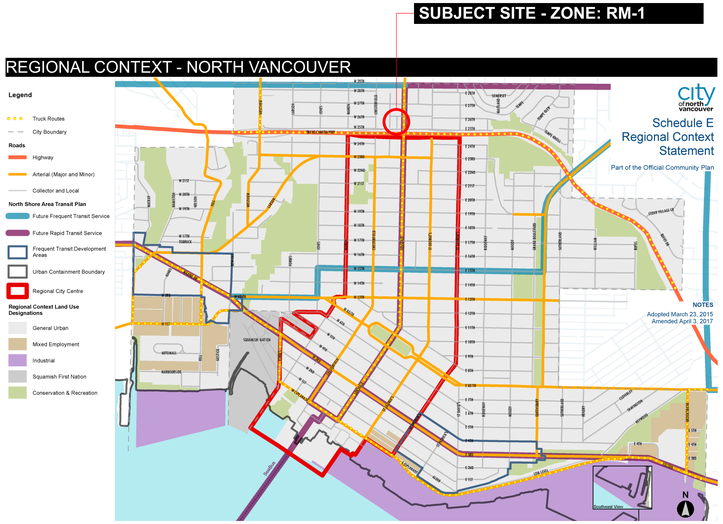
REGIONAL CONTEXT - NORTH VANCOUVER



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ARCHITECTURAL DRAWING ISSUES:

2024-12-20	Issue 01 - PCA Submission
2025-08-29	Issue 02 - RZ / DPA Submission

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[PROJECT TEAM]

REGISTERED ARCHITECT · SHAMUS F SACHS · 2025-08-29 · BRITISH COLUMBIA

[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]	
AUG 29, 2025	[DATE]
2 - DP APPLICATION	[ISSUE]
[DRAWING]	
A-0.000	

MULTI-FAMILY RENTAL DEVELOPMENT

2525 LONSDALE AVENUE | NORTH VANCOUVER | BC | DP APPLICATION

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
Total Parking Required					40	spaces	
Total Parking Provided (see Traffic Report)		**0.53**	space/unit proposed - inclusive Visitor (6)		**35**	**spaces**	-5 -11.6%
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:							
Adapatable Units - Level 1	49 units L1	29	req. parking spaces	26 - 50 Level 1 AD Unit	2	spaces	Part of total required parking
Adapatable 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:					**4**	**spaces**	**Part of total required parking spaces**
Max. Small Cars	35% of provided spaces	35			12	spaces max	
Proposed Small Cars	**29% of provided spaces**				**10**	**spaces**	

BICYCLE SPACES:							
Required Secure Bicycle Parking	66 units	1.50	spaces/unit		99	spaces	Long term
Provided Secure Bicycle Parking	**66 units**	**1.6**	**spaces/unit**		**104**	**spaces**	Long term (Including Double Stacked Racks 21)
Max Vertical Bicycle Spaces	36	35%	Max	**38%**	**39**	spaces	Long term Provided vertical inclusive of total req.
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							
					111	**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	48%	656 m2		NO
BUILDING HEIGHT - Storeys (OCP Schedule 1)		6 Storeys (59.0 - 62.3 ft)		6 Storeys			NO
BUILDING HEIGHT - Measured from Average Grade		59.0 - 62.3 ft	18 - 19 m				
Average Finished Grade -		**418.67 ft AFG**	**127.61** m geodetic				
Geodetic Max. Allowed Height - 19 m		481.01 ft MAX	146.61 m geodetic				
Proposed Geodetic Elevation - T.O. Main Roof				483.5 ft	**147.37** m	Geodetic T.O.R. EL	YES
Building Height from Average Grade - T.O. Main Roof				64.8 ft	**19.76** m	Height T.O.R. EL	YES
Building Height from Average Grade - T.O Amenity Roof Access -				493.0 ft	150.27 m	Geodetic	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		**35** spaces		YES
EV READY STATIONS	100% Residential Spaces	100 %	33 spaces		**28** spaces		NO
EV INSTALLED STATIONS	Proposed for Visitor Spaces	0 %	0 spaces		**0** spaces		NO
BICYCLE SPACES	Secure spaces	1.50 space/ unit	99 Secure		**104** Secure		NO
> 60 UNITS	Short term spaces	6.00 / 60 units	7 Short term		**7** Short Term		NO
	Vertical bicycle spaces	35% max.	36 Vertical	37.5% 104	**39** Vertical secure		YES
OPEN BALCONY AREA	max 8% GFA	3,677.1 sq.ft.	341.61 m2				
Proposed Open Balcony Area	max 12% GFA	5,515.6 sq.ft.	512.41 m2	5,726.0 sq.ft.	532.0 m2	12.5%	YES
(Exclusion Open Appendages Active Design Guidelines)							
OUTDOOR AMENITY AREA			LEVEL 1 + ROOF	3,666.83 sq.ft.	**340.7** m2		NO
INDOOR AMENITY AREA			LEVEL 1	788.8 sq.ft.	**73.3** 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	6,931.3 sq.ft.	**643.9** m2	47.0%	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**	2 yd3
Food Scraps (240L)	66 units	4	0	3	240 L
Garbage Storage Space proposed	**66 units**			**316.5 sq.ft.**	**29.4 m2**

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: **Aug 29 / 2025**
Issue: **1 – DPA**

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

SITE AREA :

Total Gross Site Area			14,745.0 sq.ft.	**1,369.84 m2**	*(Survey dated)*
Dedication - Lonsdale Ave Special Setback			1,496.0 sq.ft.	138.98 m2	(Per Survey)
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	3.1		45,963.5 sq.ft.	4,270.1 m2	
Total Proposed Exclusions			4,933.9 sq.ft.	458.4 m2	
FSR (Gross Site Area)	**2.78**		**41,029.6 sq.ft.**	**3,811.7 m2**	
FSR w/ Cellar Unit Exclusion	**2.60**	**2,693.79**	**38,335.8 sq.ft.**	**3,561.5 m2**	
Max. Site Coverage (Gross Site Area)	50%	(RM-1)	7,372.4 sq.ft.	684.9 m2	
Proposed Site Coverage (Gross Site)	**49.7%**		**7,325.8 sq.ft.**	**655.9 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**	473.1	2,365.30	**AD L2**	219.7	7.6%	**45.5%**
A02 - Studio	2	2	2	2	2	2	2	**14**	418.5	5,859.00		544.3	21.2%	
A03 - Studio	1	1	1	1	1	1	1	**7**	408.3	2,858.31		265.5	10.6%	30
A04 - Studio	0	0	1	1	1	1	0	**4**	455.6	1,822.56		169.3	6.1%	Studio
B01 - 1Bed	0	0	1	1	1	1	1	**5**	497.4	2,486.85		231.0	7.6%	**22.7%**
B02 - 1Bed (Adapt. L2 / BCBC 2024)	0	0	1	1	1	1	1	**5**	521.0	2,605.10	**AD L2**	242.0	7.6%	
B03 - 1Bed	0	0	1	1	1	1	0	**4**	606.2	2,424.76		225.3	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**	693.9	4,857.37		451.3	10.6%	**21.2%**
C02 - 2Bed (Adapt. L2 / BCBC 2024)	0	1	1	1	1	1	1	**6**	776.0	4,656.06	**AD L2**	432.6	9.1%	
C03 - 2Bed	1	0	0	0	0	0	0	**1**	754.6	754.55		70.1	1.5%	
														14
														2 Bed
E01 - 3Bed	0	1	1	1	1	1	1	**6**	892.4	5,354.57		497.5	9.1%	**10.6%**
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**		**37,359.3**		**3,470.8**	**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%	430.2 SF		
1 BEDROOM	**15**	22.7%	15	22.7%			15	23%	501.1 SF		
2 BEDROOM	**14**	21.2%	14	21.2%	2BED	**31.8%**	0	0%	733.4 SF	2	14.3%
							15	23%			
3 BEDROOM (MIN 10%)	**7**	10.6%	**7**	10.6%			23	35%	893.3 SF		
	66	100.00%		100.0%							

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	2,693.8	250.3	493.8	45.9	3,187.54 sq.ft.	296.1 m2	84.5%
1ST FLOOR	7	788.8	999.7	4,022.8	373.7	1,340.5	124.5	7,151.80 sq.ft.	664.4 m2	81.3% (w/Amenity)
2ND FLOOR	11	0.0		6,161.3	572.4	899.2	83.5	7,060.44 sq.ft.	655.9 m2	87.3%
3RD FLOOR	11	0.0		6,161.3	572.4	899.2	83.5	7,060.44 sq.ft.	655.9 m2	87.3%
4TH FLOOR	11	0.0		6,161.3	572.4	899.2	83.5	7,060.44 sq.ft.	655.9 m2	87.3%
5TH FLOOR	11	0.0		6,161.3	572.4	899.2	83.5	7,060.44 sq.ft.	655.9 m2	87.3%
6TH FLOOR	10	0.0		5,997.6	557.2	899.2	83.5	6,896.82 sq.ft.	640.7 m2	87.0%
ROOF DECK AMENITY ACCESS	0	0.0		0.0	0.0	485.5	45.1	485.53 sq.ft.	45.1 m2	0.0%
Total Gross Area	**66**	**788.8**	999.7	**37,359.3**	3,220.5	**6,815.7**	587.3	**45,963.45 sq.ft.**	**4,270.1 m2**	85.0%

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								485.5 sq.ft.	45.11 m2	Active Design Guidelines
Adaptable Units Level 2 (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	0.0 sq.ft.	0.00	20% of BCBC 2024 AD + L2
Indoor Amenity min 2%GFA or 15 sf/U	990	**789**					12.0	788.8 sq.ft.	73.29 m2	Min 15 SF / Unit
(Min 400 sf + If outdoor amenity prov.)	400									
Storage Bicycle Rooms								999.7 sq.ft.	92.87 m2	
Stairs (Active Design) - 8% max			1,046.01	121.27	1152.51			2,319.8 sq.ft.	215.51 m2	5.0% (Floor 1-6)
Total Exclusions For FSR Calculation								**4,933.9 sq.ft.**	**458.37 m2**	
Exclusion Units within Cellar (Cellar Story 5.0' > Below AVG)								2,693.8 sq.ft.	**250.26 m2**	
Total Exclusions For FSR Calculation with Excluded units in the Basement								**7,627.7 sq.ft.**	**708.63 m2**	

MIN 25% COV ADAPTABLE LEVEL 2 - 17 UNITS
MIN 20% BCBC 2024 ADAPTABLE - 13 UNITS

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[PROJECT TEAM]

REGISTERED ARCHITECT SHAMUS F SACHS BRITISH COLUMBIA 2025-08-29
[ARCHITECT SEAL]

CASCADIA Green Development
[CLIENT]
CASCADIA GREEN DEVELOPMENT

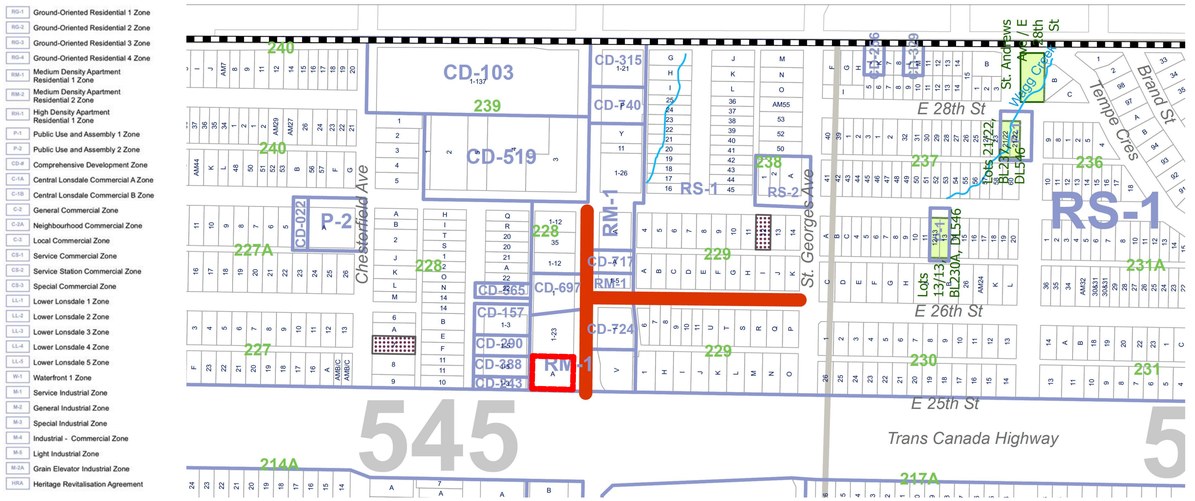
[PROJECT]
MULTI-FAMILY RENTAL DEV.
2525 LONSDALE AVENUE
NORTH VANCOUVER, BC

[TITLE]
STATISTICS

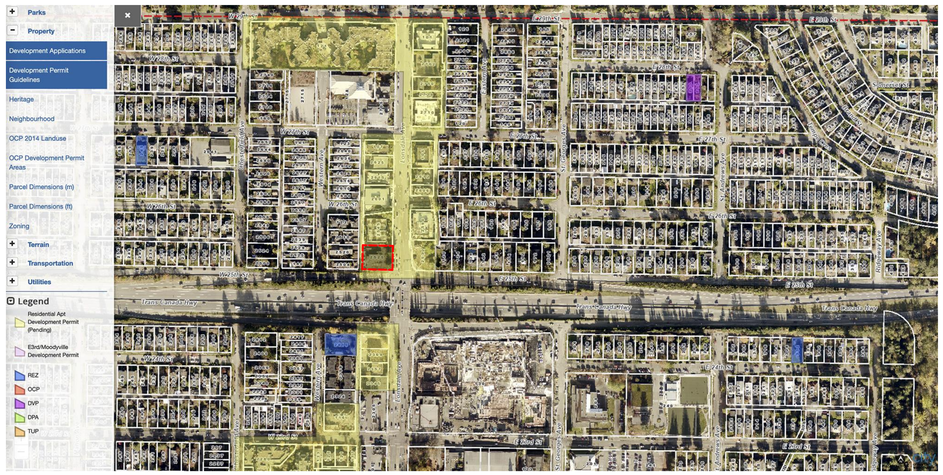
[PROJECT] **24671**
[SCALE]
[DATE] **AUG 29, 2025**
[ISSUE] **2 - DP APPLICATION**
[DRAWING] **A-0.010**



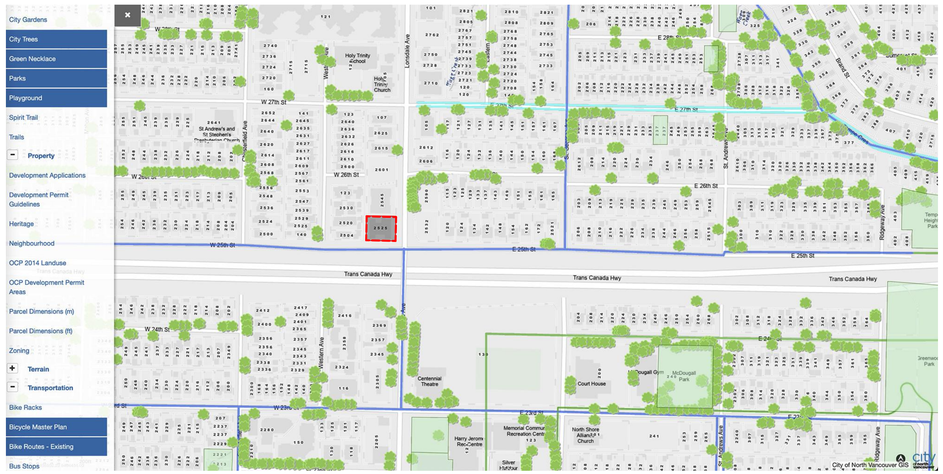
OCP 2014 - LAND USE RESIDENTIAL LEVEL 5



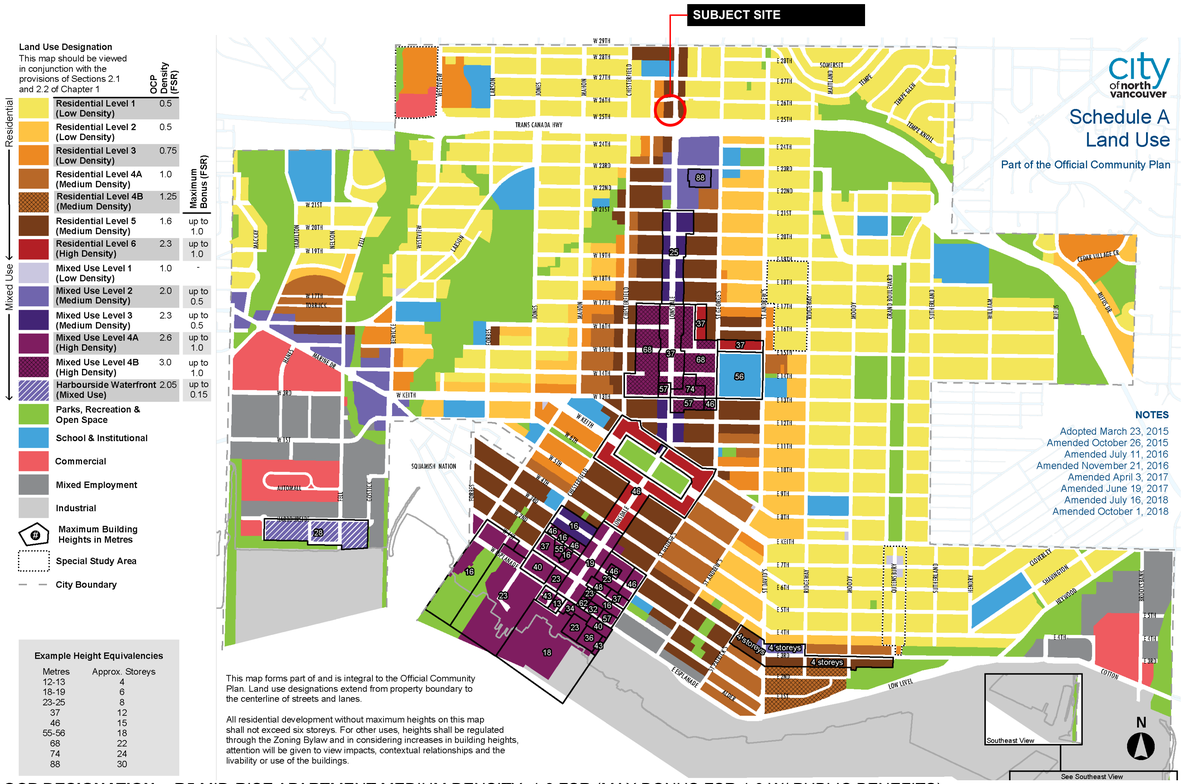
EXISTING ZONING - RM-1 MEDIUM DENSITY APARTMENT RESIDENTIAL 1



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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[PROJECT TEAM]

REGISTERED ARCHITECT SHAMUS F SACKS 2025-08-29 BRITISH COLUMBIA

[ARCHITECT SEAL]

[CLIENT]

CASCADIA GREEN DEVELOPMENT

[PROJECT]

MULTI-FAMILY RENTAL DEV.

2525 LONSDALE AVENUE
NORTH VANCOUVER, BC

[TITLE]

SITE - OCP / ZONING

24671	[PROJECT]
	[SCALE]
AUG 29, 2025	[DATE]
2 - DP APPLICATION	[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)

Legend

Parks

Development Applications

CASE_CODE

REZ
OCP
DVP
DPA
TUP

Bicycle Master Plan

BMP Designation

Off-Street Bike Route
On-Street Bike Route

Regular
Frequent
Rapidus

Site

2025-08-29

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CASCADIA Green Development

[CLIENT]

CASCADIA GREEN DEVELOPMENT

[PROJECT]

MULTI-FAMILY RENTAL DEV.

2525 LONSDALE AVENUE
NORTH VANCOUVER, BC

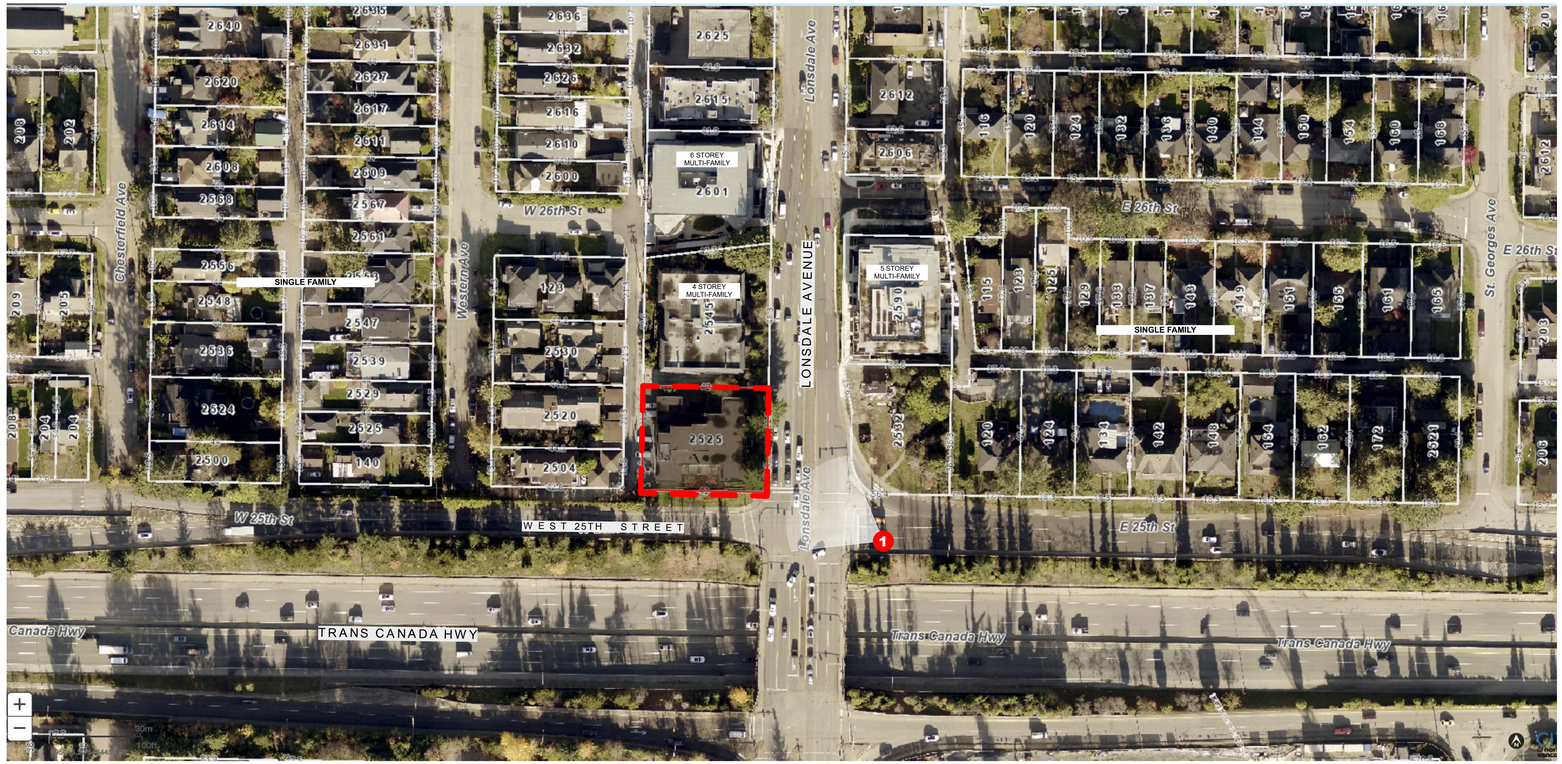
[TITLE]

SITE - CONTEXT 400M - 800M

24671	[PROJECT]
	[SCALE]
AUG 29, 2025	[DATE]
2 - DP APPLICATION	[ISSUE]

[DRAWING]

A-0.030



VIEW SOUTH - INTERSECTION OF LONSDALE AVE AND 25TH STREET

VIEW SOUTH - INTERSECTION OF LONSDALE AVE AND 25TH STREET



1 VIEW SOUTH - INTERSECTION OF LONSDALE AVE AND 25TH STREET



VIEW SOUTH - INTERSECTION OF LONSDALE AVE AND 25TH STREET



2 EXISTING BUILING 3-STOREY - VIEW EAST ALONG THE LANE



2 VIEW SOUTH - ALONG THE LANE



3 VIEW SOUTH - ALONG THE LANE



4 EXISTING BUILDINGS - WESTERN AVENUE



5 EXISTING BUILDINGS - W 25TH STREET

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[CLIENT]

CASCADIA GREEN DEVELOPMENT

[PROJECT]

MULTI-FAMILY RENTAL DEV.

2525 LONSDALE AVENUE
NORTH VANCOUVER, BC

[TITLE]

SITE - CONTEXT PHOTOS

[PROJECT] 24671

[SCALE]

[DATE] AUG 29, 2025

[ISSUE] 2 - DP APPLICATION

[DRAWING]

A-0.040



EXISTING BUILDING - AERIAL VIEW NORTH WEST



PROPOSED BUILDING - AERIAL VIEW NORTH WEST

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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]	
AUG 29, 2025	[DATE]
2 - DP APPLICATION	[ISSUE]
[DRAWING]	

A-0.050



STREET VIEW - ALONG LONSDALE AVENUE N-W

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CASCADIA GREEN DEVELOPMENT

[PROJECT]

MULTI-FAMILY RENTAL DEV.

2525 LONSDALE AVENUE
NORTH VANCOUVER, BC

[TITLE]

PERSPECTIVE VIEW

24671 [PROJECT]

[SCALE]

AUG 29, 2025 [DATE]

2 - DP APPLICATION [ISSUE]

[DRAWING]

A-0.080



STREET VIEW - ALONG WEST 25TH STREET N-W

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CASCADIA GREEN DEVELOPMENT

[PROJECT]

MULTI-FAMILY RENTAL DEV.

2525 LONSDALE AVENUE
NORTH VANCOUVER, BC

[TITLE]

PERSPECTIVE VIEW (1)

24671	[PROJECT]
	[SCALE]
AUG 29, 2025	[DATE]
2 - DP APPLICATION	[ISSUE]

[DRAWING]

A-0.081



STREET VIEW - ALONG LANE AND W 25TH STREET N-E

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[CLIENT]

CASCADIA GREEN DEVELOPMENT

[PROJECT]

MULTI-FAMILY RENTAL DEV.

2525 LONSDALE AVENUE
NORTH VANCOUVER, BC

[TITLE]

PERSPECTIVE VIEW (2)

[PROJECT] **24671**

[SCALE]

[DATE] **AUG 29, 2025**

[ISSUE] **2 - DP APPLICATION**

[DRAWING]

A-0.082



STREET ELEVATION - LONSDALE AVENUE



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

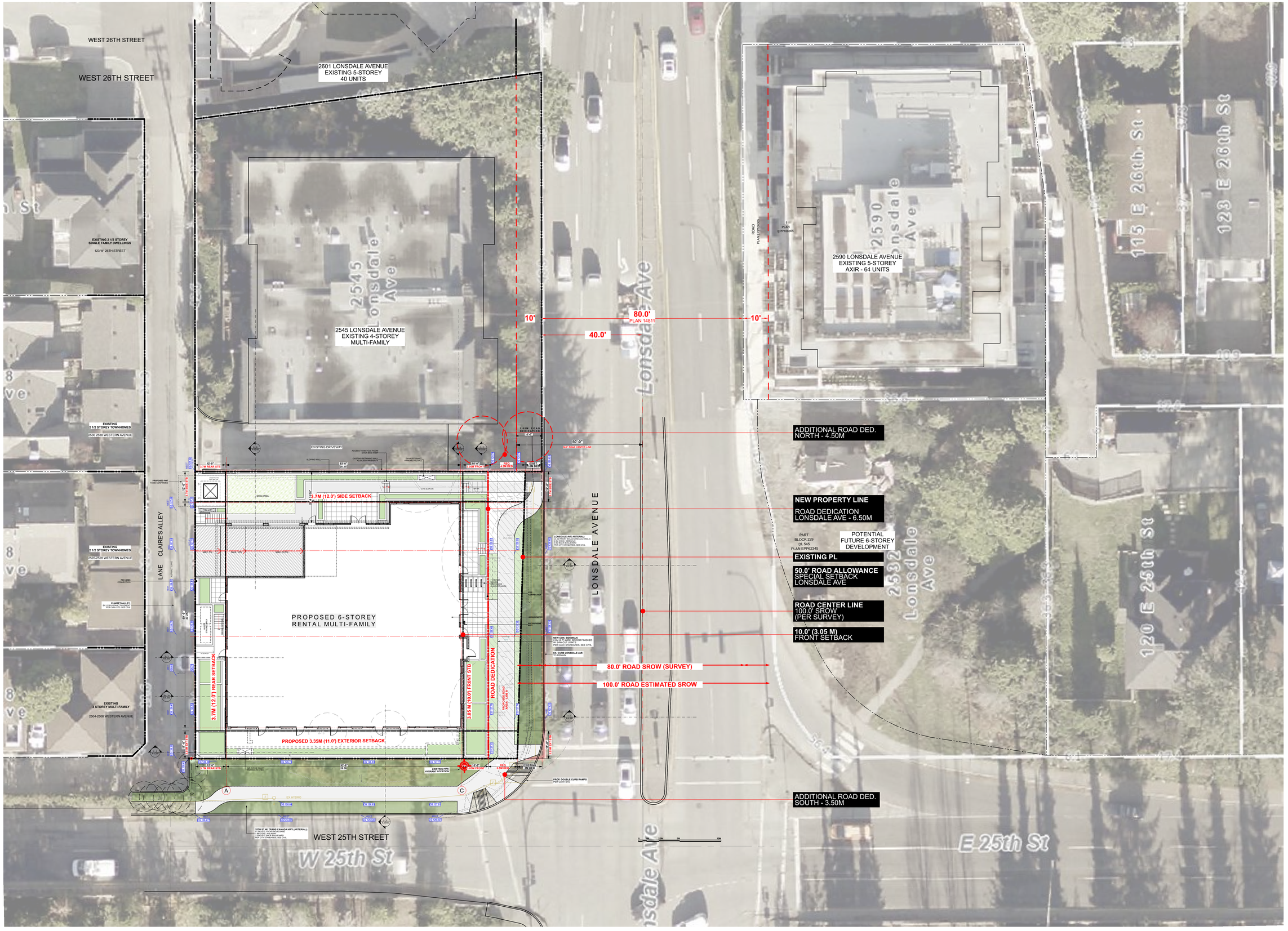
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PERSPECTIVE VIEW (3)

24671	[PROJECT]
[SCALE]	
AUG 29, 2025	[DATE]
2 - DP APPLICATION	[ISSUE]

[DRAWING]

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[CLIENT]

CASCADIA GREEN DEVELOPMENT

[PROJECT]

MULTI-FAMILY RENTAL DEV.

2525 LONSDALE AVENUE
NORTH VANCOUVER, BC

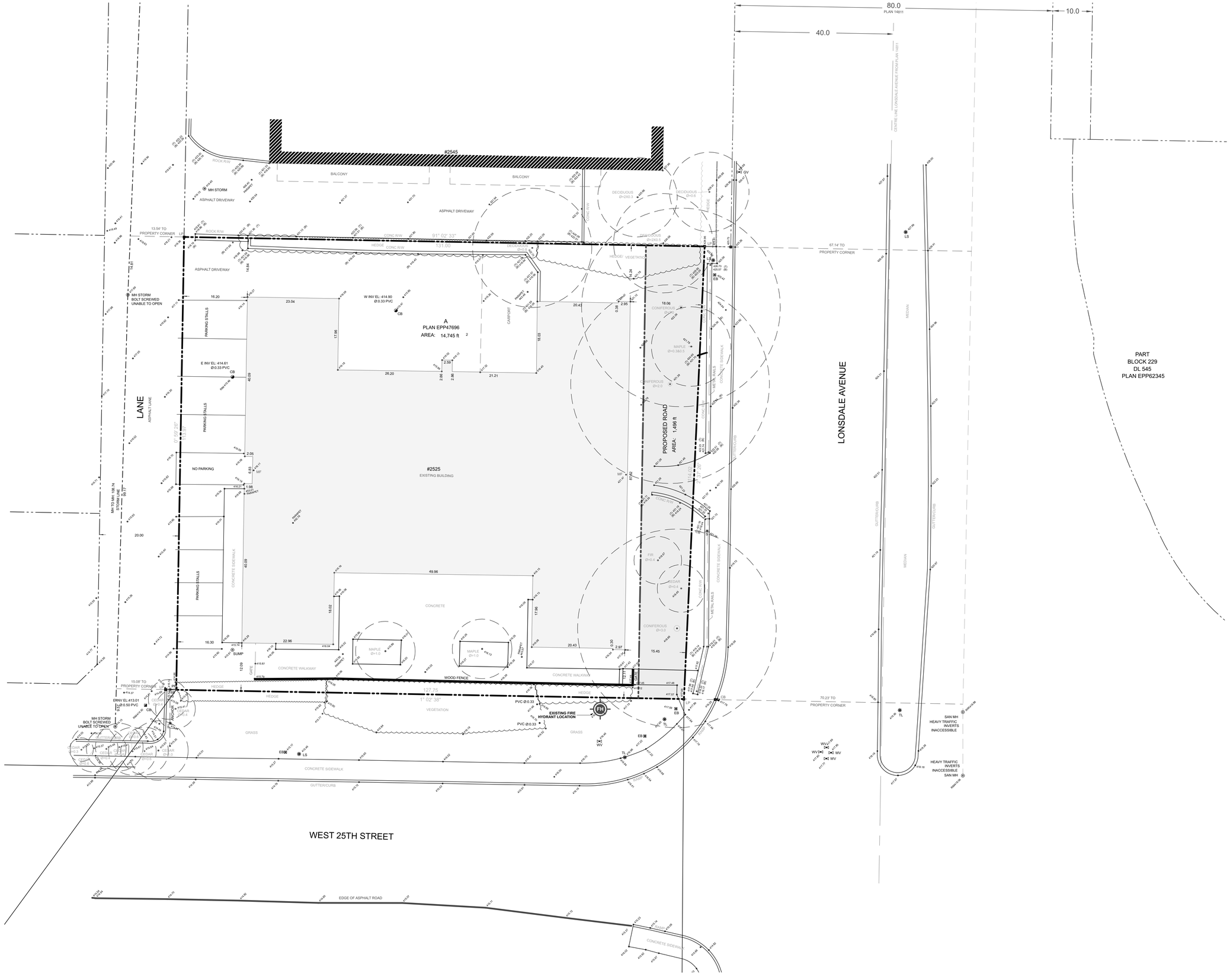
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SITE PLAN OVERALL

24671	[PROJECT]
1/16" = 1'-0"	[SCALE]
AUG 29, 2025	[DATE]
2 - DP APPLICATION	[ISSUE]

[DRAWING]

A-1.100



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[CLIENT]

CASCADIA GREEN DEVELOPMENT

[PROJECT]

MULTI-FAMILY RENTAL DEV.

2525 LONSDALE AVENUE
NORTH VANCOUVER, BC

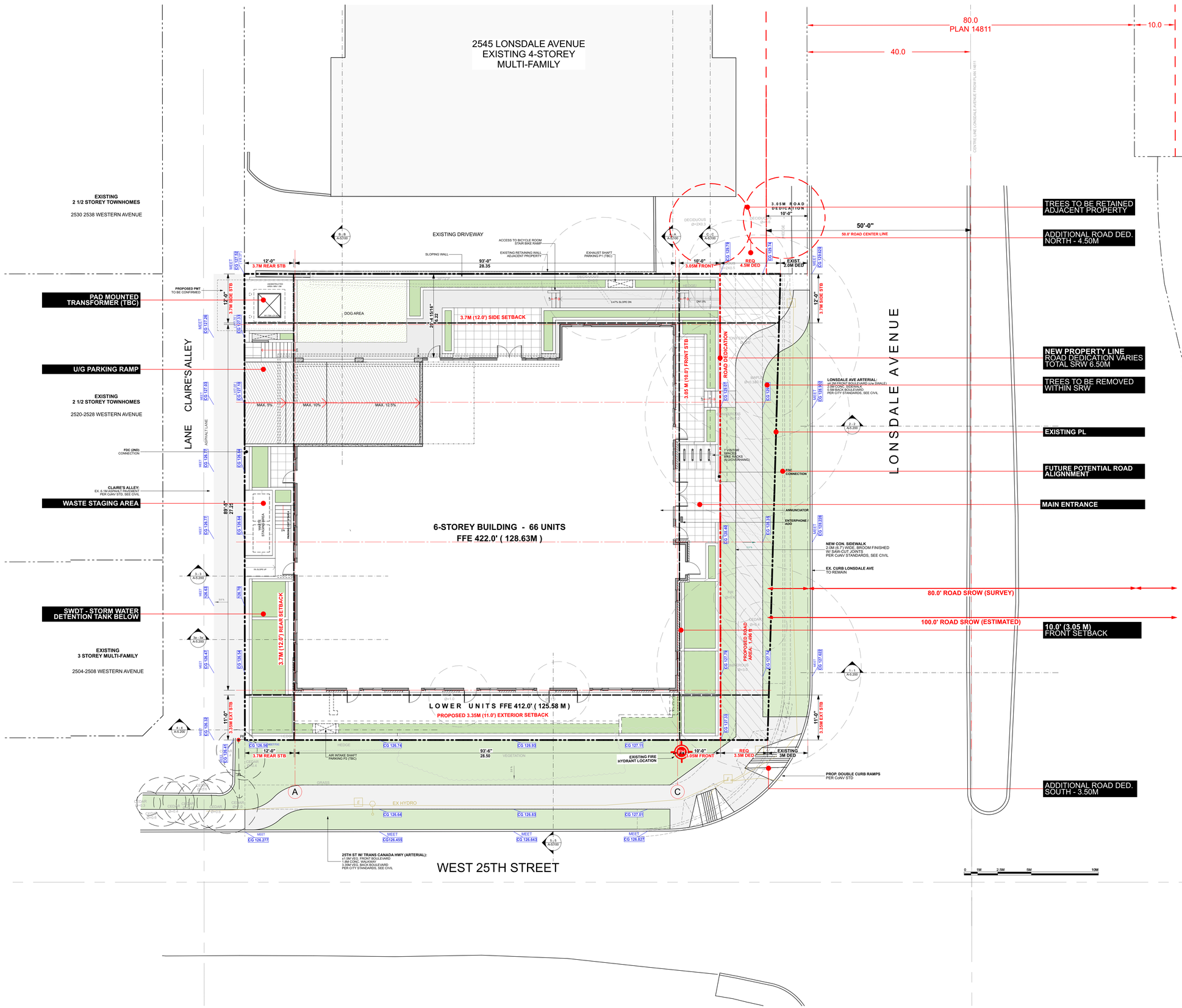
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SURVEY REFERENCE

24671	[PROJECT]
3/32" = 1'-0"	[SCALE]
AUG 29, 2025	[DATE]
2 - DP APPLICATION	[ISSUE]

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A-1.200



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[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]
AUG 29, 2025	[DATE]
2 - DP APPLICATION	[ISSUE]

[DRAWING]

A-1.300



P2 PARKING

WEST 25TH STREET

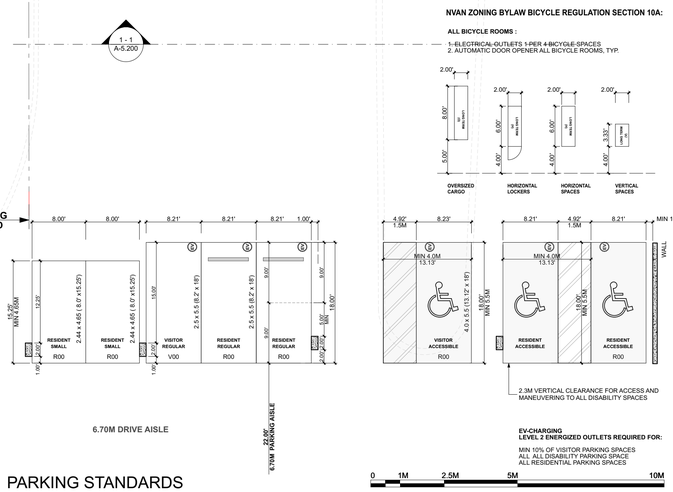
PARKING TOTAL			
	USE	TYPE	QUANTITY
PARKING STALLS, P1 PARKING			
	VISITOR	ACCESSIBLE	1
	VISITOR	REGULAR	5
			6
PARKING STALLS, P2 PARKING			
	RESIDENT	ACCESSIBLE	3
	RESIDENT	REGULAR	16
	RESIDENT	SMALL	10
			29
			35

BICYCLES SUMMARY			
LEVEL		TYPE	QUANTITY
1ST LEVEL			
	BICYCLES	C	10
	BICYCLES	H	13
	BICYCLES	V	27
			50
P1 PARKING			
	BICYCLES	DS	21
	BICYCLES	V	12
			33
			83

REQUIRED BICYCLE SPACES / 66 UNITS = 99

PROVIDED DOUBLE STACKER 21 X2 - 42
BICYCLE SPACES - 62
TOTAL PROVIDED - 104

PARKING STANDARDS



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.

EV-CHARGING
LEVEL 2 ENERGIZED OUTLETS REQUIRED FOR:

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

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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

[PROJECT] **24671**

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

[DATE] **AUG 29, 2025**

[ISSUE] **2 - DP APPLICATION**

[DRAWING]

A-2.000

P1 PARKING

WEST 25TH STREET

LANE CLAIRE'S ALLEY

LONSDALE AVENUE

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

25TH ST W/ TRANS CANADA HWY (ARTERIAL):
±1.5M VEG. FRONT BOULEVARD
1.8M CONC. WALKWAY
3.35M VEG. BACK BOULEVARD
PER CITY STANDARDS, SEE CIVIL

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

EXISTING TREES ON ADJACENT PROPERTY TO BE RETAINED
TPZ SEE ARBORIST

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

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

P1 - VISITOR PARKING
REQUIRED PARKING SPACES - 6

REQUIRED TOTAL SPACES - 40
PROVIDED TOTAL SPACES - 35
(INCLUDING VISITOR - 6)

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	3	ACCESSIBLE
	P2 PARKING	RESIDENT	10	SMALL
	P2 PARKING	RESIDENT	16	REGULAR
				29
				35

0 1M 2.5M 5M 10M

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2025-08-29
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]
AUG 29, 2025	[DATE]
2 - DP APPLICATION	[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

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

LANE CLAIRE'S ALLEY

ASPHALT LANE

FDC (2ND)
CONNECTION

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

3.0M SETBACK
FROM OVERHEAD
HYDRO SERVICES
(TBC BY SURVEY)

3.0 M HIGH VOLTAGE OVERHEAD LINES

MH TO MH: 108.74
STORM LINE
99.17

ABND SAN c/o 4.42m± EPL

EXISTING DRIVEWAY

ACCESS TO BICYCLE ROOM
STAIR BIKE RAMP

EXISTING RETAINING WALL
ADJACENT PROPERTY

SLOPING WALL

EXHAUST SHAFT
PARKING P1 (TBC)

EX. UNKN SAN SRVC

MH STORM

B - B
A-5.100

A - A
A-5.100

C - C
A-5.100

EG. 418.38' (127.6M)

EG. 424.96' (129.6M)

93.00'
28.35
A-4.000

12.00'
3.7M REAR STB

10.00'
3.05M FRONT

REQ
4.5M DED

EXIST.
2.0M DED

3.05M ROAD
DEDICATION
10.00'

50.00'

50.0' ROAD CENTER LINE

ADDITIONAL ROAD DED. - 4.50M

EXISTING TREES ON ADJACENT
PROPERTY TO BE RETAINED
TPZ SEE ARBORIST

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

PROPOSED PMT
TO BE CONFIRMED

12.00'
3.7M SIDE STB

UNOBSTRUCTED
AREA MIN 1.0M

MH STORM

P2 PARKING EXHAUST
SIDE OPENING

DOG AREA

PATIO

20.41'
6.22

3.47% SLOPE DN

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

MAX. 5%
416.50'
MAX. 10%
415.50'
MAX. 12.5%

AMENITY
MULTI-PURPOSE
593.65 sq ft

UWC
64.16 sq ft

10 CARGO BICYCLE SPACES

BICYCLE RM
01
692.24 sq ft

BICYCLE RM
02
307.77 sq ft

32 BICYCLE SPACES

18 BICYCLE SPACES

MASTER
BEDROOM

BATH

BED 1

BED 2

KITCHEN

E-01
1 BED
890.92 sq ft

LIVING

DINING

PATIO

AMENITY
172.82 sq ft

LOUNGE
AREA

7 VISITOR
SPACES
BIKE RACKS
(6 U/OVERHANG)

LOBBY
414.66 sq ft

FFE 422.00'

MAIL BOXES

ANNUNCIATOR

ELEV
74.92 sq ft

ELEV
74.92 sq ft

STAIR 02
120.33 sq ft

STAIR 03
164.21 sq ft

STAIR 01
229.96 sq ft

ELEC. CL
7.0' x 3.0'

B-04
1 BED
416.63 sq ft

BEDROOM

BATH

LIVING

KITCHEN

WASTE
STAGING AREA

PARKING EXIT/ENTRY

EXIT

C-01
2 BED
693.91 sq ft

A-02
STUDIO
418.50 sq ft

A-03
STUDIO
408.33 sq ft

C-02
2 BED-ADL2
776.01 sq ft

BALCONY

CSA B651-18 5.1.1(e): ACCESSIBLE ROUTS WIDTH
1700MM X1700MM AT MAX 30M INTERVALS

DOOR GLAZING AREA MIN 105F
RATED GLAZING (TPG)

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

LONSDALE AVENUE

CENTRE LINE

SANITARY LINE
MH TO MH: 216.88

10.0' (3.05 M)
FRONT SETBACK

EXISTING PL

FUTURE POTENTIAL ROAD
ALIGNMENT

MAIN ENTRANCE

FDC
CONNECTION

ANNUNCIATOR

ENTERPHONE /
ADO

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

80.0' ROAD SROW (SURVEY)

100.0' ROAD SROW (ESTIMATED)

PROPOSED ROAD
AREA: 1,496 ft

PROP. DOUBLE CURB RAMPS
PER CoNV STD

ADDITIONAL ROAD DED. - 3.50M

EG. 415.14' (126.53M)

11.00'
3.35M EXT STB

EG. 417.68' (127.3M)

EXISTING
3M DED

EXISTING FIRE
HYDRANT LOCATION

10.00'
3.05M FRONT

REQ
3.5M DED

12.00'
3.7M REAR STB

93.50'
28.50

AIR INTAKE SHAFT
PARKING P2 (TBC)

150Ø PVC SAN @ 1.48% c/o 2.8m± NPL

HEDGE

VEGETATION

GRASS

CEDAR Ø=0.4

CEDAR Ø=0.6

CEDAR Ø=0.8

CEDAR Ø=0.9

MAPLE Ø=0.380

CONIFEROUS Ø=3.0

CONIFEROUS Ø=2X0.3

DECIDUOUS Ø=2X0.3

DECIDUOUS Ø=0.6

MH STORM

CB

E INV EL413.01
Ø0.50 PVC

SAN MH

SANITARY LINE
MH TO MH: 16.01

2503 CAP

2500 VC SAN @ 7.33% c/o 20.7m± NPL

1ST LEVEL

WEST 25TH STREET

25TH ST W/ TRANS CANADA HWY (ARTERIAL):
±1.5M VEG. FRONT BOULEVARD
1.8M CONC. WALKWAY
3.35M VEG. BACK BOULEVARD
PER CITY STANDARDS, SEE CIVIL

0 1M 2.5M 5M 10M

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2025-08-29
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

24671 [PROJECT]

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

AUG 29, 2025 [DATE]

2 - DP APPLICATION [ISSUE]

[DRAWING]

A-2.100



2ND LEVEL

0 1M 2.5M 5M 10M

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CASCADIA GREEN DEVELOPMENT

[PROJECT]

MULTI-FAMILY RENTAL DEV.

2525 LONSDALE AVENUE
NORTH VANCOUVER, BC

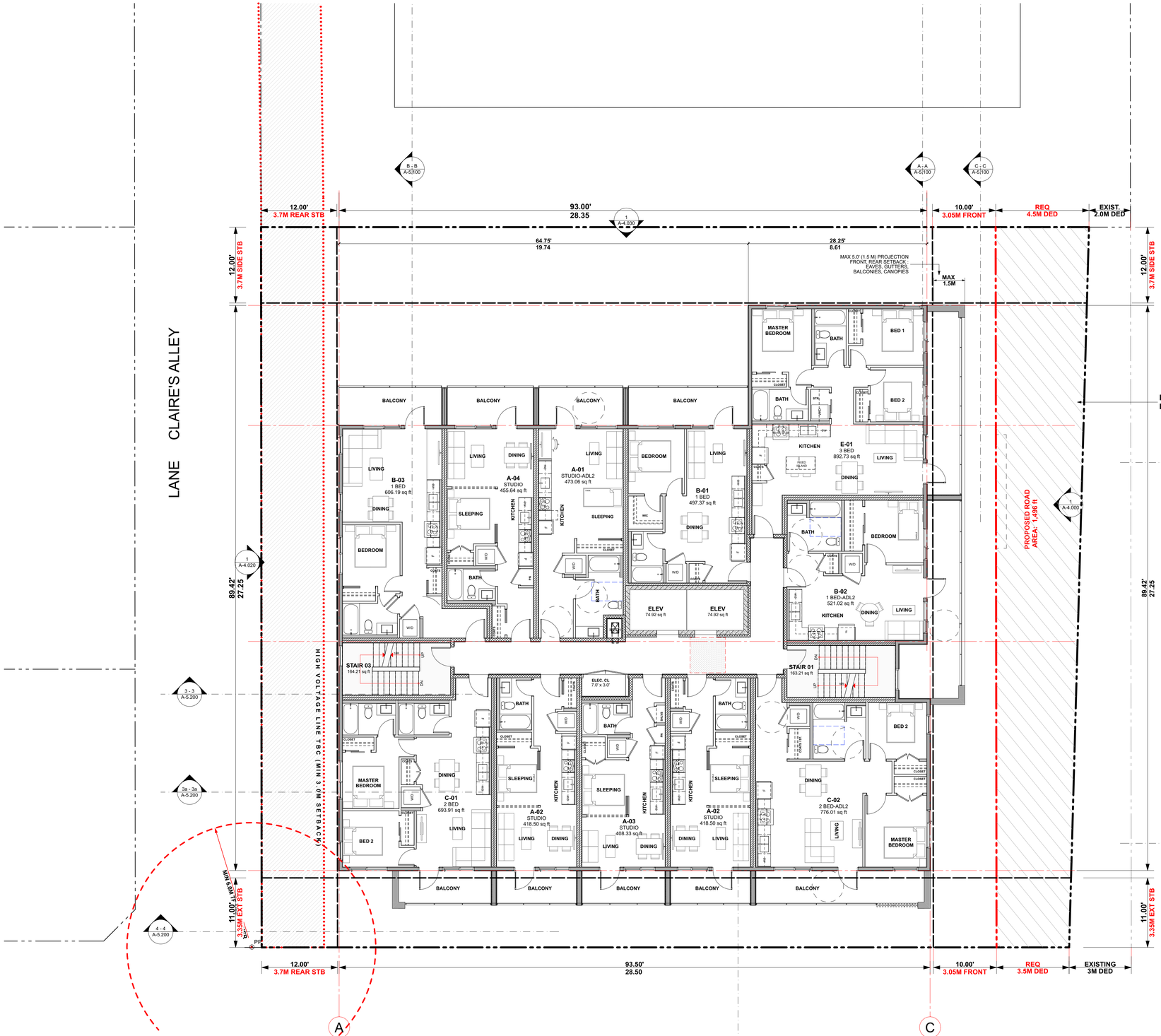
[TITLE]

2ND LEVEL

24671	[PROJECT]
1/8" = 1'-0"	[SCALE]
AUG 29, 2025	[DATE]
2 - DP APPLICATION	[ISSUE]

[DRAWING]

A-2.200



3RD LEVEL

0 1M 2.5M 5M 10M

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[PROJECT]

MULTI-FAMILY RENTAL DEV.

2525 LONSDALE AVENUE
NORTH VANCOUVER, BC

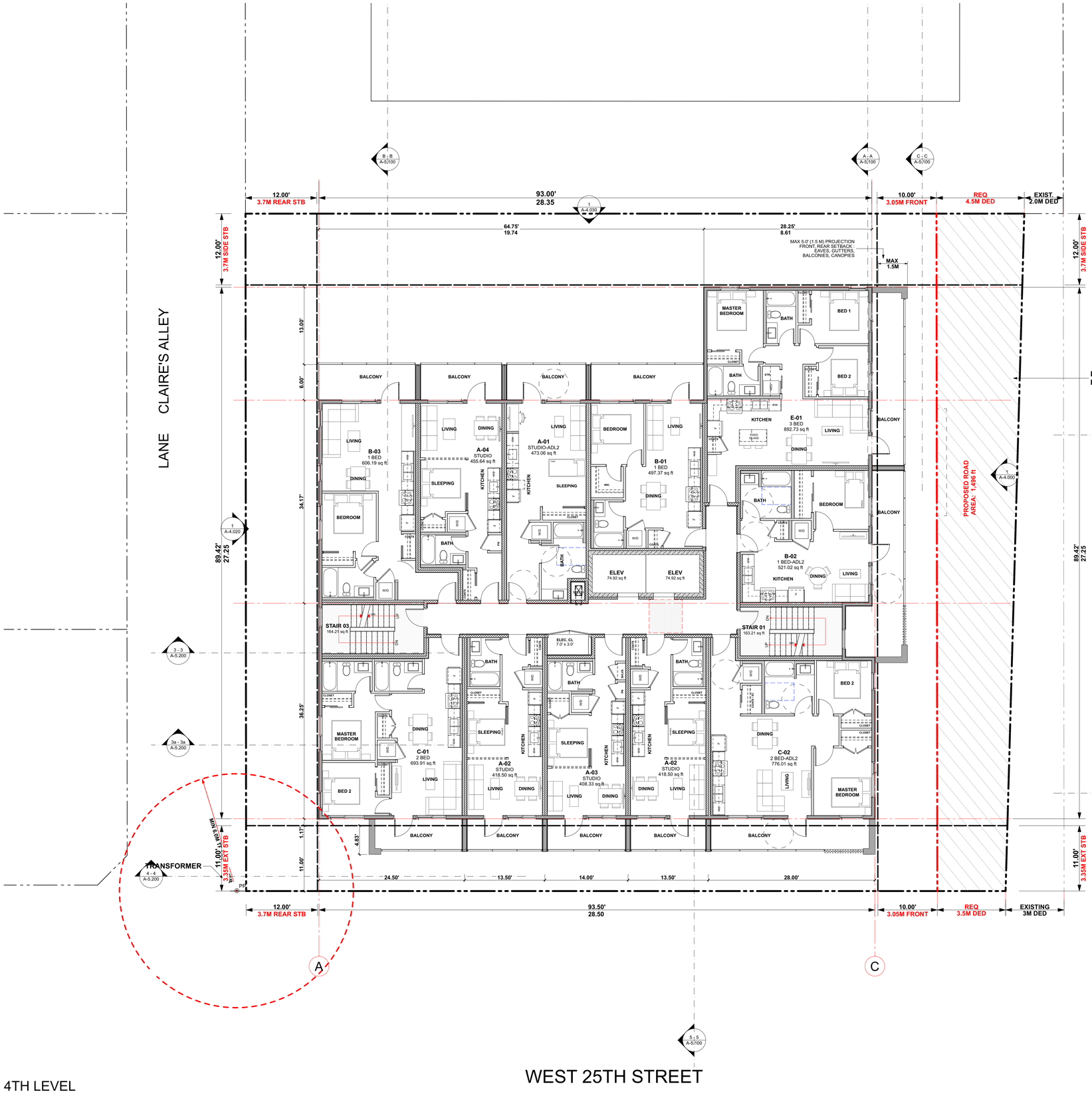
[TITLE]

3RD LEVEL

24671	[PROJECT]
1/8" = 1'-0"	[SCALE]
AUG 29, 2025	[DATE]
2 - DP APPLICATION	[ISSUE]

[DRAWING]

A-2.300



4TH LEVEL

0 1M 2.5M 5M 10M

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[CLIENT]

CASCADIA GREEN DEVELOPMENT

[PROJECT]

MULTI-FAMILY RENTAL DEV.

2525 LONSDALE AVENUE
NORTH VANCOUVER, BC

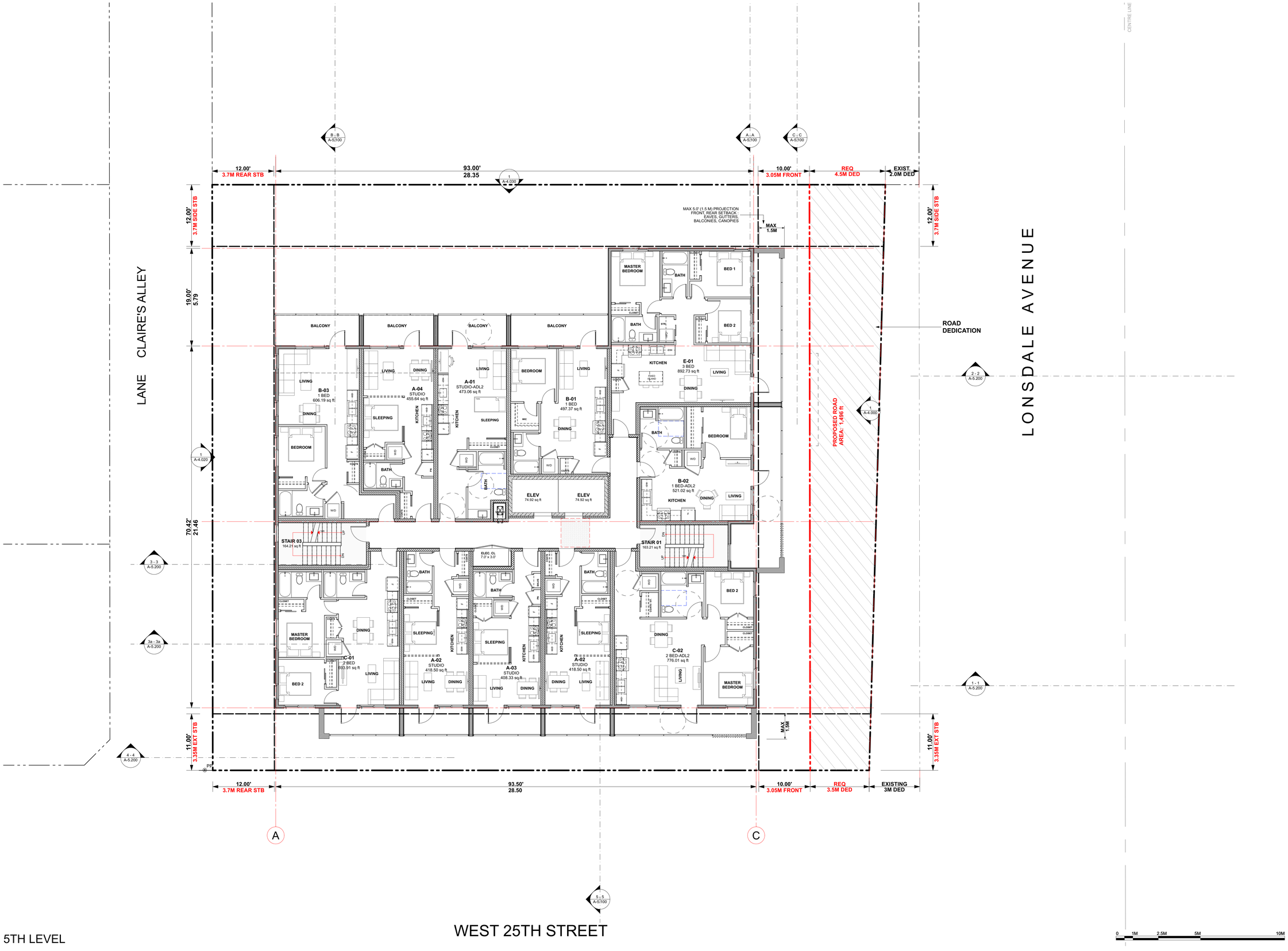
[TITLE]

4TH LEVEL

24671	[PROJECT]
1/8" = 1'-0"	[SCALE]
AUG 29, 2025	[DATE]
2 - DP APPLICATION	[ISSUE]

[DRAWING]

A-2.400



5TH LEVEL

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CASCADIA Green Development

[CLIENT]

CASCADIA GREEN DEVELOPMENT

[PROJECT]

MULTI-FAMILY RENTAL DEV.

2525 LONSDALE AVENUE
NORTH VANCOUVER, BC

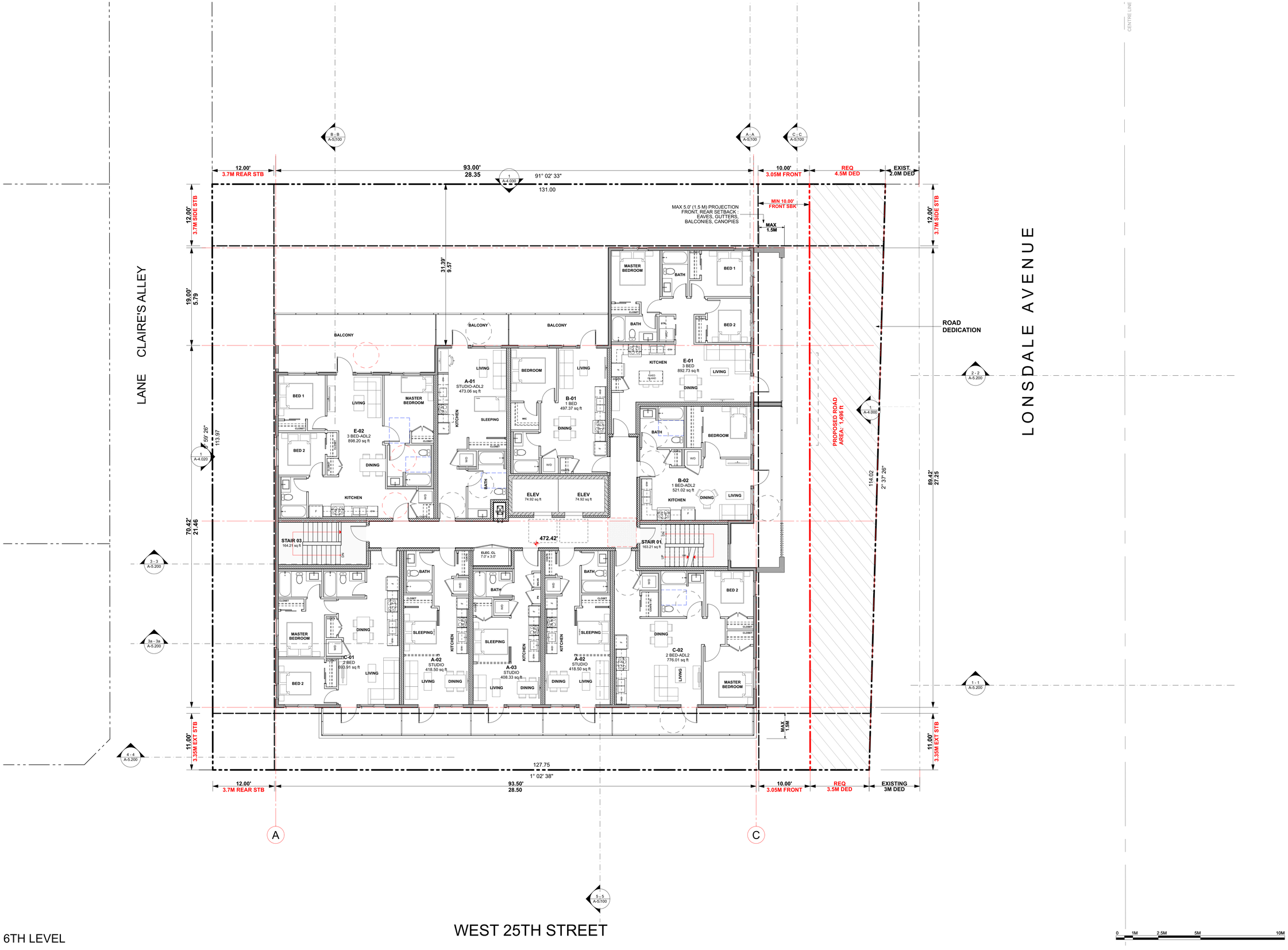
[TITLE]

5TH LEVEL

24671	[PROJECT]
1/8" = 1'-0"	[SCALE]
AUG 29, 2025	[DATE]
2 - DP APPLICATION	[ISSUE]

[DRAWING]

A-2.500



6TH LEVEL

0 1M 2.5M 5M 10M

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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]
AUG 29, 2025	[DATE]
2 - DP APPLICATION	[ISSUE]

[DRAWING]

A-2.600

LANE CLAIRE'S ALLEY

LONSDALE AVENUE

CENTRE LINE

B - B
A-5.100

A - A
A-5.100

C - C
A-5.100

12.00'
3.7M REAR STB

93.50'
28.50
A-4.020

10.00'
3.05M FRONT

REQ
4.5M DED

EXIST.
2.0M DED

12.00'
3.7M SIDE STB

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

MAX
1.5M

12.00'
3.7M SIDE STB

23.58'
7.19

FLAT ROOF

PROPOSED ROAD
AREA: 1,496 ft

1
A-4.000

1
A-4.020

89.42'
27.25

3.00'

MUA MECHANICAL
EQUIPMENT 48W x L96 x 60 H

4.00'

37.50 sq ft

37.50 sq ft

36" MAINTENANCE
ACCESS GATE

ELEV
74.92 sq ft

ELEV
74.92 sq ft

URBAN PLOTS

4.00'

37.50 sq ft

37.50 sq ft

TD EXIT: 61.71' - 25M (82')

POTTED BENCH SEATING BELOW (TOUCH)

18.85 sq ft

483.50'

3.00'

75

4.00'

37.50 sq ft

37.50 sq ft

COUNTER SEATING BELOW

26.25 sq ft

EXIT

ROOF OVERHANG

44.92'
13.69

27.50 sq ft

OUTDOOR
DINING

PLAY AREA / EXERCISE
455.19 sq ft

PLAY

61.36 sq ft

27.50 sq ft

24" HIGH PREFABRICATED
MODULAR PLANTERS

24X24 HYDRAPRESSED
SLAB PAVERS TYP.

LOUNGE SEATING

TD EXIT: 60.34' - 25M (82')

OL = MAX 200m2 (2,152m2)
NET OUTDOOR AMENITY
2,045.73 sq ft

GROSS OUTDOOR AMENITY
2,434.39 sq ft

2.00'
0.61

3.00'
0.91

69.00'
21.03

3.05'
0.93

11.00'
3.35M EXT STB

42" HIGH GUARDRAIL
ALUMINUM /GLASS PANELS

12.00'
3.7M REAR STB

93.50'
28.50

10.00'
3.05M FRONT

REQ
3.5M DED

EXISTING
3M DED

3 - 3
A-5.200

3a - 3a
A-5.200

4 - 4
A-5.200

2 - 2
A-5.200

1 - 1
A-5.200

5 - 5
A-5.100

A

C

BCBC 2024 ROOF DECK AREA
OL:60 PERS.
EC: 60PERS. SINGLE EXIT

AMENITY:
OL = NET AREA MAX NET AREA 200 M2 /1.85 = 109 PERS.

A SIGN FOR MAX OL OF 60 PERS. WILL BE POSTED
PER PER 3.1.17.1(2)

EC= 137 PERS.

ROOF LEVEL

WEST 25TH STREET

0 1M 2.5M 5M 10M

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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]

ROOF LEVEL OUTDOOR AMENITY

[PROJECT] 24671

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

[DATE] AUG 29, 2025

[ISSUE] 2 - DP APPLICATION

[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 streets/sidewalks	Ramps provided at all main building entrances from streets/sidewalks	Ramps provided at all main building entrances from streets/sidewalks
BUILDING ACCESS		Unobstructed internal access: - 1700mm clear wall space adjacent to door latch; - garbage and recycling receptacles and - no stairs within building circulation corridors on residential levels - accessible storage lockers for each unit	Unobstructed internal access: - 1700mm clear wall space adjacent to door latch; - garbage and recycling receptacles and - 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
BUILDING ACCESS	Disability Parking provided in accordance with Zoning bylaw Figure 9-A as attached	Disability Parking provided in accordance with Zoning bylaw Figure 9-A as attached	Disability Parking provided in accordance with Zoning bylaw Figure 9-A as attached
BUILDING ACCESS	Push thresholds throughout the building	Push thresholds throughout the building doors	Push thresholds throughout the building doors
BUILDING ACCESS	Flush thresholds throughout the building (maximum ¼" 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
July 2005

DESIGN ELEMENTS

COMMON AREAS		Accessible mailboxes for all A2/ Level 2 units, and 5' or 1520mm turning radius in front *	Accessible mailboxes for all A2/ Level 2 units, and 5' or 1520mm 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 1520mm turning radius inside and outside the entry corridor of each dwelling unit *	Provide 5' or 1520mm 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 latches for all doors (powder room, closet, pocket doors acceptable for bathrooms and bedrooms)*	Provide wiring for an automatic door opener for one bedroom, connected to fire alarm system Provide 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 1520mm turning radius on patio / balcony	Provide 5' or 1520mm 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 cooktop and wall oven
KITCHEN			Provide minimum 2'-0" or 810mm wide undercounter workspace
KITCHEN			Lower edge of upper cupboards 4'6" or 1360mm above floor

* Illustrations available
** Options considered

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 length) *	Toilet located adjacent to wall (min 4'6" or 1370mm length) *
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'-0" or 810mm wide *
MIN. ONE BATHROOM			Provide for the possible future installation of an accessible shower stall measuring 3'-0" x 3'-0" or 915mm x 1500mm - refer to the 1998 BC Building Access Handbook for details
MIN. ONE BEDROOM			Provide minimum 4' or 1220mm turning room between closet and opposite wall *
MIN. ONE BEDROOM			Provide 3' or 915mm access to window opening *
LAUNDRY FACILITIES			Provide front loading side-by-side washer / dryer with front controls *
LAUNDRY FACILITIES			4' or 1220mm maneuvering space in front of washer / dryer

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	Recessed finish on building entry flooring (provide flooring samples)	Recessed finish on building entry flooring (provide flooring samples)	Recessed finish on building entry flooring (provide flooring samples)
BASIC	Except for pocket doors, sliding doors, or doors with self-closing devices, all door handles are required on all doors (provide notation on door schedule)	Except for pocket doors, sliding doors, or doors with self-closing devices, all door handles are required on all doors (provide notation on door schedule)	Except for pocket doors, sliding doors, or doors with self-closing devices, 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
LAUNDRY ROOMS / AMENITY 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 sleds/bolts placed immediately above or below	Door handle at 40" or 1000mm above the floor, with sleds/bolts 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 flooring finish	Slip resistant flooring finish
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 outlet in each unit are located no higher than 48" or 1170mm above finished floor	Switches, controls, thermostats and the highest electrical outlet in each unit are located no 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 6' or 1800mm of each window	Within suites a duplex outlet is required within 6' or 1800mm of each window	Within suites a duplex outlet is required within 6' or 1800mm of each window
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, over-counter work areas in addition to general overhead lighting	Task lighting of at least 100 lux level at sink, over-counter 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 pull-out pantry 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 *	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	Pressure balanced tub / shower valves
MIN. ONE BATHROOM		Provision in water supply and drain to allow for future 16" (405mm) drop in vanity height (offset plumbing)	Provision in water supply and drain to allow for future 16" (405mm) 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

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

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

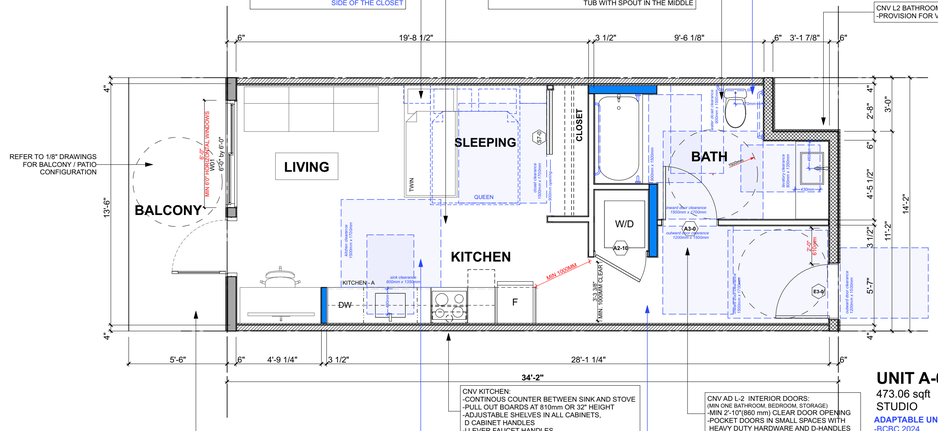
BCBC 2024 | BATHROOM:
-900MM CLEAR SPACE THE LENGTH OF THE BATHTUB
-CENTRE LINE OF LAVATORY AND SIDE WALL NOT LESS THAN 460MM
-CLEAR FLOOR SPACE OF 800MM BY 1350MM FOR LAVATORY
-ADJACENT TRANSFER SPACE ALONG WATER CLOSET OF 1500MM BY 900MM

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

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 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

CNV L2 BATHROOM:
-PROVISION FOR VANITY SINK REMOVAL



UNIT A-01
473.06 sqft
STUDIO
ADAPTABLE UNIT:
-BCBC 2024
-CNV LEVEL 2

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

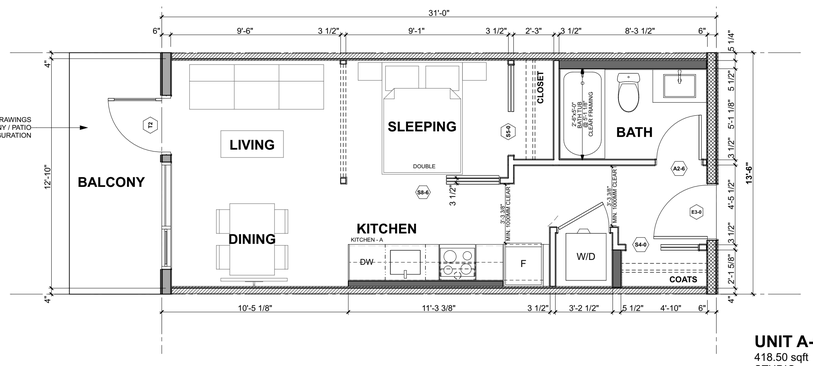
BCBC 2024 | KITCHEN:
-CLEAR FLOOR SPACE OF 1700MM BY 1500MM
- CONTINUOUS COUNTER BETWEEN COOKTOP AND SINK

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

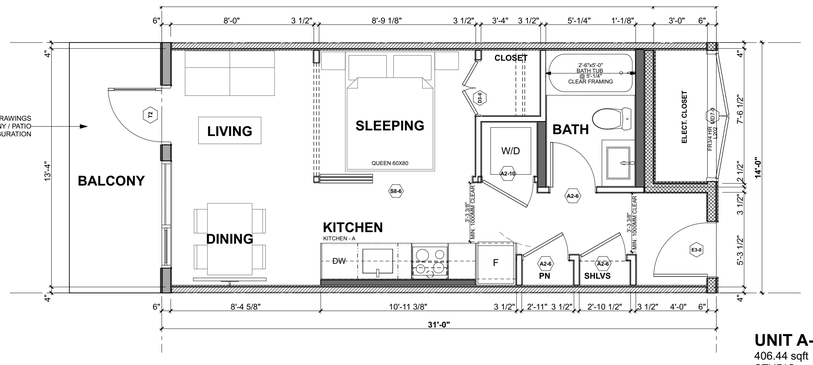
CNV AD L-2 INTERIOR DOORS:
(MIN ONE BATHROOM, BEDROOM, STORAGE)
-MIN 2'-10"(860 mm) CLEAR DOOR OPENING
-POCKET DOORS IN SMALL SPACES WITH HEAVY DUTY HARDWARE AND D-HANDLES

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

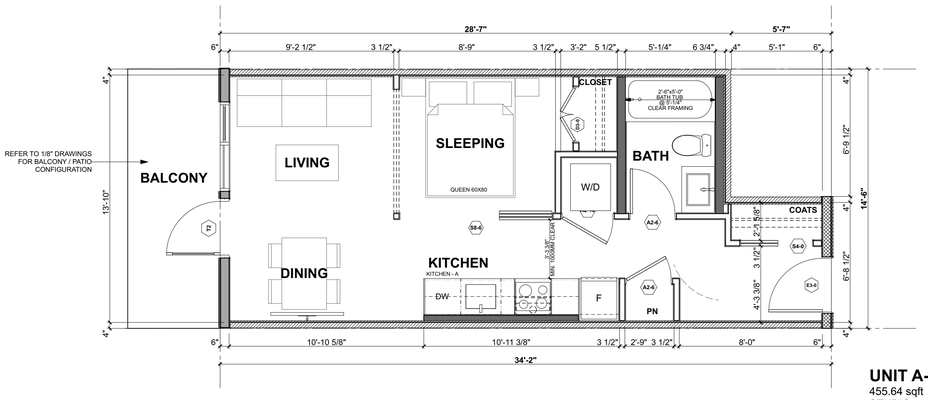




UNIT A-02
418.50 sqft
STUDIO



UNIT A-03
406.44 sqft
STUDIO



UNIT A-04
455.64 sqft
STUDIO

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[PROJECT TEAM]

REGISTERED ARCHITECT
SHAMUS F SACHS
2025-08-29
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]

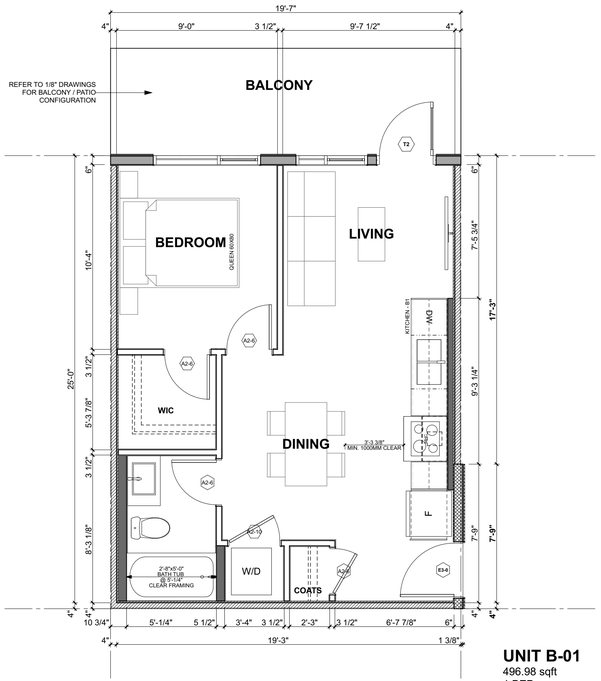
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AUG 29, 2025 [DATE]

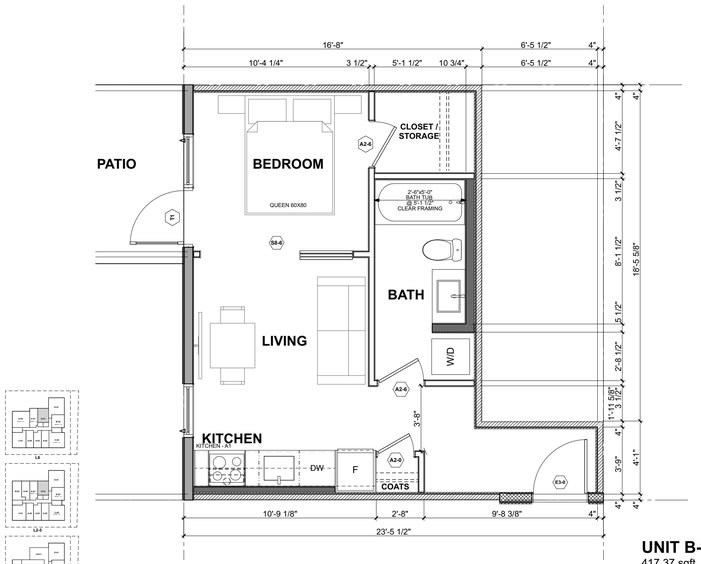
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[DRAWING]

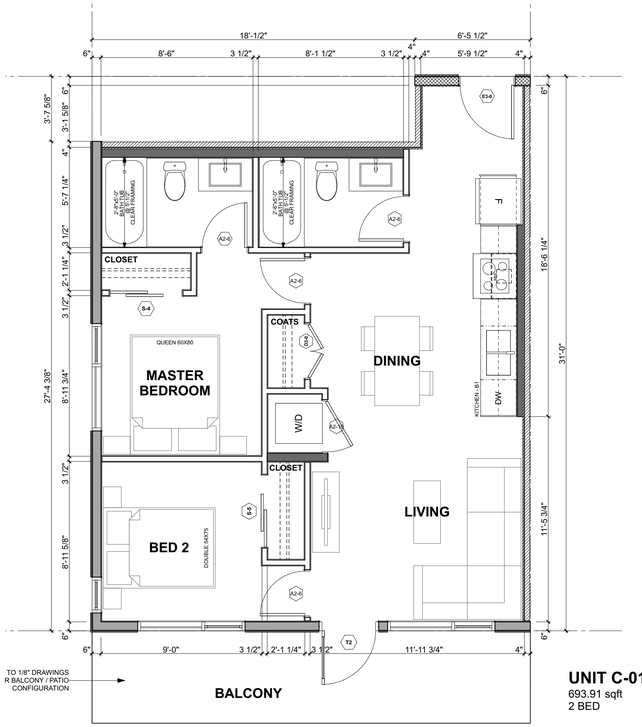
A-3.101



UNIT B-01
496.98 sqft
1 BED

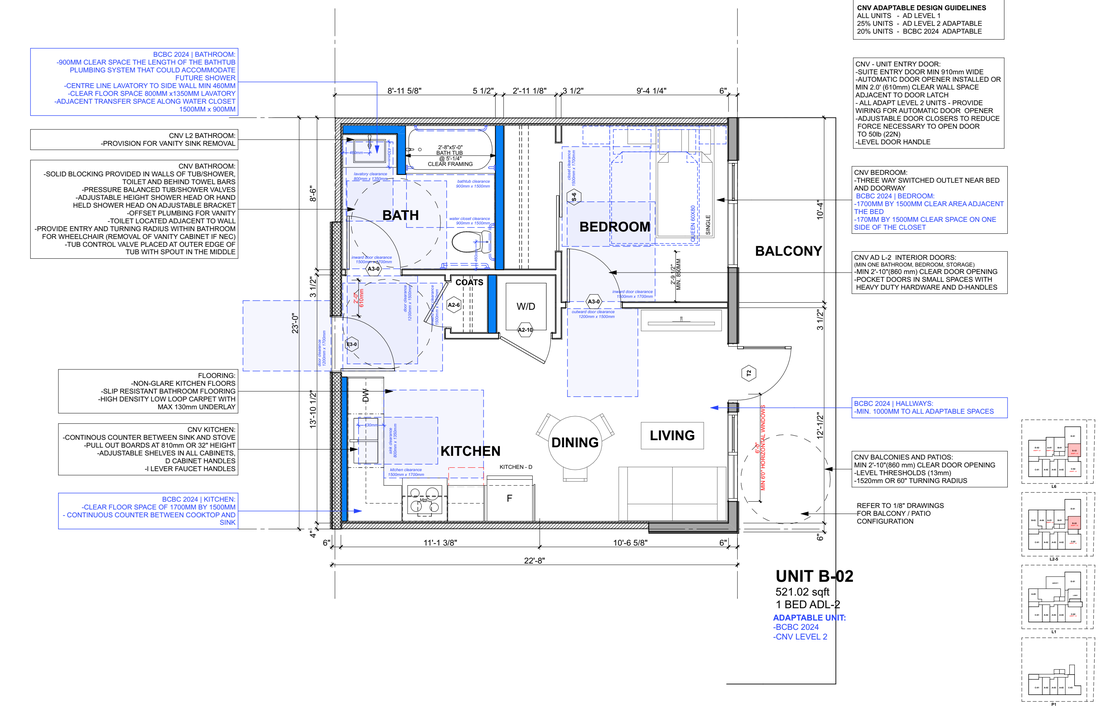


UNIT B-04
417.37 sqft
1 BED



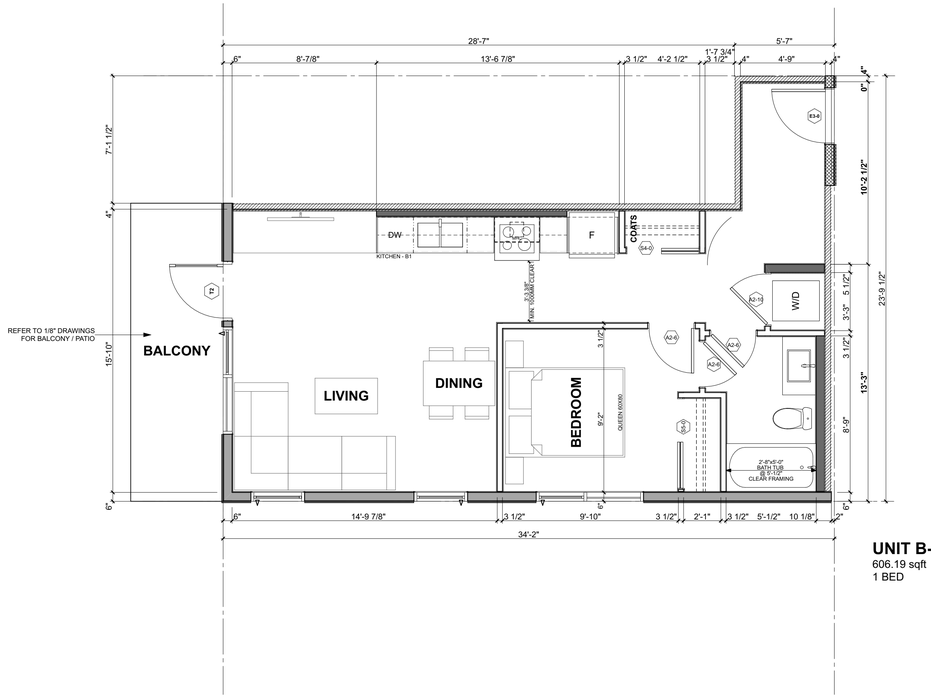
TO 1/8" DRAWINGS R BALCONY / PATIO CONFIGURATION

UNIT C-01
693.91 sqft
2 BED



UNIT B-02
521.02 sqft
1 BED ADL-2

ADAPTABLE UNIT:
-BCBC 2024
-CNV LEVEL 2



UNIT B-03
606.19 sqft
1 BED

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[PROJECT TEAM]

REGISTERED ARCHITECT SHAMUS F. SACKS BRITISH COLUMBIA
2025-08-29

[ARCHITECT SEAL]

CASCADIA Green Development

[CLIENT]

CASCADIA GREEN DEVELOPMENT

[PROJECT]

MULTI-FAMILY RENTAL DEV.

2525 LONSDALE AVENUE
NORTH VANCOUVER, BC

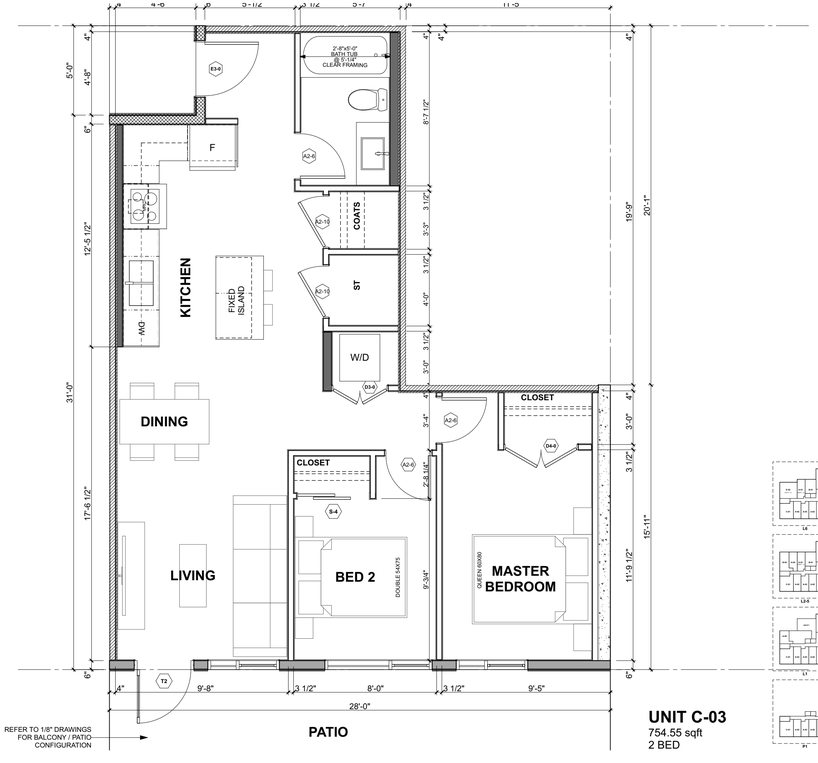
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UNIT PLANS

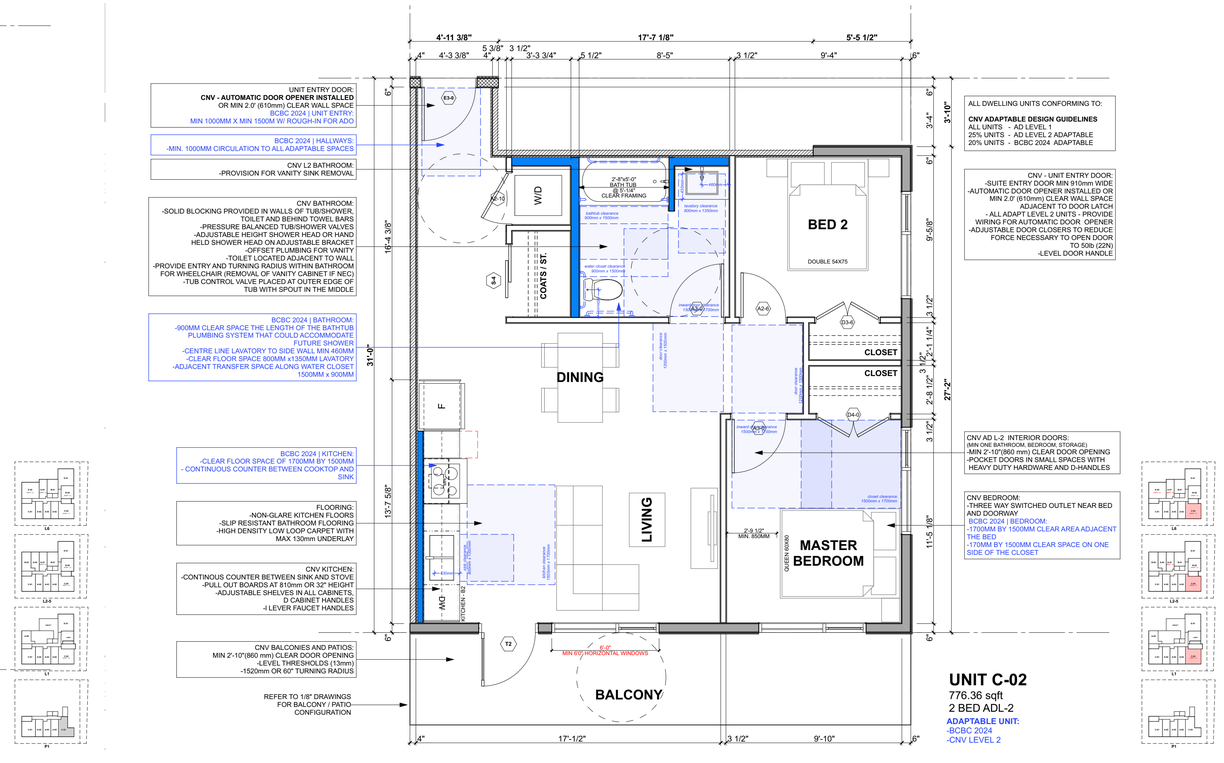
24671	[PROJECT]
	[SCALE]
AUG 29, 2025	[DATE]
2 - DP APPLICATION	[ISSUE]

[DRAWING]

A-3.102

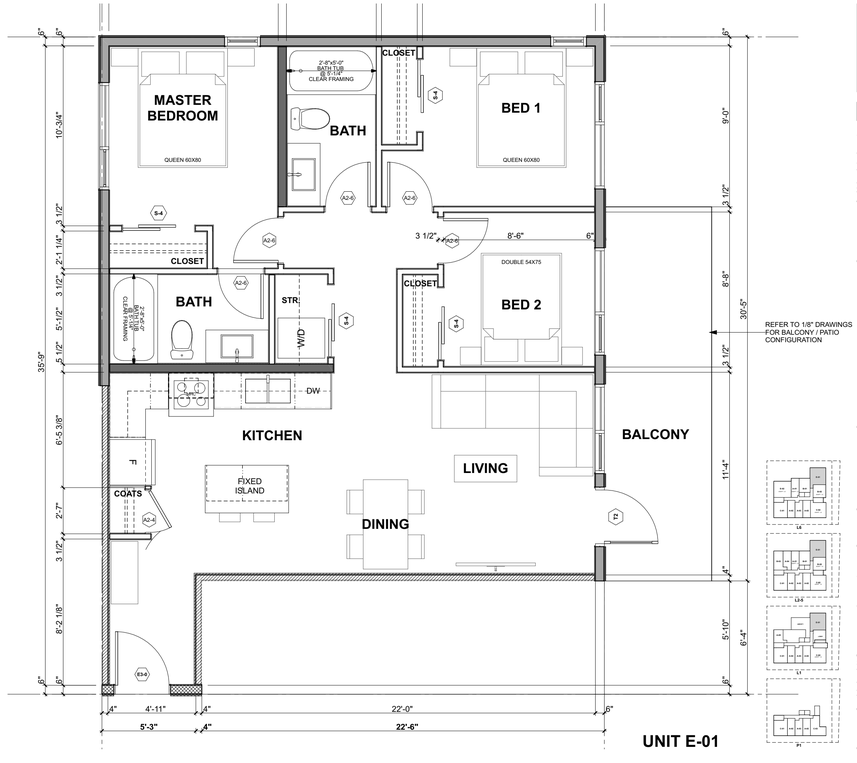


UNIT C-03
754.55 sqft
2 BED

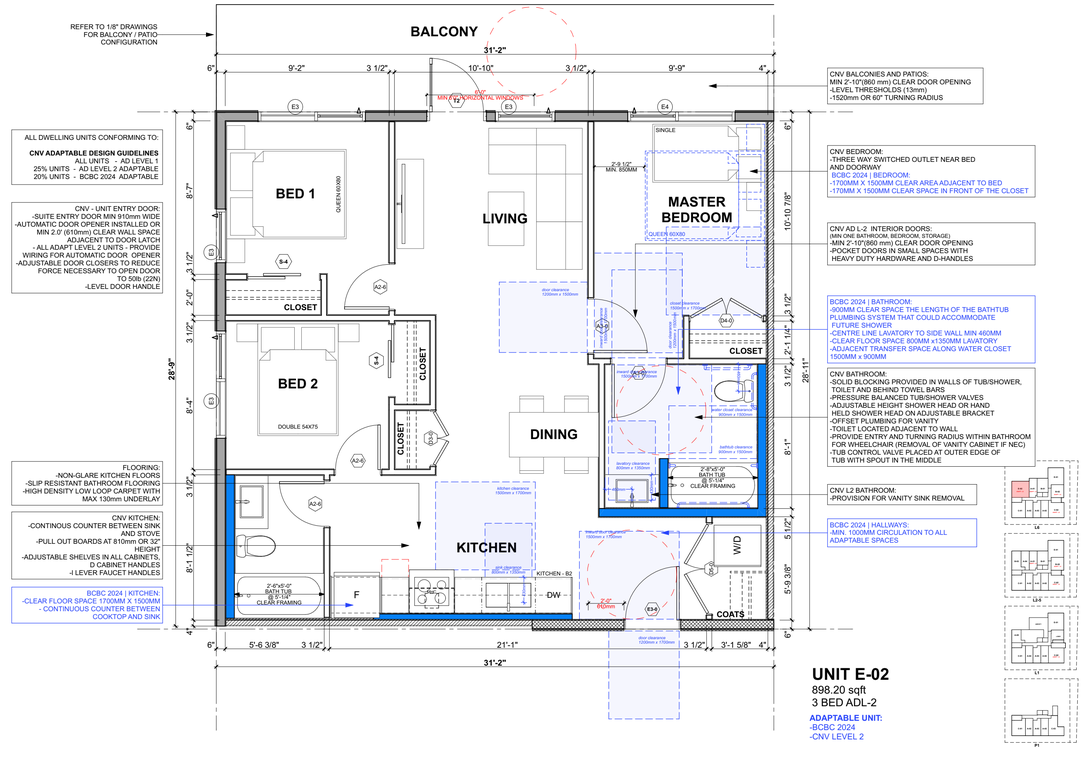


UNIT C-02
776.36 sqft
2 BED ADL-2

ADAPTABLE UNIT:
-BCBC 2024
-CNV LEVEL 2



UNIT E-01



UNIT E-02
898.20 sqft
3 BED ADL-2

ADAPTABLE UNIT:
-BCBC 2024
-CNV LEVEL 2

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[PROJECT TEAM]

REGISTERED ARCHITECT JAMUS FRASER MACKAY BRITISH COLUMBIA
2025-08-29
[ARCHITECT SEAL]

CASCADIA Green Development
[CLIENT]
CASCADIA GREEN DEVELOPMENT

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

[TITLE]
UNIT PLANS

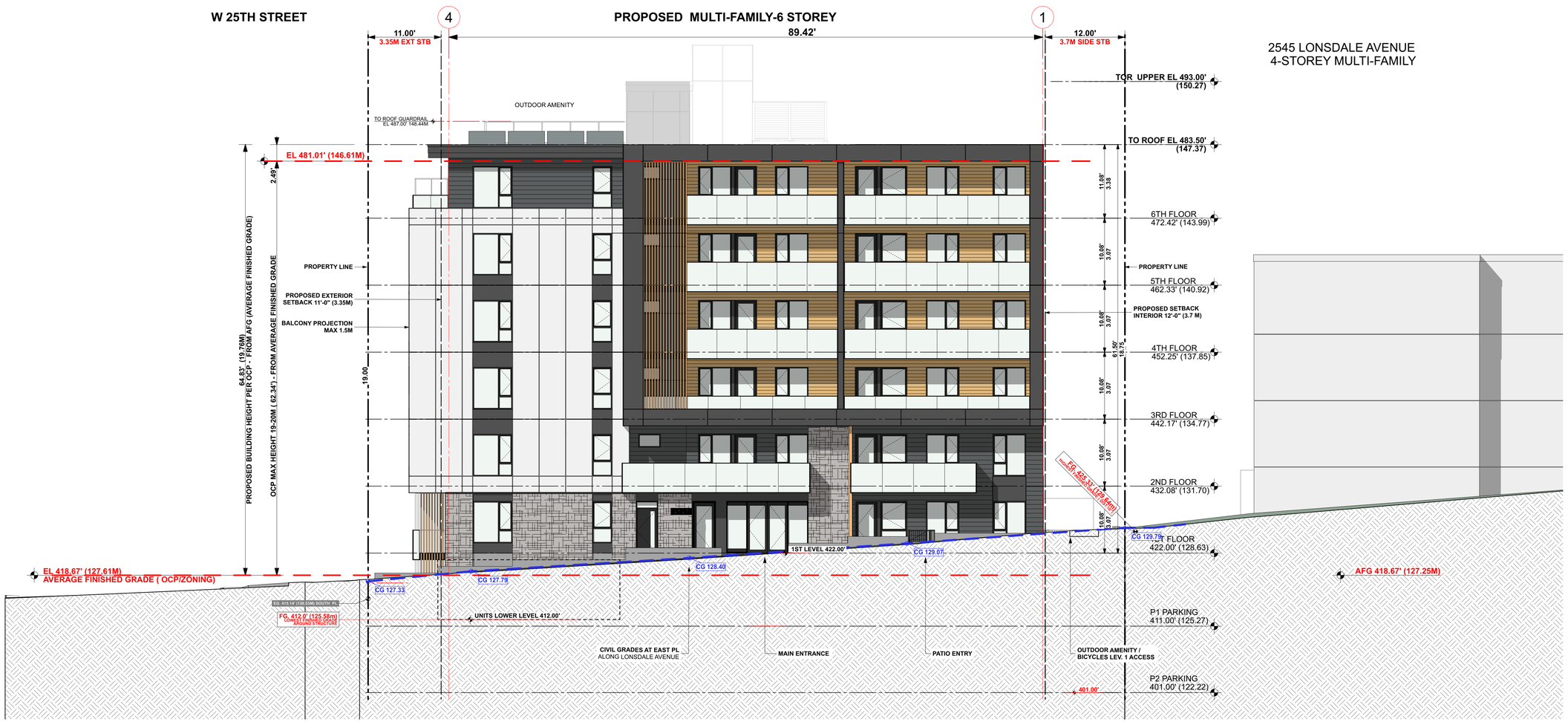
24671 [PROJECT]
[SCALE]
AUG 29, 2025 [DATE]
2 - DP APPLICATION [ISSUE]

[DRAWING]
A-3.103

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"

2545 LONSDALE AVENUE
4-STOREY MULTI-FAMILY

CALCULATION OF THE AVERAGE GRADE (BASED ON DEFINITION FINISHED GRADES):

HIGHEST FINISHED GRADE (WITHIN DIST.10') - NORTH EAST CORNER 425.33'
LOWEST FINISHED GRADE AROUND THE STRUCTURE - EAST-SOUTH PATIOS 412.00'

APPROXIMATE AVERAGE GRADE FOR HEIGHT CALCULATION 418.67' (127.61M)

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[PROJECT TEAM]

REGISTERED ARCHITECT
SHAMUS F SACHS
2025-08-29
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]
AUG 29, 2025	[DATE]
2 - DP APPLICATION	[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 GRADE (BASED ON DEFINITION FINISHED GRADES):

HIGHEST FINISHED GRADE (WITHIN DIST.10') - NORTH EAST CORNER 425.33'
LOWEST FINISHED GRADE AROUND THE STRUCTURE - EAST-SOUTH PATIOS 412.00'
APPROXIMATE AVERAGE GRADE FOR HEIGHT CALCULATION 418.67' (127.61M)

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[PROJECT TEAM]

REGISTERED ARCHITECT SHAMUS F SACHS 2025-08-29 BRITISH COLUMBIA

[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]
AUG 29, 2025	[DATE]
2 - DP APPLICATION	[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"

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[PROJECT TEAM]

REGISTERED ARCHITECT
SHAMUS F SAMS
2025-08-29
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]
AUG 29, 2025	[DATE]
2 - DP APPLICATION	[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"

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[PROJECT]

MULTI-FAMILY RENTAL DEV.

2525 LONSDALE AVENUE
NORTH VANCOUVER, BC

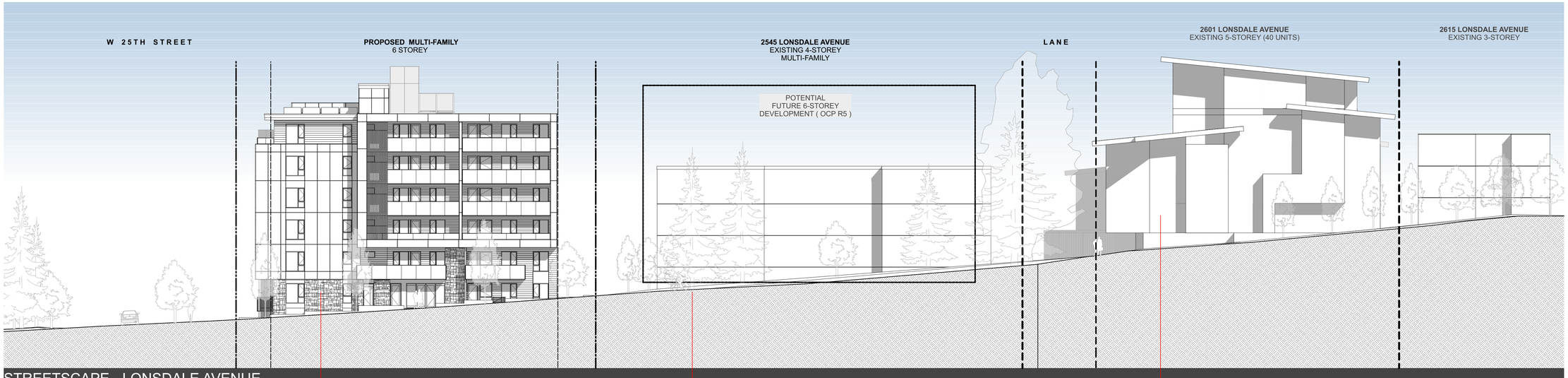
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NORTH ELEVATION - INTERIOR YARD

24671	[PROJECT]
1/8" = 1'-0"	[SCALE]
AUG 29, 2025	[DATE]
2 - DP APPLICATION	[ISSUE]

[DRAWING]

A-4.030



STREETSCAPE - LONSDALE AVENUE



PROPOSED 6-STOREY MULTI-FAMILY



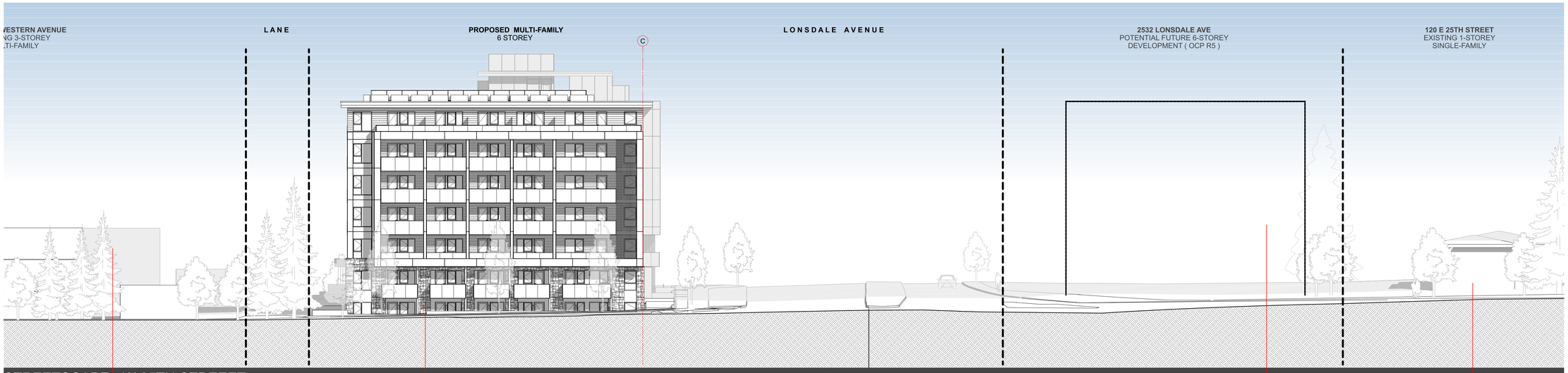
EXT. ADJACENT 4-STOREY BUILDING



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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2025-08-29
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[PROJECT]

MULTI-FAMILY RENTAL DEV.

2525 LONSDALE AVENUE
NORTH VANCOUVER, BC

[TITLE]

STREET ELEVATIONS

24671	[PROJECT]
1/16" = 1'-0"	[SCALE]
AUG 29, 2025	[DATE]
2 - DP APPLICATION	[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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[PROJECT TEAM]

REGISTERED ARCHITECT
SHAMUS F SACKS
2025-08-29
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]

MATERIAL BOARD

24671 [PROJECT]

[SCALE]

AUG 29, 2025 [DATE]

2 - DP APPLICATION [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
1.2	Charcoal	JamesHardie Panel	BM 1609, 'Temptation'	Hardie-Reveal Panel & matching Reveal Trims - smooth texture
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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 (Feature Element)

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[PROJECT TEAM]

REGISTERED ARCHITECT SHAMUS F SACHS 2025-08-29 BRITISH COLUMBIA

[ARCHITECT SEAL]

CASCADIA Green Development

[CLIENT]

CASCADIA GREEN DEVELOPMENT

[PROJECT]

MULTI-FAMILY RENTAL DEV.

2525 LONSDALE AVENUE
NORTH VANCOUVER, BC

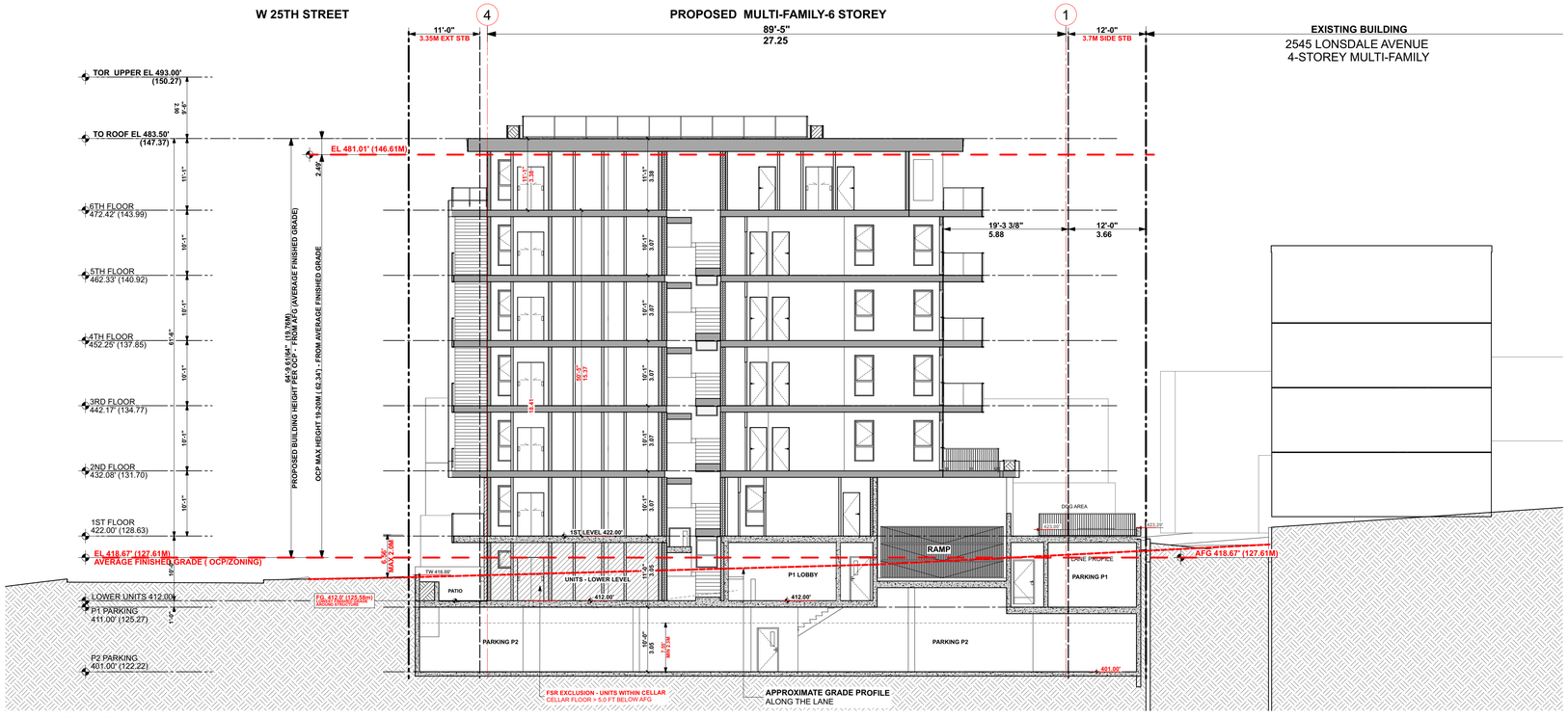
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MATERIAL BOARD

24671	[PROJECT]
	[SCALE]
AUG 29, 2025	[DATE]
2 - DP APPLICATION	[ISSUE]

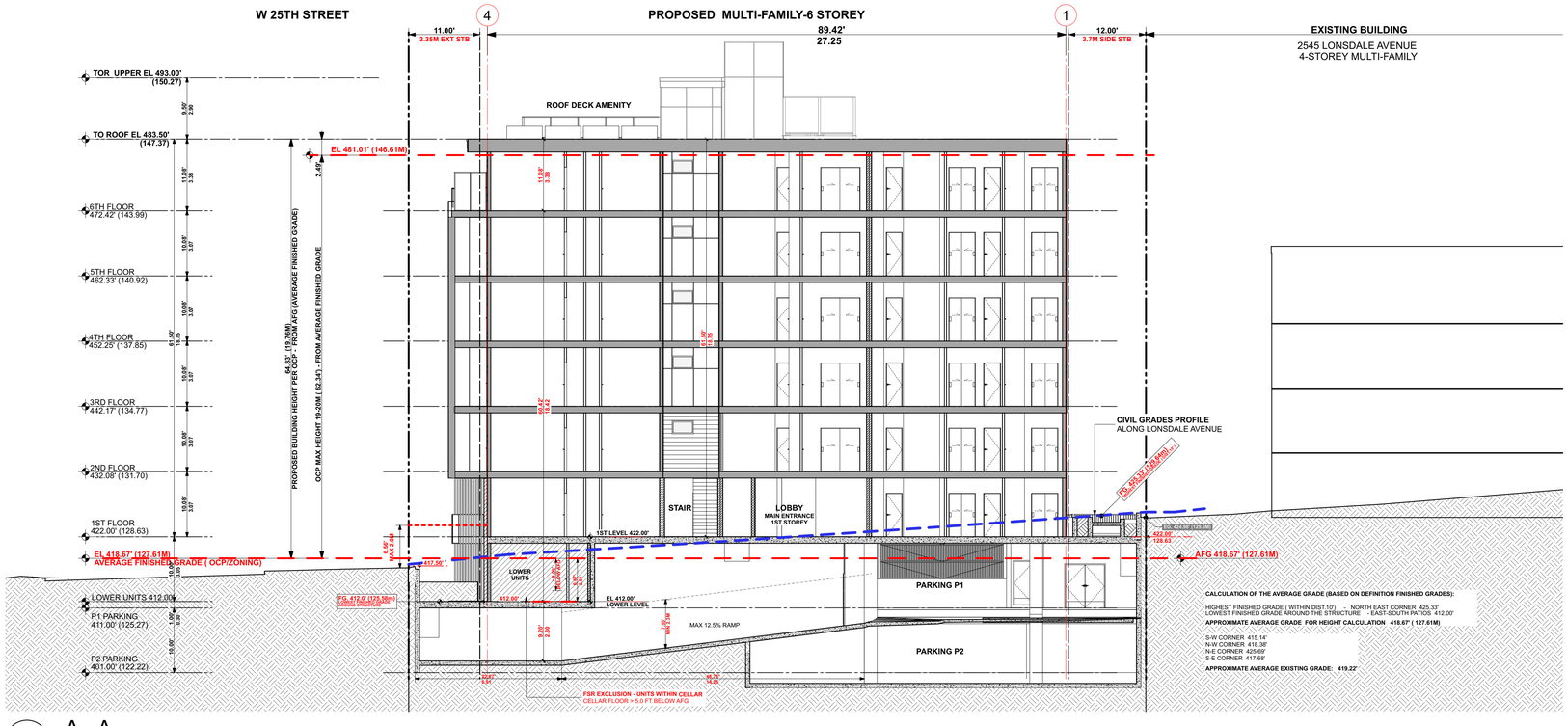
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A-4.620



1 B - B

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



2 A - A

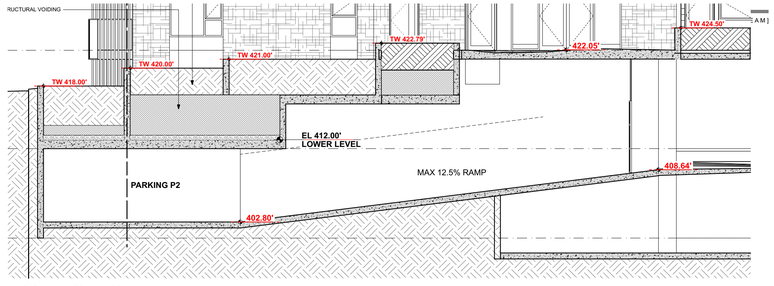
SCALE: 3/32" = 1'-0"

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]

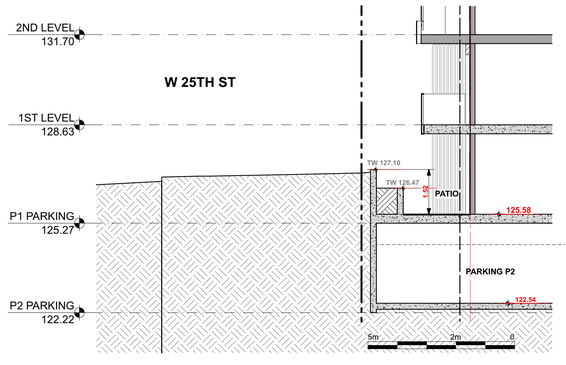
Excluded :Any portion of a Basement, Cellar, or crawl space containing common electrical, mechanical, or elevator machine rooms;
(6) Common electrical, mechanical, or elevator machine rooms located above a Basement, Cellar or Crawl Space, if these elements are required to be so located in order to comply 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;



2 C - C

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



5 - 5 SECTION - PATIO W 25TH AVE

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

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REGISTERED ARCHITECT
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2025-08-29
BRITISH COLUMBIA

[ARCHITECT SEAL]

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[PROJECT]

MULTI-FAMILY RENTAL DEV.

2525 LONSDALE AVENUE
NORTH VANCOUVER, BC

[TITLE]

SECTIONS

24671 [PROJECT]

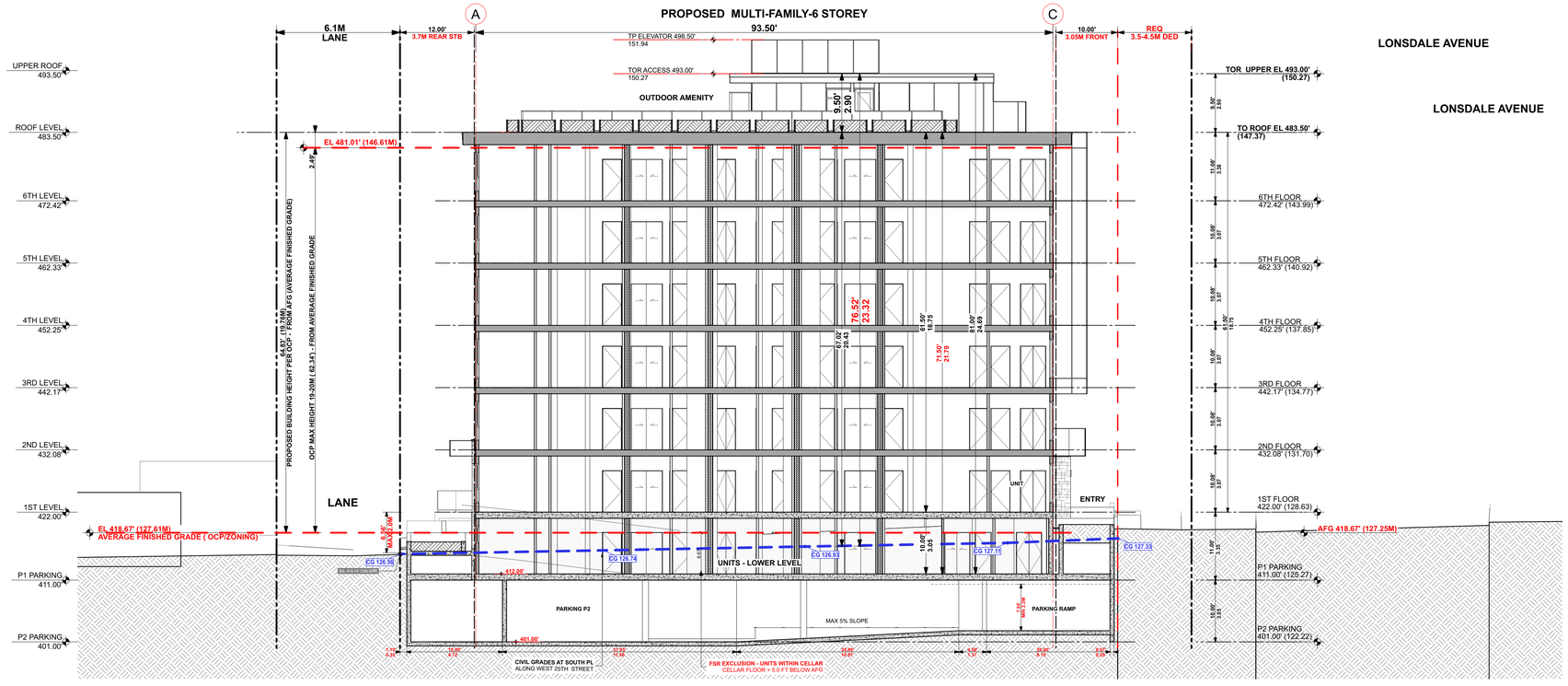
3/32" = 1'-0", 1/8" = 1'-0" [SCALE]

AUG 29, 2025 [DATE]

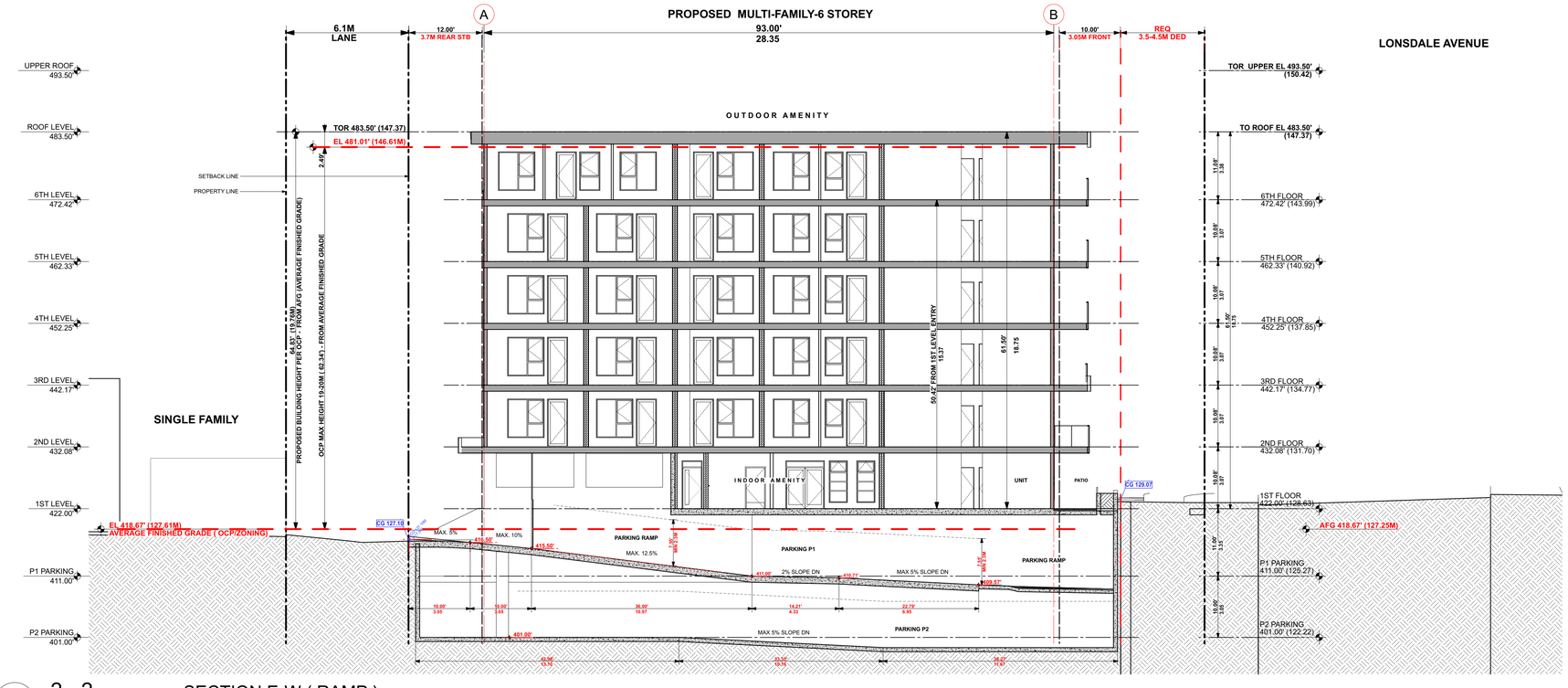
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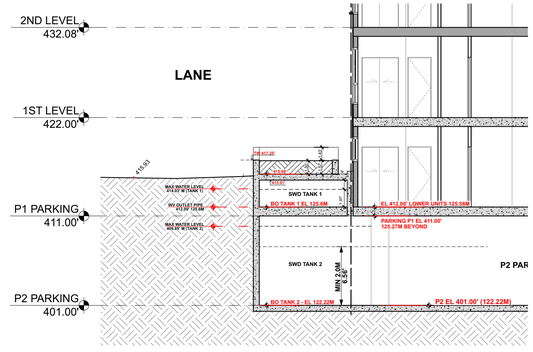
A-5.100



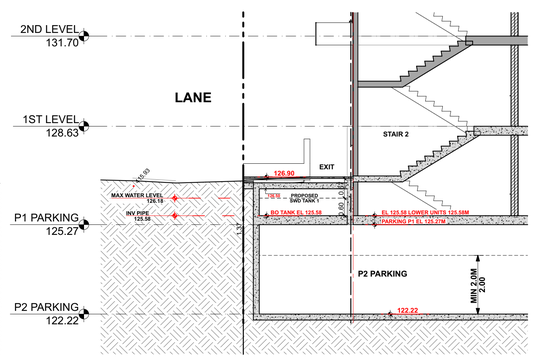
1 — 1 - 1 SECTION E-W (SOUTH PL)
SCALE: 3/32" = 1'-0"



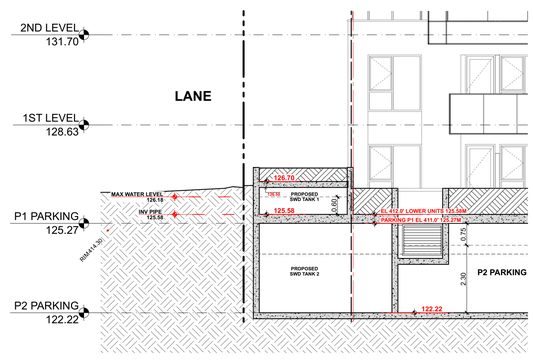
2 — 2 - 2 SECTION E-W (RAMP)
SCALE: 3/32" = 1'-0"



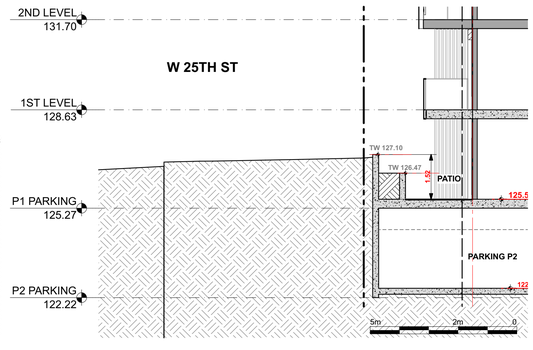
3a - 3a



3 — 3



4 — 4



5 — 5

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[PROJECT TEAM]

REGISTERED ARCHITECT SHAMUS F SACKS BRITISH COLUMBIA 2025-08-29

[ARCHITECT SEAL]

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[CLIENT]

CASCADIA GREEN DEVELOPMENT

[PROJECT]

MULTI-FAMILY RENTAL DEV.

2525 LONSDALE AVENUE
NORTH VANCOUVER, BC

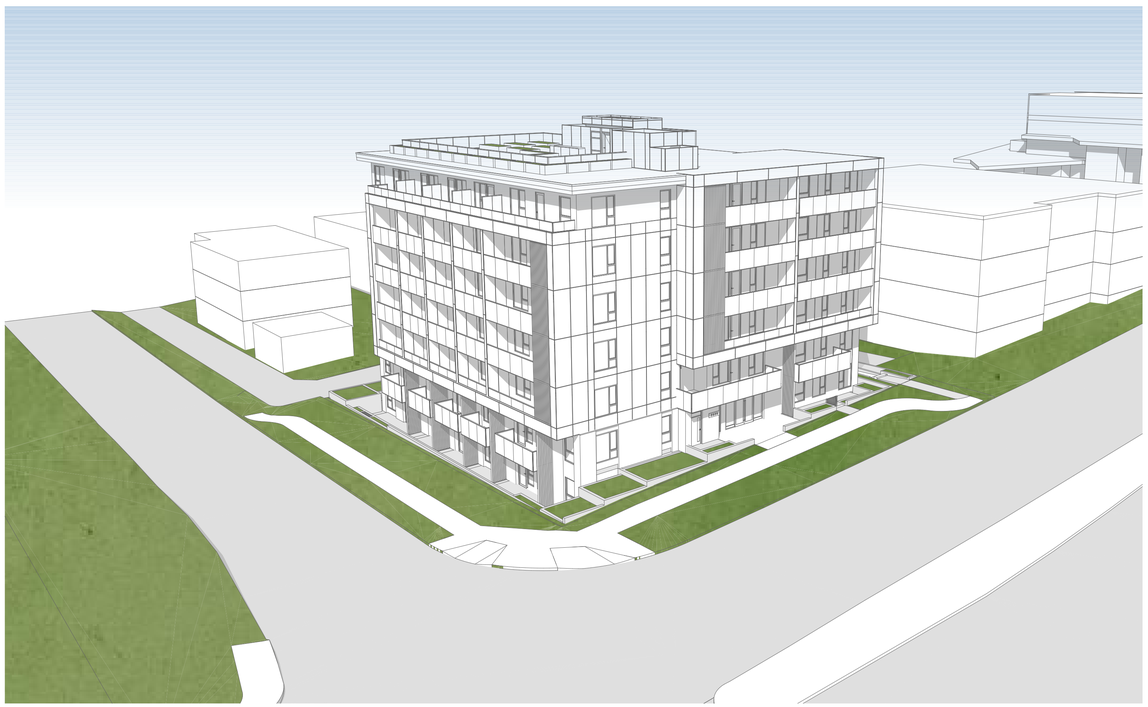
[TITLE]

SECTIONS

24671	[PROJECT]
3/32" = 1'-0"	[SCALE]
AUG 29, 2025	[DATE]
2 - DP APPLICATION	[ISSUE]

[DRAWING]

A-5.200









VIEW NORTH - ALONG LONSDALE AVENUE

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SHAMUS F. SACKS
2025-08-29
BRITISH COLUMBIA

[ARCHITECT SEAL]

CASCADIA Green Development

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CASCADIA GREEN DEVELOPMENT

[PROJECT]

MULTI-FAMILY RENTAL DEV.

2525 LONSDALE AVENUE
NORTH VANCOUVER, BC

[TITLE]

MASSING VIEWS

24671 [PROJECT]

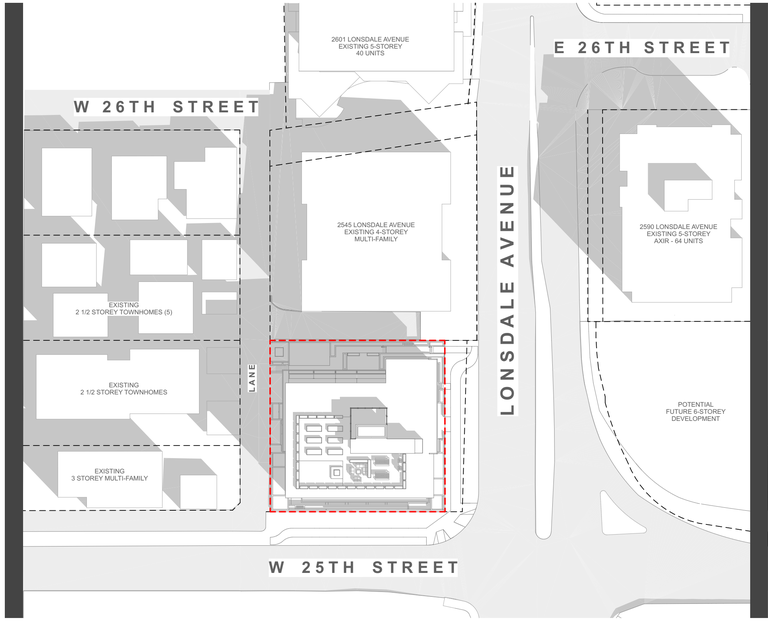
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AUG 29, 2025 [DATE]

2 - DP APPLICATION [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 :
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N

[PROJECT TEAM]

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2025-08-29
BRITISH COLUMBIA

[ARCHITECT SEAL]

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MULTI-FAMILY RENTAL DEV.

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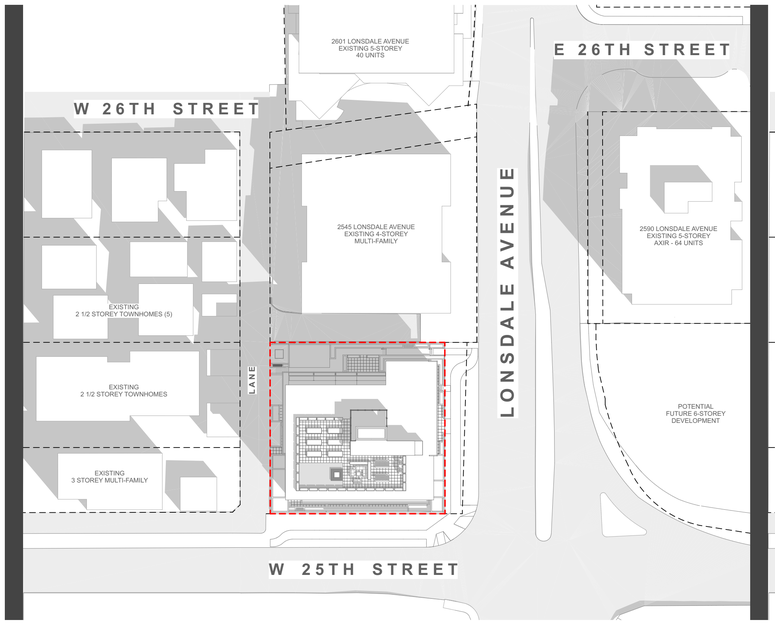
[TITLE]

SHADOW STUDY MAR 21 / JUN 21

24671	[PROJECT]
	[SCALE]
AUG 29, 2025	[DATE]
2 - DP APPLICATION	[ISSUE]

[DRAWING]

A-8.500



SEP 21 - 10:00 AM



SEP 21 - 12:00 PM



SEP 21 - 2:00 PM

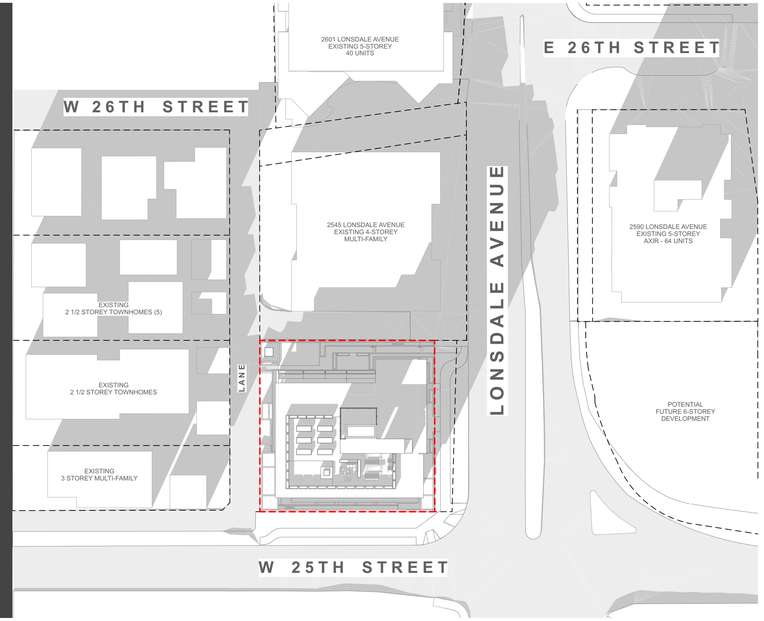
AUTUMN EQUINOX - SEPTEMBER 21



DEC 21 - 10:00 AM



DEC 21 - 12:00 PM



DEC 21 - 2:00 PM

WINTER SOLSTICE - DECEMBER 21

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2025-08-29
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[ARCHITECT SEAL]

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[PROJECT]

MULTI-FAMILY RENTAL DEV.

2525 LONSDALE AVENUE
NORTH VANCOUVER, BC

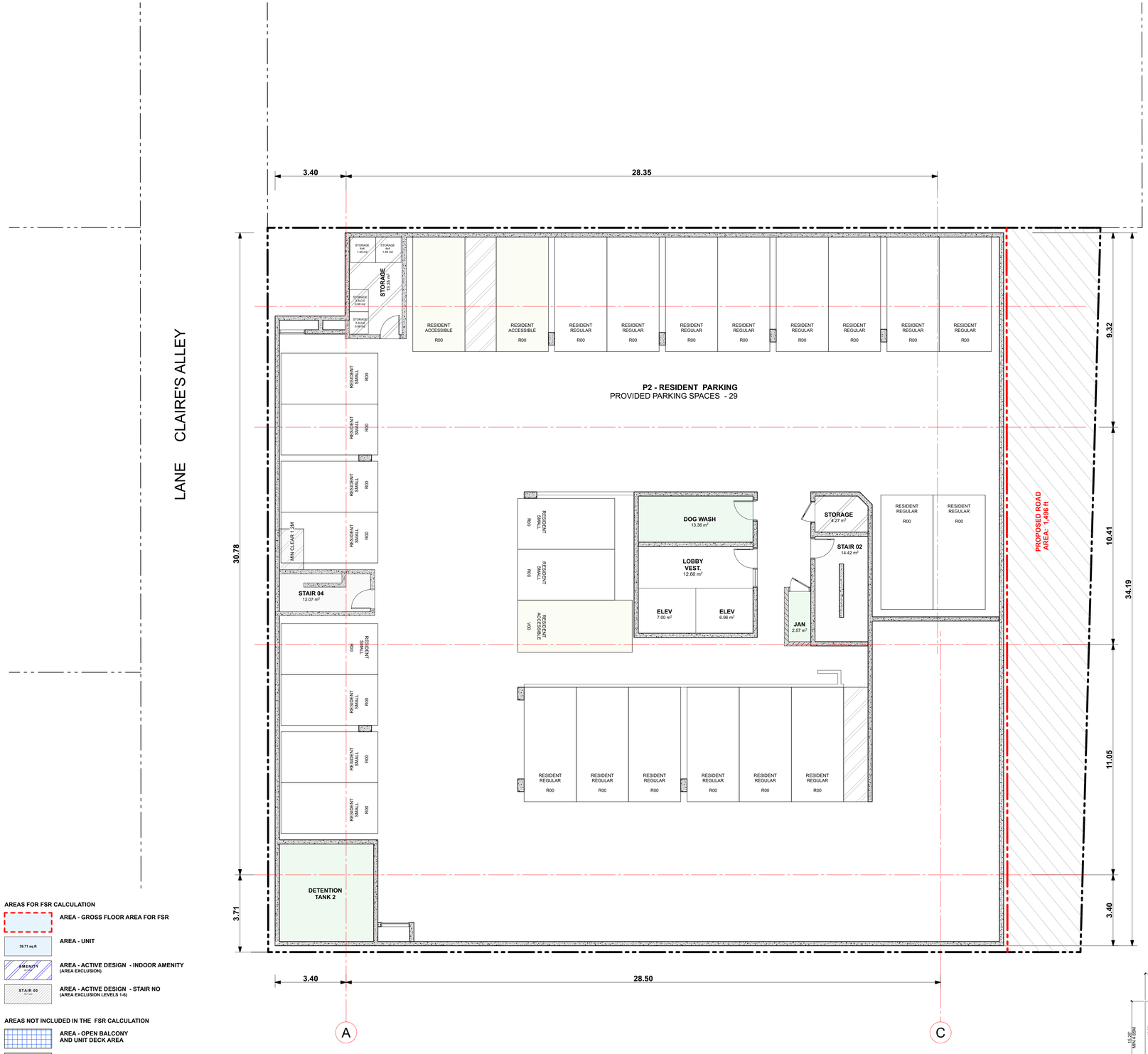
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SHADOW STUDY SEP 21 / DEC 21

24671	[PROJECT]
	[SCALE]
AUG 29, 2025	[DATE]
2 - DP APPLICATION	[ISSUE]

[DRAWING]

A-8.510



PARKING TOTAL

	USE	TYPE	QUANTITY
PARKING STALLS, P1 PARKING			
	VISITOR	ACCESSIBLE	1
	VISITOR	REGULAR	5
			6
PARKING STALLS, P2 PARKING			
	RESIDENT	ACCESSIBLE	3
	RESIDENT	REGULAR	16
	RESIDENT	SMALL	10
			29
			35

BICYCLES SUMMARY

LEVEL		TYPE	QUANTITY
1ST LEVEL			
	BICYCLES	C	10
	BICYCLES	H	13
	BICYCLES	V	27
			50
P1 PARKING			
	BICYCLES	DS	21
	BICYCLES	V	12
			33
			83

REQUIRED BICYCLE SPACES / 66 UNITS = 99

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

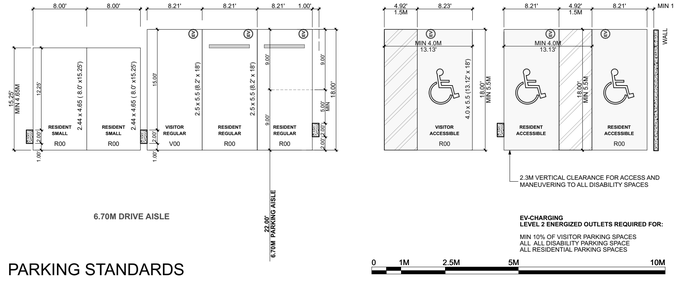
AREAS FOR FSR CALCULATION

- 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

P2 PARKING - AREA OVERLAY

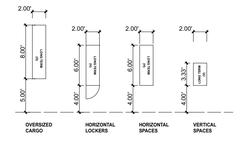


PARKING STANDARDS

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.



EV-CHARGING
LEVEL 2 ENERGIZED OUTLETS REQUIRED FOR:

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

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N

[PROJECT TEAM]

REGISTERED ARCHITECT SHAMUS F SAGES BRITISH COLUMBIA 2025-08-29

[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] AUG 29, 2025

[ISSUE] 2 - DP APPLICATION

[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	3
	RESIDENT	REGULAR	16
	RESIDENT	SMALL	10
			29
			35

BICYCLES SUMMARY			
LEVEL		TYPE	QUANTITY
1ST LEVEL			
	BICYCLES	C	10
	BICYCLES	H	13
	BICYCLES	V	27
			50
P1 PARKING			
	BICYCLES	DS	21
	BICYCLES	V	12
			33
			83

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	3	ACCESSIBLE
	P2 PARKING	RESIDENT	10	SMALL
	P2 PARKING	RESIDENT	16	REGULAR
				29
				35

0 1M 2.5M 5M 10M

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[PROJECT TEAM]

REGISTERED ARCHITECT
SHAMUS F SACKS
2025-08-29
BRITISH COLUMBIA

[ARCHITECT SEAL]

CASCADIA
Green Development

[CLIENT]

CASCADIA GREEN DEVELOPMENT

[PROJECT]

MULTI-FAMILY RENTAL DEV.

2525 LONSDALE AVENUE
NORTH VANCOUVER, BC

[TITLE]

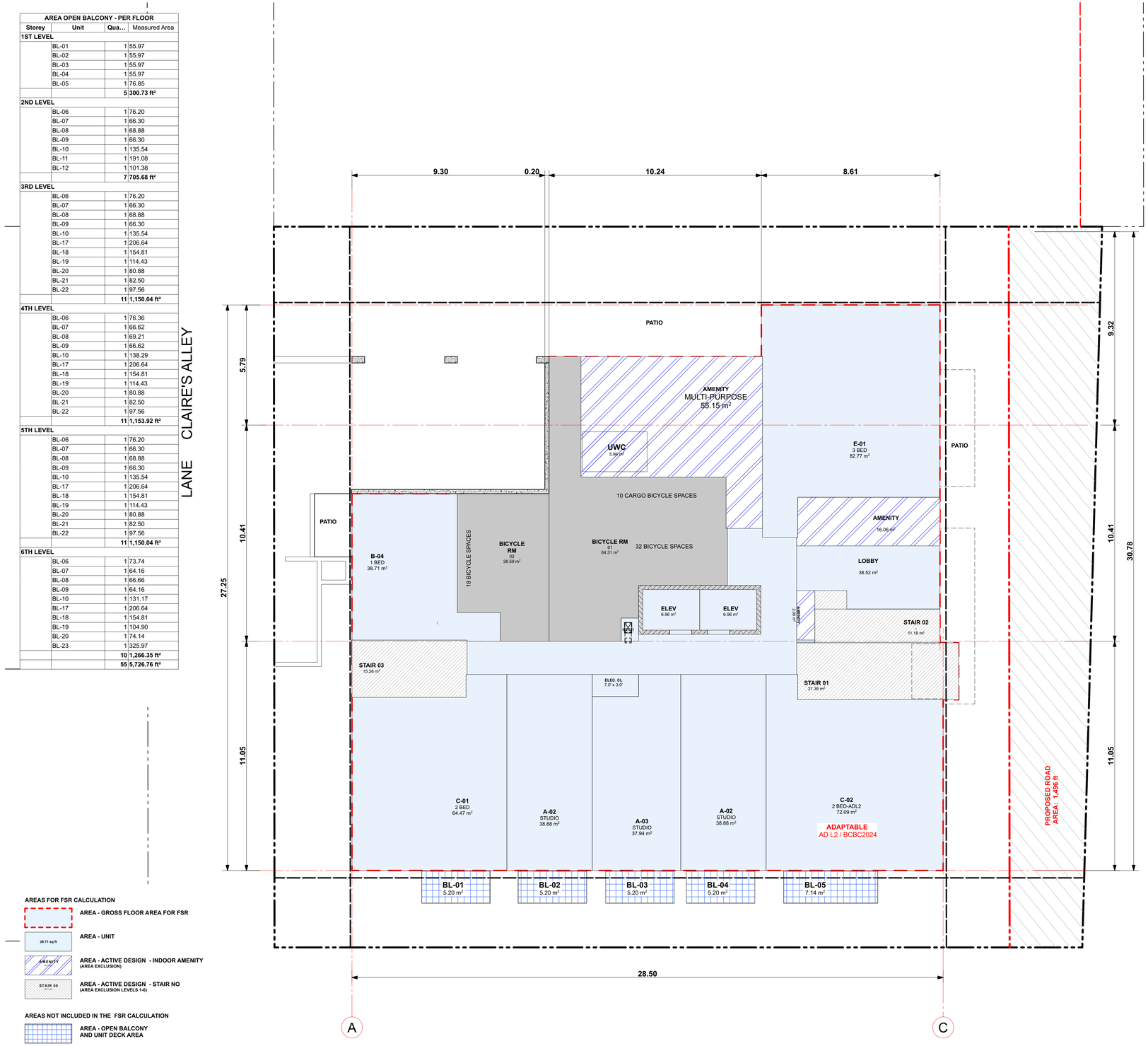
PARKING P1 / CELLAR - AREA OVERLAY

24671	[PROJECT]
1/8" = 1'-0"	[SCALE]
AUG 29, 2025	[DATE]
2 - DP APPLICATION	[ISSUE]

[DRAWING]

A-9.010

AREA OPEN BALCONY - PER FLOOR			
Storey	**Unit**	**Qua…**	Measured Area
1ST LEVEL			
	BL-01	1	55.97
	BL-02	1	55.97
	BL-03	1	55.97
	BL-04	1	55.97
	BL-05	1	76.85
		5	**300.73 ft²**
2ND LEVEL			
	BL-06	1	76.20
	BL-07	1	66.30
	BL-08	1	68.88
	BL-09	1	66.30
	BL-10	1	135.54
	BL-11	1	191.08
	BL-12	1	101.38
		7	**705.68 ft²**
3RD LEVEL			
	BL-06	1	76.20
	BL-07	1	66.30
	BL-08	1	68.88
	BL-09	1	66.30
	BL-10	1	135.54
	BL-17	1	206.64
	BL-18	1	154.81
	BL-19	1	114.43
	BL-20	1	80.88
	BL-21	1	82.50
	BL-22	1	97.56
		11	**1,150.04 ft²**
4TH LEVEL			
	BL-06	1	76.36
	BL-07	1	66.62
	BL-08	1	69.21
	BL-09	1	66.62
	BL-10	1	138.29
	BL-17	1	206.64
	BL-18	1	154.81
	BL-19	1	114.43
	BL-20	1	80.88
	BL-21	1	82.50
	BL-22	1	97.56
		11	**1,153.92 ft²**
5TH LEVEL			
	BL-06	1	76.20
	BL-07	1	66.30
	BL-08	1	68.88
	BL-09	1	66.30
	BL-10	1	135.54
	BL-17	1	206.64
	BL-18	1	154.81
	BL-19	1	114.43
	BL-20	1	80.88
	BL-21	1	82.50
	BL-22	1	97.56
		11	**1,150.04 ft²**
6TH LEVEL			
	BL-06	1	73.74
	BL-07	1	64.16
	BL-08	1	66.66
	BL-09	1	64.16
	BL-10	1	131.17
	BL-17	1	206.64
	BL-18	1	154.81
	BL-19	1	104.90
	BL-20	1	74.14
	BL-23	1	325.97
		10	**1,266.35 ft²**
		55	**5,726.76 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
664.42 m2

1ST LEVEL - AREA OVERLAY

WEST 25TH STREET

UNIT SUMMARY			
Storey	**Unit**	**Quantity**	Measured Area
P1 PARKING			
	A-02	2	837.00
	A-03	1	408.33
	C-01	1	693.91
	C-03	1	754.55
		5	**2,693.79 ft²**
1ST LEVEL			
	A-02	2	837.00
	A-03	1	408.33
	B-04	1	416.63
	C-01	1	693.91
	C-02	1	776.01
	E-01	1	890.92
		7	**4,022.80 ft²**
2ND LEVEL			
	A-01	1	473.06
	A-02	2	837.00
	A-03	1	408.33
	A-04	1	455.64
	B-01	1	497.37
	B-02	1	521.02
	B-03	1	606.19
	C-01	1	693.91
	C-02	1	776.01
	E-01	1	892.73
		11	**6,161.26 ft²**
3RD LEVEL			
	A-01	1	473.06
	A-02	2	837.00
	A-03	1	408.33
	A-04	1	455.64
	B-01	1	497.37
	B-02	1	521.02
	B-03	1	606.19
	C-01	1	693.91
	C-02	1	776.01
	E-01	1	892.73
		11	**6,161.26 ft²**
4TH LEVEL			
	A-01	1	473.06
	A-02	2	837.00
	A-03	1	408.33
	A-04	1	455.64
	B-01	1	497.37
	B-02	1	521.02
	B-03	1	606.19
	C-01	1	693.91
	C-02	1	776.01
	E-01	1	892.73
		11	**6,161.26 ft²**
5TH LEVEL			
	A-01	1	473.06
	A-02	2	837.00
	A-03	1	408.33
	A-04	1	455.64
	B-01	1	497.37
	B-02	1	521.02
	B-03	1	606.19
	C-01	1	693.91
	C-02	1	776.01
	E-01	1	892.73
		11	**6,161.26 ft²**
6TH LEVEL			
	A-01	1	473.06
	A-02	2	837.00
	A-03	1	408.33
	B-01	1	497.37
	B-02	1	521.02
	C-01	1	693.91
	C-02	1	776.01
	E-01	1	892.73
	E-02	1	898.20
		10	**5,997.63 ft²**
		66	**37,359.26 ft²**

UNIT SUMMARY - TOTAL APARTMENTS			
Unit	**Quantity**	Measured Area	Unit
A-01			
	5	2,365.30	STUDIO-ADL2
A-02			
	14	5,859.00	STUDIO
A-03			
	7	2,858.31	STUDIO
A-04			
	4	1,822.56	STUDIO
B-01			
	5	2,486.85	1 BED
B-02			
	5	2,605.10	1 BED-ADL2
B-03			
	4	2,424.76	1 BED
B-04			
	1	416.63	1 BED
C-01			
	7	4,857.37	2 BED
C-02			
	6	4,656.06	2 BED-ADL2
C-03			
	1	754.55	2 BED
E-01			
	6	5,354.57	3 BED
E-02			
	1	898.20	3 BED-ADL2
	66	**37,359.26 ft²**	

0 1M 2.5M 5M 10M

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N

[PROJECT TEAM]

REGISTERED ARCHITECT SHAMUS F SAGES 2025-08-29 BRITISH COLUMBIA

[ARCHITECT SEAL]

CASCADIA Green Development

[CLIENT]

CASCADIA GREEN DEVELOPMENT

[PROJECT]

MULTI-FAMILY RENTAL DEV.

2525 LONSDALE AVENUE
NORTH VANCOUVER, BC

[TITLE]

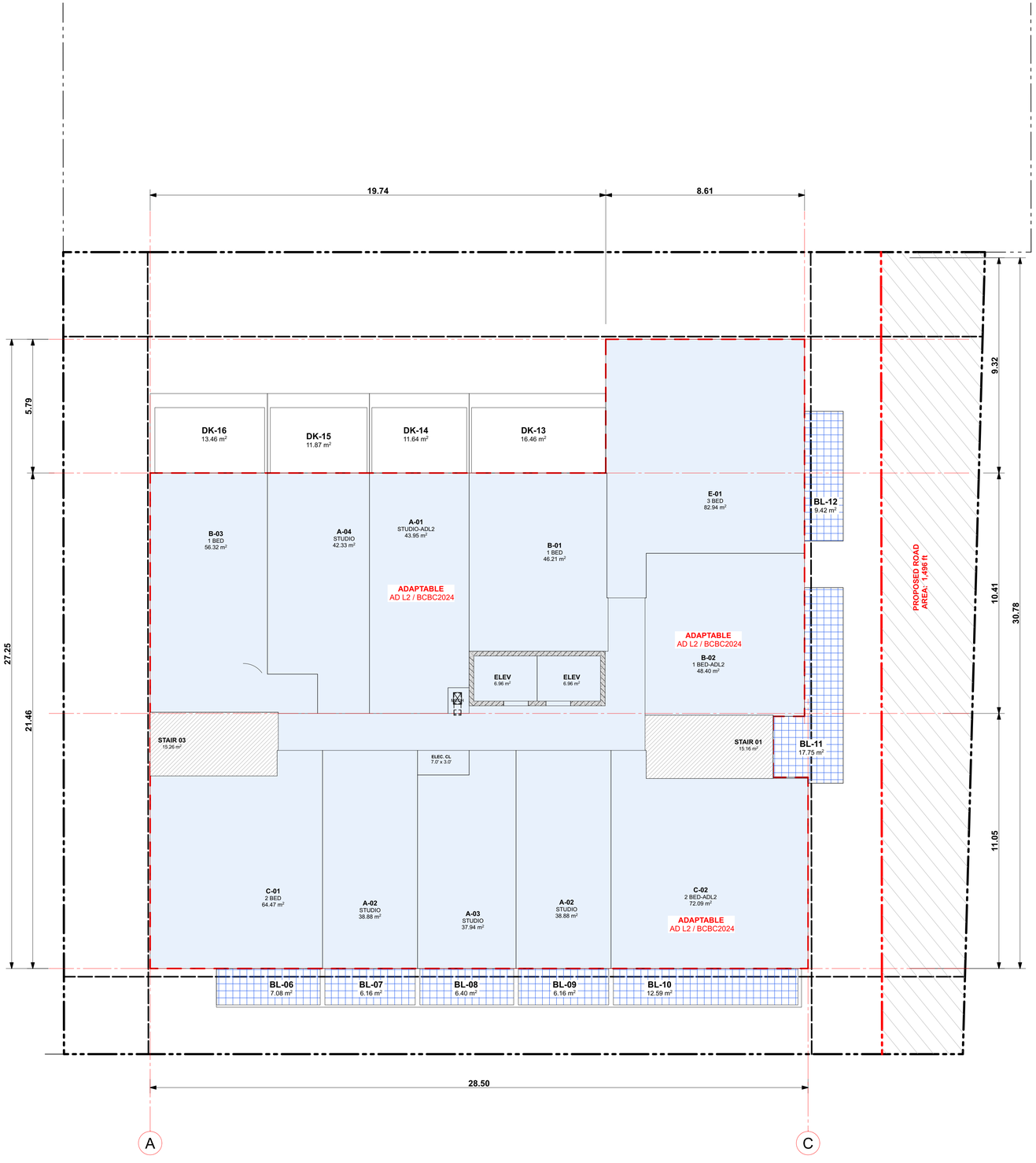
1ST LEVEL - AREA OVERLAY

24671	[PROJECT]
1/8" = 1'-0"	[SCALE]
AUG 29, 2025	[DATE]
2 - DP APPLICATION	[ISSUE]

[DRAWING]

A-9.100

AREA OPEN BALCONY - PER FLOOR			
Storey	**Unit**	**Qua…**	Measured Area
1ST LEVEL			
	BL-01	1	55.97
	BL-02	1	55.97
	BL-03	1	55.97
	BL-04	1	55.97
	BL-05	1	76.85
		5	**300.73 ft²**
2ND LEVEL			
	BL-06	1	76.20
	BL-07	1	66.30
	BL-08	1	68.88
	BL-09	1	66.30
	BL-10	1	135.54
	BL-11	1	191.08
	BL-12	1	101.38
		7	**705.68 ft²**
3RD LEVEL			
	BL-06	1	76.20
	BL-07	1	66.30
	BL-08	1	68.88
	BL-09	1	66.30
	BL-10	1	135.54
	BL-17	1	206.64
	BL-18	1	154.81
	BL-19	1	114.43
	BL-20	1	80.88
	BL-21	1	82.50
	BL-22	1	97.56
		11	**1,150.04 ft²**
4TH LEVEL			
	BL-06	1	76.36
	BL-07	1	66.62
	BL-08	1	69.21
	BL-09	1	66.62
	BL-10	1	138.29
	BL-17	1	206.64
	BL-18	1	154.81
	BL-19	1	114.43
	BL-20	1	80.88
	BL-21	1	82.50
	BL-22	1	97.56
		11	**1,153.92 ft²**
5TH LEVEL			
	BL-06	1	76.20
	BL-07	1	66.30
	BL-08	1	68.88
	BL-09	1	66.30
	BL-10	1	135.54
	BL-17	1	206.64
	BL-18	1	154.81
	BL-19	1	114.43
	BL-20	1	80.88
	BL-21	1	82.50
	BL-22	1	97.56
		11	**1,150.04 ft²**
6TH LEVEL			
	BL-06	1	73.74
	BL-07	1	64.16
	BL-08	1	66.66
	BL-09	1	64.16
	BL-10	1	131.17
	BL-17	1	206.64
	BL-18	1	154.81
	BL-19	1	104.90
	BL-20	1	74.14
	BL-23	1	325.97
		10	**1,266.35 ft²**
		55	**5,726.76 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 - 2ND STOREY
655.94 m2

WEST 25TH STREET

2ND LEVEL - AREA OVERLAY

0 1M 2.5M 5M 10M

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[PROJECT TEAM]

REGISTERED ARCHITECT SHAMUS F SAMIS 2025-08-29 BRITISH COLUMBIA

[ARCHITECT SEAL]

CASCADIA Green Development

[CLIENT]

CASCADIA GREEN DEVELOPMENT

[PROJECT]

MULTI-FAMILY RENTAL DEV.

2525 LONSDALE AVENUE
NORTH VANCOUVER, BC

[TITLE]

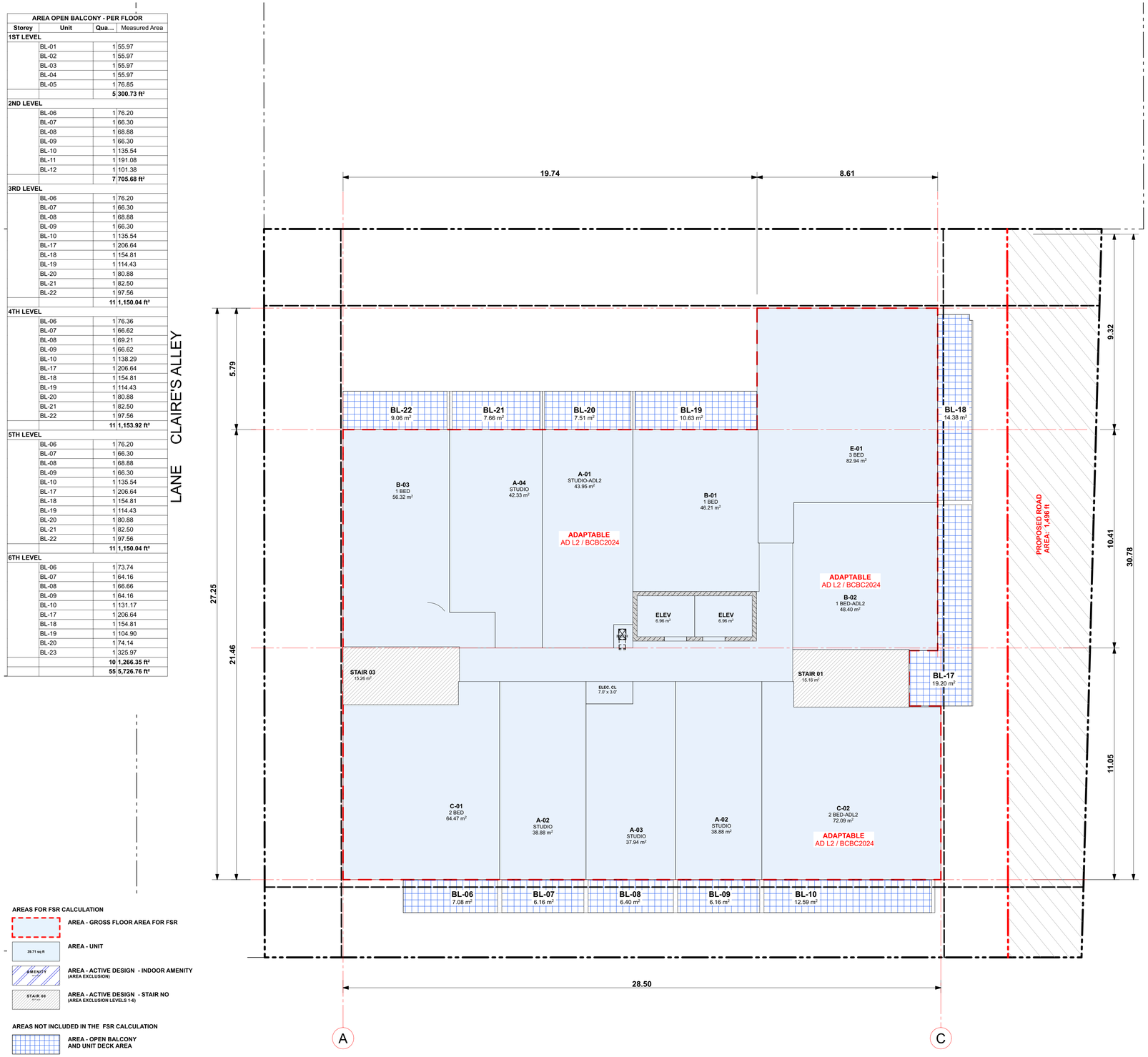
2ND LEVEL - AREA OVERLAY

24671	[PROJECT]
1/8" = 1'-0"	[SCALE]
AUG 29, 2025	[DATE]
2 - DP APPLICATION	[ISSUE]

[DRAWING]

A-9.200

AREA OPEN BALCONY - PER FLOOR			
Storey	**Unit**	**Qua…**	Measured Area
1ST LEVEL			
	BL-01	1	55.97
	BL-02	1	55.97
	BL-03	1	55.97
	BL-04	1	55.97
	BL-05	1	76.85
		5	**300.73 ft²**
2ND LEVEL			
	BL-06	1	76.20
	BL-07	1	66.30
	BL-08	1	68.88
	BL-09	1	66.30
	BL-10	1	135.54
	BL-11	1	191.08
	BL-12	1	101.38
		7	**705.68 ft²**
3RD LEVEL			
	BL-06	1	76.20
	BL-07	1	66.30
	BL-08	1	68.88
	BL-09	1	66.30
	BL-10	1	135.54
	BL-17	1	206.64
	BL-18	1	154.81
	BL-19	1	114.43
	BL-20	1	80.88
	BL-21	1	82.50
	BL-22	1	97.56
		11	**1,150.04 ft²**
4TH LEVEL			
	BL-06	1	76.36
	BL-07	1	66.62
	BL-08	1	69.21
	BL-09	1	66.62
	BL-10	1	138.29
	BL-17	1	206.64
	BL-18	1	154.81
	BL-19	1	114.43
	BL-20	1	80.88
	BL-21	1	82.50
	BL-22	1	97.56
		11	**1,153.92 ft²**
5TH LEVEL			
	BL-06	1	76.20
	BL-07	1	66.30
	BL-08	1	68.88
	BL-09	1	66.30
	BL-10	1	135.54
	BL-17	1	206.64
	BL-18	1	154.81
	BL-19	1	114.43
	BL-20	1	80.88
	BL-21	1	82.50
	BL-22	1	97.56
		11	**1,150.04 ft²**
6TH LEVEL			
	BL-06	1	73.74
	BL-07	1	64.16
	BL-08	1	66.66
	BL-09	1	64.16
	BL-10	1	131.17
	BL-17	1	206.64
	BL-18	1	154.81
	BL-19	1	104.90
	BL-20	1	74.14
	BL-23	1	325.97
		10	**1,266.35 ft²**
		55	**5,726.76 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 06 — 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
655.94 m2

WEST 25TH STREET

3RD LEVEL - AREA OVERLAY

0 1M 2.5M 5M 10M

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[PROJECT TEAM]

REGISTERED ARCHITECT SHAMUS F SAMS 2025-08-29 BRITISH COLUMBIA

[ARCHITECT SEAL]

CASCADIA Green Development

[CLIENT]

CASCADIA GREEN DEVELOPMENT

[PROJECT]

MULTI-FAMILY RENTAL DEV.

2525 LONSDALE AVENUE
NORTH VANCOUVER, BC

[TITLE]

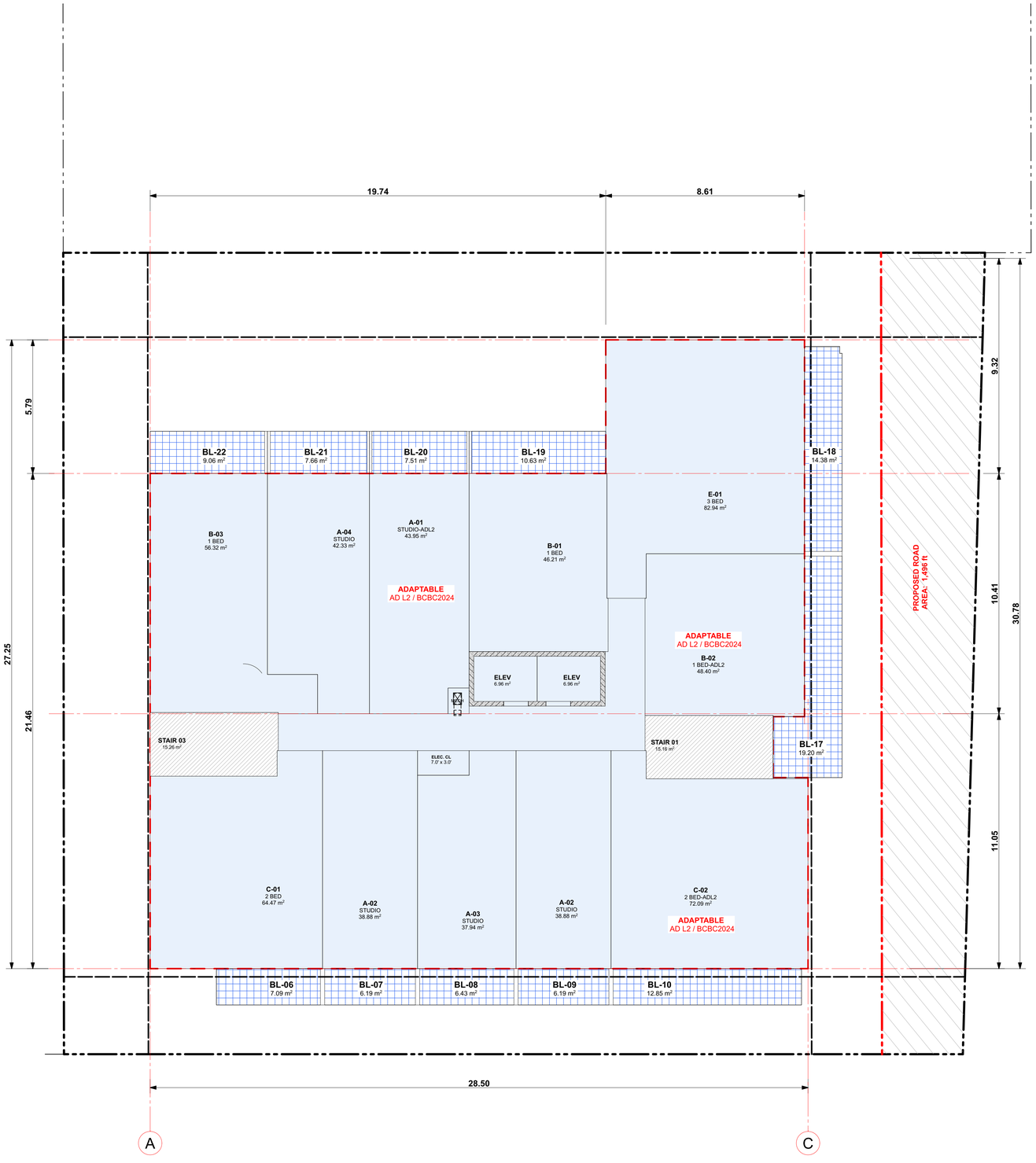
3RD LEVEL- AREA OVERLAY

24671	[PROJECT]
1/8" = 1'-0"	[SCALE]
AUG 29, 2025	[DATE]
2 - DP APPLICATION	[ISSUE]

[DRAWING]

A-9.300

AREA OPEN BALCONY - PER FLOOR			
Storey	**Unit**	**Qua…**	Measured Area
1ST LEVEL			
	BL-01	1	55.97
	BL-02	1	55.97
	BL-03	1	55.97
	BL-04	1	55.97
	BL-05	1	76.85
		5	**300.73 ft²**
2ND LEVEL			
	BL-06	1	76.20
	BL-07	1	66.30
	BL-08	1	68.88
	BL-09	1	66.30
	BL-10	1	135.54
	BL-11	1	191.08
	BL-12	1	101.38
		7	**705.68 ft²**
3RD LEVEL			
	BL-06	1	76.20
	BL-07	1	66.30
	BL-08	1	68.88
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	BL-10	1	135.54
	BL-17	1	206.64
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	BL-20	1	80.88
	BL-21	1	82.50
	BL-22	1	97.56
		11	**1,150.04 ft²**
4TH LEVEL			
	BL-06	1	76.36
	BL-07	1	66.62
	BL-08	1	69.21
	BL-09	1	66.62
	BL-10	1	138.29
	BL-17	1	206.64
	BL-18	1	154.81
	BL-19	1	114.43
	BL-20	1	80.88
	BL-21	1	82.50
	BL-22	1	97.56
		11	**1,153.92 ft²**
5TH LEVEL			
	BL-06	1	76.20
	BL-07	1	66.30
	BL-08	1	68.88
	BL-09	1	66.30
	BL-10	1	135.54
	BL-17	1	206.64
	BL-18	1	154.81
	BL-19	1	114.43
	BL-20	1	80.88
	BL-21	1	82.50
	BL-22	1	97.56
		11	**1,150.04 ft²**
6TH LEVEL			
	BL-06	1	73.74
	BL-07	1	64.16
	BL-08	1	66.66
	BL-09	1	64.16
	BL-10	1	131.17
	BL-17	1	206.64
	BL-18	1	154.81
	BL-19	1	104.90
	BL-20	1	74.14
	BL-23	1	325.97
		10	**1,266.35 ft²**
		55	**5,726.76 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 - 4TH STOREY
655.94 m2

WEST 25TH STREET

4TH LEVEL - AREA OVERLAY

0 1M 2.5M 5M 10M

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[PROJECT TEAM]

REGISTERED ARCHITECT SHAMUS F SAMS 2025-08-29 BRITISH COLUMBIA

[ARCHITECT SEAL]

CASCADIA Green Development

[CLIENT]

CASCADIA GREEN DEVELOPMENT

[PROJECT]

MULTI-FAMILY RENTAL DEV.

2525 LONSDALE AVENUE
NORTH VANCOUVER, BC

[TITLE]

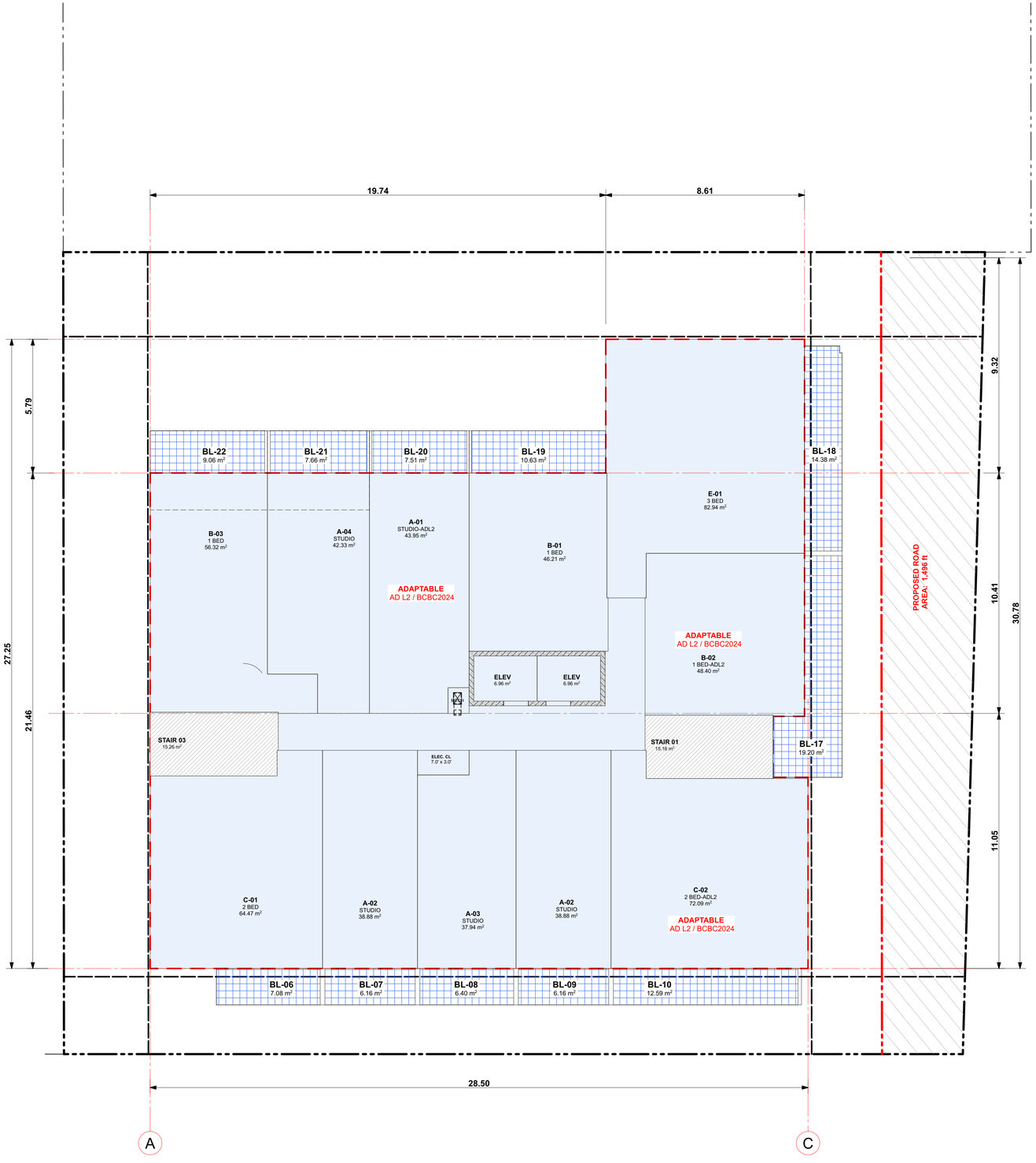
4TH LEVEL - AREA OVERLAY

24671	[PROJECT]
1/8" = 1'-0"	[SCALE]
AUG 29, 2025	[DATE]
2 - DP APPLICATION	[ISSUE]

[DRAWING]

A-9.400

AREA OPEN BALCONY - PER FLOOR			
Storey	**Unit**	**Qua…**	Measured Area
1ST LEVEL			
	BL-01	1	55.97
	BL-02	1	55.97
	BL-03	1	55.97
	BL-04	1	55.97
	BL-05	1	76.85
		5	**300.73 ft²**
2ND LEVEL			
	BL-06	1	76.20
	BL-07	1	66.30
	BL-08	1	68.88
	BL-09	1	66.30
	BL-10	1	135.54
	BL-11	1	191.08
	BL-12	1	101.38
		7	**705.68 ft²**
3RD LEVEL			
	BL-06	1	76.20
	BL-07	1	66.30
	BL-08	1	68.88
	BL-09	1	66.30
	BL-10	1	135.54
	BL-17	1	206.64
	BL-18	1	154.81
	BL-19	1	114.43
	BL-20	1	80.88
	BL-21	1	82.50
	BL-22	1	97.56
		11	**1,150.04 ft²**
4TH LEVEL			
	BL-06	1	76.36
	BL-07	1	66.62
	BL-08	1	69.21
	BL-09	1	66.62
	BL-10	1	138.29
	BL-17	1	206.64
	BL-18	1	154.81
	BL-19	1	114.43
	BL-20	1	80.88
	BL-21	1	82.50
	BL-22	1	97.56
		11	**1,153.92 ft²**
5TH LEVEL			
	BL-06	1	76.20
	BL-07	1	66.30
	BL-08	1	68.88
	BL-09	1	66.30
	BL-10	1	135.54
	BL-17	1	206.64
	BL-18	1	154.81
	BL-19	1	114.43
	BL-20	1	80.88
	BL-21	1	82.50
	BL-22	1	97.56
		11	**1,150.04 ft²**
6TH LEVEL			
	BL-06	1	73.74
	BL-07	1	64.16
	BL-08	1	66.66
	BL-09	1	64.16
	BL-10	1	131.17
	BL-17	1	206.64
	BL-18	1	154.81
	BL-19	1	104.90
	BL-20	1	74.14
	BL-23	1	325.97
		10	**1,266.35 ft²**
		55	**5,726.76 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 - 5TH STOREY
655.94 m2

5TH LEVEL - AREA OVERLAY

WEST 25TH STREET

0 1M 2.5M 5M 10M

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[PROJECT TEAM]

REGISTERED ARCHITECT
SHAMUS F SAMIS
2025-08-29
BRITISH COLUMBIA

[ARCHITECT SEAL]

CASCADIA Green Development

[CLIENT]

CASCADIA GREEN DEVELOPMENT

[PROJECT]

MULTI-FAMILY RENTAL DEV.

2525 LONSDALE AVENUE
NORTH VANCOUVER, BC

[TITLE]

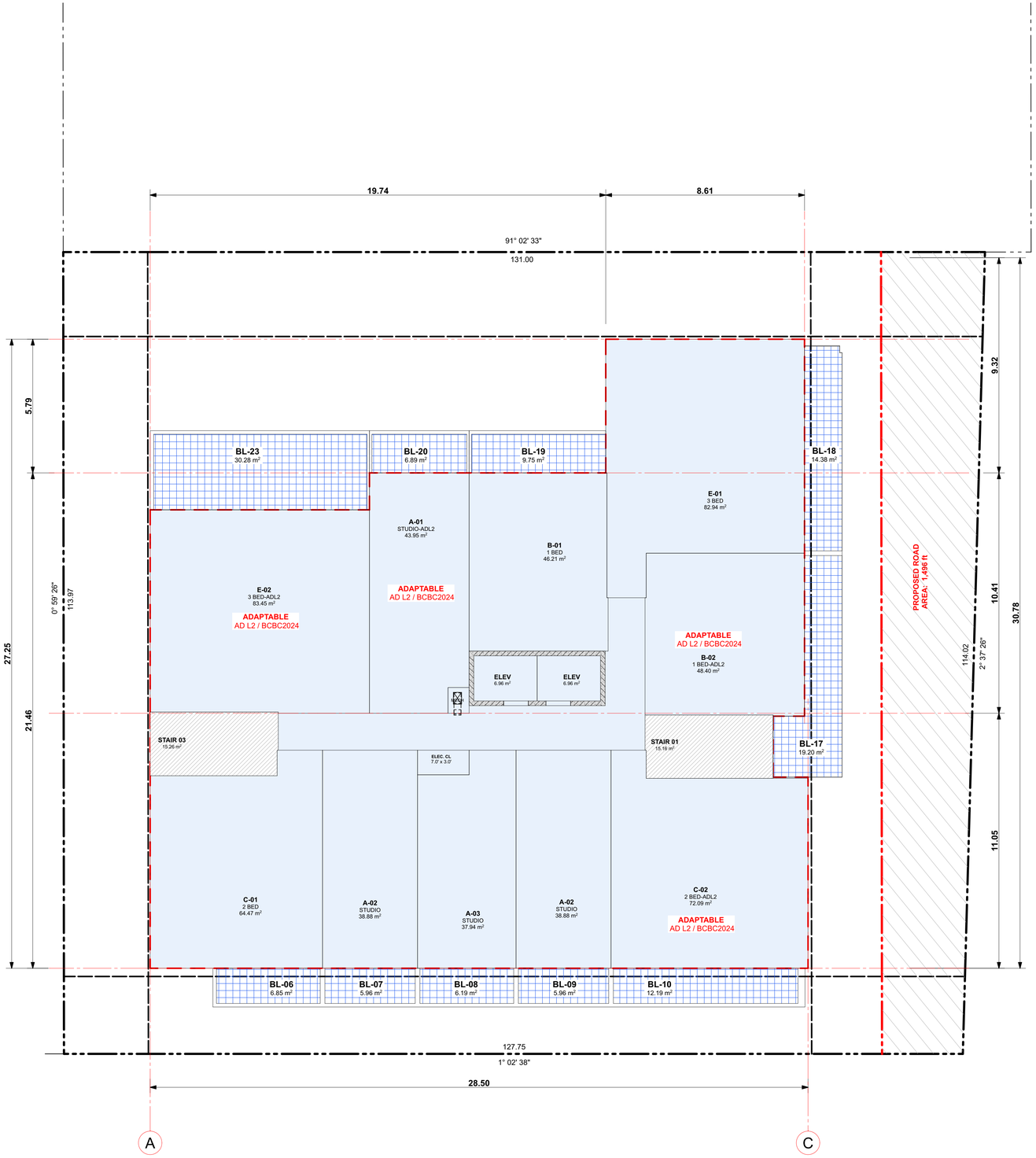
5TH LEVEL - AREA OVERLAY

24671	[PROJECT]
1/8" = 1'-0"	[SCALE]
AUG 29, 2025	[DATE]
2 - DP APPLICATION	[ISSUE]

[DRAWING]

A-9.500

AREA OPEN BALCONY - PER FLOOR			
Storey	**Unit**	**Qua…**	Measured Area
1ST LEVEL			
	BL-01	1	55.97
	BL-02	1	55.97
	BL-03	1	55.97
	BL-04	1	55.97
	BL-05	1	76.85
		5	**300.73 ft²**
2ND LEVEL			
	BL-06	1	76.20
	BL-07	1	66.30
	BL-08	1	68.88
	BL-09	1	66.30
	BL-10	1	135.54
	BL-11	1	191.08
	BL-12	1	101.38
		7	**705.68 ft²**
3RD LEVEL			
	BL-06	1	76.20
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	BL-20	1	80.88
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	BL-22	1	97.56
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4TH LEVEL			
	BL-06	1	76.36
	BL-07	1	66.62
	BL-08	1	69.21
	BL-09	1	66.62
	BL-10	1	138.29
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5TH LEVEL			
	BL-06	1	76.20
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	BL-22	1	97.56
		11	**1,150.04 ft²**
6TH LEVEL			
	BL-06	1	73.74
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	BL-08	1	66.66
	BL-09	1	64.16
	BL-10	1	131.17
	BL-17	1	206.64
	BL-18	1	154.81
	BL-19	1	104.90
	BL-20	1	74.14
	BL-23	1	325.97
		10	**1,266.35 ft²**
		55	**5,726.76 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 - 6TH STOREY
640.74 m2

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 1-6)

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0 1M 2.5M 5M 10M

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[PROJECT TEAM]

REGISTERED ARCHITECT SEAMUS F SACKS BRITISH COLUMBIA 2025-08-29

[ARCHITECT SEAL]

CASCADIA Green Development

[CLIENT]

CASCADIA GREEN DEVELOPMENT

[PROJECT]

MULTI-FAMILY RENTAL DEV.

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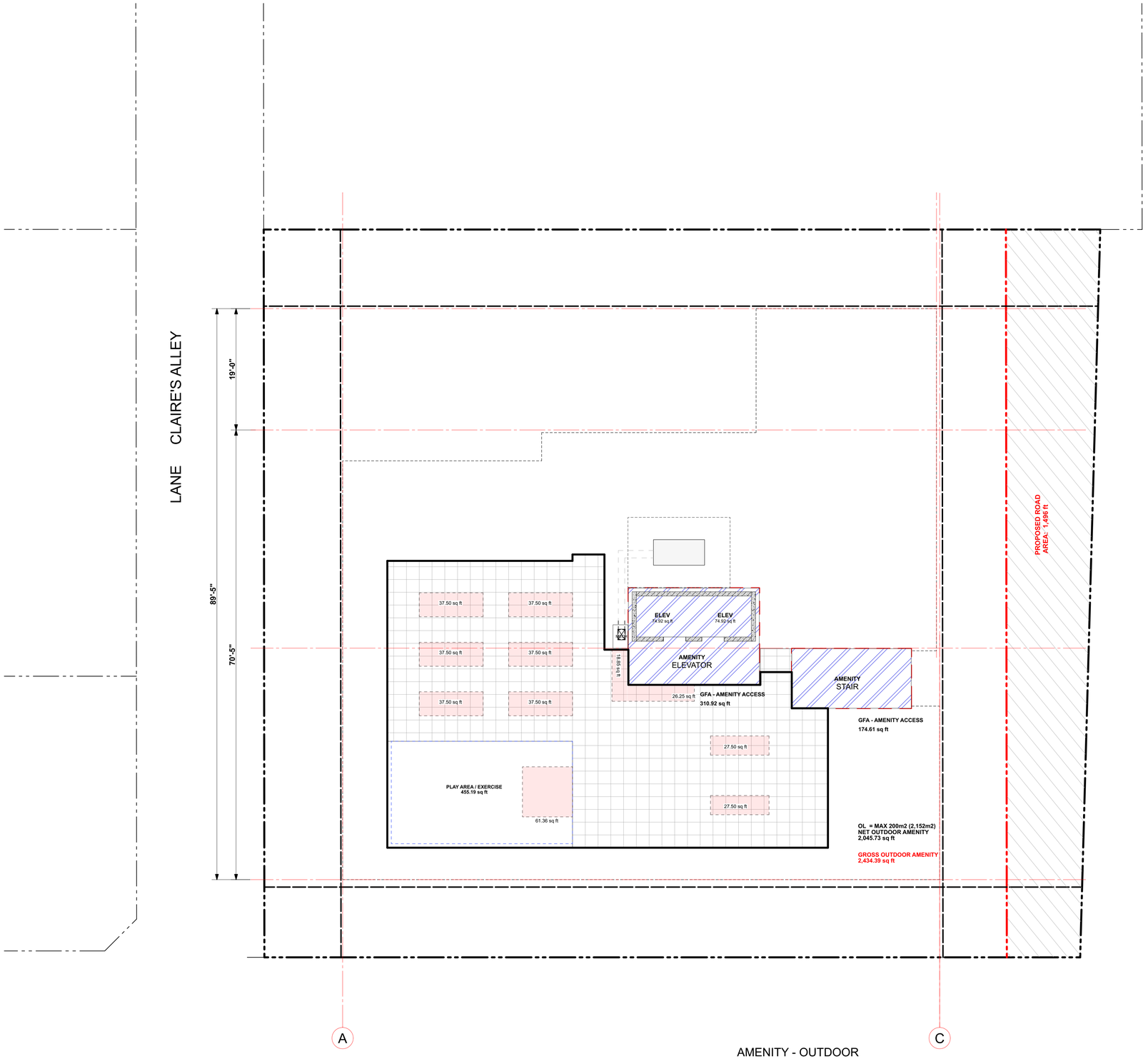
[TITLE]

6TH LEVEL- AREA OVERLAY

24671	[PROJECT]
1/8" = 1'-0"	[SCALE]
AUG 29, 2025	[DATE]
2 - DP APPLICATION	[ISSUE]

[DRAWING]

A-9.600



AMENITY - OUTDOOR
A: 2,434.39 sq ft

ROOF LEVEL AMENITY - AREA OVERLAY

WEST 25TH STREET

LONSDALE AVENUE

AREAS FOR FSR CALCULATION

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- 39.71 sq ft — AREA - UNIT
- AMENITY — AREA - ACTIVE DESIGN - INDOOR AMENITY (AREA EXCLUSION)
- STAIR 00 — AREA - ACTIVE DESIGN - STAIR NO (AREA EXCLUSION LEVELS 1-6)

AREAS NOT INCLUDED IN THE FSR CALCULATION

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- AREA - STORAGE ROOMS (LOCKERS) U/G PARKING
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0 1M 2.5M 5M 10M

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[PROJECT TEAM]

REGISTERED ARCHITECT
SHAMUS F. MAGEE
2025-08-29
BRITISH COLUMBIA

[ARCHITECT SEAL]

CASCADIA Green Development

[CLIENT]

CASCADIA GREEN DEVELOPMENT

[PROJECT]

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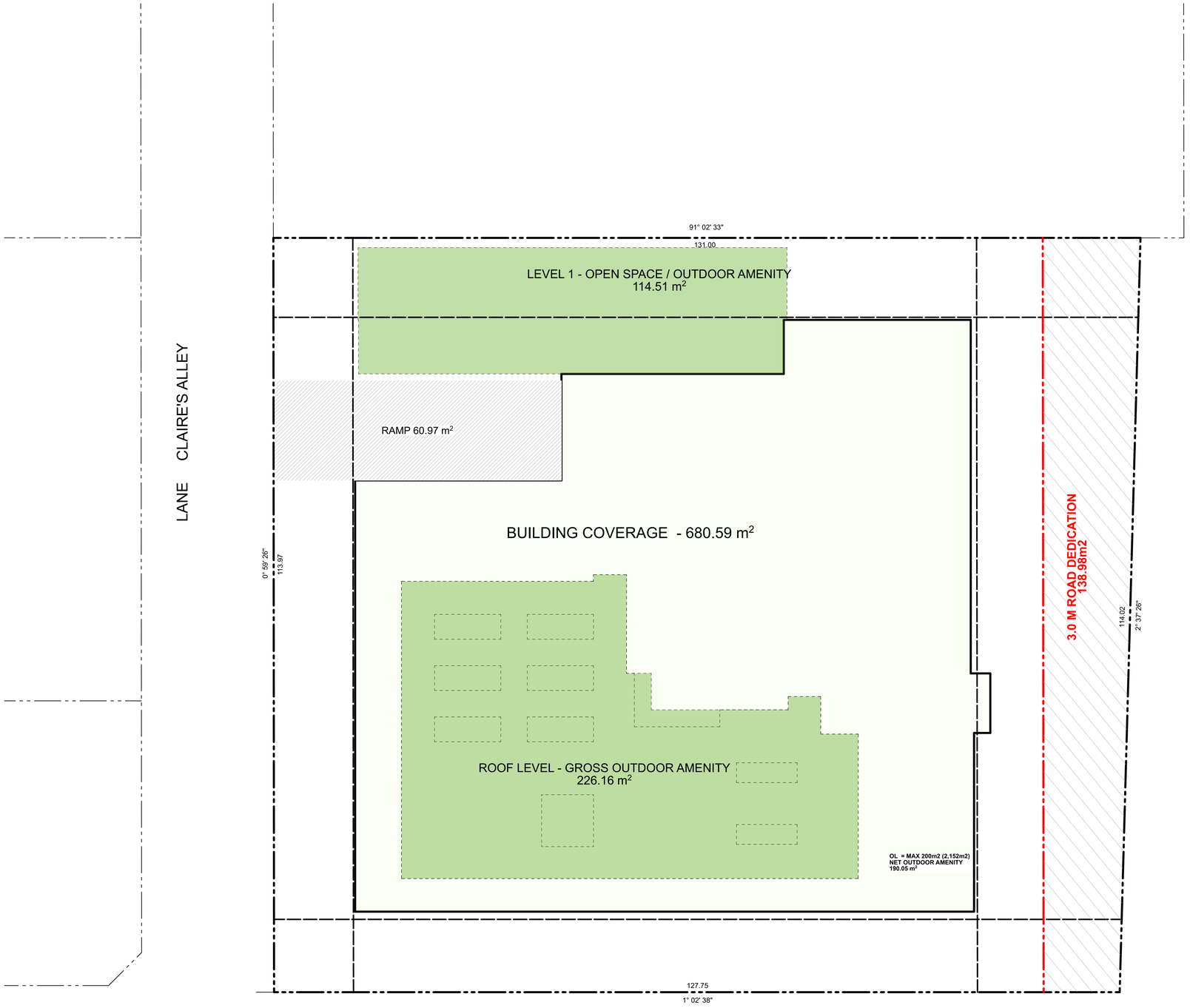
[TITLE]

ROOF LEV AMENITY - AREA OVERLAY

24671	[PROJECT]
1/8" = 1'-0"	[SCALE]
AUG 29, 2025	[DATE]
2 - DP APPLICATION	[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	655.93 M2	47.9%
RAMP	69.97 M2	
	725.90 M2	53.0%
OPEN SITE SPACE	**643.94 M2**	**47.0%**

OPEN SPACE

WEST 25TH STREET

0 1M 2.5M 5M 10M

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[PROJECT TEAM]

REGISTERED ARCHITECT
SHAMUS F SAMUS
2025-08-29
BRITISH COLUMBIA

[ARCHITECT SEAL]

CASCADIA Green Development

[CLIENT]

CASCADIA GREEN DEVELOPMENT

[PROJECT]

MULTI-FAMILY RENTAL DEV.

2525 LONSDALE AVENUE
NORTH VANCOUVER, BC

[TITLE]

SITE COVERAGE / OPEN SPACE

24671	[PROJECT]
1/8" = 1'-0"	[SCALE]
AUG 29, 2025	[DATE]
2 - DP APPLICATION	[ISSUE]

[DRAWING]

A-9.700