

DESIGN RATIONALE

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 MICKEY 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 753 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 0.15. 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 0.13. 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 DWELLING 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 DWELLING 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.

STATEMENT OF 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 3065 SQ FT ABOVE GRADE AREA. A HOME OF THIS SIZE, COMPLETE WITH AN IN-GROUND BASEMENT ON A 50 FOOT LOT WOULD BE QUITE COSTLY TO PURCHASE. OUR MODEST PROPOSAL WOULD ALLOW FOR THREE MORE MANAGEABLE UNITS SHARING A MODEST ABOVE GRADE FLOOR AREA OF 3415 SQ FT, OR ABOUT 1138 SQ FT PER UNIT + 510 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.

STATEMENT OF SUSTAINABILITY

AT THE SCALE OF SINGLE FAMILY, DUPLEX AND TRIPLEX THERE ARE MANY OPPORTUNITIES TO PROMOTE SUSTAINABILITY IN DESIGN AND CONSTRUCTION. WE ARE ATTEMPTING TO BE FAIRLY PROGRESSIVE IN OUR PROPOSED DEVELOPMENT. BELOW ARE SOME OF THE FEATURES AND APPROACHES THAT WE WILL BE INCORPORATING INTO OUR PROPOSAL.

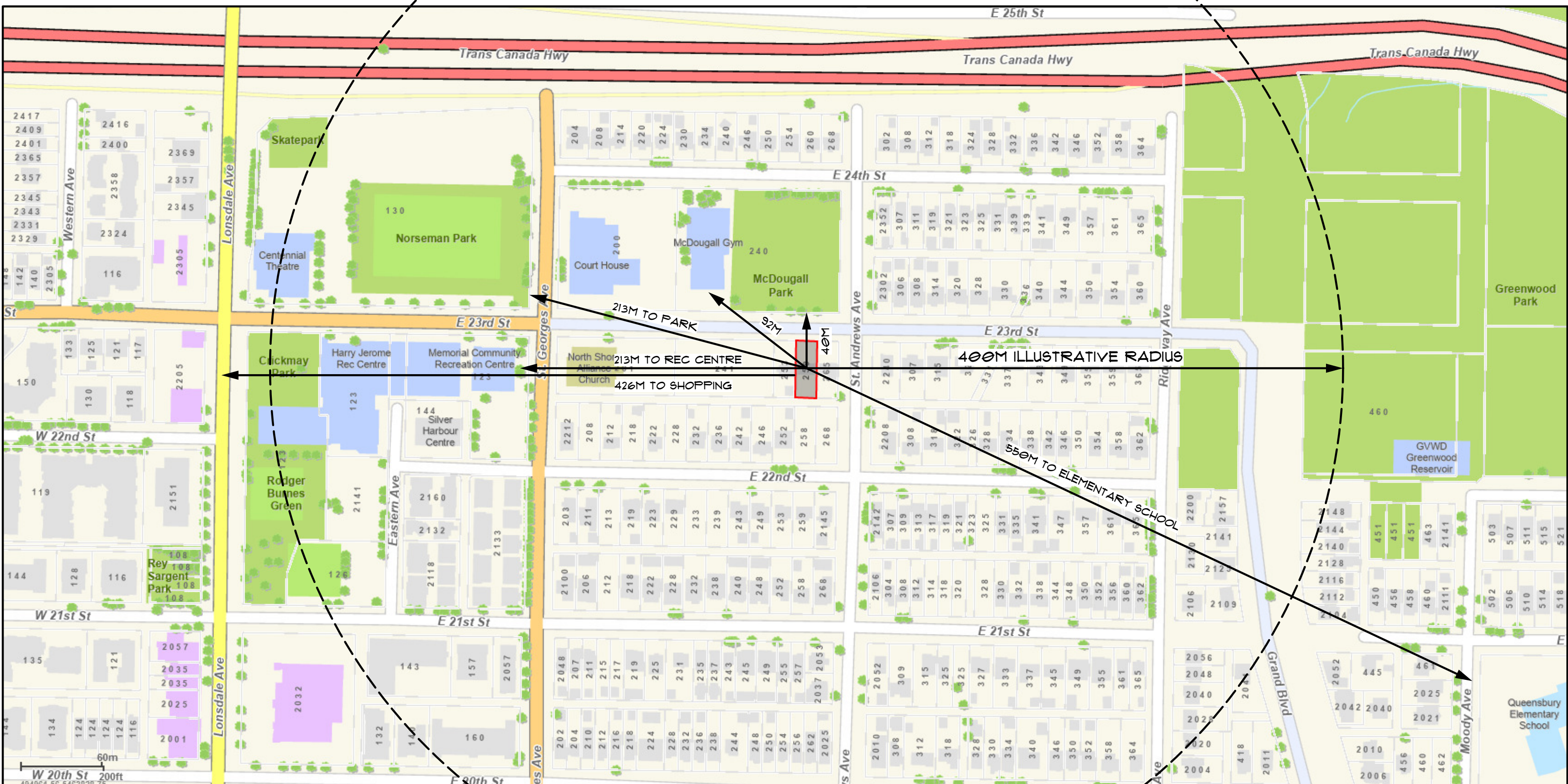
WHILE WE ARE NEEDING TO REMOVE TREES THAT ARE EITHER UNSUITABLE FOR RETENTION OR ARE WITHIN OUR BUILDING FOOTPRINTS, WE ARE ALSO PROPOSING TO ADD 5 TREES TO THE SITE. IN ADDITION TO THE ADDED TREES OUR LANDSCAPE PLAN HAS BEEN DEVELOPED TO HAVE REDUCED LAWN AREAS IN FAVOUR OF MORE DENSELY PLANTED AREAS. ALSO, WITHIN THE GARDEN WE ARE PROPOSING A HIGH EFFICIENCY, LOW VOLUME IRRIGATION SYSTEM. WE FELT THIS WAS VERY IMPORTANT GIVEN THE CONTINUED STRAIN ON OUR REGIONAL WATER RESOURCE DURING THE SUMMER SEASON. OTHER FEATURES IN THE LANDSCAPE THAT WE ARE PROUD OF ARE AN EXTENSIVE STORM DETENTION AND INFILTRATION CHAMBER SYSTEM.

IN TERMS OF CONSTRUCTION THE MAJORITY OF OUR MATERIALS WILL BE NON-TOXIC AND/OR WOOD. OUR APPLIANCES AND PLUMBING FIXTURES ARE ALL PROPOSED TO BE EITHER ENERGY EFFICIENT OR WATER EFFICIENT. WE ARE ALSO DESIGNING TO BC ENERGY STEP CODE 3. COMPLYING TO THIS MORE AGGRESSIVE LEVEL WILL RESULT IN A VERY WELL SEALED STRUCTURE WITH HIGHLY EFFICIENT ENERGY USAGE.

IN TERMS OF "HUMAN POTENTIAL" WE EXCEED THE RECOMMENDED MIN 10% OF UNITS TO BE 3 BEDROOM UNITS BY OFFERING ALL UNITS WITH 4 BEDROOMS.

OPTED APPROACH

WITH OUR GROUND ORIENTED RESIDENTIAL APPROACH, EACH UNIT HAS A CLEAR VIEW OF THEIR PRIVATE YARDS. WE ARE ALSO PROVIDING LOWER LEVEL PATHWAY LIGHTING THROUGHOUT AND WALL MOUNTED BUILDING LIGHTING FOR HEIGHTENED VISIBILITY. LASTLY WE HAVE ELECTED TO HAVE LARGE SIDE YARD SETBACKS FOR THE GARAGE TO DISCOURAGE DARK CORRIDORS AND FULL VISIBILITY THROUGH TO THE LANE.



CONTEXT MAP  
NOT TO SCALE  
SOURCE: CITYMAP - CITY OF NV

SUBJECT PROPERTY



EXISTING SOUTH STREETSCAPE  
NOT TO SCALE  
SOURCE: GOOGLE STREETVIEW

SUBJECT PROPERTY



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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BUILDER'S RESPONSIBILITY TO LAYOUT WORK

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Revisions

No.	Date	Details	By
1	MAR 25 21	PRE-CONSULT	HAI
2	JAN 18 22	REVIEW	HAI
3	JAN 27 22	COORDINATION	HAI
4	MAR 03 22	DISCUSSION	HAI
5	MAR 04 22	COORDINATION	HAI
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8	AUG 03 22	ADP	HAI
9	NOV 25 22	COORDINATION	HAI
10	DEC 16 22	COORDINATION	HAI
11	JAN 12 23	RZ DP AMEND	HAI
12	MAR 15 23	COORDINATION	HAI
13	MAR 31 23	RZ DP AMEND	HAI

Seal

Project

COBBLESTONE HOMES LTD.  
259 EAST 23RD STREET  
CITY OF NORTH VANCOUVER

Drawing Title

CONTEXT MAP  
STREETSCAPE REVIEW  
CHARACTER SKETCH  
DESIGN RATIONALE

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

A1.0





LOT COVERAGE				
BUILDINGS	166.2	SQ M	1788.9	SQ FT
DECKS AND PORCHES	45.8	SQ M	493.0	SQ FT
GARAGE	65.4	SQ M	703.9	SQ FT
TOTAL	271.4	SQ M	2985.8	SQ FT
AS A PERCENTAGE	43.2%		43.3%	

E.23rd STREET

PROFILE OF EAST SIDE OF DWELLING ON LOT 11

425.5

428.6

429.9

438.2

438.3

51.2

59.7

432.9

P/L

P/L

ground

253

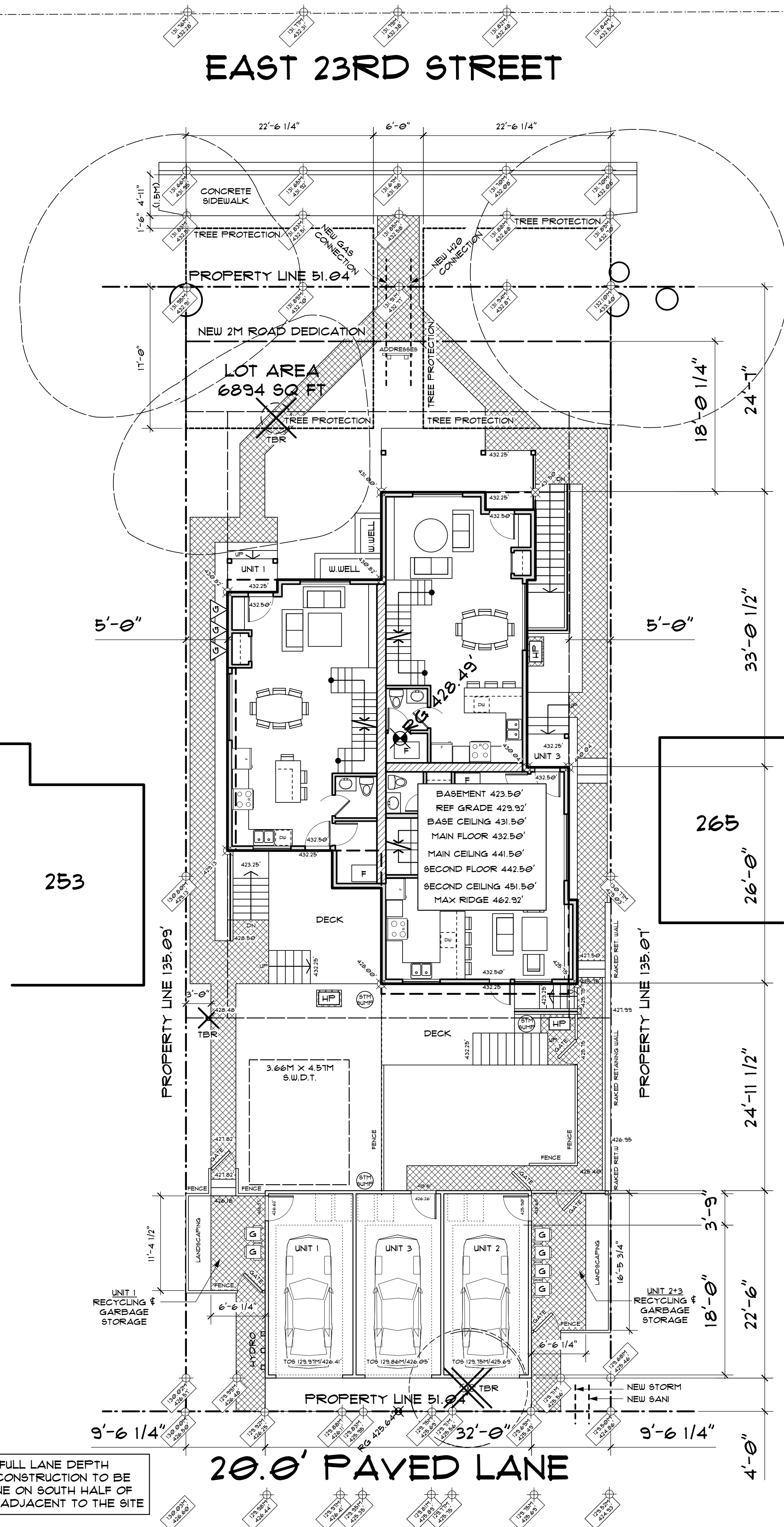
W

W

LANE

FULL LANE DEPTH  
RECONSTRUCTION TO BE  
DONE ON SOUTH HALF OF  
LANE ADJACENT TO THE SITE

EAST 23RD STREET



20.0' PAVED LANE

E.23rd STREET

PROFILE OF WEST SIDE OF DWELLING ON LOT 13

LANE



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Seal

Project

Project

COBBLESTONE HOMES LTD.

259 EAST 23RD STREET  
CITY OF NORTH VANCOUVER

Drawing Title

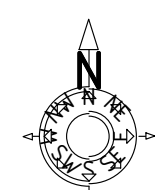
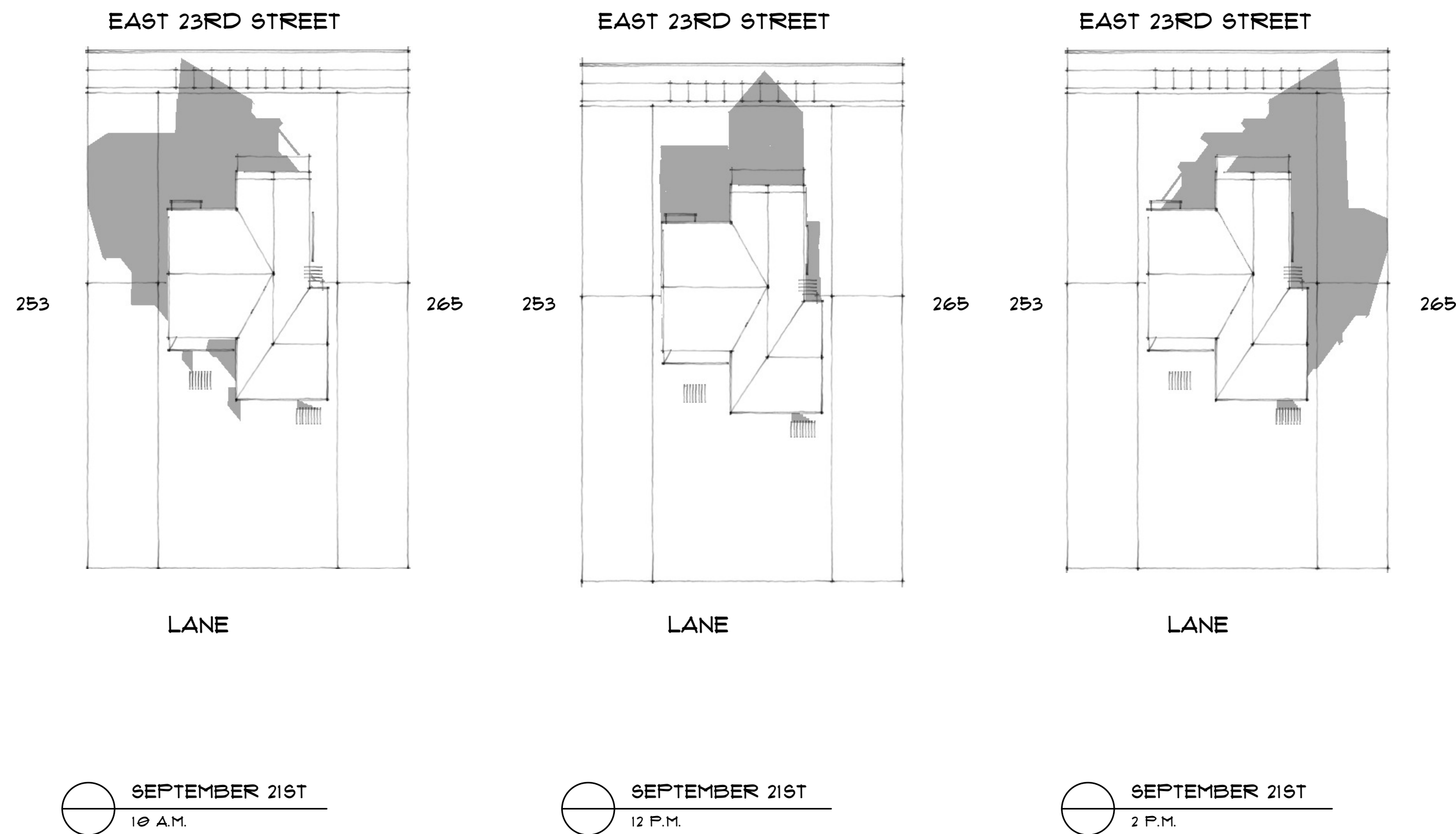
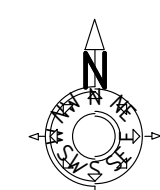
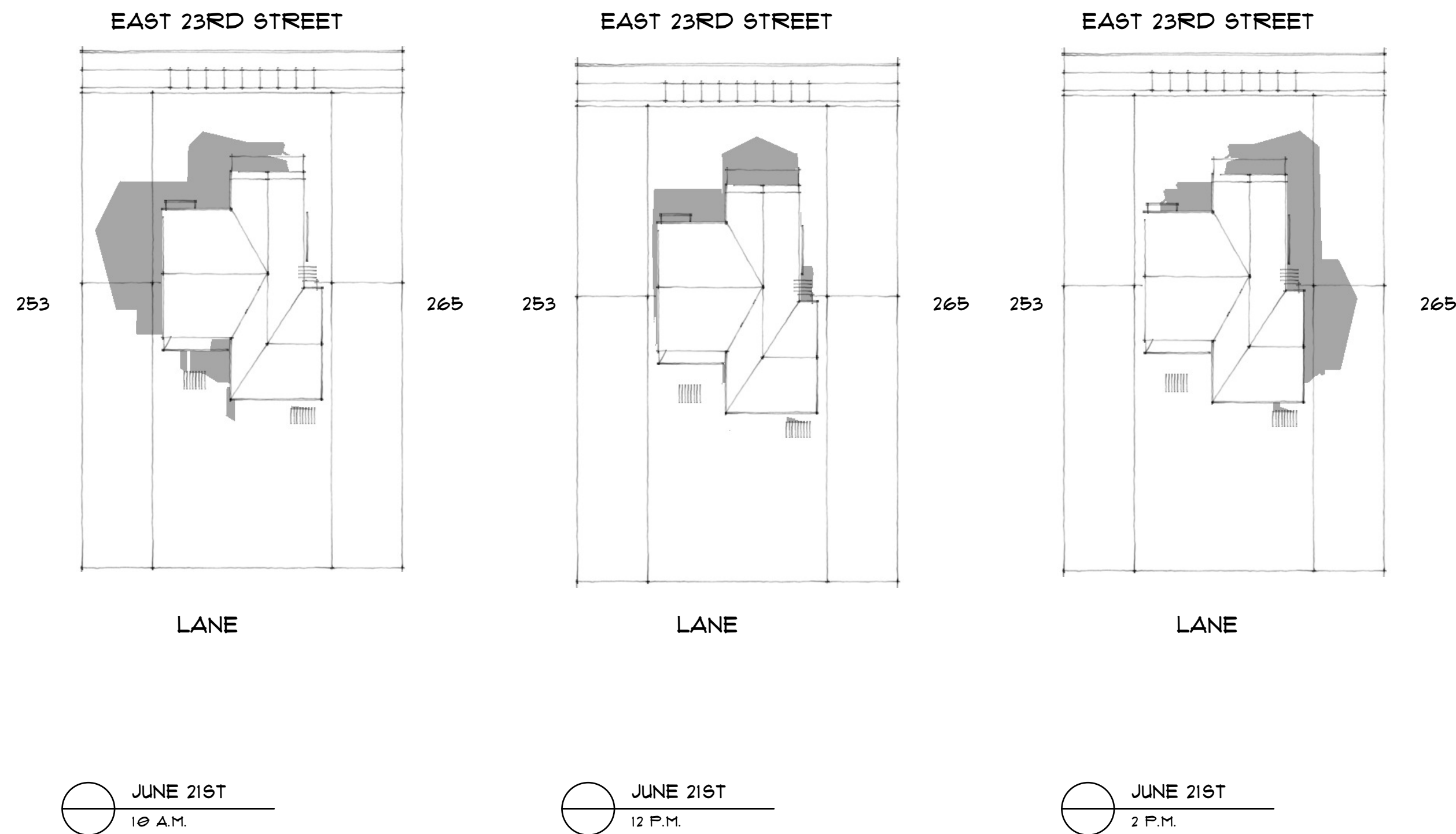
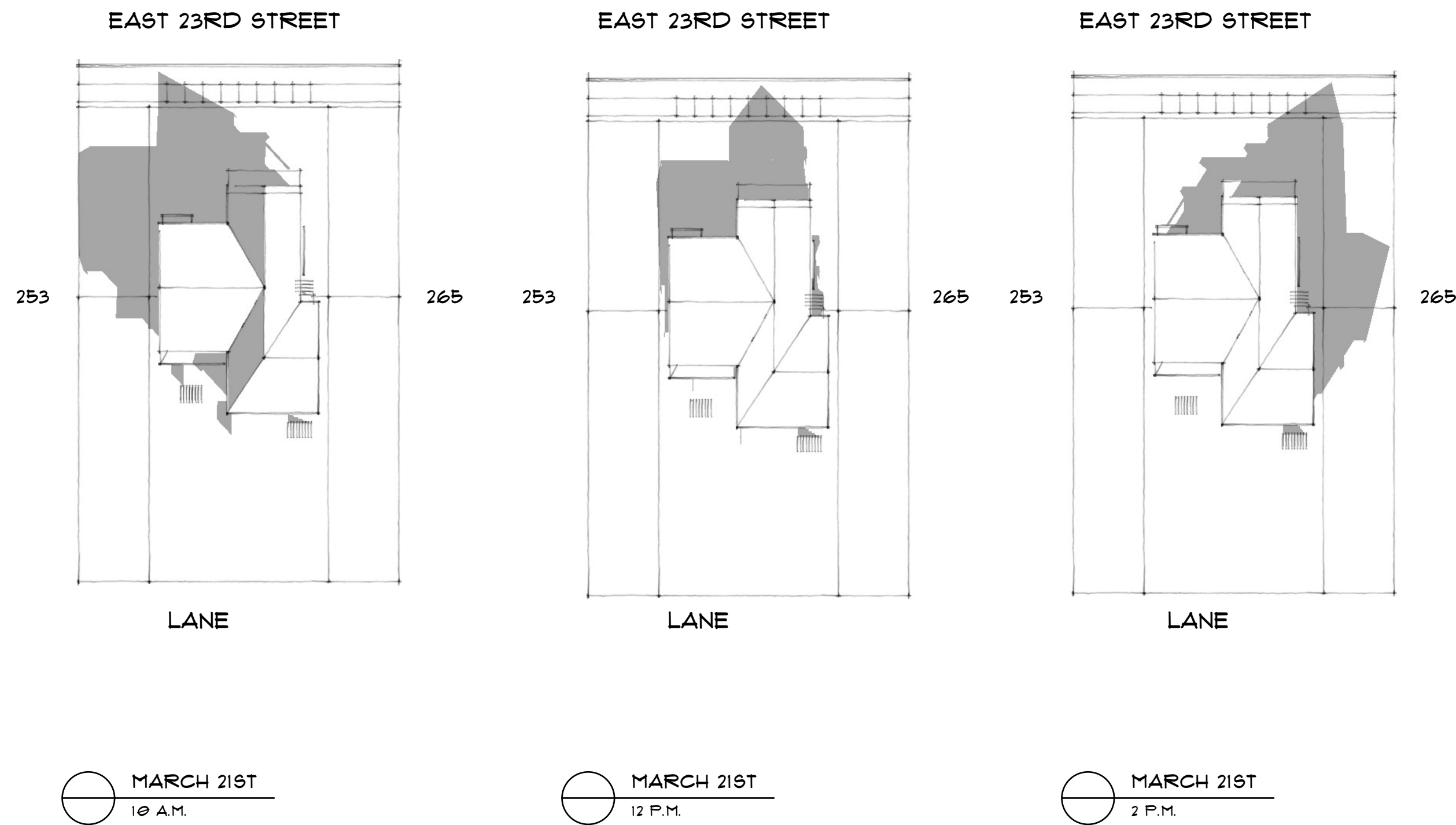
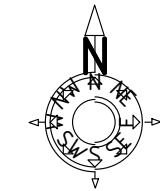
## SITE PLAN

## CONTEXT

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

## A1.1





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Seal

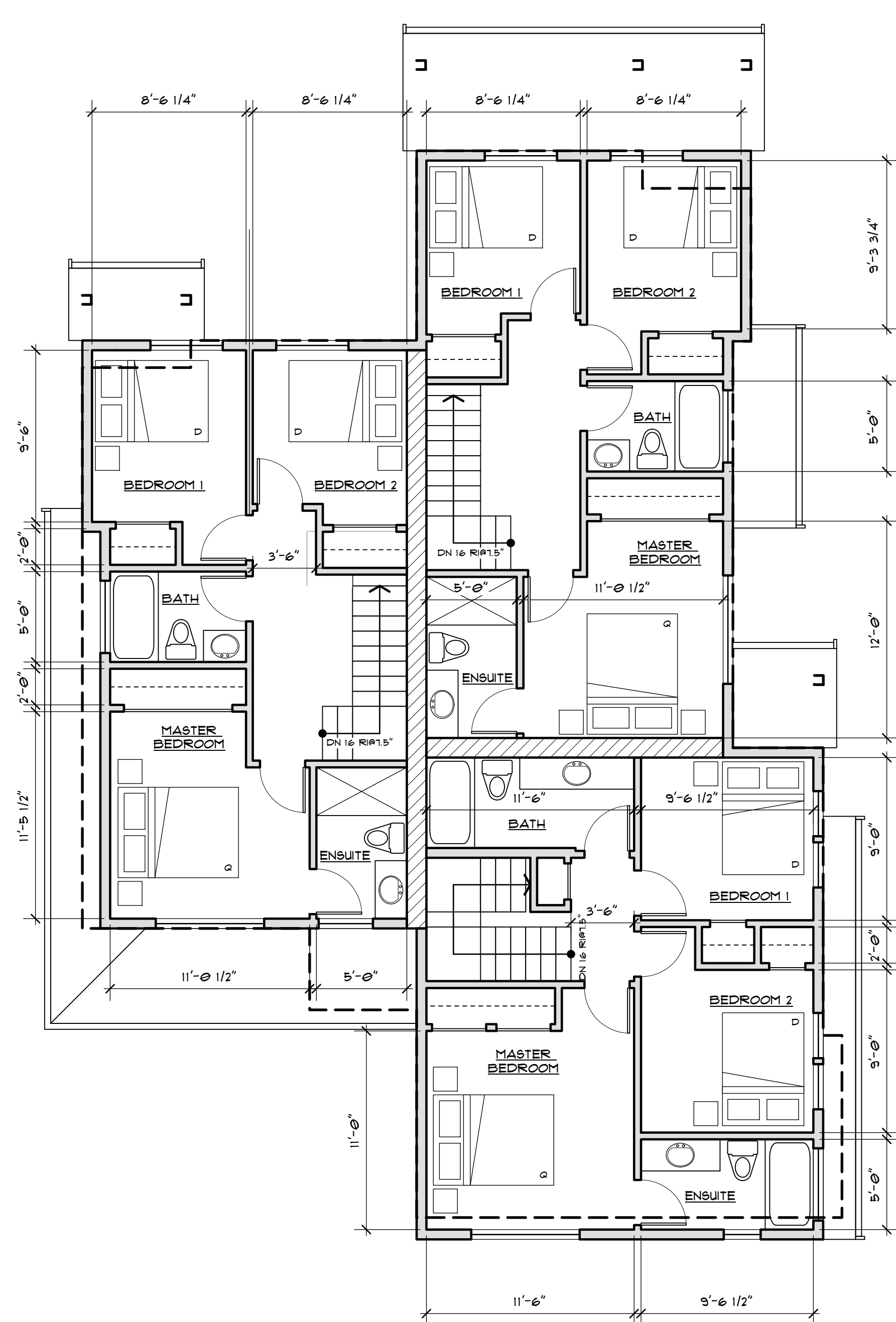
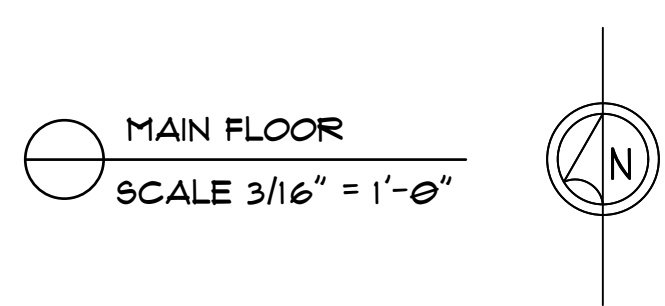
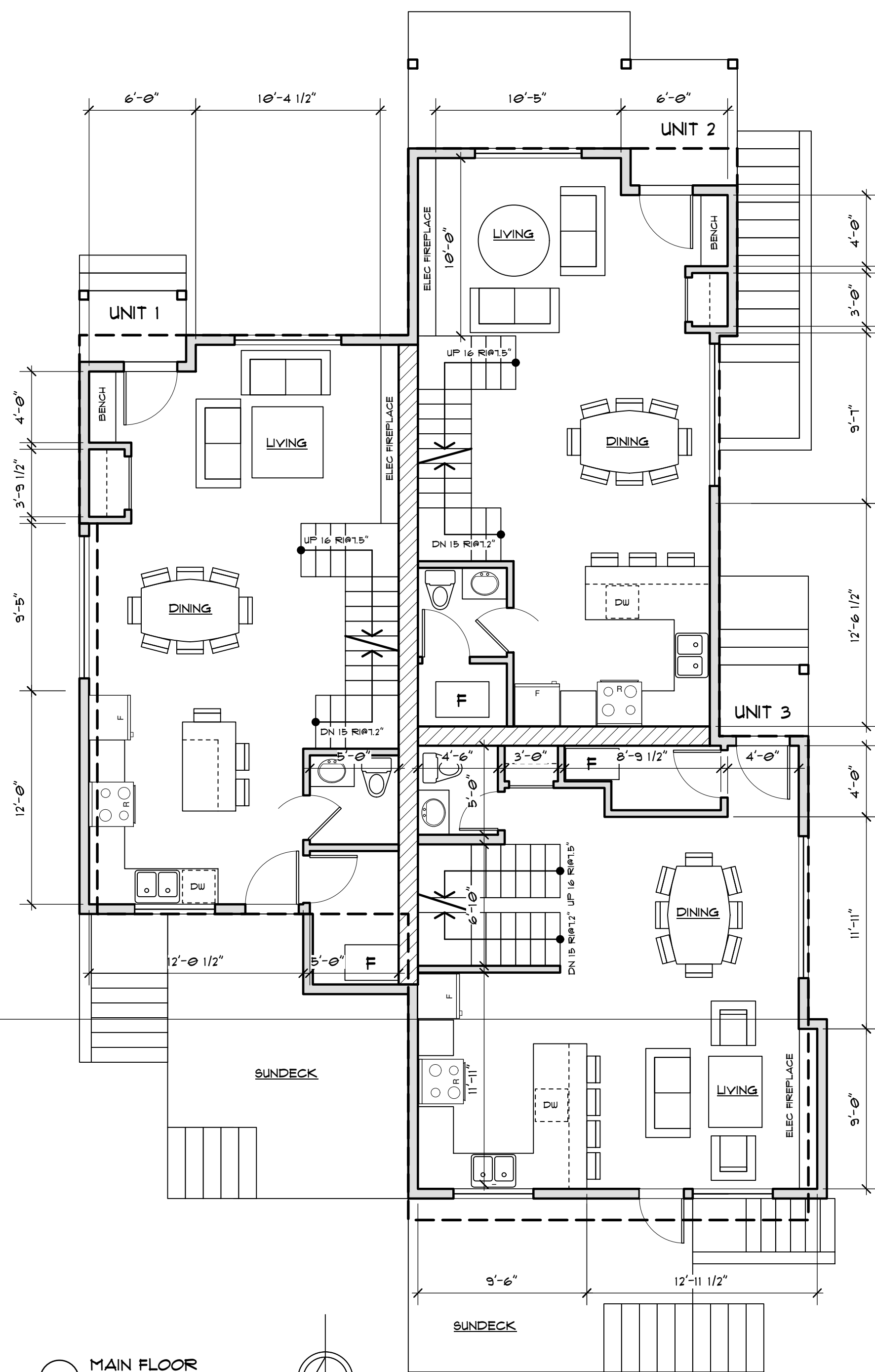
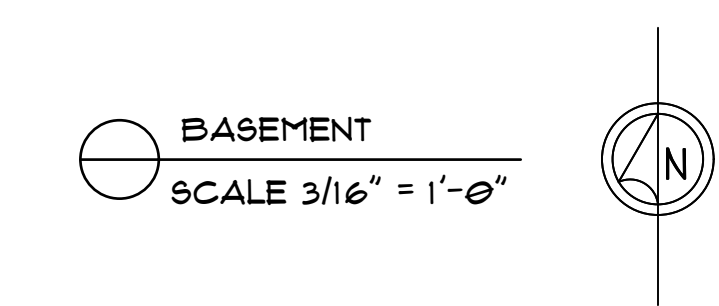
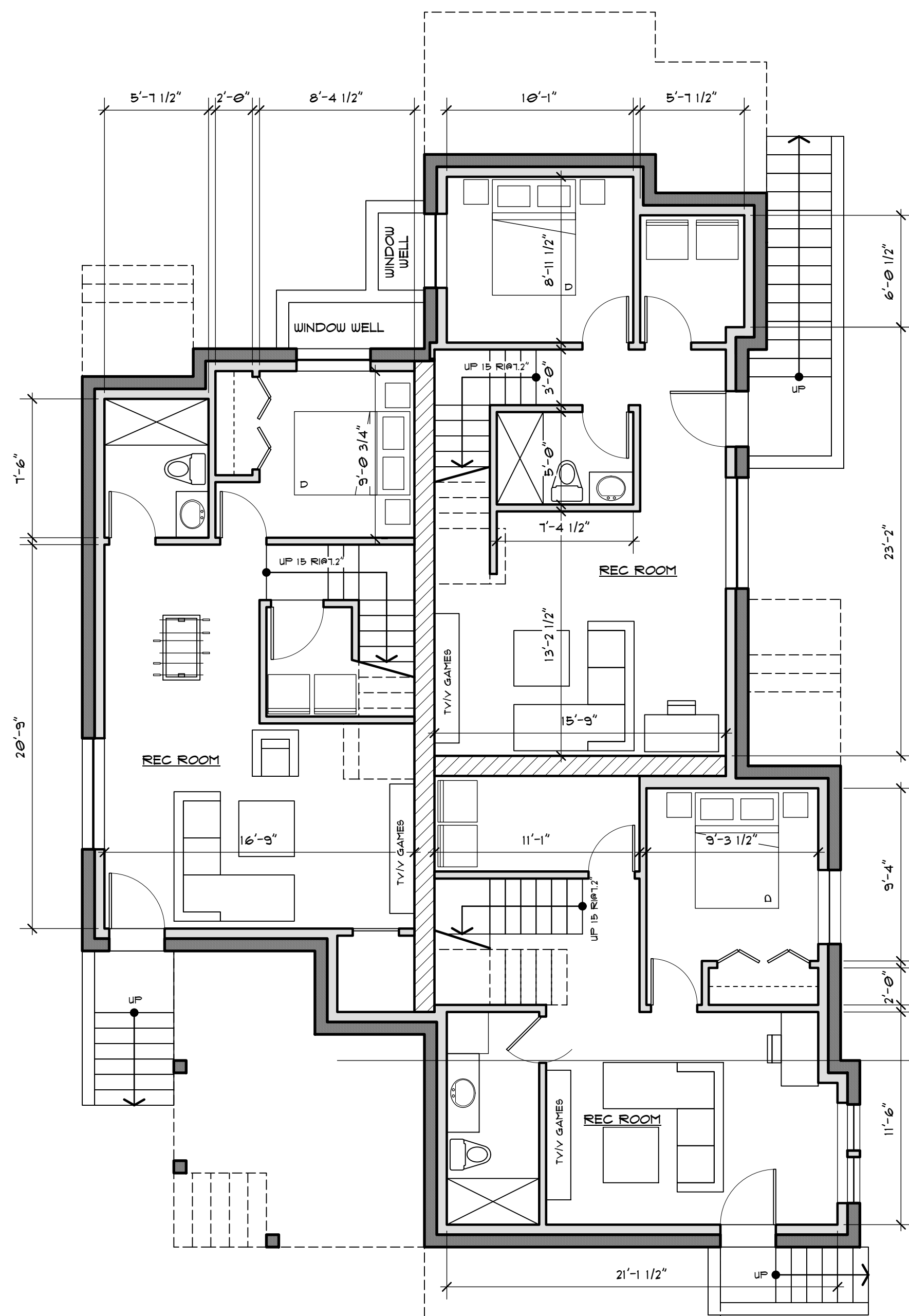
Project

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CITY OF NORTH VANCOUVER

Drawing Title

SHADOW STUDY

Date	Project No.
JAN 26 2021	2119
Scale	Drawing No.
Drawn By	A1.2
Approved By	
HAI	
VJM	



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Seal

Project

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259 EAST 23RD STREET  
CITY OF NORTH VANCOUVER

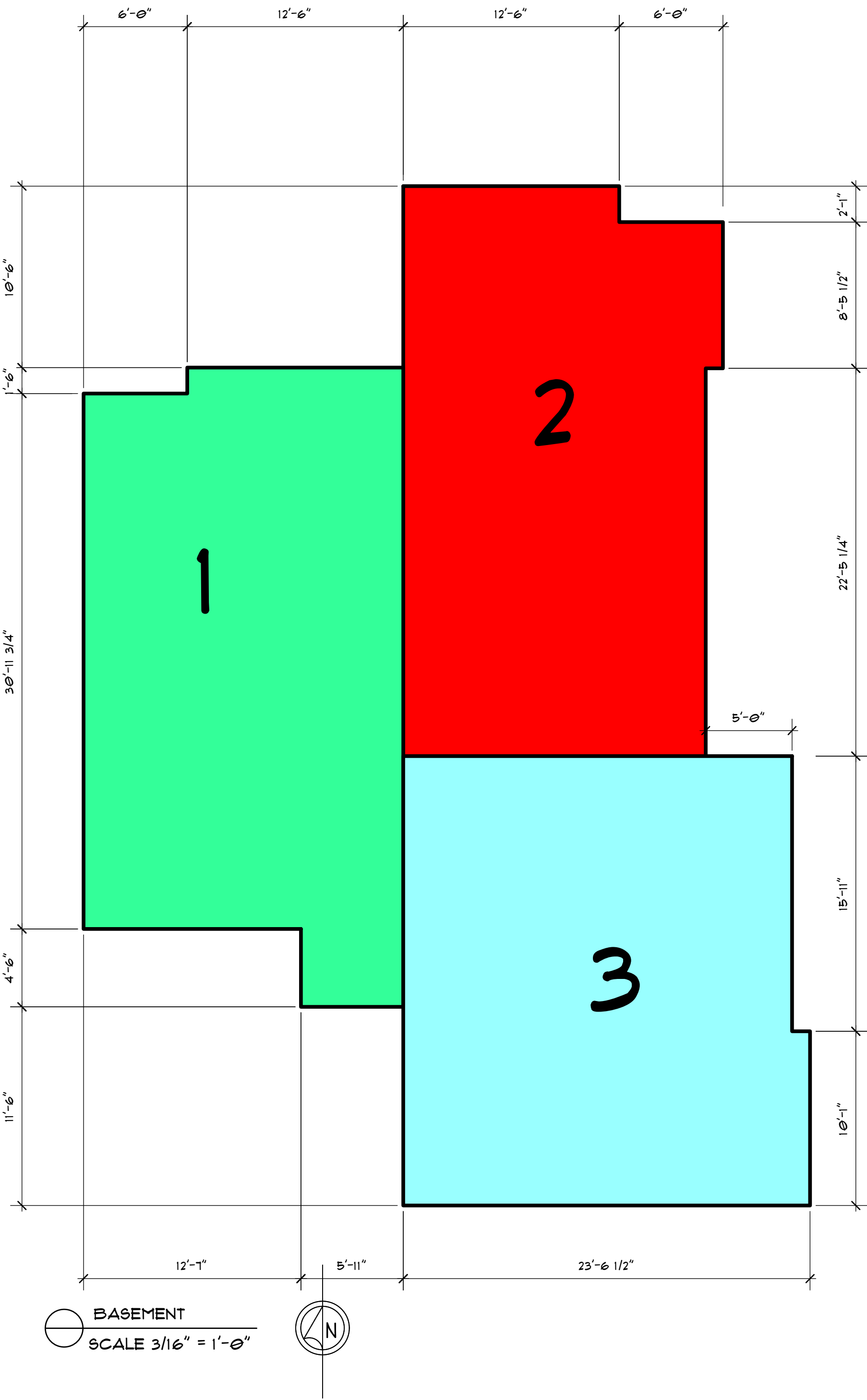
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SCHEMATIC  
FLOOR PLAN

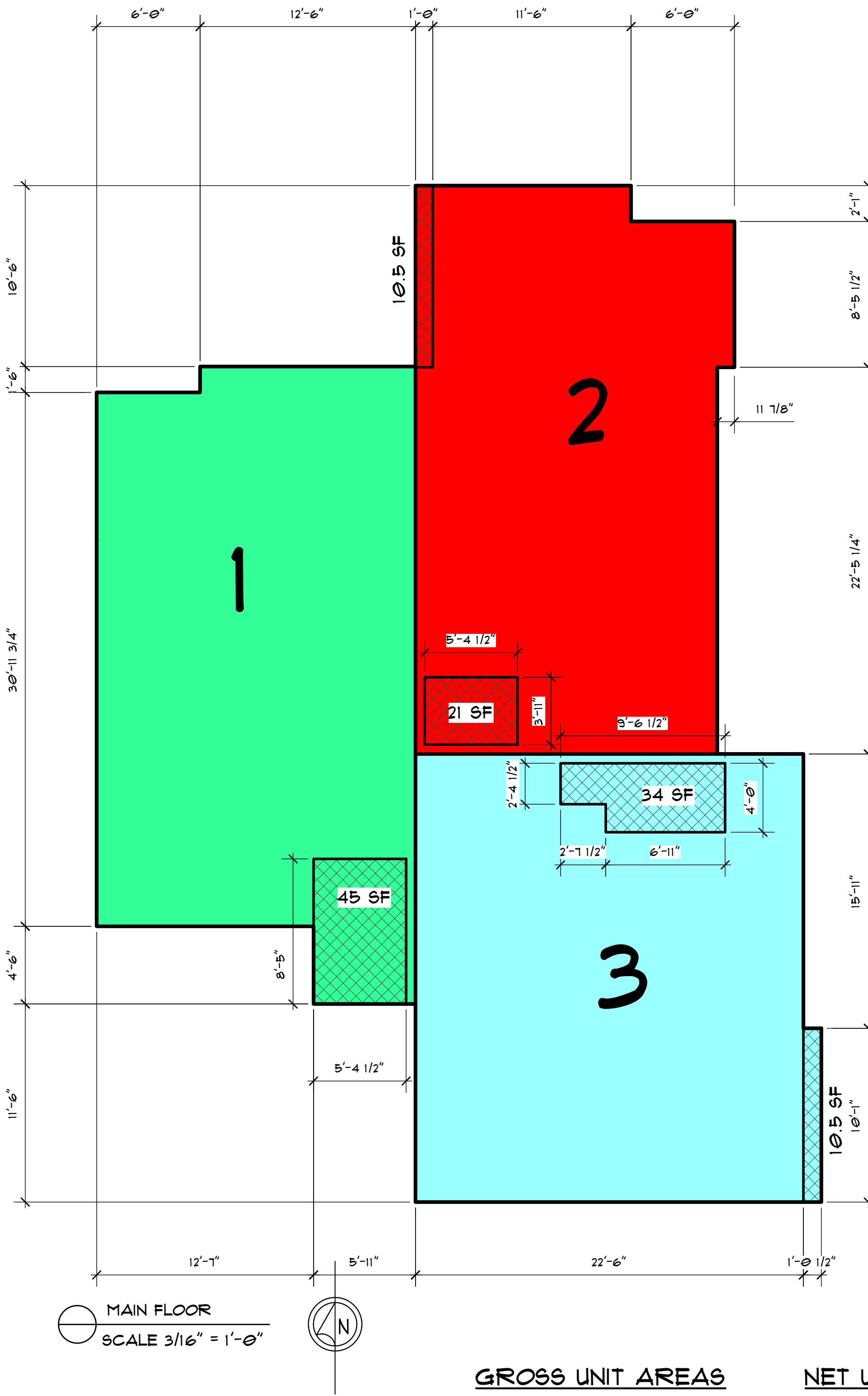
Date	Project No.
JAN 26 2021	2119
Scale	Drawing No.
Drawn By	A2.0
HAI	
Approved By	VJM



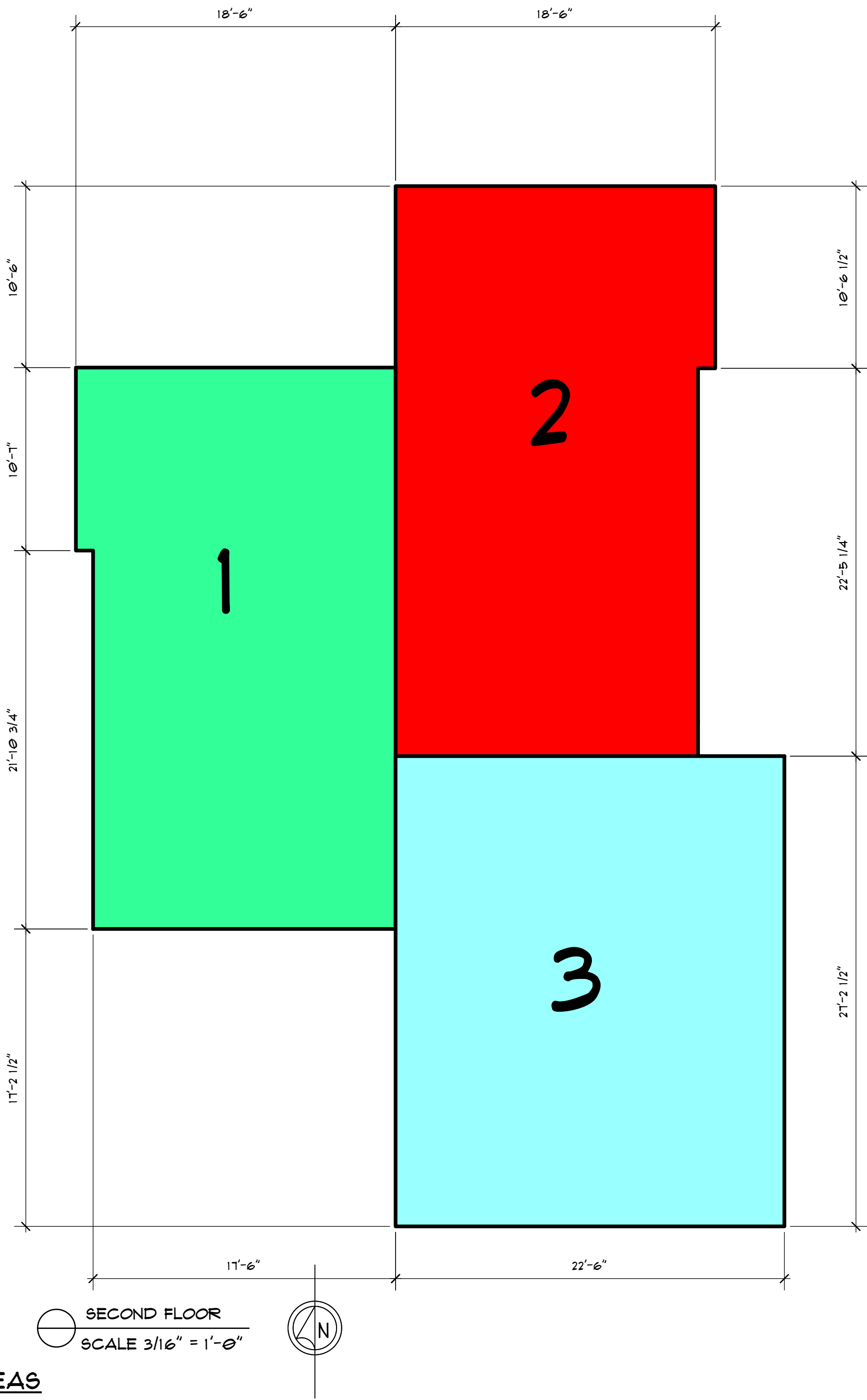
1789 SF GROSS



1789 SF GROSS



1779 SF GROSS



GROSS UNIT AREAS	NET UNIT AREAS
UNIT 1 - 1,816 SQ FT	UNIT 1 - 1,771 SQ FT
UNIT 2 - 1,738 SQ FT	UNIT 2 - 1,701 SQ FT
UNIT 3 - 1,803 SQ FT	UNIT 3 - 1,759 SQ FT
TOTAL - 5,399 SQ FT	TOTAL - 5,231 SQ FT



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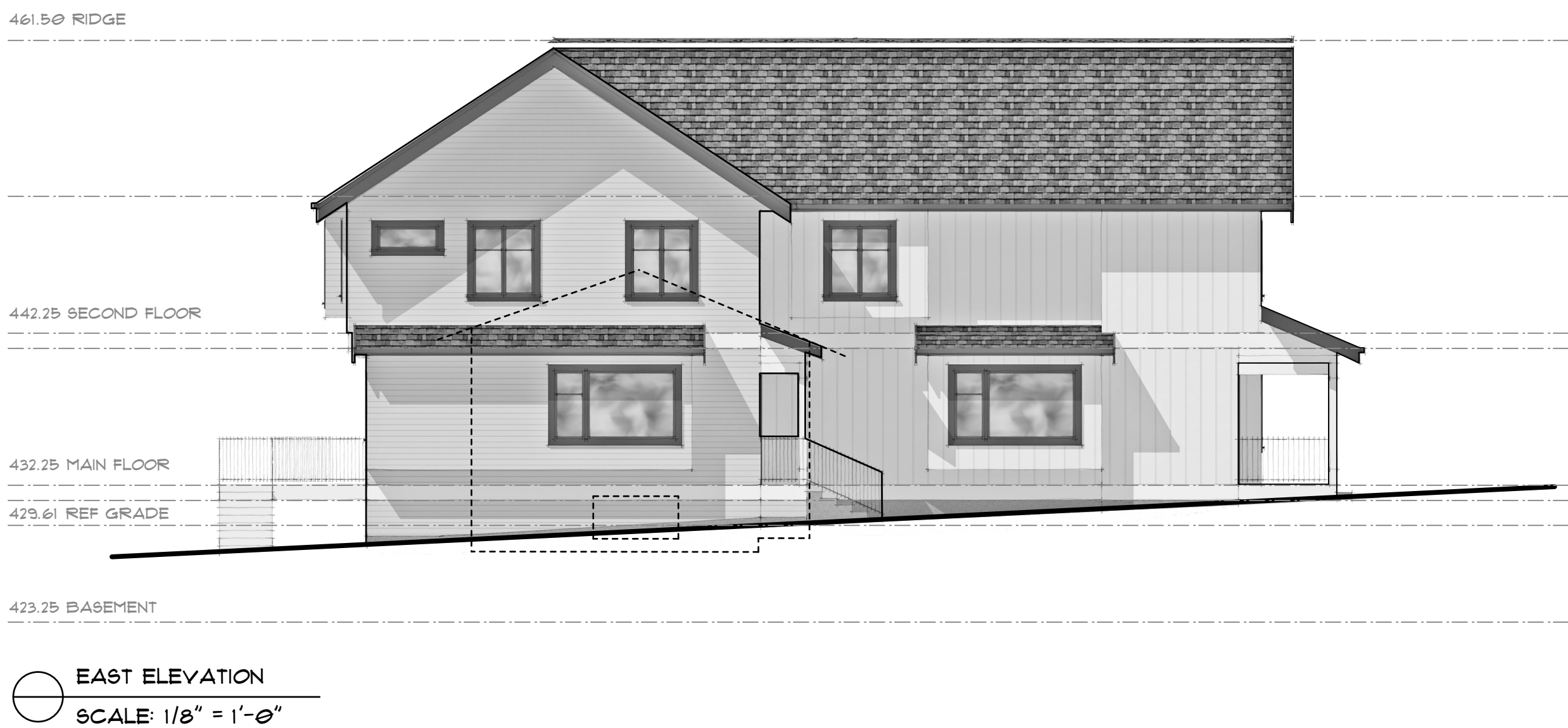
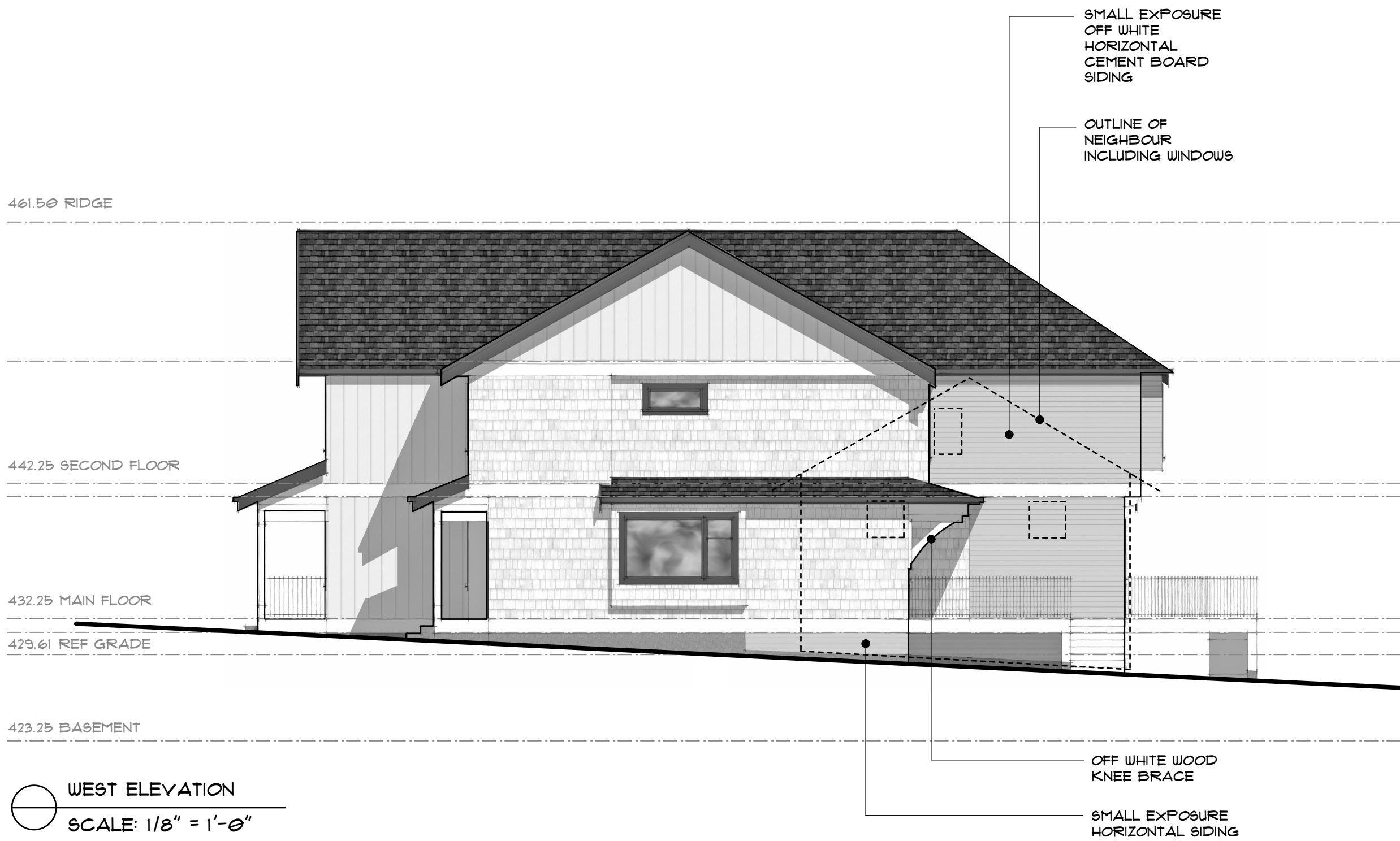
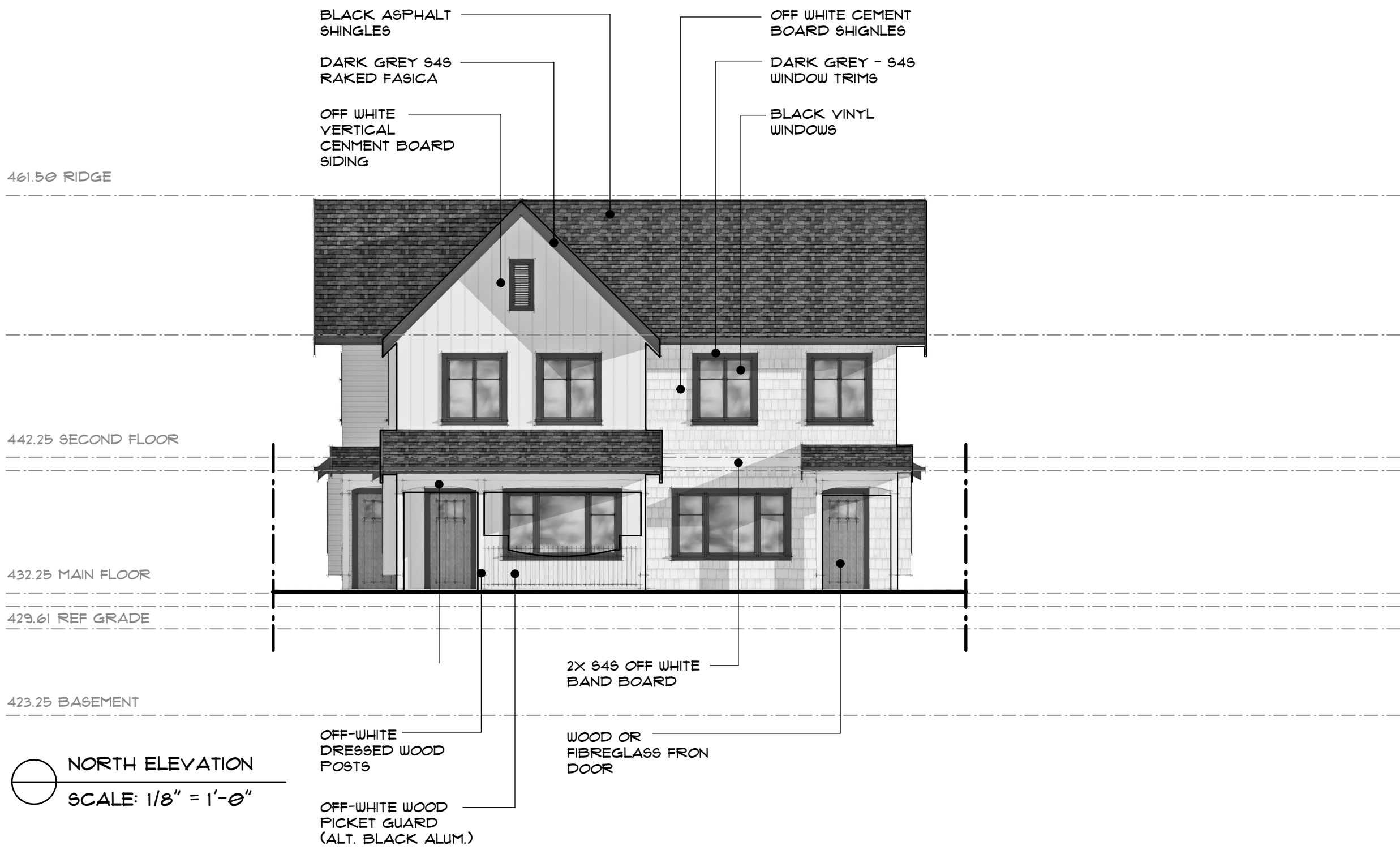
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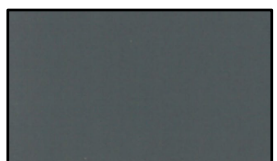







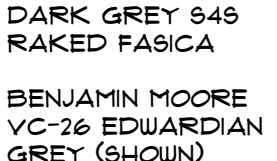



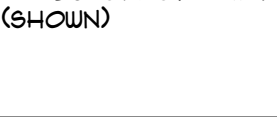

Project  
COBBLESTONE HOMES LTD.  
259 EAST 23RD STREET  
CITY OF NORTH VANCOUVER


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 FASICA	
		BENJAMIN MOORE VC-26 EDWARDIAN GREY (SHOWN)	
		OFF-WHITE DRESSED BEAM / POSTS / BAND BOARD / KNEE BRACE	
		BENJAMIN MOORE CC-30 OXFORD WHITE (SHOWN)	
		BENJAMIN MOORE CC-30 OXFORD WHITE (SHOWN)	
		BENJAMIN MOORE CC-30 OXFORD WHITE (SHOWN)	
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Seal

Project

**COBBLESTONE HOMES LTD.**

259 EAST 23RD STREET  
CITY OF NORTH VANCOUVER

Drawing Title

**SCHEMATIC ELEVATIONS**

Date	Project No.
JAN 26 2021	2119
Scale	Drawing No.
1/8"=1'-0"	
Drawn By	A3.0
Approved By	
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7	JUN 06 22	RZ DP APP AMEND	HAI
8	AUG 03 22	ADP	HAI
9	NOV 25 22	COORDINATION	HAI
10	DEC 16 22	COORDINATION	HAI
11	JAN 12 23	RZ DP AMEND	HAI
12	MAR 15 23	COORDINATION	HAI
13	MAR 31 23	RZ DP AMEND	HAI

Seal

Project

COBBLESTONE HOMES LTD.  
259 EAST 23RD STREET  
CITY OF NORTH VANCOUVER

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

265

1ST

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"



**BUILDER'S RESPONSIBILITY TO LAYOUT WORK**

It is the Builder's responsibility to lay out & carry out the work as detailed in the contract documents. It is therefore necessary for the builder to pay very close attention to actual site dimensions, geometries and conditions which may vary from those assumed on the drawings.

Any discrepancies which the Builder discovers within the contract documents themselves or between the contract documents & site conditions, are to be discussed with the Architect immediately before proceeding with any work. Written dimensions shall have precedence over scaled dimensions.

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**Revisions**

No.	Date	Details	By
1	MAR 25 21	PRE-CONSULT	HAI
2	JAN 18 22	REVIEW	HAI
3	JAN 27 22	COORDINATION	HAI
4	MAR 03 22	DISCUSSION	HAI
5	MAR 04 22	COORDINATION	HAI
6	APR 21 22	RZ DP APP	HAI
7	JUN 06 22	RZ DP APP AMEND	HAI
8	AUG 03 22	ADP	HAI
9	NOV 25 22	COORDINATION	HAI
10	DEC 16 22	COORDINATION	HAI
11	JAN 12 23	RZ DP AMEND	HAI
12	MAR 15 23	COORDINATION	HAI
13	MAR 31 23	RZ DP AMEND	HAI

Seal

Project

**COBBLESTONE HOMES LTD.**  
259 EAST 23RD STREET  
CITY OF NORTH VANCOUVER

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	

