

149 WEST 3RD AVENUE

Development Variance Permit (DVP) | 10.10.2023

Anthem 

 **dys** architecture

CLIENT



Client

Anthem Properties Group Ltd.
Bentell IV, 1055 Dunsmuir Street
Suite 1100
Vanocuver, BC V7X 1K8
604-689-3040

Landscape

Van Der Zalm + Associates
355 Kingsway
Suite 102
Vancouver, BC V6E 4M3
604-687-1821

Architect

dys architecture
1770 Burrard Street
Suite 260
Vancouver, BC V6J 3G7
604-669-7710

Envelope / Energy

BC Building Science
611 Bent Crescent
New Westminster, BC V5M 1V3
604-520-6456

Structural

Reid Jones Christoffersen Ltd.
1285 West Broadway
Suite 300
Vancouver, BC V6H 3X8
604-738-0048

Electrical

Nemetz & Associates Ltd.
2009 W 4th Avenue
Vancouver, BC V6J 1N3
604-736-6562

Mechanical

Rocky Point Engineering Ltd.
211 E Georgia Street
Suite 102
Vancouver, BC V6A 1Z6
604-559-8809

Code

LMDG Building Code Consultants Ltd.
780 Beatty Street
Vancouver, BC V6B 2M1
604-682-7146

Civil

Binnie
4940 Canada Way
Suite 300
Burnaby, BC V5G 4K6
604-420-1721

PROJECT

MULTI-FAMILY
RESIDENTIAL AND
COMMERCIAL DEVELOPMENT

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SECTION I
PROJECT TEAM

CLIENT



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**SECTION I
CONTENTS**

2.1 EXECUTIVE SUMMARY

The project outlined in this Development Variance Permit of the 149 West 3rd Street contains a multi-use development with four levels of residential units above a podium that consists of a residential lobby and commercial retail units that line West 3rd Street with two-storeys of units stepping down along the lane. Ground oriented units live the lane way between the parkade access on the East and pedestrian link on the West. The residential density consists of 100% rental units with a vast majority meeting the Level 2 Adaptability standards.

Outlined in greater detail within this package, the development program seeks to improve the commercial frontage, accentuate the residential entry, celebrate the public art and pedestrian link, strengthen the street edge and public realm, and increase the rental housing stock to meet the City's objectives stated in the Official Community Plan for this neighbourhood.

The variance maintains the form and character of the previous proposal while revisiting the construction method and enhancing the design to provide a future product that is more suitable for the current rental market.

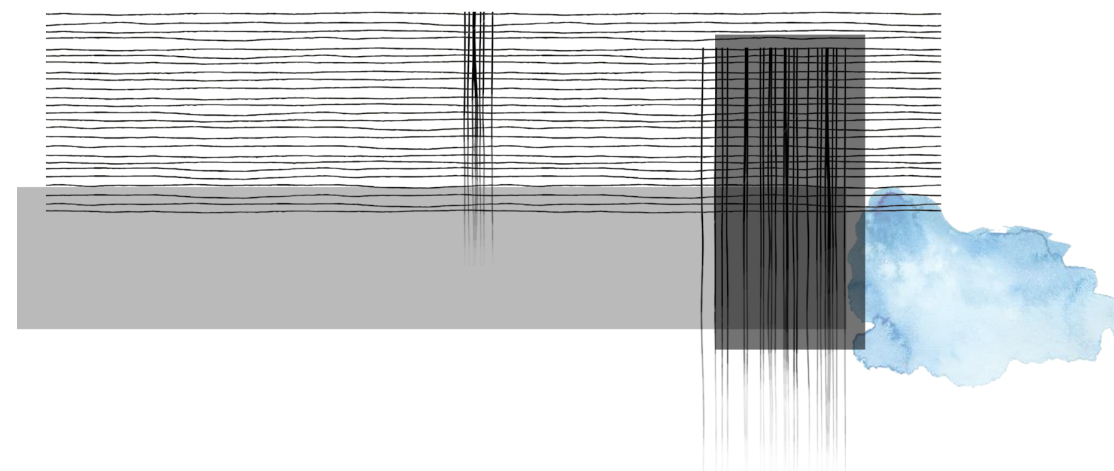
The proposal is comprised of the following key aspects:

Commercial - The redesign will include approximately 6,150 SF of commercial area fronting West 3rd Avenue. The commercial uses at grade have been designed and optimized in response to Lower Lonsdale's emerging character. Entries to the commercial units have been in-set, creating alcoves for signage and displays to animate the streetscape while providing ease of access.

Residential Lobby + Pedestrian Link - The variance seeks to emphasize the residential and pedestrian access points, creating a separate vertical volume and horizontal canopy over the residential lobby that ties into the public art along the pedestrian link.

Residential - The variance increases the housing stock by 23 units from the previous application for a total of 80 units. The project consists of 100% rental density. The development incorporates varying unit types with 40% studio units, 35% one-bedroom units, 15% two-bedroom units, and 10% family-oriented three-bedroom units. In addition, 94% of units are designed to meet the City of North Vancouver's Level 2 Adaptable design standards.

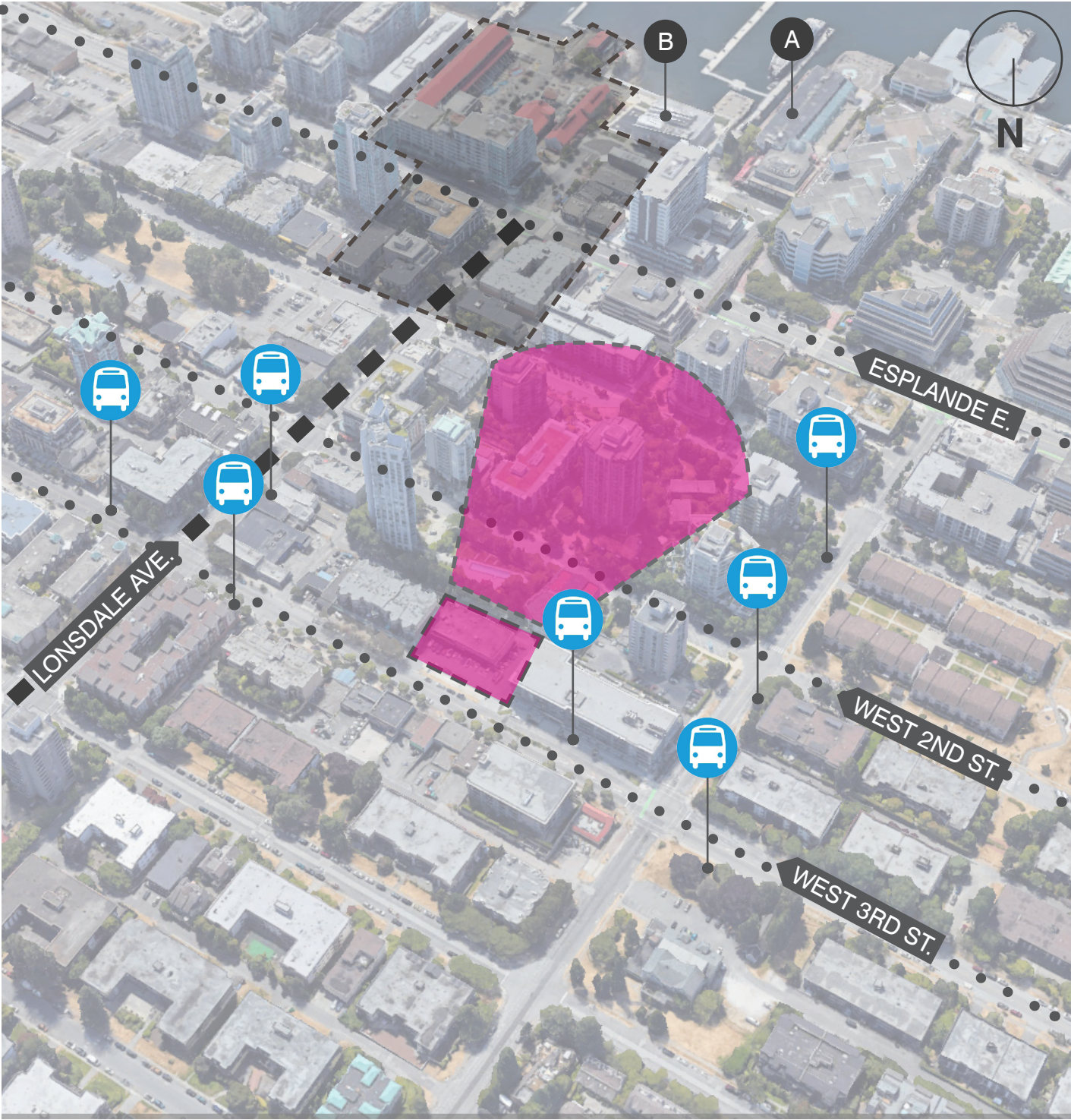
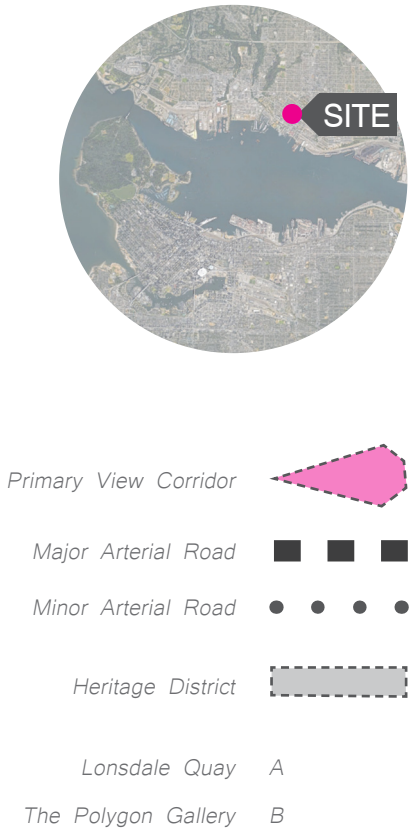
Relationship to the Lane - The variance incorporates townhouse-inspired architecture to ground the two-storey podium volume along the lane. Shifting the parkade entry towards the east edge with units in the middle creates heightened security and a focus on human scale activities surrounding the pedestrian link along the west property line. Providing volumetric relief and eyes on the street, the setback of the four-storey residential density above the podium creates large terraces on Level 2.



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SECTION II
EXECUTIVE SUMMARY

2.2 SITE DESCRIPTION

The project site is situated within the Mixed-Use Level 3 (Medium Density) land-use designation of the Lower Lonsdale Neighbourhood outlined in the Official Community Plan. Currently a Comprehensive Development CD-744 zoning.



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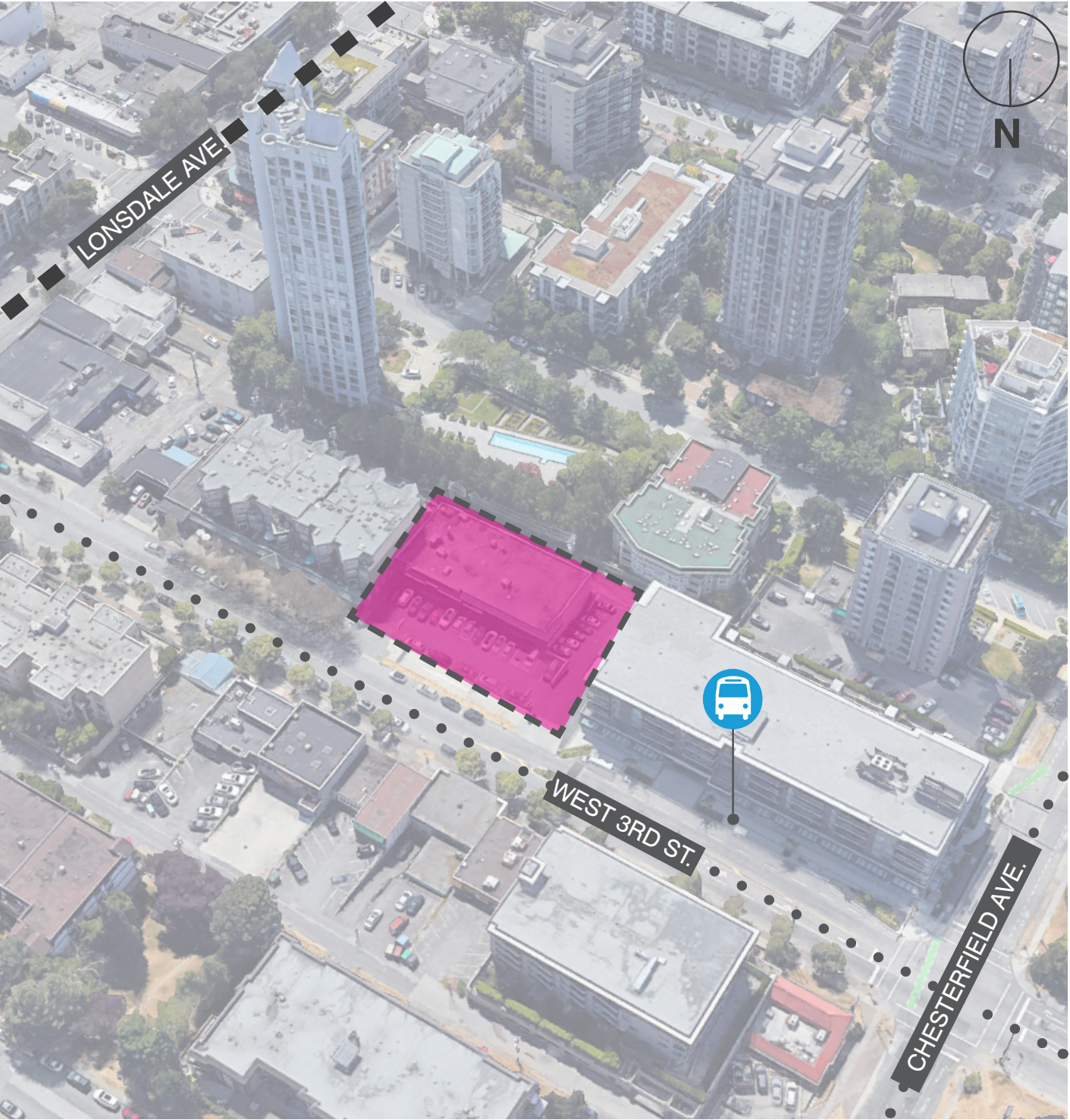
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SECTION II
SITE DESCRIPTION

2.3 CONTEXT PLAN

The site measures approximately 175 feet in width and 120 feet in depth. The site area is approximately 20,970 SF pre-dedication. With a base OCP density of 2.30 FSR and a Bonus Density factor of 0.50 FSR, the site yields a total density of 2.80 FSR resulting in an allowable development area of 58,724.4 SF (5,455.7 SM).

The Official Community Plan outlines a maximum building height of 16m (52.49'), measured from the high-point along the north property line*. Significantly sloped on the north-south axis, the project site slopes down between 3.9m to 4.5m (13' to 15') from the North property line along West 3rd Street down to the south property line along the laneway.



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SECTION II
CONTEXT PLAN

* As previously approved by the City.

2.4 CURRENT SITE CONDITIONS



1. West 3rd Street on the northwest corner



2. West 3rd Street on the northeast corner



3. South lane on the southwest corner



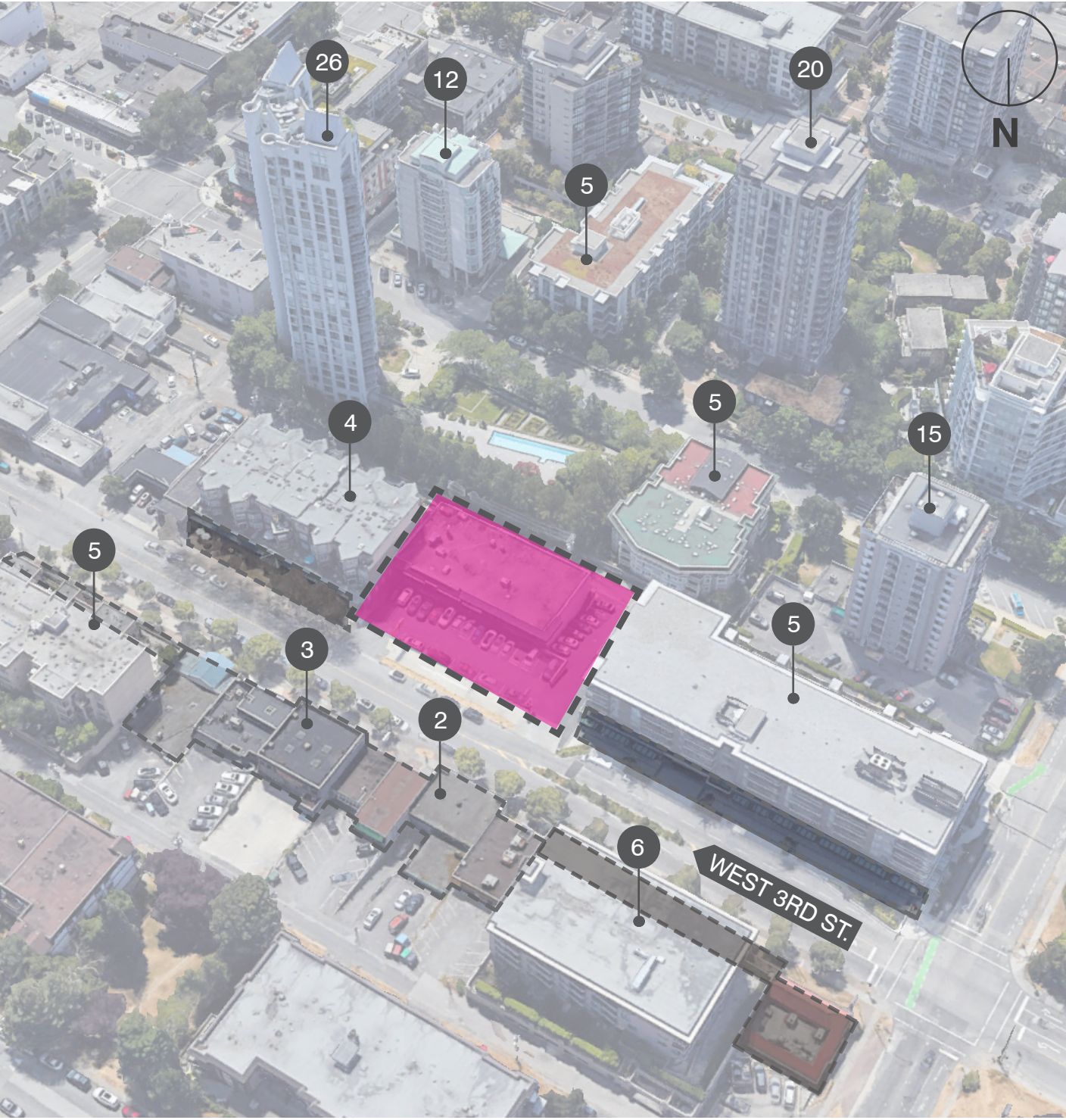
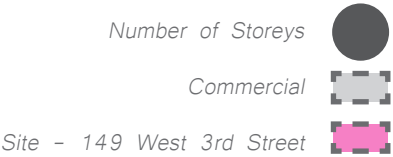
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SECTION II
CURRENT SITE CONDITIONS

2.5 NEIGHBOURHOOD OVERVIEW

Located within in the Lower Lonsdale neighbourhood, the development weaves into the broad urban fabric of varying residential densities, commercial services and community amenities.

The area surrounding the site comprises of varying residential and commercial densities. Immediately to the north of the site are medium-, and high-rise residential buildings. A vast building separation between the northern high-rise and mid-rise developments provides the site with views over a landscaped courtyard. Opposite the site, towards the south along West 3rd Street, are two- to three-storey commercial service buildings. To the west and east are two mid-rise residential buildings with commercial podiums along West 3rd Street.

A number of community amenities are located within a 10-minute walking distance of the site including multiple art galleries, the Museum of North Vancouver, the Shipyards, and the Lonsdale Quay Market. Parks and recreational areas surround the site with Lower Lonsdale Community Garden to the north and Derek Inman Park and Public Tennis Courts, Waterfront Park and The Quay to the south alongside and Seabus Terminal.

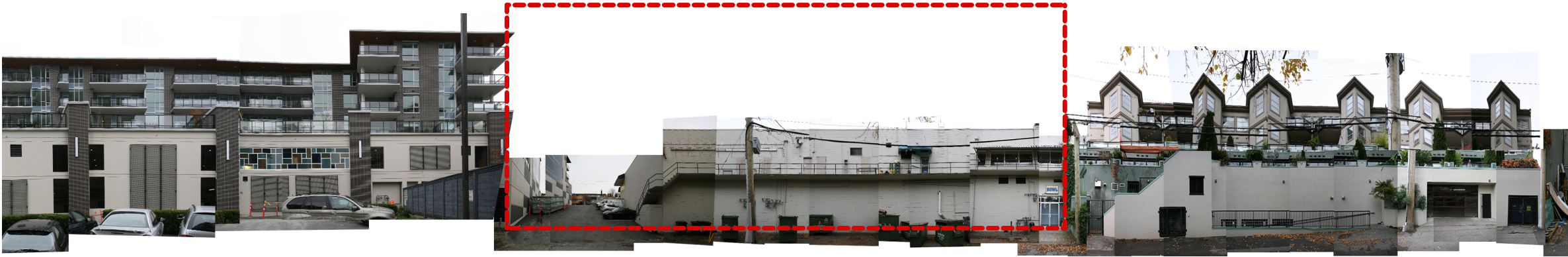


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SECTION II
NEIGHBOURHOOD OVERVIEW

2.6 CURRENT STREET ELEVATIONS



1. West 3rd Street - North of the road



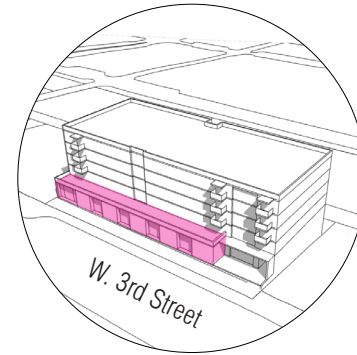
2. Laneway between West 3rd Street and West 2nd Street

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SECTION II
CURRENT STREET
ELEVATIONS

3.2 VARIANCE RATIONALE

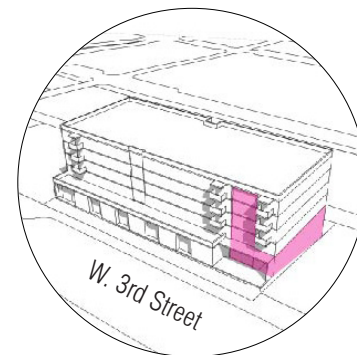
The multi-use residential and commercial development consists of 100% rental units with 94% Level 2 Adaptable design. The residential program includes a diverse mix of various unit types and sizes, promoting greater housing options for people of all ages and circumstances. The residential program includes common indoor and outdoor amenity space looking out over the south property line towards the landscaped courtyard of an adjacent development. In addition, the building will include two levels of underground parking for residents, visitors, and commercial patrons with access into residential and commercial elevators.

Emphasizing the human scale interface, the West 3rd Street and laneway streetscapes strive to promote a vibrant and pedestrian friendly public realm. Fronting West 3rd Street, the podium volume encompasses multiple commercial retail units with in-set entries to encourage displays and signage that livens the boulevard. Now a separate entity from the commercial volume, the residential entry provides a vertical way-finding element with a canopy that ties into the public art along the pedestrian link. Continuing the mid-block connector pathways outlined by the City, this development incorporates a pedestrian link along the west property line beside the residential entry lobby. Shifting the parkade entry towards the east property line along the lane, residential density wraps the pedestrian link. The two-storey residential podium volume along the lane has been designed using a townhouse aesthetic to create vertical elements that ground the development and draw the eye upward. Set back above the podium, the residential massing along both West 3rd Street and the lane creates a terracing effect that allows for enlarged private outdoor spaces.



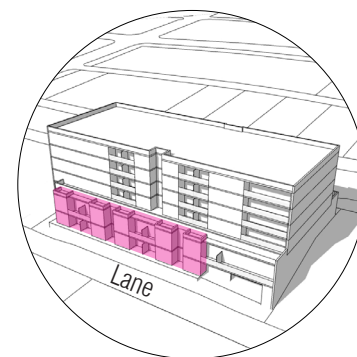
Commercial Podium

The single-storey commercial volume fronting West 3rd Street continues the commercial aesthetic currently populating the streetscape. The canopy overhang and widened boulevard provides a covered walkway and places to meet and gather.



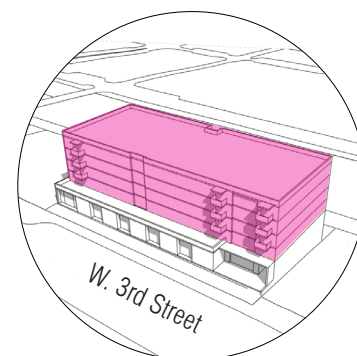
Residential Lobby and Pedestrian Link

The residential lobby draws emphasis as a vertical way finding element, connecting over to the pedestrian link and public art. A sleek canopy over the residential lobby draws from the public art, carrying a pop of colour that connects over to the pedestrian link.



Townhouse Aesthetic

The two-levels of apartments that encompass the podium along the lane draw from a townhouse aesthetic to create a human scale element more suited to the laneway that grounds the development.



Residential Primary Floorplate

Centering the residential massing on the podium base creates a setback while providing large terraces for the Level 2 units. The horizontal windows mixed with vertical breaks provides moments of relief and interest along the length of the façade.

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SECTION III
REDESIGN RATIONALE

3.3 RESPONSE TO OFFICIAL COMMUNITY PLAN

In reference to the Lower Lonsdale area and the Official Community Plan, the proposed development meets or exceeds the planning objectives and land use concept. The design is guided by and adheres to the main principles set out in the community vision.

These include:

- Complete and Compact
- Accessible and Active
- Opportunity-Filled
- Resilient and Adaptable
- Durable and Timeless
- Creative and Diverse
- Healthy and Inclusive
- Diverse and Affordable
- Community Supporting Community
- Age-Friendly



1 Land Use: Housing, Population and Employment

The project proposes 100% rental housing to assist in addressing the City's population growth by providing a total of 80 residential units. The units will offer a diverse range of unit types and sizes to accommodate families, individuals, and couples of all ages and circumstances.



2 Transportation, Mobility and Access

The development considers a number of initiatives and features to promote multiple forms of mobility. The underground parking structure will be equipped with Electric Vehicle charging stations to promote and encourage the shift towards more sustainable personal vehicles. Surrounded by public bicycle routes, the project provides bicycle storage for both commercial and residential densities in convenient and accessible locations. Highly connected to multiple forms of public transportation, the site has access to a bus stop and a bike share program within half a block and the SeaBus within a 10-minute walk.



3 Community Well-Being

With an emphasis on well-being, the development proposes a number of features for its residents and community to support health and connection. The varied unit mix, size and overall Level 2 adaptability promotes diversity amongst residents with families, couples, seniors, and singles. Three bedroom family-oriented units were strategically designed to include private outdoor space and be located closer to the ground floor. The building will provide various types of amenity programming with an outdoor common area along the south façade overlooking the adjacent developments courtyard. Amenity programming and siting are designed to foster community and encourage engagement. The commercial podium creates ease of access to services right out the front door.

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SECTION III RESPONSE TO OCP

NATURAL ENVIRONMENT, ENERGY & CLIMATE

Designed in connection with the Lonsdale Energy Corporation (LEC) and to meet BC Energy Step Level 3, the project takes pride in stainability and resilience. With the site being in a highly connected neighbourhood, initiatives have been taken to reduce the reliance on personal vehicles.

The design seeks to find a balance between access to sunlight within each unit while respecting the window-wall ratio to reduce energy loss. Materials, form and finishes have been thoughtfully designed with durability, longevity and sourcing in mind.



4 Art and Culture

The architectural character presents a modern and contemporary aesthetic with a neutral and timeless colour pallet. The public art proposal draws inspiration from historic landmarks and features synonymous with the City of North Vancouver to express pride in the surrounding community. The bright blue and orange colours are reminiscent of the harbour while acting as a way-finding device for residence and pedestrians.



5 Economic Development

The mixed-use commercial and residential development seeks to increase residential density, encourage economic growth of businesses and enliven the streetscape. Along with a widened boulevard and landscape improvements, the public-commercial interface creates, not only a destination for goods and services, but a space for community gathering and connection.



6 Municipal Services and Infrastructure

The building is designed in connection with the Lonsdale Energy Corporation’s (LEC) system and other existing services.

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SECTION III
RESPONSE TO OCP

3.4 CPTED

Natural Surveillance

- + Pathways are located direct to entrances;
- + Visual permeability to building entrances and stairwells;
- + Large transparent lobby space to maximize visibility;
- + Minimize hidden areas and high obstacles that restrict surveillance;
- + Landscaping screens to define property lines;
- + Site planning to generate areas of activity;
- + Dwelling unit layouts, windows and private outdoor spaces are located to promote eyes-on-the-street and casual surveillance of walkways, the pedestrian link and laneway.

Access Control

- + Clear boarder between public and private;
- + Defined borders of space with landscaping, screens, fencing and gates;
- + Human scale street lighting and architectural features;
- + Reduce access to parkade entry along lane to a single point.



Territorial Reinforcement

- + Common indoor and outdoor amenity overlooking vulnerable spaces to promote additional visual oversight and eyes-on-the-street;
- + Paving, landscaping and architectural treatment define public-private.

Maintenance

- + Ownership to conduct regular maintenance of the grounds and building;
- + Minimize unprogrammed spaces around the building.



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SECTION III CPTED

DP VARIANCE PERMIT
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3.5 PUBLIC ART

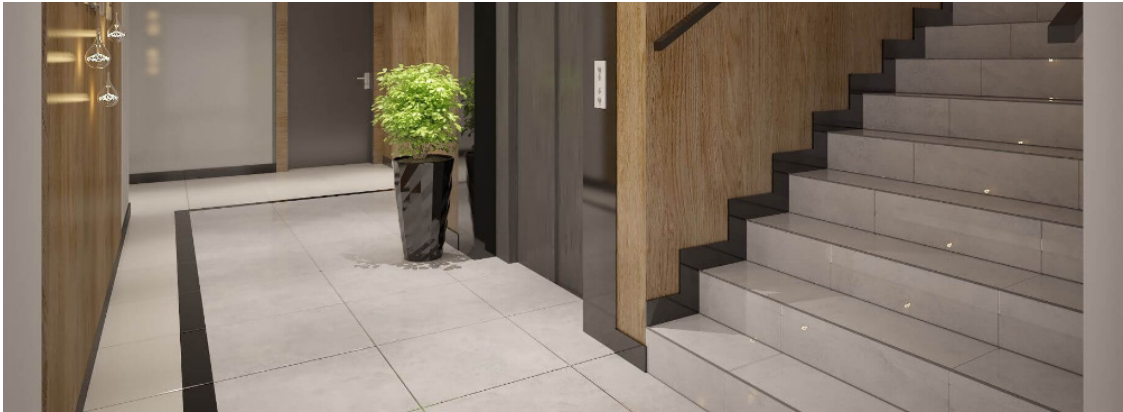


Sun Passage of Coastal Breeze by Luke Ramsey
Hand-painted in Portugal, these colourful tiles line the pedestrian link. Following the natural slope of the site from West 3rd Street down to the lane, the bright colours and rich texture draw pedestrians into the public access point through the site. Tying into the residential entry, the blue background wraps around to the underside of the lobby canopy.



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SECTION III
PUBLIC ART

3.6 ACTIVE + ADAPTABLE DESIGN



- 1 Stair Located Directly off Lobby**
Following the Land Use Objectives 1.4.4, the main residential stair is located off the lobby to encourage use.



- 2 94% Adaptable Units**
Residential units are designed to meet Level 2 Adaptable standards.



- 3 Adaptable Pedestrian Link**
The commercial elevator and corridor along the east property line creates an adaptable connection from West 3rd Street down to the Lane.

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SECTION III
ACTIVE + ADAPTABLE DESIGN

4.1 GUIDING PRINCIPLES

FORM

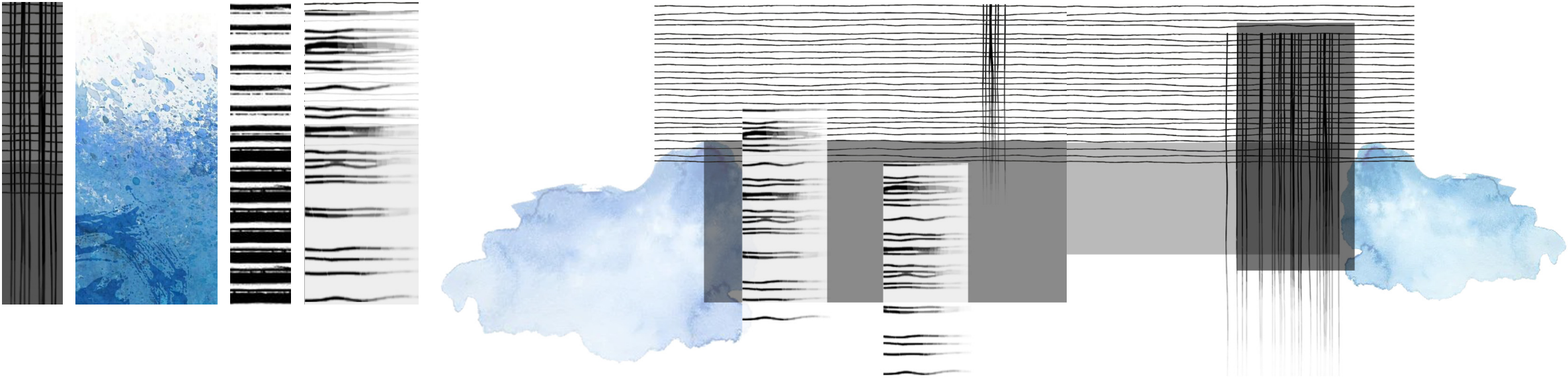
Inset balconies along the lane help to reduce the impact on surrounding residents. The residential entrance has been pushed back, creating separation from the commercial frontage volume while defining the residential arrival experience and the pedestrian connection.

ARCHITECTURAL DESIGN

The proposed building maintains a similar architectural character as the previous design, in keeping with a modern and contemporary aesthetic and colour palette. The building exterior presents a clean and timeless architecture created by defining the massing elements and incorporating a clean façade treatment to visually articulate the scale and add interest. This strategy occurs on both the front, rear and laneway elevations. A clearly defined podium massing on both sides helps ground the residential volume above while highlighting the residential entry, pedestrian connection and artwork.

PARKADE, LOADING + LANE

Relocating the underground parkade entry to the east and positioning residential units adjacent to the pedestrian link improves safety and security along the lane. The rear loading space will be suitable for future commercial and residential tenants. The redesign enhances the safety and security for visitors and commercial tenants with a dedicated elevator and accessible hallway along the east property line, removing conflict with vehicular parking traffic.



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GUIDING PRINCIPLES

CLIENT



4.2 DESIGN LANGUAGE



1. Paintworks Apartment - Bristol, UK



2. Orchard Commons - UBC



3. Exchange Residence - UBC



4. Residence & Dining Hall - SFU



5. Parcside Townhomes - Calgary, AB



6. Envoy - Sacramento, CA

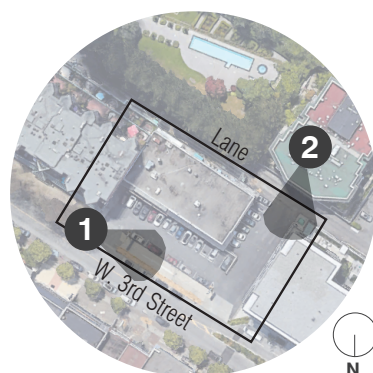
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SECTION IV
DESIGN LANGUAGE

4.3 INTEGRATION INTO STREETScape

The urban edges at grade are designed to relate to the existing and improved street frontages adjacent to the front and rear podiums. With the integration of a pedestrian link along the west property line and accessible commercial corridor along the east, the site expresses pride in walkability and connectivity. Further elevating the pedestrian experience, saw-tooth volumes line West 3rd Street and the lane, providing relief to the scaled volumes while street improvements provide breathe to the boulevard. Alcoves along the commercial frontage create space for displays and signage, further animating the streetscape. The clean architectural vocabulary and neutral colour palette seeks to accentuate the pedestrian realms and show pride in the connectivity and adjacency of spaces.



1. View of CRUs looking west along West 3rd Street



2. View of townhouse unit entrances along south lane

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SECTION IV INTEGRATION INTO STREETSCAPE

DP VARIANCE PERMIT
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4.3 USE & DENSITY

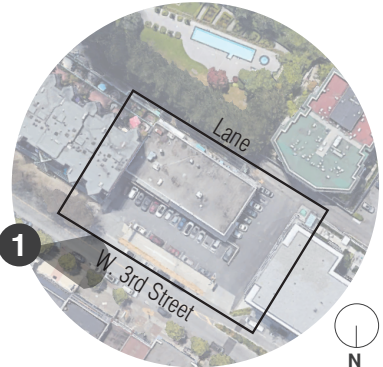
This rezoning and development application proposes to redevelop the existing property to allow for the following:

USE:

- 1. Residential dwelling units for rental purposes;
- 2. 80 residential units;
- 3. 94% of residential units (75 units) meet the Level 2 Adaptable Housing Standards;
- 4. Five (5) storey mid-rise building;
- 5. Common building amenity space of approximately 1,670 SF of indoor and 300 SF of outdoor amenity programming on Level 2.

DENSITY:

- 1. Proposed density to meet existing OCP policy (2.3 FSR) + OCP bonus provisions (0.5 FSR);
- 2. Adaptable Housing exclusion allowances (20 sf per each Level 2 unit);
- 3. Proposed density anticipated to be approximately 2.78 FSR (58,208.11 SF).



1. View looking south across West 3rd Street at night

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SECTION IV
USE & DENSITY

4.4 PARKING PROVISION

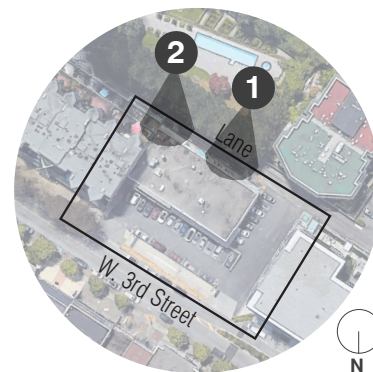
1. Underground parking structure with private residential and commercial parking access from the south-east corner of the lane;
2. Secured bicycle storage for residents located on Parking Level 1 to 2;
3. Secured bicycle storage and end of trip facilities for commercial employees located on Parking Level 1;
4. Reduced parking ratio for residential, commercial and visitor parking due to development being within a highly connected neighbourhood and in support of sustainability initiatives;
5. Parkade to support Electric Vehicle apparatus;
6. Loading provided from lane to ensure equal access for residents and commercial tenants.



1. View of the south facade with the pedestrian right of way along the western property line



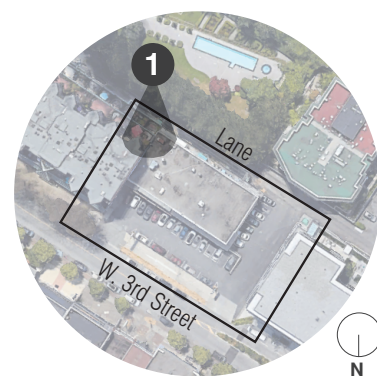
2. View of parkade entrance from the southeast corner of the site on the south lane



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SECTION IV
PARKING PROVISION

4.6 AMENITY PROVISION

The building proposes approximately 1,670 SF of indoor amenity programming connected to appropriately 300 SF of outdoor amenity space located on Level 1. Looking south towards the lane and sited to take advantage of views over the adjacent courtyard, the amenity space provides access to views and daylighting. Located within the concrete construction of Level 2 on the south-east corner of the development along the lane above the parkade, the amenity space was designed with noise transfer and sounds reduction in-mind. Playing a key role in site security, the location of the amenity programming provides passive surveillance and eyes-on-the-street above the parkade entry, loading and accessible passageway.



1. View of amenity terrace overlooking south lane

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SECTION IV AMENITY PROVISION

4.7 FORM, HEIGHT & MATERIALS

The building form encompasses four storeys of residential massing above a one-storey commercial volume along West 3rd Street and a two-storeys residential volume stepping down towards the lane. Expressive balconies and jogs in the massing articulate the facade and visually reduce the appearance of the building. With the typical residential volume setback above the podium massing along both the front and back of the building, the project incorporates large private outdoor terraces for residence at Level 2.

In keeping within the overall building height, as suggested by the OCP, the project respects the protection of views and daylighting for surrounding development.

The proposed building keeps to a simple and elegant materiality, making use of a neutral colour pallet defined by high-contrast and texture. The modern approach of strategically placed balconies, playful exterior finishes, and grounded architecture presents a sleek and timeless facade.



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SECTION IV
FORM, HEIGHT & MATERIALS

CLIENT



SPRING SOLSTICE



March 21 10:00 AM

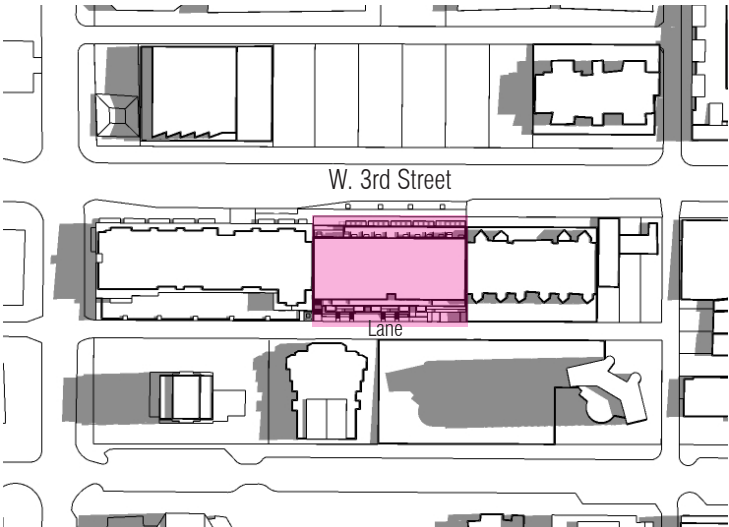


March 21 12:00 PM



March 21 2:00 PM

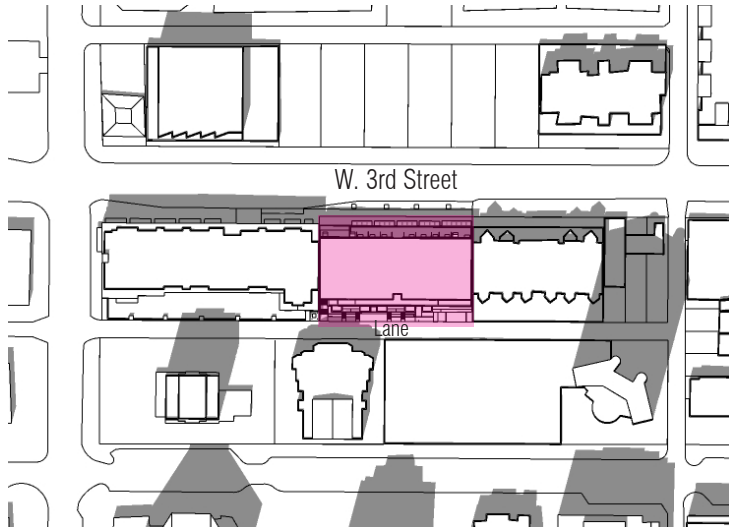
SUMMER SOLSTICE



June 21 10:00 AM



June 21 12:00 PM



June 21 2:00 PM

WINTER EQUINOX



December 21 10:00 AM



December 21 12:00 PM

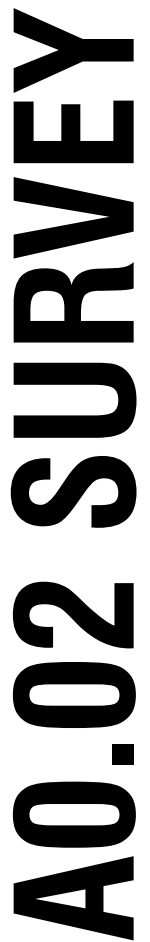


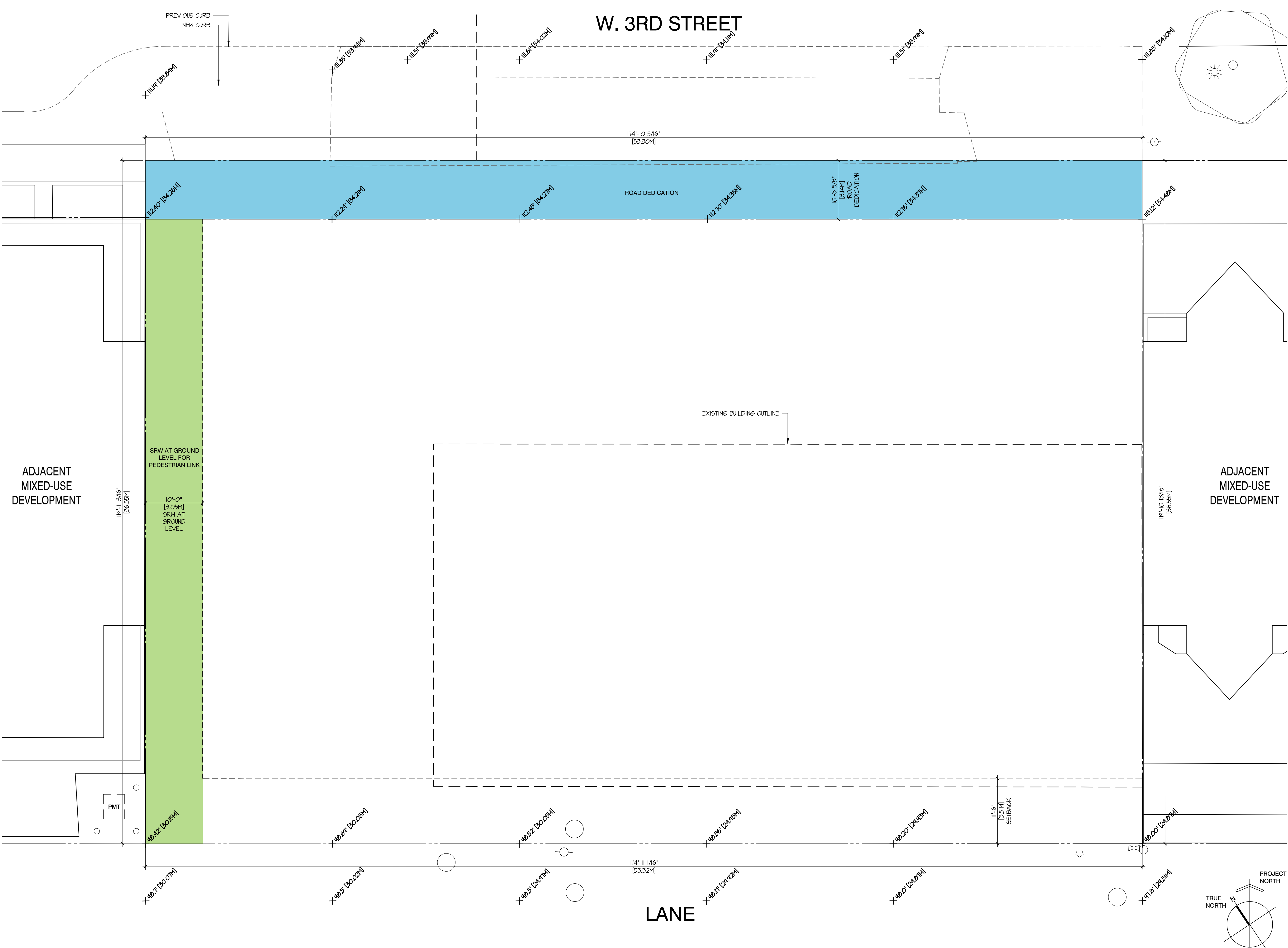
December 21 2:00 PM

PROJECT
MULTI-FAMILY
RESIDENTIAL AND
COMMERCIAL DEVELOPMENT
149 WEST 3RD AVENUE
CITY OF NORTH VANCOUVER, BC
SECTION IV
SHADOW STUDIES

DP VARIANCE PERMIT
OCTOBER 16, 2023

149 WEST 3RD STREET, CITY OF NORTH VANCOUVER, BC																									
MIXED-USE RESIDENTIAL AND COMMERCIAL DEVELOPMENT																									
PROJECT STATISTICS																									
CIVIC ADDRESS		149 WEST 3RD STREET																							
LEGAL DESCRIPTION		LOT B BLOCK 139 AND 140 DL 274 GROUP 1 NWD PLAN 879																							
SITE AREA		20,973.00 SF				1,948.46 SM																			
LOT FRONTAGE		174'-10 3/8" FT				53.30 M																			
LOT DEPTH		119'-11 1/8" FT				36.60 M																			
CURRENT ZONE		CD-744																							
OCP LAND USE PLAN (PER SCHEDULE A)																									
DESIGNATION		MIXED-USE LEVEL 3 (HIGH DENSITY)				OCP DENSITY (FSR)				2.30		FSR													
						MAX. BONUS (FSR)*				0.50		FSR													
						MAXIMUM FLOOR SPACE RATIO ALLOWED				2.80		FSR													
												*Density Bonus when public benefits are provided as per Section 2.2													
SITE COVERAGE																									
ALLOWED		CD-744		74%		15,520.02 SF		1,441.86 SM																	
PROPOSED		CD		74%		15,520.00 SF		1,441.86 SM																	
										*Site coverage measured to the residential and commercial area footprint only; parking area, driveway ramp and canopies excluded															
DENSITY (FLOOR SPACE RATIO)																									
BASE AMOUNT						2.30 FSR		48,237.90 SF		4,481.45 SM															
BONUS (PUBLIC BENEFITS)						0.50 FSR		10,486.50 SF		974.23 SM															
TOTAL ALLOWED						2.80 FSR		58,724.40 SF		5,455.68 SM															
PROPOSED						2.78 FSR		58,208.11 SF		5,407.71 SM															
OVER/UNDER						- 0.02 FSR		- 516.29 SF		- 47.97 SM															
MAXIMUM BUILDING HEIGHT																									
ALLOWED		CD-744						52.49 FT		16.00 M															
PROPOSED		CD						52.49 FT		16.00 M															
										*Building height measured from the high-point along the north lot line															
SETBACKS																									
				FRONT		LANE		SIDE																	
				FT		M		FT		M															
ALLOWED		Zoning Bylaw*		10.30		3.14		n/a		n/a		n/a		n/a											
		CS-3		n/a		n/a		20.00		6.10		n/a		n/a											
		CD-744		n/a		n/a		11.42		3.48		n/a		n/a											
		CD-681		n/a		n/a		14.67		4.47		n/a		n/a											
PROPOSED		CD		10.30		3.14		11.42		3.48		n/a		n/a											
										*411(1)(b) Front Special Setback of 15.24m measured from centerline of West 3rd Avenue															
PARKING SUMMARY																									
RESIDENTIAL										PROVIDED															
PARKING RATIO - RESIDENTIAL PER 908 FIG. 9-3										80 / UNIT															
										48 SPACES						50									
PARKING RATIO - VISITOR PER 908(7)										0.10 / UNIT															
										8 SPACES						8									
TOTAL NUMBER OF RESIDENTIAL PARKING SPACES REQUIRED										56 SPACES						58									
COMMERCIAL										COMMERCIAL RETAIL UNIT AREA															
PARKING FORMULA PER 908 FIG. 9-3										6,150.53 SF															
										1 SPACE PER		538.20 SF													
										11 SPACES						11									
DISABILITY																									
PARKING RATIO - DISABILITY PARKING PER 908(8) FIG. 9-4										RESIDENTIAL USE		6 / PER 51 - 100 STALLS													
												6 SPACES				6									
												NON RESIDENTIAL USE		1 / PER 0 - 25 STALLS											
												1 SPACES				3									
TOTAL MINIMUM NUMBER OF PARKING SPACES DEDICATED FOR DISABILITY USE												7 SPACES				9									
ELECTRIC VEHICLE INFRASTRUCTURE																									
RESIDENTIAL USES PER 909(2)										100% LEVEL 2 OR HIGHER		48 SPACES				50									
VISITOR PER 909(6)										10% OR MIN. 1 SPACE FOR OPPORTUNITY CHARGING		1 SPACES				1									
NON-RESIDENTIAL PER 909(3)										35% LEVEL 2 OR HIGHER		4 SPACES				4									
										10% OR MIN. 1 SPACE FOR OPPORTUNITY CHARGING		1 SPACES				1									
DISABILITY PER 909(4)												6 SPACES				6									
												1 SPACES				1									
TOTAL MINIMUM NUMBER OF PARKING SPACES DEDICATED FOR DISABILITY USE												61 SPACES				63									
TOTAL										SMALL CAR															
		REQUIRED		PROVIDED						ALLOWED		PROVIDED													
RESIDENTIAL		48		50						23		-													
VISITOR		8		8						35%		0%													
COMMERCIAL		11		11																					
TOTAL		67		69																					
DISABILITY		7		9																					





CLIENT



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NO.	DATE	REVISION
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PROJECT

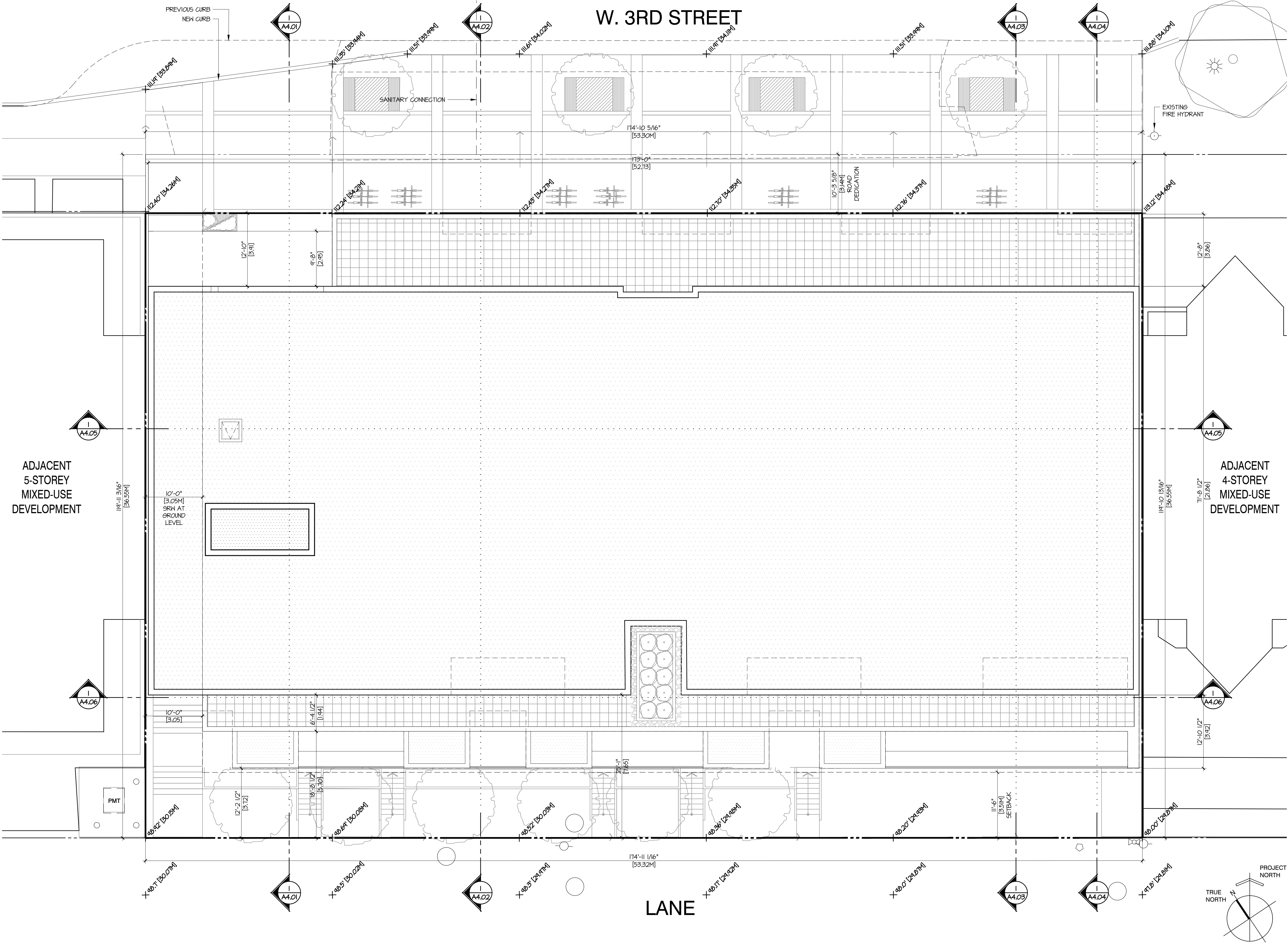
**MULTI-FAMILY
RESIDENTIAL AND COMMERCIAL
DEVELOPMENT**
149 WEST 3RD STREET
CITY OF NORTH VANCOUVER, BC

**SITE PLAN
SETBACKS + SWR**

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PROJECT	A223579
DRAWN	SS
CHECKED	NC
SCALE	1/8" = 1'-0"
DATE	OCT. 16, 2023



CLIENT



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PROJECT
**MULTI-FAMILY
RESIDENTIAL AND COMMERCIAL
DEVELOPMENT**
149 WEST 3RD STREET
CITY OF NORTH VANCOUVER, BC

**SITE PLAN
PROPOSED**

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PROJECT A223579
DRAWN SS **CHECKED** NC
SCALE 1/8" = 1'-0"
DATE OCT. 16, 2023

A1.02

RESIDENTIAL PARKING SUMMARY
48 STALLS (6 H/C) REQUIRED, 50 STALLS (6 H/C) PROVIDED
44 REGULAR, 6 H/C
1 DOG GROOMING ROOM

RESIDENTIAL BIKE SUMMARY
120 SECURE REQUIRED, 140 SECURE PROVIDED
12 SHORT-TERM REQUIRED, 12 SHORT-TERM PROVIDED
1 BIKE WASH + REPAIR ROOM

CLIENT



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PROJECT

**MULTI-FAMILY
RESIDENTIAL AND COMMERCIAL
DEVELOPMENT**

149 WEST 3RD STREET
CITY OF NORTH VANCOUVER, BC

**PARKING PLAN
LEVEL 2**

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PROJECT A223579

DRAWN SS CHECKED NC

SCALE 1/8" = 1'-0"

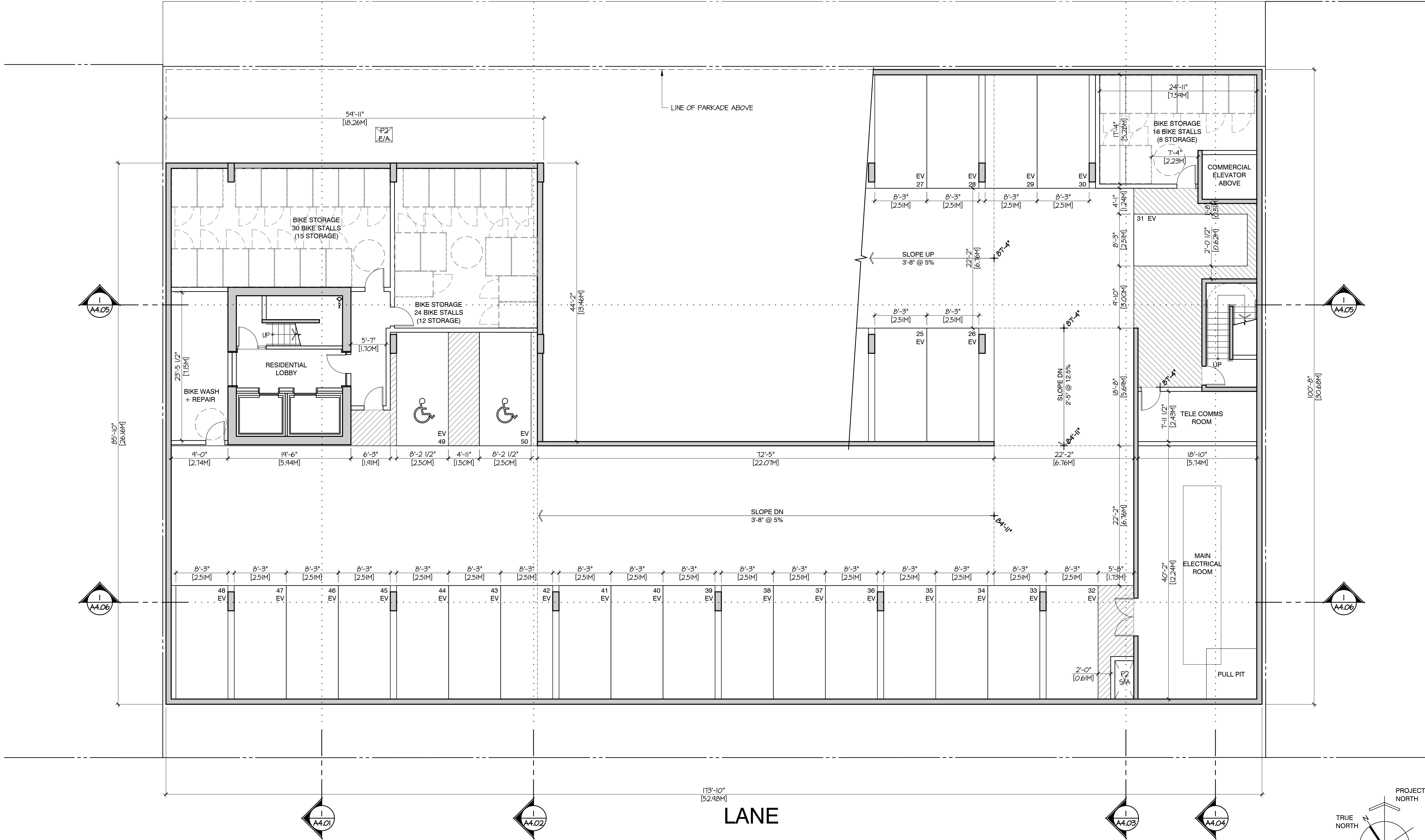
DATE OCT. 16, 2023



A2.01

W. 3RD STREET

LANE



COMMERCIAL + VISITOR PARKING SUMMARY
16 PARKING STALLS + 1 LOADING PROVIDED OVERALL
13 REGULAR, 3 H/C, 1 LOADING STALL

COMMERCIAL PARKING
11 STALLS REQUIRED, 11 STALLS PROVIDED
7 REGULAR, 1 H/C, 3 OVERLAP WITH VISITOR

RESIDENTIAL VISITOR
8 STALLS REQUIRED, 8 STALLS PROVIDED
3 REGULAR, 2 H/C, 3 OVERLAP WITH COMMERCIAL

RESIDENTIAL PARKING SUMMARY
46 STALLS (6 H/C) REQUIRED, 50 STALLS (6 H/C) PROVIDED
44 REGULAR, 6 H/C
1 DOG GROOMING ROOM

COMMERCIAL BIKE SUMMARY
2 SECURE REQUIRED, 2 SECURE PROVIDED
6 SHORT-TERM REQUIRED, 6 SHORT-TERM PROVIDED
+ END DESTINATION FACILITY

RESIDENTIAL BIKE SUMMARY
120 SECURE REQUIRED, 140 SECURE PROVIDED
12 SHORT-TERM REQUIRED, 12 SHORT-TERM PROVIDED
1 BIKE WASH + REPAIR ROOM

W. 3RD STREET

CLIENT



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NO. | DATE | REVISION

ADJACENT
5-STOREY
MIXED-USE
DEVELOPMENT

ADJACENT
4-STOREY
MIXED-USE
DEVELOPMENT

PROJECT
**MULTI-FAMILY
RESIDENTIAL AND COMMERCIAL
DEVELOPMENT**
149 WEST 3RD STREET
CITY OF NORTH VANCOUVER, BC

**PARKING PLAN
LEVEL 1**

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PROJECT A223579
DRAWN SS CHECKED NC
SCALE 1/8" = 1'-0"
DATE OCT. 16, 2023

A2.02

COMMERCIAL + VISITOR PARKING SUMMARY
16 PARKING STALLS + 1 LOADING PROVIDED OVERALL
13 REGULAR, 3 H/C, 1 LOADING STALL

COMMERCIAL PARKING
11 STALLS REQUIRED, 11 STALLS PROVIDED
7 REGULAR, 1 H/C, 3 OVERLAP WITH VISITOR

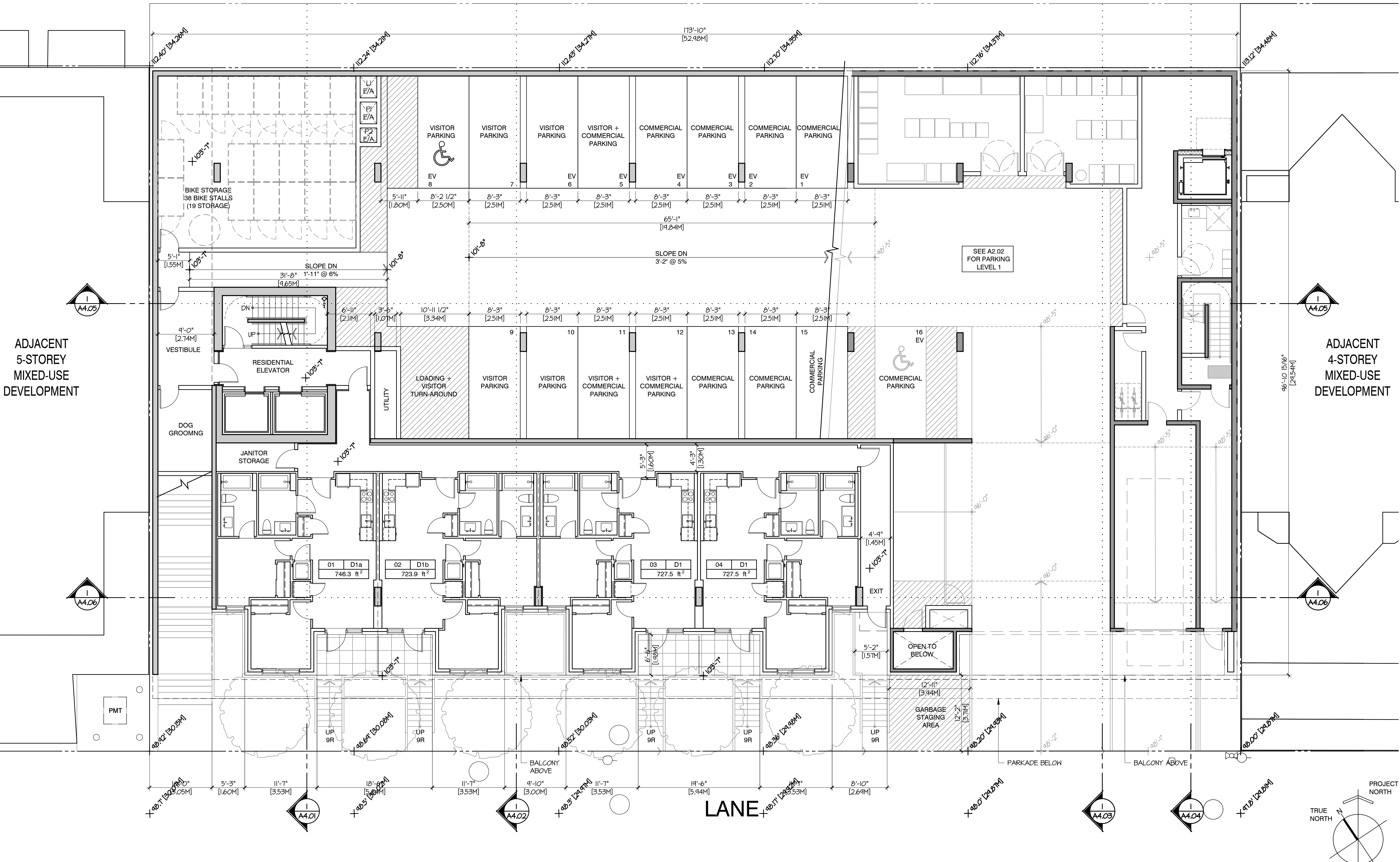
RESIDENTIAL VISITOR
8 STALLS REQUIRED, 8 STALLS PROVIDED
3 REGULAR, 2 H/C, 3 OVERLAP WITH COMMERCIAL

RESIDENTIAL PARKING SUMMARY
46 STALLS (6 H/C) REQUIRED, 50 STALLS (6 H/C) PROVIDED
44 REGULAR, 6 H/C
1 DOG GROOMING ROOM

COMMERCIAL BIKE SUMMARY
2 SECURE REQUIRED, 2 SECURE PROVIDED
6 SHORT-TERM REQUIRED, 6 SHORT-TERM PROVIDED
+ END DESTINATION FACILITY

RESIDENTIAL BIKE SUMMARY
120 SECURE REQUIRED, 140 SECURE PROVIDED
12 SHORT-TERM REQUIRED, 12 SHORT-TERM PROVIDED
1 BIKE WASH + REPAIR ROOM

W. 3RD STREET



CLIENT



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PROJECT
**MULTI-FAMILY
RESIDENTIAL AND COMMERCIAL
DEVELOPMENT**
149 WEST 3RD STREET
CITY OF NORTH VANCOUVER, BC

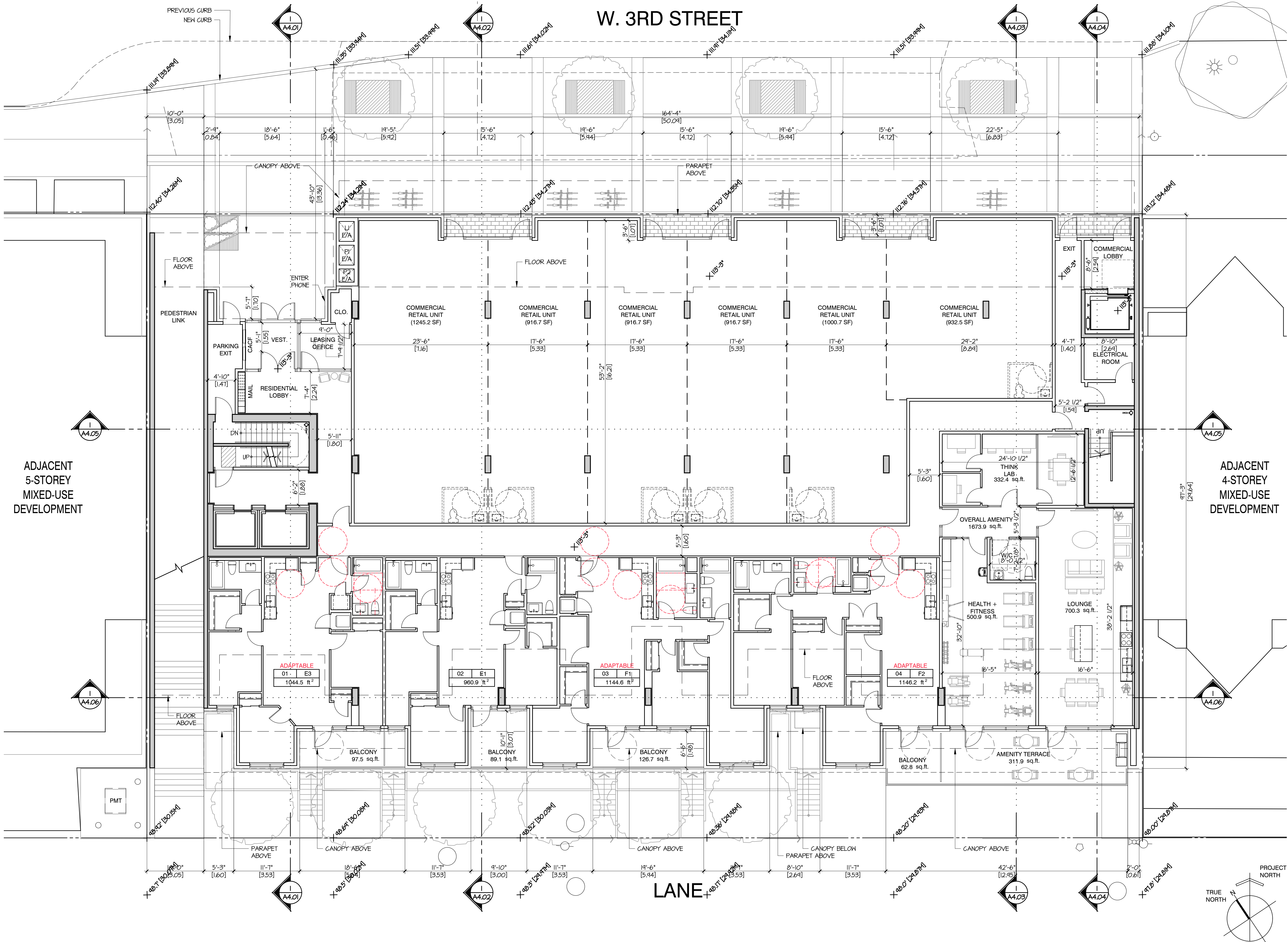
**FLOOR PLAN
LEVEL 1**

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PROJECT A223579
DRAWN SS CHECKED NC
SCALE 1/8" = 1'-0"
DATE OCT. 16, 2023

A2.03



CLIENT



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PROJECT
**MULTI-FAMILY
RESIDENTIAL AND COMMERCIAL
DEVELOPMENT**
149 WEST 3RD STREET
CITY OF NORTH VANCOUVER, BC

**FLOOR PLAN
LEVEL 2**

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PROJECT A223579
DRAWN SS CHECKED NC
SCALE 1/8" = 1'-0"
DATE OCT 16, 2023

A2.04

ADJACENT
5-STOREY
MIXED-USE
DEVELOPMENT

ADJACENT
4-STOREY
MIXED-USE
DEVELOPMENT

PROJECT

**MULTI-FAMILY
RESIDENTIAL AND COMMERCIAL
DEVELOPMENT**
149 WEST 3RD STREET
CITY OF NORTH VANCOUVER, BC

**FLOOR PLAN
LEVEL 3**

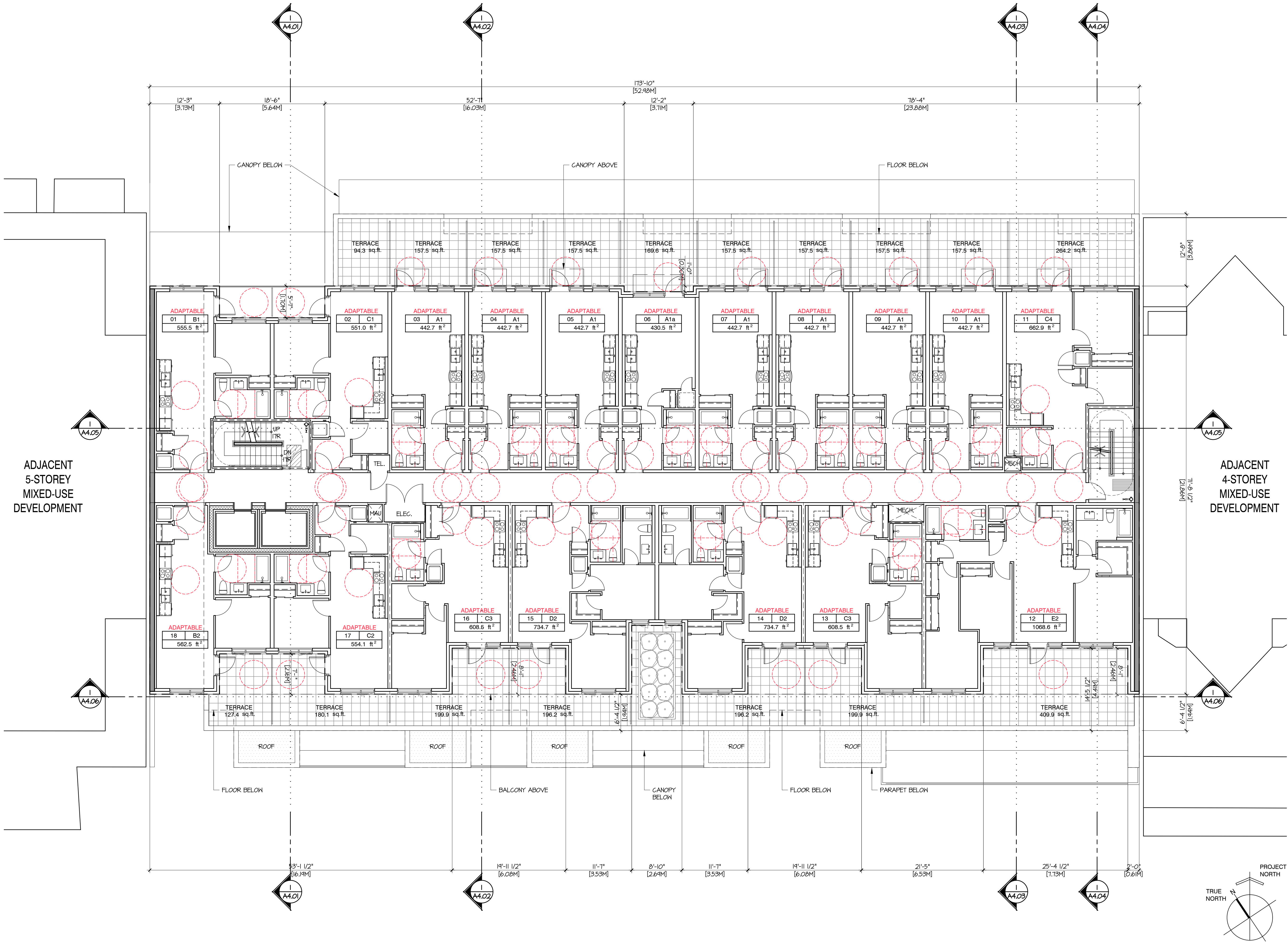
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PROJECT A223579
DRAWN SS CHECKED NC

SCALE 1/8" = 1'-0"
DATE OCT. 16, 2023

A2.05

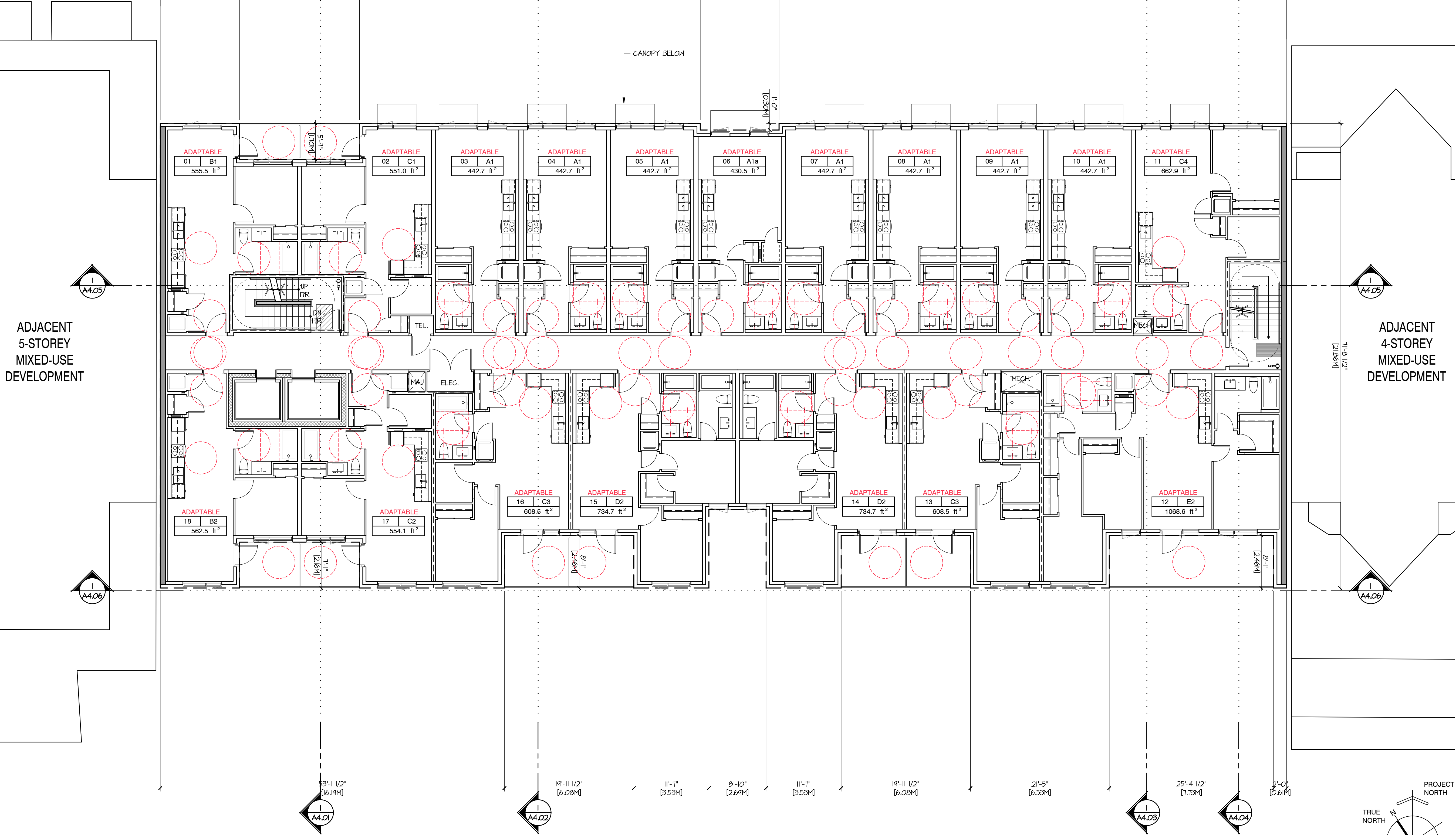


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PROJECT
**MULTI-FAMILY
RESIDENTIAL AND COMMERCIAL
DEVELOPMENT**
149 WEST 3RD STREET
CITY OF NORTH VANCOUVER, BC

**FLOOR PLAN
LEVEL 4**

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PROJECT A223579
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SCALE 1/8" = 1'-0"
DATE OCT. 16, 2023

A2.06

CLIENT



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NO. | DATE | REVISION

ADJACENT
5-STOREY
MIXED-USE
DEVELOPMENT

ADJACENT
4-STOREY
MIXED-USE
DEVELOPMENT

PROJECT
**MULTI-FAMILY
RESIDENTIAL AND COMMERCIAL
DEVELOPMENT**
149 WEST 3RD STREET
CITY OF NORTH VANCOUVER, BC

**FLOOR PLAN
LEVEL 5**

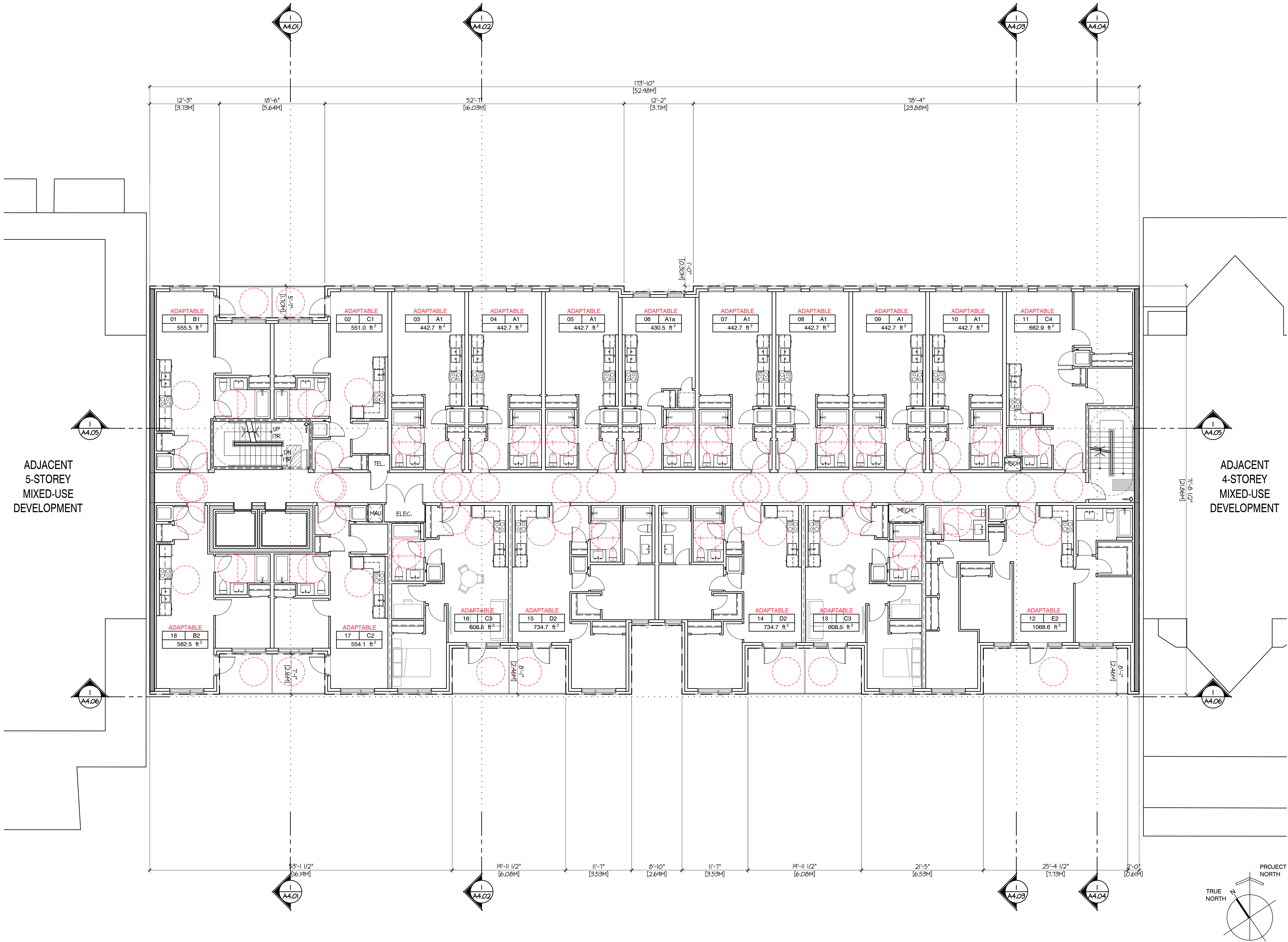
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SCALE 1/8" = 1'-0"
DATE OCT. 16, 2023

A2.07

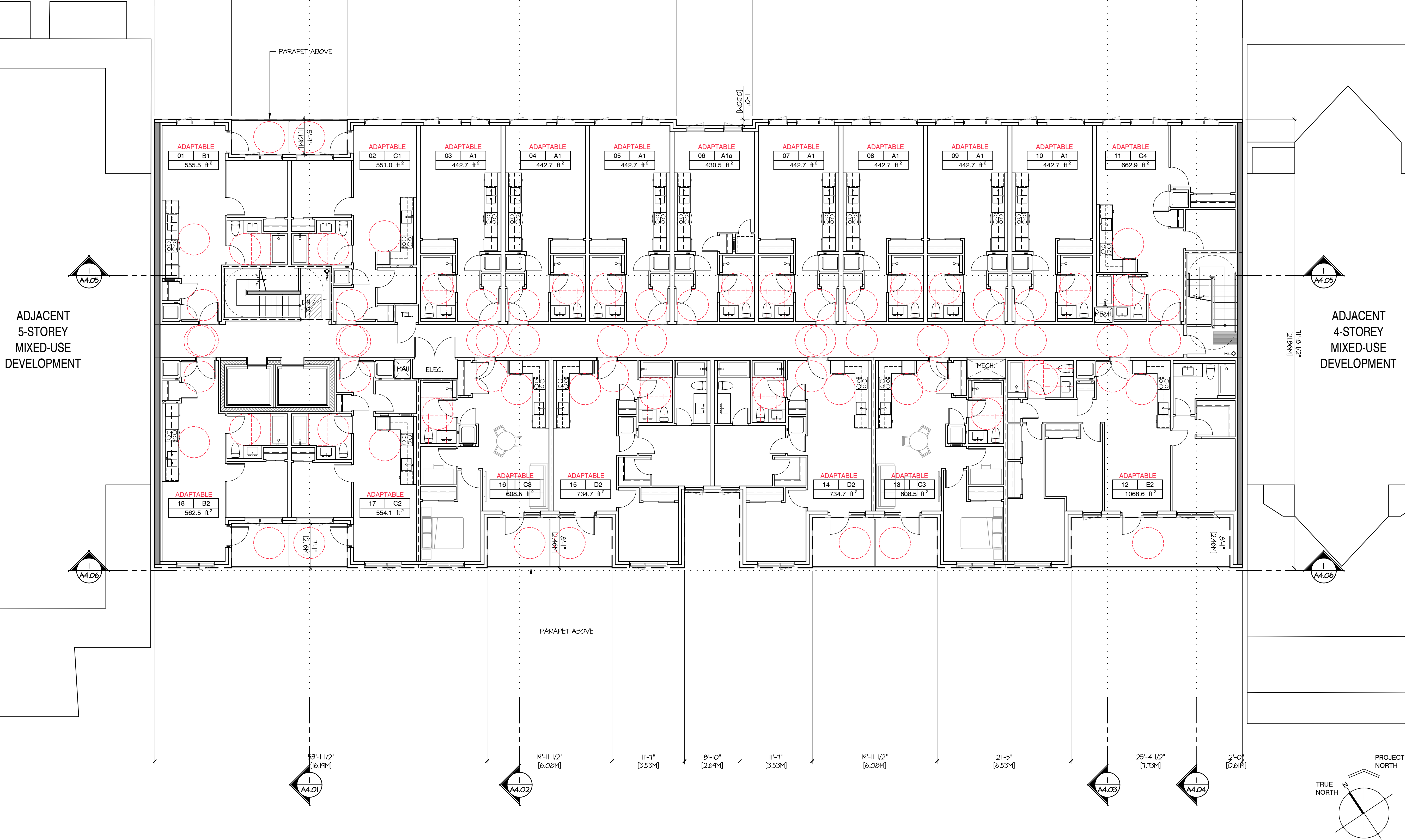


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NO. | DATE | REVISION



PROJECT
**MULTI-FAMILY
RESIDENTIAL AND COMMERCIAL
DEVELOPMENT**
149 WEST 3RD STREET
CITY OF NORTH VANCOUVER, BC

**FLOOR PLAN
LEVEL 6**

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DRAWN SS CHECKED NC

SCALE 1/8" = 1'-0"
DATE OCT. 16, 2023

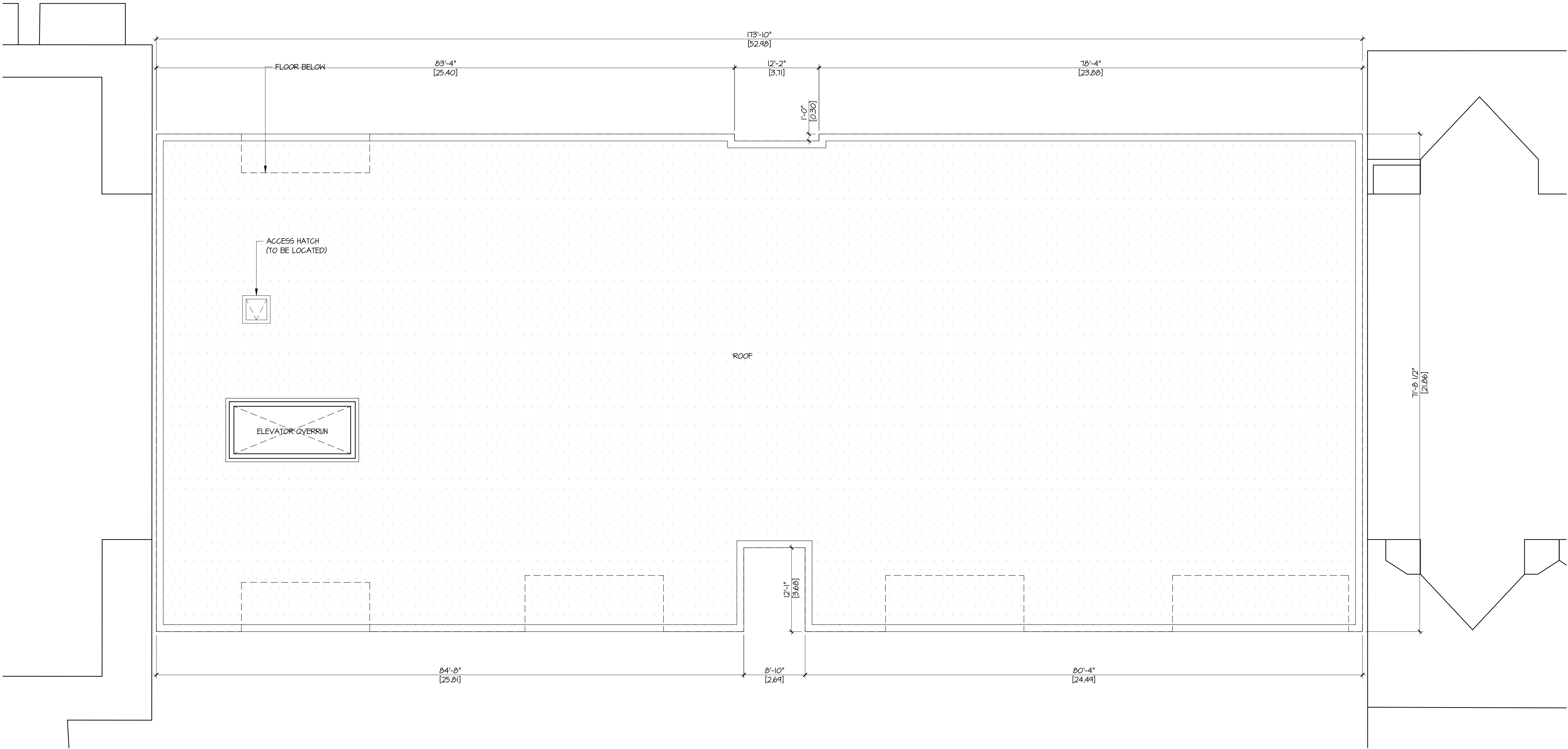
A2.08

CLIENT

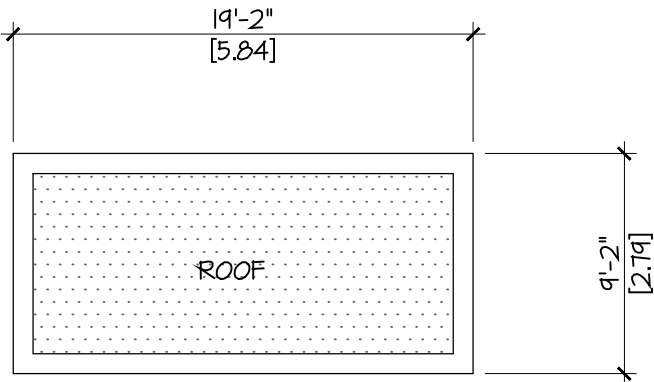


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1	[2023.10.16]	ISSUED FOR DP VARIANCE

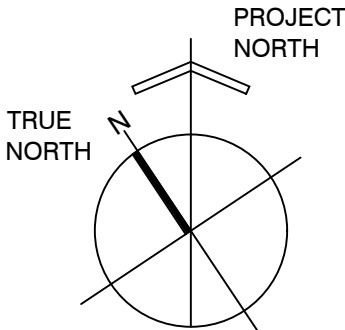
NO.	DATE	REVISION
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1 FLOOR PLAN - LEVEL 7 (MECHANICAL)
SCALE: 1/8" = 1'-0"



2 ROOF PLAN
SCALE: 1/8" = 1'-0"



PROJECT

**MULTI-FAMILY
RESIDENTIAL AND COMMERCIAL
DEVELOPMENT**

149 WEST 3RD STREET
CITY OF NORTH VANCOUVER, BC

ROOF PLAN

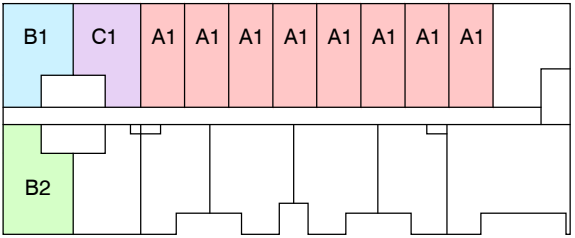
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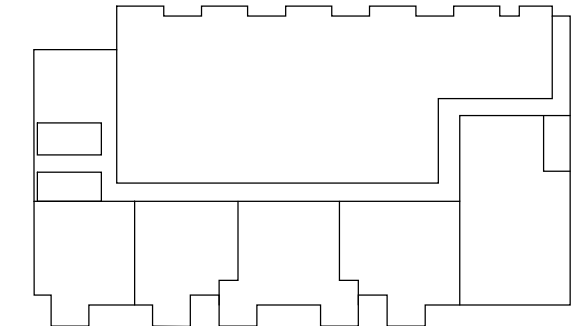
PROJECT A223579
DRAWN SS CHECKED NC

SCALE 1/8" = 1'-0"
DATE OCT. 16, 2023

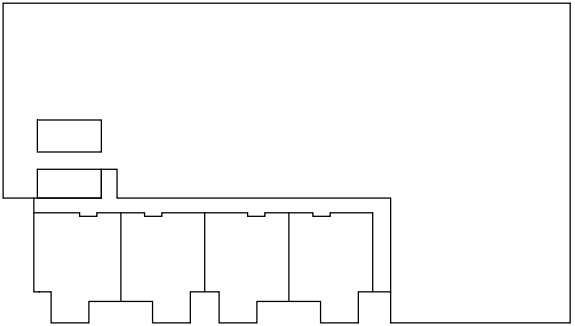
A2.09



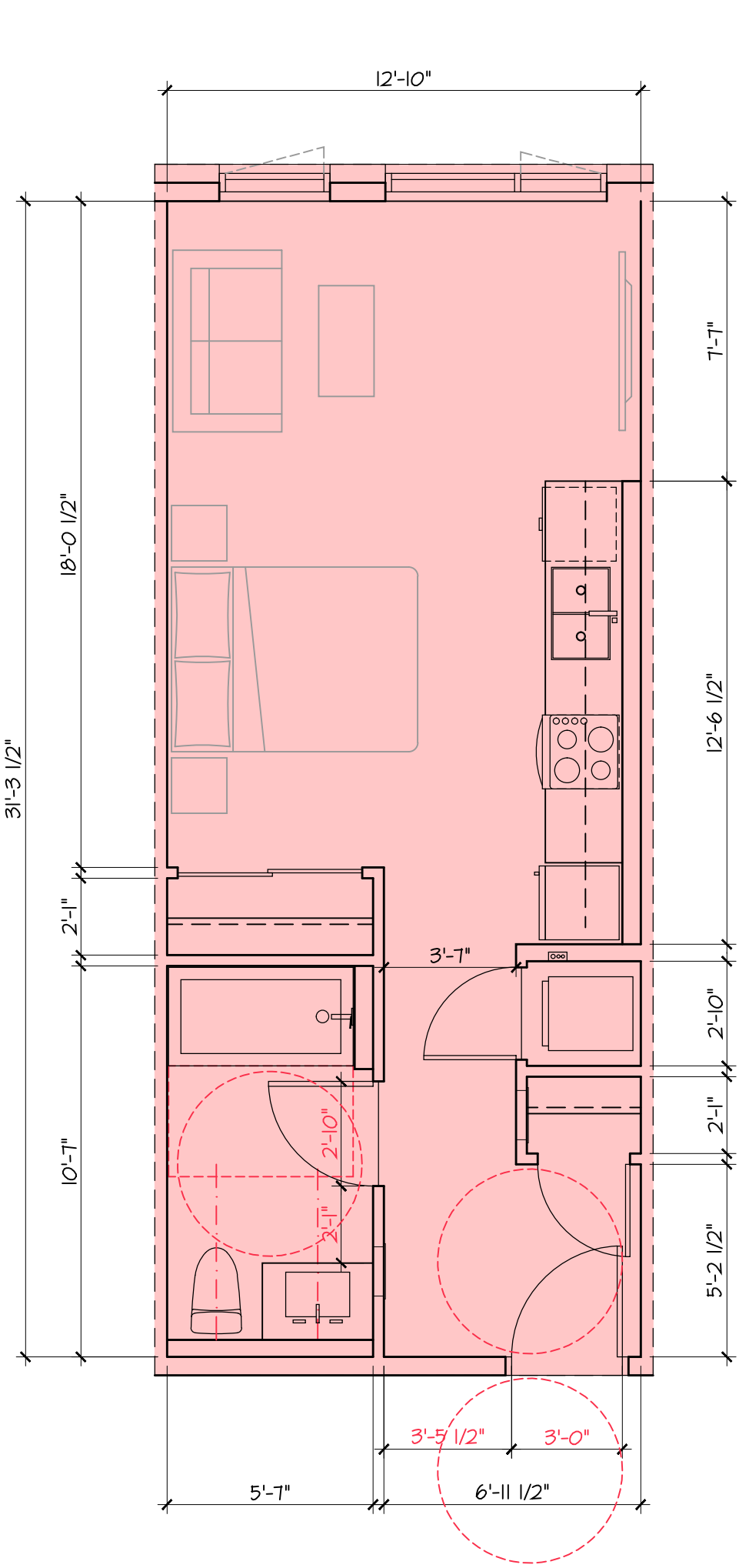
LEVEL 2 TO 5



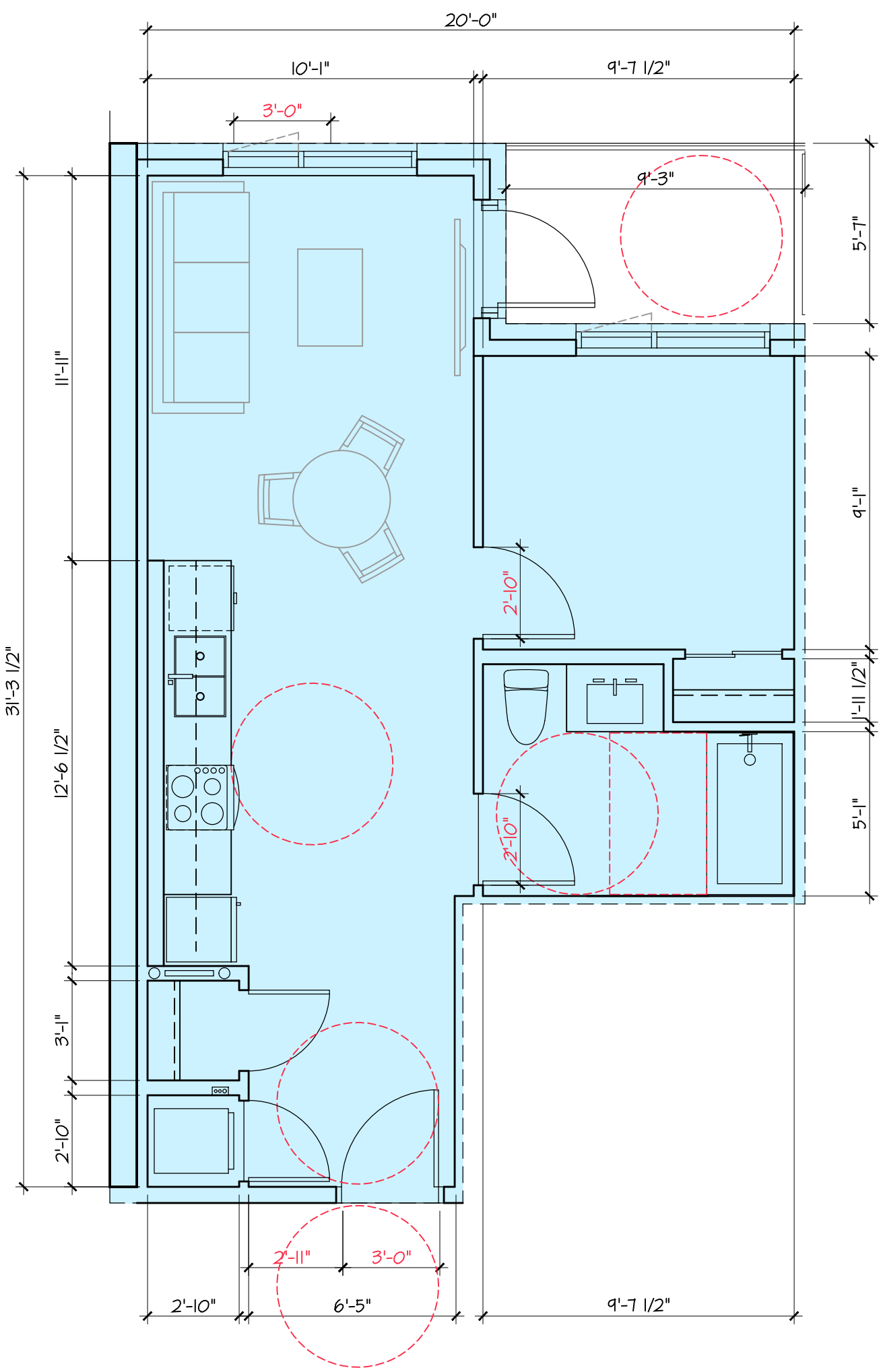
LEVEL 1



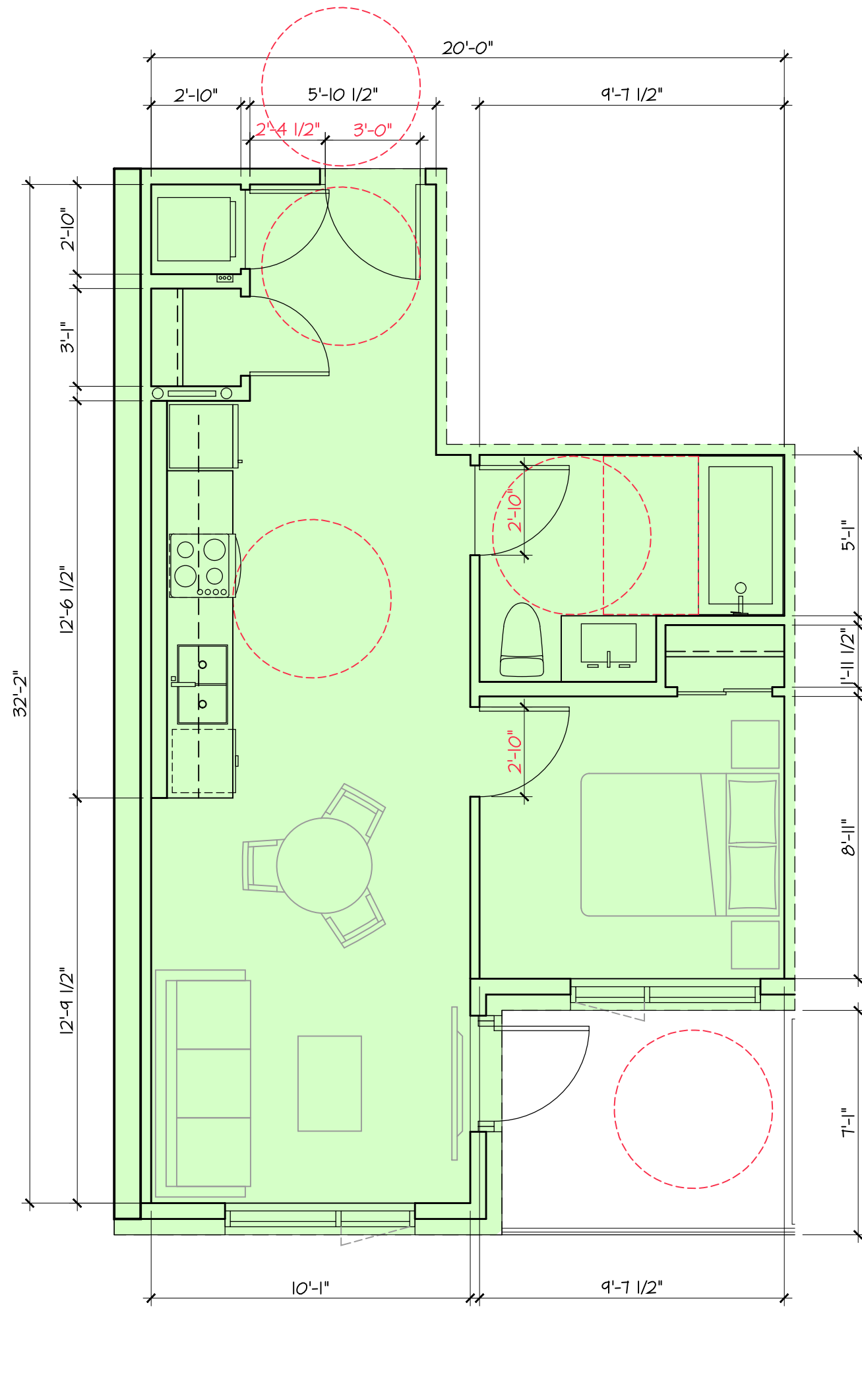
PARKING LEVEL 1



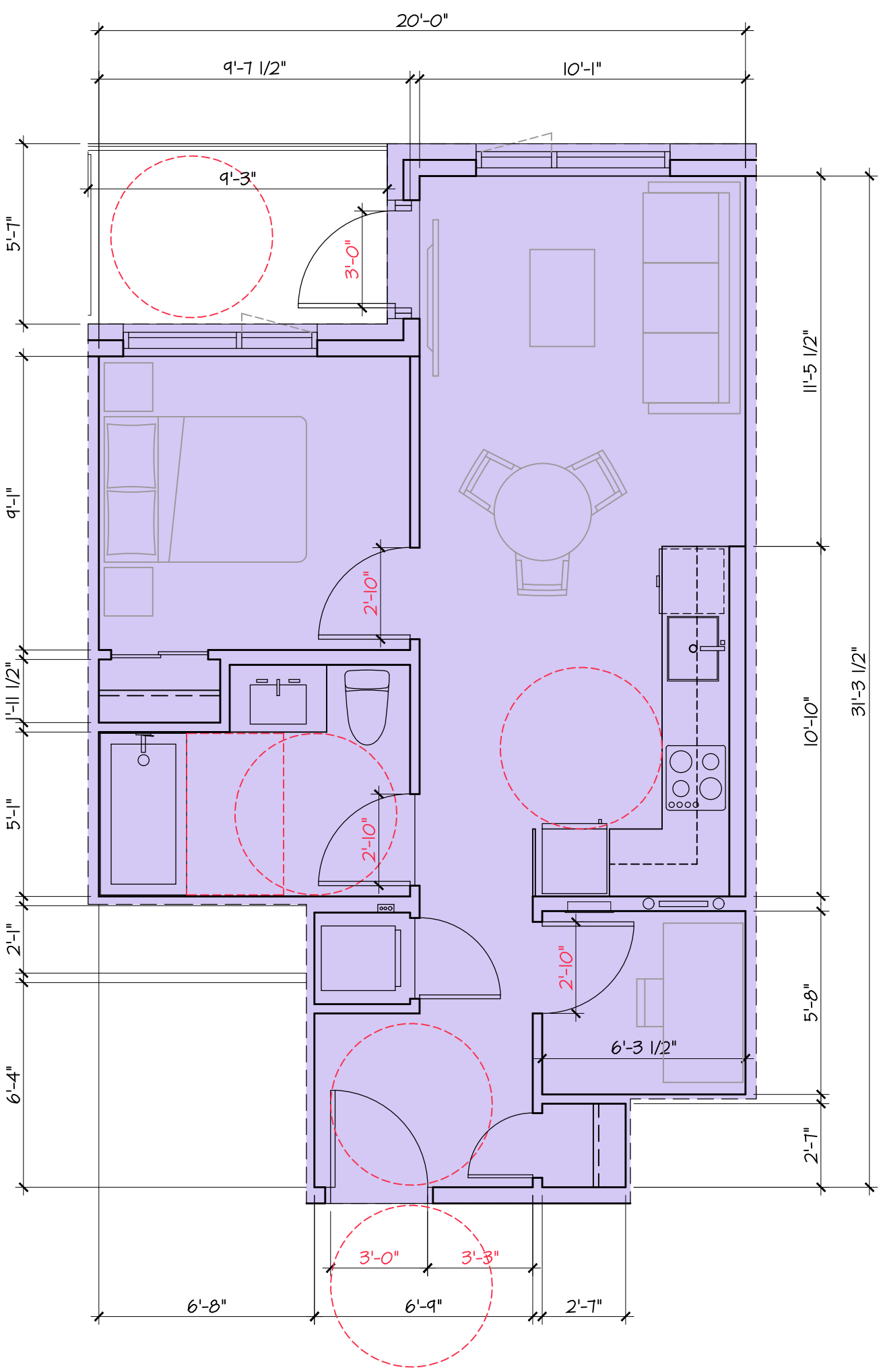
A1 STUDIO
1/4" = 1'-0" 442.7 SF
UNIT TOTAL: 32



B1 1 BEDROOM
1/4" = 1'-0" 555.5 SF
UNIT TOTAL: 4



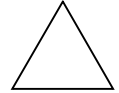
B2 1 BEDROOM
1/4" = 1'-0" 562.5 SF
UNIT TOTAL: 4

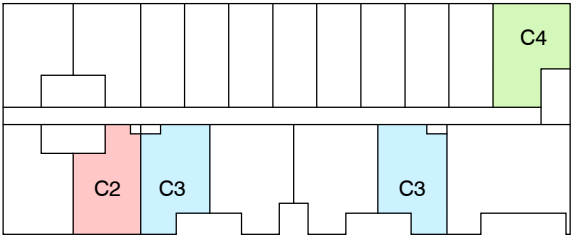


C1 1 BEDROOM + DEN
1/4" = 1'-0" 551.0 SF
UNIT TOTAL: 4

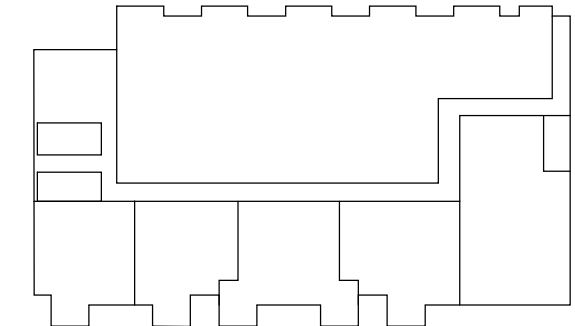
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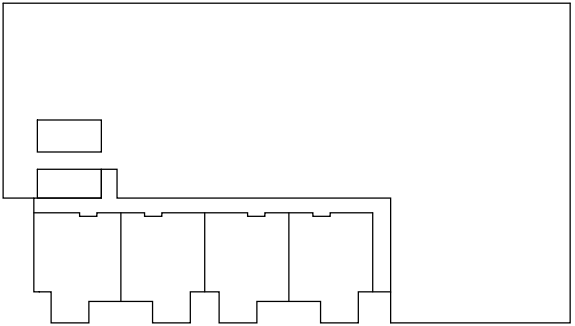




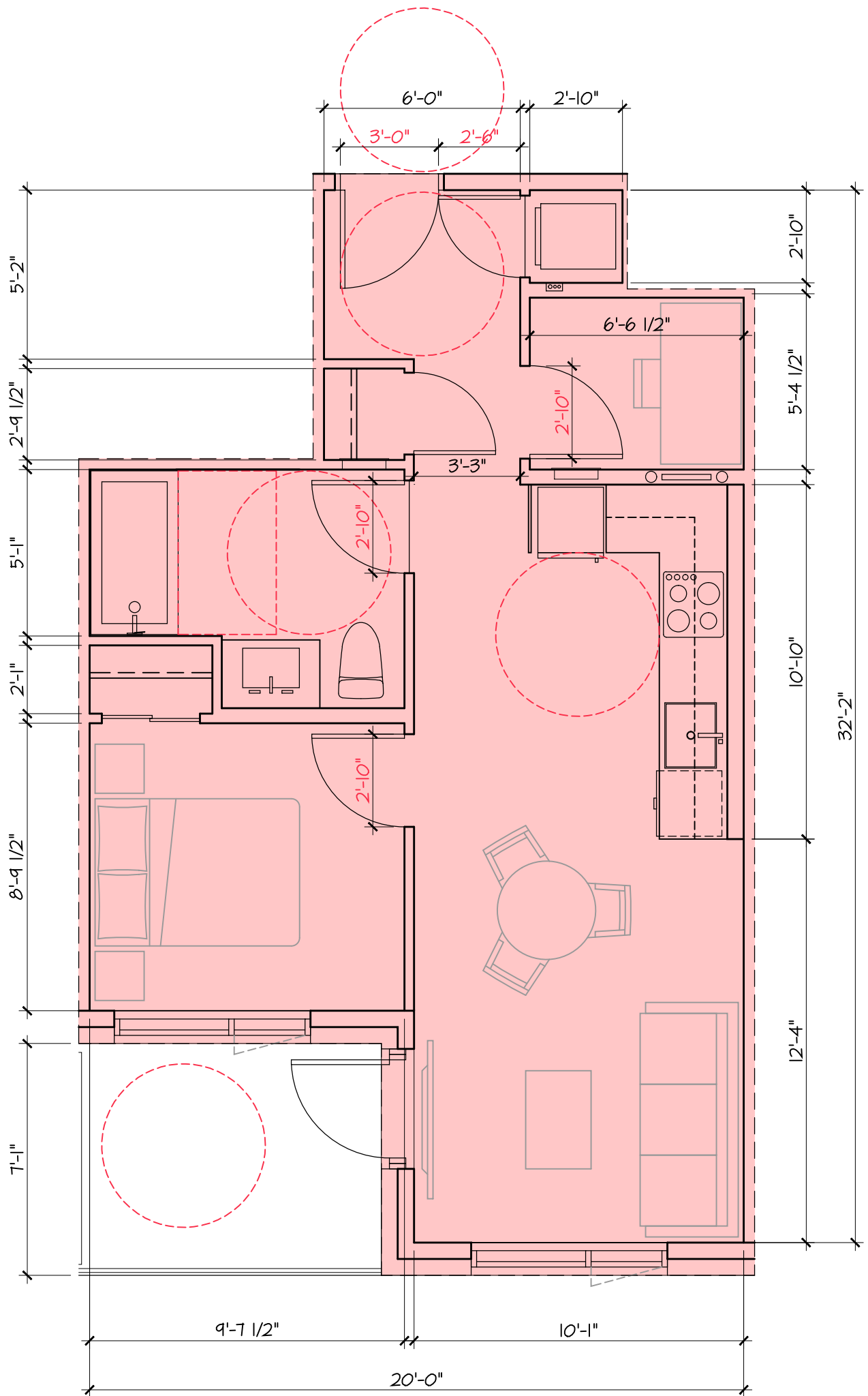
LEVEL 2 TO 5



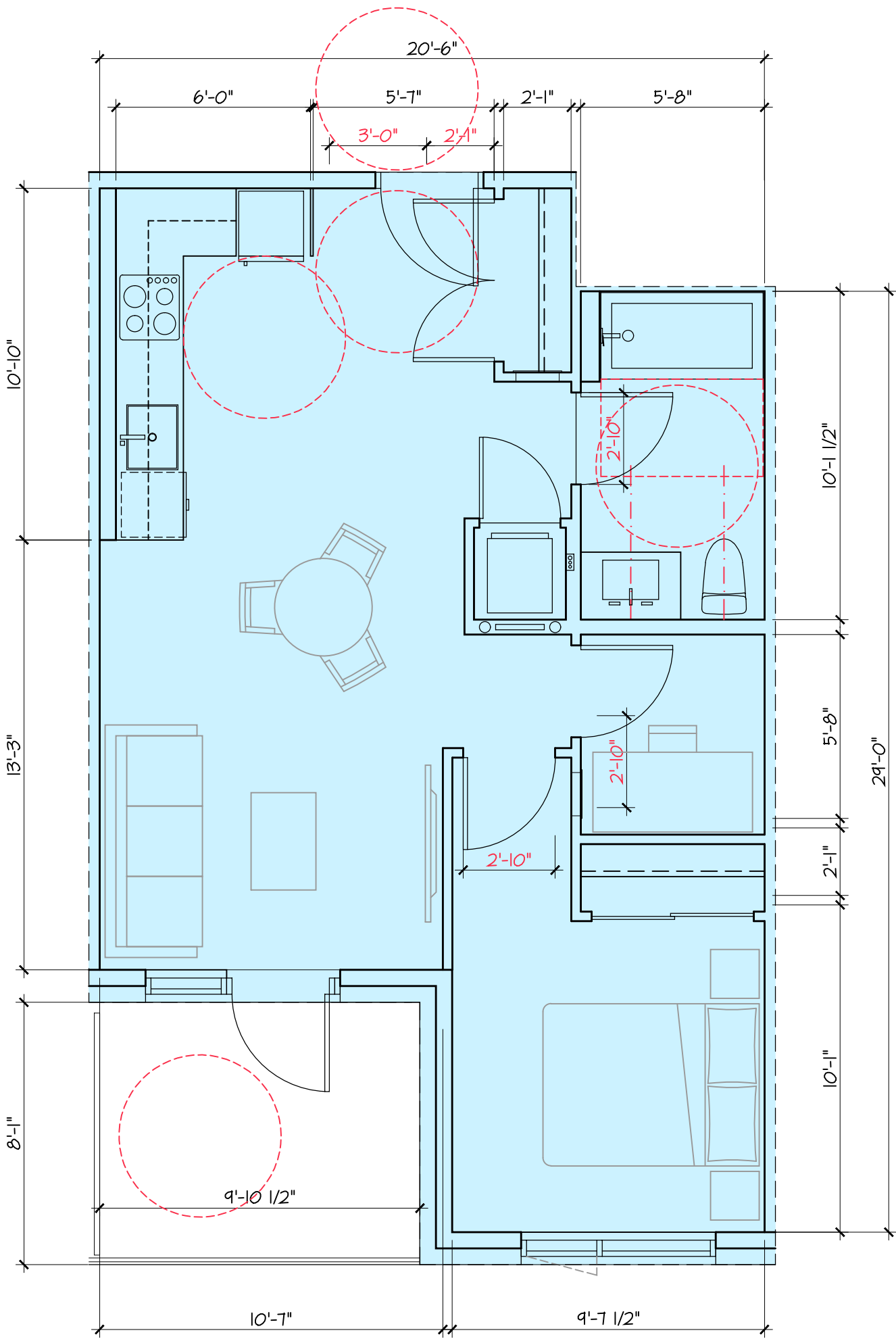
LEVEL 1



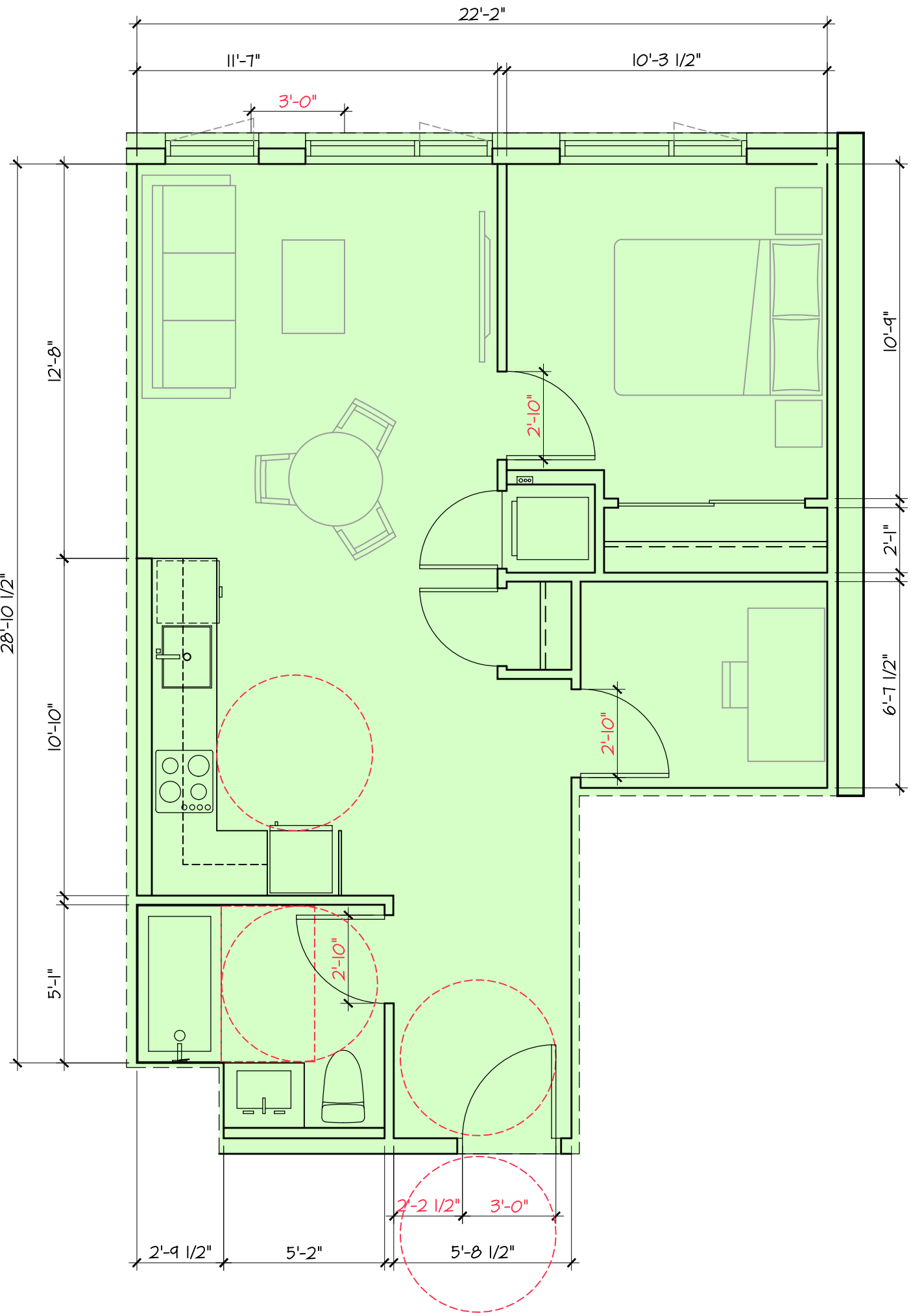
PARKING LEVEL 1



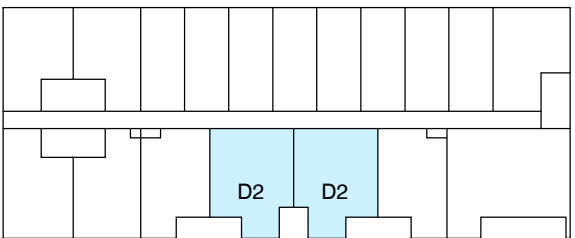
C2 1 BEDROOM+DEN 554.1 SF
1/4" = 1'-0" UNIT TOTAL: 4



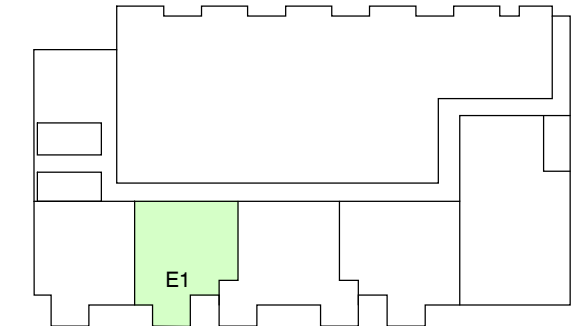
C3 1 BED+DEN 608.5 SF
1/4" = 1'-0" UNIT TOTAL: 8



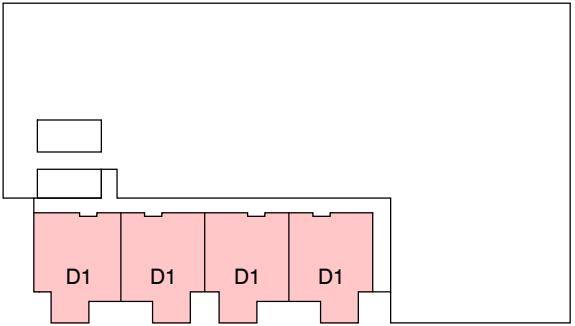
C4 1 BEDROOM + DEN 662.9 SF
1/4" = 1'-0" UNIT TOTAL: 4



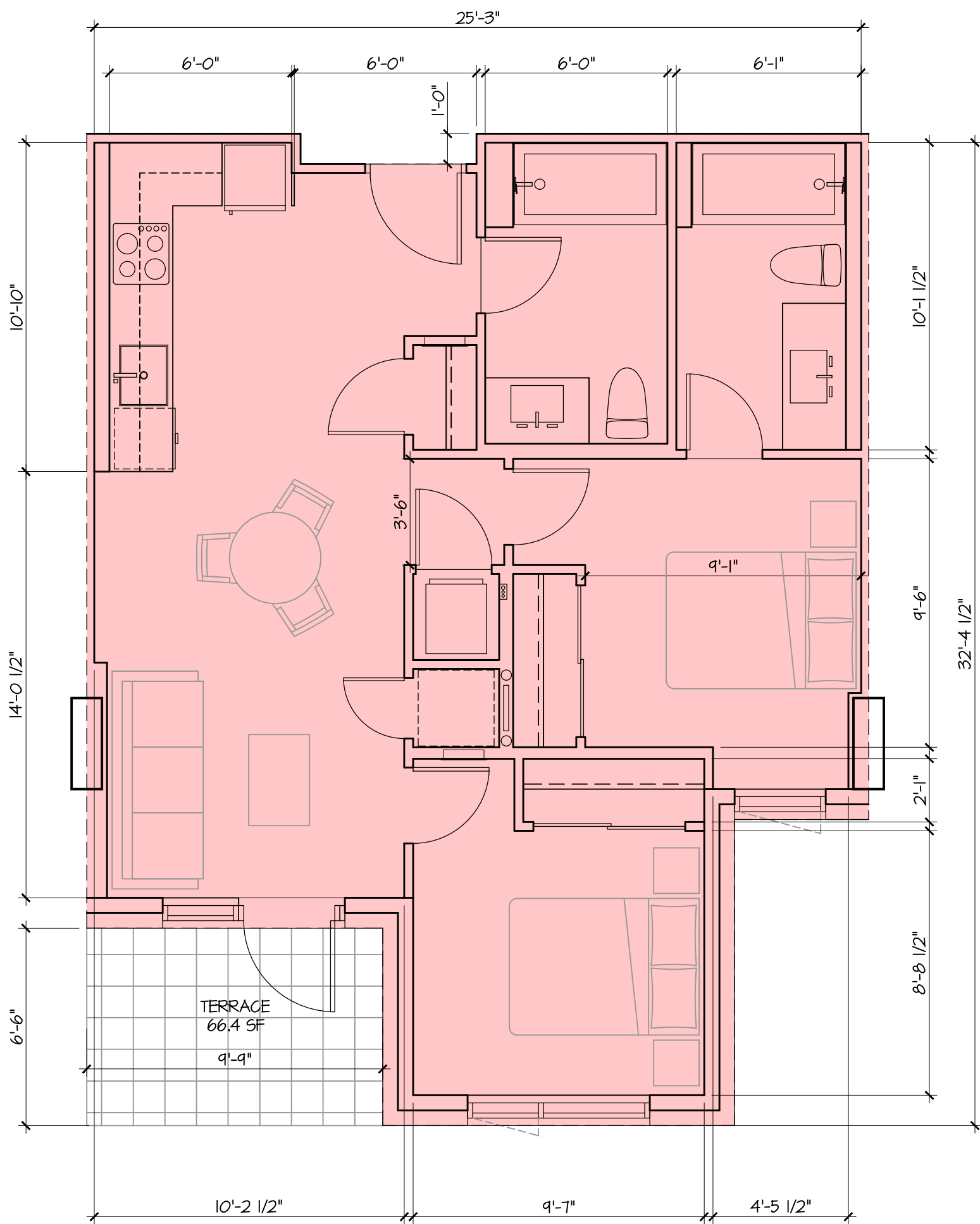
LEVEL 2 TO 5



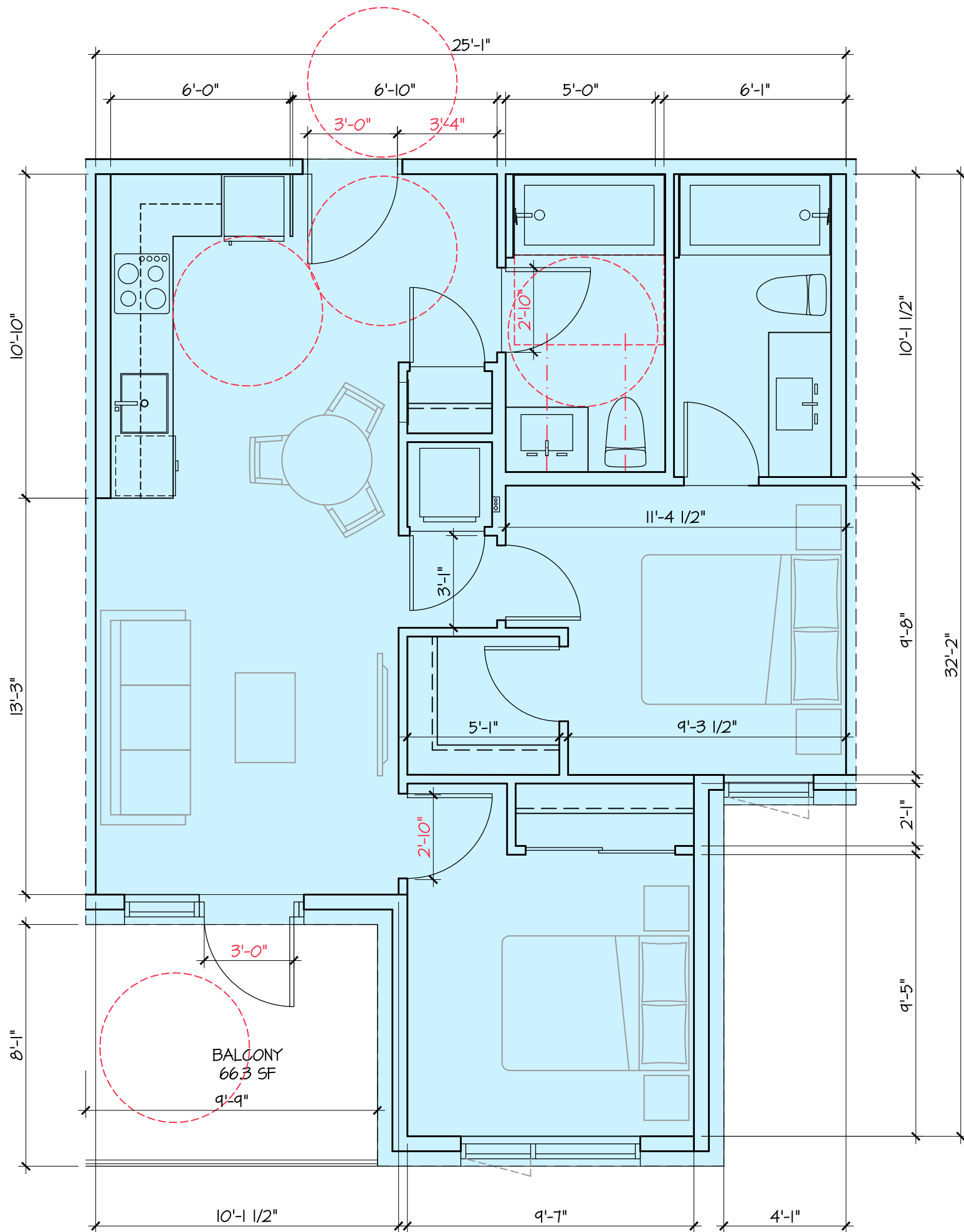
LEVEL 1



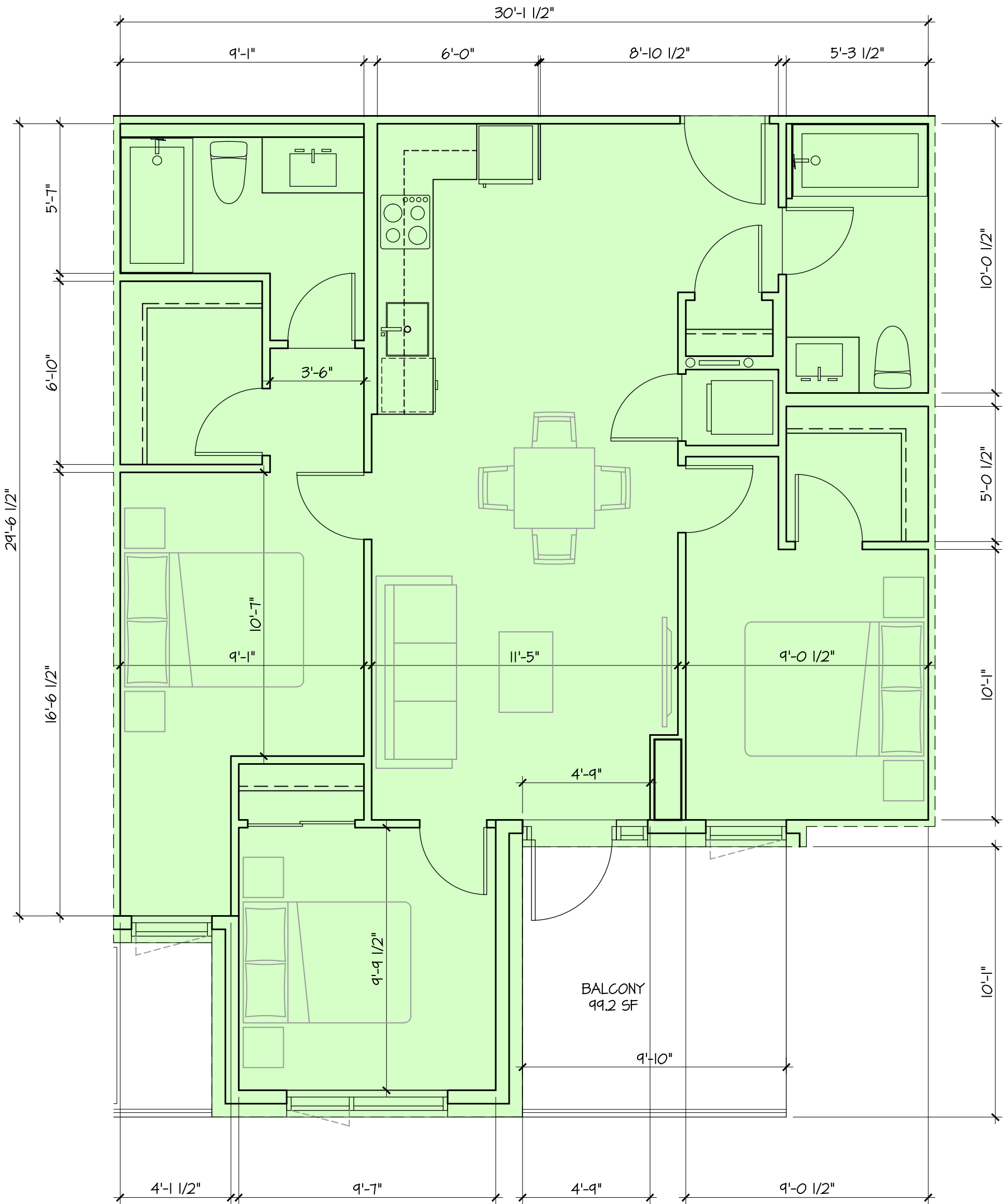
PARKING LEVEL 1



D1 2 BEDROOM 727.5 SF
1/4" = 1'-0" UNIT TOTAL: 4



D2 2 BEDROOM 734.7 SF
1/4" = 1'-0" UNIT TOTAL: 8



E1 3 BEDROOM 960.9 SF
1/4" = 1'-0" UNIT TOTAL: 1

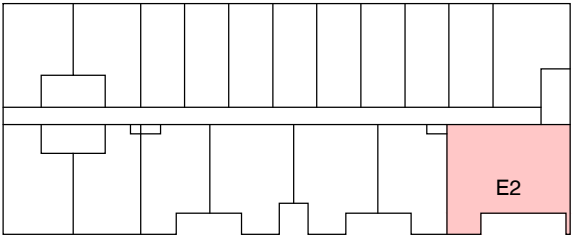


CLIENT

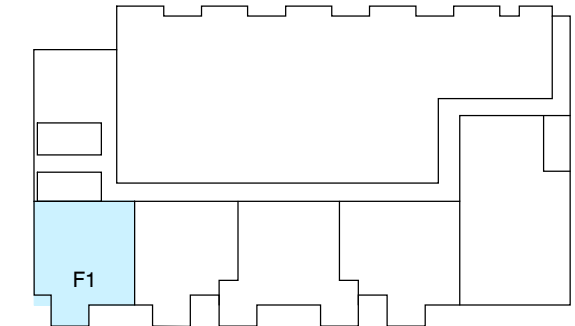
Anthem

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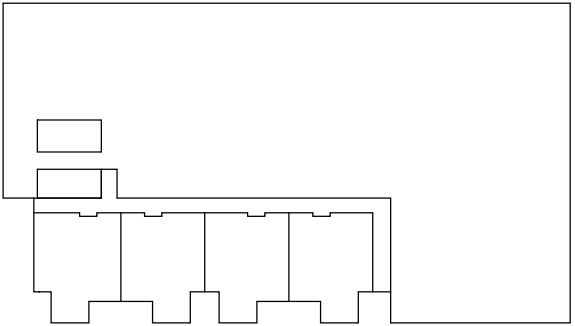
NO. | DATE | REVISION



LEVEL 2 TO 5



LEVEL 1



PARKING LEVEL 1

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

SUITE ENTRY + CIRCULATION

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

BATHROOM LAYOUT

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

KITCHEN LAYOUT

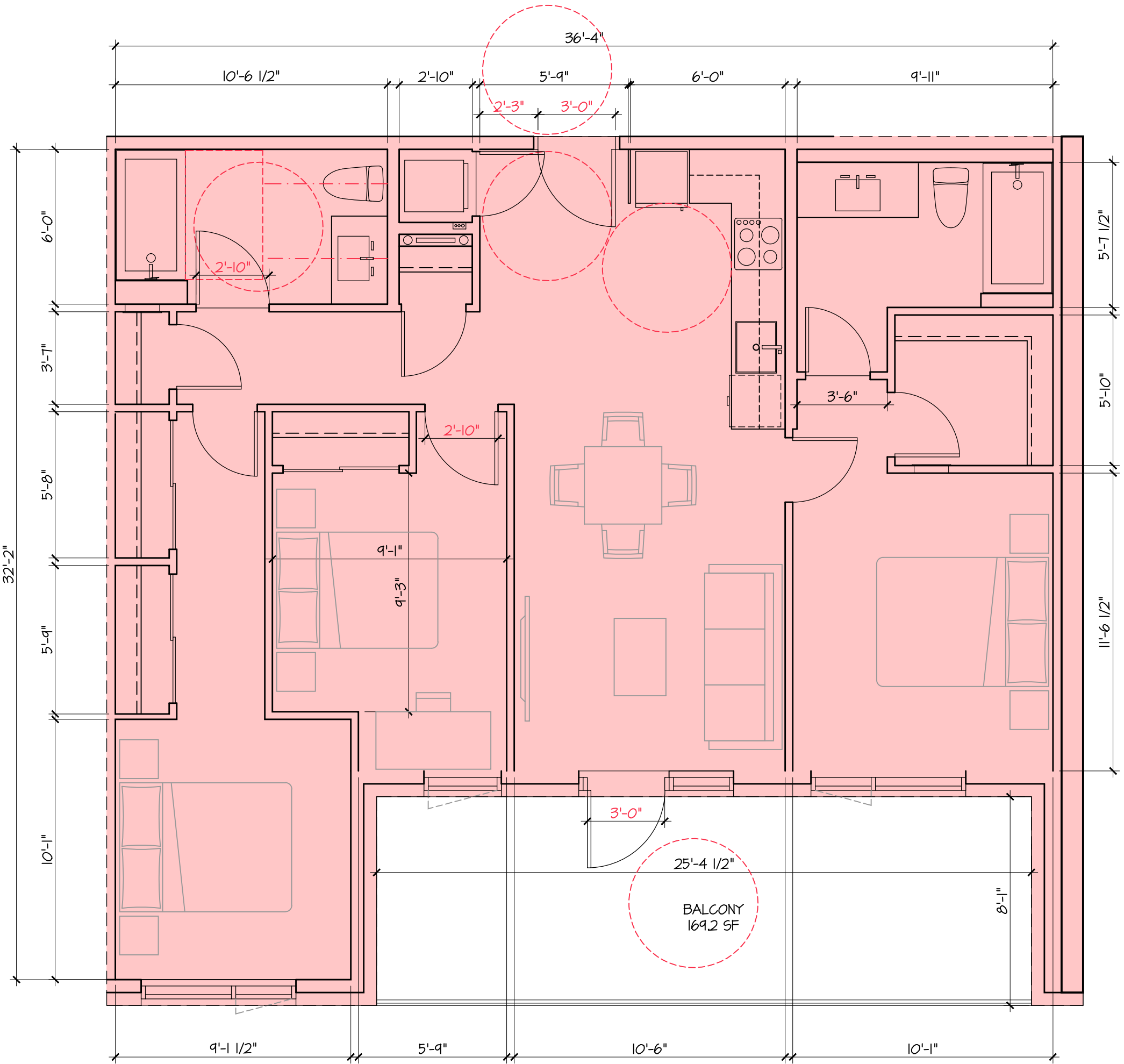
- CONTINUOUS COUNTERS BETWEEN STOVE AND SINK
- PULL OUT WORK BOARDS AT 810mm (2'-8") HEIGHT

TERRACE + BALCONY

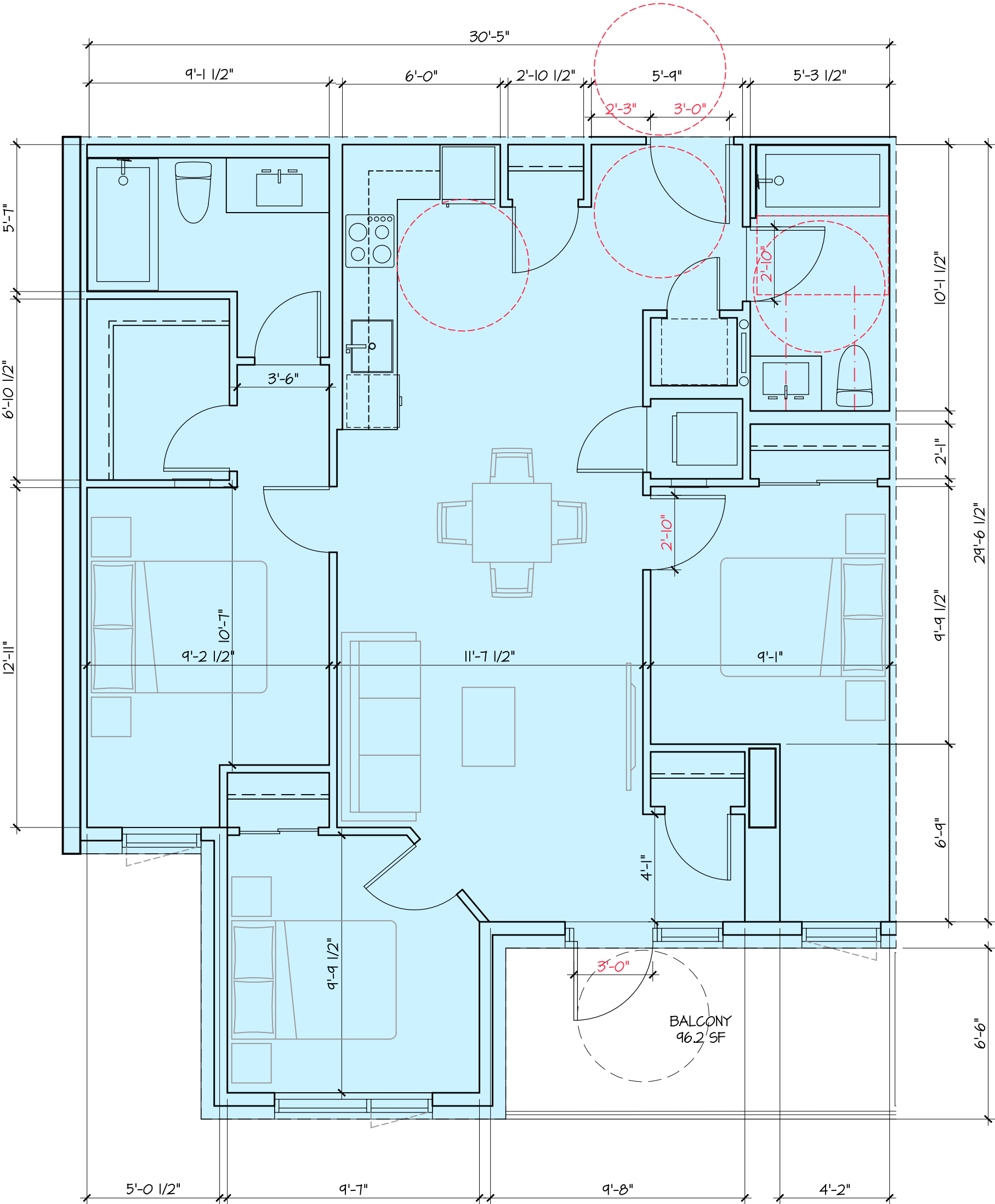
- MINIMUM ONE DOOR 860mm (2'-10") CLEAR OPENING
- MINIMUM ONE BALCONY DOORSILL WITH MAX 13mm (1/2") THRESHOLD
- MINIMUM 1520mm TURNING RADIUS

WINDOWS

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



E2 3 BEDROOM 1068.6 SF
1/4" = 1'-0" UNIT TOTAL: 4



E3 3 BEDROOM 1044.5 SF
1/4" = 1'-0" UNIT TOTAL: 1

PROJECT

MULTI-FAMILY
RESIDENTIAL AND COMMERCIAL
DEVELOPMENT
149 WEST 3RD STREET
CITY OF NORTH VANCOUVER, BC

UNIT PLANS

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PROJECT A223579
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SCALE 1/4" = 1'-0"
DATE OCT. 16, 2023



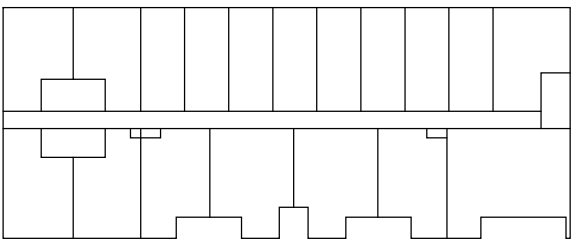
A2.13

CLIENT

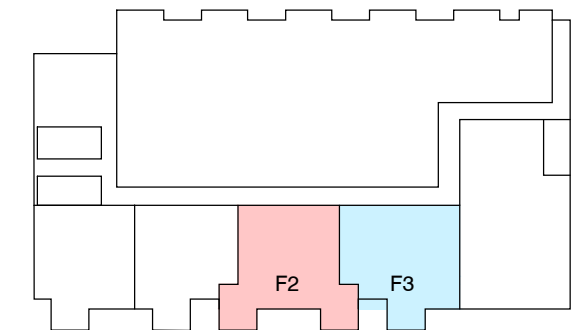


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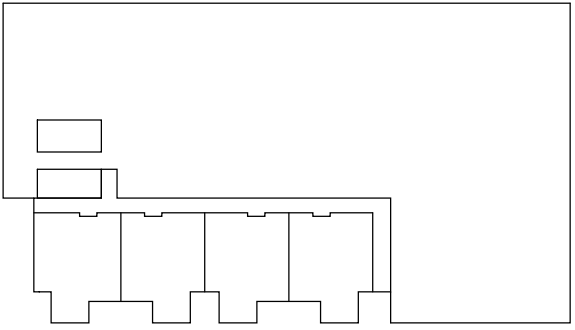
NO. | DATE | REVISION



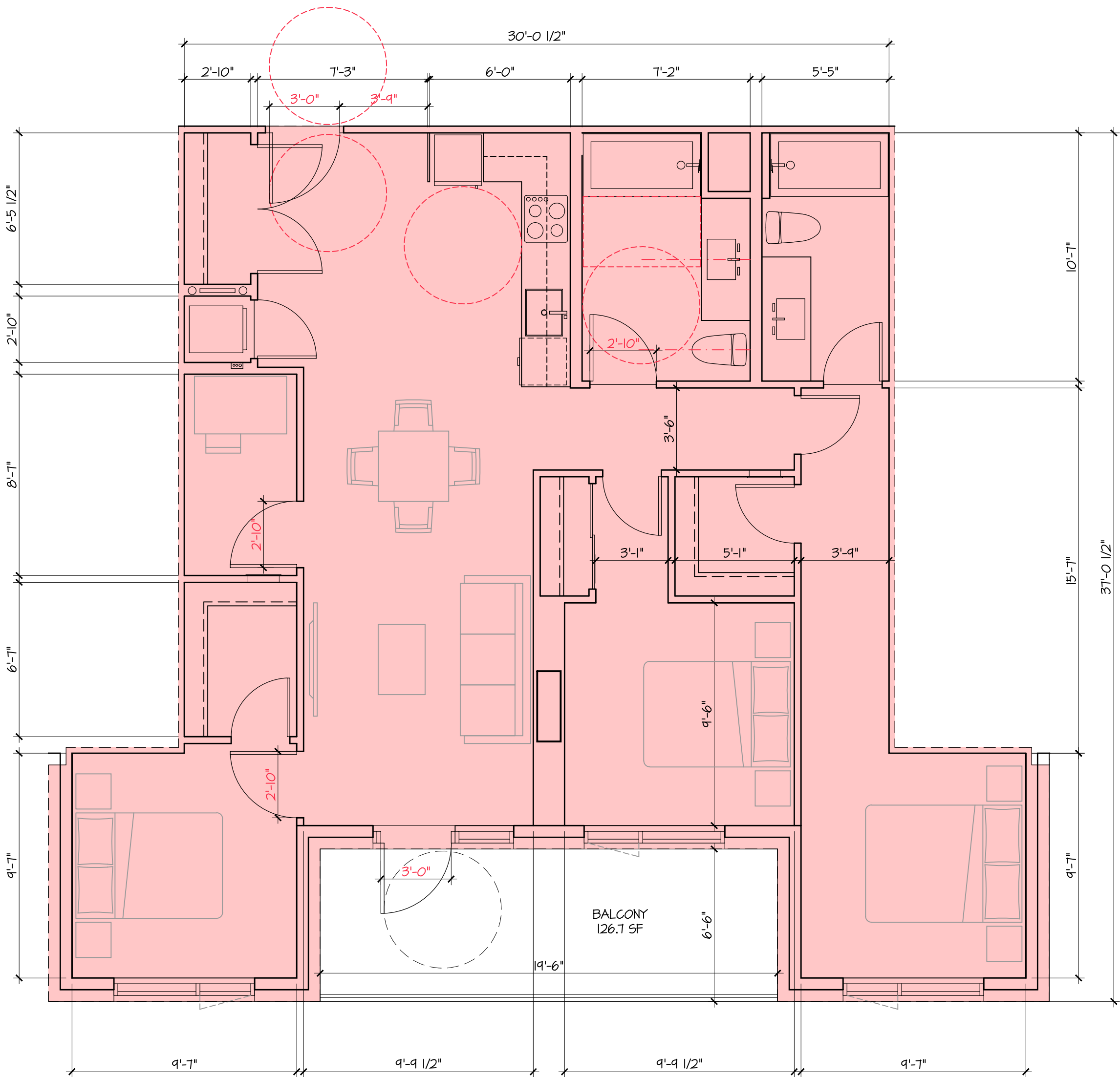
LEVEL 2 TO 5



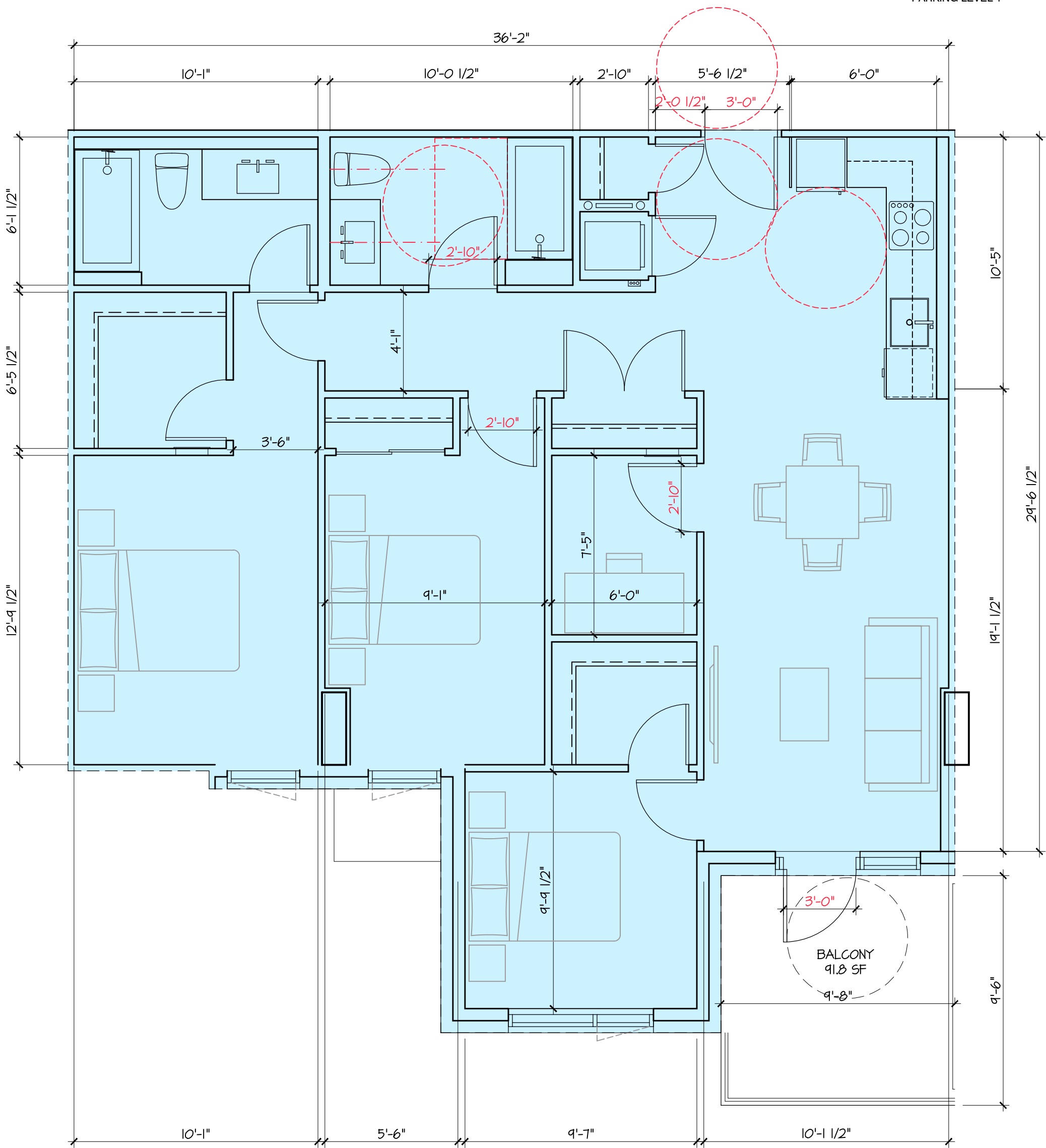
LEVEL 1



PARKING LEVEL 1



F1 3 BEDROOM + DEN 1144.6 SF
1/4" = 1'-0" UNIT TOTAL: 1



F2 3 BEDROOM + DEN 1146.2 SF
1/4" = 1'-0" UNIT TOTAL: 1

PROJECT

**MULTI-FAMILY
RESIDENTIAL AND COMMERCIAL
DEVELOPMENT**
149 WEST 3RD STREET
CITY OF NORTH VANCOUVER, BC

UNIT PLANS

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A2.14

CLIENT



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PROJECT

**MULTI-FAMILY
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DEVELOPMENT**

149 WEST 3RD STREET
CITY OF NORTH VANCOUVER, BC

**ELEVATION
NORTH**

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PROJECT	A223579
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SCALE	1/8" = 1'-0"
DATE	OCT. 16, 2023



A3.01

CLIENT



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PROJECT

**MULTI-FAMILY
RESIDENTIAL AND COMMERCIAL
DEVELOPMENT**

149 WEST 3RD STREET
CITY OF NORTH VANCOUVER, BC

**ELEVATION
SOUTH**

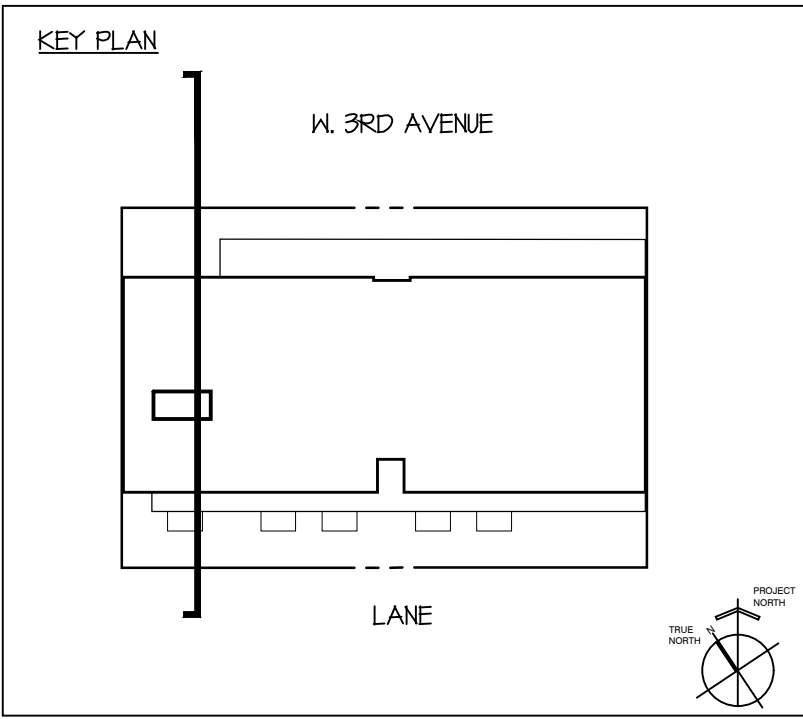
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PROJECT A223579
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A3.02



CLIENT



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PROJECT

**MULTI-FAMILY
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149 WEST 3RD STREET
CITY OF NORTH VANCOUVER, BC

**BUILDING SECTION
NORTH-SOUTH**

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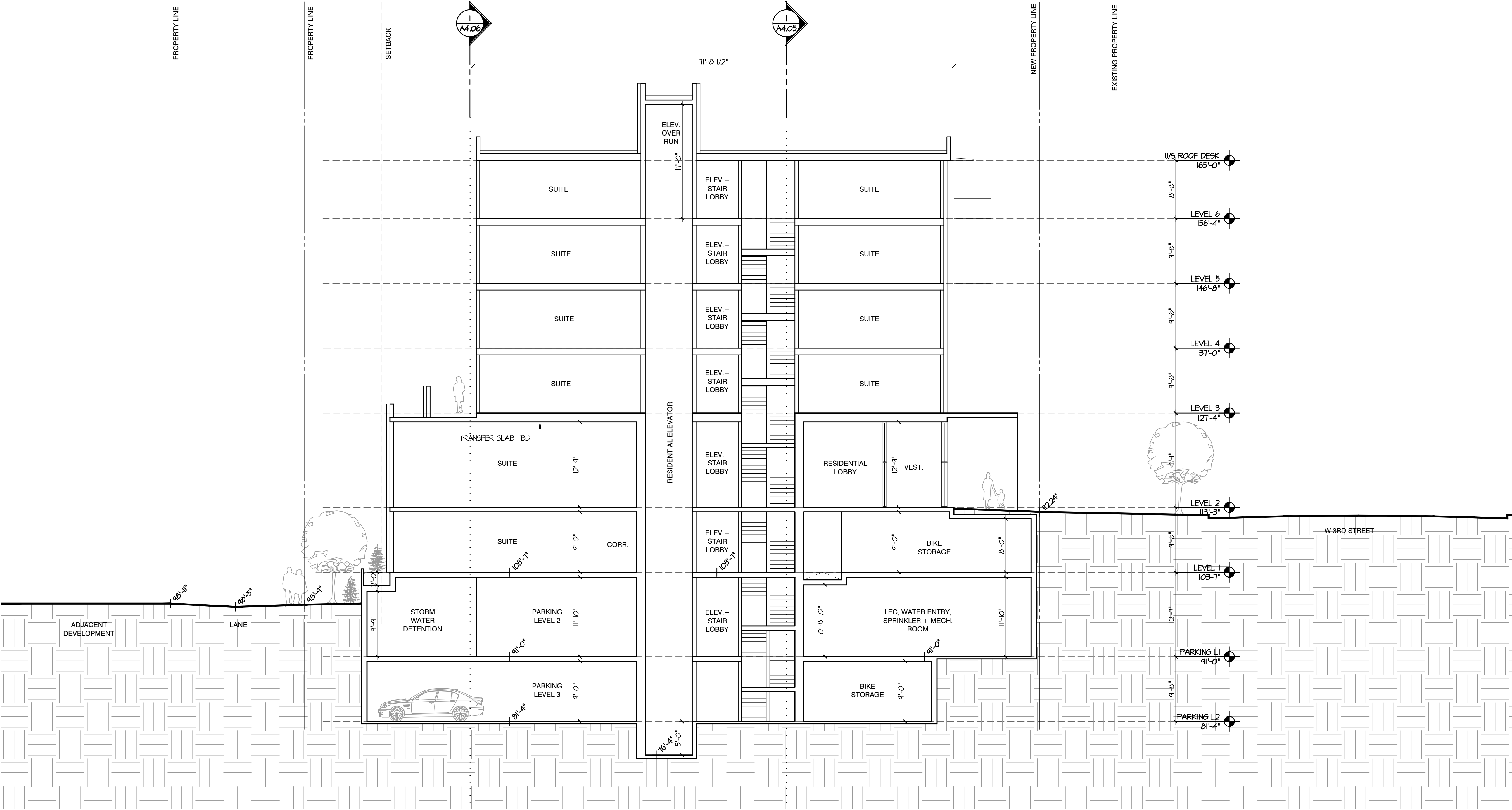
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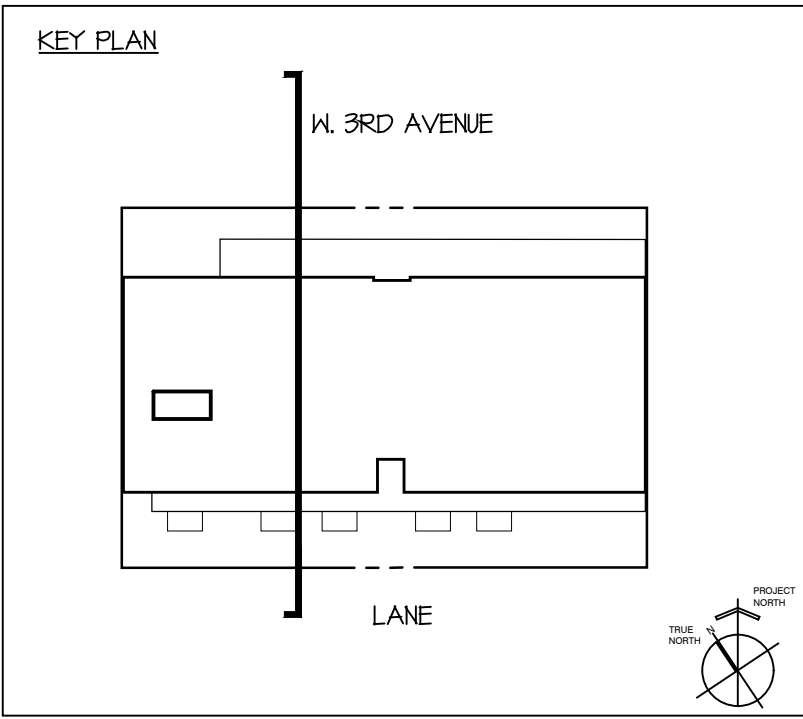
PROJECT A223579
DRAWN SS CHECKED NC

SCALE 1/8" = 1'-0"
DATE OCT. 16, 2023



A4.01



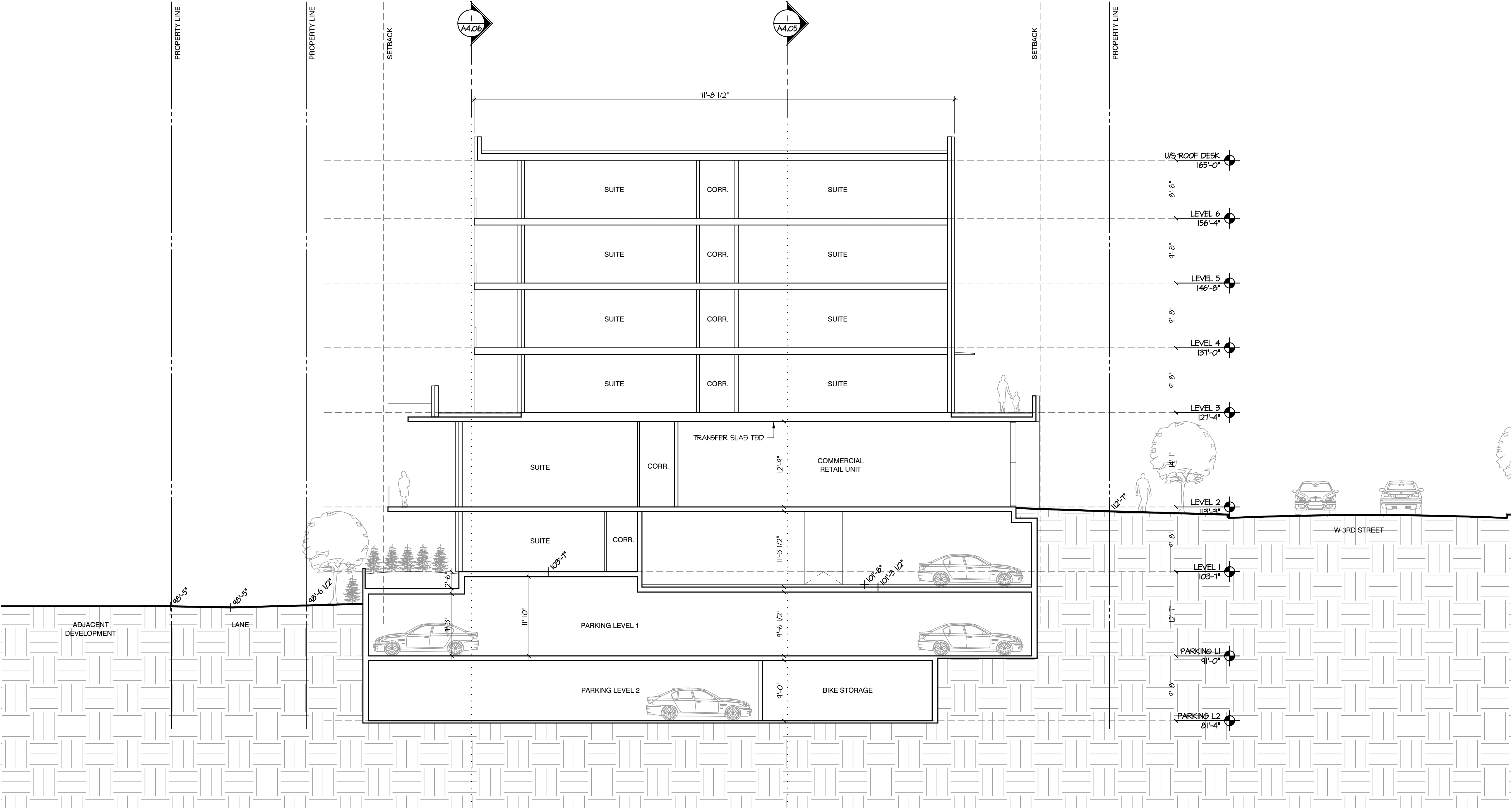


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PROJECT
**MULTI-FAMILY
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DEVELOPMENT**
149 WEST 3RD STREET
CITY OF NORTH VANCOUVER, BC

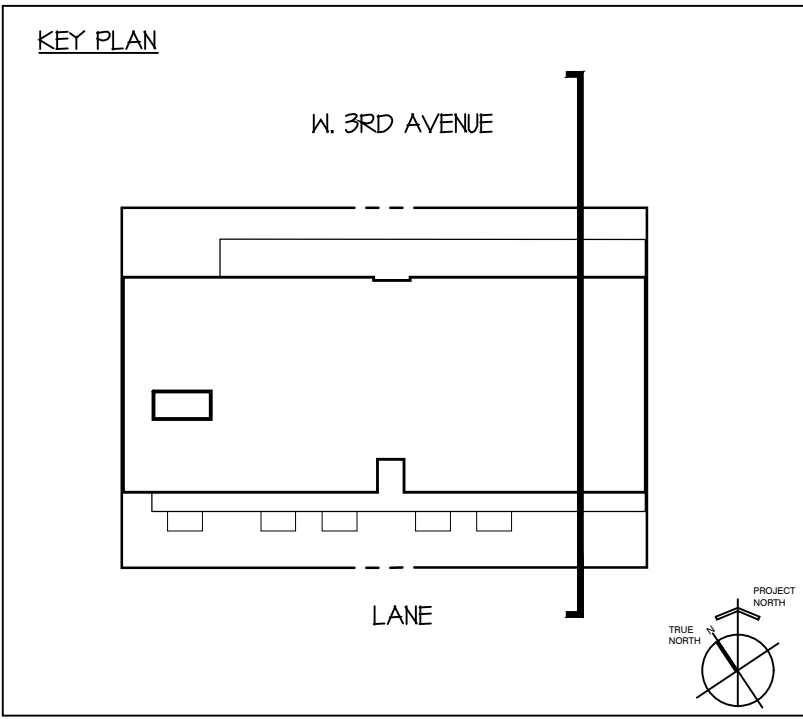
**BUILDING SECTION
NORTH-SOUTH**

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A4.02

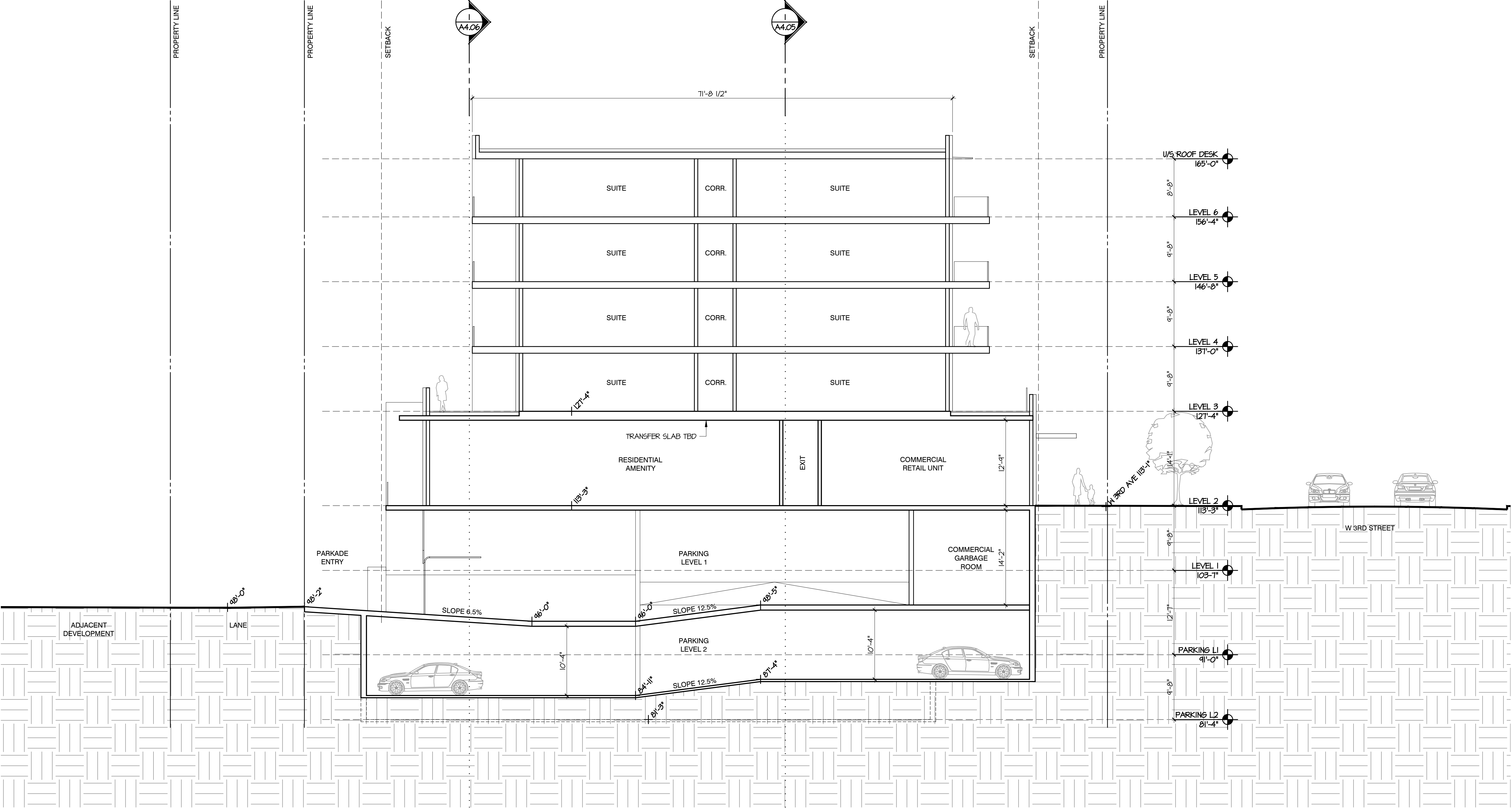


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PROJECT

**MULTI-FAMILY
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DEVELOPMENT**

149 WEST 3RD STREET
CITY OF NORTH VANCOUVER, BC

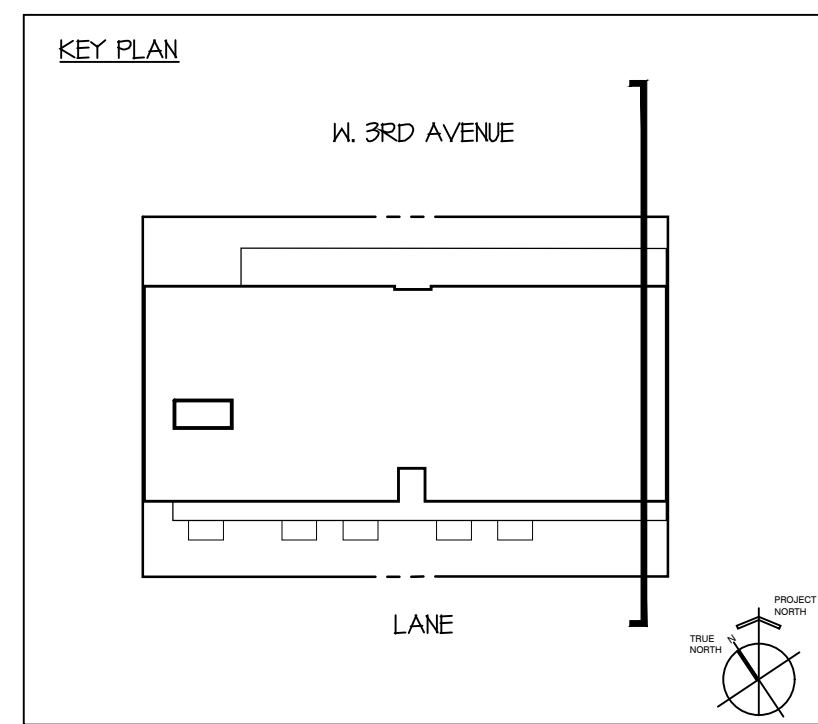
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NORTH-SOUTH**

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A4.03



CLIENT



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MULTI-FAMILY RESIDENTIAL AND COMMERCIAL DEVELOPMENT

149 WEST 3RD STREET
CITY OF NORTH VANCOUVER, BC

BUILDING SECTION NORTH-SOUTH

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PROJECT A223579

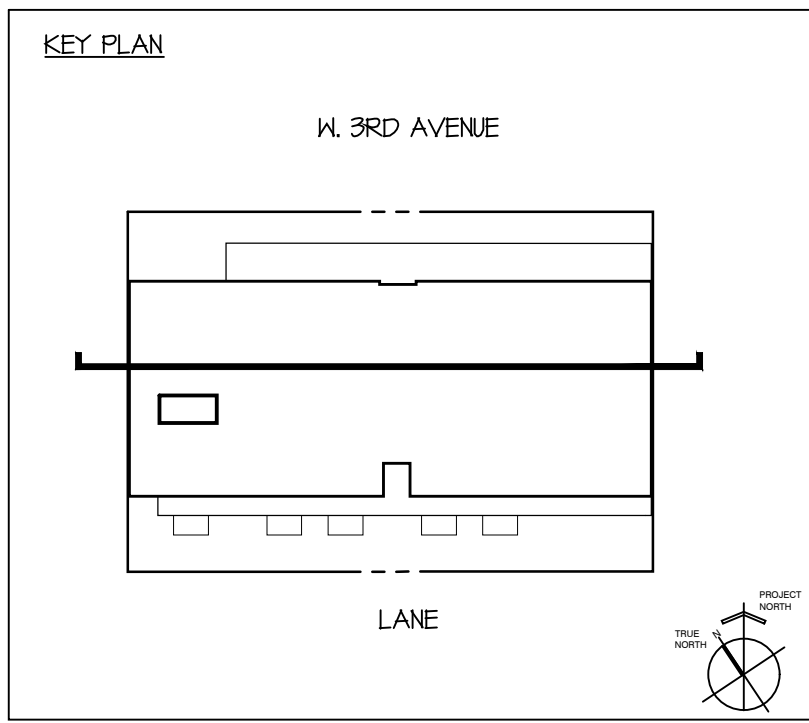
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SCALE 1/8" = 1'-0"

DATE OCT. 16, 2023



A4.04

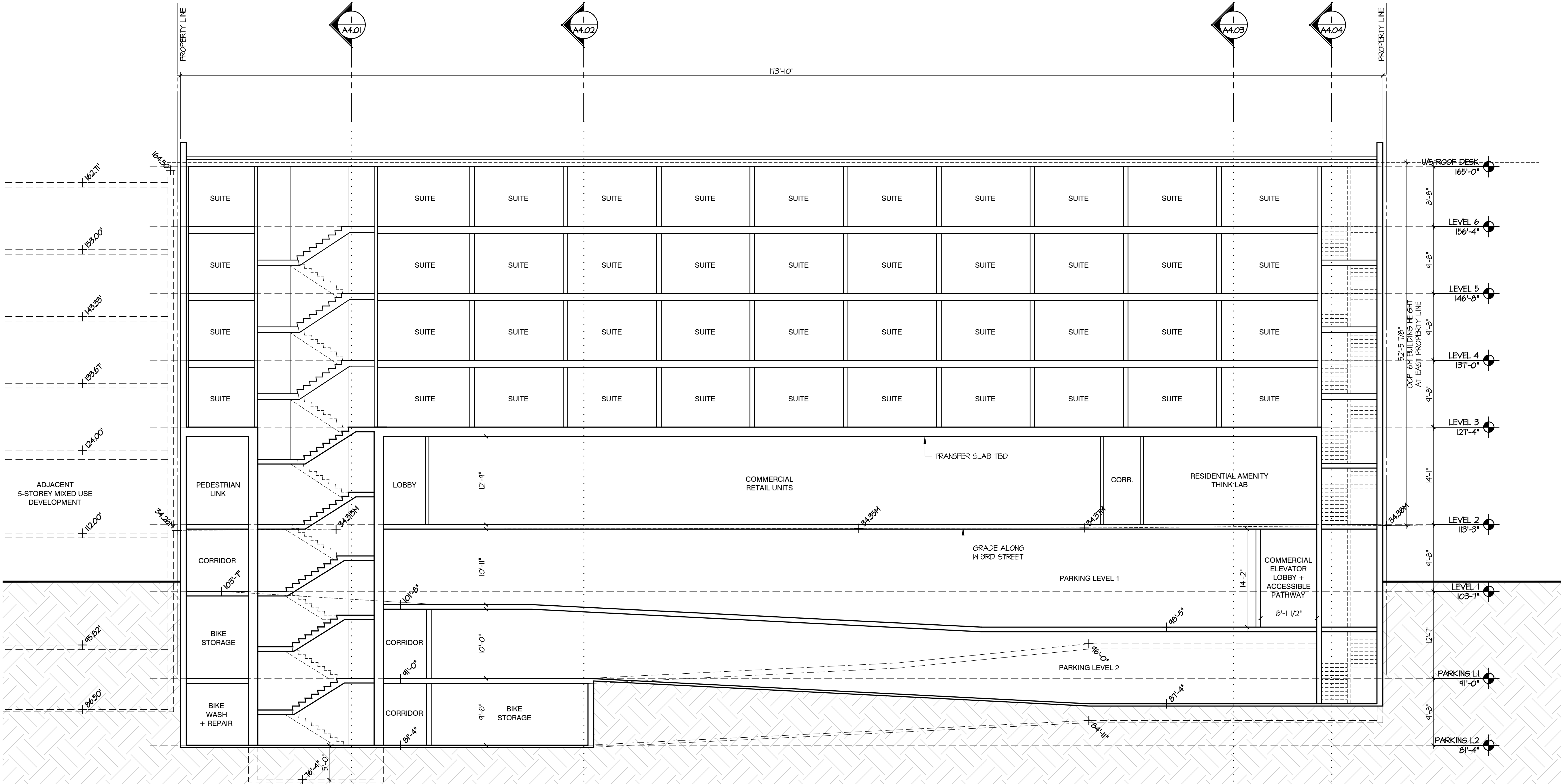


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PROJECT

**MULTI-FAMILY
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DEVELOPMENT**
149 WEST 3RD STREET
CITY OF NORTH VANCOUVER, BC

**BUILDING SECTION
EAST-WEST**

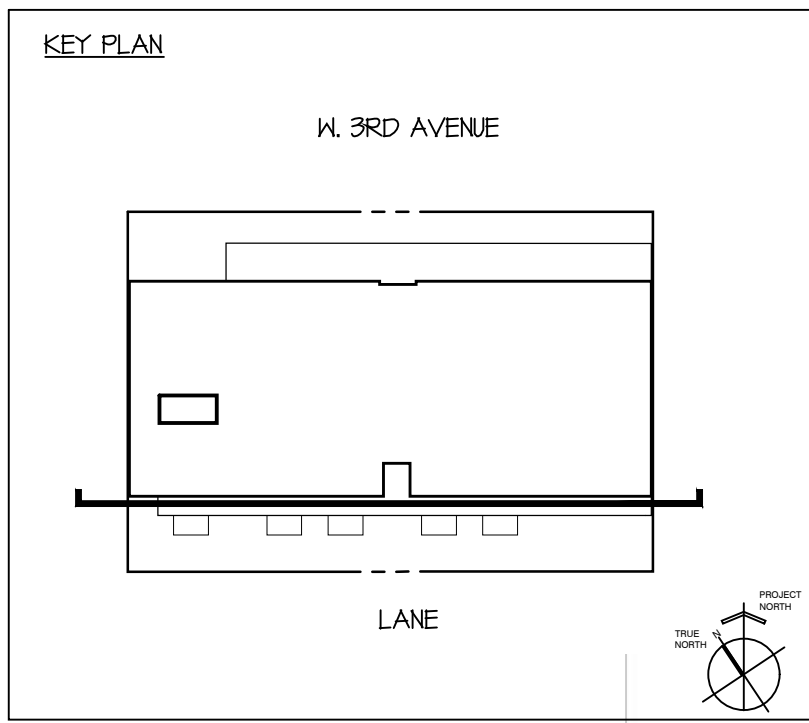
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A4.05



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PROJECT

**MULTI-FAMILY
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DEVELOPMENT**
149 WEST 3RD STREET
CITY OF NORTH VANCOUVER, BC

**BUILDING SECTION
EAST-WEST**

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A4.06

COMMERCIAL + VISITOR PARKING SUMMARY
16 PARKING STALLS + 1 LOADING PROVIDED OVERALL
13 REGULAR, 3 H/C, 1 LOADING STALL

COMMERCIAL PARKING
11 STALLS REQUIRED, 11 STALLS PROVIDED
7 REGULAR, 1 H/C, 3 OVERLAP WITH VISITOR

RESIDENTIAL VISITOR
8 STALLS REQUIRED, 8 STALLS PROVIDED
3 REGULAR, 2 H/C, 3 OVERLAP WITH COMMERCIAL

RESIDENTIAL PARKING SUMMARY
46 STALLS (6 H/C) REQUIRED, 50 STALLS (6 H/C) PROVIDED
44 REGULAR, 6 H/C
1 DOG GROOMING ROOM

COMMERCIAL BIKE SUMMARY
2 SECURE REQUIRED, 2 SECURE PROVIDED
6 SHORT-TERM REQUIRED, 6 SHORT-TERM PROVIDED
+ END DESTINATION FACILITY

RESIDENTIAL BIKE SUMMARY
120 SECURE REQUIRED, 140 SECURE PROVIDED
12 SHORT-TERM REQUIRED, 12 SHORT-TERM PROVIDED
1 BIKE WASH + REPAIR ROOM

W. 3RD STREET

CLIENT



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ADJACENT
5-STOREY
MIXED-USE
DEVELOPMENT

ADJACENT
4-STOREY
MIXED-USE
DEVELOPMENT

PROJECT
**MULTI-FAMILY
RESIDENTIAL AND COMMERCIAL
DEVELOPMENT**
149 WEST 3RD STREET
CITY OF NORTH VANCOUVER, BC

**FLOOR PLAN
LEVEL 1
AREA OVERLAY**

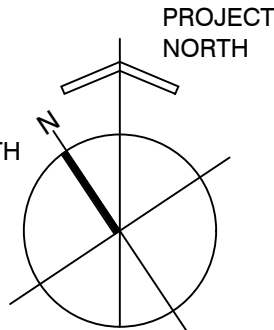
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DATE OCT. 16, 2023

A5.01

RESIDENTIAL GFA CIRCULATION COMMERCIAL GFA LOBBY (RESIDENTIAL) PRIMARY STAIR AMENITY ADAPTABLE (LEVEL 2) HRV EXTERIOR WALL PARKING/ MECH./ STORAGE





CLIENT



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NO.	DATE	REVISION
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ADJACENT
5-STOREY
MIXED-USE
DEVELOPMENT

ADJACENT
4-STOREY
MIXED-USE
DEVELOPMENT

PROJECT

**MULTI-FAMILY
RESIDENTIAL AND COMMERCIAL
DEVELOPMENT**
149 WEST 3RD STREET
CITY OF NORTH VANCOUVER, BC

**FLOOR PLAN
LEVEL 3
AREA OVERLAY**

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A5.03



NO.	DATE	ISSUE
1	2023.10.16	ISSUED FOR DP VARIANCE

NO.	DATE	REVISION
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ADJACENT
5-STOREY
MIXED-USE
DEVELOPMENT

ADJACENT
4-STOREY
MIXED-USE
DEVELOPMENT

PROJECT

**MULTI-FAMILY
RESIDENTIAL AND COMMERCIAL
DEVELOPMENT**
149 WEST 3RD STREET
CITY OF NORTH VANCOUVER, BC

**FLOOR PLAN
LEVEL 4 TO 6
AREA OVERLAY**

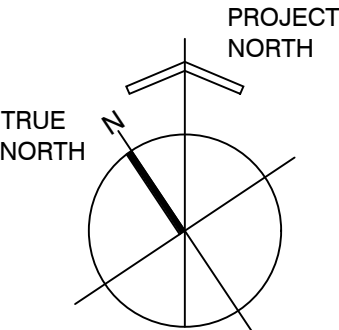
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PROJECT	A223579
DRAWN	SS
CHECKED	NC
SCALE	1/8" = 1'-0"
DATE	OCT. 16, 2023

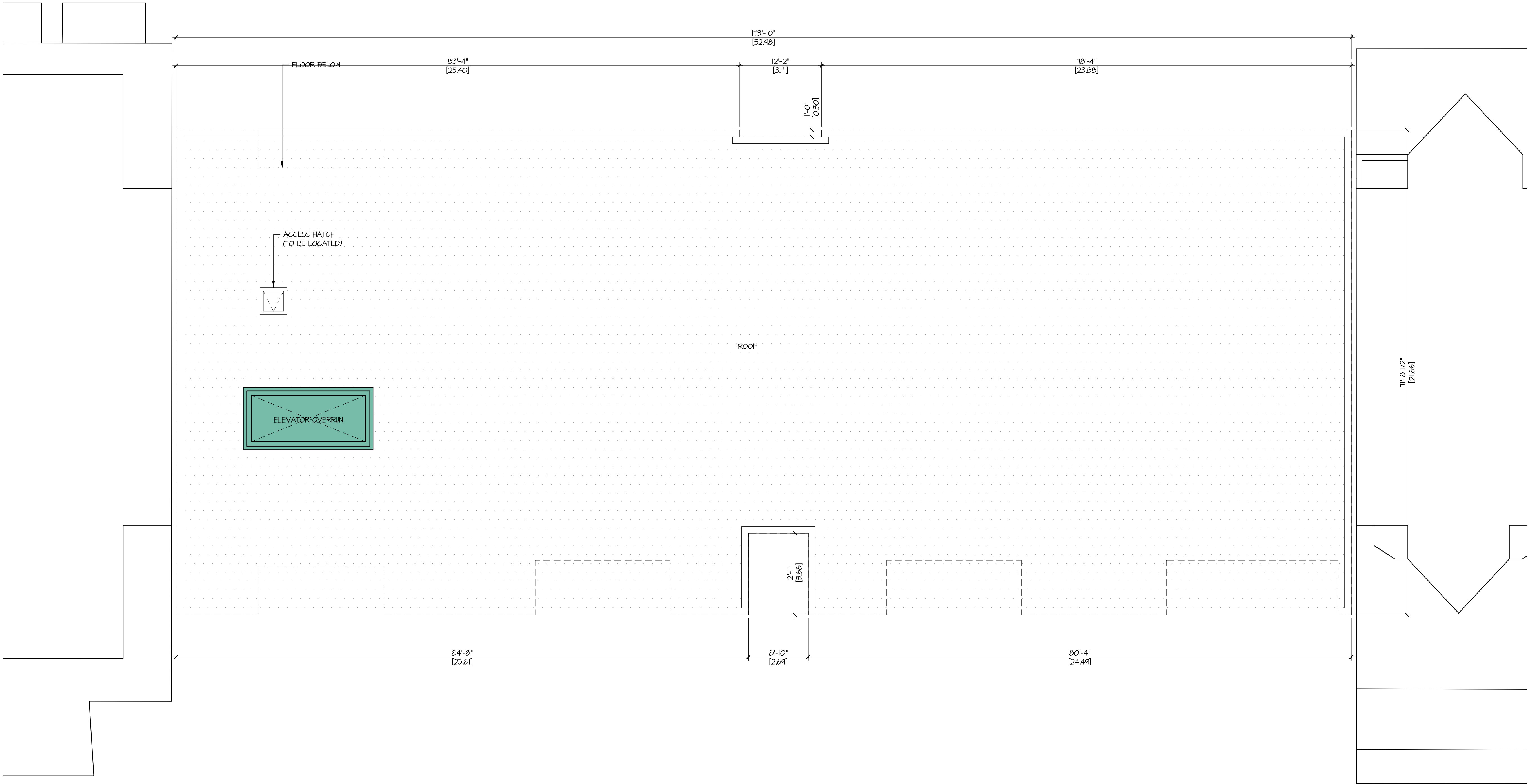
A5.04

- RESIDENTIAL GFA
- CIRCULATION
- COMMERCIAL GFA
- LOBBY (RESIDENTIAL)
- PRIMARY STAIR
- AMENITY
- ADAPTABLE (LEVEL 2)
- HRV
- EXTERIOR WALL
- PARKING/ MECH./ STORAGE



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PROJECT

**MULTI-FAMILY
RESIDENTIAL AND COMMERCIAL
DEVELOPMENT**
149 WEST 3RD STREET
CITY OF NORTH VANCOUVER, BC

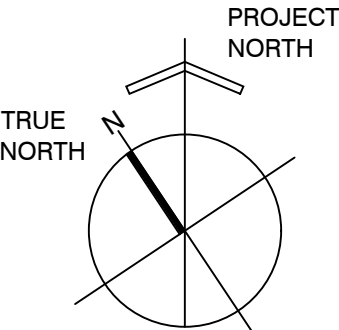
**ROOF PLAN
AREA OVERLAY**

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PROJECT A223579
DRAWN SS CHECKED NC

SCALE 1/8" = 1'-0"
DATE OCT. 16, 2023



- RESIDENTIAL GFA
- CIRCULATION
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