



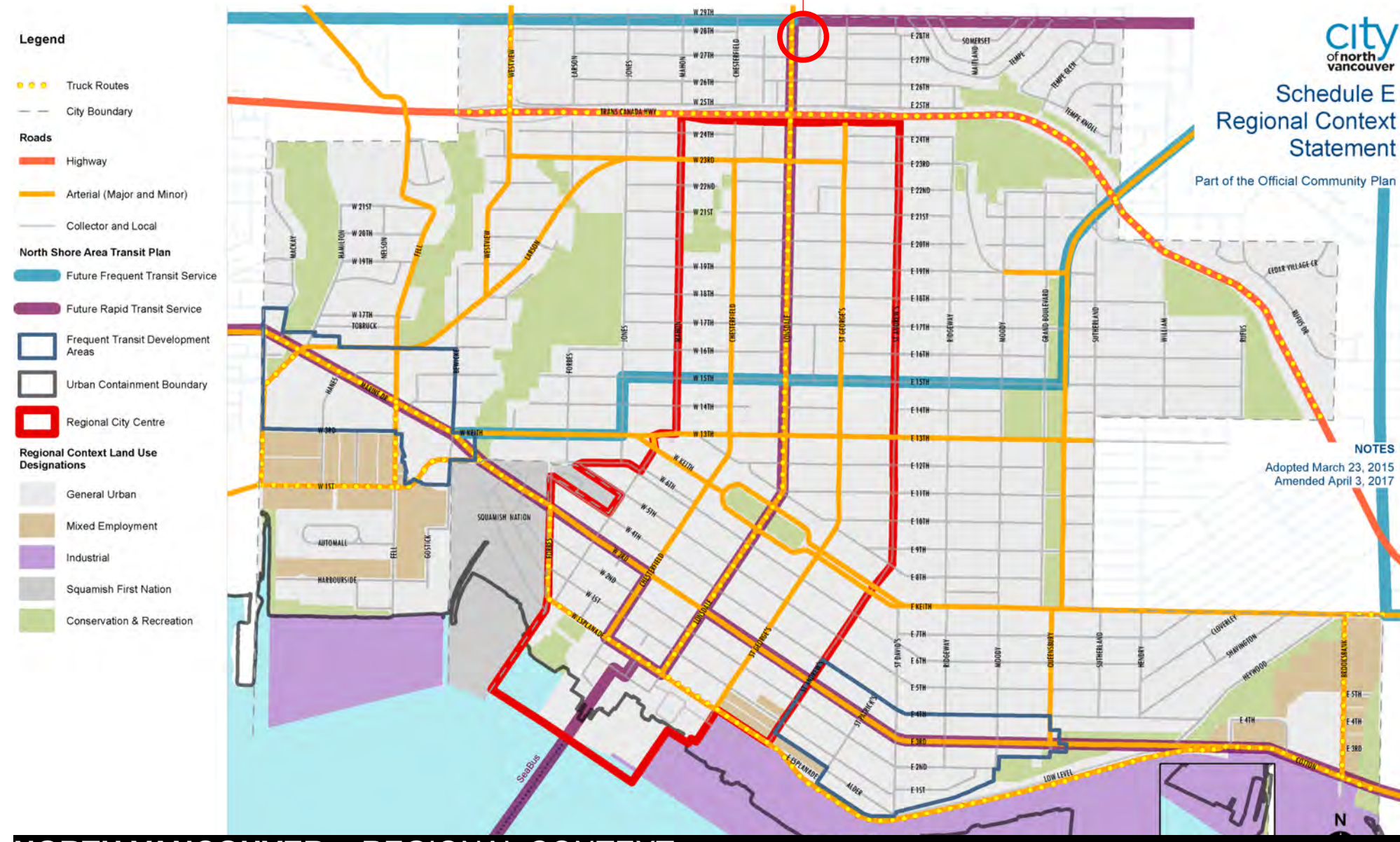
# Integra

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## SUBJECT SITE - ZONE: RM-1



<b>CLIENT</b>	<b>2762 LONSDALE ADERA PROJECTS LTD.</b> 2200-1055 Dunsmuir St., Four Bentall Centre Vancouver, BC V7X 1K8	<i>Rocky Sethi</i> <i>Sarah Bingham</i>	604.684.8277 604.637.4326	rockys@adera.com sarahb@adera.com
<b>ARCHITECT</b>	<b>INTEGRA ARCHITECTURE INC.</b> 2330-200 Granville Street, Vancouver BC, V6C 1S4	<i>Shamus F Sachs</i>	604.688.4220	shamuss@integra-arch.com
<b>TRANSPORTATION</b>	<b>R.F. BINNIE &amp; ASSOCIATES</b> 300-4940 Canada Way, Burnaby, BC V5G 4K6	<i>Brendan Stevenson</i>	604.420.1721 ext. 6068	bstevenson@binnie.com
<b>CIVIL</b>	<b>R.F. BINNIE &amp; ASSOCIATES</b> 300-4940 Canada Way, Burnaby, BC V5G 4K6	<i>Donal Casey</i>	778.945.6045	dcasey@binnie.com
<b>LANDSCAPE</b>	<b>PERRY &amp; ASSOCIATES</b> 112 East Broadway Vancouver, BC V5T 1V9	<i>Michael Patterson</i>	604.738.4118	mp@perryandassociates.ca
<b>CODE</b>	<b>GHL CONSULTANTS LTD</b> 409 Granville Street, Suite 950, Vancouver, BC V6C1T2	<i>Khash Vorell</i>	604.689.4449	kv@ghl.ca
<b>ARBORIST</b>	<b>DIAMOND HEAD CONSULTING</b> 3559 Commercial Street Vancouver, BC V5N 4E8	<i>Max Rathburn</i>	604.733.4886	max@diamondheadconsulting.com
<b>MECHANICAL</b>	<b>AME GROUP MECHANICAL ENGINEERS</b> 200 - 638 Smithe Street Vancouver, BC V6B 1E3	<i>Reza Mousakhani</i>	604.818.2350	rezamousakhani@amegroup.ca

## NORTH VANCOUVER - REGIONAL CONTEXT

## CONTACT LIST



## DRAWING LIST:

### DRAWING INDEX - DOCUMENTATION

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A-8.010	MASSING STUDY	NTS			
A-8.020	MASSING STUDY	NTS			
→ A-8.100	MATERIALS FINISHES	NTS			
→ A-8.500	SHADOW STUDY	NTS			
→ A-8.501	SHADOW STUDY	NTS			
→ A-9.001	AREA OVERLAYS PARKING P1	1/8"			
→ A-9.010	AREA OVERLAYS 1ST FLOOR	1/8"			
→ A-9.020	AREA OVERLAYS 2ND FLOOR	1/8"			
→ A-9.030	AREA OVERLAYS 3RD FLOOR	1/8"			
→ A-9.040	AREA OVERLAYS 4TH FLOOR	1/8"			
→ A-9.050	AREA OVERLAYS 5TH FLOOR	1/8"			
→ A-9.060	AREA OVERLAYS 6TH FLOOR	1/8"			

Total → 42

### LANDSCAPE

### CIVIL

### SURVEY

TOPOGRAPHICAL SURVEY DRAWINGS

[PROJECT TEAM]

[ARCHITECT SEAL]



1269779 BC Ltd.

[PROJECT]

**RENTAL DEVELOPMENT**  
2762 LONSDALE AVENUE  
NORTH VANCOUVER, BC

[TITLE]

## COVER PAGE

20513 [PROJECT]

[SCALE]

JUN 03, 2021 [DATE]

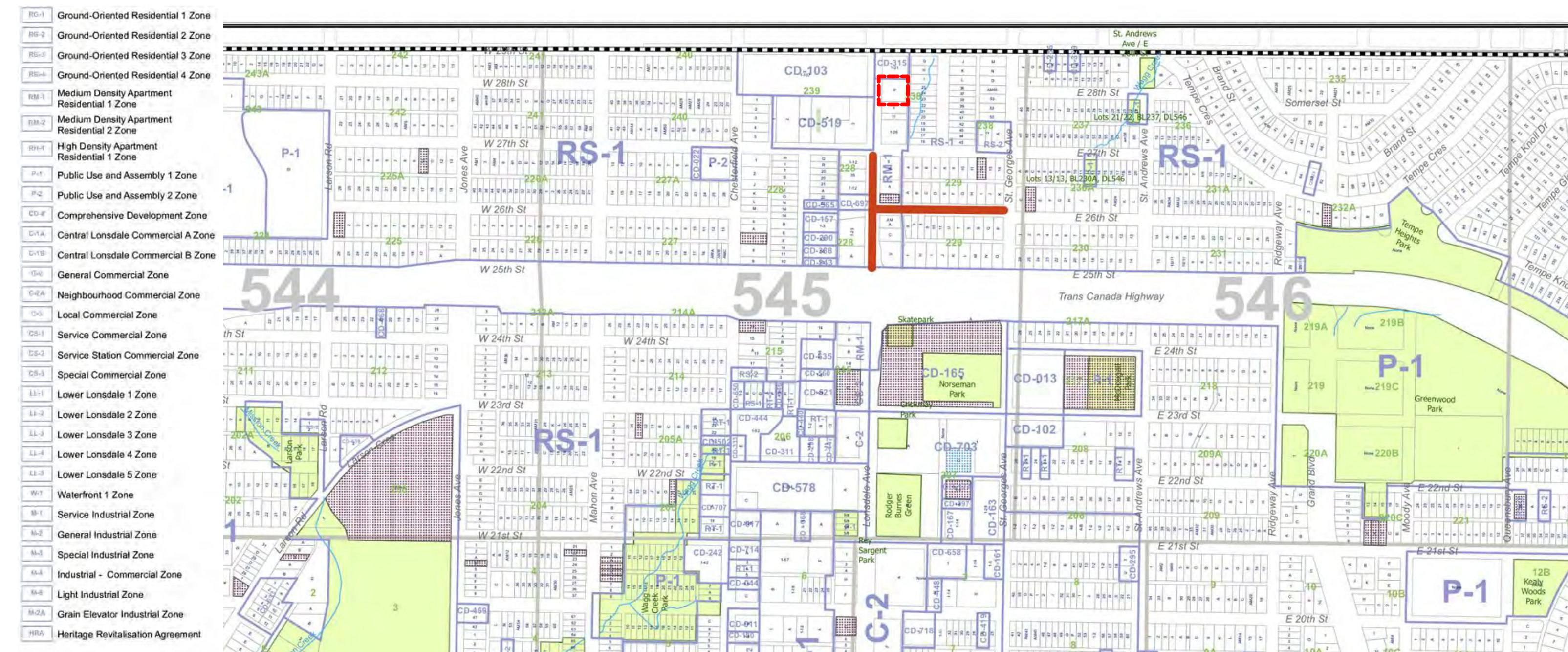
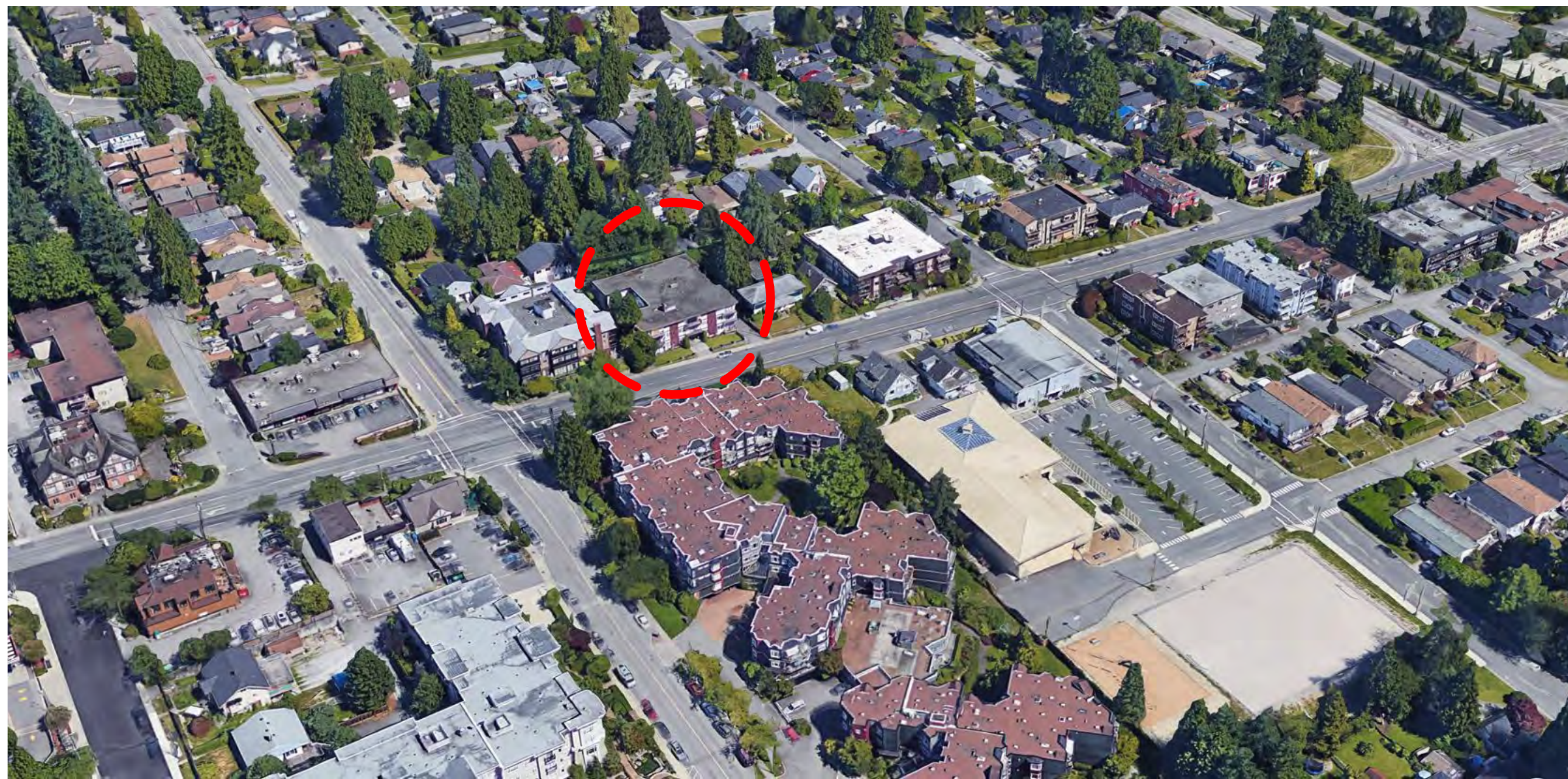
3 - RZ DP APPLICATION - REV [REVISION]

[DRAWING]

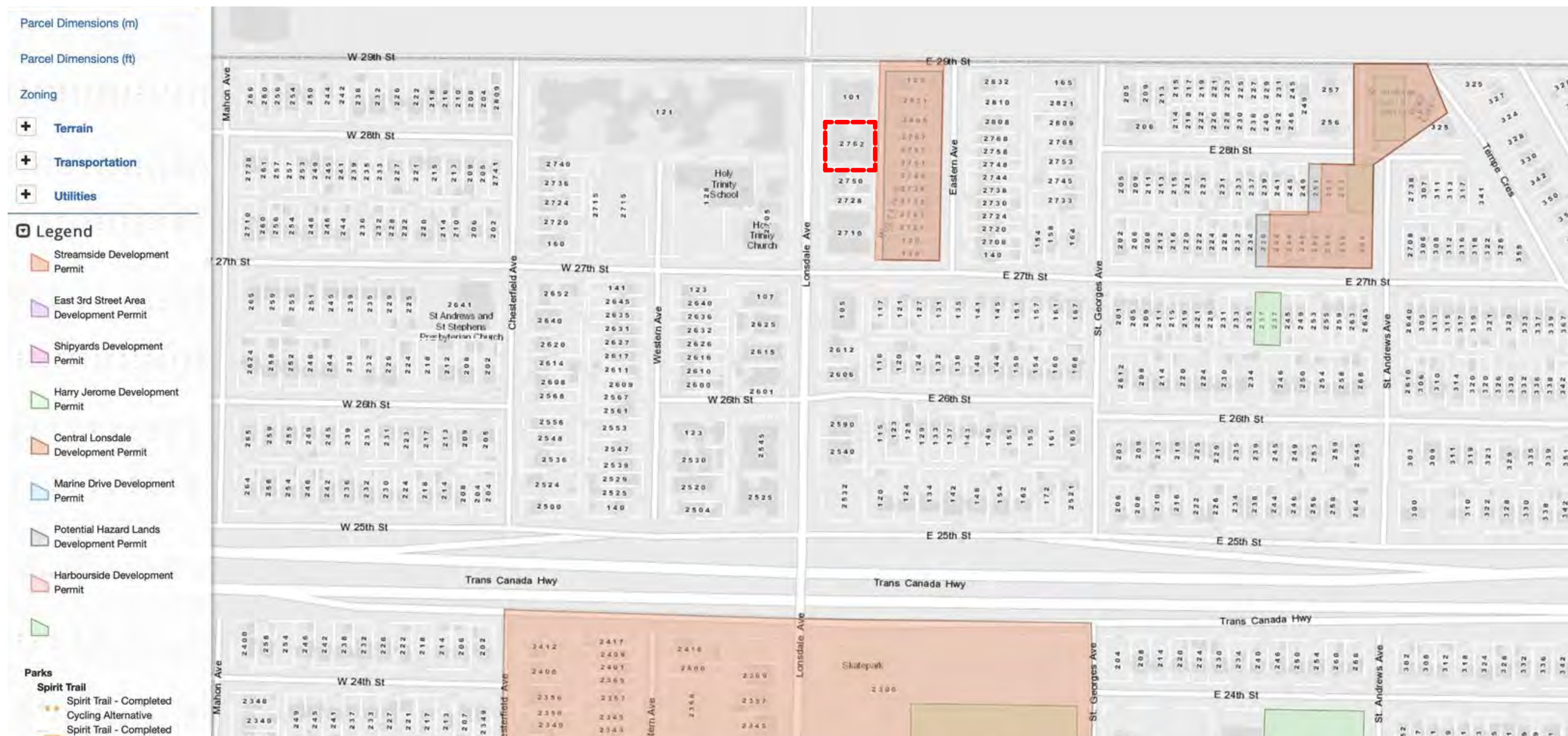
# A-0.000

# 2762 LONSDALE AVENUE | NORTH VANCOUVER | BC | RENTAL HOUSING DEVELOPMENT REZONING DP APPLICATION RESUBMISSION





EXISTING ZONING - RM-1 MEDIUM DENSITY APARTMENT RESIDENTIAL 1



OCF - DEVELOPMENT PERMIT AREAS



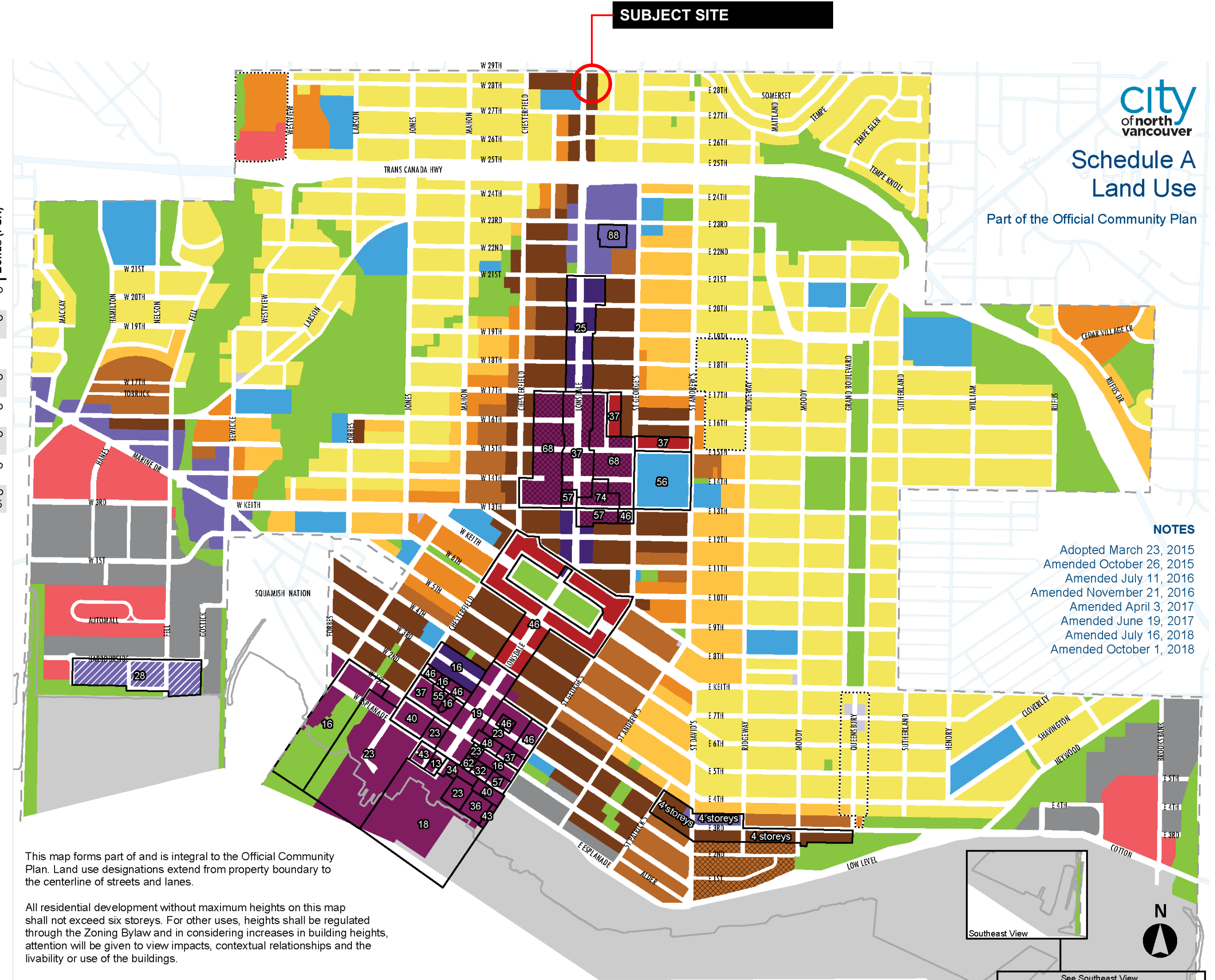
OCF - RESIDENTIAL APARTMENT DEVELOPMENT PERMIT GUIDELINES ( PENDING )

**Land Use Designation**  
This map should be viewed in conjunction with the provisions of Sections 2.1 and 2.2 of Chapter 1

Designation	Maximum Bonus (FSR)	OCF Density (FSR)
Residential Level 1 (Low Density)	0.5	0.5
Residential Level 2 (Low Density)	0.5	0.5
Residential Level 3 (Low Density)	0.75	0.75
Residential Level 4A (Medium Density)	1.0	1.0
Residential Level 4B (Medium Density)	1.25	1.25
Residential Level 5 (Medium Density)	1.6	up to 1.0
Residential Level 6 (High Density)	2.3	up to 1.0
Mixed Use Level 1 (Low Density)	1.0	1.0
Mixed Use Level 2 (Medium Density)	2.0	up to 0.5
Mixed Use Level 3 (Medium Density)	2.3	up to 0.5
Mixed Use Level 4A (High Density)	2.6	up to 1.0
Mixed Use Level 4B (High Density)	3.0	up to 1.0
Harbourside Waterfront (Mixed Use)	2.05	up to 0.15
Parks, Recreation & Open Space		
School & Institutional		
Commercial		
Mixed Employment		
Industrial		
Maximum Building Heights in Metres		
Special Study Area		
City Boundary		

**Example Height Equivalencies**

Metres	Approx. Storeys
12-13	4
16-19	6
23-25	8
37	12
46	15
55-56	18
68	22
74	24
88	30



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

**OCF - MID-RISE APARTMENT MEDIUM DENSITY R5**

- 1.6 FSR (MAX BONUS FSR 1.0)
- 1.0 FSR BONUS WITH PUBLIC BENEFITS:
  - 1) SECURE 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)



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[PROJECT TEAM]



[ARCHITECT SEAL]



1269779 BC Ltd.

[PROJECT]

**RENTAL DEVELOPMENT**  
2762 LONSDALE AVENUE  
NORTH VANCOUVER, BC

[TITLE]

**ZONING OCF**

20513 [PROJECT]

[SCALE]

JUN 03, 2021 [DATE]

3 - RZ DP APPLICATION - REV [REVISED]

[DRAWING]

**A-0.020**



1

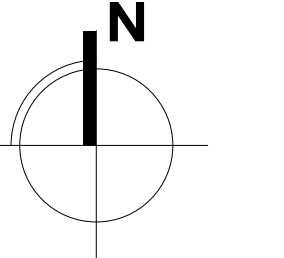
EXISTING BUILDING - 2762 LONSDALE AVE



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[PROJECT TEAM]



2

ADJACENT EXISTING MULTI-FAMILY ALONG NORTH PL



3

VIEW NORTH ALONG EAST LANE



4

EXISTING RESIDENTIAL BUILDINGS TO THE SOUTH

[ARCHITECT SEAL]



[CLIENT]

1269779 BC Ltd.

[PROJECT]

**RENTAL DEVELOPMENT**

2762 LONSDALE AVENUE  
NORTH VANCOUVER, BC

[TITLE]

**CONTEXT PHOTOS**

20513

[PROJECT]

[SCALE]

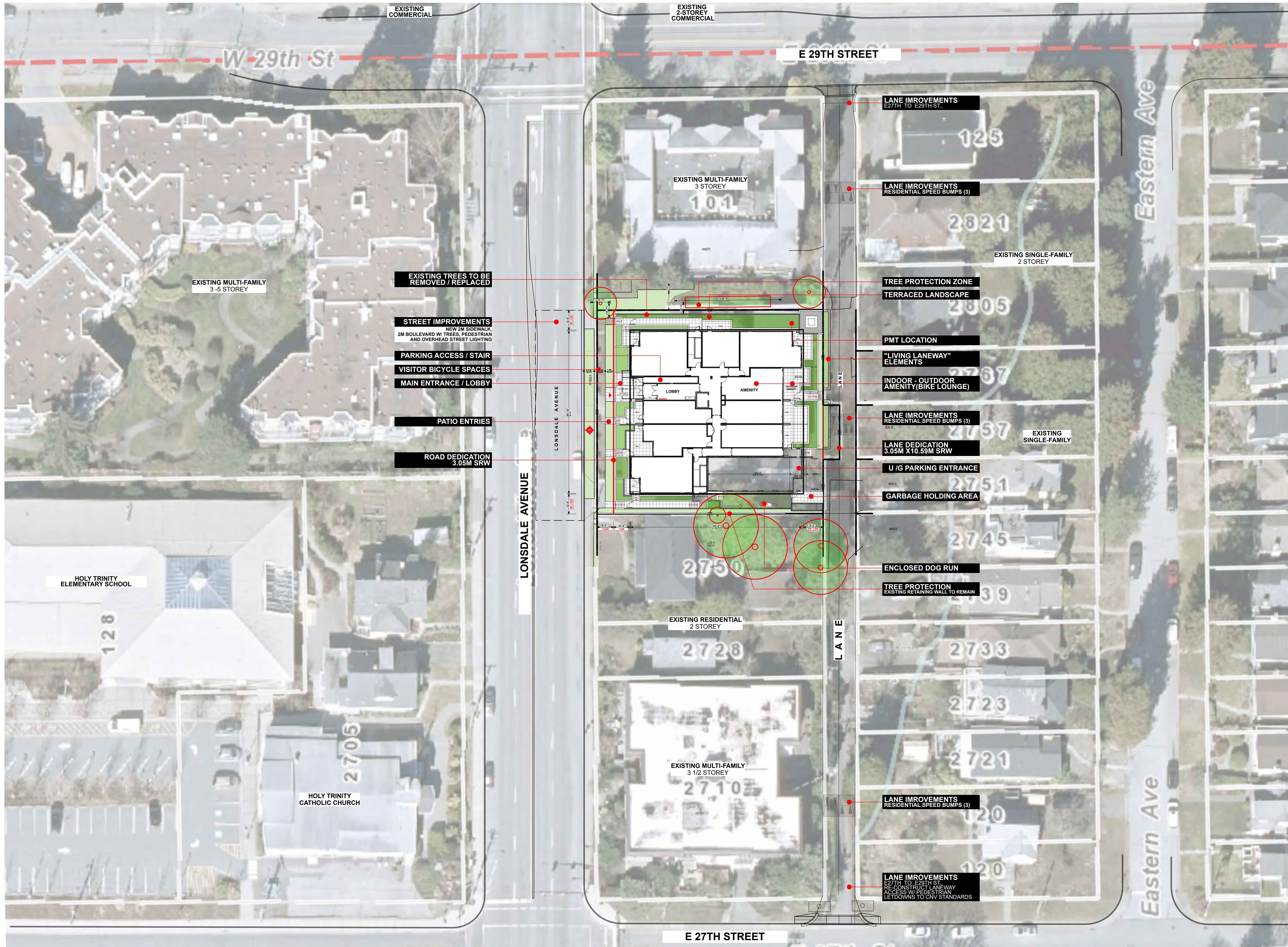
JUN 03, 2021

[DATE]

3 - RZ DP APPLICATION - REV

[DRAWING]

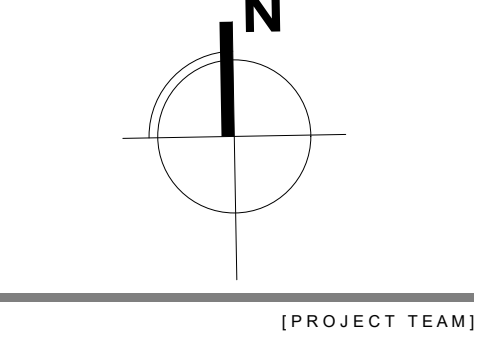
**A-0.050**



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[PROJECT TEAM]

[ARCHITECT SEAL]



[CLIENT]

1269779 BC Ltd.

[PROJECT]

**RENTAL DEVELOPMENT**  
2762 LONSDALE AVENUE  
NORTH VANCOUVER, BC

[TITLE]

**CONTEXT SITE PLAN**

20513 [PROJECT]

1:300 [SCALE]

JUN 03, 2021 [DATE]

3 - RZ DP APPLICATION - REV [REVISION]

[DRAWING]

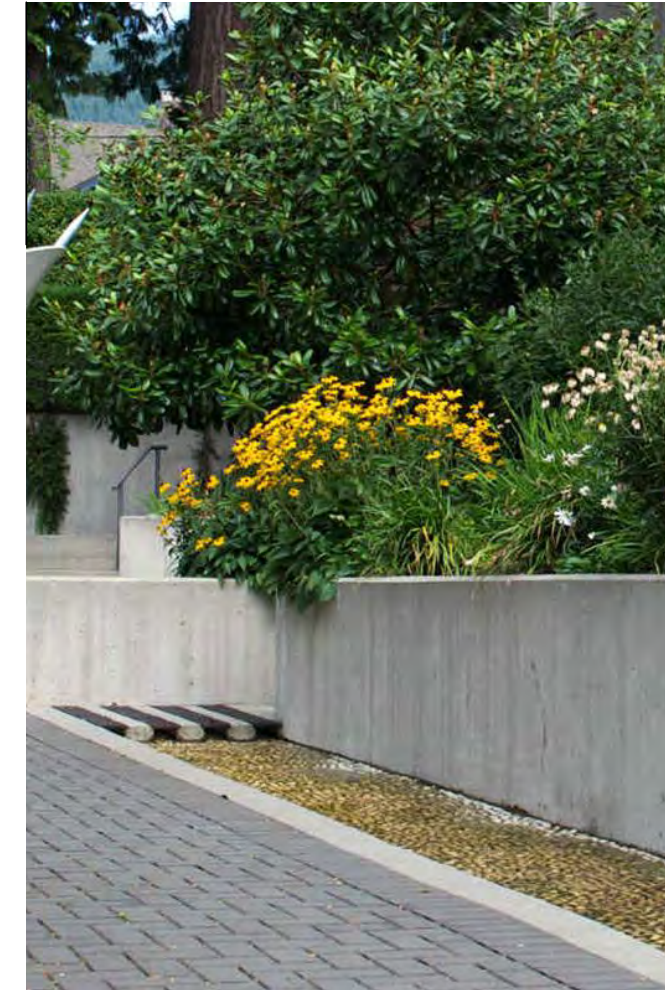
**A-0.060**

- ENTRY LOBBY WITH DIRECT ACCESS TO INDOOR / OUTDOOR AMENITY AREA
- INDOOR AMENITY BIKE LOUNGE WITH MAINTENANCE STATION
- ROOF TOP OUTDOOR / INDOOR AMENITY - GATHERING AREA / BBQ / PLAY AREA / GREEN ROOF
- LANE TREATMENT - GREEN EDGE, SCREENING
- TRANSITION TO EXISTING RESIDENTIAL BUILDINGS - ARCHITECTURAL ELEMENTS TO REDUCE SCALE - TOP STOREY MASSING / FOOTPRINT REDUCED TO THE SOUTH
- HORIZONTAL EXPRESSION - LARGE BALCONIES / OVERHANGS - SUNSHADING
- TERRACED LANDSCAPING ALONG NORTH AND SOUTH PL - RESPONSE TO EXISTING GRADING
- PRIVACY - MITIGATION OF POTENTIAL OVERLOOKING TO ADJACENT - REDUCED NUMBER AND STAGGERED LOCATION OF WINDOWS ALONG NORTH / SOUTH PROPERTY LINES
- MATERIALITY - FIBRE CEMENT SIDING AND PANELS WITH WOODGRAIN TEXTURED SIDING AS ACCENT
- SUSTAINABILITY - INCLUDING MASS TIMBER-CONSTRUCTION (CLT PANELS)

# BUILDING CONCEPT



WEST COAST VERNACULAR



TERRACED LANDSCAPE



OUTDOOR COMMON PATIO / PERGOLA STRUCTURE



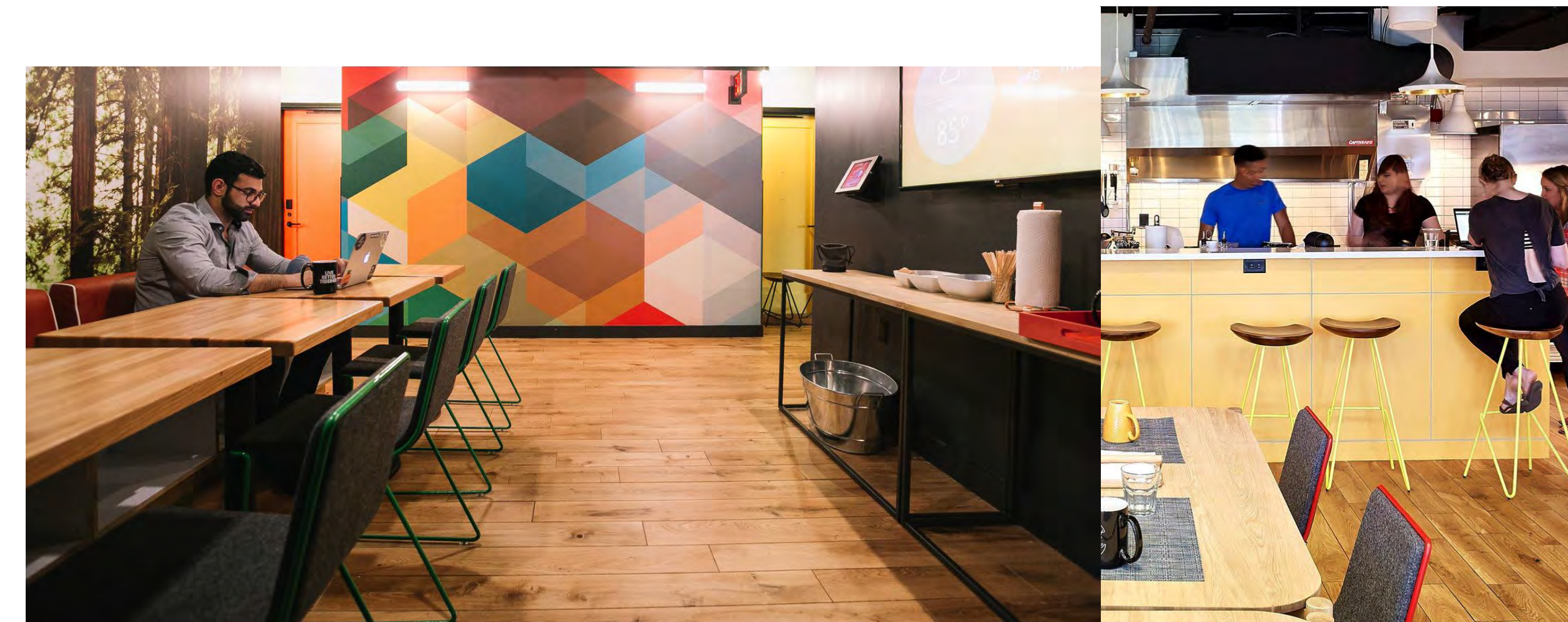
REDUCED TOP STOREY MASSING / ROOF DECK



ROOF TOP OUTDOOR SPACE - VIEWS



INDOOR OUTDOOR - COMMON AMENITY



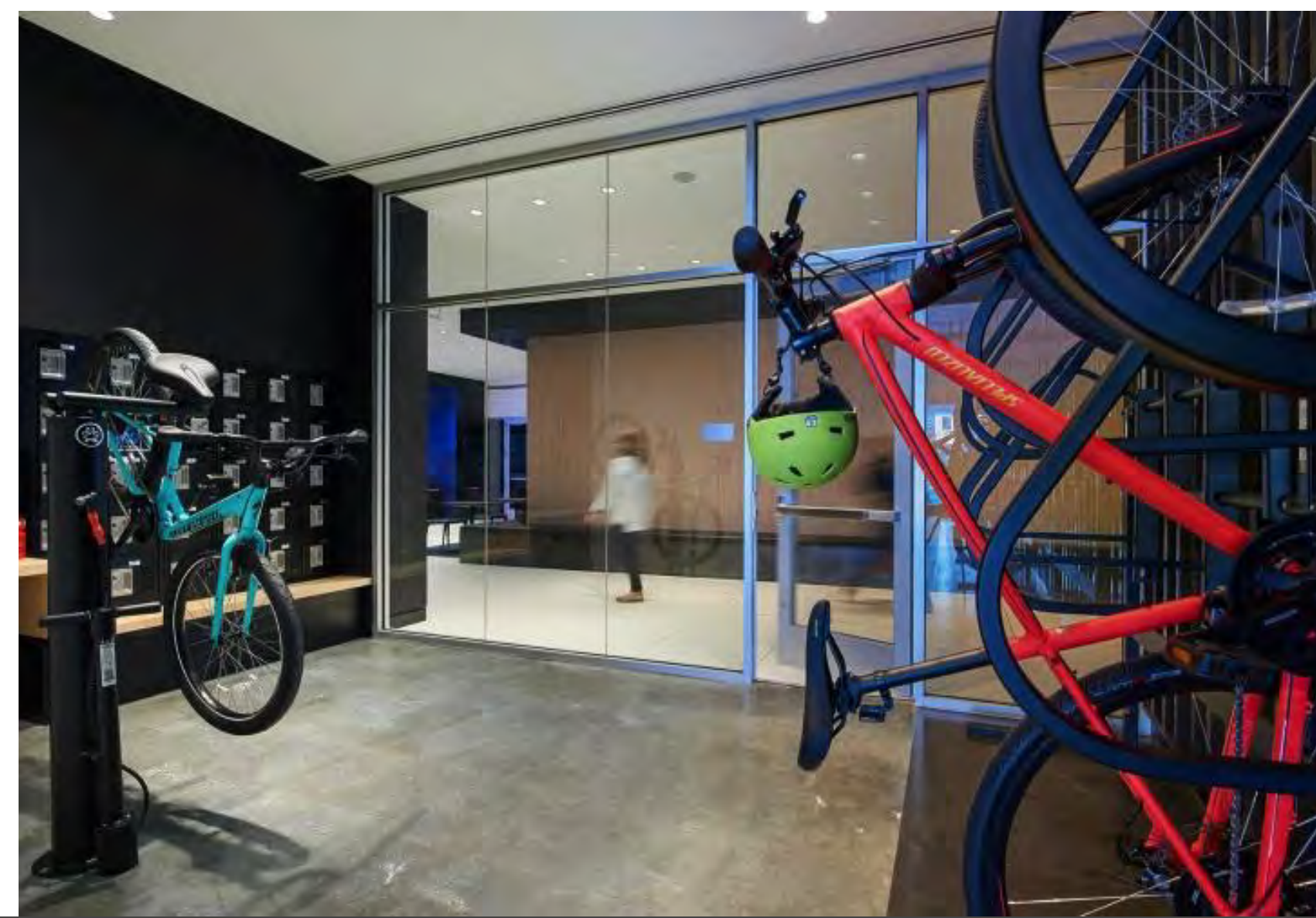
COMMON AMENITY SPACES EXAMPLES



AMENITY BIKE LOUNGE - FLEX AREA



BIKE ART



AMENITY BIKE LOUNGE - MAINTENACE STATION



AMENITY BIKE LOUNGE - RACKS / MAINTENANCE STATION



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[PROJECT TEAM]

[ARCHITECT SEAL]



ADERA

[CLIENT]

1269779 BC Ltd.

[PROJECT]

**RENTAL DEVELOPMENT**

2762 LONSDALE AVENUE  
NORTH VANCOUVER, BC

[TITLE]

**CONCEPT IMAGES**

20513

[PROJECT]

[SCALE]

JUN 03, 2021

[DATE]

3 - RZ DP APPLICATION - REV

[DRAWING]

**A-0.070**



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[PROJECT TEAM]

[ARCHITECT SEAL]



[CLIENT]

1269779 BC Ltd.

[PROJECT]

## RENTAL DEVELOPMENT

2762 LONSDALE AVENUE  
NORTH VANCOUVER, BC

[TITLE]

## PERSPECTIVE VIEW

20513 [PROJECT]

[SCALE]

JUN 03, 2021 [DATE]

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[DRAWING]

# A-0.080



STREET VIEW NORTH ALONG LONSDALE AVENUE



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[PROJECT TEAM]

[ARCHITECT SEAL]



[CLIENT]

1269779 BC Ltd.

[PROJECT]

## RENTAL DEVELOPMENT

2762 LONSDALE AVENUE  
NORTH VANCOUVER, BC

[TITLE]

## PERSPECTIVE VIEW

20513 [PROJECT]

[SCALE]

JUN 03, 2021 [DATE]

3 - RZ DP APPLICATION - REV [REVISION]

[DRAWING]

# A-0.081



STREET VIEW SOUTH ALONG LONSDALE AVENUE - MAIN ENTRANCE





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AERIAL VIEW NORTH ALONG THE LANE

[PROJECT TEAM]

[ARCHITECT SEAL]



[CLIENT]

1269779 BC Ltd.

[PROJECT]

## RENTAL DEVELOPMENT

2762 LONSDALE AVENUE  
NORTH VANCOUVER, BC

[TITLE]

## PERSPECTIVE VIEW

20513

[PROJECT]

[SCALE]

JUN 03, 2021

[DATE]

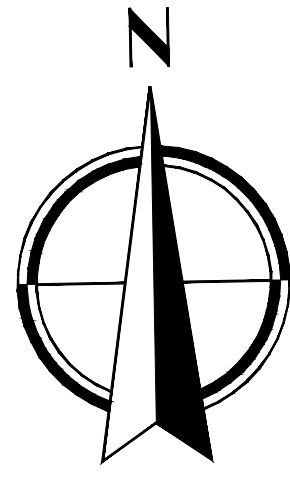
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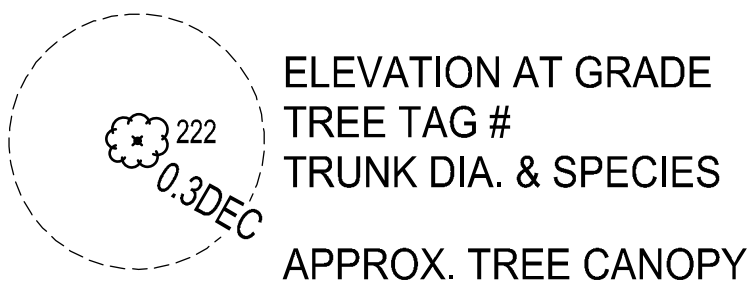


The intended plot size of this plan is 432mm in width 560mm in height (C Size) when plotted at a scale of 1:250



LOT DIMENSIONS SHOWN ARE BASED ON GROUND SURVEY

**TREE NOMENCLATURE**

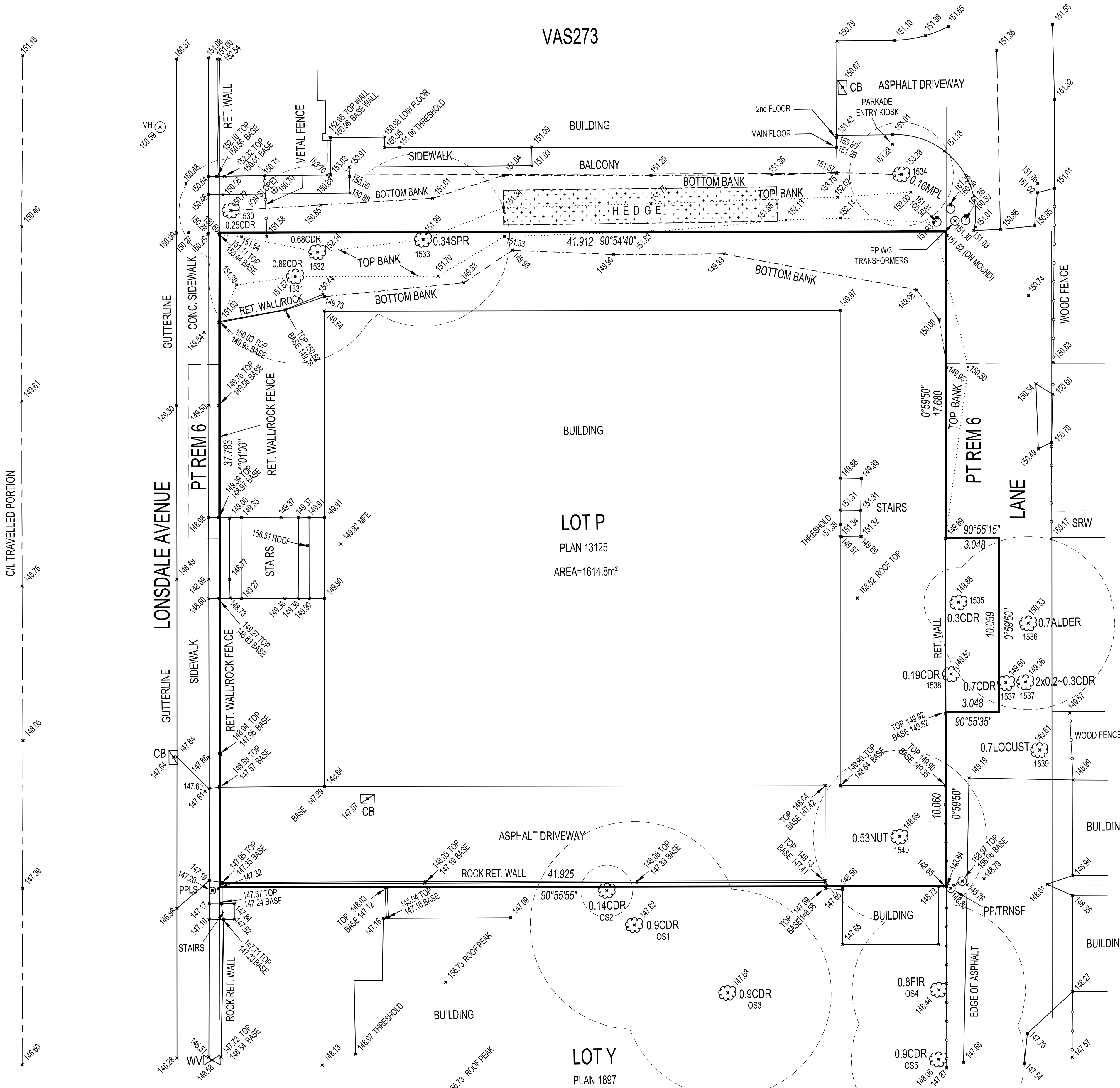


NOTE - GROUND ELEVATIONS ON THIS PLAN ARE NOT TO BE USED FOR CONSTRUCTION BENCHMARK PURPOSES. A BENCHMARK MAY BE OBTAINED FROM THIS OFFICE.

**LEGEND**

Symbol	INDICATES	Description
⊗	WV	WATER VALVE
○	TREE	TREE
⊠	CB	CATCH BASIN
■	WM	WATER METER
○	STM MH	STORM MANHOLE
○	SAN MH	SANITARY MANHOLE
○	UP	UTILITY POLE
○	HYD	HYDRANT
○	PP	POWER POLE
○	GV	GAS VALVE
○	LB	LAWN BASIN
○	PP/LS	POWER POLE / LAMP STANDARD
○	UMH	UNKNOWN MANHOLE
○	SUMP	SUMP
○	GMH	GRATED MANHOLE
○	SV	SEWER VALVE
○	MW	MONITORING WELL
○	LS	LAMP STANDARD
○	LD	LAWN DRAIN
○	SN	SIGN
—	GW	GUYWIRE
□	UB	UTILITY BOX
□	EB	ELECTRICAL BOX
○	CO	CLEAN OUT
○	SV	SEWER VALVE
○	CS	CONCRETE SUMP
○	INV.	INVERT
○	DEC	DECIDUOUS
○	MPL	MAPLE
○	CDR	CEDAR
○	DGWD	DOGWOOD

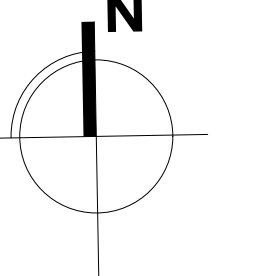
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[PROJECT TEAM]

[ARCHITECT SEAL]



1269779 BC Ltd.

[PROJECT]

**RENTAL DEVELOPMENT**  
2762 LONSDALE AVENUE  
NORTH VANCOUVER, BC

[TITLE]

**SURVEY REFERENCE**

20513	[PROJECT]
3/32" = 1'-0"	[SCALE]
JUN 03, 2021	[DATE]
3 - RZ DP APPLICATION - REV	[REVISION]

[DRAWING]

**A-1.001**

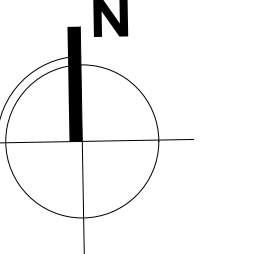


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[PROJECT TEAM]

[ARCHITECT SEAL]



[CLIENT]

1269779 BC Ltd.

[PROJECT]

## RENTAL DEVELOPMENT

2762 LONSDALE AVENUE  
NORTH VANCOUVER, BC

[TITLE]

## SITE PLAN

20513

[PROJECT]

3/32" = 1'-0"

[SCALE]

JUN 03, 2021

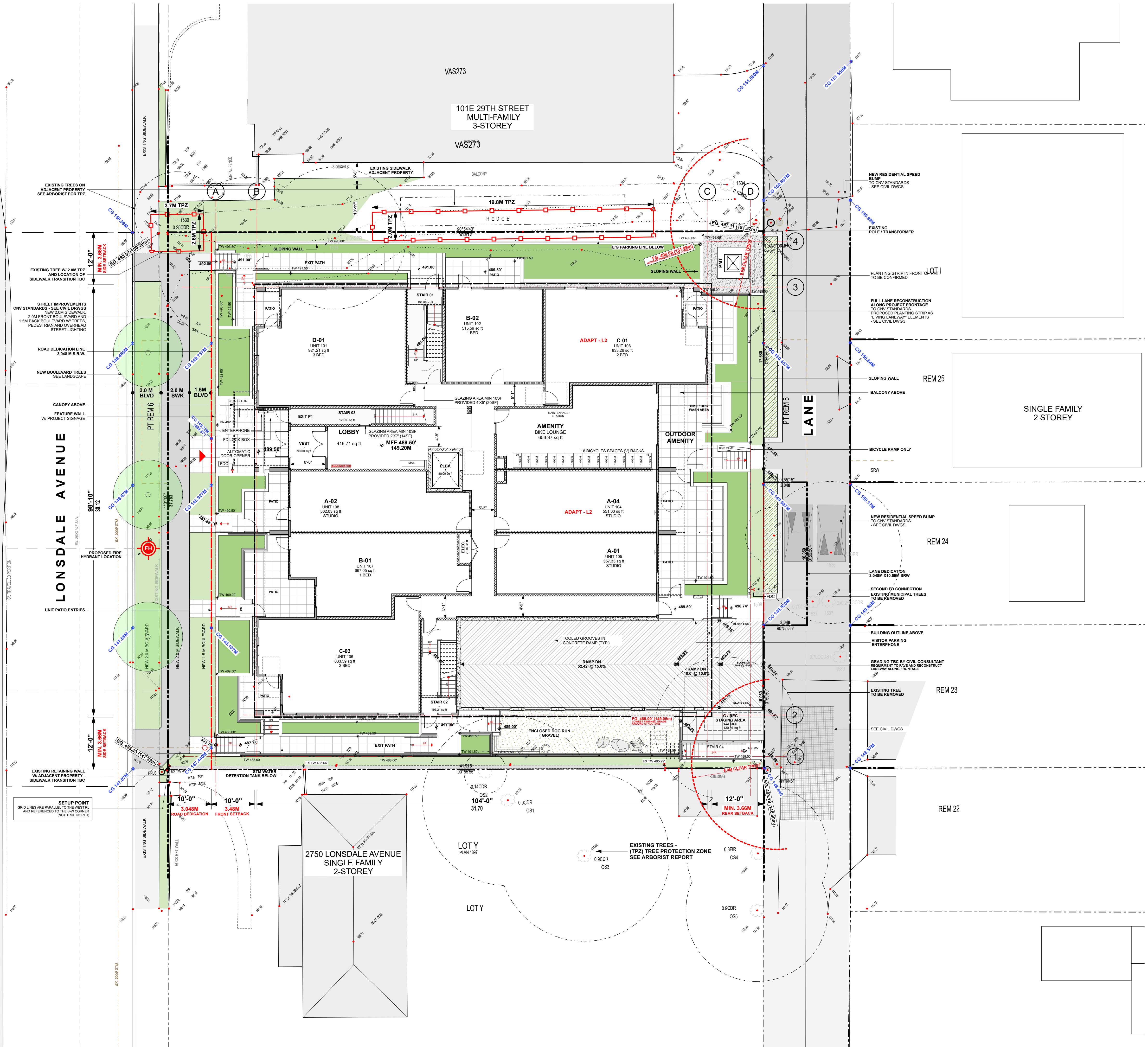
[DATE]

3 - RZ DP APPLICATION - REV

[REVISION]

[DRAWING]

# A-1.010



**NOTE:**  
THE SIZE AND CONSTRUCTION OF THIS PROJECT MAY RESULT IN INADEQUATE RADIO COVERAGE FOR THE FIRE DEPARTMENT, RCMP, AND BCAS RADIO OPERATIONS AS A RESULT, AN AMPLIFICATION SYSTEM SUCH AS ONE INSTALLED THROUGHOUT THE STRUCTURE AND/OR PARKADE MAY BE REQUIRED IN ORDER TO OVERCOME THE POTENTIAL LOSS OF HANDHELD RADIO COMMUNICATION BETWEEN FIRE DISPATCH, FIRE FIGHTERS AND FIRE APPARATUS.  
WIRING FOR THE E-COMM WILL BE PROVIDED AND WILL BE SHOWN ON THE ELECTRICAL DRAWINGS AT THE TIME OF BP.

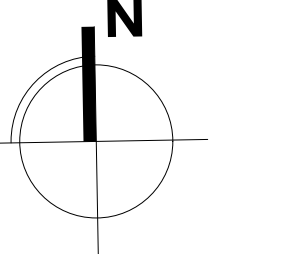


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




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[PROJECT TEAM]

### LEGEND:

-  VEHICLE ENTRANCE TO PARKADE
-  FIRE HYDRANT
-  SPRINKLER / STANDPIPE CONNECTION
-  FIRE ALARM ANNUNCIATOR
-  FIRE DEPARTMENT CONNECTION
-  FIRE WALL
-  TRAVEL DISTANCE
-  LIMITING DISTANCE

[ARCHITECT SEAL]



1269779 BC Ltd.

[PROJECT]

**RENTAL DEVELOPMENT**  
2762 LONSDALE AVENUE  
NORTH VANCOUVER, BC

[TITLE]

## FIRE DEPARTMENT ACCESS PLAN

20513 [PROJECT]

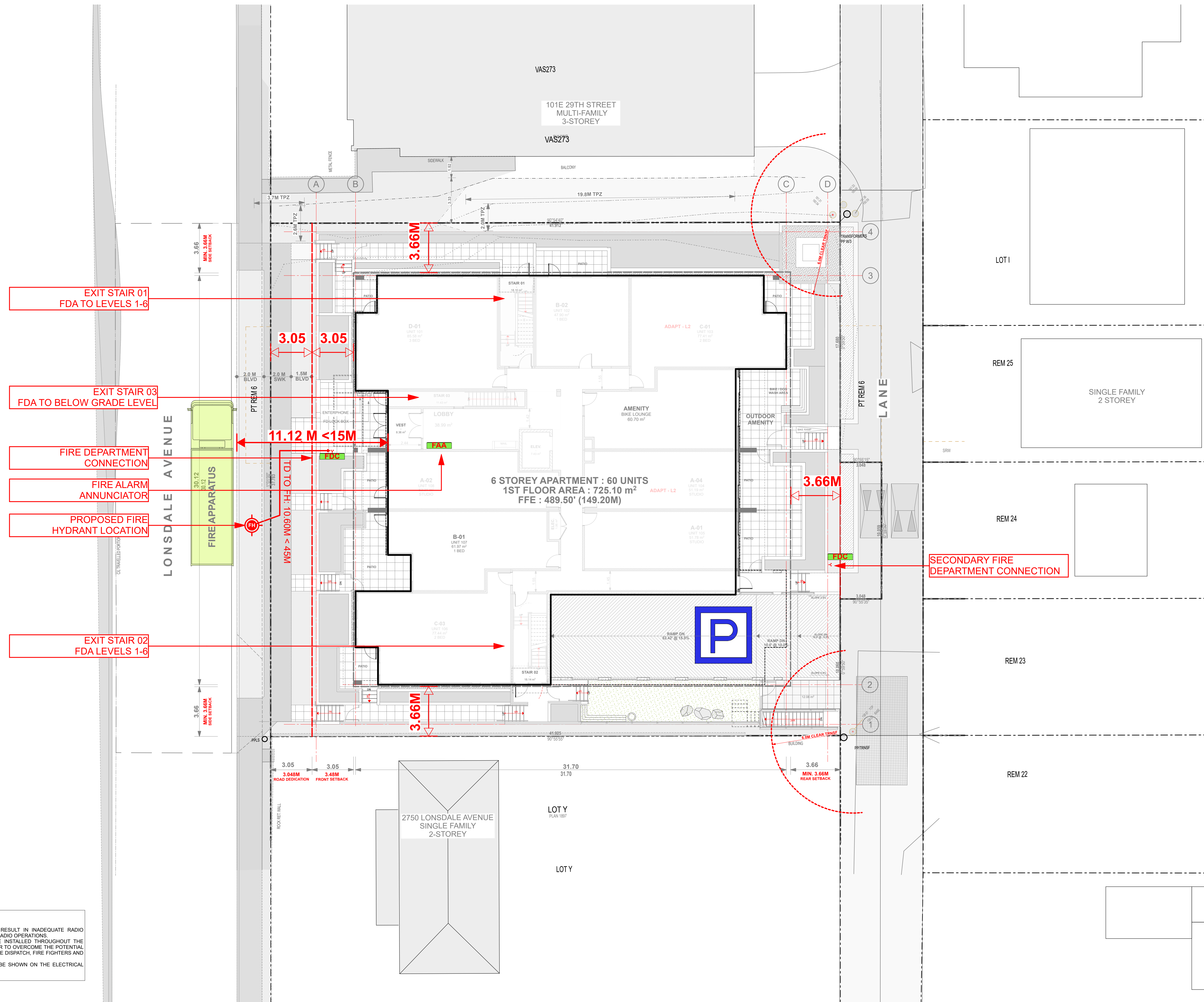
3/32" = 1'-0" [SCALE]

JUN 03, 2021 [DATE]

3 - RZ DP APPLICATION - REV [REVISION]

[DRAWING]

# A-1.020



EXIT STAIR 01  
FDA TO LEVELS 1-6

EXIT STAIR 03  
FDA TO BELOW GRADE LEVEL

FIRE DEPARTMENT CONNECTION

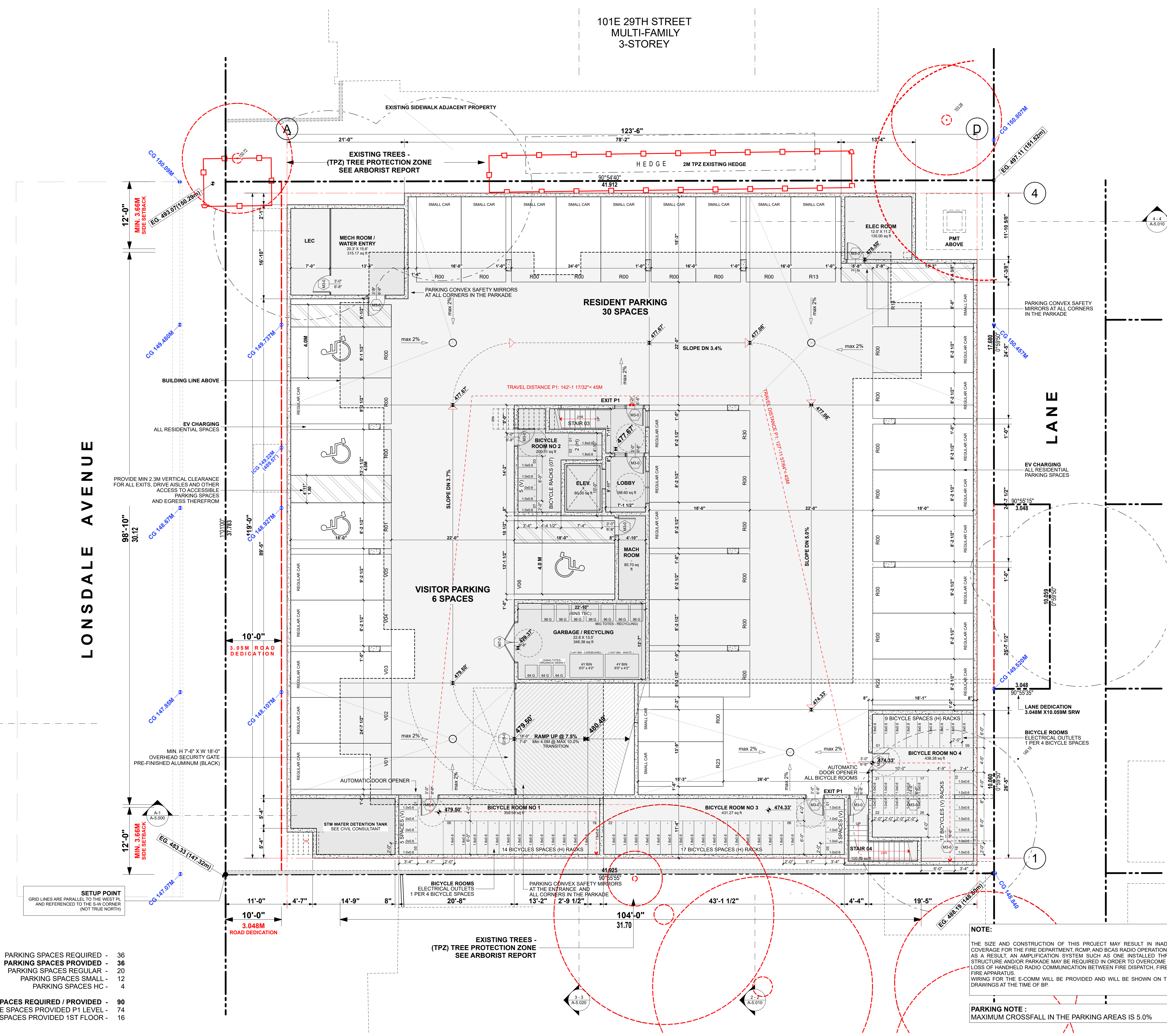
FIRE ALARM ANNUNCIATOR

PROPOSED FIRE HYDRANT LOCATION

EXIT STAIR 02  
FDA LEVELS 1-6

**NOTE:**  
THE SIZE AND CONSTRUCTION OF THIS PROJECT MAY RESULT IN INADEQUATE RADIO COVERAGE FOR THE FIRE DEPARTMENT, RCMP, AND BCAS RADIO OPERATIONS AS A RESULT, AN AMPLIFICATION SYSTEM SUCH AS ONE INSTALLED THROUGHOUT THE STRUCTURE AND/OR PARKADE MAY BE REQUIRED IN ORDER TO OVERCOME THE POTENTIAL LOSS OF HANDHELD RADIO COMMUNICATION BETWEEN FIRE DISPATCH, FIRE FIGHTERS AND FIRE APPARATUS.  
WIRING FOR THE E-COMM WILL BE PROVIDED AND WILL BE SHOWN ON THE ELECTRICAL DRAWINGS AT THE TIME OF BP.

101E 29TH STREET  
MULTI-FAMILY  
3-STOREY



- PARKING SPACES REQUIRED - 36
- PARKING SPACES PROVIDED - 36
- PARKING SPACES REGULAR - 20
- PARKING SPACES SMALL - 12
- PARKING SPACES HC - 4
  
- BICYCLE SPACES REQUIRED / PROVIDED - 90
- BICYCLE SPACES PROVIDED P1 LEVEL - 74
- BICYCLE SPACES PROVIDED 1ST FLOOR - 16

**NOTE:**  
THE SIZE AND CONSTRUCTION OF THIS PROJECT MAY RESULT IN INADEQUATE RADIO COVERAGE FOR THE FIRE DEPARTMENT, RCMP, AND BCAS RADIO OPERATIONS. AS A RESULT, AN AMPLIFICATION SYSTEM SUCH AS ONE INSTALLED THROUGHOUT THE STRUCTURE AND/OR PARKADE MAY BE REQUIRED IN ORDER TO OVERCOME THE POTENTIAL LOSS OF HANDHELD RADIO COMMUNICATION BETWEEN FIRE DISPATCH, FIRE FIGHTERS AND FIRE APPARATUS. WIRING FOR THE E-COMM WILL BE PROVIDED AND WILL BE SHOWN ON THE ELECTRICAL DRAWINGS AT THE TIME OF BP.

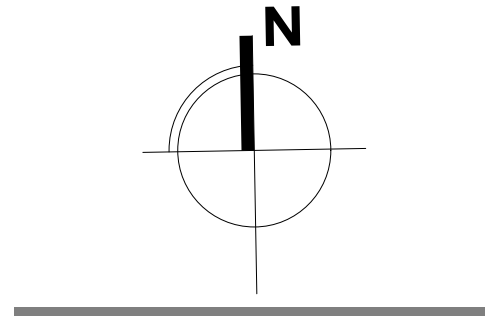
**PARKING NOTE:**  
MAXIMUM CROSSFALL IN THE PARKING AREAS IS 5.0%



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[PROJECT TEAM]

[ARCHITECT SEAL]



1269779 BC Ltd.

[PROJECT]

**RENTAL DEVELOPMENT**  
2762 LONSDALE AVENUE  
NORTH VANCOUVER, BC

[TITLE]

**PARKING P1**

[PROJECT]

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

JUN 03, 2021 [DATE]

3 - RZ DP APPLICATION - REV [REVISION]

[DRAWING]

**A-2.000**

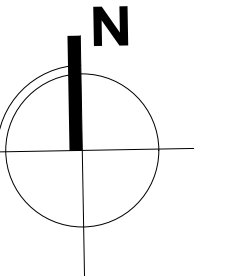


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[PROJECT TEAM]

[ARCHITECT SEAL]



[CLIENT]

126979 BC Ltd.

[PROJECT]

## RENTAL DEVELOPMENT

2762 LONSDALE AVENUE  
NORTH VANCOUVER, BC

[TITLE]

## 1ST FLOOR

20513

[PROJECT]

1/8" = 1'-0"

[SCALE]

JUN 03, 2021

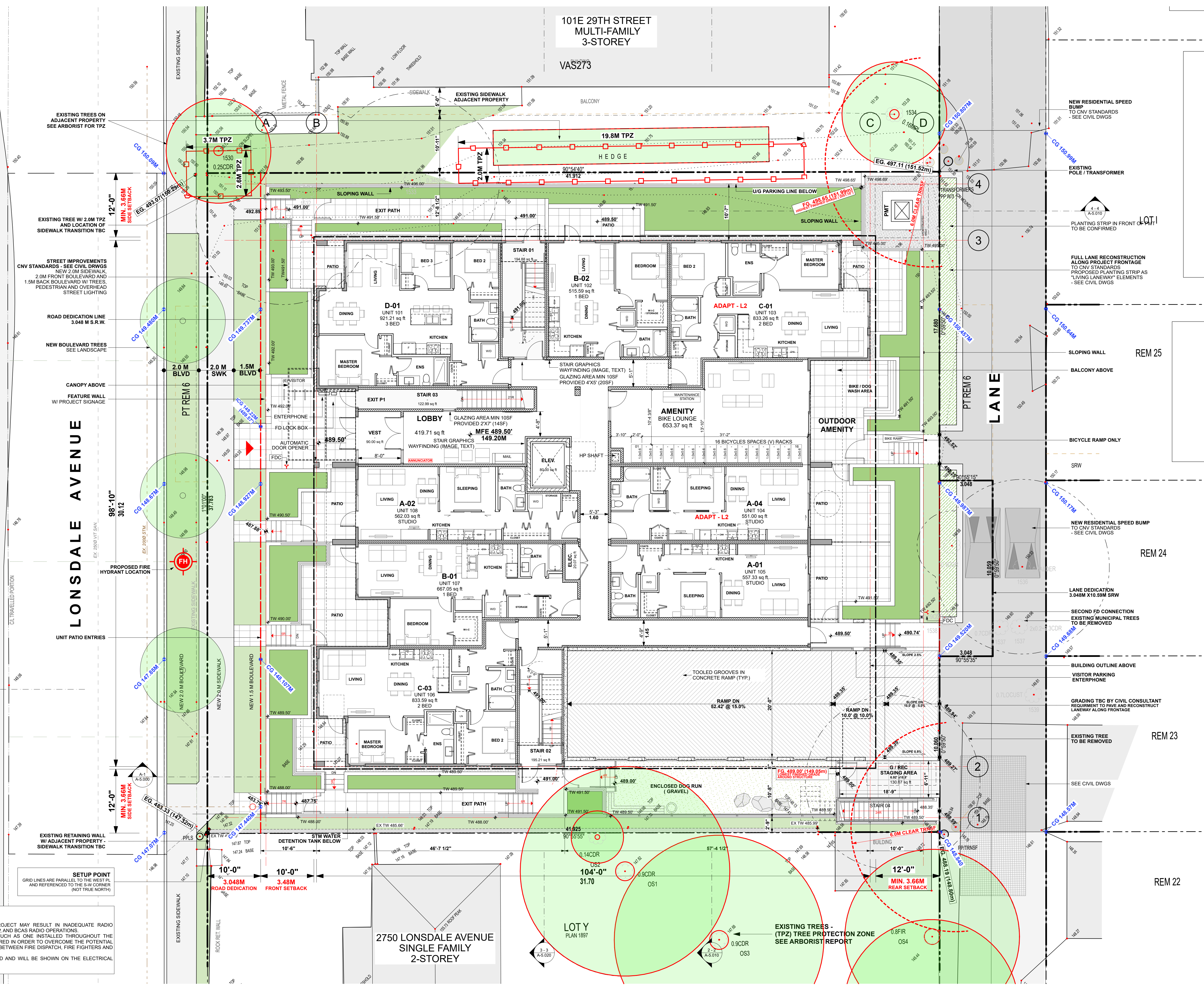
[DATE]

3 - RZ DP APPLICATION - REV

[REVISION]

[DRAWING]

# A-2.010



**NOTE:**  
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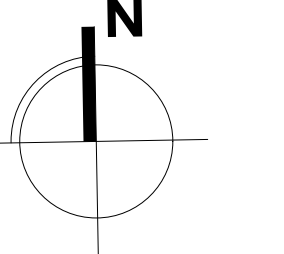


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1269779 BC Ltd.

[PROJECT]

## RENTAL DEVELOPMENT

2762 LONSDALE AVENUE  
NORTH VANCOUVER, BC

[TITLE]

## 2ND FLOOR

20513 [PROJECT]

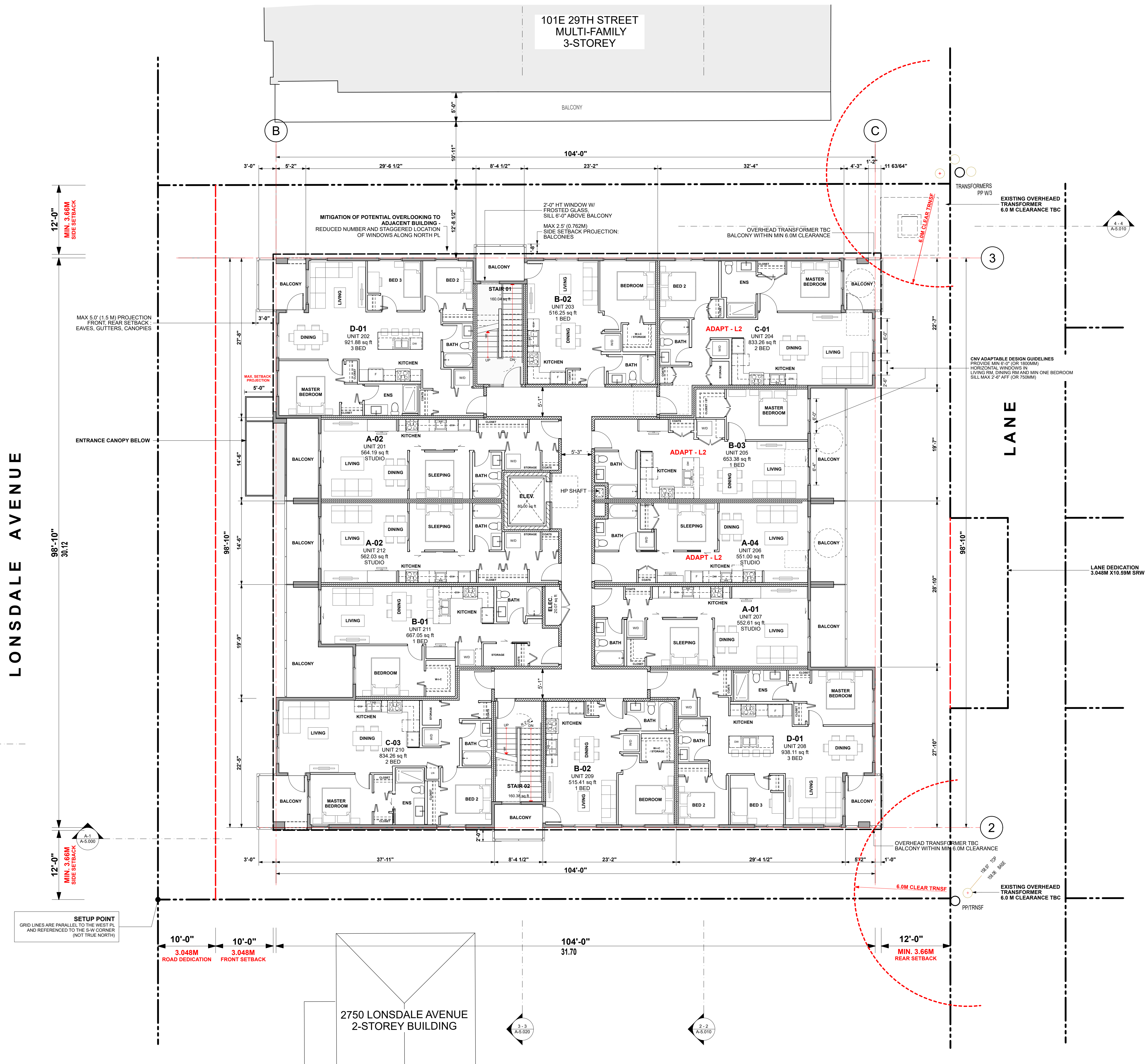
1/8" = 1'-0" [SCALE]

JUN 03, 2021 [DATE]

3 - RZ DP APPLICATION - REV [REV]

[DRAWING]

# A-2.020



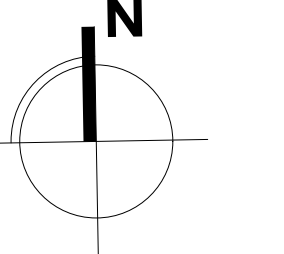


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[PROJECT TEAM]

[ARCHITECT SEAL]



[CLIENT]

1269779 BC Ltd.

[PROJECT]

## RENTAL DEVELOPMENT

2762 LONSDALE AVENUE  
NORTH VANCOUVER, BC

[TITLE]

## 3RD FLOOR

20513

[PROJECT]

1/8" = 1'-0"

[SCALE]

JUN 03, 2021

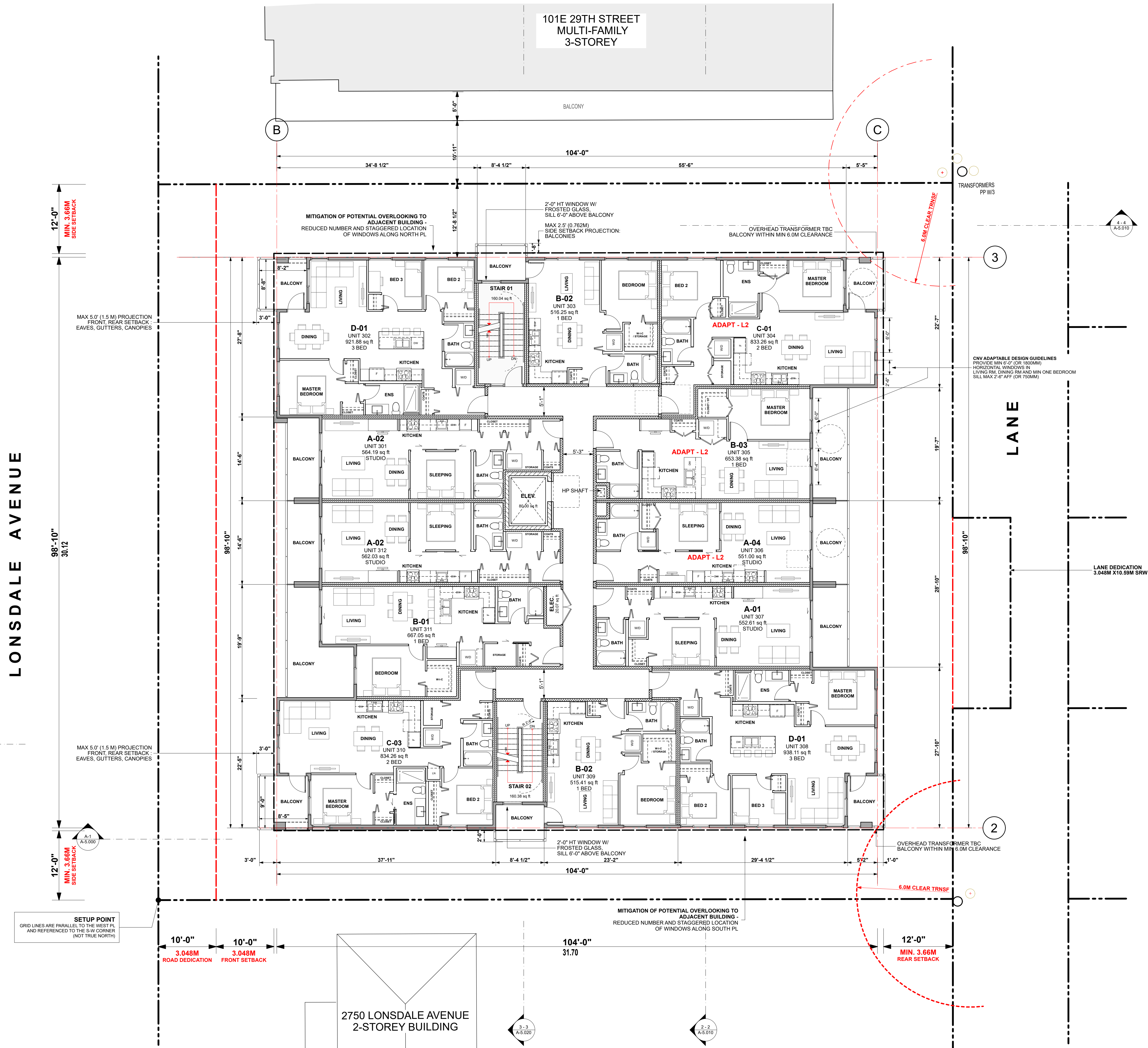
[DATE]

3 - RZ DP APPLICATION - REV

[REV]

[DRAWING]

# A-2.030



LONSDALE AVENUE

LANE

101E 29TH STREET  
MULTI-FAMILY  
3-STOREY

2750 LONSDALE AVENUE  
2-STOREY BUILDING

**SETUP POINT**  
GRID LINES ARE PARALLEL TO THE WEST PL. AND REFERENCED TO THE SW CORNER (NOT TRUE NORTH)

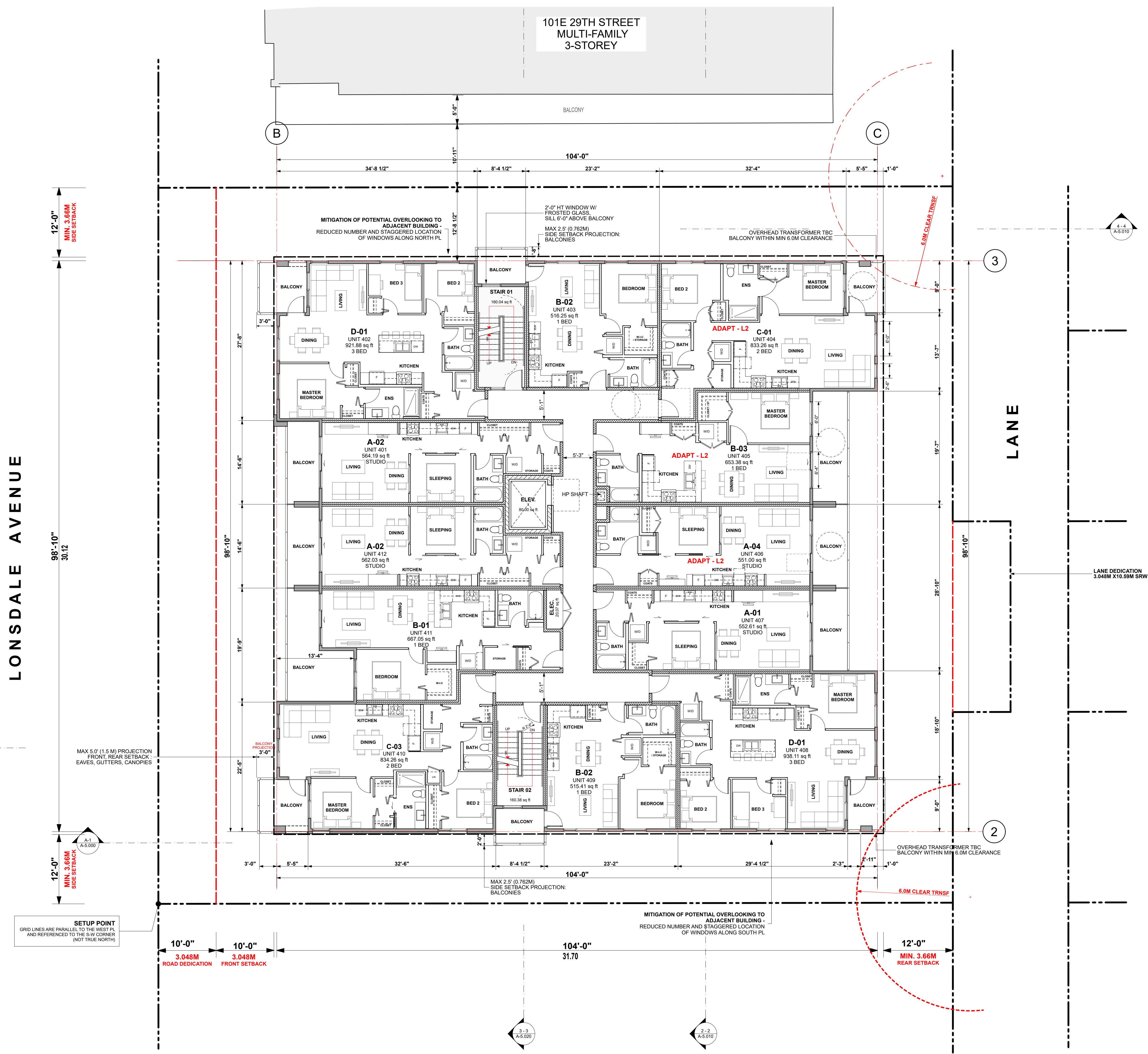
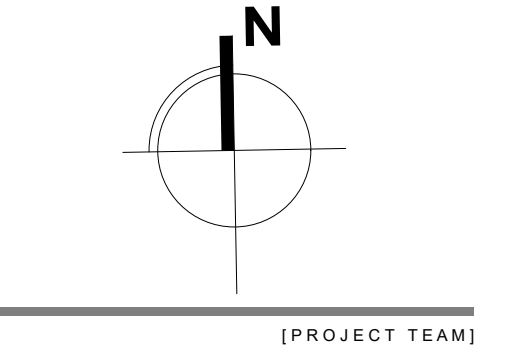




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1269779 BC Ltd.

[PROJECT]

**RENTAL DEVELOPMENT**  
2762 LONSDALE AVENUE  
NORTH VANCOUVER, BC

[TITLE]

**4TH FLOOR**

20513 [PROJECT]

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

JUN 03, 2021 [DATE]

3 - RZ DP APPLICATION - REV [REVISION]

[DRAWING]

**A-2.040**

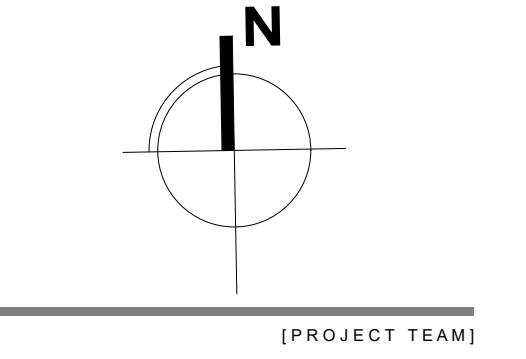


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[ARCHITECT SEAL]



1269779 BC Ltd.

[PROJECT]

## RENTAL DEVELOPMENT

2762 LONSDALE AVENUE  
NORTH VANCOUVER, BC

[TITLE]

## 5TH FLOOR

20513 [PROJECT]

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

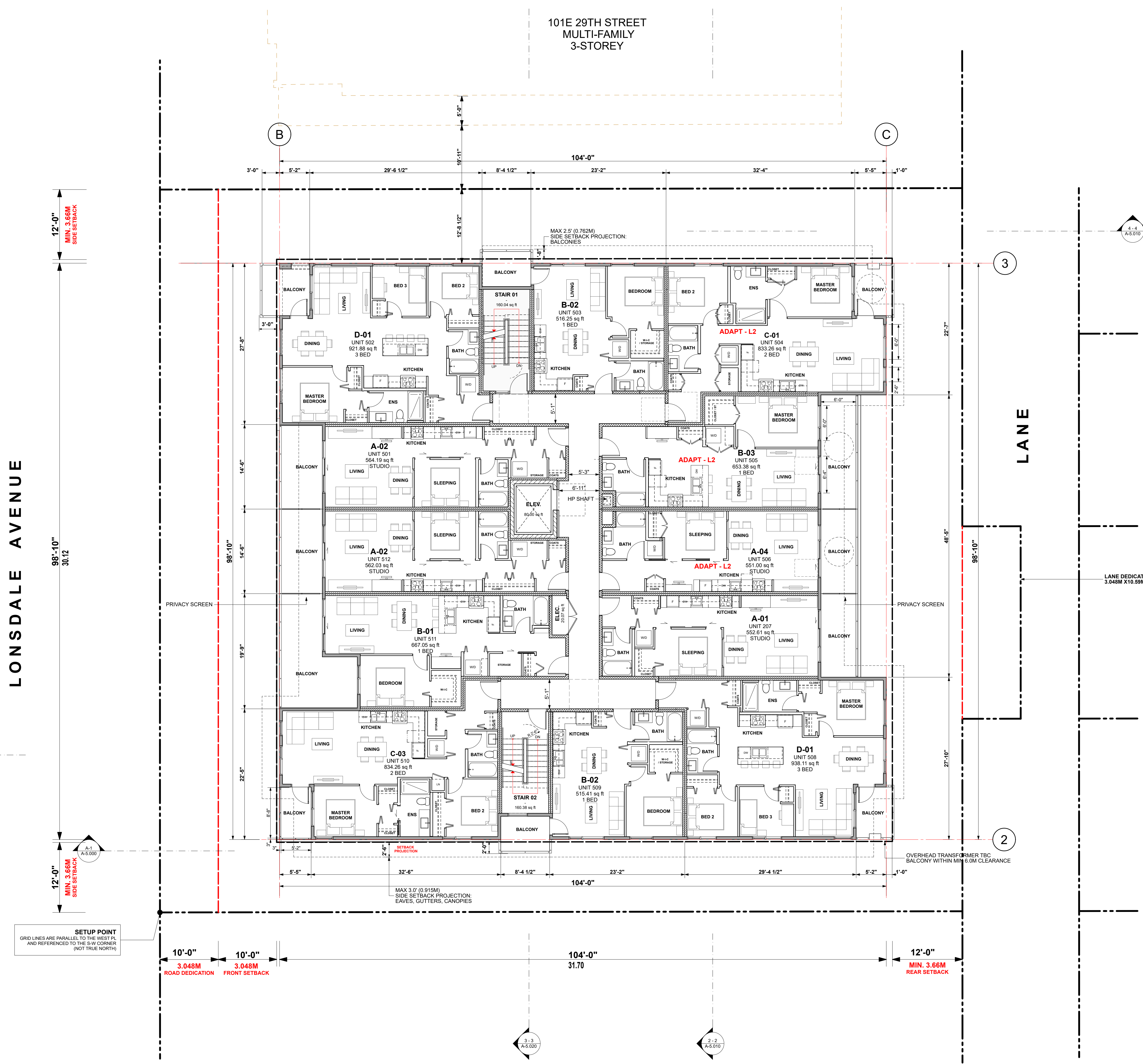
JUN 03, 2021 [DATE]

3 - RZ DP APPLICATION - REV [REVISED]

[DRAWING]

# A-2.050

### 101E 29TH STREET MULTI-FAMILY 3-STOREY



LONSDALE AVENUE

LANE

**SETUP POINT**  
GRID LINES ARE PARALLEL TO THE WEST FL. AND REFERENCED TO THE S-W CORNER (NOT TRUE NORTH)

10'-0" 3.048M ROAD DEDICATION 10'-0" 3.048M FRONT SETBACK 104'-0" 31.70 12'-0" MIN. 3.66M REAR SETBACK

12'-0" MIN. 3.66M SIDE SETBACK

98'-10" 30.12

12'-0" MIN. 3.66M SIDE SETBACK

1-4 A-5.010

1-1 A-5.000

A-1 A-5.000

3-3 A-5.020

2-2 A-5.010

LANE DEDICATION 3.048M X10.59M SRW

OVERHEAD TRANSFORMER TBC BALCONY WITHIN MIN 6.0M CLEARANCE

MAX 2.5' (0.762M) SIDE SETBACK PROJECTION: BALCONIES

MAX 3.0' (0.915M) SIDE SETBACK PROJECTION: EAVES, GUTTERS, CANOPIES

PRIVACY SCREEN

PRIVACY SCREEN

B

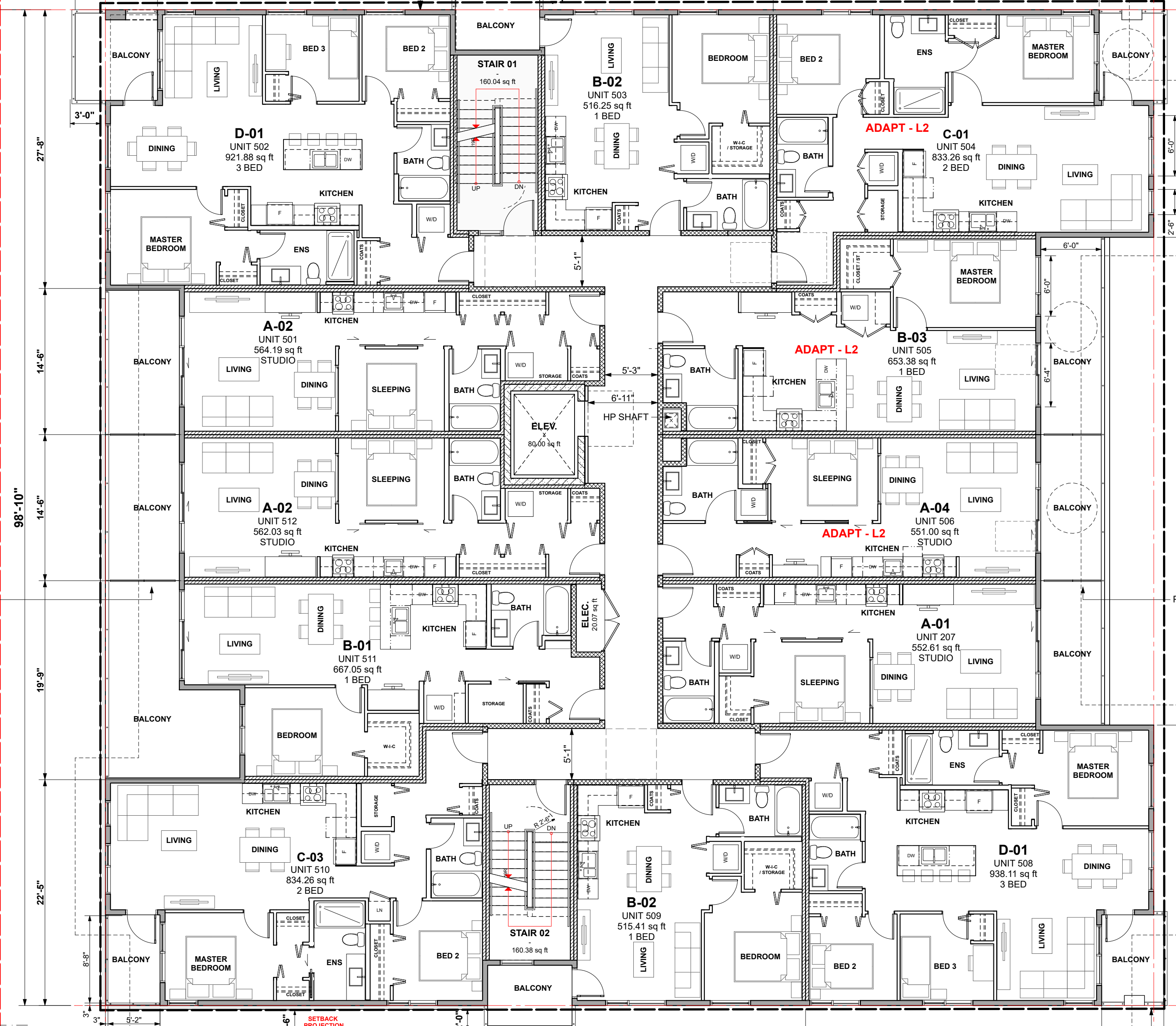
C

3

2

3'-0" 5'-2" 29'-6 1/2" 12'-8 1/2" 8'-4 1/2" 23'-2" 32'-4" 5'-5" 1'-0" 104'-0"

5'-5" 32'-6" 8'-4 1/2" 23'-2" 29'-4 1/2" 5'-2" 1'-0" 104'-0"



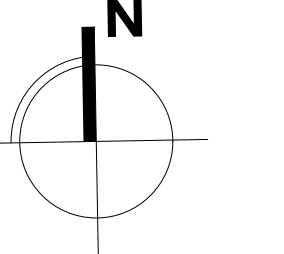


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[PROJECT TEAM]

[ARCHITECT SEAL]



[CLIENT]

1269779 BC Ltd.

[PROJECT]

## RENTAL DEVELOPMENT

2762 LONSDALE AVENUE  
NORTH VANCOUVER, BC

[TITLE]

## 6TH FLOOR

20513

[PROJECT]

1/8" = 1'-0"

[SCALE]

JUN 03, 2021

[DATE]

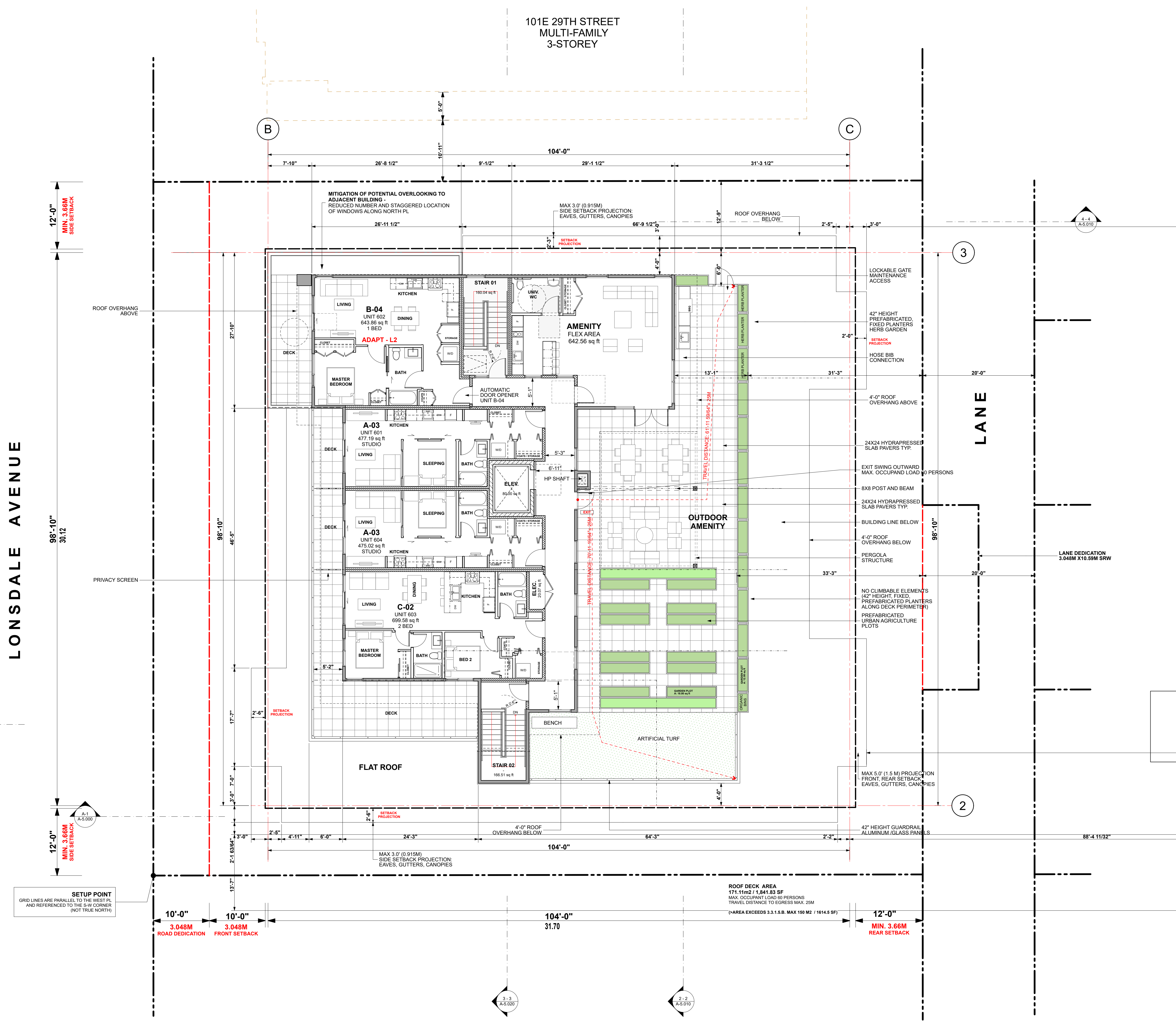
3 - RZ DP APPLICATION - REV

[REVISION]

[DRAWING]

# A-2.060

### 101E 29TH STREET MULTI-FAMILY 3-STOREY



LONSDALE AVENUE

LANE

**SETUP POINT**  
GRID LINES ARE PARALLEL TO THE WEST PL. AND REFERENCED TO THE S-W CORNER (NOT TRUE NORTH)

**ROOF DECK AREA**  
171.11m<sup>2</sup> / 1,841.93 SF  
MAX. OCCUPANT LOAD 90 PERSONS  
TRAVEL DISTANCE TO EGRESS MAX. 25M  
(AREA EXCEEDS 3.3.1.5.B. MAX 150 M<sup>2</sup> / 1614.5 SF)

10'-0" ROAD DEDICATION  
3.048M  
10'-0" FRONT SETBACK  
3.048M

12'-0" MIN. 3.66M REAR SETBACK

3-3 A-5.020

2-2 A-5.010

1-1 A-5.000

A-1 A-5.000

4-4 A-5.010

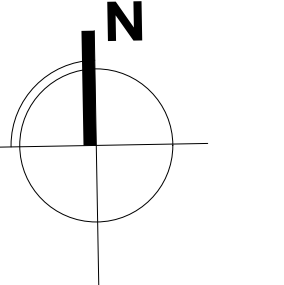


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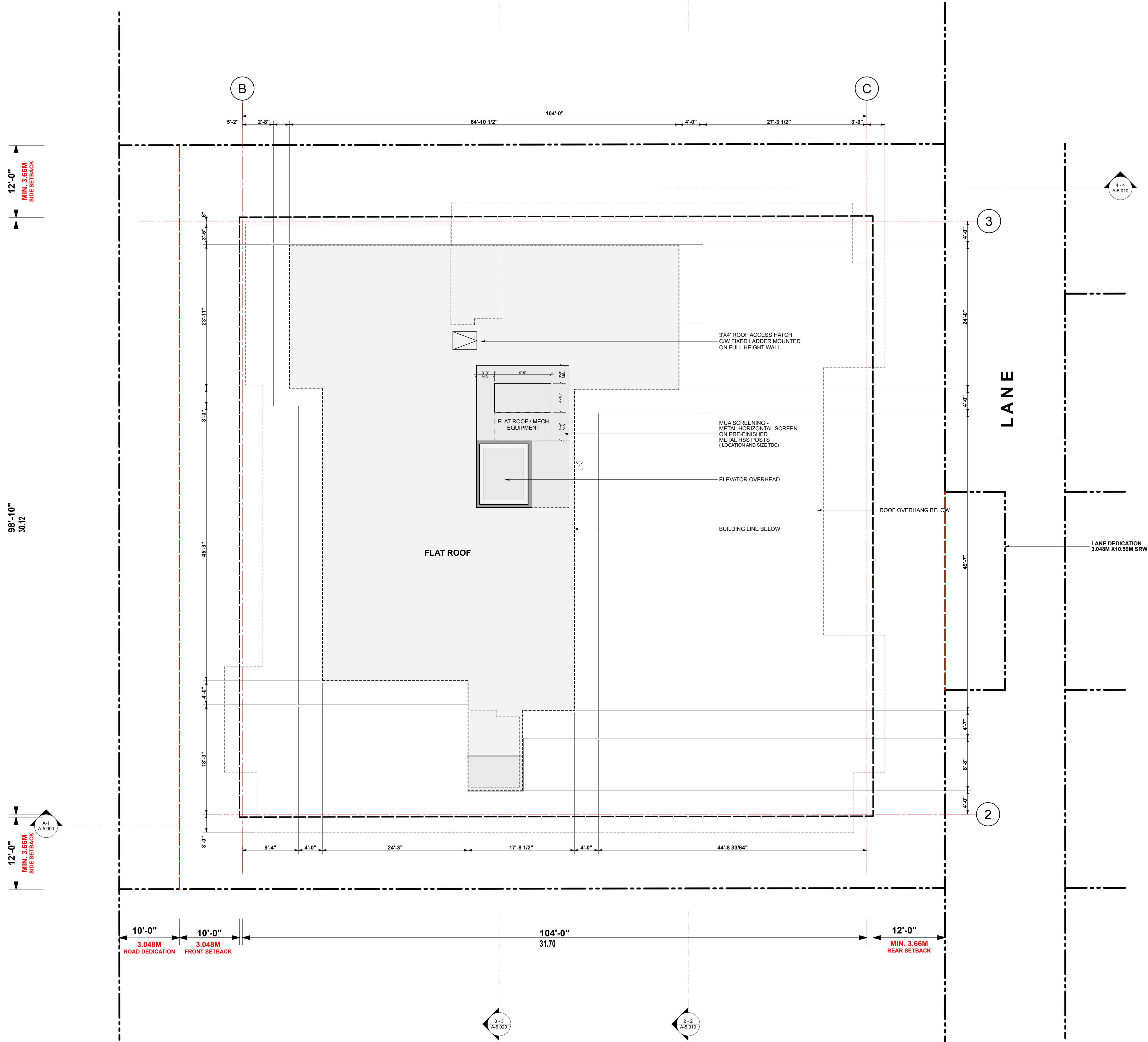
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[PROJECT TEAM]

LONSDALE AVENUE



[ARCHITECT SEAL]



[CLIENT]

1269779 BC Ltd.

[PROJECT]

## RENTAL DEVELOPMENT

2762 LONSDALE AVENUE  
NORTH VANCOUVER, BC

[TITLE]

## ROOF PLAN

20513 [PROJECT]

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

JUN 03, 2021 [DATE]

3 - RZ DP APPLICATION - REV [REVISION]

[DRAWING]

# A-2.070

ADAPTABLE DESIGN GUIDELINES

2 of 11

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
<b>BUILDING ACCESS</b>	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
<b>BUILDING ACCESS</b>	Curb cuts have tactile and visual cues	Curb cuts have tactile and visual cues	Curb cuts have tactile and visual cues
<b>BUILDING ACCESS</b>	Unobstructed access to main building entrances from street/sidewalks	Unobstructed access to main building entrances from street/sidewalks	Unobstructed access to main building entrances from street/sidewalks
<b>BUILDING ACCESS</b>		Unobstructed internal access: <ul style="list-style-type: none"> <li>- from parking levels containing accessible parking (5' or 1520mm corridors; 2' or 610mm clear wall space adjacent to door latch) *</li> <li>- garbage and recycling receptacles and storage lockers</li> <li>- no stairs within building circulation including corridors on residential levels</li> <li>- accessible storage lockers for each unit</li> </ul>	Unobstructed internal access: <ul style="list-style-type: none"> <li>- from parking levels containing accessible parking (5' or 1520mm corridors; 2' or 610mm clear wall space adjacent to door latch) *</li> <li>- garbage and recycling receptacles and storage lockers</li> <li>- no stairs within building circulation including corridors on residential levels</li> <li>- accessible storage lockers for each Level 3 unit</li> </ul>
<b>BUILDING ACCESS</b>	Canopy over main building entrances (3' or 915mm) and enterphone	Canopy over main building entrances (3' or 915mm) and enterphone	Canopy over main building entrances (3' or 915mm) and enterphone
<b>BUILDING ACCESS</b>		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 is 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 is provided
<b>BUILDING ACCESS</b>	Disability Parking provided in accordance with Zoning bylaw Figure 9-4 as attached	Disability Parking provided in accordance with Zoning bylaw Figure 9-4 as attached	Disability Parking provided in accordance with Zoning bylaw Figure 9-4 as attached
<b>BUILDING ACCESS</b>	Flush thresholds throughout the building (maximum 1/2" or 13mm height)	Flush thresholds throughout the building (maximum 1/2" or 13mm height)	Flush thresholds throughout the building (maximum 1/2" or 13mm height)
<b>BUILDING ACCESS</b>	Accessible building enterphone, call buttons and, where provided, suite door bells *	Accessible building enterphone, call buttons and, where provided, suite door bells *	Accessible building enterphone, call buttons and, where provided, suite door bells *

\* Illustrations available  
\*\* Options considered

Design Elements July 2005

DESIGN ELEMENTS

ADAPTABLE DESIGN GUIDELINES

6 of 11

FIXTURES AND FINISHES

	LEVEL ONE	LEVEL TWO	LEVEL THREE
<b>BASIC</b>	Easy to read building address numbers (min. 4" or 100mm high in contrasting colours)	Easy to read building address numbers (min. 4" or 100mm high in contrasting colours)	Easy to read building address numbers (min. 4" or 100mm high in contrasting colours)
<b>BASIC</b>	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
<b>BASIC</b>	No polished finish on building entry flooring (provide flooring samples)	No polished finish on building entry flooring (provide flooring samples)	No polished finish on building entry flooring (provide flooring samples)
<b>BASIC</b>	Except for pocket doors, sliding doors, or doors equipped with openers, lever door handles are required on all doors (provide notation on door schedule)	Except for pocket doors, sliding doors, or doors equipped with openers, lever door handles are required on all doors (provide notation on door schedule)	Except for pocket doors, sliding doors, or doors equipped with openers, lever door handles are required on all doors (provide notation on door schedule)
<b>BASIC</b>	Signage throughout common areas has well contrasted colours	Signage throughout common areas has well contrasted colours	Signage throughout common areas has well contrasted colours
<b>BASIC</b>	Elevators have well contrasted control buttons	Elevators have well contrasted control buttons	Elevators have well contrasted control buttons
<b>CIRCULATION</b>	Slip resistant flooring	Slip resistant flooring	Slip resistant flooring
<b>CIRCULATION</b>	Colour contrasting exit doors	Colour contrasting exit doors	Colour contrasting exit doors
<b>BUILDING MEETING / AMENITY ROOMS</b>		Provide carpet and drapes to absorb sound and decrease echoes	Provide carpet and drapes to absorb sound and decrease echoes
<b>UNIT ENTRIES</b>		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.
<b>UNIT ENTRIES</b>		Door handle at 40" or 1000mm above the floor, with deadbolts placed immediately above or below	Door handle at 40" or 1000mm above the floor, with deadbolts placed immediately above or below
<b>UNIT ENTRIES</b>			Two door viewers: 3'5" or 1050mm and 5' or 1520mm
<b>UNIT FLOORING</b>		Non-slip flooring in kitchen and minimum one bathroom (provide flooring samples)	Non-slip flooring in kitchen and minimum one bathroom (provide flooring samples)
<b>UNIT FLOORING</b>		High density, low level loop carpet and underlay maximum 1/2" or 13mm height	High density, low level loop carpet and underlay maximum 1/2" or 13mm height
<b>PATIOS AND BALCONIES</b>		Outdoor light fixture provided	Outdoor light fixture provided
<b>PATIOS AND BALCONIES</b>		Electrical outlet provided	Electrical outlet provided

\* Illustrations available

- 1 of 3

Fixtures & Finishes July 2005

FIXTURES & FINISHES

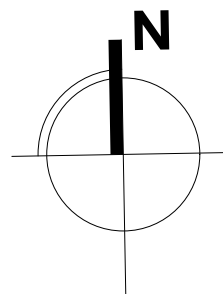


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[PROJECT TEAM]

3 of 11

	LEVEL ONE	LEVEL TWO	LEVEL THREE
<b>COMMON AREAS</b>	Accessible mailboxes for all AD Level 2 units, and 5' or 1520mm turning radius in front *	Accessible mailboxes for all AD Level 3 units, and 5' or 1520mm turning radius in front *	Accessible mailboxes for all AD Level 3 units, and 5' or 1520mm turning radius in front *
<b>CIRCULATION</b>	Corridors minimum 4' or 1220mm wide (except for service access areas) *	Corridors minimum 4' or 1220mm wide (except for service access areas) *	Corridors minimum 4' or 1220mm wide (except for service access areas) *
<b>CIRCULATION</b>		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 *
<b>SUITE CIRCULATION</b>		Provide wiring for an automatic door opener for the suite entry door	Provide wiring for an automatic door opener for the suite entry door
<b>SUITE CIRCULATION</b>		Provide 2' or 610mm clear wall space adjacent to door latches where door swings toward user (pocket doors acceptable for bathrooms and bedrooms) *	Provide wiring for an automatic door opener for the suite entry door. Provide 2' or 610mm clear wall space adjacent to door latches where door swings toward user (pocket doors acceptable for bathrooms and bedrooms) *
<b>DOORS</b>		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 *
<b>PATIOS &amp; BALCONIES</b>		Minimum one door 2' - 10" or 860mm clear door opening	Minimum one door 2' - 10" or 860mm clear door opening
<b>PATIOS &amp; BALCONIES</b>		Minimum one patio or balcony doorsill with maximum 1/2" or 13mm threshold *	Minimum one patio or balcony doorsill with maximum 1/2" or 13mm threshold *
<b>PATIOS &amp; BALCONIES</b>		Minimum 5' or 1520mm turning radius on patio / balcony	Minimum 5' or 1520mm turning radius on patio / balcony
<b>WINDOWS</b>		Opening mechanism maximum 46" or 1168mm above floor (provide notation on window schedule)	Opening mechanism maximum 46" or 1168mm above floor (provide notation on window schedule)
<b>WINDOWS</b>		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 750mm 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 750mm above the floor
<b>KITCHEN</b>		Continuous counter between sink and stove *	Continuous counter between sink and stove *
<b>KITCHEN</b>			Sink cabinet minimum 2'8" or 810mm wide
<b>KITCHEN</b>			Provide sufficient space for future installation of cooktop and wall oven
<b>KITCHEN</b>			Provide for potential 2'8" or 810mm wide undercounter workspace
<b>KITCHEN</b>			Lower edge of upper cupboards 4'6" or 1350mm above floor

\* Illustrations available  
\*\* Options considered

- 2 of 3

Design Elements July 2005

DESIGN ELEMENTS

7 of 11

	LEVEL ONE	LEVEL TWO	LEVEL THREE
<b>ELECTRICAL</b>		Switches, controls, thermostats and the highest breaker in the suite panel, to be installed no higher than 46" or 1170mm above finished floor	Switches, controls, thermostats and the highest breaker in the suite panel, to be installed no higher than 46" or 1170mm above finished floor
<b>ELECTRICAL</b>		Electrical outlets, cable outlets, telephone jacks not lower than 18" or 450mm above floor	Electrical outlets, cable outlets, telephone jacks not lower than 18" or 450mm above floor
<b>ELECTRICAL</b>	Within suites a duplex outlet is required within 8' or 200mm of a telephone jack	Within suites a duplex outlet is required within 8' or 200mm of a telephone jack	Within suites a duplex outlet is required within 8' or 200mm of a telephone jack
<b>ELECTRICAL</b>	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
<b>ELECTRICAL</b>		Rocker switches	Rocker switches
<b>ELECTRICAL</b>			Double bulb ceiling fixtures
<b>ELECTRICAL</b>			Provide wiring for automatic door opener and sink at unit entry
<b>WINDOWS</b>		Easily grasped and operated mechanism for opening and locking windows	Easily grasped and operated mechanism for opening and locking windows
<b>KITCHEN</b>		Task lighting of at least 100 lux level at sink, stove and work areas in addition to general overhead lighting	Task lighting of at least 100 lux level at sink, stove and work areas in addition to general overhead lighting
<b>KITCHEN</b>		Pull-out work boards at 2'8" or 810mm height *	Pull-out work boards at 2'8" or 810mm height *
<b>KITCHEN</b>		Lever handle faucets and cabinet handles which can be easily used with an open hand eg. "D" or "J" cabinet handles	Lever handle faucets and cabinet handles which can be easily used with an open hand eg. "D" or "J" cabinet handles
<b>KITCHEN</b>		Adjustable shelves in all cabinets	Adjustable shelves in all cabinets
<b>KITCHEN</b>			Drawer storage in key areas *
<b>KITCHEN</b>			Provision for removal of sink cabinet and lowering of counter height
<b>KITCHEN</b>			Provision in water supply and drain to allow for a 4" (100mm) drop in sink height (offset plumbing)
<b>KITCHEN</b>			Provision for the future installation of at least one counter receptacle in front of cabinets
<b>KITCHEN</b>			Where regular refrigerator installed initially, provide adequate space for side by side model
<b>KITCHEN</b>			Contrasting knobs on stove / cook top

\* Illustrations available

- 2 of 3

Fixtures & Finishes July 2005

FIXTURES & FINISHES

[ARCHITECT SEAL]

4 of 11

	LEVEL ONE	LEVEL TWO	LEVEL THREE
<b>KITCHEN</b>			Minimum 4' or 1220mm floor space between base cabinets / walls (possible with removal of sink cabinet) *
<b>MIN. ONE BATHROOM</b>		Toilet located adjacent to wall (min 3' or 915mm length) *	Toilet located adjacent to wall (min 4'6" or 1370mm length) *
<b>MIN. ONE BATHROOM</b>		Provide turning radius within bathroom (may result from removal of vanity cabinet) *	Provide turning radius within bathroom (may result from removal of vanity cabinet) *
<b>MIN. ONE BATHROOM</b>		3' or 915mm clearance along full length of tub *	3' or 915mm clearance along full length of tub *
<b>MIN. ONE BATHROOM</b>		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 *
<b>MIN. ONE BATHROOM</b>		Accessible storage *	Accessible storage *
<b>MIN. ONE BATHROOM</b>			Provide pocket door or door swing out *
<b>MIN. ONE BATHROOM</b>			Space under sink minimum 2'8" or 810mm wide *
<b>MIN. ONE BATHROOM</b>			Provide for the possible future installation of an accessible shower stall, sized at least 3'-0" x 5'-0" or 910mm x 1500mm - refer to the 1998 BC Building Access Handbook for details
<b>MIN. ONE BEDROOM</b>			Sufficient manoeuvring room between closet and double bed *
<b>MIN. ONE BEDROOM</b>			Provide 3' or 915mm access to window opening *
<b>LAUNDRY FACILITIES</b>			Provide front loading side-by-side washer / dryer in-suite or in common area
<b>LAUNDRY FACILITIES</b>			4' or 1220mm manoeuvring space in front of washer / dryer

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

\* Illustrations available  
\*\* Options considered

- 3 of 3

Design Elements July 2005

DESIGN ELEMENTS

ADAPTABLE DESIGN GUIDELINES

8 of 11

FIXTURES AND FINISHES

	LEVEL ONE	LEVEL TWO	LEVEL THREE
<b>MIN. ONE BATHROOM</b>	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 *
<b>MIN. ONE BATHROOM</b>		Pressure balanced tub / shower valves	Pressure balanced tub / shower valves
<b>MIN. ONE BATHROOM</b>			Provision in water supply and drain to allow for a 4" (100mm) drop in vanity height (offset plumbing)
<b>MIN. ONE BATHROOM</b>			Provision for vanity sink removal
<b>MIN. ONE BATHROOM</b>			Adjustable height shower head or hand-held shower head on adjustable bracket *
<b>MIN. ONE BATHROOM</b>			Water temperature regulator on tub / shower faucet
<b>LIVING ROOM</b>		One switched electrical outlet	One switched electrical outlet
<b>BEDROOMS</b>		Three-way switched outlet at bed area and doorway	Three-way switched outlet at bed area and doorway
<b>BEDROOMS</b>			Provide light fixture in or adjacent to closet
<b>BEDROOMS</b>	Telephone jack	Telephone jack	Telephone jack
<b>IN-SUITE STORAGE</b>		Provide light and electrical outlet	Provide light and electrical outlet

LEVEL 1 ALL UNITS  
LEVEL 2 ADAPTABLE UNITS: B03, B04 (1 BEDROOM), C01 (2 BEDROOM)



1269779 BC Ltd.

[PROJECT]

**RENTAL DEVELOPMENT**

2762 LONSDALE AVENUE  
NORTH VANCOUVER, BC

[TITLE]

**ADAPTABLE UNITS DESIGN GUIDELINES**

20513 [PROJECT]

[SCALE]

MAY 21, 2021 [DATE]

3 - RZ DP APPLICATION - REV [REVISION]

[DRAWING]

**A-3.101**

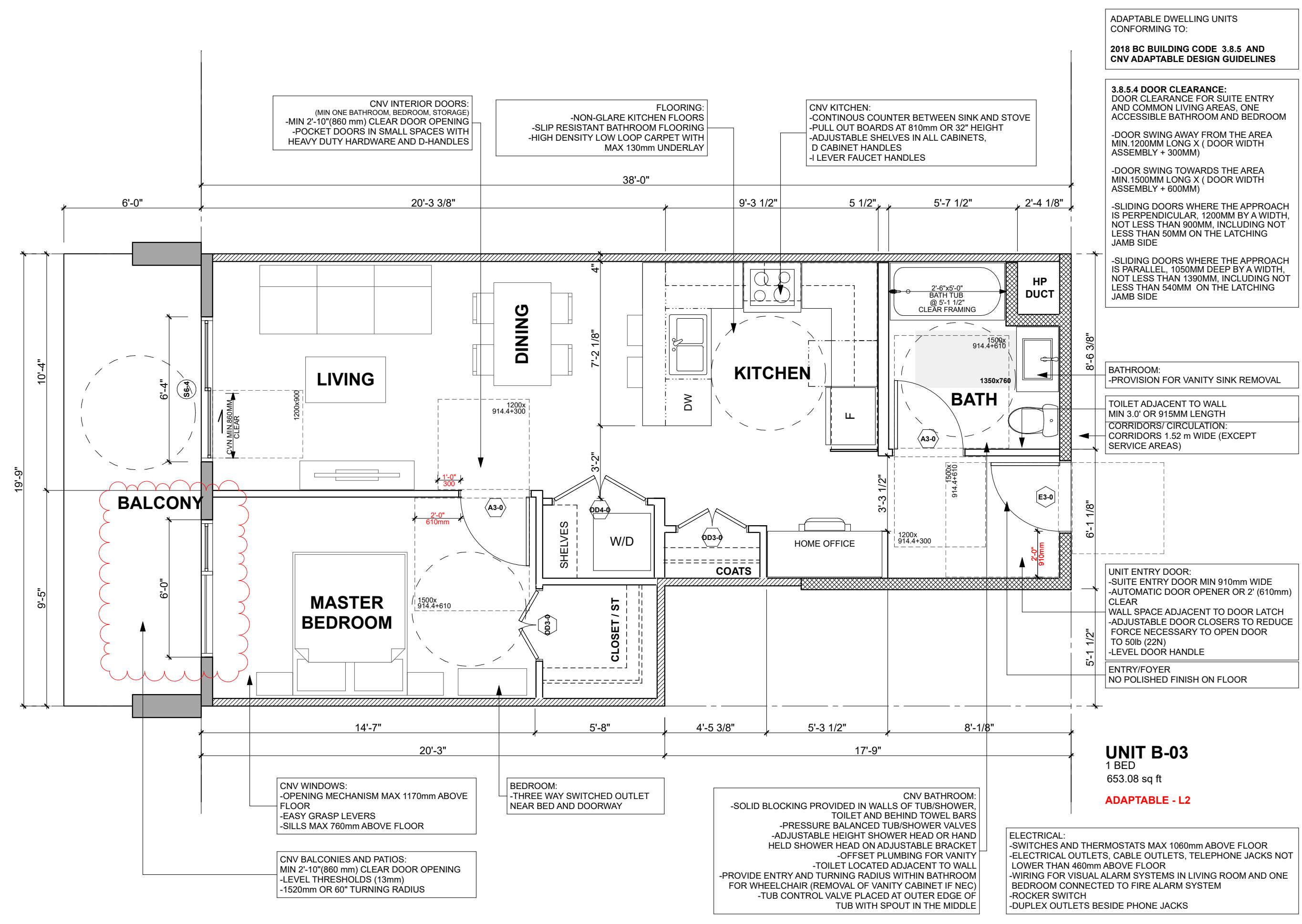
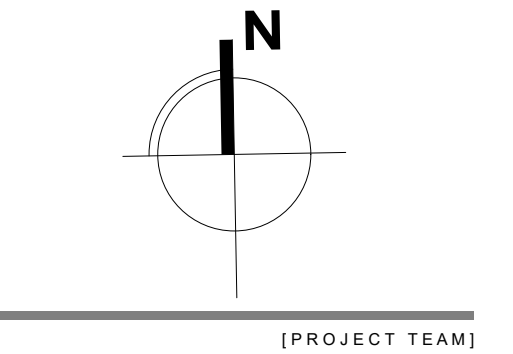


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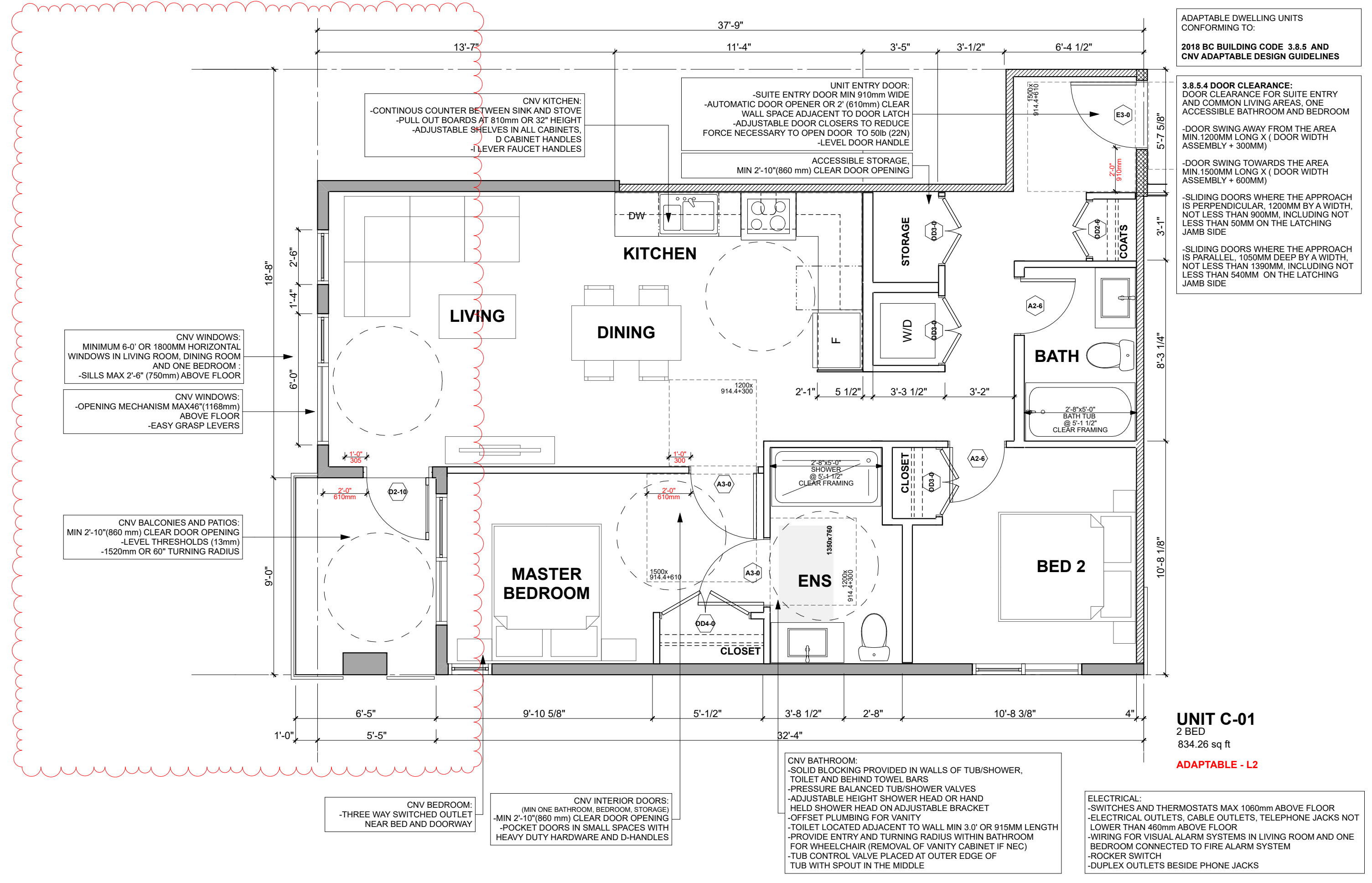
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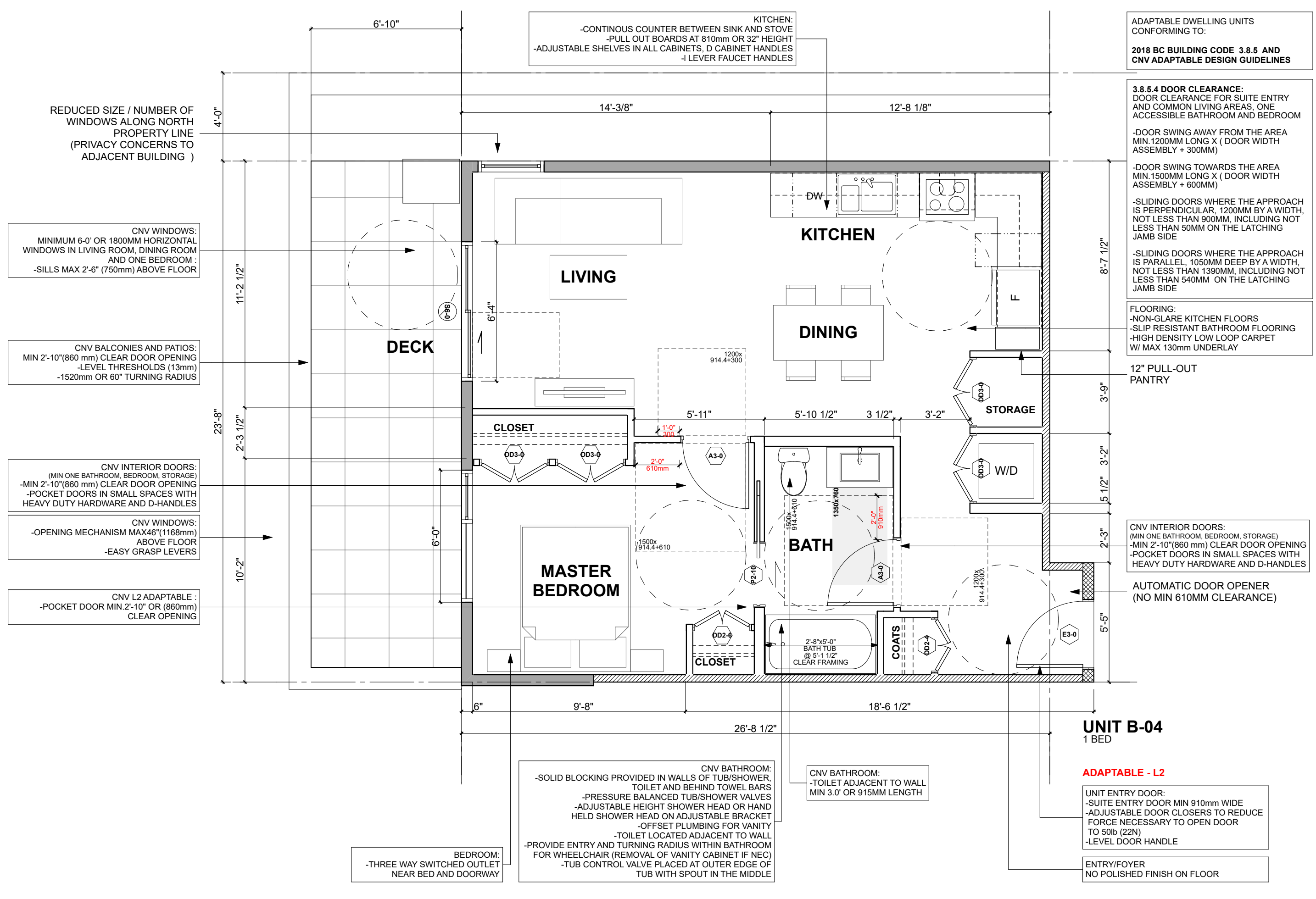
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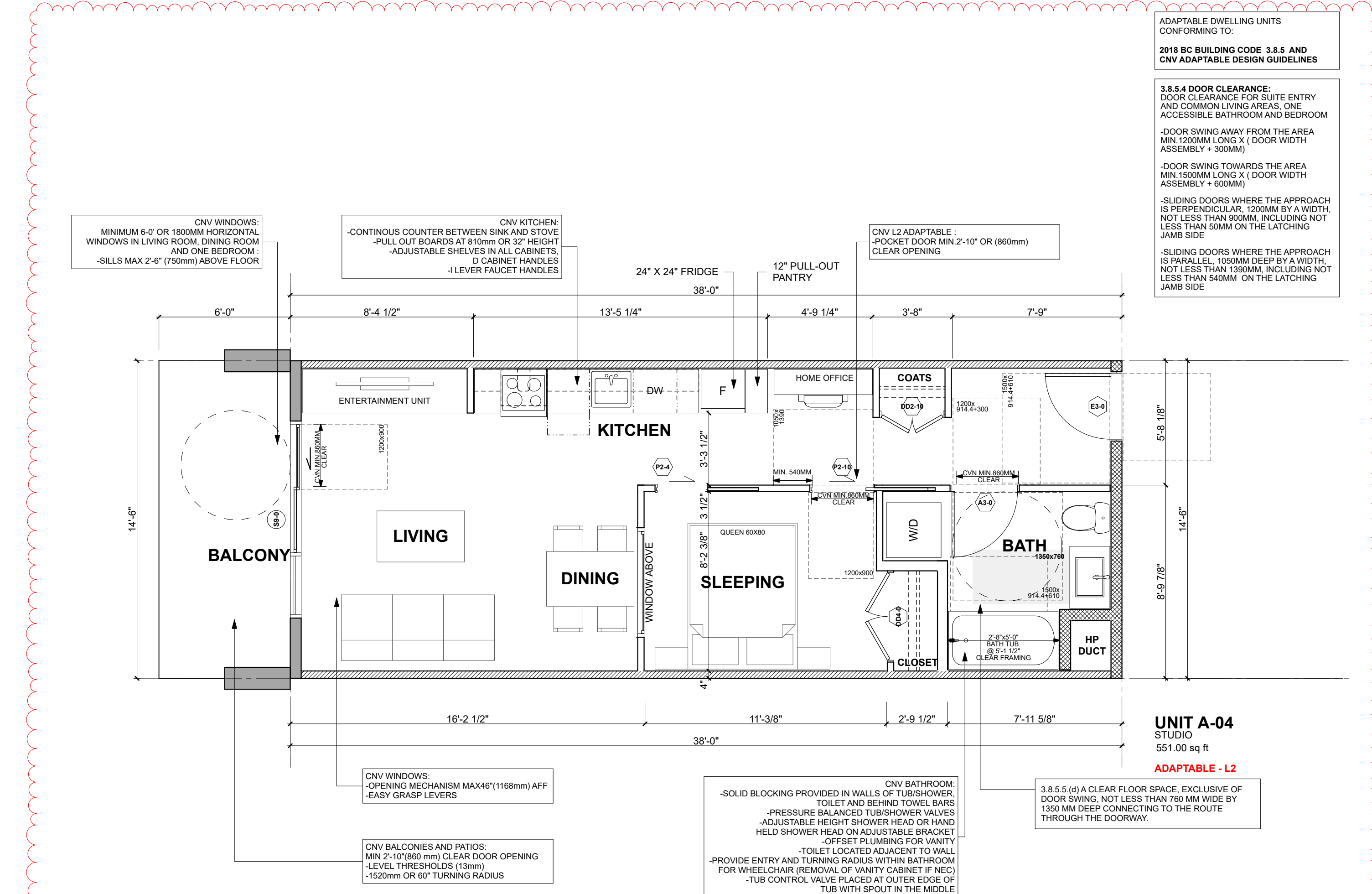
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UNIT C01 - ADAPTABLE L2

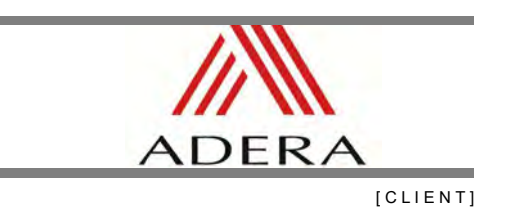


UNIT B04 - ADAPTABLE L2



UNIT A04 - ADAPTABLE

[ARCHITECT SEAL]



1269779 BC Ltd.

[PROJECT]

RENTAL DEVELOPMENT  
2762 LONSDALE AVENUE  
NORTH VANCOUVER, BC

[TITLE]

## ADAPTABLE UNIT PLANS

20513 [PROJECT]

1/4" = 1'-0" [SCALE]

MAY 21, 2021 [DATE]

3 - RZ DP APPLICATION - REV [REVISION]

[DRAWING]

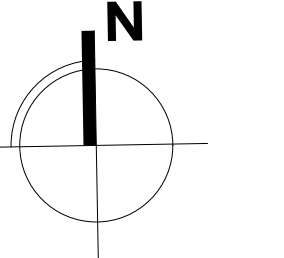


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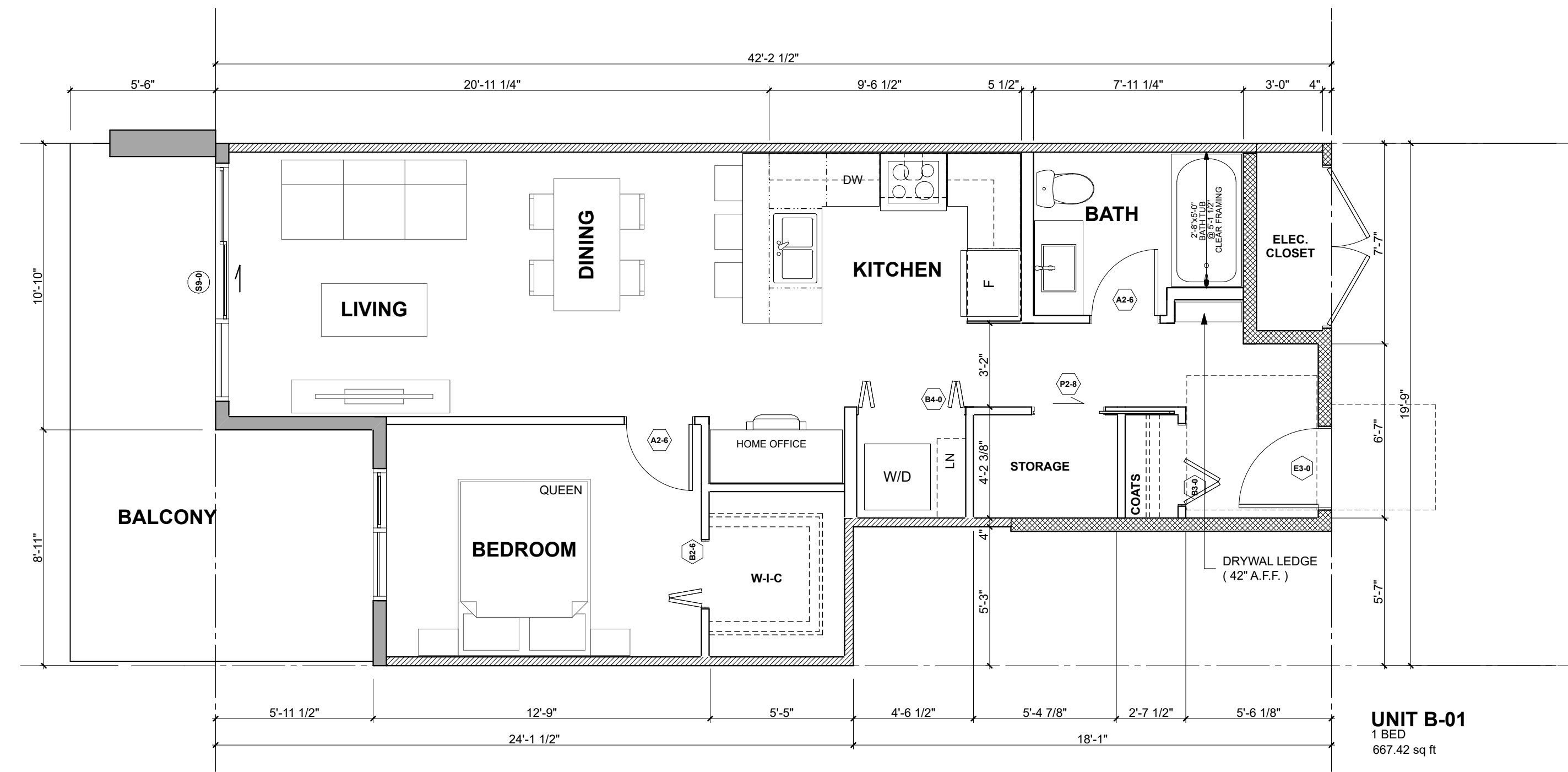
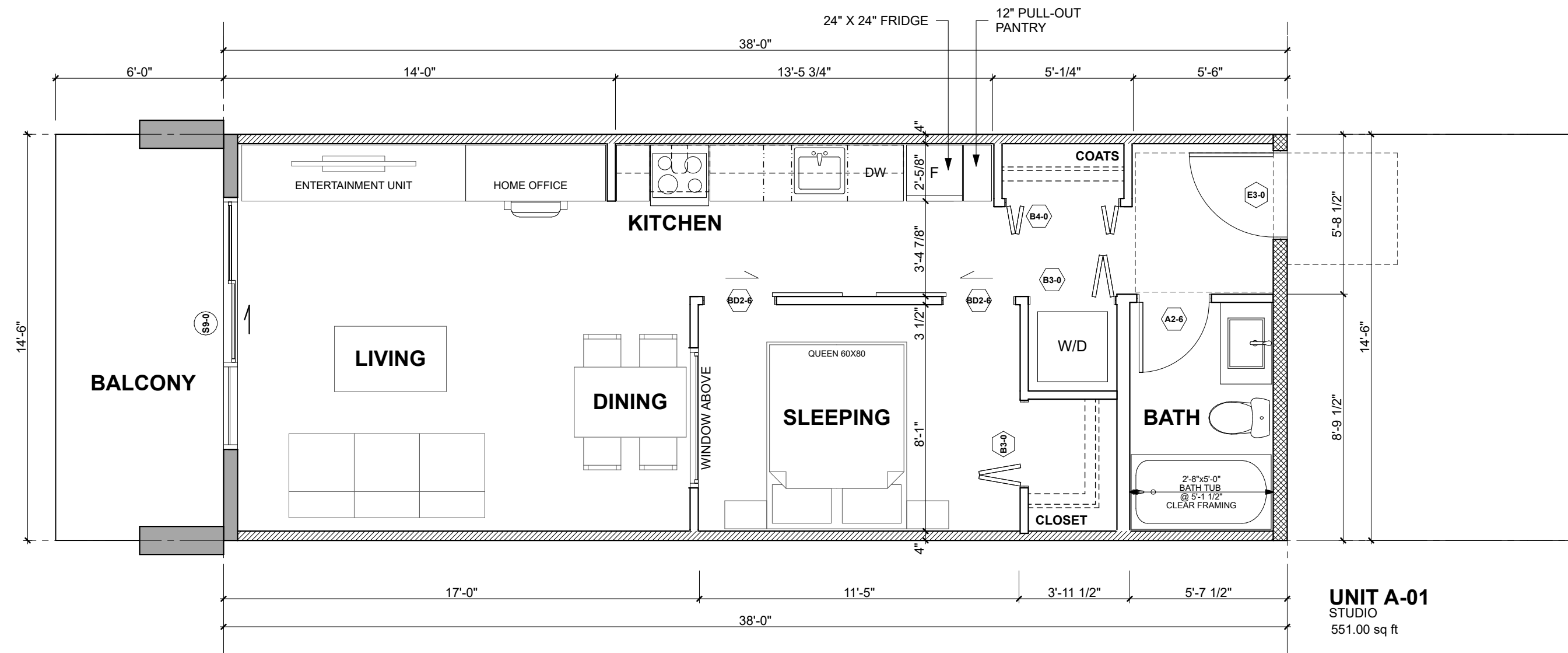
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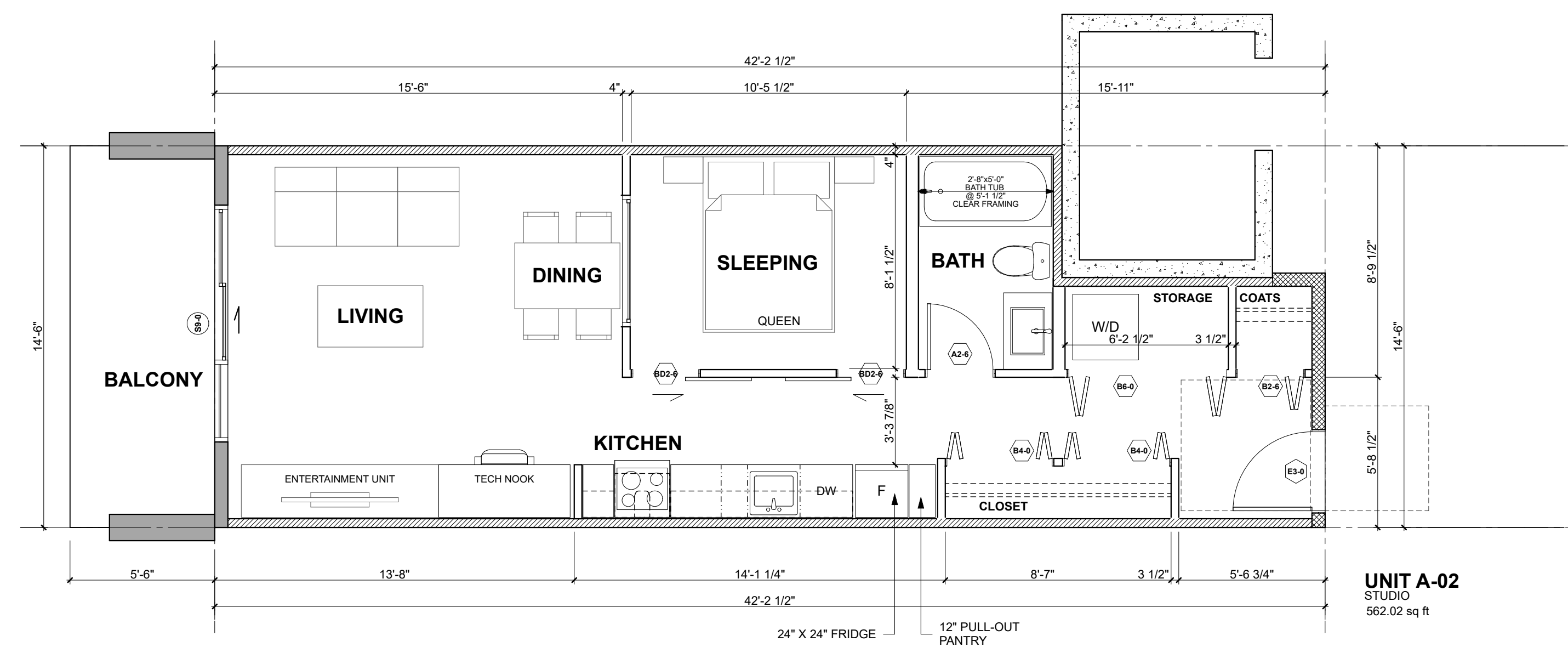


[PROJECT TEAM]

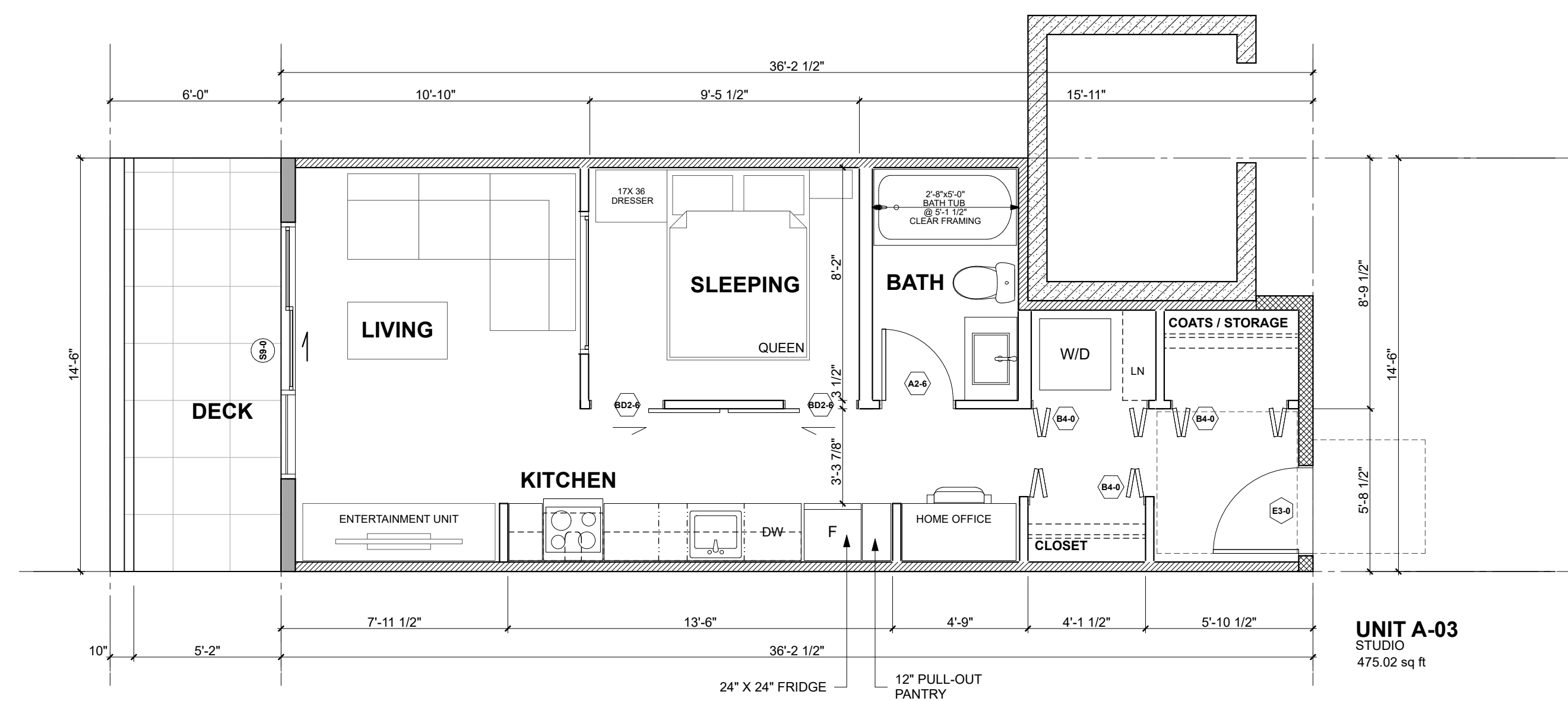


UNIT A01

UNIT B01 - 1BEDROOM



UNIT A02



UNIT A03

[ARCHITECT SEAL]



[CLIENT]

1269779 BC Ltd.

[PROJECT]

## RENTAL DEVELOPMENT

2762 LONSDALE AVENUE  
NORTH VANCOUVER, BC

[TITLE]

## UNIT PLANS

20513

[PROJECT]

1/4" = 1'-0"

[SCALE]

MAY 21, 2021

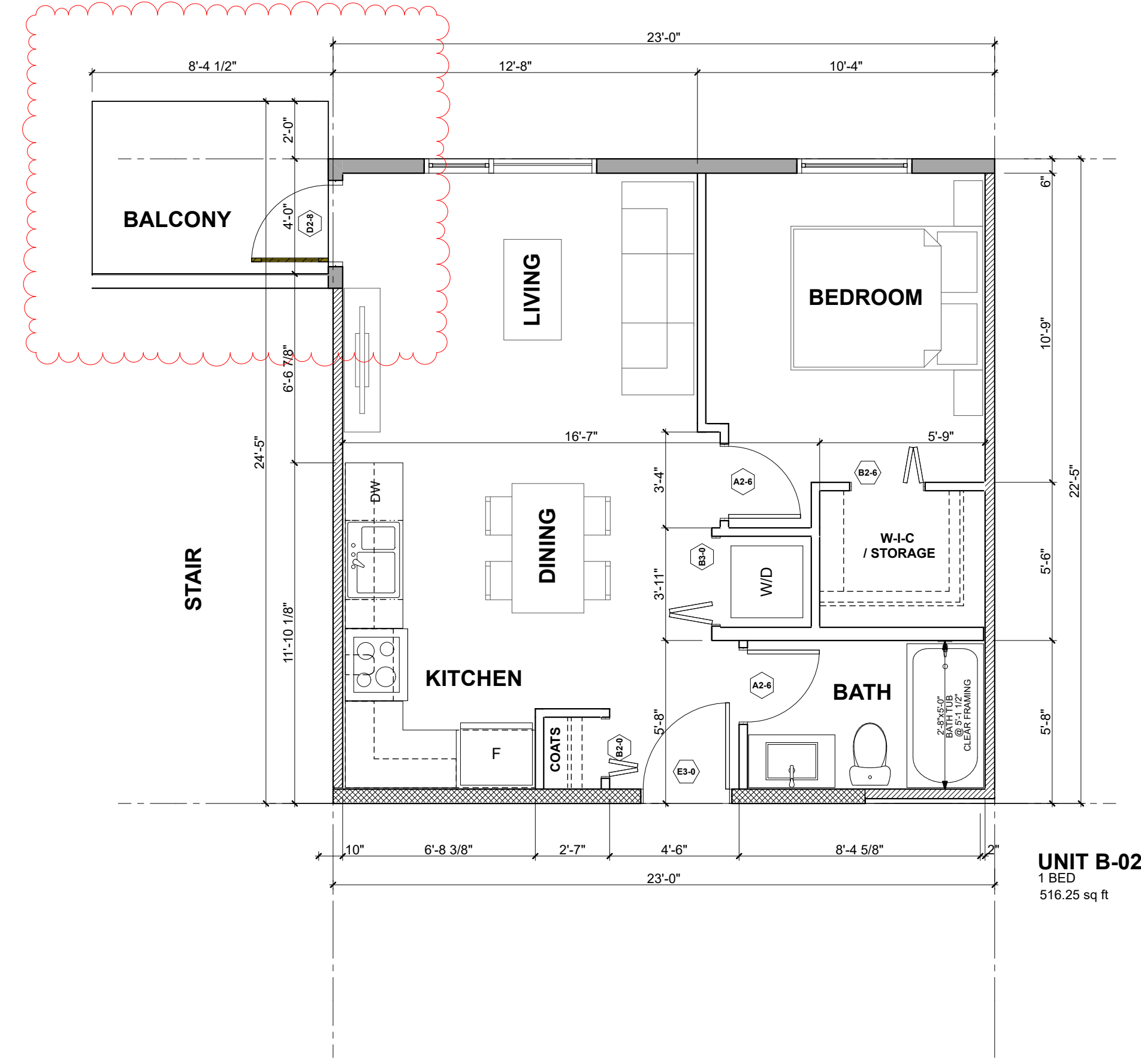
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3 - RZ DP APPLICATION - REV

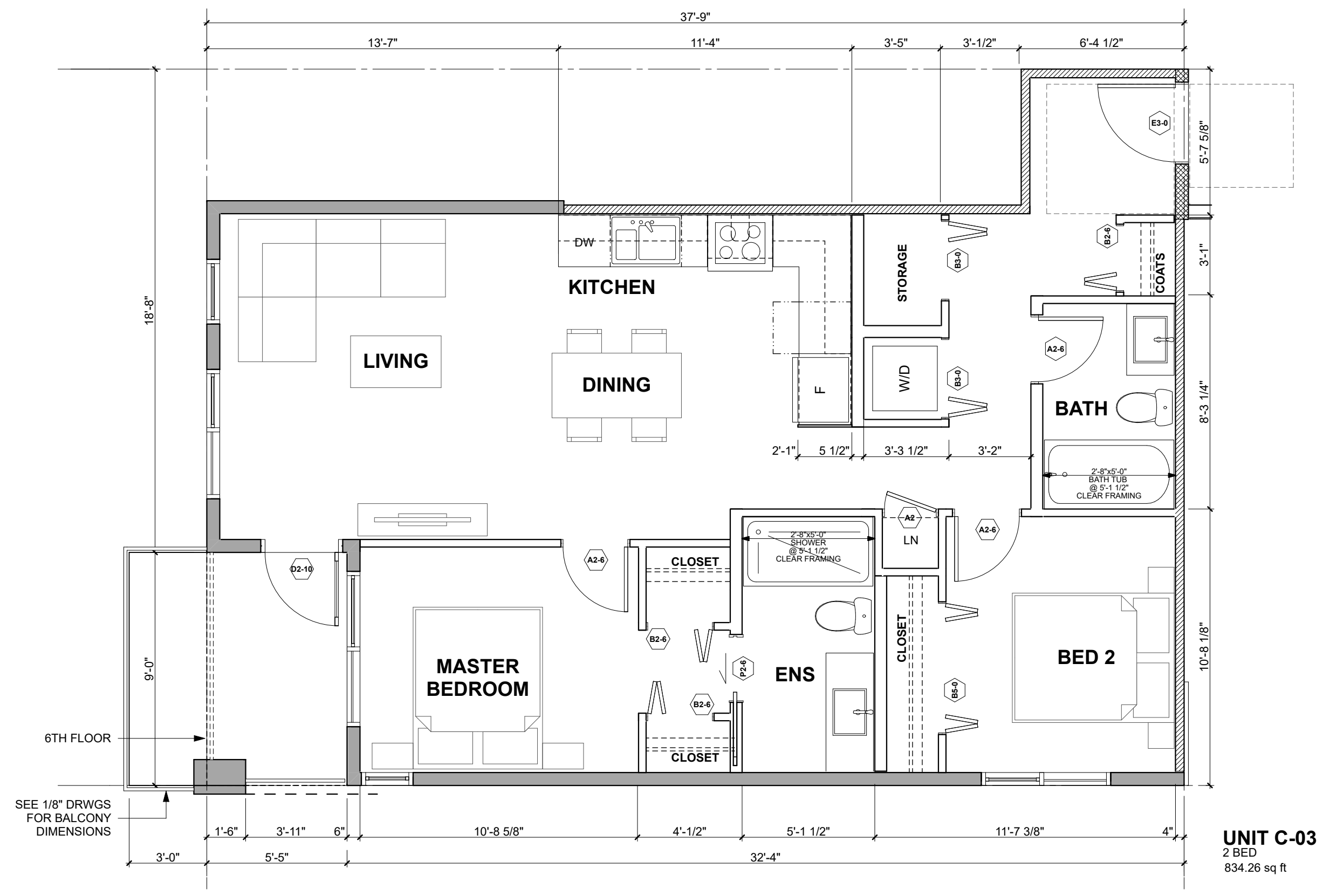
[REVISION]

[DRAWING]

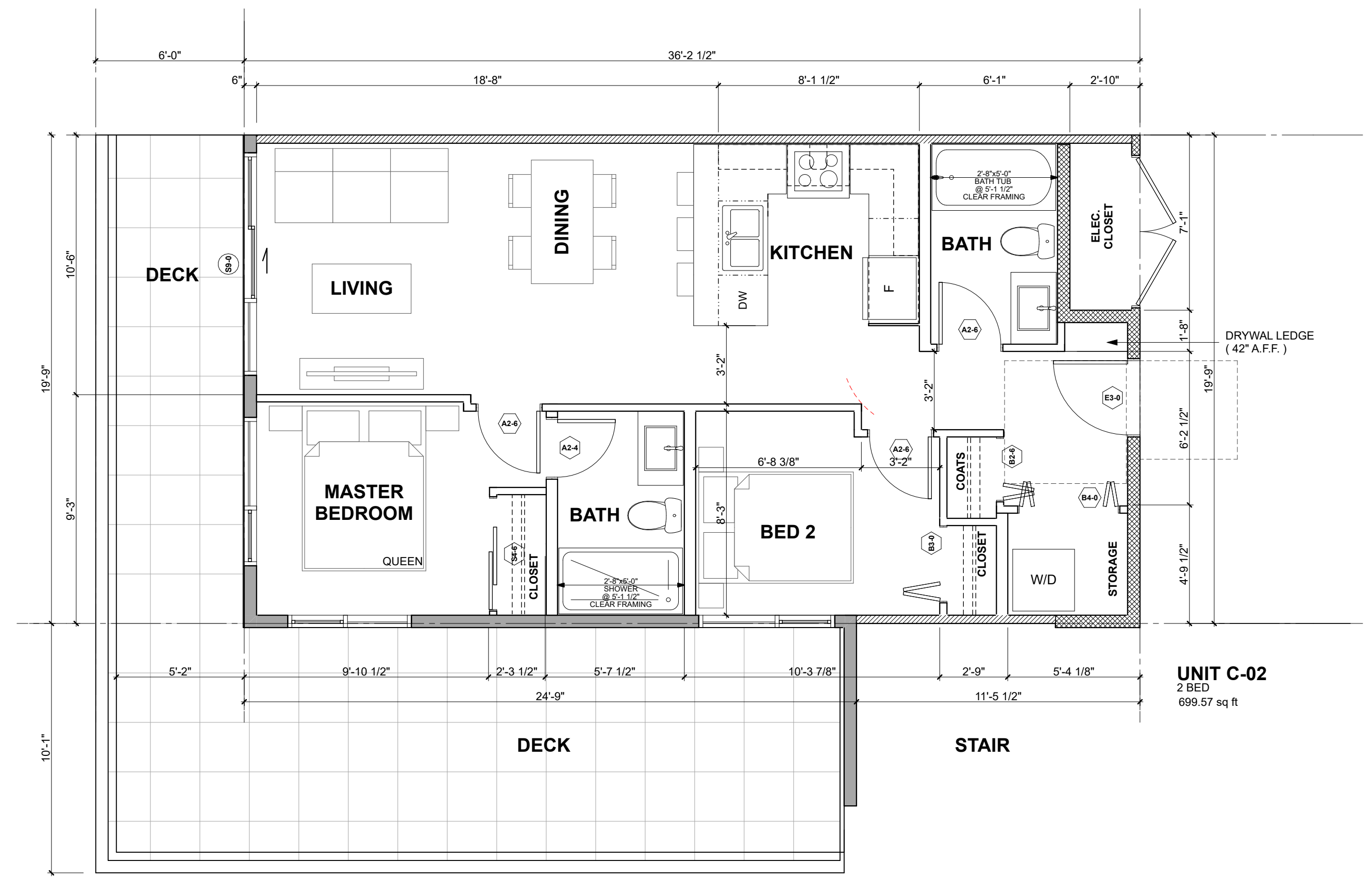
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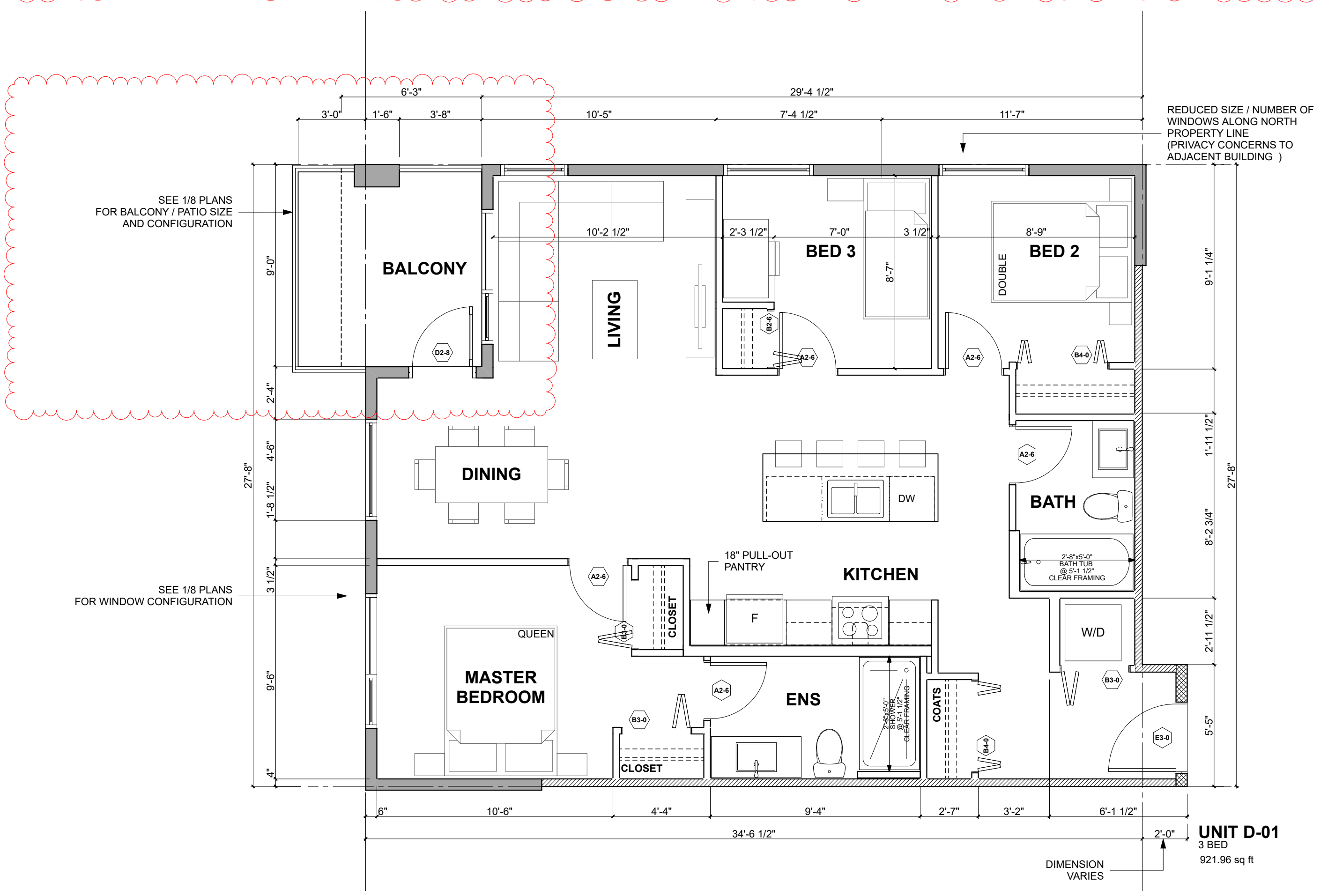
UNIT B-02 - 1 BEDROOM



UNIT C03 - 2 BEDROOM



UNIT C02 - 2 BEDROOM



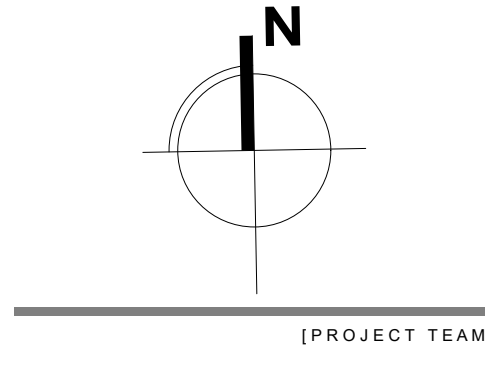
UNIT D01 - 3 BEDROOM



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[ARCHITECT SEAL]



1269779 BC Ltd.  
[PROJECT]

**RENTAL DEVELOPMENT**  
2762 LONSDALE AVENUE  
NORTH VANCOUVER, BC

[TITLE]

**UNIT PLANS**

20513 [PROJECT]

1/4" = 1'-0" [SCALE]

MAY 21, 2021 [DATE]

3 - RZ DP APPLICATION - REV [REVISION]

[DRAWING]

**A-3.104**



## MATERIAL AND COLOUR LEGEND

	Colour	Product to match (or Alternative)	Finish to match	Description ( Location )
<b>1.0 CLADDING</b>				
1.1	Light Beige	Cultured Stone	CSI - Verseta - Ledgestone Sand	Selected walls at entry / landscape walls - Flat panels and corner
1.2	Charcoal	JamesHardie Panel	JH Colour Plus - 'Iron Grey'	7/16" Hardie-Reveal Panel and matching Reveal Trims - smooth texture
1.3	White	JamesHardie Lap Siding	JH Colour Plus - 'Arctic White'	HardiePlank Lap Siding - cedarmill texture, 7" exposure
1.4	Charcoal	JamesHardie Lap Siding	JH Colour Plus - 'Iron Grey'	HardiePlank Lap Siding - cedarmill texture, 7" exposure
1.5	Woodgrain	Woodtone Rustic Series	Prefinished - 'Mountain Cedar'	Lap Siding - cedarmill texture, 5 1/4" exposure
<b>2.0 SOFFIT</b>				
2.1	Woodgrain	Woodtone Rustic Series	Prefinished - 'Mountain Cedar'	Main Roof & eyebrow 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
<b>3.0 TRIMS</b>				
3.1	White	Benjamin Moore	BM 2121-60 White Diamond	Painted wood trims with finish <b>1.3</b>
3.2	Charcoal	Benjamin Moore	BM 2118-10 Universal Black	Roof Fascia, balcony edge, painted wood trims with finish <b>1.2</b>
<b>4.0 ROOFS</b>				
4.1	Light Grey	IKO Roofing SBS	'Modiflex'	2 Ply SBS Roofing membrane at flat roofs

## 5.0 WINDOWS

5.1 | Black Vinyl Windows Standard - 'Black' or 'Charcoal' Vinyl windows and sliding doors w/ matching flashing

## 6.0 DOORS

6.1 | Black Vinyl Doors Black 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 / Clear Glass Balconies - prefinished powder coat, railing c/w safety glass panels

## 8.0 ACCESSORIES

8.1 | Black Makin Metals Ltd. Matte Black Flashing at roof overhangs, balconies, windows, downspouts gutters  
 8.2 | White Makin Metals Ltd. Prefinished - 'Regal White' Flashing and through wall flashing with finish **1.3**  
 8.5 | Woodgrain LUX Products (or alternative) Prefinished Woodgrain - 'Fir' Decorative metal screen 6x1 linear bar grille at parking ramp openings  
 LUX Privacy Fence or Neo Lumber

## 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

101 E 29TH STREET  
3 - STOREY MULTI-FAMILY



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

HIGHEST FINISHED GRADE ( WITHIN DIST.10' ) - NORTH-EAST CORNER 488.65'  
 LOWEST FINISHED GRADE ( WITHIN DIST.10' ) - SOUTH-WEST CORNER 483.79'  
 APPROXIMATE AVERAGE GRADE FOR HEIGHT CALCULATION 491.22'

S-W CORNER 483.33'  
 N-W CORNER 493.07'  
 N-E CORNER 495.44'  
 S-E CORNER 488.35'  
 APPROXIMATE AVERAGE EXISTING GRADE: 490.04'

WEST ELEVATION - LONSDALE AVE

[PROJECT TEAM]

[ARCHITECT SEAL]



[CLIENT]

1269779 BC Ltd.

[PROJECT]

RENTAL DEVELOPMENT

2762 LONSDALE AVENUE  
NORTH VANCOUVER, BC

[TITLE]

WEST ELEVATION

[PROJECT]

20513

[SCALE]

1/8" = 1'-0"

[DATE]

JUN 03, 2021

[REV]

3 - RZ DP APPLICATION - REV

[DRAWING]

A-4.001



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## MATERIAL AND COLOUR LEGEND

	Colour	Product to match (or Alternative)	Finish to match	Description ( Location )
<b>1.0 CLADDING</b>				
1.1	Light Beige	Cultured Stone	CSI - Verseta - Ledgestone Sand	Selected walls at entry / landscape walls - Flat panels and corner
1.2	Charcoal	JamesHardie Panel	JH Colour Plus - 'Iron Grey'	7/16" Hardie-Reveal Panel and matching Reveal Trims - smooth texture
1.3	White	JamesHardie Lap Siding	JH Colour Plus - 'Arctic White'	HardiePlank Lap Siding - cedarmill texture, 7" exposure
1.4	Charcoal	JamesHardie Lap Siding	JH Colour Plus - 'Iron Grey'	HardiePlank Lap Siding - cedarmill texture, 7" exposure
1.5	Woodgrain	Woodtone Rustic Series	Prefinished - 'Mountain Cedar'	Lap Siding - cedarmill texture, 5 1/4" exposure
<b>2.0 SOFFIT</b>				
2.1	Woodgrain	Woodtone Rustic Series	Prefinished - 'Mountain Cedar'	Main Roof & eyebrow 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
<b>3.0 TRIMS</b>				
3.1	White	Benjamin Moore	BM 2121-60 White Diamond	Painted wood trims with finish <b>1.3</b>
3.2	Charcoal	Benjamin Moore	BM 2118-10 Universal Black	Roof Fascia, balcony edge, painted wood trims with finish <b>1.2</b>
<b>4.0 ROOFS</b>				
4.1	Light Grey	IKO Roofing SBS	'Modiflex'	2 Ply SBS Roofing membrane at flat roofs

## 5.0 WINDOWS

5.1	Black	Vinyl Windows	Standard - 'Black' or 'Charcoal'	Vinyl windows and sliding doors w/ matching flashing
-----	-------	---------------	----------------------------------	--

## 6.0 DOORS

6.1	Black	Vinyl Doors	Black	Prefinished vinyl balcony doors
6.2	Black	Storefront Aluminum	Black	Prefinished aluminum building entry storefront / amenity windows

## 7.0 RAILINGS

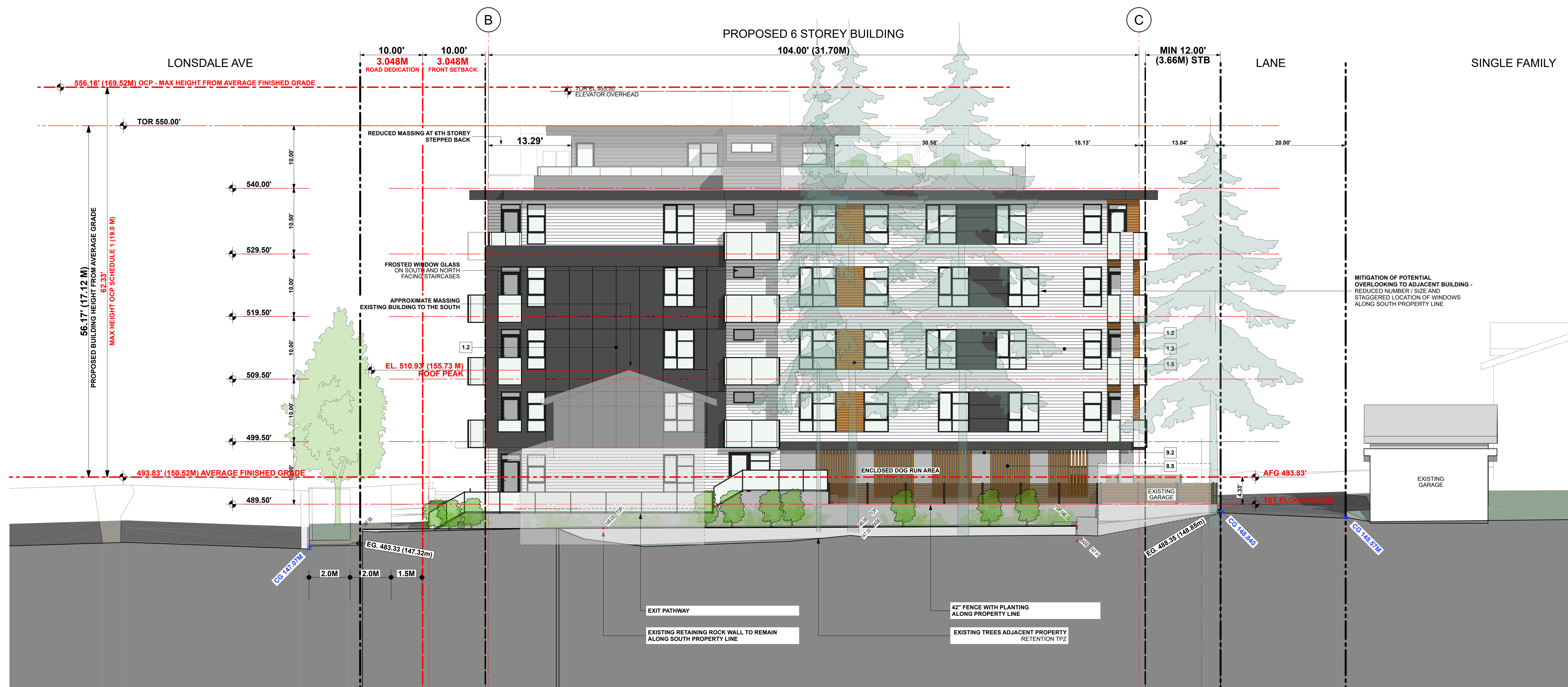
7.1	Black	Aluminum PVDF Coating	Black Railing / Clear Glass	Balconies - prefinished powder coat, railing c/w safety glass panels
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## 8.0 ACCESSORIES

8.1	Black	Makin Metals Ltd.	Matte Black	Flashing at roof overhangs, balconies, windows, downspouts gutters
8.2	White	Makin Metals Ltd.	Prefinished - 'Regal White'	Flashing and through wall flashing with finish <b>1.3</b>
8.5	Woodgrain	LUX Products (or alternative)	Prefinished Woodgrain - 'Fir' LUX Privacy Fence or Neo Lumber	Decorative metal screen 6x1 linear bar grille at parking ramp openings

## 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 groove reveals



SOUTH ELEVATION - ADJACENT PROPERTY



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[PROJECT TEAM]

[ARCHITECT SEAL]



[CLIENT]

1269779 BC Ltd.

[PROJECT]

**RENTAL DEVELOPMENT**

2762 LONSDALE AVENUE  
NORTH VANCOUVER, BC

[TITLE]

**SOUTH ELEVATION**

20513

[PROJECT]

1/8" = 1'-0"

[SCALE]

JUN 03, 2021

[DATE]

3 - RZ DP APPLICATION - REV

[REV]

[DRAWING]

**A-4.002**

## MATERIAL AND COLOUR LEGEND

Colour	Product to match (or Alternative)	Finish to match	Description ( Location )	
<b>1.0 CLADDING</b>				
1.1	Light Beige	Cultured Stone	CSI - Verseta - Ledgestone Sand	Selected walls at entry / landscape walls - Flat panels and corner
1.2	Charcoal	JamesHardie Panel	JH Colour Plus - 'Iron Grey'	7/16" Hardie-Reveal Panel and matching Reveal Trims - smooth texture
1.3	White	JamesHardie Lap Siding	JH Colour Plus - 'Arctic White'	HardiePlank Lap Siding - cedarmill texture, 7" exposure
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1.5	Woodgrain	Woodtone Rustic Series	Prefinished - 'Mountain Cedar'	Lap Siding - cedarmill texture, 5 1/4" exposure
<b>2.0 SOFFIT</b>				
2.1	Woodgrain	Woodtone Rustic Series	Prefinished - 'Mountain Cedar'	Main Roof & eyebrow 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
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<b>3.0 TRIMS</b>				
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3.2	Charcoal	Benjamin Moore	BM 2118-10 Universal Black	Roof Fascia, balcony edge, painted wood trims with finish <b>1.2</b>
<b>4.0 ROOFS</b>				
4.1	Light Grey	IKO Roofing SBS	'Modiflex'	2 Ply SBS Roofing membrane at flat roofs

<b>5.0 WINDOWS</b>				
5.1	Black	Vinyl Windows	Standard - 'Black' or 'Charcoal'	Vinyl windows and sliding doors w/ matching flashing
<b>6.0 DOORS</b>				
6.1	Black	Vinyl Doors	Black	Prefinished vinyl balcony doors
6.2	Black	Storefront Aluminum	Black	Prefinished aluminum building entry storefront / amenity windows
<b>7.0 RAILINGS</b>				
7.1	Black	Aluminum PVDF Coating	Black Railing / Clear Glass	Balconies - prefinished powder coat, railing c/w safety glass panels
<b>8.0 ACCESSORIES</b>				
8.1	Black	Makin Metals Ltd.	Matte Black	Flashing at roof overhangs, balconies, windows, downspouts gutters
8.2	White	Makin Metals Ltd.	Prefinished - 'Regal White'	Flashing and through wall flashing with finish <b>1.3</b>
8.5	Woodgrain	LUX Products (or alternative)	Prefinished Woodgrain - 'Fir'	Decorative metal screen 6x1 linear bar grille at parking ramp openings
<b>9.0 STRUCTURE</b>				
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



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[PROJECT TEAM]

[ARCHITECT SEAL]



[CLIENT]

1269779 BC Ltd.

[PROJECT]

**RENTAL DEVELOPMENT**  
2762 LONSDALE AVENUE  
NORTH VANCOUVER, BC

[TITLE]

**EAST ELEVATION**

20513

[PROJECT]

1/8" = 1'-0"

[SCALE]

JUN 03, 2021

[DATE]

3 - RZ DP APPLICATION - REV

[DRAWING]

**A-4.003**

## MATERIAL AND COLOUR LEGEND

Colour	Product to match (or Alternative)	Finish to match	Description ( Location )	
<b>1.0 CLADDING</b>				
1.1	Light Beige	Cultured Stone	CSI - Verseta - Ledgestone Sand	Selected walls at entry / landscape walls - Flat panels and corner
1.2	Charcoal	JamesHardie Panel	JH Colour Plus - 'Iron Grey'	7/16" Hardie-Reveal Panel and matching Reveal Trims - smooth texture
1.3	White	JamesHardie Lap Siding	JH Colour Plus - 'Arctic White'	HardiePlank Lap Siding - cedarmill texture, 7" exposure
1.4	Charcoal	JamesHardie Lap Siding	JH Colour Plus - 'Iron Grey'	HardiePlank Lap Siding - cedarmill texture, 7" exposure
1.5	Woodgrain	Woodtone Rustic Series	Prefinished - 'Mountain Cedar'	Lap Siding - cedarmill texture, 5 1/4" exposure
<b>2.0 SOFFIT</b>				
2.1	Woodgrain	Woodtone Rustic Series	Prefinished - 'Mountain Cedar'	Main Roof & eyebrow 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
<b>3.0 TRIMS</b>				
3.1	White	Benjamin Moore	BM 2121-60 White Diamond	Painted wood trims with finish <b>1.3</b>
3.2	Charcoal	Benjamin Moore	BM 2118-10 Universal Black	Roof Fascia, balcony edge, painted wood trims with finish <b>1.2</b>
<b>4.0 ROOFS</b>				
4.1	Light Grey	IKO Roofing SBS	'Modiflex'	2 Ply SBS Roofing membrane at flat roofs

## 5.0 WINDOWS

5.1	Black	Vinyl Windows	Standard - 'Black' or 'Charcoal'	Vinyl windows and sliding doors w/ matching flashing
-----	-------	---------------	----------------------------------	--

## 6.0 DOORS

6.1	Black	Vinyl Doors	Black	Prefinished vinyl balcony doors
6.2	Black	Storefront Aluminum	Black	Prefinished aluminum building entry storefront / amenity windows

## 7.0 RAILINGS

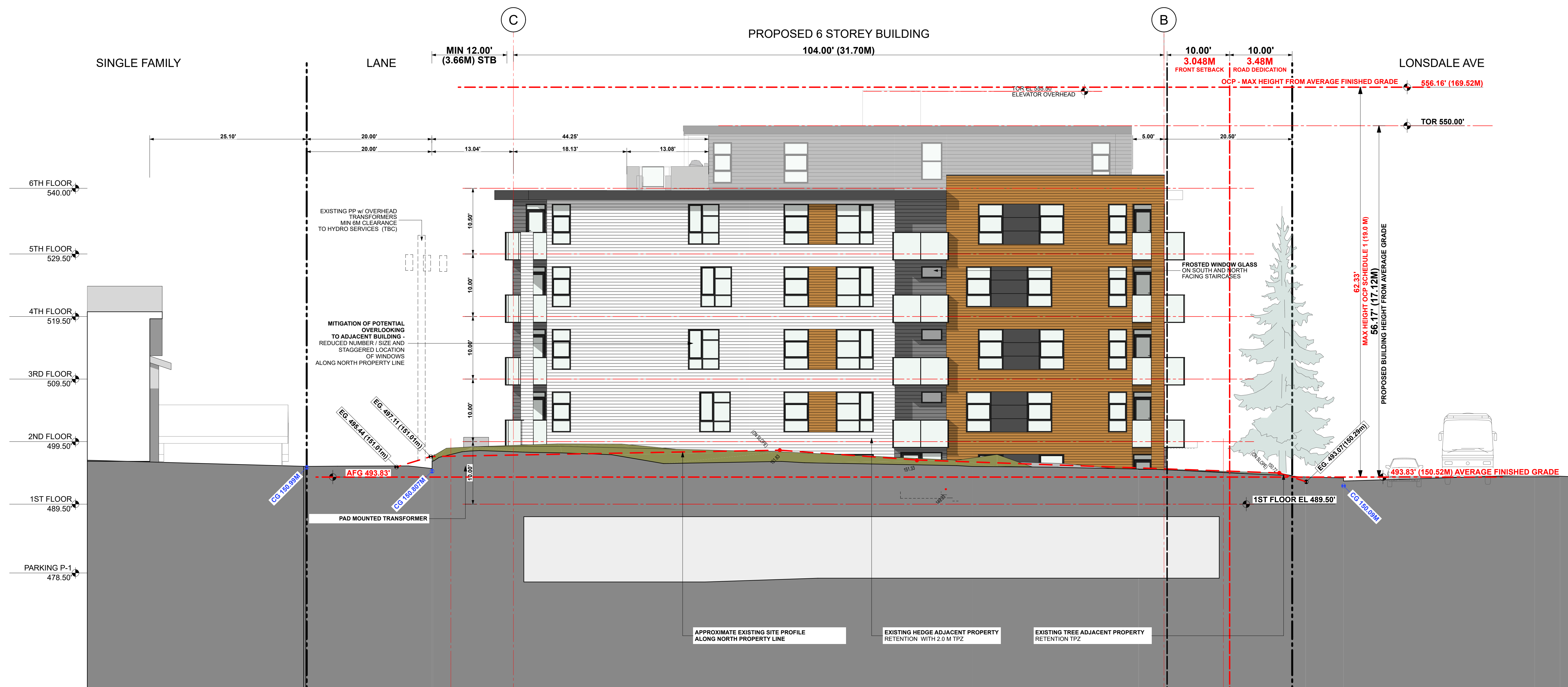
7.1	Black	Aluminum PVDF Coating	Black Railing / Clear Glass	Balconies - prefinished powder coat, railing c/w safety glass panels
-----	-------	-----------------------	-----------------------------	--

## 8.0 ACCESSORIES

8.1	Black	Makin Metals Ltd.	Matte Black	Flashing at roof overhangs, balconies, windows, downspouts gutters
8.2	White	Makin Metals Ltd.	Prefinished - 'Regal White'	Flashing and through wall flashing with finish <b>1.3</b>
8.5	Woodgrain	LUX Products (or alternative)	Prefinished Woodgrain - 'Fir'	Decorative metal screen 6x1 linear bar grille at parking ramp openings
			LUX Prlvacy Fence or Neo Lumber	

## 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



NORTH ELEVATION



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[PROJECT TEAM]

[ARCHITECT SEAL]



1269779 BC Ltd.

[PROJECT]

**RENTAL DEVELOPMENT**

2762 LONSDALE AVENUE  
NORTH VANCOUVER, BC

[TITLE]

**NORTH ELEVATION**

[PROJECT]

20513

[SCALE]

1/8" = 1'-0"

[DATE]

JUN 03, 2021

3 - RZ DP APPLICATION - REV

[DRAWING]

**A-4.004**

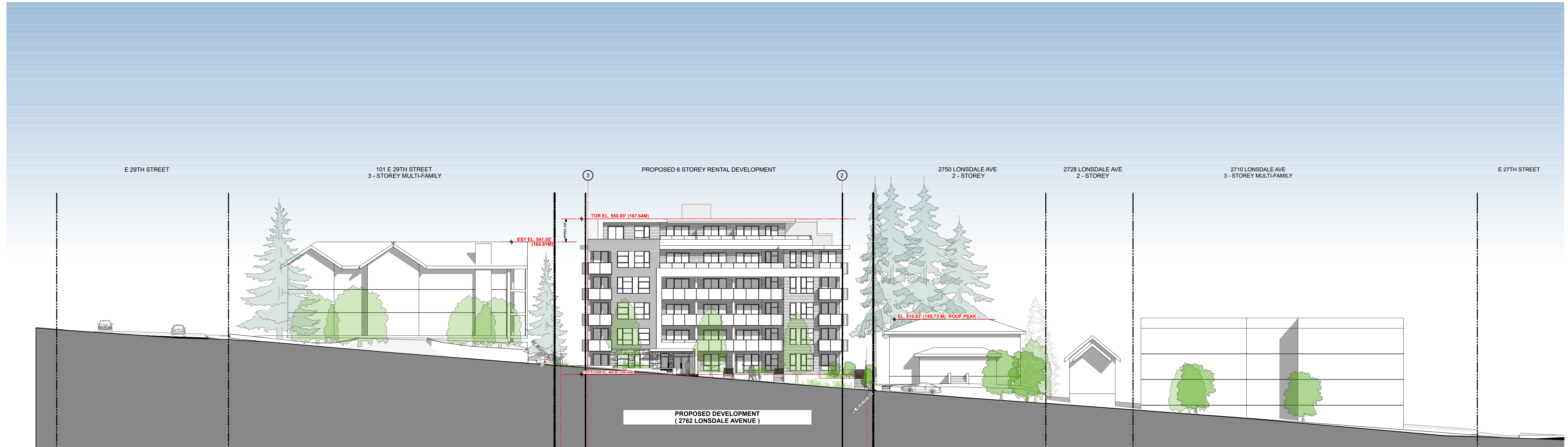


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STREET ELEVATION - LONSDALE AVENUE



[PROJECT TEAM]

[ARCHITECT SEAL]



[CLIENT]

1269779 BC Ltd.

[PROJECT]

## RENTAL DEVELOPMENT

2762 LONSDALE AVENUE  
NORTH VANCOUVER, BC

[TITLE]

## STREET ELEVATIONS

20513

[PROJECT]

1" = 20'

[SCALE]

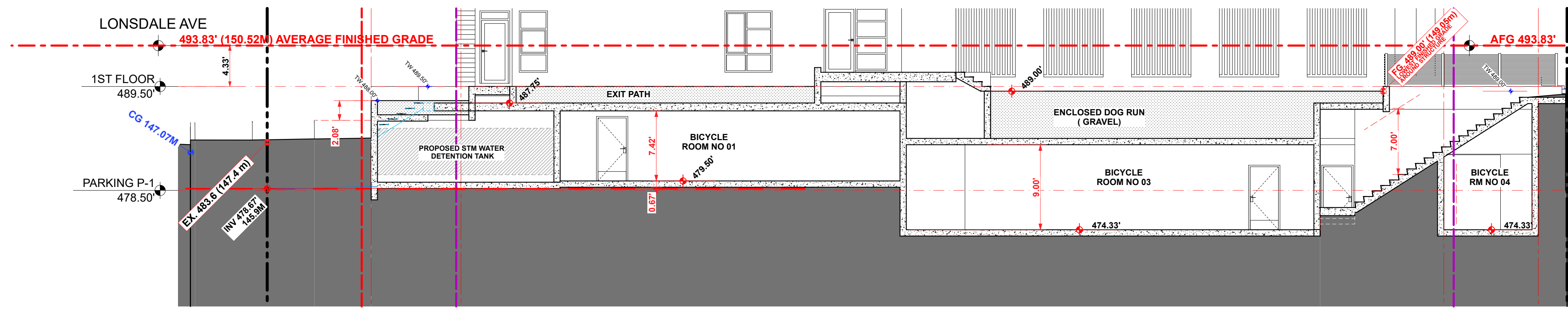
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[DATE]

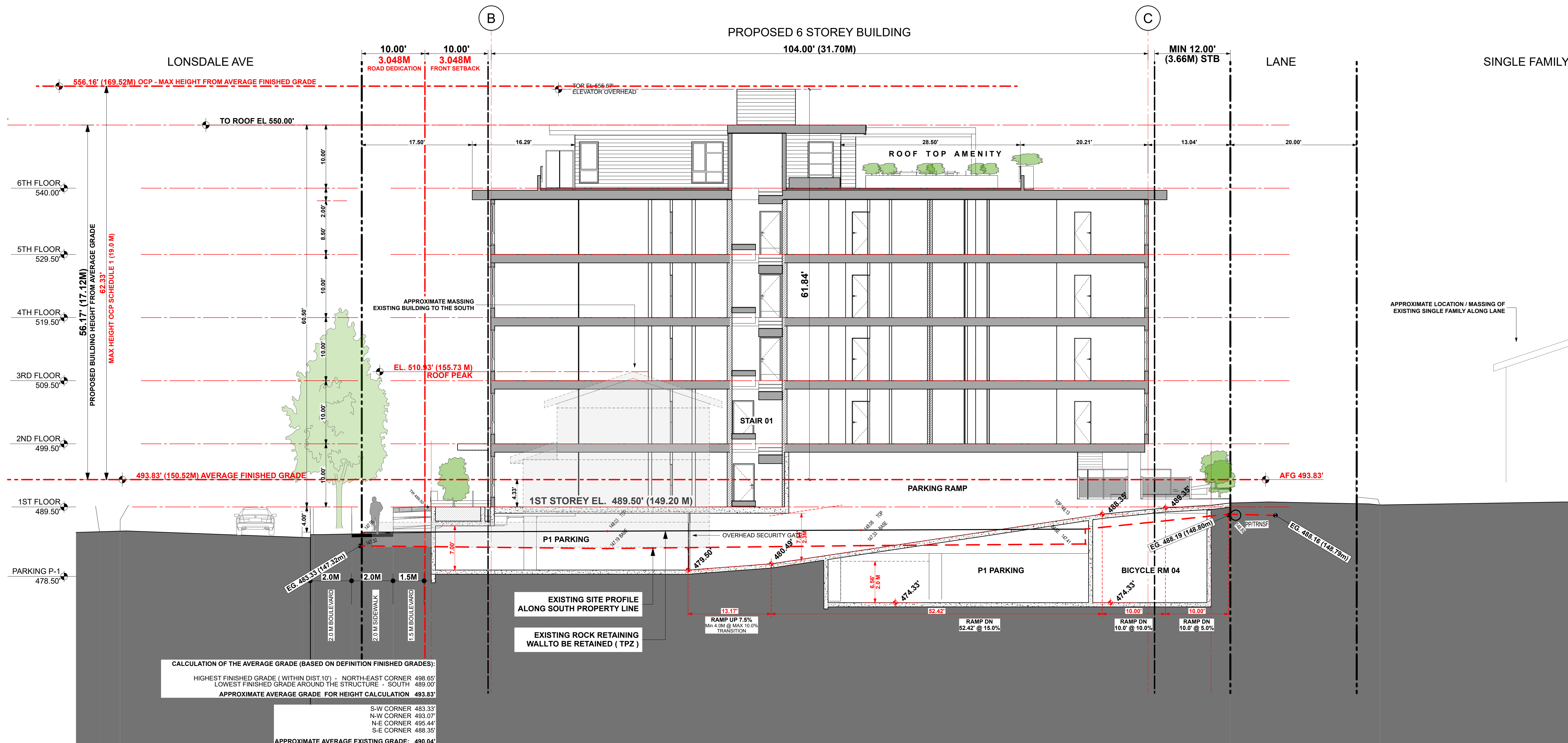
3 - RZ DP APPLICATION - REV

[DRAWING]

# A-4.500



A-1



**CALCULATION OF THE AVERAGE GRADE (BASED ON DEFINITION FINISHED GRADES):**  
 HIGHEST FINISHED GRADE ( WITHIN DIST 10' ) - NORTH-EAST CORNER 498.65'  
 LOWEST FINISHED GRADE AROUND THE STRUCTURE - SOUTH 489.03'  
 APPROXIMATE AVERAGE GRADE FOR HEIGHT CALCULATION 493.83'

S-W CORNER 483.33'  
 N-W CORNER 493.07'  
 N-E CORNER 495.44'  
 S-E CORNER 488.35'

APPROXIMATE AVERAGE EXISTING GRADE: 490.04'



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[PROJECT TEAM]

[ARCHITECT SEAL]



1269779 BC Ltd.

[PROJECT]

**RENTAL DEVELOPMENT**  
 2762 LONSDALE AVENUE  
 NORTH VANCOUVER, BC

[TITLE]

**SITE SECTION 1**

[PROJECT]

20513

[SCALE]

1/8" = 1'-0"

[DATE]

JUN 03, 2021

3 - RZ DP APPLICATION - REV

[DRAWING]

**A-5.000**

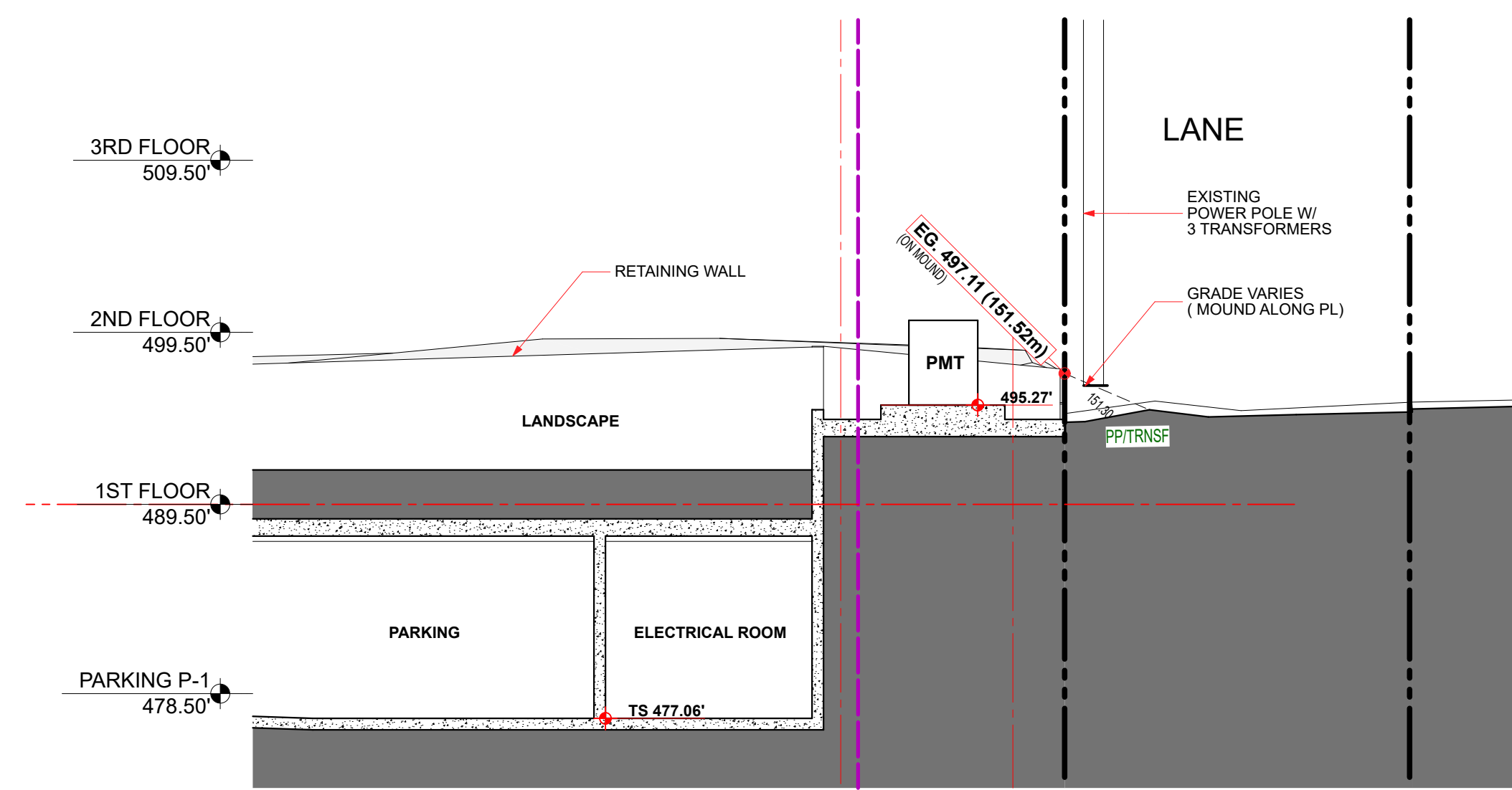


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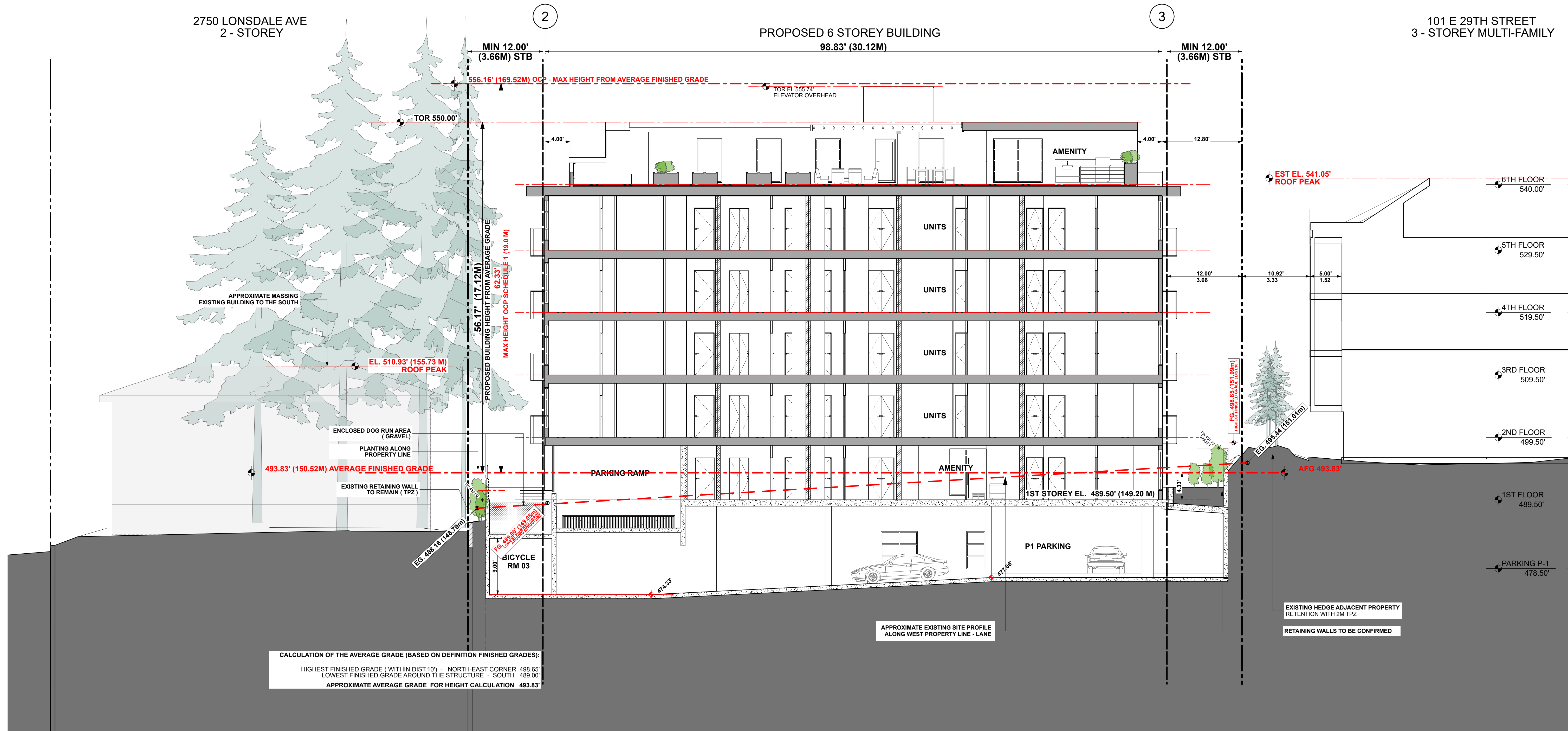
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4 - 4



CALCULATION OF THE AVERAGE GRADE (BASED ON DEFINITION FINISHED GRADES):  
HIGHEST FINISHED GRADE ( WITHIN DIST.10' ) - NORTH-EAST CORNER 496.85'  
LOWEST FINISHED GRADE AROUND THE STRUCTURE - SOUTH 489.00'  
APPROXIMATE AVERAGE GRADE FOR HEIGHT CALCULATION 493.83'

[PROJECT TEAM]

[ARCHITECT SEAL]



1269779 BC Ltd.

[PROJECT]

## RENTAL DEVELOPMENT

2762 LONSDALE AVENUE  
NORTH VANCOUVER, BC

[TITLE]

## SITE SECTION 2

20513 [PROJECT]

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

JUN 03, 2021 [DATE]

3 - RZ DP APPLICATION - REV [REVISED]

[DRAWING]

# A-5.010



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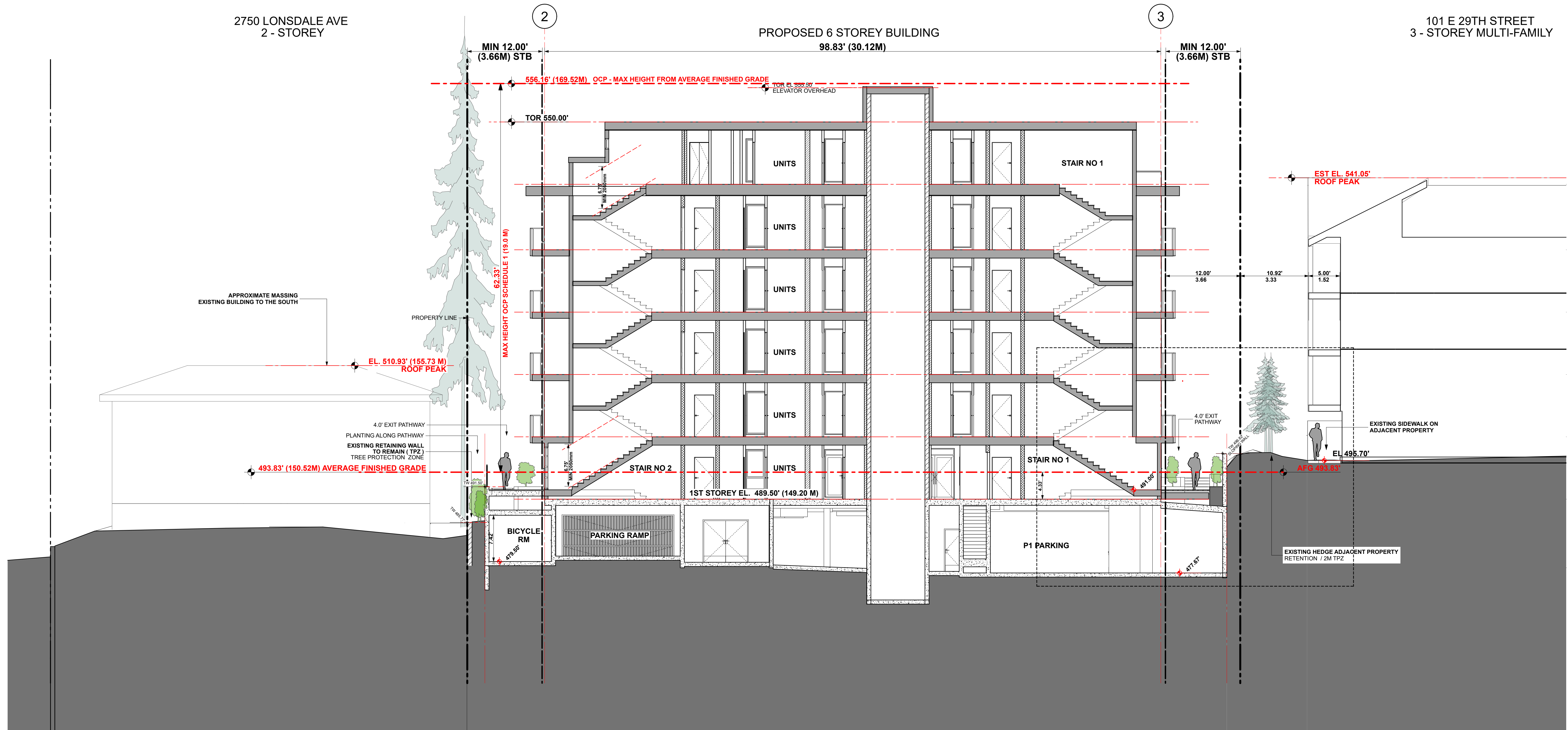
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2750 LONSDALE AVE  
2 - STOREY

PROPOSED 6 STOREY BUILDING  
98.83' (30.12M)

101 E 29TH STREET  
3 - STOREY MULTI-FAMILY



[PROJECT TEAM]

[ARCHITECT SEAL]



[CLIENT]

1269779 BC Ltd.

[PROJECT]

## RENTAL DEVELOPMENT

2762 LONSDALE AVENUE  
NORTH VANCOUVER, BC

[TITLE]

## SITE SECTIONS 3

20513 [PROJECT]

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

JUN 03, 2021 [DATE]

3 - RZ DP APPLICATION - REV [REVISION]

[DRAWING]

# A-5.020





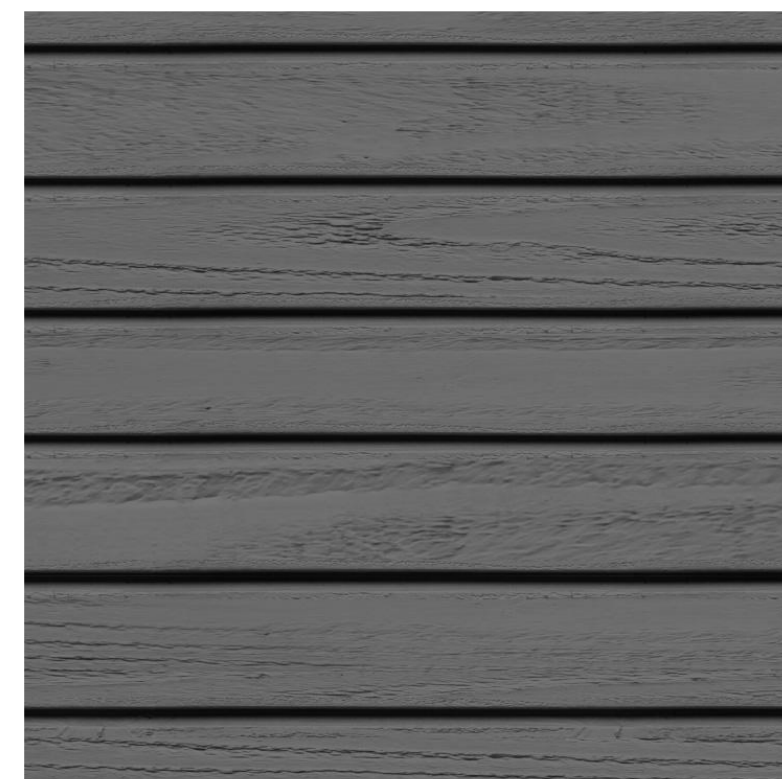
**1.1** CULTURED STONE VERSETTA LEDGESTONE, SAND



**1.2** HARDIE REVEAL PANEL - IRON GREY



**1.3** HARDIEPLANK LAP SIDING - ARCTIC WHITE



**1.4** HARDIEPLANK LAP SIDING - AGED PEWTER



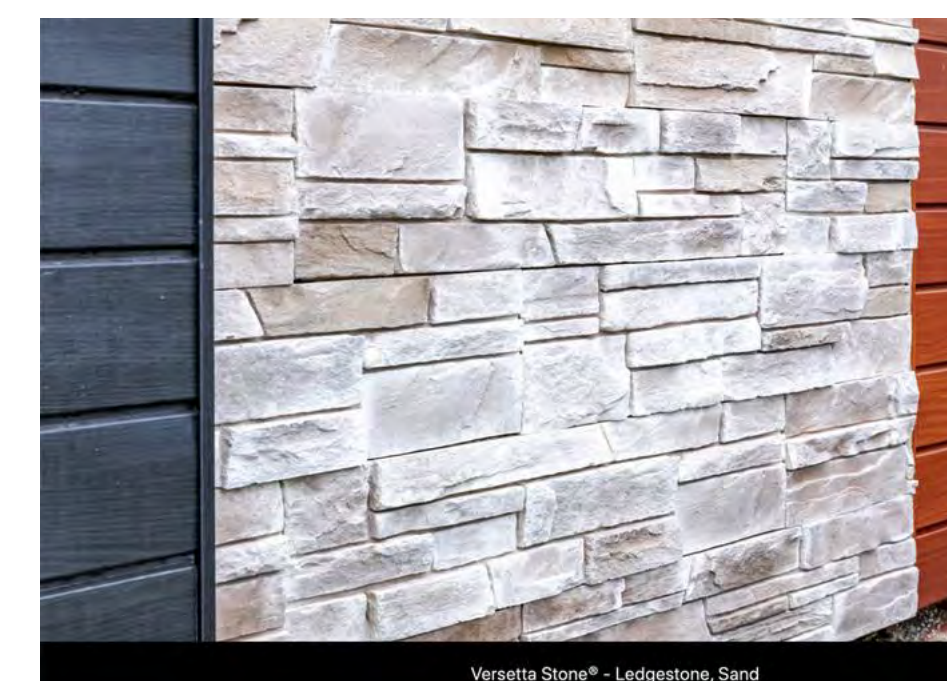
**1.5** FIBER CEMENT SIDING - WOODTONE MOUNTAIN CEDAR



**3.2** TRIMS, ROOF FASCIA - CHARCOAL

**MATERIAL AND COLOUR LEGEND**

	Colour	Product to match (or Alternative)	Finish to match	Description ( Location )
<b>1.0 CLADDING</b>				
1.1	Light Beige	Cultured Stone	CSI - Verseta - LedgeStone Sand	Selected walls at entry / landscape walls - Flat panels and corner
1.2	Charcoal	JamesHardie Panel	JH Colour Plus - 'Iron Grey'	7/16" Hardie-Reveal Panel and matching Reveal Trims - smooth texture
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<b>3.0 TRIMS</b>				
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3.2	Charcoal	Benjamin Moore	BM 2118-10 Universal Black	Roof Fascia, balcony edge, painted wood trims with finish <b>1.2</b>
<b>4.0 ROOFS</b>				
4.1	Light Grey	IKO Roofing SBS	'Modiflex'	2 Ply SBS Roofing membrane at flat roofs
<b>5.0 WINDOWS</b>				
5.1	Black	Vinyl Windows	Standard - 'Black' or 'Charcoal'	Vinyl windows and sliding doors w/ matching flashing
<b>6.0 DOORS</b>				
6.1	Black	Vinyl Doors	Black	Prefinished vinyl balcony doors
6.2	Black	Storefront Aluminum	Black	Prefinished aluminum building entry storefront / amenity windows
<b>7.0 RAILINGS</b>				
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8.2	White	Makin Metals Ltd.	Prefinished - 'Regal White'	Flashing and through wall flashing with finish <b>1.3</b>
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<b>9.0 STRUCTURE</b>				
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9.2	Concrete	Architectural Concrete w/ elastomeric paint	BM OC-52 Grey Owl	Exposed concrete walls along ramp c/w grove reveals



**CULTURED STONE VERSETTA LEDGESTONE, SAND**

-MORTARLESS, PANELIZED DESIGN, INSTALLED W/ SCREWS  
 -DRY STACK APPEARANCE STAGGERED LAYERS, ROUGH-CUT  
 -LIGHTWEIGHT AGGREGATE MATERIAL



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[PROJECT TEAM]

[ARCHITECT SEAL]



[CLIENT]

1269779 BC Ltd.

[PROJECT]

**RENTAL DEVELOPMENT**

2762 LONSDALE AVENUE  
 NORTH VANCOUVER, BC

[TITLE]

**MATERIALS FINISHES**

20513

[PROJECT]

[SCALE]

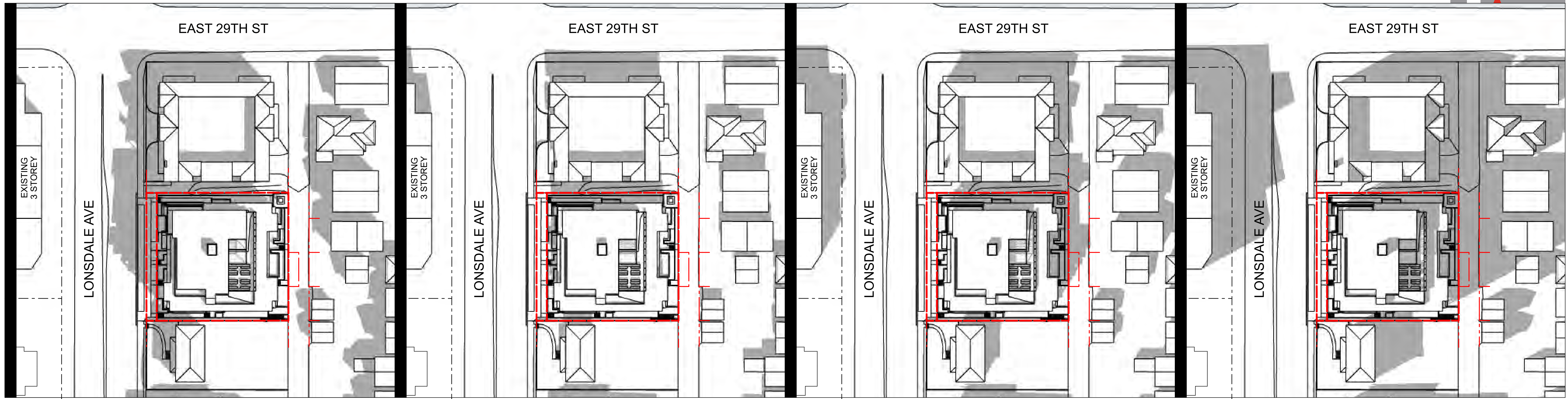
JUN 03, 2021

[DATE]

3 - RZ DP APPLICATION - REV

[DRAWING]

**A-8.100**



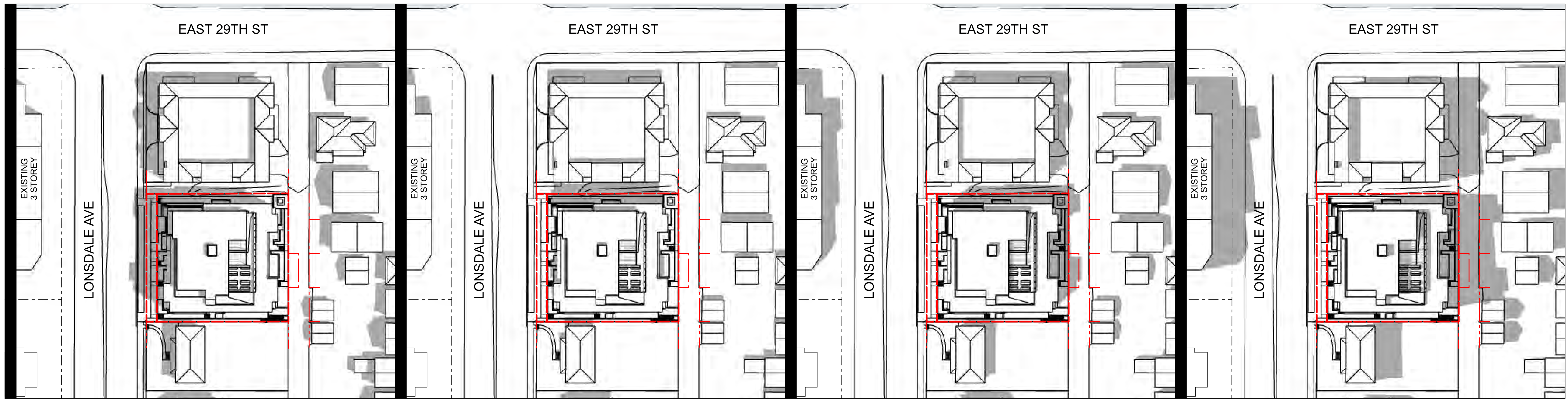
MAR 21-10:00AM

MAR 21-12:00PM

MAR 21-2:00PM

MAR 21-4:00PM

**SPRING EQUINOX - MARCH 21**



JUN 21-10:00AM

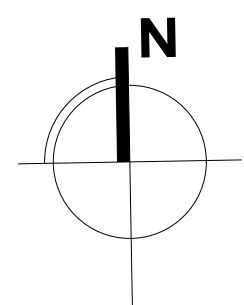
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**SUMMER SOLSTICE - JUNE 21**

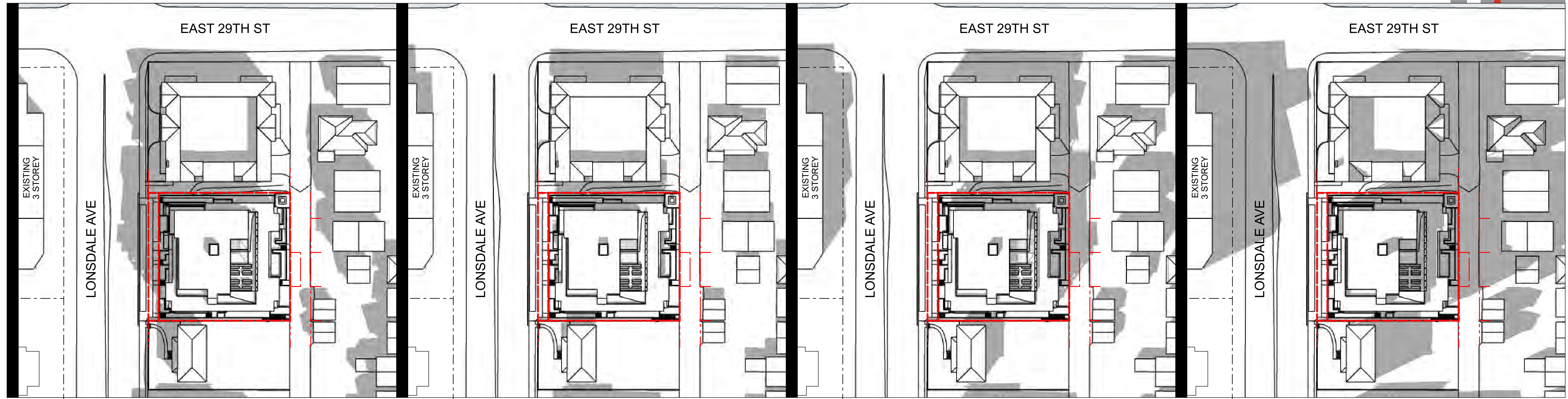
**SHADOW STUDY**



20513 [PROJECT]  
 [SCALE]  
 JUN 03, 2021 [DATE]  
 3 - RZ DP APPLICATION - REV [REV#]  
 [DRAWING]

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

**A-8.500**



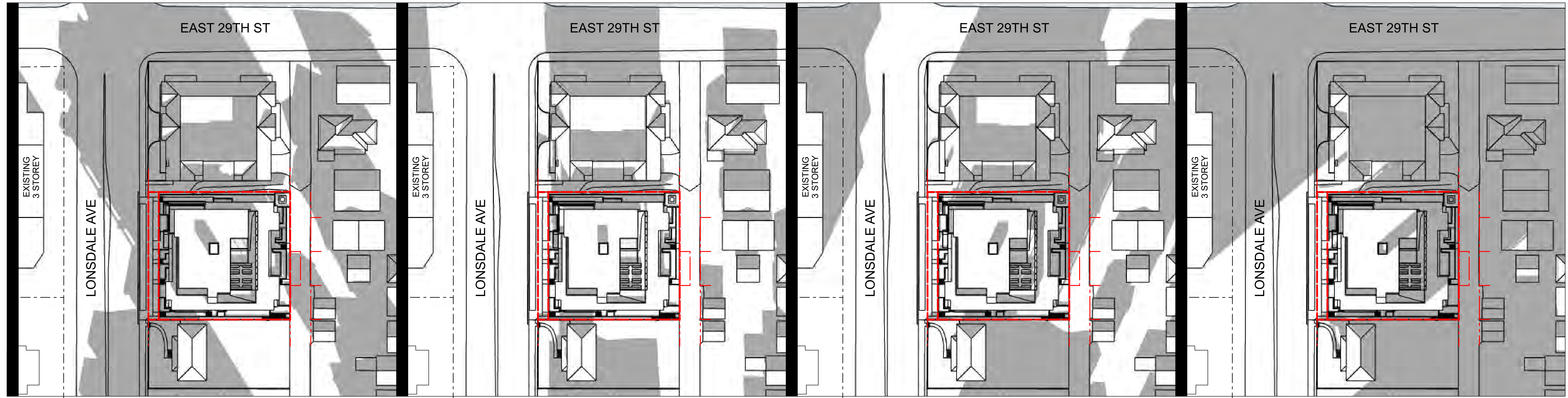
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SEP 23-12:00 PM

SEP 23-2:00 PM

SEP 23-4:00 PM

FALL EQUINOX - SEPTEMBER 23



DEC 21-10:00 AM

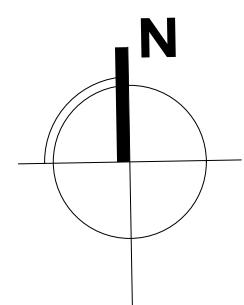
DEC 21-12:00 PM

DEC 21-2:00 PM

DEC 21-4:00 PM

WINTER SOLSTICE - DECEMBER 21

SHADOW STUDY



20513 [PROJECT]  
[SCALE]  
JUN 03, 2021 [DATE]  
3 - RZ DP APPLICATION - REV [REV#]  
[DRAWING]

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

A-8.501

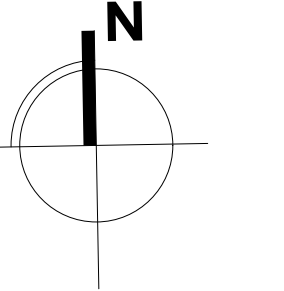


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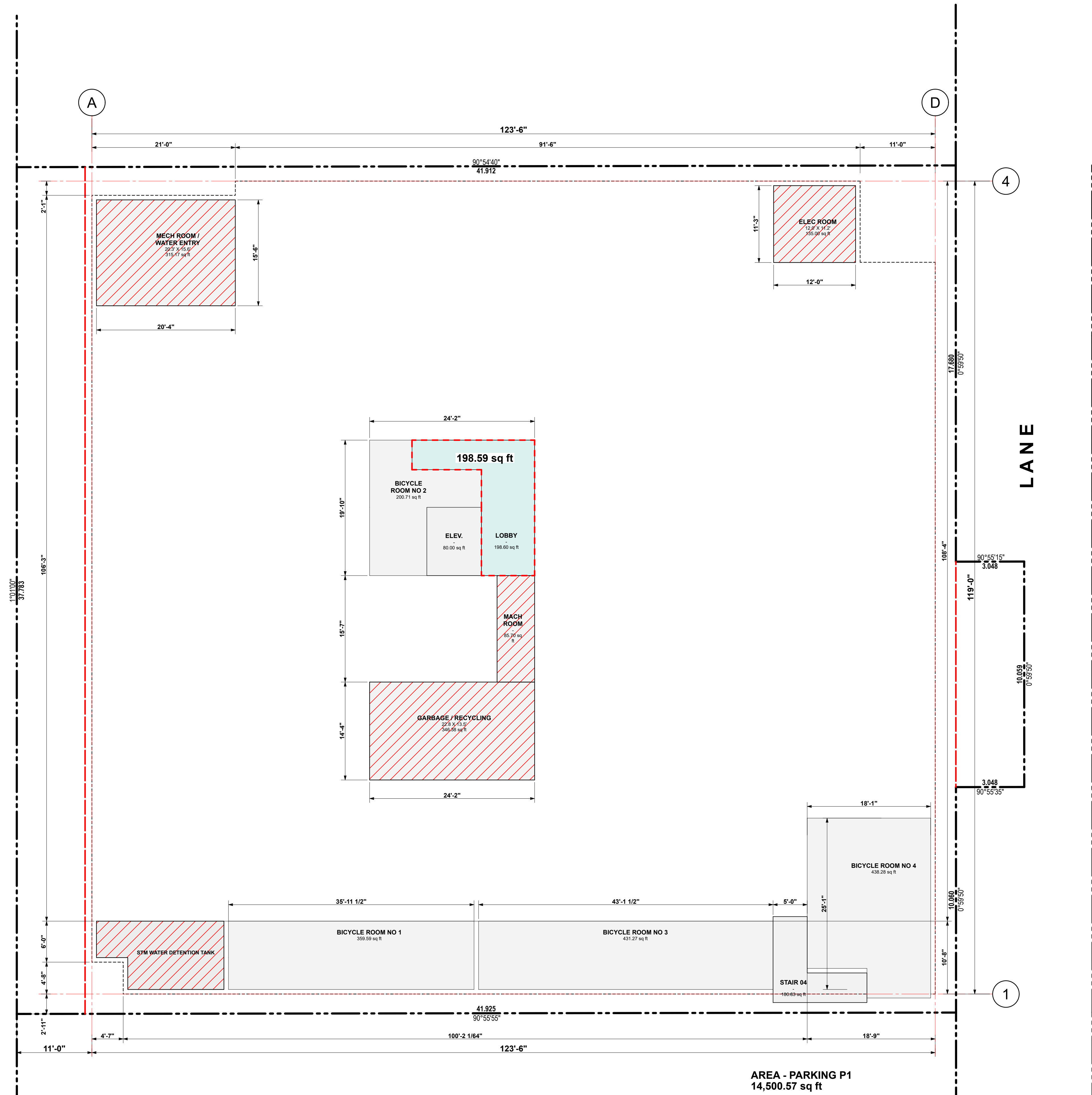
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[PROJECT TEAM]

## LONSDALE AVENUE



### AREAS INCLUDED IN THE FSR CALCULATION

- AREA - GROSS FLOOR AREA FOR FSR
- 39.71 sq ft AREA - UNIT
- STAIR 00 AREA - ACTIVE DESIGN - STAIR NO (AREA EXCLUSION LEVEL 1-6)

### AREAS NOT INCLUDED IN THE FSR CALCULATION

- AREA - OPEN BALCONY AND UNIT DECK AREA
- AREA - COMMON STORAGE / BICYCLE LOCKERS PARKING
- AREA - SERVICE ROOMS U/G PARKING
- AREA - GROSS FLOOR AREA U/G PARKING

## PARKING P-1 - OVERLAYS

AREA - PARKING P1  
 14,500.57 sq ft

[ARCHITECT SEAL]



[CLIENT]

1269779 BC Ltd.

[PROJECT]

### RENTAL DEVELOPMENT

2762 LONSDALE AVENUE  
 NORTH VANCOUVER, BC

[TITLE]

### AREA OVERLAYS PARKING P1

20513

[PROJECT]

1/8" = 1'-0"

[SCALE]

JUN 03, 2021

[DATE]

3 - RZ DP APPLICATION - REV

[DRAWING]

# A-9.001

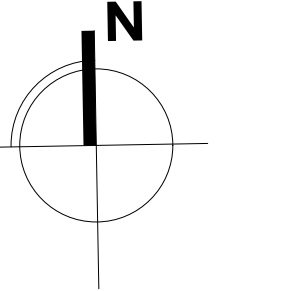


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[PROJECT TEAM]

[ARCHITECT SEAL]



[CLIENT]

1269779 BC Ltd.

[PROJECT]

## RENTAL DEVELOPMENT

2762 LONSDALE AVENUE  
NORTH VANCOUVER, BC

[TITLE]

## AREA OVERLAYS 1ST FLOOR

20513 [PROJECT]

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

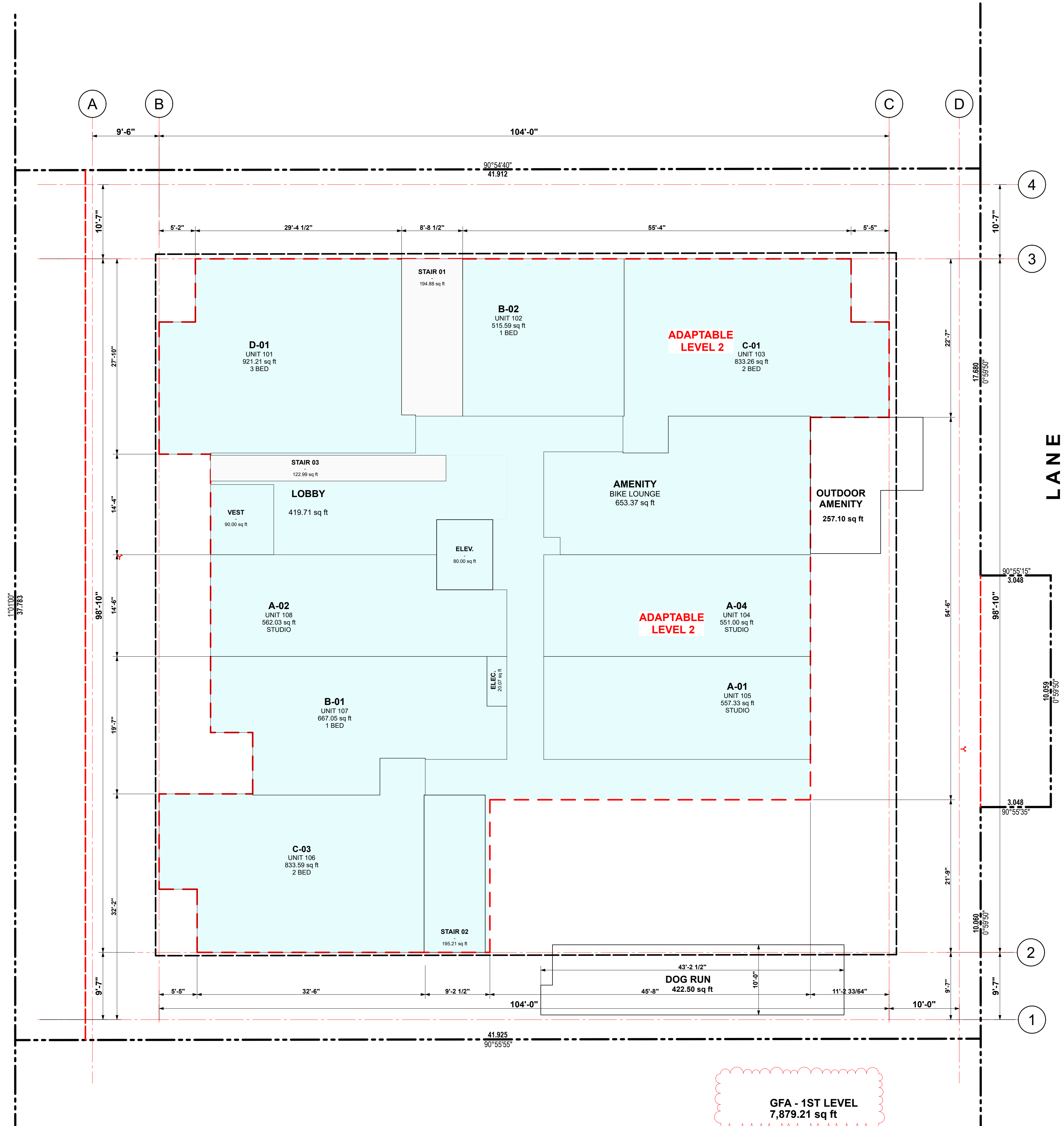
JUN 03, 2021 [DATE]

3 - RZ DP APPLICATION - REV [REV]

[DRAWING]

# A-9.010

LONSDALE AVENUE



GFA - 1ST LEVEL  
7,879.21 sq ft

### AREAS INCLUDED IN THE FSR CALCULATION

- AREA - GROSS FLOOR AREA FOR FSR
- AREA - UNIT
- AREA - ACTIVE DESIGN - STAIR NO (AREA EXCLUSION LEVEL 1-6)

### AREAS NOT INCLUDED IN THE FSR CALCULATION

- AREA - OPEN BALCONY AND UNIT DECK AREA
- AREA - COMMON STORAGE / BICYCLE LOCKERS PARKING
- AREA - SERVICE ROOMS U/G PARKING
- AREA - COMMON OUTDOOR AMENITY

1ST FLOOR - OVERLAYS

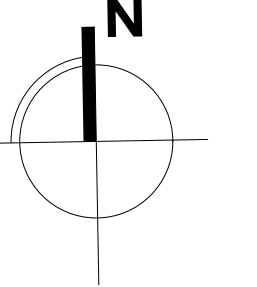


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[PROJECT TEAM]

[ARCHITECT SEAL]



[CLIENT]

1269779 BC Ltd.

[PROJECT]

## RENTAL DEVELOPMENT

2762 LONSDALE AVENUE  
NORTH VANCOUVER, BC

[TITLE]

## AREA OVERLAYS 2ND FLOOR

20513

[PROJECT]

1/8" = 1'-0"

[SCALE]

JUN 03, 2021

[DATE]

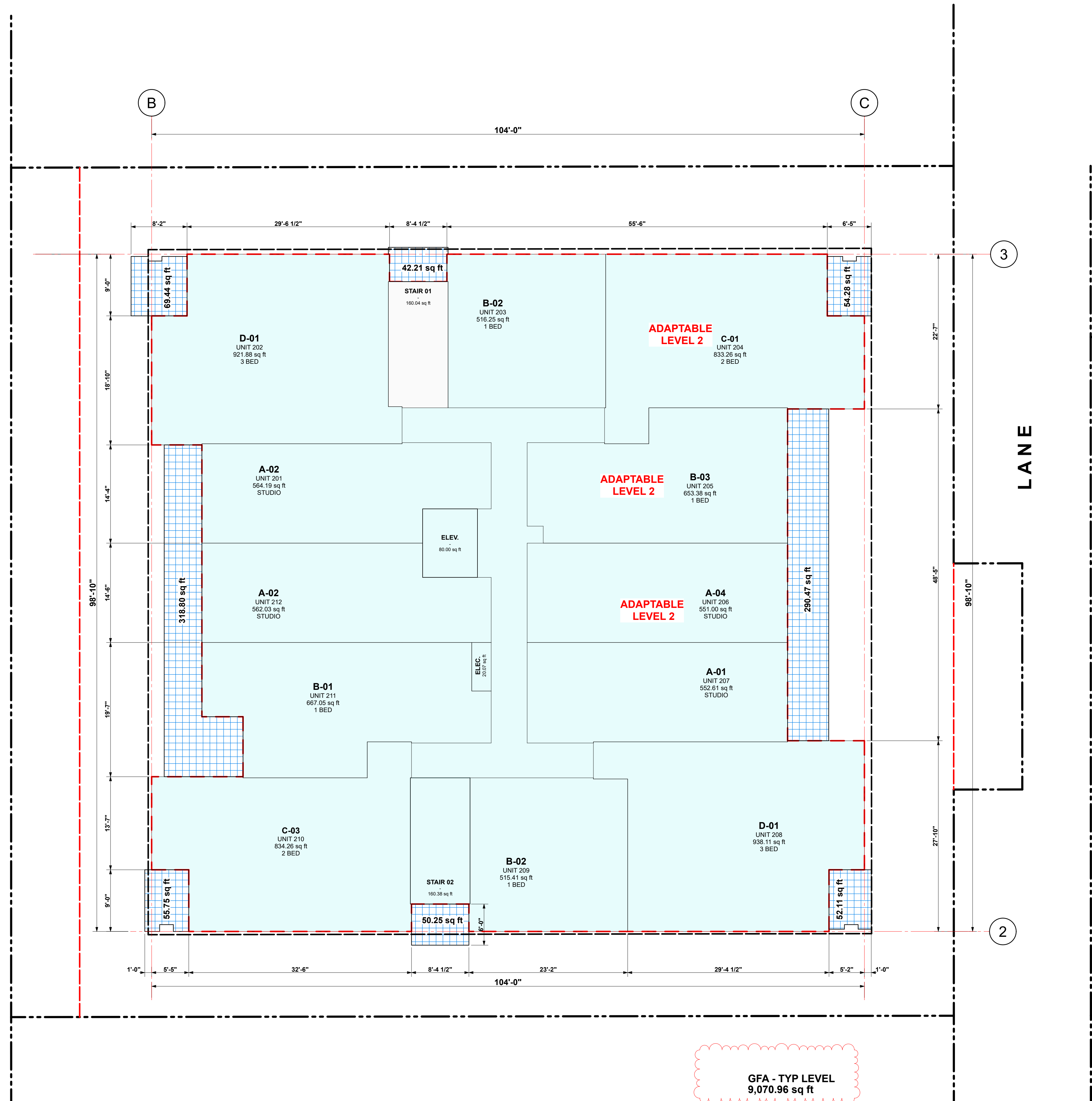
3 - RZ DP APPLICATION - REV

[DRAWING]

# A-9.030

LONSDALE AVENUE

LANE



2ND FLOOR - OVERLAYS

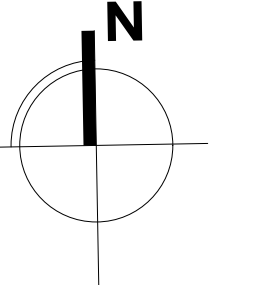


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[PROJECT TEAM]

[ARCHITECT SEAL]



[CLIENT]

1269779 BC Ltd.

[PROJECT]

## RENTAL DEVELOPMENT

2762 LONSDALE AVENUE  
NORTH VANCOUVER, BC

[TITLE]

## AREA OVERLAYS 3RD FLOOR

20513

[PROJECT]

1/8" = 1'-0"

[SCALE]

JUN 03, 2021

[DATE]

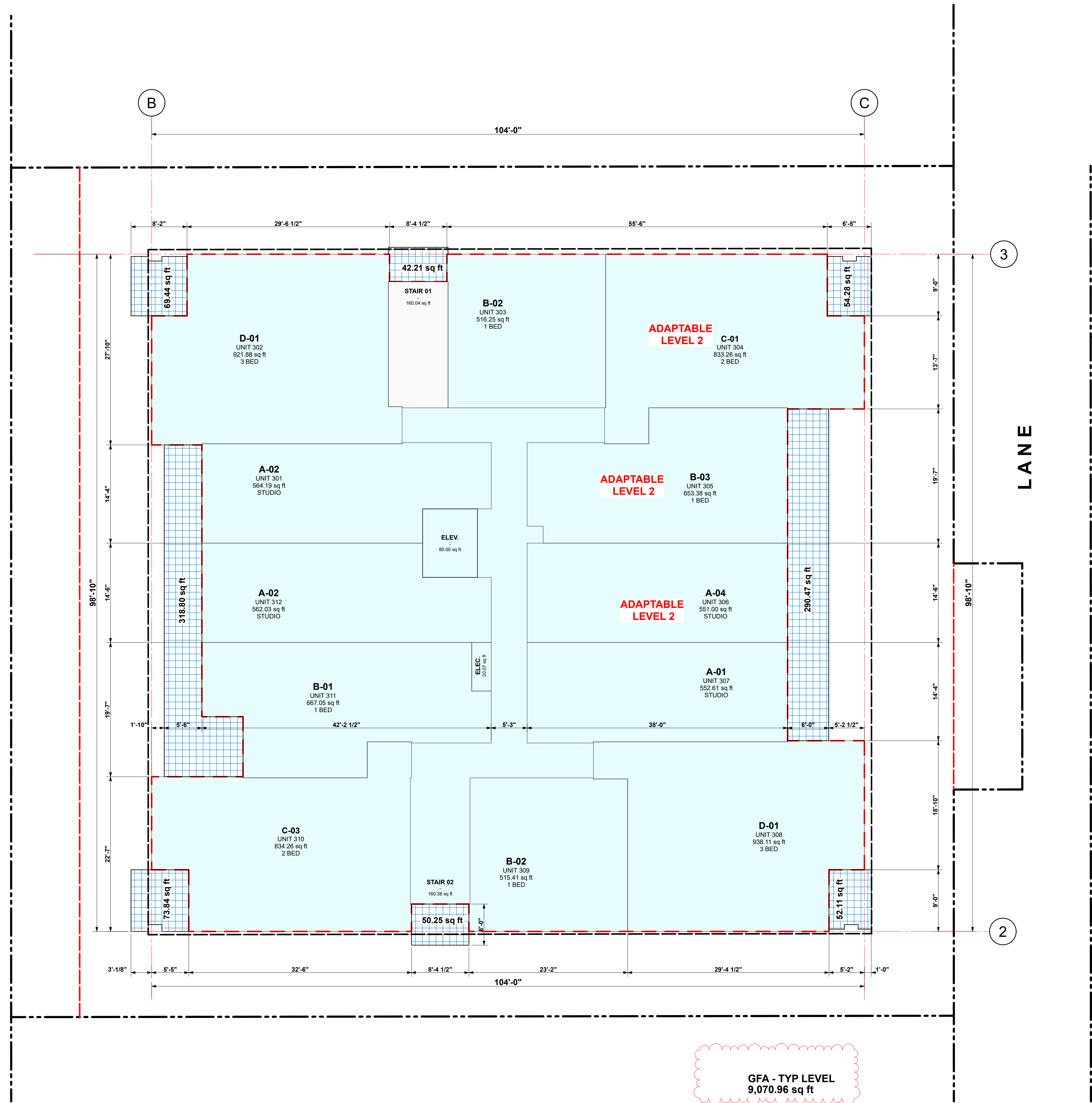
3 - RZ DP APPLICATION - REV

[DRAWING]

# A-9.020

LONSDALE AVENUE

LANE



3RD FLOOR - OVERLAYS

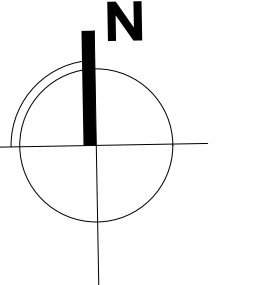


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[PROJECT TEAM]

[ARCHITECT SEAL]



[CLIENT]

1269779 BC Ltd.

[PROJECT]

## RENTAL DEVELOPMENT

2762 LONSDALE AVENUE  
NORTH VANCOUVER, BC

[TITLE]

## AREA OVERLAYS 4TH FLOOR

20513 [PROJECT]

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

JUN 03, 2021 [DATE]

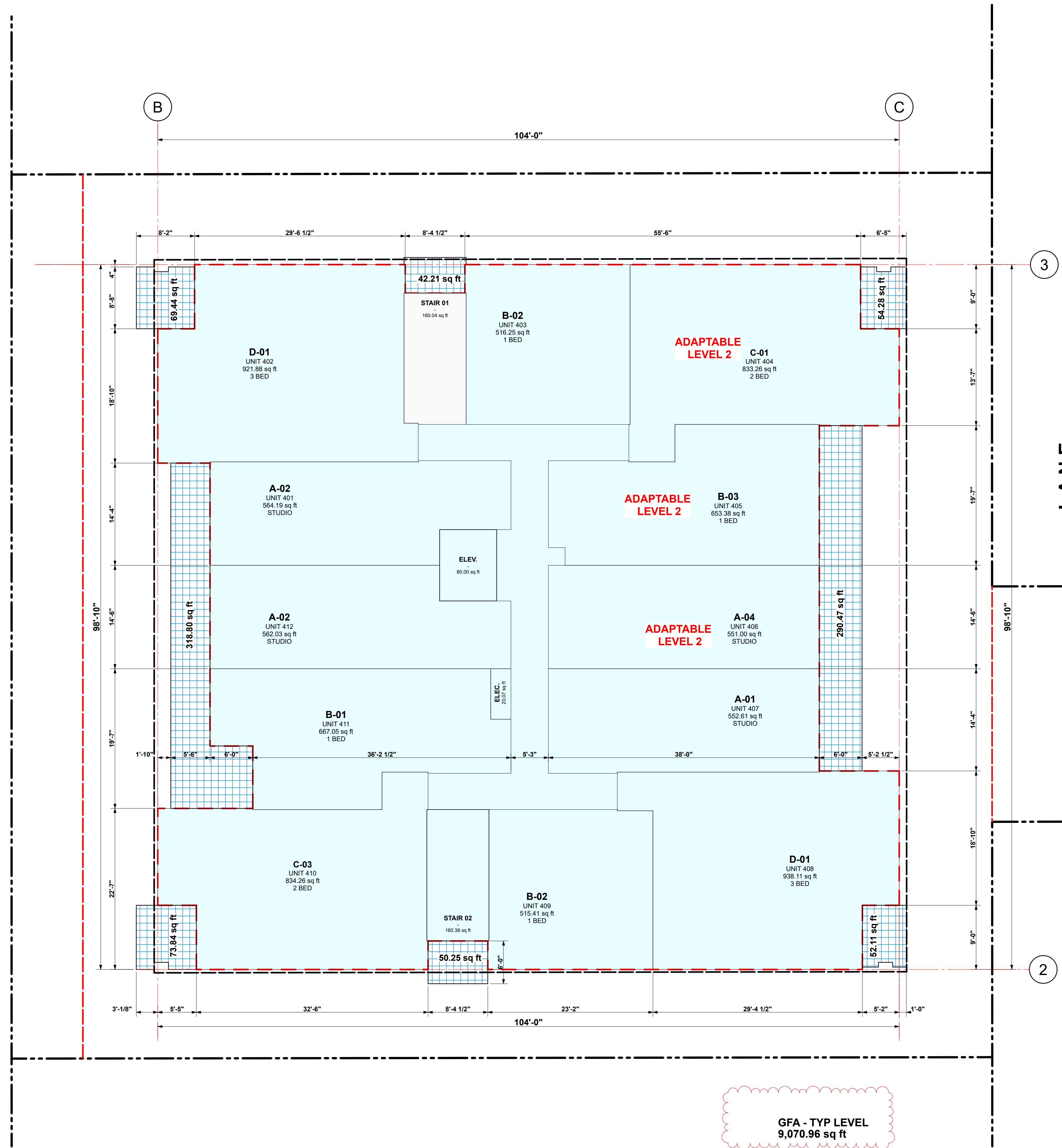
3 - RZ DP APPLICATION - REV [REV]

[DRAWING]

# A-9.040

LONSDALE AVENUE

LANE



### AREAS INCLUDED IN THE FSR CALCULATION

- AREA - GROSS FLOOR AREA FOR FSR
- 39.71 sq ft AREA - UNIT
- STAIR 00 AREA - ACTIVE DESIGN - STAIR NO (AREA EXCLUSION LEVEL 1-6)

### AREAS NOT INCLUDED IN THE FSR CALCULATION

- AREA - OPEN BALCONY AND UNIT DECK AREA
- AREA - COMMON STORAGE / BICYCLE LOCKERS PARKING
- AREA - SERVICE ROOMS U/G PARKING
- 39.71 sq ft AREA - COMMON OUTDOOR AMENITY

GFA - TYP LEVEL  
9,070.96 sq ft

4TH FLOOR - OVERLAYS



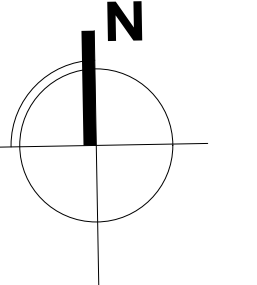


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[ARCHITECT SEAL]



[CLIENT]

1269779 BC Ltd.

[PROJECT]

## RENTAL DEVELOPMENT

2762 LONSDALE AVENUE  
NORTH VANCOUVER, BC

[TITLE]

## AREA OVERLAYS 5TH FLOOR

20513

[PROJECT]

1/8" = 1'-0"

[SCALE]

JUN 03, 2021

[DATE]

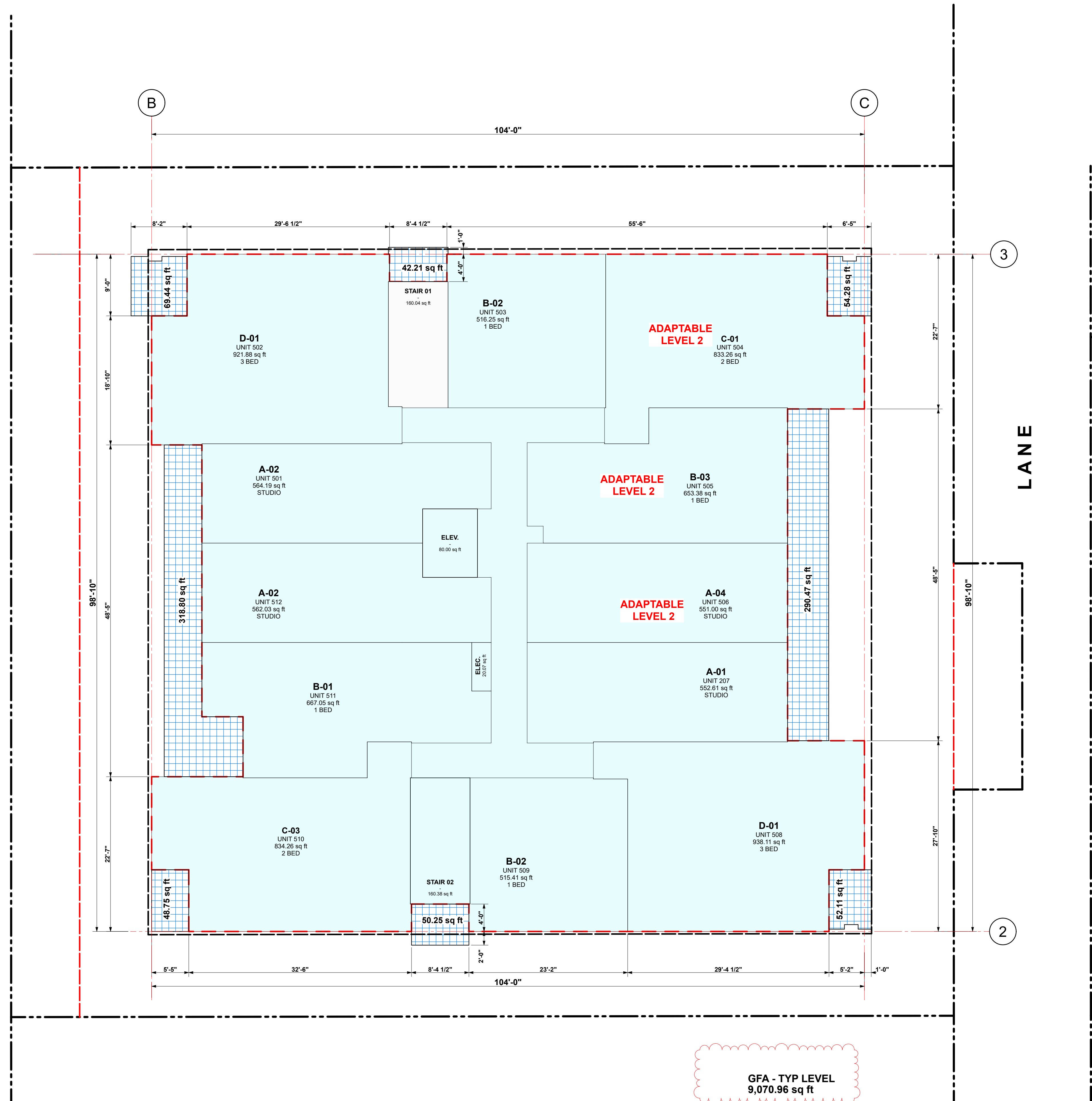
3 - RZ DP APPLICATION - REV

[DRAWING]

# A-9.050

LONSDALE AVENUE

LANE



### AREAS INCLUDED IN THE FSR CALCULATION

- AREA - GROSS FLOOR AREA FOR FSR
- 39.71 sq ft AREA - UNIT
- STAIR 00 AREA - ACTIVE DESIGN - STAIR NO (AREA EXCLUSION LEVEL 1-6)

### AREAS NOT INCLUDED IN THE FSR CALCULATION

- AREA - OPEN BALCONY AND UNIT DECK AREA
- AREA - COMMON STORAGE / BICYCLE LOCKERS PARKING
- AREA - SERVICE ROOMS U/G PARKING
- 39.71 sq ft AREA - COMMON OUTDOOR AMENITY

GFA - TYP LEVEL  
9,070.96 sq ft

5TH FLOOR - OVERLAYS

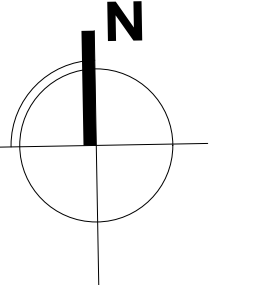


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[PROJECT TEAM]

[ARCHITECT SEAL]



[CLIENT]

1269779 BC Ltd.

[PROJECT]

## RENTAL DEVELOPMENT

2762 LONSDALE AVENUE  
NORTH VANCOUVER, BC

[TITLE]

## AREA OVERLAYS 6TH FLOOR

20513

[PROJECT]

1/8" = 1'-0"

[SCALE]

JUN 03, 2021

[DATE]

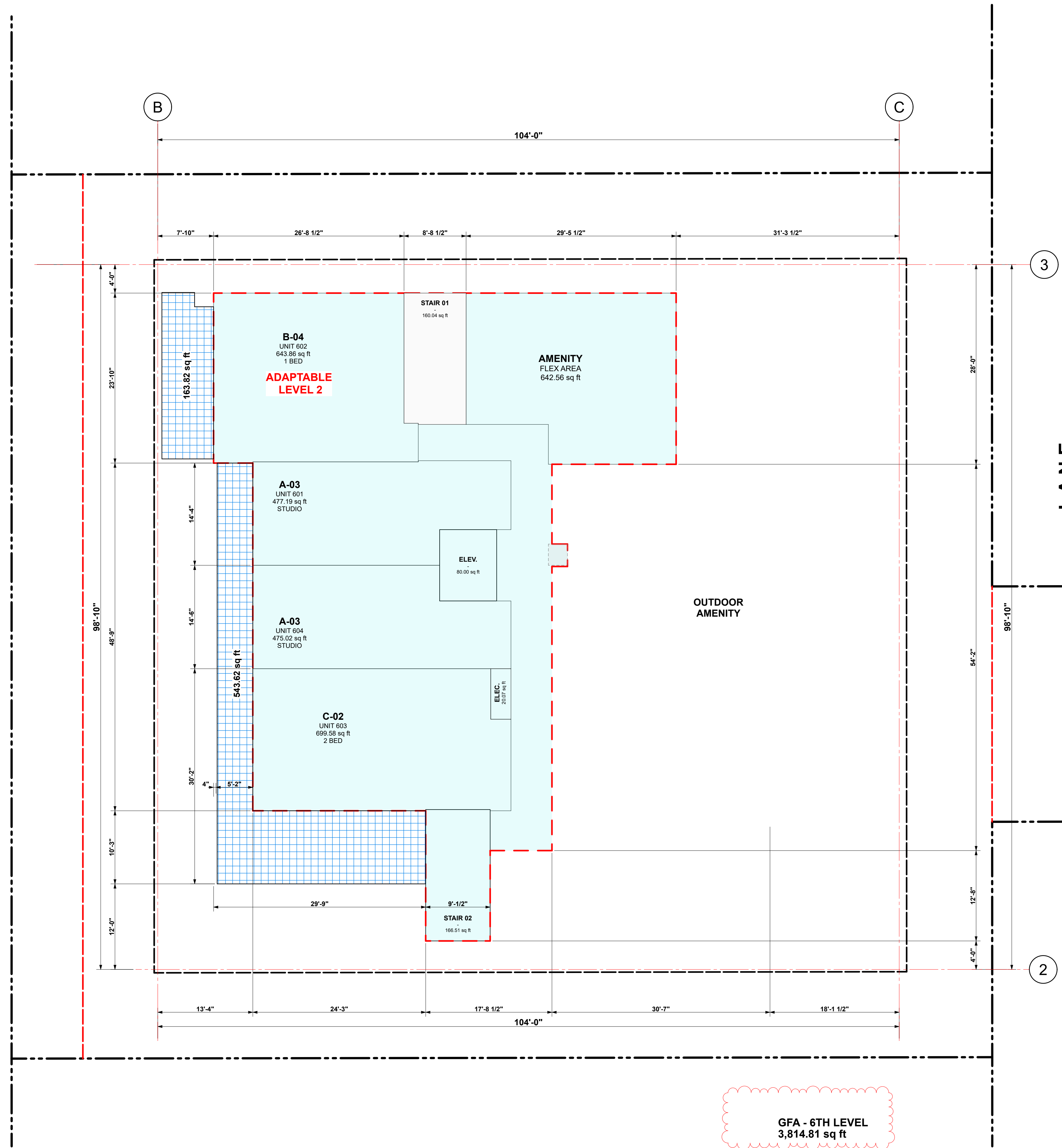
3 - RZ DP APPLICATION - REV

[DRAWING]

# A-9.060

LONSDALE AVENUE

LANE



### AREAS INCLUDED IN THE FSR CALCULATION

- AREA - GROSS FLOOR AREA FOR FSR
- 39.71 sq ft AREA - UNIT
- STAIR 00 AREA - ACTIVE DESIGN - STAIR NO (AREA EXCLUSION LEVEL 1-6)

### AREAS NOT INCLUDED IN THE FSR CALCULATION

- AREA - OPEN BALCONY AND UNIT DECK AREA
- AREA - COMMON STORAGE / BICYCLE LOCKERS PARKING
- AREA - SERVICE ROOMS U/G PARKING
- 39.71 sq ft AREA - COMMON OUTDOOR AMENITY

GFA - 6TH LEVEL  
3,814.81 sq ft

6TH FLOOR - OVERLAYS