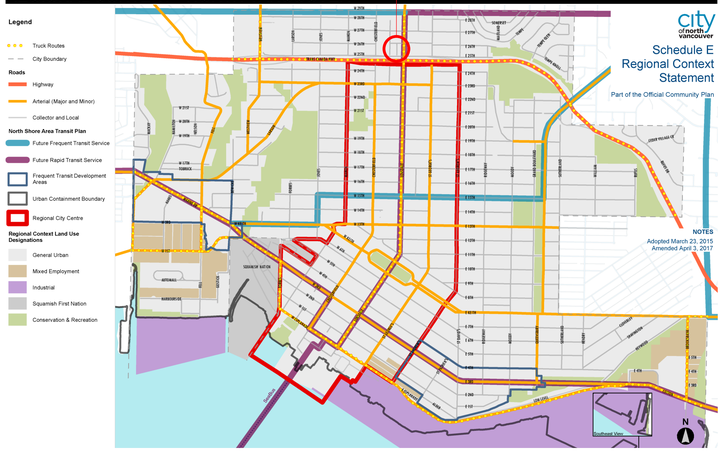
SUBJECT SITE - ZONE: RM-1

REGIONAL CONTEXT - NORTH VANCOUVER



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ARCHITECTURAL DRAWING INDEX:

A-0.000 Cover				
A-0.000	COVER PAGE			
A-0.010	STATISTICS			
A-0.020	SITE - OCP / ZONING			
A-0.030	SITE - CONTEXT 400M - 800M			
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A-0.050	SITE - CONTEXT AERIAL VIEWS			
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A-0.082	PERSPECTIVE VIEW (3)			
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A-1.000 Site				
A-1.100	SITE PLAN OVERALL	1/16"	=	1'-0"
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A-1.300	SITE PLAN - 1ST LEVEL	3/32"	=	1'-0"
A-2.000 Plans				
A-2.000	PARKING P2	1/8"	=	1'-0"
A-2.010	PARKING P1 / CELLAR	1/8"	=	1'-0"
A-2.100	1ST LEVEL	1/8"	=	1'-0"
A-2.200	2ND LEVEL	1/8"	=	1'-0"
A-2.300	3RD LEVEL	1/8"	=	1'-0"
A-2.400	4TH LEVEL	1/8"	=	1'-0"
A-2.500	5TH LEVEL	1/8"	=	1'-0"
A-2.600	6TH LEVEL	1/8"	=	1'-0"
A-2.700	ROOF LEVEL OUTDOOR AMENITY	1/8"	=	1'-0"
Unit Plans				
A-3.001	UNIT PLANS			
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A-4.000 Elevations				
A-4.000	EAST ELEVATION - LONSDALE AVE	1/8"	=	1'-0"
A-4.010	SOUTH ELEVATION - WEST 25 STREET	1/8"	=	1'-0"
A-4.020	WEST ELEVATION - LANE	1/8"	=	1'-0"
A-4.030	NORTH ELEVATION - INTERIOR YARD	1/8"	=	1'-0"
A-4.500	STREET ELEVATIONS	1/16"	=	1'-0"
A-4.610	MATERIAL BOARD			
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A-5.000 Sections				
A-5.100	SECTIONS	1/8"	=	1'-0", 3/32" = 1'-0"
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A-8.000 Supplemental				
A-8.010	MASSING VIEWS			
A-8.500	SHADOW STUDY MAR 21 / JUN 21			
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A-8.550	WASTE / LOADING DIAGRAM	1/8"	=	1'-0"
A-9.000 Area Ovderlays				
A-9.000	PARKING P2 - AREA OVERLAY	1/8"	=	1'-0"
A-9.010	PARKING P1 / CELLAR - AREA OVERLAY	1/8"	=	1'-0"
A-9.100	1ST LEVEL - AREA OVERLAY	1/8"	=	1'-0"
A-9.200	2ND LEVEL - AREA OVERLAY	1/8"	=	1'-0"
A-9.300	3RD LEVEL- AREA OVERLAY	1/8"	=	1'-0"
A-9.400	4TH LEVEL - AREA OVERLAY	1/8"	=	1'-0"
A-9.500	5TH LEVEL - AREA OVERLAY	1/8"	=	1'-0"
A-9.600	6TH LEVEL- AREA OVERLAY	1/8"	=	1'-0"
A-9.700	ROOF LEV AMENITY - AREA OVERLAY	1/8"	=	1'-0"
A-9.800	SITE COVERAGE / OPEN SPACE	1/8"	=	1'-0"

ARCHITECTURAL DRAWING ISSUES:

2024-12-20	Issue 01 - PCA Submission
2025-08-29	Issue 02 - RZ / DPA Submission
2026-03-31	Issue 03 - RZ / DPA Re-submission
2026-06-15	Issue 04 - RZ / DPA Re-submission

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[PROJECT TEAM]

REGISTERED ARCHITECT SHAMUS F SACHS BRITISH COLUMBIA 2026-06-16

[ARCHITECT SEAL]

CASCADIA Green Development

[CLIENT]

CASCADIA GREEN DEVELOPMENT

[PROJECT]

MULTI-FAMILY RENTAL DEV.

2525 LONSDALE AVENUE
NORTH VANCOUVER, BC

[TITLE]

COVER PAGE

24671 [PROJECT]

[SCALE]

JUN 15, 2026 [DATE]

4 - DPA RE-SUBMISSION [ISSUE]

[DRAWING]

A-0.000

MULTI-FAMILY RENTAL DEVELOPMENT

2525 LONSDALE AVENUE | NORTH VANCOUVER | BC | DP APPLICATION RE-SUBMISSION

PARKING SPACES:							
Minimum Parking Required	66 units	0.60	space/unit		39.6	spaces	
Visitor Parking Required	66 units	0.10	space/unit	Visitor part of total required parking	7	spaces	6.0 Visitor Provided (inclusive)
Total Parking Required					40	spaces	
Total Parking Provided (see Traffic Report)		**0.52**	space/unit proposed - inclusive Visitor (6)		**34**	**spaces**	-6 -14.1%
Disabled Parking:							
HC Parking Required Per 908(11):	66 units	0.038	space/unit		**3**	spaces	Part of total required parking
HC Parking per Adaptable Guidelines:							
Adaptable Units - Level 1	49 units L1	29	req. parking spaces	26 - 50 Level 1 AD Unit	2	spaces	Part of total required parking
Adaptable Units - Level 2 / 3	17 units L2	10	req. parking spaces	1 - 25 Level 2 AD Unit	1	spaces	Part of total required parking
Disabled Parking Required					3	spaces	
Disabled Parking Provided:					**3**	**spaces**	**Part of total required parking spaces**
Max. Small Cars	35% of provided spaces	34			12	spaces max	
Proposed Small Cars	**24% of provided spaces**				**8**	**spaces**	

BICYCLE SPACES:							
Required Secure Bicycle Parking	66 units	1.50	spaces/unit		99	spaces	Long term
Provided Secure Bicycle Parking	**66 units**	**1.5**	**spaces/unit**		**100**	**spaces**	Long term (Including Double Stacked Racks 22x2)
Max Vertical Bicycle Spaces	35.0	35%	Max	**33%**	**33**	spaces	Long term Prov. vertical inclusive of total bicycles
Min Cargo Bicycle Spaces (8x2)	10	10%	Min (of required 99)	10%	10	spaces	Long term Provided cargo inclusive of total req.
Required Short Term Bicycle Parking		6	spaces / 60 units		7	spaces	Short term
Provided Short Term Bicycle Parking		**6**	**spaces / 60 units**		**7.0**	**spaces**	Short term
Parkade not to exceed 1m (3.3 ft.) above average finished grade along perimeter of structure							
					107	**spaces**	total bicycle spaces provided

Note 1: Final areas, allowable parking ratios, and parking count to be confirmed
Note 2: All areas are approximate and are for zoning purposes only
Note 3: Net & gross unit areas are measured to the center of partywalls and to the exterior of sheathing of exterior walls
Note 4: Dedications and setbacks subject to City of North Vancouver approval

PROJECT SUMMARY:								
		REQUIRED / PERMITTED		PROPOSED				VARIANCE
ZONING EXISTING		RM - 1		CD				
OCP LAND USE DESIGNATION - Medium Density Apartment R5		Residential Level 5						
SITE AREA				14,745 sq.ft.	1,370 m2			NO
UNIT NUMBER					**66**			NO
OCP DENSITY (w/ exclusions) Purpose Built Rental Housing		1.6 + 1.0 FSR	3,562 m2	**2.60 FSR**	**3,561 m2**			NO
SITE COVERAGE		50%	685 m2	51%	699.96 m2			YES
BUILDING HEIGHT - Storeys (OCP Schedule 1)		6 Storeys (59.0 - 62.3 ft)		6 Storeys				NO
BUILDING HEIGHT - From Average Finished Grade along North PL		59.0 - 62.3 ft	18 - 19 m					
Average Finished Grade at North Property Line-		**422.11 ft AFG**	**128.66** m geodetic					
Geodetic Max. Allowed Height - 19 m		484.45 ft MAX	147.66 m geodetic					
Proposed Geodetic Elevation - T.O. Main Roof				483.50 ft	**147.37** m	Geodetic	T.O.R. EL	NO
Building Height from Average Grade - T.O. Main Roof				**61.39** ft	**18.71** m	Height	T.O.R. EL	NO
Building Height from Average Grade - T.O Amenity Roof Access -		493.0	150.27 m geodetic	70.9 ft	21.61 m	Height		NO
FRONT YARD - WEST	(Lonsdale Ave)	10.00 ft	3.05 m	10.00 ft	3.05 m			NO
FRONT ROAD DEDICATION	(Lonsdale Ave) Special Setback	11.48 to 14.76 ft	3.5 to 4.5 m	11.48 to 14.76 ft	3.5 to 4.5 m	Varies	6.5 SRW	NO
REAR YARD - WEST	(Lane)	20.00 ft	6.10 m	12.00 ft	3.66 m			YES
EXTERIOR SIDE YARD	(W25th St., South PL)	20.00 ft	6.10 m	11.00 ft	3.35 m			YES
INTERIOR SIDE YARD	(North PL)	15.00 ft	4.57 m	12.00 ft	3.66 m			YES
PARKING SPACES	Rental Housing	0.60 space/ unit	40 spaces		**34** spaces			YES
EV READY STATIONS	100% Residential Spaces	100 %	33 spaces		**27** spaces			NO
EV INSTALLED 2 STATIONS	Proposed for Visitor Spaces	0 %	0 spaces		**2** spaces			NO
BICYCLE SPACES	Secure spaces	1.50 space/ unit	99 Secure		**100** Secure			NO
> 60 UNITS	Short term spaces	6.00 / 60 units	7 Short term		**7** Short Term			NO
	Vertical bicycle spaces	35% max.	35 Vertical	33.0% 100	**33** Vertical secure			NO
OPEN BALCONY AREA	max 8% GFA	3,717.7 sq.ft.	345.38 m2					
Proposed Open Balcony Area	max 12% GFA	5,576.6 sq.ft.	518.08 m2	5,473.8 sq.ft.	508.5 m2	11.8%		NO
(Exclusion Open Appendages Active Design Guidelines)								
OUTDOOR AMENITY AREA			LEVEL 1 + ROOF DECK	3,517.97 sq.ft.	**326.8** m2			NO
INDOOR AMENITY AREA			LEVEL 1 + ROOF DECK	1,053.1 sq.ft.	**97.8** m2			NO
Garden Plots Active Design Guidelines	2.2 m2 / 4 units	396.0 sq.ft.	36.3 m2	225.0 sq.ft.	20.9 m2			YES
OPEN SITE SPACE	min 40%	5,898.0 sq.ft.	547.94 m2	6,285.8 sq.ft.	**584.0** m2	42.6%		NO

PARKING DIMENSIONS	Width		Length		Height	
(no column encroachments)	m	ft.	m	ft.	m	ft.
Standard Cars	2.500	8.20	5.486	18.00	2.134	7.00
Small Cars	2.500	8.20	4.650	15.26	2.134	7.00
Disabled Parking	4.000	13.12	5.486	18.00	2.134	7.00
Additional width at walls	0.305	1.00				

MINIMUM AISLE	90 degrees		60 degrees		45 degrees	
	m	ft.	m	ft.	m	ft.
One-Way Traffic	6.700	21.98	5.280	17.32	3.860	12.66
Two-Way Traffic	6.700	21.98	6.096	20.00	6.096	20.00

RECYCLING & GARBABE STORAGE REQUIREMENTS					
Min. Waste & Resource Storage Area	66 units	0.486 m2/unit		**345 sq.ft.**	**32 m2**
As per Section CNV Guidelines for Recycling & Garbage Storage- Page 5 (Sept 2014)		Number of Containers 60-69 Units	Number of Containers for > 99 units	Total Number of Containers	Container Volume
Garbage (3yd3)	66 units	3	0	**2**	3 yd3
NSRP Newsprint (360L)	66 units	1	0	**1**	360 L
NSRP Mixed Paper (360L)	66 units	3	0	**3**	360 L
NSRP Mixed Containers (360L)	66 units	2	0	**2**	360 L
Cardboard	66 units	1	0	**1**	3 yd3
Food Scraps (240L)	66 units	4	0	3	240 L
Garbage Storage Space proposed	**66 units**			**345.7 sq.ft.**	**32.1 m2**

NOTE: **ADAPTABLE UNIT PROVISION:**
MIN 25% COV ADAPTABLE LEVEL 2 - 17 UNITS
MIN 20% BCBC 2024 ADAPTABLE - 13 UNITS (INCLUSIVE OF TOTAL 25%)

Cellar" means the space directly below the First Storey, the lower floor of which is more than 1.52 metres (5 feet) below Average Grade and the area of which does not exceed the area of the First Storey. [Bylaw 8464, May 30, 2016]

Excluded :Any portion of a Basement, Cellar, or crawl space containing common electrical, mechanical, or elevator machine rooms;
(6) Common electrical, mechanical, or elevator machine rooms located above a Basement, Cellar or Crawl Space, if these elements are required to be so located in order to comply with the Flood Construction Level; [Bylaw 8558, June 19, 2017]

(21) Any area of a Dwelling Unit located in a Basement or Cellar within:
(a) a Rental Apartment Residential Use; or
(b) Building issued a building permit for more than three Dwelling Units prior to 1985;

Project Name: 2525 LONSDALE AVENUE, NORTH VANCOUVER, BC
Client: CASCADIA GREEN DEVELOPMENT

Project: 24671
Date: **JUN 15/ 2026**
Issue: **4 - DPA RESUB**

PROJECT DATA : 6 - STOREY PURPOSE BUILT RENTAL BUILDING

EXISTING ADDRESS	2525 Lonsdale Ave, North Vancouver, BC
PROPOSED ADDRESS	TBD
LEGAL DESCRIPTION	LOT A DISTRICT LOT 545 BLOCK 228 GROUP1, NEW WESTMINSTER DISTRICT PLAN EPP47696
PROJECT ARCHITECT	Shamus Sachs, Integra Architecture Inc., 2330 – 200 Granville St. Vancouver BC V6C 1S4, T.604.688.4220
PROJECT OWNER	Cascadia Green Developmnet
OCP LAND USE DESIGNATION	Residential Level 5: Medium Density Apartment R5
EXISTING ZONING	RM-1
PROPOSED ZONING	CD
	DP APPLICATION RESUBMISSION

SITE AREA :

Total Gross Site Area			14,745.0 sq.ft.	**1,369.84 m2**	
Dedication - Lonsdale Ave Special Setback			1,496.0 sq.ft.	138.98 m2	(Per Survey)
Dedication - Lonsdale Ave Comer Truncation 1x1					TBC
Max FSR (Gross Site Area)	1.60	OCP Density	23,591.8 sq.ft.	2,191.75 m2	
Max Bonus FSR	1.00	With Public Benefits	14,744.9 sq.ft.	1,369.84 m2	
Max FSR (Gross Site Area)	**2.60**	**Purpose Built Rental Housing**	**38,336.7 sq.ft.**	**3,561.6 m2**	
Total Proposed Gross Floor Area	3.2		46,471.4 sq.ft.	4,317.3 m2	
Total Proposed Exclusions			5,443.9 sq.ft.	505.8 m2	
FSR (Gross Site Area)	**2.78**		**41,027.5 sq.ft.**	**3,811.5 m2**	
FSR w/ Cellar Unit Exclusion	**2.60**	**2,695.23**	**38,332.3 sq.ft.**	**3,561.2 m2**	

Max. Site Coverage (Gross Site Area)	50.0% (RM-1)	7,372.4 sq.ft.	684.9 m2	
Proposed Site Coverage (Gross Site)	**51.1%**	**7,534.3 sq.ft.**	**699.96 m2**	
Proposed Site Coverage (Net Site)	0%	0.0 sq.ft.	0.00 m2	

UNIT SUMMARY:

Unit Type	P1/ Cellar	1st	2nd	3rd	4th	5th	6th	Total	Average sqft / unit	Total Unit Area (sqft)	AD Level	Total Unit Area (m2)	%	Unit Mix
A01 - Studio (Adapt. L2 / BCBC 2024)	0	0	1	1	1	1	1	**5**	470.4	**2,351.80**	**AD L2**	218.5	7.6%	**45.5%**
A02 - Studio	1	1	1	1	1	1	1	**7**	400.4	**2,802.94**		260.4	10.6%	
A03 - Studio	1	1	1	1	1	1	1	**7**	406.4	**2,845.08**		264.3	10.6%	30
A04 - Studio	0	0	1	1	1	1	0	**4**	453.2	**1,812.88**		168.4	6.1%	
A05 - Studio	1	1	1	1	1	1	1	**7**	414.9	**2,904.44**		269.8	10.6%	Studio
B01 - 1Bed	0	0	1	1	1	1	1	**5**	541.7	**2,708.45**		251.6	7.6%	**22.7%**
B02 - 1Bed (Adapt. L2 / BCBC 2024)	0	0	1	1	1	1	1	**5**	526.4	**2,632.20**	**AD L2**	244.5	7.6%	
B03 - 1Bed	0	0	1	1	1	1	0	**4**	603.4	**2,413.64**		224.2	6.1%	
B04 - 1Bed	0	1	0	0	0	0	0	**1**	416.6	**416.63**		38.7	1.5%	
														15
														1 Bed
C01 - 2Bed	1	1	1	1	1	1	1	**7**	737.8	**5,164.74**		479.8	10.6%	**21.2%**
C02 - 2Bed (Adapt. L2 / BCBC 2024)	0	1	1	1	1	1	1	**6**	754.4	**4,526.45**	**AD L2**	420.5	9.1%	
C03 - 2Bed	1	0	0	0	0	0	0	**1**	735.6	**735.63**		68.3	1.5%	
														14
														2 Bed
E01 - 3Bed	0	0	1	1	1	1	1	**5**	892.0	**4,459.75**		414.3	7.6%	**10.6%**
E01a - 3Bed	0	1	0	0	0	0	0	**1**	925.5	**925.54**		86.0	1.5%	
E02 - 3Bed (Adapt. L2 / BCBC 2024)	0	0	0	0	0	0	1	**1**	898.2	**898.20**	**AD L2**	83.4	1.5%	7
Total	**5**	**7**	**11**	**11**	**11**	**11**	**10**	**66**		**37,598.4**		**3,493.0**	**100.0%**	**100%**

CNV ADAPTABLE UNIT SUMMARY:

		Studio		1 bedroom		2 bedroom		3 bedroom		TOTAL		MIN	
Total Units		30	45.5%	15	22.7%	14	21.2%	7	10.6%	66	Total units		
Adaptable Units Level 2 Provided	**AD L-2**	5		5		6		1		17	Adaptable L2	17	
Adaptable Unit distribution	**AD L-2**	29.4%	of AD Units	29.4%	of AD Units	35.3%	of AD Units	5.9%	of AD Units	25.8%	% Distribution	25.0%	AD L2

UNIT MIX:

	NUMBER		TOTAL PROPOSED		FAMILY			AVG. AREA		
JN. 1 BED (STUDIO)	**30**	45.5%	30	45.5% STUDIOS			13 20%	423.9 SF		450 SF
1 BEDROOM	**15**	22.7%	15	22.7%			35 50%	517.0 SF		550 SF
2 BEDROOM	**14**	21.2%	14	21.2% 2BED	**31.8%**		0 0%	744.8 SF		
							0 0%			
3 BEDROOM (MIN 10%)	**7**	10.6%	**7**	10.6%			18 30%	897.6 SF		950 SF
	66	100.00%		100.0%			66 100%			

GFA CALCULATION:	Units	Amenity	Storage	Unit Area		Common Area		Total GFA		Efficiency L1 - L6
		sq.ft.		sq.ft.	m2	sq.ft.	m2			
CELLAR LEVEL / PARKING	5	0.0	0.0	2,695.2	250.4	492.3	45.7	3,187.54 sq.ft.	296.1 m2	84.6%
1ST FLOOR	7	976.9	999.2	4,055.5	376.8	1,328.7	123.4	7,360.31 sq.ft.	683.8 m2	81.9% (w/Amenity)
2ND FLOOR	11	0.0		6,201.2	576.1	897.6	83.4	7,098.80 sq.ft.	659.5 m2	87.4%
3RD FLOOR	11	0.0		6,201.2	576.1	897.6	83.4	7,098.80 sq.ft.	659.5 m2	87.4%
4TH FLOOR	11	0.0		6,201.2	576.1	897.6	83.4	7,098.80 sq.ft.	659.5 m2	87.4%
5TH FLOOR	11	0.0		6,201.2	576.1	897.6	83.4	7,098.80 sq.ft.	659.5 m2	87.4%
6TH FLOOR	10	0.0		6,042.8	561.4	897.6	83.4	6,940.37 sq.ft.	644.8 m2	87.1%
ROOF DECK AMENITY	0	76.3		0.0	0.0	588.0	54.6	588.00 sq.ft.	54.6 m2	13.0%
Total Gross Area	**66**	**1,053.1**	999.2	**37,598.4**	3,242.6	**6,897.0**	595.0	**46,471.42 sq.ft**	**4,317.3 m2**	

FSR CALCULATION:

Exclusion Summary	Min.	No Units	Stair 01	Stair 02	Stair 03	Area HRV	SF /Unit	Total Exclusions		Comments
Access to Outdoor Amenity-Roof Level								511.7 sq.ft.	47.54 m2	Active Design Guidelines
Adaptable Units AD L2 25% (20 sf/unit	16.5	**17**					20.0	340.0 sq.ft.	31.59 m2	MIN 25% Units AD Level 2
Adaptable BCBC 2024 (Min20%)	13.2						0.0	0.0 sq.ft.	0.00	20% of BCBC 2024 AD + L2
Indoor Amenity min 2%GFA or 15 sf/U	990	**1,053**					16.0	1,053.1 sq.ft.	97.84 m2	Min 15 SF / Unit
(Min 400 sf + If outdoor amenity prov.)	400									
Exclusion Storage Bicycle Rooms								999.2 sq.ft.	92.83 m2	
Exclusion Lobby Level 1								212.8 sq.ft.	19.76 m2	
Stairs (Active Design) - 8% max			1,057.26	117.31	1152.51			2,327.1 sq.ft.	216.19 m2	5.0% (Floor 1-6)
Total Exclusions For FSR Calculation								**5,443.9 sq.ft.**	**505.75 m2**	
Exclusion Units within Cellar (Cellar Story 5.0' > Below AVG)								2,695.2 **sq.ft.**	**250.39 m2**	
Total Exclusions For FSR Calculation with Excluded units in the Basement								**8,139.1 sq.ft.**	**756.14 m2**	

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[PROJECT TEAM]

REGISTERED ARCHITECT SHAMUS F SACHS BRITISH COLUMBIA 2026-06-16
[ARCHITECT SEAL]

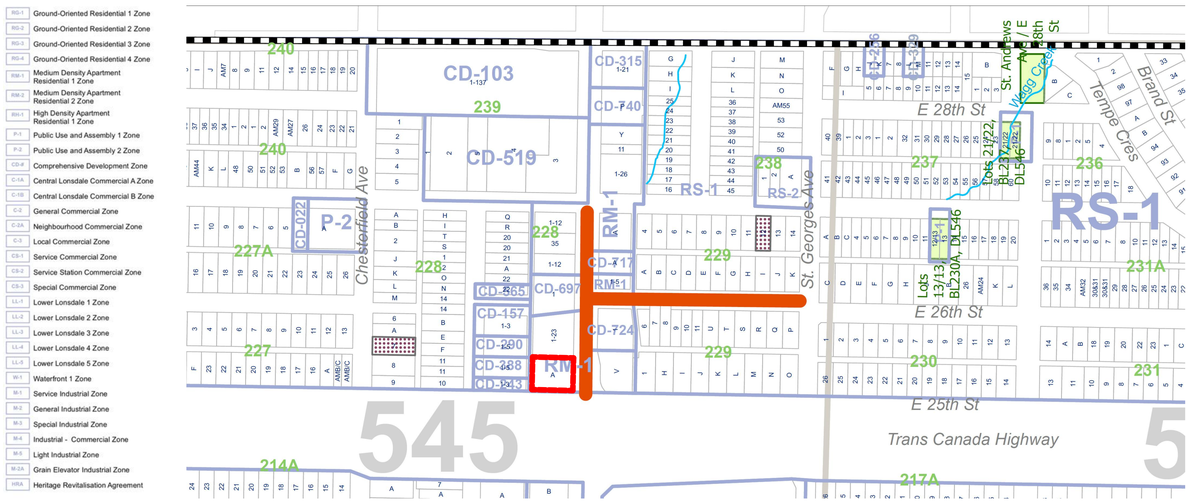
CASCADIA Green Development
[CLIENT]
CASCADIA GREEN DEVELOPMENT

[PROJECT]
MULTI-FAMILY RENTAL DEV.
2525 LONSDALE AVENUE
NORTH VANCOUVER, BC

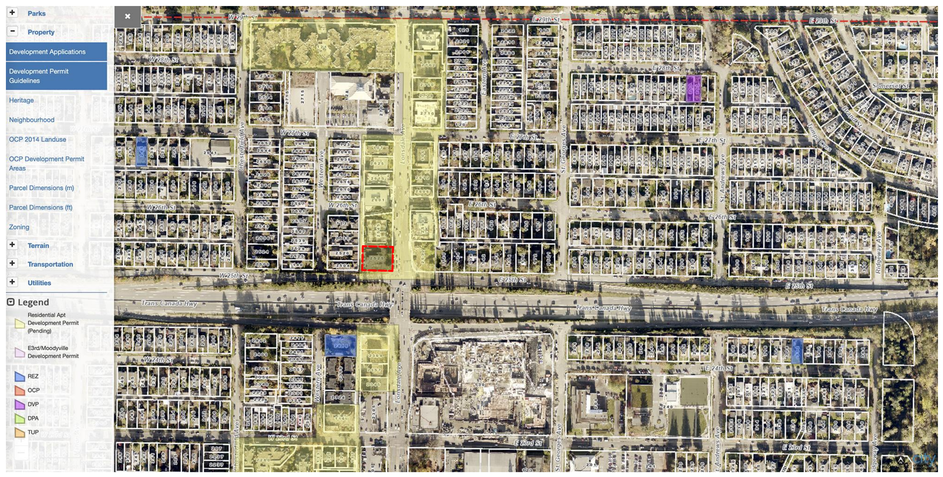
[TITLE]
STATISTICS

24671 [PROJECT]
[SCALE]
JUN 15, 2026 [DATE]
4 - DPA RE-SUBMISSION [ISSUE]
[DRAWING]
A-0.010

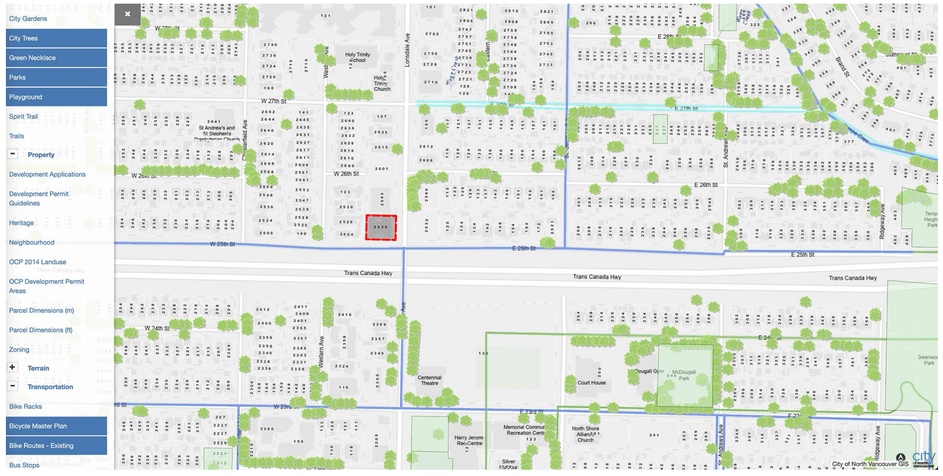
OCP 2014 - LAND USE RESIDENTIAL LEVEL 5



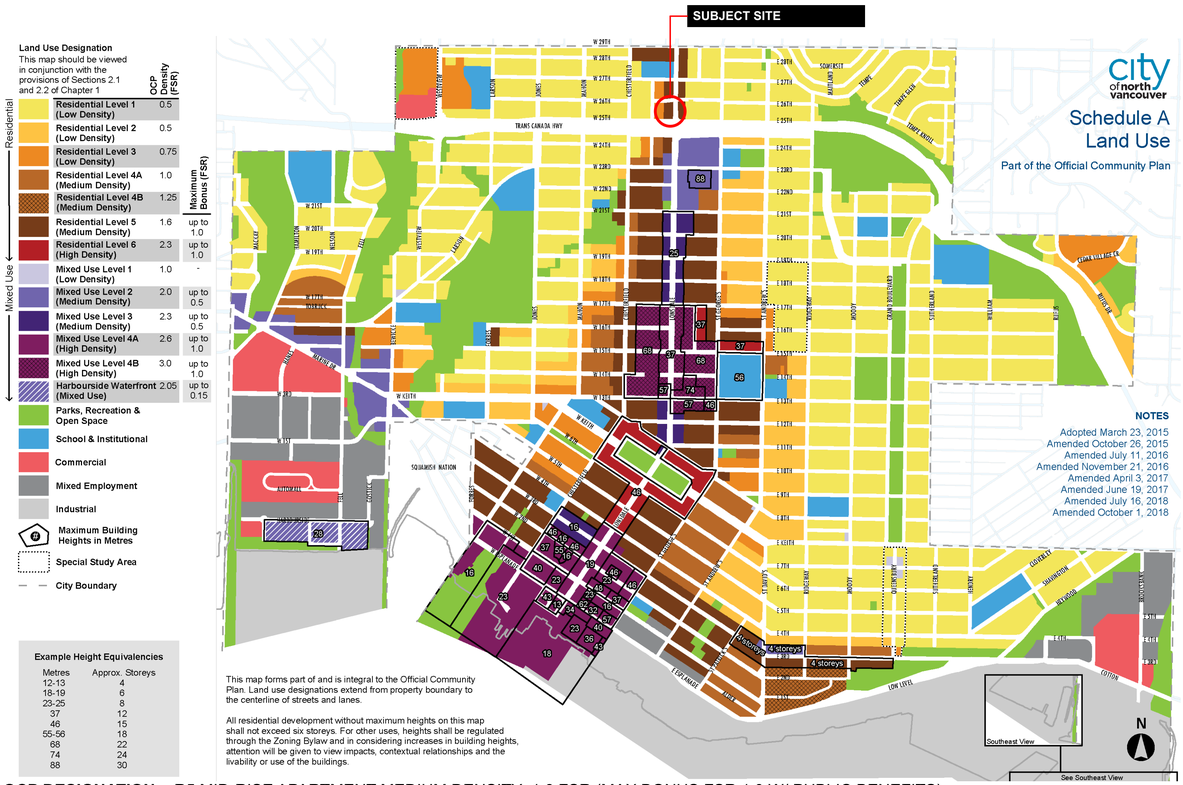
EXISTING ZONING - RM-1 MEDIUM DENSITY APARTMENT RESIDENTIAL 1



OCP - RESIDENTIAL APARTMENT DEVELOPMENT PERMIT GUIDELINES (PENDING) CENTRAL LONSDALE



CNV - PARKS AND BICYCLE ROUTES



OCP DESIGNATION - R5 MID-RISE APARTMENT MEDIUM DENSITY 1.6 FSR (MAX BONUS FSR 1.0 W/ PUBLIC BENEFITS)

OCP - MID-RISE APARTMENT MEDIUM DENSITY R5

-1.6 FSR (MAX BONUS FSR 1.0)
-1.0 FSR BONUS WITH PUBLIC BENEFITS:
  1)SECURED MARKET RENTAL HOUSING OR NON-MARKET RENTAL
  2)COMMUNITY AMENITY SPACE
  3)EMPLOYMENT GENERATION
  4)HERITAGE CONSERVATION
-MAX HEIGHT 6 STOREY

APPLICABLE GUIDELINES:

-2018 DENSITY BONUS AND COMMUNITY BENEFITS POLICY
-AAA BICYCLE NETWORK FOR CITY OF NV (ALL AGES AND ABILITIES)
-ACTIVE DESIGN GUIDELINES
-ADAPTABLE DESIGN GUIDELINES
-SUSTAINABLE DESIGN GUIDELINES
-CPTED PRINCIPLES
-RESIDENTIAL APARTMENT DEVELOPMENT PERMIT AREA (PENDING)
-LONSDALE AVENUE SPECIAL SETBACK

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[ARCHITECT SEAL]

[CLIENT]

CASCADIA Green Development

CASCADIA GREEN DEVELOPMENT

[PROJECT]

MULTI-FAMILY RENTAL DEV.

2525 LONSDALE AVENUE
NORTH VANCOUVER, BC

[TITLE]

SITE - OCP / ZONING

24671	[PROJECT]
JUN 15, 2026	[DATE]
4 - DPA RE-SUBMISSION	[ISSUE]

[DRAWING]

A-0.020

HARRY JEROME COMMUNITY REC CENTRE:

HJCRC CONSTRUCTION TO BE COMPLETED IN 2026:
-INDOOR AND OUTDOOR FITNESS:
-GYMNASIUM WITH BASKETBALL, VOLLEYBALL, PICKLEBALL
-AQUATIC SPACE
-ICE ARENA
-COMMUNITY ATRIUM
-ARTS SPACE
-SKATE PARK,
-NUMEROUS MULTI-PURPOSE SPACES

NEW COMMUNITY RECREATION CENTRE - (HARRY JEROME LANDS)

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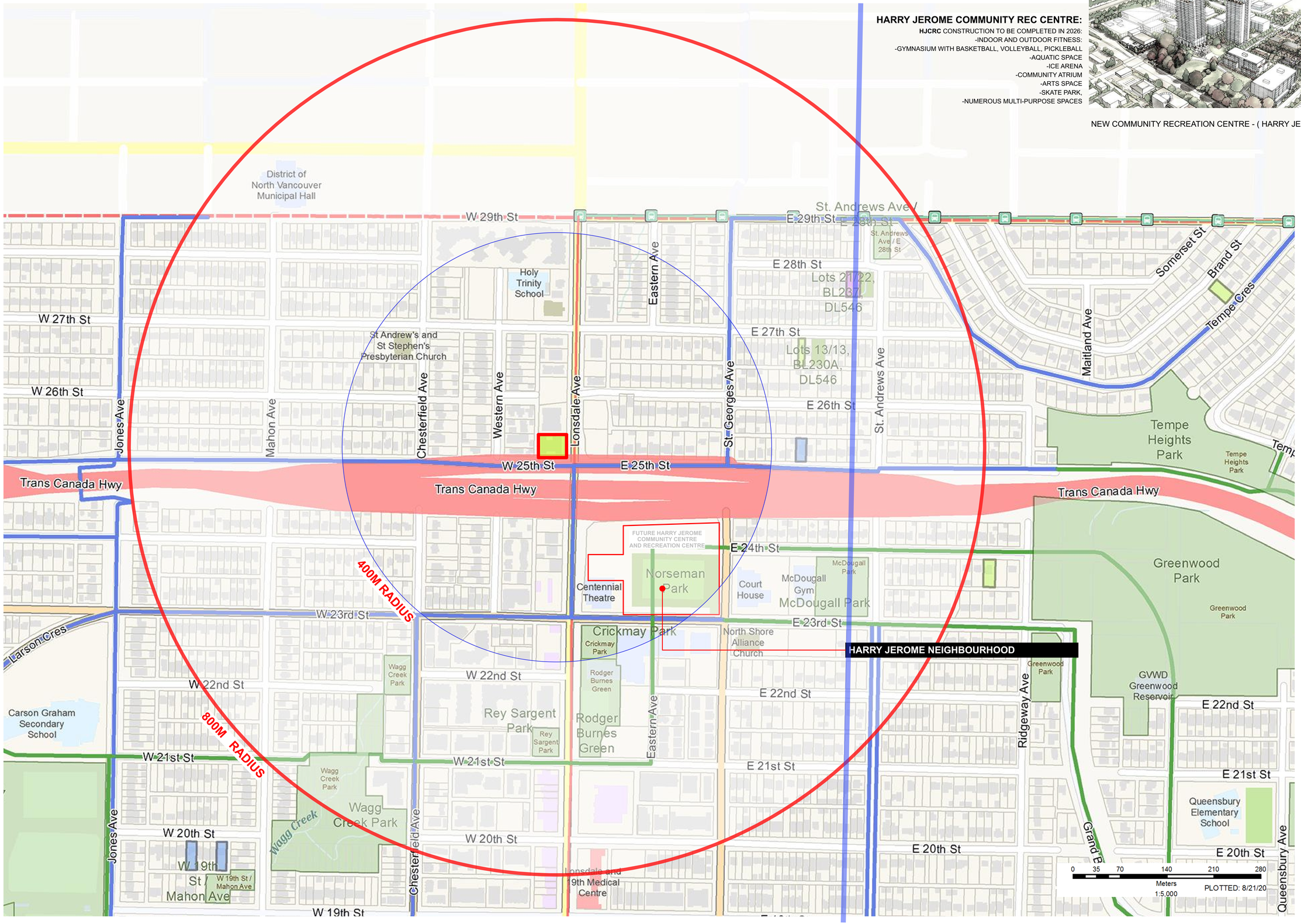


Legend

Parks

Development Applications

CASE_CODE

REZ
OCP
DVP
DPA
TUP

Bicycle Master Plan

BMP_Designation

On-Street Bike Route
Off-Street Bike Route
Regular
Frequent
Rapid
Site

REGISTERED ARCHITECT M. ANDREW THOMSON BRITISH COLUMBIA 2026-06-16

[ARCHITECT SEAL]

CASCADIA Green Development

[CLIENT]

CASCADIA GREEN DEVELOPMENT

[PROJECT]

MULTI-FAMILY RENTAL DEV.

2525 LONSDALE AVENUE
NORTH VANCOUVER, BC

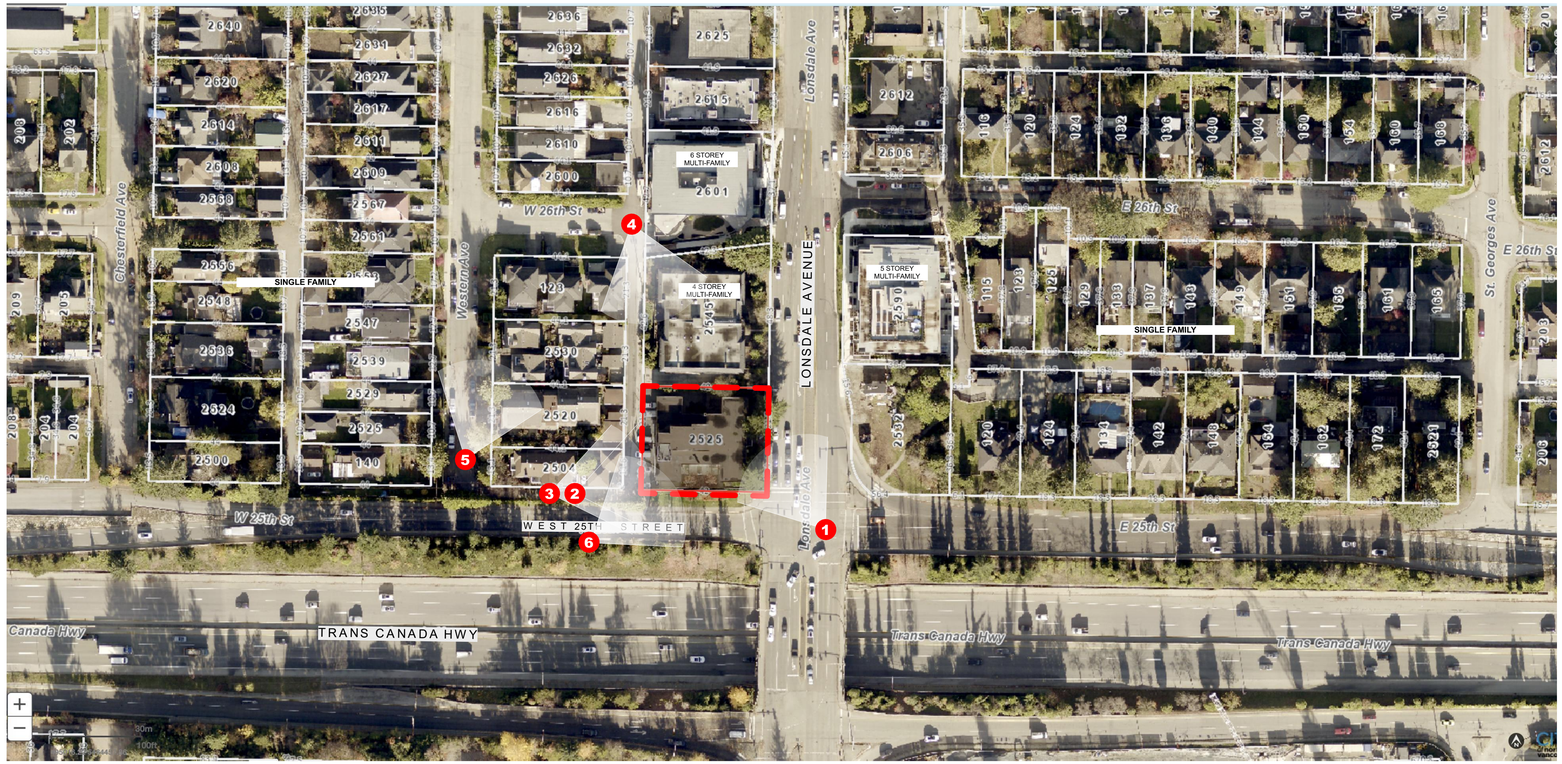
[TITLE]

SITE - CONTEXT 400M - 800M

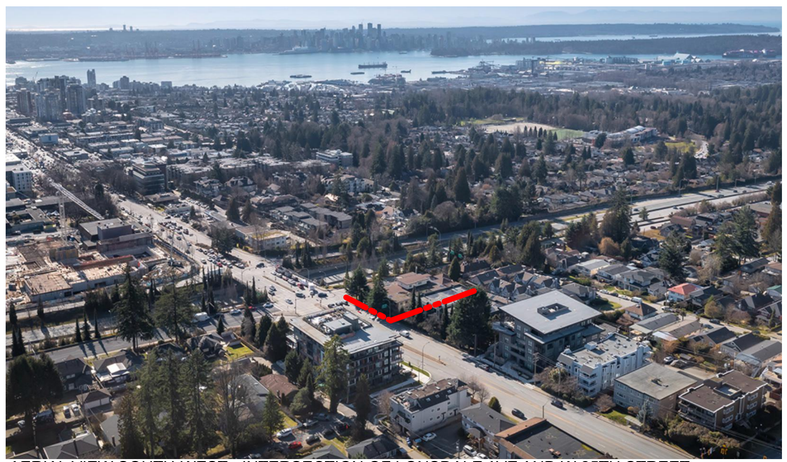
24671	[PROJECT]
	[SCALE]
JUN 15, 2026	[DATE]
4 - DPA RE-SUBMISSION	[ISSUE]

[DRAWING]

A-0.030

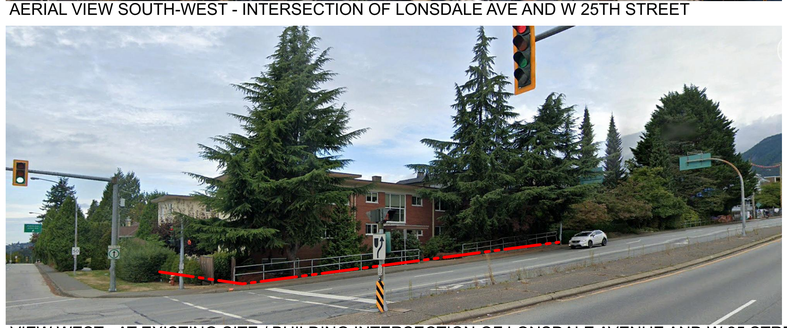


AERIAL VIEW NORTH - INTERSECTION OF LONSDALE AVE AND W 25TH STREET



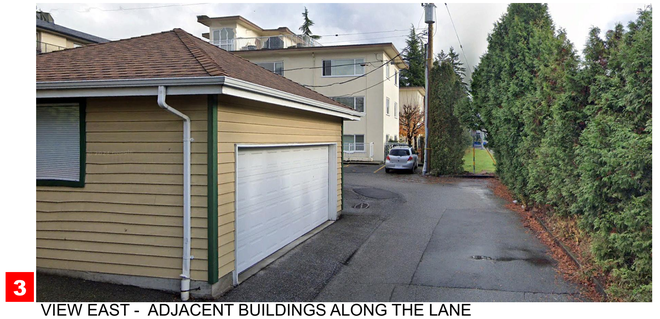
AERIAL VIEW SOUTH-WEST - INTERSECTION OF LONSDALE AVE AND W 25TH STREET

1 VIEW NORTH - AT EXISTING SITE / BUILDING ALONG LONSDALE AVENUE



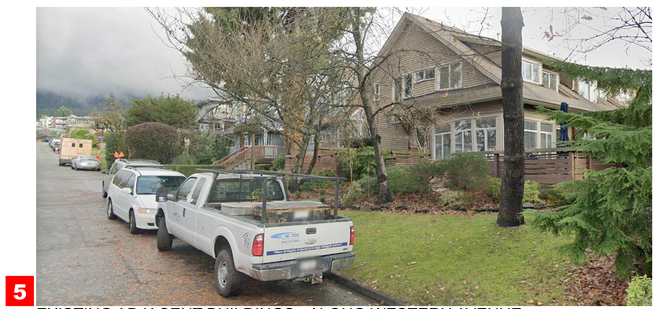
VIEW WEST - AT EXISTING SITE / BUILDING INTERSECTION OF LONSDALE AVENUE AND W 25 STREET

2 SUBJECT SITE W/ EXISTING 3-STOREY BUILDING - VIEW ALONG THE LANE



3 VIEW EAST - ADJACENT BUILDINGS ALONG THE LANE

4 VIEW SOUTH - ALONG THE LANE AT ADJACENT BUILDINGS



5 EXISTING ADJACENT BUILDINGS - ALONG WESTERN AVENUE

6 SUBJECT SITE W/ EXISTING 3-STOREY BUILDING - VIEW ALONG W 25TH ST.

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CASCADIA Green Development

[CLIENT]

CASCADIA GREEN DEVELOPMENT

[PROJECT]

MULTI-FAMILY RENTAL DEV.

2525 LONSDALE AVENUE
NORTH VANCOUVER, BC

[TITLE]

SITE - CONTEXT PHOTOS

24671	[PROJECT]
	[SCALE]
JUN 15, 2026	[DATE]
4 - DPA RE-SUBMISSION	[ISSUE]

[DRAWING]

A-0.040

AERIAL VIEW NORTH WEST - SUBJECT SITE W/ EXISTING BUILDING AND ADJACENT CONTEXT

AERIAL VIEW NORTH WEST - PROPOSED BUILDING AND ADJACENT CONTEXT

1 **2525 LONSDALE AVENUE**
SUBJECT SITE/ PROPOSED
6-STOREY (66 UNITS)

2 **2545 LONSDALE AVENUE**
EXISTING 4-STOREY MULTI-FAMILY

3 **2601 LONSDALE AVENUE**
'26West', EXISTING 5-STOREY (40 UNITS)

4 **2612 LONSDALE AVENUE**
APPROVED DP APPLICATION
6-STOREY (23 UNITS)

5 **2590 LONSDALE AVENUE**
'AXIR', EXISTING 5-STOREY (64 UNITS)

3 2532 LONSDALE AVENUE
POTENTIAL FUTURE 6-STOREY
DEVELOPMENT (OCP R5)

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CASCADIA
Green Development

[CLIENT]

CASCADIA GREEN DEVELOPMENT

[PROJECT]

MULTI-FAMILY RENTAL DEV.
2525 LONSDALE AVENUE
NORTH VANCOUVER, BC

[TITLE]

SITE - CONTEXT AERIAL VIEWS

24671	[PROJECT]
	[SCALE]
JUN 15, 2026	[DATE]
4 - DPA RE-SUBMISSION	[ISSUE]

[DRAWING]

A-0.050

PROPOSED BUILDING - VIEW AT S-E CORNER, INTERSECTION OF WEST 25TH STREET AND LONSDALE AVE

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CASCADIA Green Development

[CLIENT]

CASCADIA GREEN DEVELOPMENT

[PROJECT]

MULTI-FAMILY RENTAL DEV.

2525 LONSDALE AVENUE
NORTH VANCOUVER, BC

[TITLE]

PERSPECTIVE VIEW (1)

24671 [PROJECT]

[SCALE]

JUN 15, 2026 [DATE]

4 - DPA RE-SUBMISSION [ISSUE]

[DRAWING]

A-0.080

PROPOSED BUILDING - VIEW AT S-E CORNER, INTERSECTION OF WEST 25TH STREET AND LONSDALE AVE

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CASCADIA
Green Development

[CLIENT]

CASCADIA GREEN DEVELOPMENT

[PROJECT]

MULTI-FAMILY RENTAL DEV.

2525 LONSDALE AVENUE
NORTH VANCOUVER, BC

[TITLE]

PERSPECTIVE VIEW (2)

24671 [PROJECT]

[SCALE]

JUN 15, 2026 [DATE]

4 - DPA RE-SUBMISSION [ISSUE]

[DRAWING]

A-0.081

PROPOSED BUILDING VIEW AT S-W CORNER ALONG W 25TH STREET AND LANE

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CASCADIA
Green Development

[CLIENT]

CASCADIA GREEN DEVELOPMENT

[PROJECT]

MULTI-FAMILY RENTAL DEV.

2525 LONSDALE AVENUE
NORTH VANCOUVER, BC

[TITLE]

PERSPECTIVE VIEW (3)

24671	[PROJECT]
	[SCALE]
JUN 15, 2026	[DATE]
4 - DPA RE-SUBMISSION	[ISSUE]

[DRAWING]

A-0.082

AERIAL VIEW NORTH-EAST AT ROOF DECK AMENITY

LONSDALE AVENUE ELEVATION - MAIN ENTRANCE

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CASCADIA
Green Development

[CLIENT]

CASCADIA GREEN DEVELOPMENT

[PROJECT]

MULTI-FAMILY RENTAL DEV.

2525 LONSDALE AVENUE
NORTH VANCOUVER, BC

[TITLE]

PERSPECTIVE VIEWS (4)

24671	[PROJECT]
	[SCALE]
JUN 15, 2026	[DATE]
4 - DPA RE-SUBMISSION	[ISSUE]

[DRAWING]

A-0.083

WEST 26TH STREET

WEST 26TH STREET

2601 LONSDALE AVENUE
EXISTING 5-STOREY
40 UNITS

EXISTING 2 1/2 STOREY
SINGLE FAMILY DWELLINGS
123 W 26TH STREET

2545 Lonsdale Ave

2545 LONSDALE AVENUE
EXISTING 4-STOREY
MULTI-FAMILY

Lonsdale Ave

2590 Lonsdale Ave

2590 LONSDALE AVENUE
EXISTING 5-STOREY
AXIR - 64 UNITS

115 E 26th St

123 E 26th St

EXISTING
2 1/2 STOREY TOWNHOMES
2530 2538 WESTERN AVENUE

EXISTING
2 1/2 STOREY TOWNHOMES
2520-2528 WESTERN AVENUE

EXISTING
3 STOREY MULTI-FAMILY
2504-2508 WESTERN AVENUE

LANE CLAIRE'S ALLEY

CLAIRE'S ALLEY
EX 6.1M GENERAL TRAFFIC
PUP CURB STS, SEE CIVIL

LOADING AREA 9.0' X 30.0'
NEW CONSTRUCTION TO BE
11.0 M TO BE SHARED W/ LANE

EXISTING AC HYDRO
POLE AND TRANSFORMER
TO BE REMOVED - REPLACED
W/ UNDERGROUND SERVICE

EXISTING DRIVEWAY

REPLACEMENT TREES
SEE LANDSCAPE

SLOPING WALL

EXISTING RETAINING WALL
ADJACENT PROPERTY

ACCESS TO BICYCLE ROOM
STAIR AND RAMP/LIFT

EXHAUST SHAFT
ABOVE PLT ONLY

PROPOSED PMT
TBC

PROPOSED 6-STOREY
RENTAL MULTI-FAMILY

10.18M < 15.0M

PROPOSED 3.35M (11.0') EXTERIOR SETBACK

3.17M (12.0') REAR SETBACK

ROAD DEDICATION

LONSDALE AVENUE

LONSDALE AVE ARTERIAL:
1.8M FRONT BOULEVARD (c/w SRW/LE)
0.15M CURB
1.8M BICYCLE LANE
0.5M BUFFER (UNDERSIDE, SEE CIVIL

NEW CON. SIDEWALK
1.8M BROOM FINISHED
W/ SAW-CUT JOINTS
PER CURB STANDARDS, SEE CIVIL

EX. CURB LONSDALE AVE
TO REMAIN

1.0M X 1.0M ROAD SRW
CORNER LOT TRUNCATION

EXISTING FIRE
HYDRANT LOCATION

FUTURE UPPER LEVELS GREENWAY

WATER ENTRY CONNECTION

EXT 1.5 M WALKWAY

TREE PROTECTION ZONE
PER CONV STANDARDS
SEE ARBORIST REPORT

TREES TO BE REMOVED
SEE ARBORIST REPORT
INCLUDING POWER POLE ANCHOR

25TH ST W/ TRANS CANADA HWY (ARTERIAL)
1.8M SIDEWALK
LES, BACK BOULEVARD, SEE CIVIL

WEST 25TH STREET

W 25th St

E 25th St

Lonsdale Ave

2532 Lonsdale Ave

120 E 25th St

10'

40.0'

80.0'
PLAN 14811

10'-0"

ROAD
PLAN EPP106355

1
PLAN
EPP106355

ADDITIONAL ROAD DED.
NORTH - 4.50M

50'-0"
66.0' ROAD CENTER LINE

NEW PROPERTY LINE
ROAD DEDICATION
LONSDALE AVE - 6.50M

PART
BLOCK 229
DL 545
PLAN EPP62345

POTENTIAL
FUTURE 6-STOREY
DEVELOPMENT

EXISTING PL

50.0' ROAD ALLOWANCE
SPECIAL SETBACK
LONSDALE AVE

ROAD CENTER LINE
100.0' SROW
(PER SURVEY)

10.0' (3.05 M)
FRONT SETBACK

PROPOSED PUBLIC ART
POTENTIAL LOCATIONS

ADDITIONAL ROAD DED.
SOUTH - 3.50M

0 5m 10m 50m 100m

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N

[PROJECT TEAM]

REGISTERED ARCHITECT
SHAMUS F SACHS
2026-06-16
BRITISH COLUMBIA

[ARCHITECT SEAL]

CASCADIA
Green Development

[CLIENT]

CASCADIA GREEN
DEVELOPMENT

[PROJECT]

MULTI-FAMILY
RENTAL DEV.

2525 LONSDALE AVENUE
NORTH VANCOUVER, BC

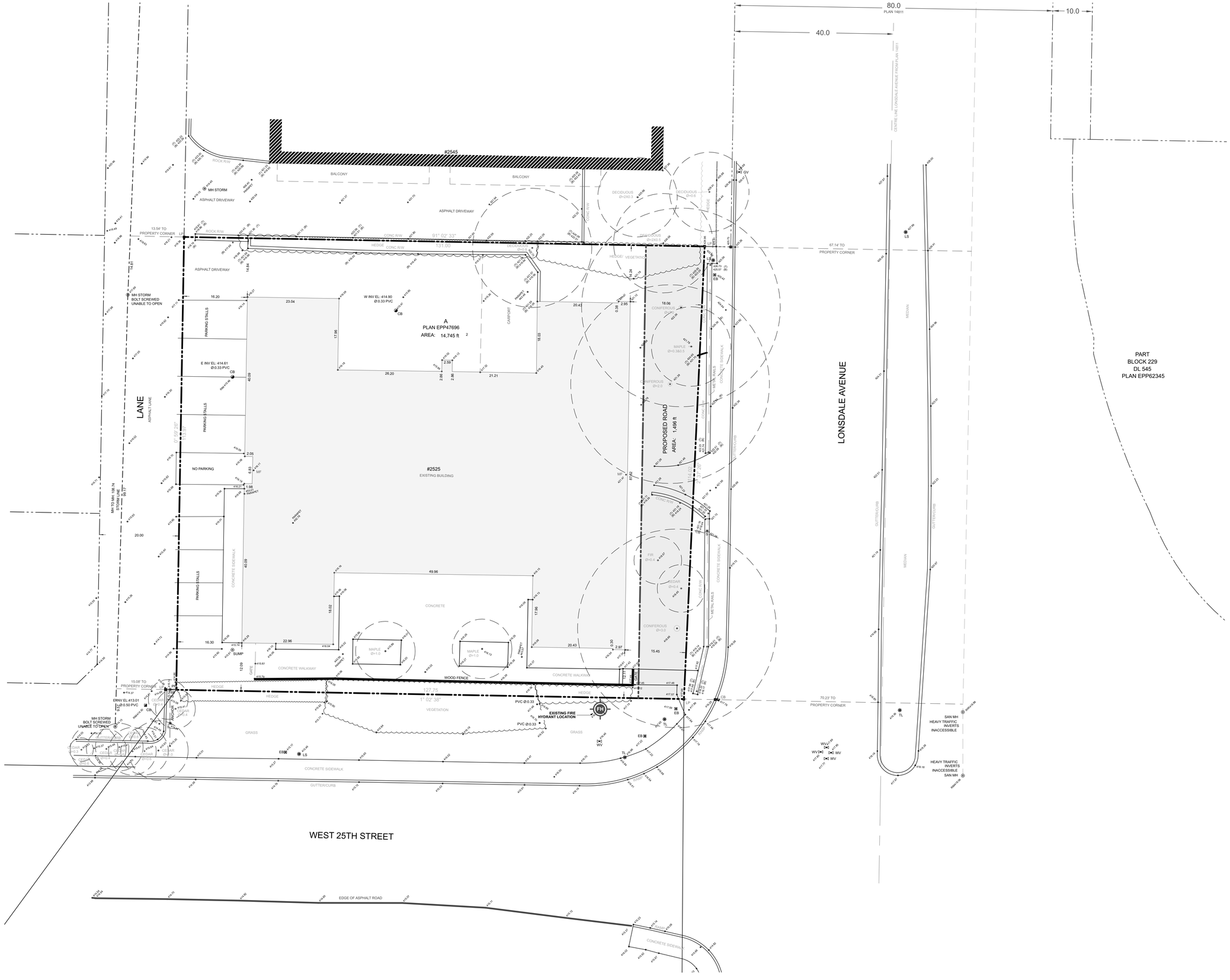
[TITLE]

SITE PLAN
OVERALL

24671	[PROJECT]
1/16" = 1'-0"	[SCALE]
JUN 15, 2026	[DATE]
4 - DPA RE-SUBMISSION	[ISSUE]

[DRAWING]

A-1.100



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2026-06-16
BRITISH COLUMBIA

[ARCHITECT SEAL]

CASCADIA Green Development

[CLIENT]

CASCADIA GREEN DEVELOPMENT

[PROJECT]

MULTI-FAMILY RENTAL DEV.

2525 LONSDALE AVENUE
NORTH VANCOUVER, BC

[TITLE]

SURVEY REFERENCE

24671	[PROJECT]
3/32" = 1'-0"	[SCALE]
JUN 15, 2026	[DATE]
4 - DPA RE-SUBMISSION	[ISSUE]

[DRAWING]

A-1.200

2545 LONSDALE AVENUE
EXISTING 4-STOREY
MULTI-FAMILY

2590 LONSDALE AVENUE
EXISTING 5-STOREY
AXIR - 64 UNITS

80.0
PLAN 14811

40.0

10.0

EXISTING
2 1/2 STOREY TOWNHOMES

2530 2538 WESTERN AVENUE

EXISTING DRIVEWAY

3.05M ROAD DEDICATION
10'-0"

50'-0"
50.0' ROAD CENTER LINE

TREES TO BE RETAINED
ADJACENT PROPERTY

ADDITIONAL ROAD DED.
NORTH - 4.50M

REPLACEMENT TREES
SEE LANDCAPE

SLOPING WALL

93'-0"
28.35

EXISTING RETAINING WALL
ADJACENT PROPERTY

ACCESS TO BICYCLE ROOM
STAIR BIKE RAMP

EXHAUST SHAFT
PARKING P1 (TBC)

12'-0"
3.7M REAR STB

10'-0"
3.05M FRONT

4.5M DED

EXIST.
2.0M DED

PROPOSED PMT
TBC

12'-0"
3.7M SIDE STB

PAD MOUNTED TRANSFORMER

3.7M (12.0') SIDE SETBACK

12'-2 5/16"

TREES TO BE REMOVED
WITHIN SRW

NEW PROPERTY LINE
ROAD DEDICATION VARIES
TOTAL SRW 6.50M

ROAD DEDICATION

3.65 M (10.0') FRONT STB

LONSDALE AVE ARTERIAL:
±4.2M FRONT BOULEVARD (c/w SWALE)
1.8M BIKE LANE
0.5M BACK BOULEVARD
PER CITY STANDARDS, SEE CIVIL

LONSDALE AVENUE

U/G PARKING RAMP ACCESS

EXISTING
2 1/2 STOREY TOWNHOMES

2520-2528 WESTERN AVENUE

MAX. 5%

MAX. 10%

MAX. 15.0%

EXISTING PL

LANE CLAIRE'S ALLEY

ASPHALT LANE

FDC (2ND)
CONNECTION

FDC

SEPARATION TO RESIDENTIAL BLDGS. 59.5'

FUTURE POTENTIAL ROAD
ALIGNMENT

10.18M < 15.0M

6-STOREY BUILDING - 66 UNITS
FFE 422.0' (128.63M)

MAIN ENTRANCE

ANNUNCIATOR

ENTERPHONE / EDC CONNECTION

EXIT STAIR 02 FDA ACCESS :
LEVELS P1 / LOWER UNITS / P2

NEW CON. SIDEWALK
2.0M (6.7') WIDE, BROOM FINISHED
W/ SAW-CUT JOINTS
PER CoNV STANDARDS, SEE CIVIL

EXIT STAIR 01 FDA ACCESS :
LEVELS 1 - ROOF LEVEL

EX. CURB LONSDALE AVE
TO REMAIN

CLAIRE'S ALLEY:
EX. 6.1M ASPHALT PAVEMENT
PER CONV STD, SEE CIVIL

WASTE STAGING AREA

EXIT STAIR 03 FDA ACCESS :
LEVELS P1 - LEVEL 6

RES. LOADING 9.0' X 30.0'
SHARED W/ WASTE STAGING AREA

EXISTING
3 STOREY MULTI-FAMILY

2504-2508 WESTERN AVENUE

LOADING AREA 9.0' X 30.0' :
ABOVE DETENTION TANK
(1.0 M TO BE SHARED W/ LANE)

STORM WATER DETENTION TANK
BELOW LOADING AREA

3.7M (12.0') REAR SETBACK

LOWER UNITS FFE 412.0' (125.58 M)

PROPOSED 3.35M (11.0') EXTERIOR SETBACK

10.0' (3.05 M)
FRONT SETBACK

11'-0"
3.35M EXT STB

EXISTING BC HYDRO
POWER POLE & OH SERVICES
TO BE REMOVED / REPLACED
W/ UNDERGROUND SERVICES

P2 AIR INTAKE
SHAFT (TBC)

WATER ENTRY CONNECTION

FUTURE UPPER LEVELS GREENWAY

EXISTING FIRE
HYDRANT LOCATION

REQ.
3.5M DED

EXISTING
3M DED

1.0M X 1.0M ROAD SRW
CORNER LOT TRUNCATION

ADDITIONAL ROAD DED.
SOUTH - 3.50M

EX HYDRO

EXT 1.5 M WALKWAY

EXISTING FIRE HYDRANT

TREE PROTECTION ZONE:
PER CONV STANDARDS,
SEE ARBORIST REPORT

TREES TO BE REMOVED
W/ REQUIRED REMOVAL OF
BC HYDRO POWER POLE / ANCHOR

25TH ST W/ TRANS CANADA HWY (ARTERIAL):
1.5M EXISTING WALKWAY
VEG. BACK BOULEVARD, SEE CIVIL

WEST 25TH STREET

PART
BLOCK 229
DL 545
PLAN EPP62345

POTENTIAL
FUTURE 6-STOREY
DEVELOPMENT

0 1M 2.5M 5M 10M

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N

[PROJECT TEAM]

REGISTERED ARCHITECT
SHAMUS F SAUL
2026-06-16
BRITISH COLUMBIA

[ARCHITECT SEAL]

CASCADIA
Green Development

[CLIENT]

CASCADIA GREEN DEVELOPMENT

[PROJECT]

MULTI-FAMILY RENTAL DEV.

2525 LONSDALE AVENUE
NORTH VANCOUVER, BC

[TITLE]

SITE PLAN - 1ST LEVEL

24671	[PROJECT]
3/32" = 1'-0"	[SCALE]
JUN 15, 2026	[DATE]
4 - DPA RE-SUBMISSION	[ISSUE]

[DRAWING]

A-1.300

P2 PARKING

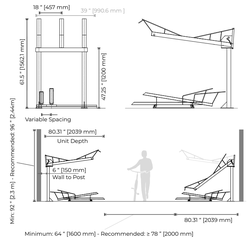
PARKING TOTAL			
	USE	TYPE	QUANTITY
PARKING STALLS, P1 PARKING			
	VISITOR	ACCESSIBLE	1
	VISITOR	REGULAR	5
			6
PARKING STALLS, P2 PARKING			
	RESIDENT	ACCESSIBLE	2
	RESIDENT	REGULAR	18
	RESIDENT	SMALL	8
			28
			34

BICYCLES SUMMARY			
LEVEL		TYPE	QUANTITY
1ST LEVEL			
	BICYCLES	C	10
	BICYCLES	H	11
	BICYCLES	V	27
			48
P1 PARKING			
	BICYCLES	DS	22 x 2
	BICYCLES	H	2
	BICYCLES	V	6
			30
			78 (+22)

REQUIRED BICYCLE SPACES / 66 UNITS = 99

PROVIDED DOUBLE STACKER 22 X2 - 44
BICYCLE SPACES - 56
TOTAL PROVIDED - 100

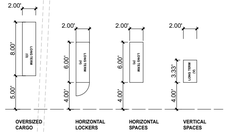
Urban Double Stacker
(Narrow Aisle)



NVAN ZONING BYLAW BICYCLE REGULATION SECTION 10A:

ALL BICYCLE ROOMS :

1. ELECTRICAL OUTLETS 1-PER 4 BICYCLE SPACES
2. AUTOMATIC DOOR OPENER ALL BICYCLE ROOMS, TYP.



PARKING STANDARDS

EV-CHARGING
LEVEL 2 ENERGIZED OUTLETS REQUIRED FOR:

MIN 10% OF VISITOR PARKING SPACES
ALL ALL DISABILITY PARKING SPACE
ALL RESIDENTIAL PARKING SPACES

0 1M 2.5M 5M 10M

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SHAMUS F. SACHS
2026-06-16
BRITISH COLUMBIA

[ARCHITECT SEAL]

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Green Development

[CLIENT]

CASCADIA GREEN DEVELOPMENT

[PROJECT]

MULTI-FAMILY RENTAL DEV.

2525 LONSDALE AVENUE
NORTH VANCOUVER, BC

[TITLE]

PARKING P2

[PROJECT]
24671

[SCALE]
1/8" = 1'-0"

[DATE]
JUN 15, 2026

[ISSUE]
4 - DPA RE-SUBMISSION

[DRAWING]
A-2.000

P1 PARKING

WEST 25TH STREET

LANE

CLAIRE'S ALLEY

LONSDALE AVENUE

CENTRE LINE

SANITARY LINE
MH TO MH: 216.88

EX UNIKØ SAN SRVC

MH STORM

EG 418.47 x 1.27Z SRW

EG 426.84 x 1.27Z SRW

EXISTING TREES ON ADJACENT PROPERTY TO BE RETAINED
TPZ SEE ARBORIST

LEVEL 2 EV-CHARGING OUTLETS
FOR MIN 10% OF VISITOR SPACES AND
ALL DISABILITY SPACES, TYP. -
PROVIDED FOR 2 VISITOR SPACES (P1 PARKING)

2.3M VERTICAL CLEARANCE FOR ACCESS AND
MANEUVERING TO ALL DISABILITY SPACES

EXHAUST SHAFT PARKING P1
MAX 1.2M HORIZONTAL
PROJECTION INTO STALL AND
MIN 1.2M VERTICAL CLEARANCE

93.00'
28.35
91° 02' 33"
131.00

12.00'
3.7M REAR STB

10.00'
3.05M FRONT

REQ
4.5M DED

EXIST.
2.0M DED

EG. 424.96' (129.6M)

EXISTING TREE TO BE REMOVED /
WITHIN 6.5M ROAD SRW
SEE LANDSCAPE / ARBORIST

418.38' (127.6M)

12.00'
3.7M SIDE STB

UNOBSTRUCTED
AREA: MIN 1.0M

MIN 7.5M x 10.0M

0.67

10.00'

0.67

ELEC. RM
213.56 sq ft

19.42'

BICYCLE SPACES
8

BICYCLE RM
02
112.80 sq ft

WASTE / REC RES.
345.66 sq ft

(2 X 3Y BIN - WASTE)

3Y BIN
2.1 x 1.2

(GIVING TOTES - SINGLE STREAM)

(1 x 3Y BIN - CARDBOARD)

14.69'

8.21'

1.00'

8.21'

8.21'

1.00'

17.69'

VISITOR ACCESSIBLE V01

VISITOR REGULAR V02

VISITOR REGULAR V03

VISITOR REGULAR V04

VISITOR REGULAR V05

VISITOR REGULAR V06

HEDGE/ VEGETATION

11.58'
3.53

SLOPING STAIR WALL

OVERHEAD SECURITY GATE
19'-0"W x 8'-0"H
(MIN. 2.3M CLEARANCE)

411.00'

ADO

P1 - VISITOR PARKING
REQUIRED PARKING SPACES - 6

PARABOLIC TRAFFIC MIRRORS
LOCATION TO BE DETERMINED

ROAD
DEDICATION

LONSDALE AVE ARTERIAL:
±4.2M FRONT BOULEVARD (c/w SWALE)
2.0M CONC. SIDEWALK
0.5M BACK BOULEVARD
PER CITY STANDARDS, SEE CIVIL

MAPLE Ø40.380

CONIFEROUS Ø3.0

CONIFEROUS Ø<2.0

MAX. 5% DN

416.75'
121.02

MAX. 10%

415.75'
126.72

MAX. 15.0%

412.30'
125.67

MAX. 10.0%

TRANSITION

411.00'
125.27

MAX 2% SLOPE DN

410.71'

5% SLOPE DN

409.57'

REQUIRED TOTAL SPACES - 40
PROVIDED TOTAL SPACES - 34
(INCLUDING VISITOR - 6)

408.64'

2 - 2
A-5.200

FDC (2ND)
CONNECTION

VESION CLEARANCE:
MAX PER BYLAW 906 (4)(h)
ALL STRUCTURE AND
LANDSCAPE MAX 3.0'(0.914M)
WITHIN 4.572M (15')
RELAXATION REQ.
FOR BALCONY/ BUILDING CORNER)

CLAIRE'S ALLEY:
EX. 6.1M ASPHALT PAVEMENT
PER CoNV STD, SEE CIVIL

STAIR WALL EXPOSURE LESS
THAN 3'-0" ABOVE FINISHED GRADE

STAIR 04
169.63 sq ft

411.00'

FFE 411.00'

411.00'

STAIR 02
161.25 sq ft

PROPOSED ROAD
AREA: 1,496 ft

A-4.100

89.42'
27.25

01' 59' 26"

15.00'

9.57'

32 BICYCLE SPACES
(DOUBLE STACKED)

BICYCLE RM
04
335.21 sq ft

BICYCLE RM
03
200.00 sq ft

6 DOUBLE STACKED = 2 H
14 BICYCLE SPACES

MECH.
204.69 sq ft

ELEV VEST.
118.50 sq ft

JN
40.94 sq ft

12.0' RAMP @ 8.33%

ELEV
01

ELEV
02

FDA TO LOWER UNITS
AT LEVEL 1 ABOVE
TO STAIR 02

LEVEL 1 ABOVE
BUILDING LINE

46.75' RAMP DN @ 12.5%

NEW CON. SIDEWALK
2.0M (6.7') WIDE, BROOM FINISHED
W/ SAW-CUT JOINTS
PER CoNV STANDARDS, SEE CIVIL

NEW 2.0 M SIDEWALK

200Ø CI W/M o/s 10m± WPL

250Ø VC SAN @ 7.33% o/s 20.7m± WPL

STORM LINE
MH TO MH: 109.74
99.17'

SWD TANK 1
507.24 sq ft

STAIR 03
167.25 sq ft

TRAVEL DISTANCE : 115.01' < 45M
FDA TO LOWER LEVEL UNITS - AT LEVEL 1 THROUGH STAIR 02 < TD 45M

ENS

BATH

KITCHEN

SLEEPING

C-01
2 BED
737.82 sq ft

MASTER BEDROOM

DINING

LIVING

BED 2

A-02
STUDIO
400.42 sq ft

A-03
STUDIO
406.44 sq ft

IHU - STUDIO

A-05
STUDIO
414.92 sq ft

C-03
2 BED
735.63 sq ft

IHU - 2 BEDROOM

BED 2

LOADING
9.0' X 30.0' X 13.75'

9.83'

PLANTER ABOVE

CLAIRE'S ALLEY:
EX. 6.1M ASPHALT PAVEMENT
PER CoNV STD, SEE CIVIL

LOADING AREA 9.0'X30.0' :
ABOVE DETENTION TANK
(1.0 M TO BE SHARED W/ LANE)

PROP. MANHOLE 1M O/S PL
RIM =126.45
INV.W =125.38
INV.E =125.58

ACCESS ABOVE TO
UPPER TANK (1)

DETENTION
TANK 2 BELOW

PATIO

TW 417.25'

TW 414.92'

TW 416.00'

TW 417.00'

11.00'
3.35M EXT STB

FG. 412.0' (125.58m)
LOWEST HABITABLE OPENING
AROUND STRUCTURE

EL 412.00'

TW 419.00'

127.75
1° 02' 38"

EXISTING BC HYDRO
POWER POLE & OH SERVICES
TO BE REMOVED / REPLACED
W/ UNDERGROUND SERVICES

PROP. STORM MANHOLE

E INV EL 413.01'
Ø.0.50 PVC

CB

MH STORM

12.00'
3.7M REAR STB

MH ACCESS TO
LOWER TANK (2)

P2 AIR INTAKE
SHAFT (TBC)

SANITARY CONNECTION

150Ø PVC SAN @ 1.48% o/s 2.8m± NPL

WATER ENTRY CONNECTION

ABND 60DP NGAS

TREES TO BE REMOVED
W/ REQUIRED REMOVAL OF
BC HYDRO POWER POLE / ANCHOR

GRASS

150Ø CI W/M o/s 3.8m± NPL

EXISTING FIRE
HYDRANT LOCATION

10.00'
3.05M FRONT

REQ
3.5M DED

EXISTING
3M DED

EG. 417.68' (127.3M)

TREE PROTECTION ZONE:
PER CONV STANDARDS,
SEE ARBORIST REPORT

TREES TO BE REMOVED
W/ REQUIRED REMOVAL OF
BC HYDRO POWER POLE / ANCHOR

EXT 1.5 M WALKWAY

25TH ST W/ TRANS CANADA HWY (ARTERIAL):
1.5M EXISTING WALKWAY
VEG. BACK BOULEVARD, SEE CIVIL

03 - PARKING SPACES				
Category	Home Story	Zone Name	Quantity	Number
PARKING STALLS				
	P1 PARKING	VISITOR	1	ACCESSIBLE
	P1 PARKING	VISITOR	5	REGULAR
			6	
	P2 PARKING	RESIDENT	2	ACCESSIBLE
	P2 PARKING	RESIDENT	8	SMALL
	P2 PARKING	RESIDENT	18	REGULAR
			28	
			34	

0 1M 2.5M 5M 10M

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2026-06-16
BRITISH COLUMBIA

[ARCHITECT SEAL]

CASCADIA
Green Development

[CLIENT]

CASCADIA GREEN DEVELOPMENT

[PROJECT]

MULTI-FAMILY RENTAL DEV.

2525 LONSDALE AVENUE
NORTH VANCOUVER, BC

[TITLE]

PARKING P1 / CELLAR

24671	[PROJECT]
1/8" = 1'-0"	[SCALE]
JUN 15, 2026	[DATE]
4 - DPA RE-SUBMISSION	[ISSUE]

[DRAWING]

A-2.010

EXISTING
2 1/2 STOREY TOWNHOMES

2530 2538 WESTERN AVENUE

EXISTING
2 1/2 STOREY TOWNHOMES

2520-2528 WESTERN AVENUE

EXISTING
3 STOREY MULTI-FAMILY

2504-2508 WESTERN AVENUE

LANE
CLAIRE'S ALLEY

ASPHALT LANE

LONSDALE AVENUE

CENTRE LINE

SANITARY LINE
MH TO MH: 216.88

MH TO MH: 108.74
STORM LINE
99.17

EXISTING DRIVEWAY

ACCESS TO BICYCLE ROOM
STAIR BIKE RAMP

REPLACEMENT TREES
SEE LANDCAPE

SLOPING WALL

EXISTING RETAINING WALL
ADJACENT PROPERTY

EXHAUST SHAFT
PARKING P1 (TBC)

EXISTING TREES ON ADJACENT
PROPERTY TO BE RETAINED
TPZ SEE ARBORIST

50.00'

50.0' ROAD CENTER LINE

ADDITIONAL ROAD DED. - 4.50M

3.05M ROAD
DEDICATION
10.00'

EG. 418.41 LLITZ (SRW)
LOWER ELEV. 417.91

EG. 425.89 LLITZ (SRW)
LOWER ELEV. 425.39

12.00'
3.7M REAR STB

93.00'
28.35

10.00'
3.05M FRONT

4.5M DED

EXIST.
2.0M DED

12.00'
3.7M SIDE STB

EG. 424.96' (129.6M)

EXISTING TREE TO BE REMOVED /
WITHIN 6.5M ROAD SRW
SEE LANDSCAPE / ARBORIST

PROPOSED PMT
TBC

OUTDOOR AREA

BENCH SEATING

BENCH

OVERHANG ABOVE

UNOBSTRUCTED
AREA MIN 1.0M

418.49
127.58M

421.72M x 10.42M

P2 PARKING EXHAUST
SIDE OPENING

MH STORM

DECORATIVE VERTICAL
METAL SCREENS (WOODGRAIN)

SLOPING STAIR WALL

OVERHEAD SECURITY GATE
19'-0"W x 8'-0"H
(MIN. 2.3M CLEARANCE)

OVERHANG ABOVE
(COVERED RAMP)

MAX. 5%
MAX. 10%
MAX. 15.0%

416.75'
415.75'

GAMES / WORK TABLE

LOUNGE
AREA

KITCHENETTE

AMENITY
MULTI-PURPOSE
817.22 sq ft

UWC
56.28 sq ft

10 CARGO BICYCLE SPACES

30 BICYCLE SPACES

18 BICYCLE SPACES

BICYCLE
RM
02
307.77 sq ft

BICYCLE RM
01
691.44 sq ft

ELEV
01

ELEV
02

AMENITY
25.05 sq ft

MASTER
BEDROOM

ENS

BED 1

KITCHEN

LIVING

E-01a
3 BED
925.54 sq ft

DINING

IHU - 3 BEDROOM

BED 2

BATH

CLOSET

ST

LOUNGE
AREA

AMENITY
134.60 sq ft

PATIO

7 VISITOR
SPACES
BIKE RACKS
(6 U/OVERHANG)

SIGNAGE W/
PROJECT NAME

STAIR GRAPHICS
WAYFINDING (IMAGE, TEXT)

LOBBY
212.75 sq ft

FFE 422.00'
128.63M

STAIR 02
117.31 sq ft

MAIL BOXES

ANNUNCIATOR

ENTERPHONE /
ADO
EDC
CONNECTION

MAIN ENTRANCE

5'-0" BALCONY / OVERHANG
ABOVE ENTRANCE

ROAD
DEDICATION

LONSDALE AVE ARTERIAL:
±4.2M FRONT BOULEVARD (c/w SWALE)
2.0M CONC. SIDEWALK
0.5M BACK BOULEVARD
PER CITY STANDARDS, SEE CIVIL

10.0' (3.05 M)
FRONT SETBACK

EXISTING PL

FUTURE POTENTIAL ROAD
ALIGNMENT

NEW CON. SIDEWALK
2.0M (6.7') WIDE, BROOM FINISHED
W/ SAW-CUT JOINTS
PER CoNV STANDARDS, SEE CIVIL

EX. CURB LONSDALE AVE
TO REMAIN

200/0 CI W/M o/s 10m± W/PL

2500 CI W/M o/s 10m± W/PL

2500 ST
W/M

2500 I/C SAN @ 7.333% o/s 20.7m± W/PL

SAN MH

SANITARY LINE
MH TO MH: 16.01

2500 CAP

113.97

VESION CLEARANCE:
MAX PER BYLAW 906 (4)(h)
ALL STRUCTURE AND
LANDSCAPE MAX 3.0'(0.914M)
WITHIN 4.572M (15')
RELAXATION REQ.
FOR BALCONY/ BUILDING CORNER)

METAL ROOF OR FLAT ROOF W/ GRAVEL
OVE STAIR/ WALL EXPOSURE LESS THAN 3'-0"

CLAIRE'S ALLEY:
EX. 6.1M ASPHALT PAVEMENT
PER CoNV STD, SEE CIVIL

FDC (2ND)
CONNECTION

89.42'
27.25

STAIR 03
164.21 sq ft

EXIT

B-04
1 BED
416.63 sq ft

BEDROOM

BATH

LIVING

KITCHEN

PATIO
422.00'

MASTE
STORAGE AREA

PARKING EXIT RAMP

LOADING
9.0' X 30.0' X 13.75

STORM WATER
DETENTION
PIT BELOW
PROP. 71.72 CM

LOADING AREA 9.0' X 30.0' :
ABOVE DETENTION TANK
(1.0 M TO BE SHARED W/ LANE)

C-01
2 BED
737.82 sq ft

IHU - 2 BEDROOM

A-02
STUDIO
400.42 sq ft

IHU - STUDIO

A-03
STUDIO
406.44 sq ft

A-05
STUDIO
414.92 sq ft

C-02
2 BED-ADL2
753.75 sq ft

ELEC. CL
7.0' x 3.0'

SLEEPING

STAIR 01
229.96 sq ft

BALCONY

PROPOSED ROAD
AREA: 1,498 ft²

11.00'
3.35M EXT STB

EXISTING BC HYDRO
POWER POLE & OH SERVICES
TO BE REMOVED / REPLACED
W/ UNDERGROUND SERVICES

E.INV.EL 413.01
Ø0.50 PVC

CB

MH STORM

CEDAR
Ø0.4

CEDAR
Ø0.6

12.00'
3.7M REAR STB

93.50'
28.50

10.00'
3.05M FRONT

RED
3.5M DED

EXISTING
3M DED

1.0M X 1.0M ROAD SRW
CORNER LOT TRUNCATION

P2 AIR INTAKE
SHAFT (TBC)

MH ACCESS TO
TOWER TANK

150Ø PVC SAN @ 1.48% o/s 2.8m± NPL

WATER ENTRY CONNECTION

FUTURE UPPER LEVELS GREENWAY

VEGETATION

EXISTING FIRE
HYDRANT LOCATION

150Ø CI W/M o/s 3.8m± NPL

ADDITIONAL ROAD DED. - 3.50M

EXT 1.5 M WALKWAY

TREE PROTECTION ZONE:
PER CONV STANDARDS,
SEE ARBORIST REPORT

TREES TO BE REMOVED
W/ REQUIRED REMOVAL OF
BC HYDRO POWER POLE / ANCHOR

25TH ST W/ TRANS CANADA HWY (ARTERIAL):
1.5M EXISTING WALKWAY
VEG. BACK BOULEVARD, SEE CIVIL

WEST 25TH STREET

1ST LEVEL

0 1M 2.5M 5M 10M

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SHAMUS F SACHS
2026-06-16
BRITISH COLUMBIA

[ARCHITECT SEAL]

[CLIENT]

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Green Development

CASCADIA GREEN
DEVELOPMENT

[PROJECT]

MULTI-FAMILY
RENTAL DEV.

2525 LONSDALE AVENUE
NORTH VANCOUVER, BC

[TITLE]

1ST LEVEL

24671	[PROJECT]
1/8" = 1'-0"	[SCALE]
JUN 15, 2026	[DATE]
4 - DPA RE-SUBMISSION	[ISSUE]

[DRAWING]

A-2.100

2ND LEVEL

0 1M 2.5M 5M 10M

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2026-06-16

[ARCHITECT SEAL]

[CLIENT]

CASCADIA Green Development

CASCADIA GREEN DEVELOPMENT

[PROJECT]

MULTI-FAMILY RENTAL DEV.

2525 LONSDALE AVENUE
NORTH VANCOUVER, BC

[TITLE]

2ND LEVEL

24671	[PROJECT]
1/8" = 1'-0"	[SCALE]
JUN 15, 2026	[DATE]
4 - DPA RE-SUBMISSION	[ISSUE]

[DRAWING]

A-2.200

LANE CLAIRE'S ALLEY

LONSDALE AVENUE

CENTRE LINE

WEST 25TH STREET

B - B A-5.100

A - A A-5.100

C - C A-5.100

A

B

1

2

4

12.00' 3.7M REAR STB

93.00' 28.35

1 A-4.000

10.00' 3.05M FRONT

REQ 4.5M DED

EXIST 2.0M DED

12.00' 3.7M SIDE STB

64.75' 19.74

44.00' 13.41

28.25' 8.61

MAX 5.0' (1.5 M) PROJECTION FRONT, REAR SETBACK, EAVES, GUTTERS, BALCONIES, CANOPIES

MAX 1.5M

ROAD DEDICATION

2 - 2 A-5.200

1 A-4.000

PROPOSED ROAD AREA: 1,496 ft²

13.17'

6.00'

19.17' 5.84

34.00'

70.25' 21.41

36.25'

89.42' 27.25

11.00' 3.35M EXT STB

6.00'

4.83'

25.92'

12.92'

14.00'

13.67'

27.00'

3 - 3 A-5.200

3a - 3a A-5.200

4 - 4 A-5.200

1 - 1 A-5.200

5 - 5 A-5.100

6 - 6 A-5.100

BALCONY

LIVING

DINING

KITCHEN

SLEEPING

BEDROOM

BATH

ENS

CLOSET

W/D

DW

REF

RANGE

B-03
1 BED
603.41 sq ft

A-04
STUDIO
453.22 sq ft

A-01
STUDIO-ADL2
470.36 sq ft

B-01
1 BED
541.69 sq ft

E-01
3 BED
891.95 sq ft

MASTER BEDROOM

BED 1

BED 2

DEN

CLOSET 1ST

ELEV 01

ELEV 02

B-02
1 BED-ADL2
526.44 sq ft

IHU - 1 BEDROOM

STAIR 03
164.21 sq ft

STAIR 01
165.46 sq ft

DOOR GLAZING AREA MIN 105F RATED GLAZING (FRS) (ACTIVE DESING GUIDELINES)

ADD INSTALLED

ELEC. CL
7.0' x 3.0'

C-01
2 BED
737.82 sq ft

A-02
STUDIO
400.42 sq ft

A-03
STUDIO
406.44 sq ft

A-05
STUDIO
414.92 sq ft

C-02
2 BED-ADL2
754.54 sq ft

12.00' 3.7M REAR STB

93.50' 28.50

10.00' 3.05M FRONT

REQ 3.5M DED

EXISTING 3M DED

1.0M X 1.0M ROAD SRW CORNER LOT TRUNCATION

EXISTING BC HYDRO POWER POLE & OH SERVICES TO BE REMOVED / REPLACED W/ UNDERGROUND SERVICES

3RD LEVEL

0 1M 2.5M 5M 10M

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N

[PROJECT TEAM]

REGISTERED ARCHITECT JIHMUS F. SACHS BRITISH COLUMBIA
2026-06-16

[ARCHITECT SEAL]

CASCADIA Green Development

[CLIENT]

CASCADIA GREEN DEVELOPMENT

[PROJECT]

MULTI-FAMILY RENTAL DEV.

2525 LONSDALE AVENUE
NORTH VANCOUVER, BC

[TITLE]

3RD LEVEL

24671	[PROJECT]
1/8" = 1'-0"	[SCALE]
JUN 15, 2026	[DATE]
4 - DPA RE-SUBMISSION	[ISSUE]

[DRAWING]

A-2.300

LANE CLAIRE'S ALLEY

LONSDALE AVENUE

CENTRE LINE

WEST 25TH STREET

A

B

B - B A-5.100

A - A A-5.100

C - C A-5.100

1 A-4.000

12.00' 3.7M REAR STB

93.00' 28.35

10.00' 3.05M FRONT

REQ 4.5M DED

EXIST 2.0M DED

64.75' 19.74

28.25' 8.61

MAX 5.0' (1.5 M) PROJECTION FRONT, REAR SETBACK EAVES, GUTTERS, BALCONIES, CANOPIES

MAX 1.5M

12.00' 3.7M SIDE STB

1

2

4

19.17' 5.84

13.17'

6.00'

34.00'

70.25' 21.41

36.25'

1.17'

4.83'

11.00'

11.00' 3.35M EXT STB

89.42' 27.25

ROAD DEDICATION

PROPOSED ROAD AREA: 1,496 ft²

2 - 2 A-5.200

3 - 3 A-5.200

3a - 3a A-5.200

4 - 4 A-5.200

1 - 1 A-5.200

6 - 6 A-5.100

5 - 5 A-5.100

B-03 1 BED 603.41 sq ft

A-04 STUDIO 453.22 sq ft

A-01 STUDIO-ADL2 470.36 sq ft

B-01 1 BED 541.69 sq ft

E-01 3 BED 891.95 sq ft

B-02 1 BED-ADL2 526.44 sq ft

C-01 2 BED 737.82 sq ft

A-02 STUDIO 400.42 sq ft

A-03 STUDIO 406.44 sq ft

A-05 STUDIO 414.92 sq ft

C-02 2 BED-ADL2 754.54 sq ft

STAIR 03 164.21 sq ft

STAIR 01 165.46 sq ft

ELEV 01

ELEV 02

ELEC. CL 7.0' x 3.0'

DOOR GLAZING AREA MIN 105F RATED GLAZING (FRG) (ACTIVE DESING GUIDELINES) ADD INSTALLED

EXISTING BC HYDRO POWER POLE & OH SERVICES TO BE REMOVED / REPLACED W/ UNDERGROUND SERVICES

25.92' 12.92' 14.00' 13.67' 27.00'

12.00' 3.7M REAR STB

93.50' 28.50

10.00' 3.05M FRONT

REQ 3.5M DED

EXISTING 3M DED

1.0M X 1.0M ROAD SRW CORNER LOT TRUNCATION

4TH LEVEL

0 1M 2.5M 5M 10M

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[PROJECT TEAM]

REGISTERED ARCHITECT SHAMUS P. SACHS BRITISH COLUMBIA 2026-06-16

[ARCHITECT SEAL]

CASCADIA Green Development

[CLIENT]

CASCADIA GREEN DEVELOPMENT

[PROJECT]

MULTI-FAMILY RENTAL DEV.

2525 LONSDALE AVENUE
NORTH VANCOUVER, BC

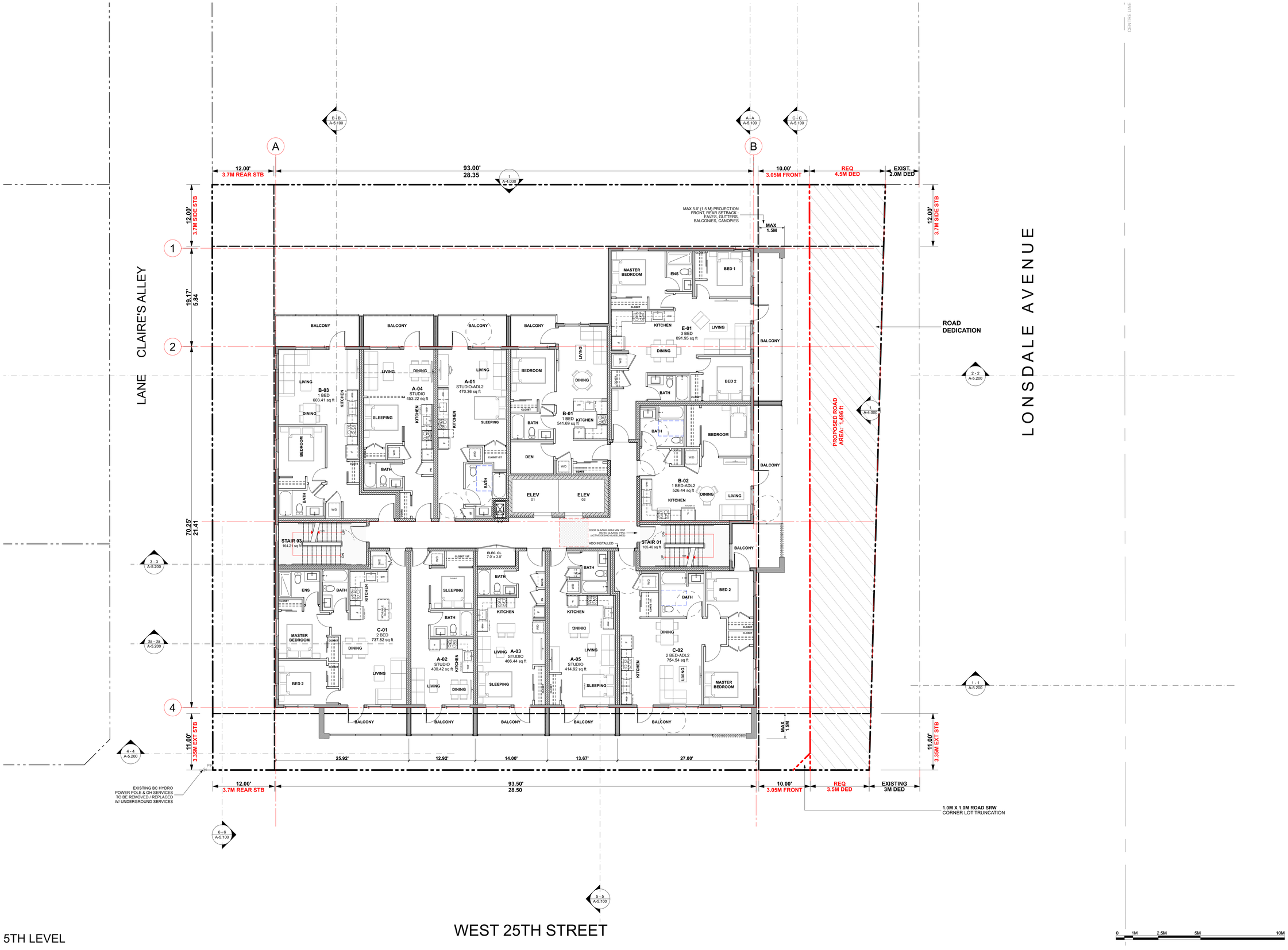
[TITLE]

4TH LEVEL

24671	[PROJECT]
1/8" = 1'-0"	[SCALE]
JUN 15, 2026	[DATE]
4 - DPA RE-SUBMISSION	[ISSUE]

[DRAWING]

A-2.400



5TH LEVEL

0 1M 2.5M 5M 10M

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N

[PROJECT TEAM]

REGISTERED ARCHITECT
SHAMUS P. SACHS
2026-06-16
BRITISH COLUMBIA

[ARCHITECT SEAL]

CASCADIA
Green Development

[CLIENT]

CASCADIA GREEN DEVELOPMENT

[PROJECT]

MULTI-FAMILY RENTAL DEV.

2525 LONSDALE AVENUE
NORTH VANCOUVER, BC

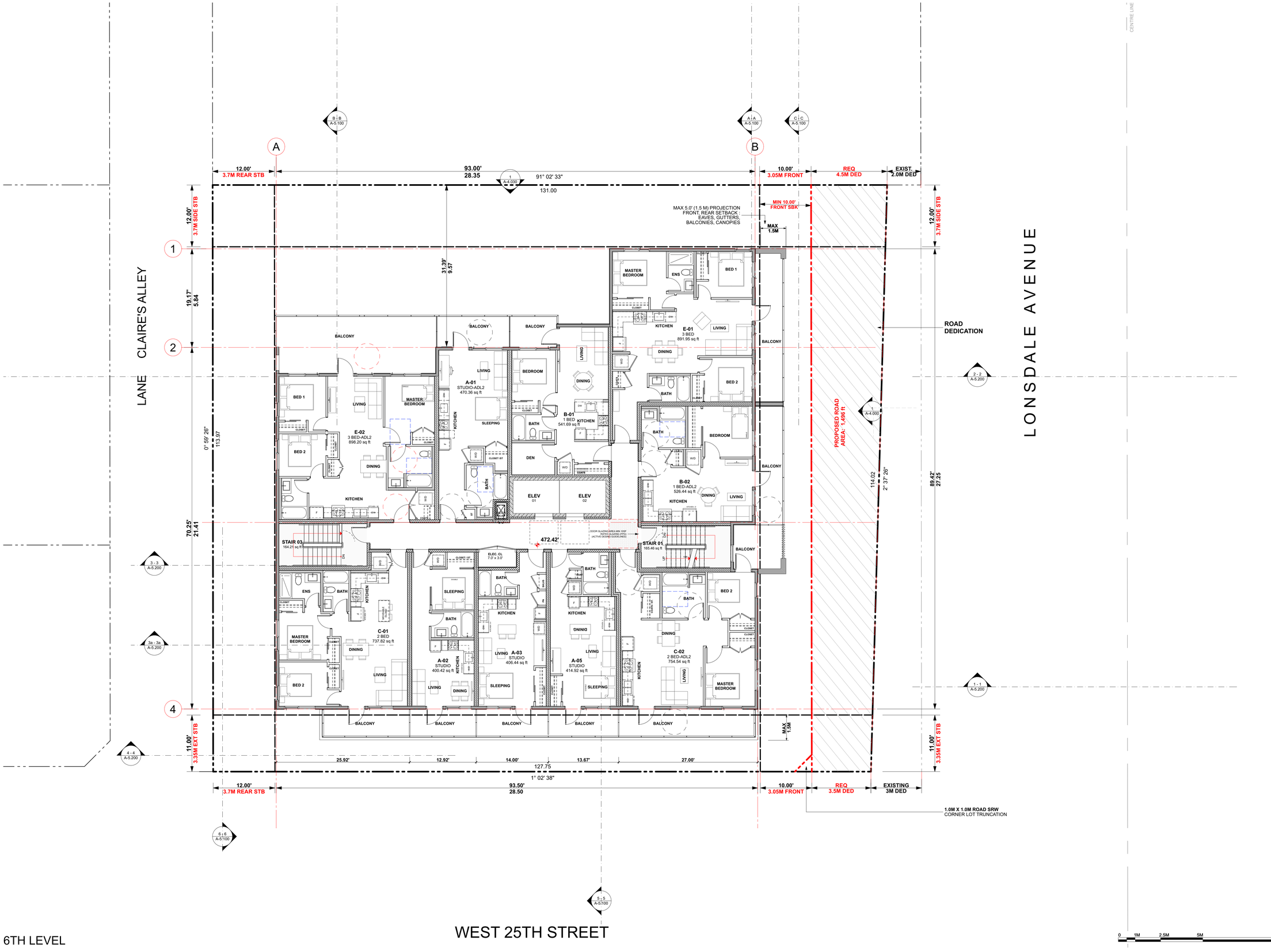
[TITLE]

5TH LEVEL

24671	[PROJECT]
1/8" = 1'-0"	[SCALE]
JUN 15, 2026	[DATE]
4 - DPA RE-SUBMISSION	[ISSUE]

[DRAWING]

A-2.500



6TH LEVEL

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CASCADIA Green Development

[CLIENT]

CASCADIA GREEN DEVELOPMENT

[PROJECT]

MULTI-FAMILY RENTAL DEV.

2525 LONSDALE AVENUE
NORTH VANCOUVER, BC

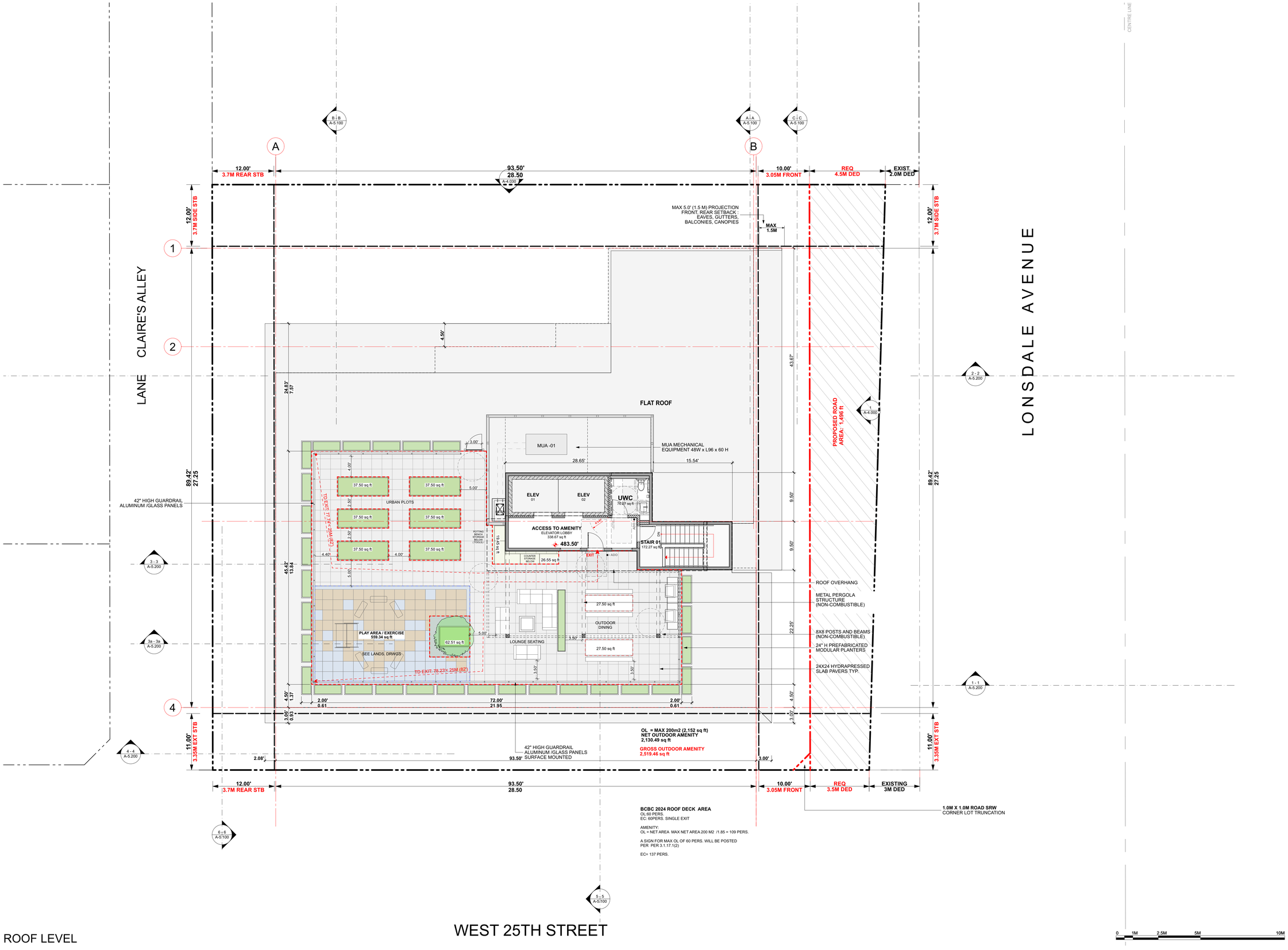
[TITLE]

6TH LEVEL

24671	[PROJECT]
1/8" = 1'-0"	[SCALE]
JUN 15, 2026	[DATE]
4 - DPA RE-SUBMISSION	[ISSUE]

[DRAWING]

A-2.600



ROOF LEVEL

0 1M 2.5M 5M 10M

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N

[PROJECT TEAM]

REGISTERED ARCHITECT
SHAMUS F SAKAS
2026-06-16
BRITISH COLUMBIA

[ARCHITECT SEAL]

CASCADIA
Green Development

[CLIENT]

CASCADIA GREEN DEVELOPMENT

[PROJECT]

MULTI-FAMILY RENTAL DEV.

2525 LONSDALE AVENUE
NORTH VANCOUVER, BC

[TITLE]

ROOF LEVEL OUTDOOR AMENITY

24671	[PROJECT]
1/8" = 1'-0"	[SCALE]
JUN 15, 2026	[DATE]
4 - DPA RE-SUBMISSION	[ISSUE]

[DRAWING]

A-2.700

ADAPTABLE DESIGN GUIDELINES

DESIGN ELEMENTS

City of North Vancouver Zoning Bylaw, 1995, No. 6700 Amendment Bylaw No. 2005, No. 7721 - Figure 5 - 1

	LEVEL ONE	LEVEL TWO	LEVEL THREE
BUILDING ACCESS	Outside stairs – maximum degree of colour contrast on nosing of each stair	Outside stairs – maximum degree of colour contrast on nosing of each stair	Outside stairs – maximum degree of colour contrast on nosing of each stair
BUILDING ACCESS	Curb cuts have tactile and visual cues	Curb cuts have tactile and visual cues	Curb cuts have tactile and visual cues
BUILDING ACCESS	Ramps provided at all main building entrances have street/sidewalks	Ramps provided at all main building entrances have street/sidewalks	Ramps provided at all main building entrances have street/sidewalks
BUILDING ACCESS	Unobstructed internal access: - 1 van accessible parking/visitor accessible parking (9' or 1525mm corridors, 2' or 610mm clear wall space adjacent to door tabs) - garbage and recycling receptacles and compactors - no stairs within building circulation including corridors on residential levels - accessible storage lockers for each unit	Unobstructed internal access: - 1 van accessible parking/visitor accessible parking (9' or 1525mm corridors, 2' or 610mm clear wall space adjacent to door tabs) * - garbage and recycling receptacles and compactors - no stairs within building circulation including corridors on residential levels - accessible storage lockers for each unit	Unobstructed internal access: - 1 van accessible parking/visitor accessible parking (9' or 1525mm corridors, 2' or 610mm clear wall space adjacent to door tabs) * - garbage and recycling receptacles and compactors - no stairs within building circulation including corridors on residential levels - accessible storage lockers for each unit
BUILDING ACCESS	Canopy over main building entrances (3' or 915mm) and entrephone	Canopy over main building entrances (3' or 915mm) and entrephone	Canopy over main building entrances (3' or 915mm) and entrephone
BUILDING ACCESS	Provide automatic door opener for at least one building entry door at ground level as well as doors leading into the building on each underground parkade level where disability parking provided	Provide automatic door opener for at least one building entry door at ground level as well as doors leading into the building on each underground parkade level where disability parking provided	Provide automatic door opener for at least one building entry door at ground level as well as doors leading into the building on each underground parkade level where disability parking provided
BUILDING ACCESS	Disability Parking provided in accordance with Zoning bylaw Figure 9-4 as attached	Disability Parking provided in accordance with Zoning bylaw Figure 9-4 as attached	Disability Parking provided in accordance with Zoning bylaw Figure 9-4 as attached
BUILDING ACCESS	Doors have lever type door handles	Doors have lever type door handles	Doors have lever type door handles
BUILDING ACCESS	Flush thresholds throughout the building (maximum ½" or 13mm height)	Flush thresholds throughout the building (maximum ½" or 13mm height)	Flush thresholds throughout the building (maximum ½" or 13mm height)
BUILDING ACCESS	Accessible building entrephone, call buttons and, where provided, suite door bells *	Accessible building entrephone, call buttons and, where provided, suite door bells *	Accessible building entrephone, call buttons and, where provided, suite door bells *

* Illustrations available
** Options considered

DESIGN ELEMENTS

COMMON AREAS		Accessible mailboxes for all A2 Level 2 units, and 5' or 1525mm turning radius in front *	Accessible mailboxes for all A2 Level 2 units, and 5' or 1525mm turning radius in front *
CIRCULATION	Contains minimum 4' or 1220mm wide (except for service access areas) *	Contains minimum 4' or 1220mm wide (except for service access areas) *	Contains minimum 4' or 1220mm wide (except for service access areas) *
CIRCULATION		Provide 5' or 1525mm turning radius inside and outside the entry corridor of each dwelling unit *	Provide 5' or 1525mm turning radius inside and outside the entry corridor of each dwelling unit *
SUITE CIRCULATION		Provide wiring for an automatic door opener for the suite entry door	Provide wiring for an automatic door opener for the suite entry door
SUITE CIRCULATION		Provide 2' or 610mm clear wall space adjacent to door latch on the pull side of each suite door (pocket doors acceptable for bathrooms and bedrooms)*	Provide wiring for an automatic door opener for each bedroom door, and 2' or 610mm clear wall space adjacent to door latches where door swings toward user (pocket doors acceptable for bathrooms and bedrooms)*
DOORS		Minimum one bathroom, minimum one bedroom and storage room doors 2'-10" or 860mm clear opening*	Minimum one bathroom, minimum one bedroom and storage room doors 2'-10" or 860mm clear opening*
PATIOS & BALCONIES		Minimum one door 2' - 10" or 860mm clear door opening*	Minimum one door 2' - 10" or 860mm clear door opening*
PATIOS & BALCONIES		Minimum one patio or balcony doorsill with maximum ½" or 13mm threshold **	Minimum one patio or balcony doorsill with maximum ½" or 13mm threshold **
PATIOS & BALCONIES		Provide 5' or 1525mm turning radius on patio / balcony	Provide 5' or 1525mm turning radius on patio / balcony
WINDOWS		Opening mechanism maximum 48" or 1168mm above floor (provide notation on window schedule)	Opening mechanism maximum 48" or 1168mm above floor (provide notation on window schedule)
WINDOWS		Provide minimum 6.0 or 1800mm horizontal windows in living room, dining room and minimum one bedroom where sills are not more than 2'-6" or 760mm above the floor	Provide minimum 6.0 or 1800mm horizontal windows in living room, dining room and minimum one bedroom where sills are not more than 2'-6" or 760mm above the floor
KITCHEN		Continuous counter between sink and stove*	Continuous counter between sink and stove*
KITCHEN			Sink cabinet minimum 2'6" or 810mm wide
KITCHEN			Provide sufficient space for future installation of countop and wall cabinets
KITCHEN			Provide minimum 2'6" or 810mm wide undercounter workspace
KITCHEN			Lower edge of upper cupboards 4'6" or 1360mm above floor

Design Elements
July 2005

DESIGN ELEMENTS

KITCHEN			Minimum 4' or 1220mm floor space between base cabinets / walls (possible with removal of sink cabinet) *
MIN. ONE BATHROOM		Toilet located adjacent to wall (min 3' or 915mm height) *	Toilet located adjacent to wall (min 4'6" or 1370mm height) *
MIN. ONE BATHROOM		Provide turning radius within bathroom (may result from removal of vanity cabinet) *	Provide turning radius within bathroom (may result from removal of vanity cabinet) *
MIN. ONE BATHROOM		3' or 915mm clearance along full length of tub *	4' or 915mm clearance along full length of tub *
MIN. ONE BATHROOM		Tub control valve placed at outer edge of tub, with tub spout remaining in central position *	Tub control valve placed at outer edge of tub, with tub spout remaining in central position *
MIN. ONE BATHROOM		Accessible storage *	Accessible storage *
MIN. ONE BATHROOM			Provide pocket door or door swing out *
MIN. ONE BATHROOM			Space under sink minimum 2'3" or 810mm wide *
MIN. ONE BATHROOM			Provide for the possible future installation of an accessible shower stall, minimum 3'-0" x 3'-0" or 910mm x 1500mm - refer to the 1996 BC Building Access Handbook for details
MIN. ONE BEDROOM			Provide turning room between closet and bedroom door *
MIN. ONE BEDROOM			Provide 2' or 915mm access to window opening *
LAUNDRY FACILITIES			Provide front loading side-by-side washer / dryer with 4' or 1220mm maneuvering space in front of washer / dryer
LAUNDRY FACILITIES			

S:\COMMUNITY PLANNING\Adaptable Design\Handouts\Design Elements Handout.doc

* Illustrations available
** Options considered

Design Elements
July 2005

DESIGN ELEMENTS

ADAPTABLE DESIGN GUIDELINES

FIXTURES AND FINISHES

	LEVEL ONE	LEVEL TWO	LEVEL THREE
BASIC	Easy to read building address numbers (min. 4" or 102mm high in contrasting colours)	Easy to read building address numbers (min. 4" or 102mm high in contrasting colours)	Easy to read building address numbers (min. 4" or 102mm high in contrasting colours)
BASIC	Lighting levels to a minimum of 100 lux outside and inside main building entries and suite entries	Lighting levels to a minimum of 100 lux outside and inside main building entries and suite entries	Lighting levels to a minimum of 100 lux outside and inside main building entries and suite entries
BASIC	Except for finished on building entry flooring (provide flooring samples)	Except for finished on building entry flooring (provide flooring samples)	Except for finished on building entry flooring (provide flooring samples)
BASIC	Except for pocket doors, sliding doors, or doors with automatic openers, all door handles are required on all doors (provide notation on door schedule)	Except for pocket doors, sliding doors, or doors with automatic openers, all door handles are required on all doors (provide notation on door schedule)	Except for pocket doors, sliding doors, or doors with automatic openers, all door handles are required on all doors (provide notation on door schedule)
BASIC	Signage throughout common areas has well contrasted colours	Signage throughout common areas has well contrasted colours	Signage throughout common areas has well contrasted colours
BASIC	Elevators have well contrasted control buttons	Elevators have well contrasted control buttons	Elevators have well contrasted control buttons
CIRCULATION		Slip resistant flooring	Slip resistant flooring
CIRCULATION		Colour contrasting exit doors	Colour contrasting exit doors
ACOUSTIC RATING / ANXIETY ROOMS		Provide carpet and drapes to absorb sound and provide warmth	Provide carpet and drapes to absorb sound and provide warmth
UNIT ENTRIES		Adjustable door closers to reduce force to open door to maximum 22N or 5 lbs.	Adjustable door closers to reduce force to open door to maximum 22N or 5 lbs.
UNIT ENTRIES		Door handle at 40" or 1000mm above the floor, with deadbolts placed immediately above or below	Door handle at 40" or 1000mm above the floor, with deadbolts placed immediately above or below
UNIT ENTRIES			Two door viewers: 3'5" or 1050mm and 5' or 1525mm
UNIT FLOORING		Non-slip flooring in kitchen and minimum one bathroom (provide flooring samples)	Non-slip flooring in kitchen and minimum one bathroom (provide flooring samples)
UNIT FLOORING		High density, low level loop carpet and underlay maximum ½" or 13mm height	High density, low level loop carpet and underlay maximum ½" or 13mm height
PATIOS AND BALCONIES		Slip resistant patio surfaces	Slip resistant patio surfaces
PATIOS AND BALCONIES		Electrical outlet provided	Electrical outlet provided

* Illustrations available

Fixtures & Finishes
July 2005

FIXTURES & FINISHES

	LEVEL ONE	LEVEL TWO	LEVEL THREE
ELECTRICAL		Switches, controls, thermostats and the highest electrical outlets, cable outlets, telephone jacks not higher than 48" or 1170mm above finished floor	Switches, controls, thermostats and the highest electrical outlets, cable outlets, telephone jacks not higher than 48" or 1170mm above finished floor
ELECTRICAL		Electrical outlets, cable outlets, telephone jacks not lower than 18" or 460mm above floor	Electrical outlets, cable outlets, telephone jacks not lower than 18" or 460mm above floor
ELECTRICAL	Within suites a duplex outlet is required within 3' or 915mm of each phone jack	Within suites a duplex outlet is required within 3' or 915mm of each phone jack	Within suites a duplex outlet is required within 3' or 915mm of each phone jack
ELECTRICAL	Wiring for visual alarm system in living room and minimum one bedroom, connected to fire alarm system	Wiring for visual alarm system in living room and minimum one bedroom, connected to fire alarm system	Wiring for visual alarm system in living room and minimum one bedroom, connected to fire alarm system
ELECTRICAL		Rocker switches	Rocker switches
ELECTRICAL			Double bulb ceiling fixtures
ELECTRICAL			Provide wiring for automatic door opener and strike at unit entry
WINDOWS		Easily grasped and operated mechanism for opening and locking windows	Easily grasped and operated mechanism for opening and locking windows
KITCHEN		Task lighting of at least 100 lux level at sink, cook-top and work areas in addition to general overhead lighting	Task lighting of at least 100 lux level at sink, cook-top and work areas in addition to general overhead lighting
KITCHEN		Pull-out work boards at 2'6" or 810mm height *	Pull-out work boards at 2'6" or 810mm height *
KITCHEN		Lever handle faucets and cabinet handles which can be easily used with an open hand eg. D cabinet handles *	Lever handle faucets and cabinet handles which can be easily used with an open hand eg. D cabinet handles *
KITCHEN		Adjustable shelves in all cabinets	Adjustable shelves in all cabinets
KITCHEN			Drawer storage in key areas*
KITCHEN			Provision for the future installation of cabinet and lowering of counter height
KITCHEN			Provision in water supply and drain to allow for a 4' (1200mm) drop in sink height (offset plumbing)
KITCHEN			Provision for the future installation of at least one counter receptacle in front of cabinets
KITCHEN			Where regular refrigerator installed initially, provide adequate space for side by side model
KITCHEN			Contrasting knobs on stove / cook top

* Illustrations available

Fixtures & Finishes
July 2005

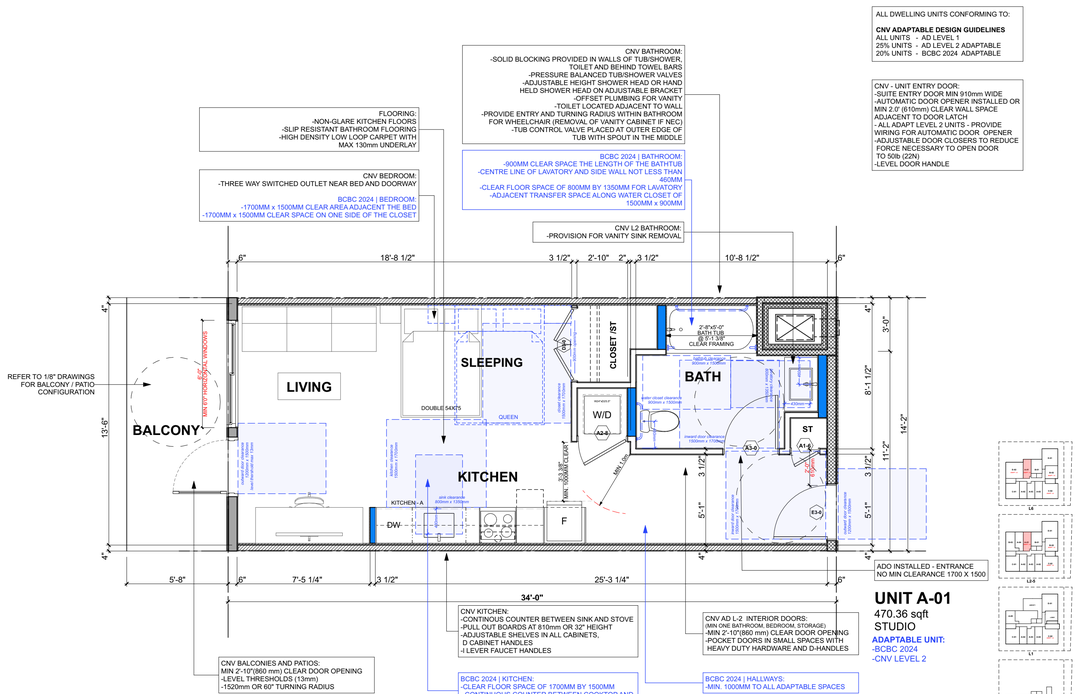
FIXTURES & FINISHES

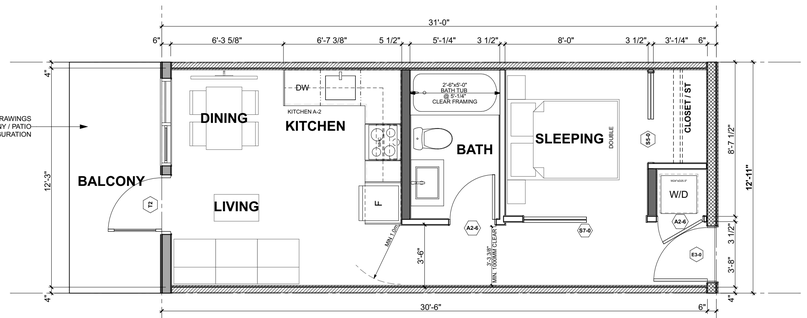
	LEVEL ONE	LEVEL TWO	LEVEL THREE
MIN. ONE BATHROOM		Solid blocking provided in walls of tub / shower and toilet areas, and behind towel bars *	Solid blocking provided in walls of tub / shower and toilet areas, and behind towel bars *
MIN. ONE BATHROOM		Pressure balanced tub / shower valves	Pressure balanced tub / shower valves
MIN. ONE BATHROOM		Provision in water supply and drain to allow for a 4' (1200mm) drop in vanity height (offset plumbing)	Provision in water supply and drain to allow for a 4' (1200mm) drop in vanity height (offset plumbing)
MIN. ONE BATHROOM		Provision for vanity sink removal	Provision for vanity sink removal
MIN. ONE BATHROOM		Adjustable height shower head or hand-held shower head on adjustable bracket*	Adjustable height shower head or hand-held shower head on adjustable bracket*
MIN. ONE BATHROOM			Water temperature regulator on tub / shower faucet
LIVING ROOM		One switched electrical outlet	One switched electrical outlet
BEDROOMS		Three-way switched outlet at bed area and doorway	Three-way switched outlet at bed area and doorway
BEDROOMS		Provide light fixture in or adjacent to closet	Provide light fixture in or adjacent to closet
BEDROOMS	Telephone jack	Telephone jack	Telephone jack
IN-SUITE STORAGE		Provide light and electrical outlet	Provide light and electrical outlet

Fixtures & Finishes
July 2005

FIXTURES & FINISHES

LEVEL 1 ALL UNITS
LEVEL 2 ADAPTABLE UNIT: MIN 25%, MIX OF UNIT TYPES





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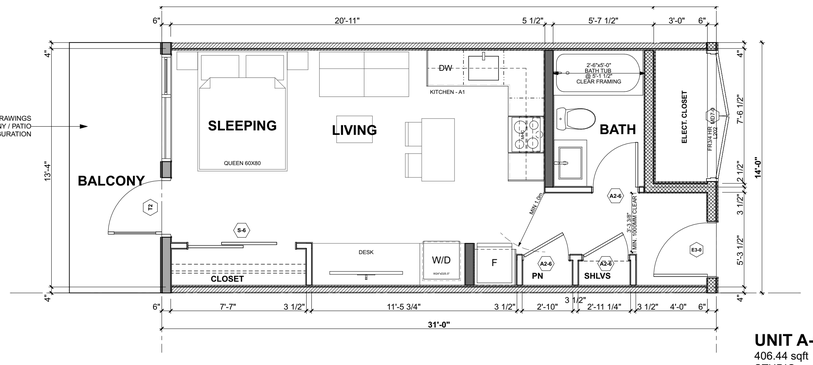
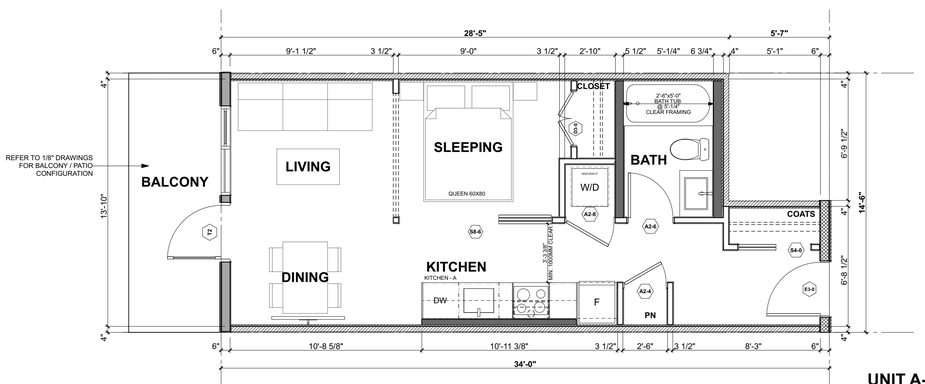
400.42 sqft
STUDIO



UNIT A-03
406.44 sqft
STUDIO



UNIT A-04
453.22 sqft
STUDIO

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[PROJECT TEAM]

REGISTERED ARCHITECT SHAMUS F SACHS 2026-06-16 BRITISH COLUMBIA

[ARCHITECT SEAL]

CASCADIA Green Development

[CLIENT]

CASCADIA GREEN DEVELOPMENT

[PROJECT]

MULTI-FAMILY RENTAL DEV.
2525 LONSDALE AVENUE
NORTH VANCOUVER, BC

[TITLE]

UNIT PLANS

24671 [PROJECT]

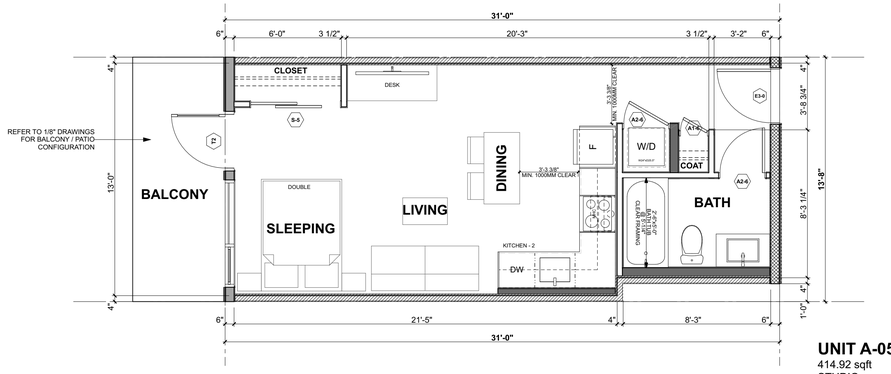
[SCALE]

JUN 15, 2026 [DATE]

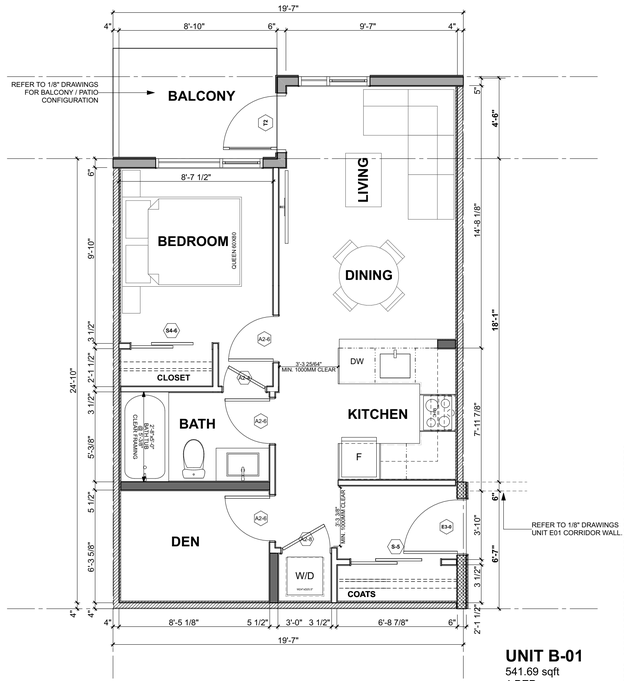
4 - DPA RE-SUBMISSION [ISSUE]

[DRAWING]

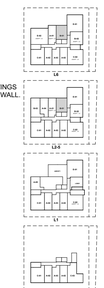
A-3.001

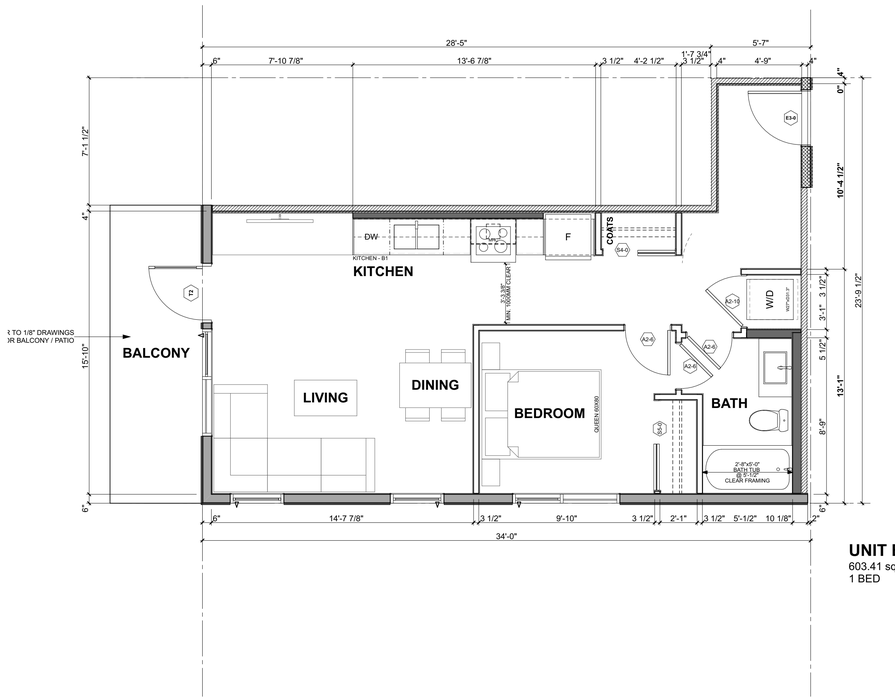


UNIT A-05
414.92 sqft
STUDIO



UNIT B-01
541.69 sqft
1 BED





UNIT B-03
603.41 sqft
1 BED

BCBC 2024 | BATHROOM:
-900MM CLEAR SPACE THE LENGTH OF THE BATHTUB
PLUMBING SYSTEM THAT COULD ACCOMMODATE FUTURE SHOWER
-CENTRE LINE LAVATORY TO SIDE WALL MIN 460MM
-CLEAR FLOOR SPACE 800MM x1350MM LAVATORY
-ADJACENT TRANSFER SPACE ALONG WATER CLOSET 1500MM x 900MM

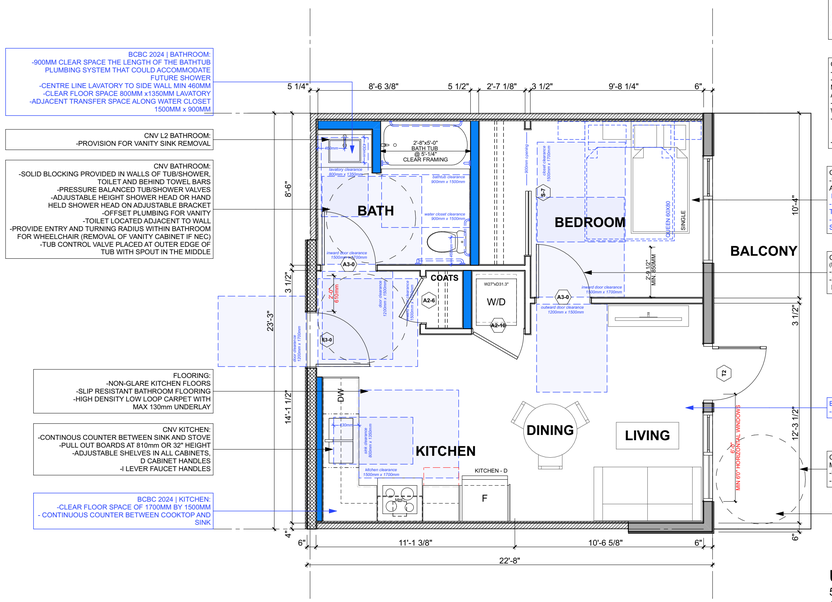
CNV L2 BATHROOM:
-PROVISION FOR VANITY SINK REMOVAL

CNV BATHROOM:
-SOLID BLOCKING PROVIDED IN WALLS OF TUB/SHOWER, TOILET AND BEHIND TOWEL BARS
-PRESSURE BALANCED TUB/SHOWER VALVES
-ADJUSTABLE HEIGHT SHOWER HEAD OR HAND HELD SHOWER HEAD ON ADJUSTABLE BRACKET
-OFFSET PLUMBING FOR VANITY
-TOILET LOCATED ADJACENT TO WALL
-PROVIDE ENTRY AND TURNING RADIUS WITHIN BATHROOM FOR WHEELCHAIR (REMOVAL OF VANITY CABINET IF NEC)
-TUB CONTROL VALVE PLACED AT OUTER EDGE OF TUB WITH SPOUT IN THE MIDDLE

FLOORING:
-NON-GLARE KITCHEN FLOORS
-SLIP RESISTANT BATHROOM FLOORING
-HIGH DENSITY LOW LOOP CARPET WITH MAX 130mm UNDERLAY

CNV KITCHEN:
-CONTINOUS COUNTER BETWEEN SINK AND STOVE
-PULL OUT BOARDS AT 810mm OR 32" HEIGHT
-ADJUSTABLE SHELVES IN ALL CABINETS,
-D CABINET HANDLES
-I LEVER FAUCET HANDLES

BCBC 2024 | KITCHEN:
-CLEAR FLOOR SPACE OF 1700MM BY 1500MM
- CONTINUOUS COUNTER BETWEEN COOKTOP AND SINK



ALL DWELLING UNITS CONFORMING TO:

CNV ADAPTABLE DESIGN GUIDELINES
ALL UNITS - AD LEVEL 1
25% UNITS - AD LEVEL 2 ADAPTABLE
20% UNITS - BCBC 2024 ADAPTABLE

CNV - UNIT ENTRY DOOR:
-SUITE ENTRY DOOR MIN 910mm WIDE
-AUTOMATIC DOOR OPENER INSTALLED OR MIN 2.0" (610mm) CLEAR WALL SPACE ADJACENT TO DOOR LATCH
- ALL ADAPT LEVEL 2 UNITS - PROVIDE WIRING FOR AUTOMATIC DOOR OPENER
-ADJUSTABLE DOOR CLOSERS TO REDUCE FORCE NECESSARY TO OPEN DOOR TO 50lb (22N)
-LEVEL DOOR HANDLE

CNV BEDROOM:
-THREE WAY SWITCHED OUTLET NEAR BED AND DOORWAY
BCBC 2024 | BEDROOM:
-1700MM BY 1500MM CLEAR AREA ADJACENT THE BED
-1700MM BY 1500MM CLEAR SPACE ON ONE SIDE OF THE CLOSET

CNV AD L-2 INTERIOR DOORS:
(MIN ONE BATHROOM, BEDROOM, STORAGE)
-MIN 2'-10"(860 mm) CLEAR DOOR OPENING
-POCKET DOORS IN SMALL SPACES WITH HEAVY DUTY HARDWARE AND D-HANDLES

BCBC 2024 | HALLWAYS:
-MIN. 1000MM TO ALL ADAPTABLE SPACES

CNV BALCONIES AND PATIOS:
MIN 2'-10"(860 mm) CLEAR DOOR OPENING
-LEVEL THRESHOLDS (13mm)
-1520mm OR 60" TURNING RADIUS

REFER TO 1/8" DRAWINGS
-FOR BALCONY / PATIO CONFIGURATION

UNIT B-02
526.44 sqft
1 BED ADL-2

ADAPTABLE UNIT:
-BCBC 2024
-CNV LEVEL 2

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[PROJECT TEAM]

REGISTERED ARCHITECT
SHAMUS F SAGE
2026-06-16
BRITISH COLUMBIA

[ARCHITECT SEAL]

CASCADIA Green Development

[CLIENT]

CASCADIA GREEN DEVELOPMENT

[PROJECT]

MULTI-FAMILY RENTAL DEV.
2525 LONSDALE AVENUE
NORTH VANCOUVER, BC

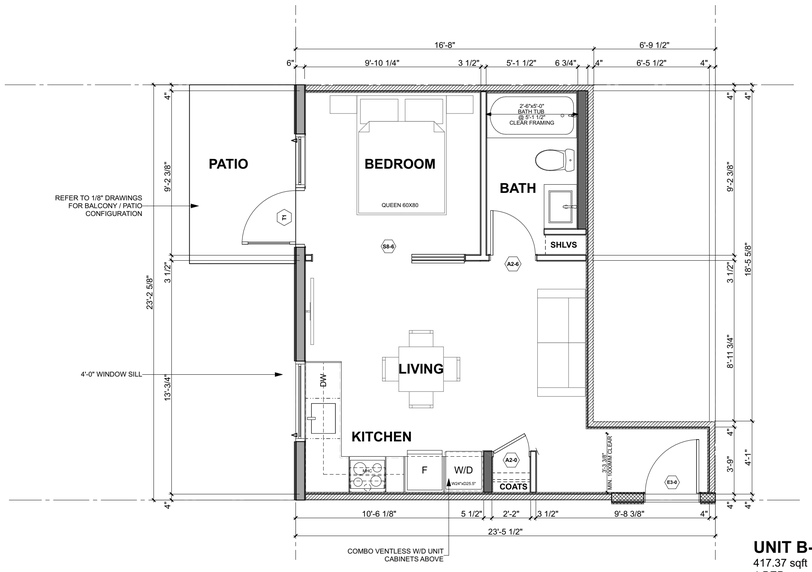
[TITLE]

UNIT PLANS

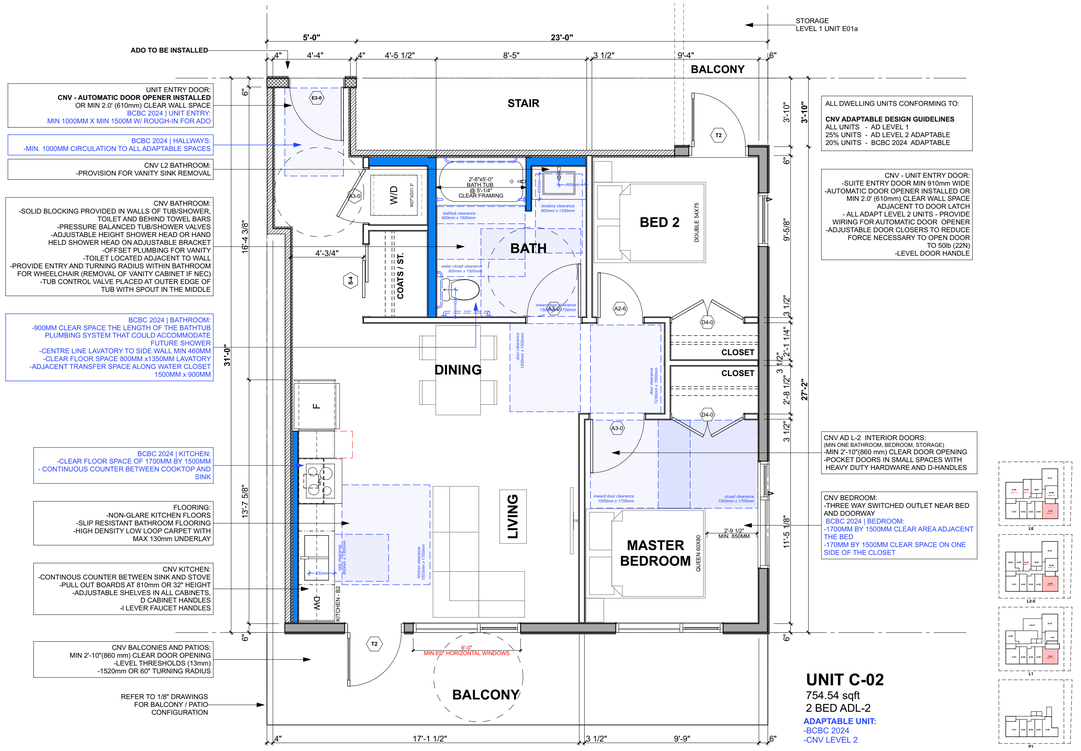
24671	[PROJECT]
	[SCALE]
JUN 15, 2026	[DATE]
4 - DPA RE-SUBMISSION	[ISSUE]

[DRAWING]

A-3.002

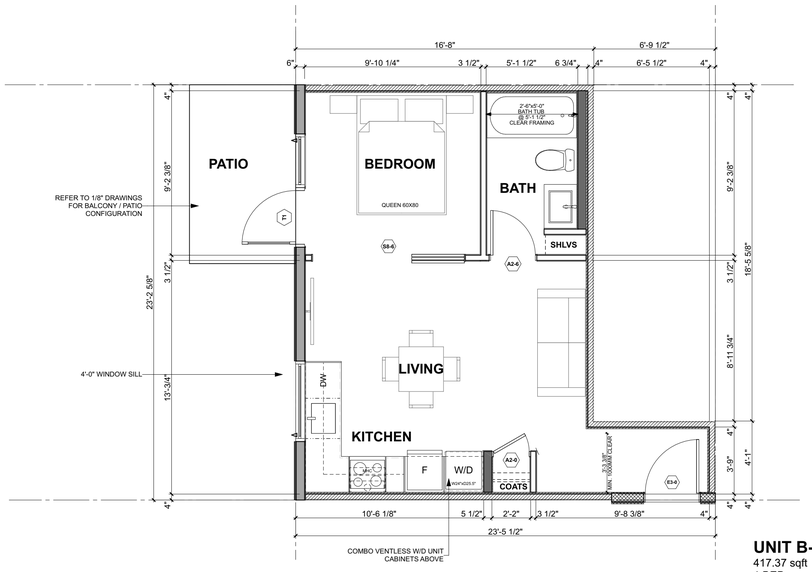


UNIT B-04
417.37 sqft
1 BED

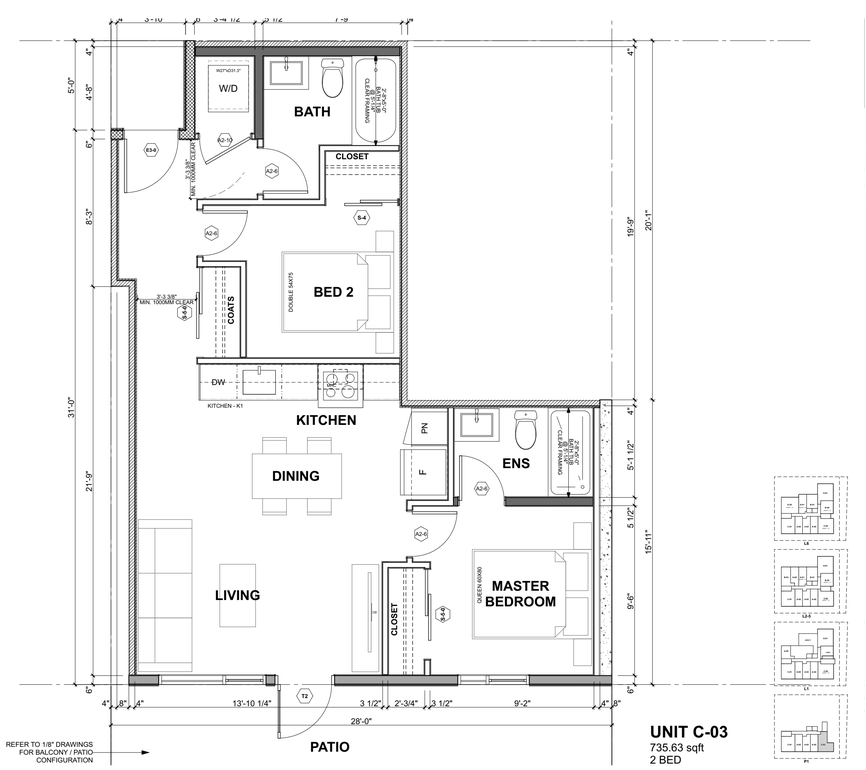


UNIT C-02
754.54 sqft
2 BED ADL-2

ADAPTABLE UNIT:
-BCBC 2024
-CNV LEVEL 2



UNIT B-04
417.37 sqft
1 BED



UNIT C-03
735.63 sqft
2 BED

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[PROJECT TEAM]

REGISTERED ARCHITECT SHAMUS F SAMUEL 2026-06-16 BRITISH COLUMBIA

[ARCHITECT SEAL]

[CLIENT]

CASCADIA Green Development

CASCADIA GREEN DEVELOPMENT

[PROJECT]

MULTI-FAMILY RENTAL DEV.

2525 LONSDALE AVENUE
NORTH VANCOUVER, BC

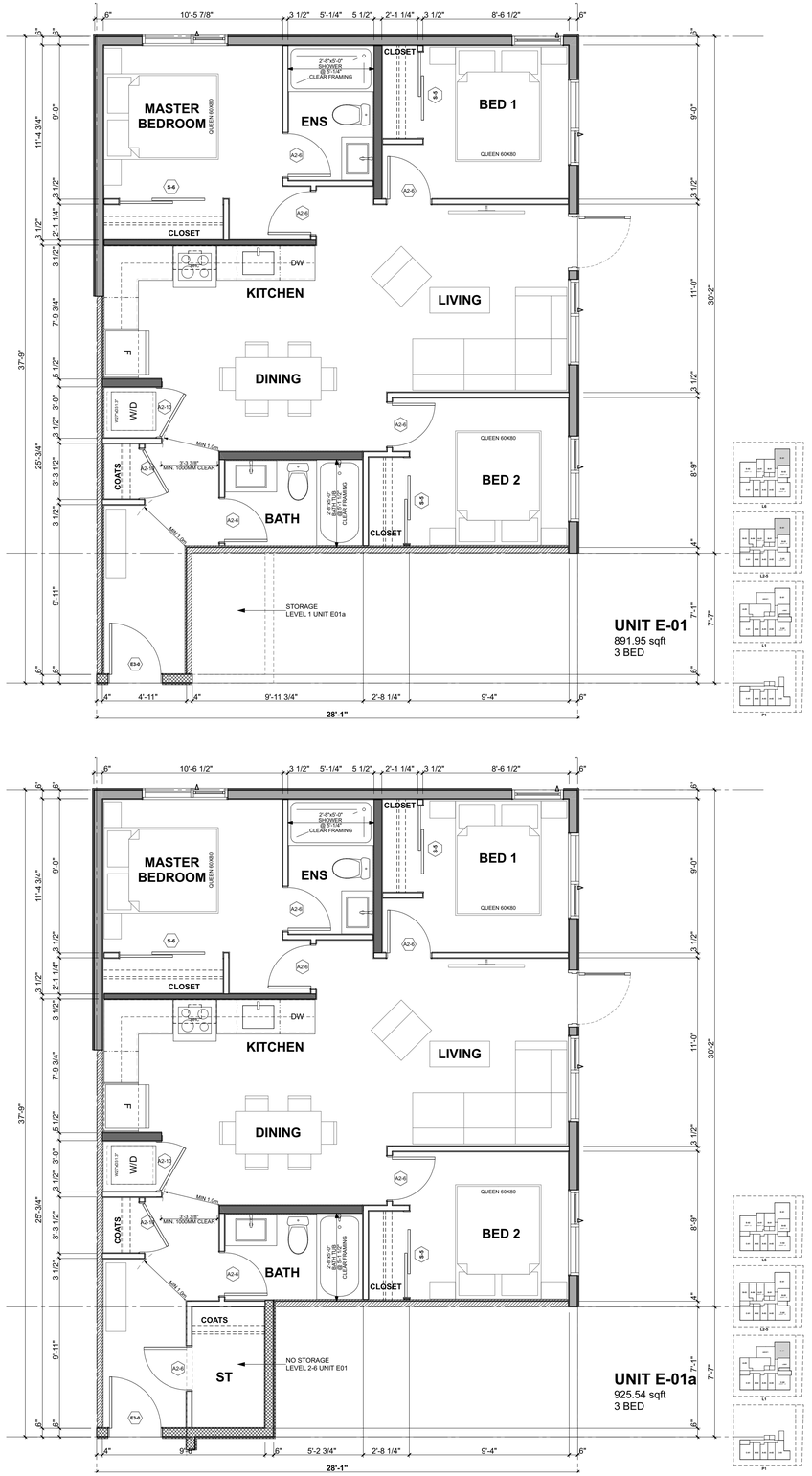
[TITLE]

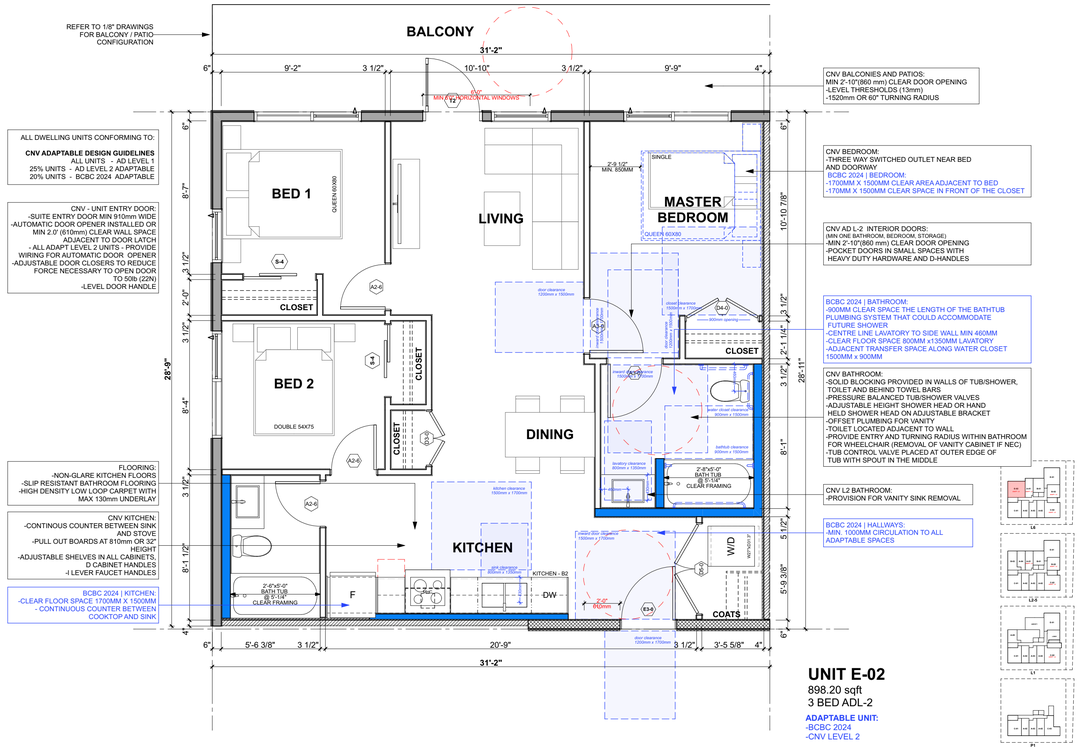
UNIT PLANS

24671	[PROJECT]
	[SCALE]
JUN 15, 2026	[DATE]
4 - DPA RE-SUBMISSION	[ISSUE]

[DRAWING]

A-3.003





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[PROJECT TEAM]

REGISTERED ARCHITECT SHAMUS F SAKO
2026-06-16
BRITISH COLUMBIA

[ARCHITECT SEAL]

CASCADIA Green Development

[CLIENT]

CASCADIA GREEN DEVELOPMENT

[PROJECT]

MULTI-FAMILY RENTAL DEV.

2525 LONSDALE AVENUE
NORTH VANCOUVER, BC

[TITLE]

UNIT PLANS

24671	[PROJECT]
	[SCALE]
JUN 15, 2026	[DATE]
4 - DPA RE-SUBMISSION	[ISSUE]

[DRAWING]

A-3.004

MATERIAL AND COLOUR LEGEND

	Colour	Product to match (or Alternative)	Finish to match	Description (Location)
1.0 CLADDING				
1.1	White	JamesHardie Panel	JH Colour Plus - 'Arctic White'	Hardie-Reveal Panel & matching Reveal Trims - smooth texture
1.2	Charcoal	JamesHardie Panel	BM 1609, 'Temptation'	Hardie-Reveal Panel & matching Reveal Trims - smooth texture
1.3	Dark Grey	JamesHardie Lap Siding	JH Colour Plus - 'Iron Gray'	HardiePlank Lap Siding - cedarmill texture, 7" exposure
1.4	Woodgrain	Woodtone Rustic Series	Prefinished - 'Sandcastle'	Lap Siding - cedarmill texture - balcony wall and accent walls
1.5	Light Beige	Cultured Stone CSI (Boral)	Pro-fit Ledgestone 'Shale'	Selected walls at main entrance and 1-storey as indicated
2.0 SOFFIT				
2.1	Woodgrain	Woodtone Rustic Series	Prefinished - 'Sandcastle'	Main roof soffit, selected balconies, entry canopy
2.2	Light Grey	Woodtone - Real Soffit	Prefinished - 'White Granite'	Soffits at u/s of balconies, roof overhangs as indicated
2.4	Charcoal	Vent Strip	TBC	Vent strip at roof and balcony locations
3.0 TRIMS				
3.1	Black	Benjamin Moore	BM 2129-10 Midnight Dream	Roof Fascia, balcony edge, painted wood trims with finish
4.0 ROOFS				
4.1	Light Grey	IKO Roofing SBS	'Torchflex' Roofing System	2 Ply SBS Roofing membrane at flat roofs
5.0 WINDOWS				
5.1	Charcoal	Vinyl Windows	Standard - 'Black' or 'Charcoal'	Vinyl windows and sliding doors w/ matching flashing
6.0 DOORS				
6.1	Chacoal	Vinyl Doors	Standard - 'Black' or 'Charcoal'	Prefinished vinyl balcony doors
6.2	Black	Storefront Aluminum	Black	Prefinished aluminum building entry storefront / amenity windows
7.0 RAILINGS				
7.1	Black	Aluminum PVDF Coating	Black Railing w/ Translucent Glass	Prefinished railing c/w safety glass panels (frosted or fritted)
7.2	Black	Aluminum PVDF Coating	Black Picket Railing	Prefinished picket railing
7.3	Woodgrain	Aluminum PVDF Coating	Metal Screen - Feature Element	Prefinished decorative screen, 6x1 linear vertical bars as indicated.
8.0 ACCESSORIES				
8.1	Black	Makin Metals Ltd.	SMP Matte Black	Flashing at roof overhangs, balconies, downspouts gutters
8.2	Grey	Makin Metals Ltd.	SMP Prefinished - 'Iron Ore'	Flashing and through wall flashing with finish **1.2** and **1.3**
8.3	Varies	Makin Metals Ltd.	SMP Prefinished Flashing	To match adjacent cladding, window and trims
9.0 STRUCTURE				
9.1	Concrete	Exposed Concrete	Clear - water repelant coating	Architectural concrete finish at exposed landscape walls
9.2	Concrete	Architectural Concrete w/ elastomeric paint	BM OC-52 Grey Owl	Exposed concrete walls along ramp c/w grove reveals

1 EAST ELEVATION - LONSDALE AVENUE

SCALE: 1/8" = 1'-0"

CALCULATION OF THE AVERAGE FINISHED GRADE BASED ON GRADES ALONG NORTH PL:

HIGHEST FINISHED GRADE - NORTH EAST PL CORNER 129.81M (425.89')
LOWEST FINISHED GRADE - NORTH WEST PL CORNER 127.50M (418.31')

AFG ALONG NORTH PL FOR BUILDING HEIGHT CALCULATION - 128.66M (422.11')

2545 LONSDALE AVENUE
4-STOREY MULTI-FAMILY

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[PROJECT TEAM]

REGISTERED ARCHITECT SHIMUS P. SAUNDERS 2026-06-16 BRITISH COLUMBIA

[ARCHITECT SEAL]

CASCADIA Green Development

[CLIENT]

CASCADIA GREEN DEVELOPMENT

[PROJECT]

MULTI-FAMILY RENTAL DEV.

2525 LONSDALE AVENUE
NORTH VANCOUVER, BC

[TITLE]

EAST ELEVATION - LONSDALE AVE

24671	[PROJECT]
1/8" = 1'-0"	[SCALE]
JUN 15, 2026	[DATE]
4 - DPA RE-SUBMISSION	[ISSUE]

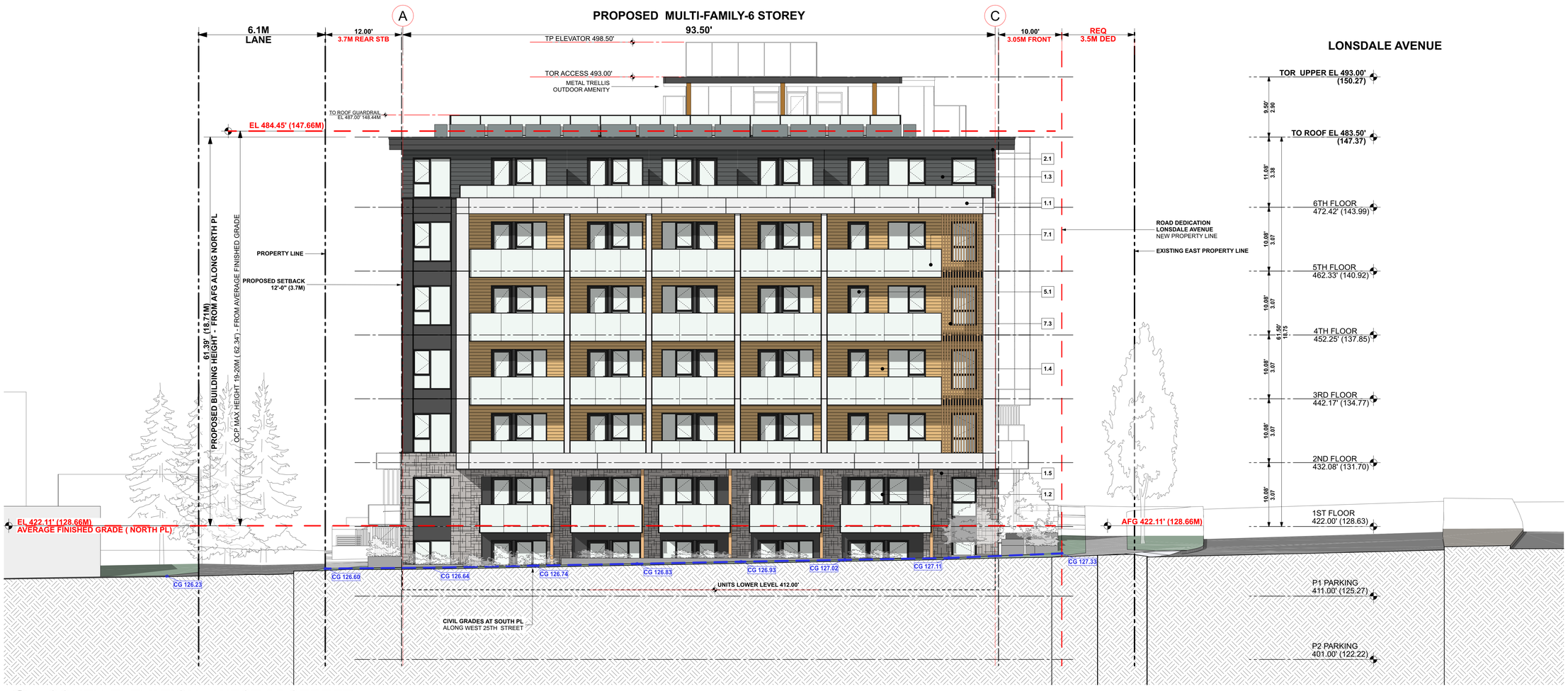
[DRAWING]

A-4.000

MATERIAL AND COLOUR LEGEND

	Colour	Product to match (or Alternative)	Finish to match	Description (Location)
1.0 CLADDING				
1.1	White	JamesHardie Panel	JH Colour Plus - 'Arctic White'	Hardie-Reveal Panel & matching Reveal Trims - smooth texture
1.2	Charcoal	JamesHardie Panel	BM 1609, 'Temptation'	Hardie-Reveal Panel & matching Reveal Trims - smooth texture
1.3	Dark Grey	JamesHardie Lap Siding	JH Colour Plus - 'Iron Gray'	HardiePlank Lap Siding - cedarmill texture, 7" exposure
1.4	Woodgrain	Woodtone Rustic Series	Prefinished - 'Sandcastle'	Lap Siding - cedarmill texture - balcony wall and accent walls
1.5	Light Beige	Cultured Stone CSI (Boral)	Pro-fit Ledgestone 'Shale'	Selected walls at main entrance and 1-storey as indicated
2.0 SOFFIT				
2.1	Woodgrain	Woodtone Rustic Series	Prefinished - 'Sandcastle'	Main roof soffit, selected balconies, entry canopy
2.2	Light Grey	Woodtone - Real Soffit	Prefinished - 'White Granite'	Soffits at u/s of balconies, roof overhangs as indicated
2.4	Charcoal	Vent Strip	TBC	Vent strip at roof and balcony locations
3.0 TRIMS				
3.1	Black	Benjamin Moore	BM 2129-10 Midnight Dream	Roof Fascia, balcony edge, painted wood trims with finish
4.0 ROOFS				
4.1	Light Grey	IKO Roofing SBS	'Torchflex' Roofing System	2 Ply SBS Roofing membrane at flat roofs

5.0 WINDOWS				
5.1	Charcoal	Vinyl Windows	Standard - 'Black' or 'Charcoal'	Vinyl windows and sliding doors w/ matching flashing
6.0 DOORS				
6.1	Chacoal	Vinyl Doors	Standard - 'Black' or 'Charcoal'	Prefinished vinyl balcony doors
6.2	Black	Storefront Aluminum	Black	Prefinished aluminum building entry storefront / amenity windows
7.0 RAILINGS				
7.1	Black	Aluminum PVDF Coating	Black Railing w/ Translucent Glass	Prefinished railing c/w safety glass panels (frosted or fritted)
7.2	Black	Aluminum PVDF Coating	Black Picket Railing	Prefinished picket railing
7.3	Woodgrain	Aluminum PVDF Coating	Metal Screen - Feature Element	Prefinished decorative screen, 6x1 linear vertical bars as indicated.
8.0 ACCESSORIES				
8.1	Black	Makin Metals Ltd.	SMP Matte Black	Flashing at roof overhangs, balconies, downspouts gutters
8.2	Grey	Makin Metals Ltd.	SMP Prefinished - 'Iron Ore'	Flashing and through wall flashing with finish **1.2** and **1.3**
8.3	Varies	Makin Metals Ltd.	SMP Prefinished Flashing	To match adjacent cladding, window and trims
9.0 STRUCTURE				
9.1	Concrete	Exposed Concrete	Clear - water repelant coating	Architectural concrete finish at exposed landscape walls
9.2	Concrete	Architectural Concrete w/ elastomeric paint	BM OC-52 Grey Owl	Exposed concrete walls along ramp c/w grove reveals



1 SOUTH ELEVATION - WEST 25 STREET
SCALE: 1/8" = 1'-0"

CALCULATION OF THE AVERAGE FINISHED GRADE BASED ON GRADES ALONG NORTH PL:

HIGHEST FINISHED GRADE - NORTH EAST PL CORNER 129.81M (425.89')
LOWEST FINISHED GRADE - NORTH WEST PL CORNER 127.50M (418.31')
AFG ALONG NORTH PL FOR BUILDING HEIGHT CALCULATION - 128.66M (422.11')

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[PROJECT TEAM]

REGISTERED ARCHITECT SHAMUS F. SAMPLE BRITISH COLUMBIA 2026-06-16

[ARCHITECT SEAL]

CASCADIA Green Development

[CLIENT]

CASCADIA GREEN DEVELOPMENT

[PROJECT]

MULTI-FAMILY RENTAL DEV.

2525 LONSDALE AVENUE
NORTH VANCOUVER, BC

[TITLE]

SOUTH ELEVATION - WEST 25 STREET

24671	[PROJECT]
1/8" = 1'-0"	[SCALE]
JUN 15, 2026	[DATE]
4 - DPA RE-SUBMISSION	[ISSUE]

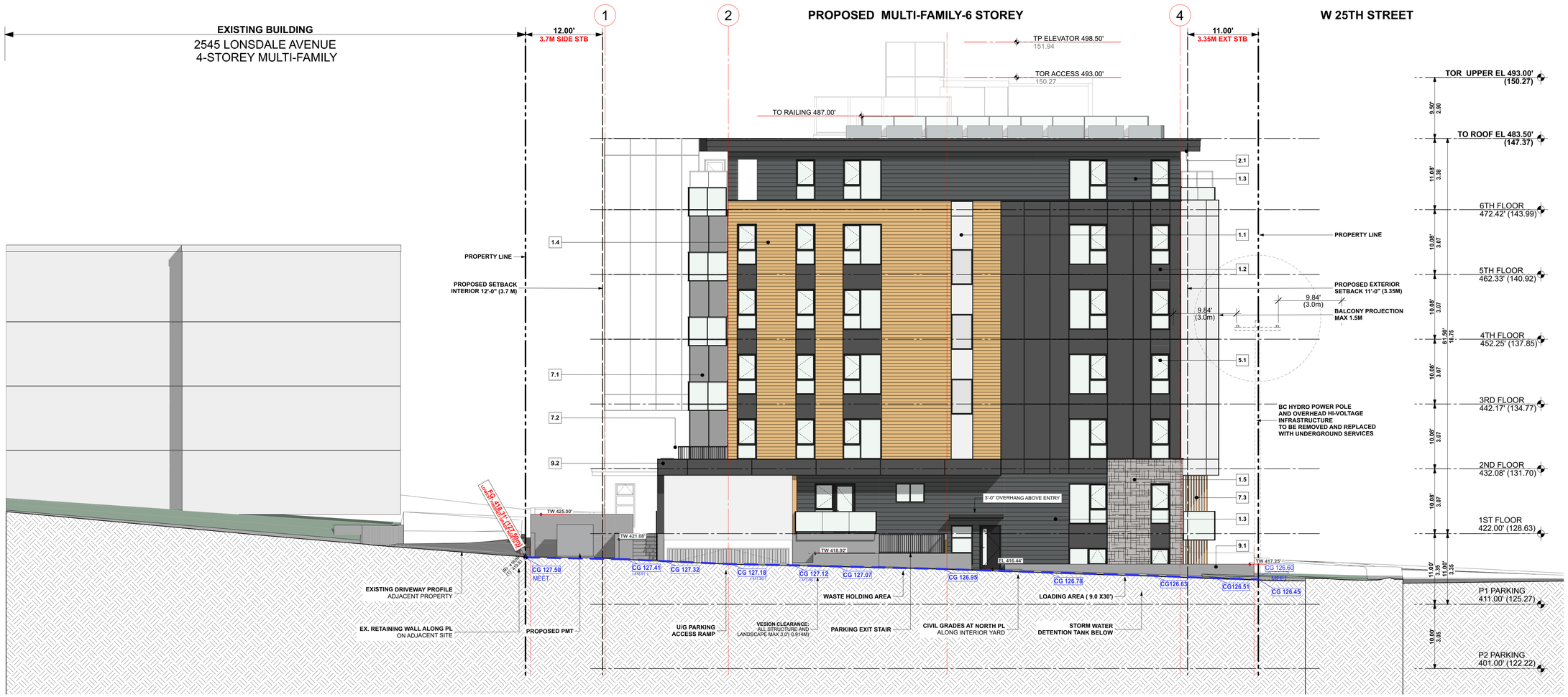
[DRAWING]

A-4.010

MATERIAL AND COLOUR LEGEND

	Colour	Product to match (or Alternative)	Finish to match	Description (Location)
1.0 CLADDING				
1.1	White	JamesHardie Panel	JH Colour Plus - 'Arctic White'	Hardie-Reveal Panel & matching Reveal Trims - smooth texture
1.2	Charcoal	JamesHardie Panel	BM 1609, 'Temptation'	Hardie-Reveal Panel & matching Reveal Trims - smooth texture
1.3	Dark Grey	JamesHardie Lap Siding	JH Colour Plus - 'Iron Gray'	HardiePlank Lap Siding - cedarmill texture, 7" exposure
1.4	Woodgrain	Woodtone Rustic Series	Prefinished - 'Sandcastle'	Lap Siding - cedarmill texture - balcony wall and accent walls
1.5	Light Beige	Cultured Stone CSI (Boral)	Pro-fit Ledgestone 'Shale'	Selected walls at main entrance and 1-storey as indicated
2.0 SOFFIT				
2.1	Woodgrain	Woodtone Rustic Series	Prefinished - 'Sandcastle'	Main roof soffit, selected balconies, entry canopy
2.2	Light Grey	Woodtone - Real Soffit	Prefinished - 'White Granite'	Soffits at u/s of balconies, roof overhangs as indicated
2.4	Charcoal	Vent Strip	TBC	Vent strip at roof and balcony locations
3.0 TRIMS				
3.1	Black	Benjamin Moore	BM 2129-10 Midnight Dream	Roof Fascia, balcony edge, painted wood trims with finish
4.0 ROOFS				
4.1	Light Grey	IKO Roofing SBS	'Torchflex' Roofing System	2 Ply SBS Roofing membrane at flat roofs

5.0 WINDOWS				
5.1	Charcoal	Vinyl Windows	Standard - 'Black' or 'Charcoal'	Vinyl windows and sliding doors w/ matching flashing
6.0 DOORS				
6.1	Chacoal	Vinyl Doors	Standard - 'Black' or 'Charcoal'	Prefinished vinyl balcony doors
6.2	Black	Storefront Aluminum	Black	Prefinished aluminum building entry storefront / amenity windows
7.0 RAILINGS				
7.1	Black	Aluminum PVDF Coating	Black Railing w/ Translucent Glass	Prefinished railing c/w safety glass panels (frosted or fritted)
7.2	Black	Aluminum PVDF Coating	Black Picket Railing	Prefinished picket railing
7.3	Woodgrain	Aluminum PVDF Coating	Metal Screen - Feature Element	Prefinished decorative screen, 6x1 linear vertical bars as indicated.
8.0 ACCESSORIES				
8.1	Black	Makin Metals Ltd.	SMP Matte Black	Flashing at roof overhangs, balconies, downspouts gutters
8.2	Grey	Makin Metals Ltd.	SMP Prefinished - 'Iron Ore'	Flashing and through wall flashing with finish **1.2** and **1.3**
8.3	Varies	Makin Metals Ltd.	SMP Prefinished Flashing	To match adjacent cladding, window and trims
9.0 STRUCTURE				
9.1	Concrete	Exposed Concrete	Clear - water repelant coating	Architectural concrete finish at exposed landscape walls
9.2	Concrete	Architectural Concrete w/ elastomeric paint	BM OC-52 Grey Owl	Exposed concrete walls along ramp c/w grove reveals



1 WEST ELEVATION - LANE
SCALE: 1/8" = 1'-0"

CALCULATION OF THE AVERAGE FINISHED GRADE BASED ON GRADES ALONG NORTH PL:

HIGHEST FINISHED GRADE - NORTH EAST PL CORNER 129.81M (425.89')
LOWEST FINISHED GRADE - NORTH WEST PL CORNER 127.50M (418.31')
AFG ALONG NORTH PL FOR BUILDING HEIGHT CALCULATION - 128.66M (422.11')

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[PROJECT TEAM]

REGISTERED ARCHITECT
SHAMUS F SAKO
2026-06-16
BRITISH COLUMBIA

[ARCHITECT SEAL]

CASCADIA
Green Development

[CLIENT]

CASCADIA GREEN DEVELOPMENT

[PROJECT]

MULTI-FAMILY RENTAL DEV.
2525 LONSDALE AVENUE
NORTH VANCOUVER, BC

[TITLE]

WEST ELEVATION - LANE

24671	[PROJECT]
1/8" = 1'-0"	[SCALE]
JUN 15, 2026	[DATE]
4 - DPA RE-SUBMISSION	[ISSUE]

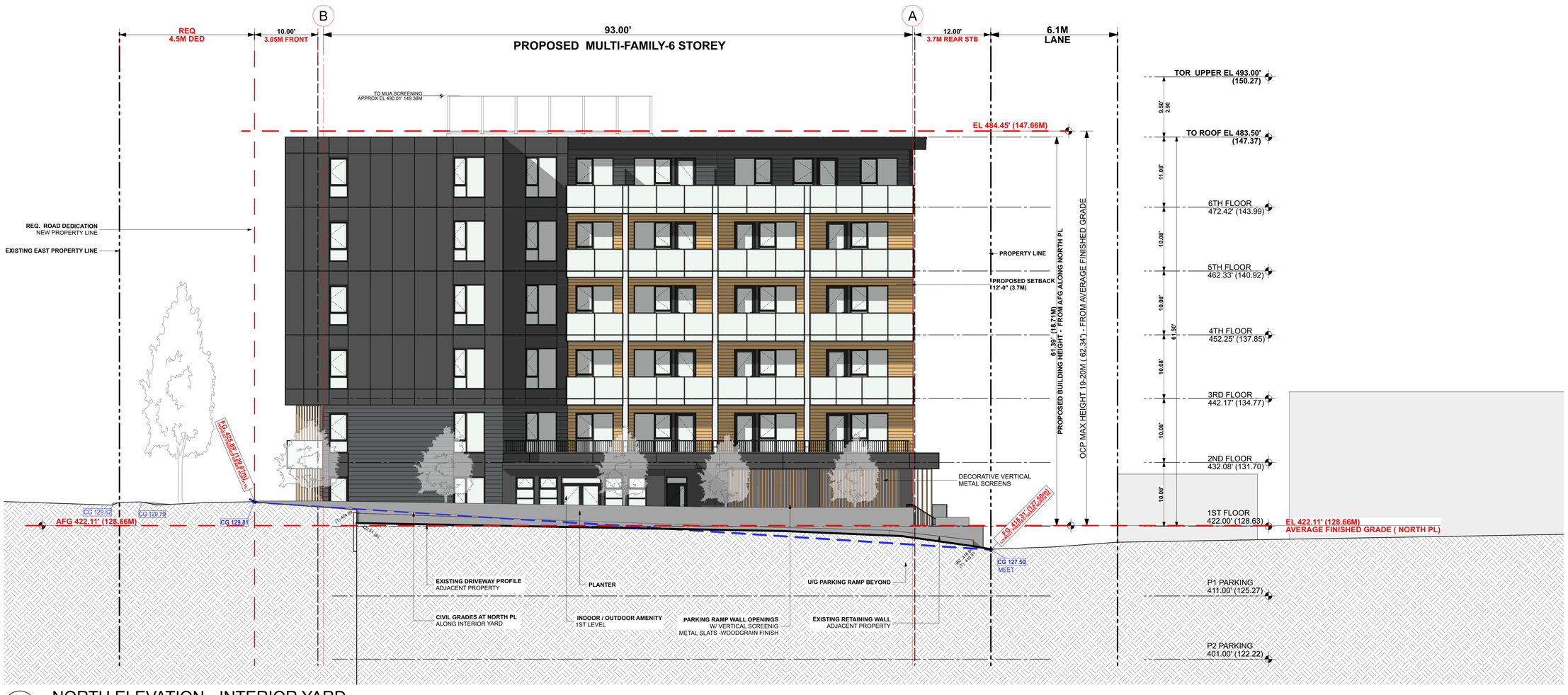
[DRAWING]

A-4.020

MATERIAL AND COLOUR LEGEND

	Colour	Product to match (or Alternative)	Finish to match	Description (Location)
1.0 CLADDING				
1.1	White	JamesHardie Panel	JH Colour Plus - 'Arctic White'	Hardie-Reveal Panel & matching Reveal Trims - smooth texture
1.2	Charcoal	JamesHardie Panel	BM 1609, 'Temptation'	Hardie-Reveal Panel & matching Reveal Trims - smooth texture
1.3	Dark Grey	JamesHardie Lap Siding	JH Colour Plus - 'Iron Gray'	HardiePlank Lap Siding - cedarmill texture, 7" exposure
1.4	Woodgrain	Woodtone Rustic Series	Prefinished - 'Sandcastle'	Lap Siding - cedarmill texture - balcony wall and accent walls
1.5	Light Beige	Cultured Stone CSI (Boral)	Pro-fit Ledgestone 'Shale'	Selected walls at main entrance and 1-storey as indicated
2.0 SOFFIT				
2.1	Woodgrain	Woodtone Rustic Series	Prefinished - 'Sandcastle'	Main roof soffit, selected balconies, entry canopy
2.2	Light Grey	Woodtone - Real Soffit	Prefinished - 'White Granite'	Soffits at u/s of balconies, roof overhangs as indicated
2.4	Charcoal	Vent Strip	TBC	Vent strip at roof and balcony locations
3.0 TRIMS				
3.1	Black	Benjamin Moore	BM 2129-10 Midnight Dream	Roof Fascia, balcony edge, painted wood trims with finish
4.0 ROOFS				
4.1	Light Grey	IKO Roofing SBS	'Torchflex' Roofing System	2 Ply SBS Roofing membrane at flat roofs

5.0 WINDOWS				
5.1	Charcoal	Vinyl Windows	Standard - 'Black' or 'Charcoal'	Vinyl windows and sliding doors w/ matching flashing
6.0 DOORS				
6.1	Chacoal	Vinyl Doors	Standard - 'Black' or 'Charcoal'	Prefinished vinyl balcony doors
6.2	Black	Storefront Aluminum	Black	Prefinished aluminum building entry storefront / amenity windows
7.0 RAILINGS				
7.1	Black	Aluminum PVDF Coating	Black Railing w/ Translucent Glass	Prefinished railing c/w safety glass panels (frosted or fritted)
7.2	Black	Aluminum PVDF Coating	Black Picket Railing	Prefinished picket railing
7.3	Woodgrain	Aluminum PVDF Coating	Metal Screen - Feature Element	Prefinished decorative screen, 6x1 linear vertical bars as indicated.
8.0 ACCESSORIES				
8.1	Black	Makin Metals Ltd.	SMP Matte Black	Flashing at roof overhangs, balconies, downspouts gutters
8.2	Grey	Makin Metals Ltd.	SMP Prefinished - 'Iron Ore'	Flashing and through wall flashing with finish **1.2** and **1.3**
8.3	Varies	Makin Metals Ltd.	SMP Prefinished Flashing	To match adjacent cladding, window and trims
9.0 STRUCTURE				
9.1	Concrete	Exposed Concrete	Clear - water repelant coating	Architectural concrete finish at exposed landscape walls
9.2	Concrete	Architectural Concrete w/ elastomeric paint	BM OC-52 Grey Owl	Exposed concrete walls along ramp c/w grove reveals



1 NORTH ELEVATION - INTERIOR YARD
SCALE: 1/8" = 1'-0"

CALCULATION OF THE AVERAGE FINISHED GRADE BASED ON GRADES ALONG NORTH PL:

HIGHEST FINISHED GRADE - NORTH EAST PL CORNER 129.81M (425.89')
LOWEST FINISHED GRADE - NORTH WEST PL CORNER 127.50M (418.31')

AFG ALONG NORTH PL FOR BUILDING HEIGHT CALCULATION - 128.66M (422.11')

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[PROJECT TEAM]

REGISTERED ARCHITECT
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[ARCHITECT SEAL]

CASCADIA
Green Development

[CLIENT]

CASCADIA GREEN DEVELOPMENT

[PROJECT]

MULTI-FAMILY RENTAL DEV.

2525 LONSDALE AVENUE
NORTH VANCOUVER, BC

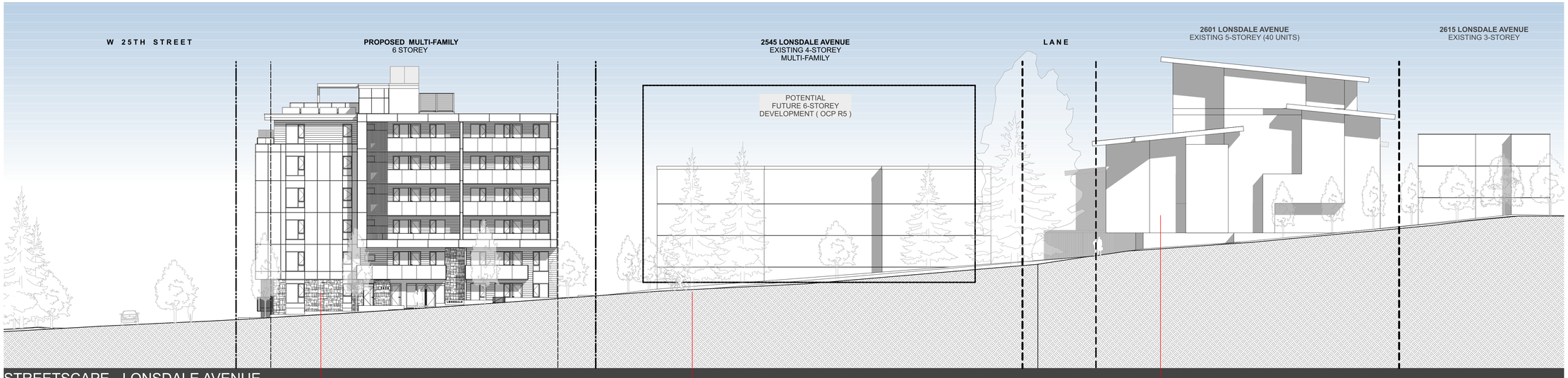
[TITLE]

NORTH ELEVATION - INTERIOR YARD

24671	[PROJECT]
1/8" = 1'-0"	[SCALE]
JUN 15, 2026	[DATE]
4 - DPA RE-SUBMISSION	[ISSUE]

[DRAWING]

A-4.030



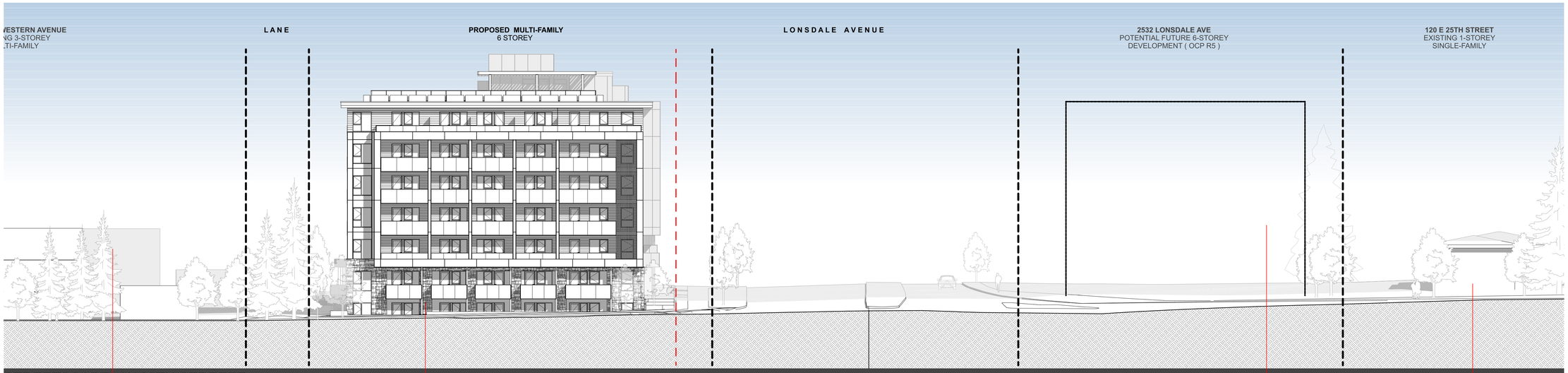
STREETSCAPE - LONSDALE AVENUE

PROPOSED 6-STOREY MULTI-FAMILY

EXT. ADJACENT 4-STOREY BUILDING

EXT. BUILDING - 5-STOREY MULTI-FAMILY

EXT. 3-STOREY BUILDING



STREETSCAPE - W 25TH STREEET

EXISTING ADJACENT 2 1/2 STOREY TOWNHOMES

PROPOSED 6-STOREY MULTI-FAMILY

W 25TH ST - 2 1/2 STOREY DWELLINGS

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Green Development

[CLIENT]

CASCADIA GREEN DEVELOPMENT

[PROJECT]

MULTI-FAMILY RENTAL DEV.

2525 LONSDALE AVENUE
NORTH VANCOUVER, BC

[TITLE]

STREET ELEVATIONS

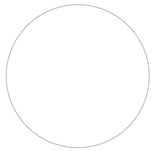
24671	[PROJECT]
1/16" = 1'-0"	[SCALE]
JUN 15, 2026	[DATE]
4 - DPA RE-SUBMISSION	[ISSUE]

[DRAWING]

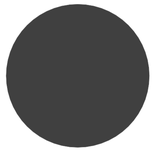
A-4.500

MATERIAL AND COLOUR LEGEND

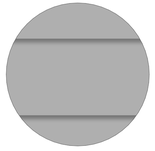
	Colour	Product to match (or Alternative)	Finish to match	Description (Location)
1.0	**CLADDING**			
1.1	White	JamesHardie Panel	JH Colour Plus - 'Arctic White'	Hardie-Reveal Panel & matching Reveal Trims - smooth texture
1.2	Charcoal	JamesHardie Panel	BM 1609, 'Temptation'	Hardie-Reveal Panel & matching Reveal Trims - smooth texture
1.3	Dark Grey	JamesHardie Lap Siding	JH Colour Plus - 'Iron Gray'	HardiePlank Lap Siding - cedarmill texture, 7" exposure
1.4	Woodgrain	Woodtone Rustic Series	Prefinished - 'Sandcastle'	Lap Siding - cedarmill texture - balcony wall and accent walls
1.5	Light Beige	Cultured Stone CSI (Boral)	Pro-fit Ledgestone 'Shale'	Selected walls at main entrance and 1-storey as indicated
7.3	Woodgrain	Aluminum PVDF Coating	Metal Screen - Feature Element	Prefinished decorative screen, 6x1 linear vertical bars as indicated.



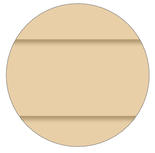
1.1 White - Cementitious Siding
Arctic White



1.2 Charcoal - Cementitious Siding
BM 1609 - 'Temptation'



1.3 Dark Gray - Cementitious Lap Siding
JH Colour Plus - 'Iron Gray'



1.4 Woodgrain - Cementitious Lap Siding
Prefinished - 'Sandcastle'

1.5 Cultured Stone CSI
Light Beige

7.3 Decorative Screens 6x1 linear vertical bar grille
WPC or Power-Coating

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[ARCHITECT SEAL]

CASCADIA
Green Development

[CLIENT]

CASCADIA GREEN DEVELOPMENT

[PROJECT]

MULTI-FAMILY RENTAL DEV.
2525 LONSDALE AVENUE
NORTH VANCOUVER, BC

[TITLE]

MATERIAL BOARD

24671	[PROJECT]
[SCALE]	
JUN 15, 2026	[DATE]
4 - DPA RE-SUBMISSION	[ISSUE]

[DRAWING]

A-4.610

MATERIAL AND COLOUR LEGEND

	Colour	Product to match (or Alternative)	Finish to match	Description (Location)
1.0	**CLADDING**			
1.1	White	JamesHardie Panel	JH Colour Plus - 'Arctic White'	Hardie-Reveal Panel & matching Reveal Trims - smooth texture
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1.1 White - Cementitious Siding
Arctic White

1.2 Charcoal - Cementitious Siding
BM 1609 - 'Temptation'

1.3 Dark Gray - Cementitious Lap Siding
JH Colour Plus - 'Iron Gray'

1.4 Woodgrain - Cementitious Lap Siding
Prefinished - 'Sandcastle'

1.5 Cultured Stone CSI
Light Beige

7.3 Decorative Screens 6x1 linear vertical bar grille
WPC or Power-Coating (Feature Element)

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CASCADIA
Green Development

[CLIENT]

CASCADIA GREEN DEVELOPMENT

[PROJECT]

MULTI-FAMILY RENTAL DEV.
2525 LONSDALE AVENUE
NORTH VANCOUVER, BC

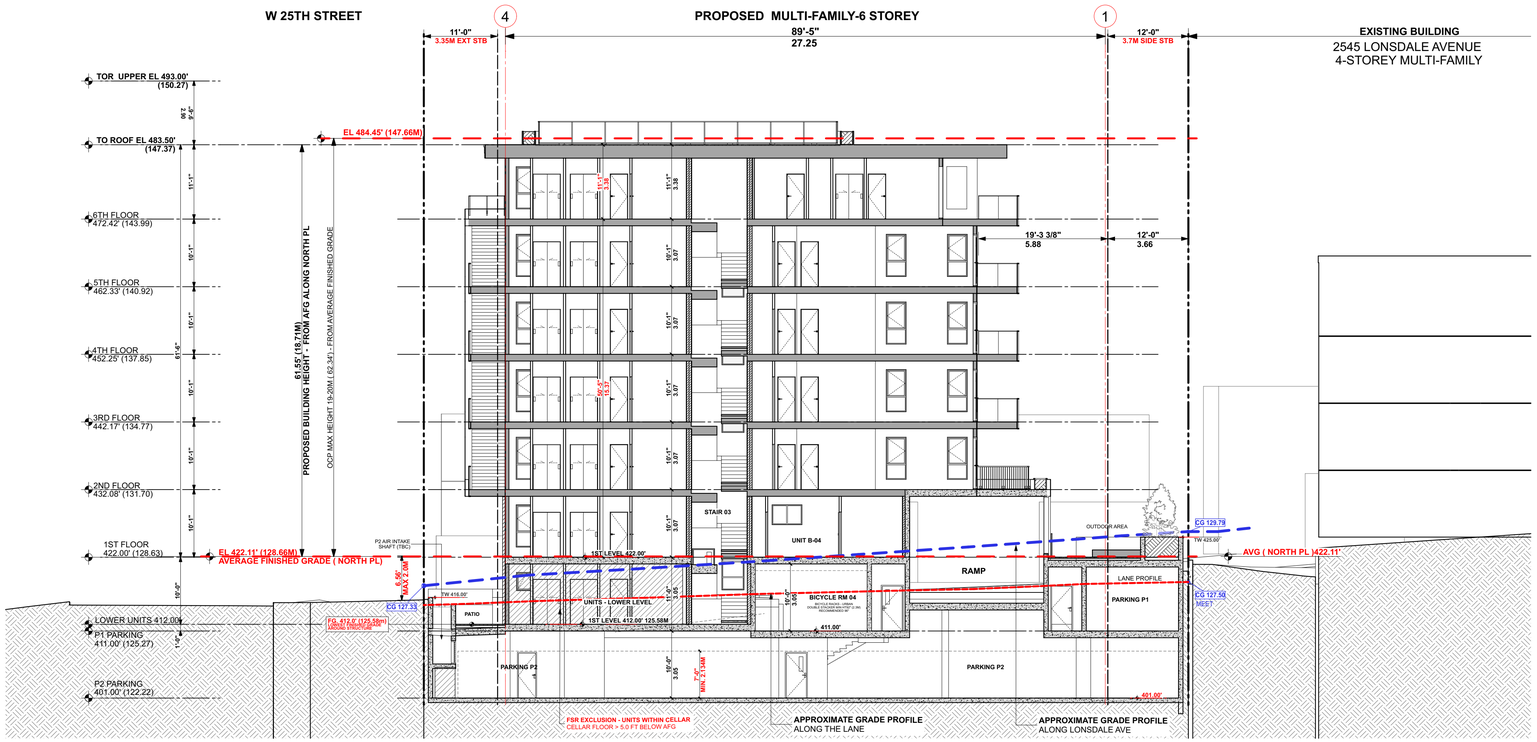
[TITLE]

MATERIAL BOARD

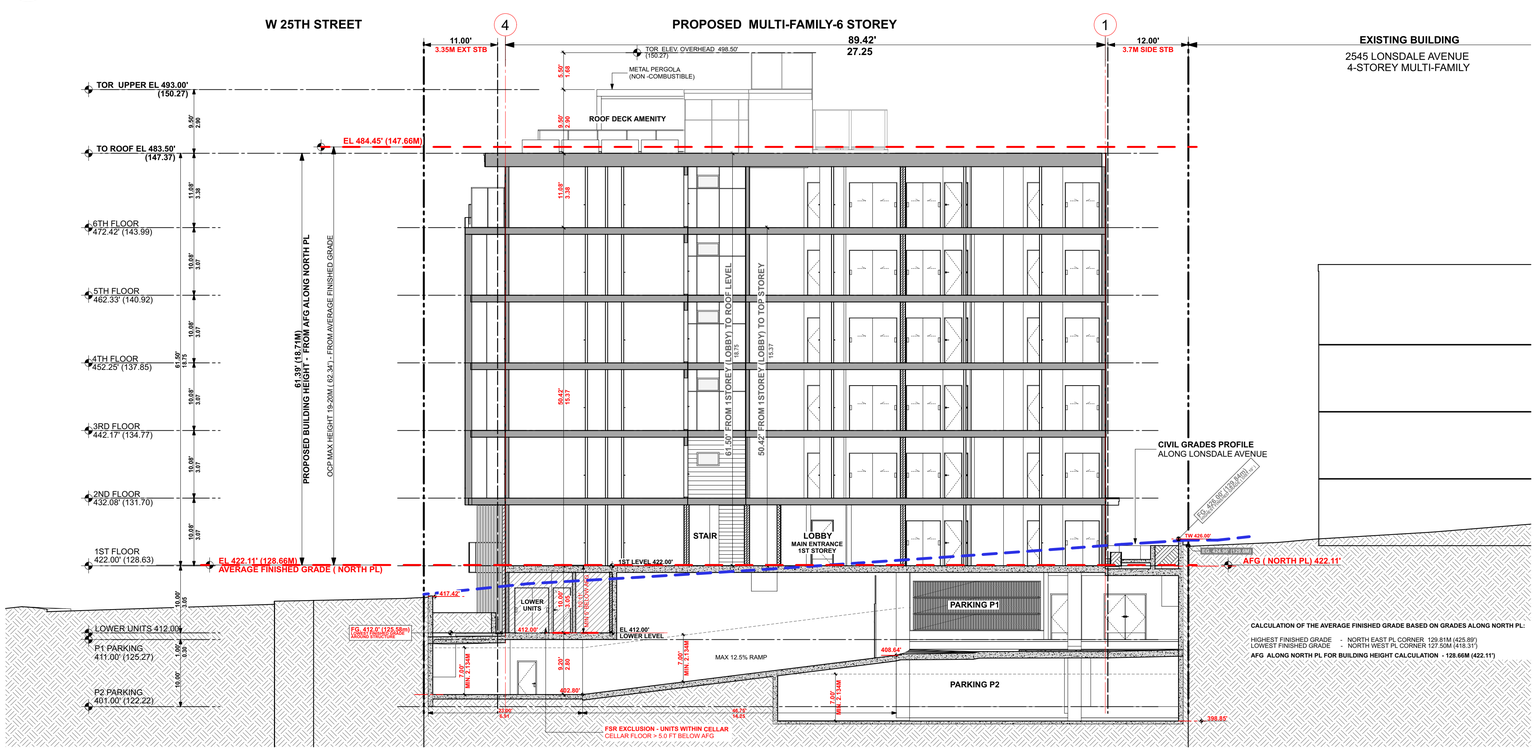
24671	[PROJECT]
[SCALE]	
JUN 15, 2026	[DATE]
4 - DPA RE-SUBMISSION	[ISSUE]

[DRAWING]

A-4.620



1 B - B
SCALE: 3/32" = 1'-0"

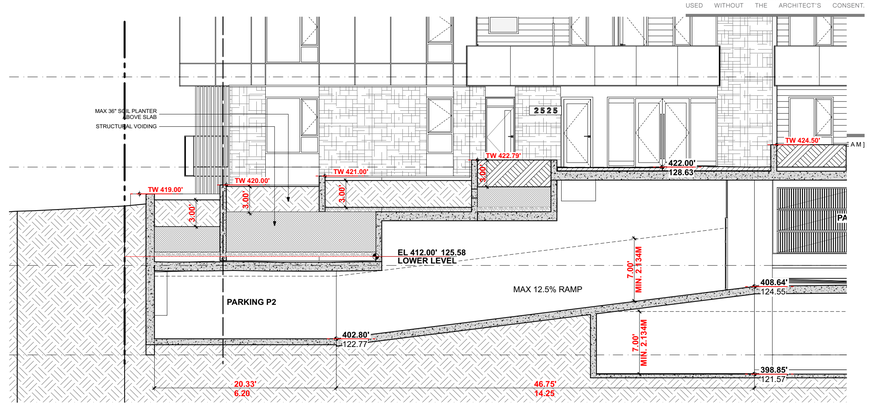


2 A - A
SCALE: 3/32" = 1'-0"

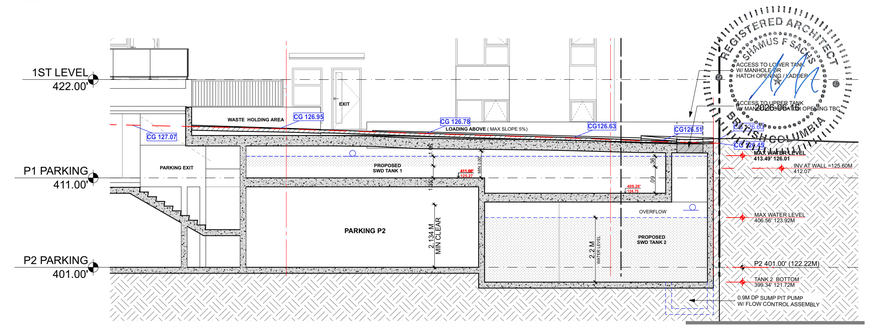
CELLAR FSR EXCLUSION
Cellar" means the space directly below the First Storey, the lower floor of which is more than 1.52 metres (5 feet) below Average Grade and the area of which does not exceed the area of the First Storey. [Bylaw 8464, May 30, 2016]

Excluded :Any portion of a Basement, Cellar, or crawl space containing common electrical, mechanical, or elevator machine rooms;
(6) Common electrical, mechanical, or elevator machine rooms located above a Basement, Cellar or Crawl Space, if these elements are required to be so located in order to comply with the Flood Construction Level; [Bylaw 8558, June 19, 2017]

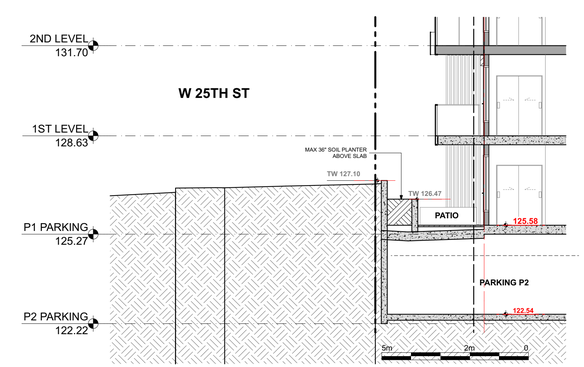
(21) Any area of a Dwelling Unit located in a Basement or Cellar within:
(a) a Rental Apartment Residential Use; or
(b) Building issued a building permit for more than three Dwelling Units prior to 1985;



3 C - C
SCALE: 1/8" = 1'-0"



6 - 6 SECTION THROUGH LOADING AND SWDT ALONG THE LANE
SCALE: 1/8" = 1'-0"



5 - 5 SECTION - PATIO W 25TH AVE
SCALE: 1/8" = 1'-0"

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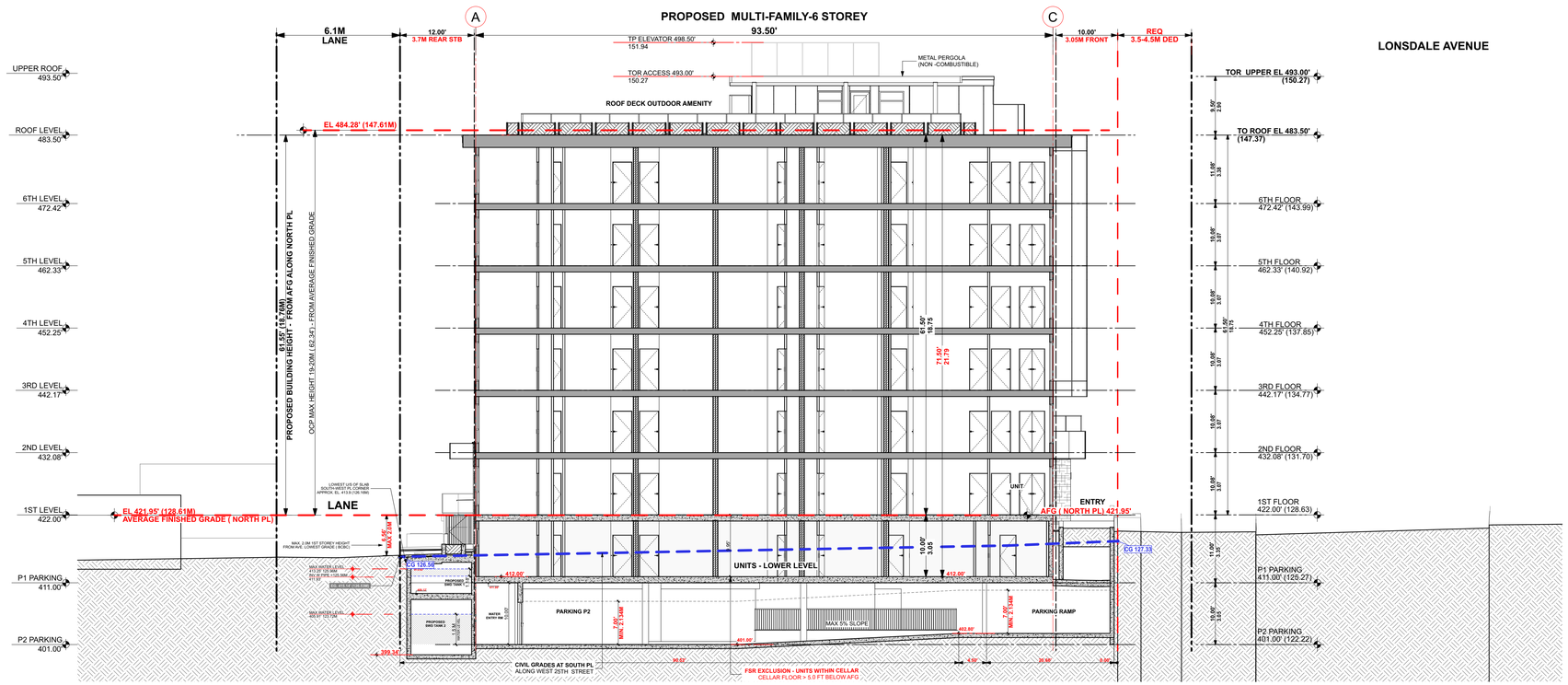
[CLIENT]
CASCADIA GREEN DEVELOPMENT

[PROJECT]
MULTI-FAMILY RENTAL DEV.
2525 LONSDALE AVENUE
NORTH VANCOUVER, BC

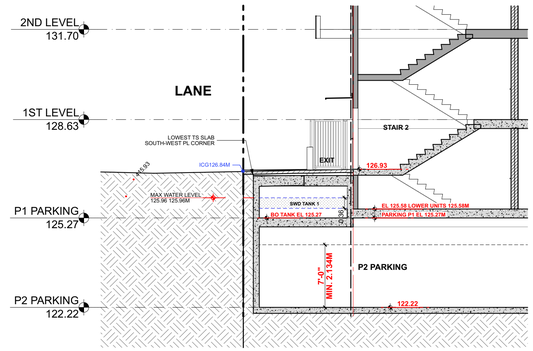
[TITLE]
SECTIONS

[PROJECT]
24671
[SCALE]
3/32" = 1'-0", 1/8" = 1'-0"
[DATE]
JUN 15, 2026
[ISSUE]
4 - DPA RE-SUBMISSION
[DRAWING]
A-5.100



1 - 1 SECTION E-W (SOUTH PL)

SCALE: 3/32" = 1'-0"



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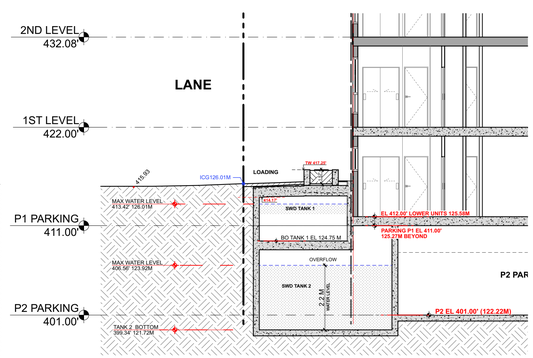
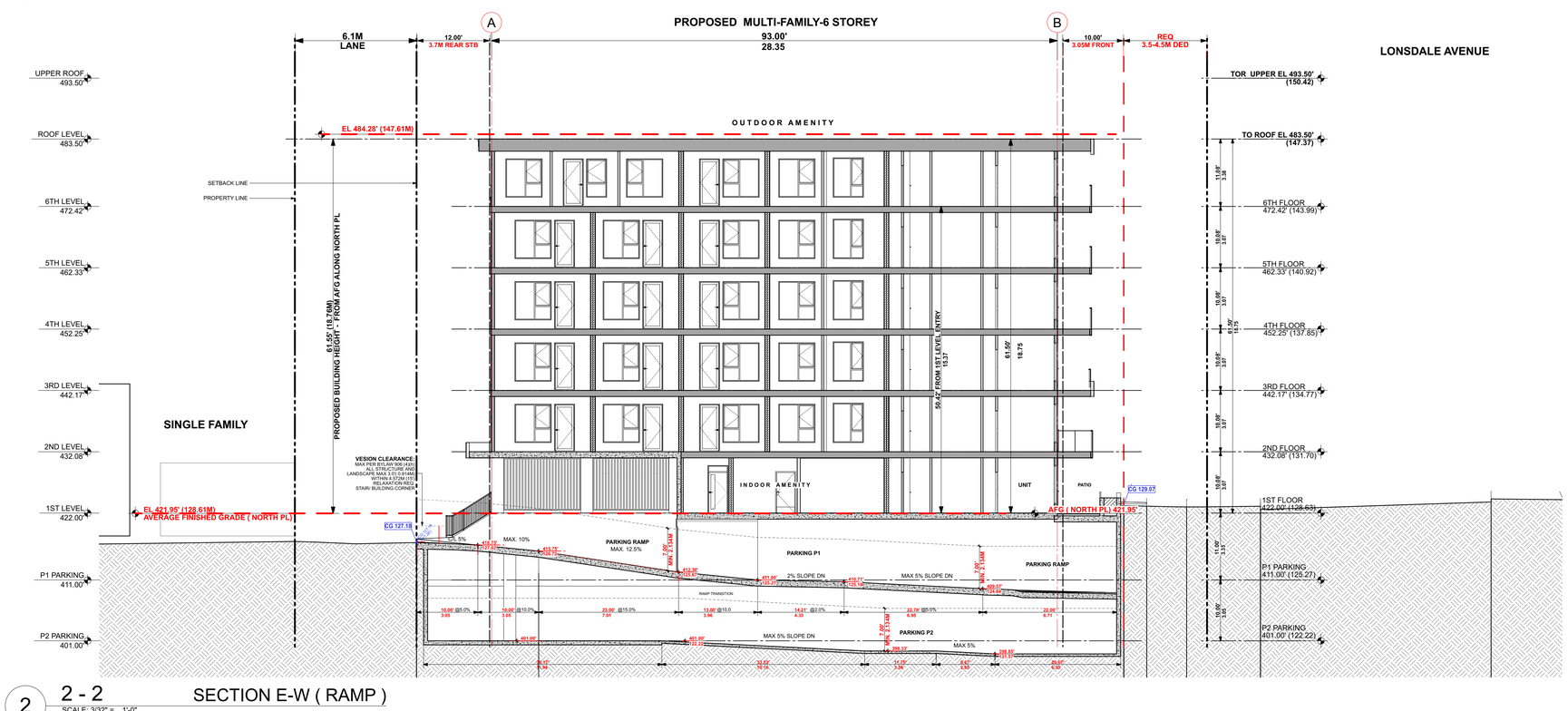
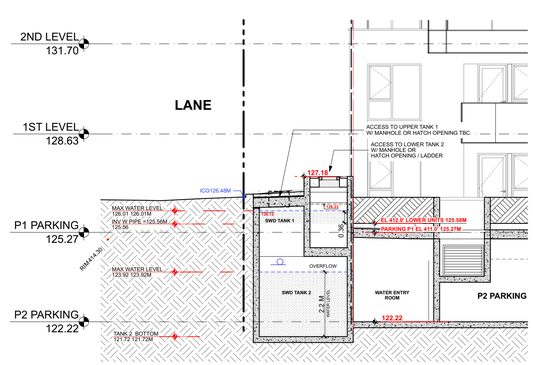


3a - 3a



2 - 2 SECTION E-W (RAMP)

SCALE: 3/32" = 1'-0"



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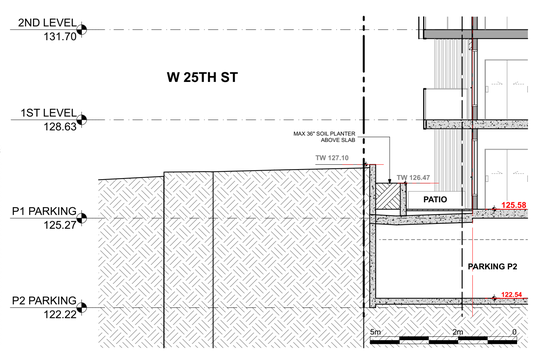

5 - 5

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REGISTERED ARCHITECT SHAMUS F SACHS 2026-06-16 BRITISH COLUMBIA

[ARCHITECT SEAL]

CASCADIA Green Development

[CLIENT]

CASCADIA GREEN DEVELOPMENT

[PROJECT]

MULTI-FAMILY RENTAL DEV.

2525 LONSDALE AVENUE
NORTH VANCOUVER, BC

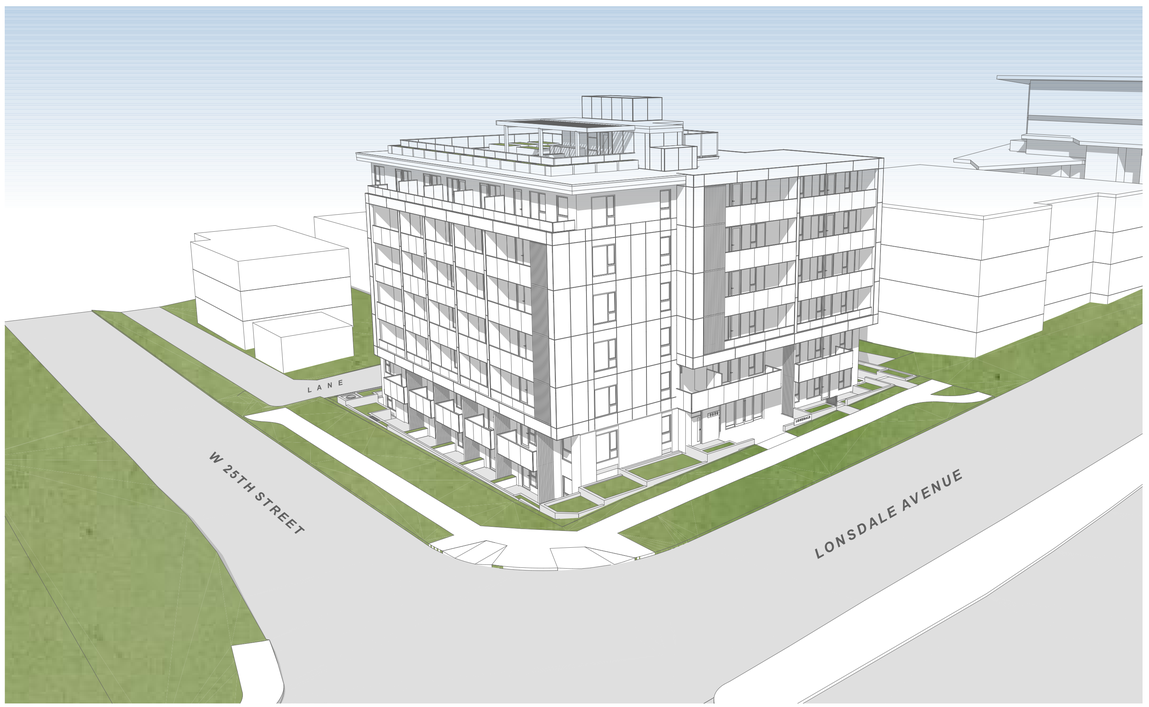
[TITLE]

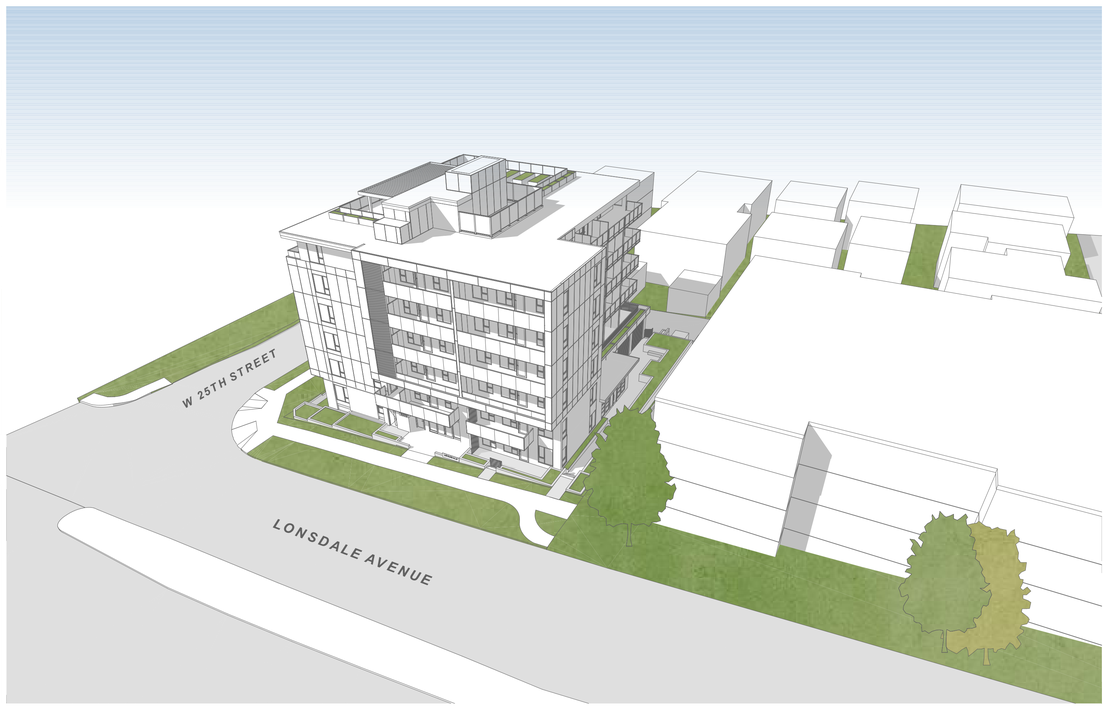
SECTIONS

24671	[PROJECT]
3/32" = 1'-0"	[SCALE]
JUN 15, 2026	[DATE]
4 - DPA RE-SUBMISSION	[ISSUE]

[DRAWING]

A-5.200





VIEW NORTH - ALONG LONSDALE AVENUE

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[ARCHITECT SEAL]

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Green Development

[CLIENT]

CASCADIA GREEN DEVELOPMENT

[PROJECT]

MULTI-FAMILY RENTAL DEV.

2525 LONSDALE AVENUE
NORTH VANCOUVER, BC

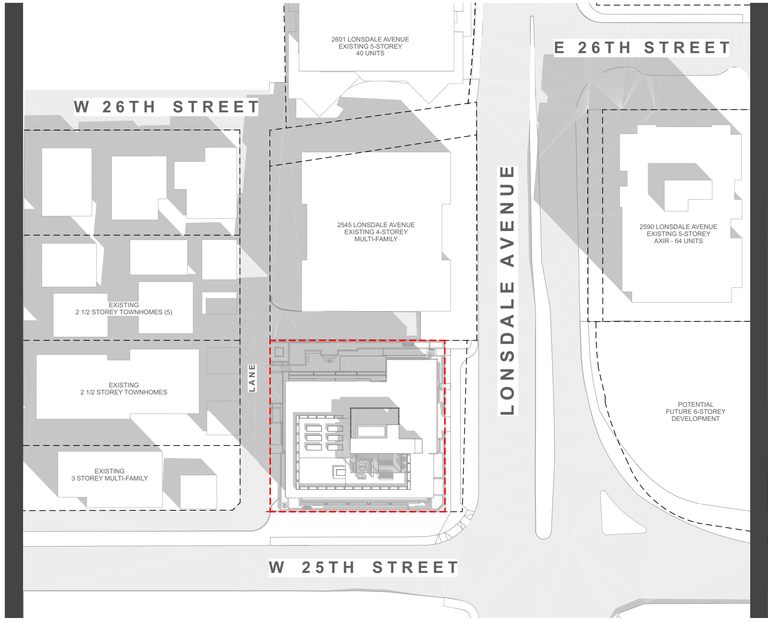
[TITLE]

MASSING VIEWS

24671	[PROJECT]
[SCALE]	
JUN 15, 2026	[DATE]
4 - DPA RE-SUBMISSION	[ISSUE]

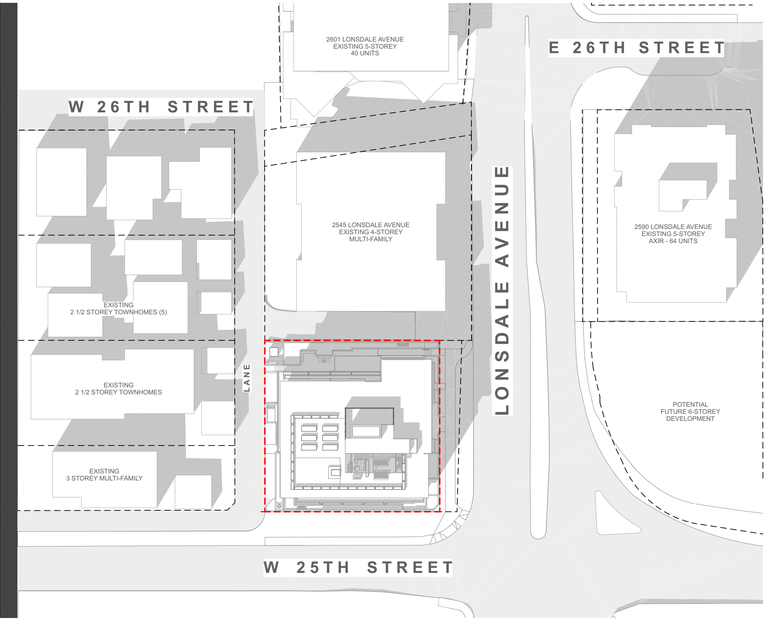
[DRAWING]

A-8.010



MAR 21 - 10:00 AM

MAR 21 - 12:00 PM



MAR 21 - 2:00 PM

SPRING EQUINOX - MARCH 21

JUN 21 - 10:00 AM

JUN 21 - 12:00 PM

JUN 21 - 2:00 PM

SUMMER SOLSTICE - JUNE 21

NOTE :
ALL ADJACENT CONTEXT AND EXISTING BUILDING INFORMATION IS APPROXIMATE AND FOR REFERENCE ONLY.

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SHAMUS F. SAUNDERS
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[ARCHITECT SEAL]

CASCADIA Green Development

[CLIENT]

CASCADIA GREEN DEVELOPMENT

[PROJECT]

MULTI-FAMILY RENTAL DEV.

2525 LONSDALE AVENUE
NORTH VANCOUVER, BC

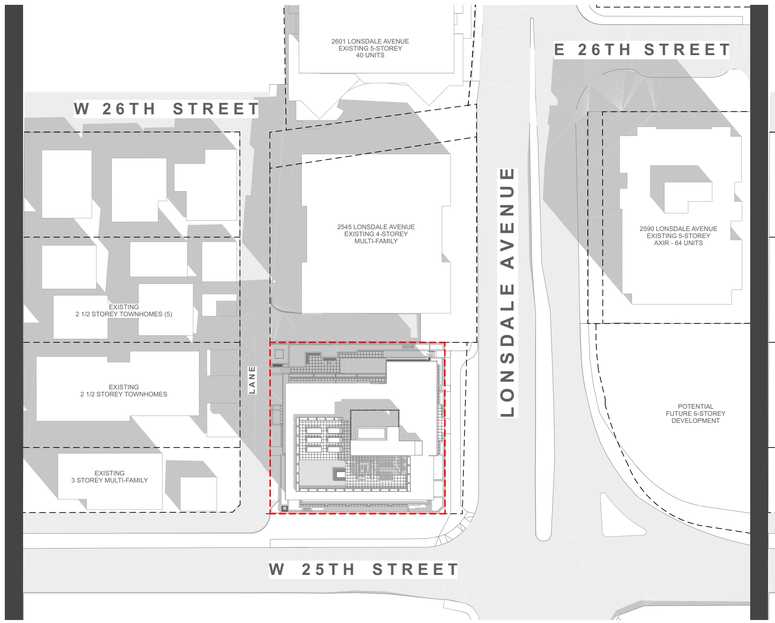
[TITLE]

SHADOW STUDY MAR 21 / JUN 21

[PROJECT]	**24671**
[SCALE]	
[DATE]	**JUN 15, 2026**
[ISSUE]	**4 - DPA RE-SUBMISSION**

[DRAWING]

A-8.500



SEP 21 - 10:00 AM

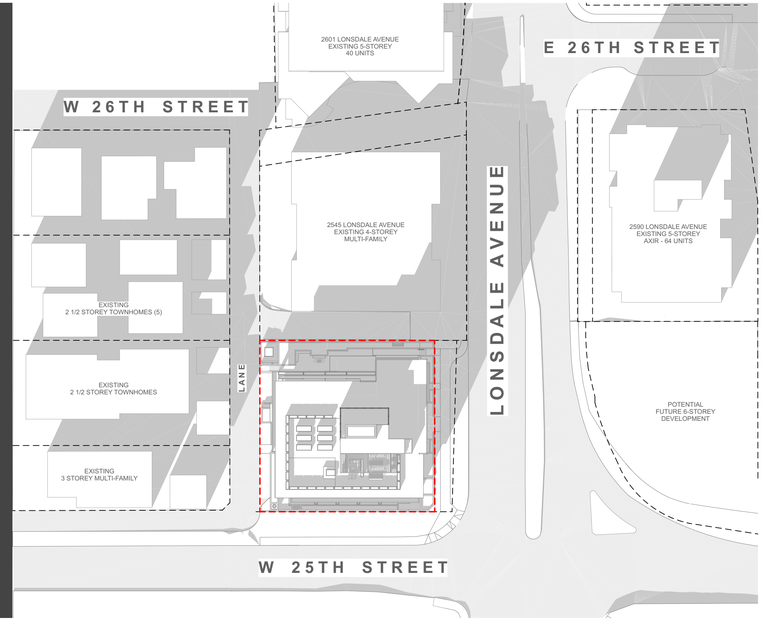
SEP 21 - 12:00 PM

SEP 21 - 2:00 PM

AUTUMN EQUINOX - SEPTEMBER 21

DEC 21 - 10:00 AM

DEC 21 - 12:00 PM



DEC 21 - 2:00 PM

WINTER SOLSTICE - DECEMBER 21

NOTE :
ALL ADJACENT CONTEXT AND EXISTING BUILDING INFORMATION IS APPROXIMATE AND FOR REFERENCE ONLY.

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[PROJECT TEAM]

REGISTERED ARCHITECT
SHAMUS F SAUNDERS
2026-06-16
BRITISH COLUMBIA

[ARCHITECT SEAL]

CASCADIA
Green Development

[CLIENT]

CASCADIA GREEN DEVELOPMENT

[PROJECT]

MULTI-FAMILY RENTAL DEV.

2525 LONSDALE AVENUE
NORTH VANCOUVER, BC

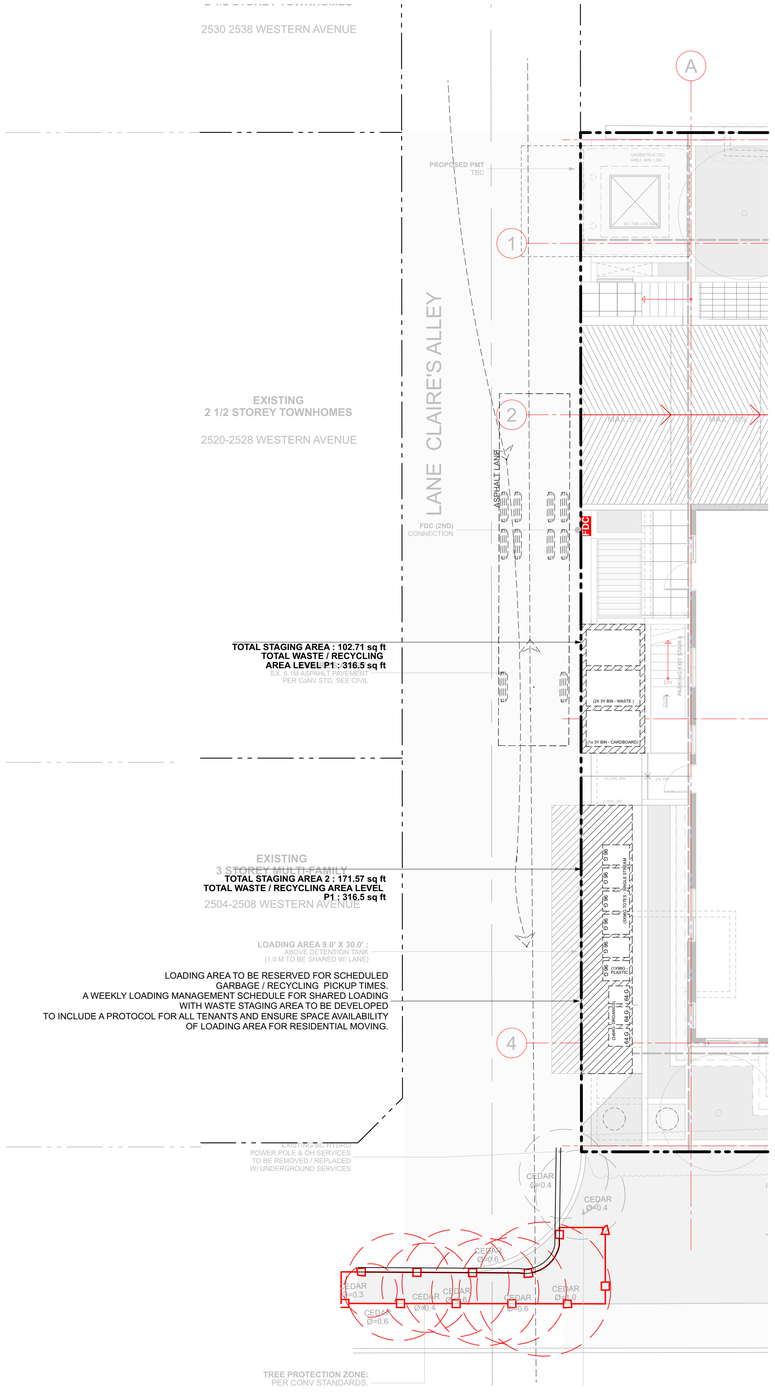
[TITLE]

SHADOW STUDY SEP 21 / DEC 21

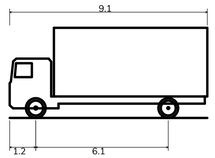
24671	[PROJECT]
	[SCALE]
JUN 15, 2026	[DATE]
4 - DPA RE-SUBMISSION	[ISSUE]

[DRAWING]

A-8.510



6 1ST LEVEL LOADING DIAGRAM
SCALE: 1/8" = 1'-0"



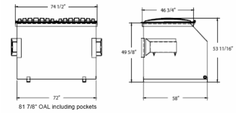
SU9 - Single Unit or Bus

Overall Length	9.100m
Overall Width	2.600m
Overall Body Height	4.150m
Min Body Ground Clearance	0.445m
Track Width	2.600m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	12.800m

LEVEL 1 - LOADING AREA DIAGRAM

Container sizes:

a) Residential waste & cardboard (4-yard)



b) Totes for mixed paper & mixed containers (96-gallon)

96-GALLON EVB' II UNIVERSAL / NESTABLE
Part Number: 79296
Size (l x w x h) 35-1/2"X 29-3/4"X 43-1/2"
Load Rating 335 lbs/151.9 kg
Wheel Diameter 10"

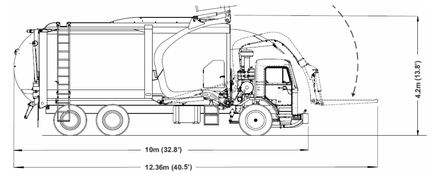
c) Totes for glass (64-gallon)

64-GALLON EVB' II UNIVERSAL / NESTABLE
(242 litre capacity)
Part Number: 79264
Size (l x w x h) 31-1/2"X 24-1/4"X 41-3/4"
Load Rating 224 lbs/101.6 kg
Wheel Diameter 10"

GARBAGE / WASTE REQUIRMENTS

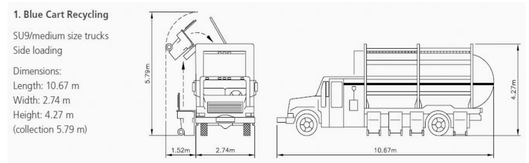
Collection vehicle descriptions

d) Front-load truck for waste, cardboard & organics totes



The maximum overhead clearance required for tipping is 5.2 metres

e) Side-load truck for glass totes



COLLECTION VEHICLE

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[PROJECT TEAM]

REGISTERED ARCHITECT
SHAMUS F SAUL
2026-06-16
BRITISH COLUMBIA

[ARCHITECT SEAL]

CASCADIA Green Development

[CLIENT]

CASCADIA GREEN DEVELOPMENT

[PROJECT]

MULTI-FAMILY RENTAL DEV.

2525 LONSDALE AVENUE
NORTH VANCOUVER, BC

[TITLE]

WASTE / LOADING DIAGRAM

24671	[PROJECT]
1/8" = 1'-0"	[SCALE]
JUN 15, 2026	[DATE]
4 - DPA RE-SUBMISSION	[ISSUE]

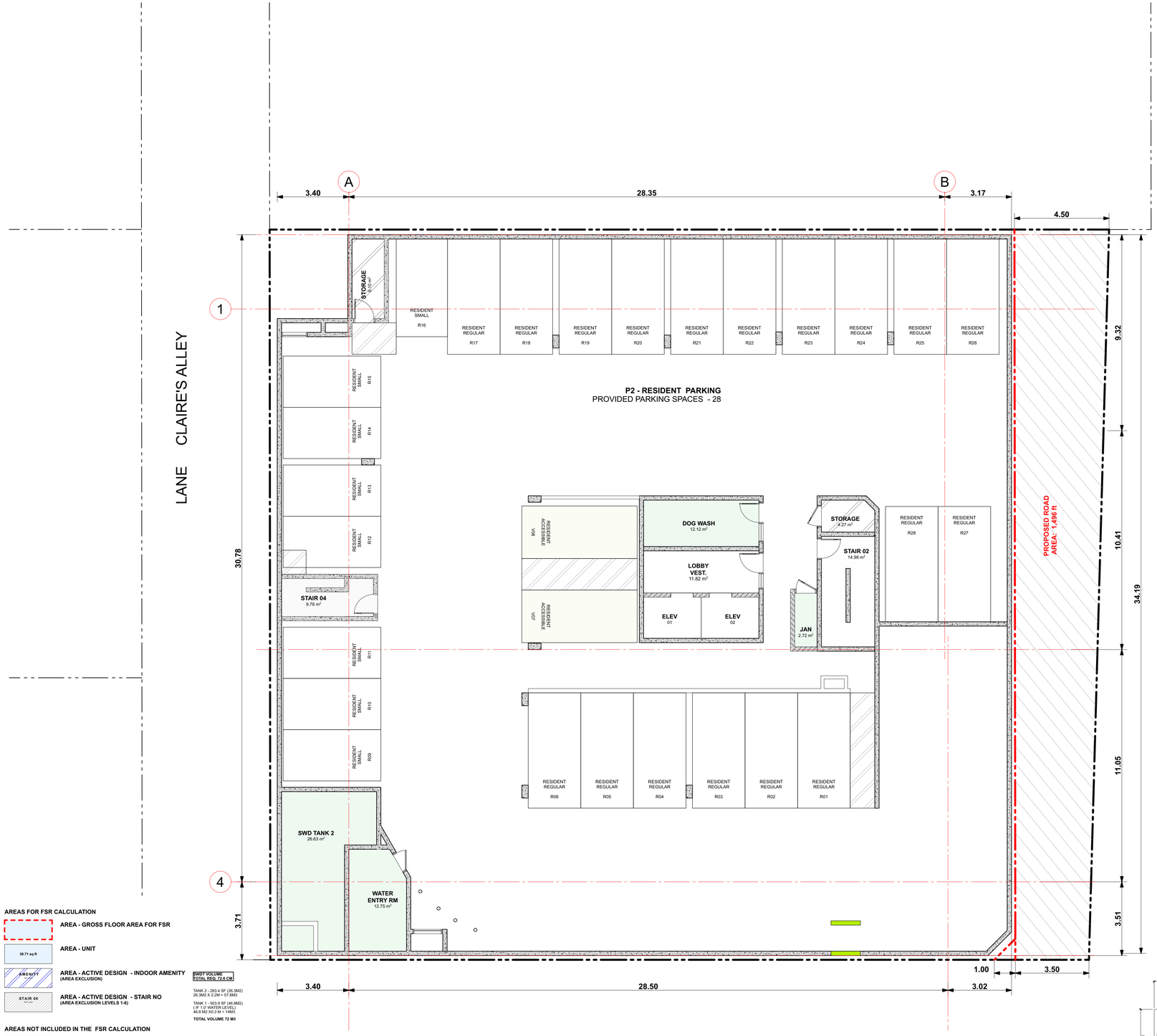
[DRAWING]

A-8.550

LANE CLAIRE'S ALLEY

LONSDALE AVENUE

WEST 25TH STREET



AREAS FOR FSR CALCULATION

- AREA - GROSS FLOOR AREA FOR FSR
- 39.71 sq ft — AREA - UNIT
- AMENITY — AREA - ACTIVE DESIGN - INDOOR AMENITY (AREA EXCLUSION)
- STAIR 05 — AREA - ACTIVE DESIGN - STAIR NO (AREA EXCLUSION LEVELS 1-4)

AREAS NOT INCLUDED IN THE FSR CALCULATION

- AREA - OPEN BALCONY AND UNIT DECK AREA
- AREA - BICYCLE LOCKERS U/G PARKING
- AREA - STORAGE ROOMS (LOCKERS) U/G PARKING
- AREA - SERVICE ROOMS U/G PARKING

SWDT VOLUME TOTAL REQ. 72.4 CM

TANK 2 - 293.4 SF (26.3M2): 26.3M2 X 2.2M = 57.8M3

TANK 1 - 503.9 SF (46.8M2) (IF 1.0' WATER LEVEL) 46.8 M2 X0.3 M = 14M3

TOTAL VOLUME 72 M3

P2 PARKING - AREA OVERLAY

PARKING TOTAL			
	USE	TYPE	QUANTITY
PARKING STALLS, P1 PARKING			
	VISITOR	ACCESSIBLE	1
	VISITOR	REGULAR	5
			6
PARKING STALLS, P2 PARKING			
	RESIDENT	ACCESSIBLE	2
	RESIDENT	REGULAR	18
	RESIDENT	SMALL	8
			28
			34

BICYCLES SUMMARY			
LEVEL		TYPE	QUANTITY
1ST LEVEL			
	BICYCLES	C	10
	BICYCLES	H	11
	BICYCLES	V	27
			48
P1 PARKING			
	BICYCLES	DS	22
	BICYCLES	H	2
	BICYCLES	V	6
			30
			78

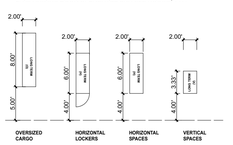
REQUIRED BICYCLE SPACES / 66 UNITS = 99

PROVIDED DOUBLE STACKER 16 X2 - 32
BICYCLE SPACES - 67
TOTAL PROVIDED - 99

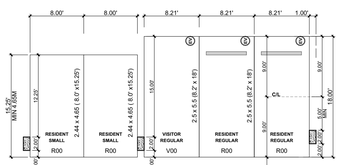
NVAN ZONING BYLAW BICYCLE REGULATION SECTION 10A:

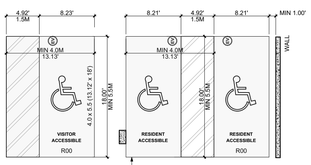
ALL BICYCLE ROOMS :

1. ELECTRICAL OUTLETS 1 PER 4 BICYCLE SPACES
2. AUTOMATIC DOOR OPENER ALL BICYCLE ROOMS, TYP.



PARKING STANDARDS





EV-CHARGING
LEVEL 2 ENERGIZED OUTLETS REQUIRED FOR:

MIN 10% OF VISITOR PARKING SPACES
ALL ALL DISABILITY PARKING SPACE
ALL RESIDENTIAL PARKING SPACES

0 1M 2.5M 5M 10M

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[PROJECT TEAM]

REGISTERED ARCHITECT SIMMUS F SAADATI 2026-06-16 BRITISH COLUMBIA

[ARCHITECT SEAL]

CASCADIA Green Development

[CLIENT]

CASCADIA GREEN DEVELOPMENT

[PROJECT]

MULTI-FAMILY RENTAL DEV.

2525 LONSDALE AVENUE
NORTH VANCOUVER, BC

[TITLE]

PARKING P2 - AREA OVERLAY

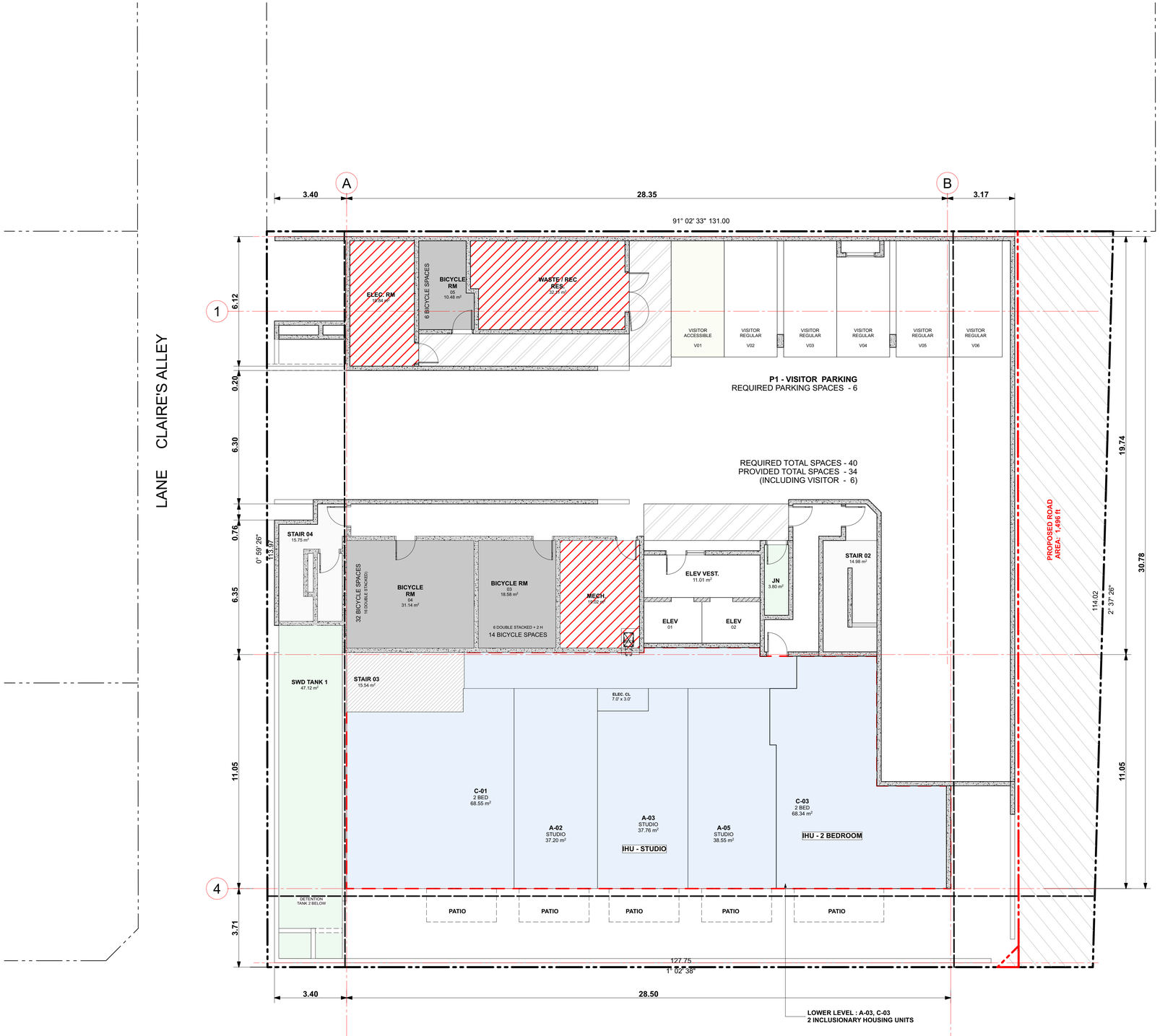
[PROJECT] 24671

[SCALE] 1/8" = 1'-0"

[DATE] JUN 15, 2026

[ISSUE] 4 - DPA RE-SUBMISSION

[DRAWING] **A-9.000**



GFA - BASEMENT (P1 LEVEL)
296.13 m2

P1 PARKING/ CELLAR - AREA OVERLAY

WEST 25TH STREET

PARKING TOTAL			
	USE	TYPE	QUANTITY
PARKING STALLS, P1 PARKING			
	VISITOR	ACCESSIBLE	1
	VISITOR	REGULAR	5
			6
PARKING STALLS, P2 PARKING			
	RESIDENT	ACCESSIBLE	2
	RESIDENT	REGULAR	18
	RESIDENT	SMALL	8
			28
			34

BICYCLES SUMMARY			
LEVEL		TYPE	QUANTITY
1ST LEVEL			
	BICYCLES	C	10
	BICYCLES	H	11
	BICYCLES	V	27
			48
P1 PARKING			
	BICYCLES	DS	22
	BICYCLES	H	2
	BICYCLES	V	6
			30
			78

REQUIRED BICYCLE SPACES / 66 UNITS = 99

PROVIDED DOUBLE STACKER 16 X2 - 32
BICYCLE SPACES - 67
TOTAL PROVIDED - 99

03 - PARKING SPACES

Category	Home Story	Zone Name	Quantity	Number
PARKING STALLS				
	P1 PARKING	VISITOR	1	ACCESSIBLE
	P1 PARKING	VISITOR	5	REGULAR
				6
	P2 PARKING	RESIDENT	2	ACCESSIBLE
	P2 PARKING	RESIDENT	8	SMALL
	P2 PARKING	RESIDENT	18	REGULAR
				28
				34

0 1M 2.5M 5M 10M

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[PROJECT TEAM]

REGISTERED ARCHITECT SIMMUS F SAGHAFI BRITISH COLUMBIA 2026-06-16

[ARCHITECT SEAL]

CASCADIA Green Development

[CLIENT]

CASCADIA GREEN DEVELOPMENT

[PROJECT]

MULTI-FAMILY RENTAL DEV.

2525 LONSDALE AVENUE
NORTH VANCOUVER, BC

[TITLE]

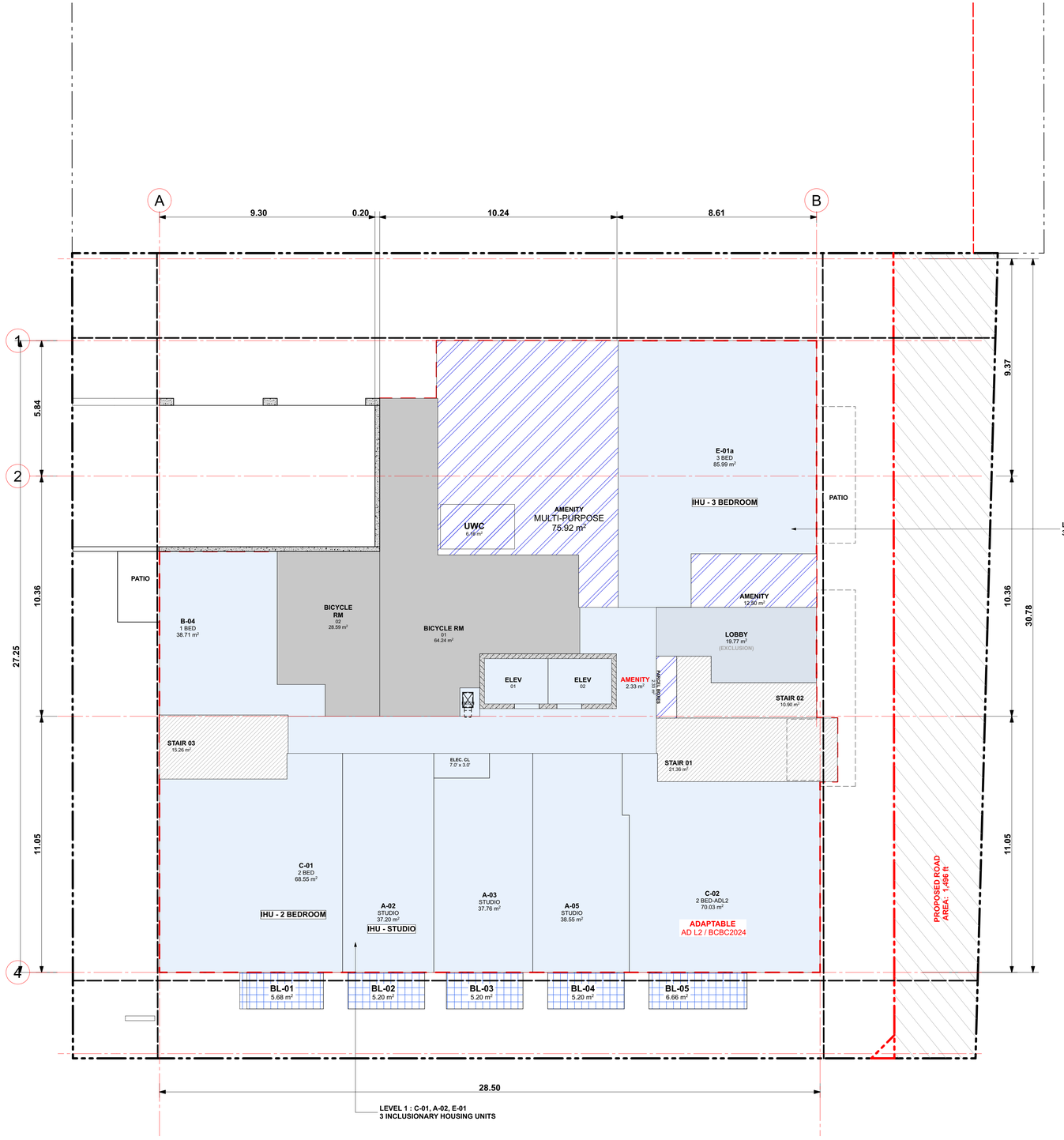
PARKING P1 / CELLAR - AREA OVERLAY

24671	[PROJECT]
1/8" = 1'-0"	[SCALE]
JUN 15, 2026	[DATE]
4 - DPA RE-SUBMISSION	[ISSUE]

[DRAWING]

A-9.010

AREA OPEN BALCONY - PER FLOOR			
Storey	Unit	Qua…	Measured Area
1ST LEVEL			
	BL-01	1	61.14
	BL-02	1	55.97
	BL-03	1	55.97
	BL-04	1	55.97
	BL-05	1	71.69
		5	**300.74 ft²**
2ND LEVEL			
	BL-06	1	83.46
	BL-07	1	63.18
	BL-08	1	68.77
	BL-09	1	67.05
	BL-10	1	130.32
	BL-11	1	188.91
	BL-12	1	101.38
		7	**703.07 ft²**
3RD LEVEL			
	BL-06	1	83.46
	BL-07	1	63.18
	BL-08	1	68.77
	BL-09	1	67.05
	BL-10	1	132.91
	BL-17	1	205.75
	BL-18	1	153.42
	BL-19	1	52.93
	BL-20	1	80.88
	BL-21	1	82.50
	BL-22	1	97.56
		11	**1,088.41 ft²**
4TH LEVEL			
	BL-06	1	83.46
	BL-07	1	63.18
	BL-08	1	68.77
	BL-09	1	67.05
	BL-10	1	132.91
	BL-17	1	205.75
	BL-18	1	153.42
	BL-19	1	52.93
	BL-20	1	80.88
	BL-21	1	82.50
	BL-22	1	97.56
		11	**1,088.41 ft²**
5TH LEVEL			
	BL-06	1	83.46
	BL-07	1	63.18
	BL-08	1	68.77
	BL-09	1	67.05
	BL-10	1	132.91
	BL-17	1	205.75
	BL-18	1	153.42
	BL-19	1	52.93
	BL-20	1	80.88
	BL-21	1	82.50
	BL-22	1	97.56
		11	**1,088.41 ft²**
6TH LEVEL			
	BL-06	1	80.77
	BL-07	1	61.14
	BL-08	1	66.56
	BL-09	1	64.89
	BL-10	1	128.62
	BL-17	1	205.75
	BL-18	1	153.42
	BL-19	1	48.52
	BL-20	1	74.14
	BL-23	1	320.92
		10	**1,204.73 ft²**
		55	**5,473.77 ft²**



AREAS FOR FSR CALCULATION

- AREA - GROSS FLOOR AREA FOR FSR
- 39.71 sq ft — AREA - UNIT
- AMENITY — AREA - ACTIVE DESIGN - INDOOR AMENITY (AREA EXCLUSION)
- STAIR 05 — AREA - ACTIVE DESIGN - STAIR NO (AREA EXCLUSION LEVELS 1-6)

AREAS NOT INCLUDED IN THE FSR CALCULATION

- AREA - OPEN BALCONY AND UNIT DECK AREA
- AREA - BICYCLE LOCKERS U/G PARKING
- AREA - STORAGE ROOMS (LOCKERS) U/G PARKING
- AREA - SERVICE ROOMS U/G PARKING

GFA - 1ST STOREY
683.80 m2

1ST LEVEL - AREA OVERLAY

WEST 25TH STREET

UNIT SUMMARY			
Storey	Unit	Quantity	Measured Area
P1 PARKING			
	A-02	1	400.42
	A-03	1	406.44
	A-05	1	414.92
	C-01	1	737.82
	C-03	1	735.63
		5	**2,695.23 ft²**
1ST LEVEL			
	A-02	1	400.42
	A-03	1	406.44
	A-05	1	414.92
	B-04	1	416.63
	C-01	1	737.82
	C-02	1	753.75
	E-01a	1	925.54
		7	**4,055.52 ft²**
2ND LEVEL			
	A-01	1	470.36
	A-02	1	400.42
	A-03	1	406.44
	A-04	1	453.22
	A-05	1	414.92
	B-01	1	541.69
	B-02	1	526.44
	B-03	1	603.41
	C-01	1	737.82
	C-02	1	754.54
	E-01	1	891.95
		11	**6,201.21 ft²**
3RD LEVEL			
	A-01	1	470.36
	A-02	1	400.42
	A-03	1	406.44
	A-04	1	453.22
	A-05	1	414.92
	B-01	1	541.69
	B-02	1	526.44
	B-03	1	603.41
	C-01	1	737.82
	C-02	1	754.54
	E-01	1	891.95
		11	**6,201.21 ft²**
4TH LEVEL			
	A-01	1	470.36
	A-02	1	400.42
	A-03	1	406.44
	A-04	1	453.22
	A-05	1	414.92
	B-01	1	541.69
	B-02	1	526.44
	B-03	1	603.41
	C-01	1	737.82
	C-02	1	754.54
	E-01	1	891.95
		11	**6,201.21 ft²**
5TH LEVEL			
	A-01	1	470.36
	A-02	1	400.42
	A-03	1	406.44
	A-04	1	453.22
	A-05	1	414.92
	B-01	1	541.69
	B-02	1	526.44
	B-03	1	603.41
	C-01	1	737.82
	C-02	1	754.54
	E-01	1	891.95
		11	**6,201.21 ft²**
6TH LEVEL			
	A-01	1	470.36
	A-02	1	400.42
	A-03	1	406.44
	A-05	1	414.92
	B-01	1	541.69
	B-02	1	526.44
	C-01	1	737.82
	C-02	1	754.54
	E-01	1	891.95
	E-02	1	898.20
		10	**6,042.78 ft²**
		66	**37,598.37 ft²**

UNIT SUMMARY - TOTAL APARTMENTS			
Unit	Quantity	Measured Area	Unit
A-01			
	5	2,351.80	STUDIO-ADL2
A-02			
	7	2,802.94	STUDIO
A-03			
	7	2,845.08	STUDIO
A-04			
	4	1,812.88	STUDIO
A-05			
	7	2,904.44	STUDIO
B-01			
	5	2,708.45	1 BED
B-02			
	5	2,632.20	1 BED-ADL2
B-03			
	4	2,413.64	1 BED
B-04			
	1	416.63	1 BED
C-01			
	7	5,164.74	2 BED
C-02			
	6	4,526.45	2 BED-ADL2
C-03			
	1	735.63	2 BED
E-01			
	5	4,459.75	3 BED
E-01a			
	1	925.54	3 BED
E-02			
	1	898.20	3 BED-ADL2
	66	**37,598.37 ft²**	

TOTAL GFA RESIDENTIAL		
Type	Storey	Area
Building Area		
	P1 PARKING	3,187.54
	1ST LEVEL	7,360.31
	2ND LEVEL	7,098.80
	3RD LEVEL	7,098.80
	4TH LEVEL	7,098.80
	5TH LEVEL	7,098.80
	6TH LEVEL	6,940.37
	ROOF LEVEL	588.00
		46,471.42 ft²

0 1M 2.5M 5M 10M

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[PROJECT TEAM]

REGISTERED ARCHITECT — SHAMUS F. SAXTON — 2026-06-16 — BRITISH COLUMBIA

[ARCHITECT SEAL]

CASCADIA Green Development

[CLIENT]

CASCADIA GREEN DEVELOPMENT

[PROJECT]

MULTI-FAMILY RENTAL DEV.

2525 LONSDALE AVENUE
NORTH VANCOUVER, BC

[TITLE]

1ST LEVEL - AREA OVERLAY

24671 [PROJECT]

1/8" = 1'-0" [SCALE]

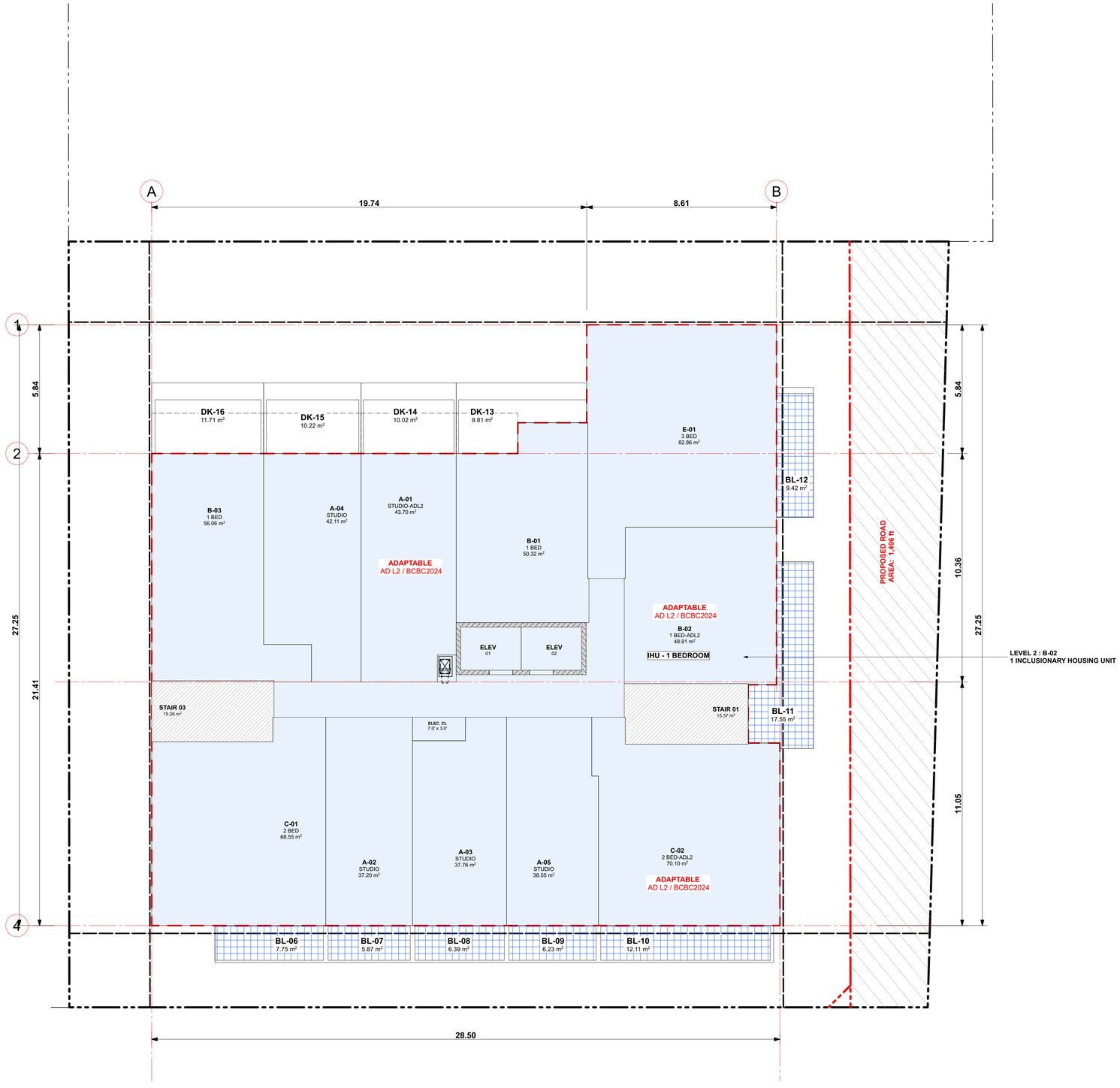
JUN 15, 2026 [DATE]

4 - DPA RE-SUBMISSION [ISSUE]

[DRAWING]

A-9.100

AREA OPEN BALCONY - PER FLOOR			
Storey	**Unit**	**Qua…**	Measured Area
1ST LEVEL			
	BL-01	1	61.14
	BL-02	1	55.97
	BL-03	1	55.97
	BL-04	1	55.97
	BL-05	1	71.69
		5	**300.74 ft²**
2ND LEVEL			
	BL-06	1	83.46
	BL-07	1	63.18
	BL-08	1	68.77
	BL-09	1	67.05
	BL-10	1	130.32
	BL-11	1	188.91
	BL-12	1	101.38
		7	**703.07 ft²**
3RD LEVEL			
	BL-06	1	83.46
	BL-07	1	63.18
	BL-08	1	68.77
	BL-09	1	67.05
	BL-10	1	132.91
	BL-17	1	205.75
	BL-18	1	153.42
	BL-19	1	52.93
	BL-20	1	80.88
	BL-21	1	82.50
	BL-22	1	97.56
		11	**1,088.41 ft²**
4TH LEVEL			
	BL-06	1	83.46
	BL-07	1	63.18
	BL-08	1	68.77
	BL-09	1	67.05
	BL-10	1	132.91
	BL-17	1	205.75
	BL-18	1	153.42
	BL-19	1	52.93
	BL-20	1	80.88
	BL-21	1	82.50
	BL-22	1	97.56
		11	**1,088.41 ft²**
5TH LEVEL			
	BL-06	1	83.46
	BL-07	1	63.18
	BL-08	1	68.77
	BL-09	1	67.05
	BL-10	1	132.91
	BL-17	1	205.75
	BL-18	1	153.42
	BL-19	1	52.93
	BL-20	1	80.88
	BL-21	1	82.50
	BL-22	1	97.56
		11	**1,088.41 ft²**
6TH LEVEL			
	BL-06	1	80.77
	BL-07	1	61.14
	BL-08	1	66.56
	BL-09	1	64.89
	BL-10	1	128.62
	BL-17	1	205.75
	BL-18	1	153.42
	BL-19	1	48.52
	BL-20	1	74.14
	BL-23	1	320.92
		10	**1,204.73 ft²**
		55	**5,473.77 ft²**



AREAS FOR FSR CALCULATION

- AREA - GROSS FLOOR AREA FOR FSR
- AREA - UNIT (39.71 sq ft)
- AREA - ACTIVE DESIGN - INDOOR AMENITY (AREA EXCLUSION)
- AREA - ACTIVE DESIGN - STAIR NO (AREA EXCLUSION LEVELS 1-6)

AREAS NOT INCLUDED IN THE FSR CALCULATION

- AREA - OPEN BALCONY AND UNIT DECK AREA
- AREA - BICYCLE LOCKERS U/G PARKING
- AREA - STORAGE ROOMS (LOCKERS) U/G PARKING
- AREA - SERVICE ROOMS U/G PARKING

GFA - 2ND STOREY
659.50 m2

2ND LEVEL - AREA OVERLAY

WEST 25TH STREET

0 1M 2.5M 5M 10M

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N

[PROJECT TEAM]

REGISTERED ARCHITECT SHAMUS F. SAXE 2026-06-16 BRITISH COLUMBIA

[ARCHITECT SEAL]

CASCADIA Green Development

[CLIENT]

CASCADIA GREEN DEVELOPMENT

[PROJECT]

MULTI-FAMILY RENTAL DEV.

2525 LONSDALE AVENUE
NORTH VANCOUVER, BC

[TITLE]

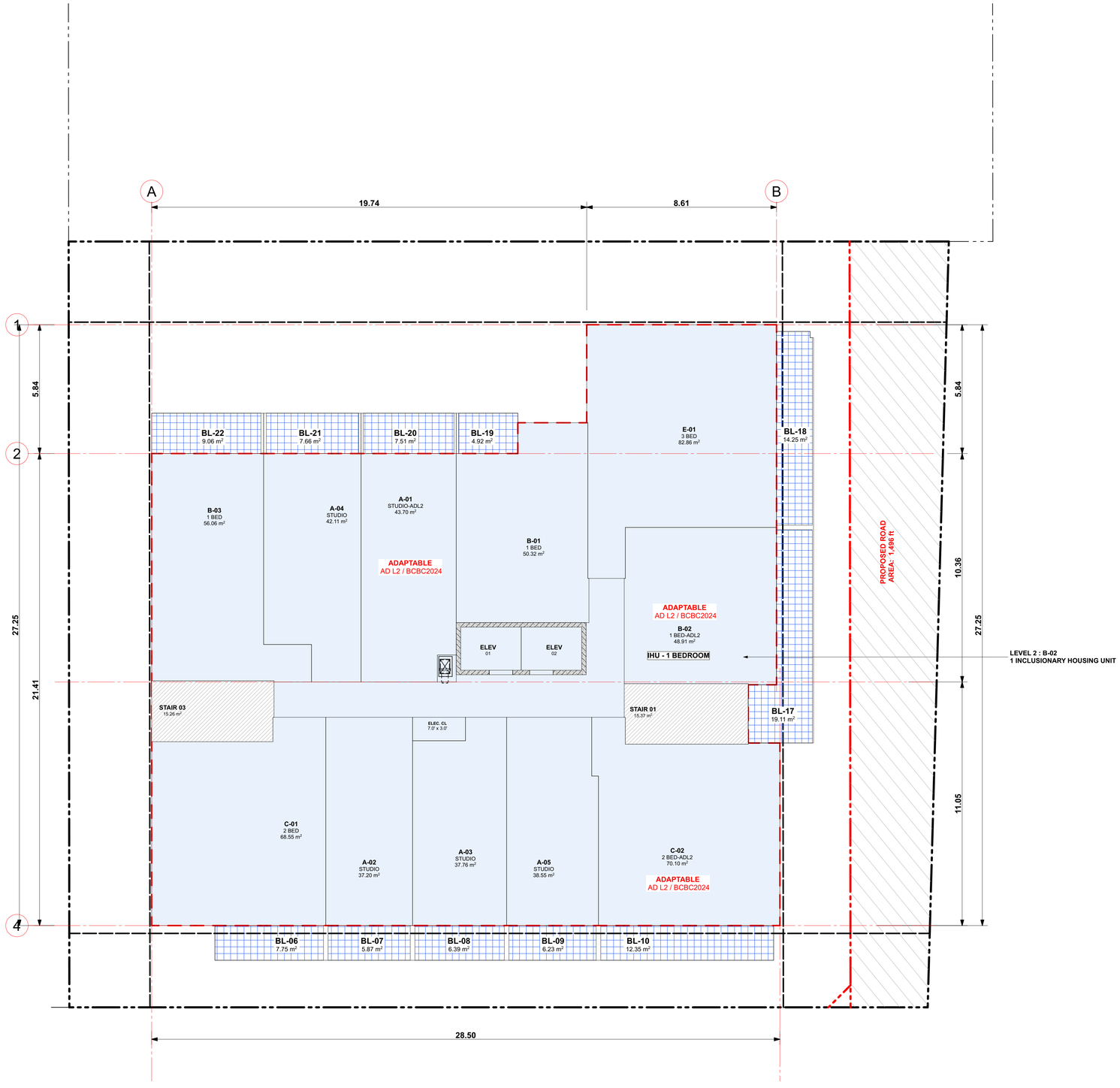
2ND LEVEL - AREA OVERLAY

24671	[PROJECT]
1/8" = 1'-0"	[SCALE]
JUN 15, 2026	[DATE]
4 - DPA RE-SUBMISSION	[ISSUE]

[DRAWING]

A-9.200

AREA OPEN BALCONY - PER FLOOR			
Storey	**Unit**	**Qua…**	Measured Area
1ST LEVEL			
	BL-01	1	61.14
	BL-02	1	55.97
	BL-03	1	55.97
	BL-04	1	55.97
	BL-05	1	71.69
		5	**300.74 ft²**
2ND LEVEL			
	BL-06	1	83.46
	BL-07	1	63.18
	BL-08	1	68.77
	BL-09	1	67.05
	BL-10	1	130.32
	BL-11	1	188.91
	BL-12	1	101.38
		7	**703.07 ft²**
3RD LEVEL			
	BL-06	1	83.46
	BL-07	1	63.18
	BL-08	1	68.77
	BL-09	1	67.05
	BL-10	1	132.91
	BL-17	1	205.75
	BL-18	1	153.42
	BL-19	1	52.93
	BL-20	1	80.88
	BL-21	1	82.50
	BL-22	1	97.56
		11	**1,088.41 ft²**
4TH LEVEL			
	BL-06	1	83.46
	BL-07	1	63.18
	BL-08	1	68.77
	BL-09	1	67.05
	BL-10	1	132.91
	BL-17	1	205.75
	BL-18	1	153.42
	BL-19	1	52.93
	BL-20	1	80.88
	BL-21	1	82.50
	BL-22	1	97.56
		11	**1,088.41 ft²**
5TH LEVEL			
	BL-06	1	83.46
	BL-07	1	63.18
	BL-08	1	68.77
	BL-09	1	67.05
	BL-10	1	132.91
	BL-17	1	205.75
	BL-18	1	153.42
	BL-19	1	52.93
	BL-20	1	80.88
	BL-21	1	82.50
	BL-22	1	97.56
		11	**1,088.41 ft²**
6TH LEVEL			
	BL-06	1	80.77
	BL-07	1	61.14
	BL-08	1	66.56
	BL-09	1	64.89
	BL-10	1	128.62
	BL-17	1	205.75
	BL-18	1	153.42
	BL-19	1	52.93
	BL-20	1	80.88
	BL-21	1	82.50
	BL-22	1	97.56
		10	**1,204.73 ft²**
		55	**5,473.77 ft²**



AREAS FOR FSR CALCULATION

- AREA - GROSS FLOOR AREA FOR FSR
- AREA - UNIT (39.71 sq ft)
- AMENITY — AREA - ACTIVE DESIGN - INDOOR AMENITY (AREA EXCLUSION)
- STAIR 66 — AREA - ACTIVE DESIGN - STAIR NO (AREA EXCLUSION LEVELS 1-6)

AREAS NOT INCLUDED IN THE FSR CALCULATION

- AREA - OPEN BALCONY AND UNIT DECK AREA
- AREA - BICYCLE LOCKERS U/G PARKING
- AREA - STORAGE ROOMS (LOCKERS) U/G PARKING
- AREA - SERVICE ROOMS U/G PARKING

GFA - 3RD STOREY
659.50 m2

3RD LEVEL - AREA OVERLAY

WEST 25TH STREET

0 1M 2.5M 5M 10M

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[PROJECT TEAM]

REGISTERED ARCHITECT SHAMUS F. SAXE 2026-06-16 BRITISH COLUMBIA

[ARCHITECT SEAL]

CASCADIA Green Development

[CLIENT]

CASCADIA GREEN DEVELOPMENT

[PROJECT]

MULTI-FAMILY RENTAL DEV.

2525 LONSDALE AVENUE
NORTH VANCOUVER, BC

[TITLE]

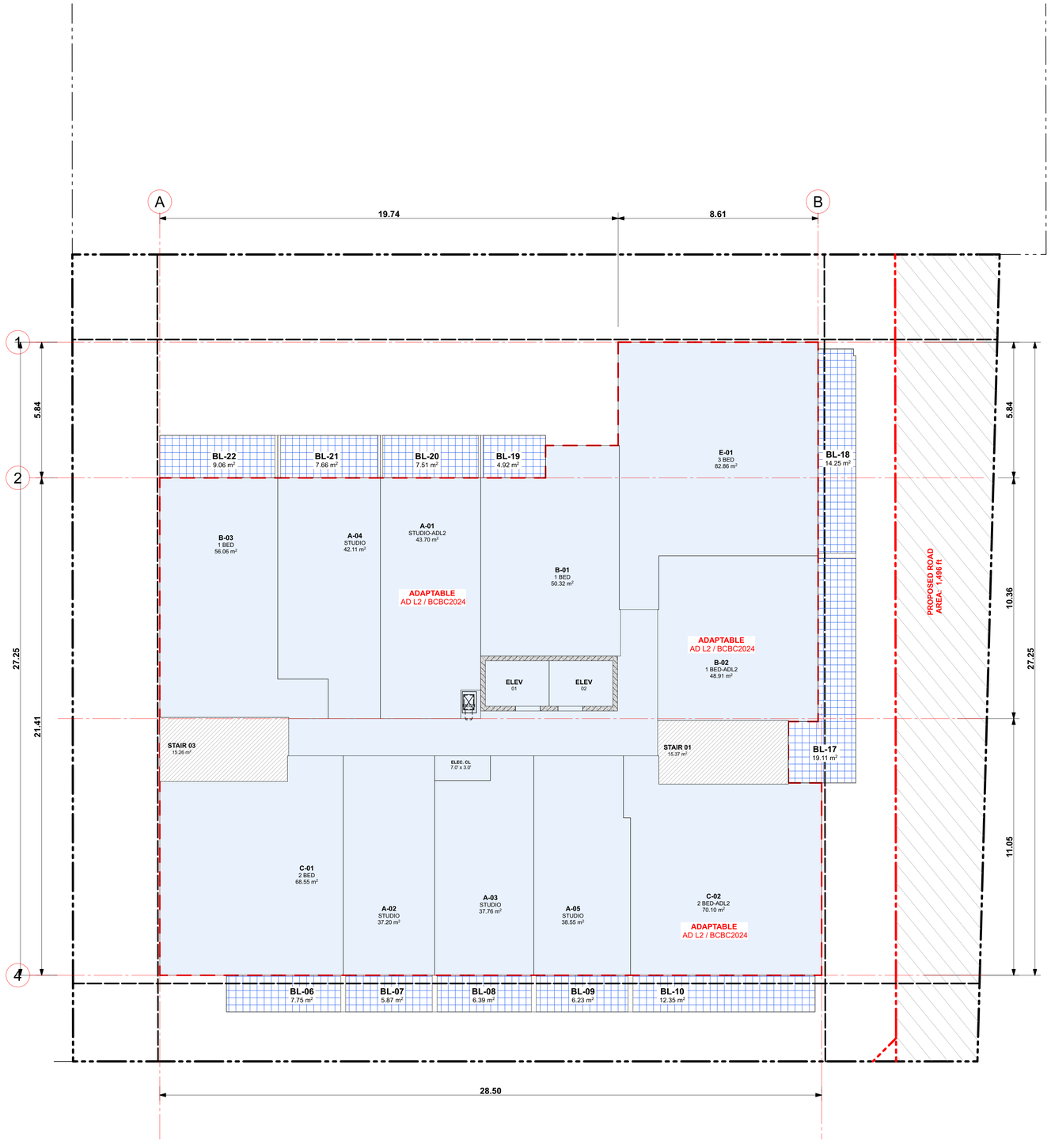
3RD LEVEL- AREA OVERLAY

24671	[PROJECT]
1/8" = 1'-0"	[SCALE]
JUN 15, 2026	[DATE]
4 - DPA RE-SUBMISSION	[ISSUE]

[DRAWING]

A-9.300

AREA OPEN BALCONY - PER FLOOR			
Storey	**Unit**	**Qua…**	Measured Area
1ST LEVEL			
	BL-01	1	61.14
	BL-02	1	55.97
	BL-03	1	55.97
	BL-04	1	55.97
	BL-05	1	71.69
		5	**300.74 ft²**
2ND LEVEL			
	BL-06	1	83.46
	BL-07	1	63.18
	BL-08	1	68.77
	BL-09	1	67.05
	BL-10	1	130.32
	BL-11	1	188.91
	BL-12	1	101.38
		7	**703.07 ft²**
3RD LEVEL			
	BL-06	1	83.46
	BL-07	1	63.18
	BL-08	1	68.77
	BL-09	1	67.05
	BL-10	1	132.91
	BL-17	1	205.75
	BL-18	1	153.42
	BL-19	1	52.93
	BL-20	1	80.88
	BL-21	1	82.50
	BL-22	1	97.56
		11	**1,088.41 ft²**
4TH LEVEL			
	BL-06	1	83.46
	BL-07	1	63.18
	BL-08	1	68.77
	BL-09	1	67.05
	BL-10	1	132.91
	BL-17	1	205.75
	BL-18	1	153.42
	BL-19	1	52.93
	BL-20	1	80.88
	BL-21	1	82.50
	BL-22	1	97.56
		11	**1,088.41 ft²**
5TH LEVEL			
	BL-06	1	83.46
	BL-07	1	63.18
	BL-08	1	68.77
	BL-09	1	67.05
	BL-10	1	132.91
	BL-17	1	205.75
	BL-18	1	153.42
	BL-19	1	52.93
	BL-20	1	80.88
	BL-21	1	82.50
	BL-22	1	97.56
		11	**1,088.41 ft²**
6TH LEVEL			
	BL-06	1	80.77
	BL-07	1	61.14
	BL-08	1	66.56
	BL-09	1	64.89
	BL-10	1	128.62
	BL-17	1	205.75
	BL-18	1	153.42
	BL-19	1	48.52
	BL-20	1	74.14
	BL-23	1	320.92
		10	**1,204.73 ft²**
		55	**5,473.77 ft²**



AREAS FOR FSR CALCULATION

- AREA - GROSS FLOOR AREA FOR FSR
- AREA - UNIT (39.71 sq ft)
- AMENITY — AREA - ACTIVE DESIGN - INDOOR AMENITY (AREA EXCLUSION)
- STAIR 05 — AREA - ACTIVE DESIGN - STAIR NO (AREA EXCLUSION LEVELS 1-6)

AREAS NOT INCLUDED IN THE FSR CALCULATION

- AREA - OPEN BALCONY AND UNIT DECK AREA
- AREA - BICYCLE LOCKERS U/G PARKING
- AREA - STORAGE ROOMS (LOCKERS) U/G PARKING
- AREA - SERVICE ROOMS U/G PARKING

GFA - 4TH STOREY
659.50 m2

WEST 25TH STREET

4TH LEVEL - AREA OVERLAY

0 1M 2.5M 5M 10M

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[PROJECT TEAM]

REGISTERED ARCHITECT SHAMUS F. SAXE 2026-06-16 BRITISH COLUMBIA

[ARCHITECT SEAL]

CASCADIA Green Development

[CLIENT]

CASCADIA GREEN DEVELOPMENT

[PROJECT]

MULTI-FAMILY RENTAL DEV.

2525 LONSDALE AVENUE
NORTH VANCOUVER, BC

[TITLE]

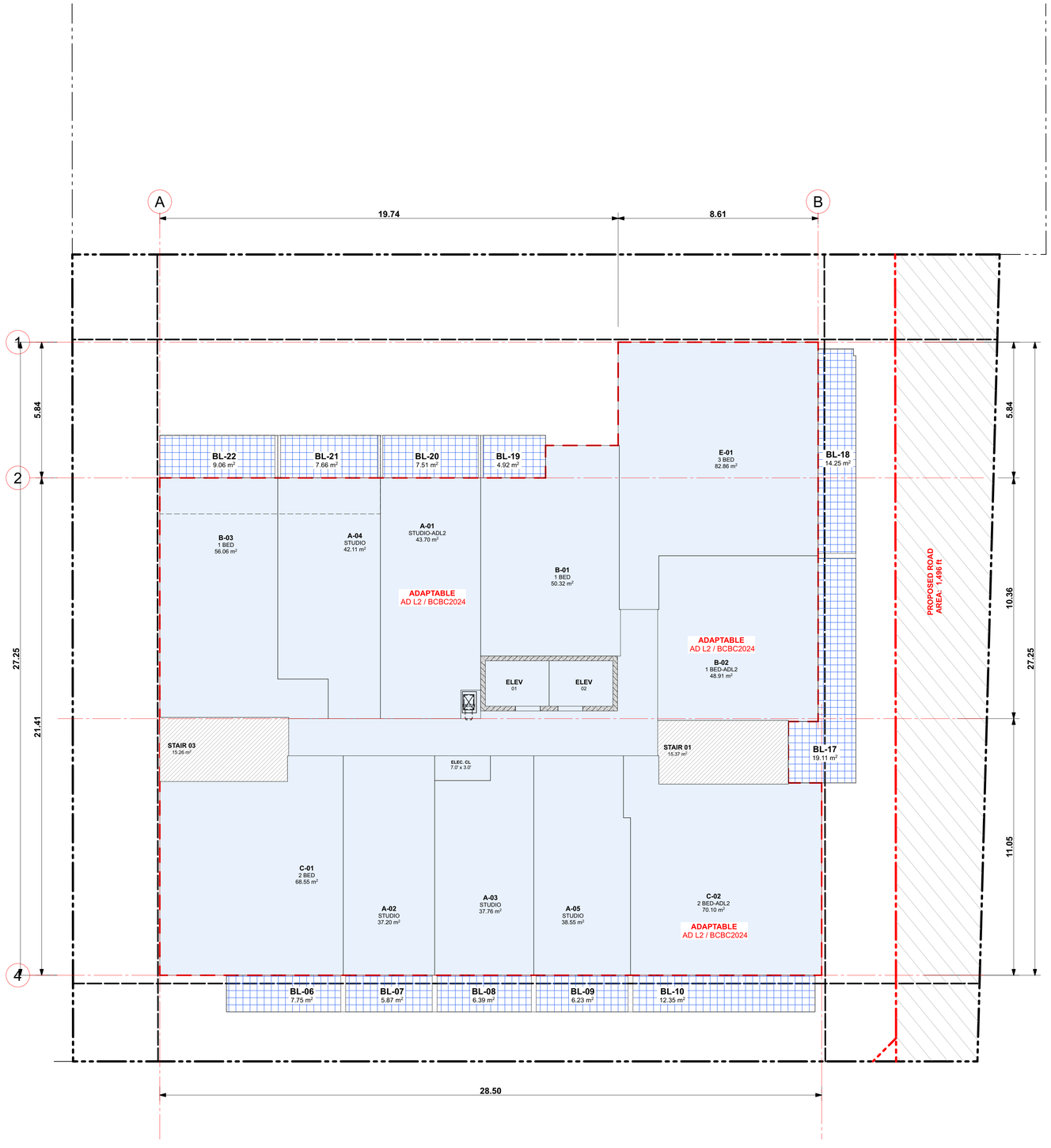
4TH LEVEL - AREA OVERLAY

24671	[PROJECT]
1/8" = 1'-0"	[SCALE]
JUN 15, 2026	[DATE]
4 - DPA RE-SUBMISSION	[ISSUE]

[DRAWING]

A-9.400

AREA OPEN BALCONY - PER FLOOR			
Storey	**Unit**	**Qua…**	Measured Area
1ST LEVEL			
	BL-01	1	61.14
	BL-02	1	55.97
	BL-03	1	55.97
	BL-04	1	55.97
	BL-05	1	71.69
		5	**300.74 ft²**
2ND LEVEL			
	BL-06	1	83.46
	BL-07	1	63.18
	BL-08	1	68.77
	BL-09	1	67.05
	BL-10	1	130.32
	BL-11	1	188.91
	BL-12	1	101.38
		7	**703.07 ft²**
3RD LEVEL			
	BL-06	1	83.46
	BL-07	1	63.18
	BL-08	1	68.77
	BL-09	1	67.05
	BL-10	1	132.91
	BL-17	1	205.75
	BL-18	1	153.42
	BL-19	1	52.93
	BL-20	1	80.88
	BL-21	1	82.50
	BL-22	1	97.56
		11	**1,088.41 ft²**
4TH LEVEL			
	BL-06	1	83.46
	BL-07	1	63.18
	BL-08	1	68.77
	BL-09	1	67.05
	BL-10	1	132.91
	BL-17	1	205.75
	BL-18	1	153.42
	BL-19	1	52.93
	BL-20	1	80.88
	BL-21	1	82.50
	BL-22	1	97.56
		11	**1,088.41 ft²**
5TH LEVEL			
	BL-06	1	83.46
	BL-07	1	63.18
	BL-08	1	68.77
	BL-09	1	67.05
	BL-10	1	132.91
	BL-17	1	205.75
	BL-18	1	153.42
	BL-19	1	52.93
	BL-20	1	80.88
	BL-21	1	82.50
	BL-22	1	97.56
		11	**1,088.41 ft²**
6TH LEVEL			
	BL-06	1	80.77
	BL-07	1	61.14
	BL-08	1	66.56
	BL-09	1	64.89
	BL-10	1	128.62
	BL-17	1	205.75
	BL-18	1	153.42
	BL-19	1	48.52
	BL-20	1	74.14
	BL-23	1	320.92
		10	**1,204.73 ft²**
		55	**5,473.77 ft²**



AREAS FOR FSR CALCULATION

- AREA - GROSS FLOOR AREA FOR FSR
- AREA - UNIT (39.71 sq ft)
- AMENITY — AREA - ACTIVE DESIGN - INDOOR AMENITY (AREA EXCLUSION)
- STAIR 05 — AREA - ACTIVE DESIGN - STAIR NO (AREA EXCLUSION LEVELS 1-6)

AREAS NOT INCLUDED IN THE FSR CALCULATION

- AREA - OPEN BALCONY AND UNIT DECK AREA
- AREA - BICYCLE LOCKERS U/G PARKING
- AREA - STORAGE ROOMS (LOCKERS) U/G PARKING
- AREA - SERVICE ROOMS U/G PARKING

GFA - 5TH STOREY
659.50 m2

WEST 25TH STREET

5TH LEVEL - AREA OVERLAY

0 1M 2.5M 5M 10M

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[PROJECT TEAM]

REGISTERED ARCHITECT SHAMUS F. SAXE 2026-06-16 BRITISH COLUMBIA

[ARCHITECT SEAL]

CASCADIA Green Development

[CLIENT]

CASCADIA GREEN DEVELOPMENT

[PROJECT]

MULTI-FAMILY RENTAL DEV.

2525 LONSDALE AVENUE
NORTH VANCOUVER, BC

[TITLE]

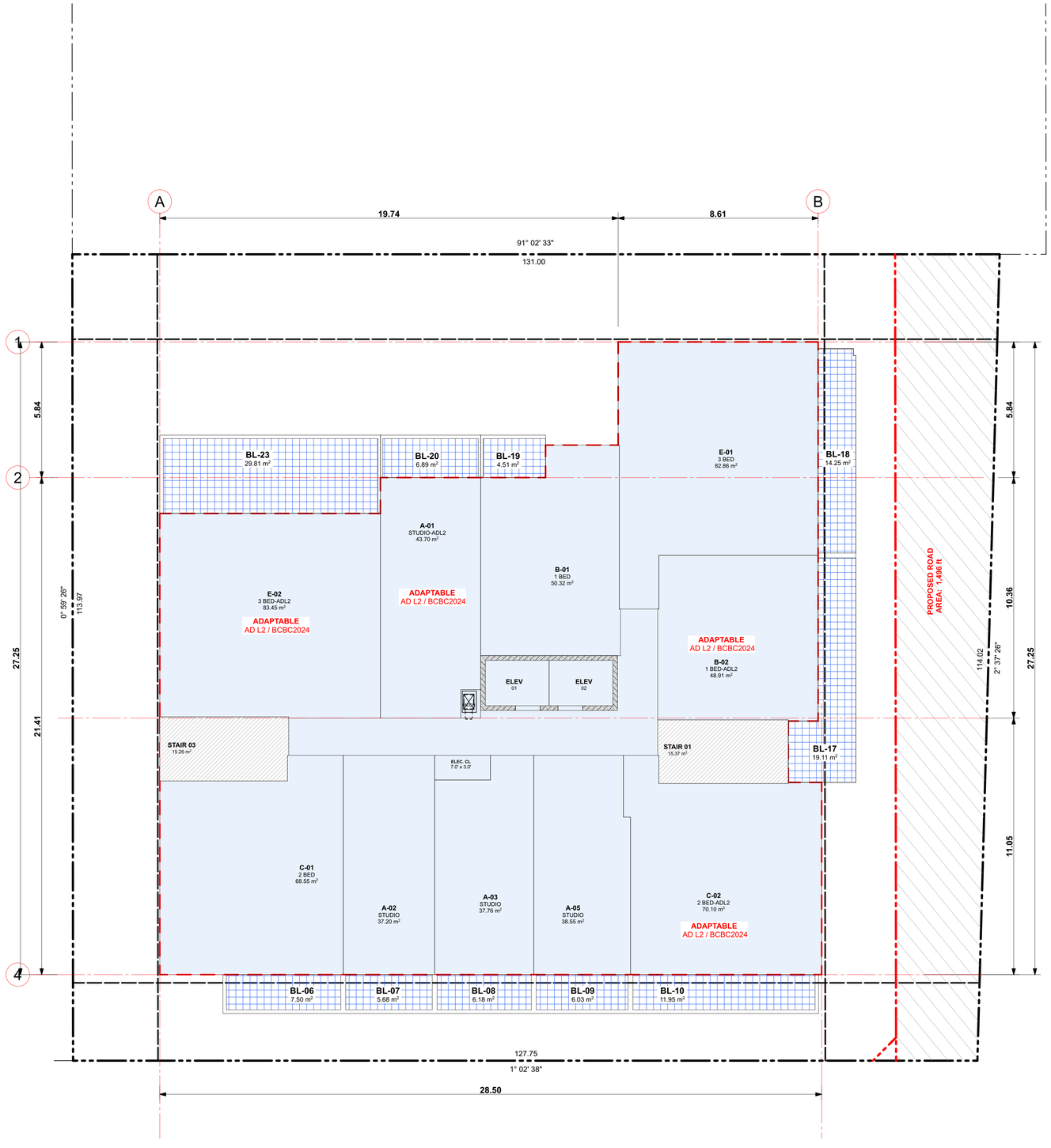
5TH LEVEL - AREA OVERLAY

24671	[PROJECT]
1/8" = 1'-0"	[SCALE]
JUN 15, 2026	[DATE]
4 - DPA RE-SUBMISSION	[ISSUE]

[DRAWING]

A-9.500

AREA OPEN BALCONY - PER FLOOR			
Storey	**Unit**	**Qua…**	Measured Area
1ST LEVEL			
	BL-01	1	61.14
	BL-02	1	55.97
	BL-03	1	55.97
	BL-04	1	55.97
	BL-05	1	71.69
		5	**300.74 ft²**
2ND LEVEL			
	BL-06	1	83.46
	BL-07	1	63.18
	BL-08	1	68.77
	BL-09	1	67.05
	BL-10	1	130.32
	BL-11	1	188.91
	BL-12	1	101.38
		7	**703.07 ft²**
3RD LEVEL			
	BL-06	1	83.46
	BL-07	1	63.18
	BL-08	1	68.77
	BL-09	1	67.05
	BL-10	1	132.91
	BL-17	1	205.75
	BL-18	1	153.42
	BL-19	1	52.93
	BL-20	1	80.88
	BL-21	1	82.50
	BL-22	1	97.56
		11	**1,088.41 ft²**
4TH LEVEL			
	BL-06	1	83.46
	BL-07	1	63.18
	BL-08	1	68.77
	BL-09	1	67.05
	BL-10	1	132.91
	BL-17	1	205.75
	BL-18	1	153.42
	BL-19	1	52.93
	BL-20	1	80.88
	BL-21	1	82.50
	BL-22	1	97.56
		11	**1,088.41 ft²**
5TH LEVEL			
	BL-06	1	83.46
	BL-07	1	63.18
	BL-08	1	68.77
	BL-09	1	67.05
	BL-10	1	132.91
	BL-17	1	205.75
	BL-18	1	153.42
	BL-19	1	52.93
	BL-20	1	80.88
	BL-21	1	82.50
	BL-22	1	97.56
		11	**1,088.41 ft²**
6TH LEVEL			
	BL-06	1	80.77
	BL-07	1	61.14
	BL-08	1	66.56
	BL-09	1	64.89
	BL-10	1	128.62
	BL-17	1	205.75
	BL-18	1	153.42
	BL-19	1	52.93
	BL-20	1	80.88
	BL-21	1	82.50
	BL-22	1	97.56
		11	**1,088.41 ft²**
6TH LEVEL			
	BL-06	1	80.77
	BL-07	1	61.14
	BL-08	1	66.56
	BL-09	1	64.89
	BL-10	1	128.62
	BL-17	1	205.75
	BL-18	1	153.42
	BL-19	1	52.93
	BL-20	1	80.88
	BL-21	1	82.50
	BL-22	1	97.56
	BL-23	1	320.92
		10	**1,204.73 ft²**
		55	**5,473.77 ft²**



LONSDALE AVENUE

AREAS FOR FSR CALCULATION

- AREA - GROSS FLOOR AREA FOR FSR
- 39.71 sq ft — AREA - UNIT
- AMENITY — AREA - ACTIVE DESIGN - INDOOR AMENITY (AREA EXCLUSION)
- STAIR 05 — AREA - ACTIVE DESIGN - STAIR NO (AREA EXCLUSION LEVELS 1-4)

AREAS NOT INCLUDED IN THE FSR CALCULATION

- AREA - OPEN BALCONY AND UNIT DECK AREA
- AREA - BICYCLE LOCKERS U/G PARKING
- AREA - STORAGE ROOMS (LOCKERS) U/G PARKING
- AREA - SERVICE ROOMS U/G PARKING

GFA - 6TH STOREY
644.78 m2

WEST 25TH STREET

6TH LEVEL - AREA OVERLAY

AREAS FOR FSR CALCULATION

- AREA - GROSS FLOOR AREA FOR FSR
- 39.71 sq ft — AREA - UNIT
- AMENITY — AREA - ACTIVE DESIGN - INDOOR AMENITY (AREA EXCLUSION)
- STAIR 05 — AREA - ACTIVE DESIGN - STAIR NO (AREA EXCLUSION LEVELS 1-4)

AREAS NOT INCLUDED IN THE FSR CALCULATION

- AREA - OPEN BALCONY AND UNIT DECK AREA
- AREA - BICYCLE LOCKERS U/G PARKING
- AREA - STORAGE ROOMS (LOCKERS) U/G PARKING
- AREA - SERVICE ROOMS U/G PARKING

0 1M 2.5M 5M 10M

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[PROJECT TEAM]

REGISTERED ARCHITECT SHAMUS F SAMPSON BRITISH COLUMBIA 2026-06-16

[ARCHITECT SEAL]

CASCADIA Green Development

[CLIENT]

CASCADIA GREEN DEVELOPMENT

[PROJECT]

MULTI-FAMILY RENTAL DEV.

2525 LONSDALE AVENUE
NORTH VANCOUVER, BC

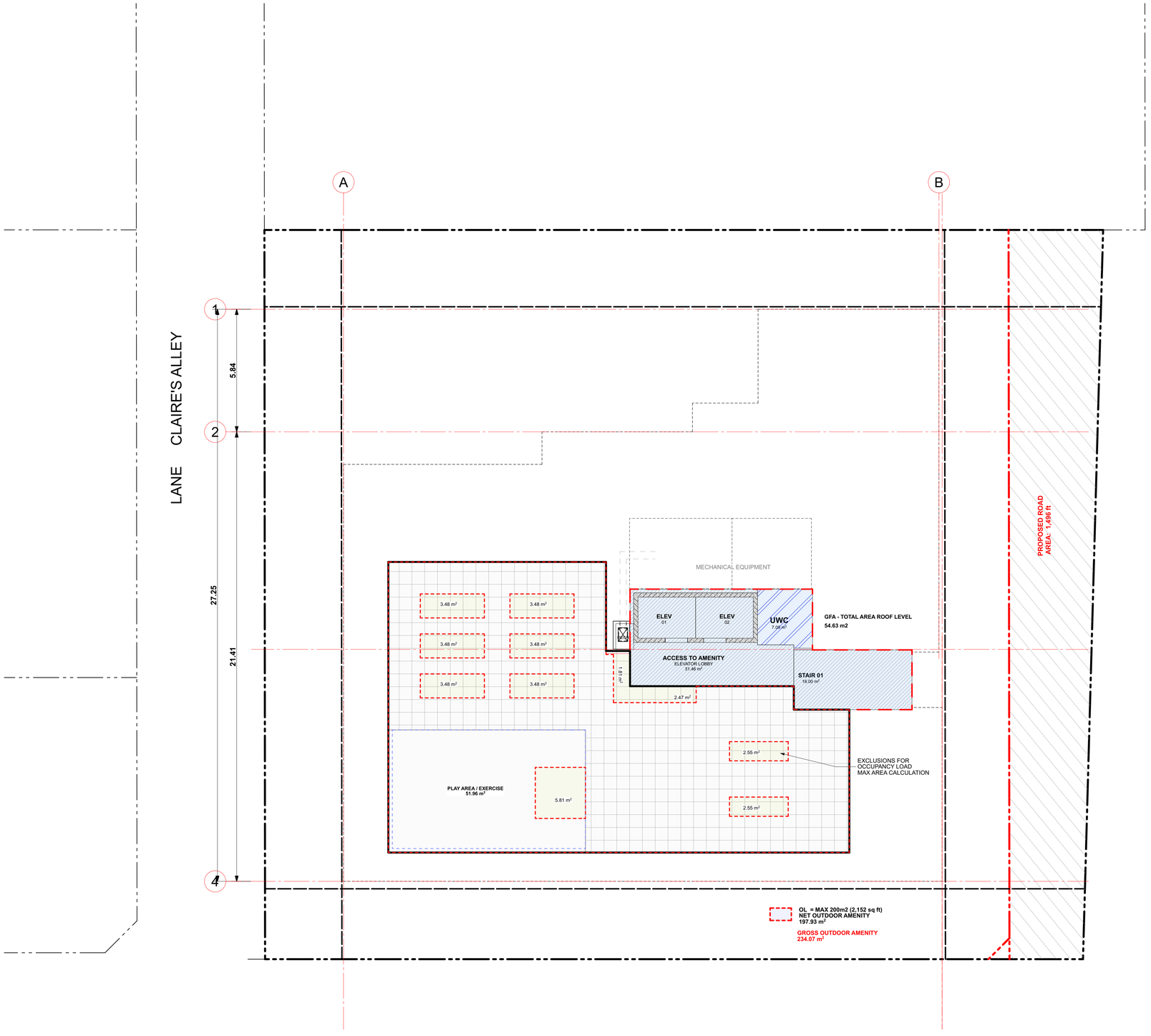
[TITLE]

6TH LEVEL- AREA OVERLAY

24671	[PROJECT]
1/8" = 1'-0"	[SCALE]
JUN 15, 2026	[DATE]
4 - DPA RE-SUBMISSION	[ISSUE]

[DRAWING]

A-9.600



AMENITY - OUTDOOR
A: 234.21 m²

ROOF LEVEL AMENITY - AREA OVERLAY

WEST 25TH STREET

AREAS FOR FSR CALCULATION

- AREA - GROSS FLOOR AREA FOR FSR
- 39.71 sq ft — AREA - UNIT
- AMENITY — AREA - ACTIVE DESIGN - INDOOR AMENITY (AREA EXCLUSION)
- STAIR 6/6 — AREA - ACTIVE DESIGN - STAIR NO (AREA EXCLUSION LEVELS 1-6)

AREAS NOT INCLUDED IN THE FSR CALCULATION

- AREA - OPEN BALCONY AND UNIT DECK AREA
- AREA - BICYCLE LOCKERS U/G PARKING
- AREA - STORAGE ROOMS (LOCKERS) U/G PARKING
- AREA - SERVICE ROOMS U/G PARKING

0 1M 2.5M 5M 10M

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[PROJECT TEAM]

REGISTERED ARCHITECT SHAMUS F SACHS 2026-06-16 BRITISH COLUMBIA

[ARCHITECT SEAL]

CASCADIA Green Development

[CLIENT]

CASCADIA GREEN DEVELOPMENT

[PROJECT]

MULTI-FAMILY RENTAL DEV.

2525 LONSDALE AVENUE
NORTH VANCOUVER, BC

[TITLE]

ROOF LEV AMENITY - AREA OVERLAY

24671	[PROJECT]
1/8" = 1'-0"	[SCALE]
JUN 15, 2026	[DATE]
4 - DPA RE-SUBMISSION	[ISSUE]

[DRAWING]

A-9.700

GROSS SITE AREA - 14,745 SF(Survey) 1,369.8M2

LOT COVERAGE (MAX 50% RM1) - 684.8M2
LOT COVERAGE PROPOSED - 655.9M2

OPEN SITE SPACE MIN 40%

OPEN SITE SPACE - LOT COVERAGE (LESS PARKING / LOADING)

GROSS LOT AREA	1,369.84 M2	100%
SITE COVERAGE	699.96 M2	51.1%
RAMP+ LOADING	85.91 M2	
	785.87 M2	57.4%
OPEN SITE SPACE	**583.97 M2**	**42.6%**

OPEN SPACE

WEST 25TH STREET

0 1M 2.5M 5M 10M

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[PROJECT TEAM]

REGISTERED ARCHITECT SHAMUS F. FAHEY 2026-06-16 BRITISH COLUMBIA

[ARCHITECT SEAL]

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