

**REZONING APPLICATION**

**215 WEST KEITH ROAD, CNV (Triplex Townhouse Development)**



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- L002 LANDSCAPE COMPONENTS

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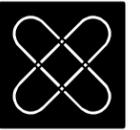
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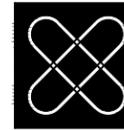
NO.	DATE	REVISION / ISSUED
3	AUG-2023	ISSUED FOR REZONNING
2	SEP-2022	REVISED CONCEPTUAL DESIGN AS PER PCA
1	JUN-2022	CONCEPTUAL DESIGN FOR PRE-CONSULTATION

PROJECT TITLE:  
**RESIDENTIAL DEVELOPMENT**  
215, KEITH ROAD  
NORTH VANCOUVER, BC.

FOR:  
**GOLDENLINE HOMES LTD.**

DRAWING TITLE:  
COVER SHEET

DATE:	SEP 2022	SHEET NO:	<b>A-1.0</b>
SCALE:	NTS.		
DESIGN:	P.P		
DRAWN:	P.P		
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Rezoning: 215, WEST KEITH ROAD, North Vancouver, BC	
Project Description / use	3 units Residential Town house + 3 Lock-off suits
Legal Description	LOT 14, BLOCK 152 DISTRICT LOT 274 PLAN 878
Civic Address present	215, WEST KEITH ROAD, North Vancouver, BC
Civic Address Future	TBD
Lot Area	6001 Sqft
OCP / Area Design Guideline	R3
Current Zoning	RT-1
Proposed Zoning	CD based on RT-1
Proposed Number of Units	3

	Required/ Allowed	Proposed	Notes
FAR	0.75	0.72	
GFA	4501.8 SQFT	4295.5 SQFT	
Building Height	33.1'	33.1'	
Number of Storey	2+BASEMENT	2+BASEMENT	
Site Coverage	35%	45%	
Building Set back:			
North/East 2nd St.	15'	10'	
East	4'	5.5'	
West	4'	6'	
South/Lane	26.2'	33.5'	
Minimum Dwelling Size	400	2179	
Minimum Dwelling Size - Lock Off Suits	285	637	
Parking	3.15	3	1.05/unit
Bike	4.5	6	1.5/unit

Area Calculation (sqft)									
	Exclusions								
	A	B	C	E	H	Lock-off Suites	I=B+C+D+E+F+G+H	J	K=J-I
	Floor Area	Mechanical/ Electrical	Bike	Cellar(residential) 5' below average grade	Garage (Accessory building)	150 Sqft / unit	Total exclusions	Floor Area	Total Gross Area GFA
Basement	2084.5	107.5	125.3	2084.5	620	450	3387.25	2812.2	0
Level 1	2566.9							2566.9	2566.9
Level 2	2313.7							2313.7	2313.7
<b>Total</b>	<b>6965.1</b>	<b>107.5</b>	<b>125.3</b>	<b>2084.5</b>	<b>620</b>	<b>450</b>	<b>3387.25</b>	<b>7692.8</b>	<b>4305.55</b>

Unit Type	with Lock-off suit	# Bed Rooms	Lock-off suit area (sqft)	Total Area (sqft)
#1	✓	4	637 (1-Bed)	2239.1
#2	✓	4	637 (1-Bed)	2179
#3	✓	3	810 (2-Bed+DEN)	2537
<b>Total</b>	<b>3</b>		<b>0</b>	<b>6955.1</b>

Parking	Required 1.05/unit	Provided
	3.15	3

Bike	Required 1.5/unit	Provided
	4.5	6

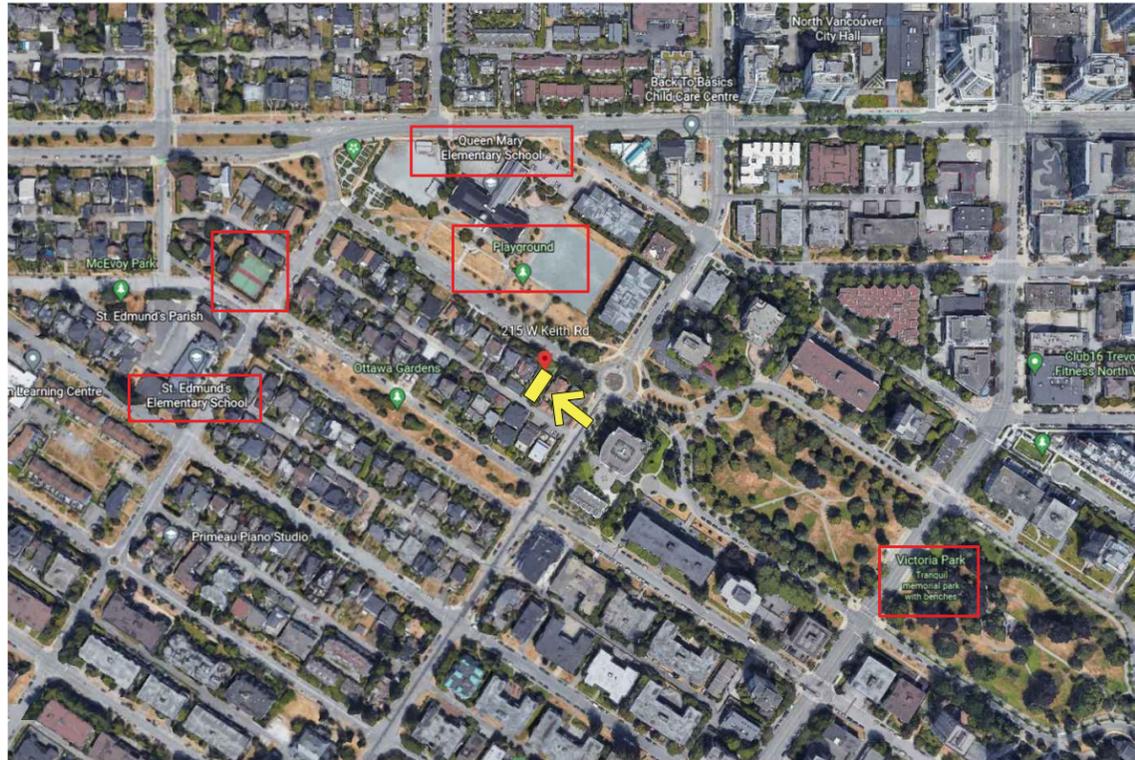
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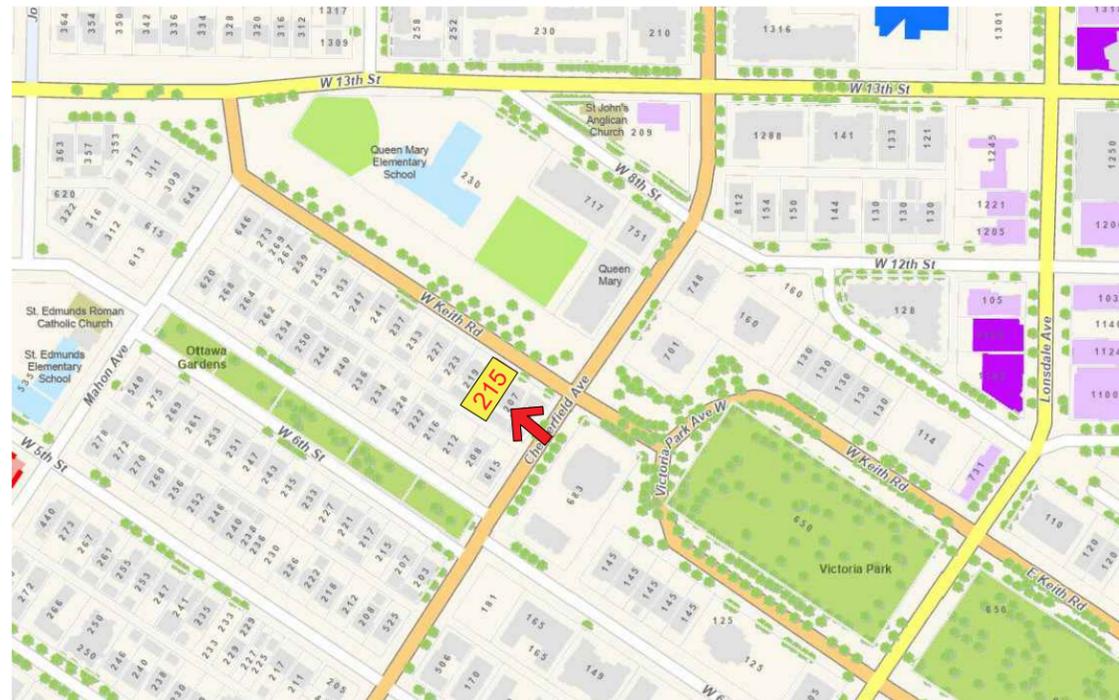
FOR:  
**GOLDENLINE HOMES LTD.**

DRAWING TITLE:  
**STATISTIC**

DATE:	SEP. 2022	SHEET NO:	<b>A-1.1</b>
SCALE:	NTS.		
DESIGN:	P.P.		
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**AERIAL MAP**



**CONTEXT MAP**



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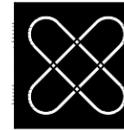
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 NORTH VANCOUVER, BC.

FOR:  
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DRAWING TITLE:  
**CONTEXT PLAN**  
**AERIAL MAP**

DATE:	SEP 2022	SHEET NO:
SCALE:	NTS.	<b>A-1.2</b>
DESIGN:	P.P.	
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**1**



**2**



**3**



**4**



**CONTEXT PHOTOS**

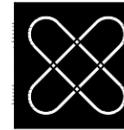
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DRAWING TITLE:  
**CONTEXT PHOTO**

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



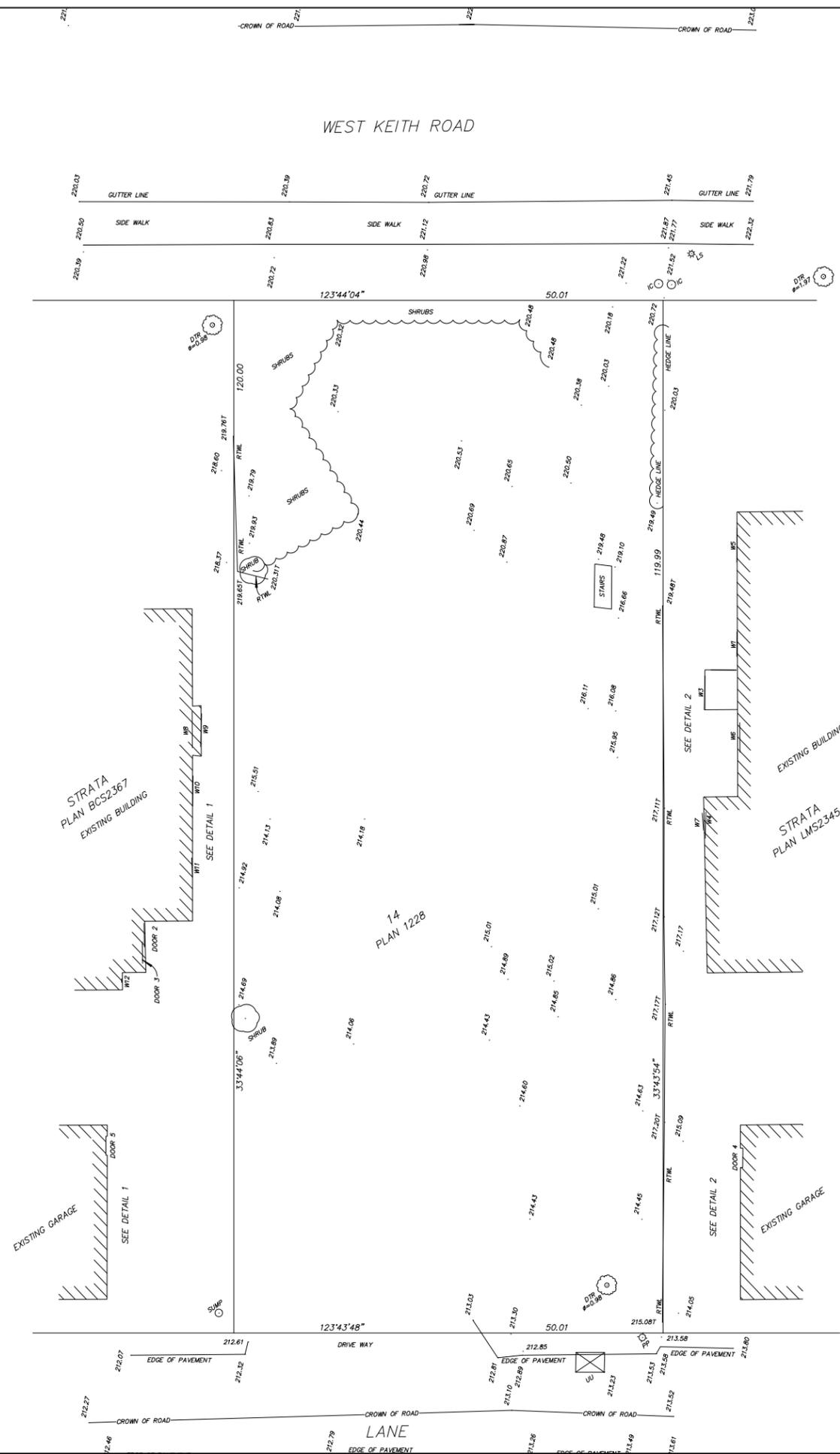
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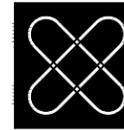
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DRAWING TITLE:  
**SURVEY PLAN**

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



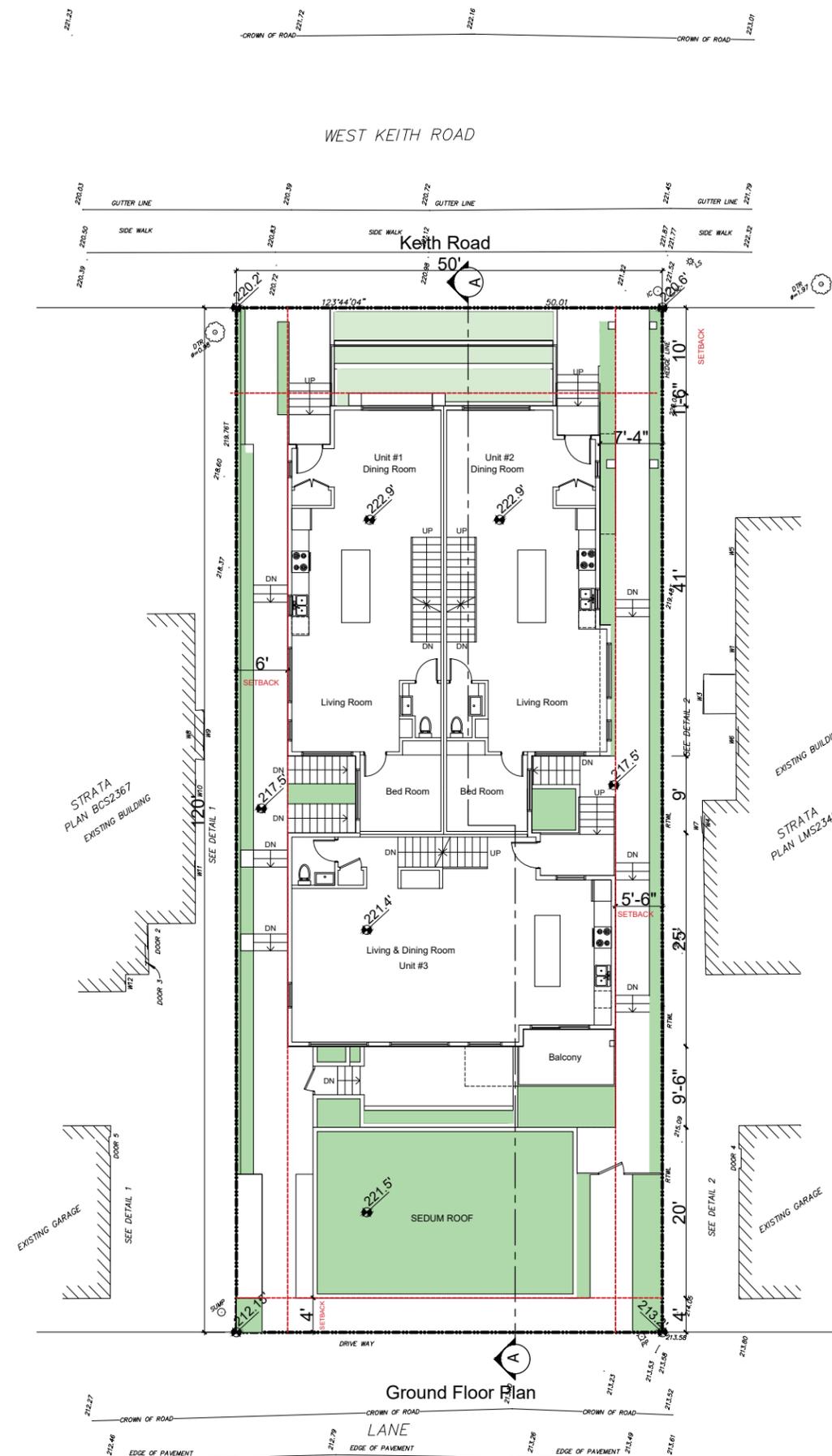
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Ground Floor Plan

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**RESIDENTIAL DEVELOPMENT**  
215, KEITH ROAD  
NORTH VANCOUVER, BC.

FOR:  
**GOLDENLINE HOMES LTD.**

DRAWING TITLE:  
**SITE PLAN  
Plans**

DATE:	SEP 2022	SHEET NO:	<b>A-1.5</b>
SCALE:	NTS.		
DESIGN:	P.P.		
DRAWN:	P.P.		
PROJECT NO:	-		



NORTH VIEW



SOUTH-EAST VIEW



NORTH-EAST VIEW



EAST VIEW



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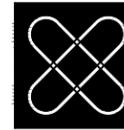
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DRAWING TITLE:  
**PERSPECTIVES**

DATE:	SEP 2022	SHEET NO:
SCALE:	NTS.	<b>A-1.6</b>
DESIGN:	P,P	
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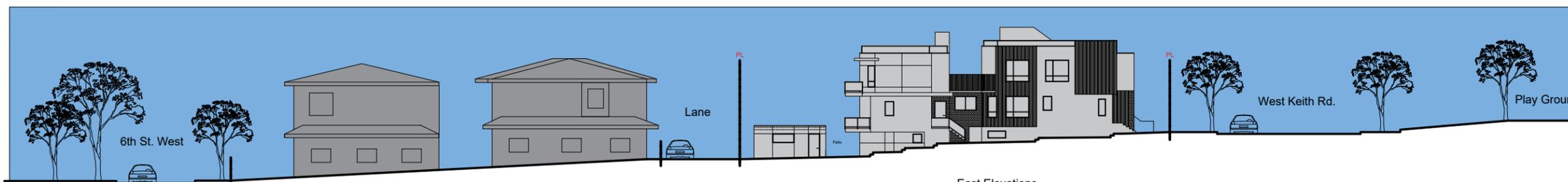
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North Elevations



East Elevations

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DRAWING TITLE:  
**STREET SCAPE**

DATE:	SEP 2022	SHEET NO:
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DESIGN:	P,P	
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PROJECT NO:	-	

**215 w keith Road, CNV**

**Introduction**

This Design Rationale is to be read as part of a development application for a 3-unit townhouse development plus 3 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 5998 sqft. and is located at 215 West Keith Road. There is a 6 meter lane to the south. Presently the site is occupied by an old two storey duplex building. The grade differences between the street and the lane is approximately 2.3 m. This 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 3-unit townhouse complex each with one lock-off suites at the lower floor consisting of two 1-bed and one 2-bed lock-off suites. The building orientation considers and responds to view, sun, exposure and neighbouring properties as well as addressing the street and lane characters.

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

The proposed development seeks rezoning from RT-1 to CD. Floor Space Ratio "FSR" is proposed at 0.72 equal to gross floor area of 5998 sqft. The average size of the townhouses is approximately 2,200 sqft including the lock off suites.

Townhouses along W. Keith road have direct access to the street and the townhouse at rear have access through the paved side yard to the west.

Parking is located at the rear of the site and is accessed from the lane. Each unit has one garage.

**Massing, Architectural Form and Character**

The proposed development and its character is consistent with the recent developments in the neighbour and responds to the vision anticipated for this area.

The orientation and design takes the advantages of grade changes and ocean view.

Ground floor units along the street are raised for 2.5' to allow for light for the lock off suites at basement and also provide spatial separation between the public and private yards.

Massing is broken into two buildings and stepped down at lower levels softening the mass of the building and respecting the neighbouring single family houses.

Each unit has a safe pedestrian pathway toward the street and side walks and is located in close proximity to the transit and amenities.

The building orientation responds to the site setting by facing W. Keith Road and the lane.

From architectural point of view facades are designed to create a visually appealing structure. The architectural language demonstrates a modern contemporary character with set coast traditional impression. The modern design concept along with contrast in material and colour creates lively appealing interest and articulation.

**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 and stucco for non-combustibility and longevity.

The colours are selected with emphasis on creating contrast by using a combination of grey and white cement boards. Widows, privacy screens and railings are black.

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.

**Privacy and Interface with Neighbours**

The openings at east and west facades are calculated to confirm to BCBC unprotected opening ratio. Where there is a possibility of direct overlook to adjacent buildings, frosted opaque glass will be used for windows. Some of the windows are also set at 5.6" height from the floor in order to avoid direct overlook.

Privacy at roof Decks are provided by orienting the decks toward south. This significantly reduces the potential negative impact on adjacent houses. Also, a 2' planter to the west and east of the roof deck provide more privacy to the neighbors.

**Livability, 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 4 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 private patios at grade and also decks on the 2nd floor contributing to livability of the units and creating a family oriented environment
- 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.
- Replacing a one dwelling unit with 3 and providing 3 lock off suites with high affordability measure.
- Provision of full electric vehicle chargers for all units. residential suites.
- 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 Keith Road 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 units with direct access to the street along with identifiable private patios creates a clear definition of hierarchy of space, a sense of territorial identity and sense of ownership
- The windows, patios and terraces 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 both 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 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 a single family house into 3-townhouse units plus 3 lock -off suites results in offering more economical accommodation and takes step in providing affordable dwelling.

By accommodating four families in a single lot the land cost which is a major component of every development will be divided into four. Also by proposing 3 lock off suite a further consideration is given to providing affordable accommodation as a mortgage helper for buyers.

Also, the variety in type, unit size and number of bedrooms will result in more options for couples and young families looking for more affordable housing.

**Garbage Disposal**

Dedicated garbage disposal storage has been provided at grade adjacent to the parking spaces. The garbage will be picked up at lane on designated dates.

**Landscaping:**

The Landscape Design for 215 W Keith Road residential development is intended to esthetically enhance the overall project site. The landscape has been designed with two planting features within the front yard that establishes a sense of welcome and arrival to the front access to the building. The side yard areas have been planted with a variety of low growing and shade tolerant species to establish a landscape buffer between the new development and existing adjacent properties.

Permeable paving utilized in the rear yard parking areas contribute to storm water retention requirements of the project. The private roof top landscape is comprised of a mixture of ornamental grasses, shrubs and colorful perennials creating a visually pleasing buffer between each of the units. In summary the overall landscape design objective is to create an esthetic and functional landscape that will become an integral part of the community within North Vancouver.



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NO.	DATE	REVISION / ISSUED
3	AUG-2023	ISSUED FOR REZONNING
2	SEP-2022	REVISED CONCEPTUAL DESIGN AS PER PCA
1	JUN-2022	CONCEPTUAL DESIGN FOR PRE-CONSULTATION

PROJECT TITLE:  
**RESIDENTIAL DEVELOPMENT  
215, KEITH ROAD  
NORTH VANCOUVER, BC.**

FOR:  
**GOLDENLINE HOMES LTD.**

DRAWING TITLE:  
**DESIGN RATIONALE**

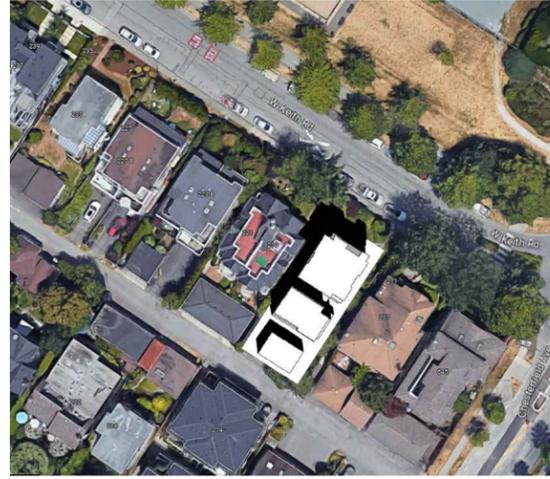
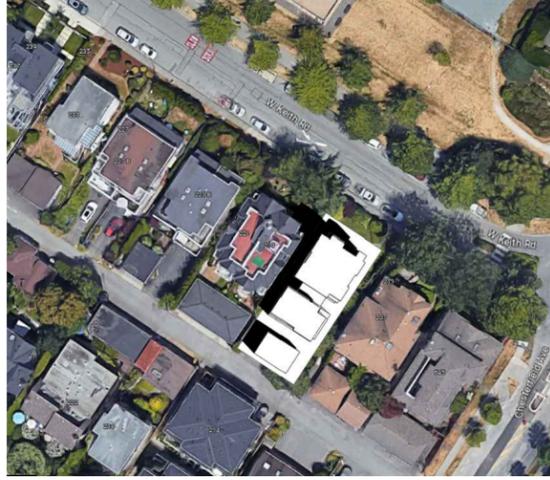
DATE:	SEP 2022	SHEET NO:
SCALE:	NTS.	<b>A-1.8</b>
DESIGN:	P,P	
DRAWN:	P,P	
PROJECT NO:	-	

10 A.M

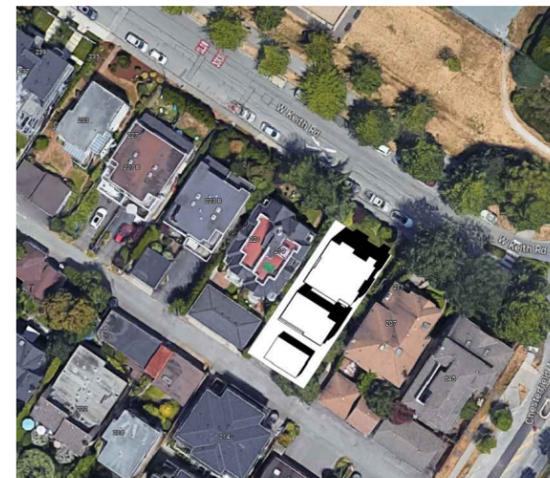
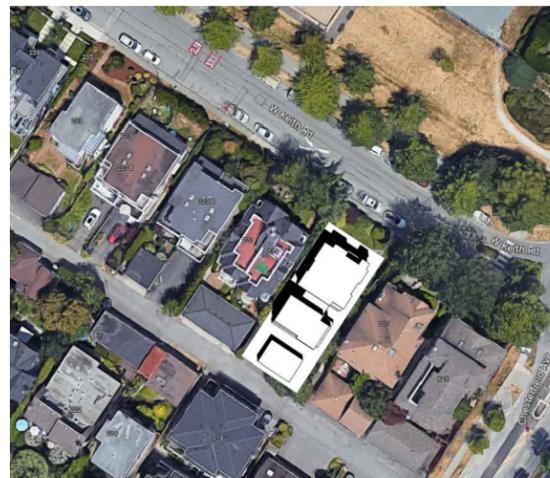
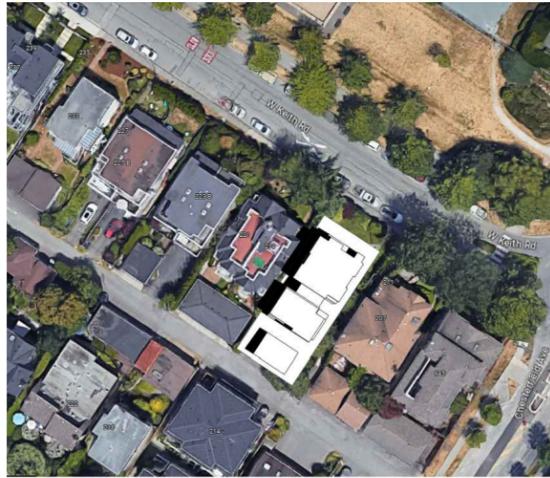
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2 P.M

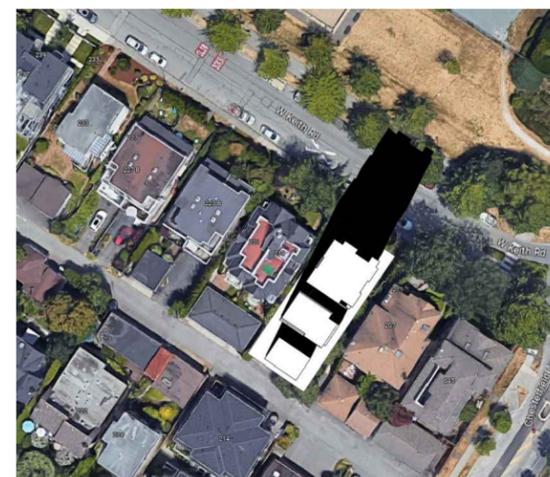
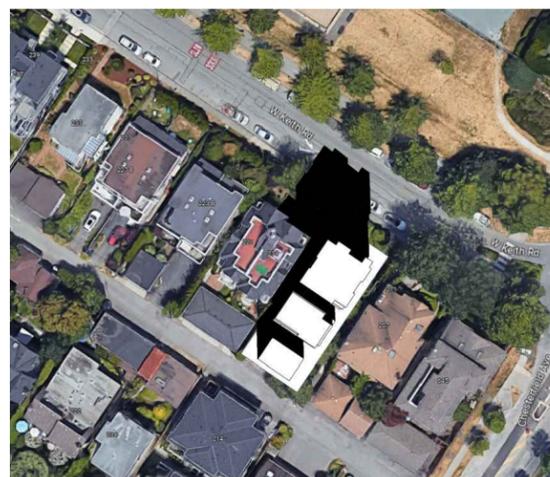
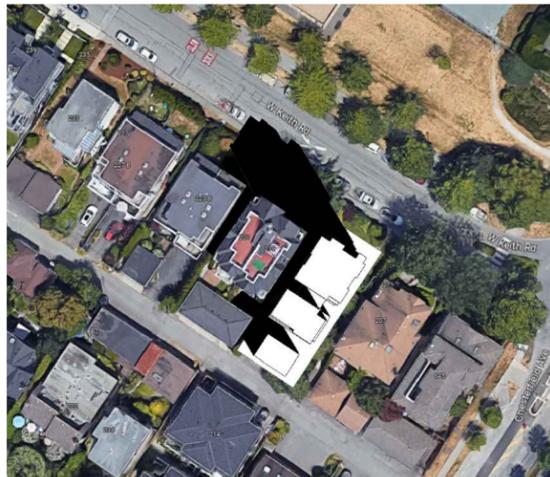
21 MARCH



21 JUNE



21 DECEMBER



**F. ADAB ARCHITECTS INC.**

#130-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3R4  
TEL: (604) 987-3003 FAX: (604) 987-3033  
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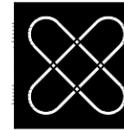
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PROJECT TITLE:  
**RESIDENTIAL DEVELOPMENT**  
215, KEITH ROAD  
NORTH VANCOUVER, BC.

FOR:  
**GOLDENLINE HOMES LTD.**

DRAWING TITLE:  
**SHADOW STUDY**  
Plans

DATE:	SEP 2022	SHEET NO:
SCALE:	NTS.	<b>A-1.9</b>
DESIGN:	P.P.	
DRAWN:	P.P.	
PROJECT NO:	-	



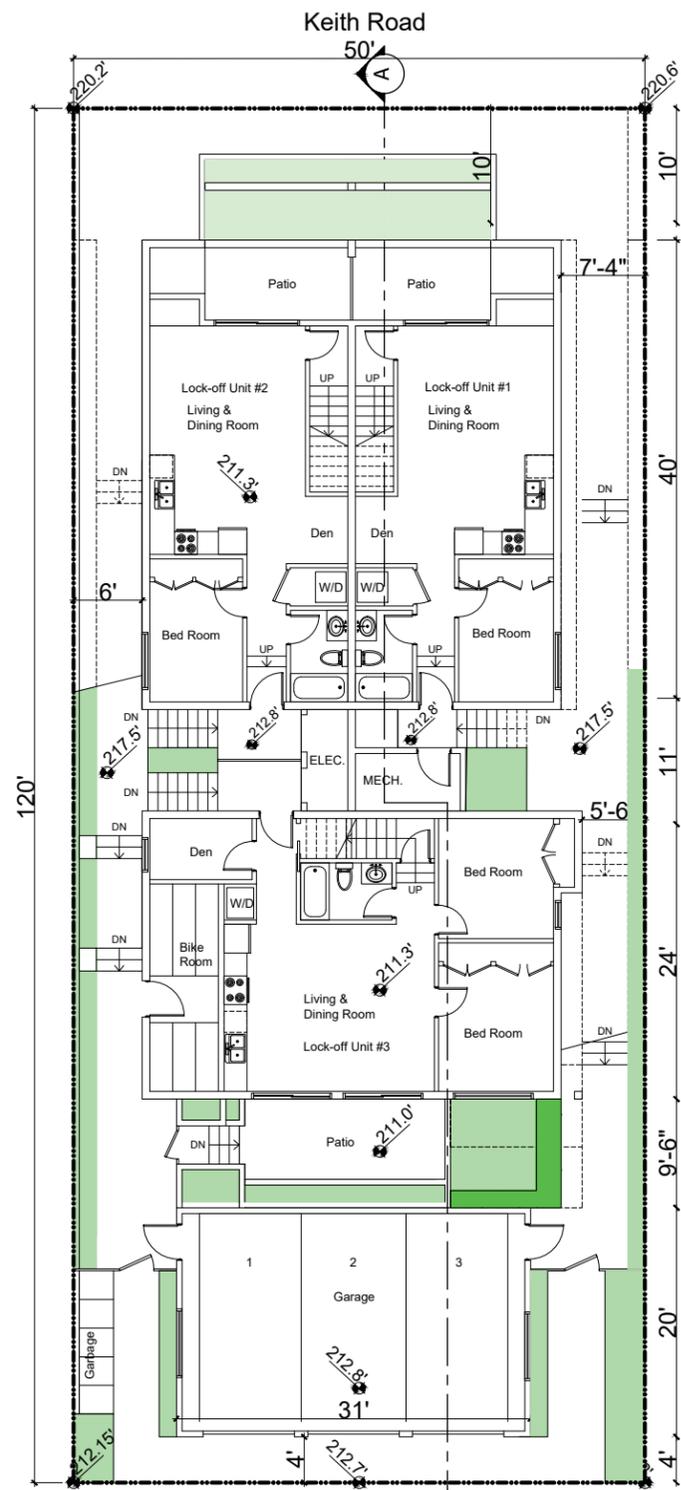
**F. ADAB  
ARCHITECTS  
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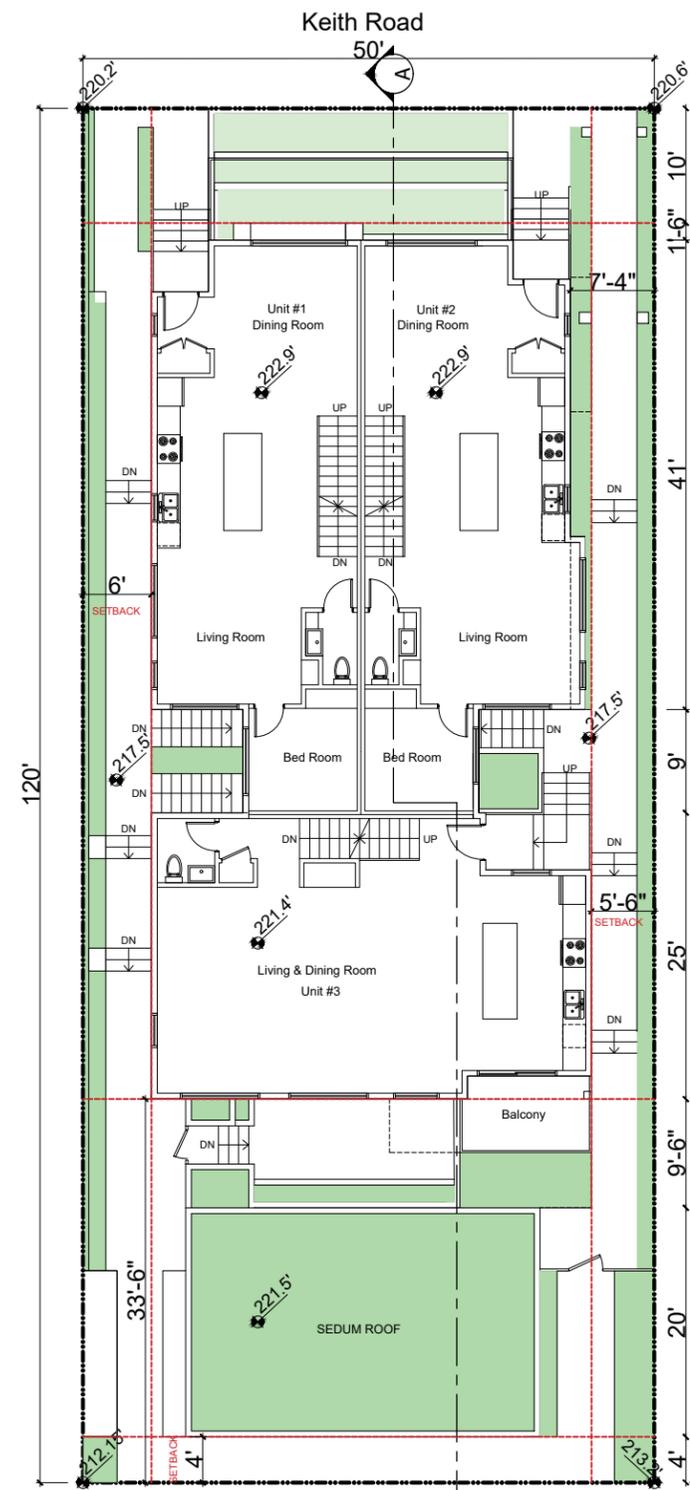
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Basement Floor Plan



Ground Floor Plan

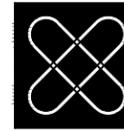
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**RESIDENTIAL DEVELOPMENT**  
215, KEITH ROAD  
NORTH VANCOUVER, BC.

FOR:  
**GOLDENLINE HOMES LTD.**

DRAWING TITLE:  
**Basement and Ground floor Plans**

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



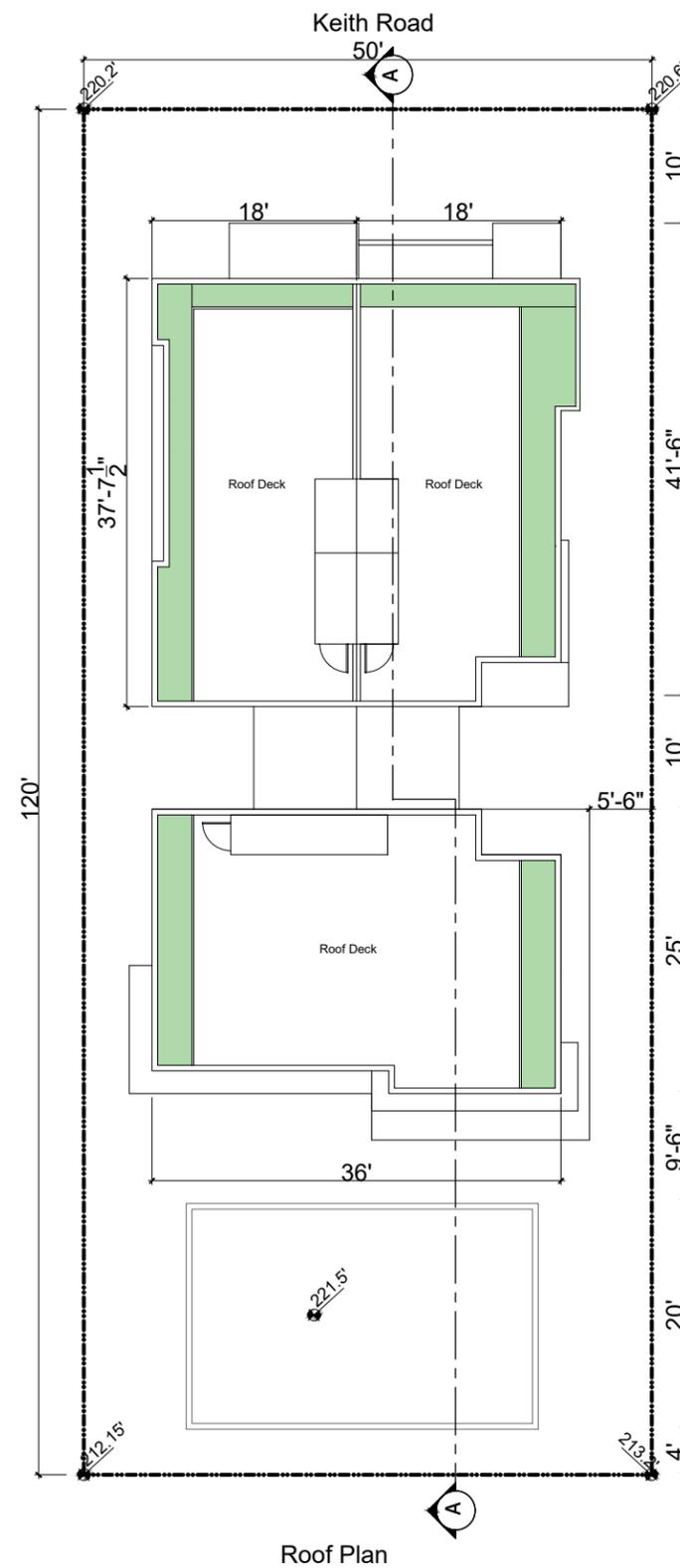
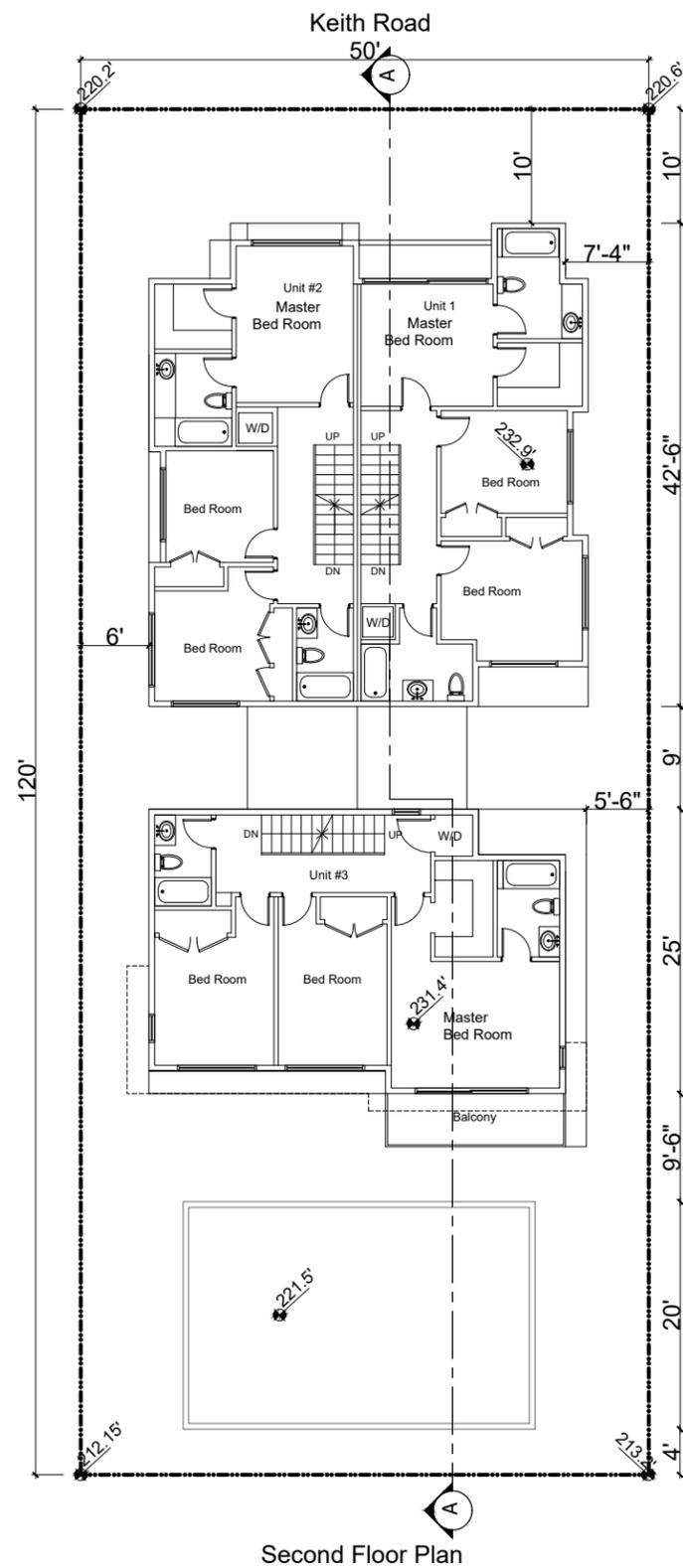
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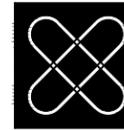
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**RESIDENTIAL DEVELOPMENT**  
215, KEITH ROAD  
NORTH VANCOUVER, BC.

FOR:  
**GOLDENLINE HOMES LTD.**

DRAWING TITLE:  
**Second and Roof  
Plans**

DATE:	SEP 2022	SHEET NO:	<b>A-2.2</b>
SCALE:	1/16"=1'-0"		
DESIGN:	P,P		
DRAWN:	P,P		
PROJECT NO:	Plans		



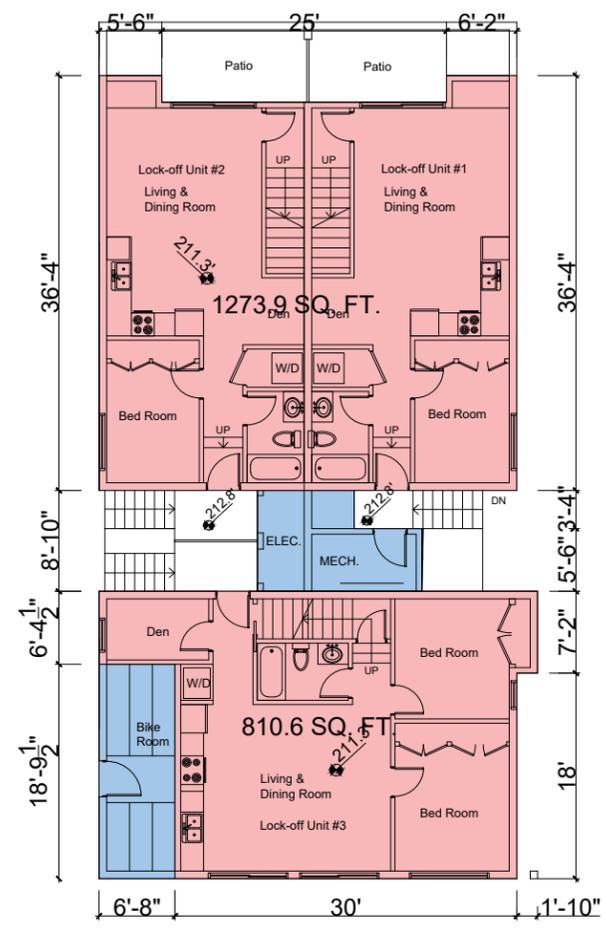
**F. ADAB ARCHITECTS INC.**

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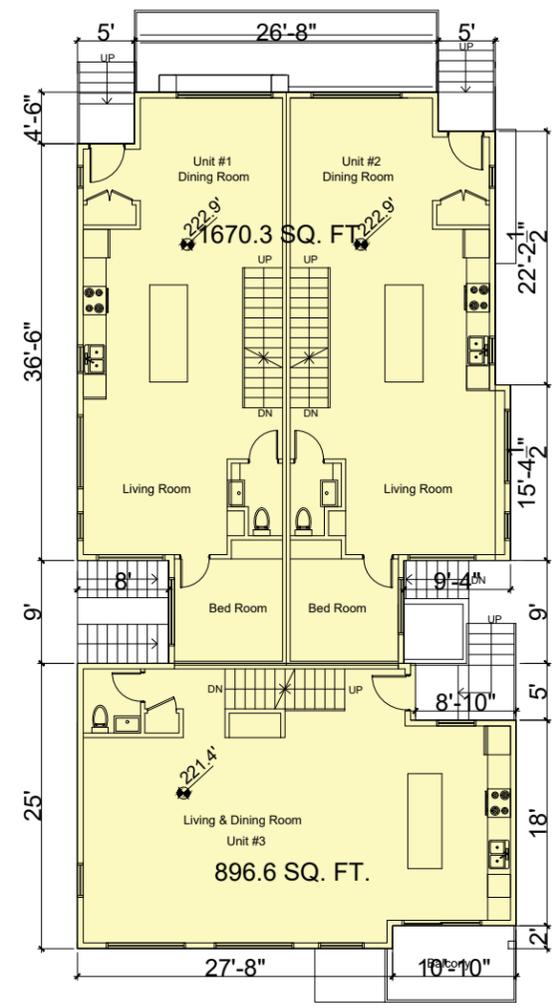
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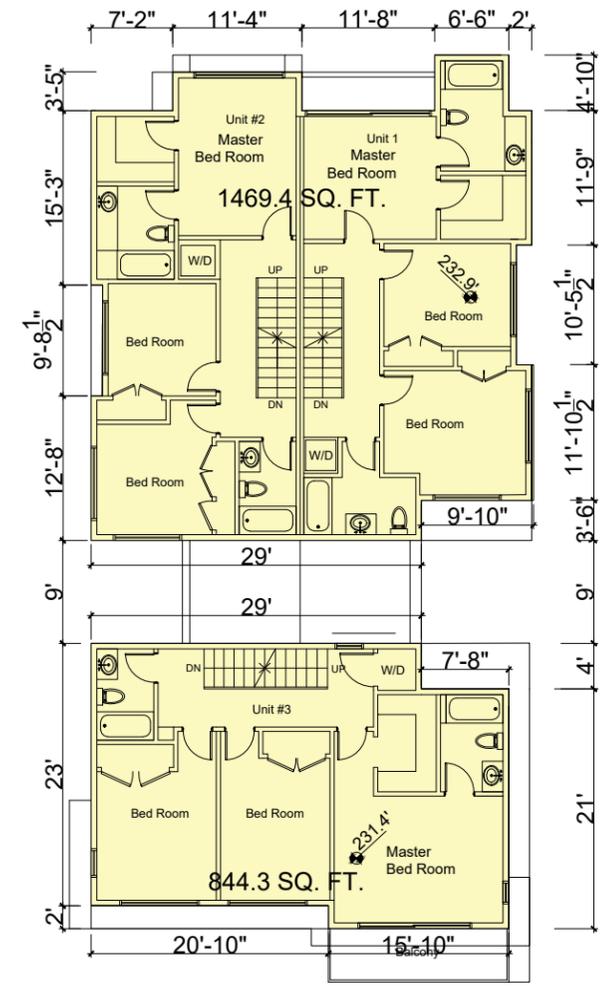
Excluded from GFA (Cellar) Other Exclusion Included in FAR

**BASEMENT**



Excluded from GFA (Cellar) Other Exclusion Included in FAR

**FIRST FLOOR**



Excluded from GFA (Cellar) Other Exclusion Included in FAR

**SECOND FLOOR**

	Area Calculation (sqft)								
	A	B	C	E	H	I	J	K=J-I	
	Floor Area	Mechanical/Electrical	Bike	Cellar(residential) 5' below average grade	Garage (Accessory building)	Lock-off Suites 150 Sqft / unit	Total exclusions	Floor Area	Total Gross Area GFA
Basement	2084.5	107.5	125.3	2084.5	620	450	3387.25	2812.2	0
Level 1	2566.9							2566.9	2566.9
Level 2	2313.7							2313.7	2313.7
Total	6965.1	107.5	125.3	2084.5	620	450	3387.25	7692.8	4305.55

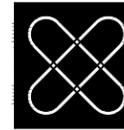
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PROJECT TITLE:  
**RESIDENTIAL DEVELOPMENT**  
215, KEITH ROAD  
NORTH VANCOUVER, BC.

FOR:  
**GOLDENLINE HOMES LTD.**

DRAWING TITLE:  
**OVERLAY PLANS  
FSR CALCULATION**

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



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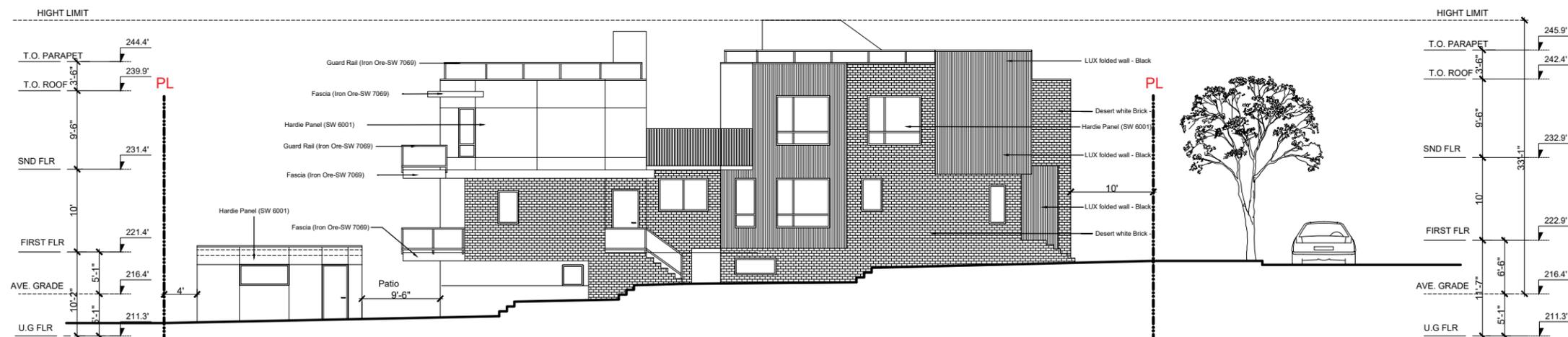
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West Elevation



East Elevations



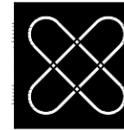
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PROJECT TITLE:  
**RESIDENTIAL DEVELOPMENT**  
215, KEITH ROAD  
NORTH VANCOUVER, BC.

FOR:  
**GOLDENLINE HOMES LTD.**

DRAWING TITLE:  
**East and West  
Elevations**

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



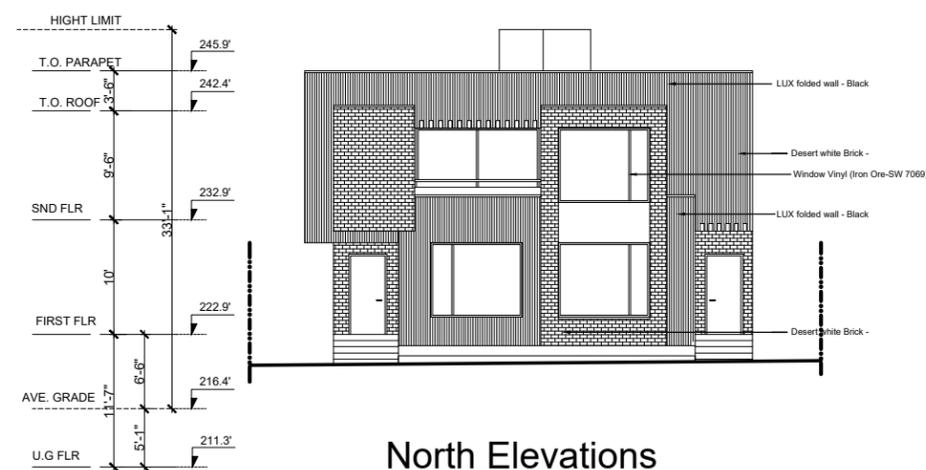
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North Elevations



South Elevations

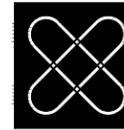
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PROJECT TITLE:  
**RESIDENTIAL DEVELOPMENT**  
215, KEITH ROAD  
NORTH VANCOUVER, BC.

FOR:  
**GOLDENLINE HOMES LTD.**

DRAWING TITLE:  
**North and South  
Elevations**

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



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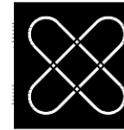
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PROJECT TITLE:  
**RESIDENTIAL DEVELOPMENT**  
215, KEITH ROAD  
NORTH VANCOUVER, BC.

FOR:  
**GOLDENLINE HOMES LTD.**

DRAWING TITLE:  
**NEIGHBOURS'S WINDOWS REFLECTED**

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



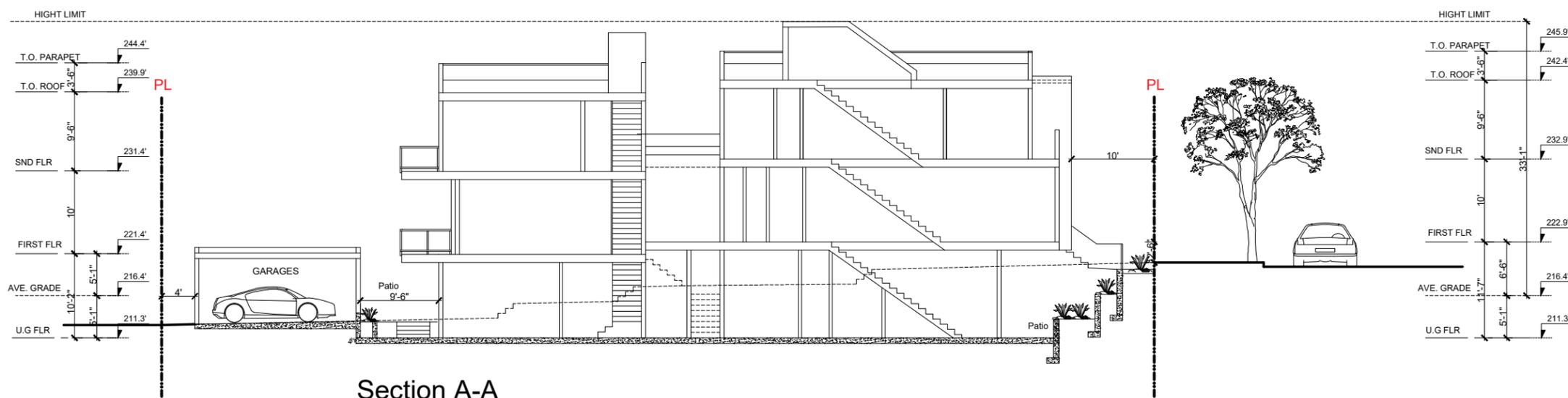
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NORTH VANCOUVER, BC.

FOR:  
**GOLDENLINE HOMES LTD.**

DRAWING TITLE:  
**SECTION AA**

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