERS
2024-05-28
BRITISH COLUMBIA

[ARCHITECT SEAL]

GWL REALTY ADVISORS

[CLIENT]

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[PROJECT]

MULTI-FAMILY DEVELOPMENT
140 WEST 19TH STREET
NORTH VANCOUVER, BC

[TITLE]

MATERIAL SCHEDULE

[PROJECT] 22601

[SCALE]

[DATE] MAY 27, 2024

[ISSUE] 3 - RZA / DPA RESUBMISSION

[DRAWING]

A-8.200

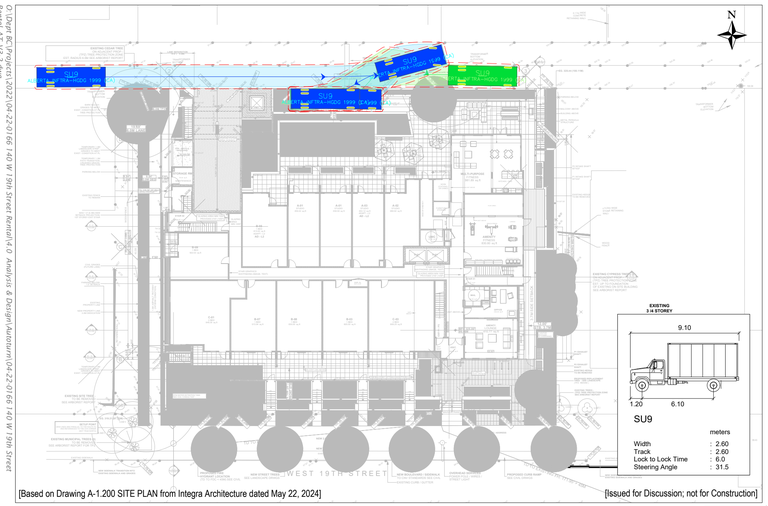
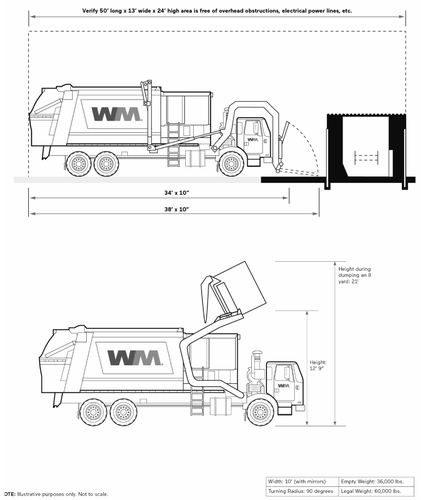



**Exhibit A.2**
L1 SU9 Loading Bay Access
140 W 19th Street Rental

## LEVEL 1 - LOADING AREA DIAGRAM

**Exhibit A.6**
P1 Garbage Collection
140 W 19th Street Rental

## P1 PARKING - GARBAGE COLLECTION DIAGRAM




## VEHICLE DETAIL

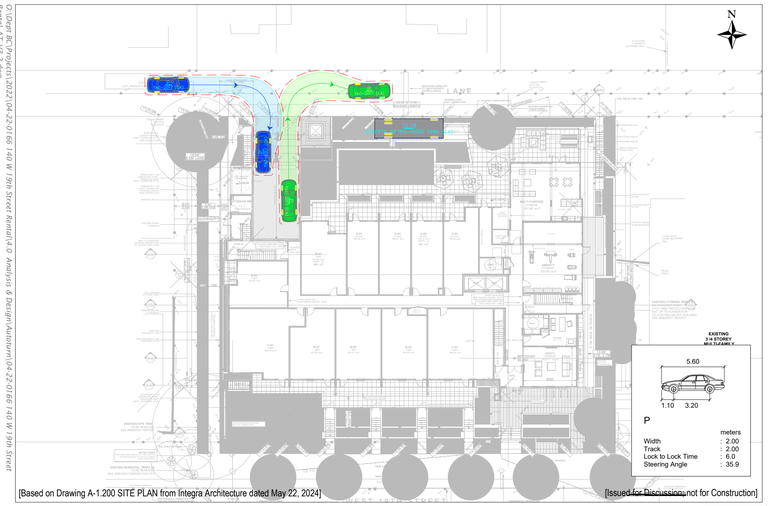



**Exhibit A.1**
P1 Passenger Vehicle Circulation
140 W 19th Street Rental

## LEVEL 1 - PARKING RAMP ACCESS

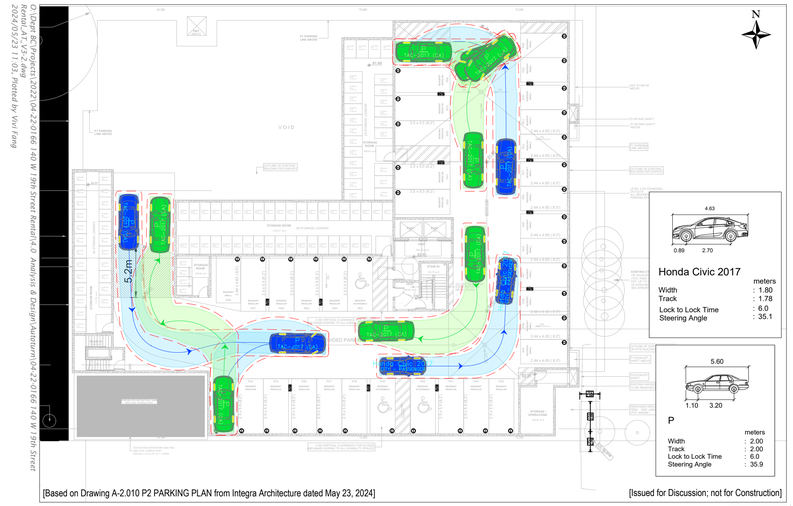
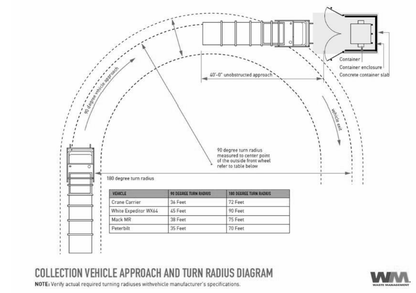



**Exhibit A.7**
P2 Passenger Vehicle Circulation and Stalls Access
140 W 19th Street Rental

## P2 PARKING - CIRCULATION DIAGRAM



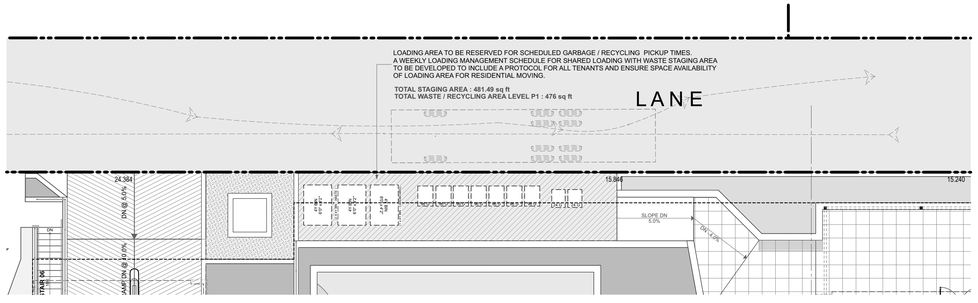

| VEHICLE | 90 DEGREE TURN RADIUS | 180 DEGREE TURN RADIUS |
|---|---|---|
| Crane Carrier | 34 Feet | 72 Feet |
| Mack MR | 38 Feet | 75 Feet |
| Peterbilt | 35 Feet | 70 Feet |

## COLLECTION VEHICLE - TURNING RADIUS

1. 140 West 19th Street, City of North Vancouver
   - 91 units residential
   - No commercial
   - 6-storey woodframe building
   - Waste room on P1

**Residential:**
Garbage: 2 x 4 yard garbage bins
Cardboard: 1 x 4 yard cardboard bins
Organics: 2 x 64 gallon organics toters
Recycling: 7 x 96 gal recycle toters

## GARBAGE / WASTE REQUIREMENTS





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[PROJECT TEAM]

REGISTERED ARCHITECT SHAMUS F SACHS 2024-05-28 BRITISH COLUMBIA

[ARCHITECT SEAL]

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NORTH VANCOUVER, BC

[TITLE]

**WASTE / RECYCLING**

[PROJECT] 22601

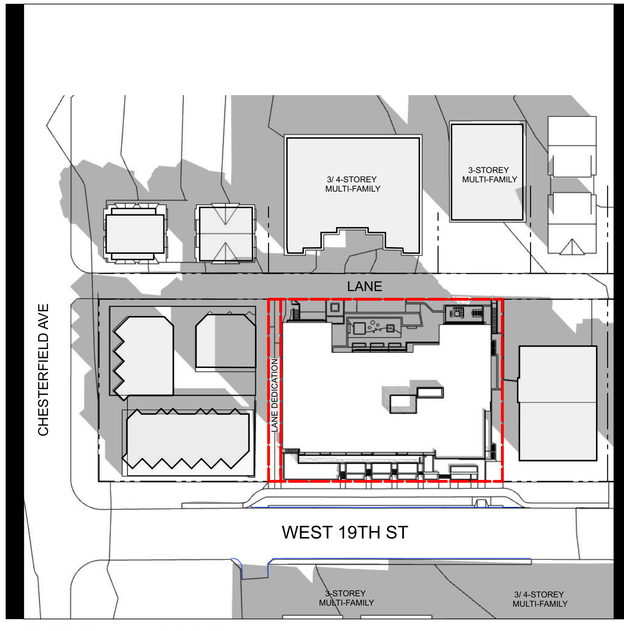
[SCALE]

[DATE] MAY 27, 2024

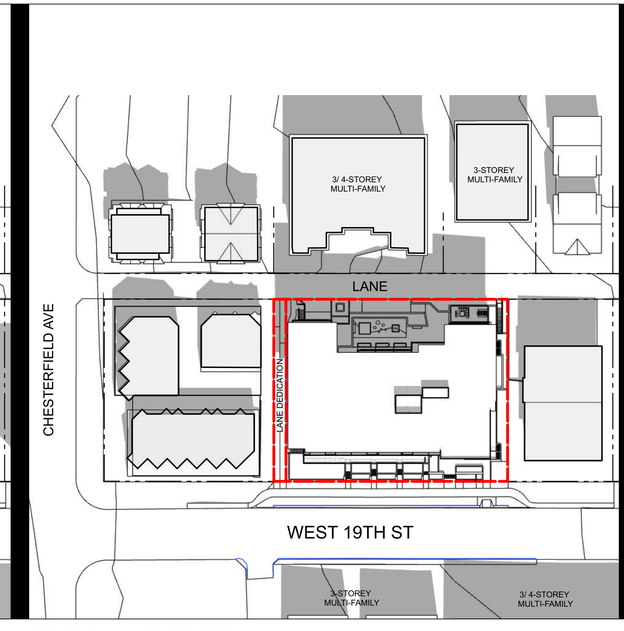
[ISSUE] 3 - RZA / DPA RESUBMISSION

[DRAWING]

**A-8.400**




MAR 21 - 10:00 AM

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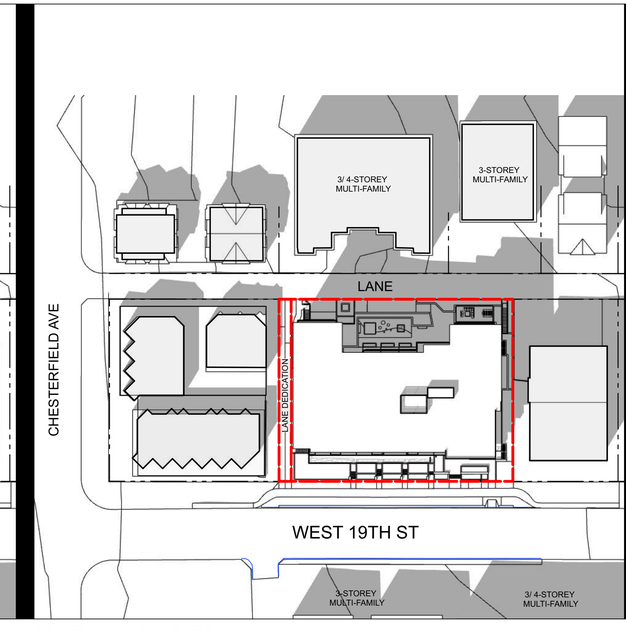


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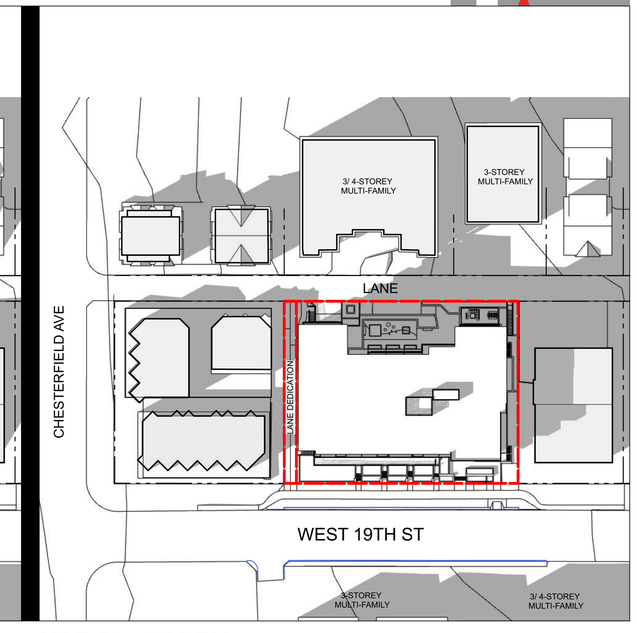
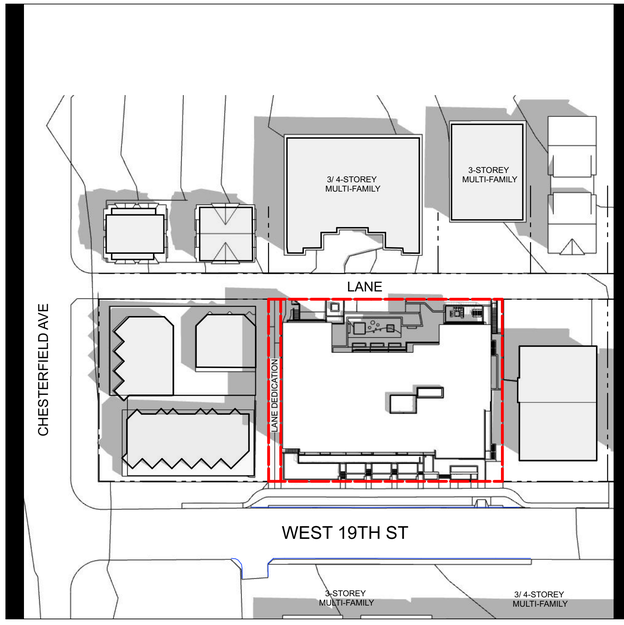



MAR 21 - 4:00 PM

## SPRING EQUINOX - MARCH 21

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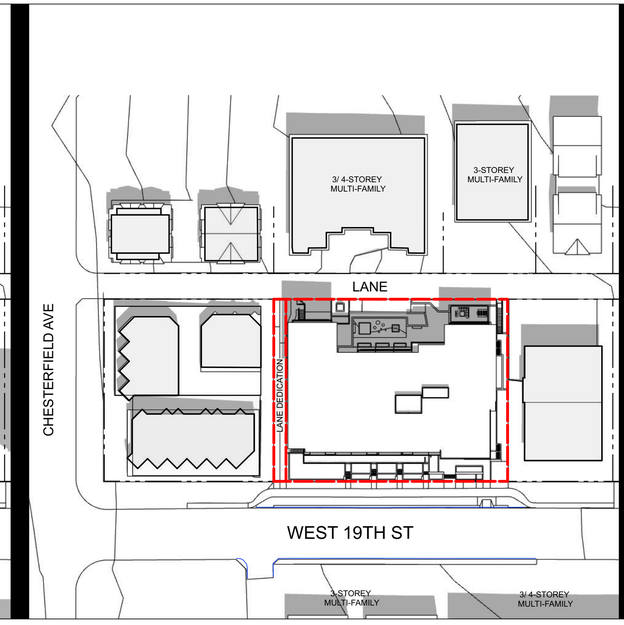


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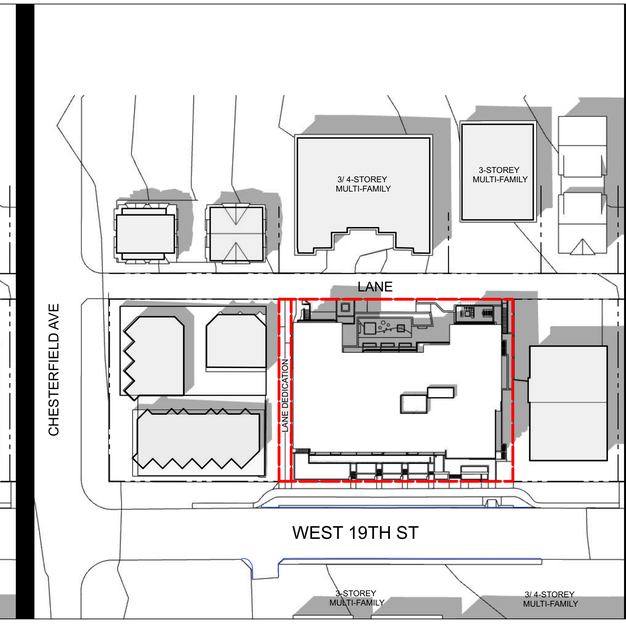


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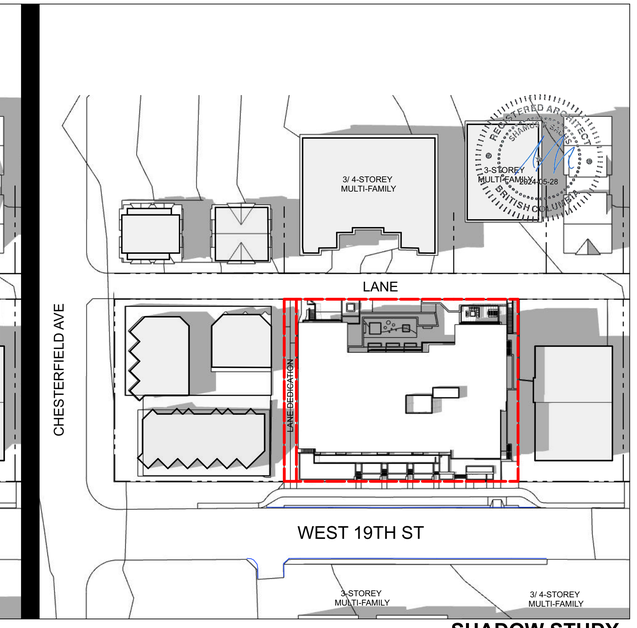


JUN 21 - 4:00 PM

## SUMMER SOLSTICE - JUNE 21

**SHADOW STUDY**

N

| | |
|---|---|
| 22601 | [PROJECT] |
| | [SCALE] |
| MAY 27, 2024 | [DATE] |
| 3 - RZA / DPA RESUBMISSION | [ISSUE] |
| | [DRAWING] |
| **A-8.600** | |

NOTE :
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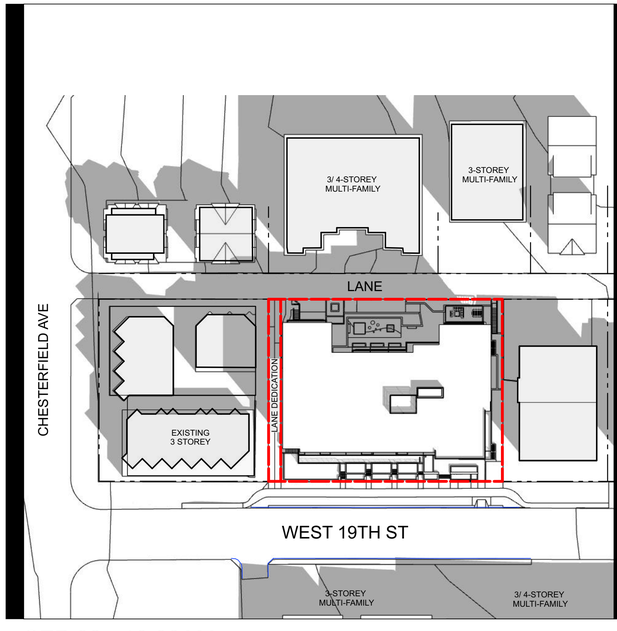
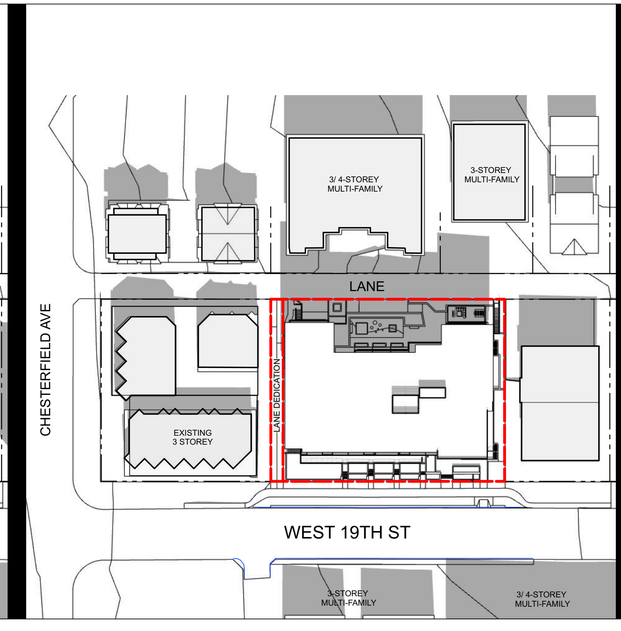
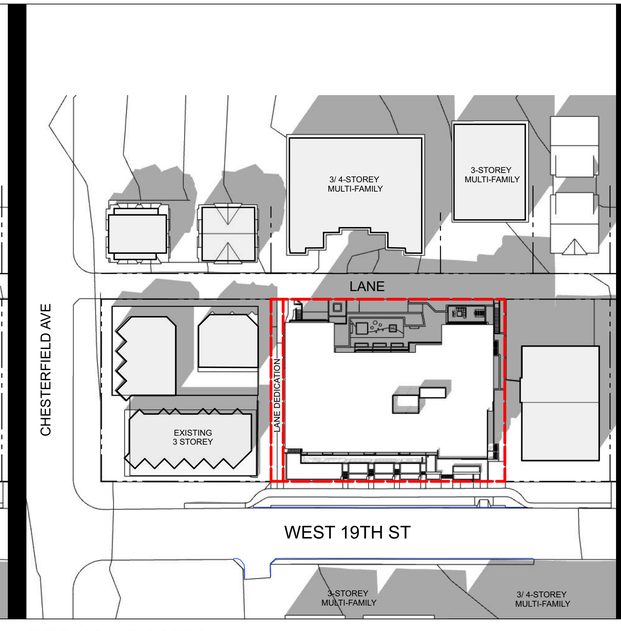



SEP 22 - 10:00AM




SEP 22 - 12:00 PM

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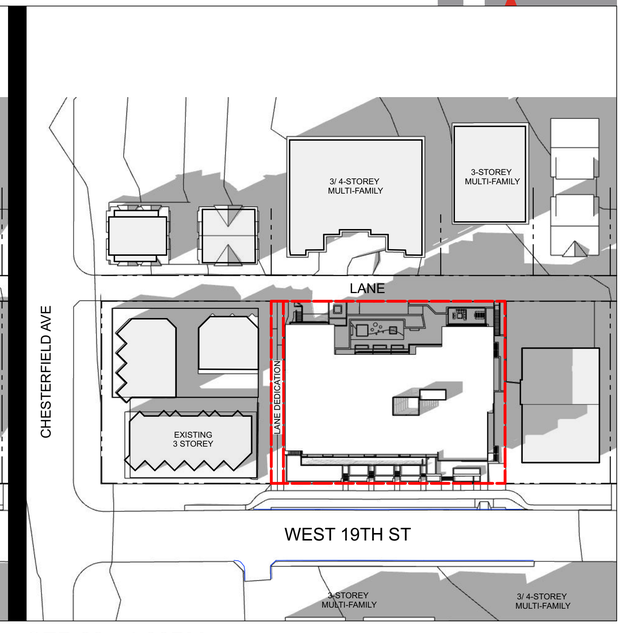
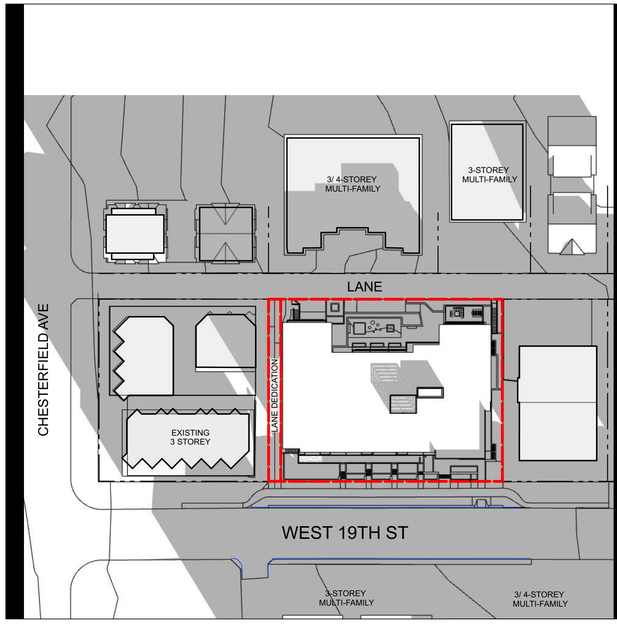
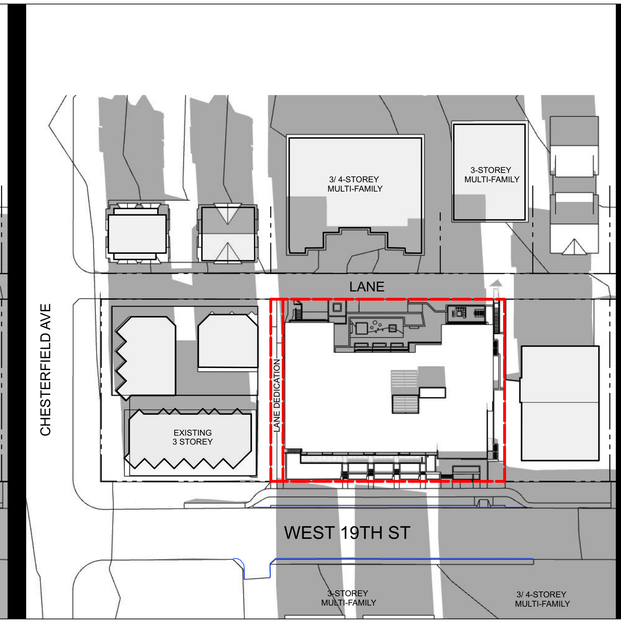



SEP 22 - 4:00PM

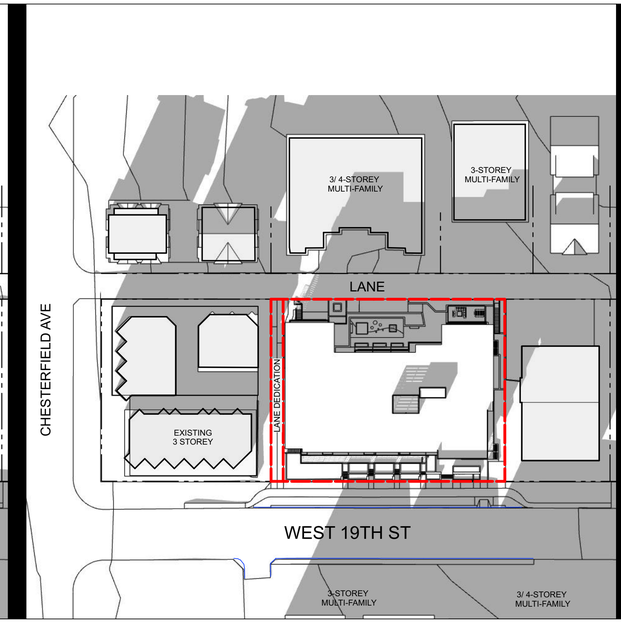
# FALL EQUINOX - SEPTEMBER 22



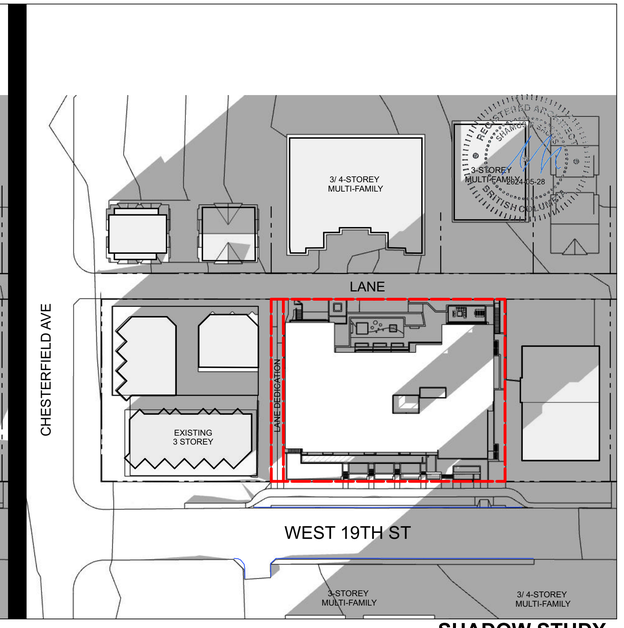

DEC 21 - 10:00AM




DEC 21 - 12:00PM




DEC 21 - 2:00 PM




DEC 21 - 4:00PM

# WINTER SOLSTICE - DECEMBER 21

**SHADOW STUDY**

N

| | |
|---|---|
| 22601 | [PROJECT] |
| | [SCALE] |
| MAY 27, 2024 | [DATE] |
| 3 - RZA / DPA RESUBMISSION | [ISSUE] |
| | [DRAWING] |
| | A-8.700 |

NOTE :
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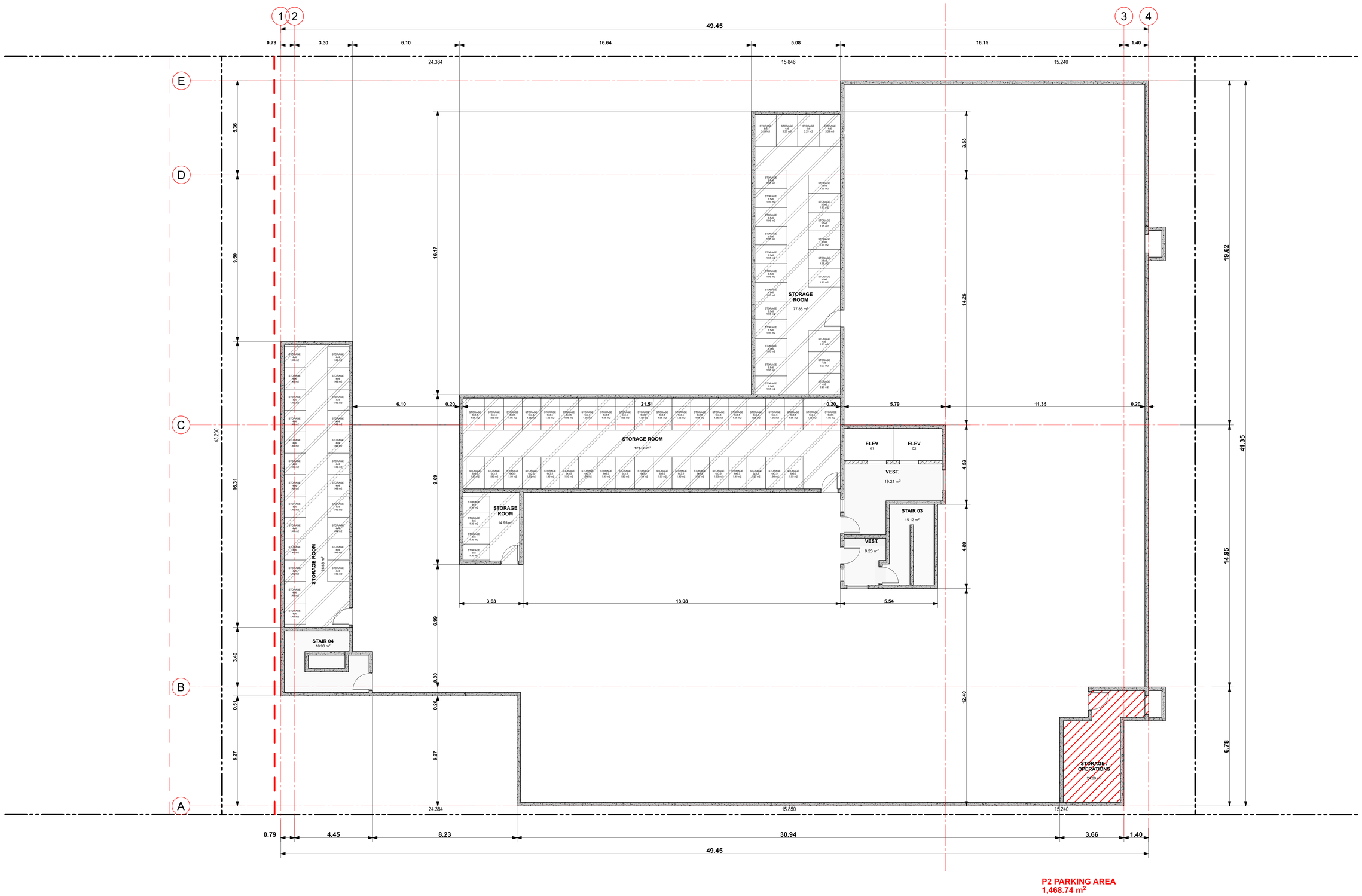



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[PROJECT TEAM]

REGISTERED ARCHITECT SHAUN F. SCHMIDT BRITISH COLUMBIA 2024-05-28

[ARCHITECT SEAL]

GWL REALTY ADVISORS

[CLIENT]

GWL REALTY ADVISORS INC.

[PROJECT]

MULTI-FAMILY DEVELOPMENT

140 WEST 19TH STREET
NORTH VANCOUVER, BC

[TITLE]

# P2 PARKING - AREA OVERLAYS

[PROJECT] 22601

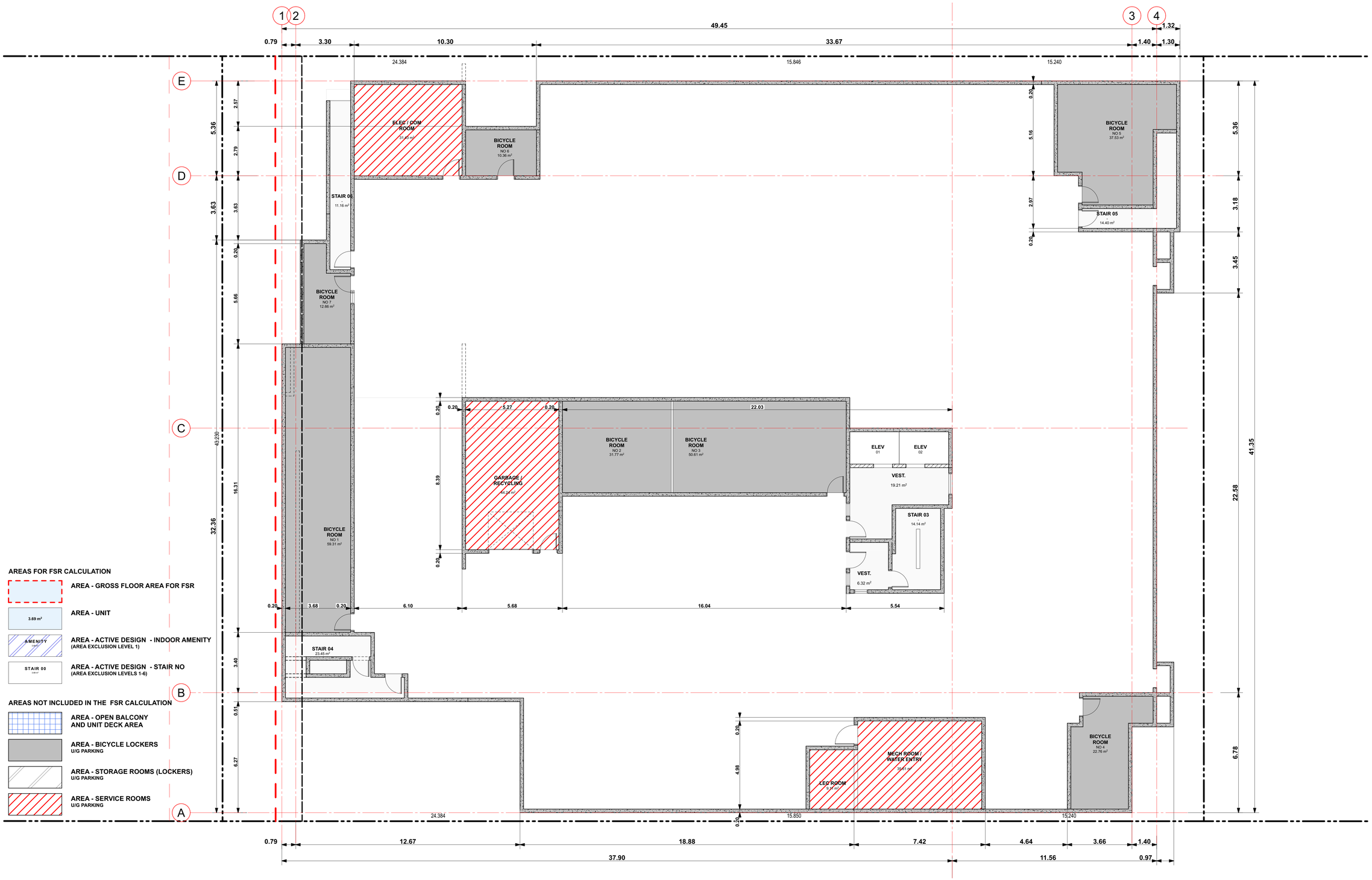
[SCALE] 1/8" = 1'-0"

[DATE] MAY 27, 2024

[ISSUE] 3 - RZA / DPA RESUBMISSION

[DRAWING]

A-9.010





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[PROJECT TEAM]

REGISTERED ARCHITECT SHAWN F. SCHAFER BRITISH COLUMBIA 2024-05-28

[ARCHITECT SEAL]

GWL REALTY ADVISORS

[CLIENT]

GWL REALTY ADVISORS INC.

[PROJECT]

MULTI-FAMILY DEVELOPMENT

140 WEST 19TH STREET
NORTH VANCOUVER, BC

[TITLE]

# P1 PARKING - AREA OVERLAYS

[PROJECT] 22601

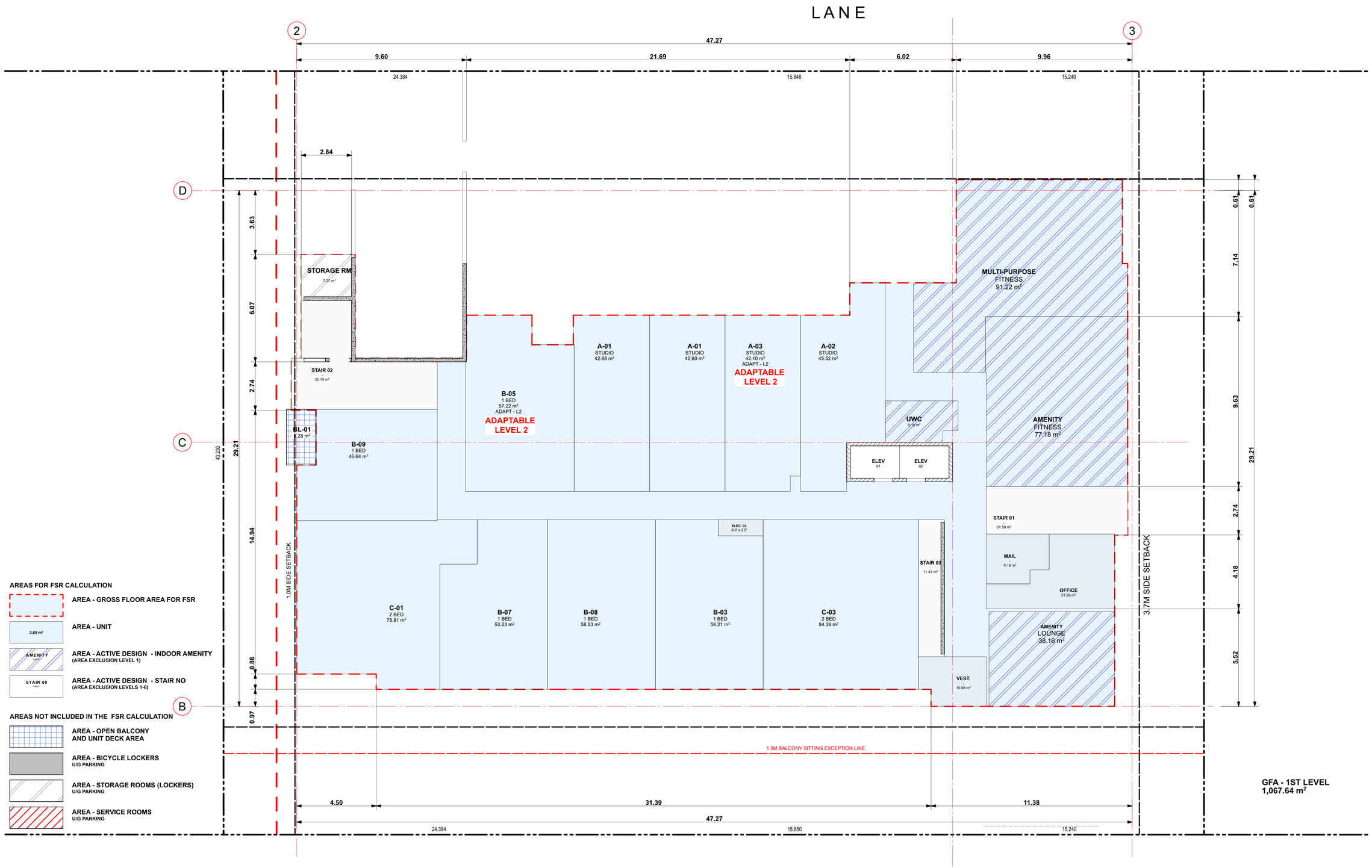
[SCALE] 1/8" = 1'-0"

[DATE] MAY 27, 2024

[ISSUE] 3 - RZA / DPA RESUBMISSION

[DRAWING]

A-9.020





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[PROJECT TEAM]

REGISTERED ARCHITECT
SHAUN F. SCHMIDT
2024-05-28
BRITISH COLUMBIA

[ARCHITECT SEAL]

GWL REALTY ADVISORS

[CLIENT]

GWL REALTY ADVISORS INC.

[PROJECT]

**MULTI-FAMILY DEVELOPMENT**

140 WEST 19TH STREET
NORTH VANCOUVER, BC

[TITLE]

# 1ST FLOOR - AREA OVERLAYS

| | |
|---|---|
| 22601 | [PROJECT] |
| 1/8" = 1'-0" | [SCALE] |
| MAY 27, 2024 | [DATE] |
| 3 - RZA / DPA RESUBMISSION | [ISSUE] |

[DRAWING]

**A-9.100**

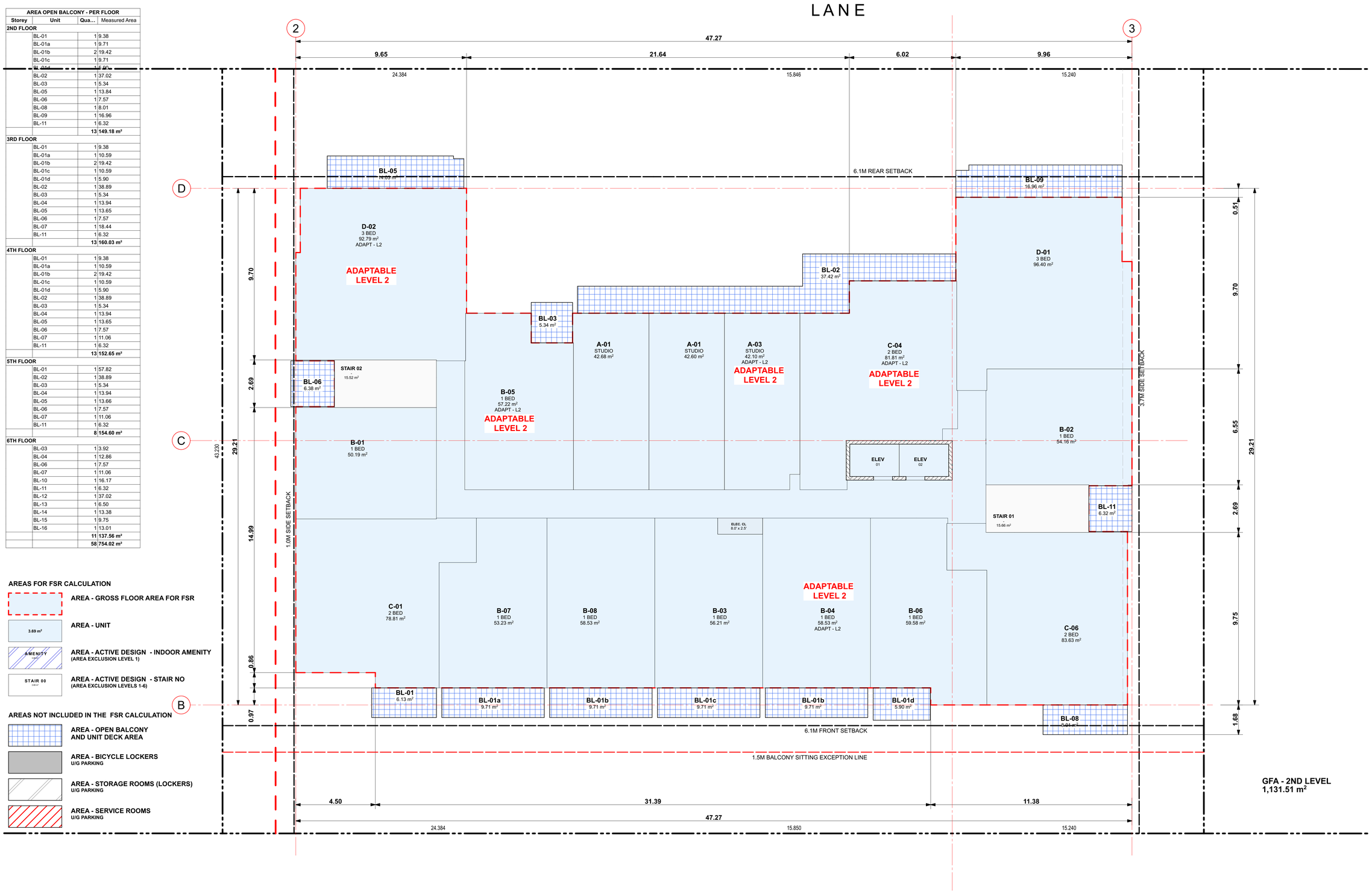
| AREA OPEN BALCONY - PER FLOOR | | | |
|---|---|---|---|
| Storey | Unit | Qua... | Measured Area |
| **2ND FLOOR** | | | |
| | BL-01 | 1 | 9.38 |
| | BL-01a | 1 | 9.71 |
| | BL-01b | 2 | 19.42 |
| | BL-01c | 1 | 9.71 |
| | BL-01d | 1 | 5.90 |
| | BL-02 | 1 | 37.02 |
| | BL-03 | 1 | 5.34 |
| | BL-05 | 1 | 13.84 |
| | BL-06 | 1 | 7.57 |
| | BL-08 | 1 | 8.01 |
| | BL-09 | 1 | 16.96 |
| | BL-11 | 1 | 6.32 |
| | | **13** | **149.18 m²** |
| **3RD FLOOR** | | | |
| | BL-01 | 1 | 9.38 |
| | BL-01a | 1 | 10.59 |
| | BL-01b | 2 | 19.42 |
| | BL-01c | 1 | 10.59 |
| | BL-01d | 1 | 5.90 |
| | BL-02 | 1 | 38.89 |
| | BL-03 | 1 | 5.34 |
| | BL-04 | 1 | 13.94 |
| | BL-05 | 1 | 13.65 |
| | BL-06 | 1 | 7.57 |
| | BL-07 | 1 | 18.44 |
| | BL-11 | 1 | 6.32 |
| | | **13** | **160.03 m²** |
| **4TH FLOOR** | | | |
| | BL-01 | 1 | 9.38 |
| | BL-01a | 1 | 10.59 |
| | BL-01b | 2 | 19.42 |
| | BL-01c | 1 | 10.59 |
| | BL-01d | 1 | 5.90 |
| | BL-02 | 1 | 38.89 |
| | BL-03 | 1 | 5.34 |
| | BL-04 | 1 | 13.94 |
| | BL-05 | 1 | 13.65 |
| | BL-06 | 1 | 7.57 |
| | BL-07 | 1 | 11.06 |
| | BL-11 | 1 | 6.32 |
| | | **13** | **152.65 m²** |
| **5TH FLOOR** | | | |
| | BL-01 | 1 | 57.82 |
| | BL-02 | 1 | 38.89 |
| | BL-03 | 1 | 5.34 |
| | BL-04 | 1 | 13.94 |
| | BL-05 | 1 | 13.66 |
| | BL-06 | 1 | 7.57 |
| | BL-07 | 1 | 11.06 |
| | BL-11 | 1 | 6.32 |
| | | **8** | **154.60 m²** |
| **6TH FLOOR** | | | |
| | BL-03 | 1 | 3.92 |
| | BL-04 | 1 | 12.86 |
| | BL-06 | 1 | 7.57 |
| | BL-07 | 1 | 11.06 |
| | BL-10 | 1 | 16.17 |
| | BL-11 | 1 | 6.32 |
| | BL-12 | 1 | 37.02 |
| | BL-13 | 1 | 6.50 |
| | BL-14 | 1 | 13.38 |
| | BL-15 | 1 | 9.75 |
| | BL-16 | 1 | 13.01 |
| | | **11** | **137.56 m²** |
| | | **58** | **754.02 m²** |

**AREAS FOR FSR CALCULATION**

- AREA - GROSS FLOOR AREA FOR FSR
- 3.69 m² — AREA - UNIT
- AMENITY — AREA - ACTIVE DESIGN - INDOOR AMENITY (AREA EXCLUSION LEVEL 1)
- STAIR 00 — AREA - ACTIVE DESIGN - STAIR NO (AREA EXCLUSION LEVELS 1-6)

**AREAS NOT INCLUDED IN THE FSR CALCULATION**

- AREA - OPEN BALCONY AND UNIT DECK AREA
- AREA - BICYCLE LOCKERS U/G PARKING
- AREA - STORAGE ROOMS (LOCKERS) U/G PARKING
- AREA - SERVICE ROOMS U/G PARKING




WEST 19TH STREET

0 1M 2.5M 5M 10M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[PROJECT TEAM]

REGISTERED ARCHITECT SHAMUS F. SAUNDERS BRITISH COLUMBIA 2024-05-28

[ARCHITECT SEAL]

GWL REALTY ADVISORS

[CLIENT]

GWL REALTY ADVISORS INC.

[PROJECT]

**MULTI-FAMILY DEVELOPMENT**

140 WEST 19TH STREET
NORTH VANCOUVER, BC

[TITLE]

# 2ND FLOOR - AREA OVERLAYS

| | |
|---|---|
| 22601 | [PROJECT] |
| 1/8" = 1'-0" | [SCALE] |
| MAY 27, 2024 | [DATE] |
| 3 - RZA / DPA RESUBMISSION | [ISSUE] |

[DRAWING]

**A-9.200**

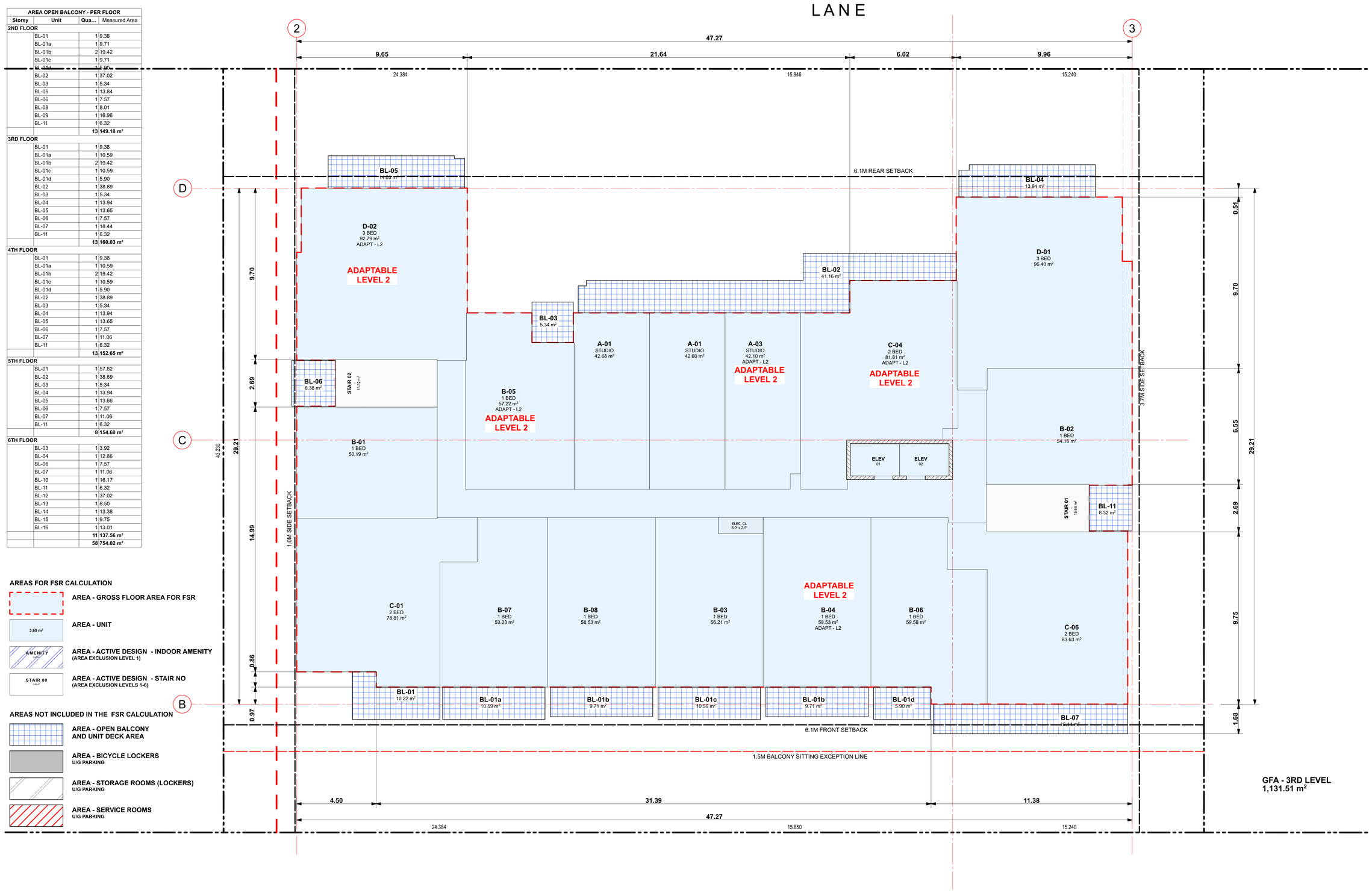
| AREA OPEN BALCONY - PER FLOOR | | | |
|---|---|---|---|
| Storey | Unit | Qua... | Measured Area |
| **2ND FLOOR** | | | |
| | BL-01 | 1 | 9.38 |
| | BL-01a | 1 | 9.71 |
| | BL-01b | 2 | 19.42 |
| | BL-01c | 1 | 9.71 |
| | BL-01d | 1 | 5.90 |
| | BL-02 | 1 | 37.02 |
| | BL-03 | 1 | 5.34 |
| | BL-05 | 1 | 13.84 |
| | BL-06 | 1 | 7.57 |
| | BL-08 | 1 | 8.01 |
| | BL-09 | 1 | 16.96 |
| | BL-11 | 1 | 6.32 |
| | | **13** | **149.18 m²** |
| **3RD FLOOR** | | | |
| | BL-01 | 1 | 9.38 |
| | BL-01a | 1 | 10.59 |
| | BL-01b | 2 | 19.42 |
| | BL-01c | 1 | 10.59 |
| | BL-01d | 1 | 5.90 |
| | BL-02 | 1 | 38.89 |
| | BL-03 | 1 | 5.34 |
| | BL-04 | 1 | 13.94 |
| | BL-05 | 1 | 13.65 |
| | BL-06 | 1 | 7.57 |
| | BL-07 | 1 | 18.44 |
| | BL-11 | 1 | 6.32 |
| | | **13** | **160.03 m²** |
| **4TH FLOOR** | | | |
| | BL-01 | 1 | 9.38 |
| | BL-01a | 1 | 10.59 |
| | BL-01b | 2 | 19.42 |
| | BL-01c | 1 | 10.59 |
| | BL-01d | 1 | 5.90 |
| | BL-02 | 1 | 38.89 |
| | BL-03 | 1 | 5.34 |
| | BL-04 | 1 | 13.94 |
| | BL-05 | 1 | 13.65 |
| | BL-06 | 1 | 7.57 |
| | BL-07 | 1 | 11.06 |
| | BL-11 | 1 | 6.32 |
| | | **13** | **152.65 m²** |
| **5TH FLOOR** | | | |
| | BL-01 | 1 | 57.82 |
| | BL-02 | 1 | 38.89 |
| | BL-03 | 1 | 5.34 |
| | BL-04 | 1 | 13.94 |
| | BL-05 | 1 | 13.66 |
| | BL-06 | 1 | 7.57 |
| | BL-07 | 1 | 11.06 |
| | BL-11 | 1 | 6.32 |
| | | **8** | **154.60 m²** |
| **6TH FLOOR** | | | |
| | BL-03 | 1 | 3.92 |
| | BL-04 | 1 | 12.86 |
| | BL-06 | 1 | 7.57 |
| | BL-07 | 1 | 11.06 |
| | BL-10 | 1 | 16.17 |
| | BL-11 | 1 | 6.32 |
| | BL-12 | 1 | 37.02 |
| | BL-13 | 1 | 6.50 |
| | BL-14 | 1 | 13.38 |
| | BL-15 | 1 | 9.75 |
| | BL-16 | 1 | 13.01 |
| | | **11** | **137.56 m²** |
| | | **58** | **754.02 m²** |

**AREAS FOR FSR CALCULATION**

- AREA - GROSS FLOOR AREA FOR FSR
- 3.69 m² — AREA - UNIT
- AMENITY — AREA - ACTIVE DESIGN - INDOOR AMENITY (AREA EXCLUSION LEVEL 1)
- STAIR 00 — AREA - ACTIVE DESIGN - STAIR NO (AREA EXCLUSION LEVELS 1-6)

**AREAS NOT INCLUDED IN THE FSR CALCULATION**

- AREA - OPEN BALCONY AND UNIT DECK AREA
- AREA - BICYCLE LOCKERS U/G PARKING
- AREA - STORAGE ROOMS (LOCKERS) U/G PARKING
- AREA - SERVICE ROOMS U/G PARKING




GFA - 3RD LEVEL
1,131.51 m²

WEST 19TH STREET

0 1M 2.5M 5M 10M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[PROJECT TEAM]

REGISTERED ARCHITECT SHAMUS F. SAUNDERS 2024-05-28 BRITISH COLUMBIA

[ARCHITECT SEAL]

GWL REALTY ADVISORS

[CLIENT]

GWL REALTY ADVISORS INC.

[PROJECT]

**MULTI-FAMILY DEVELOPMENT**

140 WEST 19TH STREET
NORTH VANCOUVER, BC

[TITLE]

# 3RD FLOOR - AREA OVERLAYS

| | |
|---|---|
| 22601 | [PROJECT] |
| 1/8" = 1'-0" | [SCALE] |
| MAY 27, 2024 | [DATE] |
| 3 - RZA / DPA RESUBMISSION | [ISSUE] |

[DRAWING]

**A-9.300**

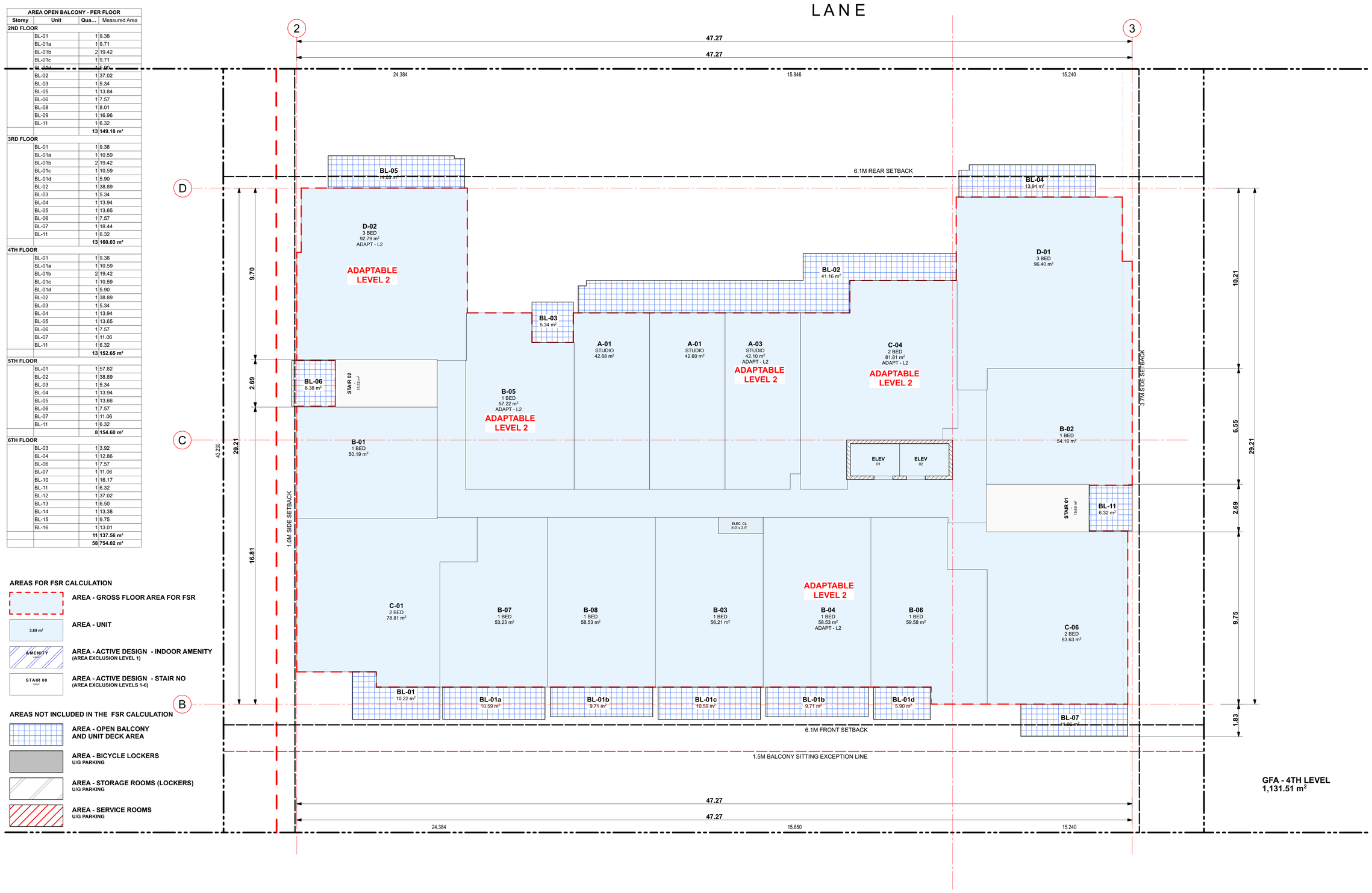
| AREA OPEN BALCONY - PER FLOOR | | | |
|---|---|---|---|
| Storey | Unit | Qua... | Measured Area |
| **2ND FLOOR** | | | |
| | BL-01 | 1 | 9.38 |
| | BL-01a | 1 | 9.71 |
| | BL-01b | 2 | 19.42 |
| | BL-01c | 1 | 9.71 |
| | BL-01d | 1 | 5.90 |
| | BL-02 | 1 | 37.02 |
| | BL-03 | 1 | 5.34 |
| | BL-05 | 1 | 13.84 |
| | BL-06 | 1 | 7.57 |
| | BL-08 | 1 | 8.01 |
| | BL-09 | 1 | 16.96 |
| | BL-11 | 1 | 6.32 |
| | | **13** | **149.18 m²** |
| **3RD FLOOR** | | | |
| | BL-01 | 1 | 9.38 |
| | BL-01a | 1 | 10.59 |
| | BL-01b | 2 | 19.42 |
| | BL-01c | 1 | 10.59 |
| | BL-01d | 1 | 5.90 |
| | BL-02 | 1 | 38.89 |
| | BL-03 | 1 | 5.34 |
| | BL-04 | 1 | 13.94 |
| | BL-05 | 1 | 13.65 |
| | BL-06 | 1 | 7.57 |
| | BL-07 | 1 | 18.44 |
| | BL-11 | 1 | 6.32 |
| | | **13** | **160.03 m²** |
| **4TH FLOOR** | | | |
| | BL-01 | 1 | 9.38 |
| | BL-01a | 1 | 10.59 |
| | BL-01b | 2 | 19.42 |
| | BL-01c | 1 | 10.59 |
| | BL-01d | 1 | 5.90 |
| | BL-02 | 1 | 38.89 |
| | BL-03 | 1 | 5.34 |
| | BL-04 | 1 | 13.94 |
| | BL-05 | 1 | 13.65 |
| | BL-06 | 1 | 7.57 |
| | BL-07 | 1 | 11.06 |
| | BL-11 | 1 | 6.32 |
| | | **13** | **152.65 m²** |
| **5TH FLOOR** | | | |
| | BL-01 | 1 | 57.82 |
| | BL-02 | 1 | 38.89 |
| | BL-03 | 1 | 5.34 |
| | BL-04 | 1 | 13.94 |
| | BL-05 | 1 | 13.66 |
| | BL-06 | 1 | 7.57 |
| | BL-07 | 1 | 11.06 |
| | BL-11 | 1 | 6.32 |
| | | **8** | **154.60 m²** |
| **6TH FLOOR** | | | |
| | BL-03 | 1 | 3.92 |
| | BL-04 | 1 | 12.86 |
| | BL-06 | 1 | 7.57 |
| | BL-07 | 1 | 11.06 |
| | BL-10 | 1 | 16.17 |
| | BL-11 | 1 | 6.32 |
| | BL-12 | 1 | 37.02 |
| | BL-13 | 1 | 6.50 |
| | BL-14 | 1 | 13.38 |
| | BL-15 | 1 | 9.75 |
| | BL-16 | 1 | 13.01 |
| | | **11** | **137.56 m²** |
| | | **58** | **754.02 m²** |

**AREAS FOR FSR CALCULATION**

- AREA - GROSS FLOOR AREA FOR FSR
- 3.69 m² — AREA - UNIT
- AMENITY — AREA - ACTIVE DESIGN - INDOOR AMENITY (AREA EXCLUSION LEVEL 1)
- STAIR 00 — AREA - ACTIVE DESIGN - STAIR NO (AREA EXCLUSION LEVELS 1-6)

**AREAS NOT INCLUDED IN THE FSR CALCULATION**

- AREA - OPEN BALCONY AND UNIT DECK AREA
- AREA - BICYCLE LOCKERS U/G PARKING
- AREA - STORAGE ROOMS (LOCKERS) U/G PARKING
- AREA - SERVICE ROOMS U/G PARKING




0 1M 2.5M 5M 10M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[PROJECT TEAM]

REGISTERED ARCHITECT SHAMUS F. SAUNDERS BRITISH COLUMBIA 2024-05-28

[ARCHITECT SEAL]

GWL REALTY ADVISORS

[CLIENT]

GWL REALTY ADVISORS INC.

[PROJECT]

**MULTI-FAMILY DEVELOPMENT**

140 WEST 19TH STREET
NORTH VANCOUVER, BC

[TITLE]

# 4TH FLOOR - AREA OVERLAYS

| | |
|---|---|
| 22601 | [PROJECT] |
| 1/8" = 1'-0" | [SCALE] |
| MAY 27, 2024 | [DATE] |
| 3 - RZA / DPA RESUBMISSION | [ISSUE] |

[DRAWING]

**A-9.400**

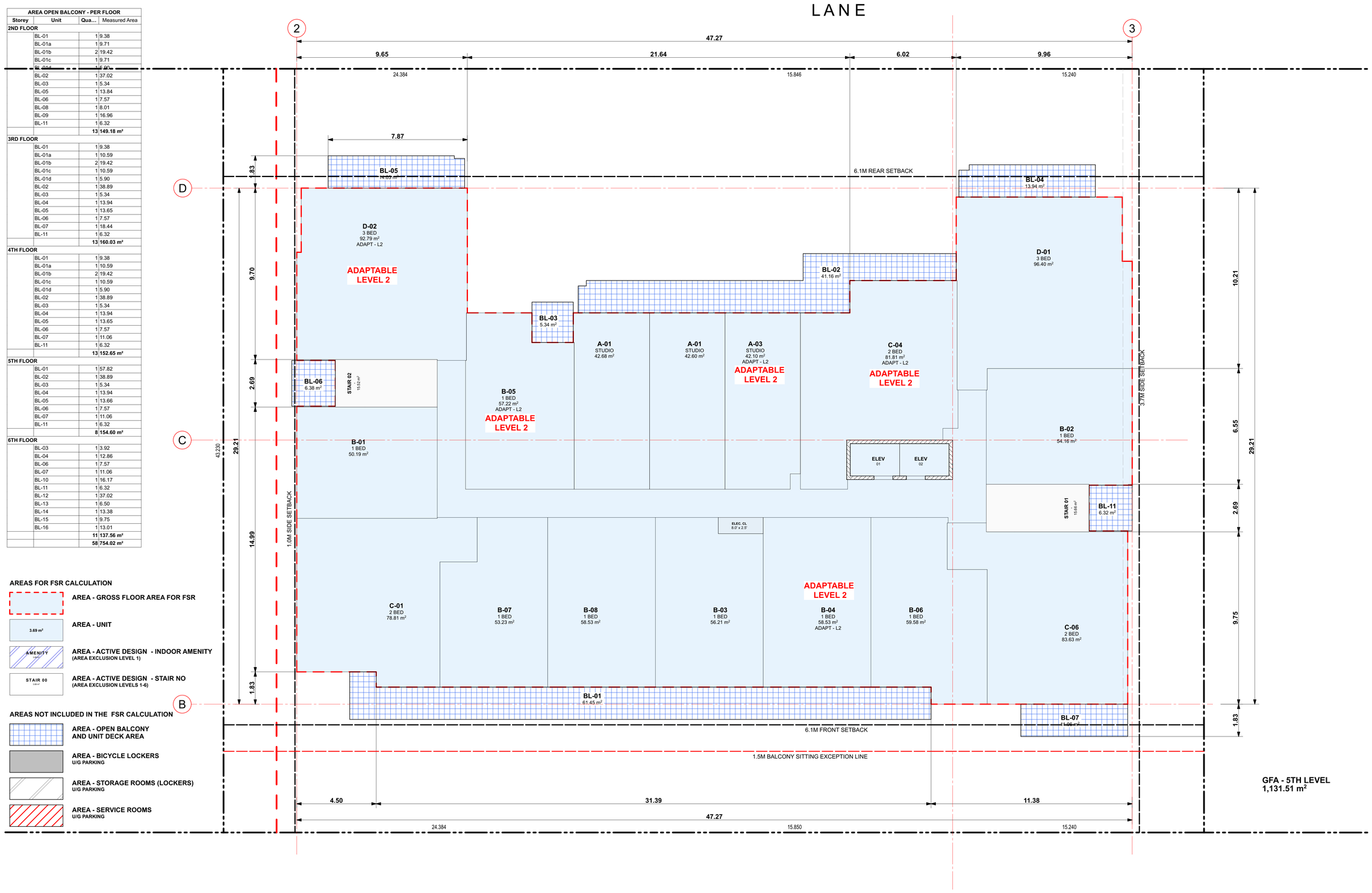
| AREA OPEN BALCONY - PER FLOOR | | | |
|---|---|---|---|
| Storey | Unit | Qua... | Measured Area |
| **2ND FLOOR** | | | |
| | BL-01 | 1 | 9.38 |
| | BL-01a | 1 | 9.71 |
| | BL-01b | 2 | 19.42 |
| | BL-01c | 1 | 9.71 |
| | BL-01d | 1 | 5.90 |
| | BL-02 | 1 | 37.02 |
| | BL-03 | 1 | 5.34 |
| | BL-05 | 1 | 13.84 |
| | BL-06 | 1 | 7.57 |
| | BL-08 | 1 | 8.01 |
| | BL-09 | 1 | 16.96 |
| | BL-11 | 1 | 6.32 |
| | | **13** | **149.18 m²** |
| **3RD FLOOR** | | | |
| | BL-01 | 1 | 9.38 |
| | BL-01a | 1 | 10.59 |
| | BL-01b | 2 | 19.42 |
| | BL-01c | 1 | 10.59 |
| | BL-01d | 1 | 5.90 |
| | BL-02 | 1 | 38.89 |
| | BL-03 | 1 | 5.34 |
| | BL-04 | 1 | 13.94 |
| | BL-05 | 1 | 13.65 |
| | BL-06 | 1 | 7.57 |
| | BL-07 | 1 | 18.44 |
| | BL-11 | 1 | 6.32 |
| | | **13** | **160.03 m²** |
| **4TH FLOOR** | | | |
| | BL-01 | 1 | 9.38 |
| | BL-01a | 1 | 10.59 |
| | BL-01b | 2 | 19.42 |
| | BL-01c | 1 | 10.59 |
| | BL-01d | 1 | 5.90 |
| | BL-02 | 1 | 38.89 |
| | BL-03 | 1 | 5.34 |
| | BL-04 | 1 | 13.94 |
| | BL-05 | 1 | 13.65 |
| | BL-06 | 1 | 7.57 |
| | BL-07 | 1 | 11.06 |
| | BL-11 | 1 | 6.32 |
| | | **13** | **152.65 m²** |
| **5TH FLOOR** | | | |
| | BL-01 | 1 | 57.82 |
| | BL-02 | 1 | 38.89 |
| | BL-03 | 1 | 5.34 |
| | BL-04 | 1 | 13.94 |
| | BL-05 | 1 | 13.66 |
| | BL-06 | 1 | 7.57 |
| | BL-07 | 1 | 11.06 |
| | BL-11 | 1 | 6.32 |
| | | **8** | **154.60 m²** |
| **6TH FLOOR** | | | |
| | BL-03 | 1 | 3.92 |
| | BL-04 | 1 | 12.86 |
| | BL-06 | 1 | 7.57 |
| | BL-07 | 1 | 11.06 |
| | BL-10 | 1 | 16.17 |
| | BL-11 | 1 | 6.32 |
| | BL-12 | 1 | 37.02 |
| | BL-13 | 1 | 6.50 |
| | BL-14 | 1 | 13.38 |
| | BL-15 | 1 | 9.75 |
| | BL-16 | 1 | 13.01 |
| | | **11** | **137.56 m²** |
| | | **58** | **754.02 m²** |

**AREAS FOR FSR CALCULATION**

- AREA - GROSS FLOOR AREA FOR FSR
- 3.69 m² — AREA - UNIT
- AMENITY — AREA - ACTIVE DESIGN - INDOOR AMENITY (AREA EXCLUSION LEVEL 1)
- STAIR 00 — AREA - ACTIVE DESIGN - STAIR NO (AREA EXCLUSION LEVELS 1-6)

**AREAS NOT INCLUDED IN THE FSR CALCULATION**

- AREA - OPEN BALCONY AND UNIT DECK AREA
- AREA - BICYCLE LOCKERS U/G PARKING
- AREA - STORAGE ROOMS (LOCKERS) U/G PARKING
- AREA - SERVICE ROOMS U/G PARKING




WEST 19TH STREET

0 1M 2.5M 5M 10M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Vancouver, BC, V6C 1S4
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[PROJECT TEAM]

REGISTERED ARCHITECT SHAMUS F. SAUNDERS BRITISH COLUMBIA 2024-05-28

[ARCHITECT SEAL]

GWL REALTY ADVISORS

[CLIENT]

GWL REALTY ADVISORS INC.

[PROJECT]

**MULTI-FAMILY DEVELOPMENT**

140 WEST 19TH STREET
NORTH VANCOUVER, BC

[TITLE]

# 5TH FLOOR - AREA OVERLAYS

| | |
|---|---|
| 22601 | [PROJECT] |
| 1/8" = 1'-0" | [SCALE] |
| MAY 27, 2024 | [DATE] |
| 3 - RZA / DPA RESUBMISSION | [ISSUE] |

[DRAWING]

**A-9.500**

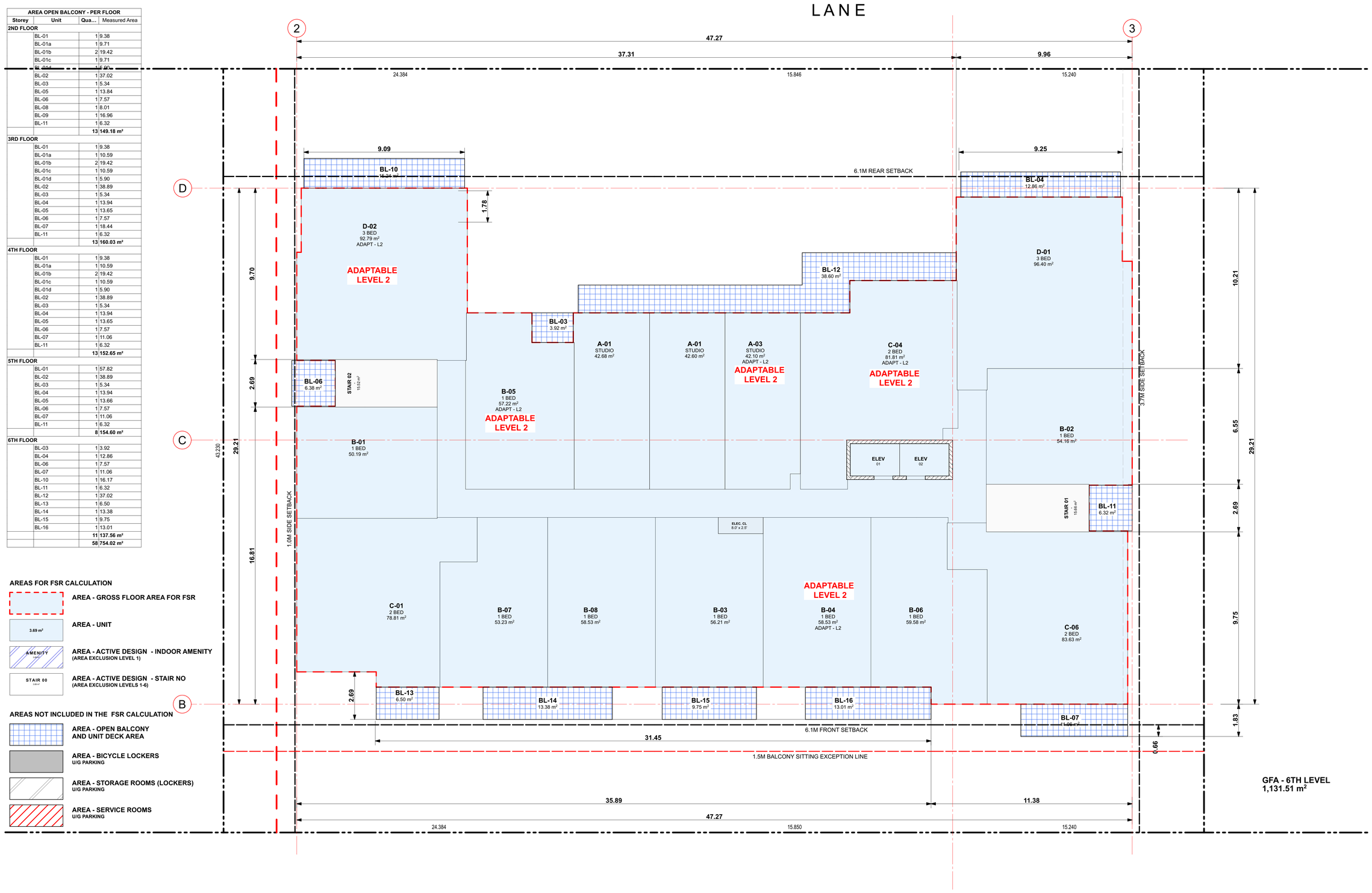
| AREA OPEN BALCONY - PER FLOOR | | | |
|---|---|---|---|
| Storey | Unit | Qua... | Measured Area |
| **2ND FLOOR** | | | |
| | BL-01 | 1 | 9.38 |
| | BL-01a | 1 | 9.71 |
| | BL-01b | 2 | 19.42 |
| | BL-01c | 1 | 9.71 |
| | BL-01d | 1 | 5.90 |
| | BL-02 | 1 | 37.02 |
| | BL-03 | 1 | 5.34 |
| | BL-05 | 1 | 13.84 |
| | BL-06 | 1 | 7.57 |
| | BL-08 | 1 | 8.01 |
| | BL-09 | 1 | 16.96 |
| | BL-11 | 1 | 6.32 |
| | | **13** | **149.18 m²** |
| **3RD FLOOR** | | | |
| | BL-01 | 1 | 9.38 |
| | BL-01a | 1 | 10.59 |
| | BL-01b | 2 | 19.42 |
| | BL-01c | 1 | 10.59 |
| | BL-01d | 1 | 5.90 |
| | BL-02 | 1 | 38.89 |
| | BL-03 | 1 | 5.34 |
| | BL-04 | 1 | 13.94 |
| | BL-05 | 1 | 13.65 |
| | BL-06 | 1 | 7.57 |
| | BL-07 | 1 | 18.44 |
| | BL-11 | 1 | 6.32 |
| | | **13** | **160.03 m²** |
| **4TH FLOOR** | | | |
| | BL-01 | 1 | 9.38 |
| | BL-01a | 1 | 10.59 |
| | BL-01b | 2 | 19.42 |
| | BL-01c | 1 | 10.59 |
| | BL-01d | 1 | 5.90 |
| | BL-02 | 1 | 38.89 |
| | BL-03 | 1 | 5.34 |
| | BL-04 | 1 | 13.94 |
| | BL-05 | 1 | 13.65 |
| | BL-06 | 1 | 7.57 |
| | BL-07 | 1 | 11.06 |
| | BL-11 | 1 | 6.32 |
| | | **13** | **152.65 m²** |
| **5TH FLOOR** | | | |
| | BL-01 | 1 | 57.82 |
| | BL-02 | 1 | 38.89 |
| | BL-03 | 1 | 5.34 |
| | BL-04 | 1 | 13.94 |
| | BL-05 | 1 | 13.66 |
| | BL-06 | 1 | 7.57 |
| | BL-07 | 1 | 11.06 |
| | BL-11 | 1 | 6.32 |
| | | **8** | **154.60 m²** |
| **6TH FLOOR** | | | |
| | BL-03 | 1 | 3.92 |
| | BL-04 | 1 | 12.86 |
| | BL-06 | 1 | 7.57 |
| | BL-07 | 1 | 11.06 |
| | BL-10 | 1 | 16.17 |
| | BL-11 | 1 | 6.32 |
| | BL-12 | 1 | 37.02 |
| | BL-13 | 1 | 6.50 |
| | BL-14 | 1 | 13.38 |
| | BL-15 | 1 | 9.75 |
| | BL-16 | 1 | 13.01 |
| | | **11** | **137.56 m²** |
| | | **58** | **754.02 m²** |

**AREAS FOR FSR CALCULATION**

- AREA - GROSS FLOOR AREA FOR FSR
- 3.69 m² — AREA - UNIT
- AMENITY — AREA - ACTIVE DESIGN - INDOOR AMENITY (AREA EXCLUSION LEVEL 1)
- STAIR 00 — AREA - ACTIVE DESIGN - STAIR NO (AREA EXCLUSION LEVELS 1-6)

**AREAS NOT INCLUDED IN THE FSR CALCULATION**

- AREA - OPEN BALCONY AND UNIT DECK AREA
- AREA - BICYCLE LOCKERS U/G PARKING
- AREA - STORAGE ROOMS (LOCKERS) U/G PARKING
- AREA - SERVICE ROOMS U/G PARKING




GFA - 6TH LEVEL
1,131.51 m²

WEST 19TH STREET

0 1M 2.5M 5M 10M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[PROJECT TEAM]

REGISTERED ARCHITECT SHAMUS F. SAUNDERS BRITISH COLUMBIA 2024-05-28

[ARCHITECT SEAL]

GWL REALTY ADVISORS

[CLIENT]

GWL REALTY ADVISORS INC.

[PROJECT]

**MULTI-FAMILY DEVELOPMENT**

140 WEST 19TH STREET
NORTH VANCOUVER, BC

[TITLE]

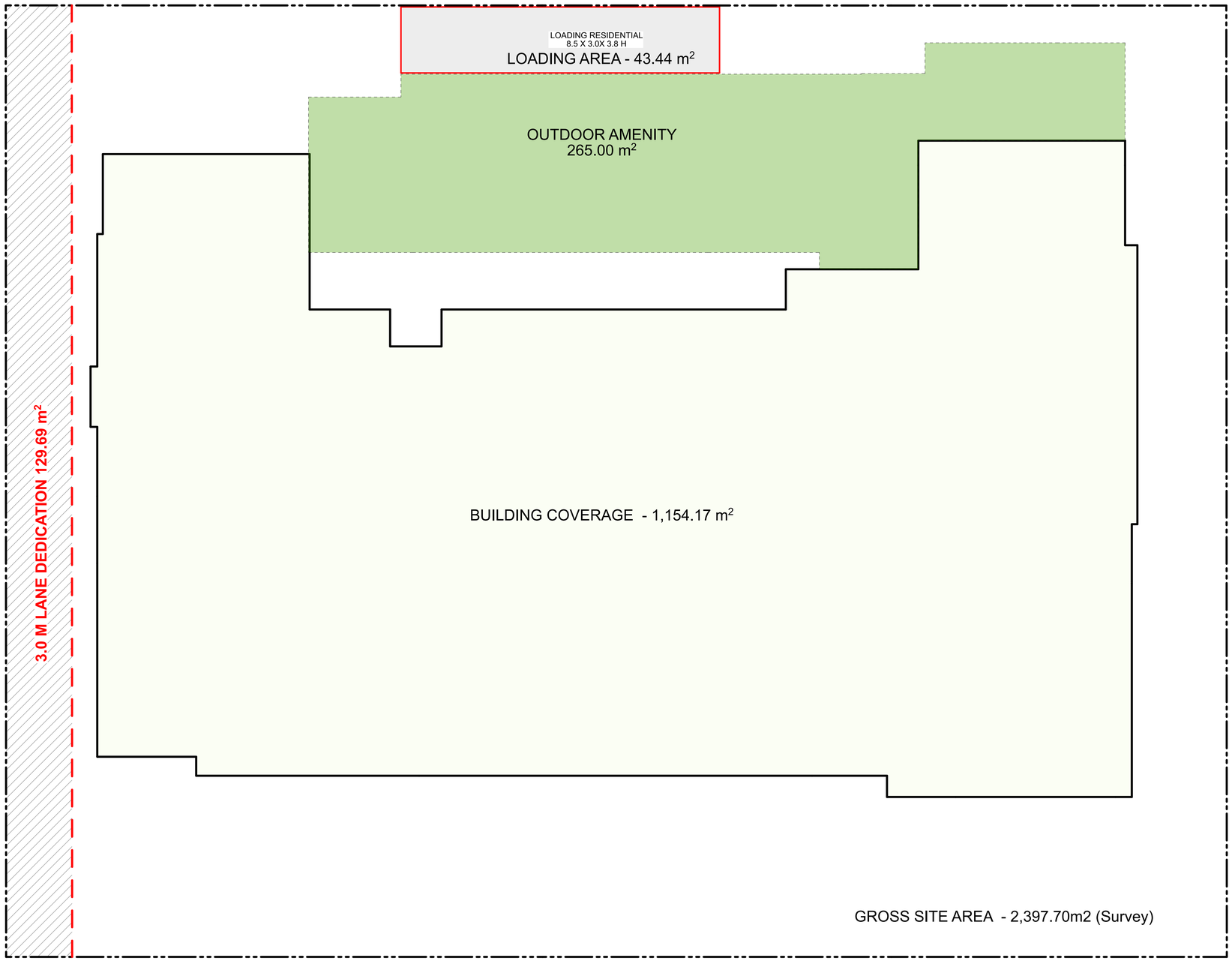
**6TH FLOOR - AREA OVERLAYS**

| | |
|---|---|
| 22601 | [PROJECT] |
| 1/8" = 1'-0" | [SCALE] |
| MAY 27, 2024 | [DATE] |
| 3 - RZA / DPA RESUBMISSION | [ISSUE] |

[DRAWING]

**A-9.600**

LANE




LOT COVERAGE 48% ( MAX 50% RM1)
OPEN SITE SPACE MIN 40%

| | | | |
|---|---|---|---|
| **OPEN SITE SPACE -** LOT COVERAGE (LESS PARKING / LOADING) | | | |
| GROSS LOT AREA | 2,397.70 | M2 | 100% |
| SITE COVERAGE | 1,154.17 | M2 | 48.1% |
| LOADING AREA | 43.44 | M2 | |
| | 1,197.61 | M2 | 49.9% |
| **OPEN SITE SPACE** | **1,200.09** | **M2** | **50.1%** |

WEST 19TH STREET

0 1M 2.5M 5M 10M

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[PROJECT TEAM]

REGISTERED ARCHITECT
SHAMUS F. SCHOLL
2024-05-28
BRITISH COLUMBIA

[ARCHITECT SEAL]

GWL REALTY ADVISORS

[CLIENT]

**GWL REALTY ADVISORS INC.**

[PROJECT]

**MULTI-FAMILY DEVELOPMENT**

140 WEST 19TH STREET
NORTH VANCOUVER, BC

[TITLE]

**SITE COVERAGE / OPEN SITE SPACE**

[PROJECT] **22601**

[SCALE] **1/8" = 1'-0"**

[DATE] **MAY 27, 2024**

[ISSUE] **3 - RZA / DPA RESUBMISSION**

[DRAWING] **A-9.700**