

149 WEST 3RD AVENUE

Development Variance Permit (DVP) | 10.10.2023



CLIENT



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

CLIENT



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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.

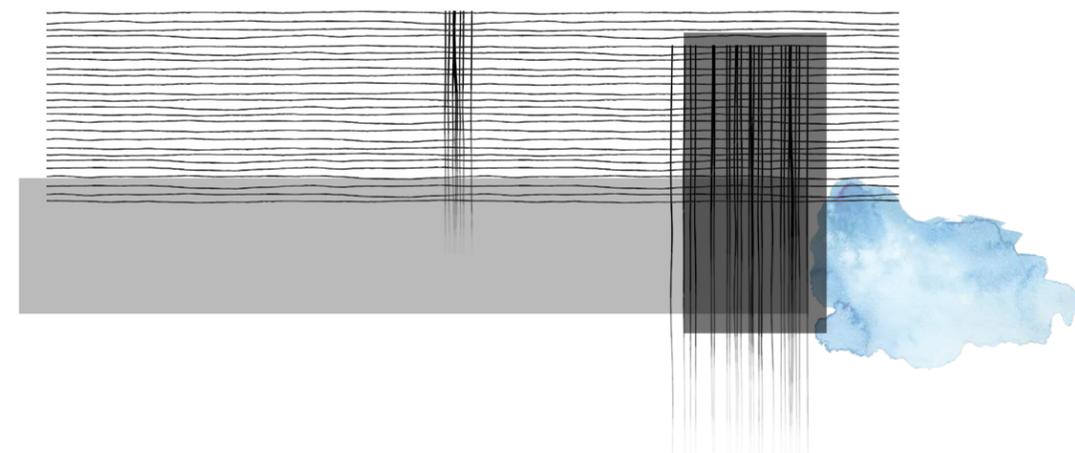
The proposal is comprised of the following key aspects:

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.



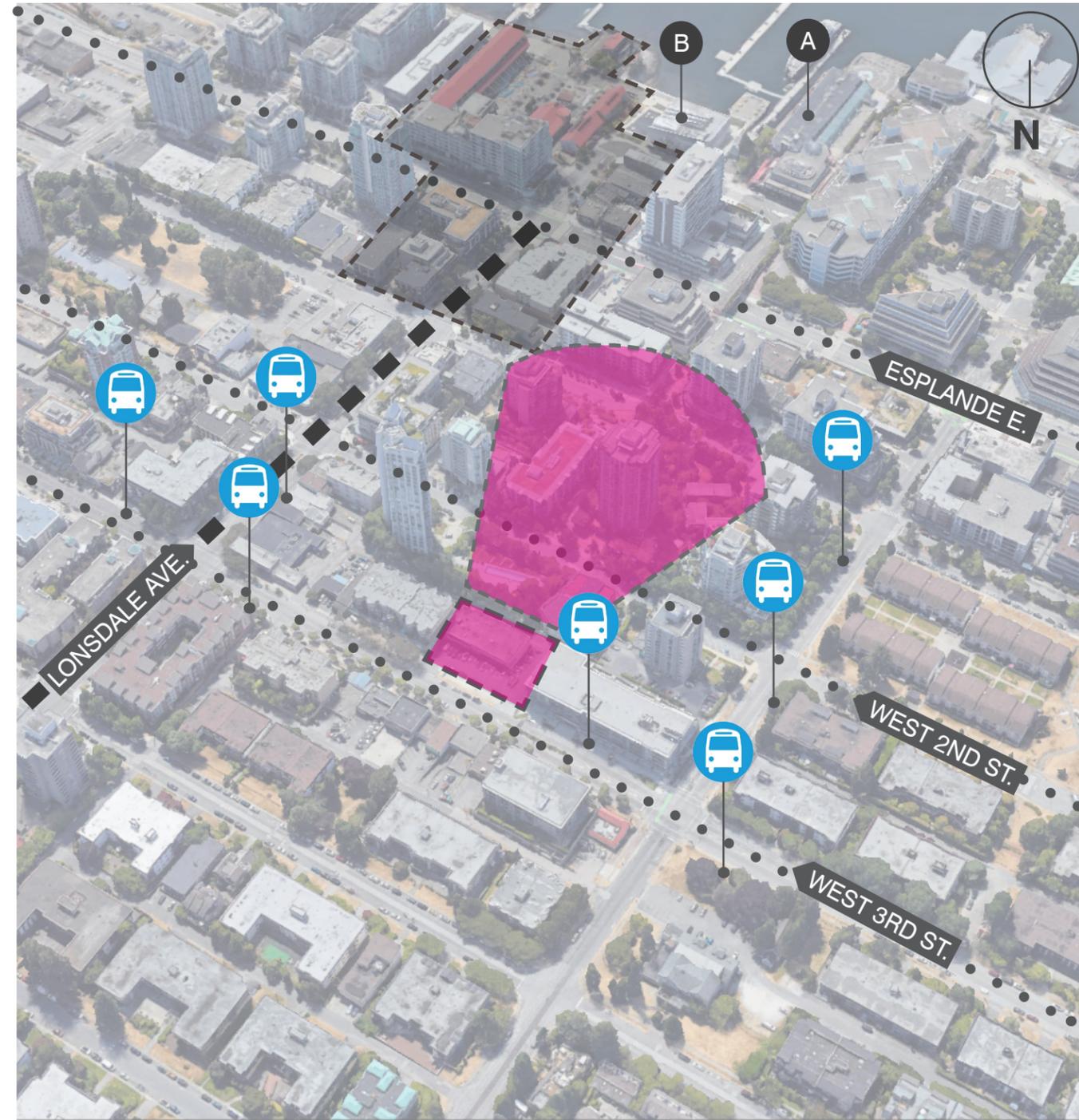
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 EXECUTIVE SUMMARY

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.



- Primary View Corridor
- Major Arterial Road
- Minor Arterial Road
- Heritage District
- Lonsdale Quay *A*
- The Polygon Gallery *B*

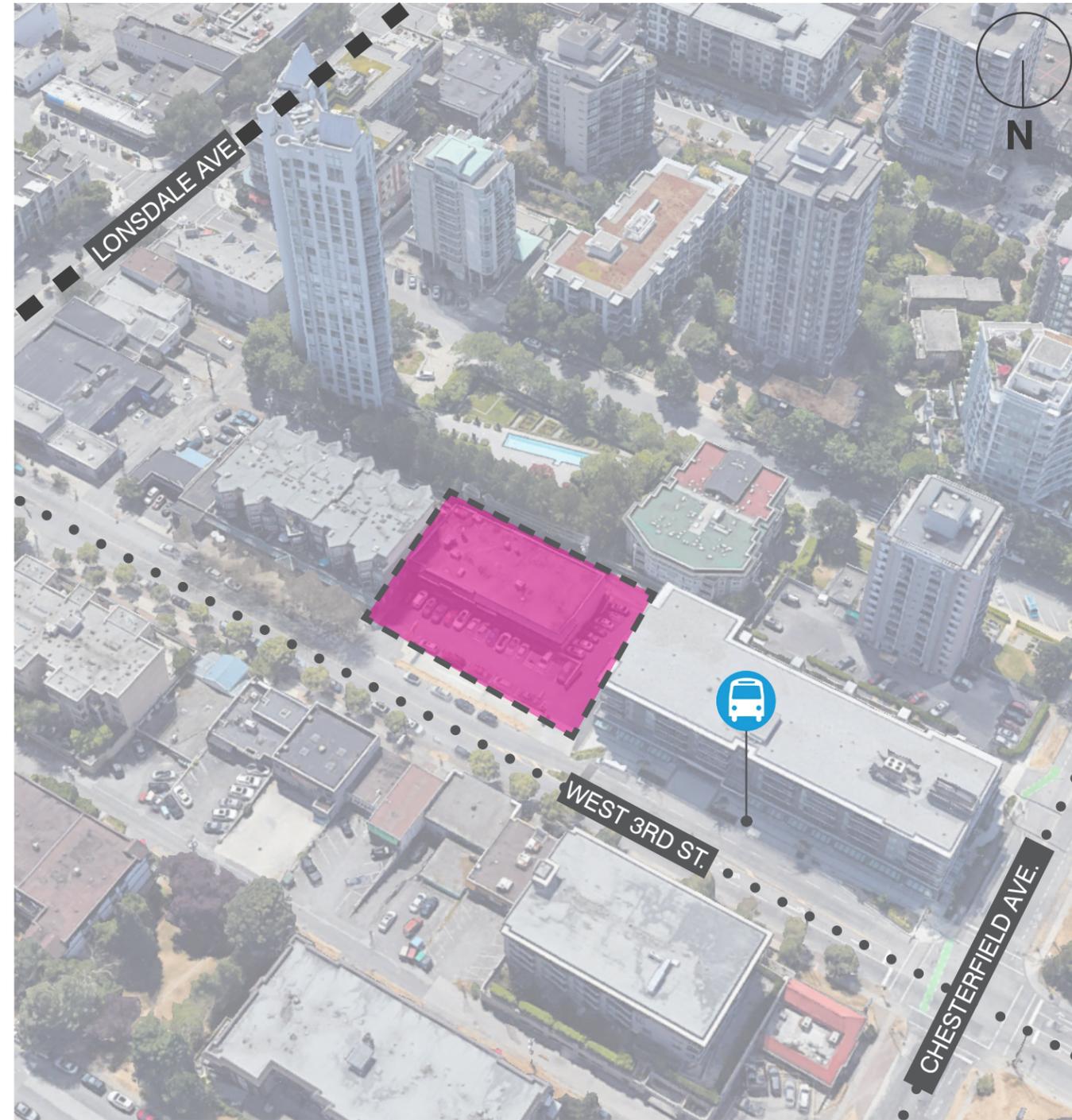


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 SITE DESCRIPTION

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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 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



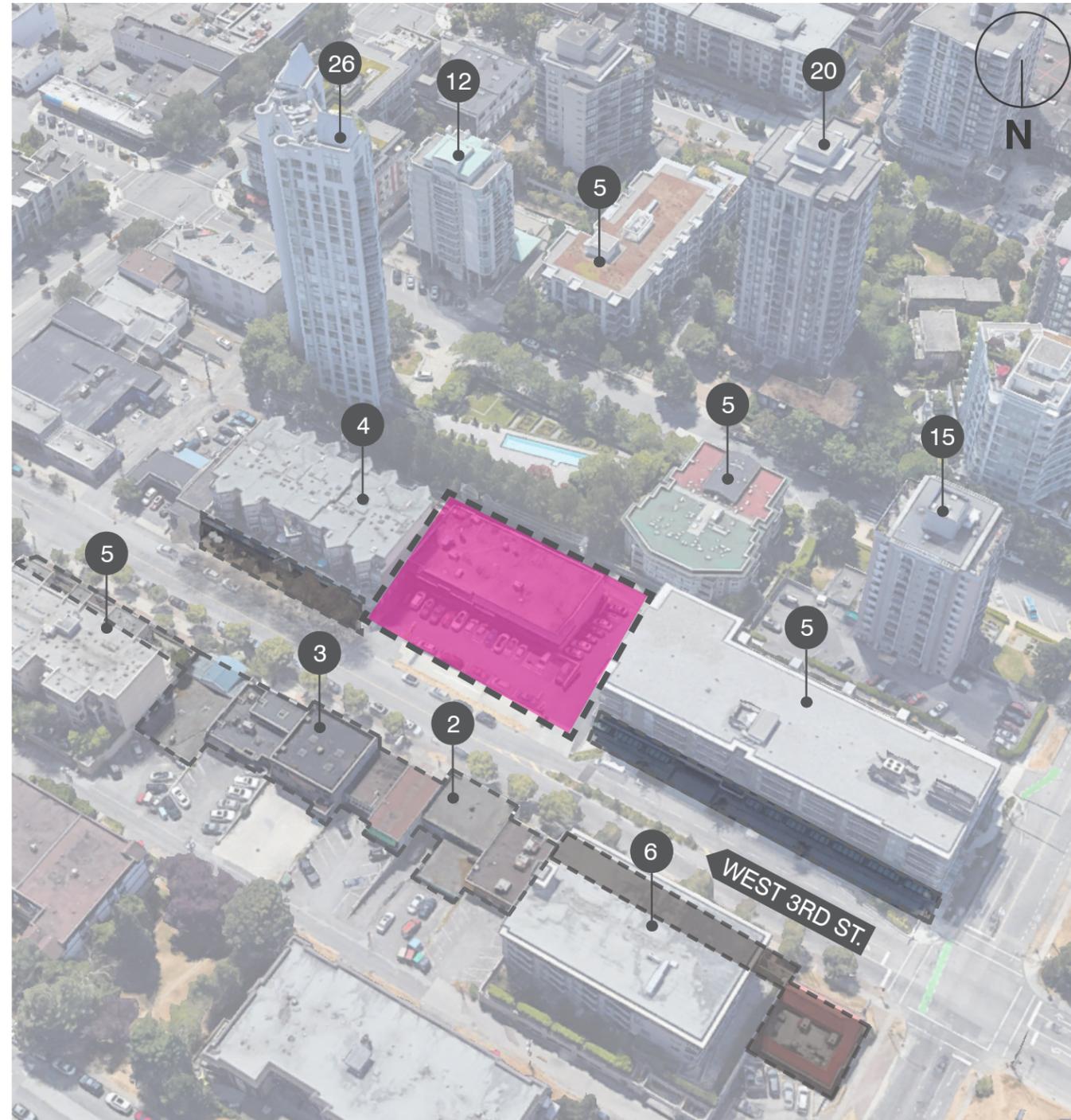
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CURRENT SITE CONDITIONS

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.

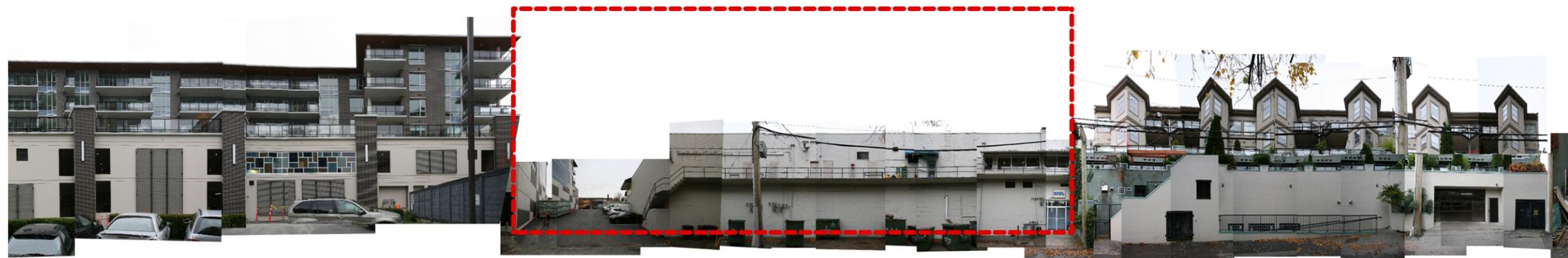


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 NEIGHBOURHOOD OVERVIEW

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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ELEVATIONS

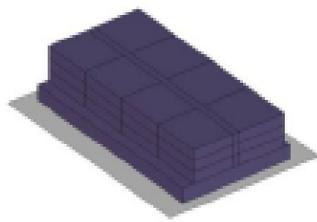
3.1 APPLICABLE ZONING, POLICIES PLANS & GUIDELINES

Current Zoning: CD-744 (Comprehensive Development)

Land-Use Designation: Mixed-Use Level 3 (Medium Density)

Other documents include:

- Official Community Plan Bylaw, 2014, No. 8400;
- Zoning Bylaw, 1995, No. 6700;
- Density Bonus and Community Amenity Policy
- Housing Action plan
- Community Energy Emissions Plan



Purpose To allow for a mix of higher-density multi-family and commercial uses to strengthen the City's major arterial roads and corridors, including a mix of retail and office space on lower floors and residential apartments on upper floors.

Form A mix of building forms and sizes. Heights are limited as indicated in the Land Use map (Schedule A in Appendix 1.0).

Max Density 2.3 FSR

Max Bonus A maximum increase of 0.5 FSR may be considered when public benefits are provided as per Section 2.2.



Land Use Designation

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

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

- Maximum Building Heights in Metres
- Special Study Area
- City Boundary



PROJECT

MULTI-FAMILY RESIDENTIAL AND COMMERCIAL DEVELOPMENT

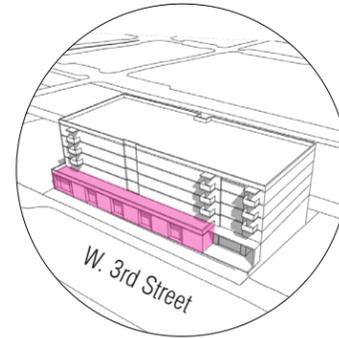
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SECTION III
APPLICABLE ZONING, POLICIES PLANS & GUIDELINES

3.2 VARIANCE RATIONALE

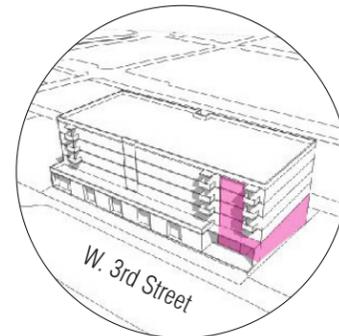
The multi-use residential and commercial development consists of 100% rental units with 94% Level 2 Adaptable design. The residential program includes a diverse mix of various unit types and sizes, promoting greater housing options for people of all ages and circumstances. The residential program includes 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.



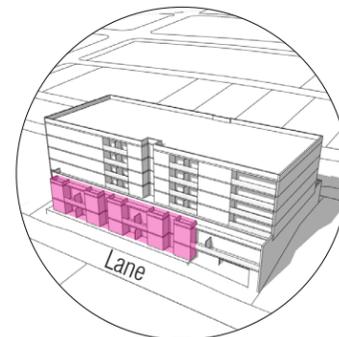
Commercial Podium

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.



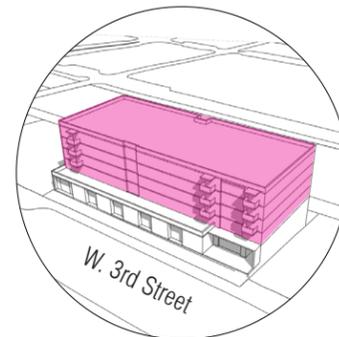
Residential Lobby and Pedestrian Link

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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 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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 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 sustainability 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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 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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 CPTED

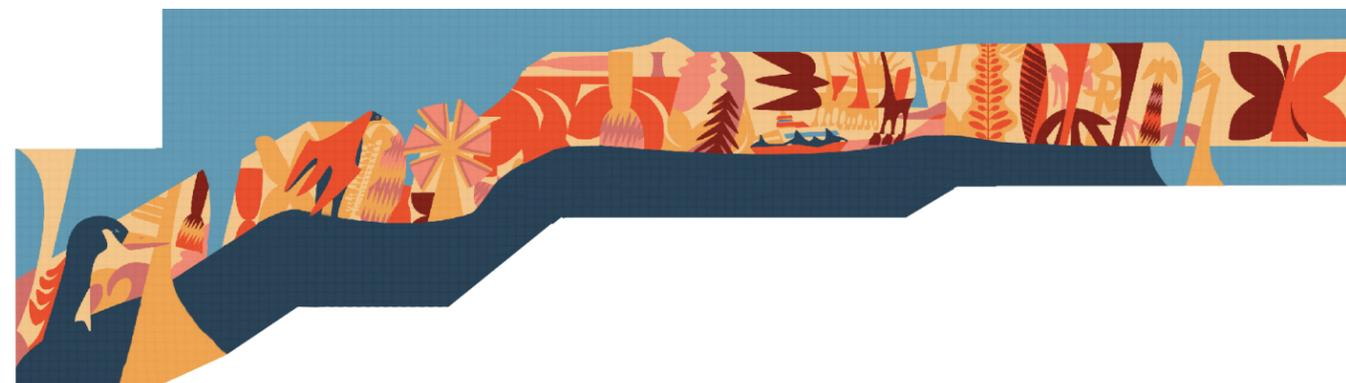
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3.5 PUBLIC ART



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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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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ACTIVE + ADAPTABLE DESIGN

4.1 GUIDING PRINCIPLES

FORM

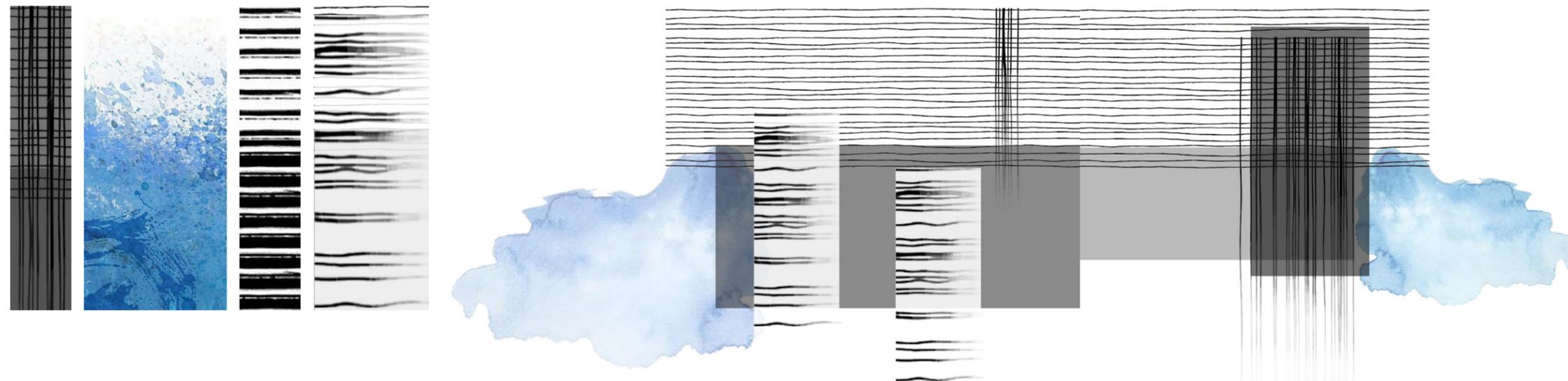
Inset balconies along the lane help to reduce the impact on surrounding residents. The residential entrance has been pushed back, creating separation from the commercial frontage volume while defining the residential arrival experience and the pedestrian connection.

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

4.2 DESIGN LANGUAGE



1. Paintworks Apartment - Bristol, UK



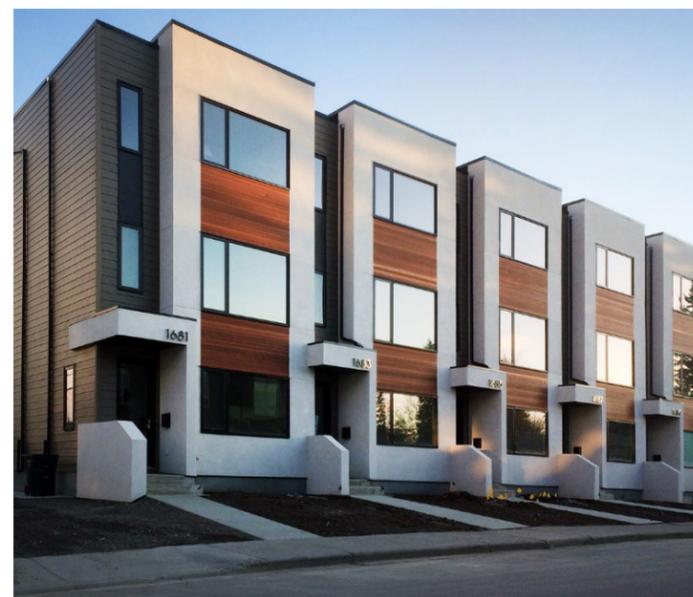
2. Orchard Commons - UBC



3. Exchange Residence - UBC



4. Residence & Dining Hall - SFU



5. Parcside Townhomes - Calgary, AB



6. Envoy - Sacramento, CA

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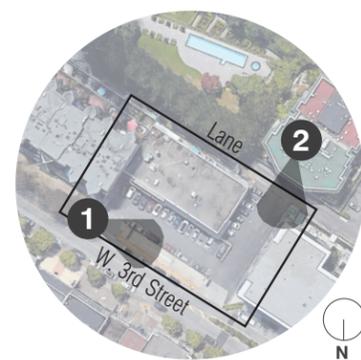
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DESIGN LANGUAGE

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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 INTEGRATION INTO
 STREETScape

4.3 USE & DENSITY

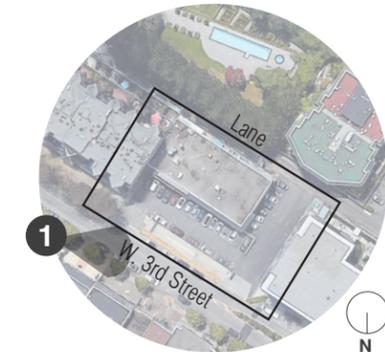
This rezoning and development application proposes to redevelop the existing property to allow for the following:

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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 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



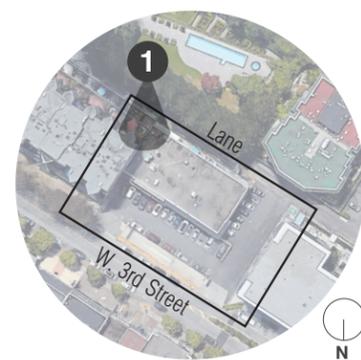
2. View of parkade entrance from the southeast corner of the site on the south lane



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 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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 149 WEST 3RD AVENUE
 CITY OF NORTH VANCOUVER, BC
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.



PROJECT
 MULTI-FAMILY
 RESIDENTIAL AND
 COMMERCIAL DEVELOPMENT
 149 WEST 3RD AVENUE
 CITY OF NORTH VANCOUVER, BC
 SECTION IV
 FORM, HEIGHT & MATERIALS

CLIENT



SPRING SOLSTICE



March 21 10:00 AM

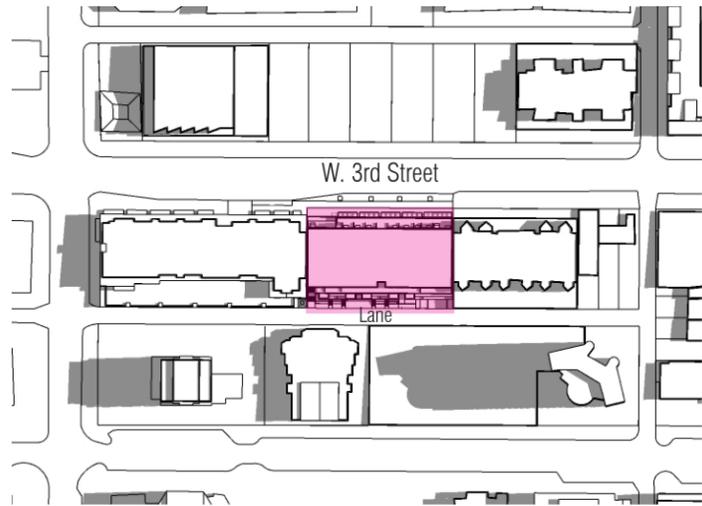


March 21 12:00 PM



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



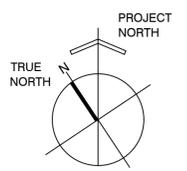
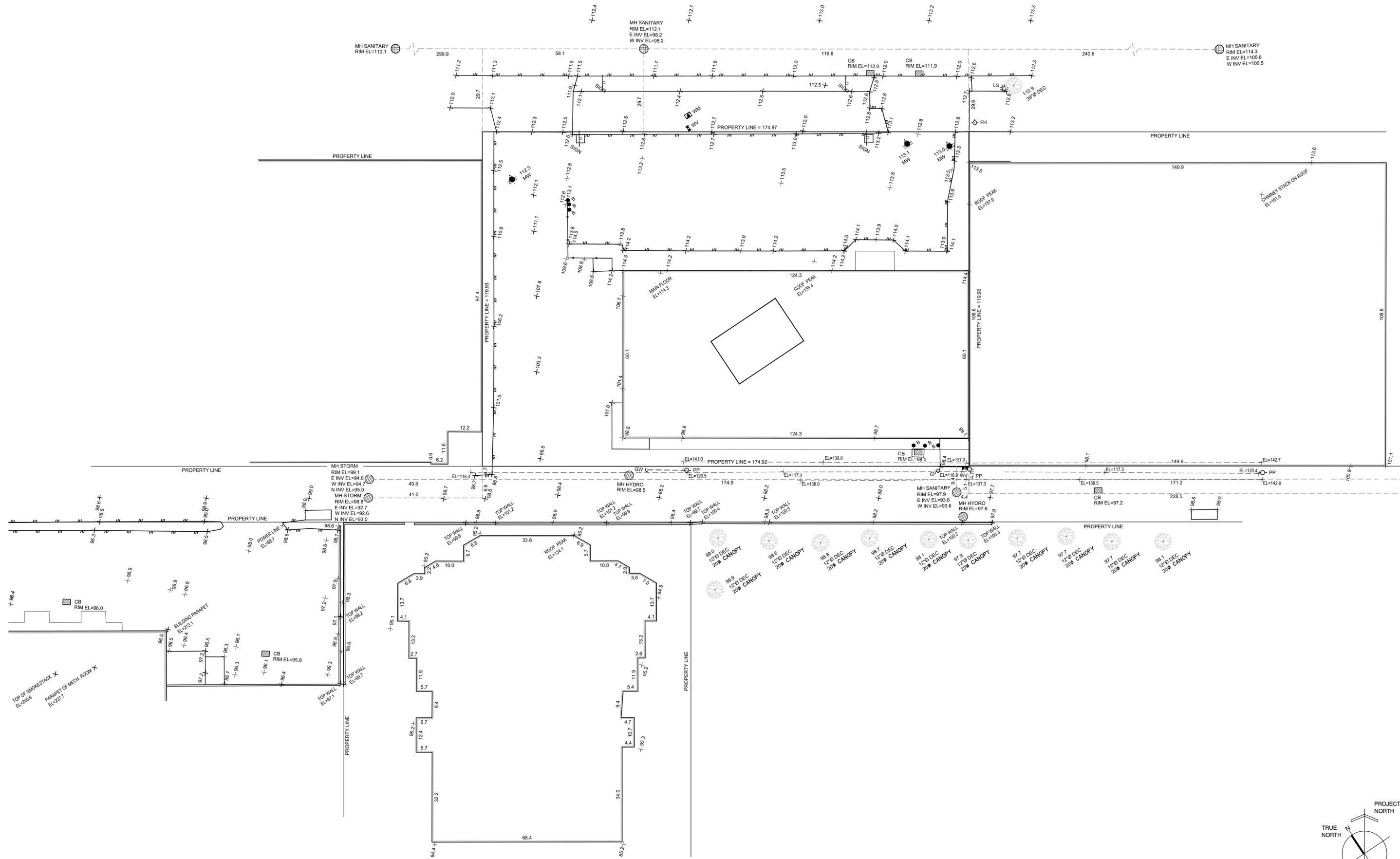
December 21 12:00 PM



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



A0.02 SURVEY

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

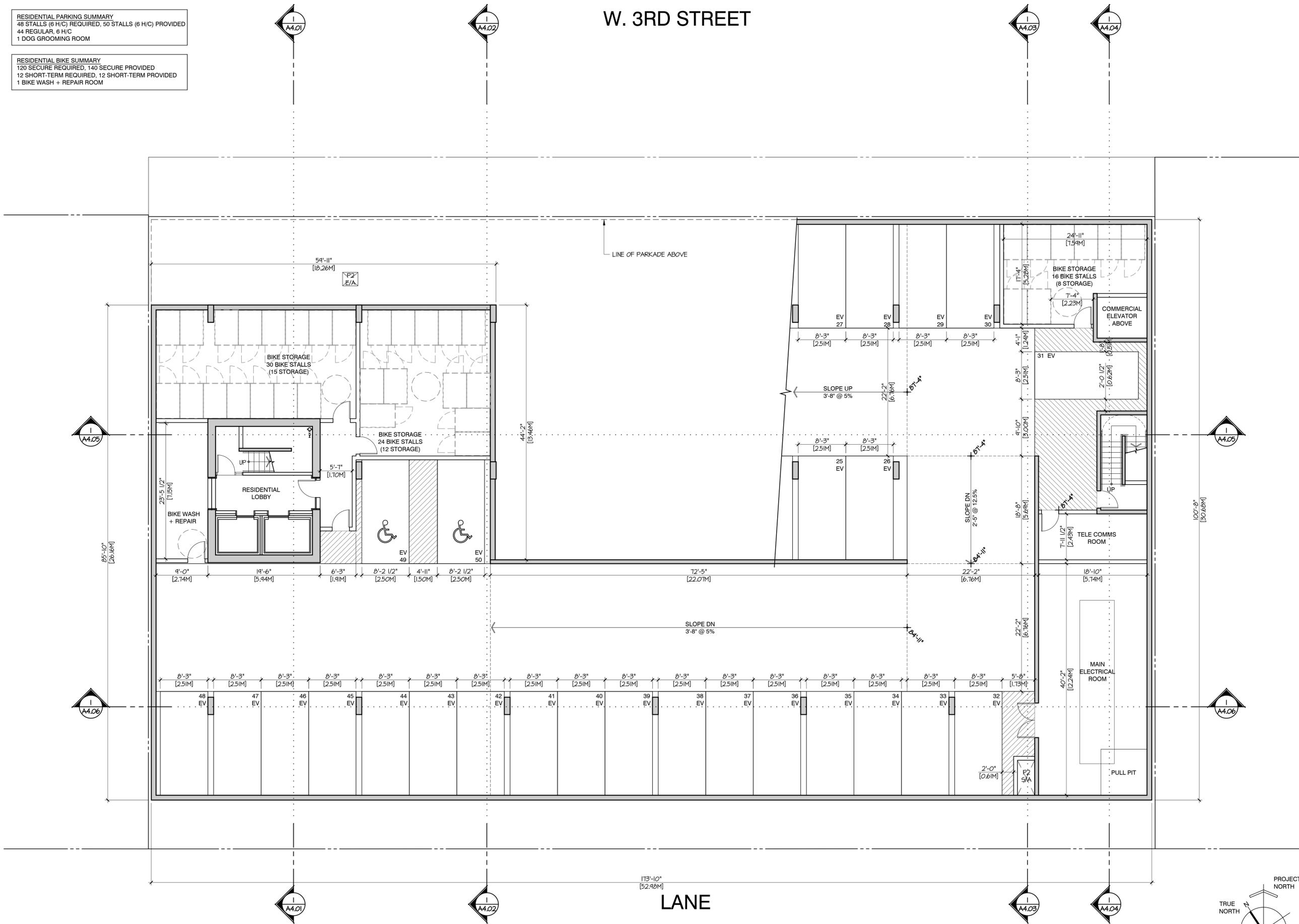
W. 3RD STREET

CLIENT



NO. | DATE | ISSUE
 1 | 2023.10.16 | ISSUED FOR DP VARIANCE

NO. | DATE | REVISION



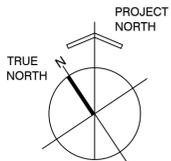
PROJECT
MULTI-FAMILY RESIDENTIAL AND COMMERCIAL DEVELOPMENT
 149 WEST 3RD STREET
 CITY OF NORTH VANCOUVER, BC

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

CLIENT



NO. | DATE | ISSUE
 1 | 2023.10.16 | ISSUED FOR DP VARIANCE

NO. | DATE | REVISION

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

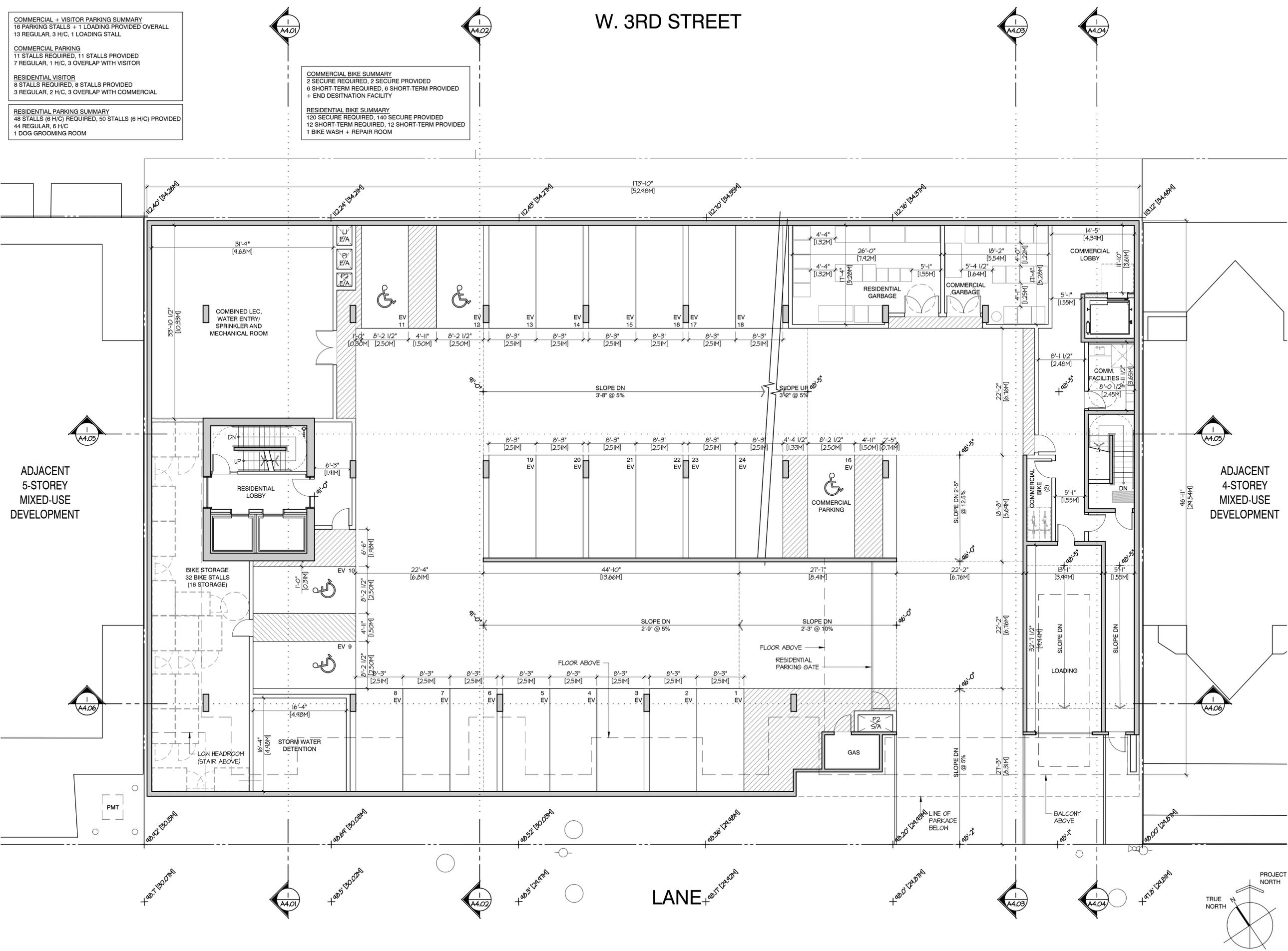
RESIDENTIAL VISITOR
 8 STALLS REQUIRED, 8 STALLS PROVIDED
 3 REGULAR, 2 H/C, 3 OVERLAP WITH COMMERCIAL

RESIDENTIAL PARKING SUMMARY
 48 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



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

**PARKING PLAN
 LEVEL 1**

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

A2.02

CLIENT



NO. | DATE | ISSUE
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NO. | DATE | REVISION

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

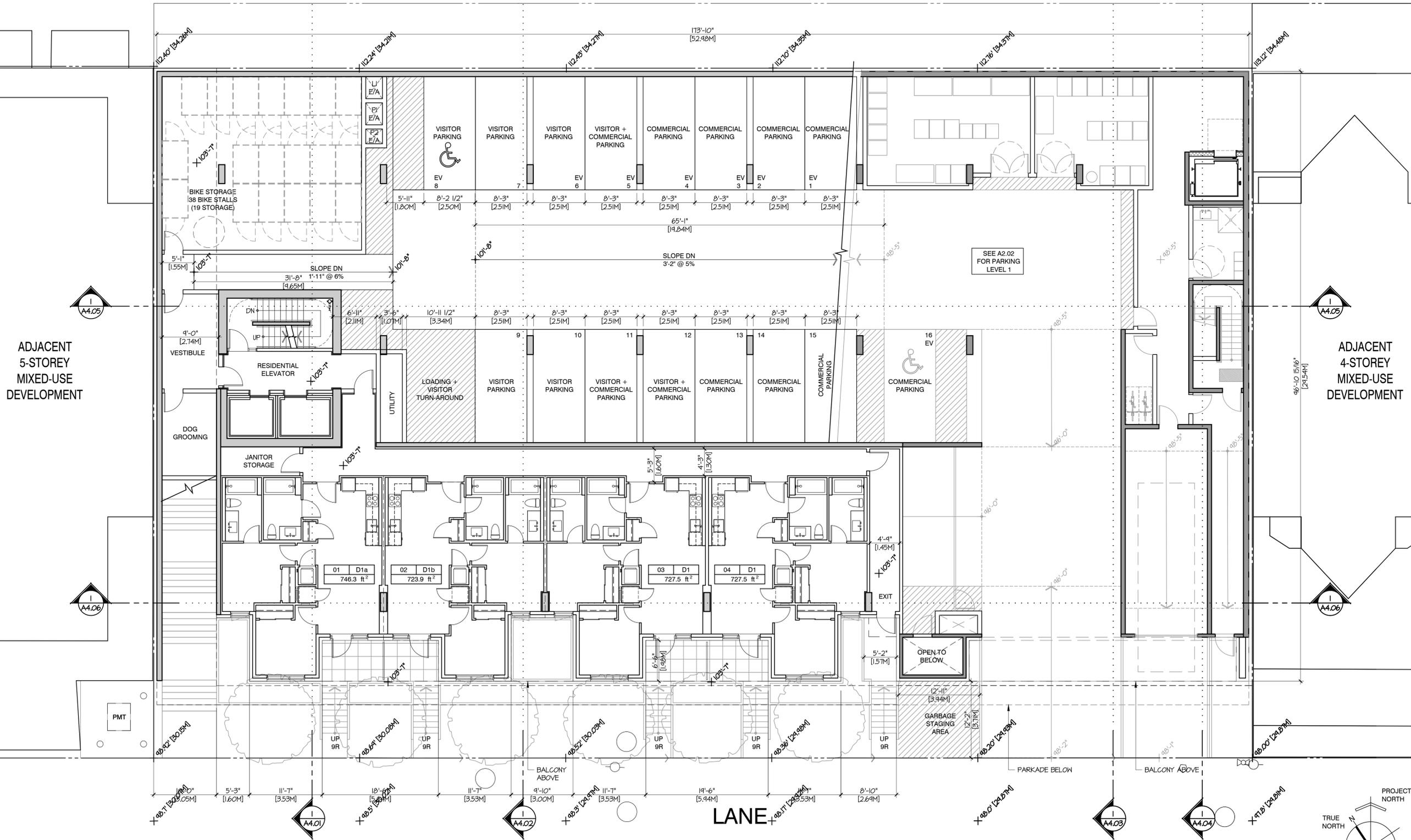
RESIDENTIAL VISITOR
8 STALLS REQUIRED, 8 STALLS PROVIDED
3 REGULAR, 2 H/C, 3 OVERLAP WITH COMMERCIAL

RESIDENTIAL PARKING SUMMARY
48 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



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**

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PROJECT A223579
DRAWN SS CHECKED NC

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

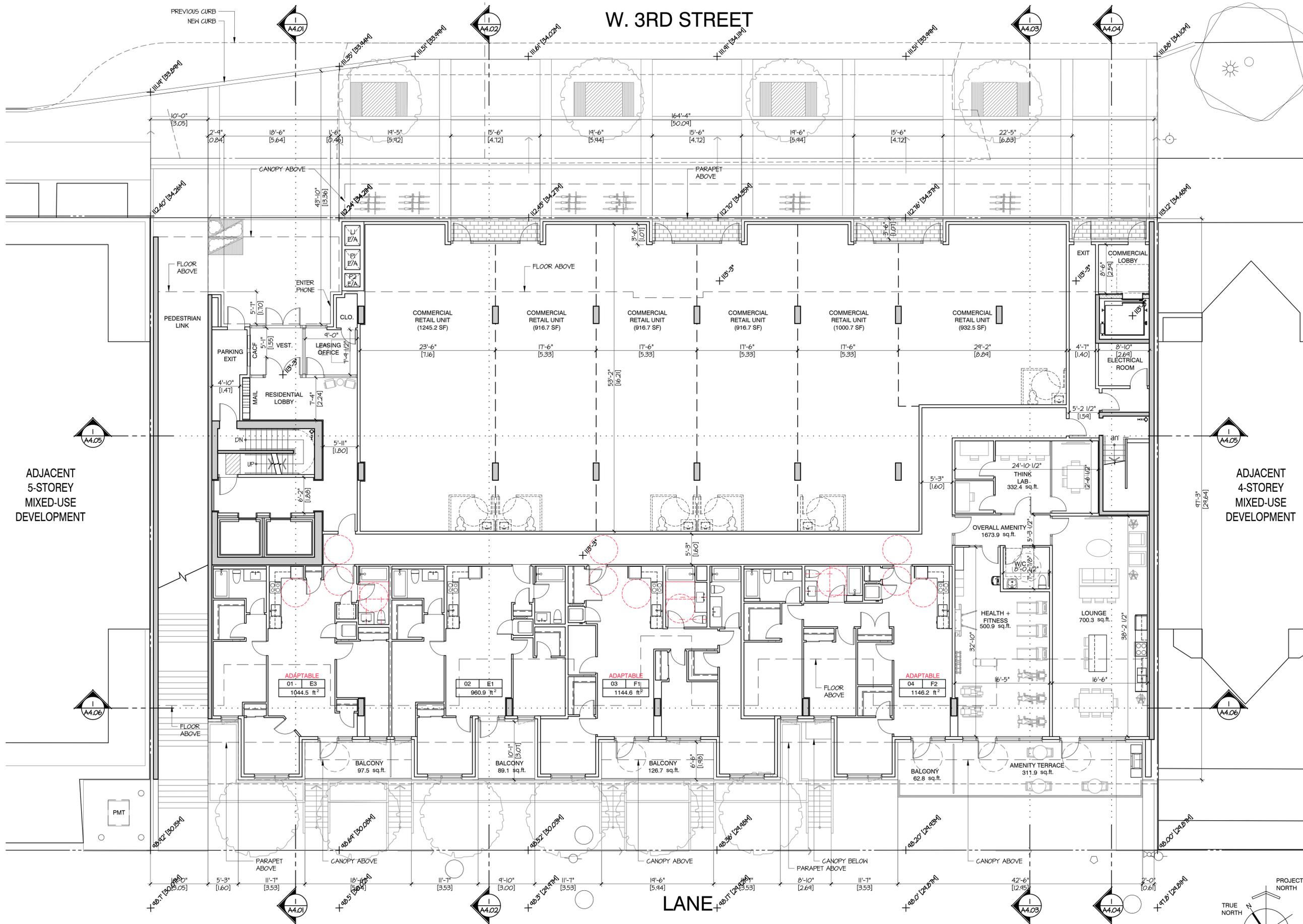
A2.03

CLIENT



NO. | DATE | ISSUE
1 | 2023.10.16 | ISSUED FOR DP VARIANCE

NO. | DATE | REVISION



ADJACENT
5-STOREY
MIXED-USE
DEVELOPMENT

ADJACENT
4-STOREY
MIXED-USE
DEVELOPMENT

PROJECT

**MULTI-FAMILY
RESIDENTIAL AND COMMERCIAL
DEVELOPMENT**

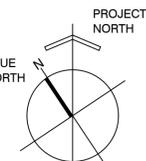
149 WEST 3RD STREET
CITY OF NORTH VANCOUVER, BC

**FLOOR PLAN
LEVEL 2**

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

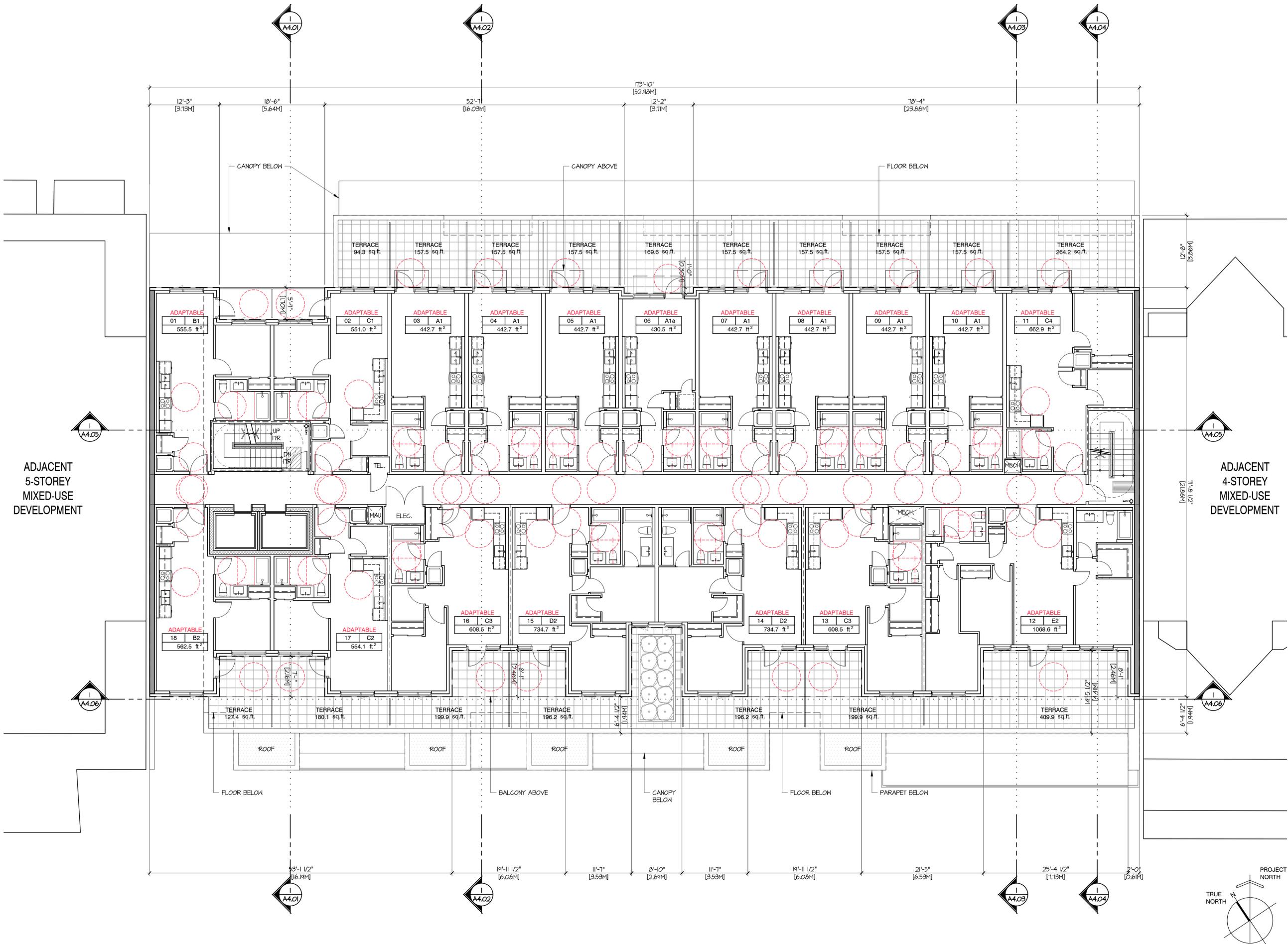


CLIENT



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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 3

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

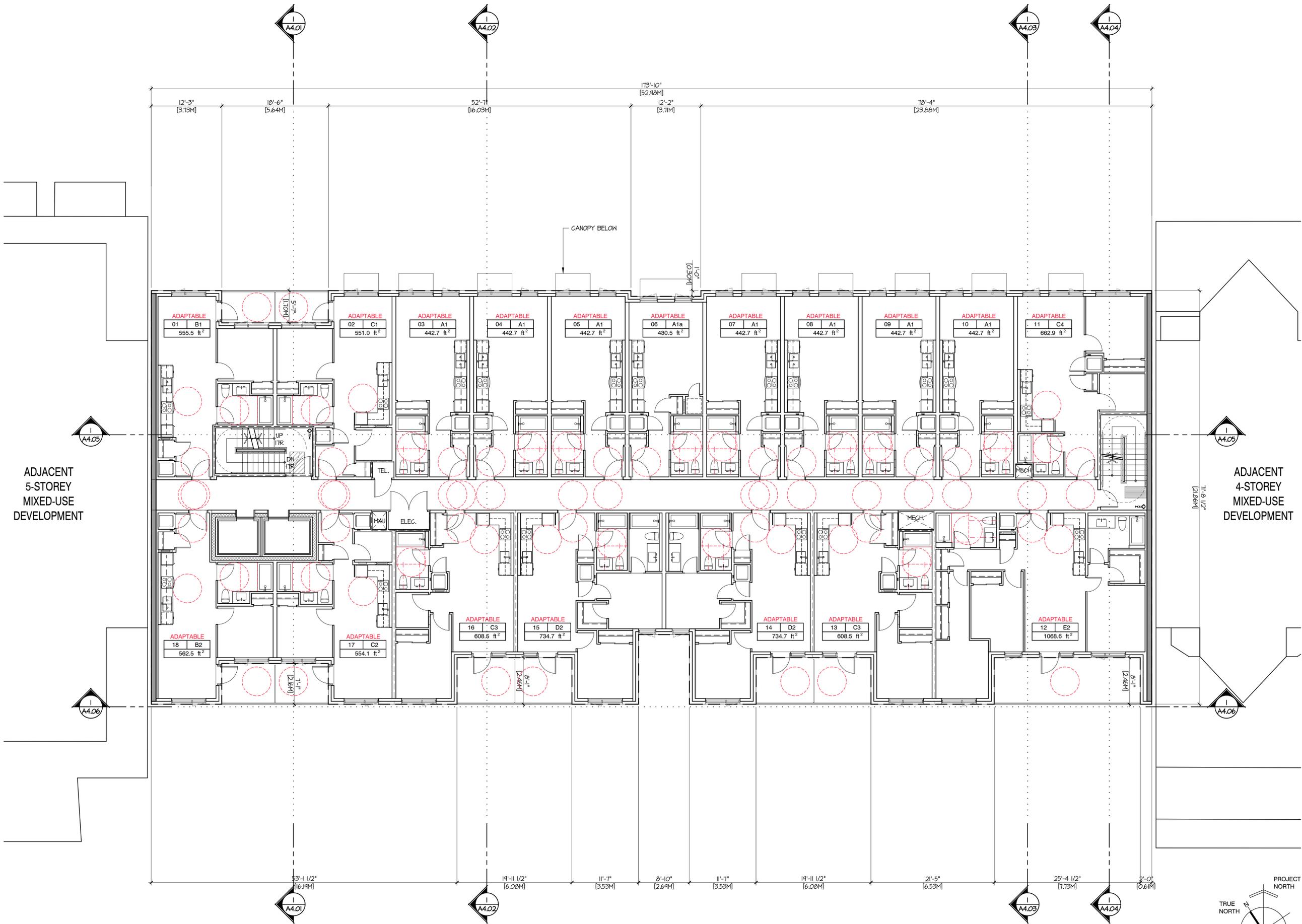
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CLIENT



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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 4**

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DRAWN SS CHECKED NC

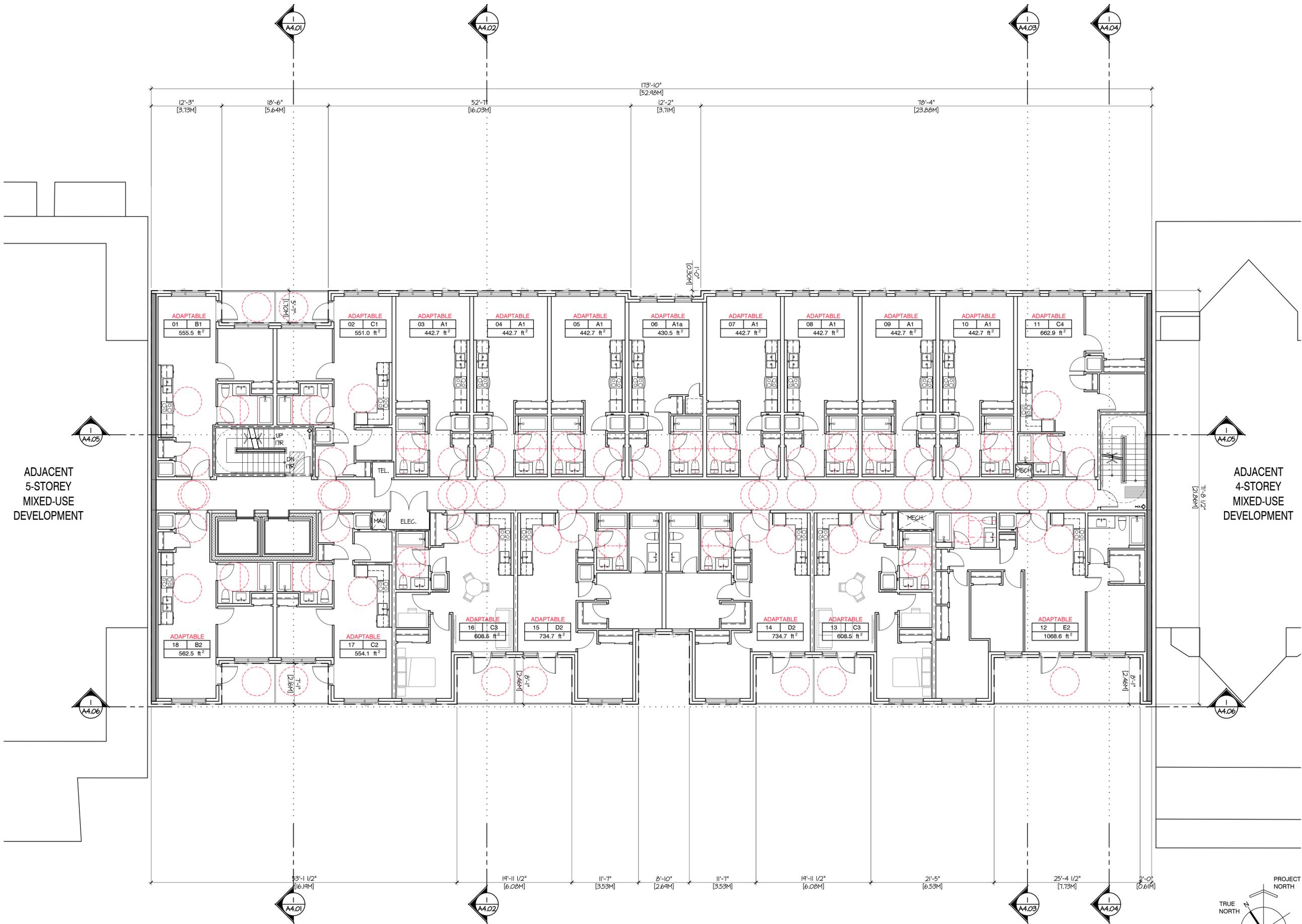
SCALE 1/8" = 1'-0"
DATE OCT. 16, 2023

CLIENT



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1 | 2023.10.16 | ISSUED FOR DP VARIANCE

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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

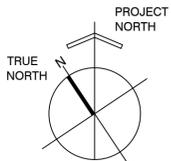
**FLOOR PLAN
LEVEL 5**

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DRAWN SS CHECKED NC

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

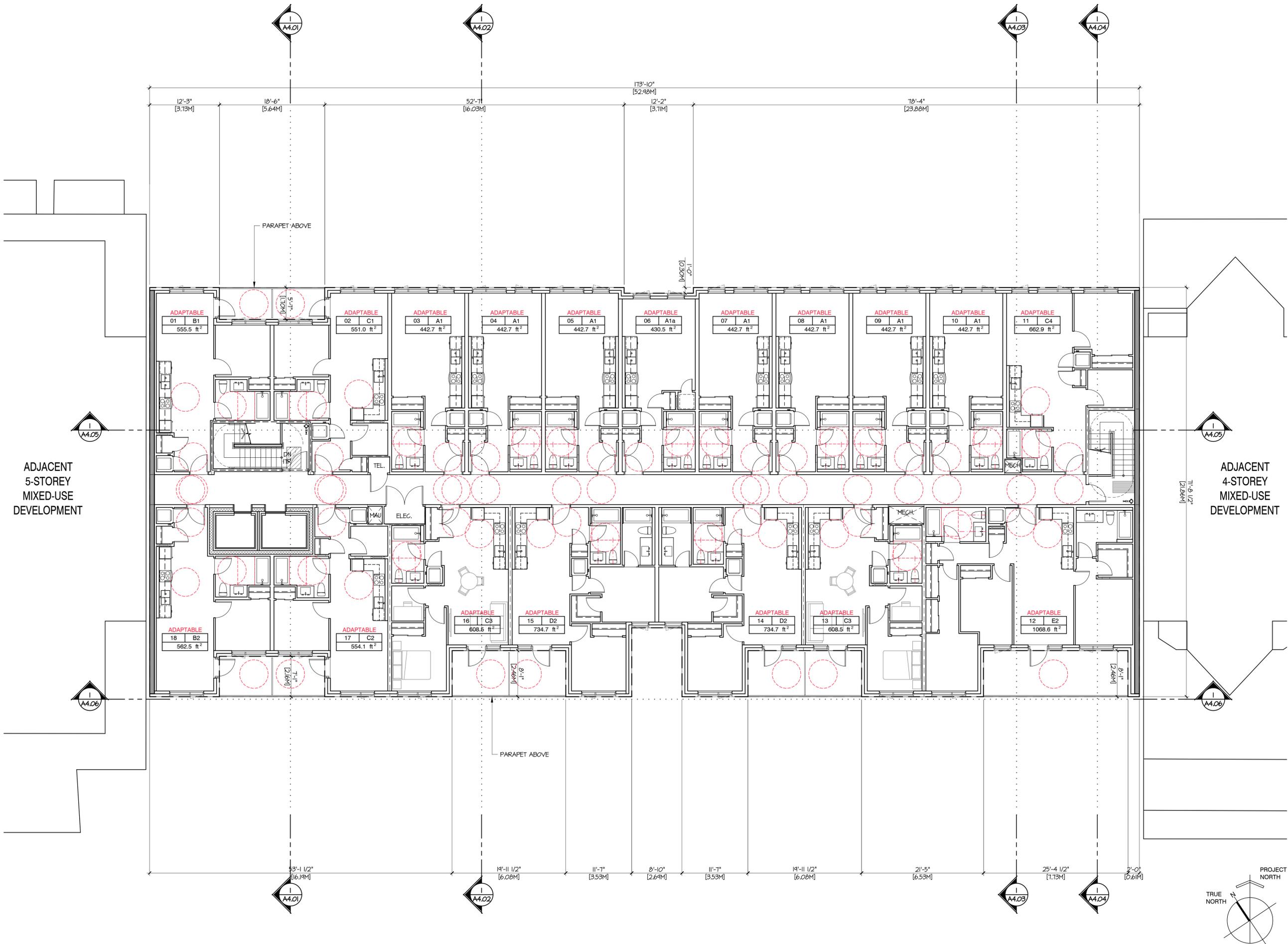


CLIENT



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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

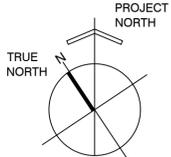
**FLOOR PLAN
LEVEL 6**

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PROJECT A223579
DRAWN SS CHECKED NC

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



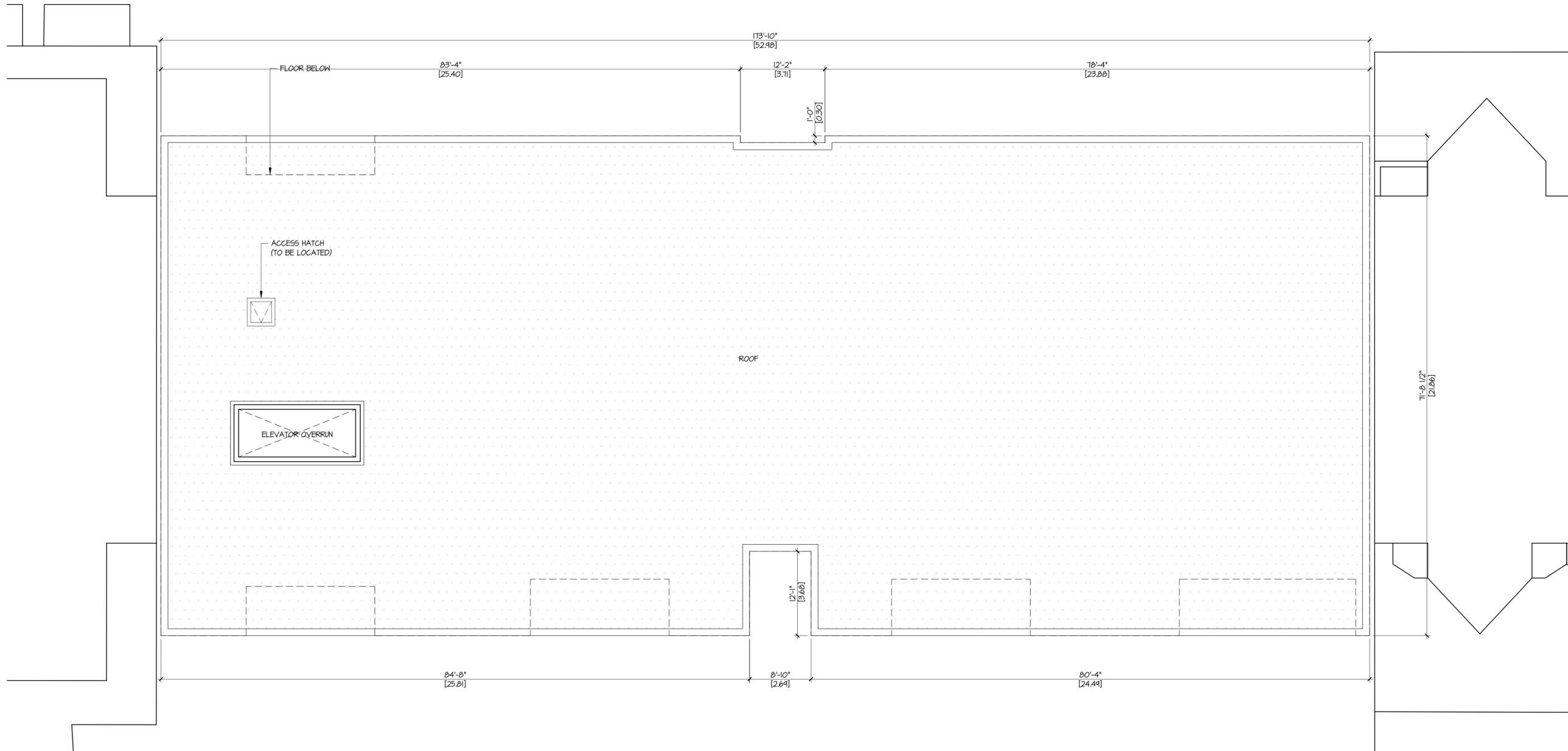
A2.08

CLIENT

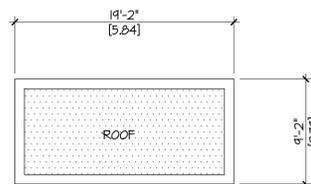


NO.	DATE	ISSUE
1	2023.10.16	ISSUED FOR DP VARIANCE

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

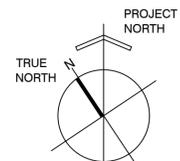
ROOF PLAN

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DATE OCT. 16, 2023

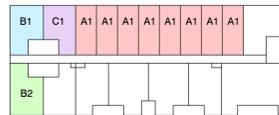


CLIENT

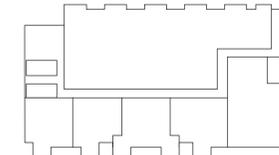


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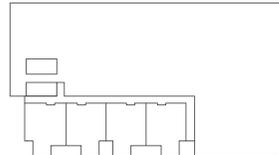
NO. | DATE | REVISION



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

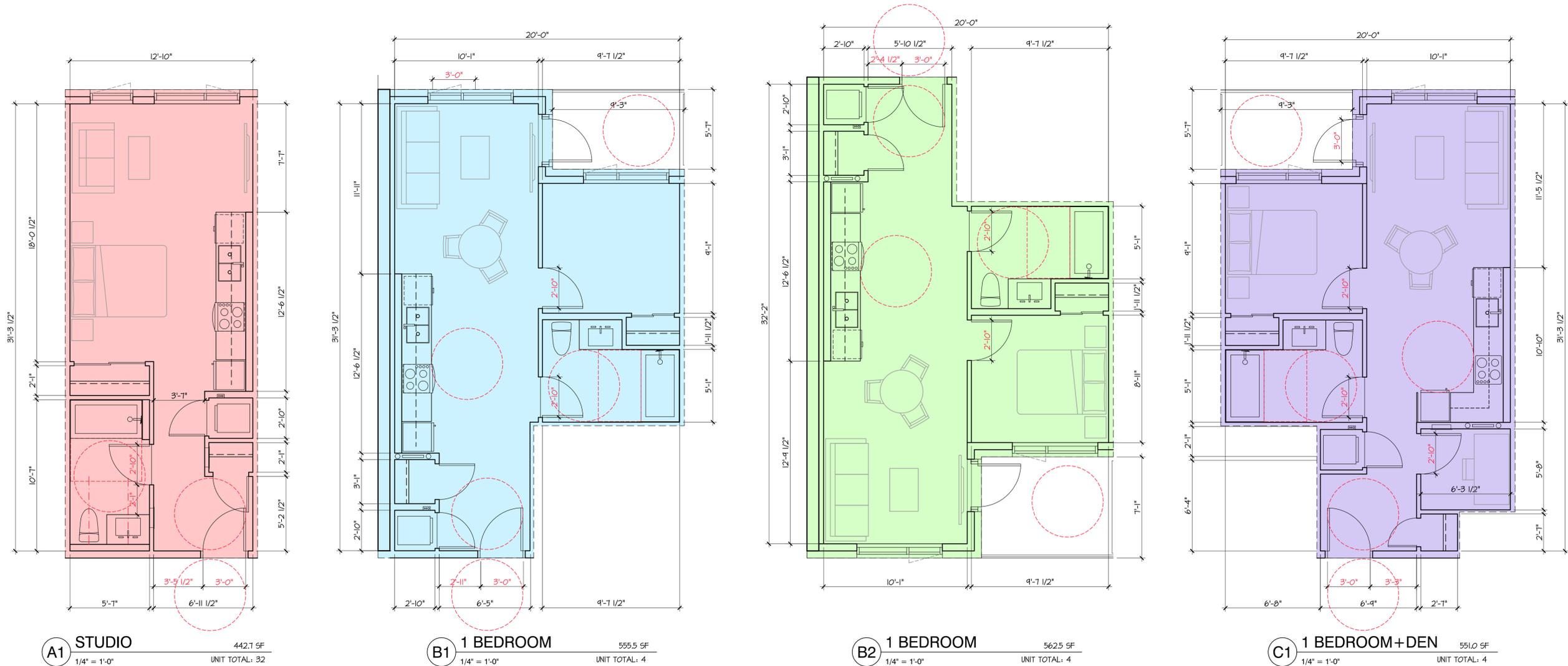
- CONTINUOUS COUNTERS BETWEEN STOVE AND SINK
- PULL OUT WORK BOARDS AT 810mm (2'-8") HEIGHT

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'-8") ABOVE FLOOR



PROJECT

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

UNIT PLANS

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PROJECT A223579
DRAWN SS CHECKED NC

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

A2.10

CLIENT



NO. | DATE | ISSUE
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NO. | DATE | REVISION

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

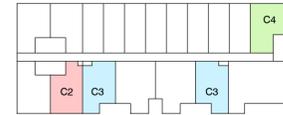
- CONTINUOUS COUNTERTOPS BETWEEN STOVE AND SINK
- PULL OUT WORK BOARDS AT 810mm (2'-8") HEIGHT

TERRACE + BALCONY

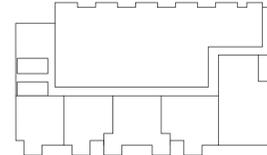
- MINIMUM ONE DOOR 860mm (2'-10") CLEAR OPENING
- MINIMUM ONE BALCONY DOORSILL WITH MAX 13mm (1/2") THRESHOLD
- MINIMUM 1520mm TURNING RADIUS

WINDOWS

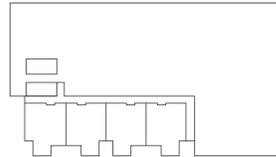
- OPENING MECHANISM MAXIMUM 1168mm (46") ABOVE FLOOR
- PROVIDE MINIMUM 1800mm (6') HORIZONTAL WINDOWS IN LIVING ROOM + DINING ROOM
- MINIMUM ONE BEDROOM WHERE SILLS ARE NOT MORE THAN 750mm (2'-8") ABOVE FLOOR



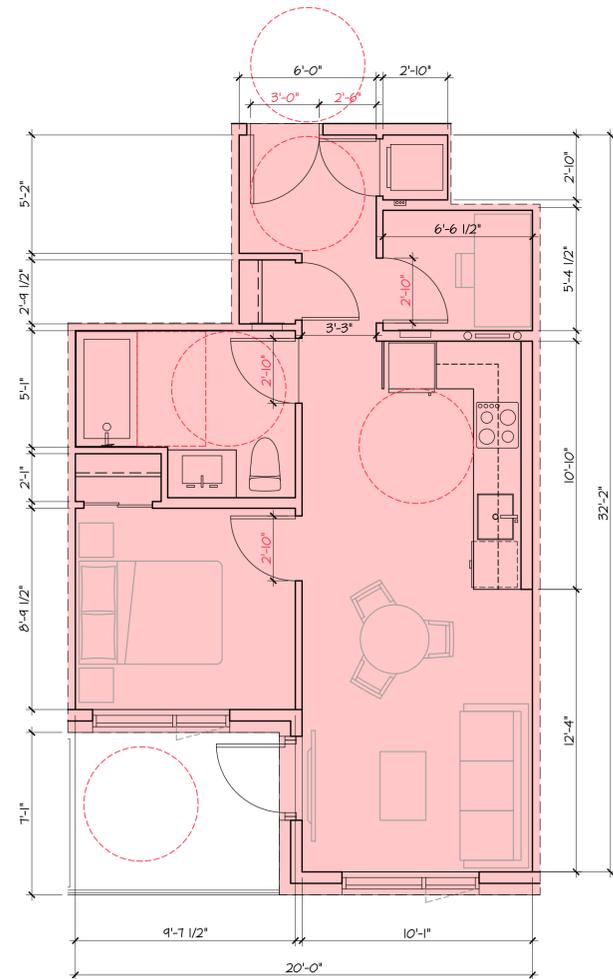
LEVEL 2 TO 5



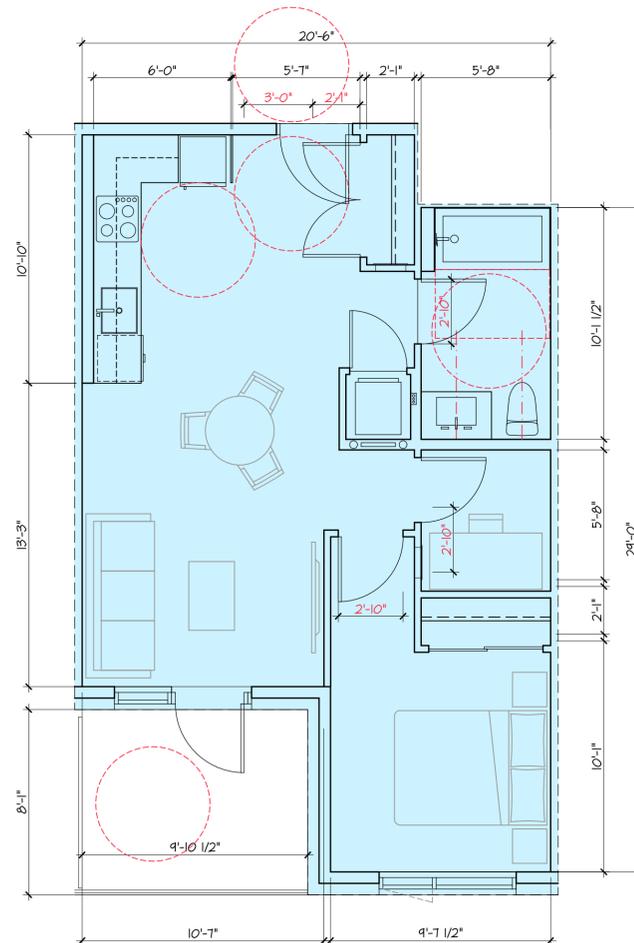
LEVEL 1



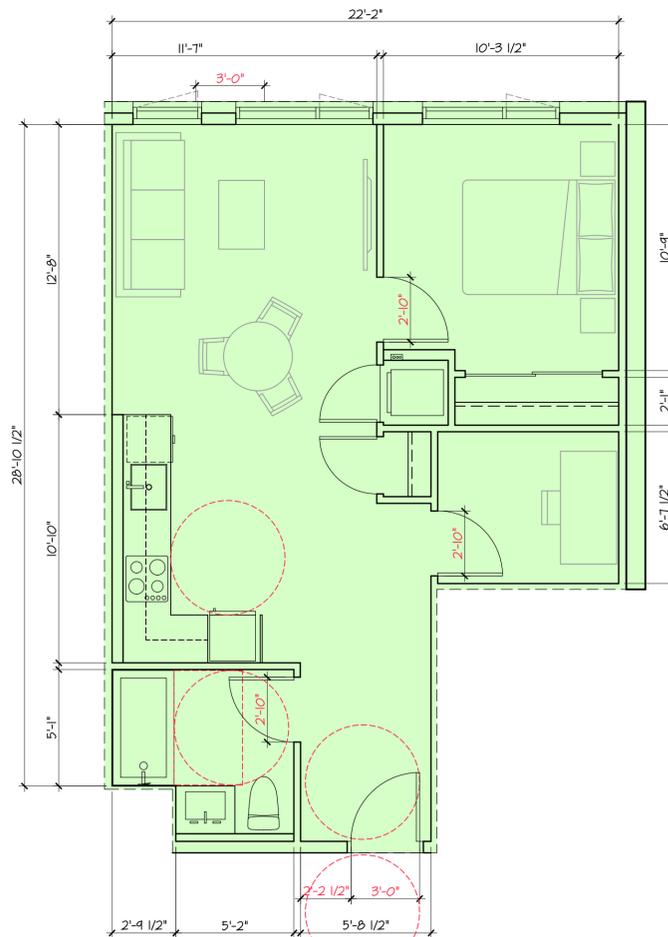
PARKING LEVEL 1



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

PROJECT

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

UNIT PLANS

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PROJECT A223579
DRAWN SS CHECKED NC

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

A2.11

CLIENT



NO. | DATE | ISSUE
1 | 2023.10.16 | ISSUED FOR DP VARIANCE

NO. | DATE | REVISION

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

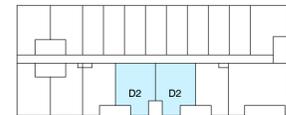
- CONTINUOUS COUNTERTOPS BETWEEN STOVE AND SINK
- PULL OUT WORK BOARDS AT 810mm (2'-8") HEIGHT

TERRACE + BALCONY

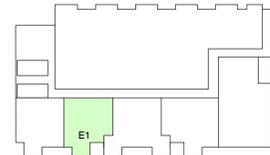
- MINIMUM ONE DOOR 860mm (2'-10") CLEAR OPENING
- MINIMUM ONE BALCONY DOORSILL WITH MAX 13mm (1/2") THRESHOLD
- MINIMUM 1520mm TURNING RADIUS

WINDOWS

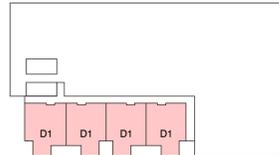
- OPENING MECHANISM MAXIMUM 1168mm (46") ABOVE FLOOR
- PROVIDE MINIMUM 1800mm (6') HORIZONTAL WINDOWS IN LIVING ROOM + DINING ROOM
- MINIMUM ONE BEDROOM WHERE SILLS ARE NOT MORE THAN 750mm (2'-8") ABOVE FLOOR



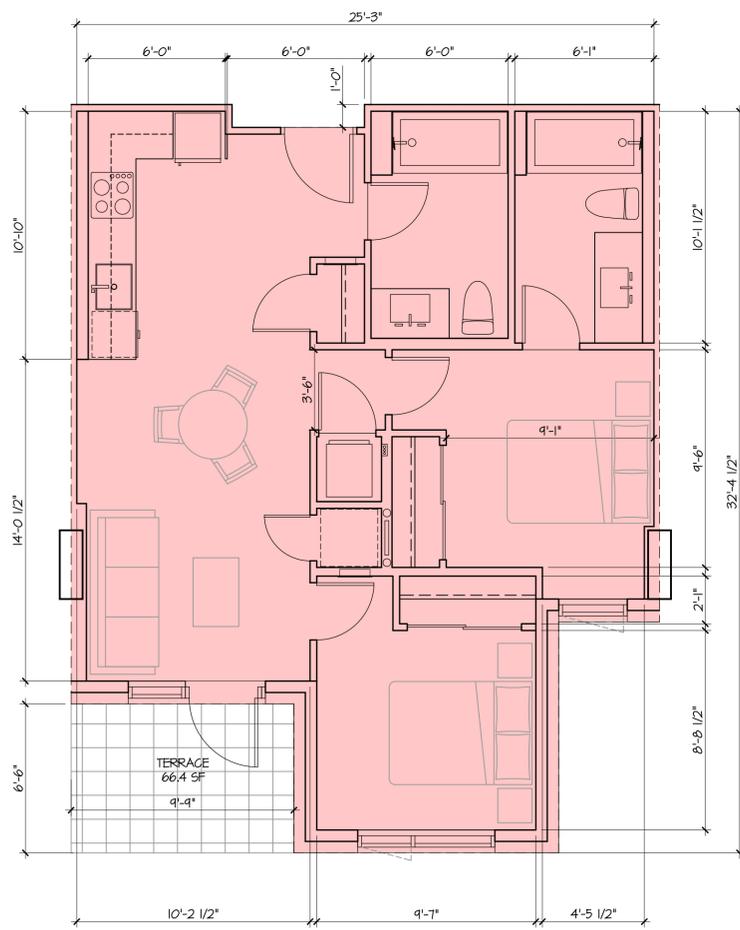
LEVEL 2 TO 5



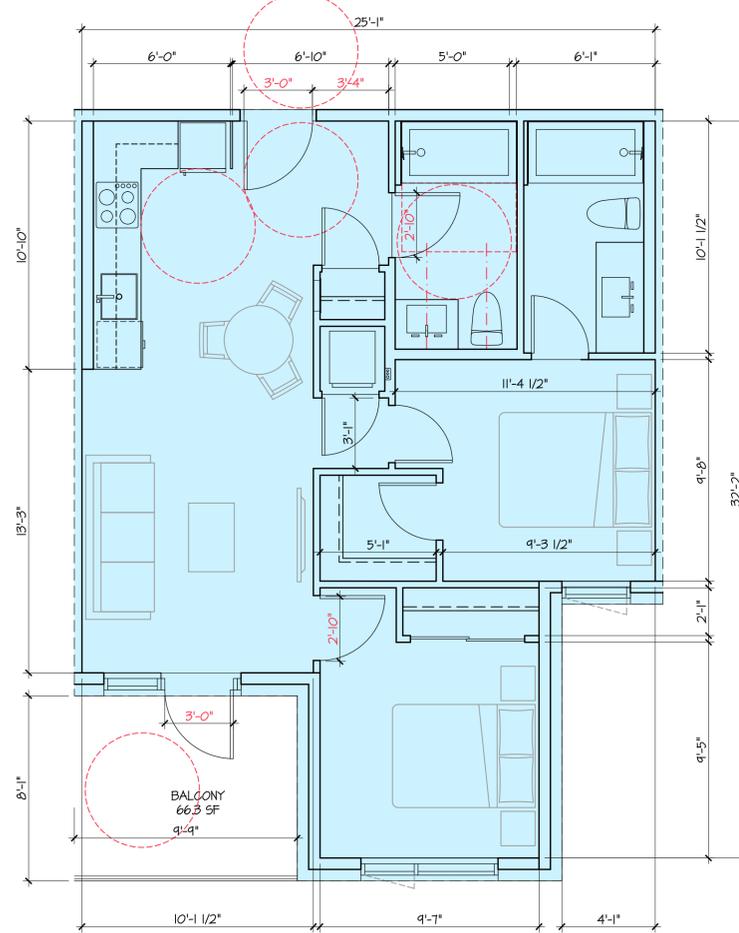
LEVEL 1



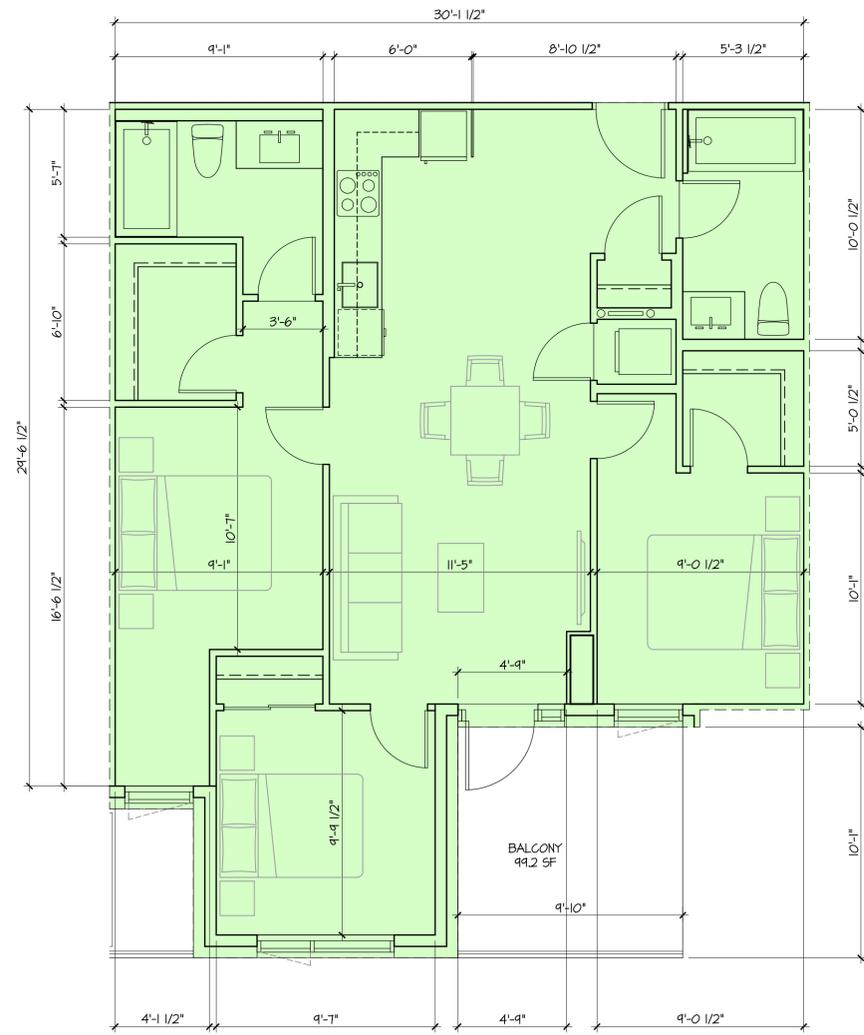
PARKING LEVEL 1



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



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



E1 3 BEDROOM
1/4" = 1'-0"
160.9 SF
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
DRAWN SS CHECKED NC

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

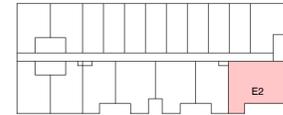
A2.12

CLIENT

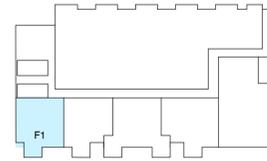


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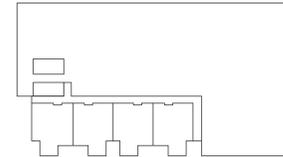
NO. | DATE | REVISION



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
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- PROVIDE 610mm (2) CLEAR WALL SPACE ADJACENT TO DOOR LATCHES WHERE DOOR SWINGS TOWARD USER
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BATHROOM LAYOUT

- TOILET LOCATED ADJACENT TO THE WALL + MINIMUM 915mm (3) IN LENGTH
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- ADJUSTMENT HEIGHT SHOWER HEAD OF HAND-HELD SHOWER HEAD ON ADJUSTABLE BRACKET

KITCHEN LAYOUT

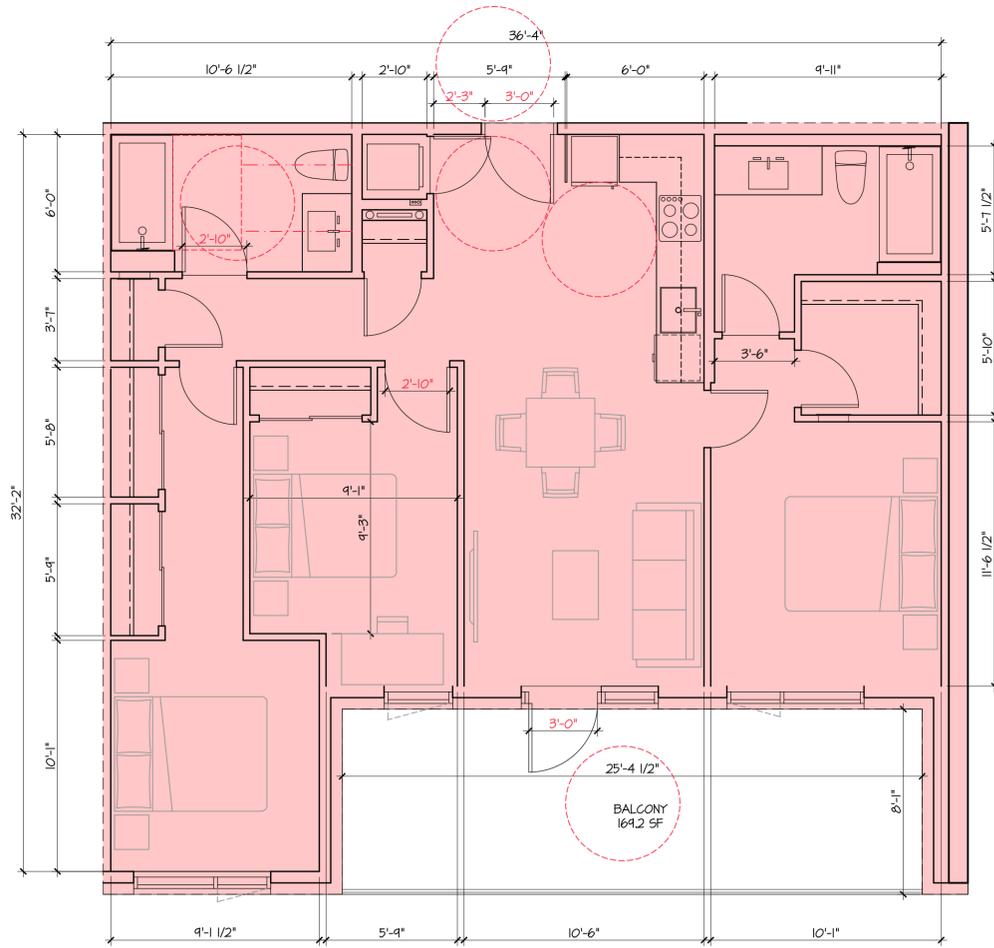
- CONTINUOUS COUNTERS BETWEEN STOVE AND SINK
- PULL OUT WORK BOARDS AT 810mm (2'-8") HEIGHT

TERRACE + BALCONY

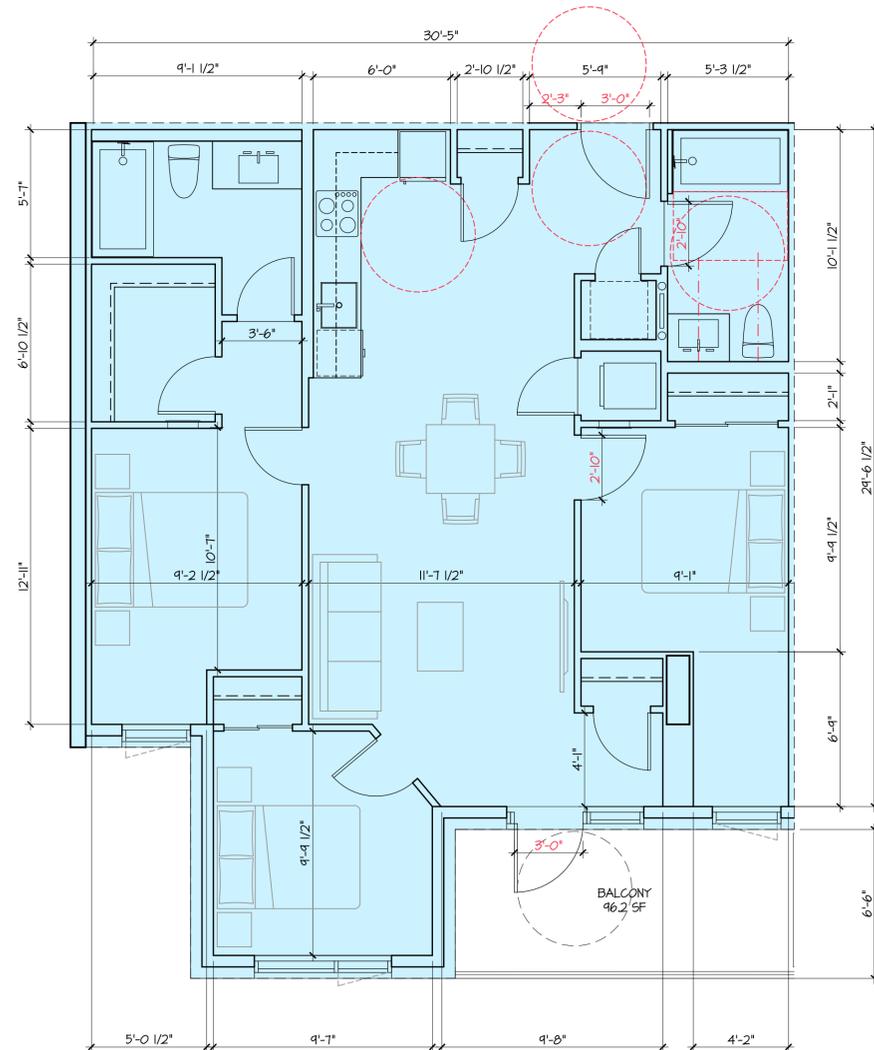
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- MINIMUM 1520mm TURNING RADIUS

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'-8") 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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SCALE 1/4" = 1'-0"
DATE OCT. 16, 2023

A2.13

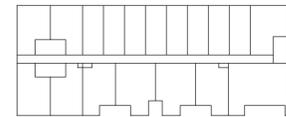
CLIENT



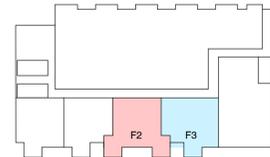
NO. | DATE | ISSUE

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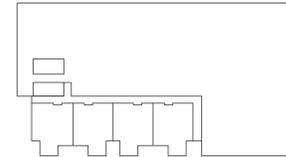
NO. | DATE | REVISION



LEVEL 2 TO 5



LEVEL 1



PARKING LEVEL 1

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

SUITE ENTRY + CIRCULATION

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

KITCHEN LAYOUT

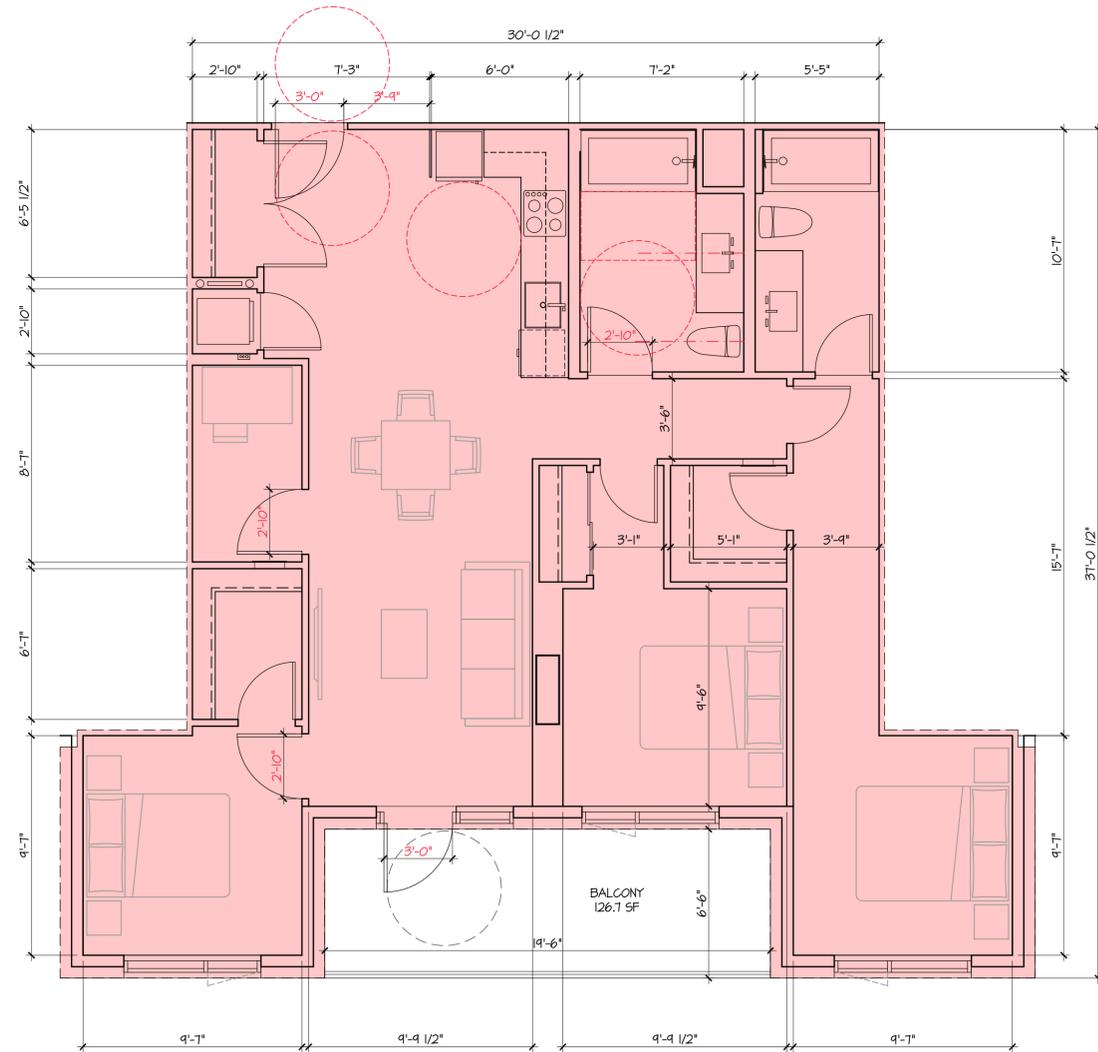
- CONTINUOUS COUNTERTOPS BETWEEN STOVE AND SINK
- PULL OUT WORK BOARDS AT 810mm (2'-8") HEIGHT

TERRACE + BALCONY

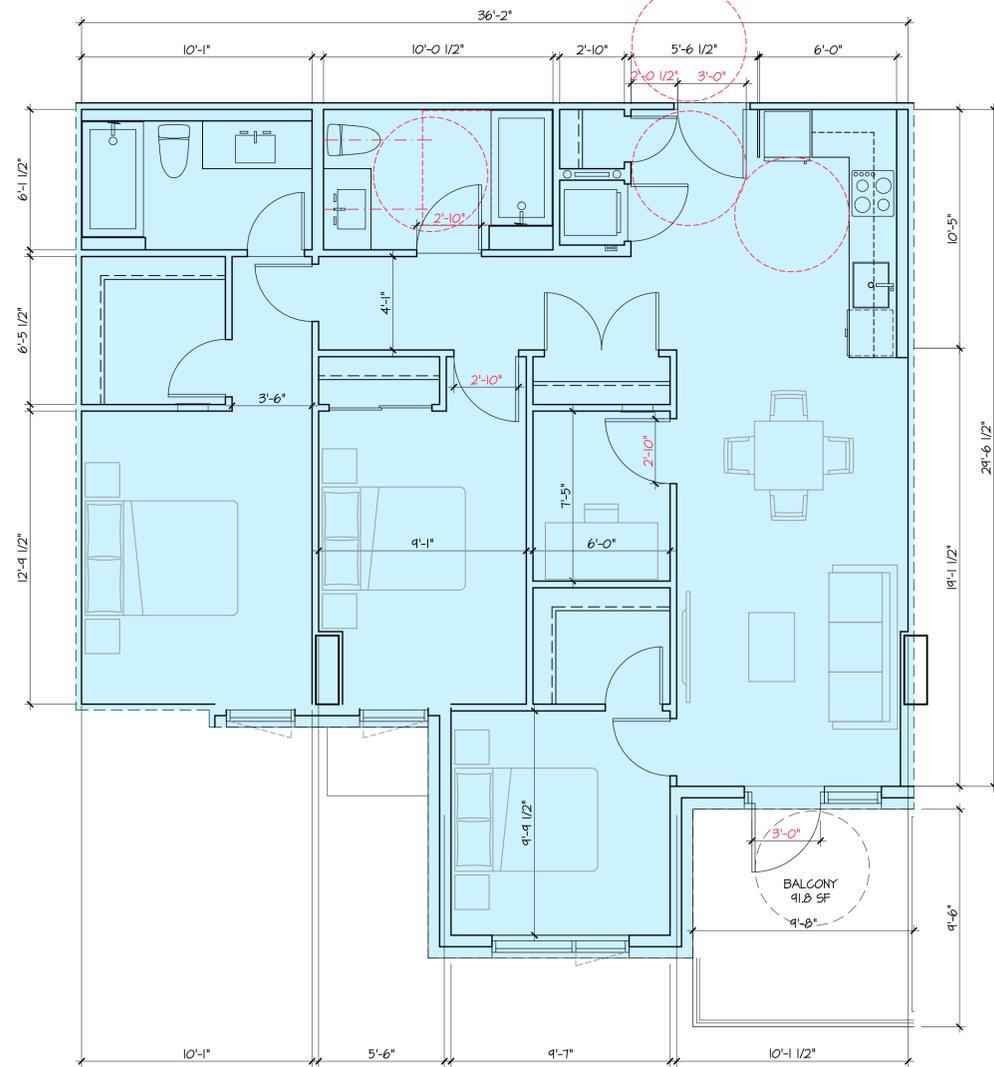
- MINIMUM ONE DOOR 860mm (2'-10") CLEAR OPENING
- MINIMUM ONE BALCONY DOORSILL WITH MAX 13mm (1/2") THRESHOLD
- MINIMUM 1520mm TURNING RADIUS

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'-8") ABOVE FLOOR



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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DRAWN SS CHECKED NC

SCALE 1/4" = 1'-0"

DATE OCT. 16, 2023



A2.14

CLIENT



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PROJECT

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

**ELEVATION
NORTH**

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SCALE 1/8" = 1'-0"
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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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A3.02

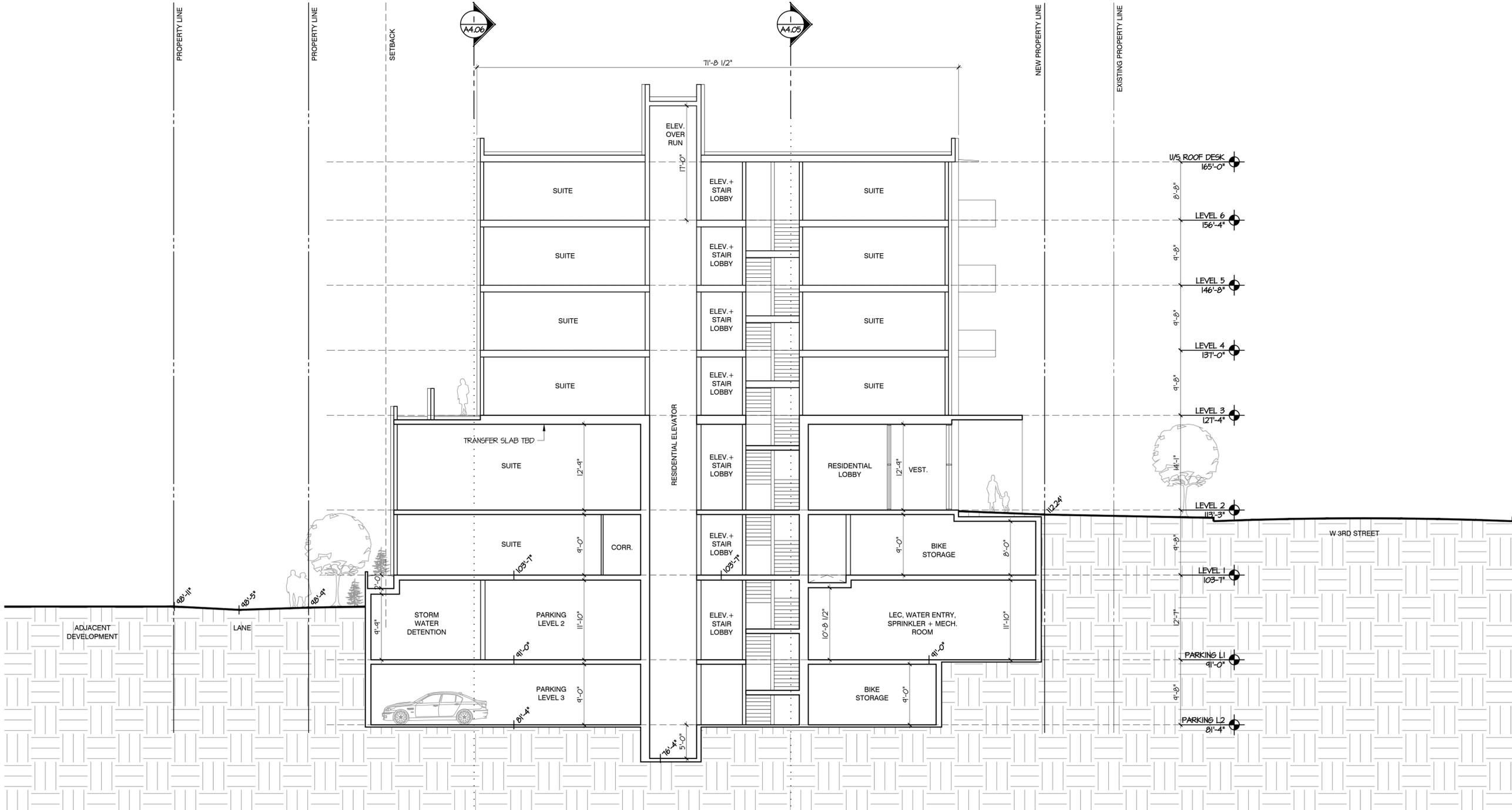
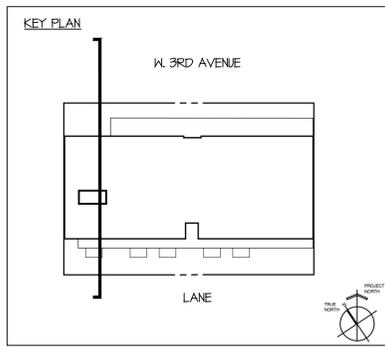


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PROJECT

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

**BUILDING SECTION
NORTH-SOUTH**

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A4.01

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PROJECT

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

**BUILDING SECTION
NORTH-SOUTH**

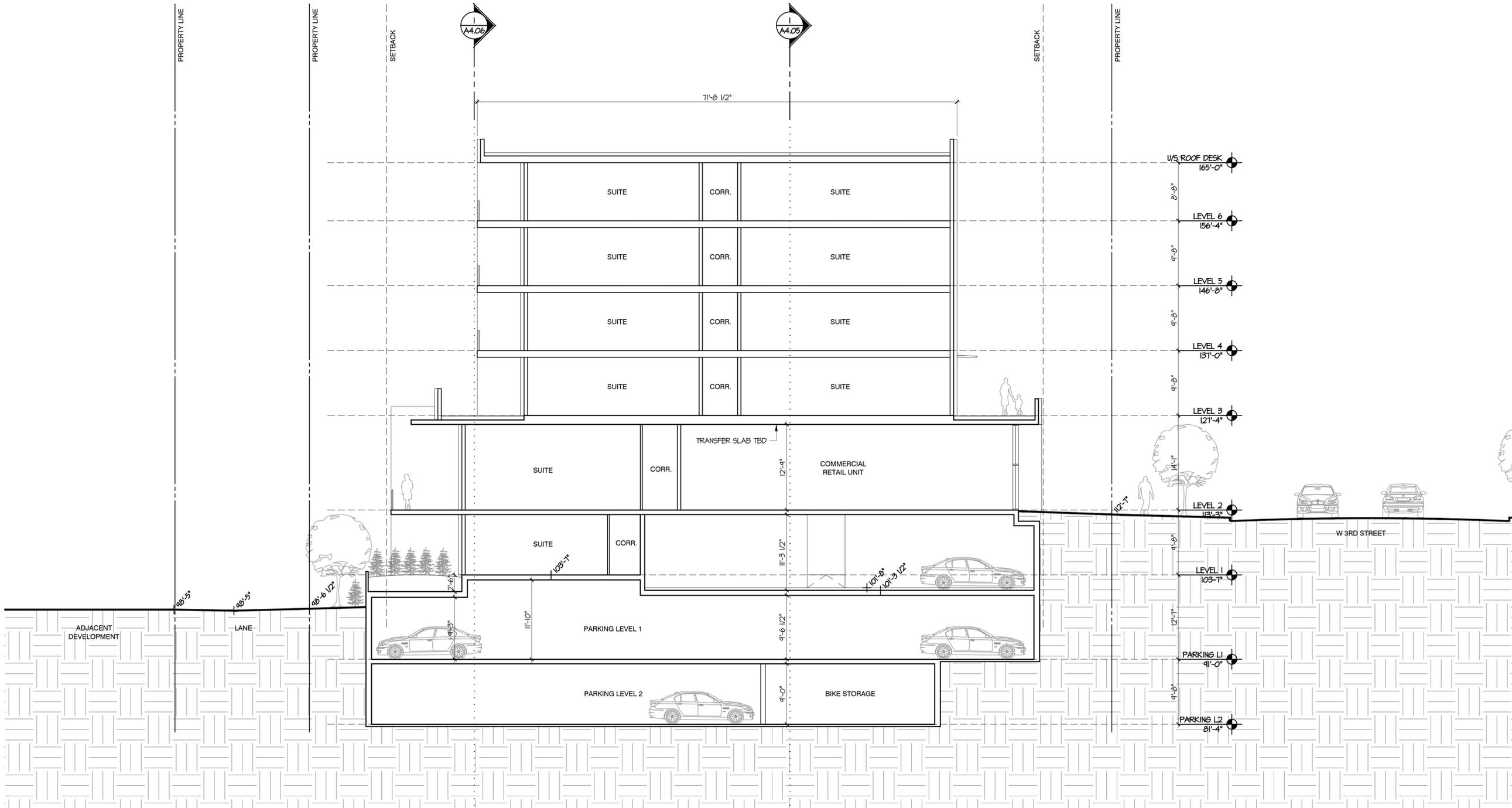
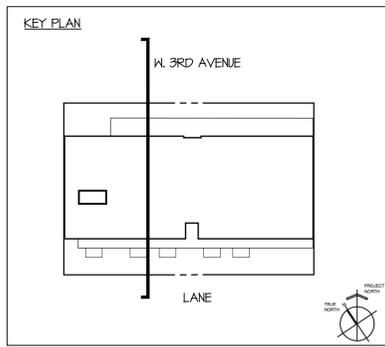
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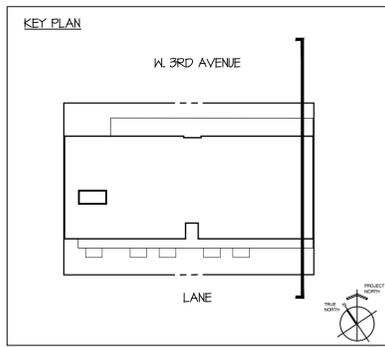
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A4.02



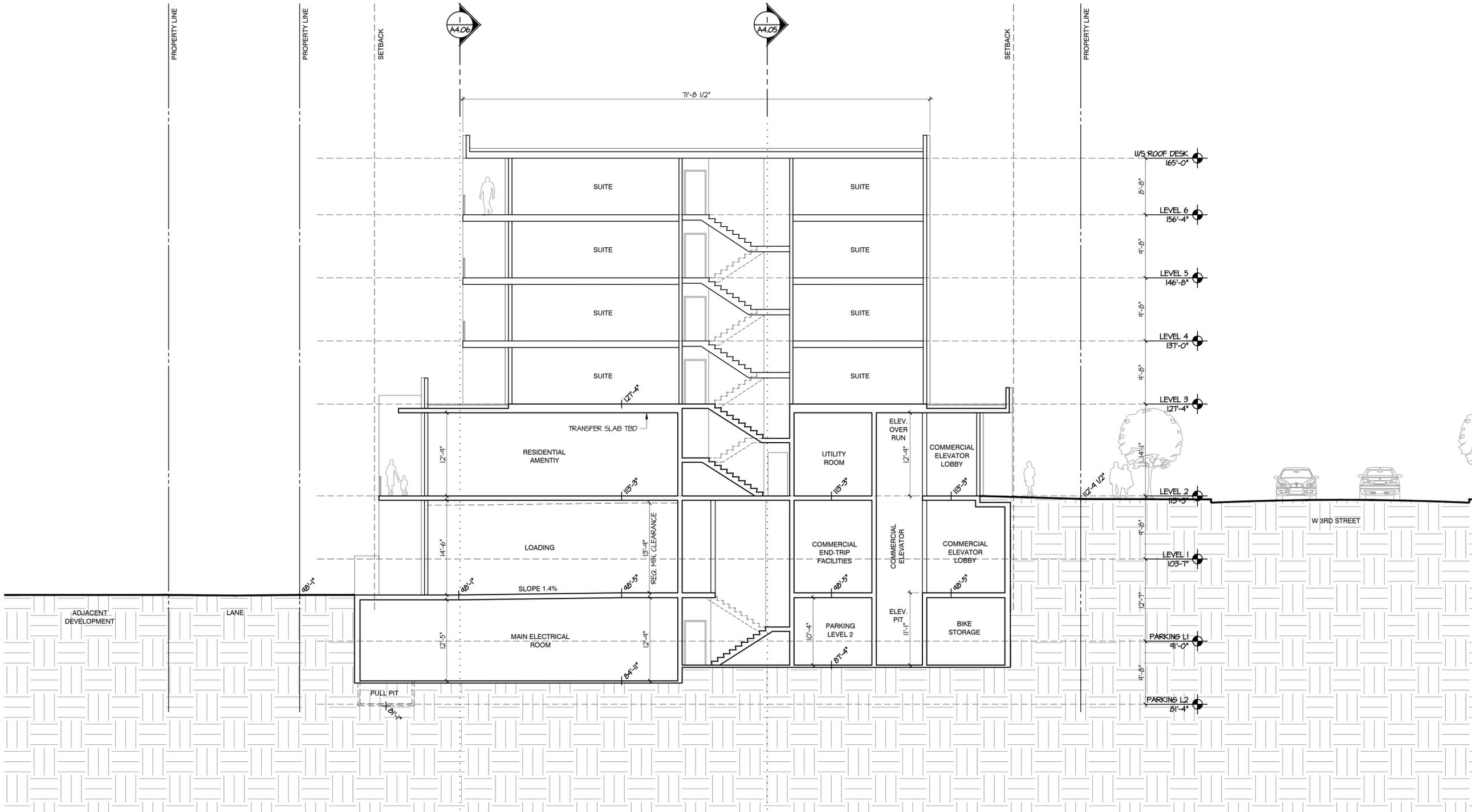


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PROJECT

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

**BUILDING SECTION
NORTH-SOUTH**

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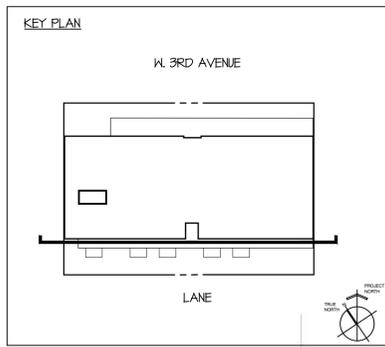
A4.04

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PROJECT

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

**BUILDING SECTION
EAST-WEST**

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A4.06

W. 3RD STREET

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
 48 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

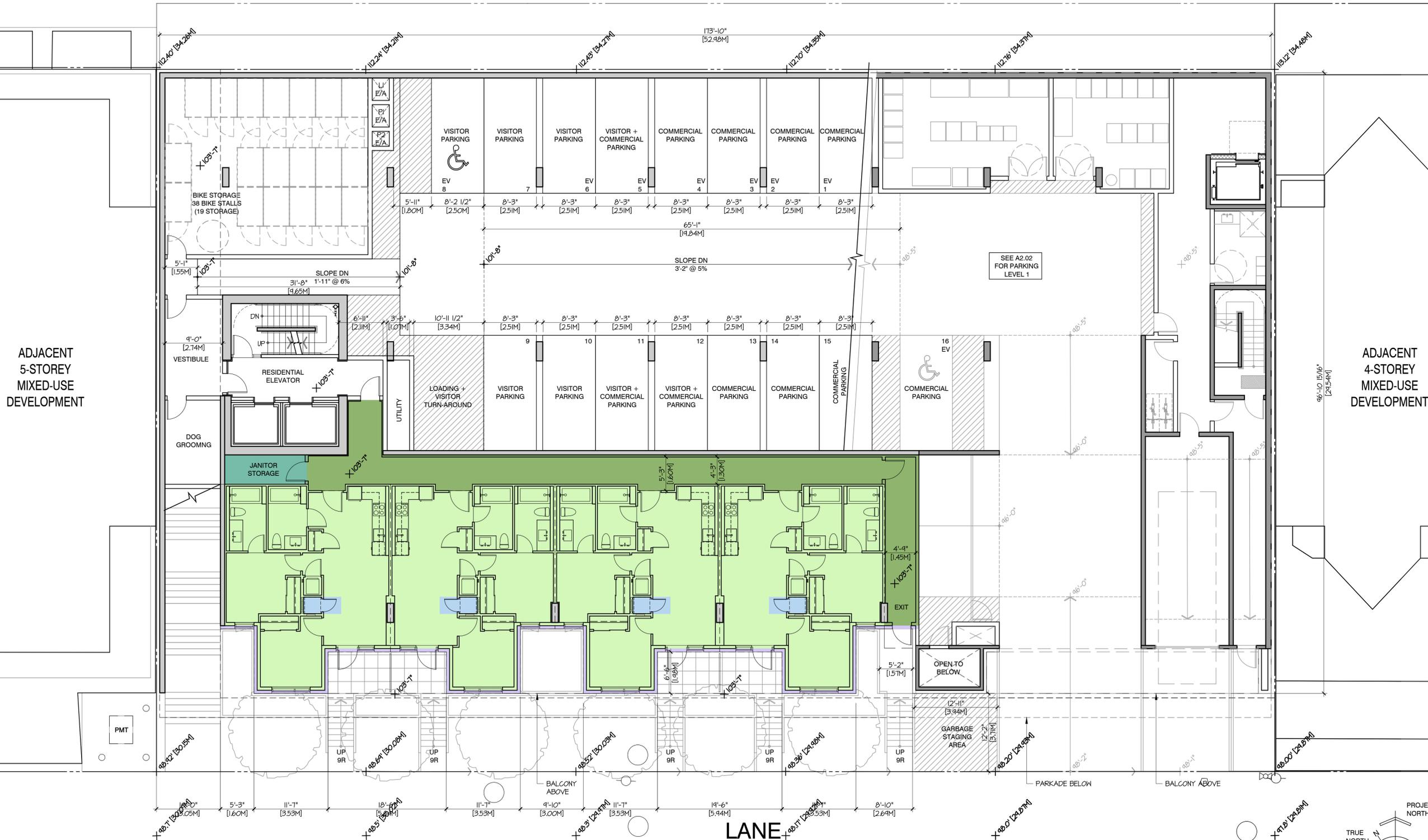
RESIDENTIAL BIKE SUMMARY
 120 SECURE REQUIRED, 140 SECURE PROVIDED
 12 SHORT-TERM REQUIRED, 12 SHORT-TERM PROVIDED
 1 BIKE WASH + REPAIR ROOM

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

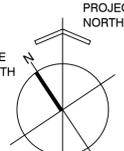
**FLOOR PLAN
 LEVEL 1
 AREA OVERLAY**

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



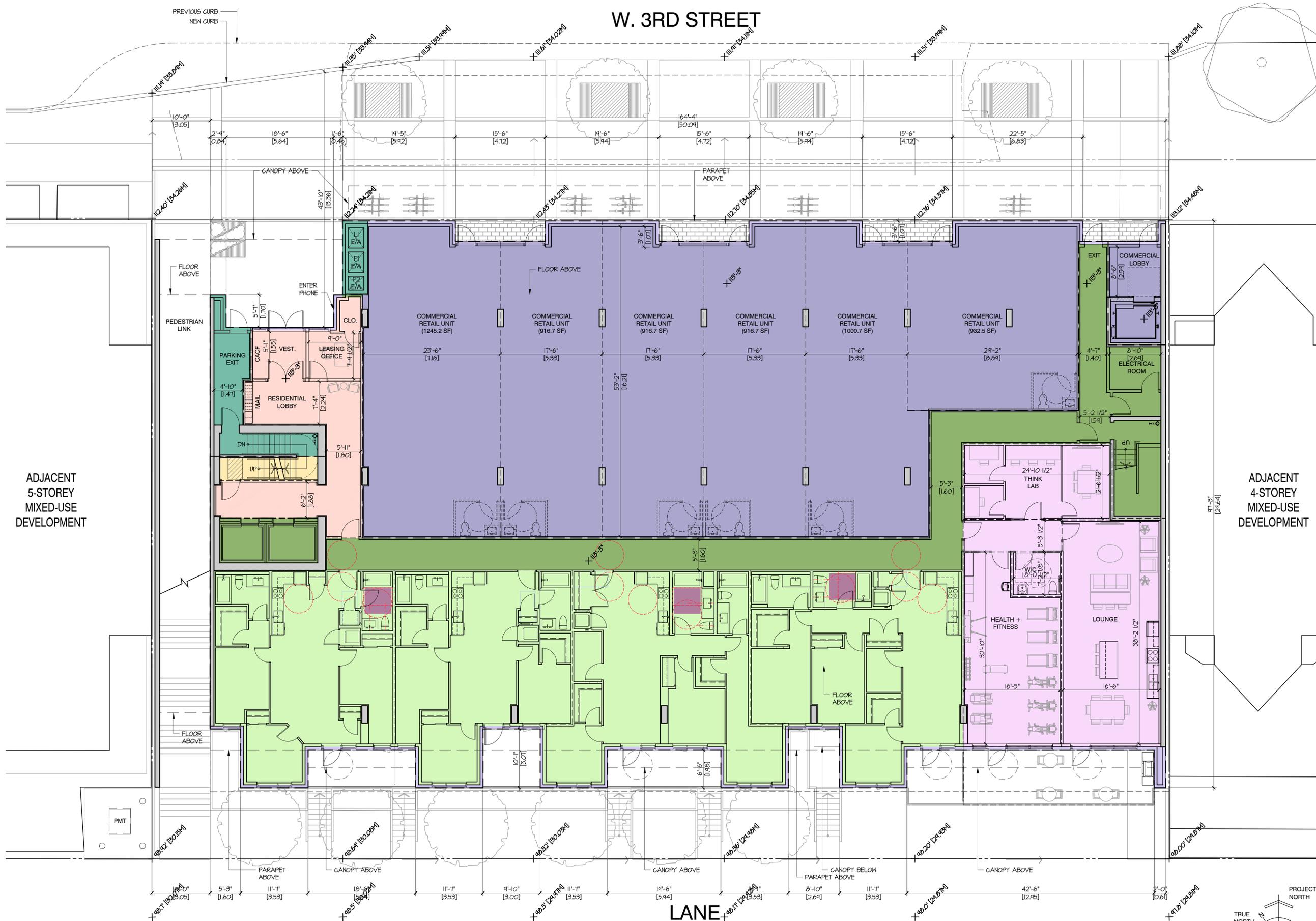
A5.01

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

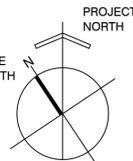
FLOOR PLAN LEVEL 2 AREA OVERLAY

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Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and dys architecture shall be informed of any variations from the dimensions and conditions shown on the drawings. Shop drawings shall be submitted to dys architecture for review before proceeding with fabrication.

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

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



CLIENT



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 3
AREA OVERLAY**

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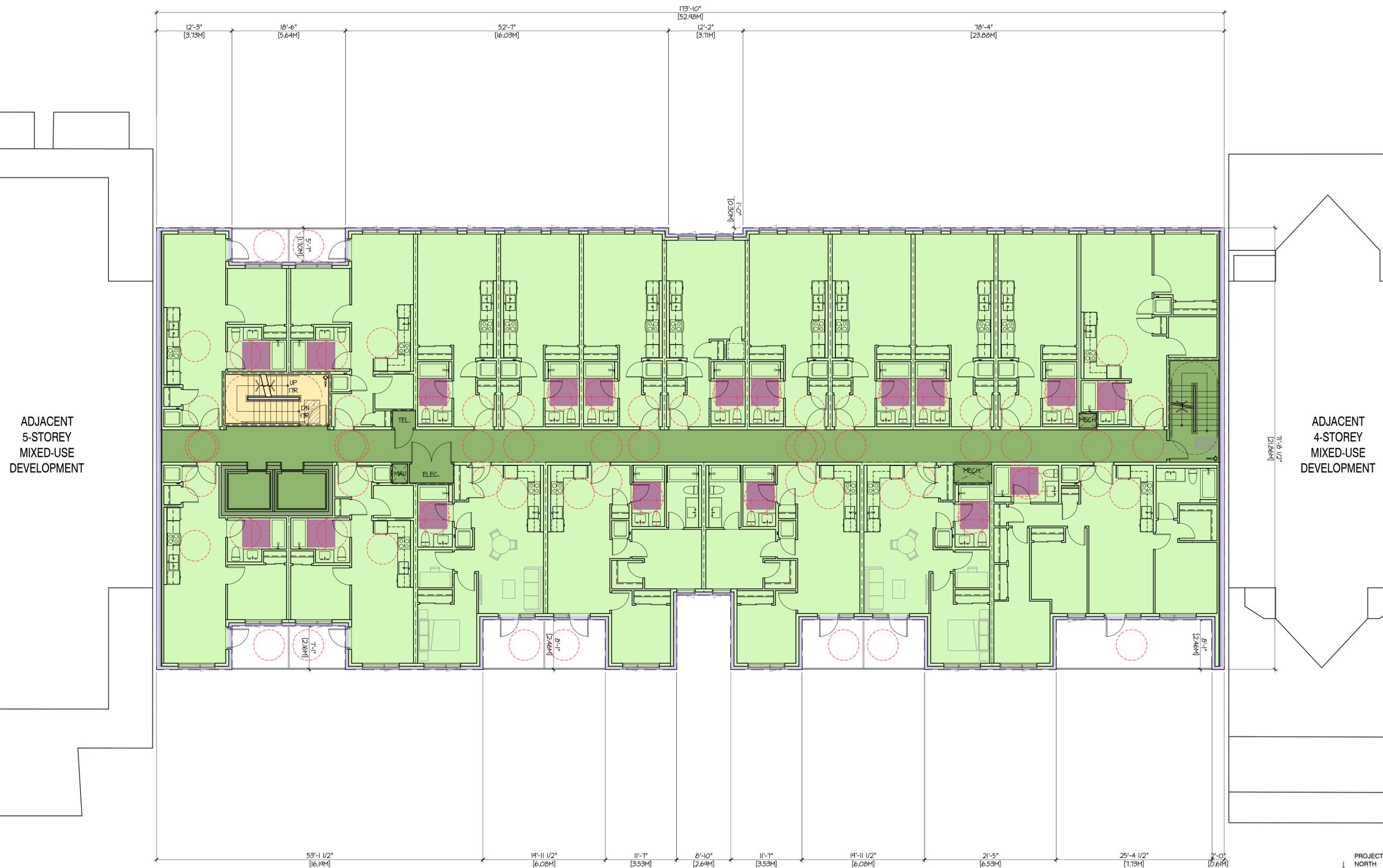
SCALE 1/8" = 1'-0"
DATE OCT. 16, 2023

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ADJACENT
5-STOREY
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DEVELOPMENT

ADJACENT
4-STOREY
MIXED-USE
DEVELOPMENT

PROJECT

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

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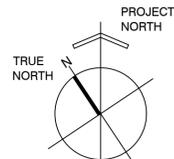
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- AMENITY
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- HRV
- EXTERIOR WALL
- PARKING/ MECH./ STORAGE

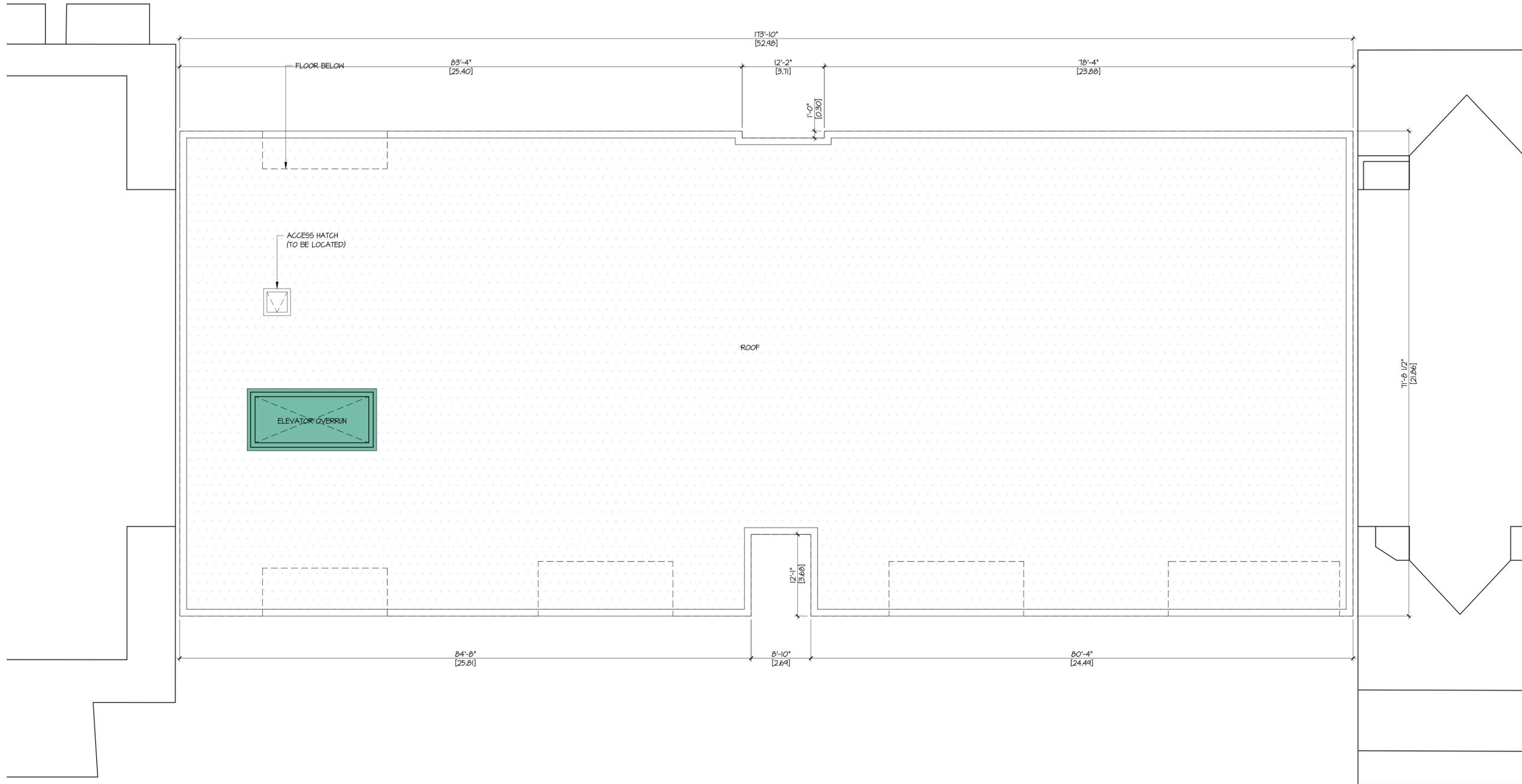


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PROJECT

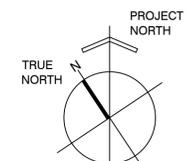
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**ROOF PLAN
AREA OVERLAY**

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A5.05