Artistic Impression - Dusk View Southeast From Street

# 149 West 3rd Street

North Vancouver, BC

## ISSUED FOR REZONING DEVELOPMENT APPLICATION
## APRIL 3, 2020

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DRAWING LIST


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149 West 3rd St
2018-017

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Artistic Impression - Dusk View Southeast From Street

A001

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**Anthem**
149 West 3rd St
2018-017

NOT FOR CONSTRUCTION Artistic Impression - Daytime View Northwest From Lane

A002

## PROJECT DEVELOPMENT DATA

| PROJECT | CURRENT DESIGNATION / REGULATION | PROPOSED |
|---|---|---|
| 5 Storey Mixed Use Residential with Commercial at Grade | | |
| **LEGAL DESCRIPTION** | | |
| Lot B Blocks 139 and 140 DL 274 Group 1 NWD Plan 879 | | |
| **OCP DESIGNATION** | | |
| | Mixed Use Level 3 | Mixed Use Level 3 |
| **ZONING** | | |
| | CS-3 | CD (based on CD-681) |
| **LOT DATA** | | |
| Lot Area (Gross Site Area) 20,973 sf 1,948 sm | | |
| Lot Frontage 174'-10 3/8" 53.30 m | | |
| Lot Depth 119'-11 1/8" 36.60 m | | |
| **SETBACKS & HEIGHT** | | |
| Front | 3.140m (Special Setback 15.24m from centreline of West 3rd Street) | 3.140m (Special Setback 15.24m from centreline of West 3rd Street) |
| Rear | 6.096m | 3.91m |
| Side | N/A | N/A |
| Height | OCP: 16m; CS-3: 10.668m | 15.94m measured to underside of slab excluding rooftop access |
| **SITE COVERAGE CALCULATIONS** | | |
| Building Footprint Area | | 14,722 sf 1,368 sm |
| Lot Coverage Percentage* | 70% | 70% |

NOTES:

2. Canopies excluded from lot coverage calculation

## FLOOR AREA RATIO (FSR) CALCULATION

| MAXIMUM ALLOWABLE FSR | | |
|---|---|---|
| Mixed Use Level 3 | 2.3 | Base |
| | 0.5 | Density Bonus |
| **TOTAL** | **2.8** | **FSR** |

| BUILDABLE AREA | | |
|---|---|---|
| 48,238 sf | 4,481 sm | 2014 City of North Vancouver OCP 2.1.2 |
| 10,487 sf | 974 sm | 2014 City of North Vancouver OCP 2.2 |
| **58,724 sf** | **5,456 sm** | **Total Density** |

## AREA STATS

| RESIDENTIAL | | |
|---|---|---|
| Level | Total Residential Area Including Common Areas (Gross Area) | Total Exclusions by Floor |
| P-3 | 19144 sf | 19144 sf |
| P-2 | 19144 sf | 19144 sf |
| P-1 | 16858 sf | 15542 sf |
| TH MID-LEVEL | 2852 sf | 80 sf |
| LEVEL 1 | 7923 sf | 2316 sf |
| LEVEL 2 | 11121 sf | 946 sf |
| LEVEL 3 | 12025 sf | 1851 sf |
| LEVEL 4 | 12025 sf | 1851 sf |
| LEVEL 5 | 11924 sf | 1714 sf |
| ROOF | 1349 sf | 373 sf |
| **Total Area (by use)** | **114366 sf** | **62960 sf** |

| SUMMARY OF RESIDENTIAL EXCLUSIONS | | | | | | | |
|---|---|---|---|---|---|---|---|
| Parking / Bike Stg / Mech / Elec | Ext Wall Thickness > 165mm | Lobby / Storage <10%GFA | Primary Stair | AD L2 Units | HRV | Balconies <10%GFA | |
| 19144 sf | | 0 sf | | | | | |
| 19144 sf | | 0 sf | | | | | |
| 15189 sf | 89 sf | 264 sf | | | | | |
| 0 sf | 80 sf | | | | | | |
| 0 sf | 179 sf | 600 sf | 157 sf | 40 sf | 90 sf | 1250 sf | |
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| 0 sf | 334 sf | | 157 sf | 260 sf | 195 sf | 904 sf | |
| 0 sf | 334 sf | | 157 sf | 240 sf | 180 sf | 803 sf | |
| | 216 sf | | 157 sf | | | | |
| **53477 sf** | **1822 sf** | **864 sf** | **941 sf** | **1060 sf** | **855 sf** | **3862 sf** | |

| RETAIL | | |
|---|---|---|
| Level | Total Retail Area Including Common Areas (Gross Area) | Total Exclusions by Floor (Ext Wall Thickness >165mm) |
| P-3 | | |
| P-2 | | |
| P-1 | | |
| TH MID-LEVEL | | |
| LEVEL 1 | 7333 sf | 27 sf |
| LEVEL 2 | | |
| LEVEL 3 | | |
| LEVEL 4 | | |
| LEVEL 5 | | |
| ROOF | | |
| **Total Area (by use)** | **7333 sf** | **27 sf** |

| | |
|---|---|
| **Total Residential Area Minus Exclusions:** | **51406 sf** |
| **Total Retail Area Minus Exclusions (Net FSR** | **7306 sf** |

| | |
|---|---|
| **Gross Site Area** *(for FSR Calculation)* | **20973 sf** |
| **Retail FSR** | **0.35** |
| **Residential FSR** | **2.45** |
| **Total FSR** | **2.80** |
| **Efficiency** | **80%** |
| **Total Storeys** | **5** |

| | |
|---|---|
| **Net Site Area** *(after dedication)* | **19170 sf** |

NOTES:

1. Net FSR = Gross Area - Exclusions
2. Efficiency = (Leasable Area + Saleable Area) / Buildable Area
3. P-1, P-2, P-3 have been excluded from efficiency calculations
5. Buildable Area = All above-grade conditioned space to outside face of cladding; excludes P1, P2 + P3
6. Saleable Area measured to inside face of exterior pane of glass and coplanar through wall assembly (to be further refined once facade design and window type confirmed)
7. Roof decks excluded from calculations

## PARKING

| VEHICLE PARKING | REQUIRED | PROVIDED | VARIANCE | NOTES |
|---|---|---|---|---|
| **Commercial** | | | | |
| Standard | 13 | 9 | | |
| Small | 0 | 0 | | 906 (3)(a)(ii) - Maximum 35% required Parking Spaces |
| Disabled | 1 | 1 | | 908 (11)(b) - 1 space per 25 required Parking Spaces, inclusive of total required |
| Total | 14 | 10 | -4 | 908 (8) Fig. 9-3 - 1 space per 50 sm (538.2 sf) GFA |
| **Residential Visitor** | | | | |
| Standard | 5 | 6 | | |
| Small | 0 | 0 | | 906 (3)(a)(ii) - Maximum 35% required Parking Spaces |
| Disabled | 1 | 1 | | 906 (6)(e) - min. 1 space provided for use by visitors, inclusive of total required |
| Total | 6 | 7 | 1 | 908 (7) - 0.1 spaces per Dwelling Unit, inclusive of total required |
| **Residential Secure** | | | | |
| Standard | 49 | 63 | | |
| Small | 0 | 6 | | |
| Disabled | 5 | 5 | | 908 (9) Fig 9-4 - 6 spaces per 51-100 total required Parking Spaces, visitor parking included |
| Total | 54 | 74 | 20 | 908 (8) Fig. 9-3 - 1.05 spaces per Dwelling Unit, visitor parking included |
| **Residential Total** | | | | |
| Standard | 54 | 69 | | |
| Small | 0 | 6 | | |
| Disabled | 6 | 6 | | 908 (9) Fig 9-4 - 6 spaces per 51-100 total required Parking Spaces, visitor parking included |
| Total | 60 | 81 | 21 | 908 (8) Fig. 9-3 - 1.05 spaces per Dwelling Unit, visitor parking included |
| **Project Total** | | | | |
| Standard | 67 | 78 | | |
| Small | 0 | 6 | | |
| Disabled | 7 | 7 | | |
| Total | 74 | 91 | 17 | |

| BICYCLE PARKING | REQUIRED | PROVIDED | | NOTES |
|---|---|---|---|---|
| **Commercial** | | | | |
| Short-term | 6 | 6 | | 10A-02 - 6 spaces per 1,000sm GFA |
| Secure | 3 | 3 | | 10A-02 - 1 space per 250sm GFA |
| Total | 9 | 9 | | |
| **Residential** | | | | |
| Short-term | 6 | 6 | | 10A-02 - 20-59 units: 6 spaces |
| Secure | 86 | 91 | | 10A-02 - 1.5 spaces per unit |
| Total | 92 | 97 | 5 | |
| **TOTAL** | 101 | 106 | | |

| LOADING | REQUIRED | PROVIDED | | NOTES |
|---|---|---|---|---|
| **Loading** | 2 | 1 | -1 | 1001 (2) - 1 space per 1393.5 sm (15,000 sf) GFA |

NOTES:

1. Electric vehicle charging to be provided per City of North Vancouver requirements

## SUITE MIX

| | TOWNHOME | TOWNHOME | TOWNHOME | STUDIO | | 1 BED | 2 BED | | | | | | 3 BED | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Type | TH1 | TH2 | TH3 | 1S1 | 1S2 | 1B1 | 2B1 | 2B2 | 2B3 | 2B4 | 2B5 | 2B6 | 3B1 | 3B2 | 3B3 | 3B4 | 3B5 | 3B6 | Total # | Total # Adaptable Units |
| Size | 1479 sf | 1476 sf | 1787 sf | 439 sf | 456 sf | 576 sf | 835 sf | 916 sf | 898 sf | 894 sf | 890 sf | 884 sf | 1093 sf | 945 sf | 1188 sf | 1115 sf | 1112 sf | 1069 sf | | |
| **Unit Counts** | **1 no.** | **2 no.** | **1 no.** | **4 no.** | **4 no.** | **20 no.** | **4 no.** | **3 no.** | **3 no.** | **3 no.** | **3 no.** | **3 no.** | **1 no.** | **1 no.** | **1 no.** | **1 no.** | **1 no.** | **1 no.** | **57 no.** | **53 no.** |
| Level 1 | 1 | 2 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | 6 | 2 |
| Level 2 | 0 | 0 | 0 | 1 | 1 | 5 | 1 | 1 | 1 | 1 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 13 | 13 |
| Level 3 | 0 | 0 | 0 | 1 | 1 | 5 | 1 | 1 | 1 | 1 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 13 | 13 |
| Level 4 | 0 | 0 | 0 | 1 | 1 | 5 | 1 | 1 | 1 | 1 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 13 | 13 |
| Level 5 | 0 | 0 | 0 | 1 | 1 | 5 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 1 | 1 | 12 | 12 |
| Distribution | | | 7% | | 14% | 35% | | | | 33% | | | | | | | 11% | | 100% | 93% |

NOTES:

1. All units except Townhomes are Level 2 Adaptable Units

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1 GFA - P3 Floor Plan
1/8" = 1'-0"

## AREA STATS

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| | |
|---|---|
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RESIDENTIAL GFA

COMMERCIAL GFA

PARKING GFA (EXCLUSION)

EXT WALL EXCLUSION

LOBBY EXCLUSION

STORAGE EXCLUSION

PRIMARY STAIR EXCLUSION

BALCONY EXCLUSION

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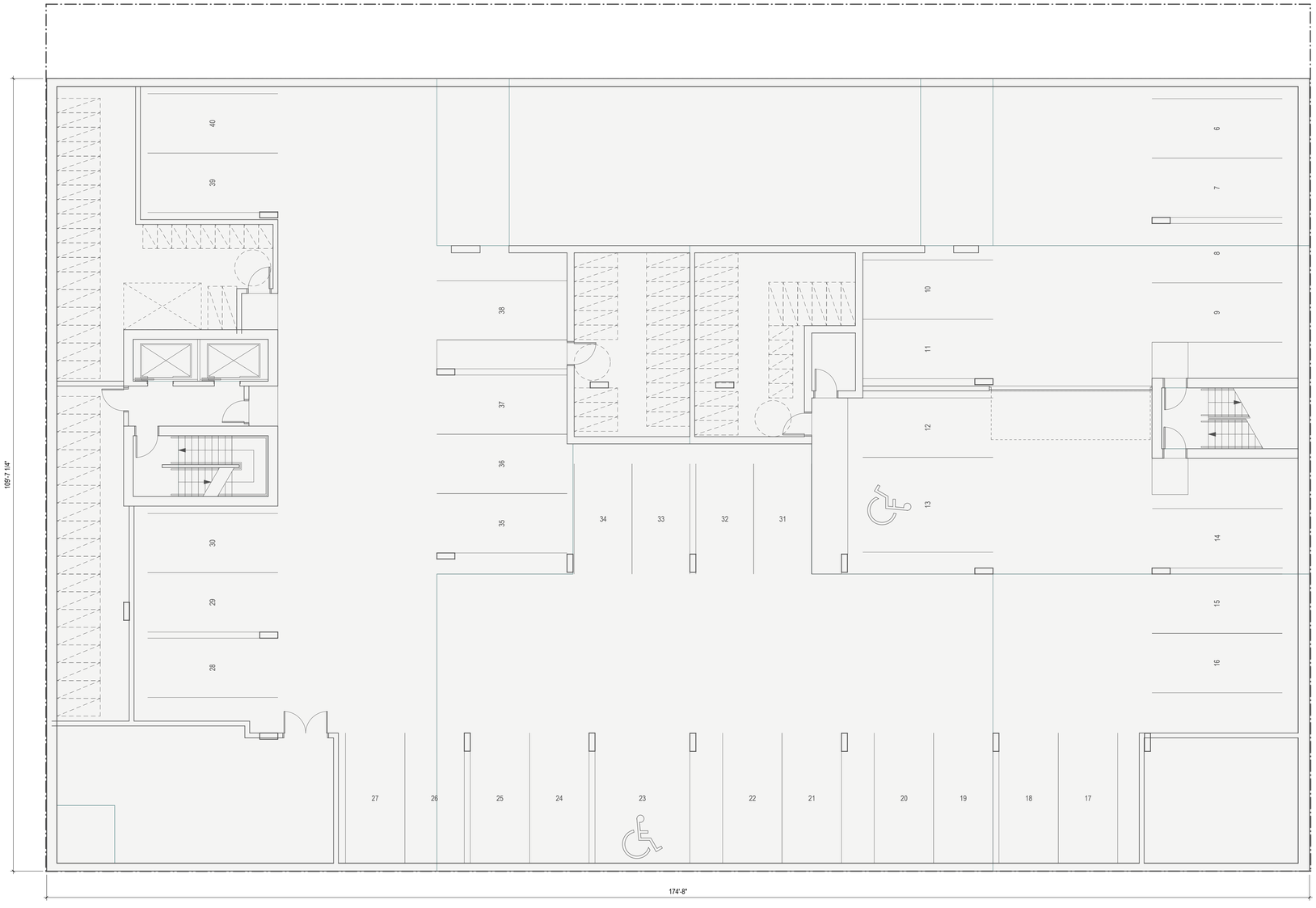
GFA Plan Level P3

A011

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RESIDENTIAL GFA

COMMERCIAL GFA

PARKING GFA (EXCLUSION)

EXT WALL EXCLUSION

LOBBY EXCLUSION

STORAGE EXCLUSION

PRIMARY STAIR EXCLUSION

BALCONY EXCLUSION

1 GFA - P2 Floor Plan
1/8" = 1'-0"

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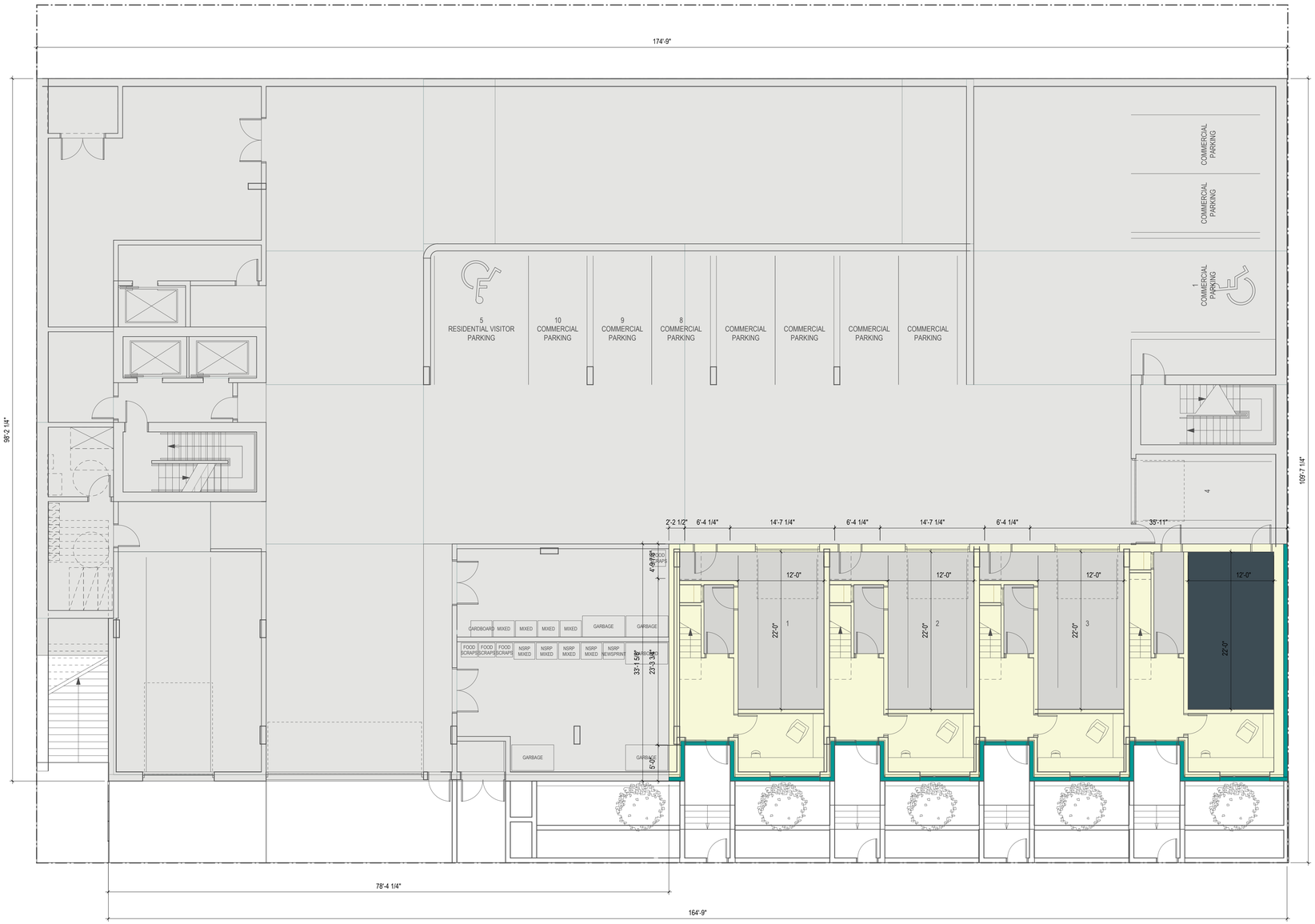
GFA Plan Level P2

A012




1 GFA - P1 Floor Plan
1/8" = 1'-0"

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RESIDENTIAL GFA
COMMERCIAL GFA
PARKING GFA (EXCLUSION)
EXT WALL EXCLUSION
LOBBY EXCLUSION
STORAGE EXCLUSION
PRIMARY STAIR EXCLUSION
BALCONY EXCLUSION

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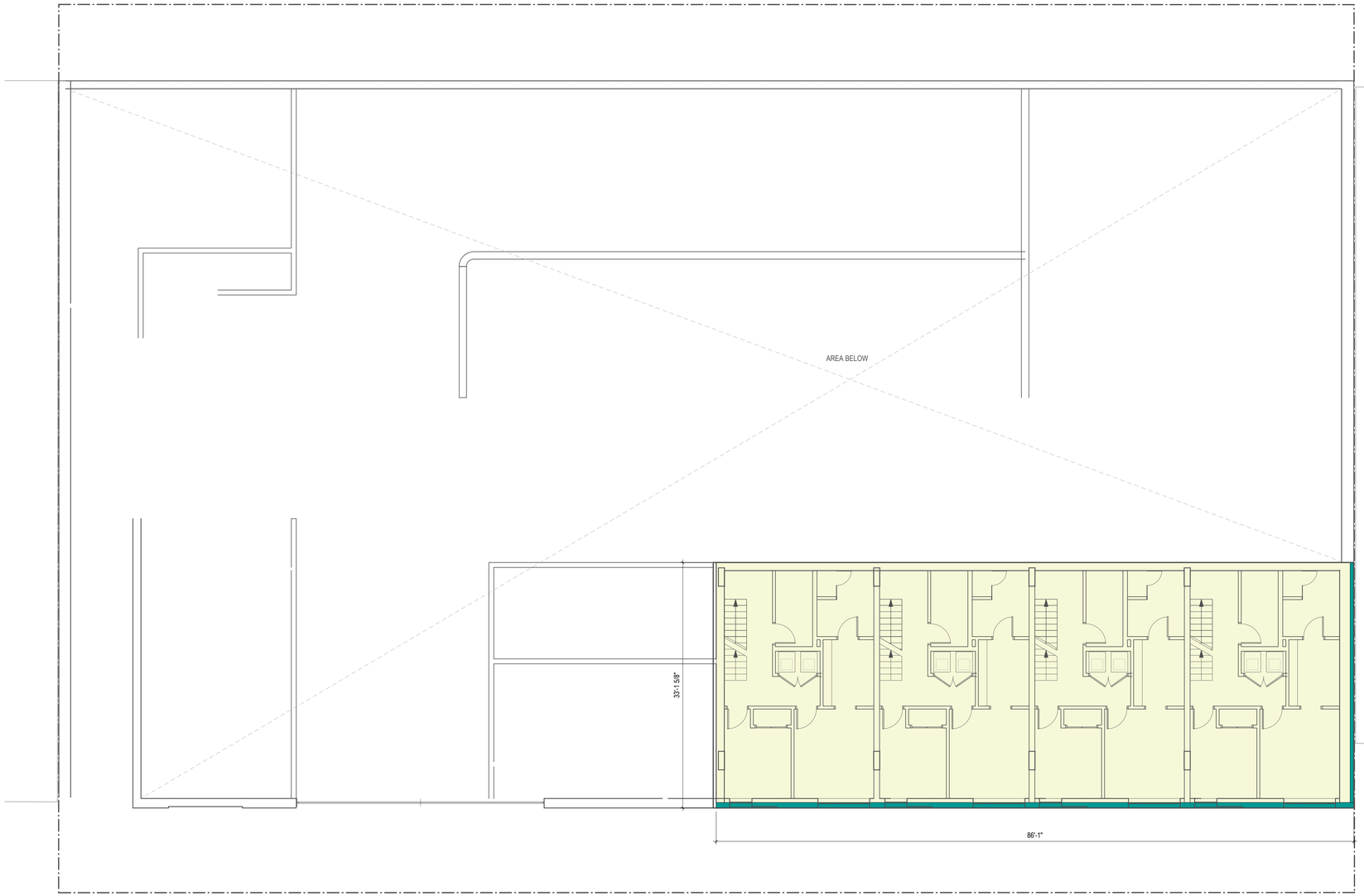
GFA Plan Level P1

A013

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| **Total Area (by use)** | **114366 sf** | **62960 sf** |

**SUMMARY OF RESIDENTIAL EXCLUSIONS**

| Level | Parking / Bike Stg / Mech / Elec | Ext Wall Thickness > 165mm | Lobby / Storage <10%GFA | Primary Stair | AD L2 Units | HRV | Balconies <10%GFA |
|---|---|---|---|---|---|---|---|
| P-3 | 19144 sf | | 0 sf | | | | |
| P-2 | 19144 sf | | 0 sf | | | | |
| P-1 | 15189 sf | 89 sf | 264 sf | | | | |
| TH MID-LEVEL | 0 sf | 80 sf | | | | | |
| LEVEL 1 | 0 sf | 179 sf | 600 sf | 157 sf | 40 sf | 90 sf | 1250 sf |
| LEVEL 2 | 0 sf | 334 sf | | 157 sf | 260 sf | 195 sf | 0 sf |
| LEVEL 3 | 0 sf | 334 sf | | 157 sf | 260 sf | 195 sf | 904 sf |
| LEVEL 4 | 0 sf | 334 sf | | 157 sf | 260 sf | 195 sf | 904 sf |
| LEVEL 5 | 0 sf | 334 sf | | 157 sf | 240 sf | 180 sf | 803 sf |
| | | 216 sf | | 157 sf | | | |
| **Total Area (by use)** | **53477 sf** | **1822 sf** | **864 sf** | **941 sf** | **1060 sf** | **855 sf** | **3862 sf** |

| | |
|---|---|
| **Total Residential Area Minus Exclusions:** | **51406 sf** |

RESIDENTIAL GFA

COMMERCIAL GFA

PARKING GFA (EXCLUSION)

EXT WALL EXCLUSION

LOBBY EXCLUSION

STORAGE EXCLUSION

PRIMARY STAIR EXCLUSION

BALCONY EXCLUSION

1 GFA - Mid Level Townhome Floor Plan
1/8" = 1'-0"

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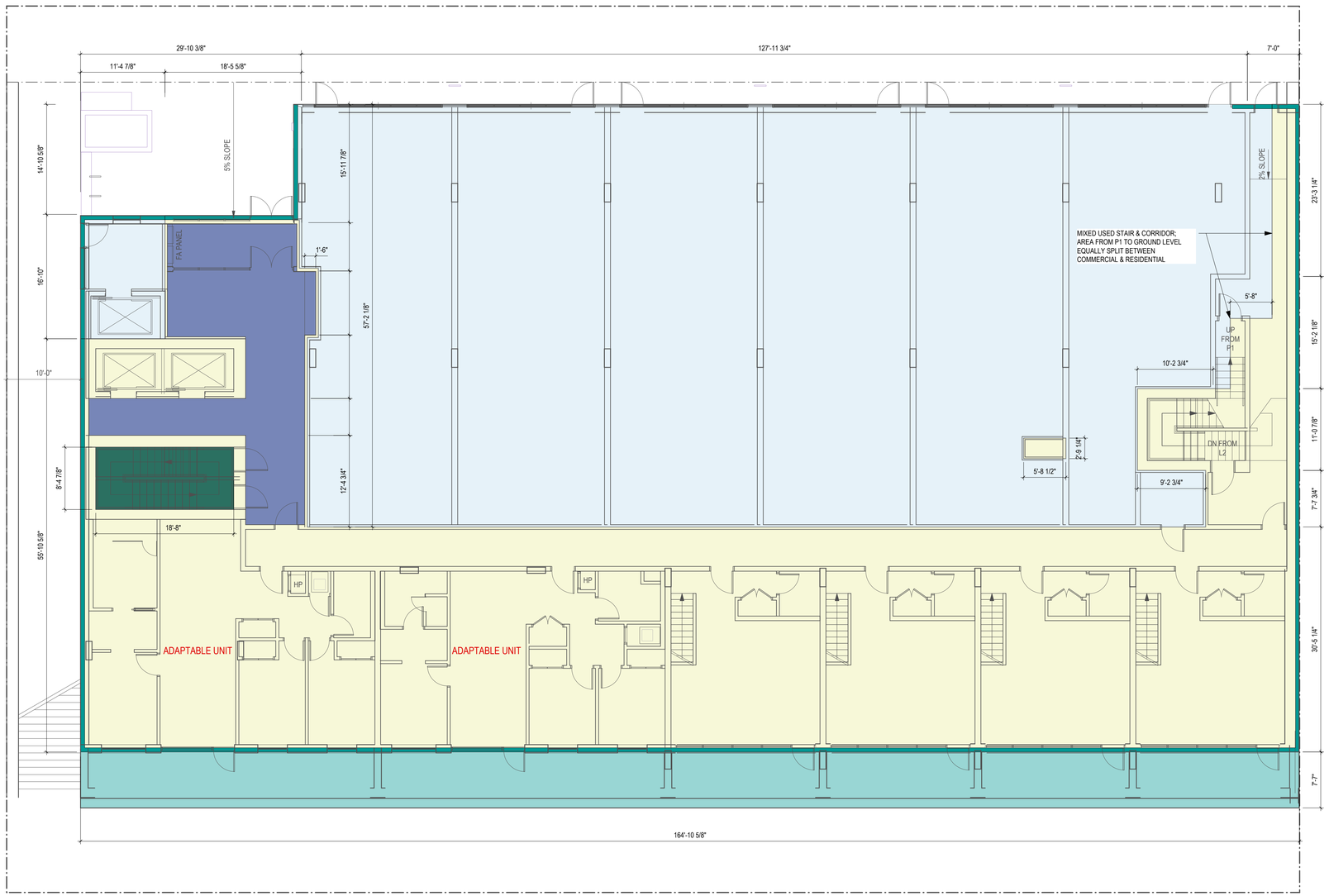
**Anthem**
149 West 3rd St
2018-017

NOT FOR CONSTRUCTION

GFA Plan Mid-Level Townhome

A014




1 GFA - Ground Floor Plan
1/8" = 1'-0"

## AREA STATS

**RESIDENTIAL**

| Level | Total Residential Area Including Common Areas (Gross Area) | Total Exclusions by Floor |
|---|---|---|
| P-3 | 19144 sf | 19144 sf |
| P-2 | 19144 sf | 19144 sf |
| P-1 | 16858 sf | 15542 sf |
| TH MID-LEVEL | 2852 sf | 80 sf |
| LEVEL 1 | 7923 sf | 2316 sf |
| LEVEL 2 | 11121 sf | 946 sf |
| LEVEL 3 | 12025 sf | 1851 sf |
| LEVEL 4 | 12025 sf | 1851 sf |
| LEVEL 5 | 11924 sf | 1714 sf |
| ROOF | 1349 sf | 373 sf |

**SUMMARY OF RESIDENTIAL EXCLUSIONS**

| Level | Parking / Bike Stg / Mech / Elec | Ext Wall Thickness > 165mm | Lobby / Storage <10%GFA | Primary Stair | AD L2 Units | HRV | Balconies <10%GFA |
|---|---|---|---|---|---|---|---|
| P-3 | 19144 sf | | 0 sf | | | | |
| P-2 | 19144 sf | | 0 sf | | | | |
| P-1 | 15189 sf | 89 sf | 264 sf | | | | |
| TH MID-LEVEL | 0 sf | 80 sf | | | | | |
| LEVEL 1 | 0 sf | 179 sf | 600 sf | 157 sf | 40 sf | 90 sf | 1250 sf |
| LEVEL 2 | 0 sf | 334 sf | | 157 sf | 260 sf | 195 sf | 0 sf |
| LEVEL 3 | 0 sf | 334 sf | | 157 sf | 260 sf | 195 sf | 904 sf |
| LEVEL 4 | 0 sf | 334 sf | | 157 sf | 260 sf | 195 sf | 904 sf |
| LEVEL 5 | 0 sf | 334 sf | | 157 sf | 240 sf | 180 sf | 803 sf |
| | | 216 sf | | 157 sf | | | |

**RETAIL**

| Level | Total Retail Area Including Common Areas (Gross Area) | Total Exclusions by Floor (Ext Wall Thickness >165mm) |
|---|---|---|
| P-3 | | |
| P-2 | | |
| P-1 | | |
| TH MID-LEVEL | | |
| LEVEL 1 | 7333 sf | 27 sf |
| LEVEL 2 | | |
| LEVEL 3 | | |
| LEVEL 4 | | |
| LEVEL 5 | | |
| ROOF | | |

RESIDENTIAL GFA

COMMERCIAL GFA

PARKING GFA (EXCLUSION)

EXT WALL EXCLUSION

LOBBY EXCLUSION

STORAGE EXCLUSION

PRIMARY STAIR EXCLUSION

BALCONY EXCLUSION

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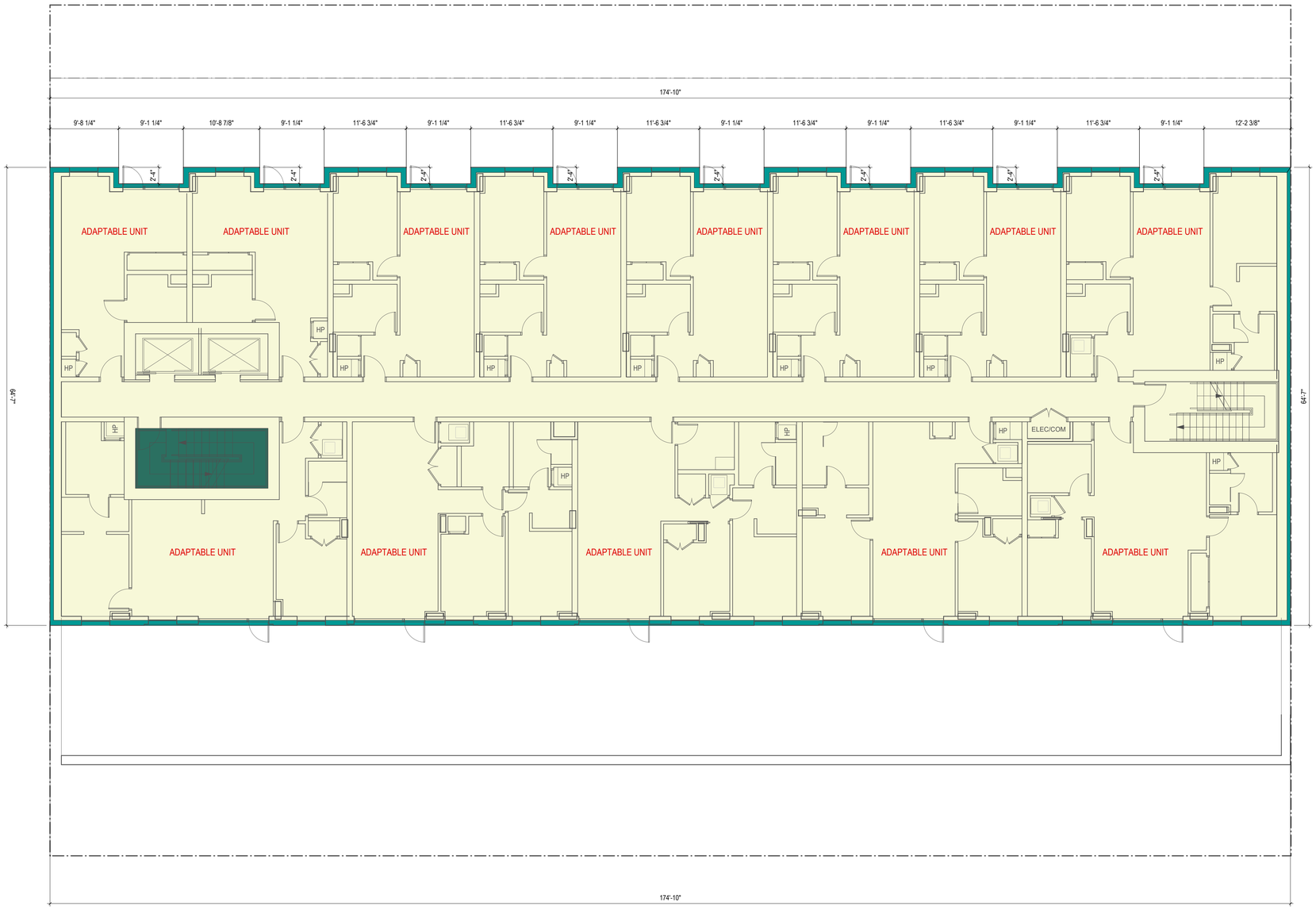
149 West 3rd St
2018-017

NOT FOR CONSTRUCTION

GFA Plan Ground Level

A015




1 GFA - L2 Floor Plan
1/8" = 1'-0"

## AREA STATS

**RESIDENTIAL**

| Level | Total Residential Area Including Common Areas (Gross Area) | Total Exclusions by Floor |
|---|---|---|
| P-3 | 19144 sf | 19144 sf |
| P-2 | 19144 sf | 19144 sf |
| P-1 | 16858 sf | 15542 sf |
| TH MID-LEVEL | 2852 sf | 80 sf |
| LEVEL 1 | 7923 sf | 2316 sf |
| LEVEL 2 | 11121 sf | 946 sf |
| LEVEL 3 | 12025 sf | 1851 sf |
| LEVEL 4 | 12025 sf | 1851 sf |
| LEVEL 5 | 11924 sf | 1714 sf |
| ROOF | 1349 sf | 373 sf |

**SUMMARY OF RESIDENTIAL EXCLUSIONS**

| Parking / Bike Stg / Mech / Elec | Ext Wall Thickness > 165mm | Lobby / Storage <10%GFA | Primary Stair | AD L2 Units | HRV | Balconies <10%GFA |
|---|---|---|---|---|---|---|
| 19144 sf | | 0 sf | | | | |
| 19144 sf | | 0 sf | | | | |
| 15189 sf | 89 sf | 264 sf | | | | |
| 0 sf | 80 sf | | | | | |
| 0 sf | 179 sf | 600 sf | 157 sf | 40 sf | 90 sf | 1250 sf |
| 0 sf | 334 sf | | 157 sf | 260 sf | 195 sf | 0 sf |
| 0 sf | 334 sf | | 157 sf | 260 sf | 195 sf | 904 sf |
| 0 sf | 334 sf | | 157 sf | 260 sf | 195 sf | 904 sf |
| 0 sf | 334 sf | | 157 sf | 240 sf | 180 sf | 803 sf |
| | 216 sf | | 157 sf | | | |

- RESIDENTIAL GFA
- COMMERCIAL GFA
- PARKING GFA (EXCLUSION)
- EXT WALL EXCLUSION
- LOBBY EXCLUSION
- STORAGE EXCLUSION
- PRIMARY STAIR EXCLUSION
- BALCONY EXCLUSION

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149 West 3rd St
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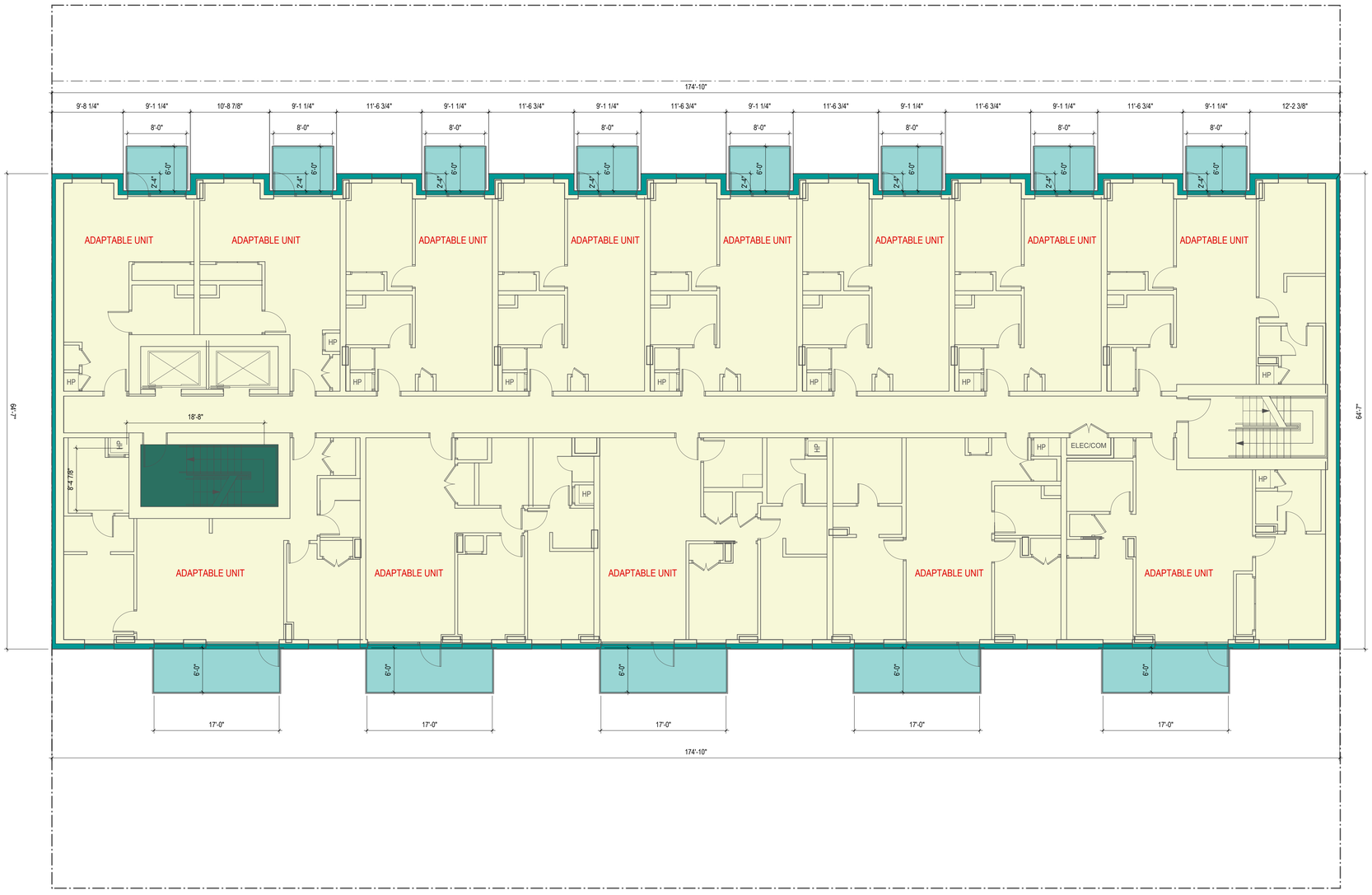
GFA Plan Level 2

A016




1 GFA - L3 Floor Plan
1/8" = 1'-0"

## AREA STATS

**RESIDENTIAL**

| Level | Total Residential Area Including Common Areas (Gross Area) | Total Exclusions by Floor |
|---|---|---|
| P-3 | 19144 sf | 19144 sf |
| P-2 | 19144 sf | 19144 sf |
| P-1 | 16858 sf | 15542 sf |
| TH MID-LEVEL | 2852 sf | 80 sf |
| LEVEL 1 | 7923 sf | 2316 sf |
| LEVEL 2 | 11121 sf | 946 sf |
| LEVEL 3 | 12025 sf | 1851 sf |
| LEVEL 4 | 12025 sf | 1851 sf |
| LEVEL 5 | 11924 sf | 1714 sf |
| ROOF | 1349 sf | 373 sf |

**SUMMARY OF RESIDENTIAL EXCLUSIONS**

| Parking / Bike Stg / Mech / Elec | Ext Wall Thickness > 165mm | Lobby / Storage <10%GFA | Primary Stair | AD L2 Units | HRV | Balconies <10%GFA |
|---|---|---|---|---|---|---|
| 19144 sf | | 0 sf | | | | |
| 19144 sf | | 0 sf | | | | |
| 15189 sf | 89 sf | 264 sf | | | | |
| 0 sf | 80 sf | | | | | |
| 0 sf | 179 sf | 600 sf | 157 sf | 40 sf | 90 sf | 1250 sf |
| 0 sf | 334 sf | | 157 sf | 260 sf | 195 sf | 0 sf |
| 0 sf | 334 sf | | 157 sf | 260 sf | 195 sf | 904 sf |
| 0 sf | 334 sf | | 157 sf | 260 sf | 195 sf | 904 sf |
| 0 sf | 334 sf | | 157 sf | 240 sf | 180 sf | 803 sf |
| | 216 sf | | 157 sf | | | |

- RESIDENTIAL GFA
- COMMERCIAL GFA
- PARKING GFA (EXCLUSION)
- EXT WALL EXCLUSION
- LOBBY EXCLUSION
- STORAGE EXCLUSION
- PRIMARY STAIR EXCLUSION
- BALCONY EXCLUSION

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149 West 3rd St
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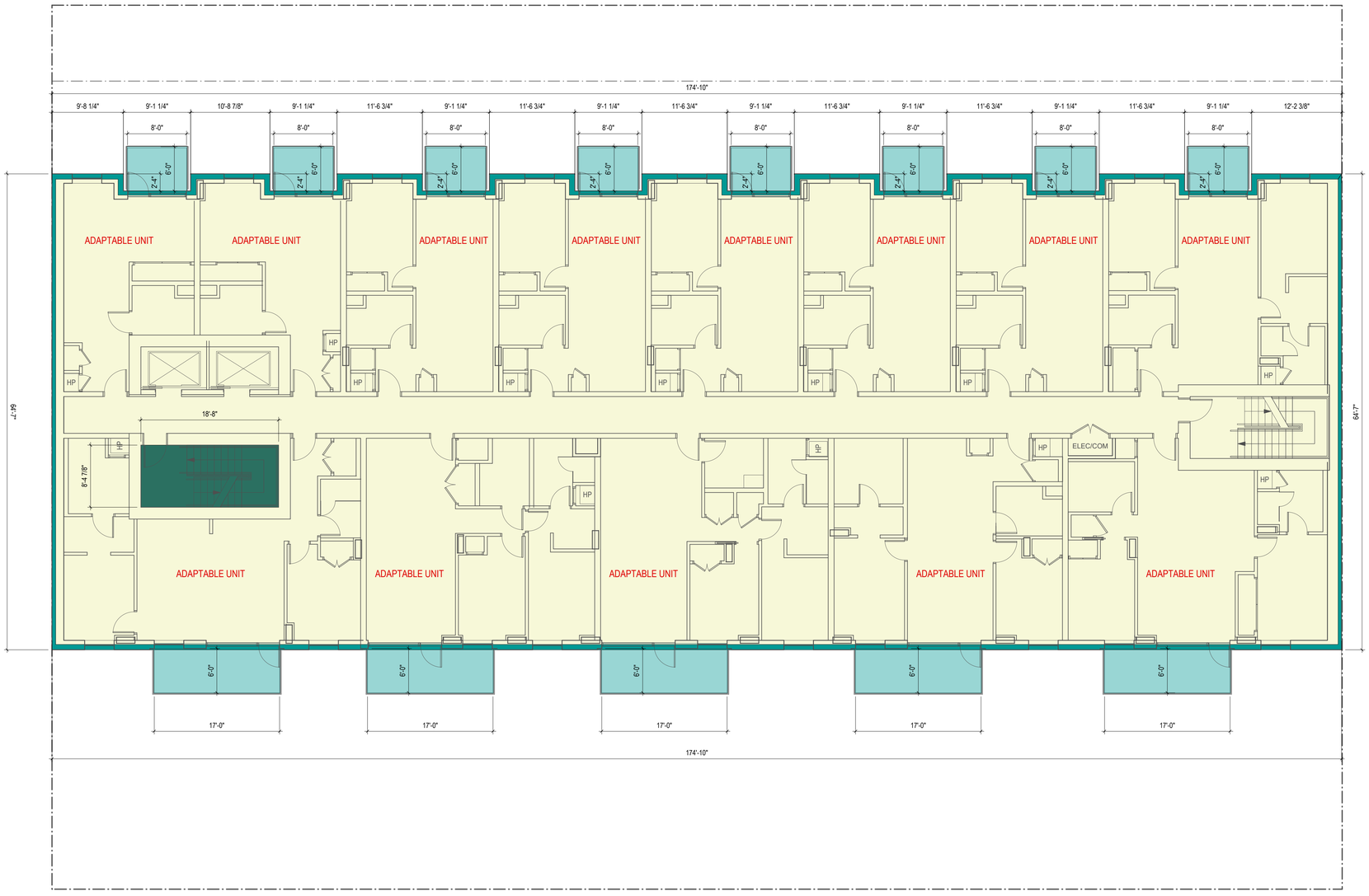
GFA Plan Level 3

A017




## AREA STATS

| RESIDENTIAL | | |
|---|---|---|
| Level | Total Residential Area Including Common Areas (Gross Area) | Total Exclusions by Floor |
| P-3 | 19144 sf | 19144 sf |
| P-2 | 19144 sf | 19144 sf |
| P-1 | 16858 sf | 15542 sf |
| TH MID-LEVEL | 2852 sf | 80 sf |
| LEVEL 1 | 7923 sf | 2316 sf |
| LEVEL 2 | 11121 sf | 946 sf |
| LEVEL 3 | 12025 sf | 1851 sf |
| LEVEL 4 | 12025 sf | 1851 sf |
| LEVEL 5 | 11924 sf | 1714 sf |
| ROOF | 1349 sf | 373 sf |

| SUMMARY OF RESIDENTIAL EXCLUSIONS | | | | | | |
|---|---|---|---|---|---|---|
| Parking / Bike Stg / Mech / Elec | Ext Wall Thickness > 165mm | Lobby / Storage <10%GFA | Primary Stair | AD L2 Units | HRV | Balconies <10%GFA |
| 19144 sf | | 0 sf | | | | |
| 19144 sf | | 0 sf | | | | |
| 15189 sf | 89 sf | 264 sf | | | | |
| 0 sf | 80 sf | | | | | |
| 0 sf | 179 sf | 600 sf | 157 sf | 40 sf | 90 sf | 1250 sf |
| 0 sf | 334 sf | | 157 sf | 260 sf | 195 sf | 0 sf |
| 0 sf | 334 sf | | 157 sf | 260 sf | 195 sf | 904 sf |
| 0 sf | 334 sf | | 157 sf | 260 sf | 195 sf | 904 sf |
| 0 sf | 334 sf | | 157 sf | 240 sf | 180 sf | 803 sf |
| | 216 sf | | 157 sf | | | |

- RESIDENTIAL GFA
- COMMERCIAL GFA
- PARKING GFA (EXCLUSION)
- EXT WALL EXCLUSION
- LOBBY EXCLUSION
- STORAGE EXCLUSION
- PRIMARY STAIR EXCLUSION
- BALCONY EXCLUSION

1 GFA - L4 Floor Plan
1/8" = 1'-0"

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2018-017

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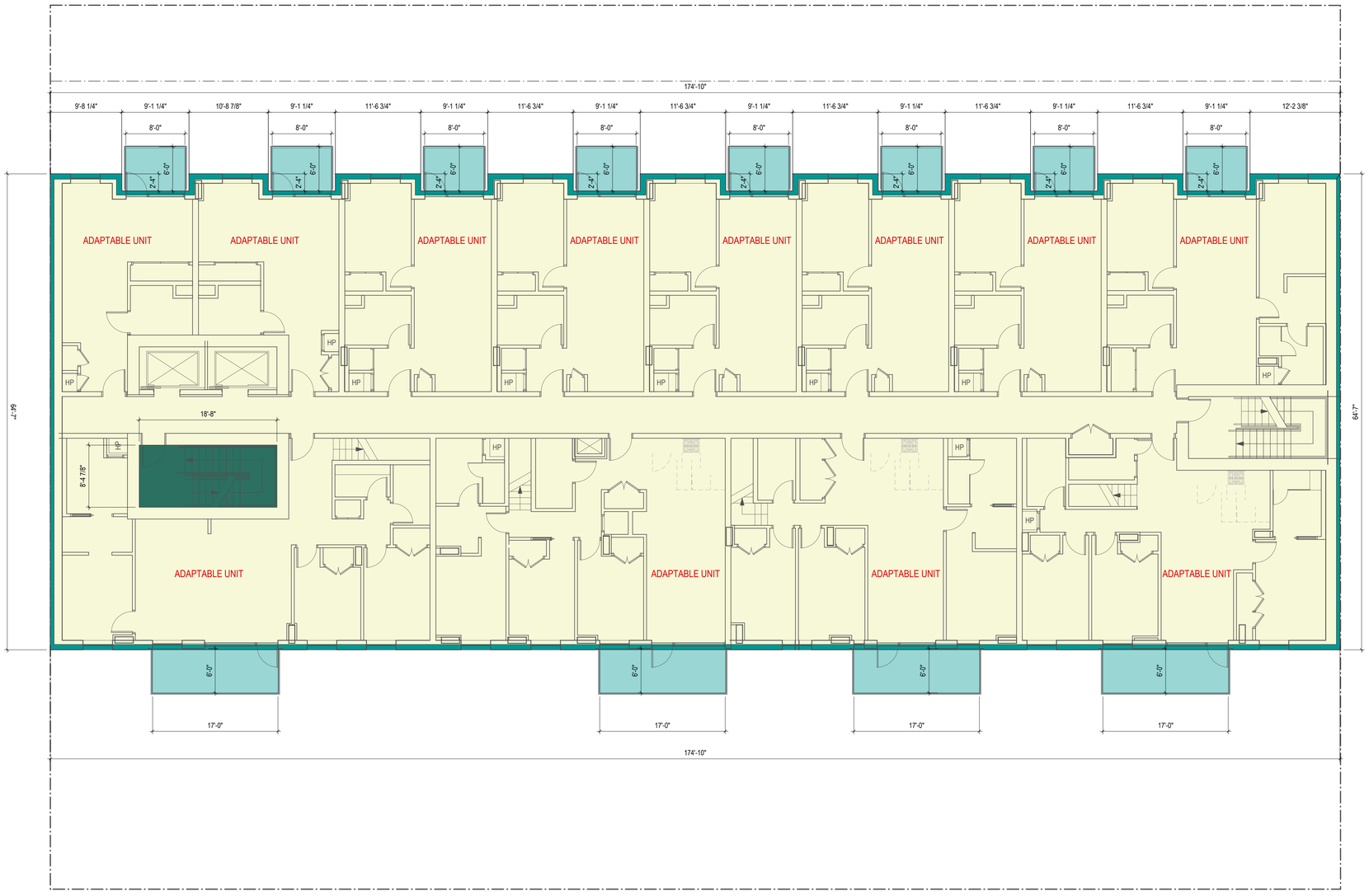
GFA Plan Level 4

A018




1 GFA - L5 Floor Plan
1/8" = 1'-0"

## AREA STATS

| RESIDENTIAL | | |
|---|---|---|
| Level | Total Residential Area Including Common Areas (Gross Area) | Total Exclusions by Floor |
| P-3 | 19144 sf | 19144 sf |
| P-2 | 19144 sf | 19144 sf |
| P-1 | 16858 sf | 15542 sf |
| TH MID-LEVEL | 2852 sf | 80 sf |
| LEVEL 1 | 7923 sf | 2316 sf |
| LEVEL 2 | 11121 sf | 946 sf |
| LEVEL 3 | 12025 sf | 1851 sf |
| LEVEL 4 | 12025 sf | 1851 sf |
| LEVEL 5 | 11924 sf | 1714 sf |
| ROOF | 1349 sf | 373 sf |

| SUMMARY OF RESIDENTIAL EXCLUSIONS | | | | | | |
|---|---|---|---|---|---|---|
| Parking / Bike Stg / Mech / Elec | Ext Wall Thickness > 165mm | Lobby / Storage <10%GFA | Primary Stair | AD L2 Units | HRV | Balconies <10%GFA |
| 19144 sf | | 0 sf | | | | |
| 19144 sf | | 0 sf | | | | |
| 15189 sf | 89 sf | 264 sf | | | | |
| 0 sf | 80 sf | | | | | |
| 0 sf | 179 sf | 600 sf | 157 sf | 40 sf | 90 sf | 1250 sf |
| 0 sf | 334 sf | | 157 sf | 260 sf | 195 sf | 0 sf |
| 0 sf | 334 sf | | 157 sf | 260 sf | 195 sf | 904 sf |
| 0 sf | 334 sf | | 157 sf | 260 sf | 195 sf | 904 sf |
| 0 sf | 334 sf | | 157 sf | 240 sf | 180 sf | 803 sf |
| | 216 sf | | 157 sf | | | |

- RESIDENTIAL GFA
- COMMERCIAL GFA
- PARKING GFA (EXCLUSION)
- EXT WALL EXCLUSION
- LOBBY EXCLUSION
- STORAGE EXCLUSION
- PRIMARY STAIR EXCLUSION
- BALCONY EXCLUSION

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149 West 3rd St
2018-017

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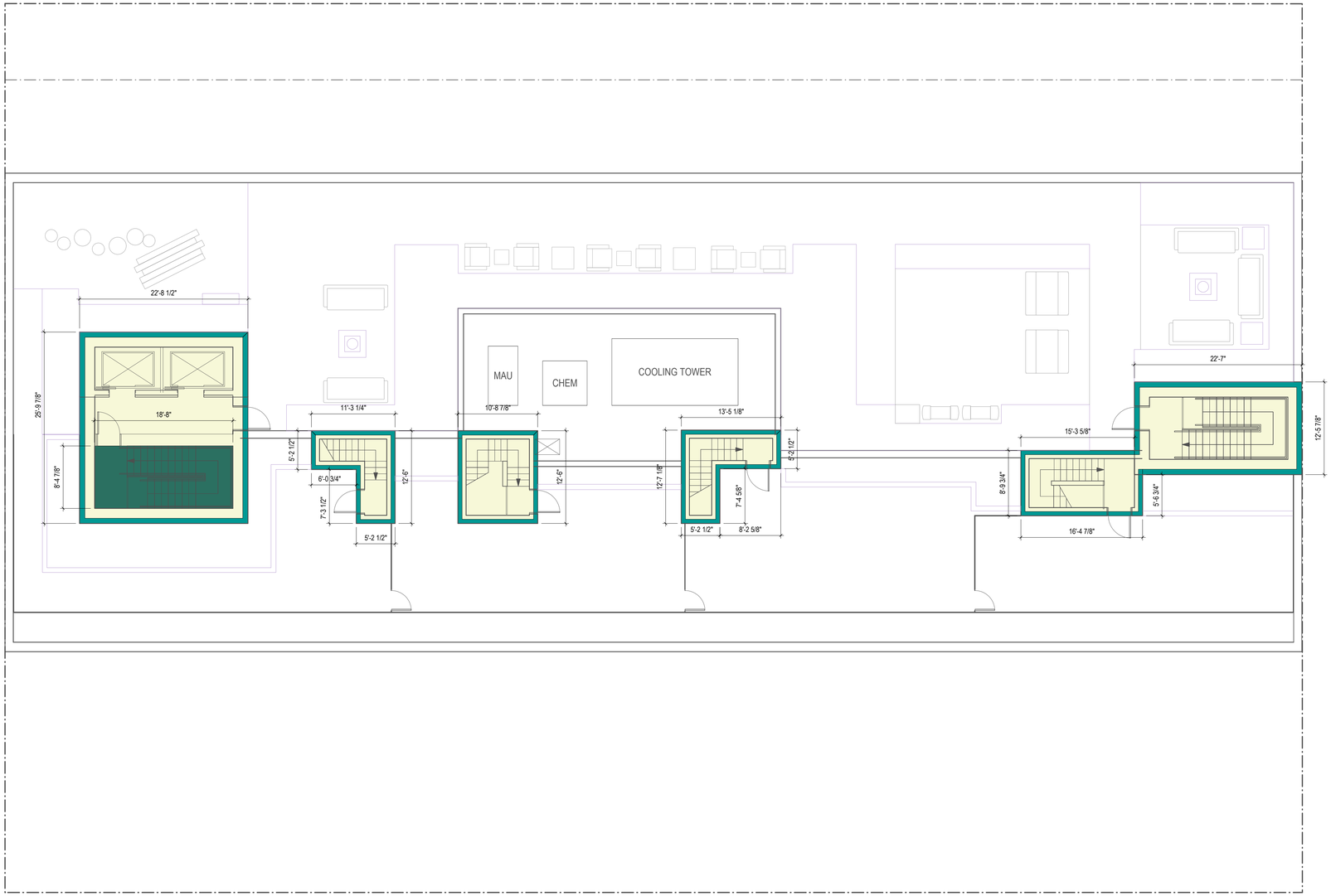
GFA Plan Level 5

A019




## AREA STATS

| RESIDENTIAL | | |
|---|---|---|
| Level | Total Residential Area Including Common Areas (Gross Area) | Total Exclusions by Floor |
| P-3 | 19144 sf | 19144 sf |
| P-2 | 19144 sf | 19144 sf |
| P-1 | 16858 sf | 15542 sf |
| TH MID-LEVEL | 2852 sf | 80 sf |
| LEVEL 1 | 7923 sf | 2316 sf |
| LEVEL 2 | 11121 sf | 946 sf |
| LEVEL 3 | 12025 sf | 1851 sf |
| LEVEL 4 | 12025 sf | 1851 sf |
| LEVEL 5 | 11924 sf | 1714 sf |
| ROOF | 1349 sf | 373 sf |
| **Total Area (by use)** | **114366 sf** | **62960 sf** |

| SUMMARY OF RESIDENTIAL EXCLUSIONS | | | | | | |
|---|---|---|---|---|---|---|
| Parking / Bike Stg / Mech / Elec | Ext Wall Thickness > 165mm | Lobby / Storage <10%GFA | Primary Stair | AD L2 Units | HRV | Balconies <10%GFA |
| 19144 sf | | 0 sf | | | | |
| 19144 sf | | 0 sf | | | | |
| 15189 sf | 89 sf | 264 sf | | | | |
| 0 sf | 80 sf | | | | | |
| 0 sf | 179 sf | 600 sf | 157 sf | 40 sf | 90 sf | 1250 sf |
| 0 sf | 334 sf | | 157 sf | 260 sf | 195 sf | 0 sf |
| 0 sf | 334 sf | | 157 sf | 260 sf | 195 sf | 904 sf |
| 0 sf | 334 sf | | 157 sf | 260 sf | 195 sf | 904 sf |
| 0 sf | 334 sf | | 157 sf | 240 sf | 180 sf | 803 sf |
| | 216 sf | | 157 sf | | | |
| **53477 sf** | **1822 sf** | **864 sf** | **941 sf** | **1060 sf** | **855 sf** | **3862 sf** |

RESIDENTIAL GFA

COMMERCIAL GFA

PARKING GFA (EXCLUSION)

EXT WALL EXCLUSION

LOBBY EXCLUSION

STORAGE EXCLUSION

PRIMARY STAIR EXCLUSION

BALCONY EXCLUSION

1 GFA - Roof Level
1/8" = 1'-0"

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**Anthem**
149 West 3rd St
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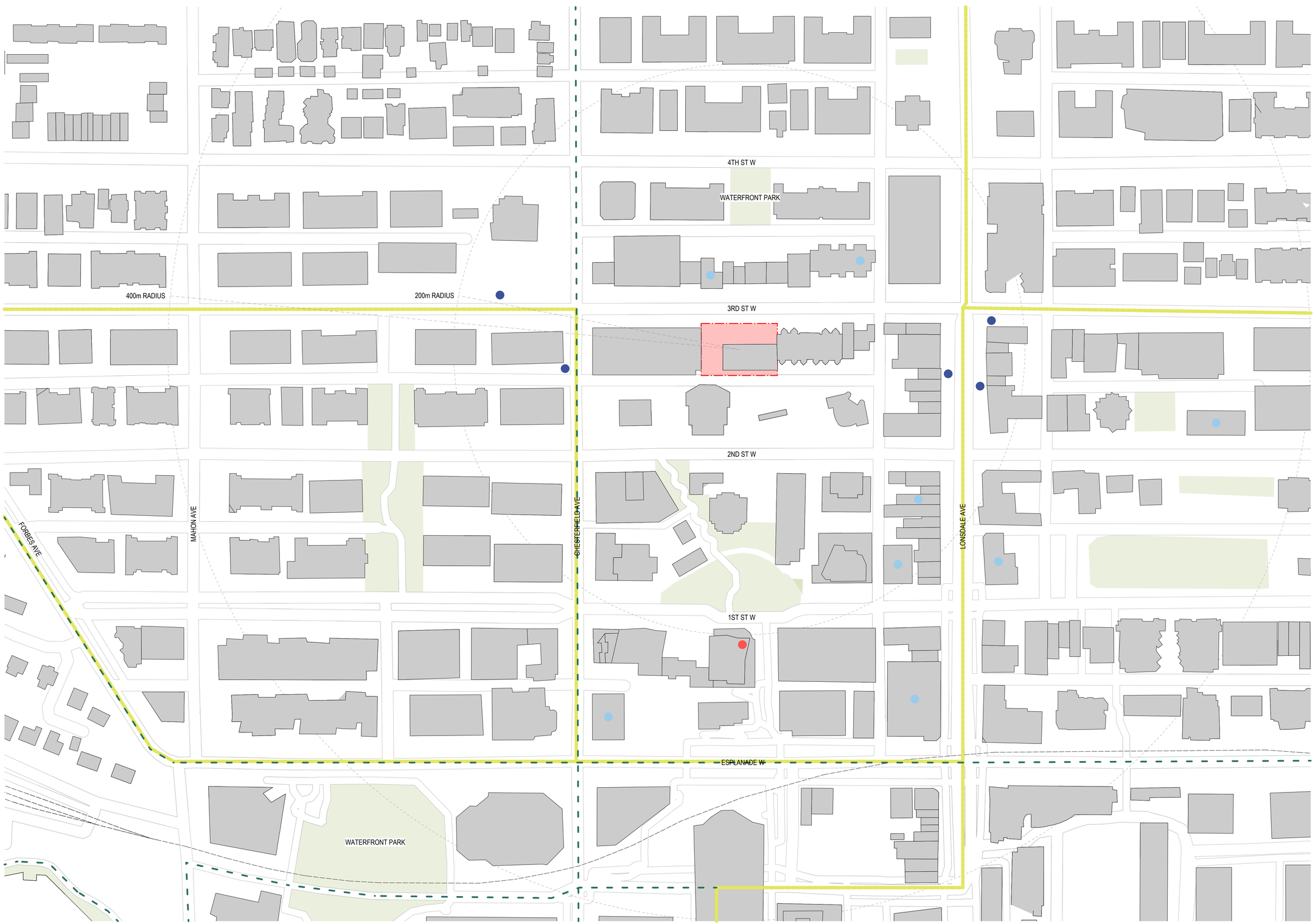
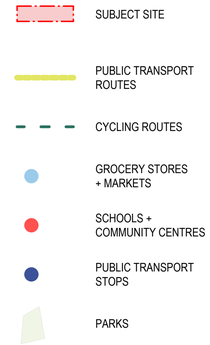
GFA Plan Level Roof

A020




1 Context Plan
1" = 100'-0"

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**Anthem**
149 West 3rd St
2018-017

NOT FOR CONSTRUCTION

Context Plan

A030

1 3rd St - Looking West

2 3rd St - Looking Southwest

3 3rd St - Looking Southeast

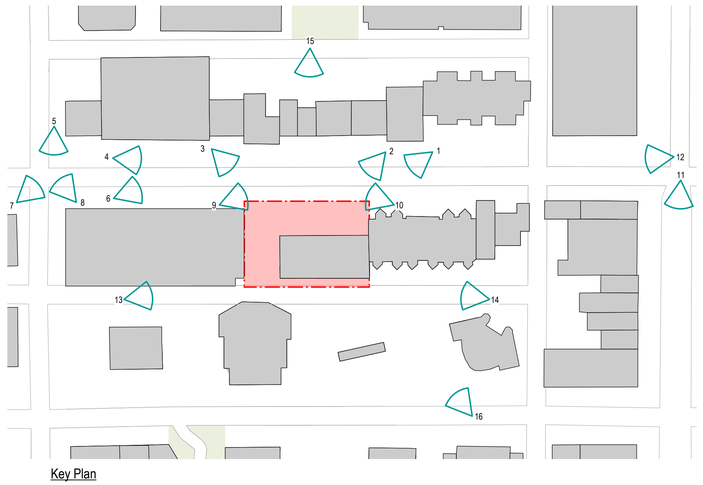
4 3rd St - Looking East

5 Chesterfield Ave - Looking South

6 3rd St - Looking East

7 3rd St + Chesterfield Ave - Looking Northeast

8 3rd St + Chesterfield Ave - Looking Northwest




Key Plan

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**Anthem**
149 West 3rd St
2018-017

NOT FOR CONSTRUCTION

Context Photos

A031

9 3rd St - Looking East

10 3rd St - Looking West

11 Lonsdale Ave - Looking South

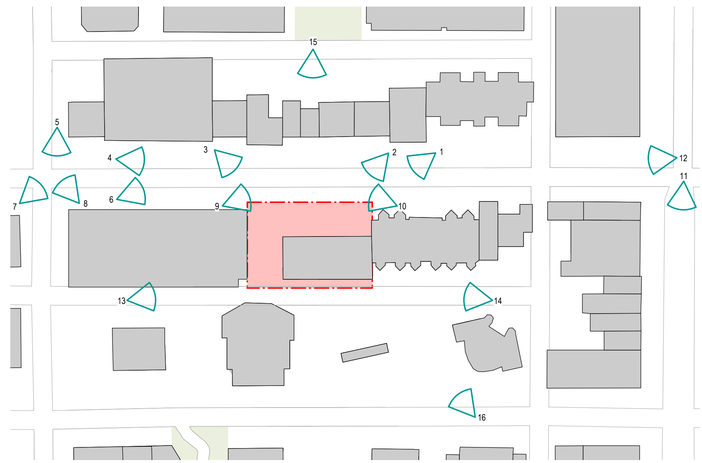
12 3rd St + Lonsdale Ave - Looking West

13 Laneway between 2nd + 3rd St - Looking East

14 Laneway between 2nd + 3rd St - Looking West

15 Laneway between 3rd + 4th St - Looking South

16 2nd St - Looking North




Key Plan

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**Anthem**
149 West 3rd St
2018-017

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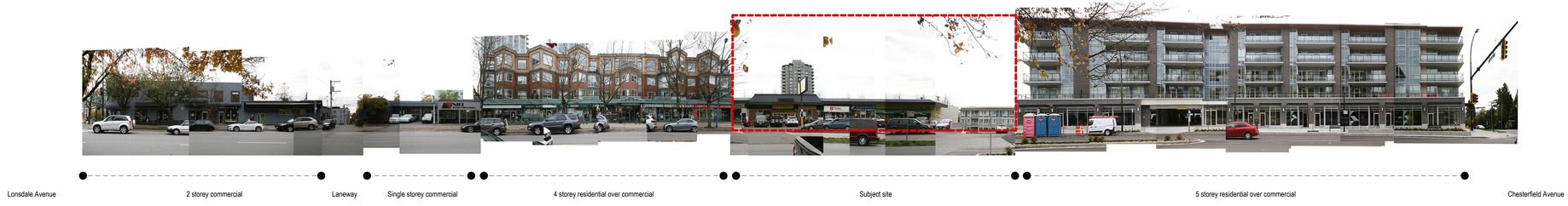
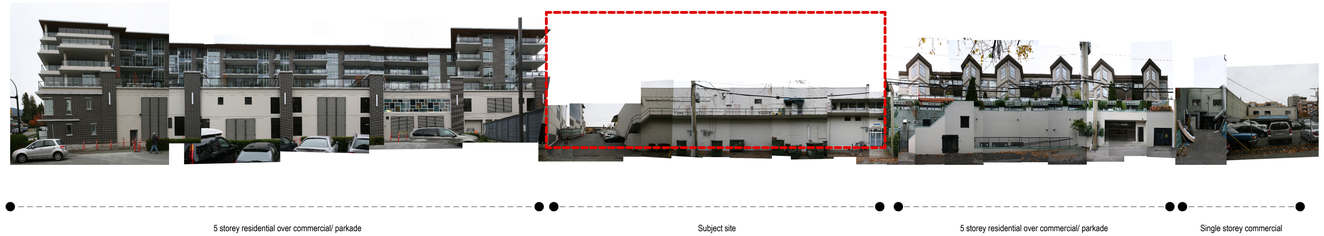
Context Photos 2

A032

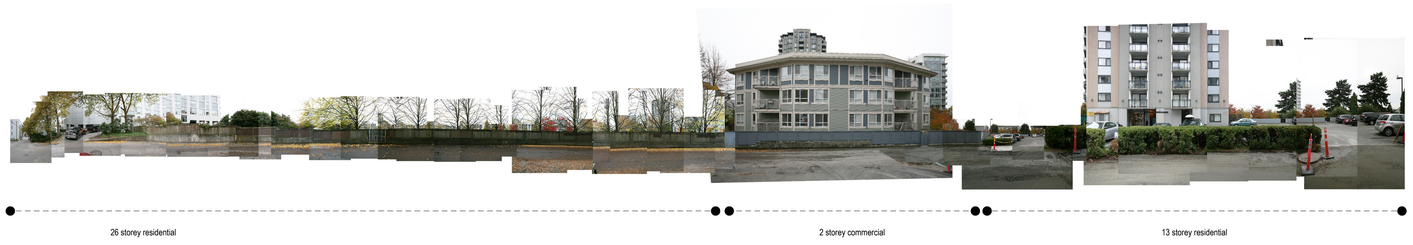
1 West 3rd Street - Looking North




2 West 3rd Street - Looking South




3 Laneway - Looking North



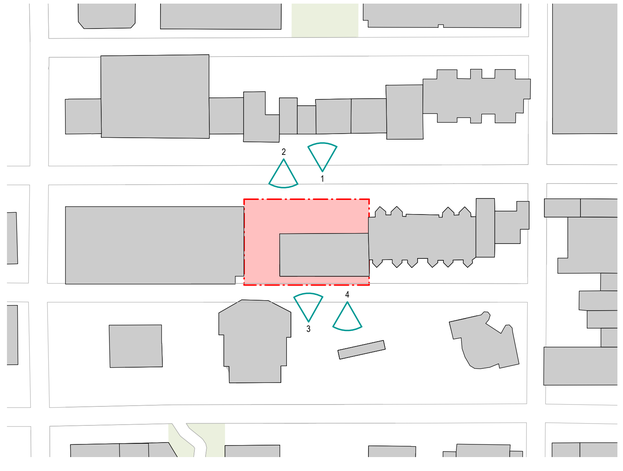

4 Laneway - Looking South

## SITE DESCRIPTION

The subject site is a mid-block site on West 3rd St between Lonsdale Ave and Chesterfield Ave. The existing buildings along the street are a mixture of 1-2 storey commercial, and 4-6 storey mixed-use. This block is at the boundary between commercial and residential zones. To the south, the blocks either side of Lonsdale Ave between Chesterfield and St George's Ave are zoned as medium density mixed-use from West 3rd St down to Esplanade and Lonsdale Quay. The blocks immediately west of Chesterfield Ave and north of 3rd St are zoned medium density residential.

The existing material palette along West 3rd is varied, with painted concrete, stucco, brick and glass heavily featured, as well as some small stretches of corrugated metal and painted ship-lapped wood siding. The commercial buildings typically extend right up to their property lines. The mixed use buildings typically feature a marked setback between commercial and residential tenancies, save for one building on the north-west corner of Lonsdale and 3rd. The material expression of the mixed-use typology is evenly split between the buildings that have a defined split in cladding material and colour for the commercial vs residential masses, and those that use a restrained palette to tie the two together as a single entity.

The laneway behind the site is primarily used for access, with parkade entrances to existing developments along the north edge. The southern edge of the lane features two tall tower developments, with significant open expanses between. There is some limited surface parking along the south edge, and boundary fencing to existing developments.




plotted: Apr 3, 2020 12:23:42 PM

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**Anthem**
149 West 3rd St
2018-017

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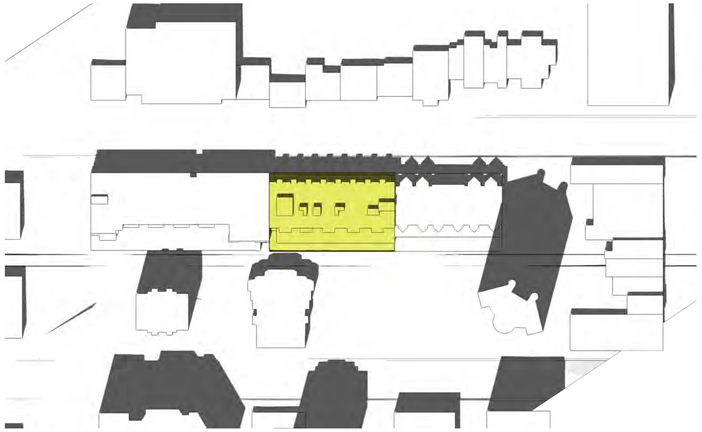
Street Scape Elevations

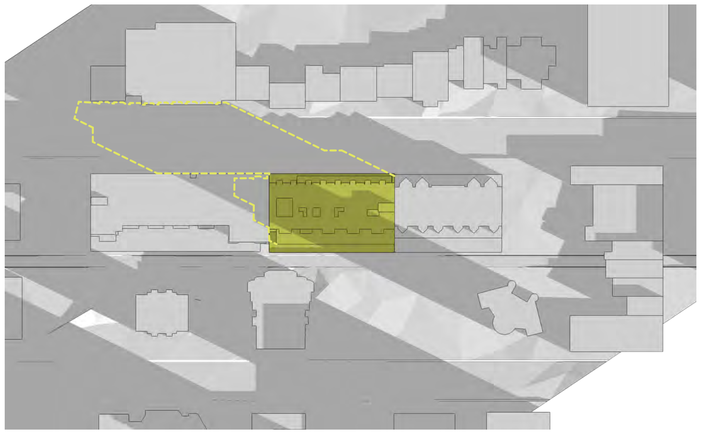
A033

1 Summer Solstice (6/21) 10:00 AM
1" = 100'-0"

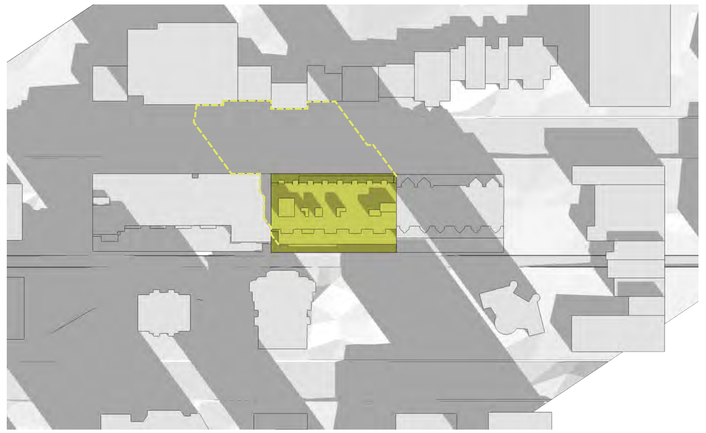
2 Summer Solstice (6/21) 12:00 PM
1" = 100'-0"



3 Summer Solstice (6/21) 2:00 PM
1" = 100'-0"

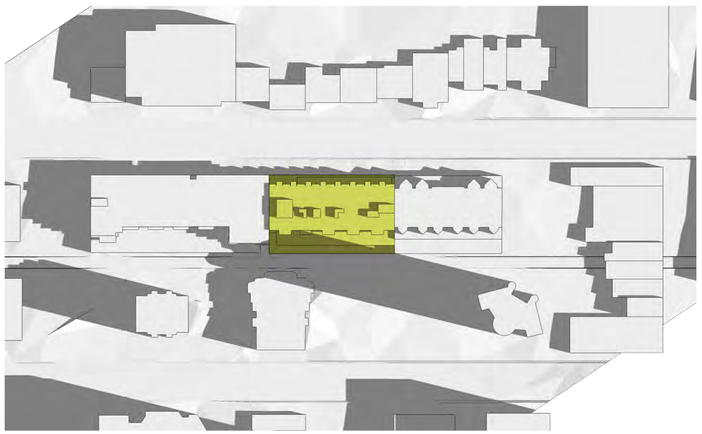


4 Winter Solstice (12/21) 10:00 AM
1" = 100'-0"

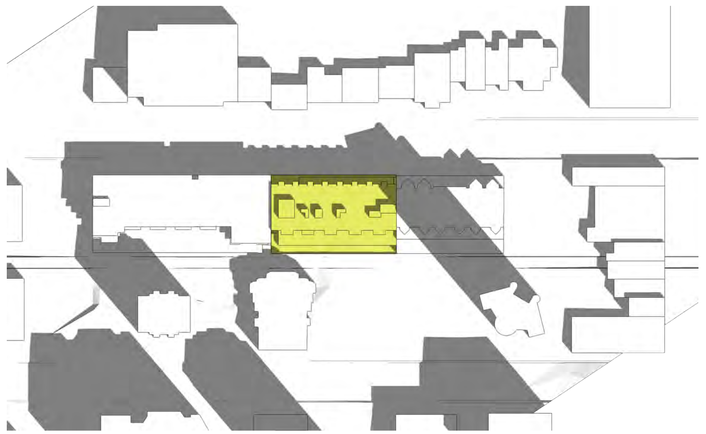


5 Winter Solstice (12/21) 12:00 PM
1" = 100'-0"

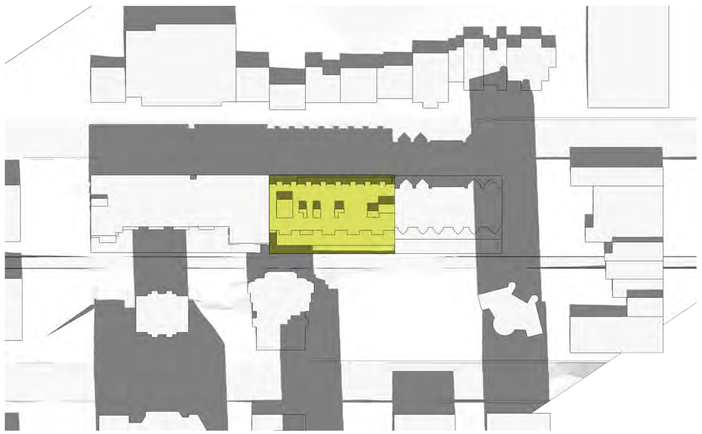
6 Winter Solstice (12/21) 2:00 PM
1" = 100'-0"



7 Vernal (3/20) / Autumnal Equinox (9/22) 10:00AM
1" = 100'-0"



8 Vernal (3/20) / Autumnal Equinox (9/22) 12:00 PM
1" = 100'-0"



9 Vernal (3/20) / Autumnal Equinox (9/22) 2:00 PM
1" = 100'-0"

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149 West 3rd St
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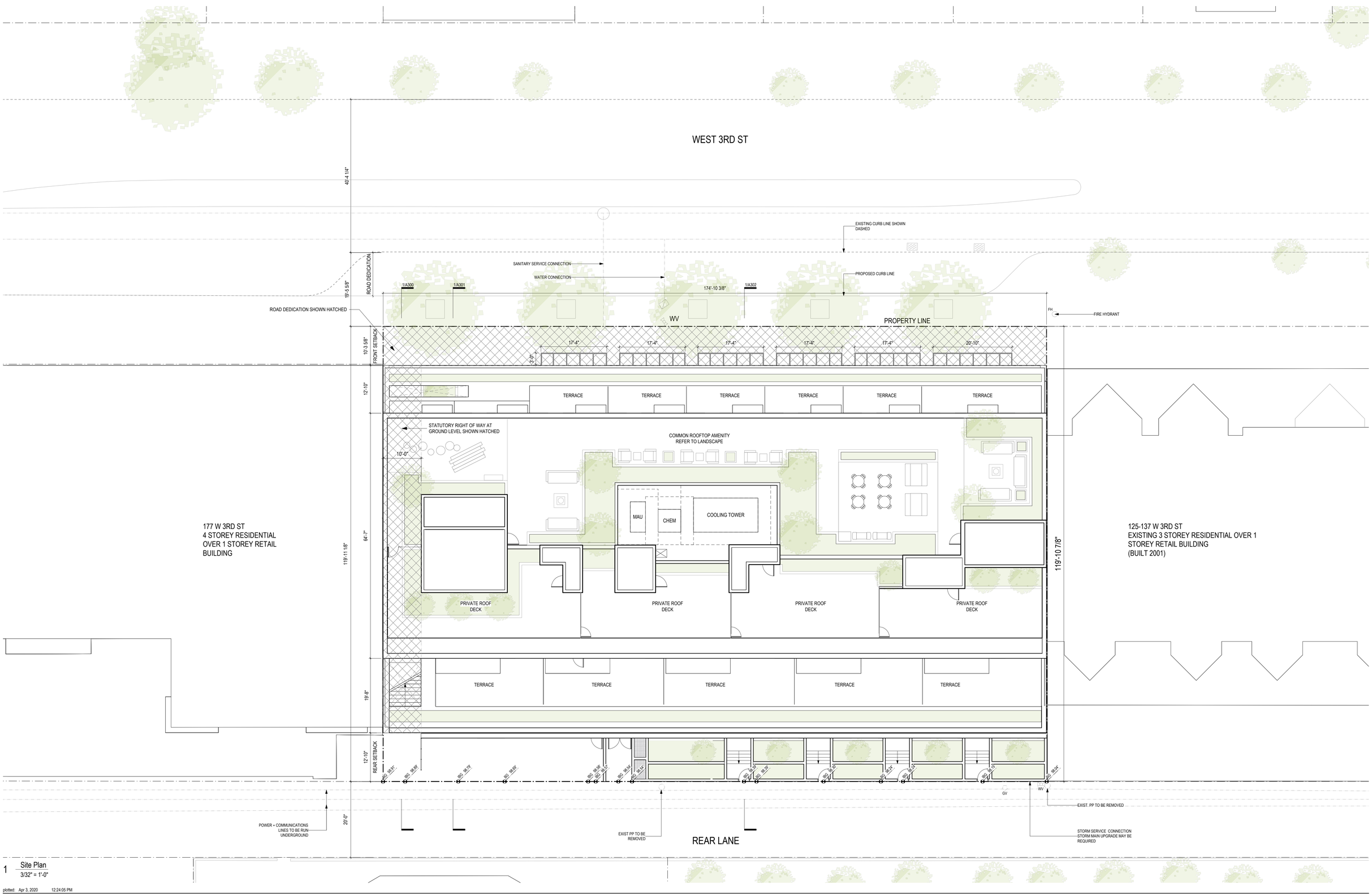
Shadow Analysis

A034




1 Site Plan
3/32" = 1'-0"

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149 West 3rd St
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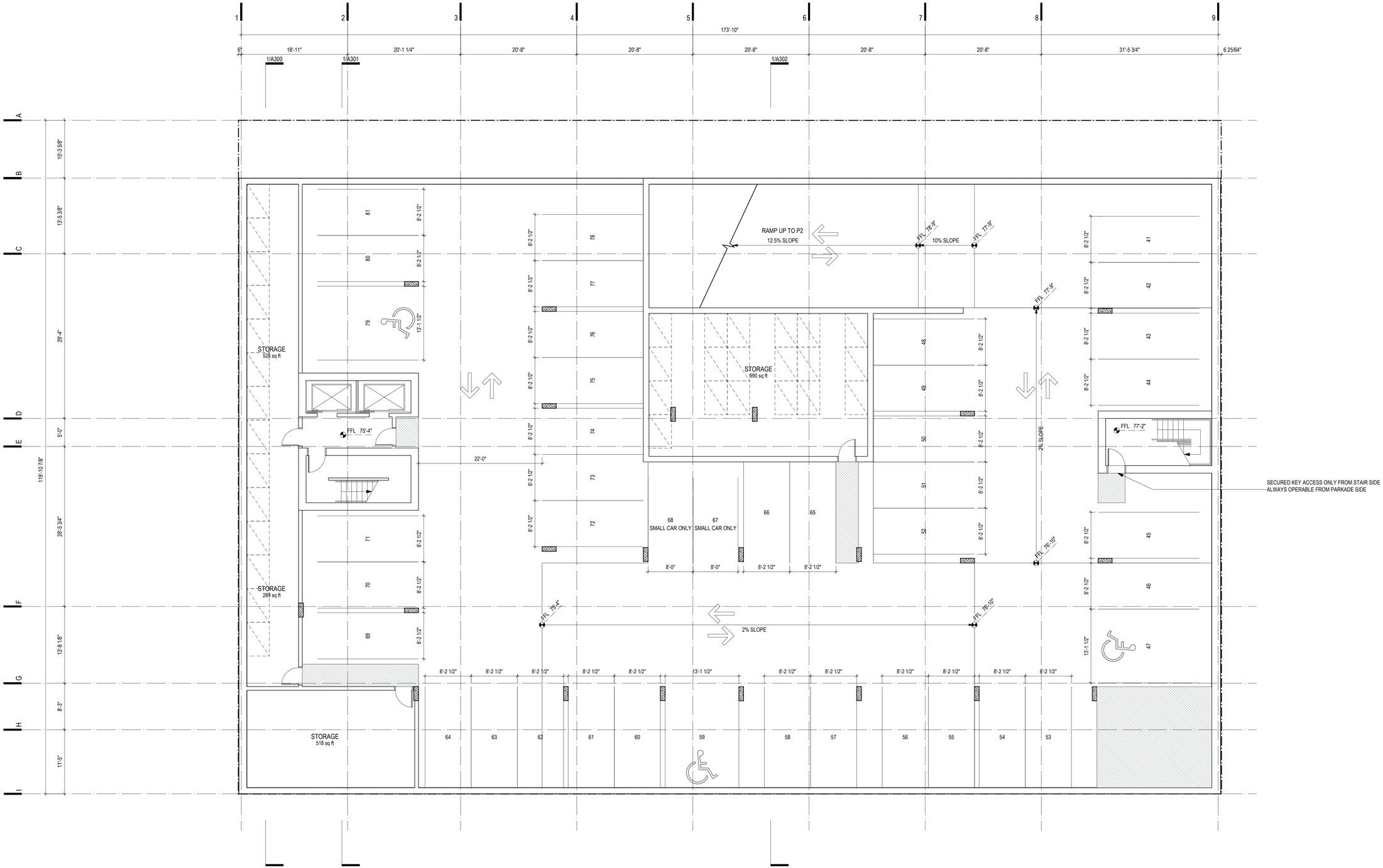
Site Plan

A040




1 P3 Floor Plan
1/8" = 1'-0"

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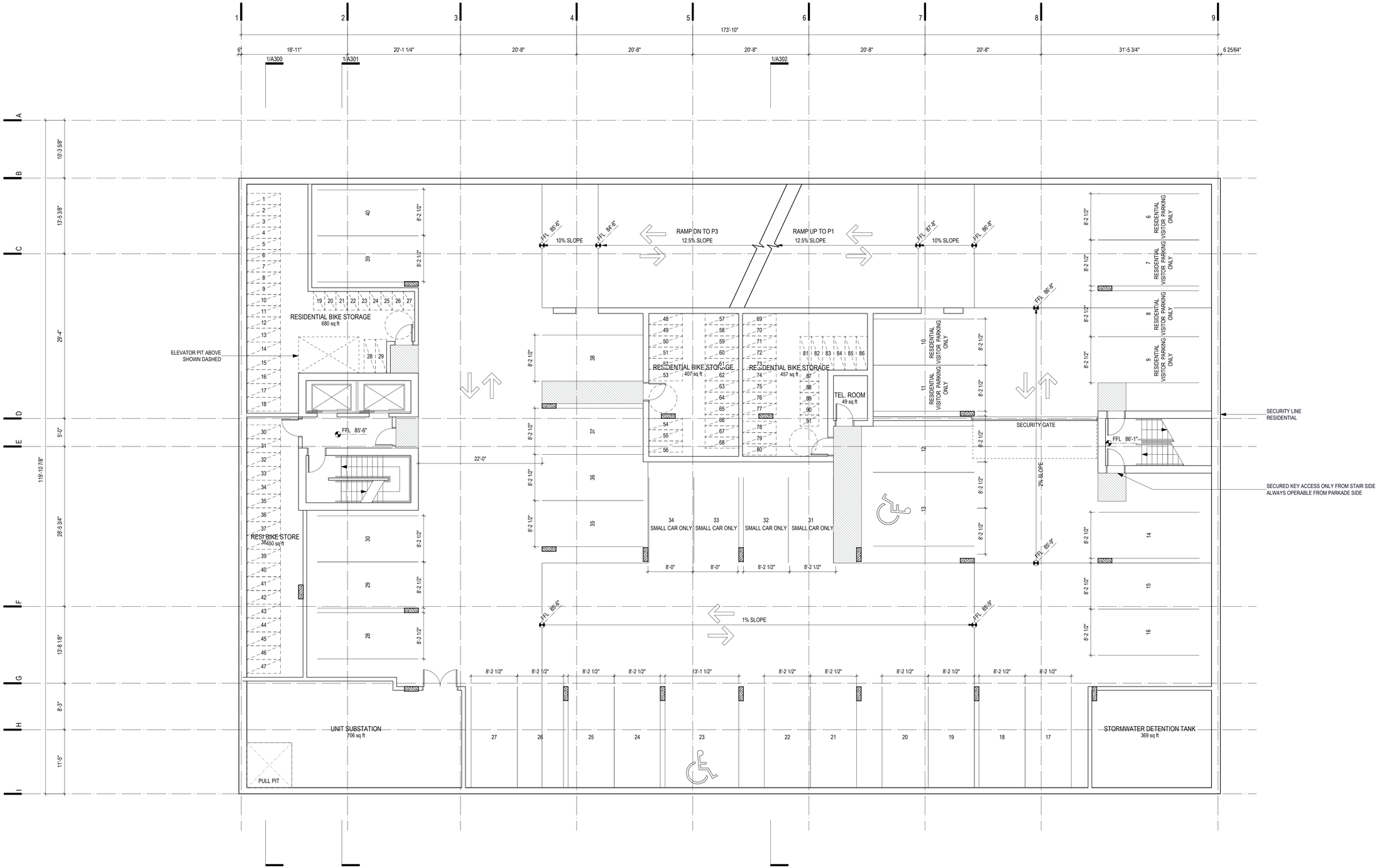
Plan Level P3

A100




1 P2 Floor Plan
1/8" = 1'-0"

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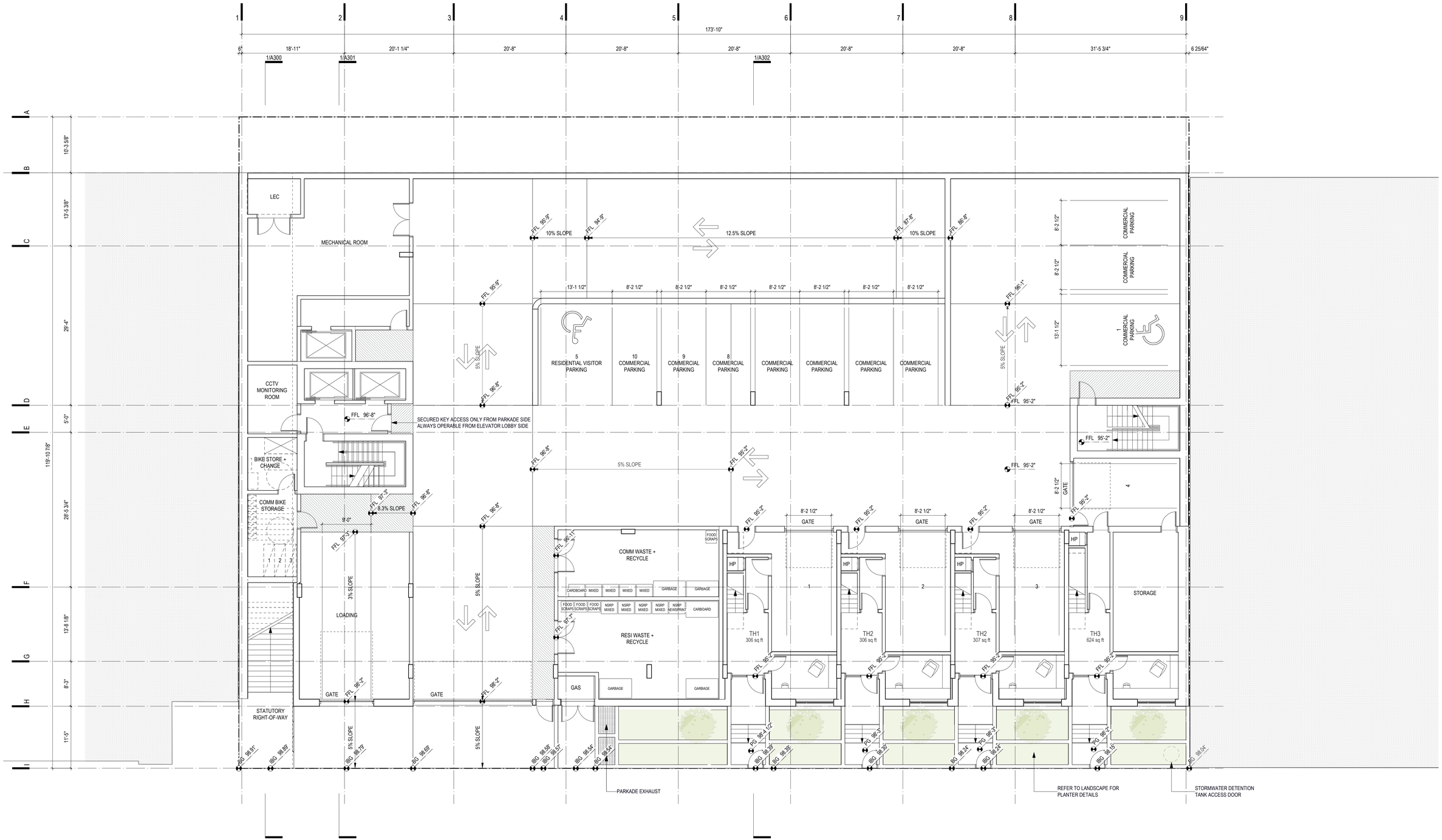
Plan Level P2

A101




1 P1 Floor Plan
1/8" = 1'-0"

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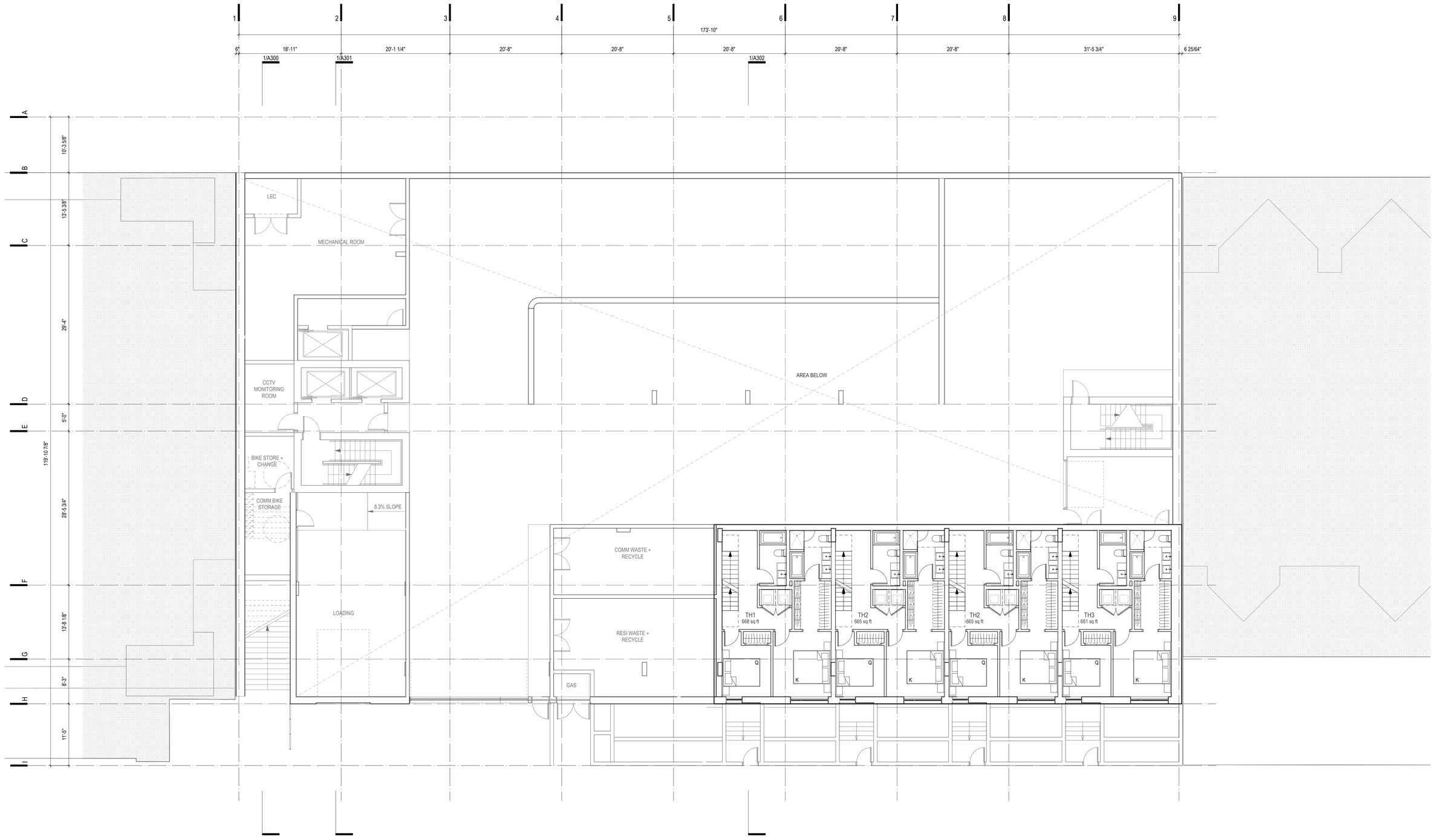
Plan Level P1

A102




1 Mid Level Townhome Floor Plan
1/8" = 1'-0"

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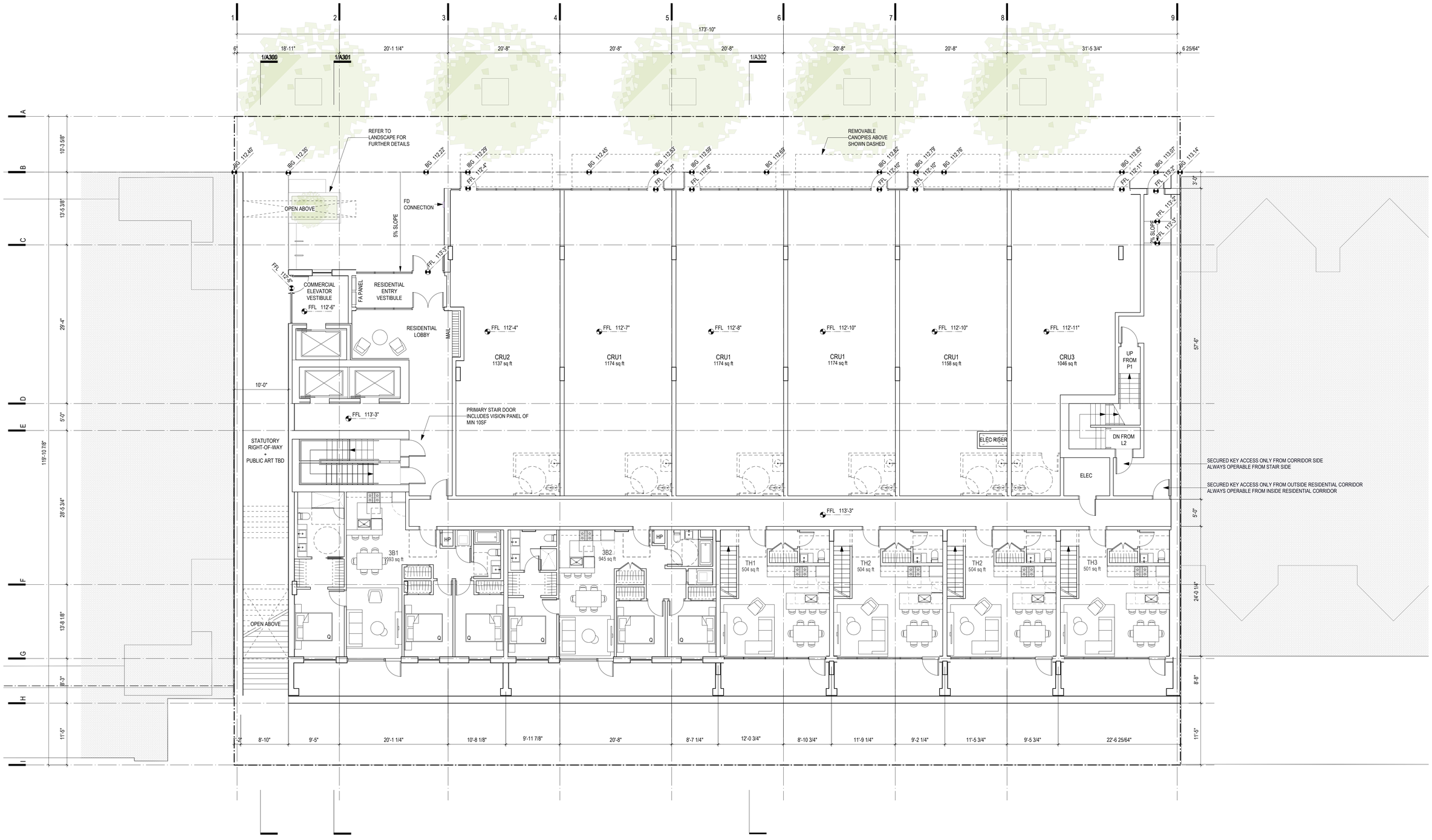
Plan Mid-Level Townhome

A103




1 Ground Floor Plan
1/8" = 1'-0"

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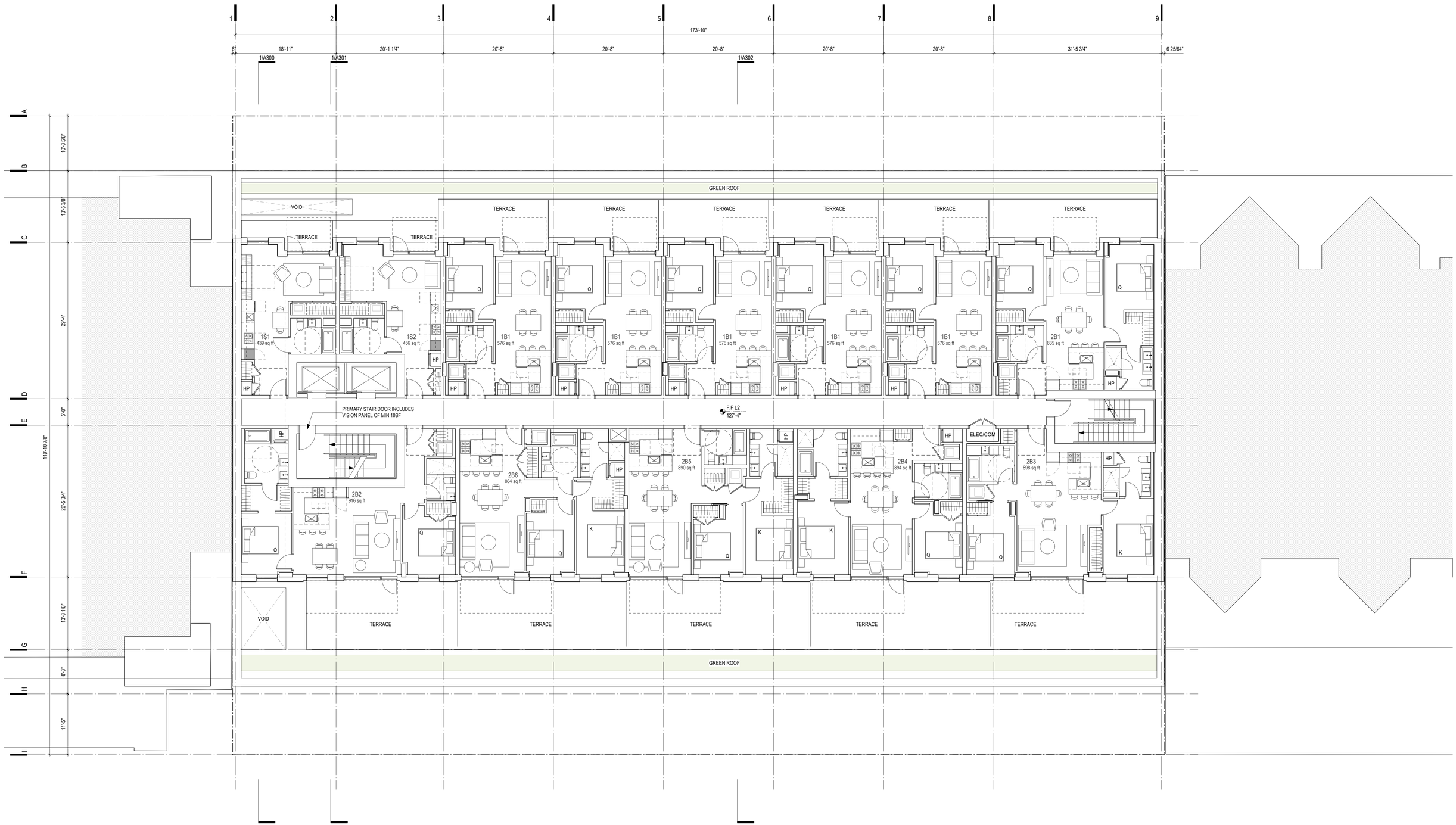
Plan Ground Level

A104




1 L2 Floor Plan
1/8" = 1'-0"

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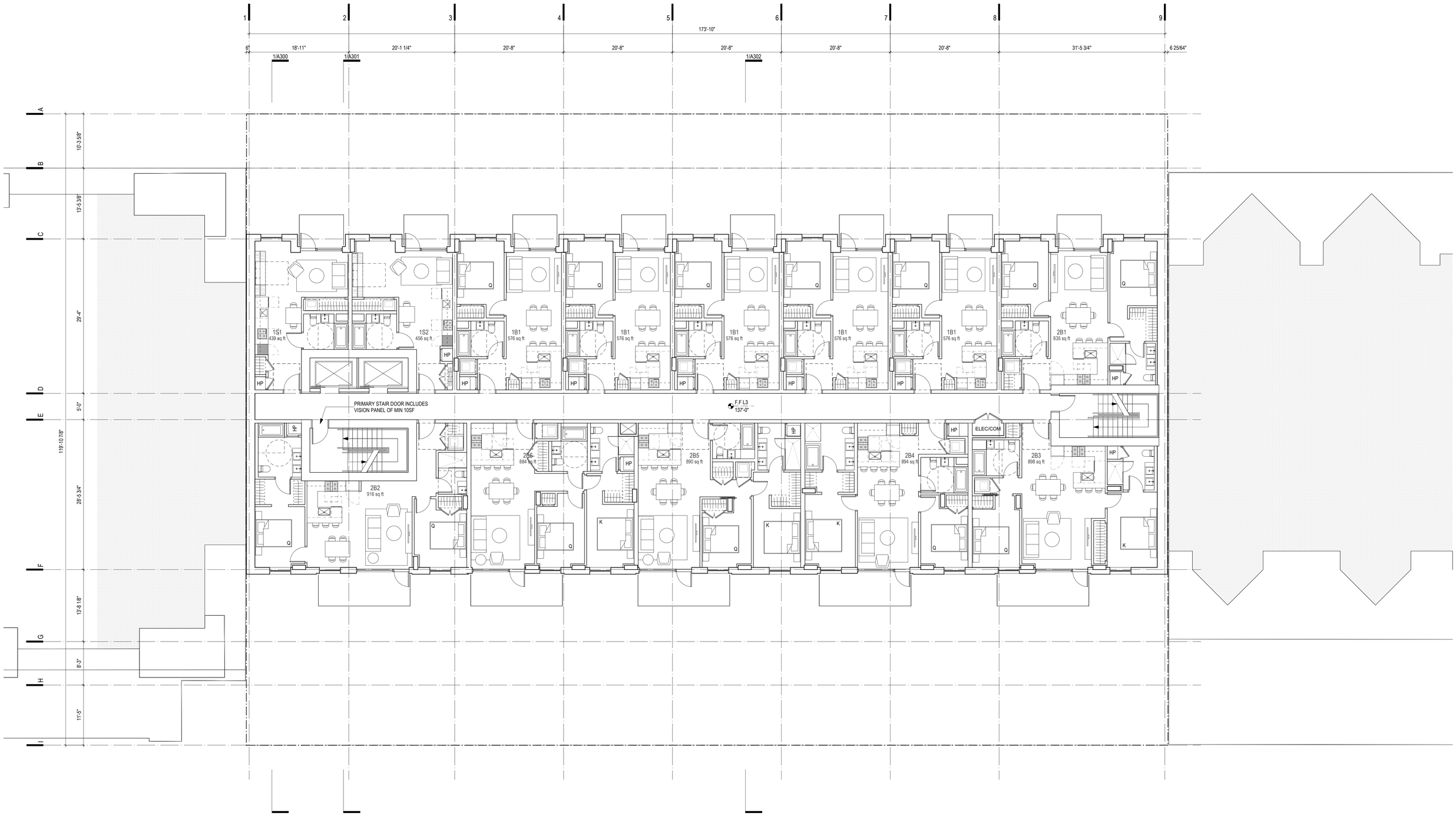
Plan Level 2

A105




1 L3 Floor Plan
1/8" = 1'-0"

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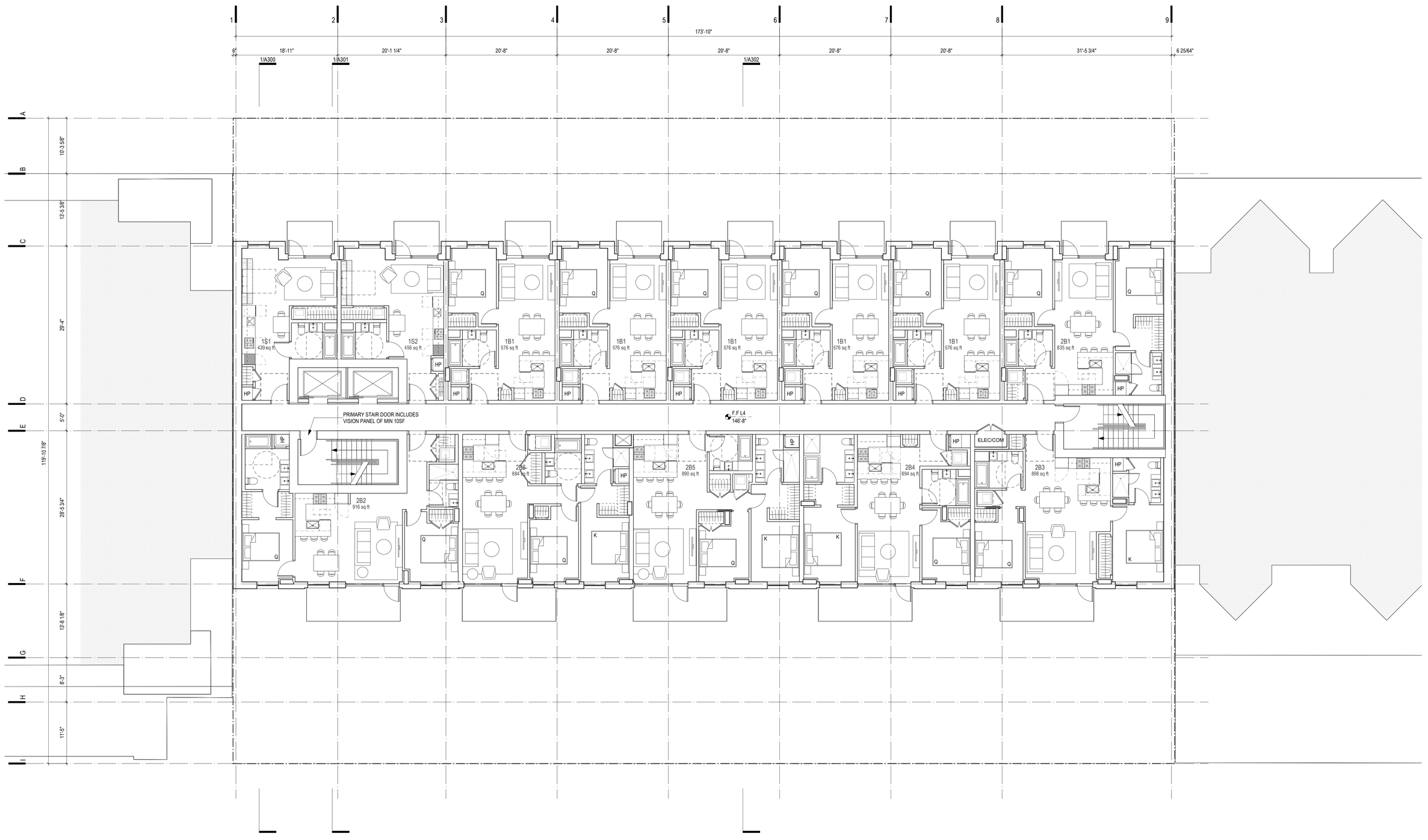
Plan Level 3

A106




1 L4 Floor Plan
1/8" = 1'-0"

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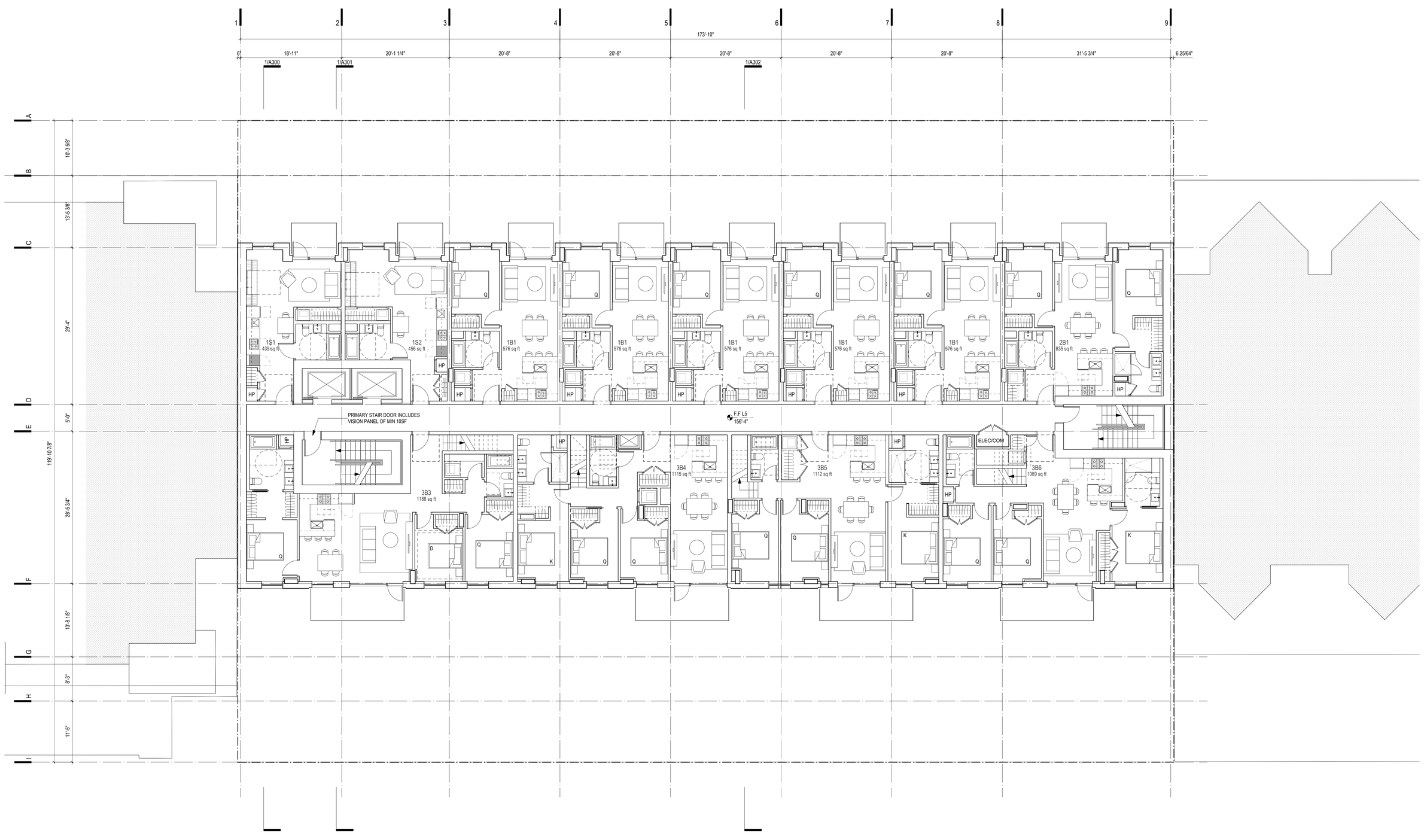
Plan Level 4

A107




1 L5 Floor Plan
1/8" = 1'-0"

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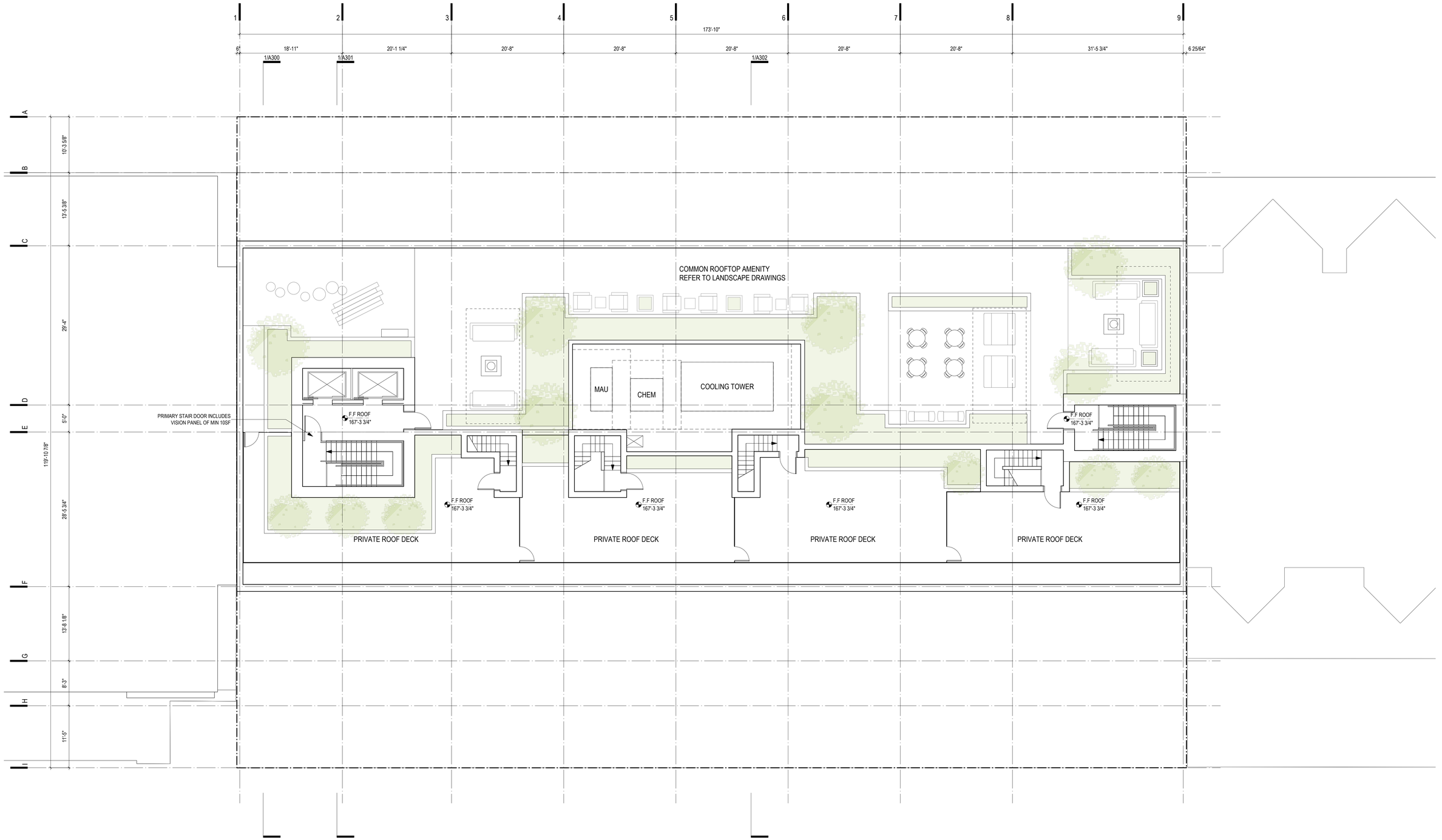
Plan Level 5

A108




1 Roof Deck Plan
1/8" = 1'-0"

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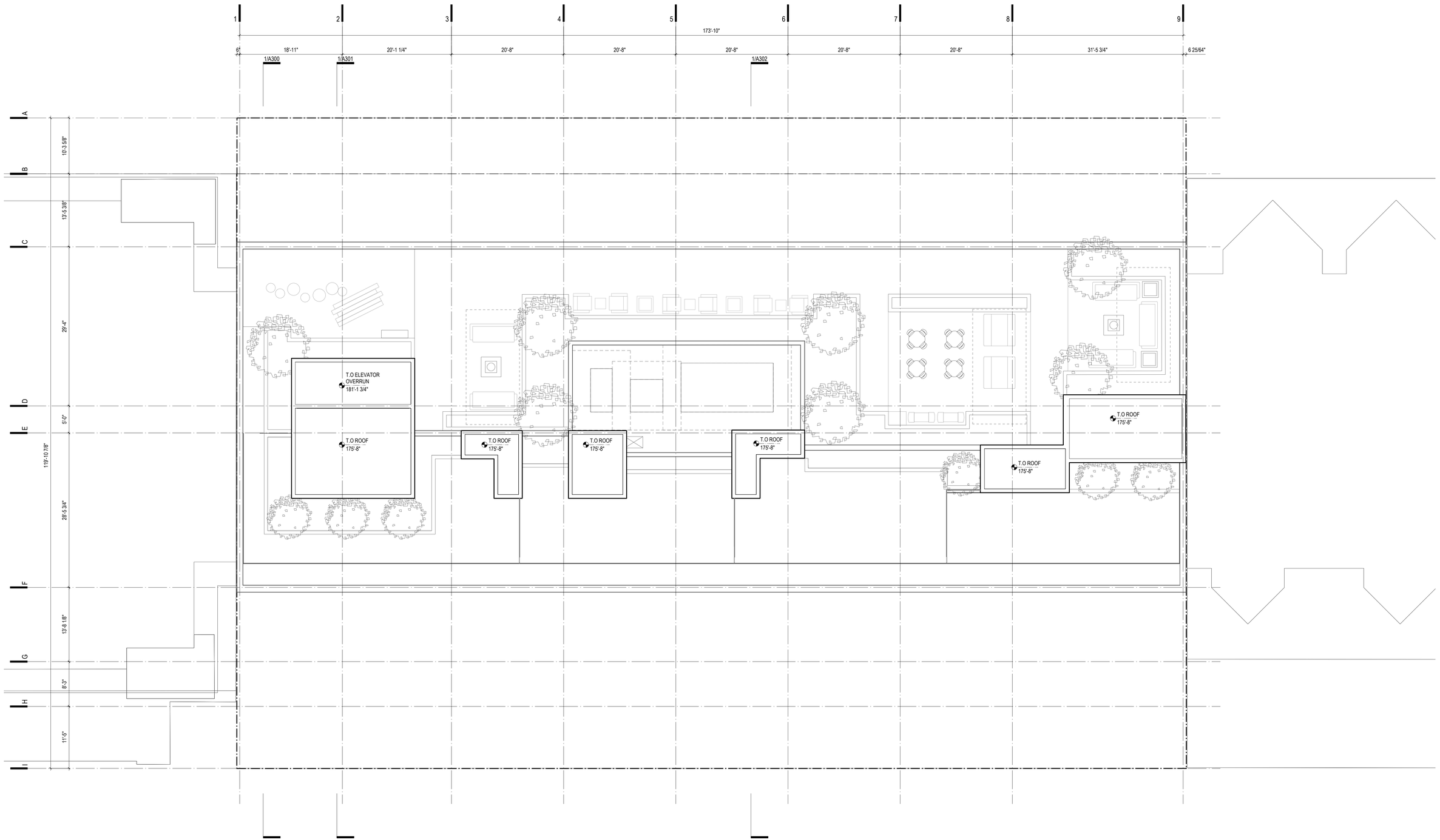
Plan Roof Deck Level

A109




2 Roof Plan
1/8" = 1'-0"

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Plan Roof Level

A110

1 North Elevation
1/8" = 1'-0"

**FINISH LEGEND**

| | |
|---|---|
| GL-1 | GLASS, CLEAR COLOUR |
| GL-2 | GLASS, GREY COLOUR |
| MET-1 | METAL, DARK GREY COLOUR |
| MET-2 | METAL, LIGHT GREY COLOUR |
| BRICK | BRICK, LIGHT GREY COLOUR |
| CONC | CONCRETE |
| LVR | METAL LOUVRE, DARK GREY COLOUR |

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Elevations - North Elevation

A200

1 South Elevation
1/8" = 1'-0"

**FINISH LEGEND**

| | |
|---|---|
| GL-1 | GLASS, CLEAR COLOUR |
| GL-2 | GLASS, GREY COLOUR |
| MET-1 | METAL, DARK GREY COLOUR |
| MET-2 | METAL, LIGHT GREY COLOUR |
| BRICK | BRICK, LIGHT GREY COLOUR |
| CONC | CONCRETE |
| LVR | METAL LOUVRE, DARK GREY COLOUR |

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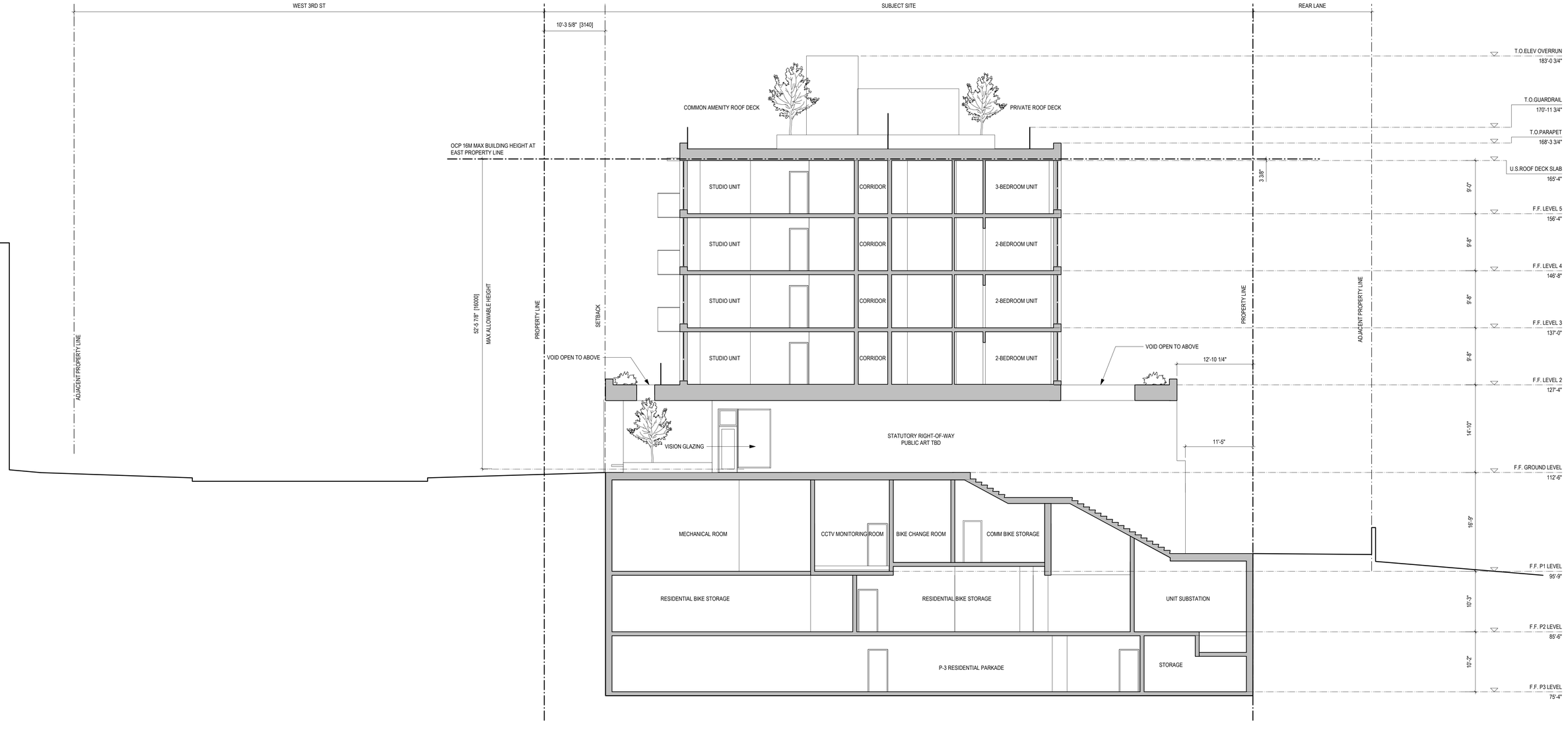
Elevations - South Elevation

A201




1 Site Section - West SROW - Portal East
1/8" = 1'-0"

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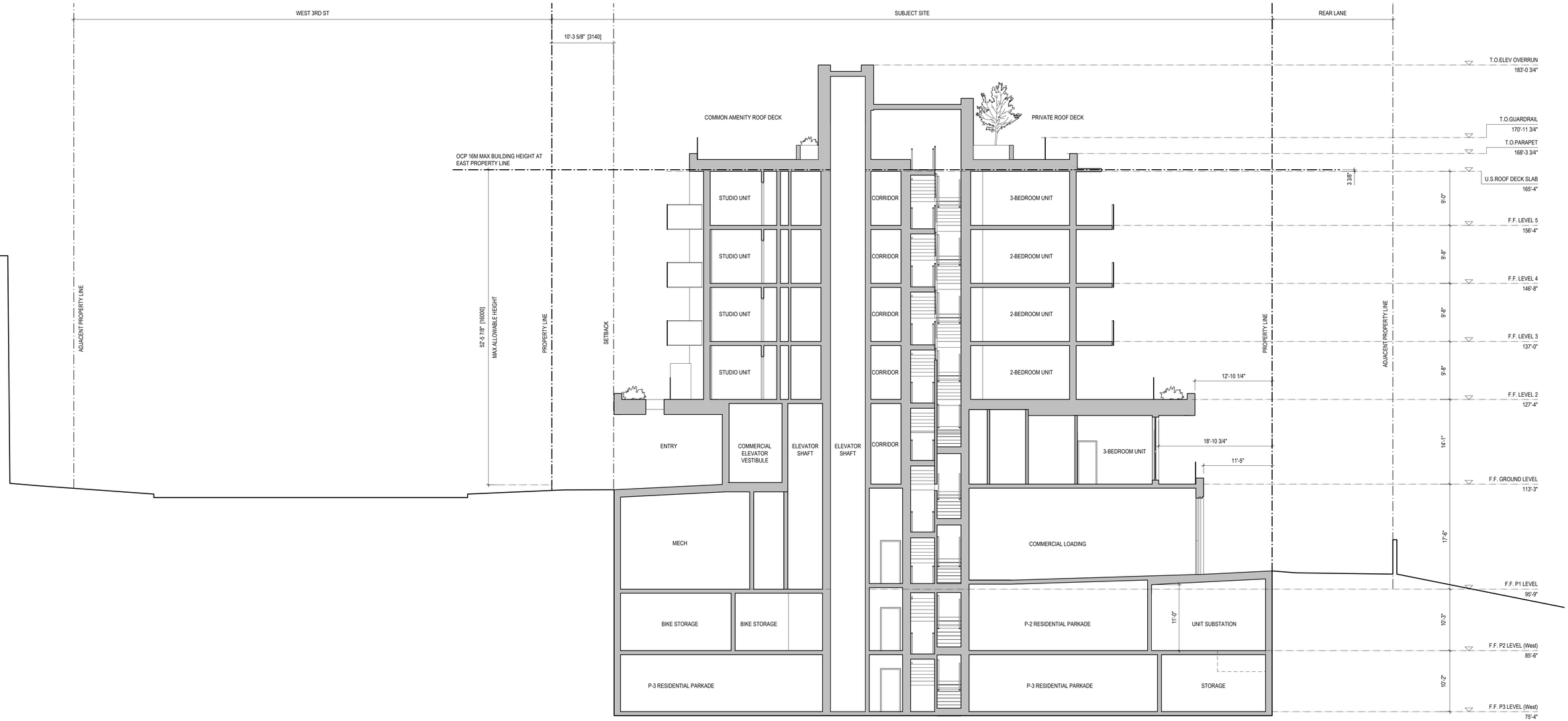
Cross Section Thru SROW - East

A300




1 Site Section - Loading
1/8" = 1'-0"

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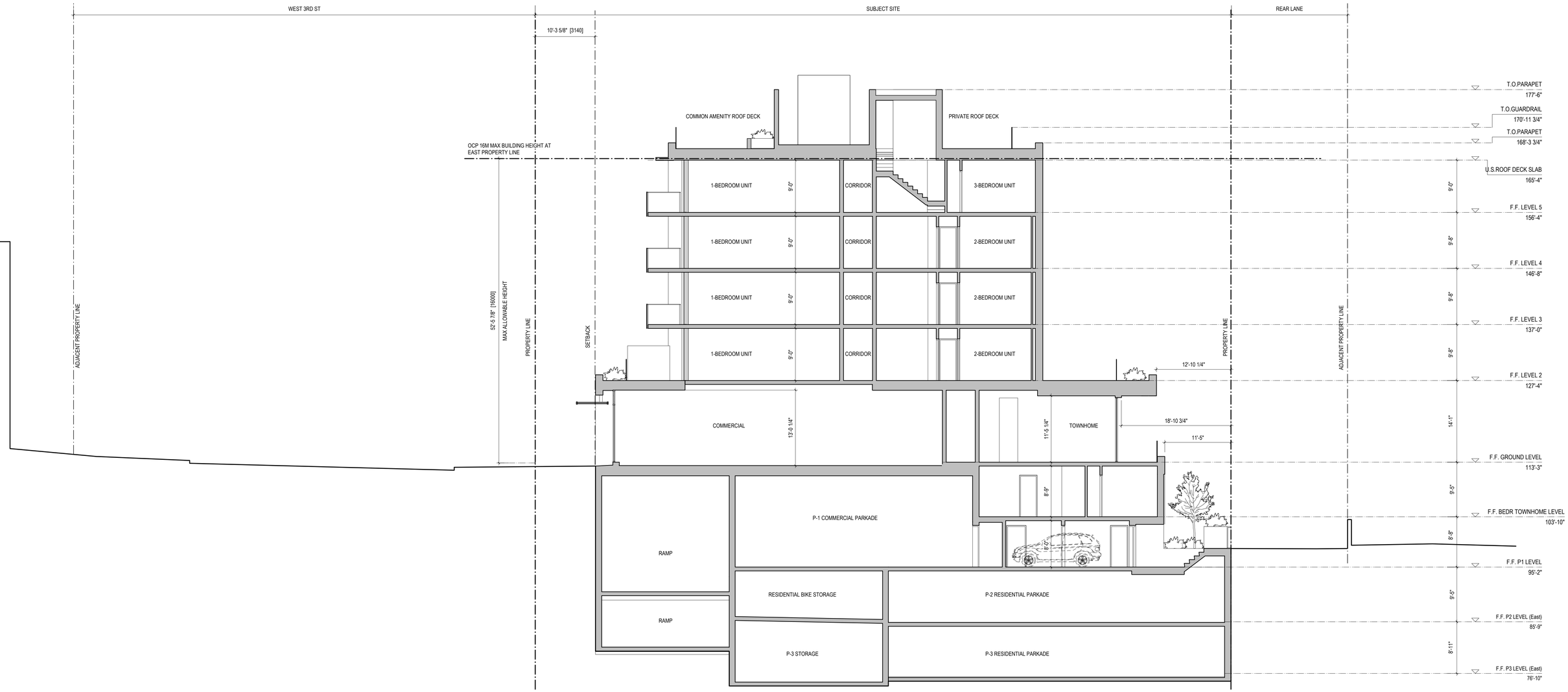
Cross Section Thru Loading

A301




1 Site Section - Townhomes
1/8" = 1'-0"

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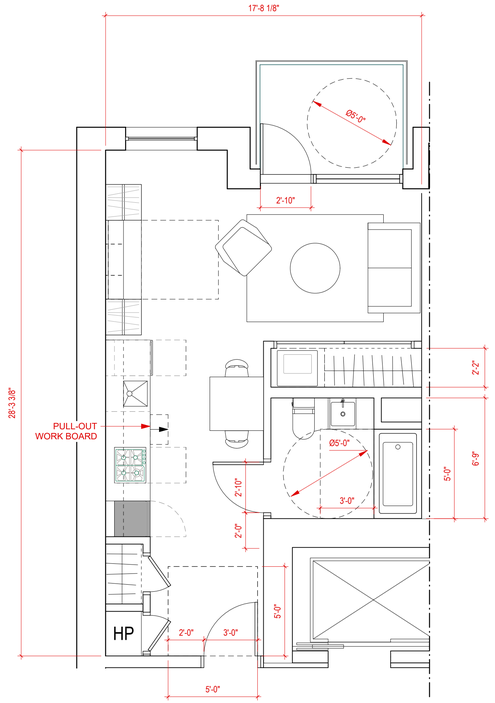
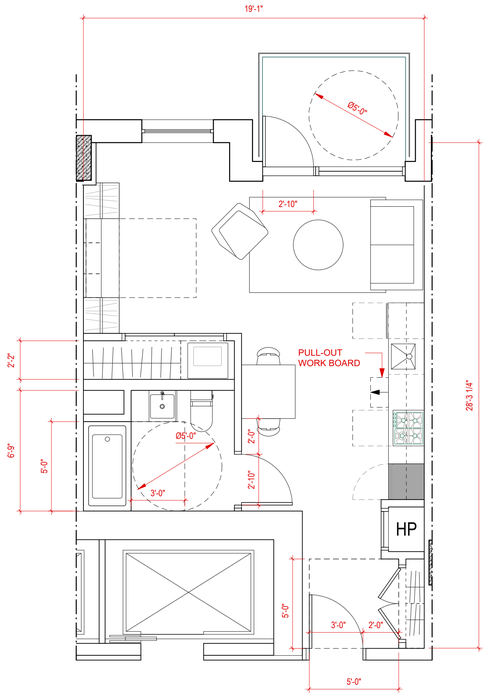
Cross Section Thru Townhomes

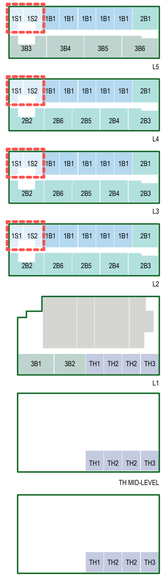
A302

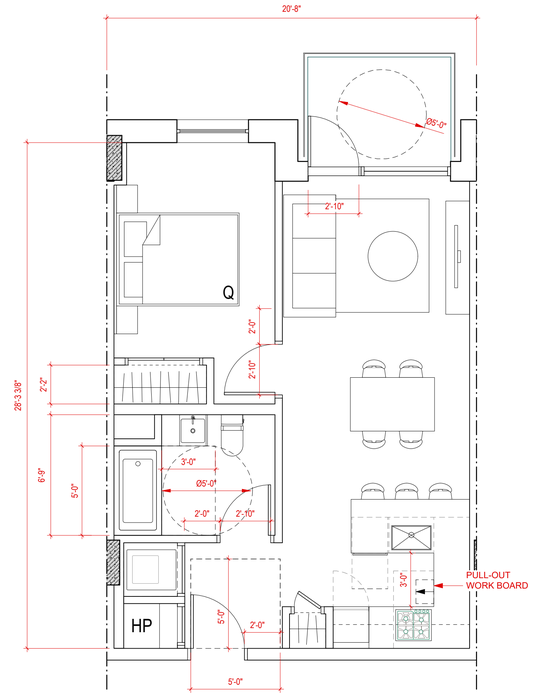



1 1S1 - 439 sf
1/4" = 1'-0"

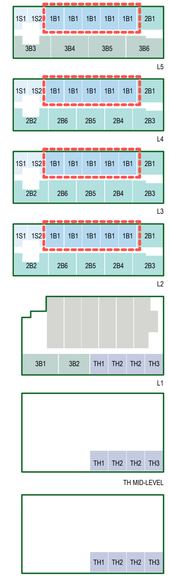


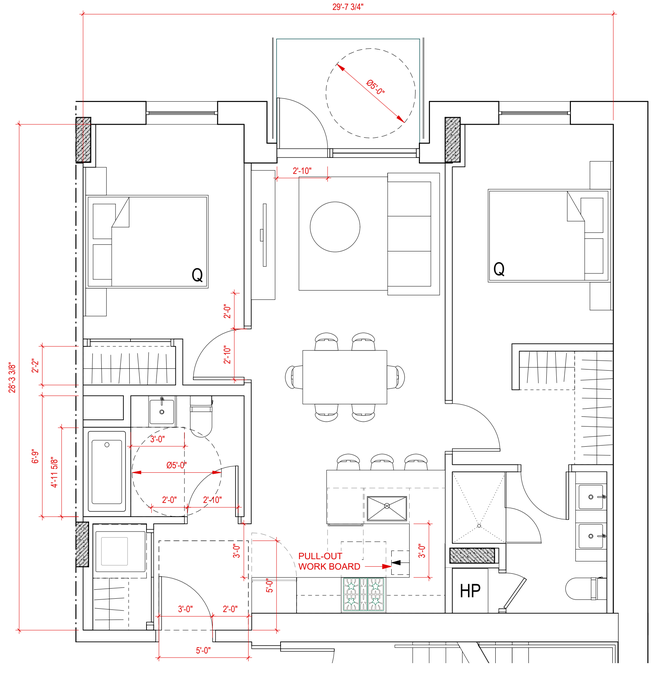

2 1S2 - 456 sf
1/4" = 1'-0"



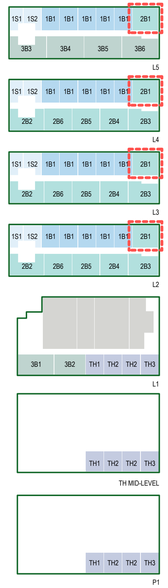




3 1B1 - 576 sf
1/4" = 1'-0"




4 2B1 - 835 sf
1/4" = 1'-0"




**CITY OF NORTH VANCOUVER - ADAPTABLE DESIGN GUIDELINES (LEVEL TWO)**

**SUITE ENTRY / CIRCULATION:**

- PROVIDE 1520mm (5') TURNING RADIUS INSIDE AND OUTSIDE THE ENTRY CORRDIOR OD EACH DWELLING UNIT
- PROVIDE WIRING FOR AN AUTOMATIC DOOR
- PROVIDE 610 mm (2') CLEAR WALL SPACE ADJACENT TO DOOR LATCHES WHERE DOOR SWINGS TOWARD USER
- MINIMUM ONE BATHROOM, MIN ONE BEDROOM AND STORAGE ROOM DOOR TO BE 860mm (2'-10") CLEAR OPENING

**ADAPTABLE BATHROOM LAYOUT:**

- TOILET LOCATED ADJACENT TO THE WALL (MIN 915mm (3') LENGHT)
- PROVIDE TURNING RADIUS WITHIN BATHROOM
- 915 mm CLEARANCE ALONG FULL LENGTH OF TUB
- ACCESIBLE STORAGE
- BACKING FOR TOWEL BAR AND FUTURE GRAB BARS
- SOLID BLOCKING PROVIDED IN WALLS OF TUB/SHOWER, TOILET AREAS AND BEHIND TOWEL BARS
- TUB CONTROL VALVE TO BE PLACED AT OUTER EDGE OF TUB,WITH TUB SPOUT AND SHOWER DIVERTED REMAINING IN CENTRAL POSITION
- ADJUSTABLE HEIGHT SHOWER HEAD OF HAND-HELD SHOWER HEAD ON ADJUSTABLE BRACKET

**ADAPTABLE KITCHEN LAYOUT:**

- CONTINUOUS COUNTER BETWEEN STOVE AND SINK
- PULL OUT WORK BOARDS AT 810mm (2'-8") HEIGHT

**PATIO/BALCONY REQUIREMENTS:**

- MIN. ONE DOOR 860 mm (2'-10") CLEAR OPENING.
- MIN. ONE BALCONY DOORSILL WITH MAX 13 mm (1/2") THRESHOLD.
- MIN. 1520mm (5') TURNING RADIUS.

**WINDOWS:**

- OPENING MECHANISM MAX 1168mm (46") ABOVE FLOOR
- PROVIDE MIN 1800mm (6') HORIZONTAL WINDOWS IN LIVING ROOM, DINING ROOM AND MIN ONE BEDROOM WHERE SILLS ARE NOT MORE THAN 750mm (2'-6") ABOVE FLOOR

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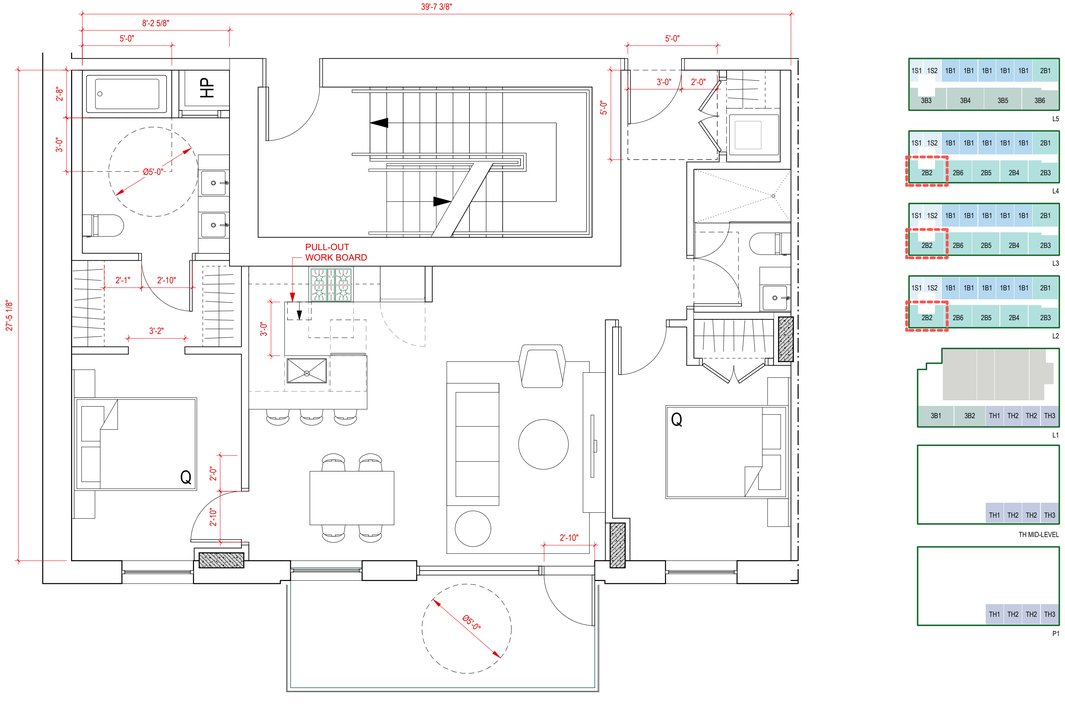
**Anthem**
149 West 3rd St
2018-017

NOT FOR CONSTRUCTION

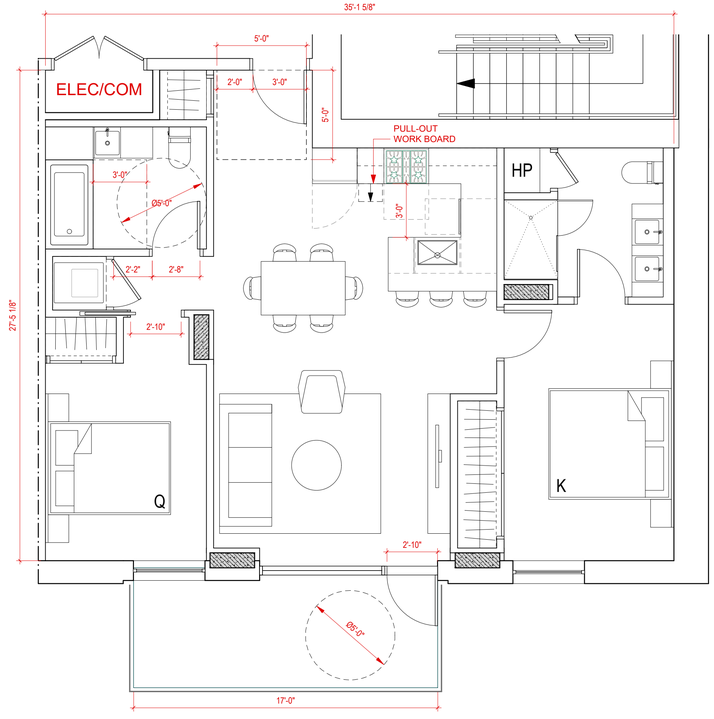
Adaptable Unit Plan - 1S1, 1S2, 1B1, 2B1

A500

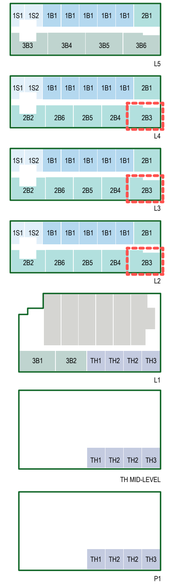


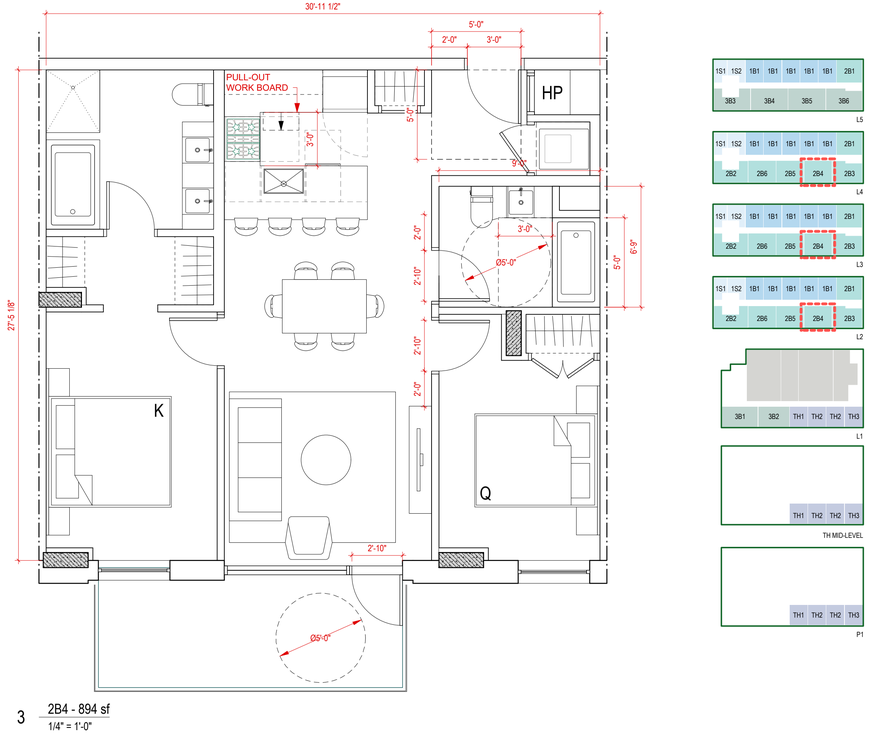

1 2B2 - 916 sf
1/4" = 1'-0"




2 2B3 - 898 sf
1/4" = 1'-0"




3 2B4 - 894 sf
1/4" = 1'-0"




**CITY OF NORTH VANCOUVER - ADAPTABLE DESIGN GUIDELINES (LEVEL TWO)**

**SUITE ENTRY / CIRCULATION:**

- PROVIDE 1520mm (5') TURNING RADIUS INSIDE AND OUTSIDE THE ENTRY CORRDIOR OD EACH DWELLING UNIT
- PROVIDE WIRING FOR AN AUTOMATIC DOOR
- PROVIDE 610 mm (2') CLEAR WALL SPACE ADJACENT TO DOOR LATCHES WHERE DOOR SWINGS TOWARD USER
- MINIMUM ONE BATHROOM, MIN ONE BEDROOM AND STORAGE ROOM DOOR TO BE 860mm (2'-10") CLEAR OPENING

**ADAPTABLE BATHROOM LAYOUT:**

- TOILET LOCATED ADJACENT TO THE WALL (MIN 915mm (3') LENGHT)
- PROVIDE TURNING RADIUS WITHIN BATHROOM
- 915 mm CLEARANCE ALONG FULL LENGTH OF TUB
- ACCESIBLE STORAGE
- BACKING FOR TOWEL BAR AND FUTURE GRAB BARS
- SOLID BLOCKING PROVIDED IN WALLS OF TUB/SHOWER, TOILET AREAS AND BEHIND TOWEL BARS
- TUB CONTROL VALVE TO BE PLACED AT OUTER EDGE OF TUB,WITH TUB SPOUT AND SHOWER DIVERTED REMAINING IN CENTRAL POSITION
- ADJUSTABLE HEIGHT SHOWER HEAD OF HAND-HELD SHOWER HEAD ON ADJUSTABLE BRACKET

**ADAPTABLE KITCHEN LAYOUT:**

- CONTINUOUS COUNTER BETWEEN STOVE AND SINK
- PULL OUT WORK BOARDS AT 810mm (2'-8") HEIGHT

**PATIO/BALCONY REQUIREMENTS:**

- MIN. ONE DOOR 860 mm (2'-10") CLEAR OPENING.
- MIN. ONE BALCONY DOORSILL WITH MAX 13 mm (1/2") THRESHOLD.
- MIN. 1520mm (5') TURNING RADIUS.

**WINDOWS:**

- OPENING MECHANISM MAX 1168mm (46") ABOVE FLOOR
- PROVIDE MIN 1800mm (6') HORIZONTAL WINDOWS IN LIVING ROOM, DINING ROOM AND MIN ONE BEDROOM WHERE SILLS ARE NOT MORE THAN 750mm (2'-6") ABOVE FLOOR

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**Anthem**
149 West 3rd St
2018-017

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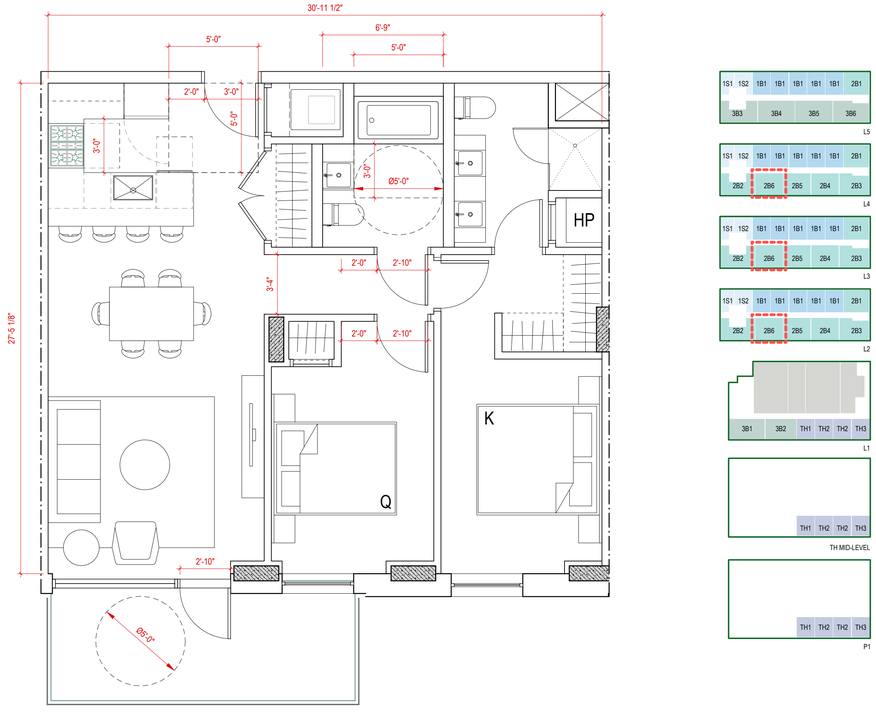
Adaptable Unit Plan - 2B2, 2B3, 2B4

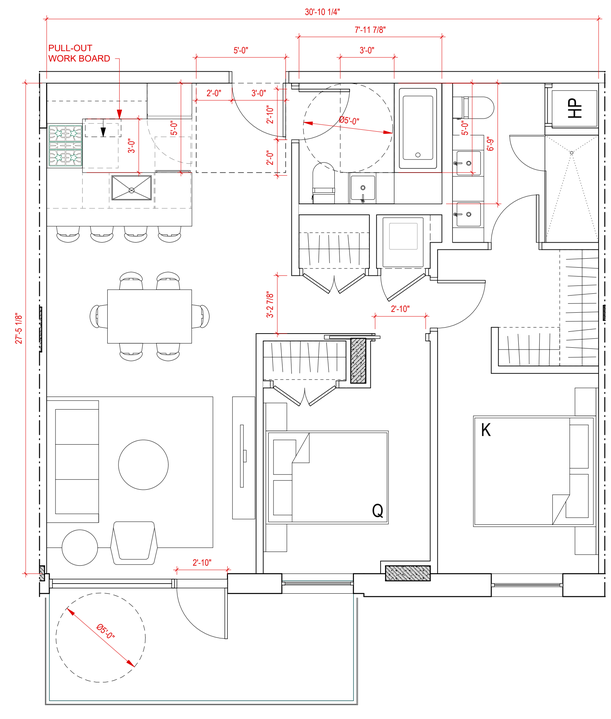
A501

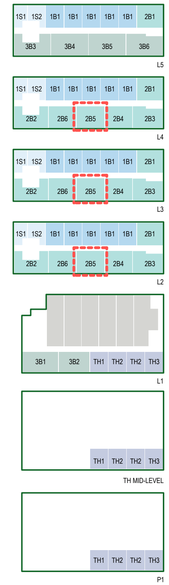






1 2B6 - 884 sf
1/4" = 1'-0"




2 2B5 - 890 sf
1/4" = 1'-0"

**CITY OF NORTH VANCOUVER - ADAPTABLE DESIGN GUIDELINES (LEVEL TWO)**

**SUITE ENTRY / CIRCULATION:**

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- MINIMUM ONE BATHROOM, MIN ONE BEDROOM AND STORAGE ROOM DOOR TO BE 860mm (2'-10") CLEAR OPENING

**ADAPTABLE BATHROOM LAYOUT:**

- TOILET LOCATED ADJACENT TO THE WALL (MIN 915mm (3') LENGHT)
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- TUB CONTROL VALVE TO BE PLACED AT OUTER EDGE OF TUB,WITH TUB SPOUT AND SHOWER DIVERTED REMAINING IN CENTRAL POSITION
- ADJUSTABLE HEIGHT SHOWER HEAD OF HAND-HELD SHOWER HEAD ON ADJUSTABLE BRACKET

**ADAPTABLE KITCHEN LAYOUT:**

- CONTINUOUS COUNTER BETWEEN STOVE AND SINK
- PULL OUT WORK BOARDS AT 810mm (2'-8") HEIGHT

**PATIO/BALCONY REQUIREMENTS:**

- MIN. ONE DOOR 860 mm (2'-10") CLEAR OPENING.
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- MIN. 1520mm (5') TURNING RADIUS.

**WINDOWS:**

- OPENING MECHANISM MAX 1168mm (46") ABOVE FLOOR
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**Anthem**
149 West 3rd St
2018-017

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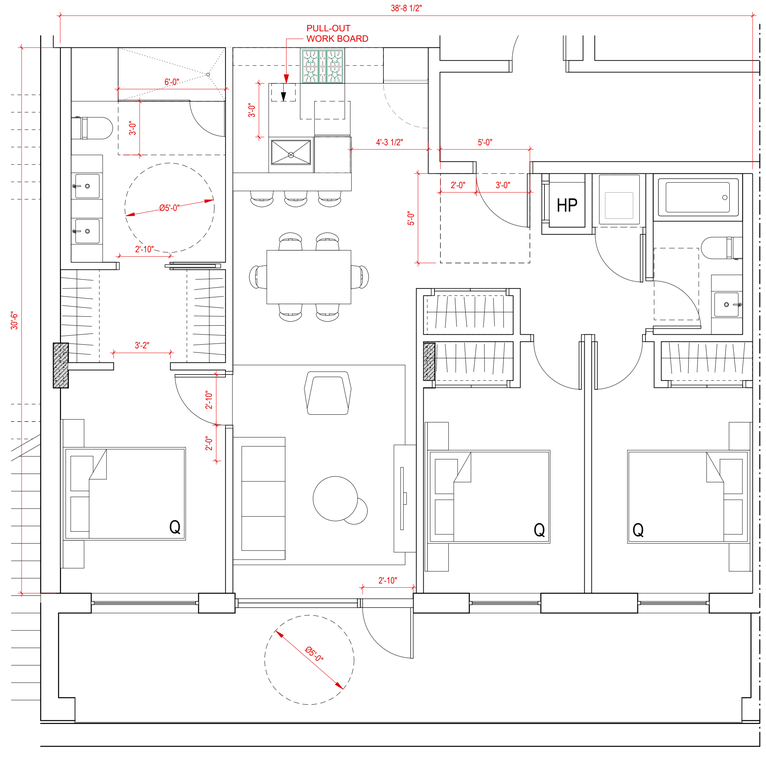
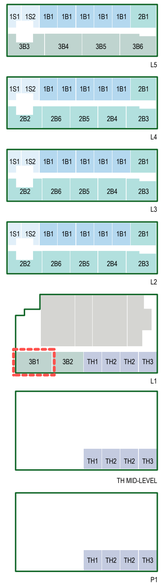
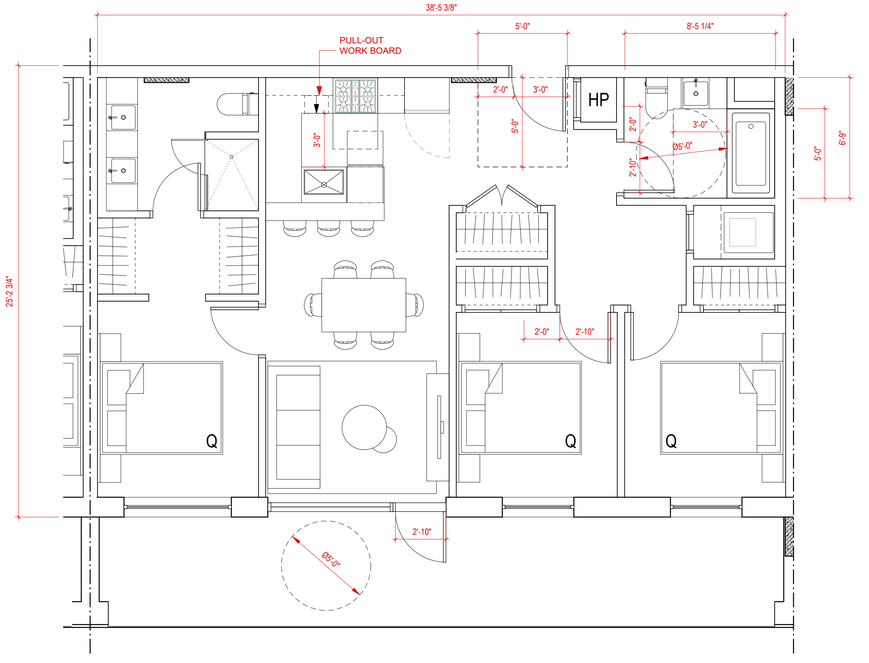
Adaptable Unit Plan - 2B5, 2B6

A502

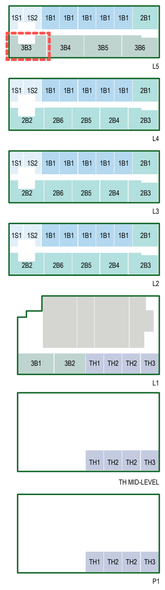


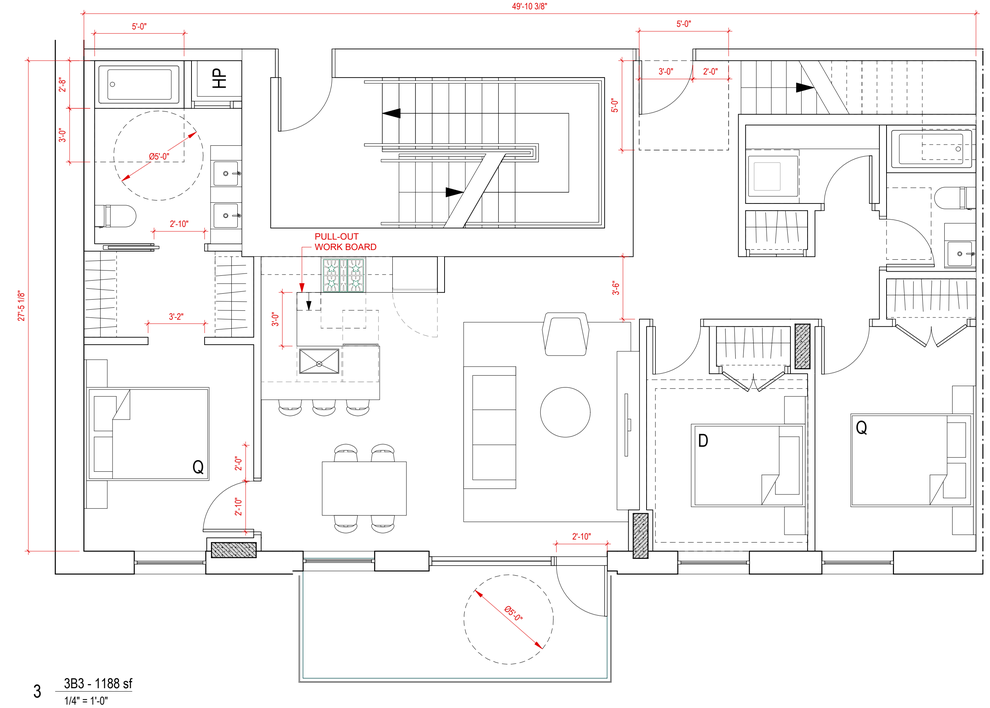

1 3B1 - 1093 sf
1/4" = 1'-0"




2 3B2 - 945 sf
1/4" = 1'-0"




3 3B3 - 1188 sf
1/4" = 1'-0"

plotted: Apr 3, 2020 12:24:41 PM

**CITY OF NORTH VANCOUVER - ADAPTABLE DESIGN GUIDELINES (LEVEL TWO)**

**SUITE ENTRY / CIRCULATION:**

- PROVIDE 1520mm (5') TURNING RADIUS INSIDE AND OUTSIDE THE ENTRY CORRDIOR OD EACH DWELLING UNIT
- PROVIDE WIRING FOR AN AUTOMATIC DOOR
- PROVIDE 610 mm (2') CLEAR WALL SPACE ADJACENT TO DOOR LATCHES WHERE DOOR SWINGS TOWARD USER
- MINIMUM ONE BATHROOM, MIN ONE BEDROOM AND STORAGE ROOM DOOR TO BE 860mm (2'-10") CLEAR OPENING

**ADAPTABLE BATHROOM LAYOUT:**

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- ADJUSTABLE HEIGHT SHOWER HEAD OF HAND-HELD SHOWER HEAD ON ADJUSTABLE BRACKET

**ADAPTABLE KITCHEN LAYOUT:**

- CONTINUOUS COUNTER BETWEEN STOVE AND SINK
- PULL OUT WORK BOARDS AT 810mm (2'-8") HEIGHT

**PATIO/BALCONY REQUIREMENTS:**

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**Anthem**
149 West 3rd St
2018-017

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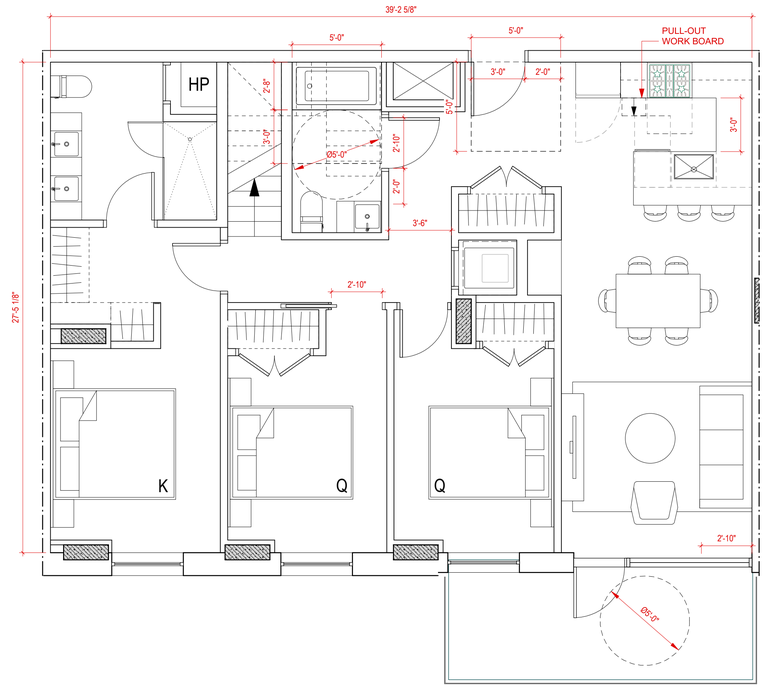
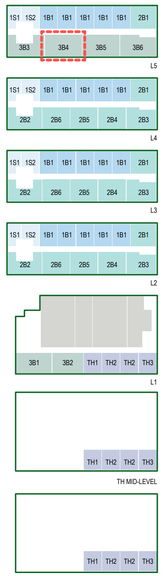
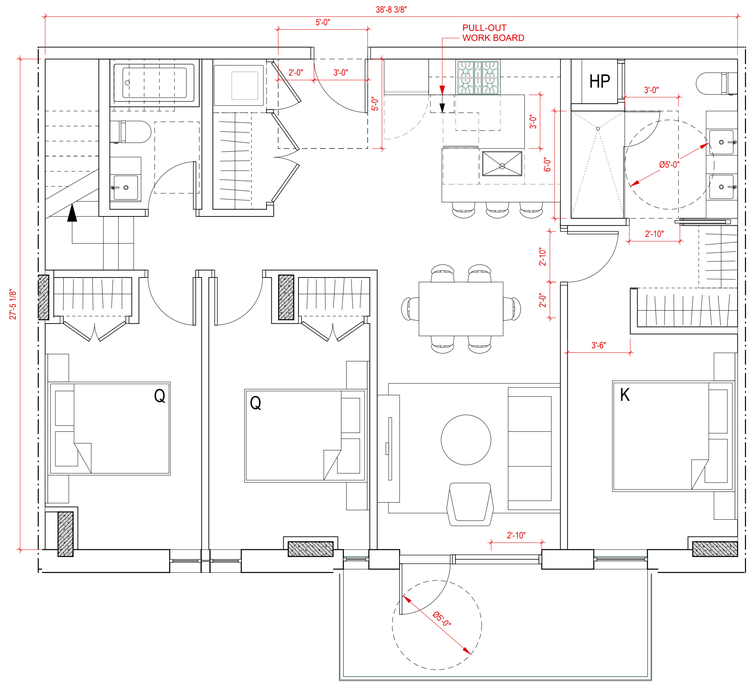
Adaptable Unit Plan - 3B1, 3B2, 3B3

A503

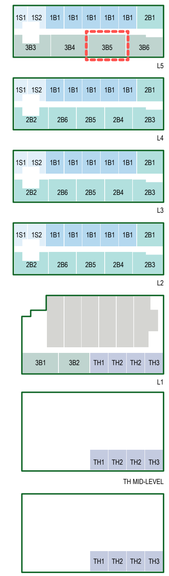


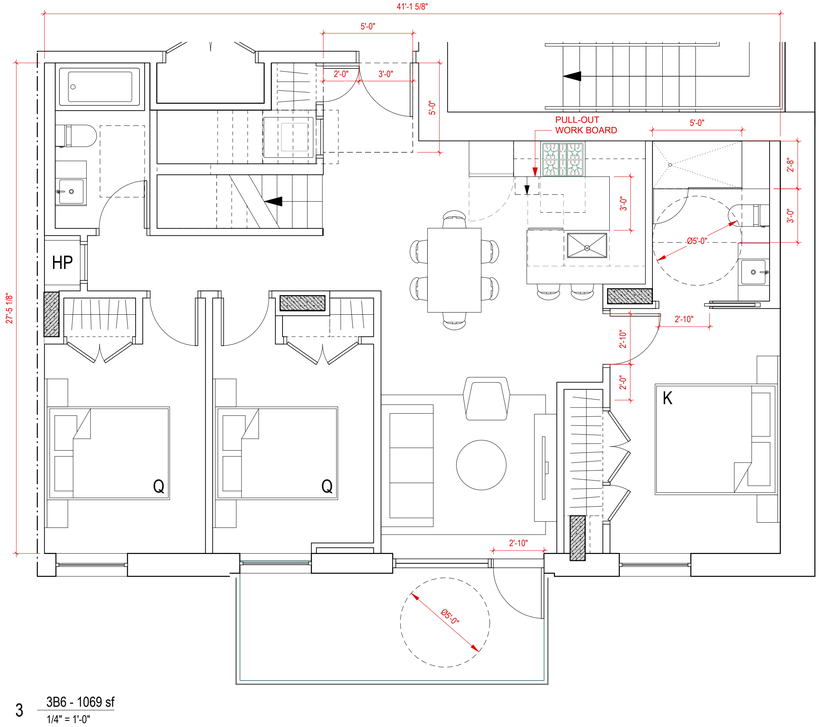

1 3B4 - 1115 sf
1/4" = 1'-0"



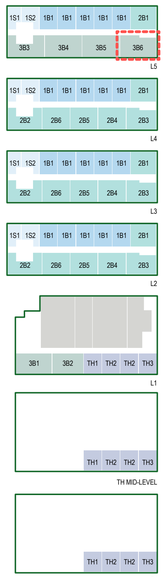




2 3B5 - 1112 sf
1/4" = 1'-0"




3 3B6 - 1069 sf
1/4" = 1'-0"




**CITY OF NORTH VANCOUVER - ADAPTABLE DESIGN GUIDELINES (LEVEL TWO)**

**SUITE ENTRY / CIRCULATION:**

- PROVIDE 1520mm (5') TURNING RADIUS INSIDE AND OUTSIDE THE ENTRY CORRDIOR OD EACH DWELLING UNIT
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**ADAPTABLE KITCHEN LAYOUT:**

- CONTINUOUS COUNTER BETWEEN STOVE AND SINK
- PULL OUT WORK BOARDS AT 810mm (2'-8") HEIGHT

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Adaptable Unit Plan - 3B4, 3B5, 3B6

A504