

DUPLEX REZONING TO FOUR PLEX

DP Application

FORMERLY 328 & 330 EAST 14TH STREET

ZONING SUMMARY

Civic Address	328 & 330 EAST 14TH STREET VANCOUVER, BC.
Legal Description	LOT B, BLOCK 52, DISTRICT LOT 550, PLAN 16191 P.I.D 007-522-908
Lot Area	681.6 m ² (7337 Sq Ft)
Zoning District	CD -575
Uses	RESIDENTIAL (MULTI FAMILY USING)

DEVELOPMENT STATISTICS	PERMITTED (OCP-RESIDENTIAL LEVEL 4)	PROPOSED
FSR Height	1.25 12-13 m (39-42 ft)	1.25 9.7 m (31.8 ft)
Setbacks	North Setback East Setback West Setback South Setback	12.8 m (42 ft) 1.5 m (5 ft) 1.5 m (5 ft) 3.1 m (10.2 ft)

PARKING SUMMARY	VEHICLE	EV 240-VOLT
REQUIRED	4	-
PROVIDED	5	5
TOTAL PARKING	5	5

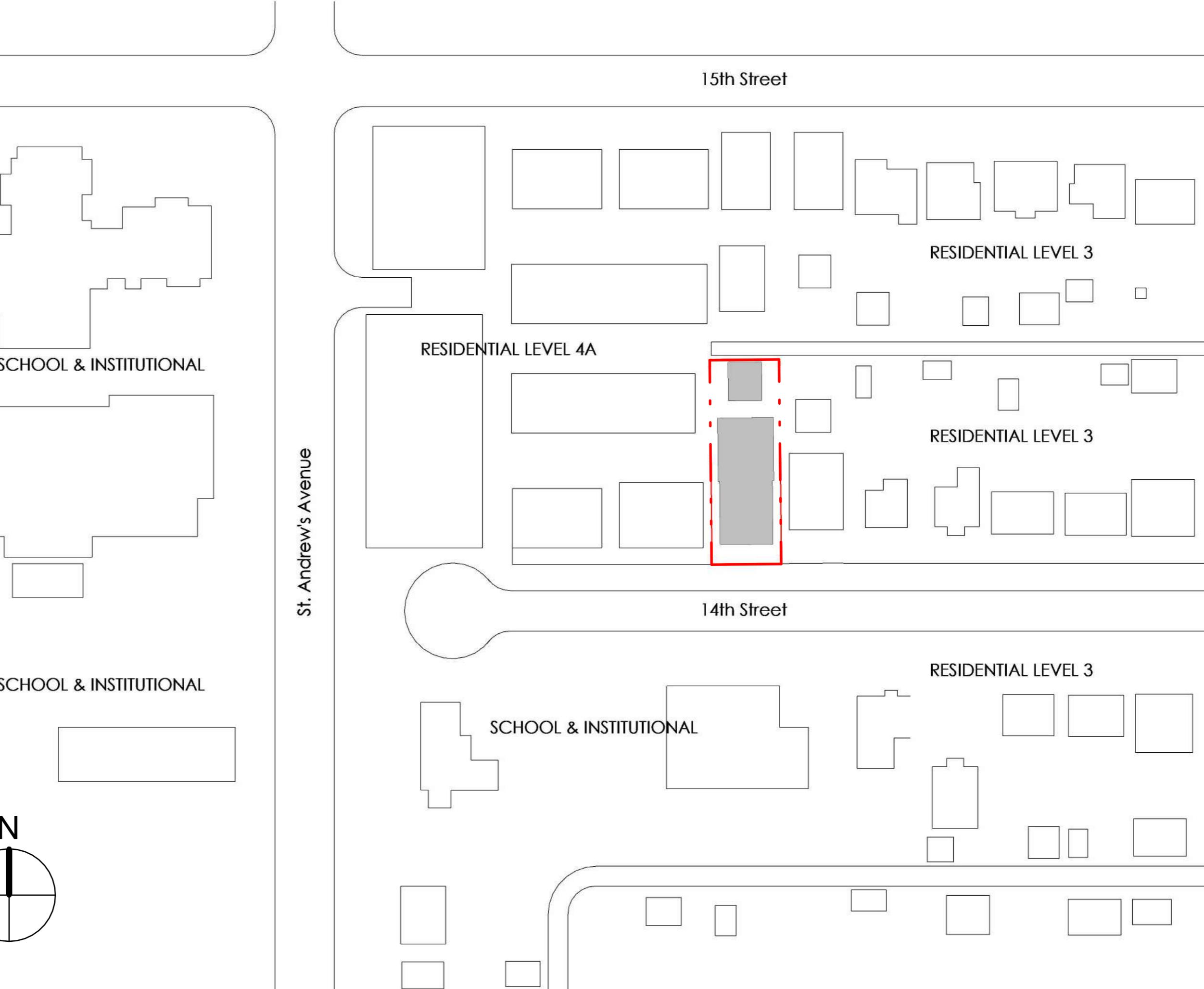
UNIT SUMMARY	Floor Area	Balcony	Roof Deck
UNIT A	190.95 m ² (2055 SF)	9.4 m ² (101 SF)	31.02 m ² (334 SF)
UNIT B	195.75 m ² (2107 SF)	10.55 m ² (114 SF)	34.20 m ² (368 SF)
A + B CELLAR	164 m ² (1765 SF) (EXEMPT)		
UNIT C	190.95 m ² (2055 SF)	9.4 m ² (101 SF)	31.02 m ² (334 SF)
UNIT D	195.75 m ² (2107 SF)	10.55 m ² (114 SF)	34.20 m ² (368 SF)
C + D CELLAR	164 m ² (1765 SF) (EXEMPT)		
UNIT E (REAR DETACHED UNIT)	82.47 m ² (887.7 SF)		
TOTAL	855.87 m² (9212.5 SF) (NET)	39.9 m² (430 SF)	130.44 m² (1404 SF)

GFA Table	Floor Area	Exclusions				Gross Floor Area
		Insulation Material of the Walls (1)	Open Appendages (11)(a)(b)	Cellars (19)	Green Building System (17)(a)	
Lower Floor Area	0 m ² (0 SF)	4 m ² (43 SF)	-	327.96 m ² (3530 SF)	-	331.96 m ² (3572 SF)
Main Floor Area	327.88 m ² (3540 SF)	4 m ² (43 SF)	22.8 m ² (245 SF)	-	-	354.68 m ² (3820 SF)
Upper Floor Area	334.72 m ² (3600 SF)	4 m ² (43 SF)	17.1 m ² (184 SF)	-	2.22 m ² (24 SF)	358.04 m ² (3854 SF)
Roof Floor Area	110.80 m ² (1193 SF)	-	130.44 m ² (1404 SF)	-	-	241.24 m ² (2597 SF)
TOTAL	773.4 m² (8325 SF)	12 m² (130 SF)	170.34 m² (1834 SF)	327.96 m² (3530 SF)	2.22 m² (24 SF)	1285.9 m² (13841 SF)

GFA Table Accessory Building	Floor Area	Exclusions			Gross Floor Area
		Parking (5)	Storage (8)	Staircase/ Others	
Lower Floor Area STORAGE UNITS	0 m ² (0 SF)	-	81.30 m ² (875.10 SF)	8.44 m ² (90.85 SF)	89.74 m ² (965 SF)
Main Floor Area PARKING AREA	0 m ² (0 SF)	73.49 m ² (791 SF)	-	16.25 m ² (174.91 SF)	89.74 m ² (965 SF)
Upper Floor Area REAR DETACHED UNIT	82.47 m ² (887.7 SF)	-	-	9.68 m ² (104.19 SF)	92.15 m ² (991.9 SF)
Roof Deck	0 m ² (0 SF)	-	-	22.86 m ² (244SF)	22.86 m ² (246 SF)
TOTAL	82.47 m² (887.7 SF)	73.49 m² (791 SF)	81.30 m² (875.10 SF)	57.23 m² (616 SF)	294.5 m² (3169 SF)

Sheet List		
Sheet Number	Sheet Name	SCALE

A0.00	COVER SHEET	N/A
A0.01	LOCATION KEY, DESIGN RATIONALE	N/A
A0.02	CONTEXT, ZONING & OPC.	N/A
A0.03	EXISTING SITE PHOTOS	N/A
A0.04	CONTEXT SIMILAR PROJECTS	N/A
A0.05	SHADOW STUDY	N/A
A0.06	SURVEY	N/A
A0.07	AERIAL VIEWS	N/A
A1.01	SITE PLAN	1:100
A1.02	UNPROTECTED OPENING CALCULATION	1:100
A2.01	FLOOR PLANS	1:100
A2.02	FLOOR PLANS	1:100
A3.01	SOUTH & EAST ELEVATIONS	1:100
A3.02	NORTH & WEST ELEVATIONS	1:100
A4.01	SECTIONS	1:100
A5.01	FSR PLANS	1:100
A6.01	REAR DETACHED UNIT	1:50
A7.01	MATERIAL BOARD	N/A



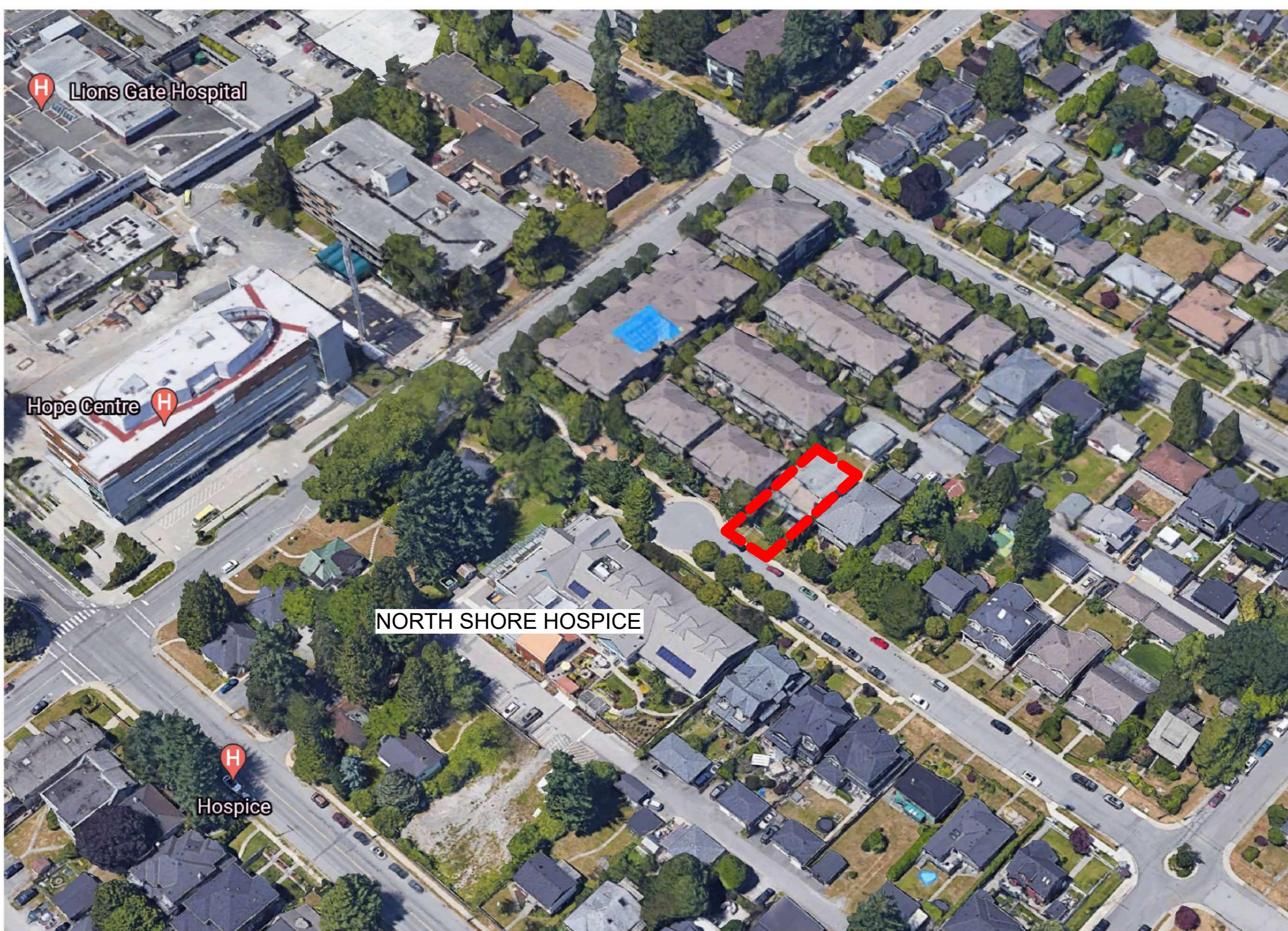
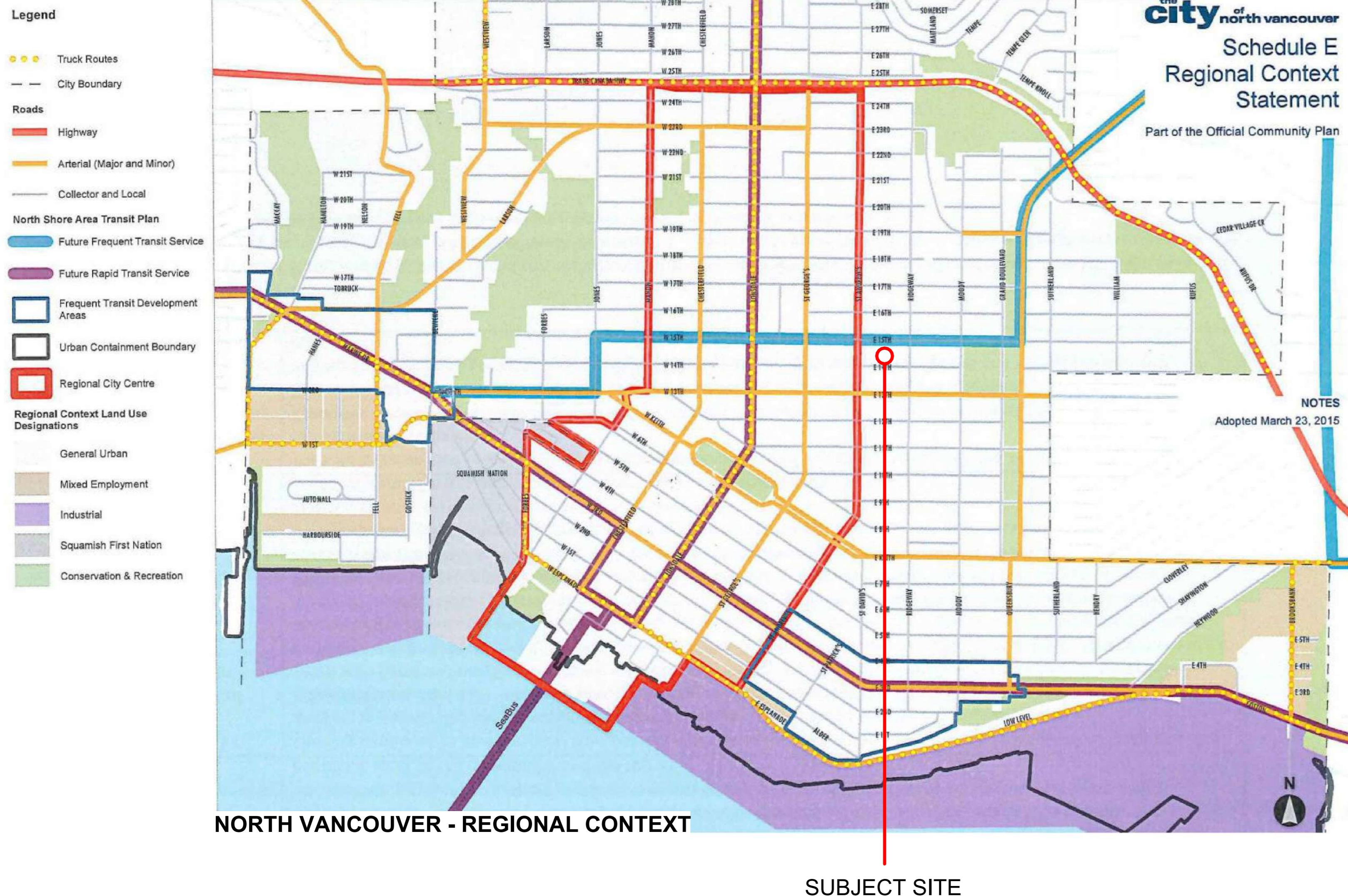
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NORTH VANCOUVER, BC, V7P 1M5
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PROPOSED NEW:
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COVER SHEET

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ARCHITECTURAL DESIGN RATIONALE

The intent of the architectural design is to advance a housing project that had already received prior approval under the existing zoning at the time. That approved project was temporarily put on hold when it became clear that the area was undergoing an OCP amendment that could allow for increased density, up to 1.25 FSR. Rather than proceed with a design that would soon be outdated, the project team chose to pause and respond to the City of North Vancouver's evolving planning direction.

The OCP has since been updated to permit 1.25 FSR, reflecting the City's objective to encourage greater density and a wider range of housing types beyond traditional single-family and duplex homes. The revised proposal has been designed to align with this updated policy.

The current design includes four dwelling units with lock-off suites within the main building, as well as a fifth unit located above the parking structure facing the lane. This approach allows for more flexible and attainable housing options that better support the City's goals for housing diversity.

The main building is designed at two and a half storeys plus a basement, helping to maintain a scale and height that fits comfortably within the surrounding neighbourhood. While this results in a slightly larger footprint than a full four-storey building, it allows for more efficient layouts and larger, more functional living spaces on the lower floors.

To balance the building footprint, outdoor living areas are provided through landscaped patios and rooftop decks. The rooftop decks are set back from the front and rear of the building to reduce visibility from the street and lane and are designed to minimize overlook into neighbouring properties. This setback also allows the roof form to remain consistent with nearby homes.

Partially sunken patios with extensive landscaping are provided at the front and rear of the building to soften edges, enhance privacy, and maximize natural light to lower-level units, in keeping with City guidelines.

Each unit is clearly identified with its own entrance visible from the street, contributing to a strong residential character. Rear units are further distinguished through subtle setbacks, varied exterior colours, and clear addressing signage.

Parking is accessed from the lane and includes five parking spaces, consistent with the established lane pattern in the area. The parking structure also supports the fifth residential unit above, along with storage and covered bicycle parking.

The building is designed with a strong focus on energy efficiency, incorporating a high-performance building envelope, exterior insulation, advanced window systems, and passive sun-shading elements such as balconies and deeper roof overhangs. These features support sustainability goals while fitting within the character of the surrounding neighbourhood.

LANDSCAPE DESIGN RATIONALE

The intent of the landscape design is to have a rich planting palette that is complementary to and enhances the buildings, site features and adjacent context. Complimenting the rhododendrons, azaleas, and dogwood shrubs are native species including kinnikinnick, deer fern, salal and western sword fern. The two medium sized Parrotia trees will create a nice green buffer from the public sidewalk. Plants are chosen that are suited for the site conditions so the landscape will look good for many years to come. The irrigation system is a low flow system sufficiently zoned to allow for the efficient use of water.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

Crime Prevention Through Environmental Design (CPTED) principles have been incorporated into the design to support safety and visibility. Specifically, the design includes well defined borders that differentiate between public and private property; this has been accomplished by using cedar fencing to the sides and a combination of low brick walls and columns with open metal fencing along the front street boundary. This is then further enhanced with landscaping to soften the edges while still allowing visibility. All building entrances are designed to be easily visible from the street. Entry doors are visually distinct through the use of contrasting colours and materials, making them easy to identify. Each entrance is well lit with a combination of recessed and wall-mounted lighting, and clear address signage is provided at every door.

Main-floor units include large windows facing the street and rear areas, allowing for natural surveillance of sidewalks and shared spaces. At the rear of the site, the dwelling unit above the parking area provides additional visibility over the lane. The carport, rear yard, and laneway are illuminated with discreet recessed and wall-mounted lighting to improve safety without causing glare.

Landscaping at the rear of the property further reinforces the separation between public and private spaces. Accent lighting is also provided along stairwells and side pathways to clearly illuminate all designated walkways. All lighting is designed to minimize glare and reduce impact on neighbouring properties.

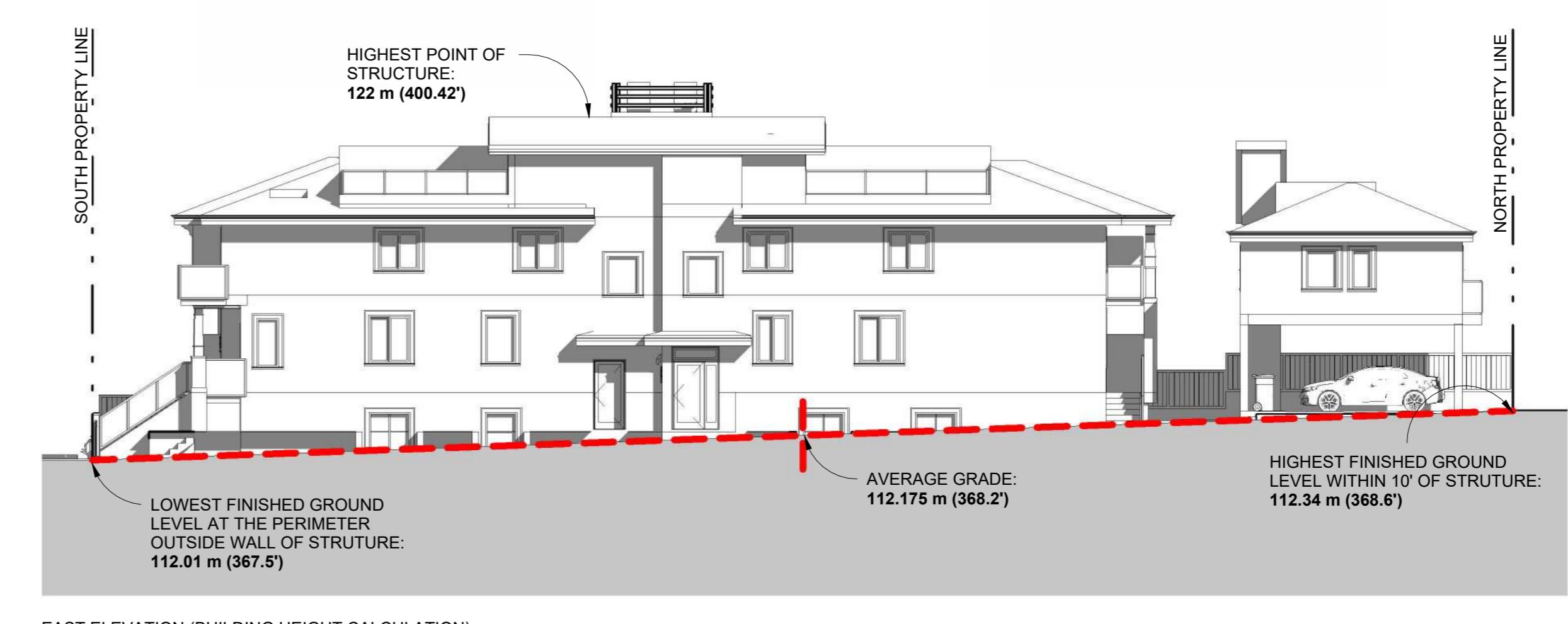
Overall, the integration of CPTED principles enhances site visibility, improves security and creates well-designed spaces that naturally encourage safety and awareness.



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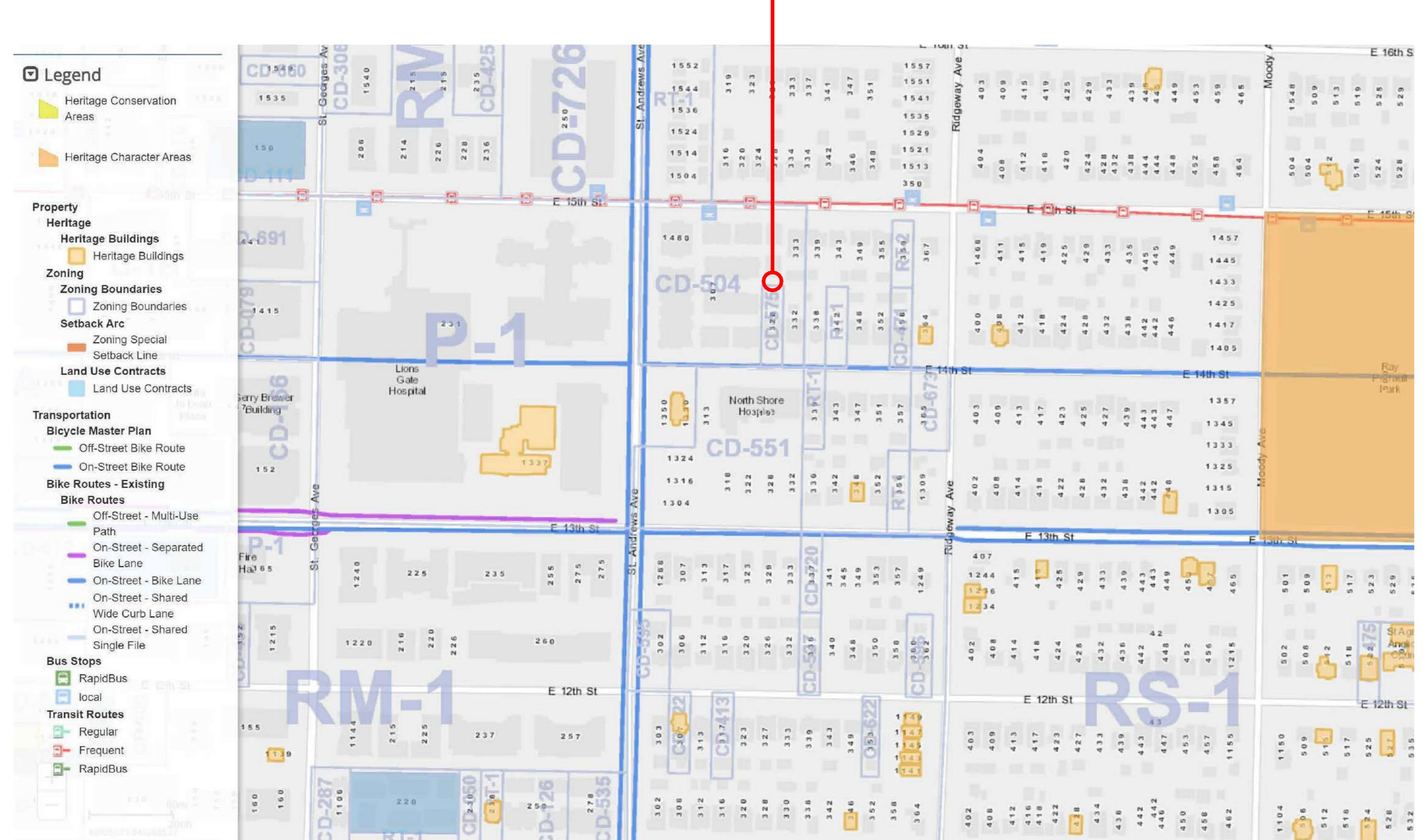
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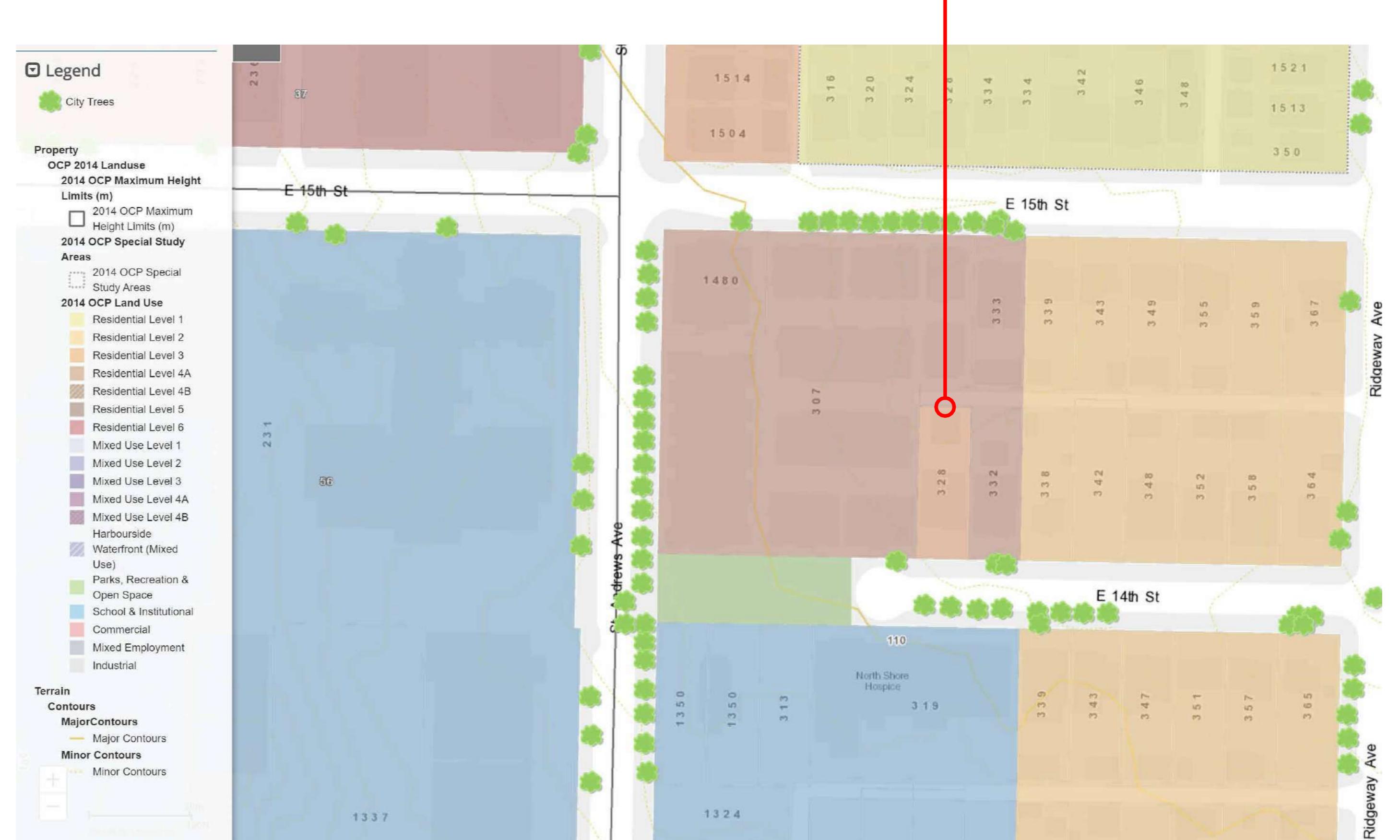


LOCATION KEY,
DESIGN RATIONALE

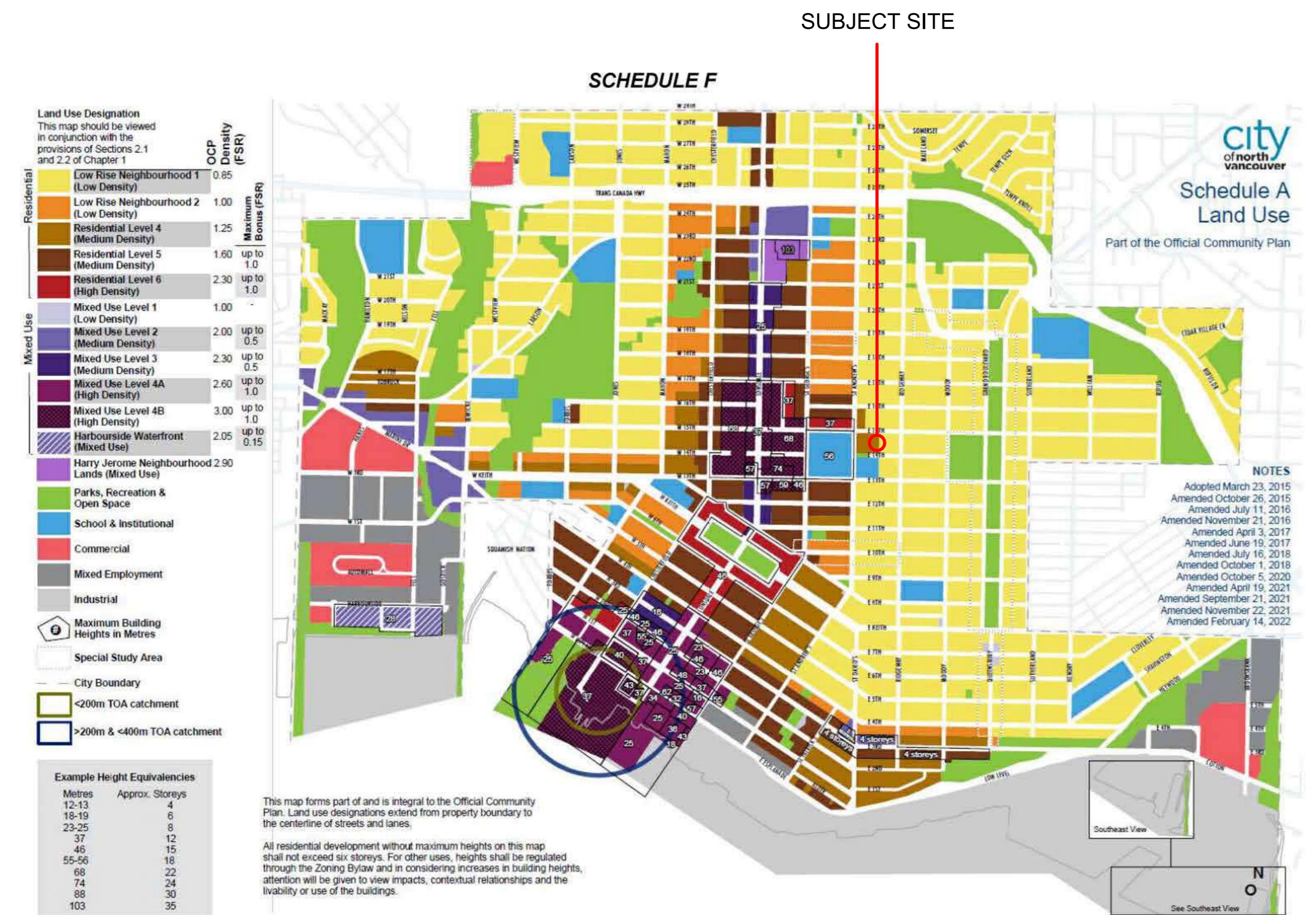
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CITY OF NORTH VANCOUVER ZONING MAP



CITY OF NORTH VANCOUVER OCP



NORTH VANCOUVER - OCP DESIGNATION

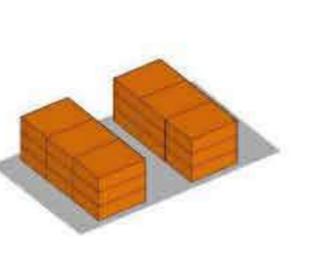
CURRENT OCP - RESIDENTIAL LEVEL 4

- 1.25 FSR
- MAXIMUM HEIGHT 4 STOREY

APPLICABLE GUIDELINES

- SUSTAINABLE DESIGN GUIDELINES
- MOODYVILLE GUIDELINE
- CRIME PREVENTION GUIDELINE

SCHEDULE C

		Low Rise Neighbourhood 1 Mixed Housing (Low Density)	Purpose To provide a range of housing types and sizes in areas outside of the Lonsdale Regional City Centre and Frequent Transit Development Areas. Form Detached Single Family Dwellings with Secondary Suites/ Coach Houses, Duplexes with Secondary Suites, Laneway Houses, Tri-Plexes and Four-plexes up to 3 storeys in height. Max Density 0.85 FSR Max Bonus n/a
		Low Rise Neighbourhood 2 Mixed Housing (Low Density)	Purpose To provide a range of housing types and sizes in areas within the Lonsdale Regional City Centre and Frequent Transit Development Areas. Form Townhouses, Duplexes, Rowhouses, Stacked Townhouses, Garden Apartments, Tri-plexes and Four-plexes up to 3 storeys in height Max Density 1.0 FSR Max Bonus n/a
		Residential Level 4 Townhouse and Low-Rise Apartment (Medium Density)	Purpose To provide a range of moderately higher-density housing types and sizes close to transit and services including smaller, more affordable housing types. Form Townhouses, Rowhouses, Stacked Townhouses, Garden Apartments, Four-plexes up to 4 storeys in height. Max Density 1.25 FSR Max Bonus n/a
		Residential Level 5 Mid-Rise Apartment (Medium Density)	Purpose To provide quality multi-family housing with a mix of unit sizes, and a focus on creating attractive and active streets. Form Mid-Rise Apartment Buildings –primarily wood-frame. Max Density 1.6 FSR Max Bonus A maximum increase of 1.0 FSR may be considered when public benefits are provided as per Section 2.2.
		Residential Level 6 High-Rise Apartment (High Density)	Purpose To provide well-designed high density development in the Lonsdale Regional City Centre. Form Mid-Rise and High-Rise Buildings. Max Density 2.3 FSR Max Bonus A maximum increase of 1.0 FSR may be considered when public benefits are provided as per Section 2.2.

A compass rose with a vertical line pointing upwards labeled 'N'.

CONTEXT, ZONING & OPC

A0.02

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Architect Inc.

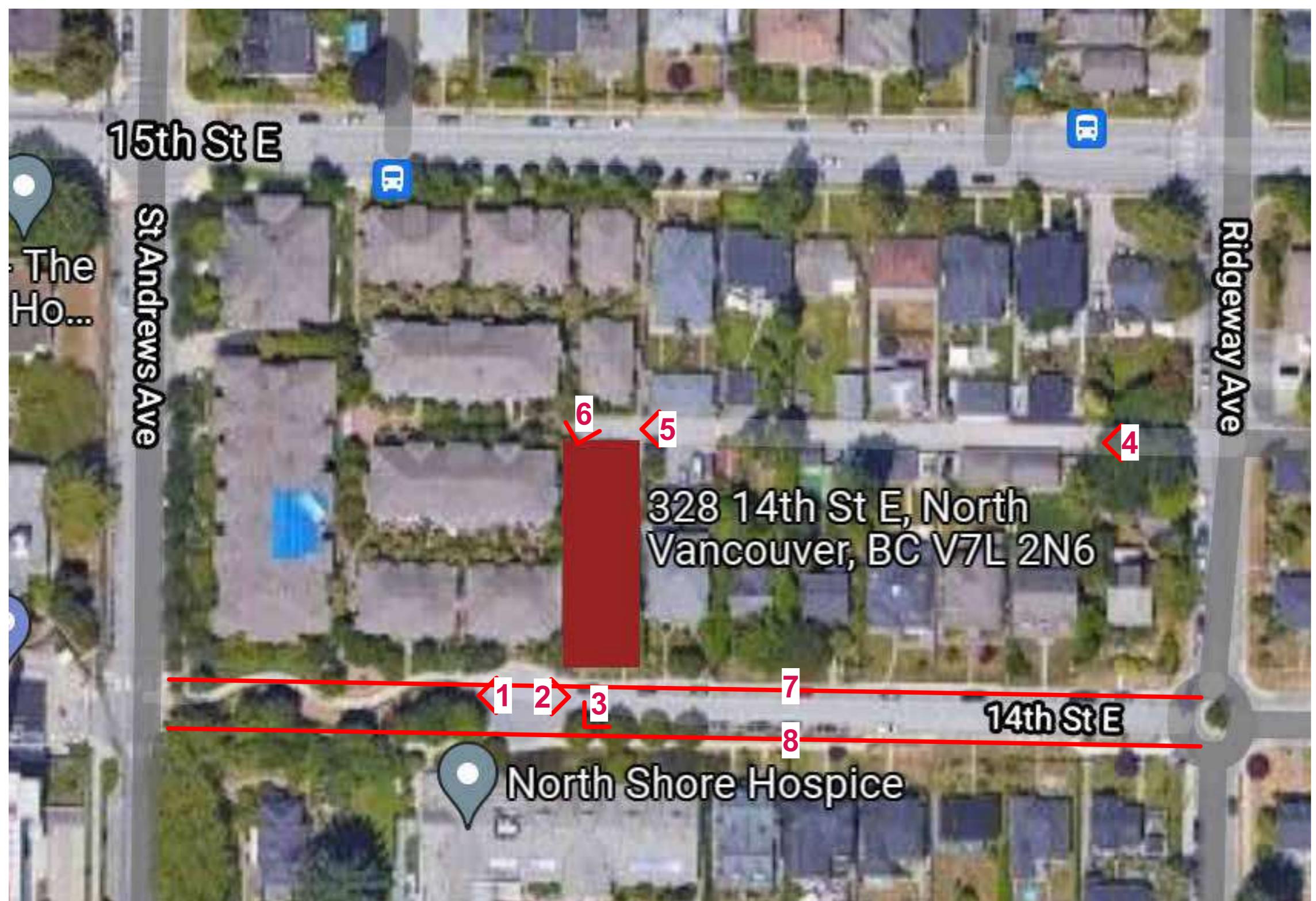
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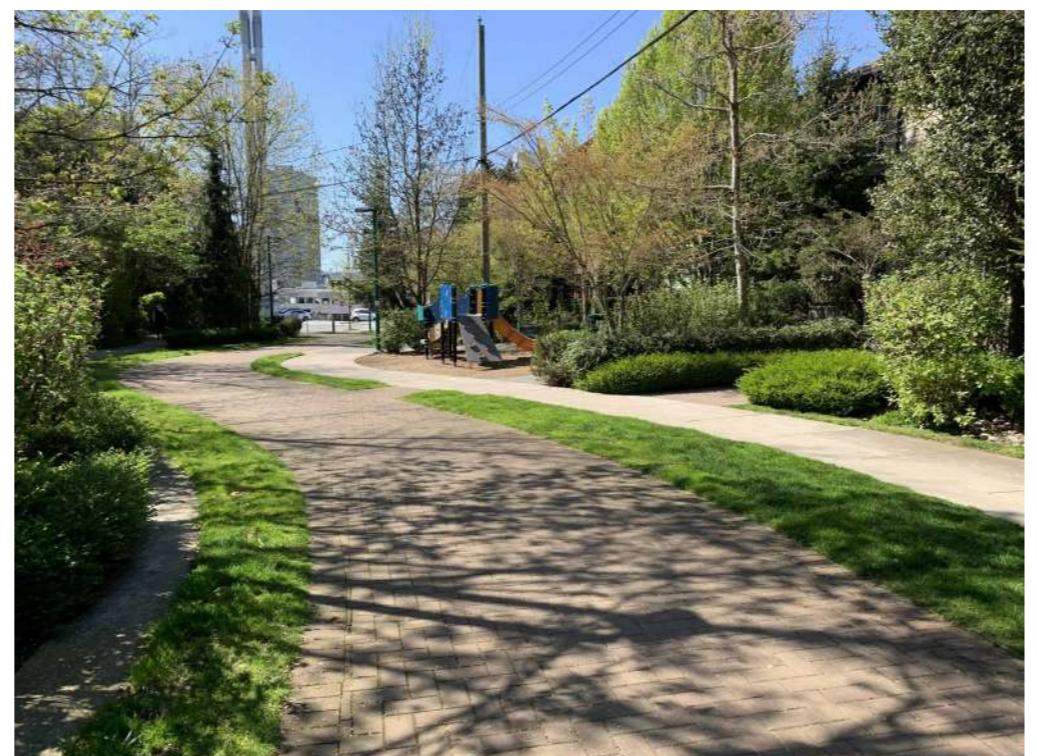
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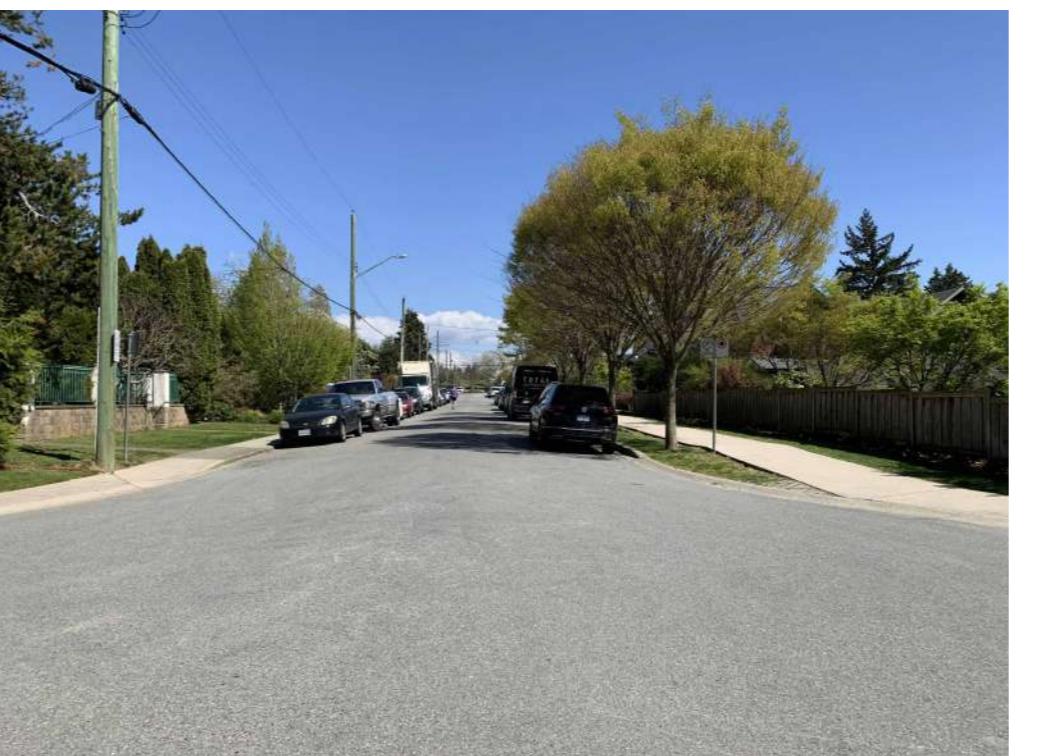
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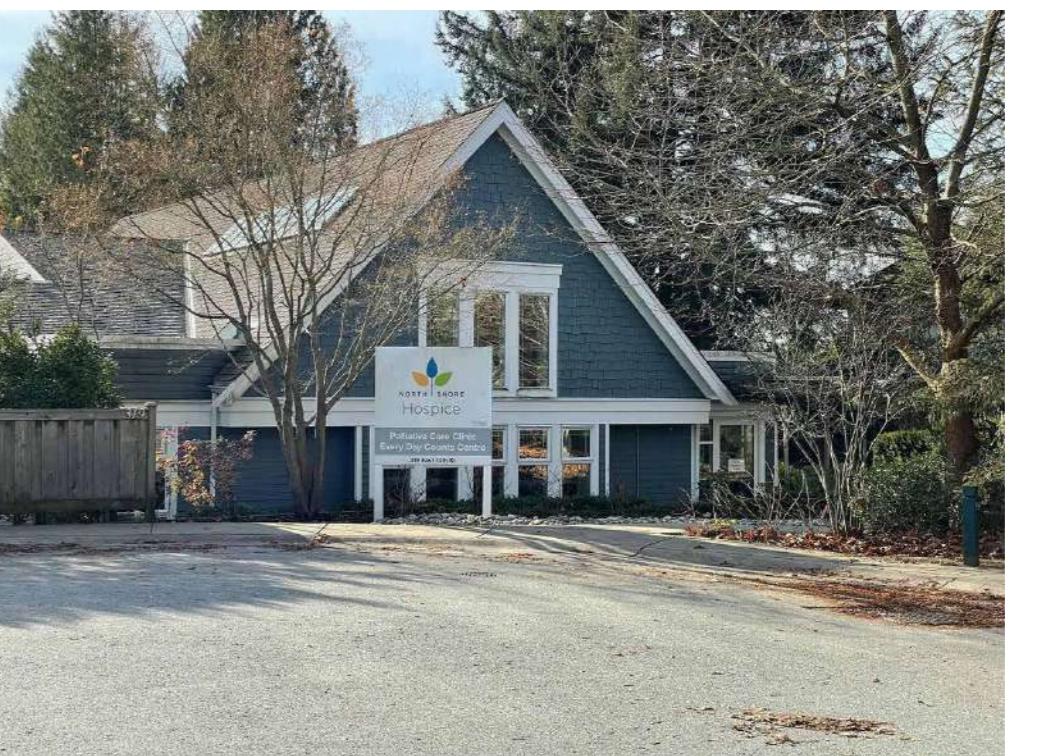
KEY PLAN



1) 14TH E. LOOKING WEST



2) 14TH E. LOOKING EAST



3) NORTH SHORE HOSPICE



4) BACK LANE LOOKING WEST



5) BACK LANE LOOKING WEST

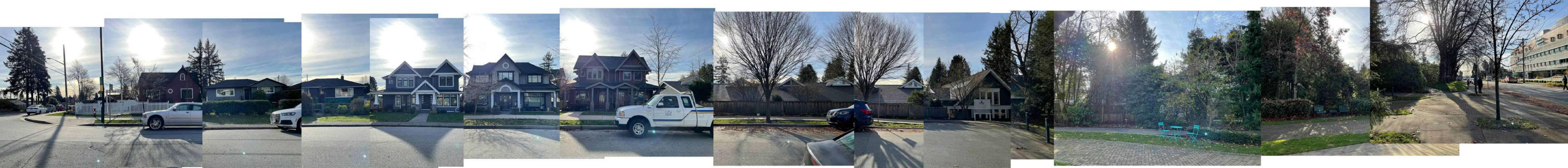


6) BACK YARD



7) STREETSCAPE - 14TH STREET EAST - NORTH

SITE



8) STREETSCAPE - 14TH STREET EAST - SOUTH

EXISTING SITE PHOTOS

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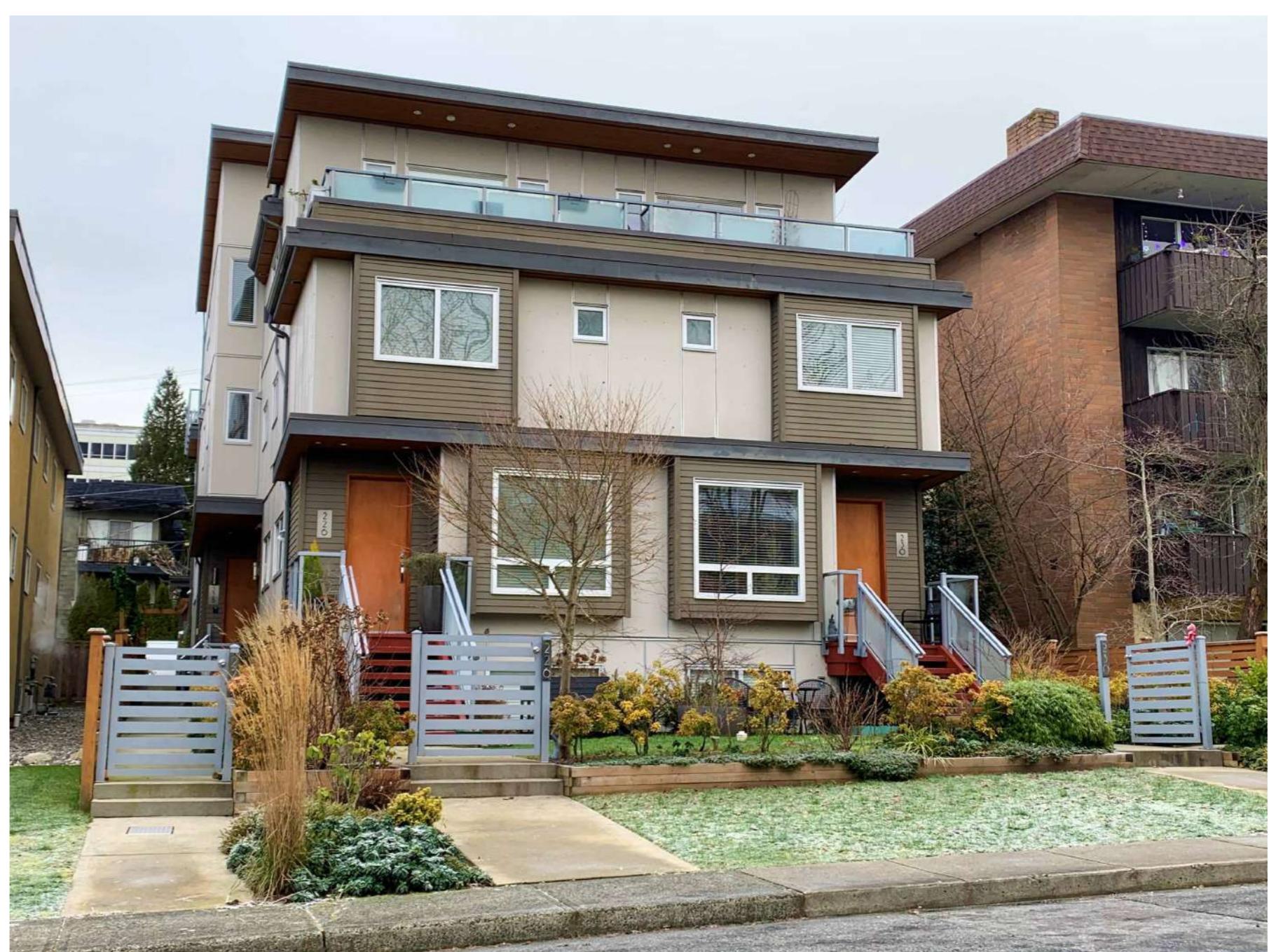
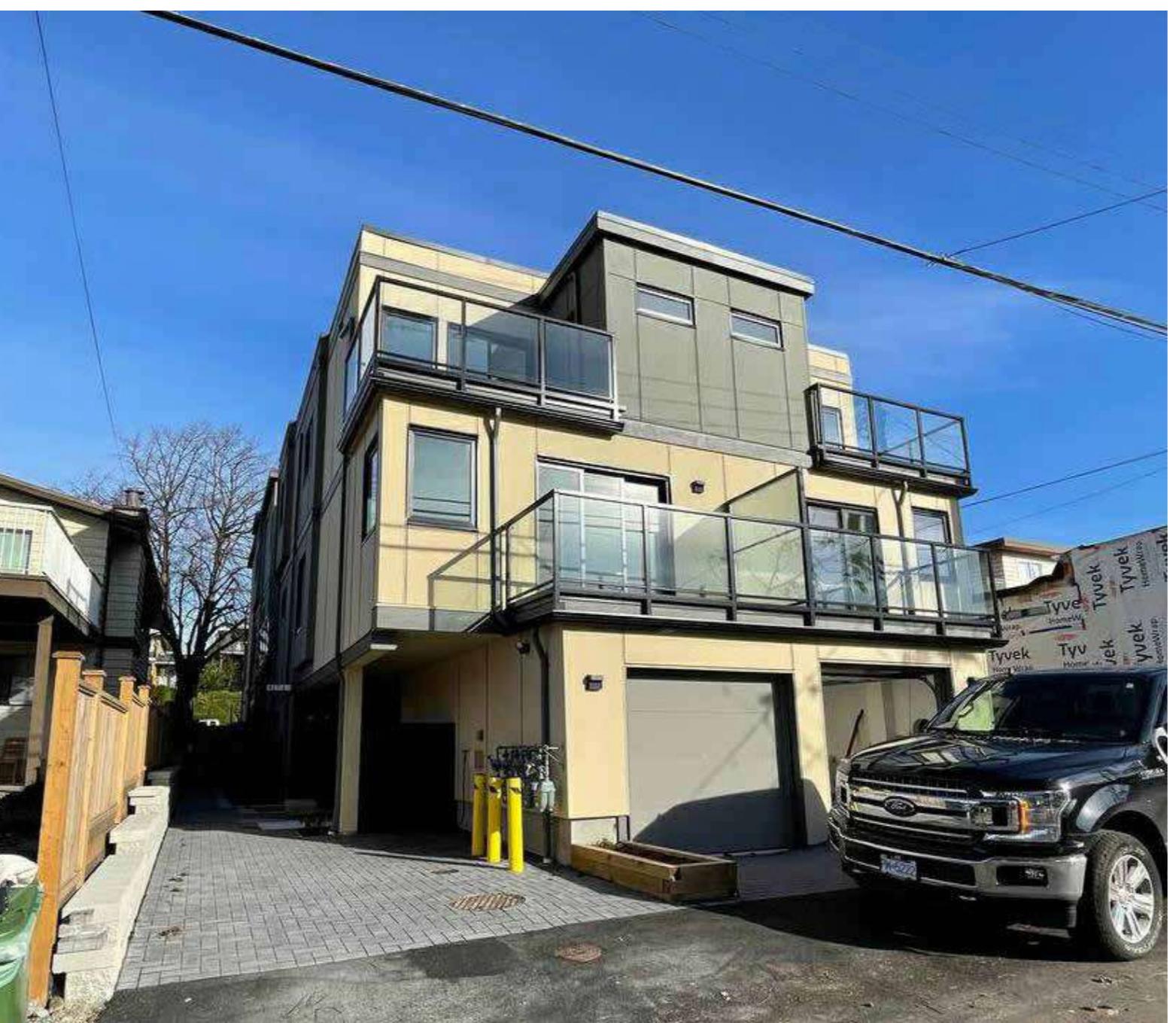
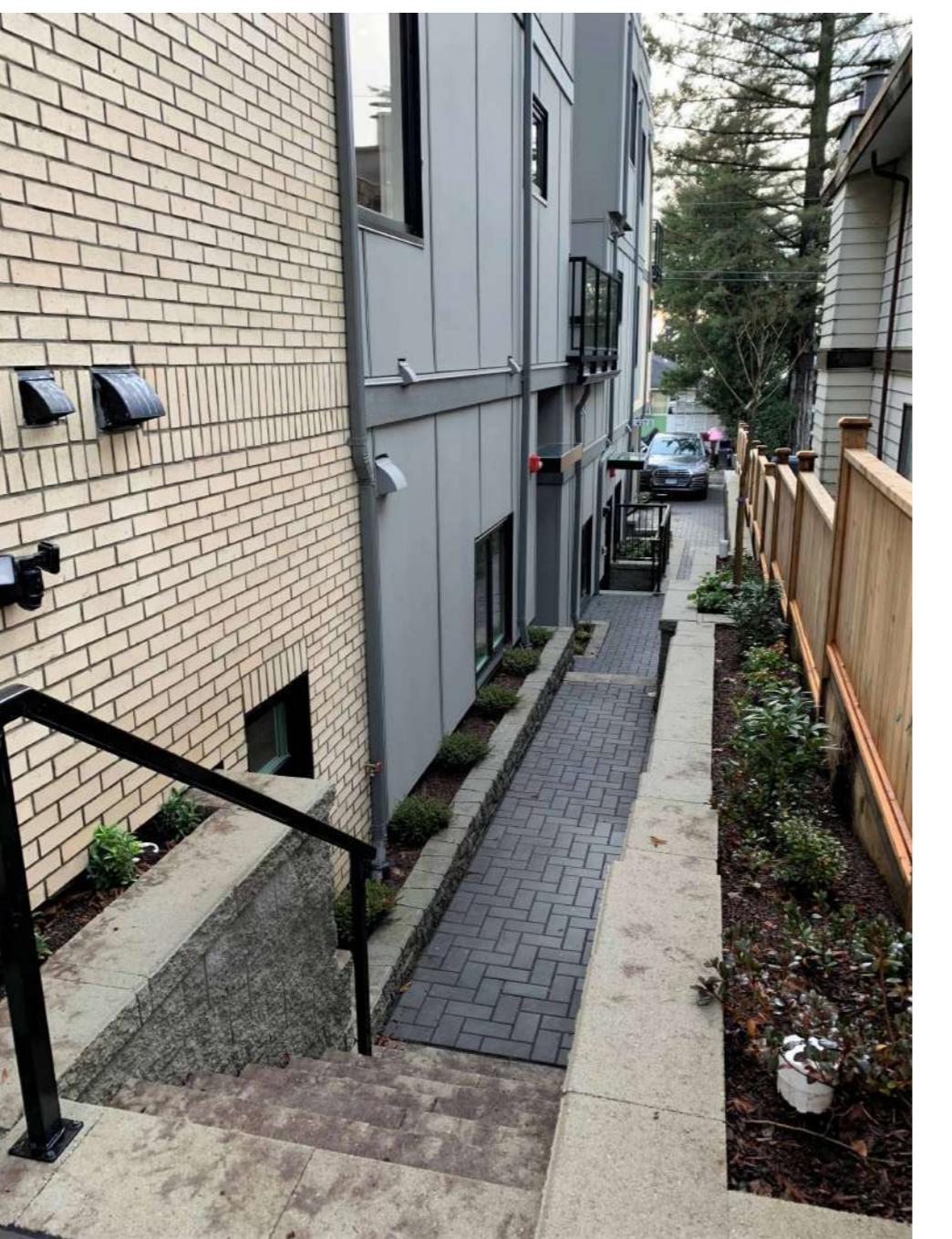
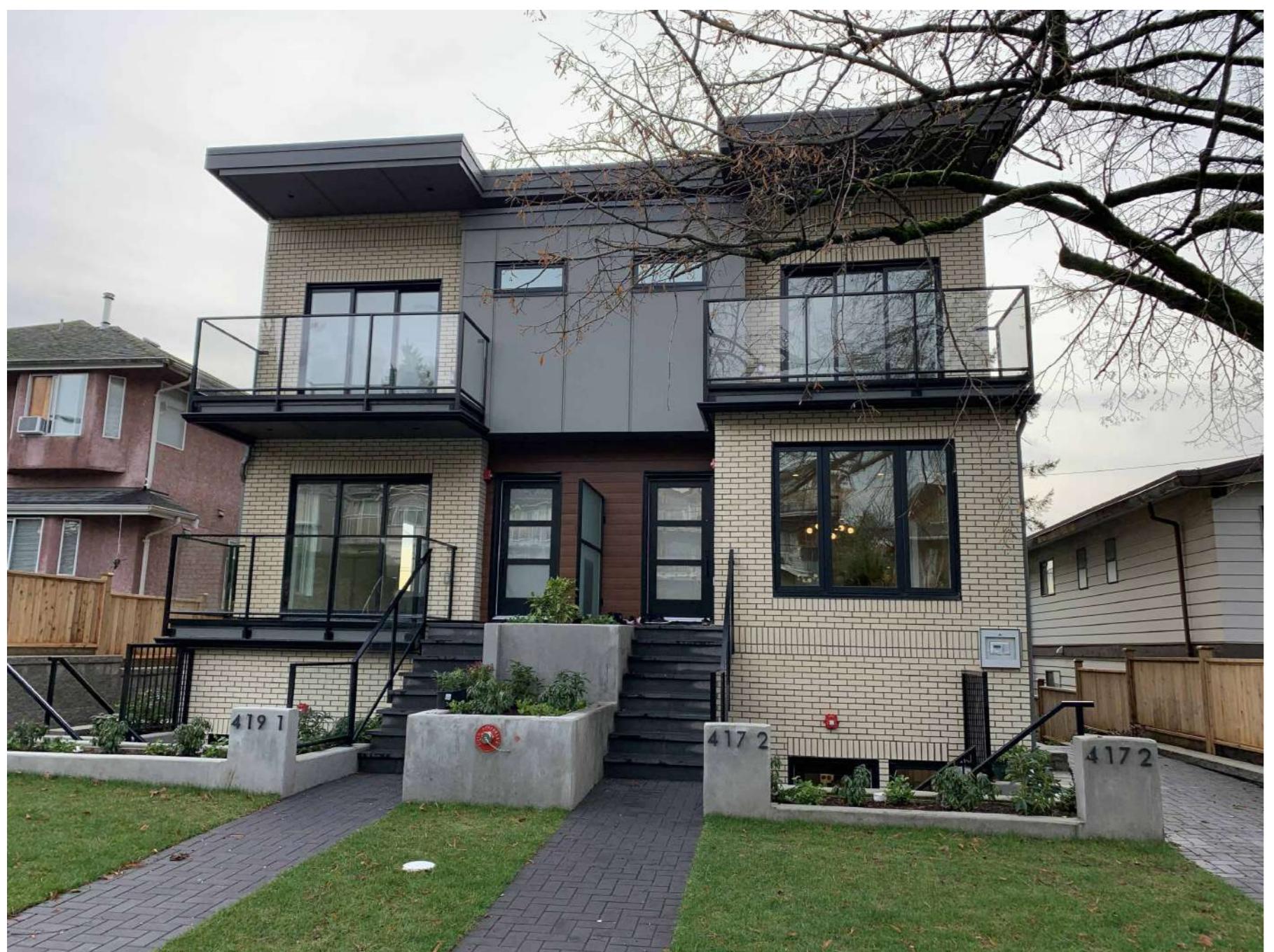
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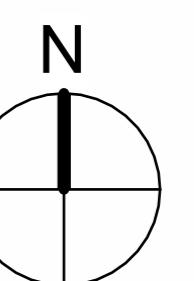
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CONTEXT SIMILAR
PROJECTS

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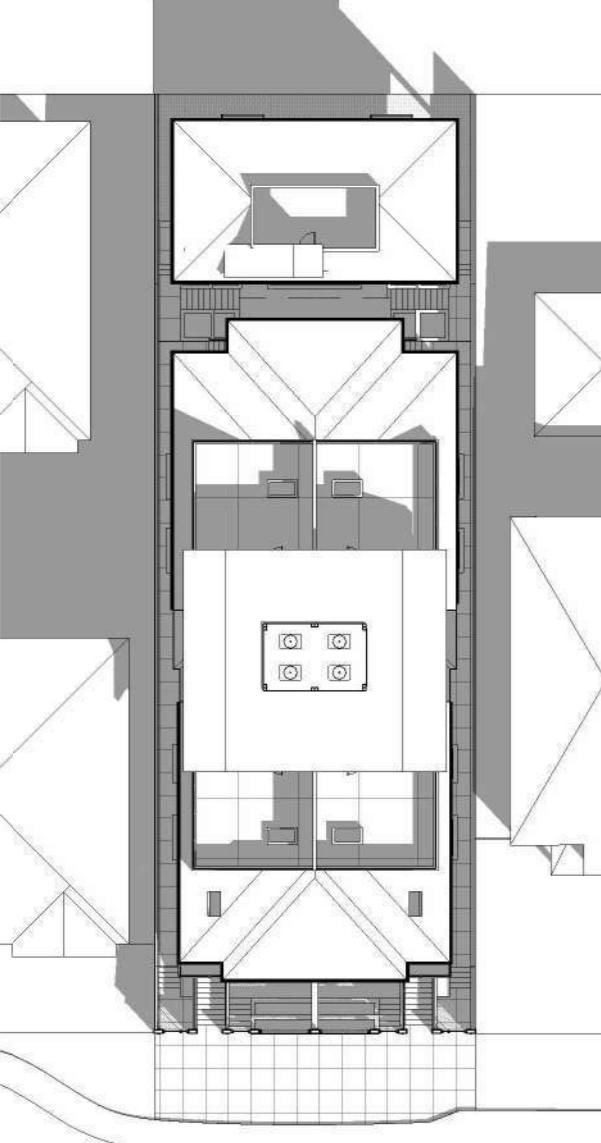
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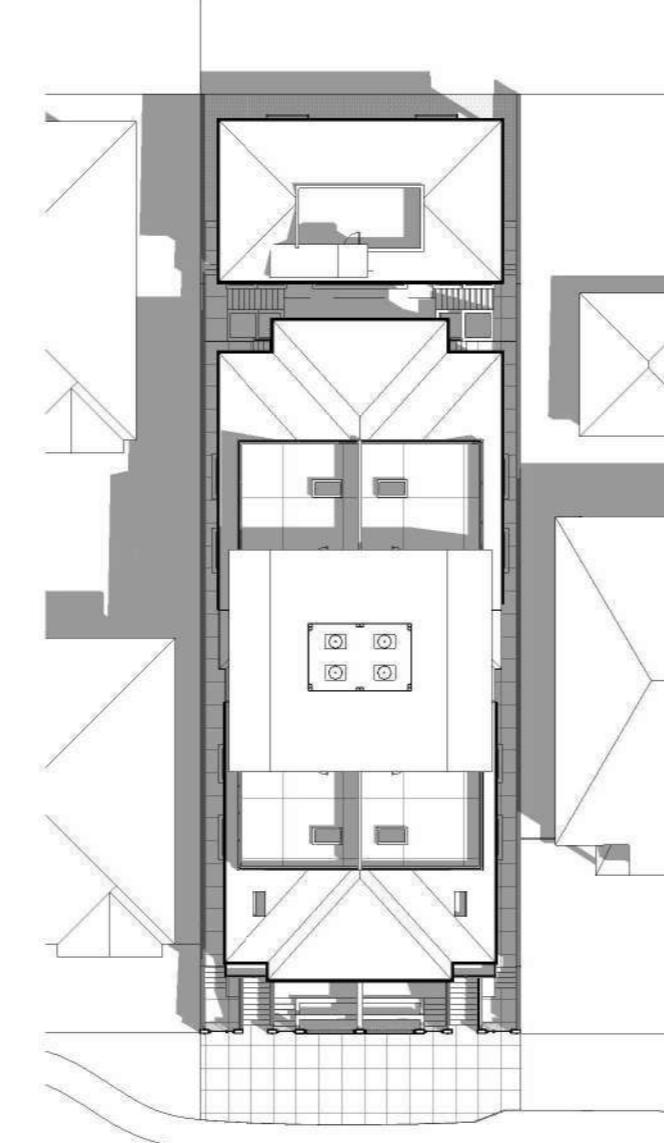
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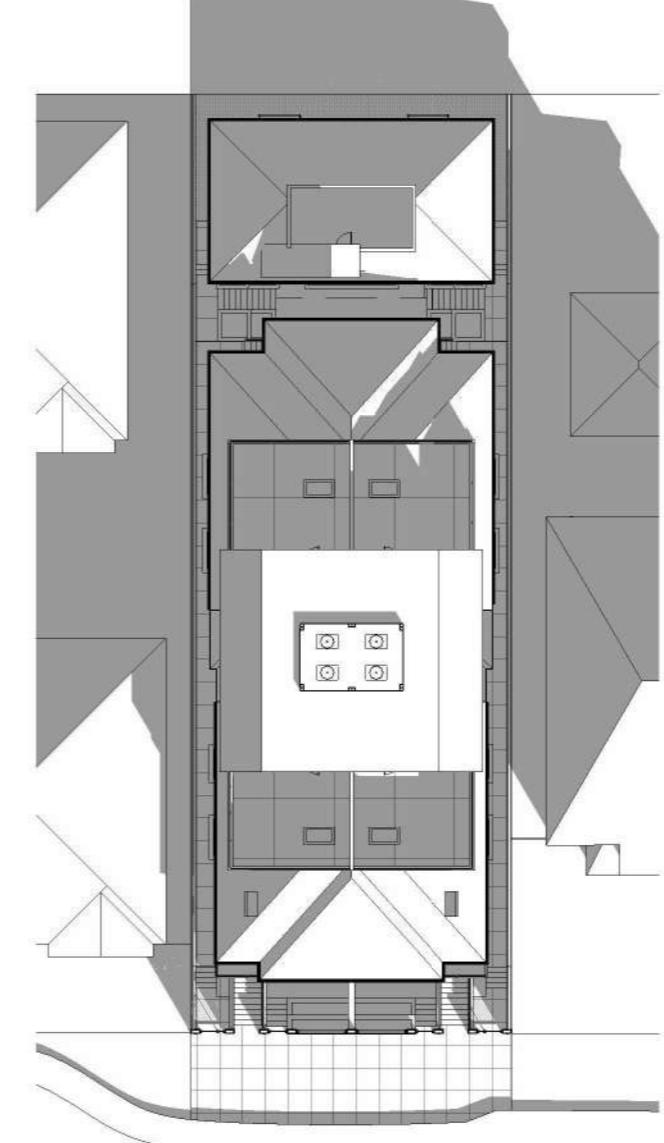
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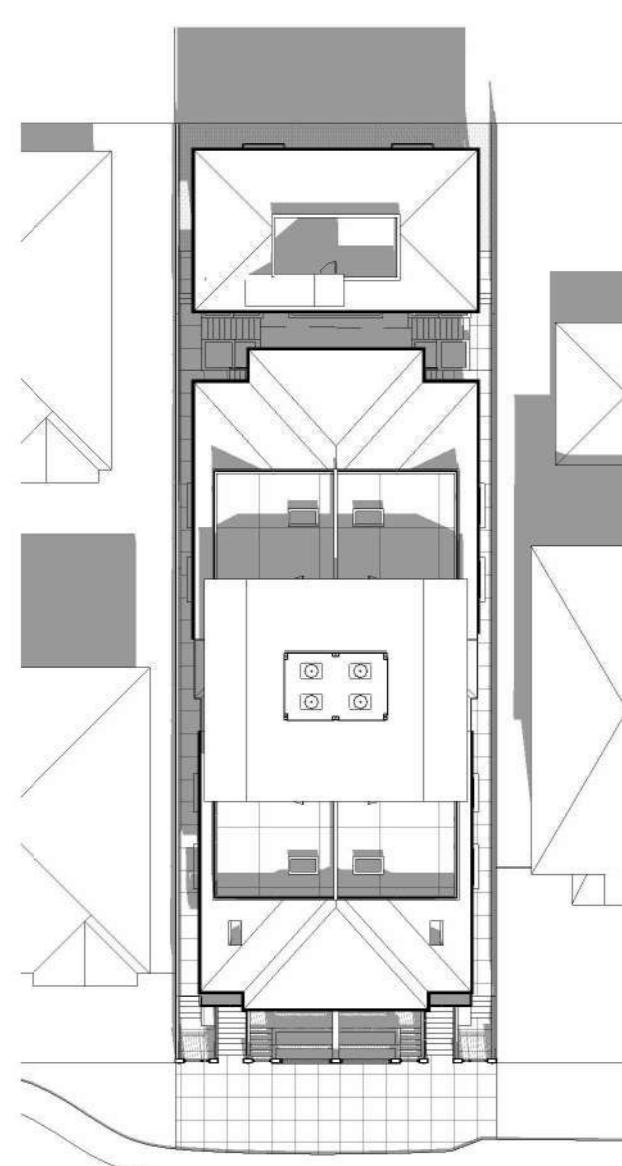
MARCH 21st @ 10am



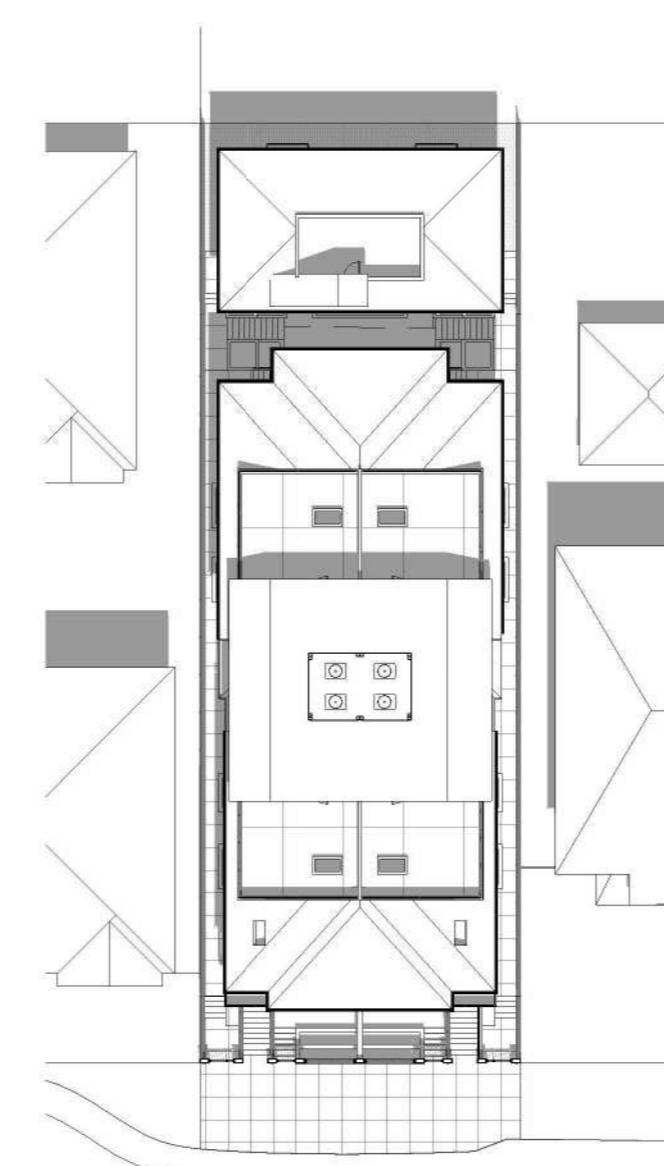
JUNE 21st @ 10am



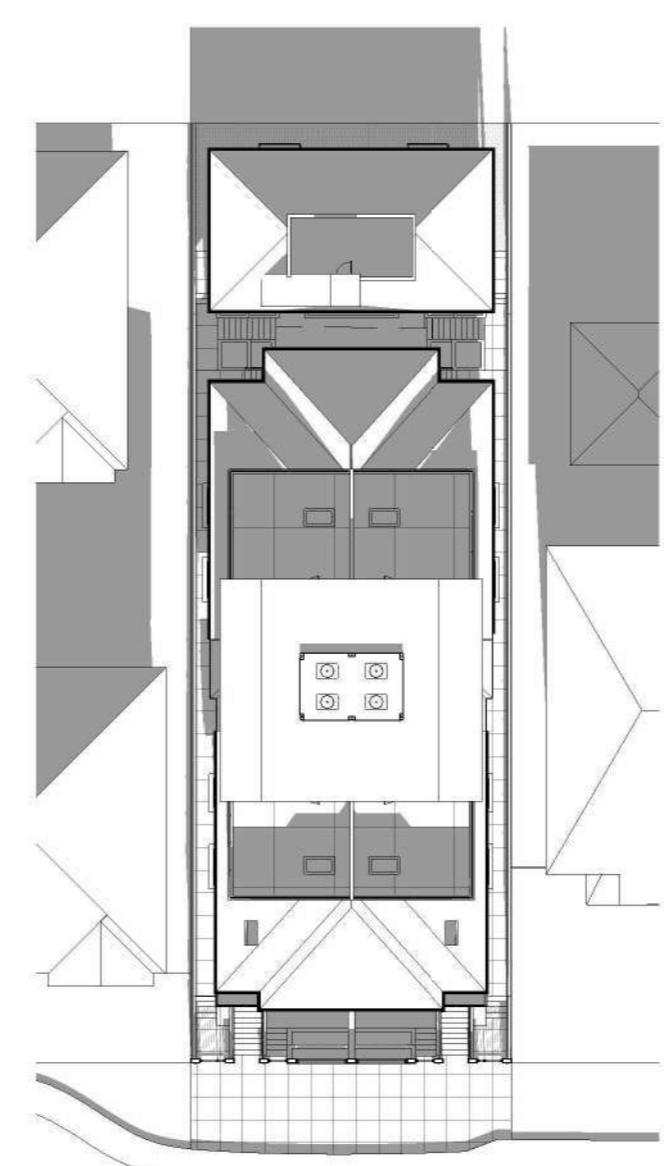
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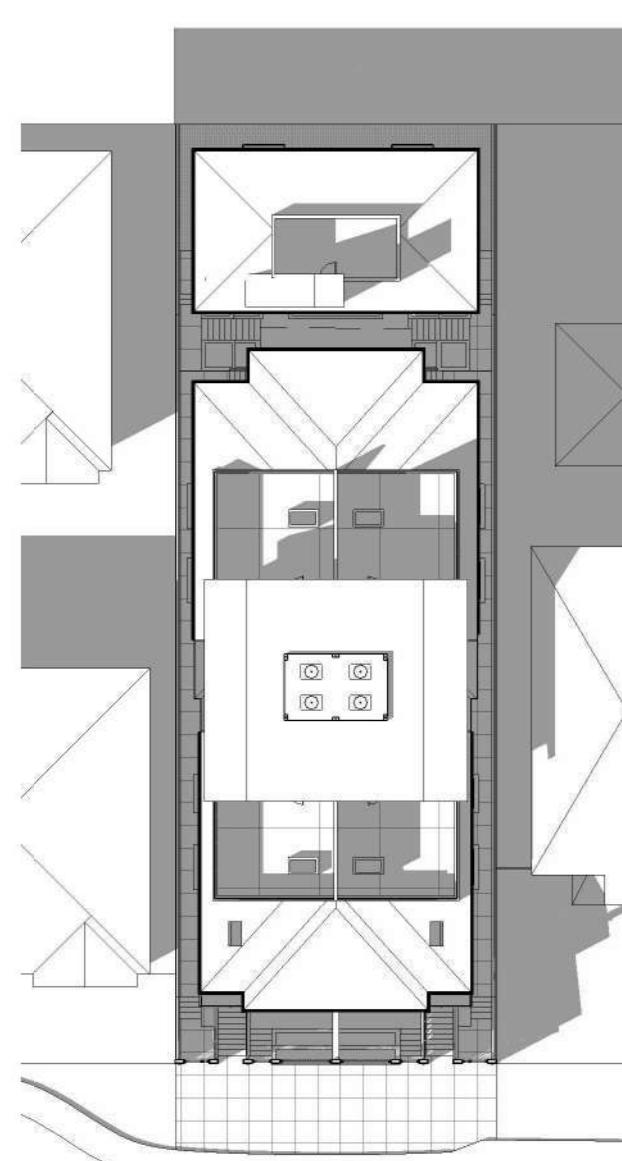
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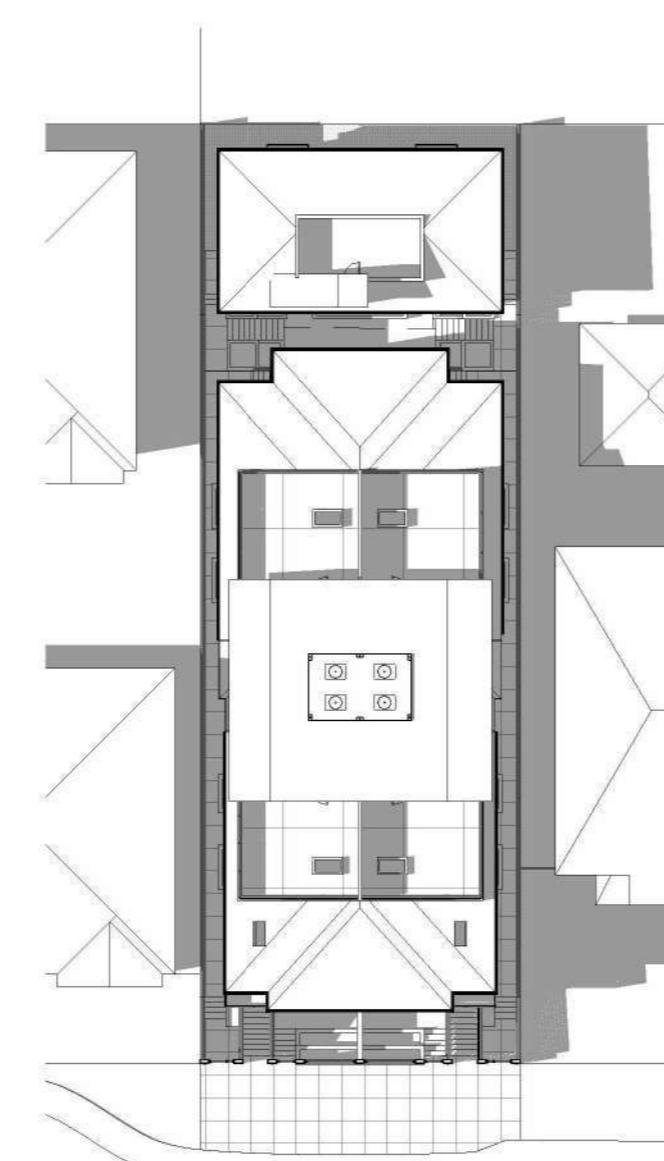
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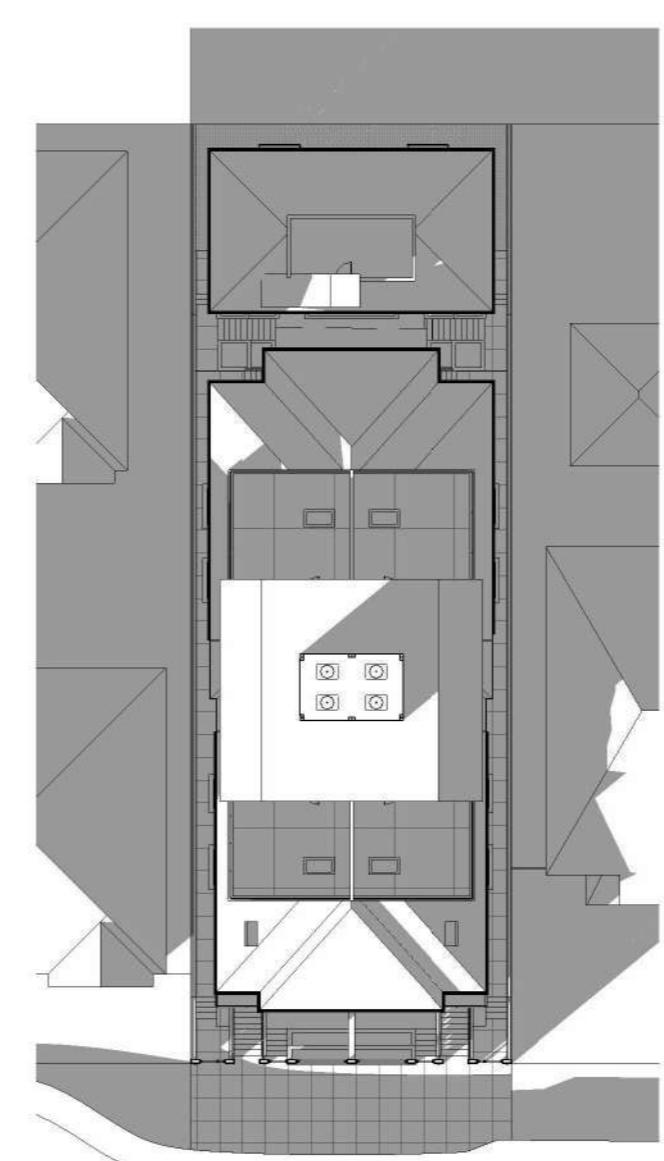
DECEMBER 21st @ 12pm



MARCH 21st @ 4pm



JUNE 21st @ 4pm



DECEMBER 21st @ 4pm

Rev. No. Revision Date

SHADOW STUDY

Scale 1" = 30'-0"

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Date
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TOPOGRAPHIC SITE PLAN OF LOT B
BLOCK 52 DISTRICT LOT 550 PLAN 16191

CIVIC ADDRESS:
328/330 East 14 Street, North Vancouver, B.C.
PID: 007-522-908

SCALE: 1" : 8'
ALL DISTANCES IN FEET
The intended plot size of this plan is 22' in width
by 34' in height (D size) when plotted at a scale of 1:8'

LEGEND

- DENOTES STANDARD IRON POST
- W1 DENOTES WITNESS
- ft² DENOTES SQUARE FEET
- DENOTES FIRE HYDRANT
- DENOTES DRAIN
- ◊ DENOTES POWER POLE
- O_{San} DENOTES SANITARY MANHOLE
- O_{Storm} DENOTES STORM MANHOLE
- ◎ DENOTES TREE AND CANOPY EXTENT
- X# # DENOTES GROUND ELEVATION
- (tw) DENOTES TOP OF RETAINING WALL ELEVATION
- DENOTES CATCH BASIN - TOP ENTRY
- 1/c DENOTES INSPECTION CHAMBER

NOTES:
Lot dimensions are derived from Posting Plan EPP18597.
Measurements shown are to the exterior of building.

Elevations are General (CV228 GVRP-2005 - IN FEET)
Derived from Posted Measurements 1032 located at the intersection of 15th Street East and Ridgeway Avenue. Elevation = 370.17ft.

Invert elevations and offsets of services from property lines
are derived from field survey.
Contractor to verify all service locations and inverts prior to construction.

Spot elevations along curb are taken in gutter.

If this plan is used in digital form, Target Land Surveying (NW) Ltd
will only assume responsibility for information content
shown on original unaltered drawing.

Tree diameters are taken at 4.6ft. above grade and
are shown in feet.

This Plan was prepared for architectural design and
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Original Survey Date: August 15, 2012
Re-Inspection Survey Date: October 4, 2017

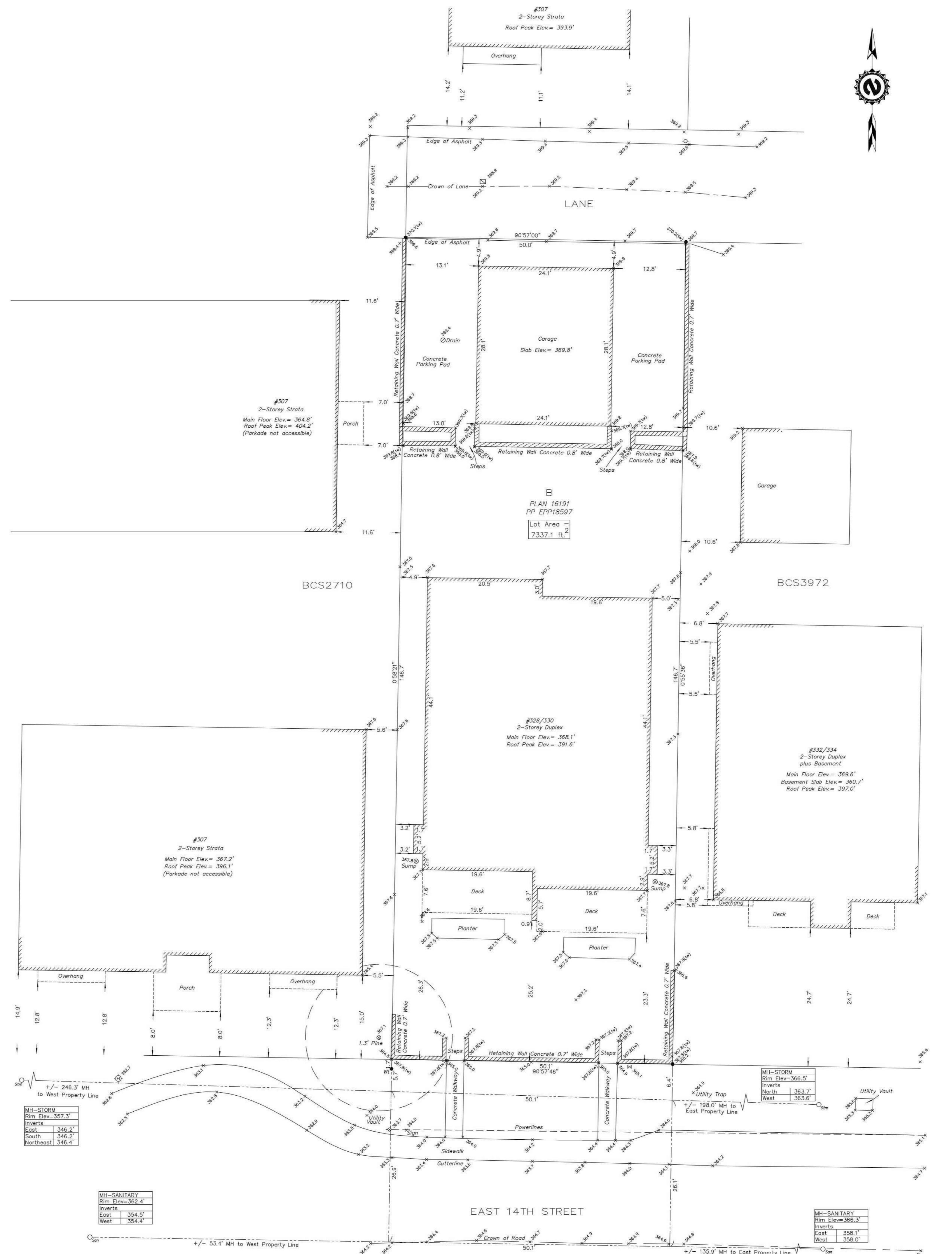
CERTIFIED CORRECT
DATED THIS 11TH DAY OF OCTOBER, 2017

B.C.L.S.
Craig Nakamura

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED

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AERIAL FROM NW



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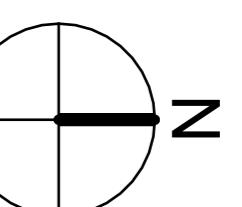
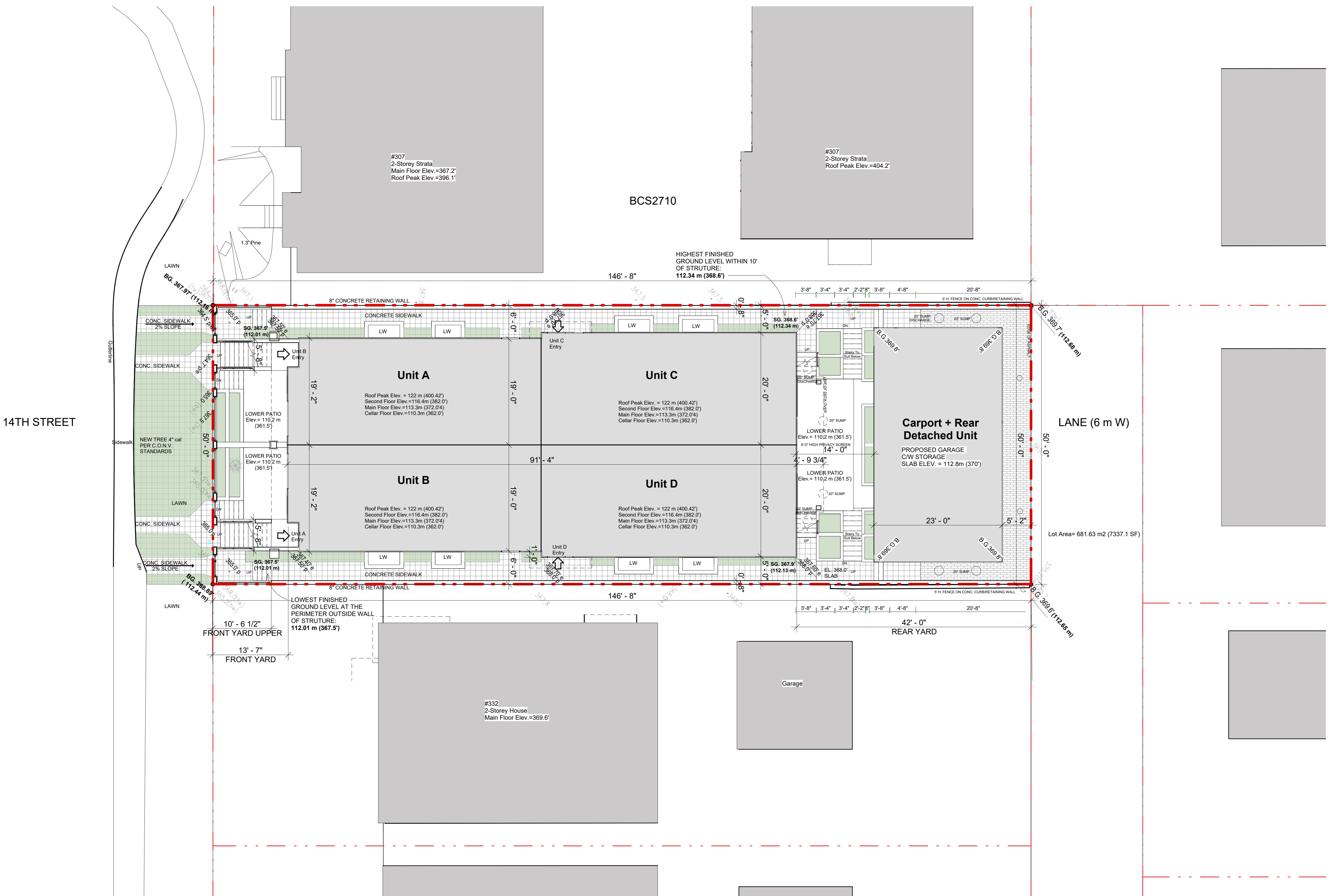
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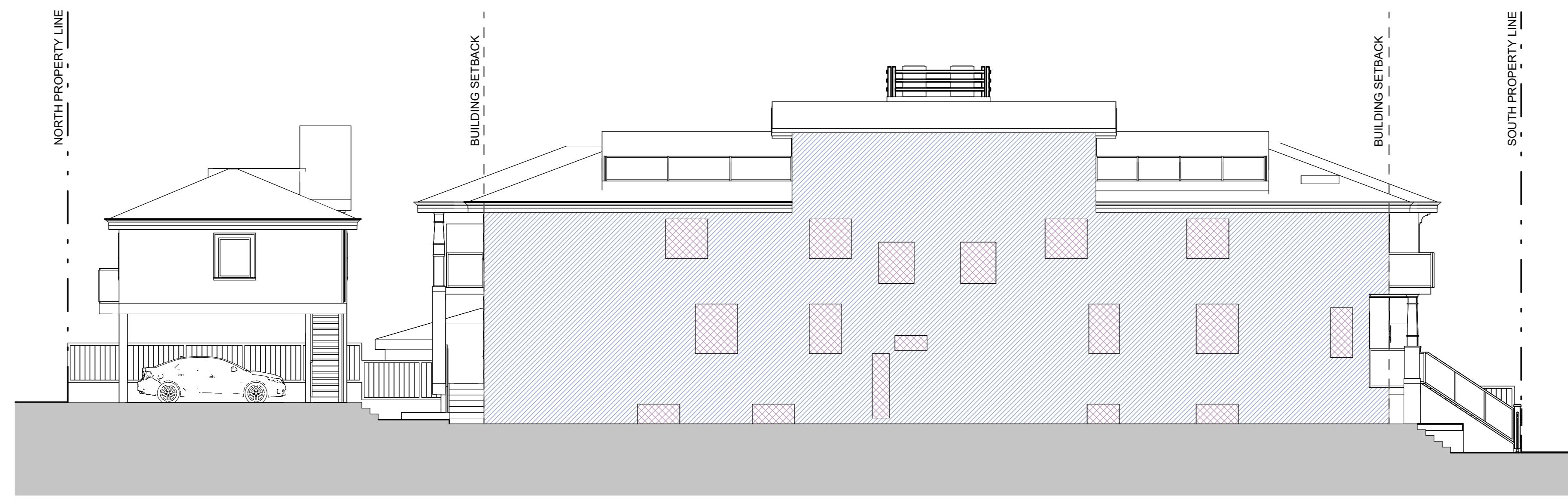
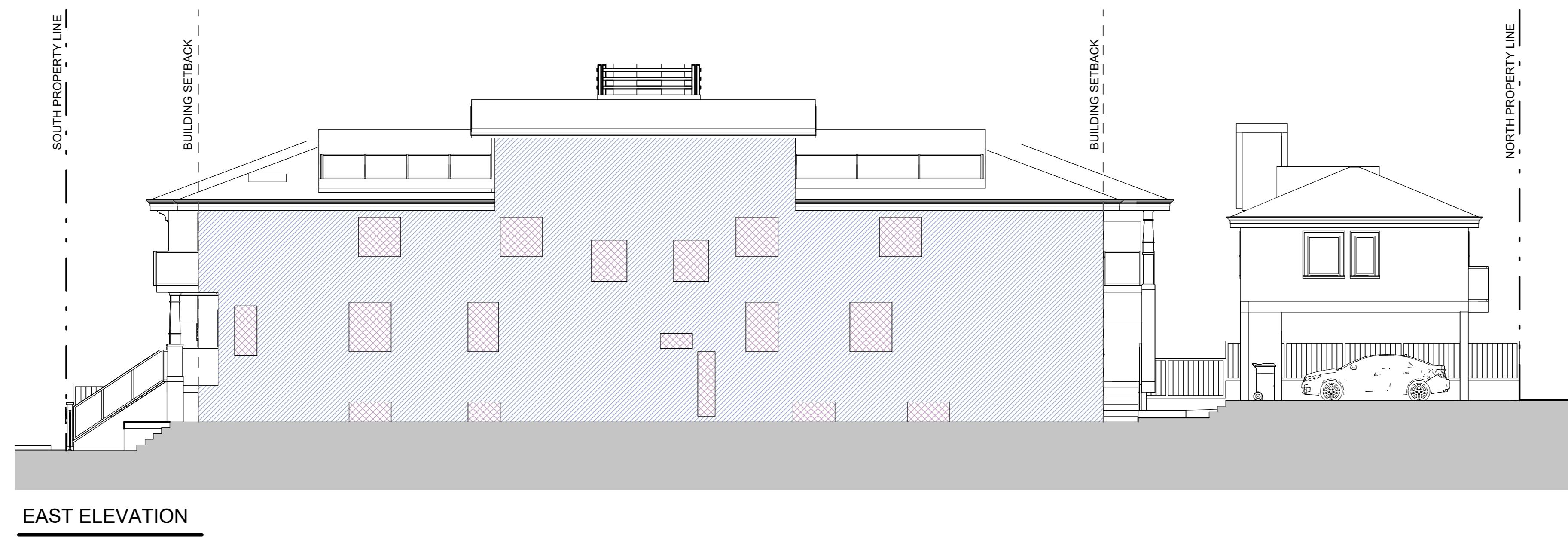
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LIMITING DISTANCE SPATIAL SEPARATION CALCULATION (9.10.14)

BUILDING FACE	EXPOSED BUILDING FACE AREA		LIMITING DISTANCE		UNPROTECTED OPENING ALLOWED	UNPROTECTED OPENING ALLOWED		UNPROTECTED OPENING PROPOSED		WINDOW TO WALL RATIO
	sf	m ²	f	m		sf	m ²	sf	m ²	
EAST	2018	187.5	5.0	1.52	16	323	30	231	21.5	11.5 %
WEST	2018	187.5	5.0	1.52	16	323	30	231	21.5	

* NOTE: BUILDING TO BE FULLY SPRINKLERED

UNPROTECTED OPENING CALCULATION

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A1.02



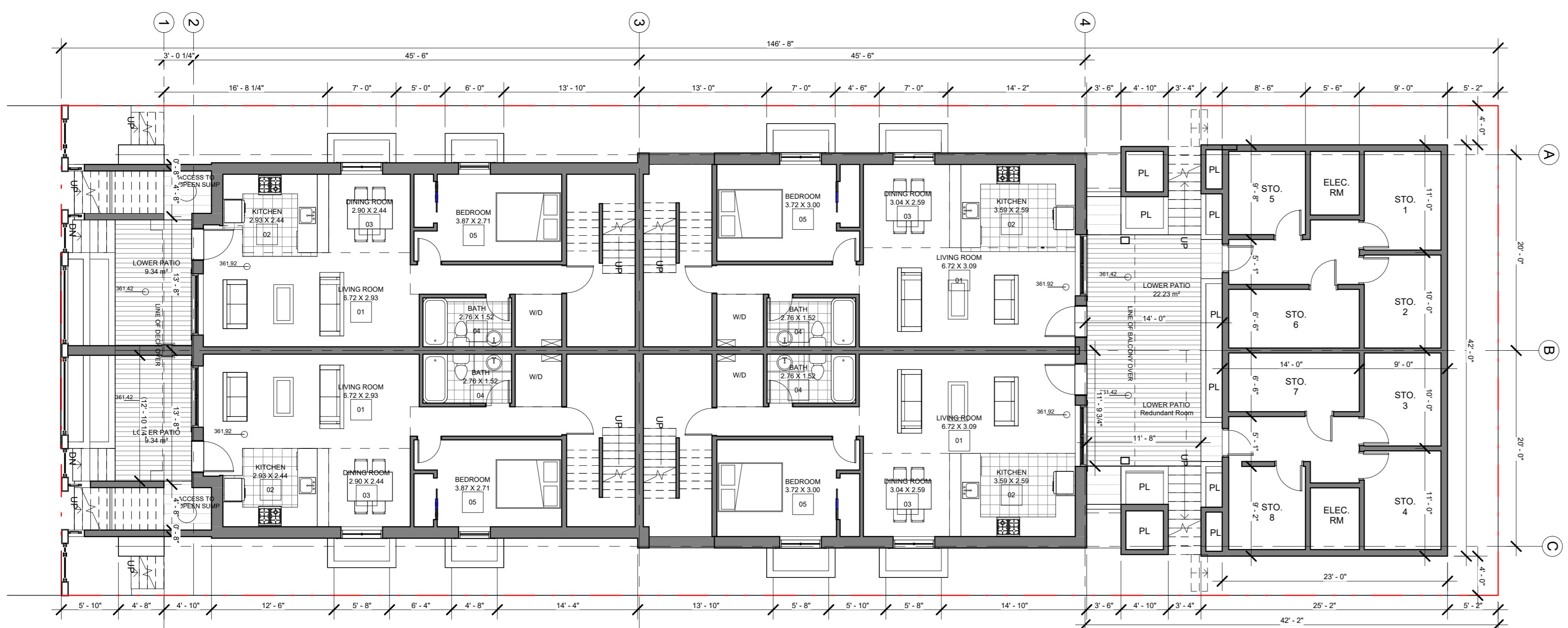
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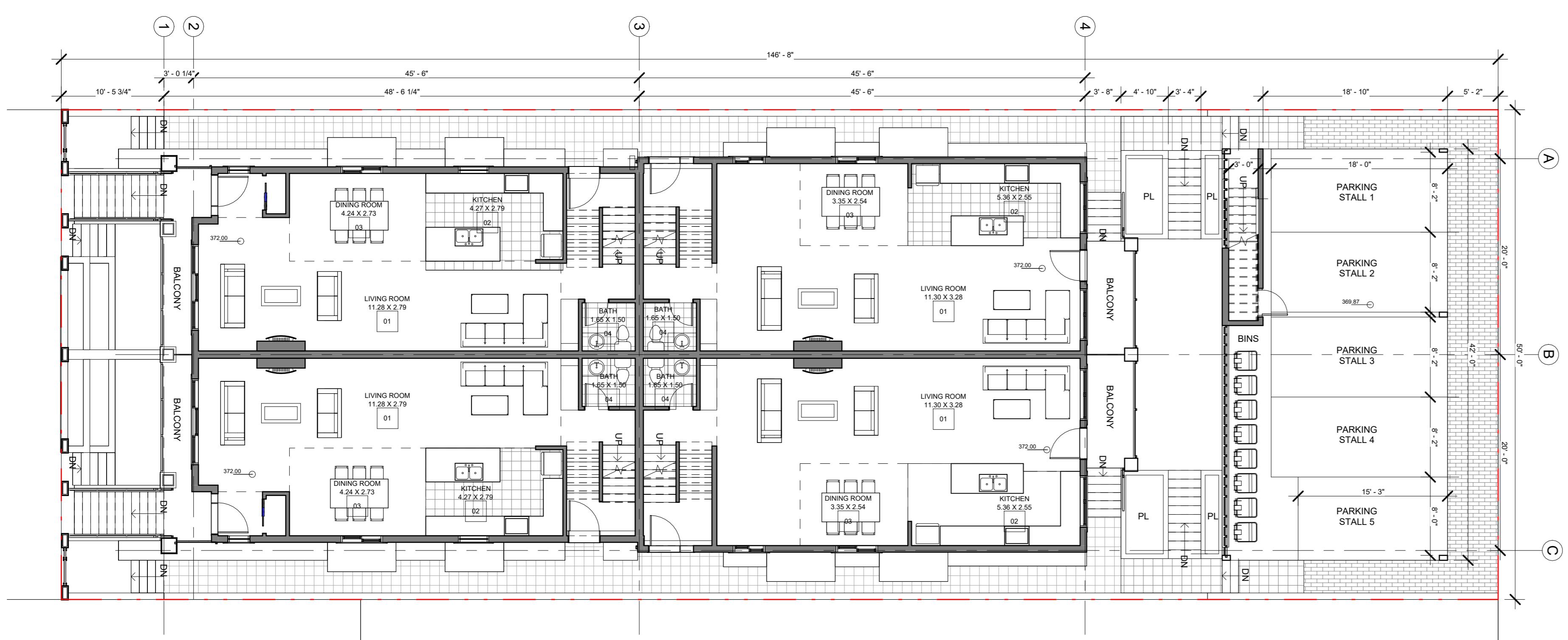
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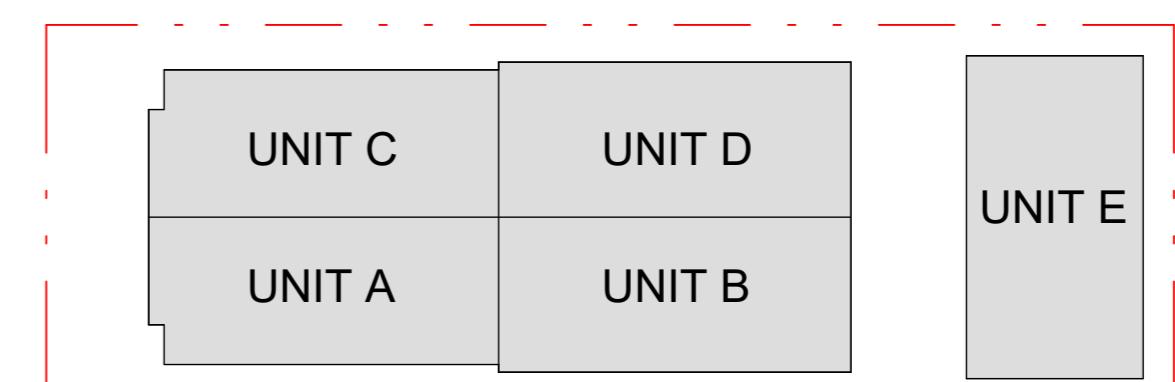
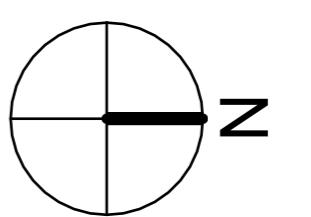


BASEMENT FLOOR PLAN - SCALE 1:100

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MAIN FLOOR PLAN - SCALE 1:100



UNIT KEY PLAN

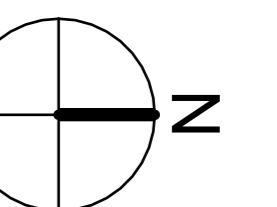
FLOOR PLANS

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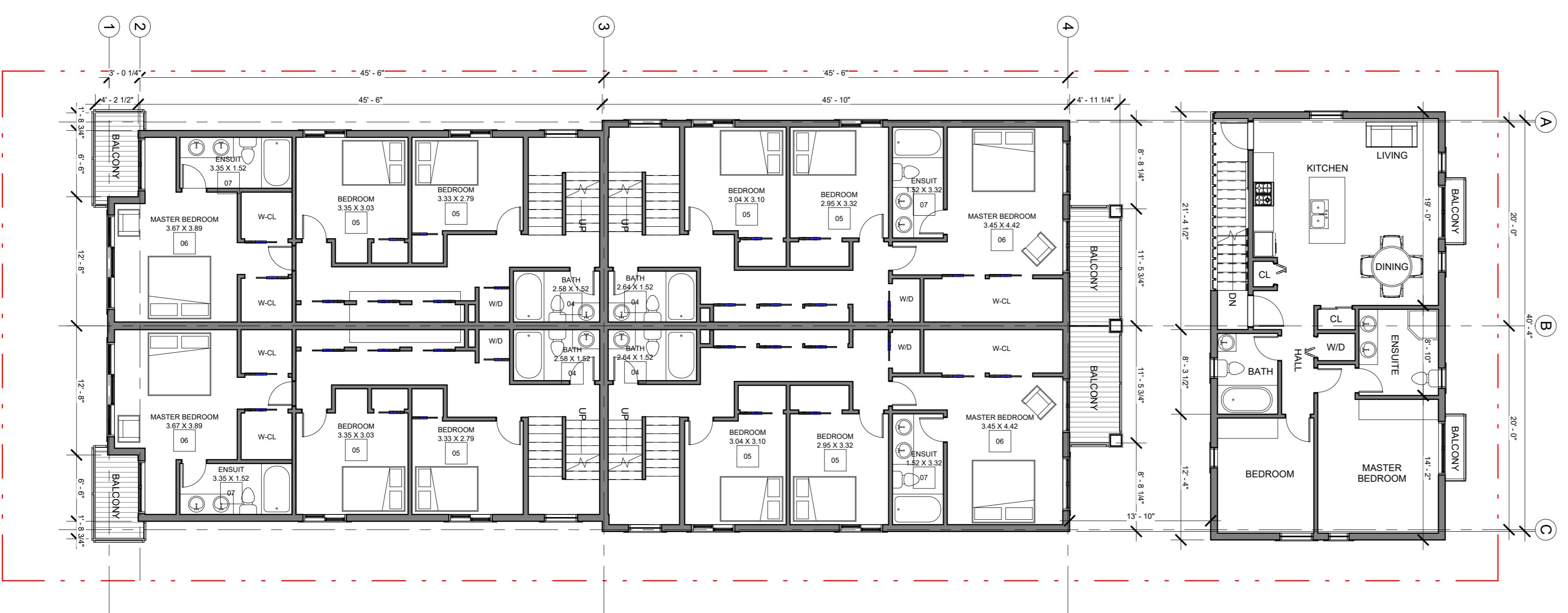
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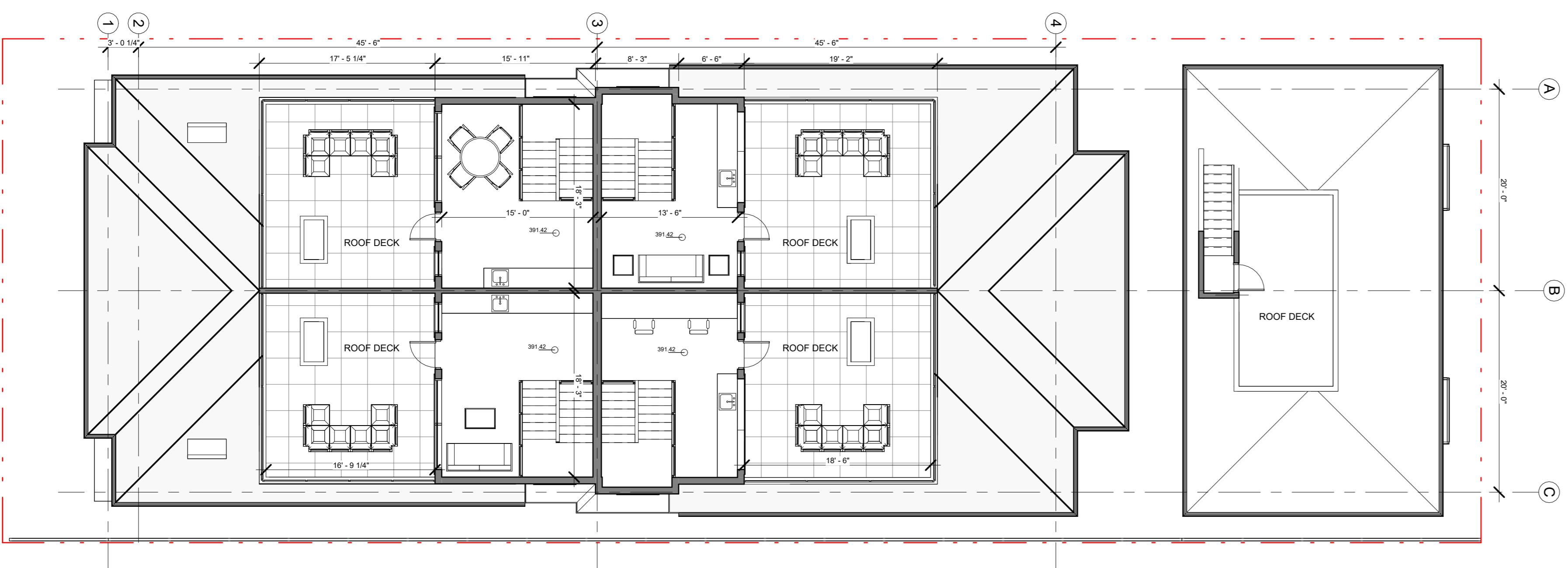
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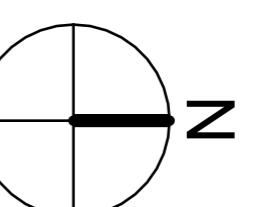
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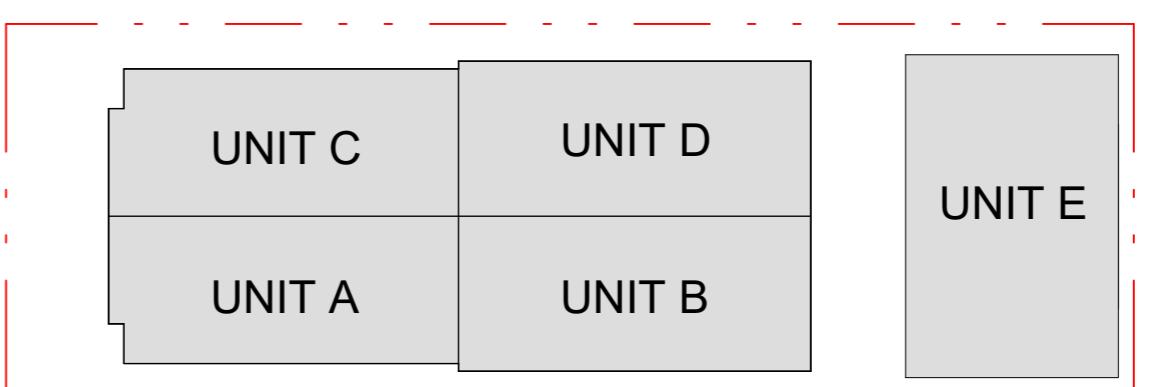
UPPER FLOOR PLAN - SCALE 1:100



ROOF PLAN - SCALE 1:100



UNIT KEY PLAN



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FLOOR PLANS

As indicated

A2.02



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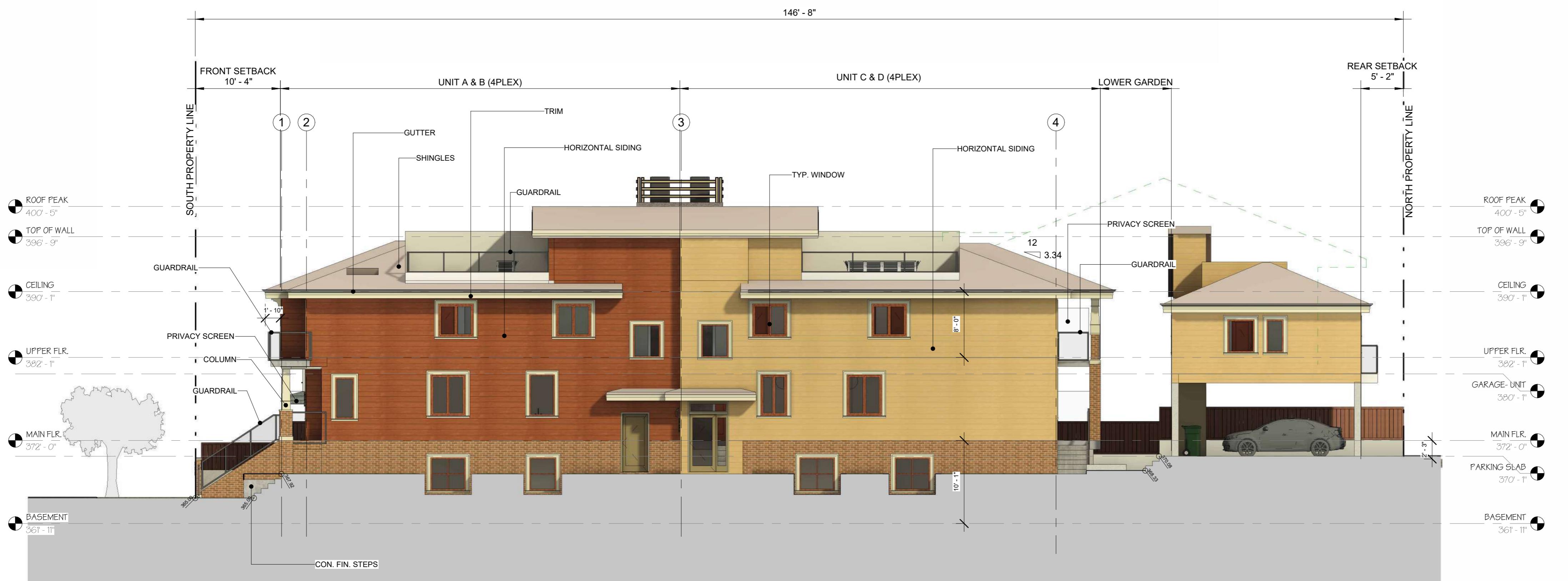
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EAST ELEVATION - SCALE 1:100



SOUTH ELEVATION - SCALE 1:100



SOUTH & EAST
ELEVATIONS

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A3.01



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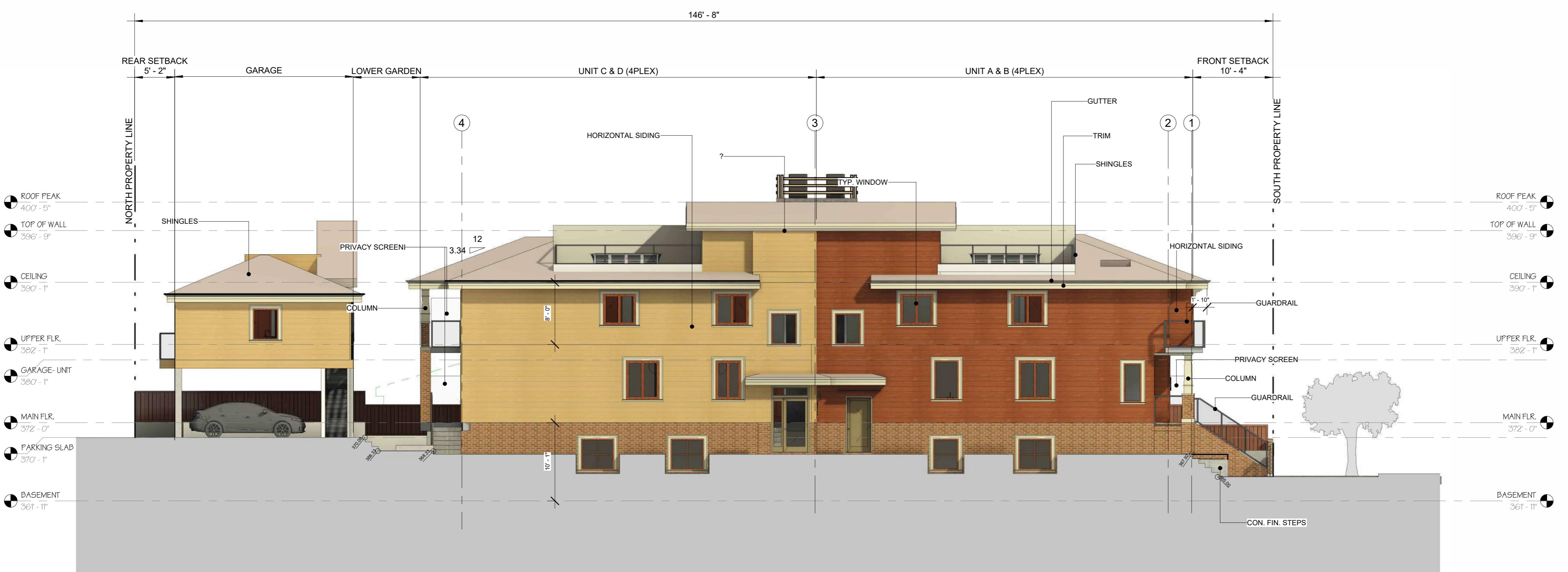
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FINISH LEGEND

BRICK VENEER MUTUAL MATERIAL COLOUR "AMBER ROSE"
HORIZONTAL SIDING ALLURA RUSTIC SERIES 6" BEVEL COLOUR "OLD CHERRY"
HORIZONTAL SIDING ALLURA RUSTIC SERIES 6" BEVEL COLOUR "CEDAR"
COLUMN 12X12 B.U. WOOD COLUMN ALLURA COLOUR MAX COLOUR "MARIGOLD"
TRIM ALLURA COLOUR MAX COLOUR "MARIGOLD"
SHINGLE IKO ASPHALT SHINGLES "BROWN/DRIFT WOOD"
GUTTER 5" CONT. METAL GUTTER ON 2X8 WOOD FACIA COLOUR "MARIGOLD"
VINYL WINDOW/DOOR FRAME C/W LOW E GLASS COLOUR "GOLDEN OAK"
BALCONY GARDRAIL ALUMINUM GARDRAIL OBSCURED PRIVACY GLASS
PRIVACY SCREEN FITTED GLASS IN ALUMINUM FRAME COLOUR "BROWN"
CON. FIN. STEPS
CON. FIN. SIDEWALK

NORTH & WEST
ELEVATIONS

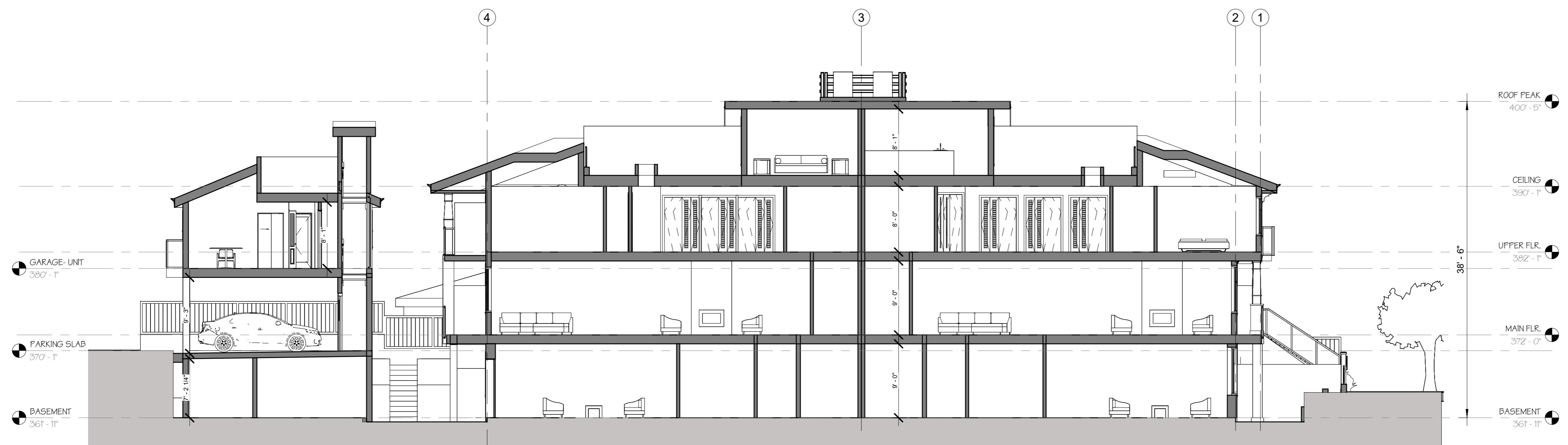
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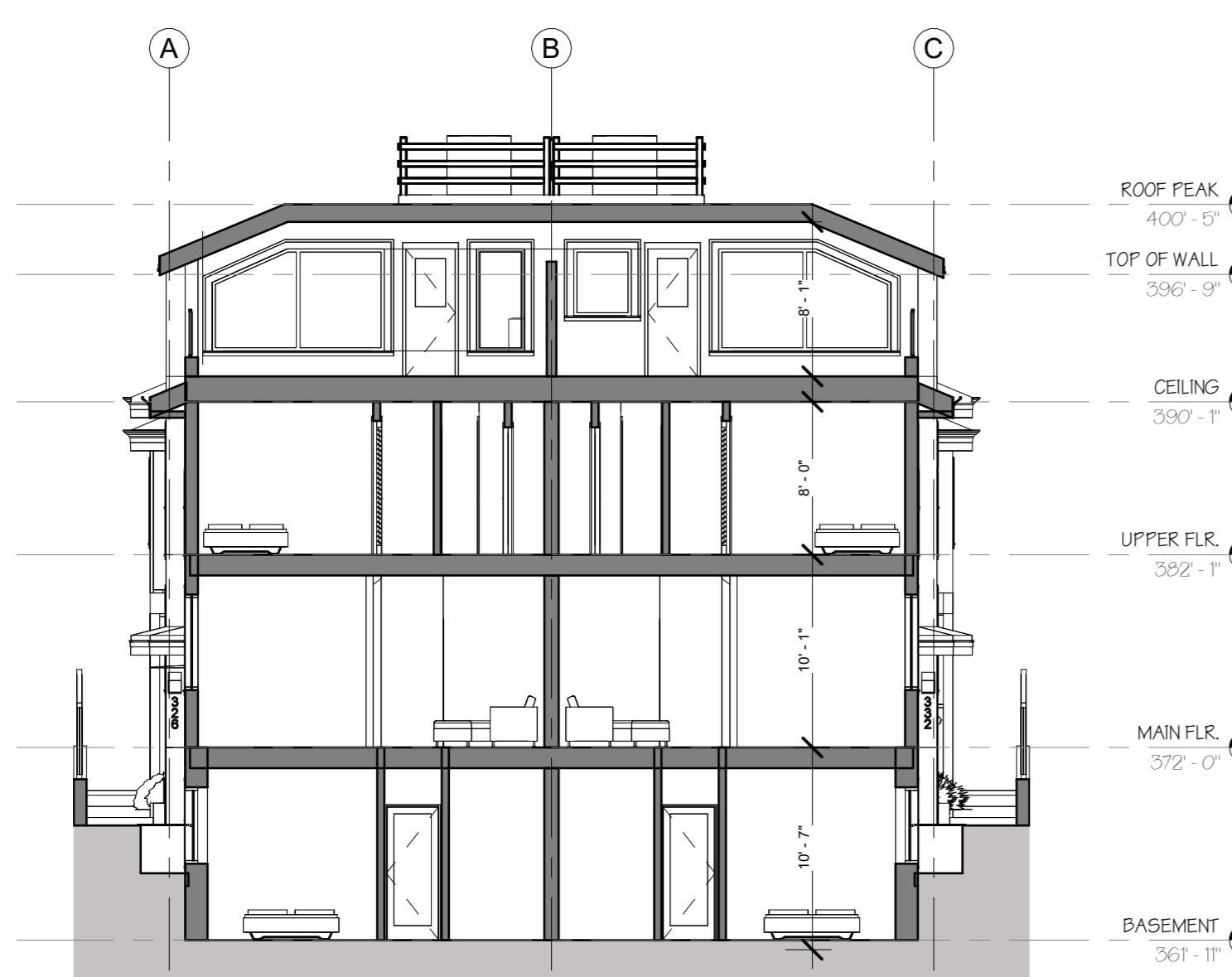
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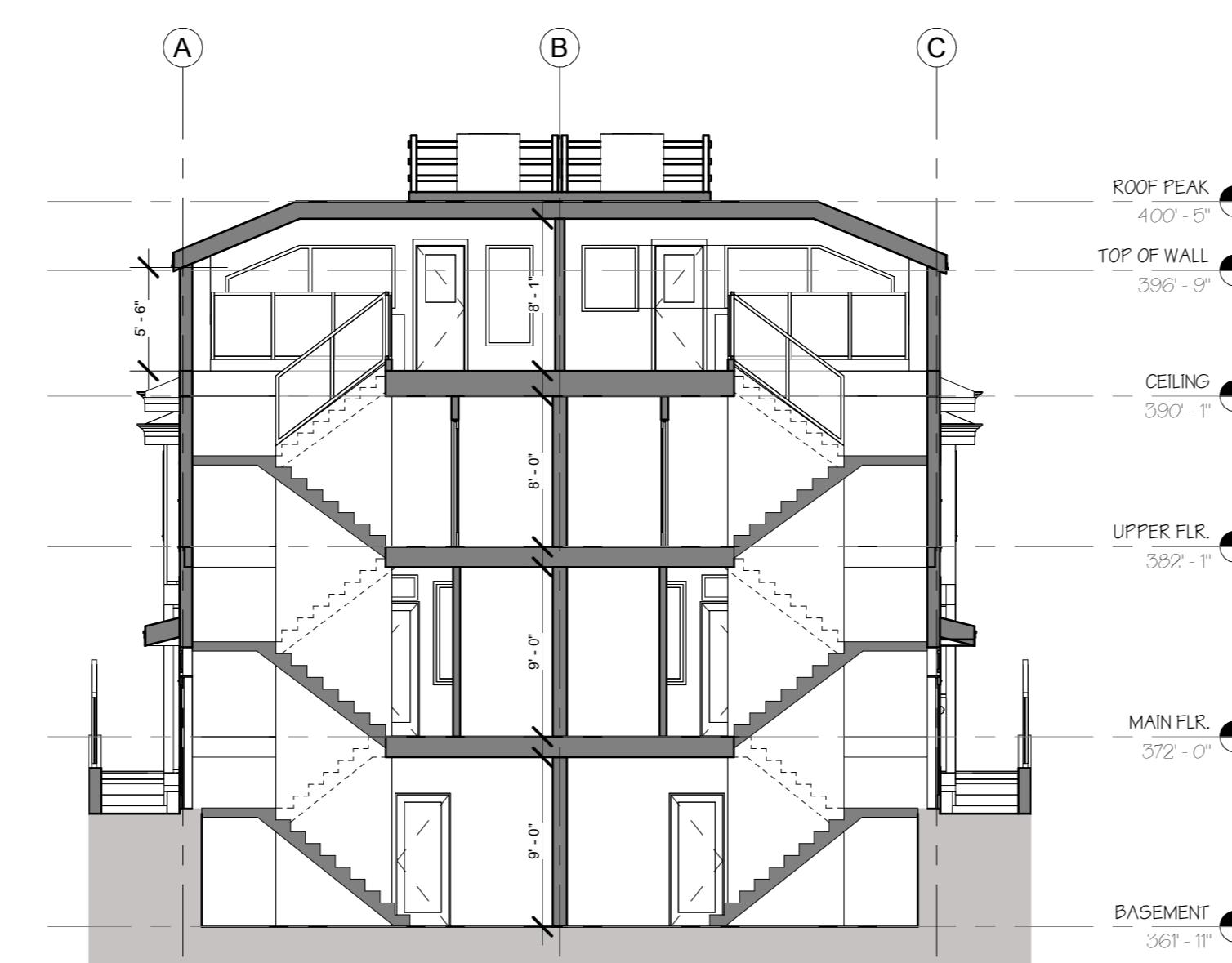
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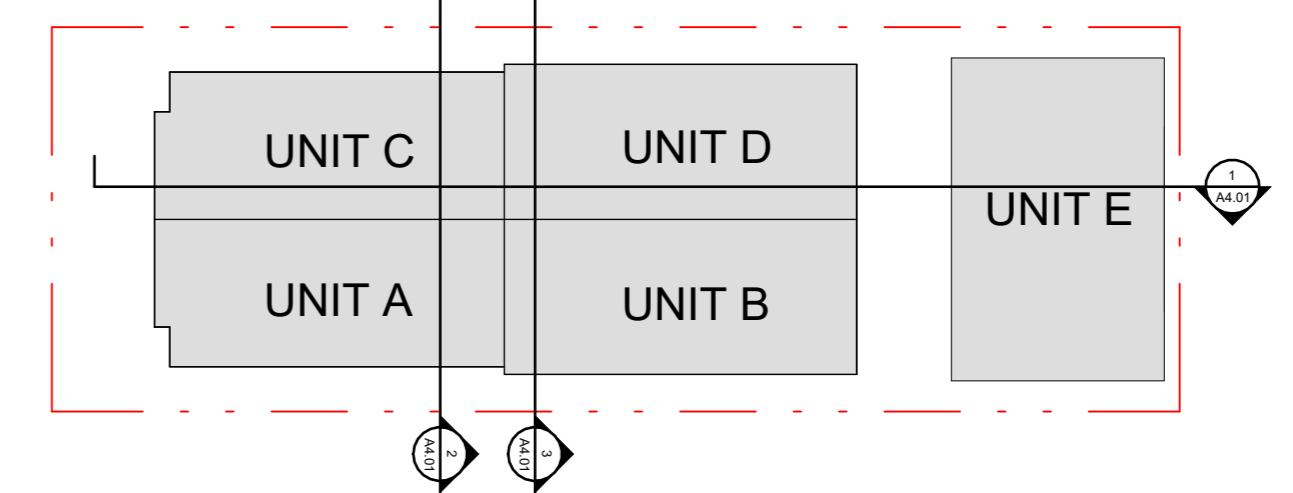
SECTION 1 - SCALE 1:100



SECTION 2 - SCALE 1:100



SECTION 3 - SCALE 1:100



SECTIONS

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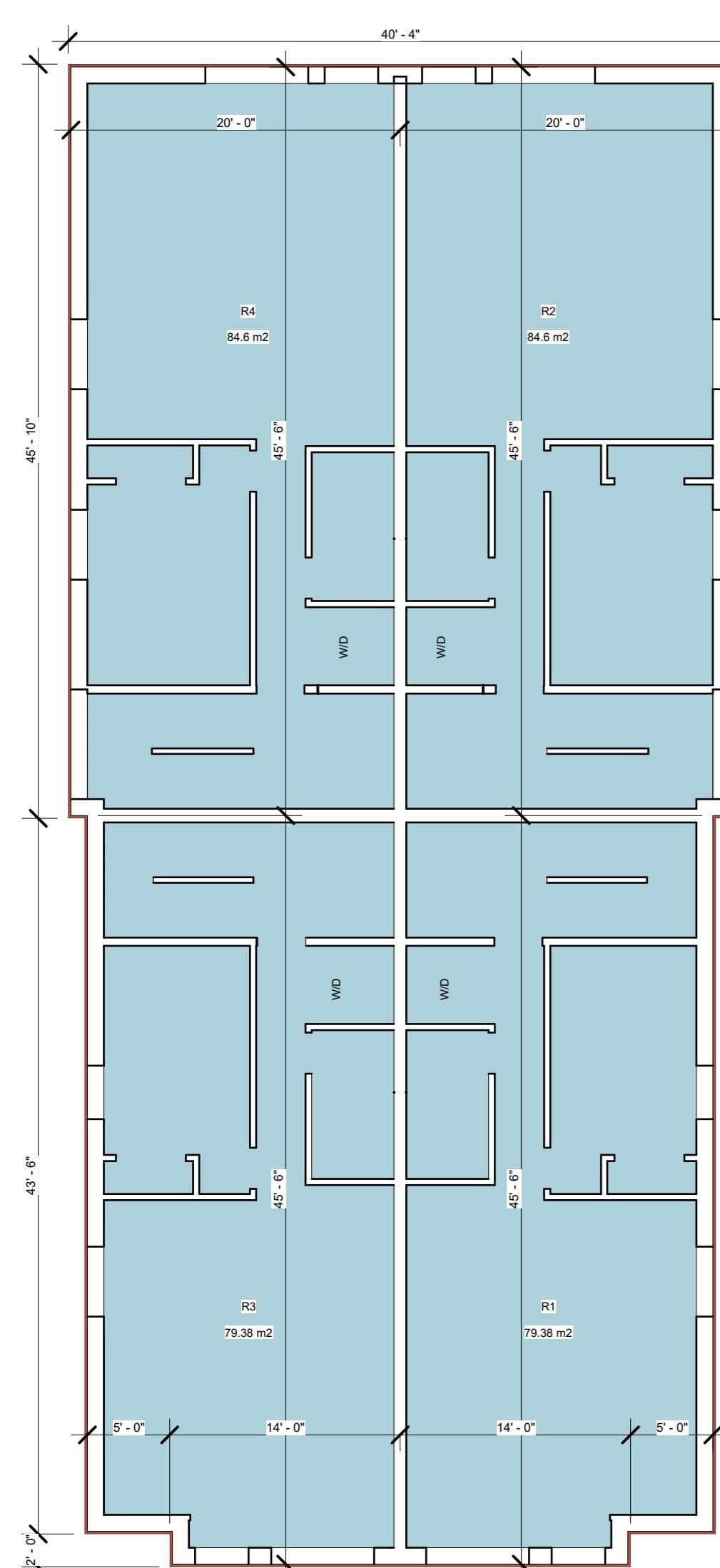
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FSR PLANS

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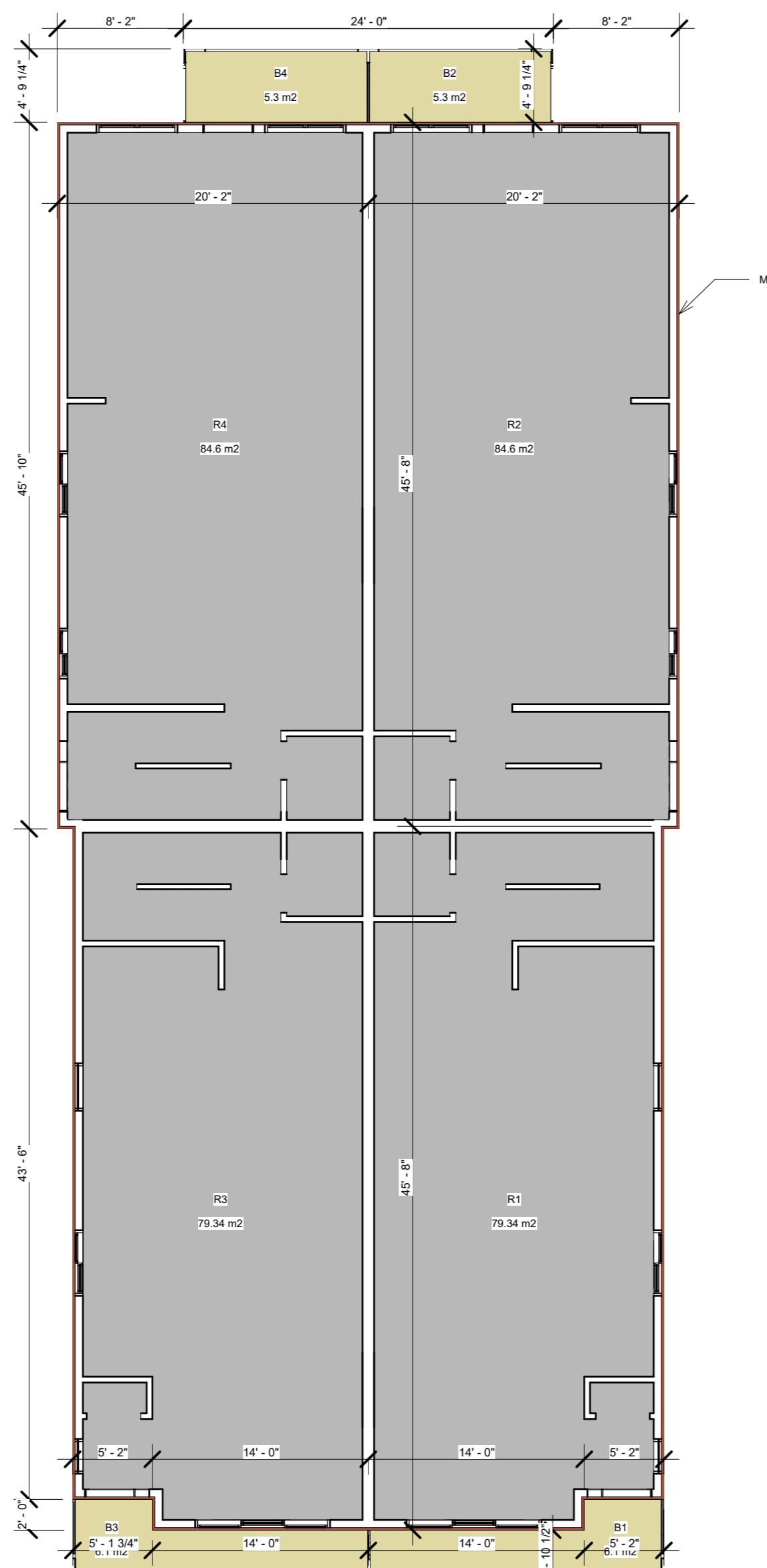
BASEMENT

FSR AREA
EXCLUSION - INSULATION MATERIAL
EXCLUSION - CELLARS

AREA SCHEDULE (BASEMENT-FSR AREAS)			
	Level	Name	Area
R1	BASEMENT	FSR AREA - RESIDENTIAL	0 m²
R2	BASEMENT	FSR AREA - RESIDENTIAL	0 m²
R3	BASEMENT	FSR AREA - RESIDENTIAL	0 m²
R4	BASEMENT	FSR AREA - RESIDENTIAL	0 m²
BASEMENT			0 m²
			331.96 m²

AREA SCHEDULE (BASEMENT-EXCLUSIONS)			
	Level	Name	Area
M1	BASEMENT	EXCLUSION - INSULATION MATERIAL	4 m²

GROSS FLOOR AREA
GFA - BASEMENT 331.96 m²



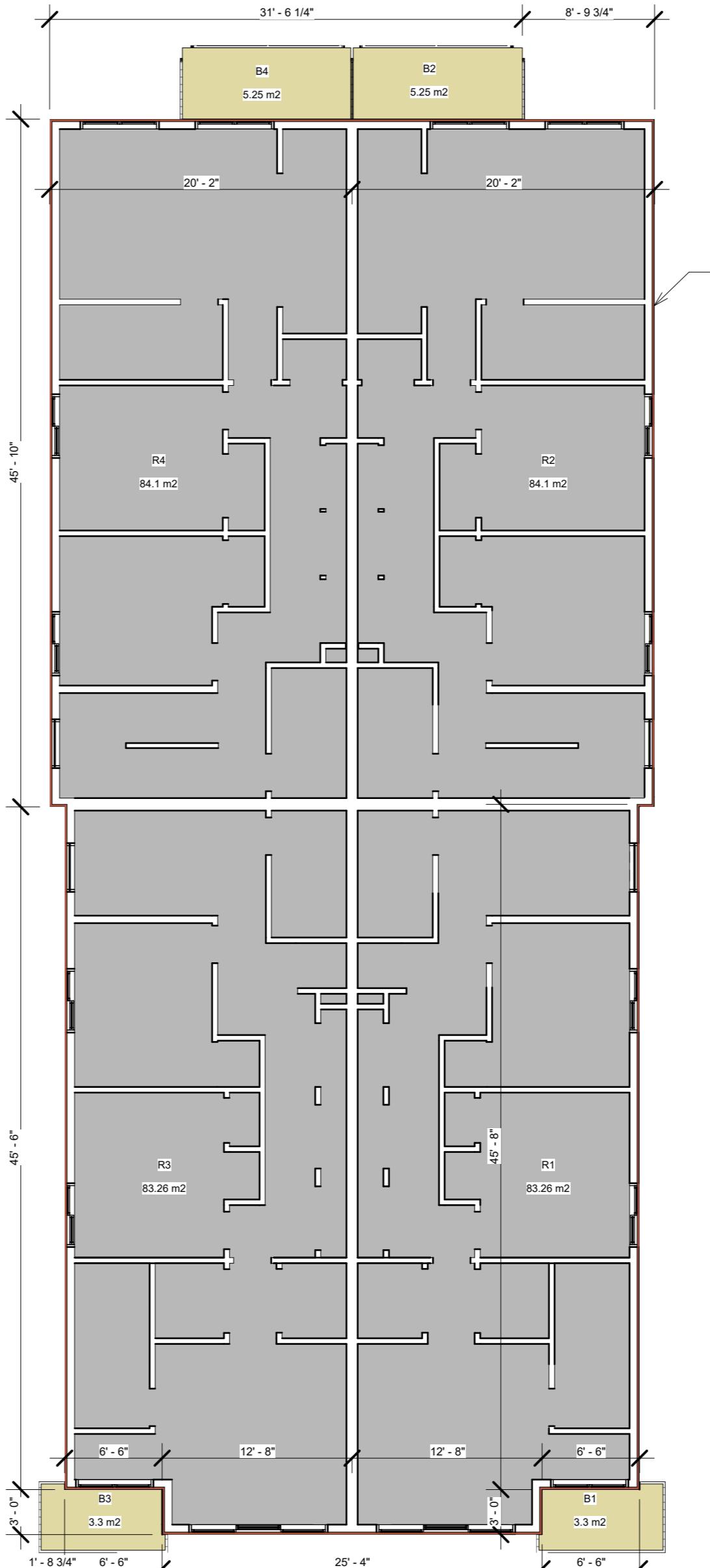
MAIN FLOOR

FSR AREA
EXCLUSION - INSULATION MATERIAL
EXCLUSION - OPEN APPENDAGES

AREA SCHEDULE (MAIN FLOOR-FSR AREAS)			
	Level	Name	Area
R1	MAIN FLOOR	FSR AREA - RESIDENTIAL	79.34 m²

AREA SCHEDULE (MAIN FLOOR-EXCLUSIONS)			
	Level	Name	Area
M1	MAIN FLOOR	EXCLUSION - INSULATION MATERIAL	4 m²
R2	MAIN FLOOR	FSR AREA - RESIDENTIAL	84.6 m²
R3	MAIN FLOOR	FSR AREA - RESIDENTIAL	79.34 m²
R4	MAIN FLOOR	FSR AREA - RESIDENTIAL	84.6 m²
MAIN FLOOR			327.88 m²
			26.8 m²

GROSS FLOOR AREA
GFA - MAIN FLOOR 354.68 m²



UPPER FLOOR

FSR AREA
EXCLUSION - INSULATION MATERIAL
EXCLUSION - OPEN APPENDAGES

AREA SCHEDULE (UPPER FLOOR-FSR AREAS)			
	Level	Name	Area
R1	UPPER FLOOR	FSR AREA - RESIDENTIAL	83.26 m²

AREA SCHEDULE (UPPER FLOOR-EXCLUSIONS)			
	Level	Name	Area
M1	UPPER FLOOR	EXCLUSION - INSULATION MATERIAL	4 m²
R2	UPPER FLOOR	FSR AREA - RESIDENTIAL	84.1 m²
R3	UPPER FLOOR	FSR AREA - RESIDENTIAL	83.26 m²
R4	UPPER FLOOR	FSR AREA - RESIDENTIAL	84.1 m²
UPPER FLOOR			334.72 m²
			20.32 m²

GROSS FLOOR AREA
GFA - UPPER FLOOR 354.82 m²



ROOF

FSR AREA
EXCLUSION - ROOF DECK
EXCLUSION - OPEN APPENDAGES

AREA SCHEDULE (ROOF-FSR AREAS)			
	Level	Name	Area
S1	ROOF	FSR AREA - RESIDENTIAL	28.35 m²
S2	ROOF	FSR AREA - RESIDENTIAL	27.05 m²

GROSS FLOOR AREA
GFA - ROOF 241.24 m²

Scale 1 : 100
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