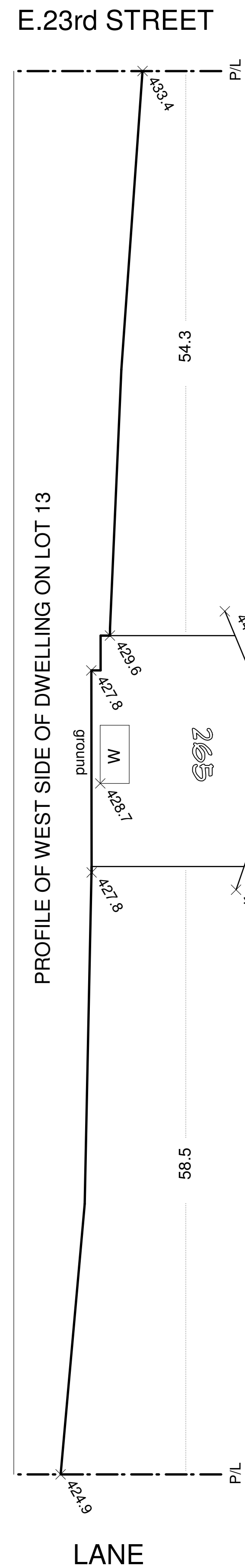
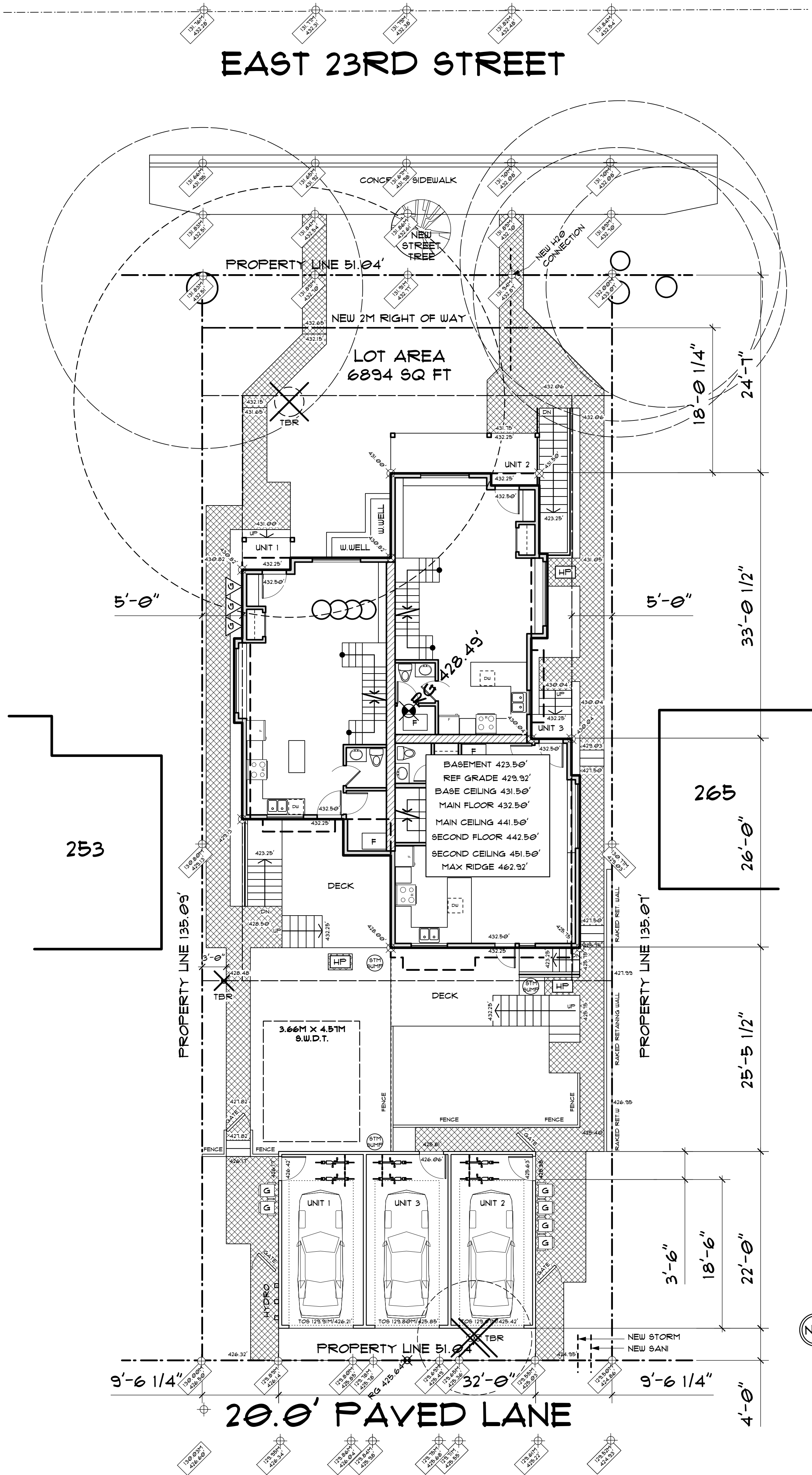
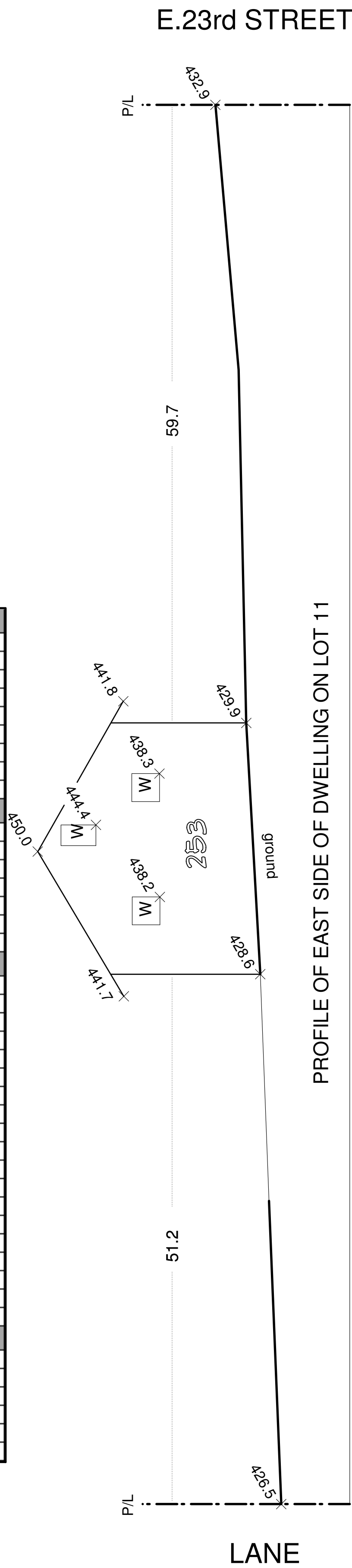


PROJECT STATISTICS				
CIVIC ADDRESS	259 EAST 23RD STREET			
LEGAL DESCRIPTION	LOT 12 BLOCK 208 DISTRICT LOT 546 PLAN 5481			
PARCEL ID	011-44-815			
OCF DESIGNATION	R2 - UNCHANGED			
ZONING	R8-1 TO PROPOSED CD			
LOT WIDTH	15.6	M	51.0	FEET
LOT DEPTH	41.2	M	135.1	FEET
LOT AREA	642.1	SQ M	6894.5	SQ FT
TRIPLEX				
HEIGHT	9.9	M	32.5	FEET
STOREYS	2	+ BASEMENT		
FRONT YARD SETBACK	5.5	M	18.0	FEET
WEST SIDEYARD	1.5	M	6.3	FEET
EAST SIDE YARD	1.5	M	7.8	FEET
REAR YARD	15.1	M	76.1	FEET
FLOOR AREAS (NET)				
UNIT ONE - MAIN	53.1	SQ M	578.4	SQ FT
UNIT ONE - SECOND	56.0	SQ M	602.6	SQ FT
UNIT ONE - BASEMENT	53.9	SQ M	579.1	SQ FT
UNIT TWO - MAIN	51.6	SQ M	619.6	SQ FT
UNIT TWO - SECOND	55.2	SQ M	593.9	SQ FT
UNIT TWO - BASEMENT	51.6	SQ M	619.6	SQ FT
UNIT THREE - MAIN	56.4	SQ M	607.3	SQ FT
UNIT THREE - SECOND	58.2	SQ M	626.0	SQ FT
UNIT THREE - BASEMENT	56.9	SQ M	612.1	SQ FT
TOTAL BASEMENT EXE	-168.3	SQ M	-1811.4	SQ FT
OTHER EXEMPTIONS	-19.8	SQ M	-213.0	SQ FT
TOTAL	317.3	SQ M	3415.0	SQ FT
AS A PERCENTAGE	49.4%		49.5%	
LOT COVERAGE				
BUILDINGS	167.1	SQ M	1805.4	SQ FT
DECKS AND PORCHES	45.8	SQ M	493.0	SQ FT
GARAGE	65.4	SQ M	703.9	SQ FT
TOTAL	278.9	SQ M	3002.3	SQ FT
AS A PERCENTAGE	43.4%		43.5%	



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6	APR 21 22	RZ DP APP	HAI

Project

COBBLESTONE HOMES LTD.

259 EAST 23RD STREET  
CITY OF NORTH VANCOUVER

Drawing Title

SITE PLAN  
CONTEXT

Date	JAN 26 2021	Project No.	2119
Scale	1/8"=1'-0"	Drawing No.	A1.0
Drawn By	HAI		
Approved By	VJM		



PROJECT CONTEXT

THE SUBJECT PROPERTY IS ONE OF THREE SINGLE FAMILY SITES ON EITHER THE NORTH OR SOUTH BLOCK FACE OF EAST 23RD STREET BETWEEN ST GEORGES AVENUE AND ST ANDREWS AVENUE. THE NORTH BLOCK CONSISTS OF THE NORTH VANCOUVER PROVINCIAL COURT AT THE WEST AND THE MICKY McDUGALL COMMUNITY CENTRE TO THE EAST. ON THE SUBJECT, SOUTH BLOCK FACE 15% IS TAKEN UP WITH NORTH SHORE ALLIANCE CHURCH TO THE WEST AND THEIR SUBSTANTIAL PARKING LOT OCCUPYING THE EQUIVALENT OF SEVEN LOTS MID BLOCK. OUR IMMEDIATE NEIGHBOURS ARE OLDER HOMES. TO THE WEST AT 253 EAST 23RD, THE HOUSE WAS CONSTRUCTED IN 1928 AND DOES NOT APPEAR TO HOLD CHARACTER SIGNIFICANCE. IT APPEARS REGISTERED AS A SINGLE-FAMILY HOUSE WITH SECONDARY SUITE. THE CURRENT FLOOR AREA RATIO (BASEMENT EXCLUDED) IS ABOUT 0.19. SIMILARLY, THE NEIGHBOUR TO THE EAST IS A POST WAR (1952) BUNGALOW WITH BASEMENT WITH ABOUT A 0.11 FLOOR AREA RATIO AND IS A SINGLE-FAMILY HOUSE. THE HOUSE ON THE SUBJECT PROPERTY IS ALSO A 1952 POST-WAR, SINGLE-FAMILY HOUSE AND HAS A FLOOR AREA RATIO OF ABOUT 0.19. AS A WOOD FRAME HOUSE OF 10 YEARS, IT IS AT ITS END OF SERVICE LIFE ACROSS THE LANE TO THE REAR AND DOWNSLOPE ARE LARGER SINGLE-FAMILY HOMES MIXED WITH DUPLEX DEVELOPMENTS.

MASSING, FORM, AND CHARACTER

FROM A DESIGN PERSPECTIVE, THE PROPOSED TRIPLEX IS MEANT TO DO SEVERAL THINGS. FIRSTLY, MAINTAIN THE SCALE OF THE NEIGHBOURHOOD (PRIMARILY TO THE SOUTH, EAST AND NORTHEAST). WE ARE PROPOSING TO MAINTAIN THE PREDOMINATE RS-1 AND RT-1 MASSING. INCLUDED IN THIS APPROACH TO MASSING IS ARTICULATION OF THE FORMS OF THE STRUCTURE AND DEMARCATION OF THE INDIVIDUAL SUITES. IN ORDER TO ACHIEVE A DECIDEDLY SINGLE FAMILY MASS, THE THREE UNITS ARE ALL SET AT VARIOUS DISTANCES FROM THE FRONT PROPERTY LINE / STREET. THE IDEA IS THAT THE CENTRE MASS APPEAR AS THE PRINCIPAL DUELING AND THE WEST AND THE EAST UNITS APPEAR MORE AS SECONDARY. IN THIS ATTEMPT, WE HAVE TRIED TO STRIKE A CAREFUL BALANCE BETWEEN A MARKED AND DIGNIFIED ENTRY FOR ALL UNITS, WITH THE MASSING TYPOLOGY OF SINGLE FAMILY. THIS APPROACH HAS PREVENTED THE STRUCTURE FROM HULKING OVER THE STREET AND ALLOWS FOR INTERESTING ENTRY WAYS AND SHADOWS. THE FORM IS ASYMMETRICAL.

SECONDLY, WE ARE ATTEMPTING TO BUILD ON A "MODERN FARMHOUSE" TYPOLOGY, BUT FOLLOWING THROUGH WITH RICHER MATERIALS AND DETAILING. THE HOPE IS TO CREATE DEPTH AND TEXTURE THROUGH THE SIMPLE FORMS, BUT DEEPER OVERHANGS. RECENTLY, THERE HAS BEEN A PROLIFERATION OF DUELING DETAILING THAT IS SLOWLY ERODING AWAY AT THE TRADITIONAL FORM. WE ARE ATTEMPTING TO MOVE BACK IN THE DIRECTION OF THE TRADITIONAL. IN THE END THE STRUCTURE SHOULD RESEMBLE A SINGLE FAMILY HOUSE THAT HAS GROWN AND ADAPTED OVER TIME TO A NEW, MORE MODERN USE.

IN TERMS OF PARKING WE HAVE PROVIDED THREE SECURE PARKING STALLS IN A TRIPLE CAR GARAGE. WE BELIEVE THIS IS APPROPRIATE PARKING FOR A DEVELOPMENT OF THIS SIZE, AND SHOULD NOT INCREASE OR STRAIN THE EXISTING PARKING LOAD.

AFFORDABILITY

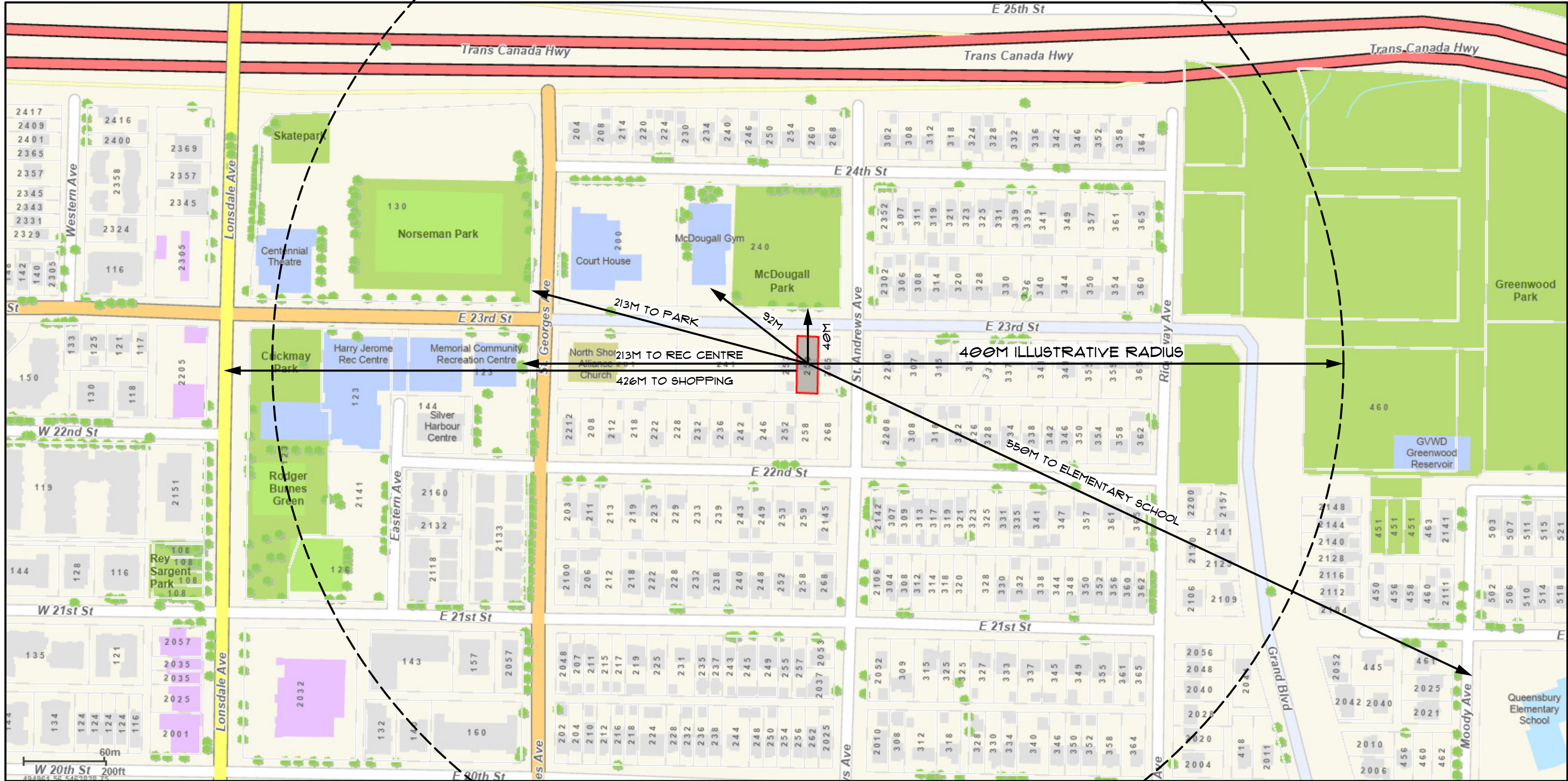
IT IS CLEAR THAT THE REGION IS EXPERIENCING AN AFFORDABLE HOUSING CRISIS. IT CONTINUES TO BE INCUMBENT ON CITIES, DEVELOPERS AND ARCHITECTS TO ADDRESS THIS CONTINUED NEED TO ALLOW FOR LOCAL OWNERSHIP IN A SOCIALLY RESPONSIBLE WAY. WE SEE THIS MOVEMENT MANIFEST ON THE LARGER LOTS WITHIN URBAN AND SUBURBAN CONTEXTS. INDEED, OUR IMMEDIATE ENVIRONS ARE SCATTERED WITH SINGLE FAMILY WITH SECONDARY SUITES AND DUPLEX DEVELOPMENTS TO ADDRESS THIS NEED.

OUR PROPOSAL IS NO EXCEPTION, BUT GOES A STEP FURTHER GIVEN THE CONTINUED UPWARD PRESSURE ON LAND AND BUILDING COSTS. AS THE SUBJECT LOT IS ZONED TODAY, IT WOULD ALLOW FOR A SINGLE FAMILY RESIDENCE OF ABOUT 3500 SQ FT ABOVE GRADE AREA. A HOME THIS SIZE, COMPLETE WITH AN IN-GROUND BASEMENT ON A 60' FOOT LOT WOULD BE QUITE COSTLY TO PURCHASE. OUR MODEST PROPOSAL WOULD ALLOW FOR THREE MORE MANAGEABLE UNITS SHARING THE SAME ABOVE GRADE FLOOR AREA OR 3500 SQ FT, OR ABOUT 1160 SQ FT PER UNIT + 600 SQ FT BASEMENTS PER UNIT. IN THE END THIS CREATES THREE UNITS, WITH SEPARATE ENTRIES AND OUTDOOR SPACES. THE UNITS ARE LARGE ENOUGH TO HOUSE 4 BEDROOMS, SO BIG ENOUGH FOR MOST FAMILIES.

AMORTIZING THE COST OF THE LAND AND LIMITING THE SUITE SIZE WILL HAVE A MARKED IMPACT ON THE AFFORDABILITY OF THESE UNITS.

DESIGN RATIONALE

NOT TO SCALE



CONTEXT MAP

NOT TO SCALE

SOURCE: CITYMAP - CITY OF NV



EXISTING SOUTH STREETSCAPE

NOT TO SCALE

SOURCE: GOOGLE STREETVIEW



PROPOSED SOUTH STREETSCAPE

NOT TO SCALE

SOURCE: GOOGLE STREETVIEW



EXISTING NORTH STREETSCAPE

NOT TO SCALE

SOURCE: GOOGLE STREETVIEW



PROPOSED NORTH ELEVATION

NOT TO SCALE



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6	APR 21 22	RZ DP APP	HAI

#### Project

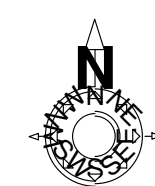
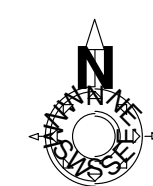
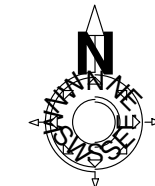
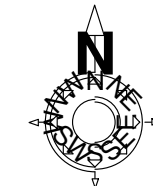
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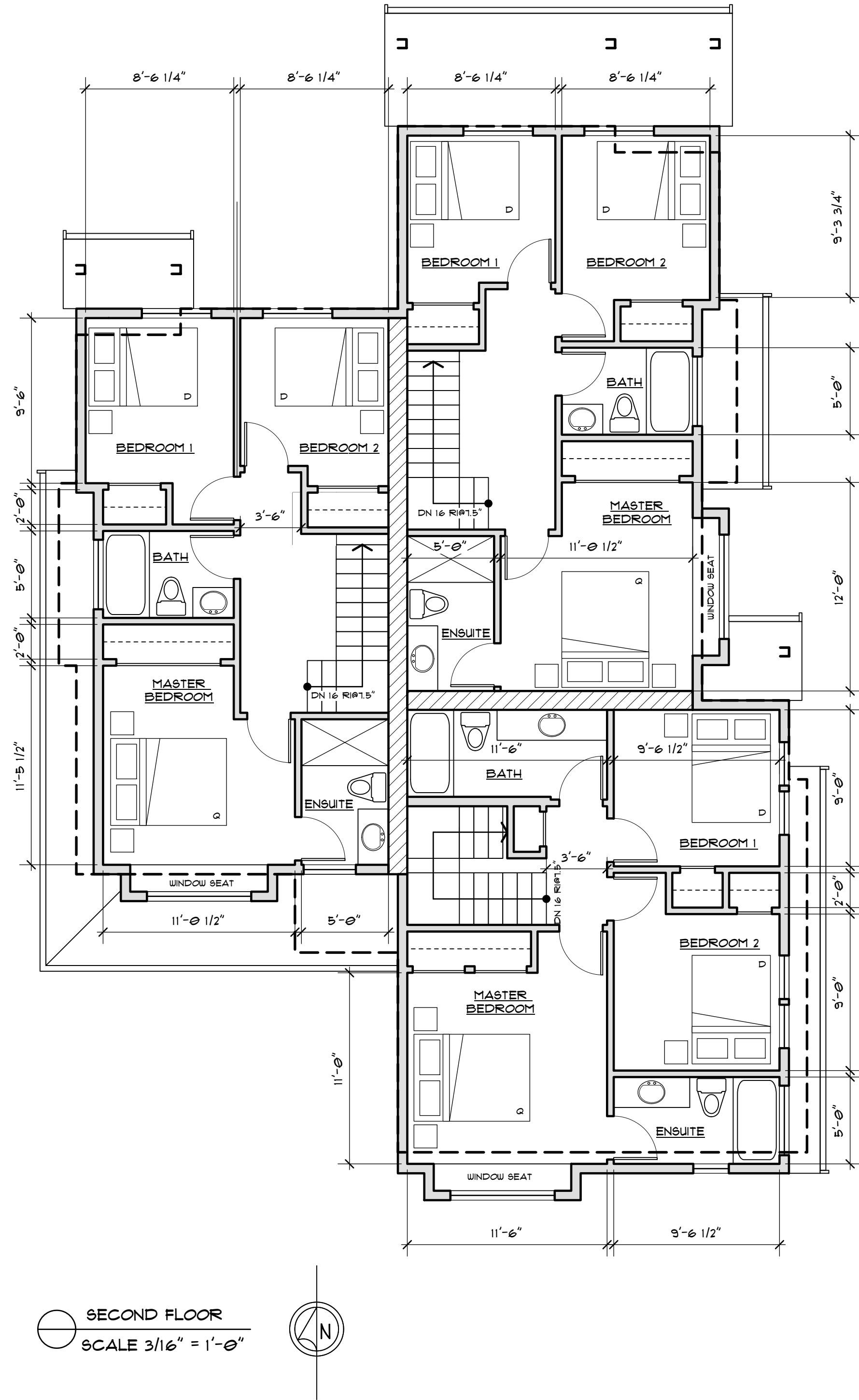
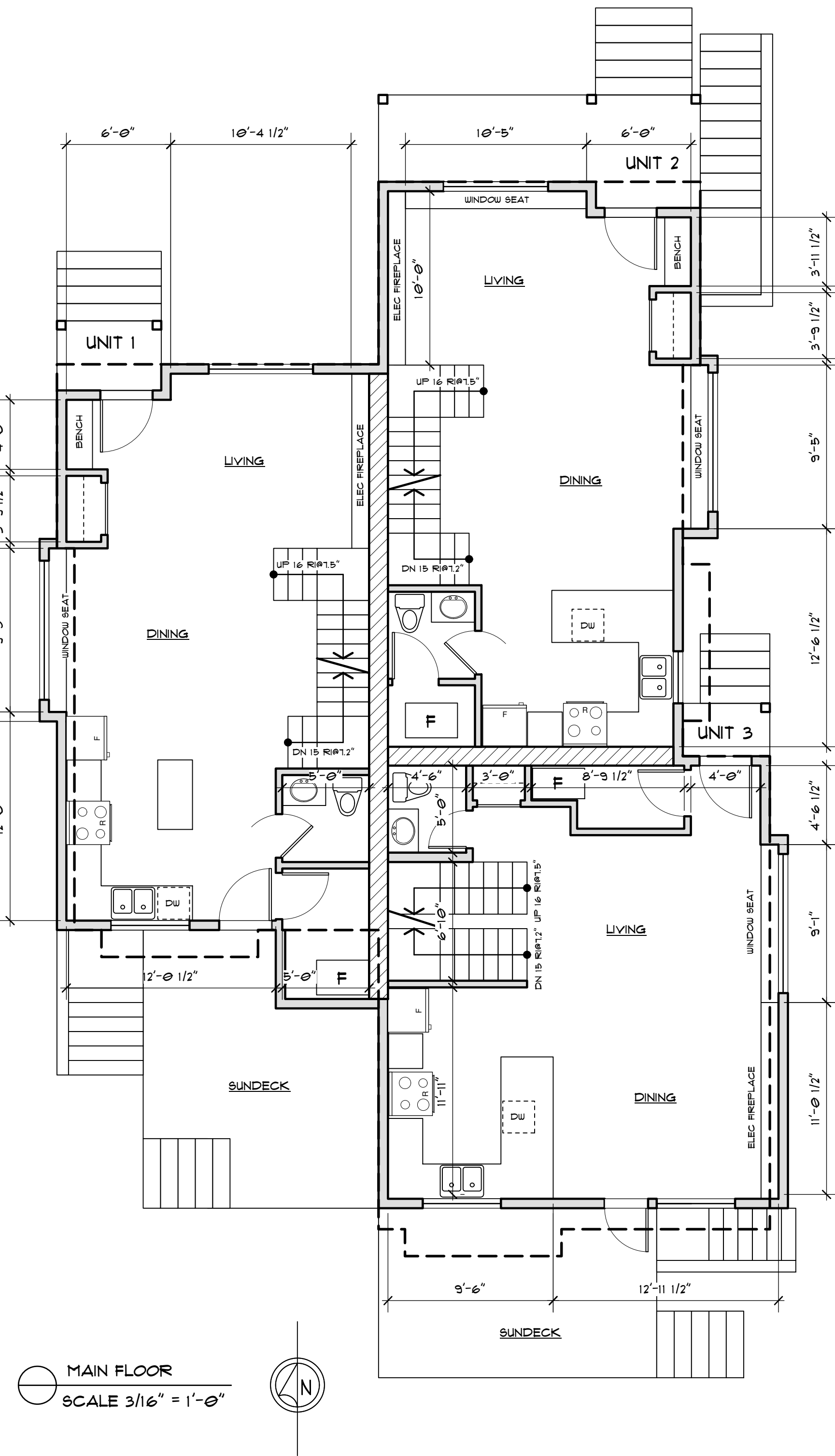
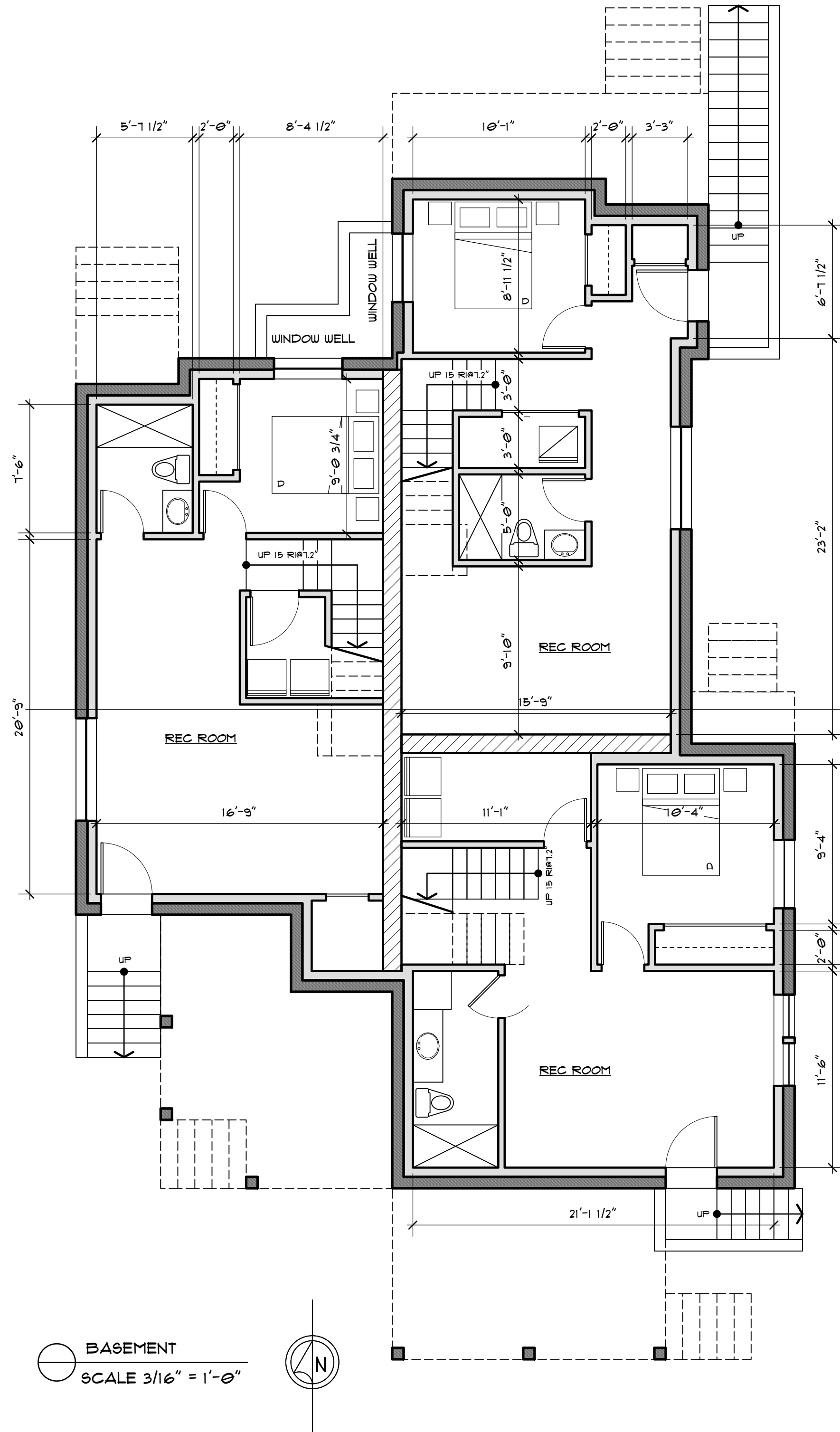
#### Drawing Title

CONTEXT MAP  
STREETSCAPE REVIEW  
CHARACTER SKETCH  
DESIGN RATIONALE

Date JAN 26 2021	Project No. 2119
Scale	Drawing No. <b>A1.1</b>
Drawn By HAI	
Approved By VJM	







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**Project**

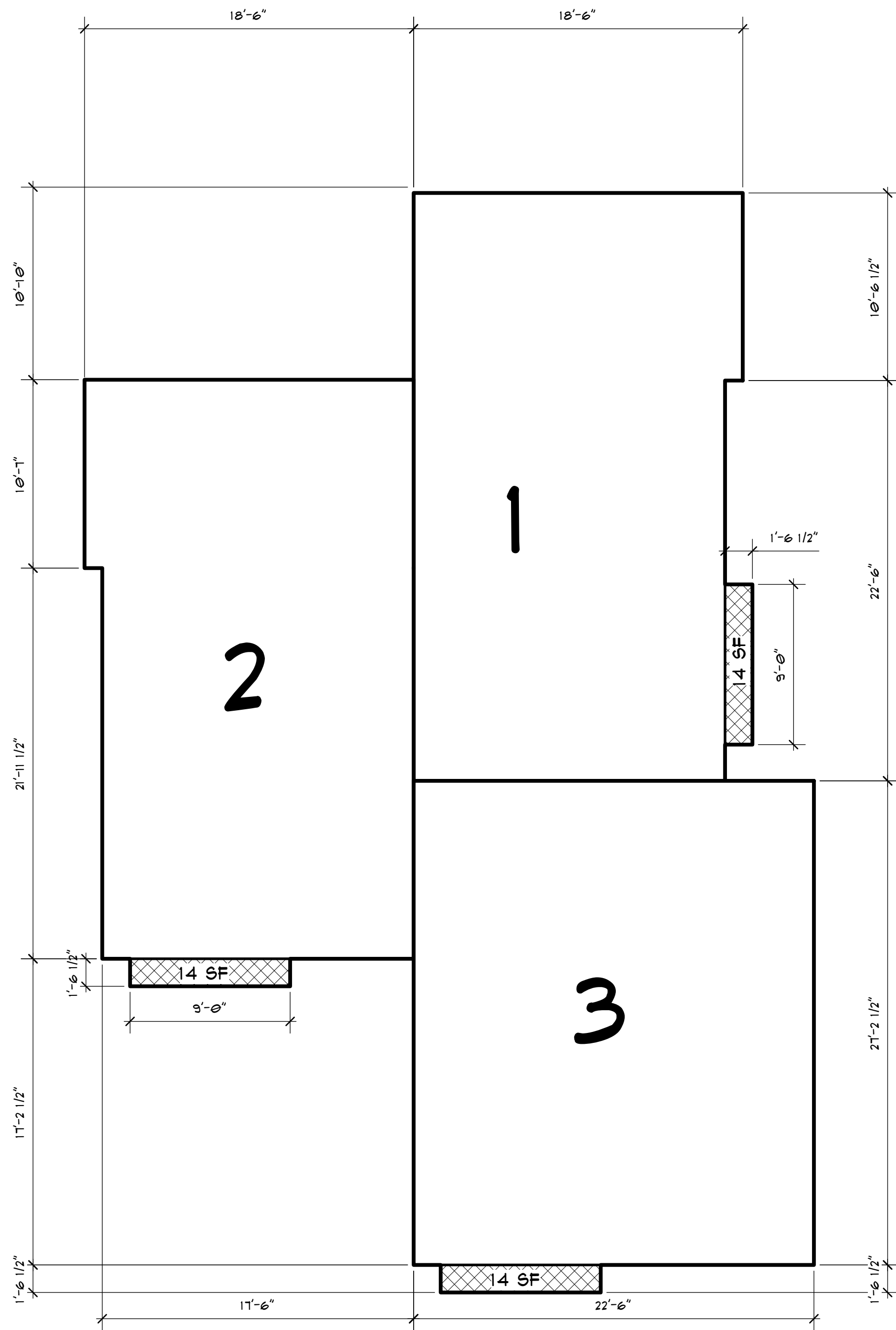
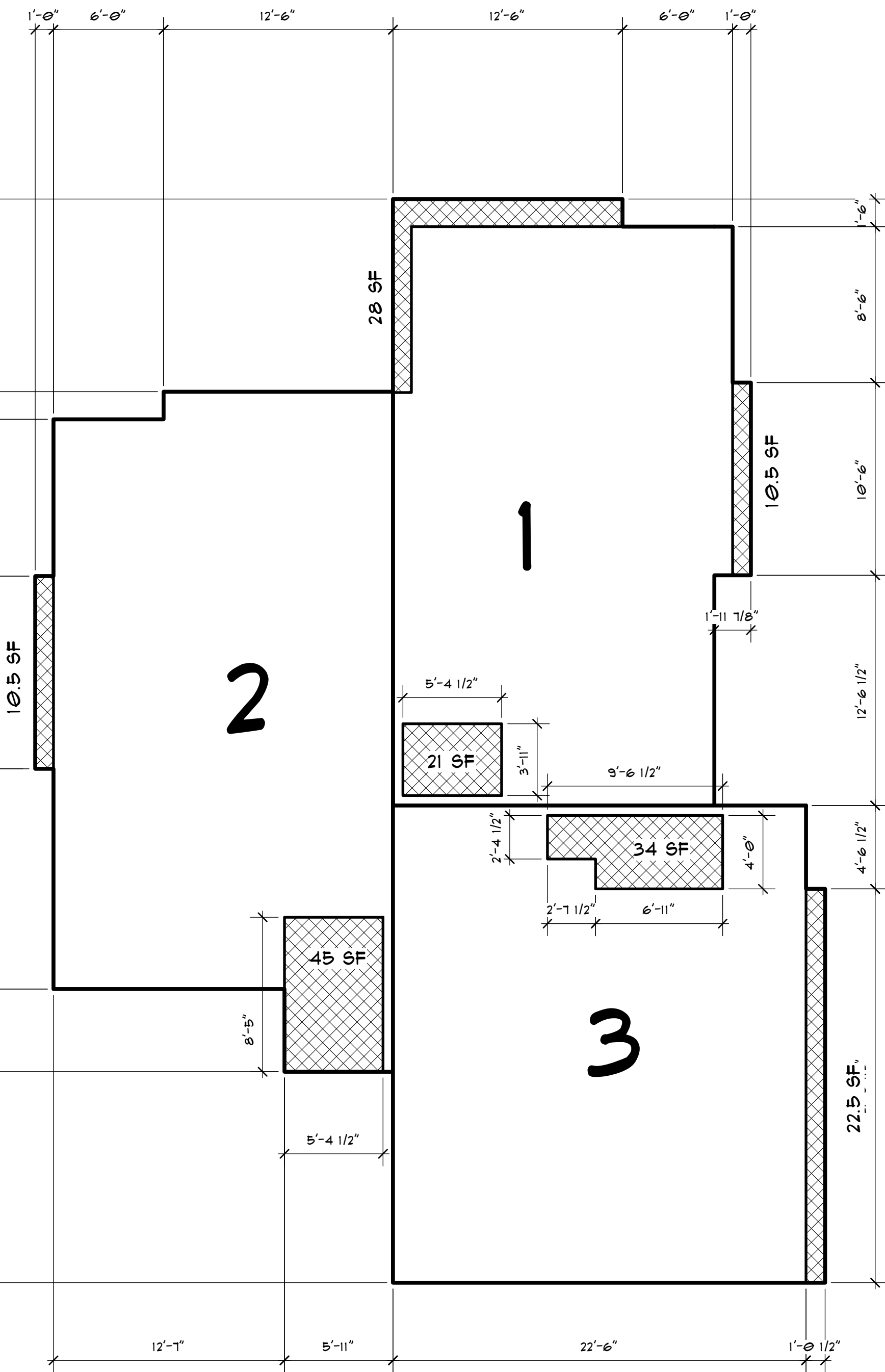
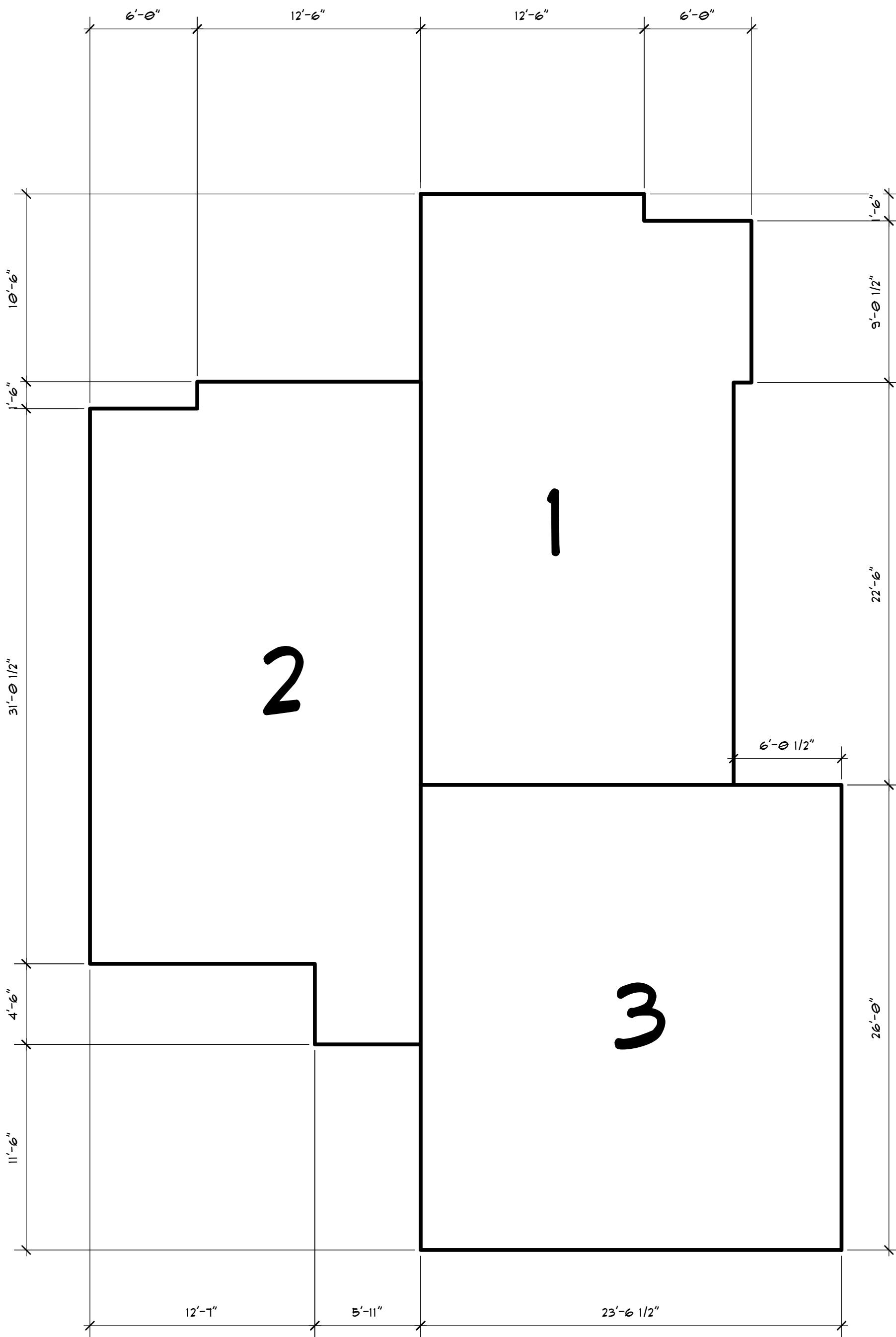
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CITY OF NORTH VANCOUVER

**Drawing Title**

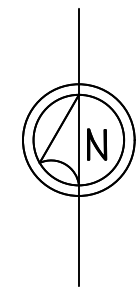
**SCHEMATIC  
FLOOR PLAN**

Date	Project No.
JAN 26 2021	2119
Scale	Drawing No.
Drawn By	<b>A2.0</b>
Approved By	
VJM	

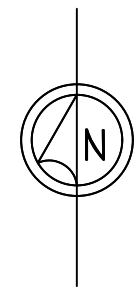




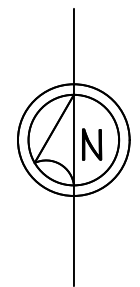
BASEMENT  
SCALE 3/16" = 1'-0"



MAIN FLOOR  
SCALE 3/16" = 1'-0"



SECOND FLOOR  
SCALE 3/16" = 1'-0"



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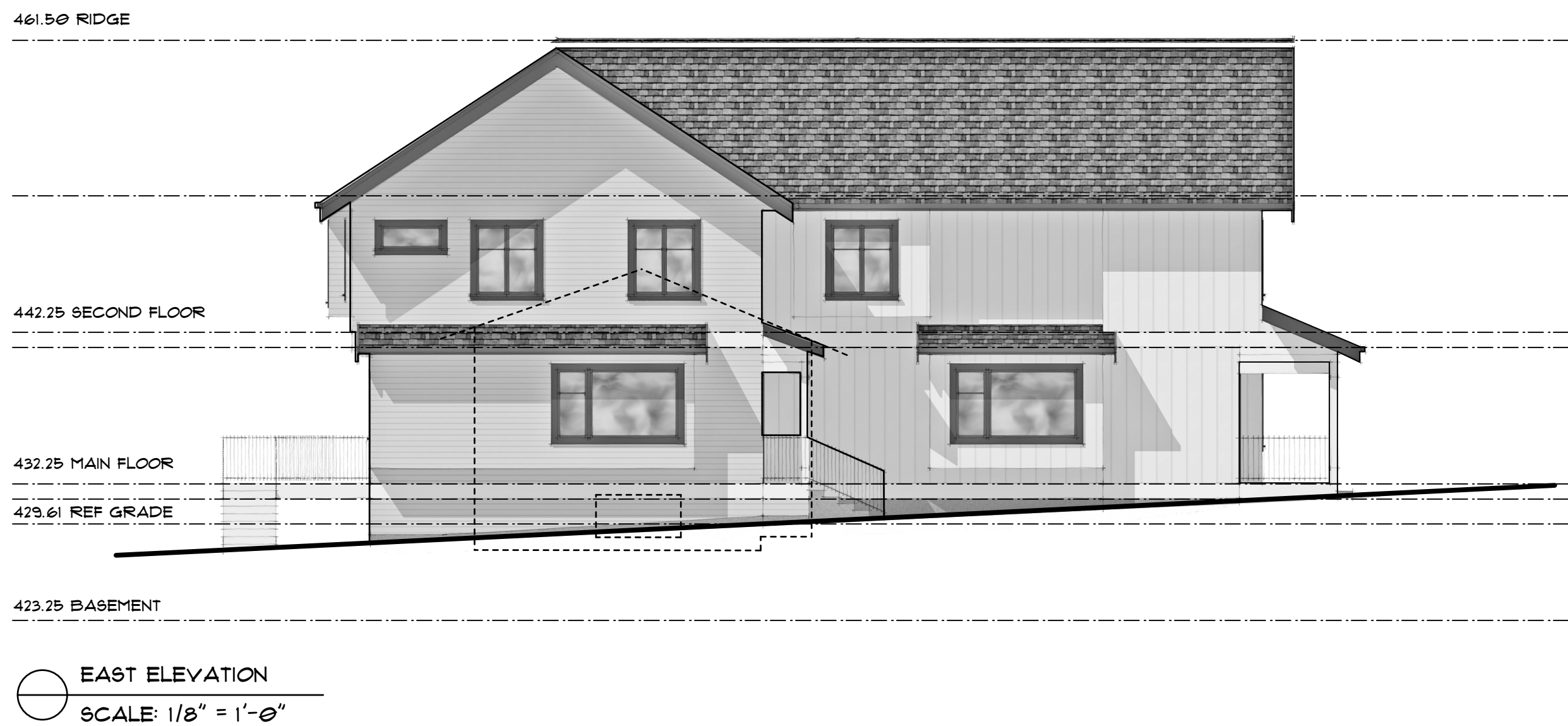
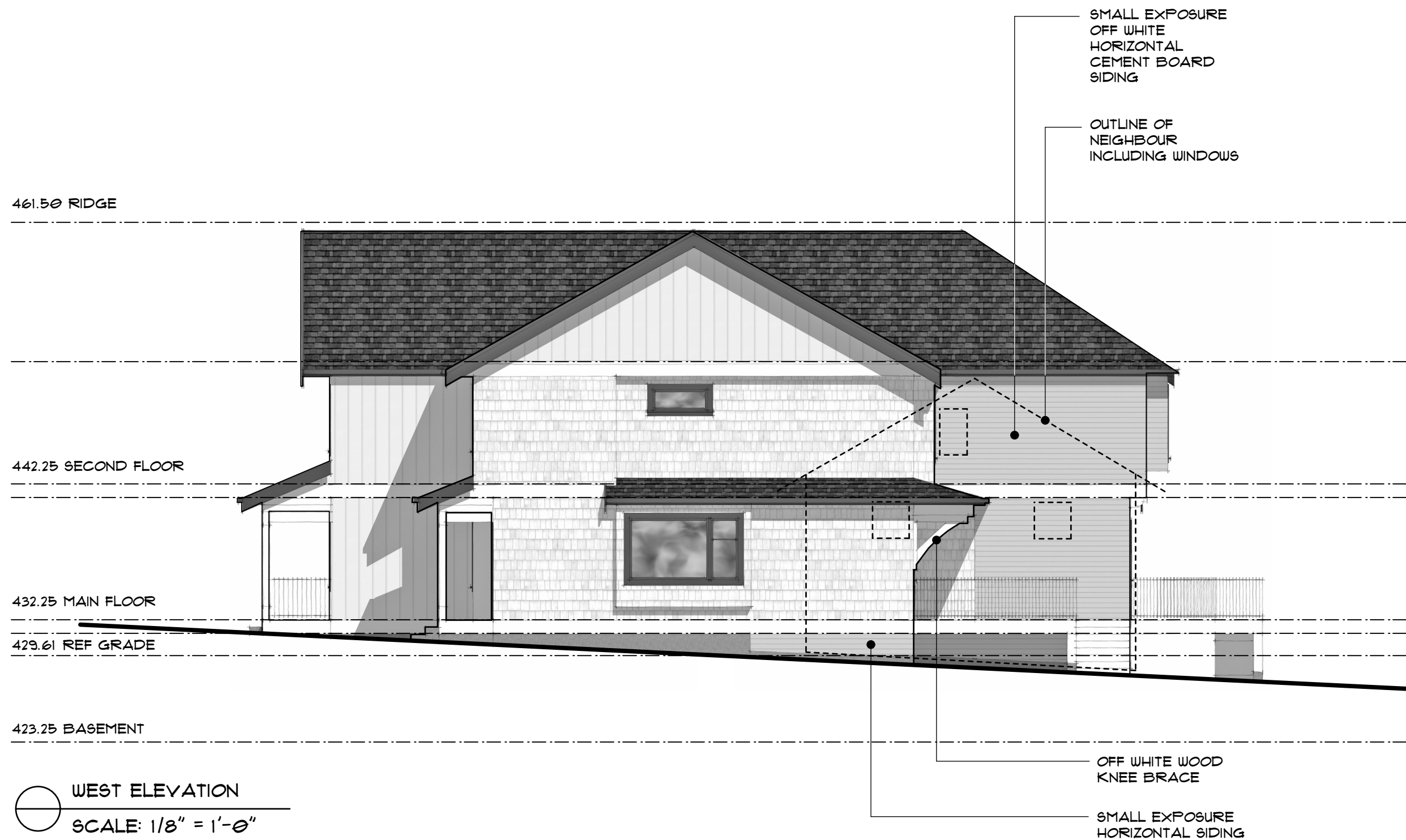
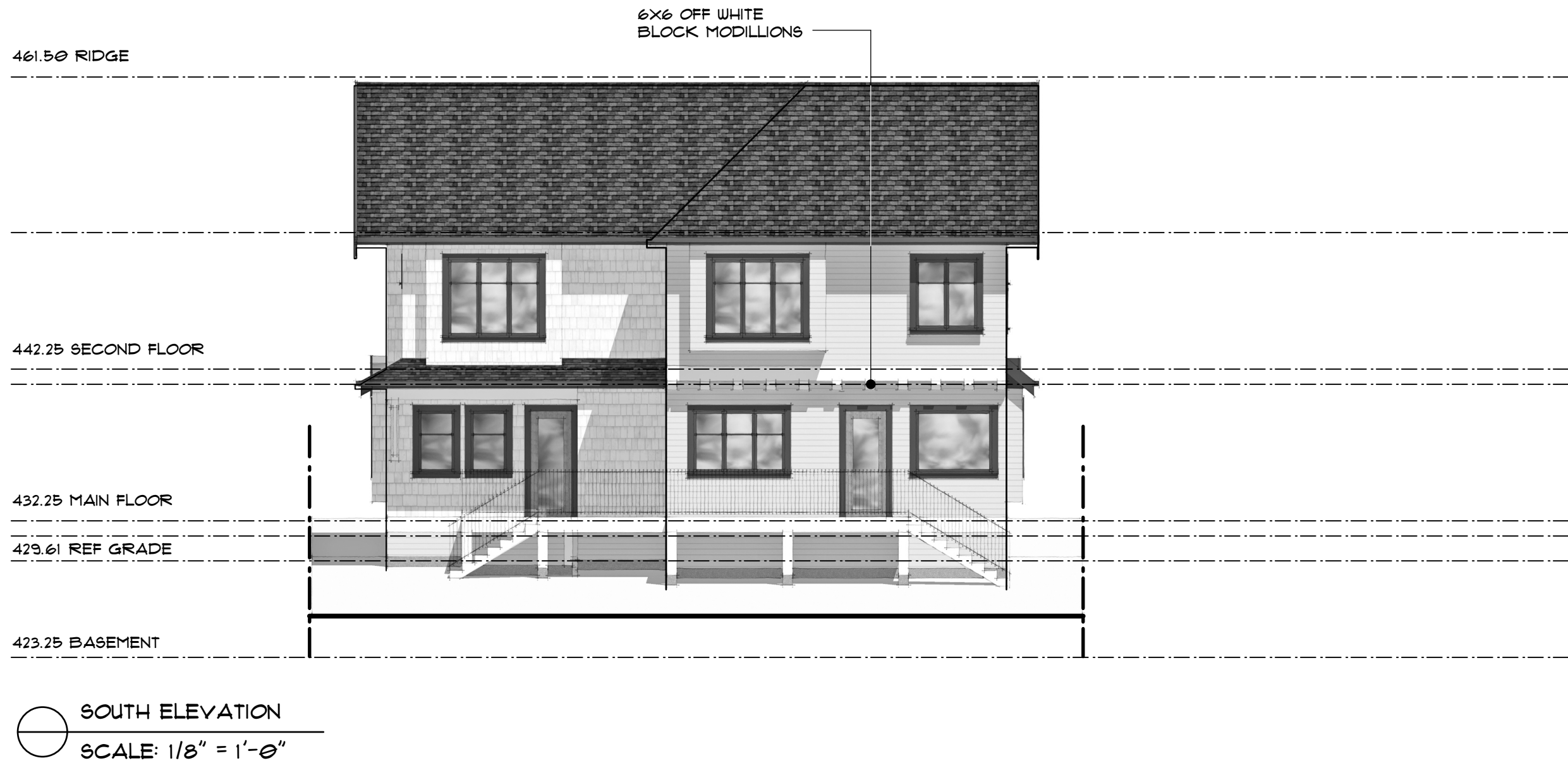
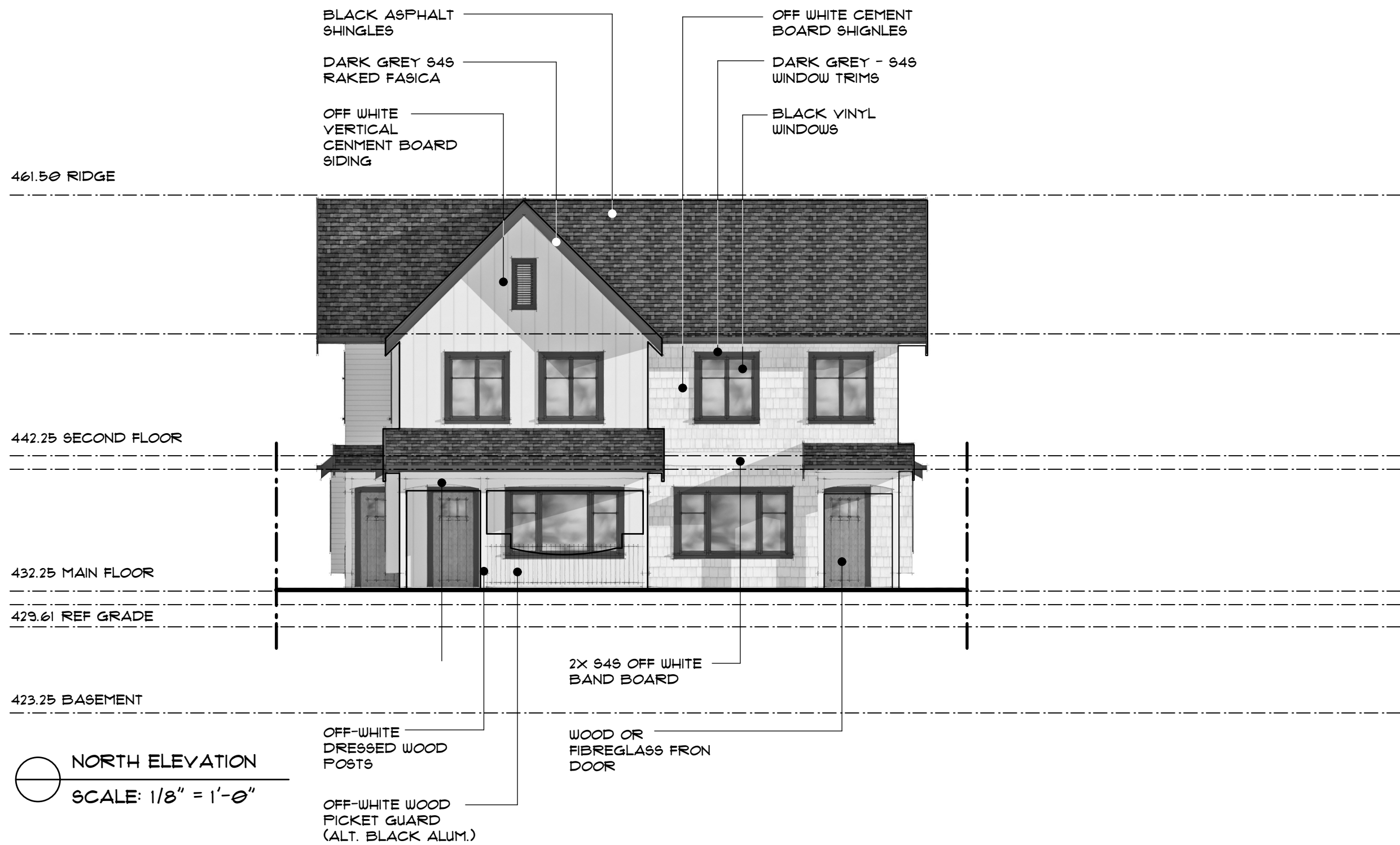
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#### Drawing Title

F&R OVERLAY

Date	JAN 26 2021	Project No.	2119
Scale		Drawing No.	A2.1
Drawn By	HAI		
Approved By	VJM		





PROJECT MATERIALS					
	BLACK ASPHALT SHINGLES		DARK GREY S4S RAKED FASCIA		BLACK VINYL WINDOWS
	OFF WHITE VERTICAL CEMENT BOARD SIDING		SMALL EXPOSURE OFF WHITE HORIZONTAL CEMENT BOARD SIDING		OFF WHITE CEMENT BOARD SHINGLES
	LIGHT PAINTED BRICK FACING		OFF-WHITE ORNAMENTAL WOOD FRIEZE / POSTS / BAND BOARD / KNEE BRACE		SOLID WOOD DOOR C/W TOP LITES
	OFF-WHITE WOOD GAURD OR ALT-BLACK ALUMINUM OR WROUGHT IRON GUARD		OFF-WHITE WOOD GAURD OR ALT-BLACK ALUMINUM OR WROUGHT IRON GUARD		OFF-WHITE WOOD GAURD OR ALT-BLACK ALUMINUM OR WROUGHT IRON GUARD



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#### Project

COBBLESTONE HOMES LTD.

259 EAST 23RD STREET  
CITY OF NORTH VANCOUVER

1/8"=1'-0"

#### Drawing Title

SCHEMATIC  
ELEVATIONS

Date	Project No.
JAN 26 2021	2119
Scale	Drawing No.
Drawn By	A3.0
HAI	
Approved By	
VJM	



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**Project**

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**Drawing Title**

**SCHEMATIC  
SECTIONS  
ROOF PLAN**

Date JAN 26 2021	Project No. 2119
Scale 1/8"=1'-0"	Drawing No. <b>A4.0</b>
Drawn By HAI	
Approved By VJM	

EAST  
23RD  
STREET

461.50 RIDGE

442.25 SECOND FLOOR

432.25 MAIN FLOOR

429.61 REF GRADE

423.25 BASEMENT

ATTIC

SECOND STOREY

FIRST STOREY

BASEMENT

GARAGE

LANE

2 LONG SECTION  
SCALE: 1/8" = 1'-0"

EAST 23RD STREET

EAST 23RD STREET

CONCRETE SIDEWALK

PROPERTY LINE 51.04'

NEW 2M RIGHT OF WAY

LOT AREA  
6894 SQ FT

BASEMENT 423.50'  
REF GRADE 429.92'  
BASE CEILING 431.50'  
MAIN FLOOR 432.50'  
MAIN CEILING 441.50'  
SECOND FLOOR 442.50'  
SECOND CEILING 451.50'  
MAX RIDGE 462.92'

461.50 RIDGE

ATTIC

SECOND STOREY

FIRST STOREY

BASEMENT

442.25 SECOND FLOOR

432.25 MAIN FLOOR

429.61 REF GRADE

423.25 BASEMENT

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

ATTIC

BASEMENT

PROPERTY LINE 51.04'

NEW 2M RIGHT OF WAY

PROPERTY LINE 135.09'

PROPERTY LINE 135.01'

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

253

265

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



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6	APR 21 22	RZ DP APP	HAI
7	JUN 06 22	RZ DP APP AMEND	HAI

Project

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Drawing Title

**GARAGE**

Date JAN 26 2021	Project No. 2119
Scale 1/4"=1'-0"	Drawing No. <b>A6.0</b>
Drawn By HAI	
Approved By VJM	

