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#130-1000 ROOSEVELT CRESCENT  
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**SURVEYOR:**

**GREWAL & ASSOCIATES PROFESSIONAL  
LAND SURVEYORS**  
204 - 15299 68th AVENUE , SURREY , BC V3S 2C1  
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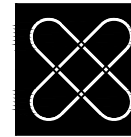
NO.	DATE	REVISION / ISSUED
2	MAY-2023	ISSUED FOR DP
1	JUL-2022	CONCEPTUAL DESIGN FOR PRE-CONSULTATION

PROJECT TITLE:  
**TOWNHOUSE DEVELOPMENT**  
205-211, ST. PATRICK AVE.  
NORTH VANCOUVER, BC.

FOR:  
**JASR HOMES LTD.**

DRAWING TITLE:  
COVER SHEET

DATE:	JUL 2022	SHEET NO:	<b>A-1.0</b>
SCALE:	NTS.		
DESIGN:	P,P		
DRAWN:	P,P		
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205-211, ST. PATRICK AVE., North Vancouver, BC	
Project Description / use	6 units Residential Town house + 4 Lock-off suites (2 of Which are Accessible)
Legal Description	LOT 17 BLOCK 143 DISTRICT 274 PLAN 878
Civic Address present	205-211, ST. PATRICK AVE., North Vancouver, BC
Civic Address Future	TBD
Lot Area	5975 Sqft
OCP / Area Design Guideline	R5
Current Zoning	RM-1
Proposed Zoning	RM-1
Proposed Number of Units	6

	Required/ Allowed	Proposed	Notes
FAR	1.6	1.47	
GFA	9560 SQFT	7858 SQFT	
Building Height			
South/lane	42.65'	41.65'	
	3-STOREY	3-STOREY	
Number of Storey	3	3	
Site Coverage	50%	56%	Variance
Building Set back:			
North/Lane	20'	6'	Variance
East	15'	7.2'	Variance
West	20'	10.3'	Variance
South/East 2nd	20'	10'	Variance
Minimum Dwelling Size	400	1215	
Minimum Dwelling Size - Lock Off Suites	285	462	
Parking	6.3	6	1.05/unit
Bike	9	11	1.5/unit

	A	B	C	D	E	F	G	H	I=B+C+D+F+G+H	J	K=J-I
	Residential sqft	Mechanical/ Electrical (sqft)	Bike/locker sqft	Garbage sqft	Cellar sqft	Area exclusion for Lock-off Suites 150.7 sqft /lock-off unit (sqft)	Area exclusion for Accessible Lock-off suite 107.6 sqft /accessible lock-off unit (sqft)	Corridors/Parking sqft	Total exclusions sqft	Floor Area sqft	Total Gross Area GFA (sqft)
Basement	2241	329.5	440	0	2241	602.8	215.28	292	4120.58	4120.58	0
Level 1	1961			21				1335	21	1961	1940
Level 2	3441									3441	3441
Level 3	3382									3382	3382
<b>Total</b>	<b>11025</b>	<b>329.5</b>	<b>440</b>	<b>0</b>	<b>2241</b>	<b>602.8</b>	<b>215.28</b>	<b>1627</b>	<b>4141.58</b>	<b>12904.58</b>	<b>8763</b>
											<b>FAR: 1.47</b>

Unit Mix				
Unit Type	#	Lock-off suite(sqft)	Accessbile Lock-off suite	Total Area (sqft)
A	1	1 (503 sqft)	✓	1940
B	1	1 (469 sqft)	✓	2089.9
C	1	1 (485sqft)		2101.2
D	1	1 (755 sqft)		2246.4
E	1	-		1232
F	1	-		1275
<b>Total</b>	<b>6</b>	<b>4</b>	<b>2</b>	<b>10884.5</b>

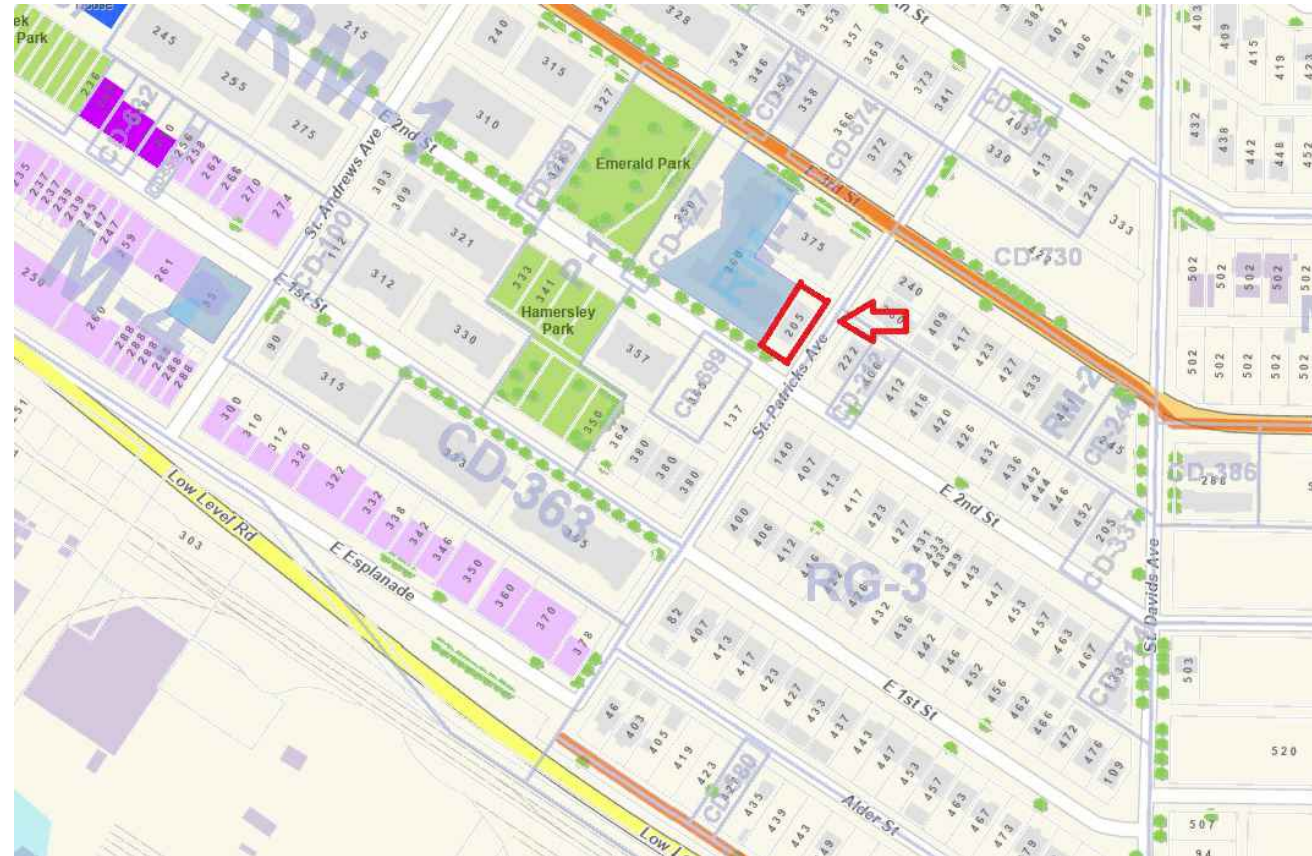
2	MAY-2023	ISSUED FOR DP
1	JUL-2022	CONCEPTUAL DESIGN FOR PRE-CONSULTATION
NO.	DATE	REVISION / ISSUED

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**TOWNHOUSE DEVELOPMENT**  
205-211, ST. PATRICK AVE.  
NORTH VANCOUVER, BC.

FOR:  
**JASR HOMES LTD.**

DRAWING TITLE:  
**STATISTIC**

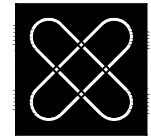
DATE:	JUN. 2022	SHEET NO:
SCALE:	NTS.	
DESIGN:	P.P.	<b>A-1.1</b>
DRAWN:	P.P.	
PROJECT NO:	-	



CONTEXT MAP



AERIAL PHOTO



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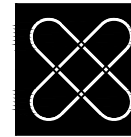
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DRAWING TITLE:  
**CONTEXT PHOTO**  
**AERIAL MAP**

DATE:	JUN 2022	SHEET NO:	A-1.2
SCALE:	NTS.		
DESIGN:	P.P.		
DRAWN:	P.P.		
PROJECT NO:	-		



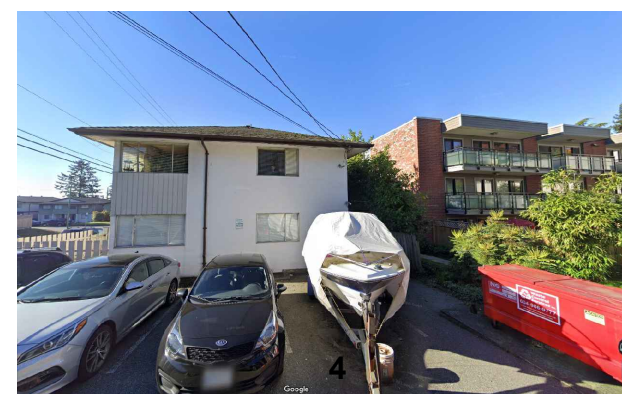
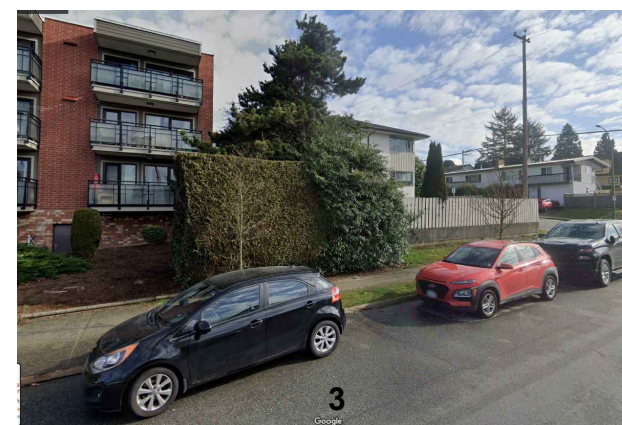
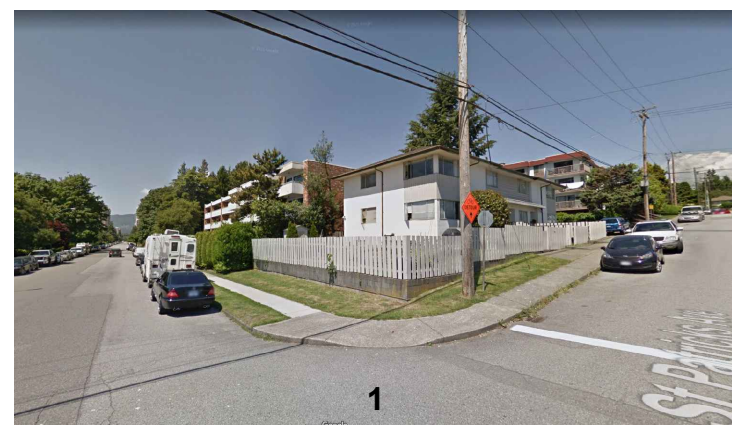
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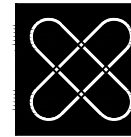
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DRAWING TITLE:  
**CONTEXT PHOTO**

DATE:	JUN 2022	SHEET NO.:
SCALE:	NTS.	<b>A-1.3</b>
DESIGN:	P,P	
DRAWN:	P,P	
PROJECT NO.:	-	



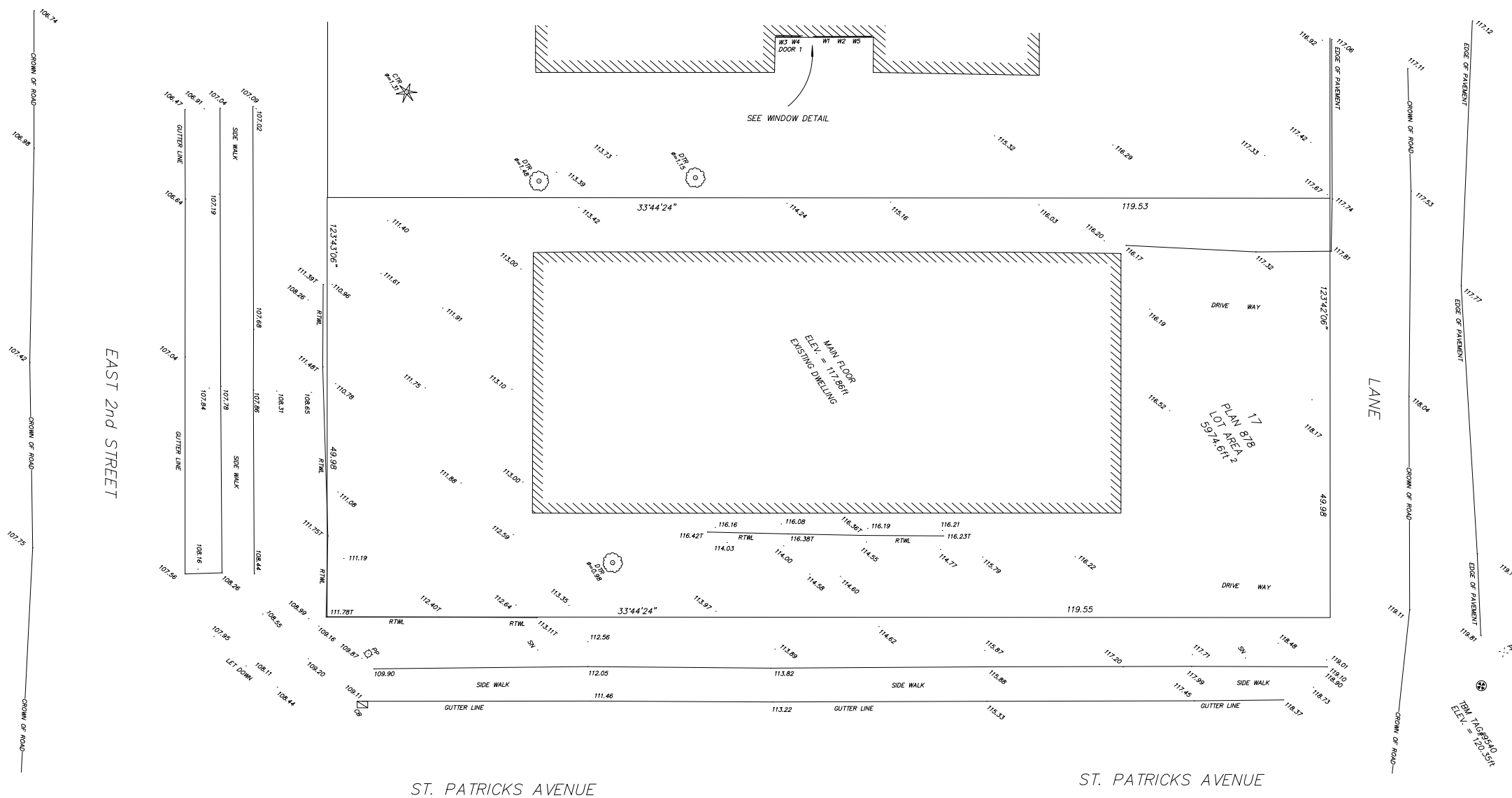
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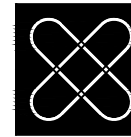
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DRAWING TITLE:  
**SURVEY PLAN**

DATE:	JUL 2022	SHEET NO:	<b>A-1.4</b>
SCALE:	NTS.		
DESIGN:	P,P		
DRAWN:	P,P		
PROJECT NO:	-		



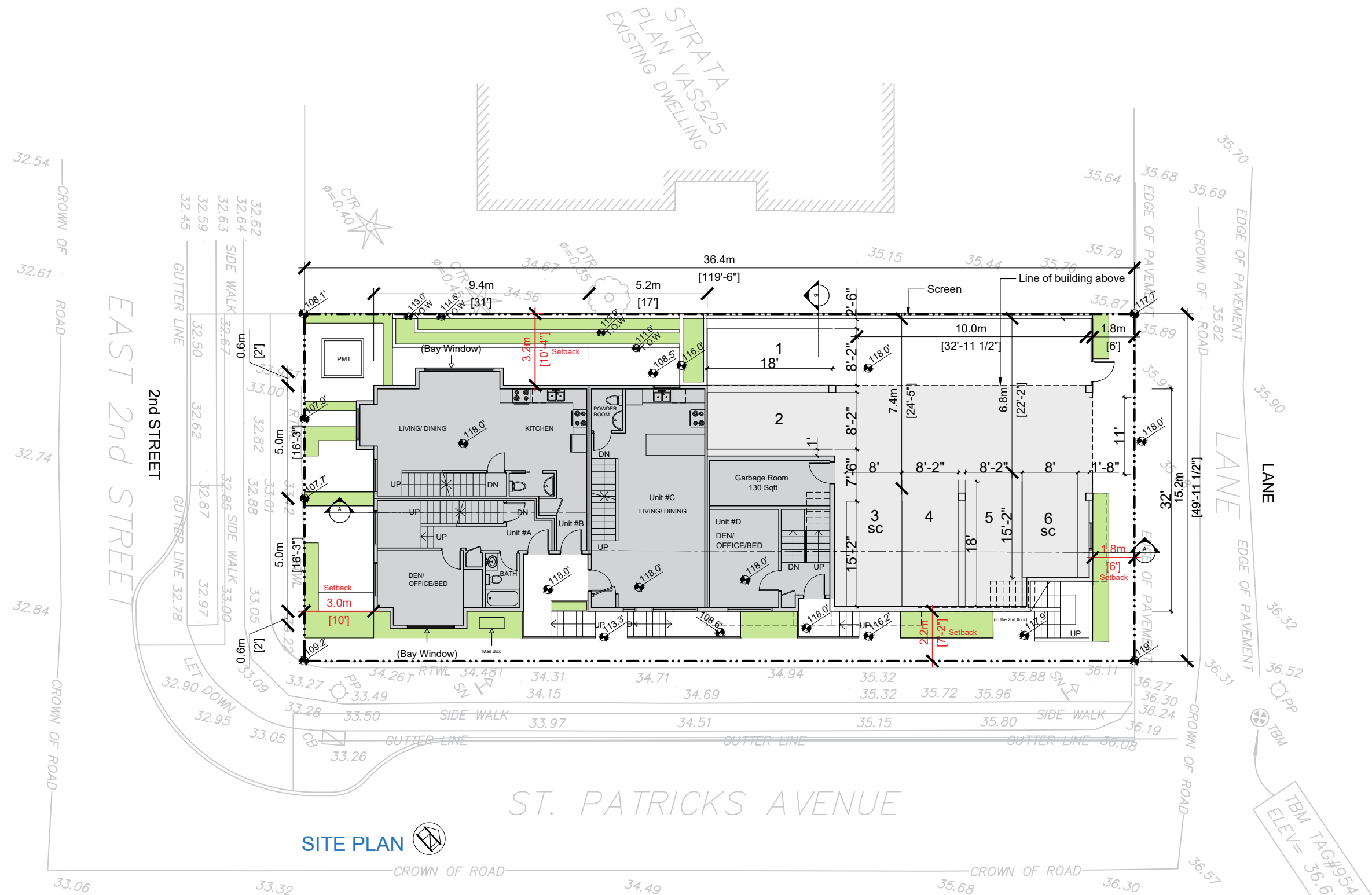
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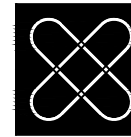
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DRAWING TITLE:  
**SITE PLAN**

DATE:	JUL 2022	SHEET NO.:	<b>A-1.5</b>
SCALE:	NTS.		
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DRAWING TITLE:  
**STREET SCAPE**

DATE:	JUL 2022	SHEET NO:	<b>A-1.6</b>
SCALE:	NTS.		
DESIGN:	P,P		
DRAWN:	P,P		
PROJECT NO:	-		



VIEW FROM ST. PATRICK AVE.



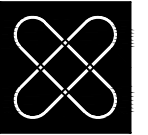
VIEW FROM THE INTERSECTION OF THE LANE AND ST. PATRICK AVE.



VIEW FROM THE LANE



VIEW FROM THE INTERSECTION OF ST.PATRICK AVE. AND EAST 2ND ST.



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DRAWING TITLE:  
**3D RENDERINGS**

DATE:	JUN. 2022	SHEET NO:	<b>A-1.7</b>
SCALE:	NTS.		
DESIGN:	P.P.		
DRAWN:	P.P.		
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## Design Rationale / Statement of Intent

### 762-758 East 3rd Street, North Vancouver

#### Introduction

This Design Rationale is to be read as part of a rezoning and development application for a 6-unit townhouse development plus 4 lock off suites. For detailed information refer to the architectural, landscape, civil drawings, rendering and other related documents.

#### The Site

The total lot area is 5975 sqft. and is located at the corner of East 2nd and St. Patrick Avenue. There is a 6.0-meter lane to the north. Presently the site is occupied by four units. The grade differences between the e 2nd street and the lane is approximately 3.45 meter. This steep sloped site posed some design challenges in siting and orientation that resulted in stepping down the building from north to south.

#### Proposed Development

This application proposes 6-unit townhouse complex that 4 units have one lock-off suites at the lower floor.

The building orientation considers and responds to view, sun, exposure and neighbouring properties as well as addressing two streets and lane characters.

The location is accessible by transit, bicycle routes and walkable sidewalk providing opportunities for alternate method of movements.

The proposed development zone is RM-1, with a Floor Area Ratio (FAR) of 1.32. The average size of the townhouses ranges from 1,212 to 2,236 sqft including the lock off suites.

Lock off suites of townhouses along E. 2nd have direct access to the street and the townhouses at rear have access from the lane.

Vehicular access is provided from the lane and each unit has one garage with access from the court yard.

#### Massing, Architectural Form and Character

The development is located on a site with a height difference of approximately 3.5 meters from south to north. The vehicle access will be from the lane to the north, which is the site's highest point. To address this challenge, the parking area is situated in the northern half of the building with the same level as lane, consisting of six stalls. Above the parking area, there are two residential floors, and underneath it, is an underground floor for storage, bikes, and mechanical and electrical rooms. Due to the slope of the site, the underground floor to the north does not receive any natural light so is best place for the servicing areas.

On the south side of the building, we have designed two lock-off suites at the lowest level with direct access from East 2nd Street, allowing these units to benefit from excellent natural light. Additionally, there are two units above the parking area that have separate access through an open stair from the northeast side of St. Patrick Ave. One unit has separate access from St. Patrick Ave, while the remaining three units have access through a common open lobby to the southeast. The access for the two lock-off suites is in the middle of the building on St. Patrick Ave.

Taking advantage of the slope, the design has ensured a good location and orientation for each suite, resulting in a three-story building facing north and a four-story building facing south. From an architectural point of view, facades are designed to create a visually appealing structure. The architectural language demonstrates a modern contemporary character. To enhance the aesthetic appeal and interior space, we have incorporated bay windows, recesses, and projections in the massing. These design elements help break up the long massing volume along St. Patrick Street and create a dynamic and lively façade with open stairs and corridors.

#### Exterior Finishes and Colour

The selection of the exterior finishes has been based on enhanced durability / longevity of the construction materials as part of a sustainable approach.

A variety of high quality building materials have been selected with emphasis on prefabricated cement board, brick and composite material (New Tech wood) for non-combustibility and longevity.

The colours are selected with emphasis on creating harmony and contrast by using a combination of black brick, light gray cement boards as well as dark brown (IPE) for new tech wood.

The same high quality material used in front continue around the remaining sides.

Windows frames are black from outside and white from inside and all railings also have black frame and clear glass.

#### Livability Statement

The proposed development consists one buildings with vehicular access from the north lane.

All units have roof deck and some units have deck and balcony on the second and third floor. the lock-off suites to the south have their own patio to the first street.

Where possible the windows are located at two sides providing natural ventilation and passive house strategy.

Another distinguished character of the project is creating affordability for potential purchasers by introducing small three bedroom townhomes along with lock-off suits.

The typical layout of each unit contains living dining and family on lower floor and bedrooms on the upper floors. Adequate sunlight, above average room sizes and private patios provides a comfortable, and livable environment for intended users.

Private outdoor roof deck patios are provided on top floor taking advantages of ocean view and south sun exposure. Planters and oversized pots are proposed on the roof decks to enhance the landscaping and green initiative.

Mechanical system is equipped with heat pump system providing both cool and hot air as well as heat recovery system 'HRV' for recycling the heat energy.

#### Energy Saving and Green Measures

*Many green building strategies have been incorporated into the project design including the following items:*

- The energy efficiency target is to achieve step 3 code requirements.
- The building envelope, glazing, and mechanical system will be designed based on the 2018 code and in compliance with ASHRE 90, 2010
- Selection of the material is based on the use of low / non-toxic, low-maintenance, durable and sustainable products. Low emission adhesives paint and flooring will also be used throughout the units
- Water efficient fixtures, energy efficient appliances and drought tolerance plants will be used to minimize the use of potable water
- All units have roof deck and some units have balcony or deck on the lower floors to livability of the units and creating a family oriented environment
- Replacing 4 dwelling unit with 6 and providing 4 lock off suites with high affordability measure.
- Provision of full electric vehicle chargers for all units.
- Provision of green roof reduces the solar intensity and provides increased insulation. This also reduces the rate of storm water run-off from the site.

#### Crime Prevention Through Environmental Design. "CPTED"

*The building has been designed keeping safety in mind. The newly constructed residential developments along E2nd, E3rd and E4th keep the area active, lively with numerous eyes on the street and lane.*

The rationale behind the CPTED strategy takes into account the standard measures as well as items specifically related to this proposal. These provisions are aimed to enhance safety and strengthen the perception of security.

*The proposed CPTED measure fall into the following categories:*

- Identifiable entries to the different units with direct access to the street along with identifiable private patios to the south creates a clear definition of hierarchy of space, a sense of territorial identity and sense of ownership
- The windows, patios and terraces, and open stairs and corridors ensure the outdoor presence of the people, which provide "eyes on the street" and security for the private and public spaces
- Lights would be installed on sides of the townhouse entries and garage doors illuminating the entire buildings and internal pathways.
- The access control is achieved by ensuring visible entrances overlooked by windows and balconies as well as defining the entrance ways and controlling the point of access to the site
- Gates and fences will be provided along the street and lane as well as on property lines to secure the site.
- Trees, shrubs and hedges are designed in a manner to increase visibility and avoid creating hidden spaces.

#### Affordability

Housing affordability is a social and economical shortcoming in BC. The development and construction industry has tried for many years to overcome this problem.

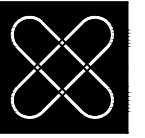
City of North Vancouver has initiated the concept of lock off suites and coach houses encouraging and promoting affordability by means of smaller units for younger generation.

Converting two single family houses into 10 townhouse units results in offering more economical accommodation and takes step in providing affordable dwelling.

By accommodating 10 families in two lots, the land cost which is a major component of every development will be divided into 10. Also by proposing 9 lock off suite as a mortgage helper a further consideration is given in providing affordable accommodation.

#### Garbage Disposal

A dedicated enclosed garbage disposal storage room has been provided in parking area accessible from the lane. The garbage will be picked up at lane on designated dates.



## **F. ADAB ARCHITECTS INC.**

#130-1000 ROOSEVELT CRESCENT  
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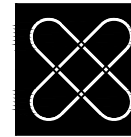
NO.	DATE	REVISION / ISSUED
2	June-2023	ISSUED FOR DP
1	JUL-2022	CONCEPTUAL DESIGN FOR PRE-CONSULTATION

PROJECT TITLE:  
**TOWNHOUSE DEVELOPMENT**  
205-211, ST. PATRICK AVE.  
NORTH VANCOUVER, BC.

FOR:  
**JASR HOMES LTD.**

DRAWING TITLE:  
**DESIGN RATIONALE**

DATE:	JUN. 2022	SHEET NO:	<b>A-1.8</b>
SCALE:	NTS.		
DESIGN:	P.P.		
DRAWN:	P.P		
PROJECT NO:	-		



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EAST ELEVATION.



WEST ELEVATION.



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**TOWNHOUSE DEVELOPMENT**  
205-211, ST. PATRICK AVE.  
NORTH VANCOUVER, BC.

FOR:  
**JASR HOMES LTD.**

DRAWING TITLE:  
**MATERIALS**

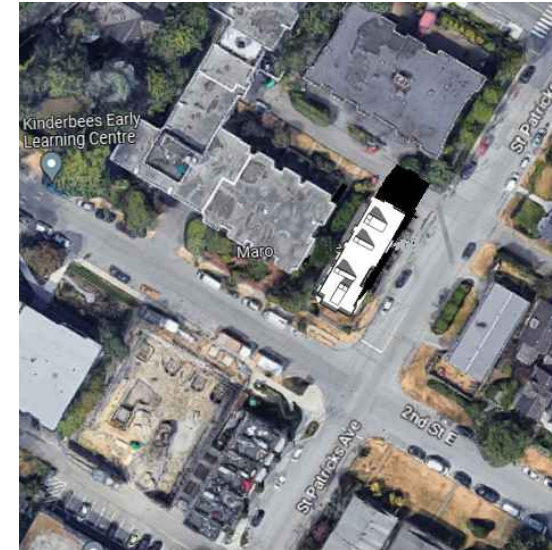
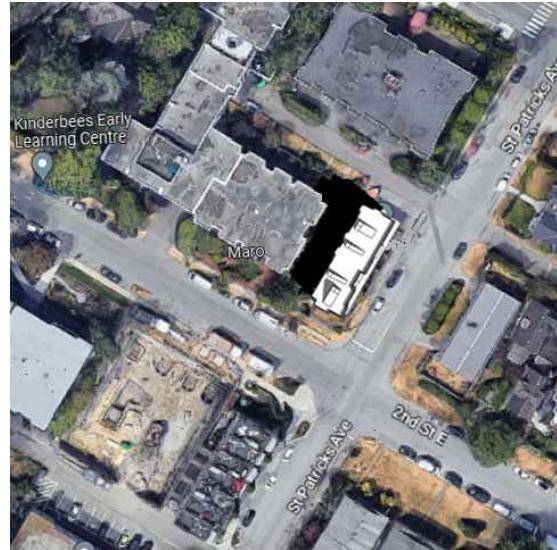
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SCALE:	NTS.	<b>A-1.9</b>
DESIGN:	P.P.	
DRAWN:	P.P.	
PROJECT NO.:	-	

10 A.M

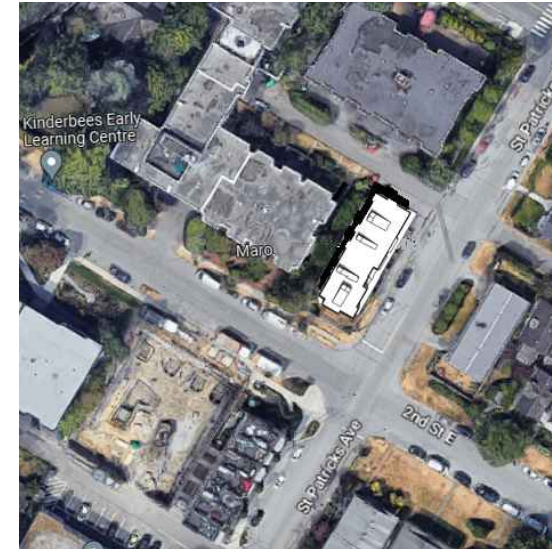
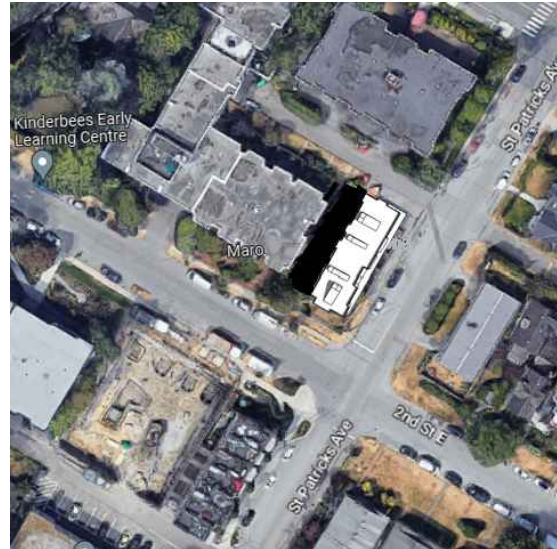
12 A.M

2 P.M

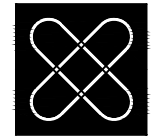
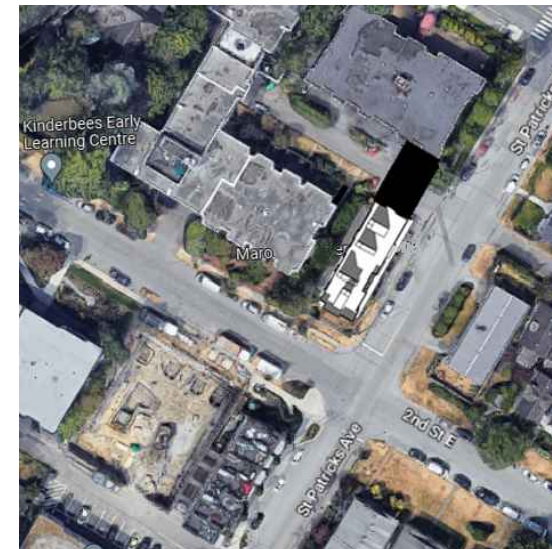
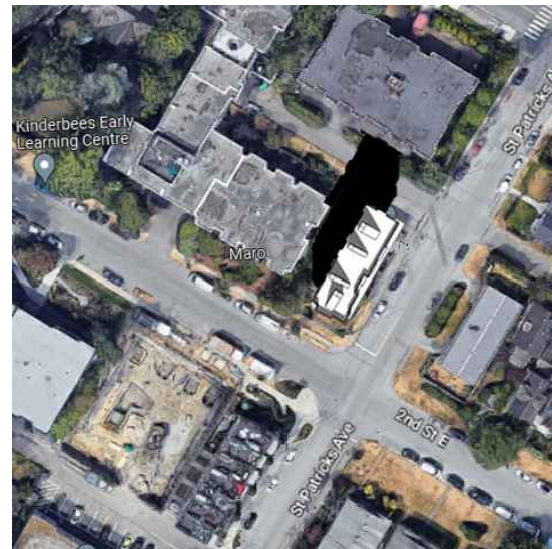
MARCH



JUNE



DECEMBER



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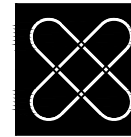
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205-211, ST. PATRICK AVE.  
NORTH VANCOUVER, BC.

FOR:  
**JASR HOMES LTD.**

DRAWING TITLE:  
**SHADOW ANALYSIS**

DATE:	JUN. 2022	SHEET NO:	<b>A-1.10</b>
SCALE:	NTS.		
DESIGN:	P.P.		
DRAWN:	P.P.		
PROJECT NO:	-		



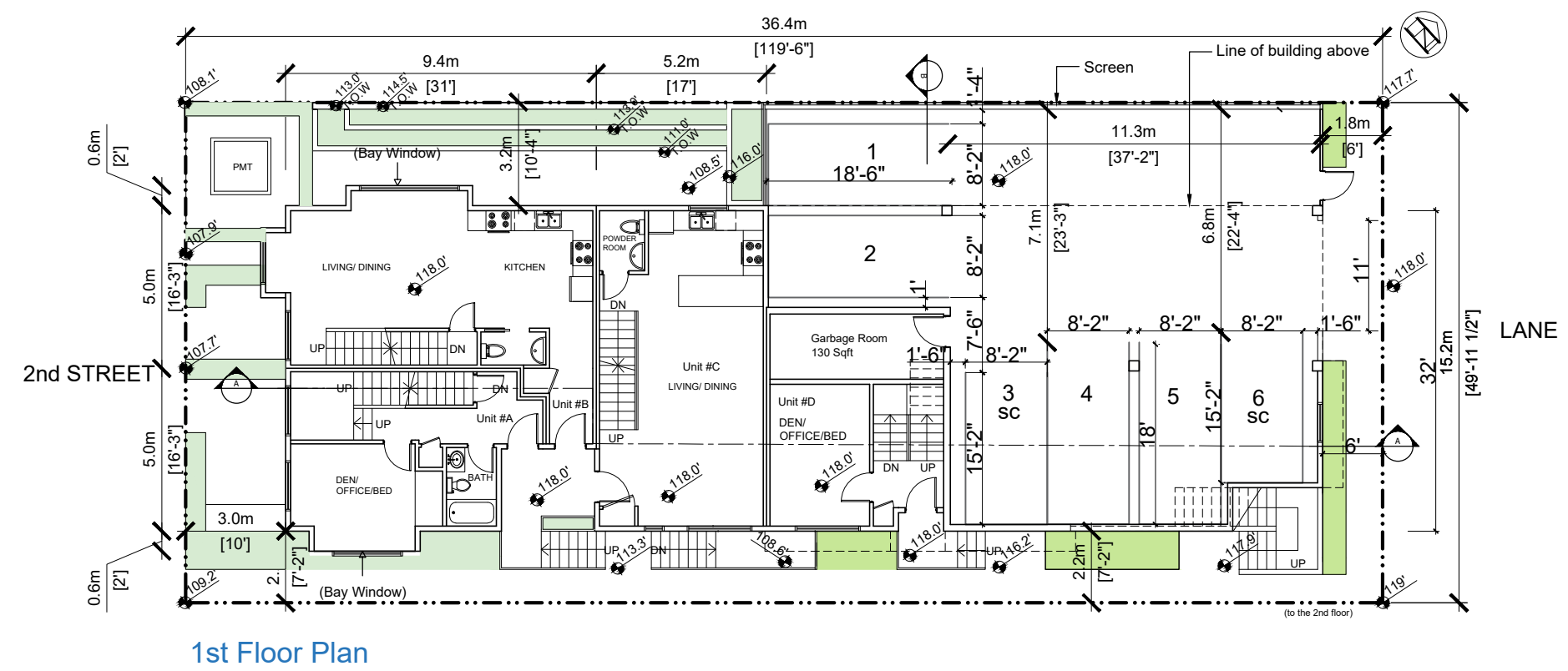
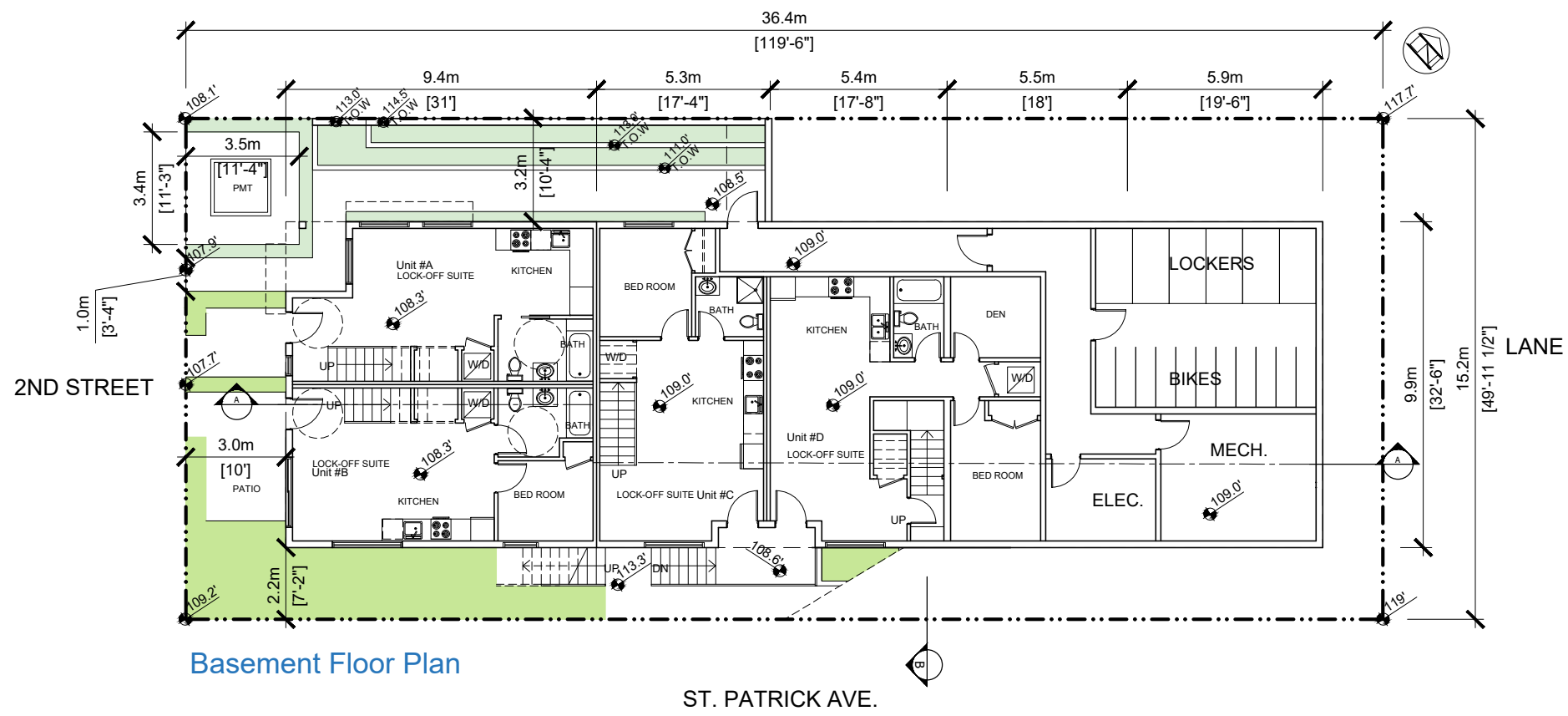
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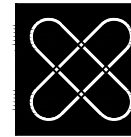
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205-211, ST. PATRICK AVE.  
NORTH VANCOUVER, BC.

FOR:  
**JASR HOMES LTD.**

DRAWING TITLE:  
**BASEMENT AND 1ST FLOOR PLAN**

DATE:	JUN. 2022	SHEET NO.:	<b>A-2.1</b>
SCALE:	NTS.		
DESIGN:	P.P.		
DRAWN:	P.P.		
PROJECT NO.:	-		



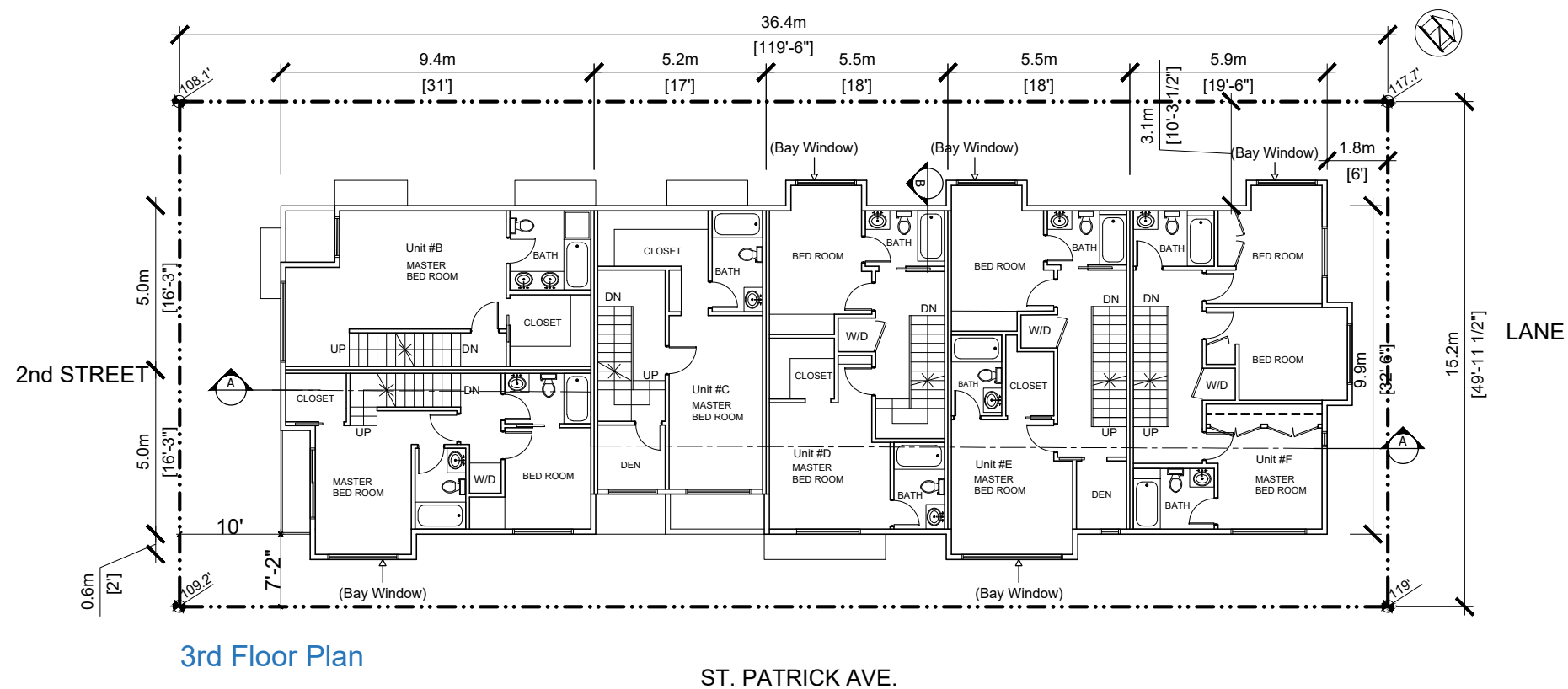
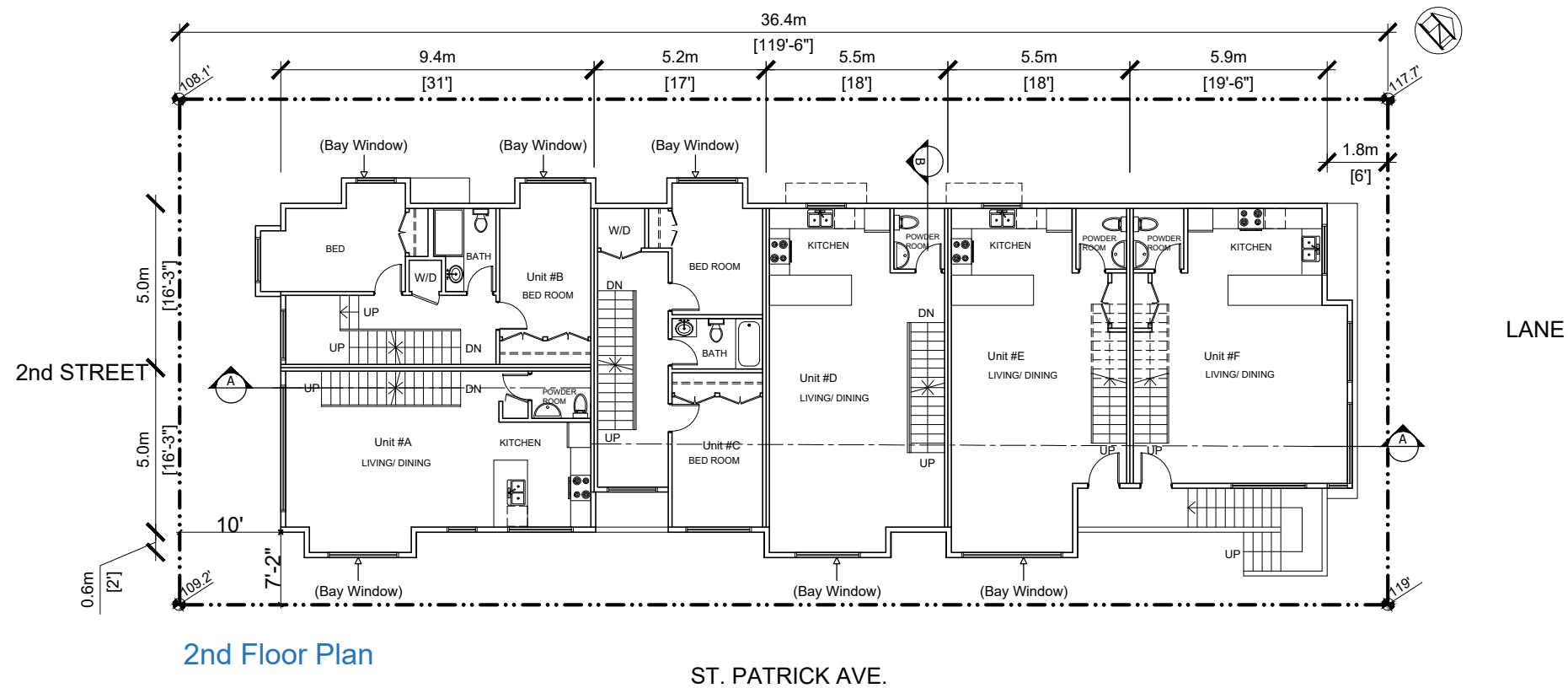
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LANE

LANE

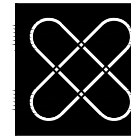
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1	JUL-2022	CONCEPTUAL DESIGN FOR PRE-CONSULTATION

PROJECT TITLE:  
**TOWNHOUSE DEVELOPMENT**  
205-211, ST. PATRICK AVE.  
NORTH VANCOUVER, BC.

FOR:  
**JASR HOMES LTD.**

DRAWING TITLE:  
**2ND AND 3RD  
FLOOR PLAN**

DATE:	JUN. 2022	SHEET NO:	<b>A-2.2</b>
SCALE:	NTS.		
DESIGN:	P.P.		
DRAWN:	P.P.		
PROJECT NO:	-		



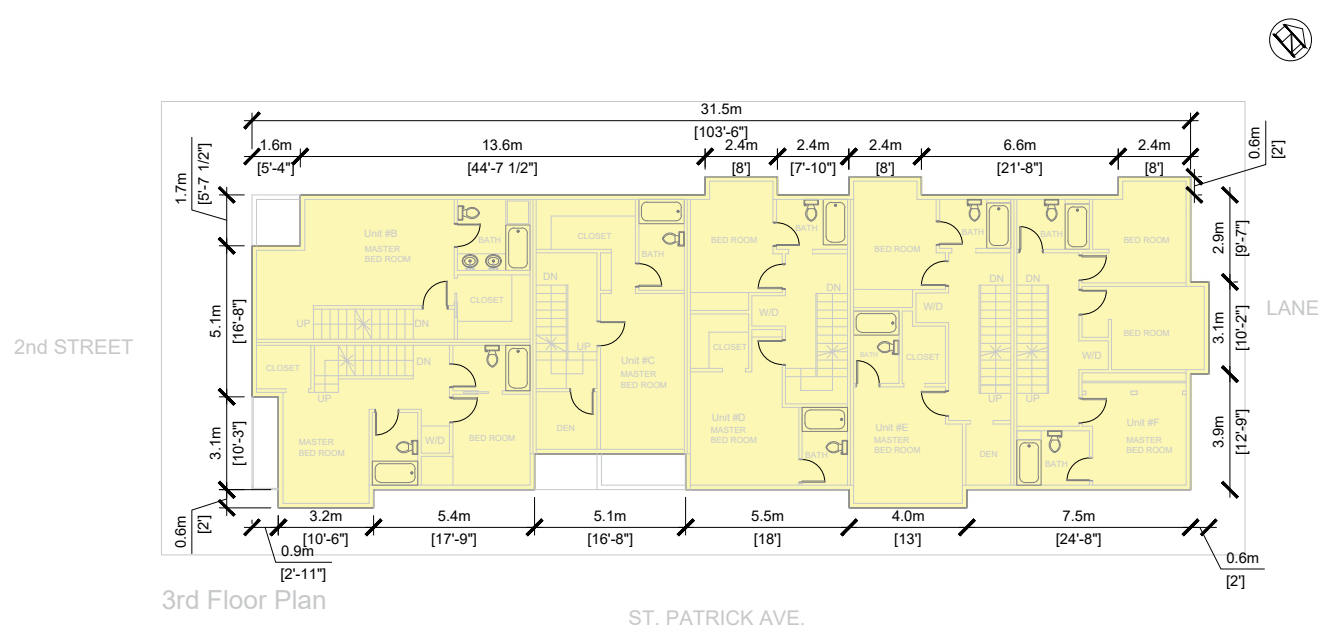
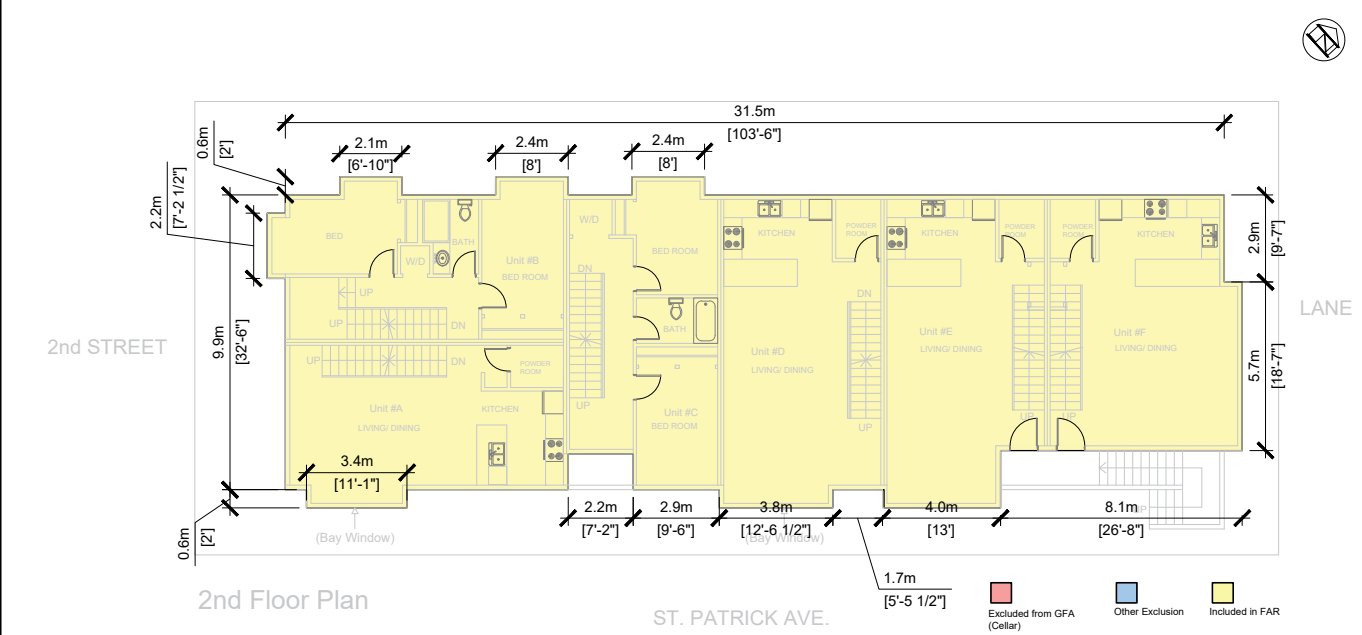
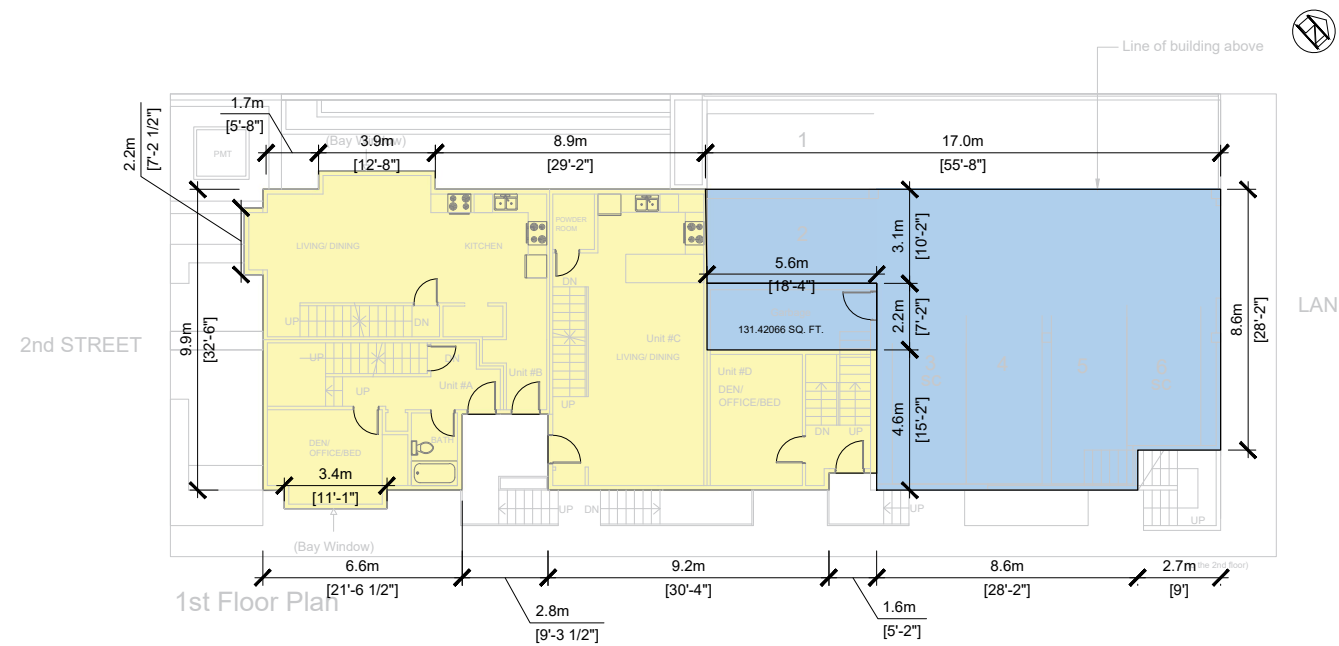
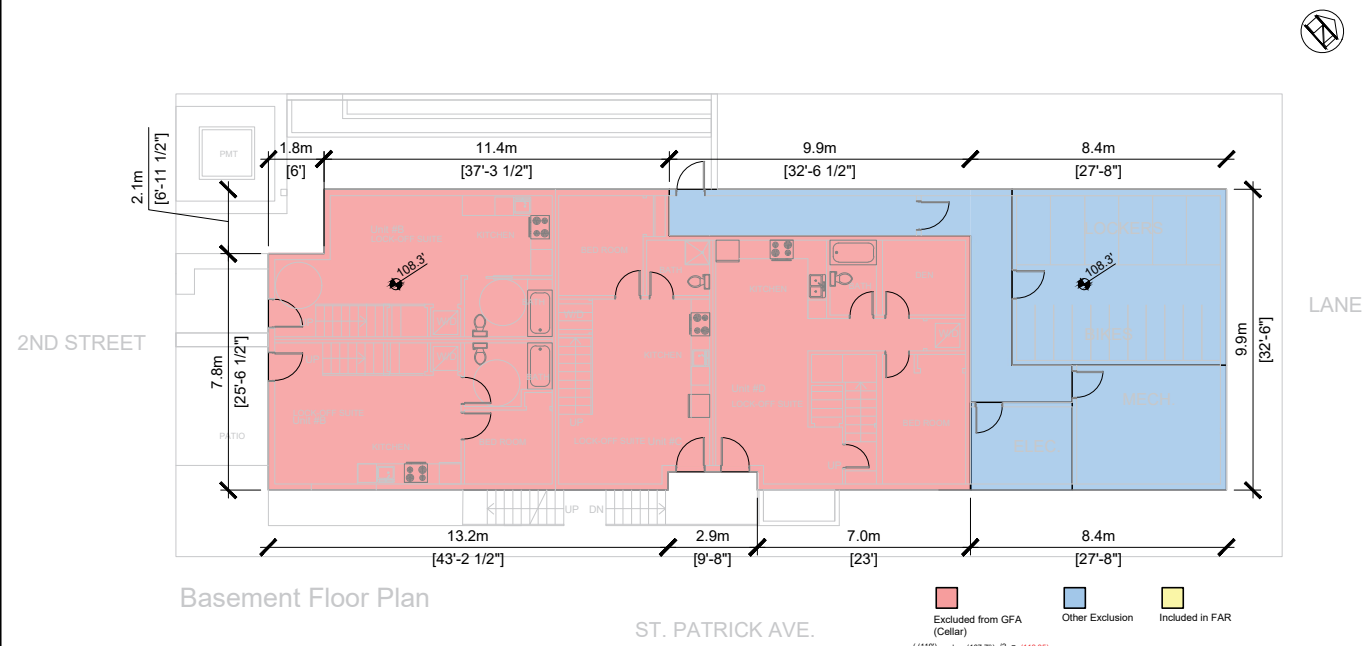
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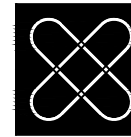
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NORTH VANCOUVER, BC.

FOR:  
**JASR HOMES LTD.**

DRAWING TITLE:  
**OVERLAYS**

DATE:	JUN. 2022	SHEET NO.:	<b>A-2.3</b>
SCALE:	NTS.		
DESIGN:	P.P.		
DRAWN:	P.P.		
PROJECT NO.:	-		



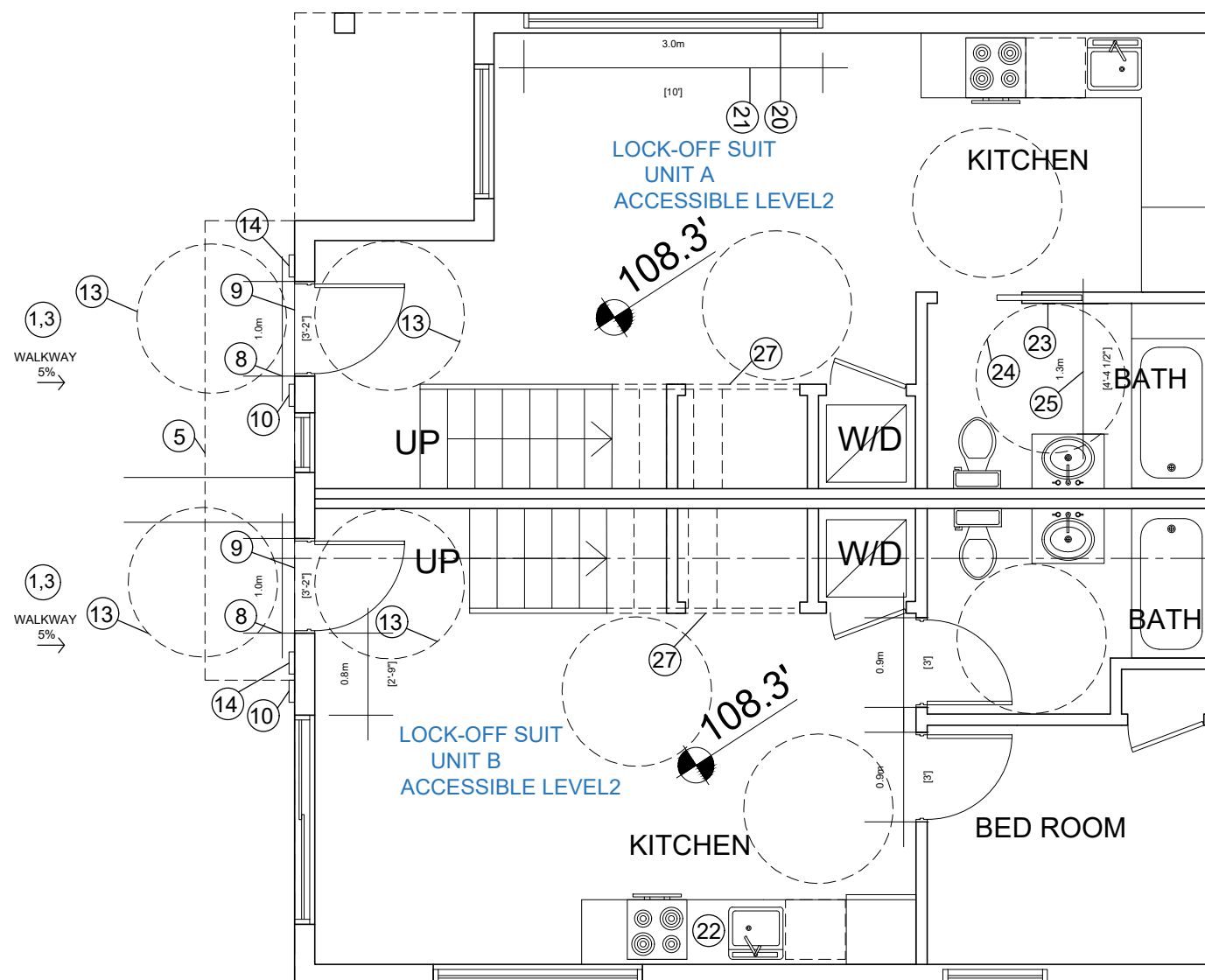
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ADAPTABLE DESIGN GUIDELINES		
	LEVEL TWO REQUIRED	PROVIDED
1	BUILDING ACCESS Outside stairs - maximum degree of colour contrast on nosing of each stair	Access to the adaptable unit main entry from the lane by ramp.
2	BUILDING ACCESS Curb cut have tactile and visual cues	N/A
3	BUILDING ACCESS Unobstructed access to main building entrances from street level	Access to the adaptable unit main entry from the lane by ramp.
4	BUILDING ACCESS Unobstructed internal access: - from parking levels containing accessible parking (5' or 1520 mm corridors; 2' or 610 mm clear wall space adjacent to door latch) - garbage and recycling receptacles and storage lockers - no stairs within the building circulating including corridors on residential levels - accessible storage lockers for each unit	N/A
5	BUILDING ACCESS Canopy over main building entrances (3' or 915 mm) and entrance	YES
6	BUILDING ACCESS Provide automatic door opener for at least one building entry door at ground level as well as underground parking level where disability parking is provided	automatic door opener is provided for unit entry door of the lock-off adaptable unit. Refer to the parking plan for the automatic door opener at parking level.
7	BUILDING ACCESS Disability parking provided in accordance with zoning bylaw figure 9-4 as attached	Refer to parking plan for disability parking
8	BUILDING ACCESS 3' or 915 mm building and suite entry doors	YES
9	BUILDING ACCESS Flush thresholds throughout the building (maximum 1/2" or 13 mm height)	YES
10	BUILDING ACCESS Accessible building enter phone, call buttons and, where provided, suite door bells	YES
11	COMMON AREAS Accessible mailboxes for all AD Level 2 units, and 5' or 1520 mm turning radius in front	YES
12	CIRCULATION Corridors minimum 4' or 1220 mm wide (except for services access areas)	YES
13	CIRCULATION Provide 5' or 1520 mm turning radius inside and outside the entry corridor of each dwelling unit	YES
14	SUITE CIRCULATION Provide wiring for an automatic door opener for the suite entry door	YES
15	SUITE CIRCULATION Provide 2' or 610 mm clear wall space adjacent to door latches where door swings toward user (poke at doors acceptable for bathrooms and bedrooms)	YES
16	DOORS Minimum one bathroom, minimum one bedroom and storage room doors 2'-10" or 800 mm clear opening	YES
17	PATIOS & BALCONIES Minimum one door 2'-10" or 800 mm clear door opening	N/A
18	PATIOS & BALCONIES Minimum one patio or balcony doors ill with maximum 1/2" or 13 mm threshold	N/A
19	PATIOS & BALCONIES Minimum 5' or 1520 mm turning radius on patio / balcony	N/A
20	WINDOWS Opening mechanism maximum 45° or 1168 non above floor (provide notation on window schedule)	Will be provide notation in the window schedule for the opening mechanism
21	WINDOWS Provide minimum 6'-0" or 1800 mm horizontal windows in living room, dining room and minimum one bedroom where sills are not more than 2'-6" or 750 mm above the floor	6'-0" horizontal window is provided in the living room. Refer to the window schedule window sill height
22	KITCHEN Continuous counter between sink and stove	YES
23	MIN. ONE BATHROOM Toilet located adjacent to wall (min 3' or 915 mm length)	YES
24	MIN. ONE BATHROOM Provide turning radius within bathroom (may result removal of vanity cabinet)	YES
25	MIN. ONE BATHROOM 3' or 915 mm clearance along full length of tub	YES
26	MIN. ONE BATHROOM Tub control valve placed at outside edge of tub, with tub spout remaining in central position	YES
27	MIN. ONE BATHROOM Accessible storage	YES+A19:D28A18:D29A16:D28C12A21:D29A14:D29A12:A1:D29

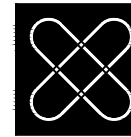
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205-211, ST. PATRICK AVE.  
NORTH VANCOUVER, BC.

FOR:  
**JASR HOMES LTD.**

DRAWING TITLE:  
**ADAPTABLE LEVEL 2  
REQUIREMENT**

DATE:	JUN. 2022	SHEET NO.:
SCALE:	NTS.	<b>A-2.4</b>
DESIGN:	P.P.	
DRAWN:	P.P.	
PROJECT NO.:	-	



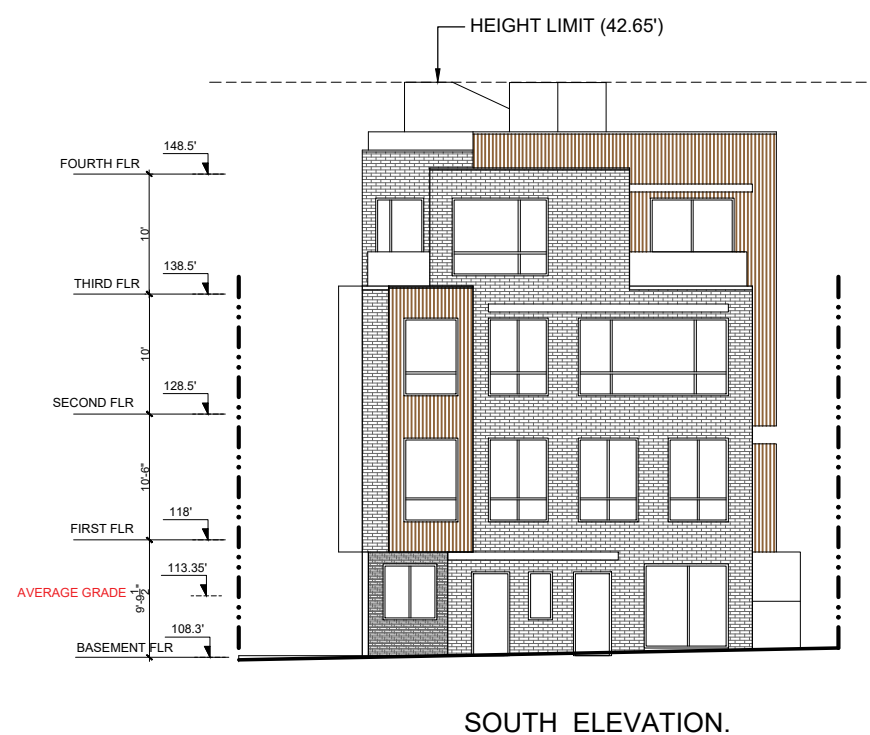
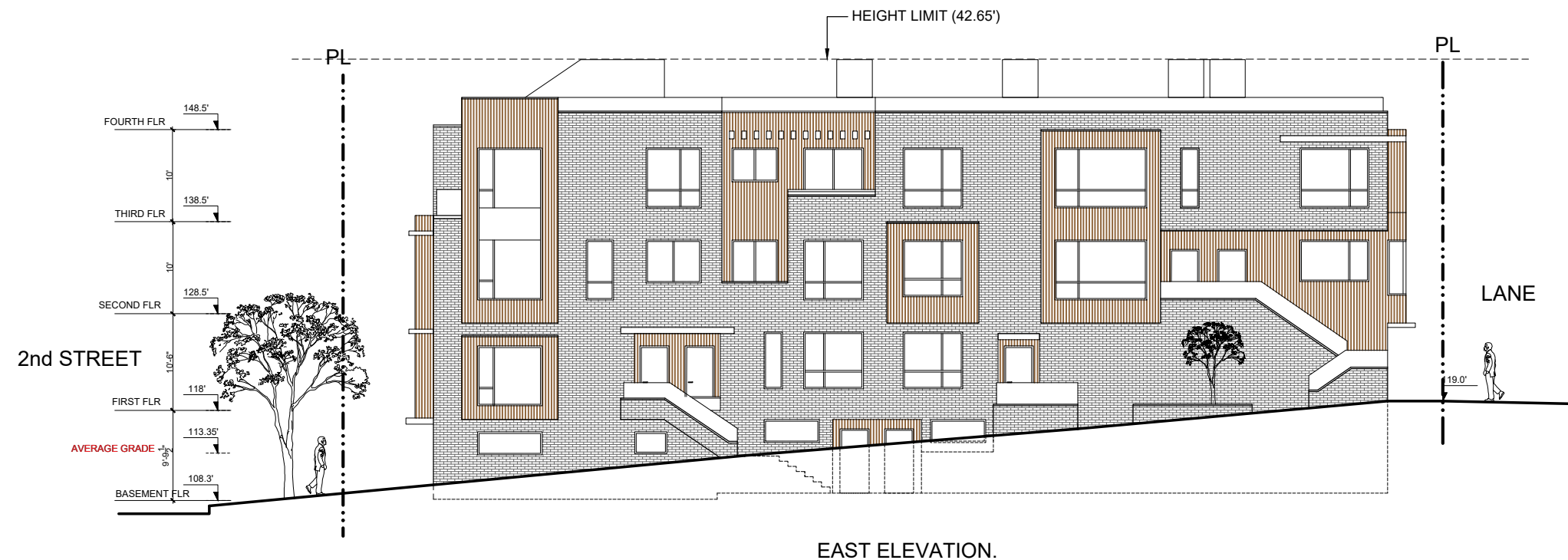
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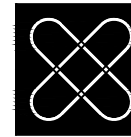
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**TOWNHOUSE DEVELOPMENT**  
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NORTH VANCOUVER, BC.

FOR:  
**JASR HOMES LTD.**

DRAWING TITLE:  
**SOUTH AND EAST  
ELEVATION**

DATE:	JUN. 2022	SHEET NO:
SCALE:	NTS.	<b>A-3.1</b>
DESIGN:	P.P.	
DRAWN:	P.P.	
PROJECT NO:	-	





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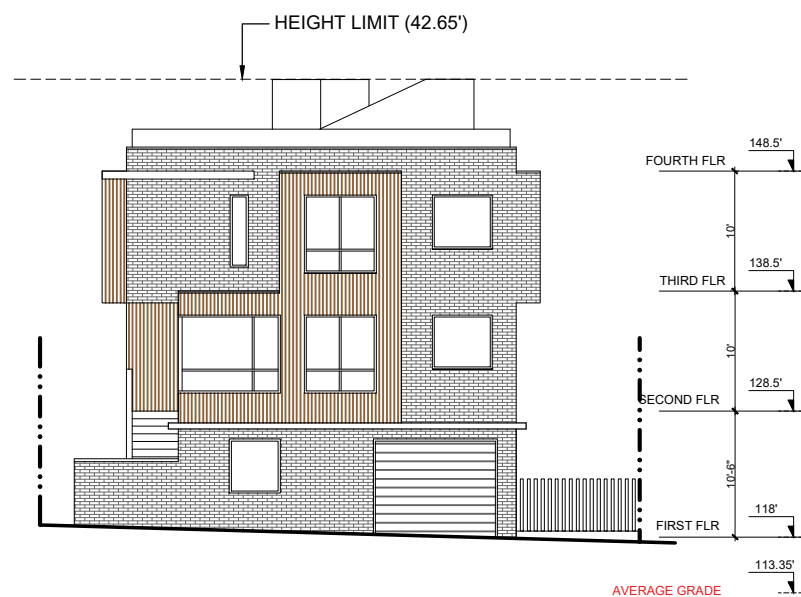
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WEST ELEVATION.



NORTH ELEVATION.

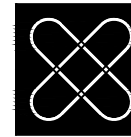
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NORTH VANCOUVER, BC.

FOR:  
**JASR HOMES LTD.**

DRAWING TITLE:  
**WEST AND NORTH  
ELEVATIONS**

DATE:	JUN. 2022	SHEET NO:	<b>A-3.2</b>
SCALE:	NTS.		
DESIGN:	P.P.		
DRAWN:	P.P.		
PROJECT NO:	-		



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WEST ELEVATION.

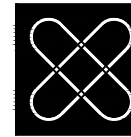
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FOR:  
**JASR HOMES LTD.**

DRAWING TITLE:  
**REFLECTED NEIGHBOUR'S  
WINDOWS TO THE WEST**

DATE:	JUN. 2022	SHEET NO:
SCALE:	NTS.	<b>A-3.3</b>
DESIGN:	P.P.	
DRAWN:	P.P.	
PROJECT NO:	-	



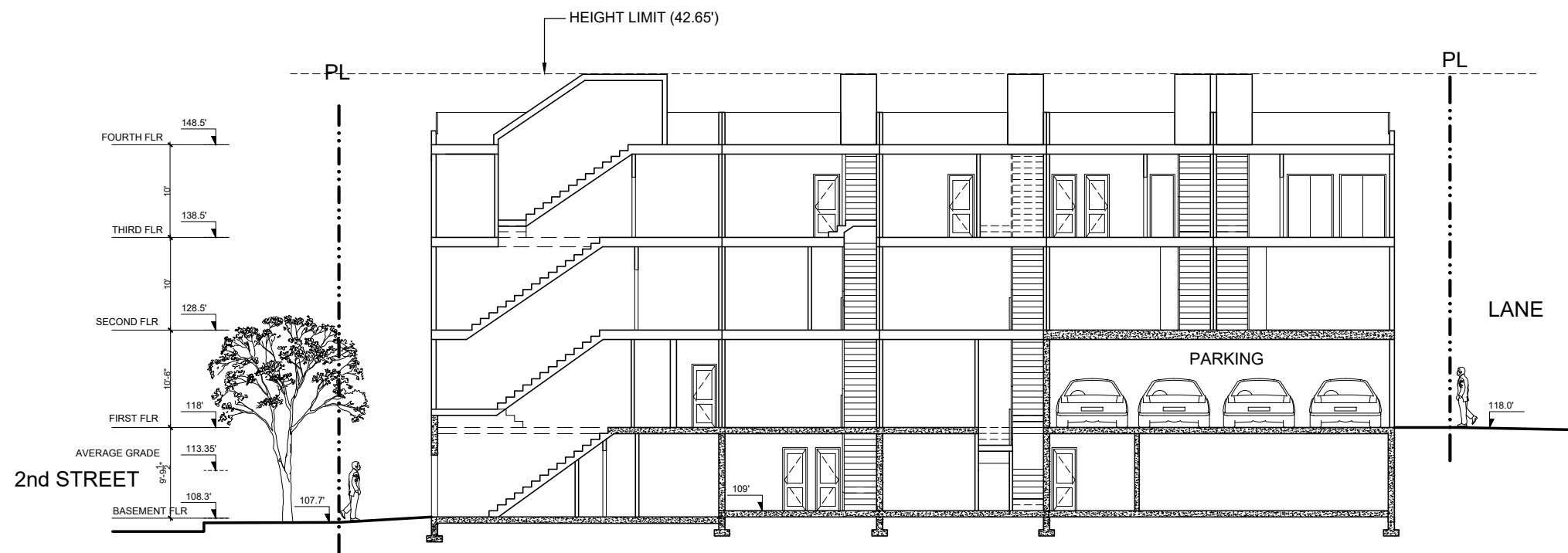
**F. ADAB  
ARCHITECTS  
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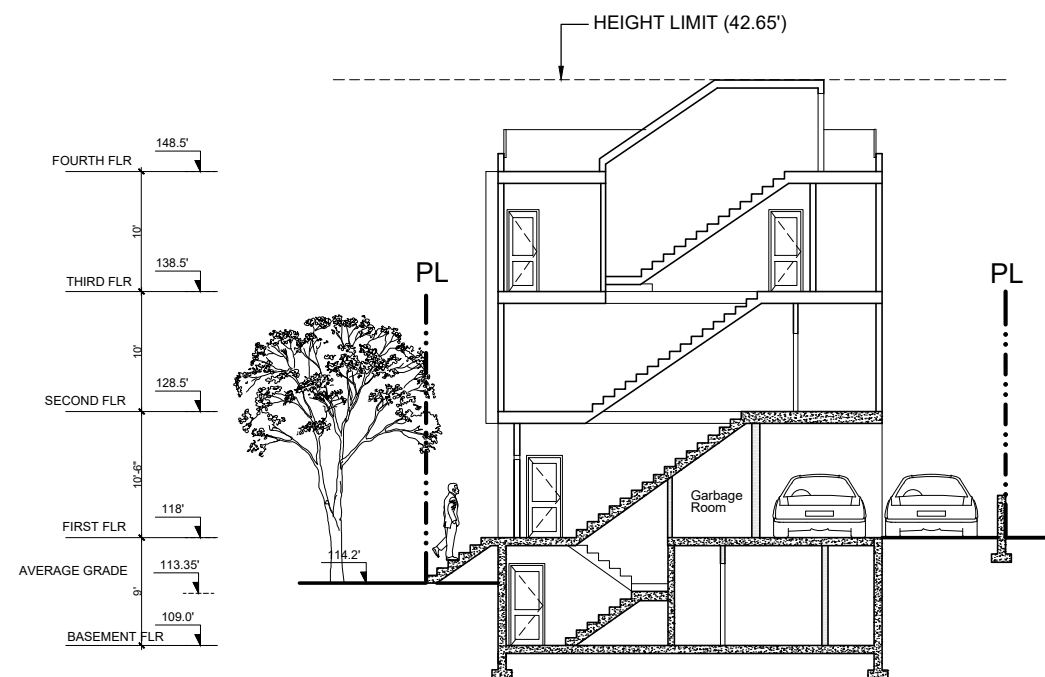
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**SECTION AA**



**SECTION BB**

2	June-2023	ISSUED FOR DP
1	JUL-2022	CONCEPTUAL DESIGN FOR PRE-CONSULTATION
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:  
**TOWNHOUSE DEVELOPMENT**  
205-211, ST. PATRICK AVE.  
NORTH VANCOUVER, BC.

FOR:  
**JASR HOMES LTD.**

DRAWING TITLE:  
**SECTIONS**

DATE:	JUN. 2022	SHEET NO:
SCALE:	NTS.	
DESIGN:	P.P.	<b>A-4.1</b>
DRAWN:	P.P.	
PROJECT NO:	-	