



2612 LONSDALE AVE. RENTAL APARTMENT

LEGAL ADDRESS: LOT A OF LOT 2 BLOCK 229 DL 545 PLAN 2969

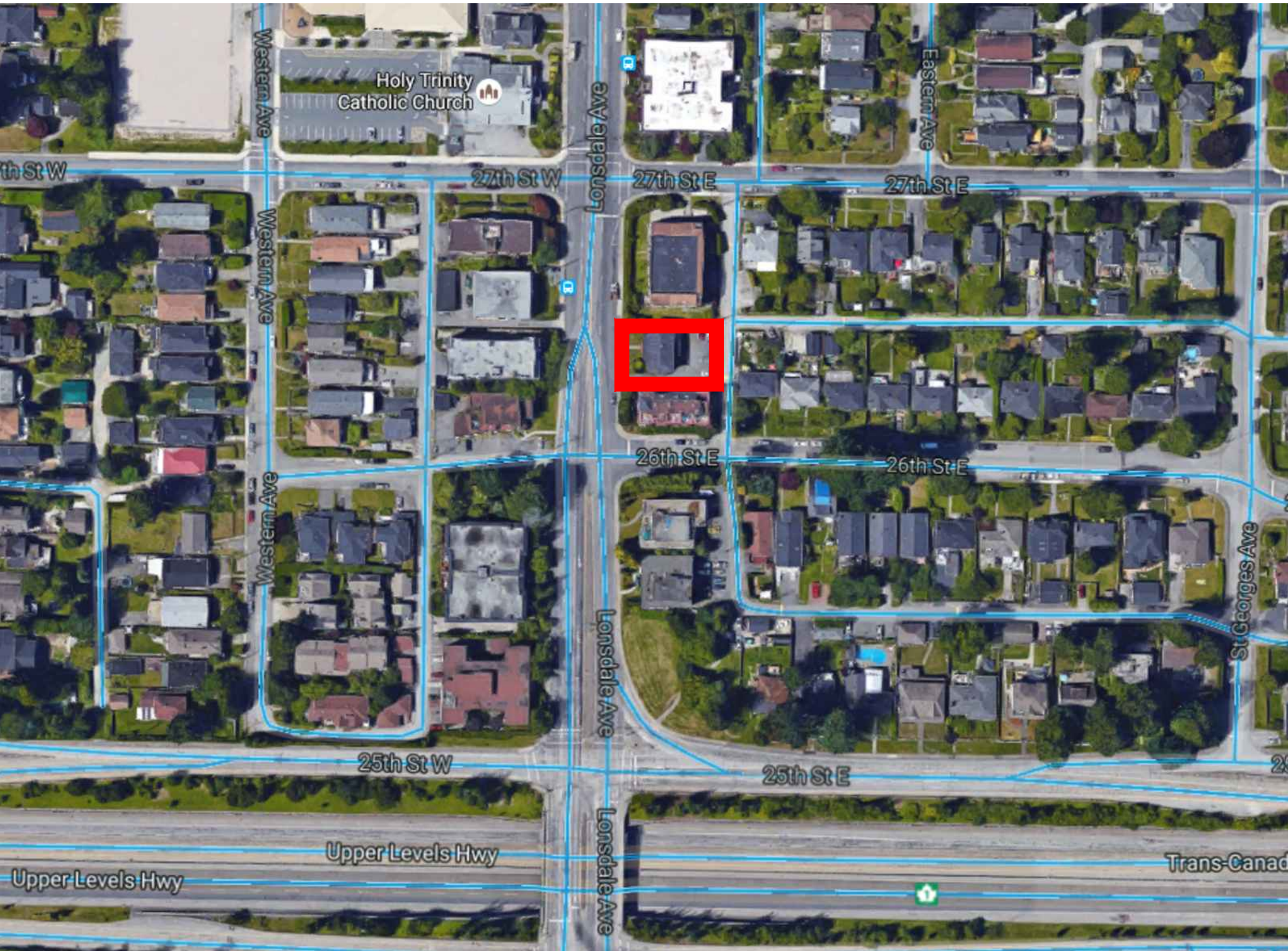
RE-ISSUED FOR DP APPLICATION
JULY 27, 2020

DEVELOPMENT TEAM

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PROJECT
**2612 LONSDALE AVE.
APARTMENTS**

CITY OF
NORTH VANCOUVER, BC

DRAWING TITLE

COVER SHEET

DRAWING No.

A0.00

Development Data - 2612 Lonsdale Ave. City of North Vancouver, B.C.

Zoning: RM-1
General Plan Land Use: Medium Density Residential
Setback: Front (Lonsdale Ave.): 12'; Rear: 10'; Side: 8'

Site:					
	Site Area	Permitted FSR	Permitted Floor Area	Proposed FSR	Proposed Floor Area
Proposed Gross Site Area	8,245 sq.ft.	2.60	21,436 sq.ft.	2.57	21,172.36
Dedications	770 sq.ft.				
Net Site Area	7,475 sq.ft.				

Notes

FSR 2.60 based on gross site area

Multi-Family Building													Zoning Code Floor Area
	Level	Number of Floors	Residential Units Per Floor	Total Res. Units	Unit Area	Common Area (Corridors, Stairs & Elevator, etc)	Residential Area	Open Appendages (Balconies, Porch, etc)	Lobby/Amenity Area	Bicycle Storage Area	Level 2 Adaptable Unit Area Reduction	Buildable Area	Total Floor Area FSR
	P1 - Parking	1			5,455 sq.ft.	628 sq.ft.				800 sq.ft.		6,882 sq.ft.	
	L1 - Residential/Lobby/Amenity	1	2	2	1,975 sq.ft.	660 sq.ft.	2,635 sq.ft.		776 sq.ft.	256 sq.ft.	40 sq.ft.	3,666 sq.ft.	2,595 sq.ft.
	L2 to L3- Residential	2	4	8	6,676 sq.ft.	1,063 sq.ft.	7,740 sq.ft.	849 sq.ft.			40 sq.ft.	7,740 sq.ft.	7,700 sq.ft.
	L4 to L5- Residential	2	5	10	6,676 sq.ft.	1,063 sq.ft.	7,740 sq.ft.	849 sq.ft.			40 sq.ft.	7,740 sq.ft.	7,700 sq.ft.
	L6 - Penthouse	1	4	4	2,556 sq.ft.	544 sq.ft.	3,100 sq.ft.	544 sq.ft.			20 sq.ft.	3,100 sq.ft.	3,080 sq.ft.
	Sub Total	6		24	17,883 sq.ft.	3,958 sq.ft.	21,214 sq.ft.	2,242 sq.ft.	776 sq.ft.	1,056 sq.ft.	140 sq.ft.	29,128 sq.ft.	21,172 sq.ft.

Note: FSR Floor area: Floor area measured to the extreme outer limits of the building, including all suites and all areas giving access thereto, such as corridors, lobby, stairwells (including any area under stairwells), elevator shafts, but excluding: basement space containing common electrical, mechanical, elevator machine room, recycling and garbage rooms; amenity area provided for the common use; 20 sq.ft. for each Level 2 Adaptable Design Dwelling Unit and balconies up to 10% gross floor area.

Residential Units							
	Level	Number of Floors	Total Units	1 Bedroom	1 Bedroom + Den	2 Bedroom	3 Bedroom
	L1	1	2			1	1
	L2 to L3	2	8	1		2	1
	L4 to L5	2	10	3		2	
	L6	1	4	3	1		
	Total		24	11	1	9	3
	%		100.00%	45.83%	4.17%	37.50%	12.50%

Parking Requirements		Parking / Unit	# of Residential Units	Parking Required	Parking Provided
	Rental Apartment Residential Use	0.40	24	10	9
	Visitor	0.20	24	5	3
	Parking Reduction (Car Share, 1 = 4 stalls)				4
	Total Residential Parking			15	16

Bicycle Parking Requirements		Parking / Unit	# of Residential Units	Parking Required	Parking Provided
	Medium Density Secure Spaces	1.50	24	36	39
	Short-Term Spaces			6	6
	Total Residential Parking Required			42	45

ADAPTABLE DESIGN STATISTICS

ADAPTABLE DESIGN UNIT LIST								
Unit Address	Unit Label	Unit Type	Level of Adaptablbe Design			Floor/Level	Unit Size (Sq.Ft.)	Excl. Floor Area
101	Unit C1	2 BR		2		Ground Floor	834 sq.ft.	20.0 sq.ft.
102	Unit D	3 BR		2		Ground Floor	1,141 sq.ft.	20.0 sq.ft.
201	Unit C	2 BR	1			Level 2	807 sq.ft.	
202	Unit C	2 BR	1			Level 2	807 sq.ft.	
203	Unit D1	3 BR		2		Level 2	1,142 sq.ft.	20.0 sq.ft.
204	Unit A1	1 BR	1			Level 2	582 sq.ft.	
301	Unit C	2 BR	1			Level 3	807 sq.ft.	
302	Unit C	2 BR	1			Level 3	807 sq.ft.	
203	Unit D1	3 BR		2		Level 3	1,142 sq.ft.	20.0 sq.ft.
304	Unit A1	1 BR	1			Level 3	582 sq.ft.	
401	Unit C	2 BR	1			Level 4	807 sq.ft.	
402	Unit C	2 BR	1			Level 4	807 sq.ft.	
403	Unit A1	1 BR	1			Level 4	582 sq.ft.	
404	Unit A	1 BR		2		Level 4	560 sq.ft.	20.0 sq.ft.
405	Unit A1	1 BR	1			Level 4	582 sq.ft.	
501	Unit C	2 BR	1			Level 5	807 sq.ft.	
502	Unit C	2 BR	1			Level 5	807 sq.ft.	
503	Unit A1	1 BR	1			Level 5	582 sq.ft.	
504	Unit A	1 BR		2		Level 5	560 sq.ft.	20.0 sq.ft.
505	Unit A1	1 BR	1			Level 5	582 sq.ft.	
601	Unit A2	1 BR	1			Level 6	619 sq.ft.	
602	Unit A2	1 BR	1			Level 6	619 sq.ft.	
603	Unit B	1 BR+DEN		2		Level 6	693 sq.ft.	20.0 sq.ft.
604	Unit A3	1 BR	1			Level 6	626 sq.ft.	
Total			17	7			17,883.3 sq.ft.	140.0 sq.ft.

ADAPTABLE DESIGN UNIT CALCULATION						
Level	Floors	Unit/Floor	Total Units	AD Level1	AD Level2	AD Level3
Lobby/Entry	1	2	2		2	
2-3	2	4	8	6	2	
4-5	2	5	10	8	2	
6	1	4	4	3	1	
Total Provided			24	17	7	
		%	100.00%	70.83%	29.17%	
Total Required					25%	

PARKING CALCULATION				
Residential: 0.6 Per Dwelling Unit = 24 (Total Est'd. #16)				
Level	Full Size	Small Car	Accessible	
P1	5	5	2	
Surface Parking	1 Car Share=4 stalls			
Total				16
Project Total	Total #'s		Percentage	
Full Size	7		43.75%	
Small Car	5		31.25%	
Accessible Parking Spaces	2		12.50%	
Visitors	3		18.75%	
Bicycle	39			
Storage Lockers	26			
Loading	N/A			



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APARTMENTS

CITY OF
NORTH VANCOUVER, BC

DRAWING TITLE

PROJECT DATA

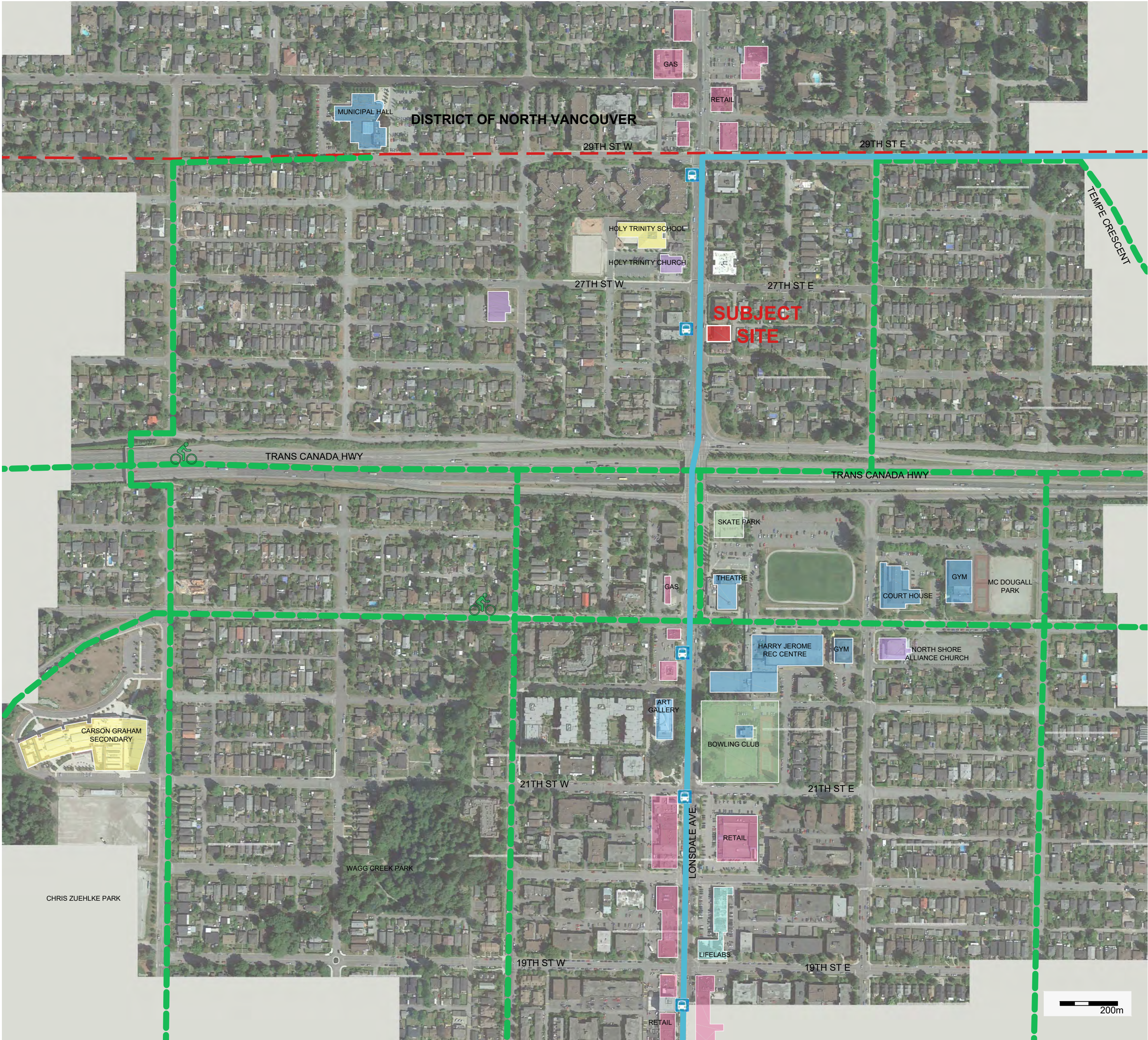
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A0.01



LEGEND

BICYCLE ROUTES	SUBJECT SITE	MEDICAL
TRANS LINK BUS ROUTES	PARKS AND GREEN SITES	SCHOOLS & INSTITUTIONAL
220 230 232 241 242 N24	MUNICIPAL & RECREATIONAL	CHURCH
	COMMERCIAL & AMENITIES	



① view from Lonsdale



② view from the street towards the front block



③ view from the back alley



④ view from the sidewalk towards the site and the neighbor building



⑤ view from the sidewalk towards the site and the neighbor building



⑥ view from the sidewalk towards the site and the neighbor building



⑦ view from the sidewalk towards the site and the neighbor building



⑧ view from the sidewalk towards the site and the neighbor building



⑨ view from the sidewalk towards the site and the neighbor building



⑩ view from the sidewalk towards the site and the neighbor building



⑪ view from the sidewalk towards the site and the neighbor building



⑫ view from the sidewalk towards the site and the neighbor building

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CITY OF
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CONTEXT PLAN

DRAWING No.

A0.02

DESIGN RATIONALE

THE SITE

This 8,245 sq. ft. (107' x 77") site is located on the East side of Lonsdale Avenue, between East 26th and 27th Street and currently occupied by a three storey rental apartment building. The existing neighbour to the North is a four storey residential building and the neighbour to the South is a three storey residential building. Across Lonsdale Avenue are multi-family buildings ranging from 3 to 4 storeys in height; to the east across the lane are single family dwellings ranging from 1-2 storeys. The site is within an exciting growth area of renewed urban density within North Vancouver's Lonsdale District with access to an extensive commercial area, amenities, convenient links to public transportation, and the Trans Canada Hwy. A ten foot wide special ROW is located along the West property line and dedicated to the city for future offsite improvements. This strip will be landscaped and will provide continued pedestrian access along Lonsdale Avenue, complimenting the street edge and the outlook from residential units.

THE DEVELOPMENT

The proposed development is replacing a three storey structure. The proposed form of the development is consistent with new development in the neighborhood and overall vision for the area. The proposed structure will be concrete construction up to the second floor slab, including a single level of underground parking. Five storeys of wood frame construction will finish off the structure above. There will be 24 residential rental units ranging from one bedrooms to spacious three bedroom homes (29% of total units are ADA compliant). Each of the residential units have outdoor views and generous patios, balconies or roof decks.

THE ARCHITECTURAL PLANNING

Residential parking is located within a single level parkade with ramp access off the lane. 40 bicycle parking stalls are provided within the main floor bike room and the parkade bike room satisfies the remaining requirements. The ground floor also comprises of two ADA units, and a generous main entrance fronting Lonsdale Avenue. Directly adjacent to the entry is the amenity lounge which serves as an extension of the entry lobby promoting informal resident interaction and social gatherings. When needed, the amenity area can be enclosed to function as a party room or meeting space. The room features a BBQ deck on the south-west facing patio, kitchenette and harvest table. The building's entry area is generous with a mailbox center that leads to the elevator and stairs accessing the five storeys of residential units above.



The main entry to the building is locked to the public and has a paved path to the public sidewalk. Lobby is visible from the outside through a glazed entry door and sidelites. Ground floor residential units on West and East street sides are raised from the street level, providing spatial separation between the public realm and private yards.

The top floor is partially set back on the east and west sides to provide relief in the massing and also offer additional private roof deck space for residents.

THE MASSING

The massing strategy is to have an articulated but continuous street facade on Lonsdale Avenue. The top floor is set back with large roof overhangs creating a visual termination for the building. The use of brick along Lonsdale grounds the building and is used to articulate the facade and highlight the entry. Colour and material change add interest and articulation to all building elevations. Large windows take advantage of the surrounding views and introduce transparency to the facades. Private decks articulate the corners and soften the edges of the structure giving the building a lighter appearance.

THE MATERIALS

High quality materials have been selected for the building finishes, adhering to the non-combustible requirements of a six storey building. Brick cladding, fibre cement cladding and stucco will be used on the front facade. Fibre cement cladding and stucco will continue around the remaining sides of the building in contrasting colours to create both interest and articulation. A combination of white and black vinyl windows also add interest to the elevations and highlight punch openings in the facade. Wood-like fibre cement soffits at balconies and roof overhangs bring warmth to the building and emphasize these horizontal lines. Balcony guards will be a combination of aluminum and glass to feature the surrounding views and maintain the buildings lightness.

MATERIAL LEGEND

- 01

BRICK MISSION FINISH,
COLOR: HARBOR MIST
- 02

FIBRE CEMENT PANEL SMOOTH, PAINTED,
COLOR: BM-BLACK PANTHER 2125-10
- 03

ACRYLIC STUCCO,
COLOR: BM-CHANTILLY LACE 2121-70
- 04

ARCHITECTURAL FINISH CONCRETE
- 05

WESTERN RED CEDAR SOFFIT
- 06

WOOD FASCIA/TRIM BOARD, PAINTED,
COLOR: BM-CHANTILLY LACE 2121-70
- 07

CLEAR INSULATING GLASS
- 08

PRECAST CONCRETE WALL CAP AND SILL
- 09

VINYL FRAME WINDOW,
COLOR: BLACK
- 10

ALUMINUM GUARDRAIL,
COLOR: BLACK WITH CLEAR GLASS
- 11

FIBER CEMENT CEDARMILL PANEL
- 12

WOOD FENCE BOARD
- 13

ALUMINUM GUARDRAIL
COLOR: BLACK



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CITY OF
NORTH VANCOUVER, BC

DRAWING TITLE

DESIGN RATIONALE
MATERIAL LEGEND

DRAWING No.

A 0.03



VIEW FROM LONSDALE



VIEW FROM REAR LANE



VIEW FROM LONSDALE



VIEW FROM SIDEWALK (LONSDALE)

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PERSPECTIVES

DRAWING No.



21 MARCH 8:00AM



21 MARCH 10:00AM



21 MARCH 12:00PM



21 MARCH 2:00PM



21 MARCH 4:00PM



21 MARCH 6:00PM



21 JUNE 8:00AM



21 JUNE 10:00AM



21 JUNE 12:00PM



21 JUNE 2:00PM



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SHADOW STUDY

DRAWING No.

A0.05a



21 SEPTEMBER 8:00AM



21 SEPTEMBER 10:00AM



21 SEPTEMBER 12:00PM



21 SEPTEMBER 2:00PM



21 SEPTEMBER 4:00PM



21 SEPTEMBER 6:00PM



21 DECEMBER 8:00AM



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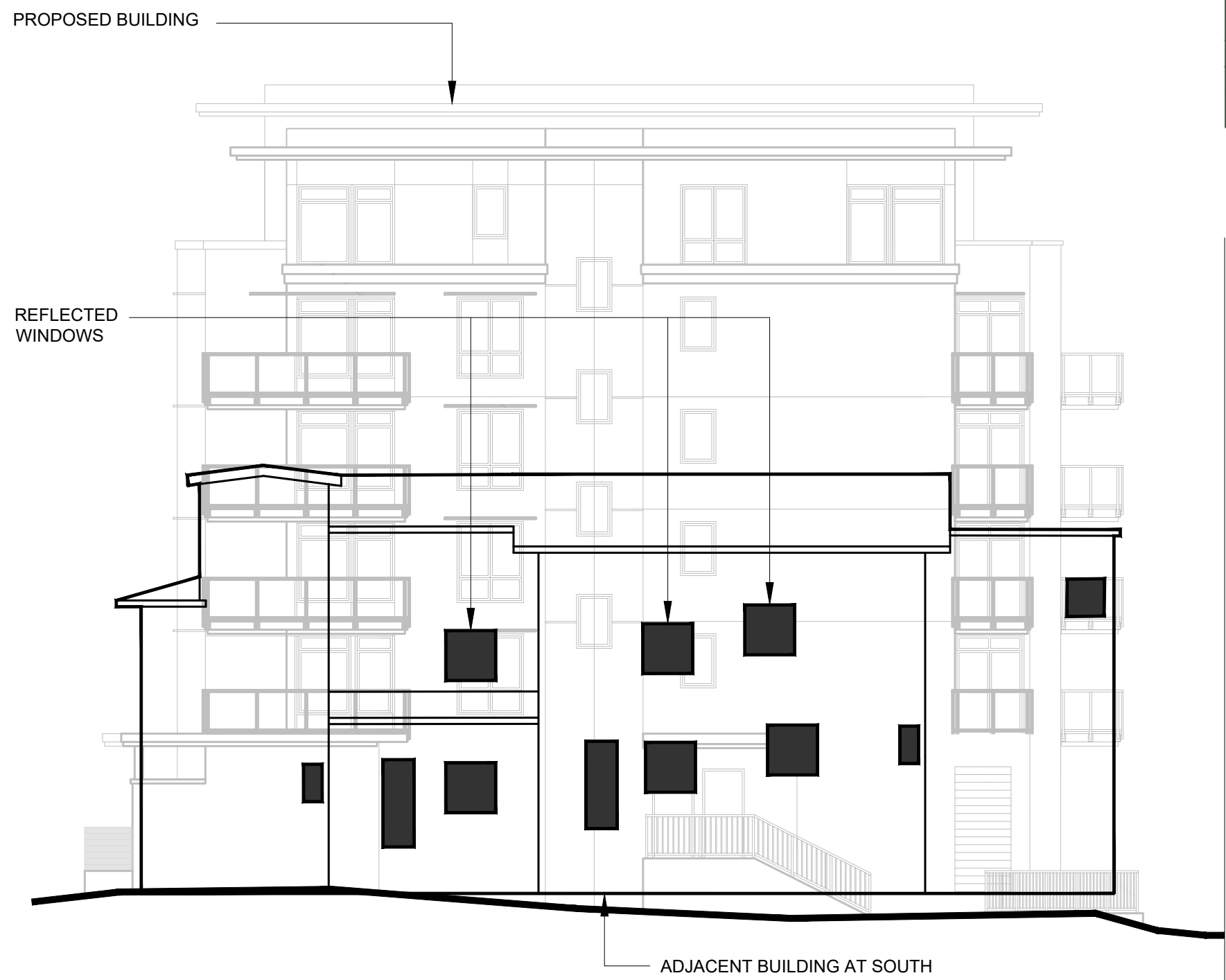
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1 WEST ELEVATION
SCALE: 3/32" = 1'-0"



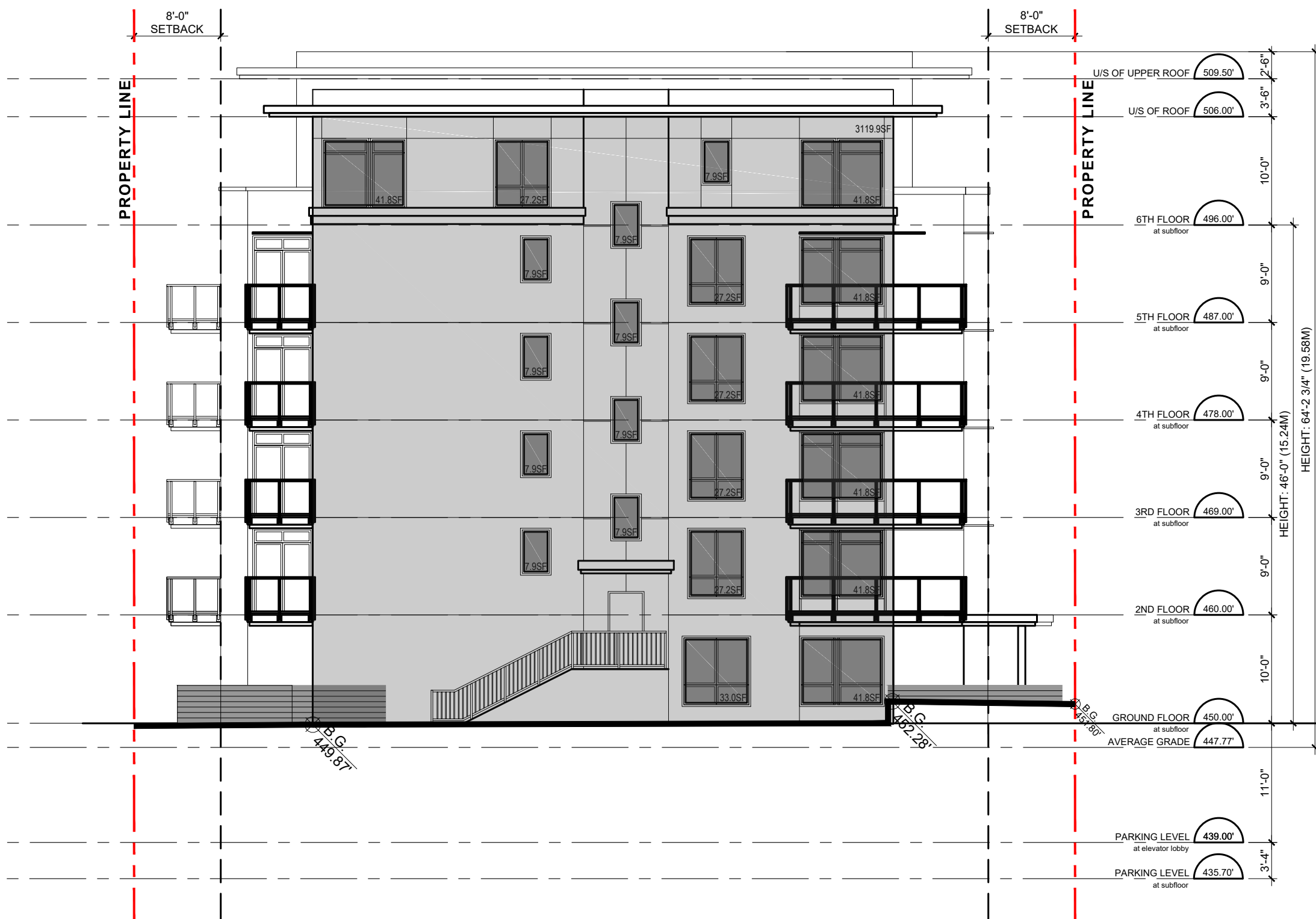
3 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



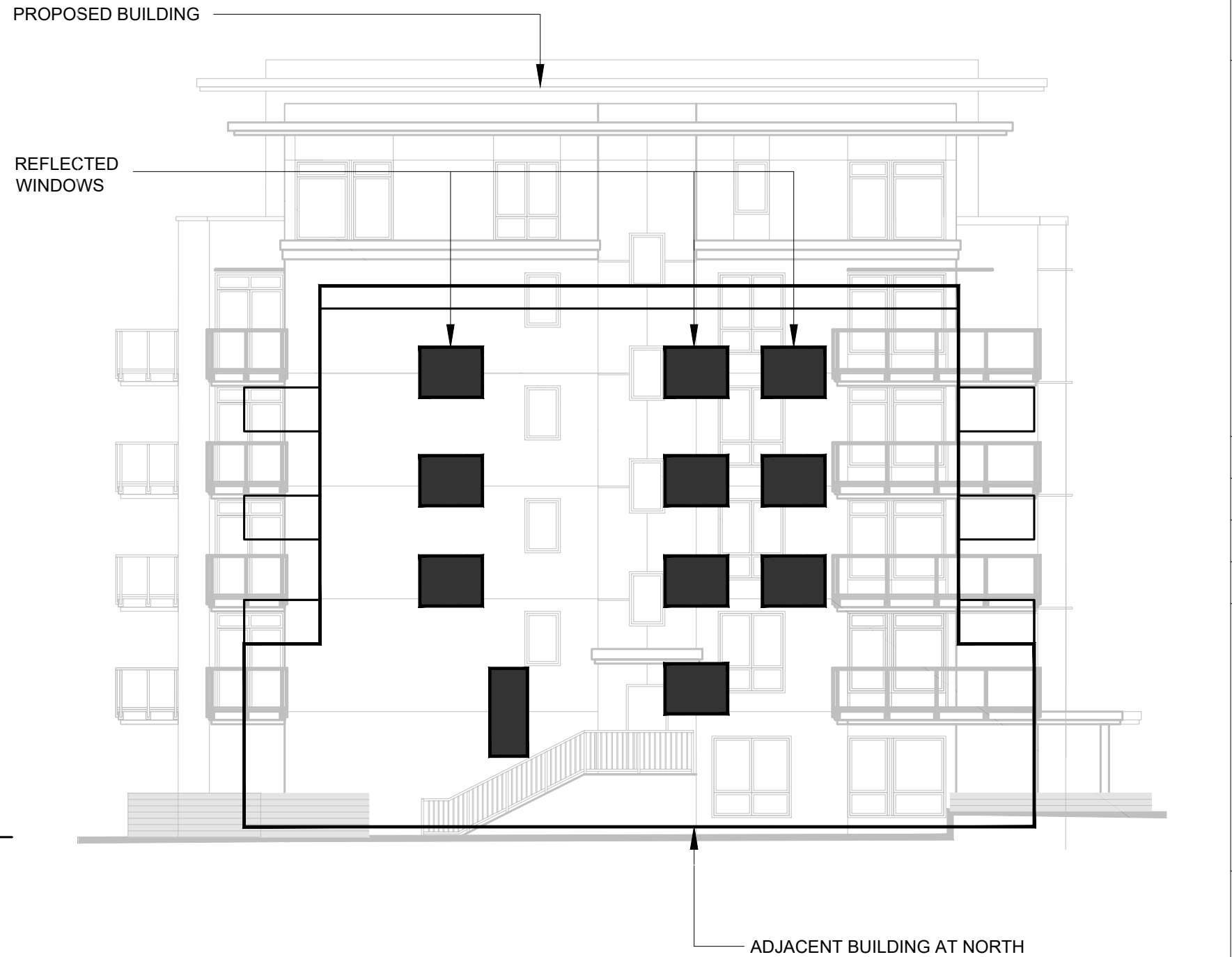
5 REFLECTED WINDOW ELEVATION LOOKING NORTH
SCALE: 3/32" = 1'-0"



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



4 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



6 REFLECTED WINDOW ELEVATION LOOKING SOUTH
SCALE: 3/32" = 1'-0"

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**REFLECTED WIND. ELEV.
LIMITING DISTANCE**

DRAWING No.

A0.06

LIMITING DISTANCE - BCBC 2012 TABLE 3.2.3.1.D					
ELEVATION	LIMITING DISTANCE (m)	WALL AREA (m ²)	OPENING AREA (m ²)	UNPROTECTED OPENINGS - PERMITTED (%)	UNPROTECTED OPENINGS - PROPOSED (%)
NORTH	2.43 m (8'0")	289.8 m ² (3119.9ft ²)	49.4 m ² (531.5 ft ²)	19.5%	17.0%
EAST	4.32 m (14'2 1/4") TO C/L OF LANE	320.2 m ² (3446.8 ft ²)	110.56 m ² (1190.1 ft ²)	39.4%	34.5%
SOUTH	2.43 m (8'0")	289.8 m ² (3119.9 ft ²)	42.5 m ² (458.4 ft ²)	19.5%	14.6%
WEST	>9.0 m TO C/L OF ROAD	336.4 m ² (3621.9 ft ²)	102.72 m ² (1105.7 ft ²)	100%	35.5%

SUSTAINABILITY STATEMENT

The project will employ green building strategies, and meet Step 3 of BCBC 2018. The applicant and design team are committed to embracing environmental design principles into the project's design and long term operations. To specifically address the environmental considerations outlined in the City of North Vancouver Sustainable Development Guidelines:

1. NATURAL SYSTEMS

The project location has been designed to support a reduced ecological footprint. Landscape will be selected to be native and adaptive to mimic natural or existing ecology. Hardscape will be sloped towards landscaping to allow for natural stormwater infiltration.

	Y	N	N/A	Please Provide Details / Rationale:
LANDSCAPE				
Private Trees Retained or Added (indicate number)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No on-site trees to be retained. 11 New trees to be added
Green Roof / Wall	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No Green Roof/ Wall
Majority Native Species Landscaping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Native species are being used throughout planting. <small>Species not considered native are drought tolerant and adaptive</small>
Habitat Restoration (butterfly, bird-friendly, naturalized areas)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Flowering and fruiting plants as well as pollinators are being used throughout planting to support habitat restoration
Garden Plots for 30% of Units (consider stewardship / programming)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Garden Plots are not being provided
Support Facilities for Garden Plots (water, lighting, storage, composting)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not applicable. See above.
50% or More Edible Landscaping for Common Space	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drought tolerant and evergreen planting material was selected in the limited common outdoor common space
Water Efficient Irrigation System (drip hose, low-flow nozzles)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A water efficient irrigation system has been specified in in the landscape notes
Rainwater Collection (rain barrel)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Rainwater collection will not be incorporated in the landscape
Reuse of Wastewater	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Reuse of Wastewater has not been specified in the landscape
HARDSCAPE				
Permeable Paving for Hardscape	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Due to the extent of parkade, there are limited opportunities to use permeable paving with effect.
40%+ Open Site Space (see Zoning Bylaw definition)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	This is not achievable due to lot size and the building footprint
Other Sustainability Achievements:				

2. PHYSICAL STRUCTURES/INFRASTRUCTURE

- High Performance Construction

- Durable Building:** Building and equipment lifecycles will be identified by the design team to produce an ongoing dialog about the buildings ongoing maintainability and durability.
- Building Reuse/Recycled Content:** Project will use a construction waste hauler capable of sorting construction waste materials and recycling those materials accordingly. Construction will be managed to maximize the recycling of demolished materials and construction waste. During the demolition of the existing building, local re-use centers will be contacted to review and identify opportunities for materials reuse. Prior to demolition, contractor will remove those items to preserve their quality and maximize their reusability.
- Environmentally Friendly Materials:** Interior finishes will be selected to be low VOC as defined under SCAQMD VOC limit criteria. Flooring elements, carpets, and resilient flooring will either be green label or floorscore certified as available. Selected composite wood products will be free from urea formaldehyde content.

- Energy Efficiency and Healthy Buildings

- Energy:** This application has committed to providing a development that will achieve Step 3 of the BC Step Code. The building will have efficient HVAC and lighting systems. The project intends to maximize access to daylight by managing building design. Advanced lighting controls including occupancy sensors will be used. Energy star appliances will be used. A priority will be put on building envelope efficiency.

- Water:** The project intends to manage water through a detailed selection of water efficient equipment. Irrigation will be controlled using a weather based controller to avoid irrigating with potable water when natural rainfall is sufficient. Potable water will be further conserved through the selection of water efficient plumbing fixtures.
- Indoor Environment:** The indoor environment of the building will be optimized through a combined effort to limit particulates within the air and maximizing day lighting and view accessibility. Building entrances will have entryway mats to limit the tracking of dust into the building. Outdoor air in corridors and amenity spaces will be filtered using the best available filtration. Interior finishes will be selected to be low VOC materials. Suites will have windows located to support visual access to the outdoors as well as support the penetration of natural daylight into the suite.

- Transportation

- The project redevelops an underutilized urban site in an area that is well served by transit and highly accessible by pedestrians and cyclists. Location within the Central Lonsdale core decreases the reliance on private automobiles and encourages more trips by foot, bicycle and transit.
- 3 stalls (20% of all residential stalls) are equipped with a Level 2 Electric Vehicle Charging Station to encourage Electrical Vehicle use. Car-Share program to be provided, increasing public transportation use and individual / household's ability to access an automobile.
- Provides secure bicycle storage for occupants to support not using single occupancy vehicles. Providing one electric outlet in the secured bicycle area for every four bicycle stalls to specifically address that the project is located on a hill.

3. LOCAL ECONOMY

This 100% purpose-built rental project encourages long term secured market rental housing, to allow residents to have the choice and means to live centrally, while contributing and benefiting the local economy community as a whole. The project intends to maximize land use by densifying of existing site. In the current situation, nearly five times as many homes for renters will replace the older building on site. This building will be extremely well located to the jobs that the Lonsdale corridor provides. In addition, Lonsdale is one of the most walkable streets on the North Shore and it provides excellent transit and bicycle access for workers with jobs farther afield. This is a great place for a rental housing development with easy access to a number of community amenities with employment opportunities such as nearby grocery stores and the shops at the Lonsdale Avenue. In addition to the distinct economic benefits for the city with new rental development, there are a number of typical economic sustainability benefits with this project including creating construction jobs while being built, rent management, and property maintenance jobs upon completion.

4. HUMAN POTENTIAL

- Market Rental Housing/Low-End of Market Rental Housing:** This 100% purpose-built rental project will create 19 more rental units to develop more rental options for families, including 10% secured as low-end market rental for low-income families applying rent supplements to available and suitable units.
- Diversity of Unit Types:** The development provides a complete range of units from one bedroom, two bedroom and three bedroom units. By providing a range of housing types, this development ensures catering to a wide demographic range from young families, empty nesters and single occupant households.

- Interior Connections:** A residential amenity room including communal kitchen and seating area located on the ground floor near lobby, opening up onto a shared patio, is important for social cohesion of the residents. Safe bike storage is a fundamental strategy that makes it convenient for not only residents, but visitors, to access.
- Exterior Connections:** This urban development is located in a neighborhood with a high level of walkability, proximity to frequent transit, and easy access to a number of community amenities.

5. SOCIAL CONNECTIONS:

- Design Features for People with Disabilities:** From a social perspective, the provision of 29% of the total unit count as Adaptable Level 2 suites in accordance with existing CNV policies will assist those who may wish to continue to live in their homes at this site as they age or encounter mobility issues in the future.
- Crime Prevention Through Environmental Design:**
 - Planning: Secure and fully accessible underground parking for residents has been provided. The indoor amenity area is open to lobby creating visibility from the entryway. The amenity indoor/outdoor areas have been designed to open onto the ROW to provide supervision. Additionally, the windows in the units above do the same. Private patio decks will have soft landscaping per landscape design. Patio decks will be fully surrounded by railing or screen fence, to delineate private space from communal. Garbage and recycling area is located inside the parkade, adjacent to the traffic aisle.
 - Lighting: The main entry will be illuminated at covered area near building lobby access. Emergency exits at parkade and exit stairs from residential floors will have lighting and exterior paths leading from building to public streets, and lanes will have sufficient lighting to illuminate the exiting travel paths and provide safety to pedestrians. The parkade entry will have lights in the overhead gate bulkhead.
 - Lighting wall also be provided around the car share stall off the lane to promote safe use of the amenity.

EKISTICS
Architecture

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F. 604 876-5060
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ISSUES	DATE
8	
7	
6	
5	ISSUED FOR DP RESUBMISSION2020-07-27
4	ISSUED FOR DP RESUBMISSION2018-06-08
3	ISSUED FOR DP RESUBMISSION2017-11-15
2	ISSUED FOR DP SUBMISSION2017-06-26
1	ISSUED FOR PRELIMINARY DPA2016-09-26
PROJECT NUMBER	DC-47
DRAWN BY	JL/RA/RW
CHECKED BY	MB
DATE CHECKED	
CONSULTANT	

PROJECT

2612 LONSDALE AVE.
APARTMENTS

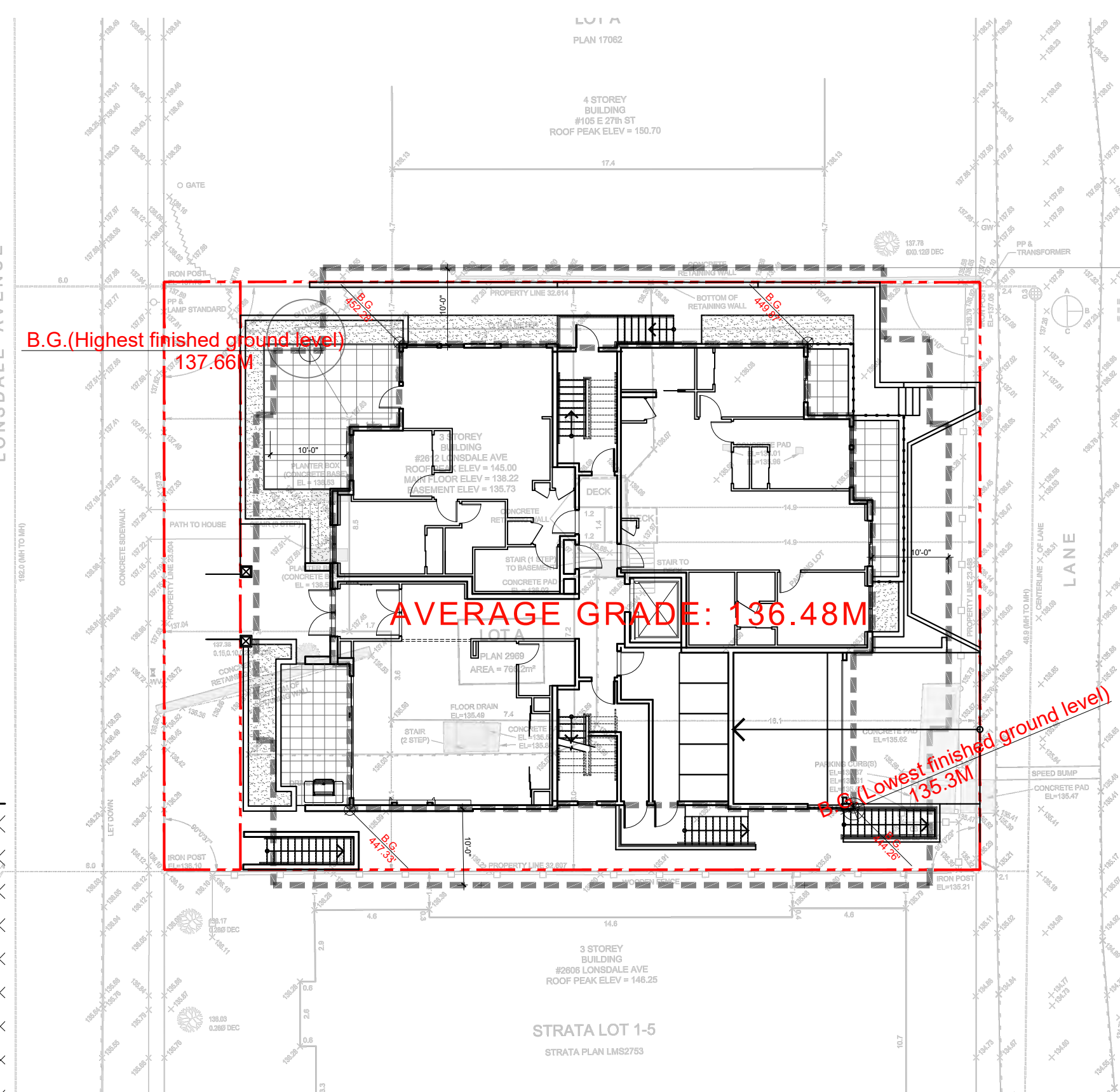
CITY OF
NORTH VANCOUVER, BC

DRAWING TITLE

SUSTAINABILITY
STATEMENT

DRAWING No.

A 0.07



ISSUES	DATE
8	
7	
6	
5 ISSUED FOR DP RESUBMISSION	2020-07-27
4 ISSUED FOR DP RESUBMISSION	2018-06-08
3 ISSUED FOR DP RESUBMISSION	2017-11-15
2 ISSUED FOR DP SUBMISSION	2017-06-26
1 ISSUED FOR PRELIMINARY DPA	2016-09-26

PROJECT NUMBER	DC-47
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CONSULTANT	

PROJECT

**2612 LONSDALE AVE.
APARTMENTS**

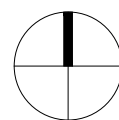
CITY OF
NORTH VANCOUVER, BC

DRAWING TITLE

SITE PLAN

DRAWING No. _____

A1.01



ISSUES	DATE
8	
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5	ISSUED FOR DP RESUBMISSION
4	ISSUED FOR DP RESUBMISSION
3	ISSUED FOR DP RESUBMISSION
2	ISSUED FOR DP SUBMISSION
1	ISSUED FOR PRELIMINARY DPA

PROJECT NUMBER	DC-47
DRAWN BY	JL/RA/RW
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DATE CHECKED	
CONSULTANT	

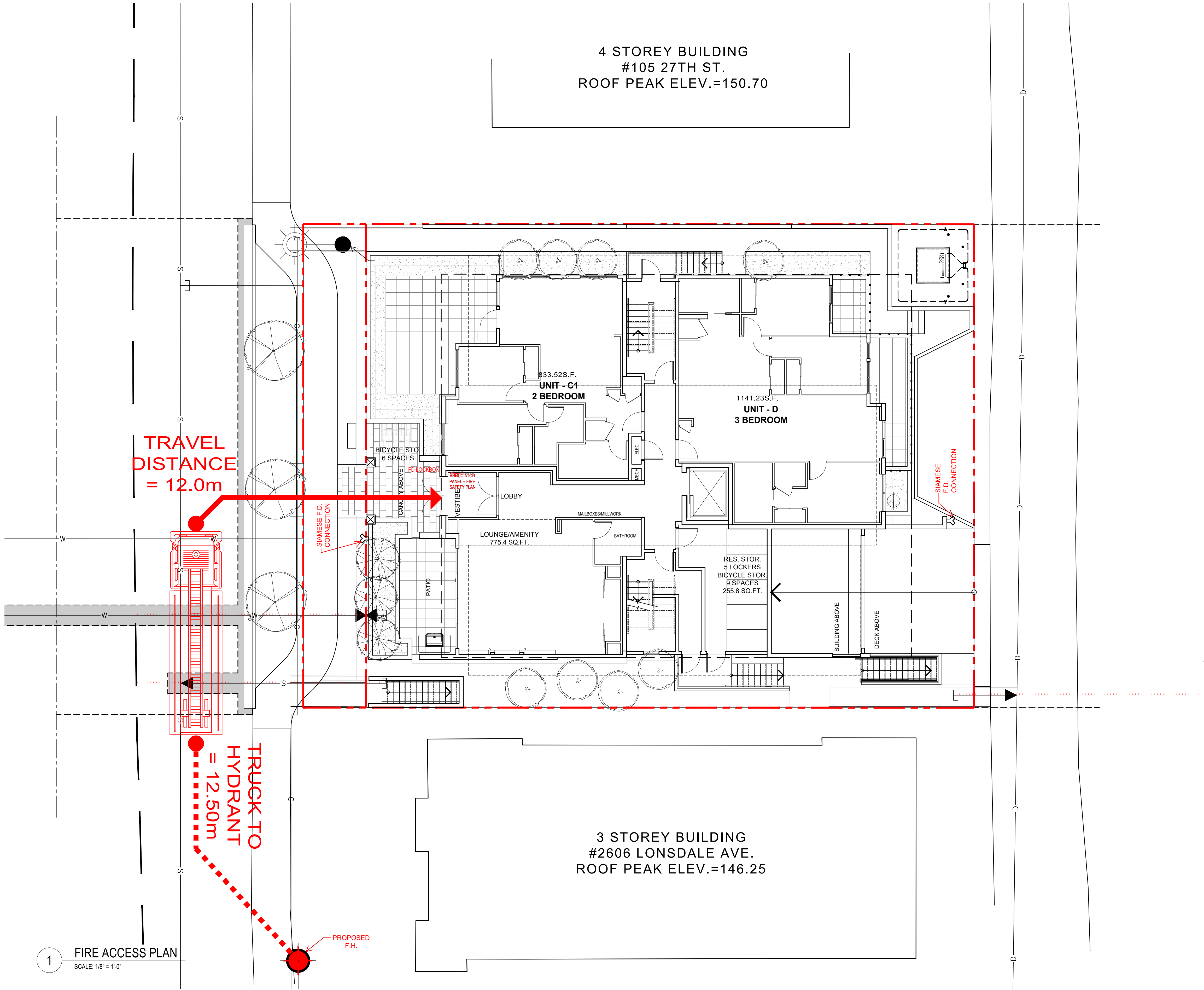
PROJECT	2612 LONSDALE AVE. APARTMENTS
CITY OF	NORTH VANCOUVER, BC

DRAWING TITLE

FIRE ACCESS
PLAN

DRAWING No.

A1.01a



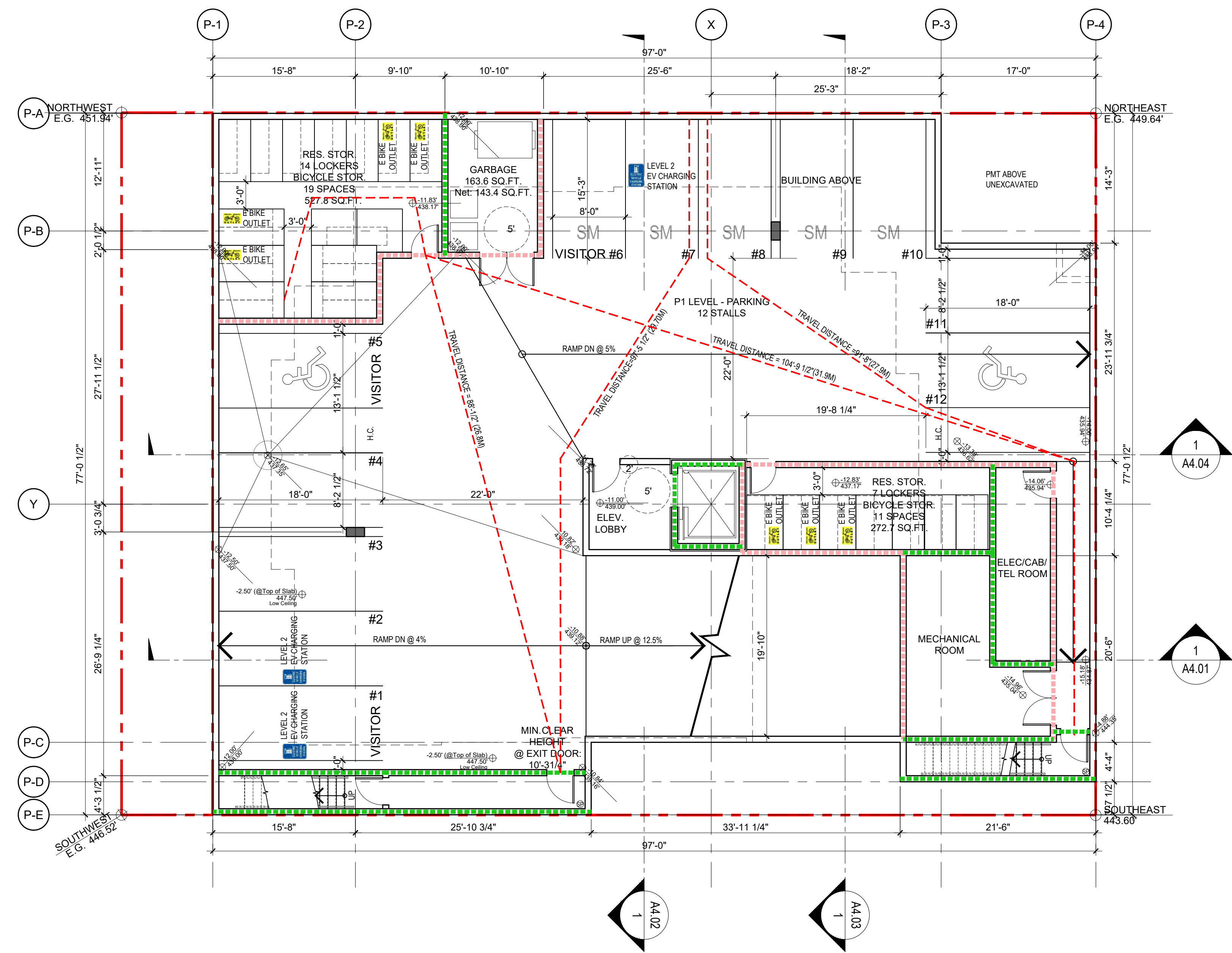
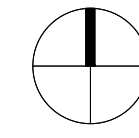
SITE PLAN LEGEND

- PROPOSED FIRE HYDRANT
- DISTANCE FROM HYDRANT TO TRUCK
- DISTANCE FROM TRUCK TO UNIT DOOR
- TYPICAL FIRE TRUCK
- FIRE TRUCK CENTRE LINE RADIUS (12M MIN.)

NOTE:

- ALL SURFACES WITHIN THE REQUIRED FIRE ACCESS ROUTE SHALL BE DESIGNED TO ACCOMMODATE FIRE FIGHTING EQUIPMENT LOADS AS PER THE C.O.S. FIRE DEPARTMENT REQUIREMENTS & B.C.B.C. 2018.
- MAXIMUM FIRE DEPT. TRUCK ACCESS ROUTE TO BE 90M. TRUCK TURN AROUND FACILITIES REQUIRED IF ACCESS ROUTE EXCEEDS 90M.
- NO PARKING SIGNS TO BE POSTED ALONG TRUCK FIRE ACCESS ROUTES
- MIN. WIDTH OF FIRE TRUCK ACCESS ROUTE = 6M





1 PARKING P1 FLOOR PLAN
Scale: 1/8" = 1'-0"

PARKING P1 - AREA:	S.F.	S.M.
GROSS AREA	6882.77	639.43
COMMON AREA	627.55	58.30
BICYCLE STORAGE AREA	800.47	74.37

LEGEND

TRAVEL DISTANCE

3/4HR FIRE SEPARATION

1HR FIRE SEPARATION

1 1/2HR FIRE SEPARATION

STANDPIPE

FD LOCKBOX

ISSUES	DATE
8	
7	
6	
5	ISSUED FOR DP RESUBMISSION
4	ISSUED FOR DP RESUBMISSION
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DATE CHECKED	
CONSULTANT	

PROJECT

2612 LONSDALE AVE.
APARTMENTS

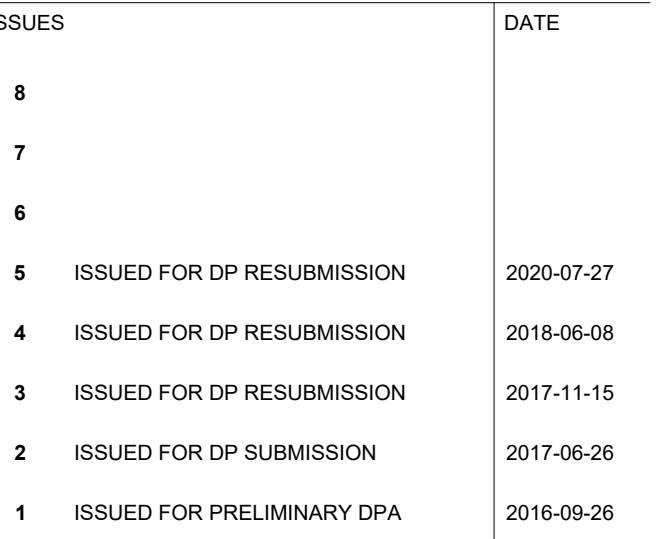
CITY OF
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DRAWING TITLE

PARKING P1
FLOOR PLANS

DRAWING No.

A1.02



PROJECT NUMBER	DC-47
DRAWN BY	JL/RA/RW
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DATE CHECKED	
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PROJECT

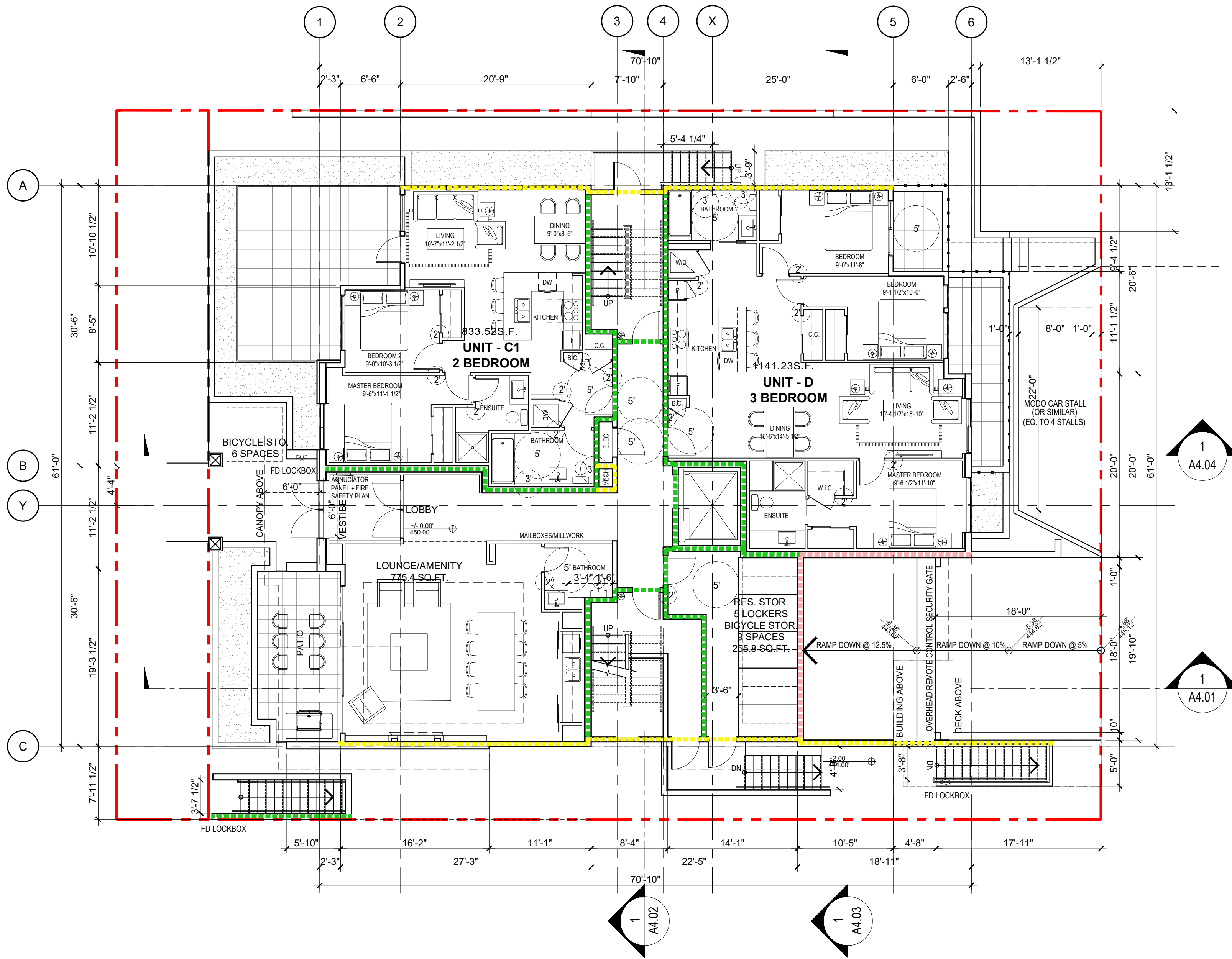
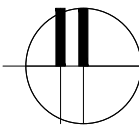
**2612 LONSDALE AVE.
APARTMENTS**

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DRAWING TITLE

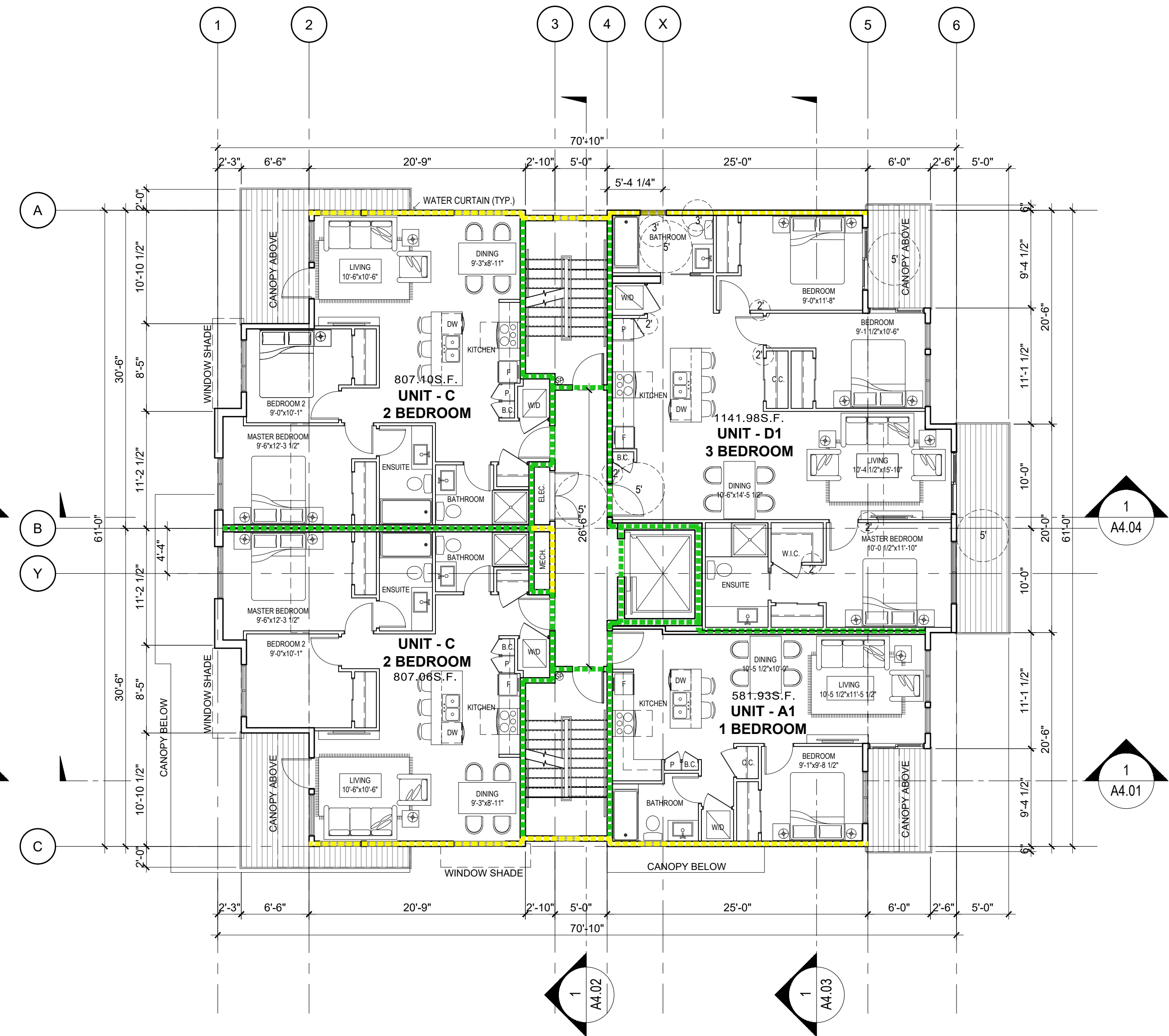
SURVEY

DRAWING No.



1 GROUND FLOOR PLAN
A2.01 Scale: 1/8" = 1'-0"

GROUND FLOOR-AREA:	S.F.	S.M.
GROSS AREA	3666.19	340.60
COMMON AREA	660.07	61.32
LOBBY/AMENITY AREA	775.50	72.05
BICYCLE STORAGE AREA	255.87	23.77
PATIO AREA	552.39	51.32
INTERIOR HABITABLE AREA	1,974.75	183.46



2 2ND TO 3RD FLOOR PLANS
A2.01 Scale: 1/8" = 1'-0"

2nd TO 3rd FLOOR-AREA:	S.F.	S.M.
GROSS AREA	3869.82	359.52
COMMON AREA	531.74	49.40
DECK AREA	424.54	39.44
HABITABLE AREA	3,338.07	310.12

LEGEND

TRAVEL DISTANCE	---
3/4HR FIRE SEPARATION	----
1HR FIRE SEPARATION	----
1 1/2HR FIRE SEPARATION	----
STANDPIPE	SP
FD LOCKBOX	LB

ISSUES	DATE
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5	ISSUED FOR DP RESUBMISSION
4	ISSUED FOR DP RESUBMISSION
3	ISSUED FOR DP RESUBMISSION
2	ISSUED FOR DP SUBMISSION
1	ISSUED FOR PRELIMINARY DPA

PROJECT NUMBER	DC-47
DRAWN BY	JL/RA/RW
CHECKED BY	MB
DATE CHECKED	
CONSULTANT	

PROJECT
2612 LONSDALE AVE.
APARTMENTS

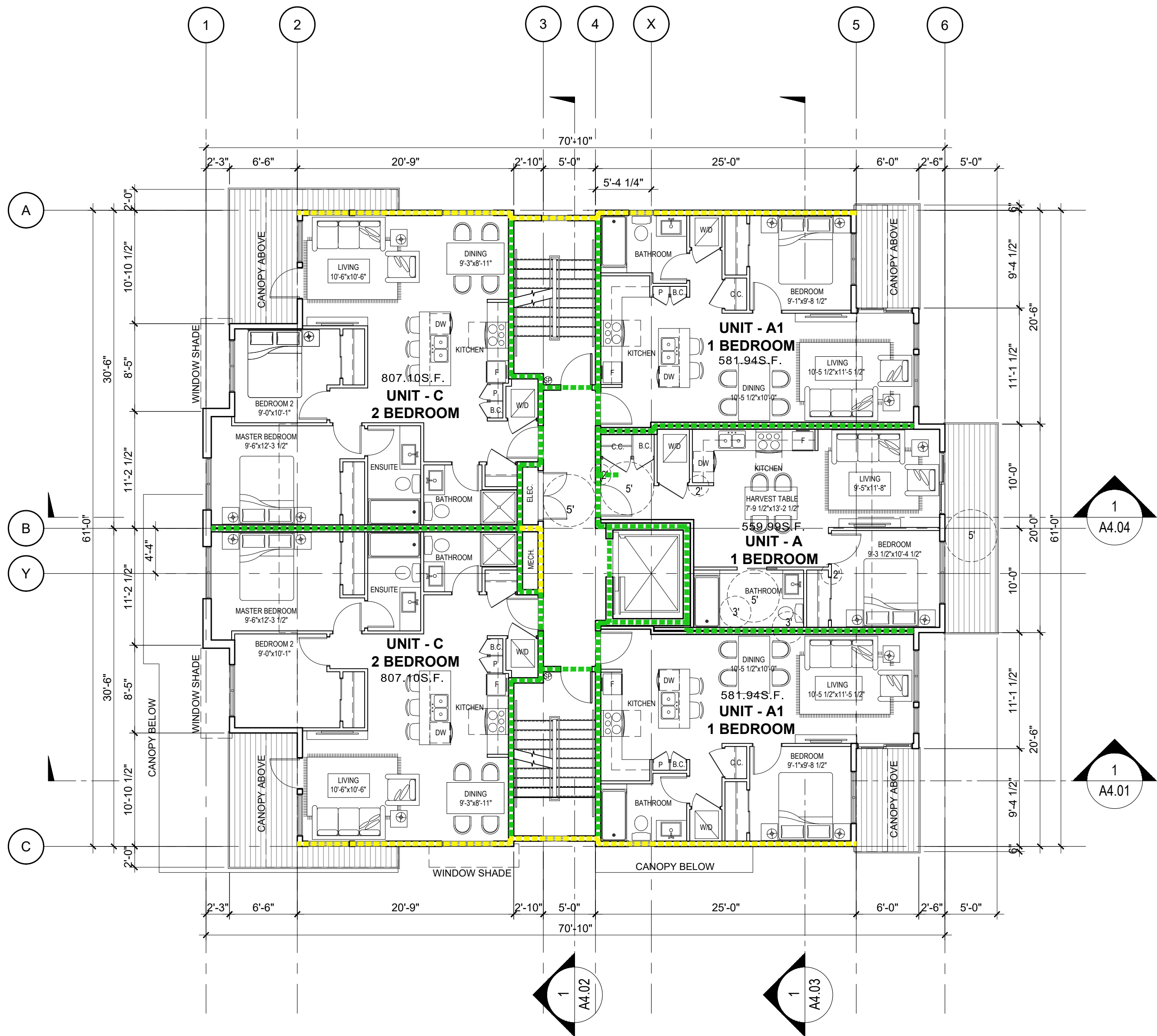
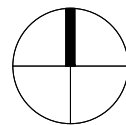
CITY OF
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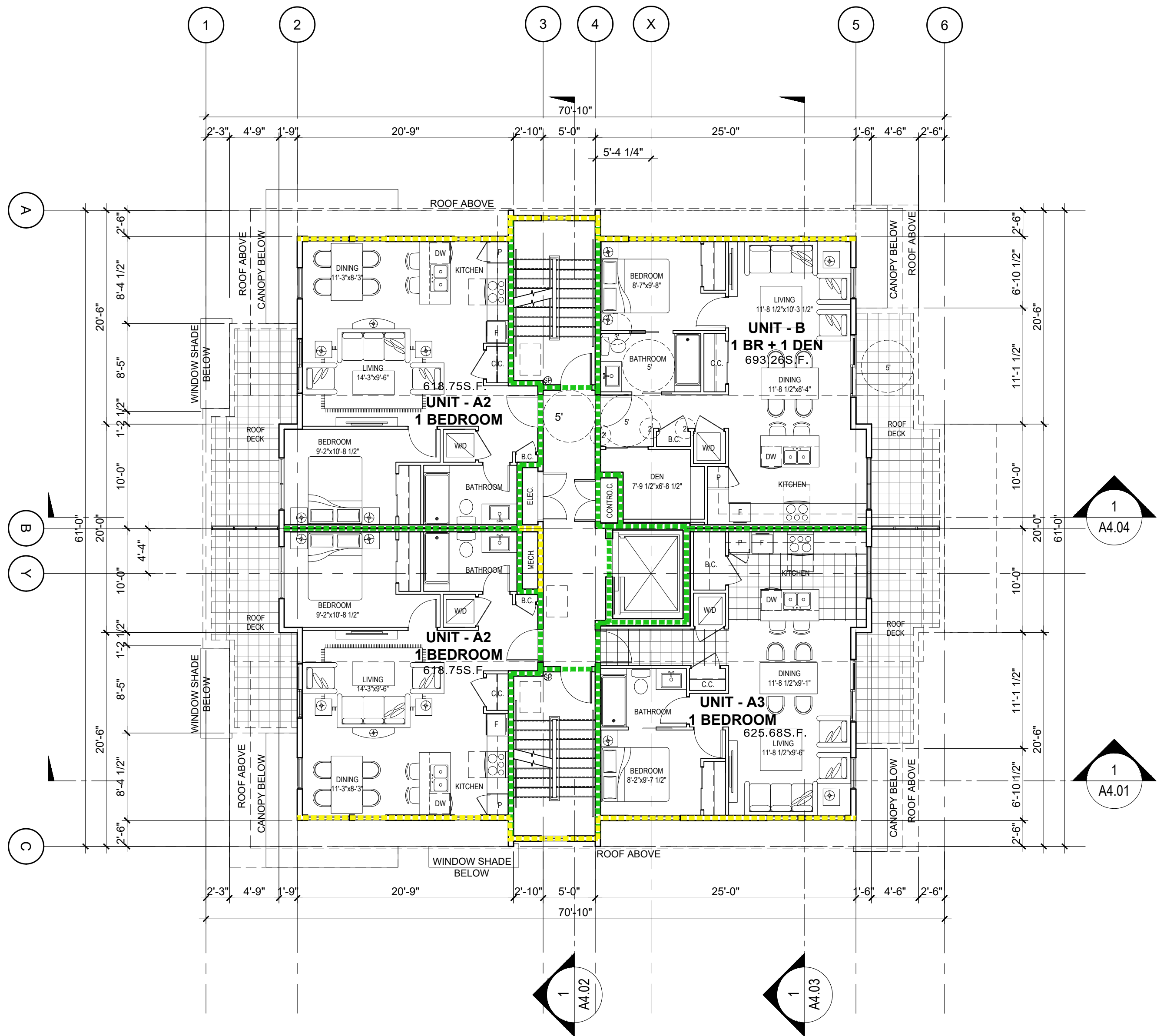
GROUND, 2ND AND 3RD
FLOOR PLANS

DRAWING No.

A2.01



4th TO 5th FLOOR-AREA:	S.F.	S.M.
GROSS AREA	3869.82	359.52
COMMON AREA	531.74	49.40
DECK AREA	424.54	39.44
HABITABLE AREA	3,338.07	310.12



6th FLOOR-AREA:	S.F.	S.M.
GROSS AREA	3099.98	288.00
COMMON AREA	543.54	50.50
DECK AREA	544.16	50.55
HABITABLE AREA	2,556.44	237.50

LEGEND	
TRAVEL DISTANCE	---
3/4HR FIRE SEPARATION	----
1HR FIRE SEPARATION	----
1 1/2HR FIRE SEPARATION	----
STANDPIPE	SP
FD LOCKBOX	CS

ISSUES	DATE
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PROJECT NUMBER	DC-47
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CONSULTANT	

PROJECT
**2612 LONSDALE AVE.
APARTMENTS**

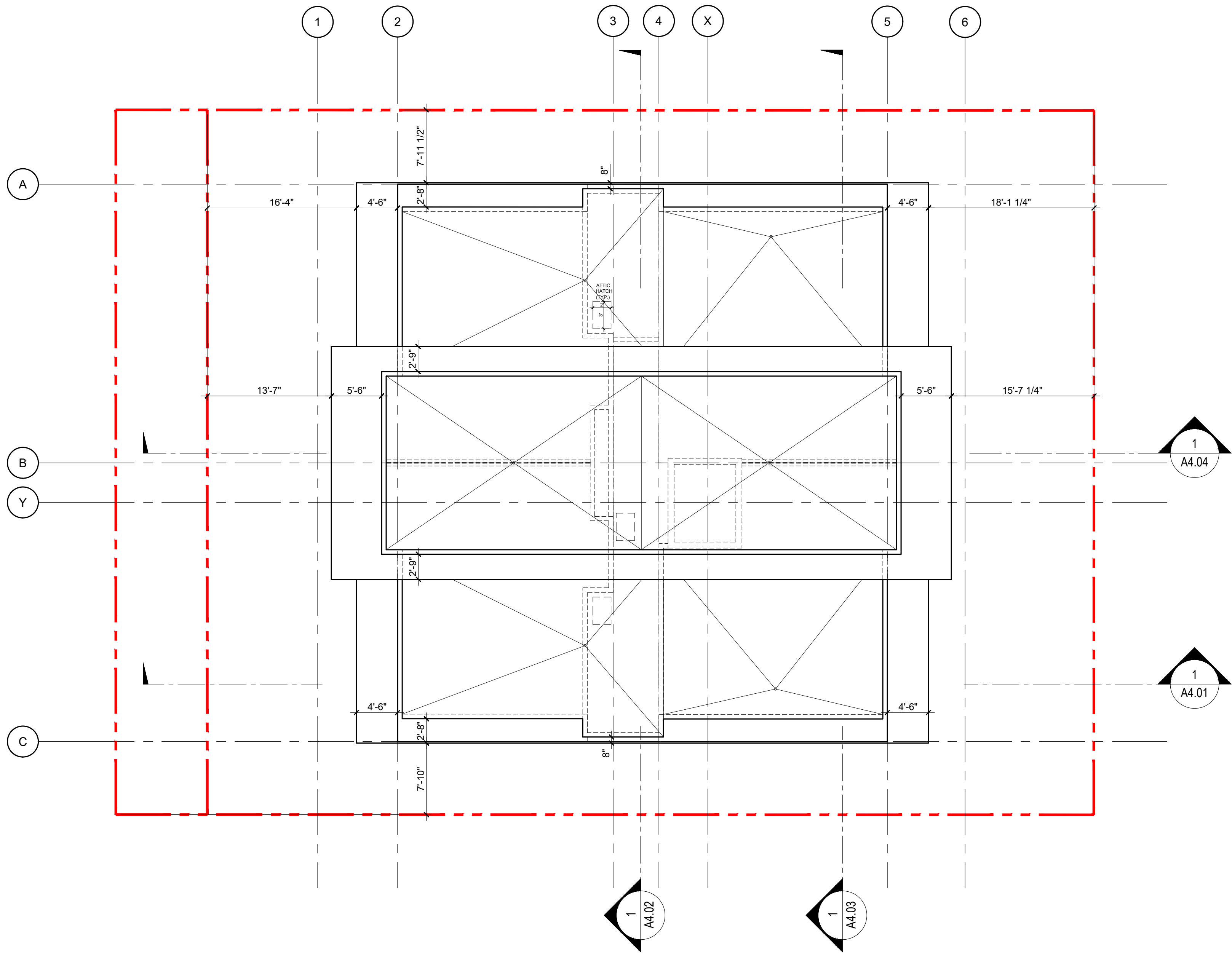
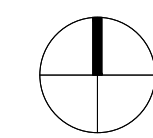
CITY OF
NORTH VANCOUVER, BC

DRAWING TITLE

**4TH, 5TH AND 6TH
FLOOR PLANS**

DRAWING No.

A2.02



1
A2.03

ROOF PLAN

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

LEGEND	
TRAVEL DISTANCE	
3/4HR FIRE SEPARATION	
1HR FIRE SEPARATION	
1 1/2HR FIRE SEPARATION	
STANDPIPE	
FD LOCKBOX	

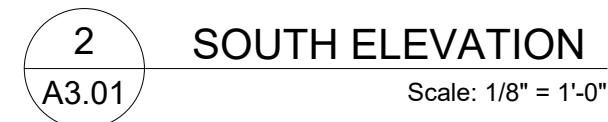
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3	ISSUED FOR DP RESUBMISSION
2	ISSUED FOR DP SUBMISSION
1	ISSUED FOR PRELIMINARY DPA

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DATE CHECKED	
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PROJECT
2612 LONSDALE AVE. APARTMENTS
CITY OF NORTH VANCOUVER, BC

DRAWING TITLE
ROOF PLAN
DRAWING No.

A2.03



PROJECT NUMBER	DC-47
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CITY OF
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DRAWING No.

A3.01



1 EAST ELEVATION
A3.02 Scale: 1/8" = 1'-0"



2 NORTH ELEVATION
A3.02 Scale: 1/8" = 1'-0"

ISSUES	DATE
8	
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5	ISSUED FOR DP RESUBMISSION 2020-07-27
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DATE CHECKED	
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PROJECT
**2612 LONSDALE AVE.
APARTMENTS**

CITY OF
NORTH VANCOUVER, BC

DRAWING TITLE

ELEVATIONS

DRAWING No.

A3.02



ISSUES	DATE
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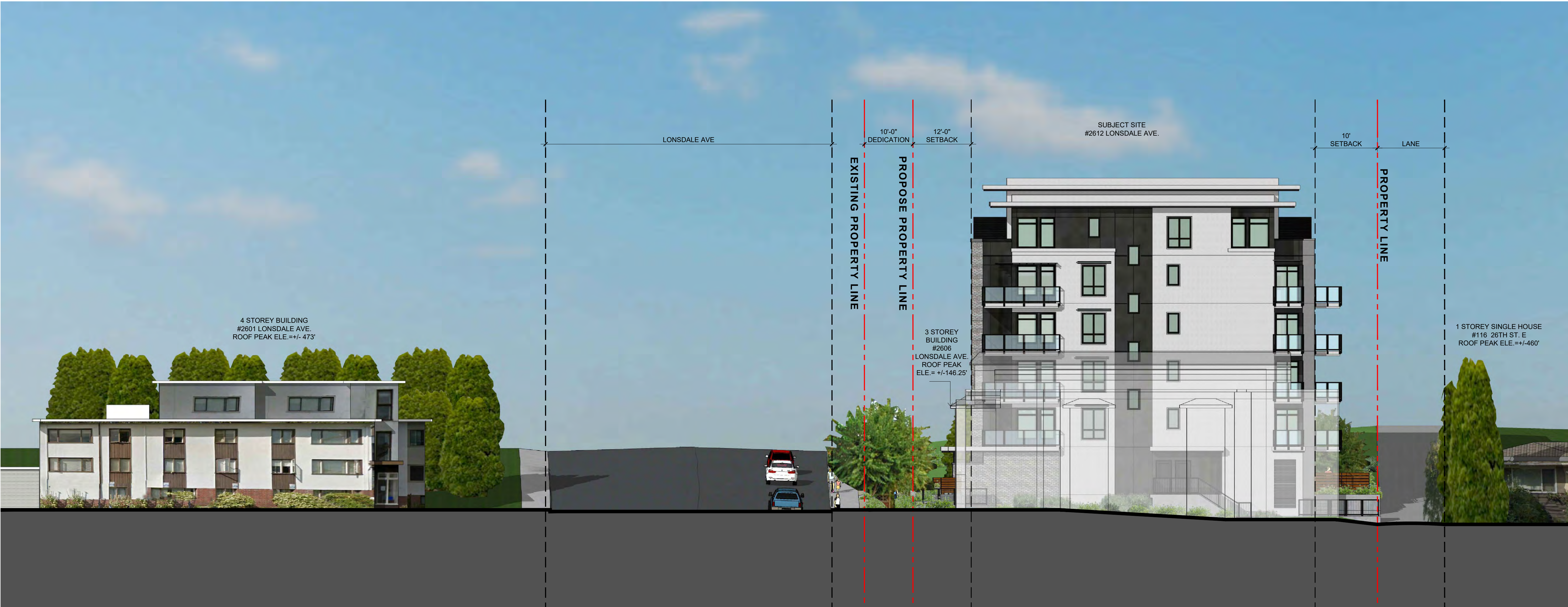
PROJECT NUMBER	DC-47
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DATE CHECKED	
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PROJECT
**2612 LONSDALE AVE.
APARTMENTS**

CITY OF
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DRAWING TITLE
STREETSCAPE

DRAWING No.



ISSUES		DATE
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5	ISSUED FOR DP RESUBMISSION	2020-07-27
4	ISSUED FOR DP RESUBMISSION	2018-06-08
3	ISSUED FOR DP RESUBMISSION	2017-11-15
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1	ISSUED FOR PRELIMINARY DPA	2016-09-26

PROJECT NUMBER	DC-47
DRAWN BY	JL/RA/RW
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DATE CHECKED	
CONSULTANT	

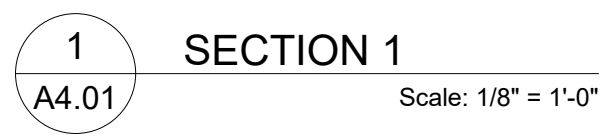
PROJECT
2612 LONSDALE AVE. APARTMENTS
CITY OF NORTH VANCOUVER, BC

DRAWING TITLE
STREETSCAPE
DRAWING No.

1

SECTION / STREETSCAPE

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



ISSUES	DATE
8	
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5 ISSUED FOR DP RESUBMISSION	2020-07-27
4 ISSUED FOR DP RESUBMISSION	2018-06-08
3 ISSUED FOR DP RESUBMISSION	2017-11-15
2 ISSUED FOR DP SUBMISSION	2017-06-26
1 ISSUED FOR PRELIMINARY DPA	2016-09-26

PROJECT NUMBER	DC-47
DRAWN BY	JL/RA/RW
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DATE CHECKED	
CONSULTANT	

PROJECT

**2612 LONSDALE AVE.
APARTMENTS**

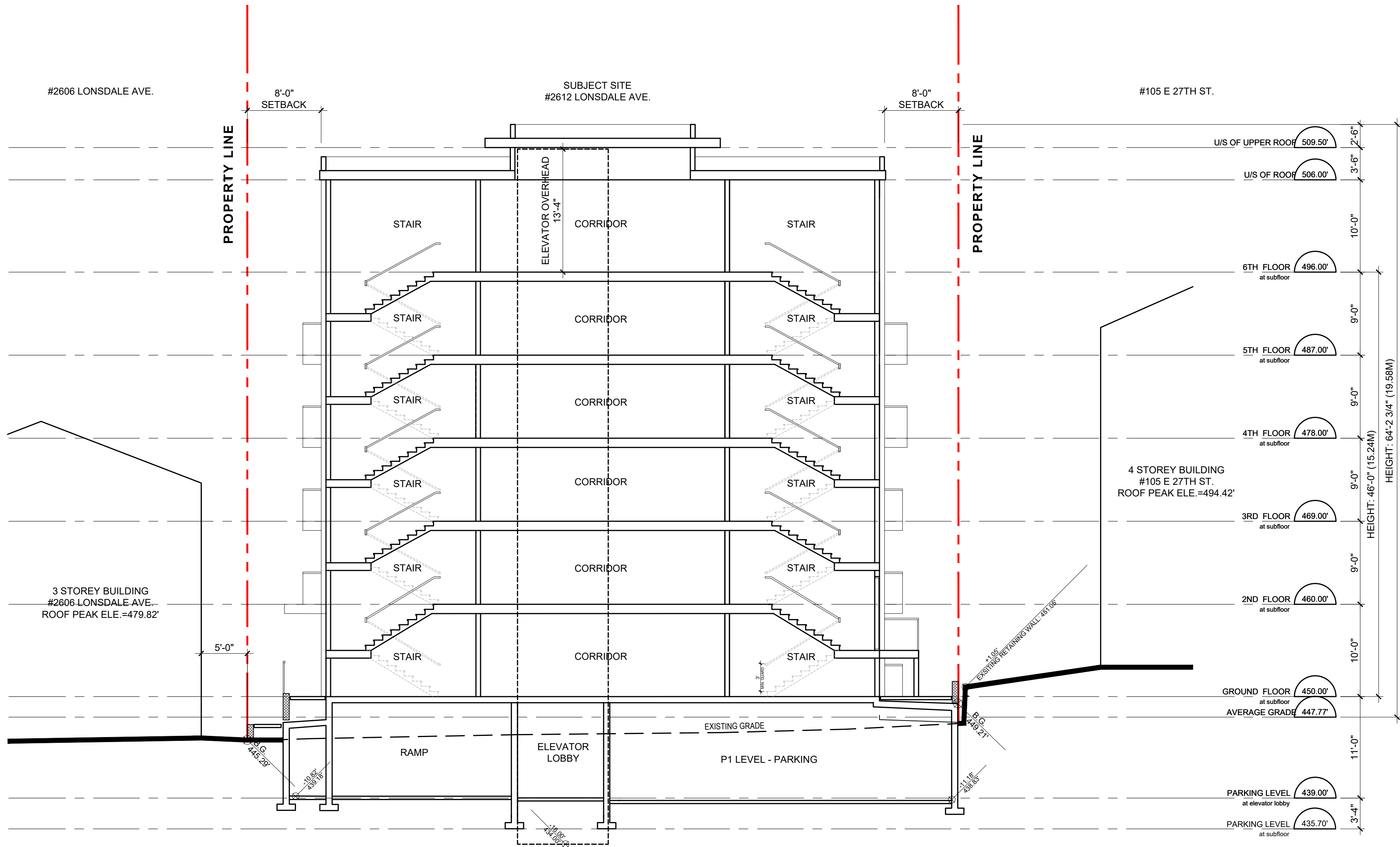
CITY OF
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DRAWING TITLE

BUILDING SECTION

DRAWING No.

A4.01



1

A4.02

SECTION 2

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

ISSUES	DATE
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4	ISSUED FOR DP RESUBMISSION
3	ISSUED FOR DP RESUBMISSION
2	ISSUED FOR DP SUBMISSION
1	ISSUED FOR PRELIMINARY DPA

PROJECT NUMBER	DC-47
DRAWN BY	JL/RA/RW
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DATE CHECKED	
CONSULTANT	

PROJECT

**2612 LONSDALE AVE.
APARTMENTS**

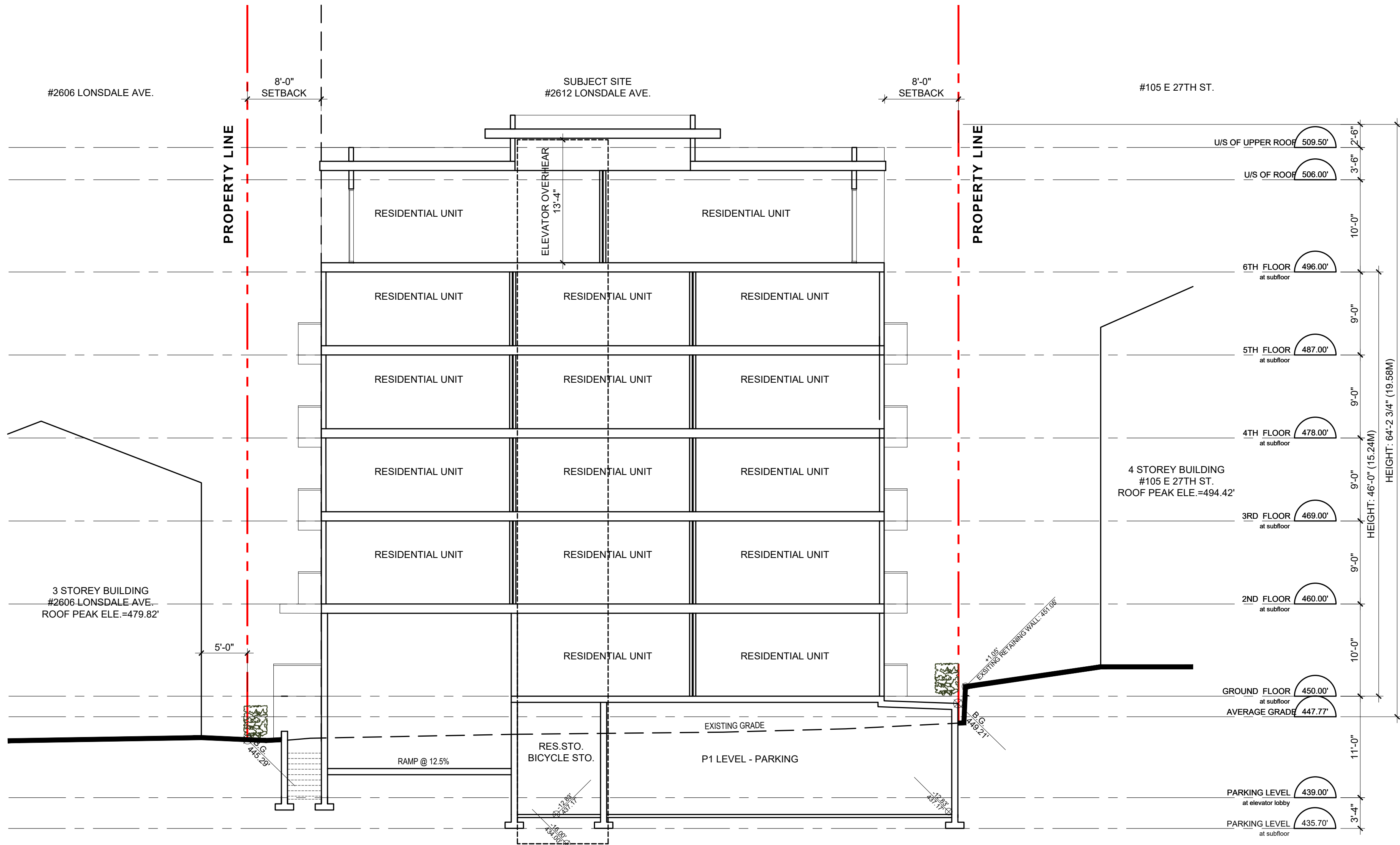
CITY OF
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DRAWING TITLE

BUILDING SECTION

DRAWING No.

A4.02



1

A4.03

SECTION 3

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

ISSUES	DATE
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5	ISSUED FOR DP RESUBMISSION
4	ISSUED FOR DP RESUBMISSION
3	ISSUED FOR DP RESUBMISSION
2	ISSUED FOR DP SUBMISSION
1	ISSUED FOR PRELIMINARY DPA

PROJECT NUMBER	DC-47
DRAWN BY	JL/RA/RW
CHECKED BY	MB
DATE CHECKED	
CONSULTANT	

PROJECT

2612 LONSDALE AVE.
APARTMENTS

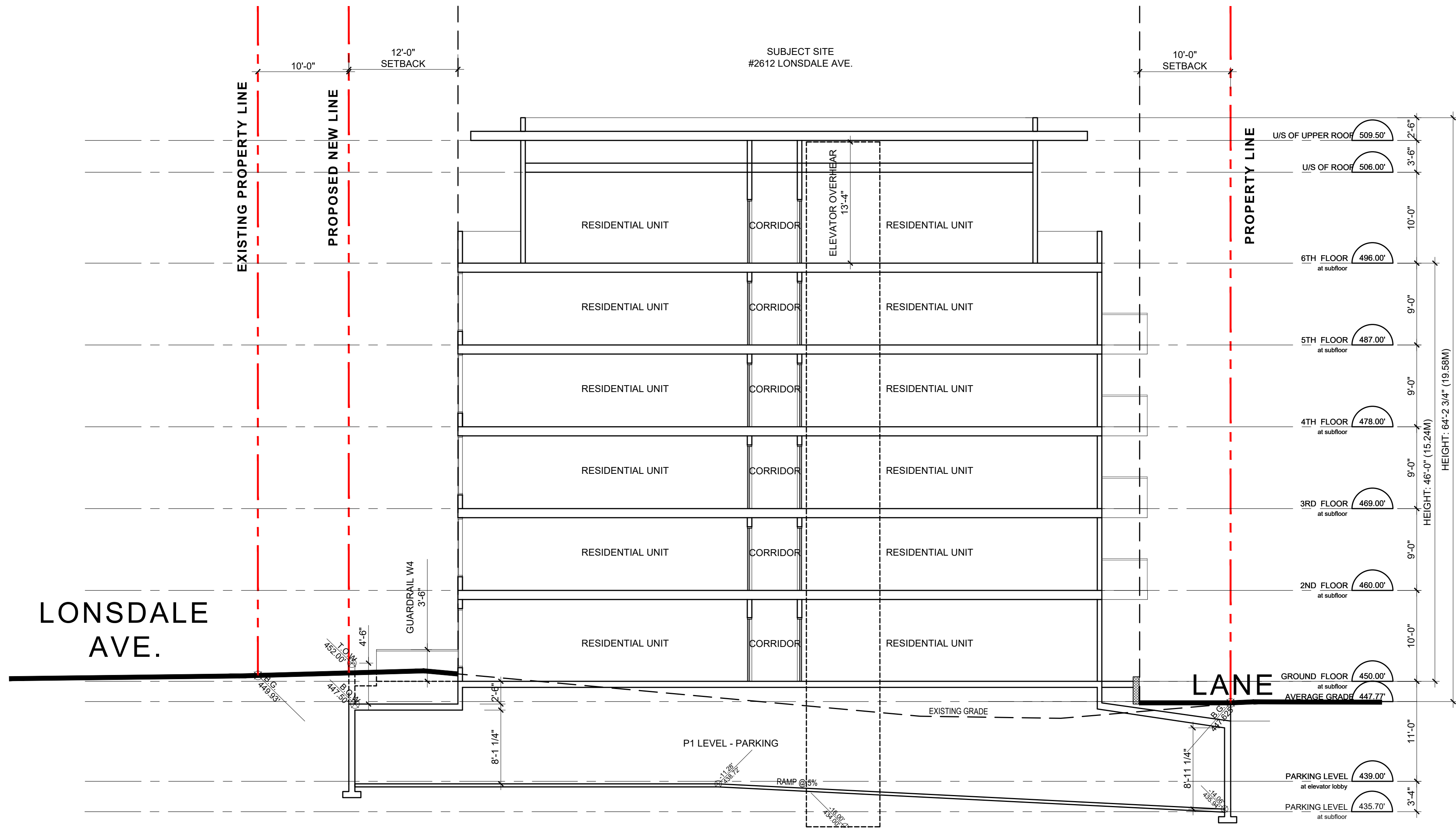
CITY OF
NORTH VANCOUVER, BC

DRAWING TITLE

BUILDING SECTION

DRAWING No.

A4.03



1

A4.04

SECTION 4

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

ISSUES	DATE
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5	ISSUED FOR DP RESUBMISSION
4	ISSUED FOR DP RESUBMISSION
3	ISSUED FOR DP RESUBMISSION
2	ISSUED FOR DP SUBMISSION
1	ISSUED FOR PRELIMINARY DPA

PROJECT NUMBER	DC-47
DRAWN BY	JL/RA/RW
CHECKED BY	MB
DATE CHECKED	
CONSULTANT	

PROJECT

**2612 LONSDALE AVE.
APARTMENTS**

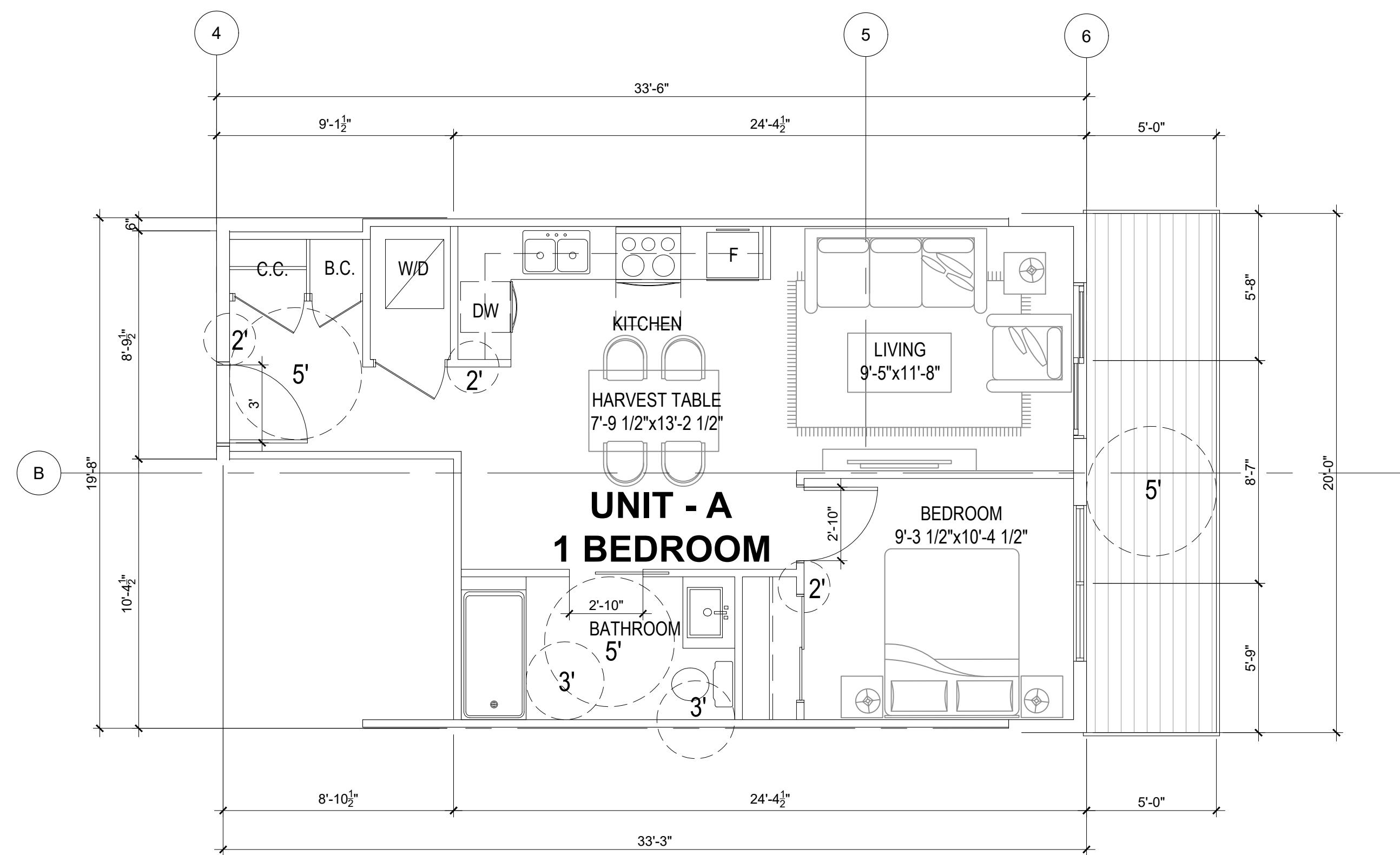
CITY OF
NORTH VANCOUVER, BC

DRAWING TITLE

BUILDING SECTION

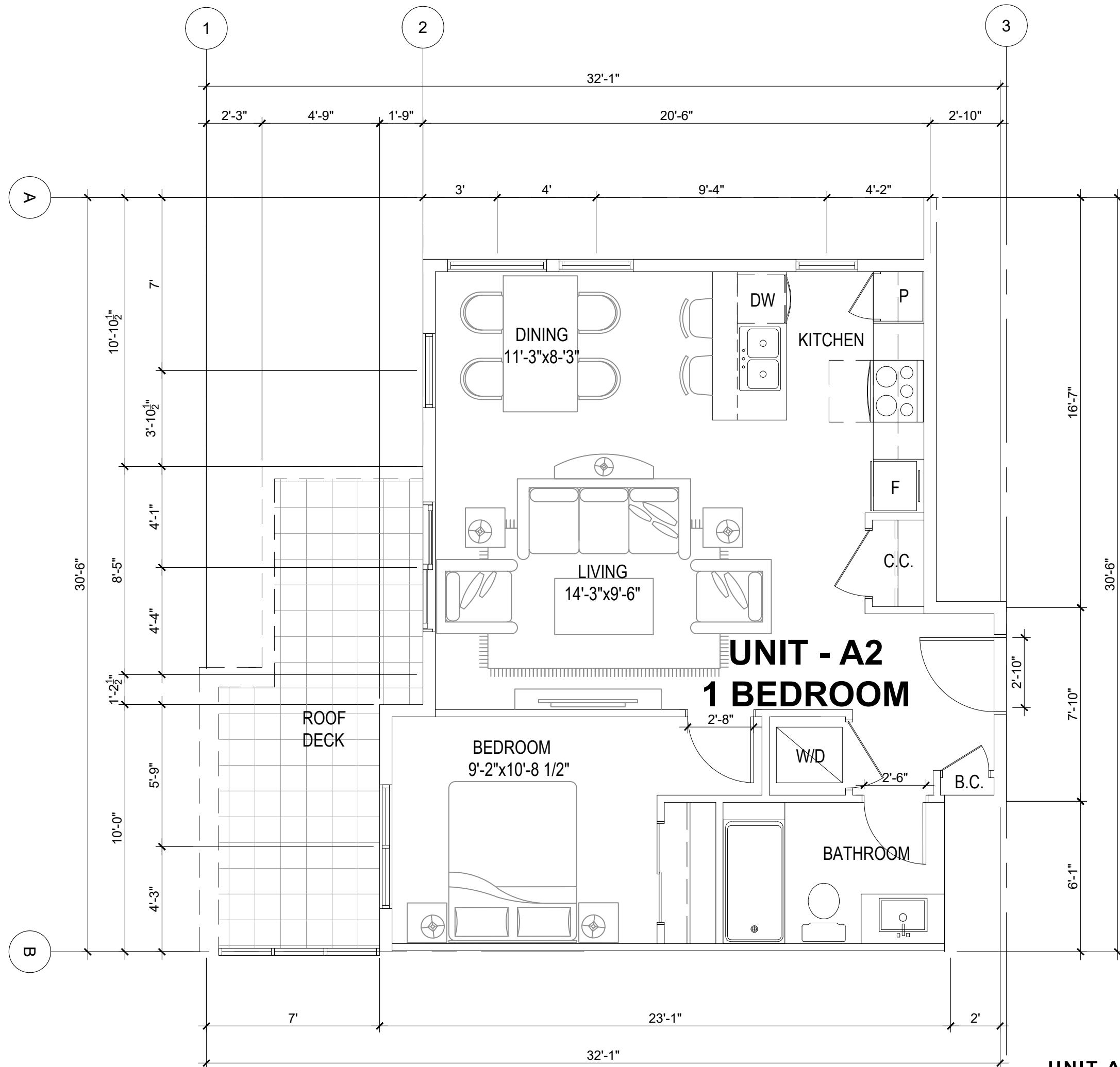
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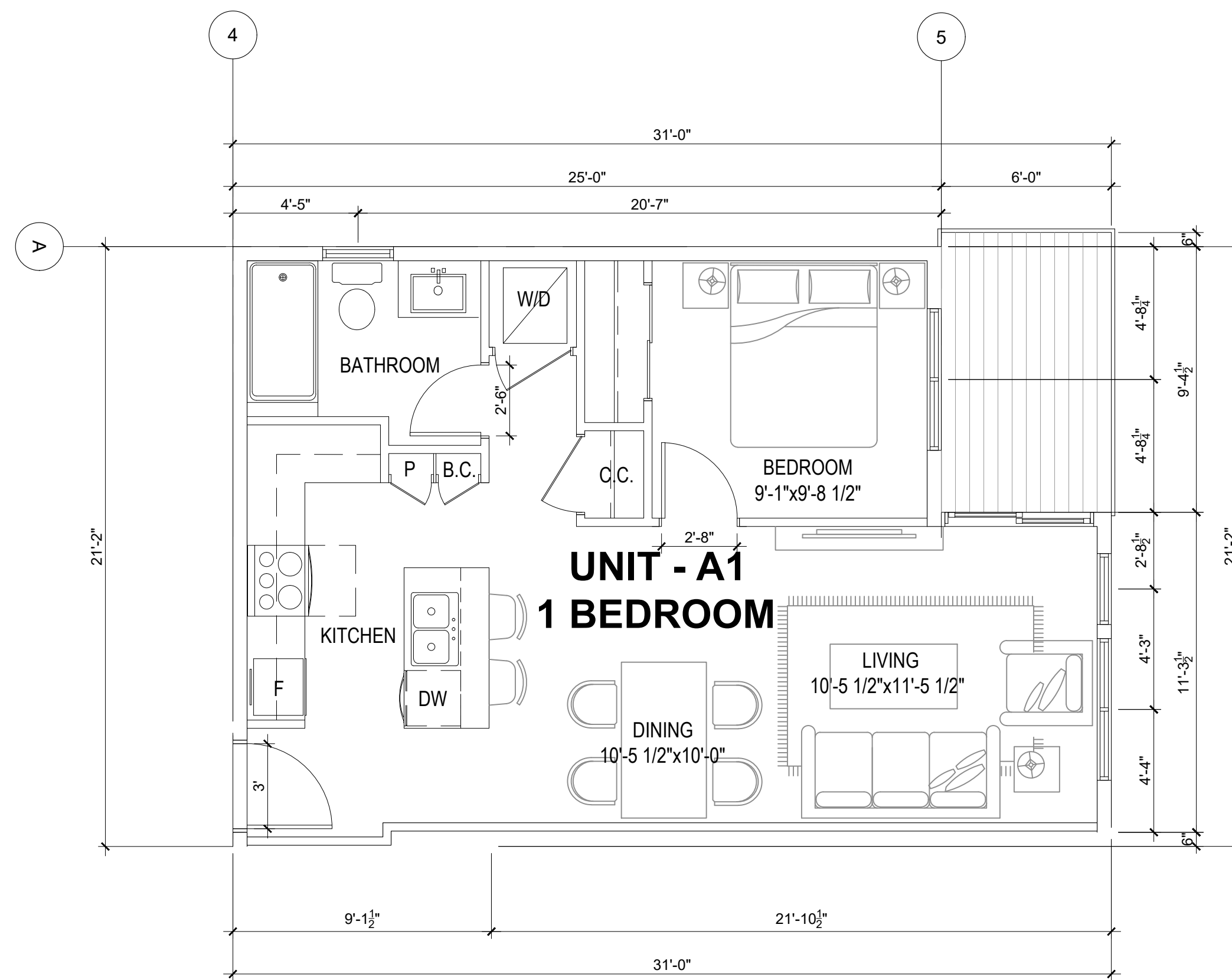
1 UNIT A PLAN
A5.01 Scale: 1/4" = 1'-0"

	S.F.	S.M.
UNIT A - 1 BR:		
UNIT LIVING AREA	559.99	52.02
DECK AREA	100.00	9.29
TOTAL AREA =	659.99	61.31



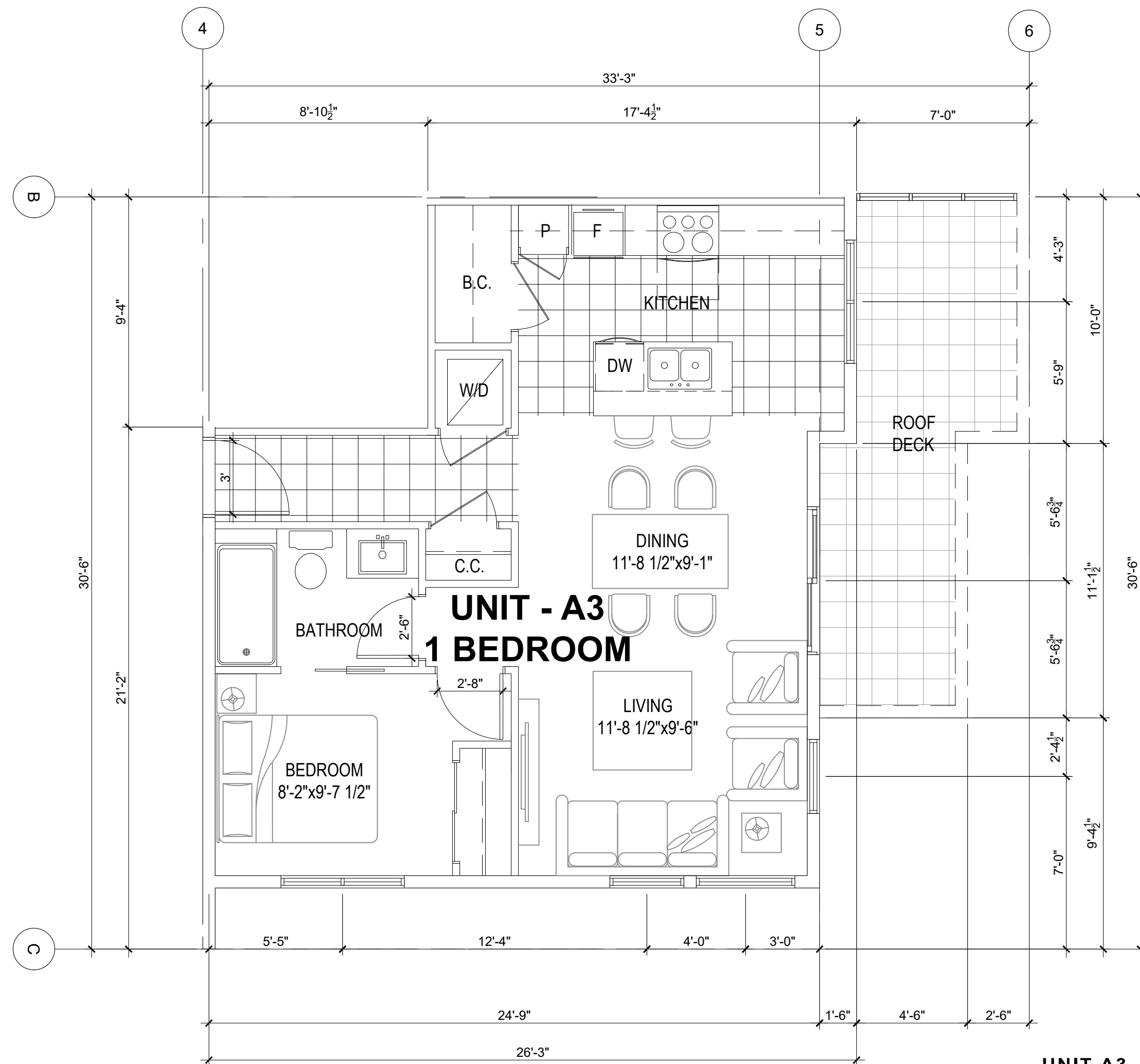
3 UNIT A2 PLAN
A5.01 Scale: 1/4" = 1'-0"

	S.F.	S.M.
UNIT A2 - 1 BR:		
UNIT LIVING AREA	618.75	57.48
DECK AREA	135.30	12.57
TOTAL AREA =	754.04	70.05



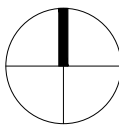
2 UNIT A1 PLAN
A5.01 Scale: 1/4" = 1'-0"

	S.F.	S.M.
UNIT A1 - 1 BR:		
UNIT LIVING AREA	581.94	54.06
DECK AREA	59.25	5.50
TOTAL AREA =	641.19	59.57



4 UNIT A3 PLAN
A5.01 Scale: 1/4" = 1'-0"

	S.F.	S.M.
UNIT A3 - 1 BR:		
UNIT LIVING AREA	625.68	58.13
DECK AREA	136.76	12.71
TOTAL AREA =	762.44	70.83



ISSUES	DATE
8	
7	
6	
5 ISSUED FOR DP RESUBMISSION	2020-07-27
4 ISSUED FOR DP RESUBMISSION	2018-06-08
3 ISSUED FOR DP RESUBMISSION	2017-11-15
2 ISSUED FOR DP SUBMISSION	2017-06-26
1 ISSUED FOR PRELIMINARY DPA	2016-09-26

PROJECT NUMBER	DC-47
DRAWN BY	JL/RA/RW
CHECKED BY	MB
DATE CHECKED	
CONSULTANT	

PROJECT
**2612 LONSDALE AVE.
APARTMENTS**

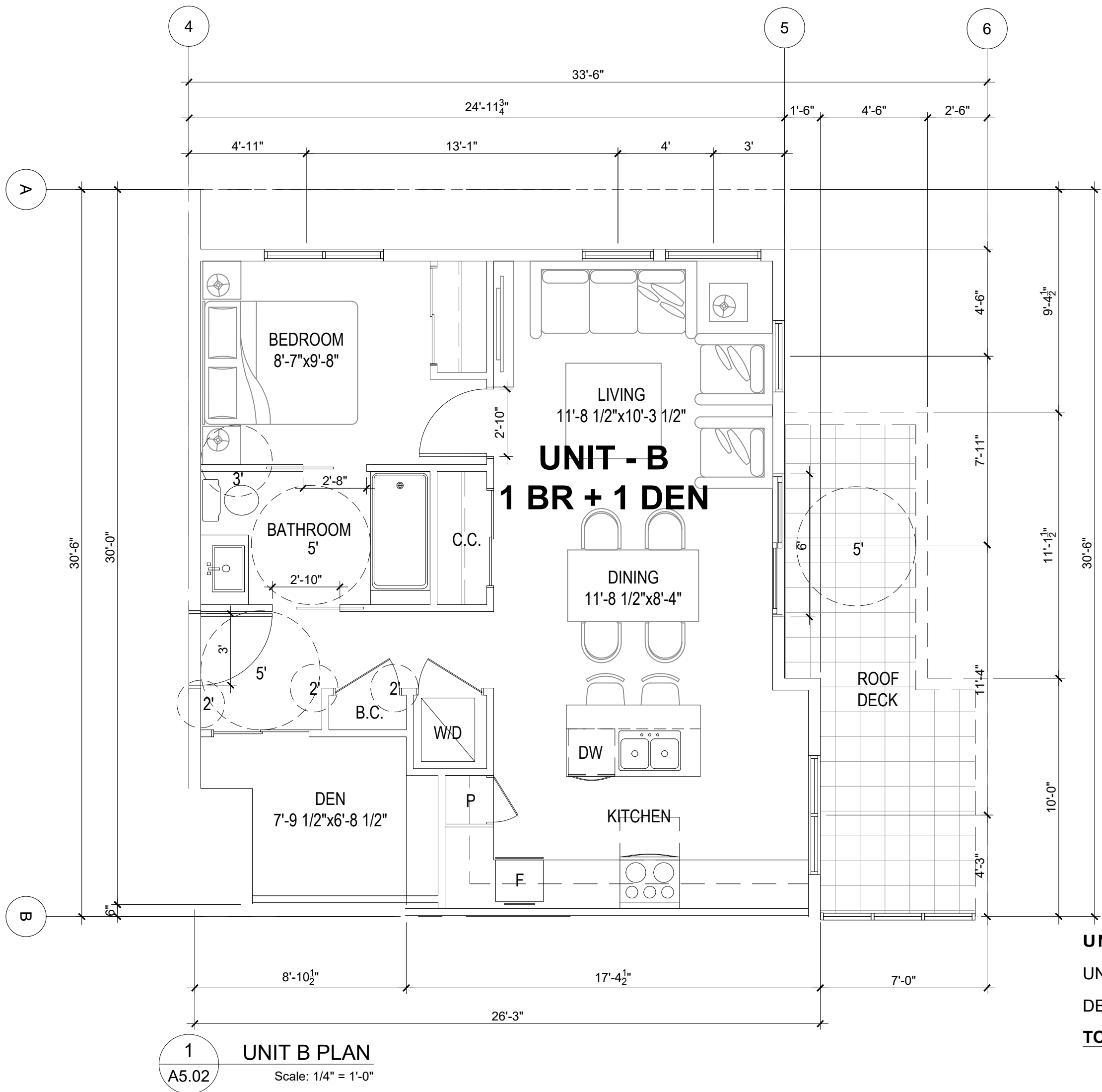
CITY OF
NORTH VANCOUVER, BC

DRAWING TITLE

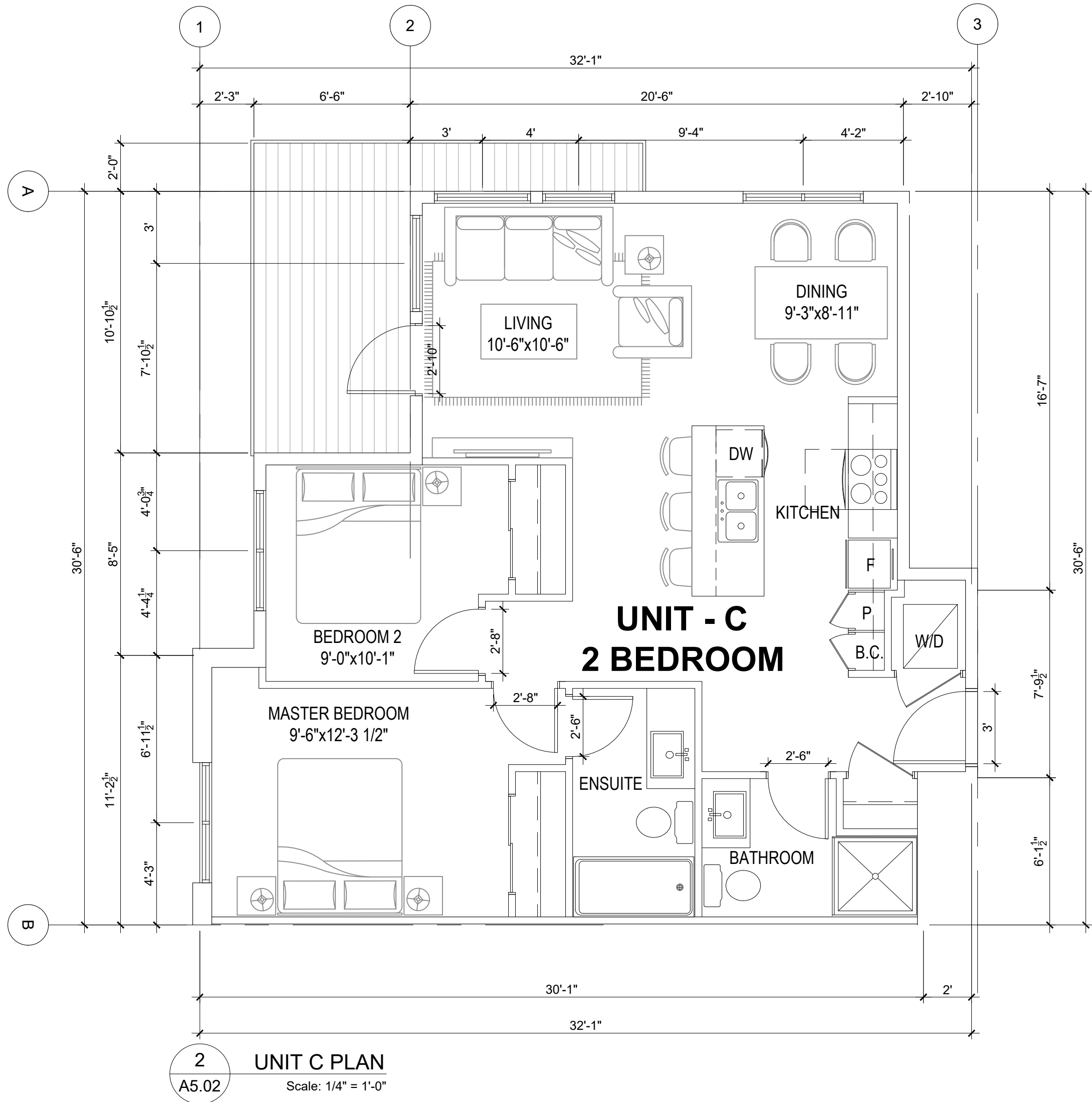
**UNIT
FLOOR PLANS**

DRAWING No.

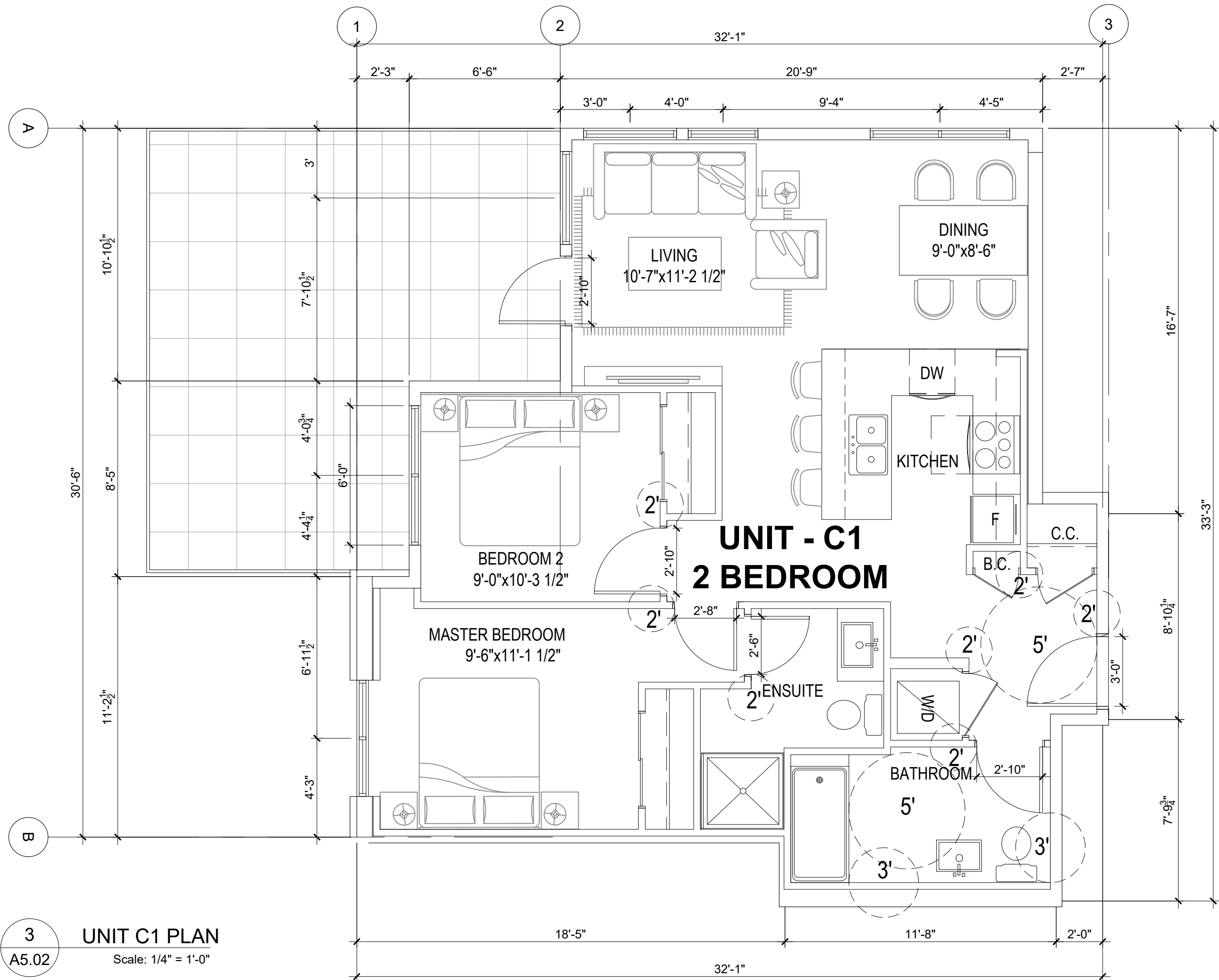
A5.01



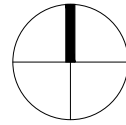
UNIT B - 1BR + DEN:
UNIT LIVING AREA
DECK AREA
TOTAL AREA =



UNIT C - 2 BR:
UNIT LIVING AREA
DECK AREA
TOTAL AREA =



UNIT C1 - 2 BR:
UNIT LIVING AREA
DECK AREA
TOTAL AREA =



S.F.	S.M.
807.10	74.98
103.02	9.57
910.12	84.55

ISSUES	DATE
8	
7	
6	
5	ISSUED FOR DP RESUBMISSION 2020-07-27
4	ISSUED FOR DP RESUBMISSION 2018-06-08
3	ISSUED FOR DP RESUBMISSION 2017-11-15
2	ISSUED FOR DP SUBMISSION 2017-06-26
1	ISSUED FOR PRELIMINARY DPA 2016-09-26

PROJECT NUMBER	DC-47
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CONSULTANT	

PROJECT
**2612 LONSDALE AVE.
APARTMENTS**

CITY OF
NORTH VANCOUVER, BC

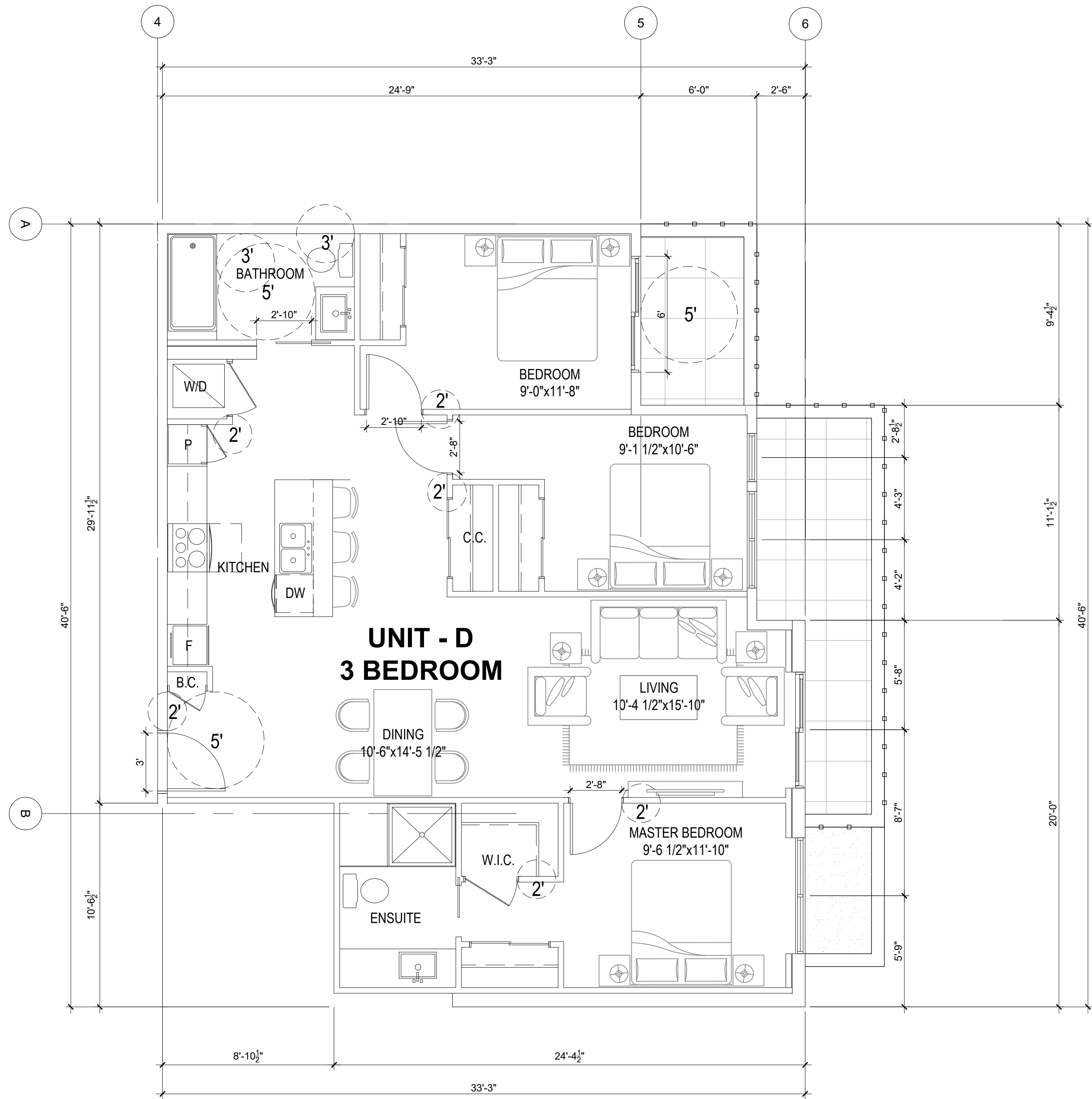
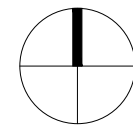
DRAWING TITLE

**UNIT
FLOOR PLANS**

S.F.	S.M.
833.52	77.44
280.59	26.07
1,114.11	103.50

DRAWING No.

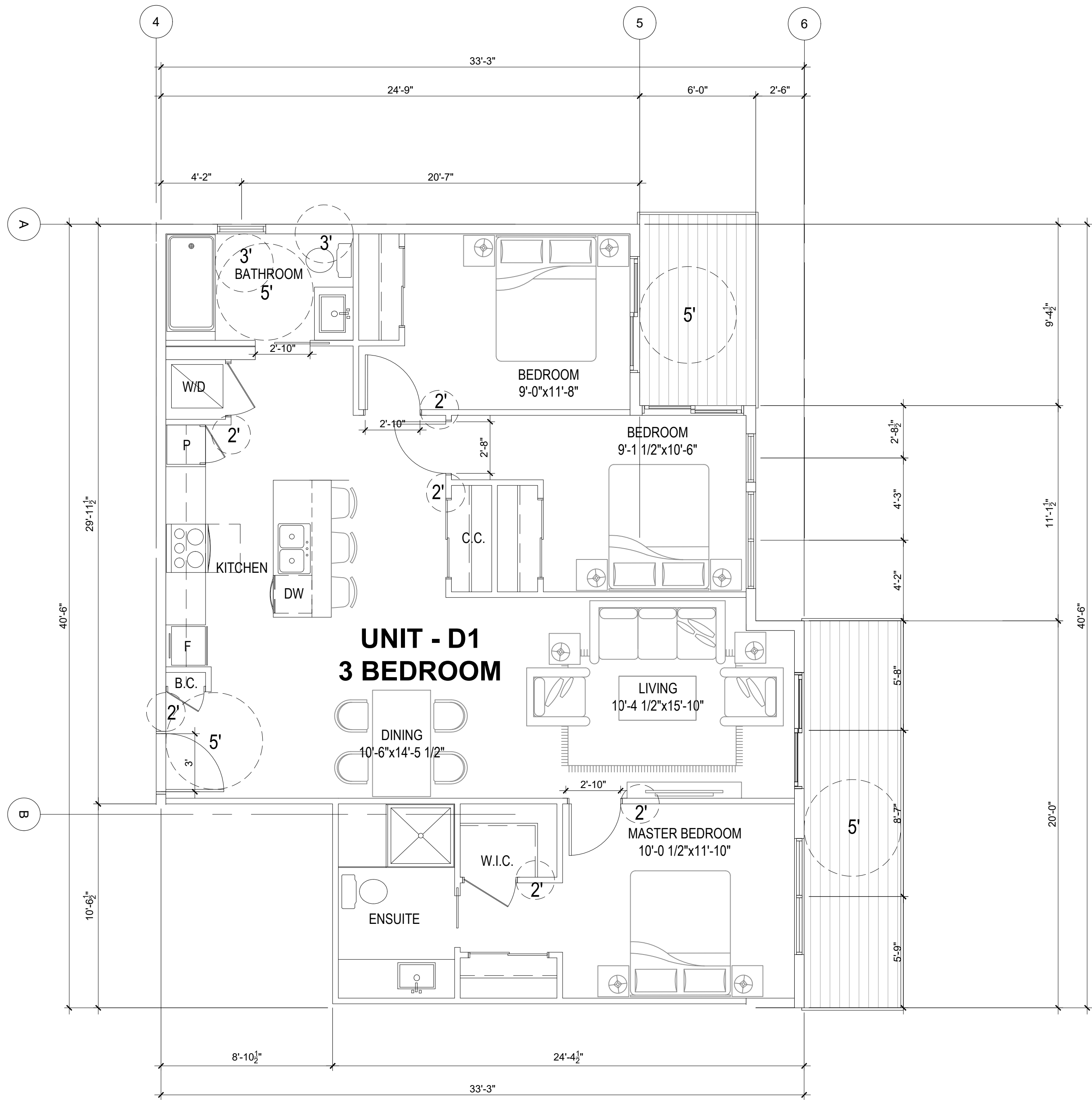
A5.02



1
A5.03

UNIT D PLAN
Scale: 1/4" = 1'-0"

UNIT D - 3 BR:	S.F.	S.M.
UNIT LIVING AREA	1141.23	106.02
DECK AREA	143.01	13.29
TOTAL AREA =	1,284.24	119.31



2
A5.03

UNIT D2 PLAN
Scale: 1/4" = 1'-0"

UNIT D1 - 3 BR:	S.F.	S.M.
UNIT LIVING AREA	1141.92	106.09
DECK AREA	159.25	14.79
TOTAL AREA =	1,301.17	120.88

ISSUES	DATE
8	
7	
6	
5	ISSUED FOR DP RESUBMISSION 2020-07-27
4	ISSUED FOR DP RESUBMISSION 2018-06-08
3	ISSUED FOR DP RESUBMISSION 2017-11-15
2	ISSUED FOR DP SUBMISSION 2017-06-26
1	ISSUED FOR PRELIMINARY DPA 2016-09-26

PROJECT NUMBER	DC-47
DRAWN BY	JL/RA/RW
CHECKED BY	MB
DATE CHECKED	
CONSULTANT	

PROJECT
**2612 LONSDALE AVE.
APARTMENTS**

CITY OF
NORTH VANCOUVER, BC

DRAWING TITLE

**UNIT
FLOOR PLANS**

DRAWING No.

A5.03