

380e1st Multi-Family



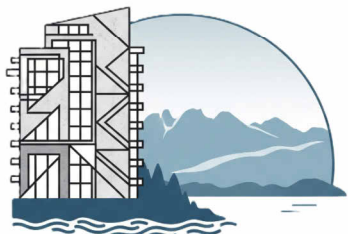
380 East 1st Street
North Vancouver, BC
V7L 1B5



RAFII ARCHITECTS INC.

Issued for Major Development
Resubmission 1

September 04, 2025



380e1st

EONE PROPERTIES LTD.

Client

Eone Properties

380 East 1st St.
North Vancouver, BC
V7L 1B5

Phone: 250.763.2305

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Urban Planning

RWPAS Ltd.

North Vancouver, BC

Phone: 778-829-4215

Landscape

Élevé Atelier

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Phone: 778.919.7783

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CREUS Engineering

221 Esplanade West - Unit 610
East Tower, North Vancouver, BC
V7M 3J3

Phone: 604.987.9070

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Hobbs, Winter & MacDonald

113-828 Harbourside Drive.
North Vancouver, BC
V7P 3R9

Phone: 604.986.1371

Code consultant

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769 Roslyn Blvd.
North Vancouver, BC
V7G 1P4

Phone: 604.929.8520

Arborist

Trapp Arborist Services

2889 Nanaimo St.
Vancouver, BC
V5N 5G2

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Multi-Family

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PROJECT RAI 21-71

SCALE 1/8" = 1'-0"

DATE September 03, 2025

A00-01

Major Development Information

4-Sep.-25

Civic Address: Legal Description:	380 East 1st Street, North Vancouver, BC, V7L 1B5					
	Lot:17; Block:153; DL:274; Plan:878		Lot:18; Block:153; DL:274; Plan:878		Lot:19; Block:153; DL:274; Plan:878	
Site Area:	Sq. ft.	Sq.m.	Sq.ft.	Sq.m.	Sq.ft.	Sq.m.
	5982.85	555.83	5984.58	555.99	5986.7	556.19

Total Site Area:	sq.ft.		sq.m.	
	17,954.13		1,668.01	

Zoning	Current		OCP	Proposed
	RM-1 Medium Density Apartment Residential 1		R5 Residential Level 5	CD Comprehensive Development

Floor Space Ratio (FSR)	OCP	Bonus	Permitted	Proposed
	1.60	1.00	2.60	2.58
	Sq.ft 28,726.6	Sq.ft 17,954.1	Sq.ft 46,680.7	Sq.ft 46,397

Density	FSR		Total Units	
	2.58		75	

Height	storey		feet	meter
	Permitted 6	Proposed 6	76	23.0

Setback			Required		Provided	
			feet	meter	feet	meter
St. Patricks Ave	Front	East	14	4.3	14	4.3
Lane	Rear	North	12	3.7	12	3.7
Lot 20	Side Yard	West	8	2.4	8	2.4
East 1st St	Front	South	14	4.3	14	4.3

Stepback	Required		Provided	
	feet	meter	feet	meter
St. Patricks Ave	0	0	0	0.0
Lane	0	0	8	2.4
Lot 20	0	0	0	0.0
East 1st St	0	0	8	2.4

Floor Space Ratio Calculation:	sq.ft.	sq.m.
Gross Floor Area	54,849	5,095.6
City of North Vancouver FSR Exempt	8,452	785.2
FSR Calculated Area	46,397	4,310.4
Proposed Floor Space Ratio (FSR)	2.584	

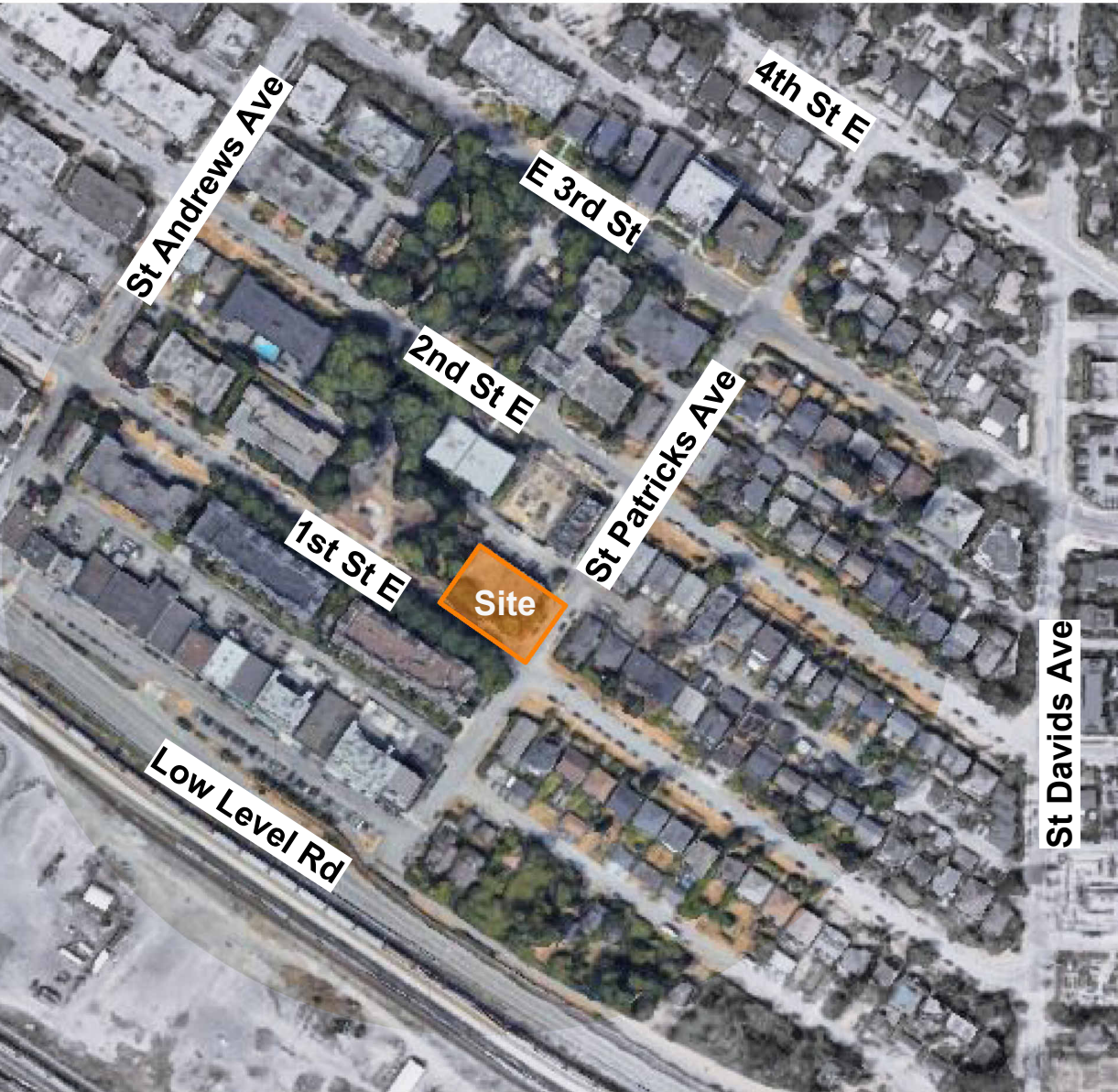
Unit Mix

Floor Level	Studio	1 Bedroom	1 Bed + Den	2 Bedroom	3 Bedroom	Total Units	Adaptable Units
Level P2			5			5	
Level 1	6	1	4	1	2	14	4 - Unit G
Level 2	6	5		1	2	14	4 - Unit A
Level 3	6	5		1	2	14	4 - Unit A
Level 4	6	5		1	2	14	4 - Unit A
Level 5	6	5		2	1	14	4 - Unit I
Unit count	30	21	9	6	9	75	20
Percentage (%)	40.00%	28.00%	12.00%	8.00%	12.00%	100.00%	26.67%

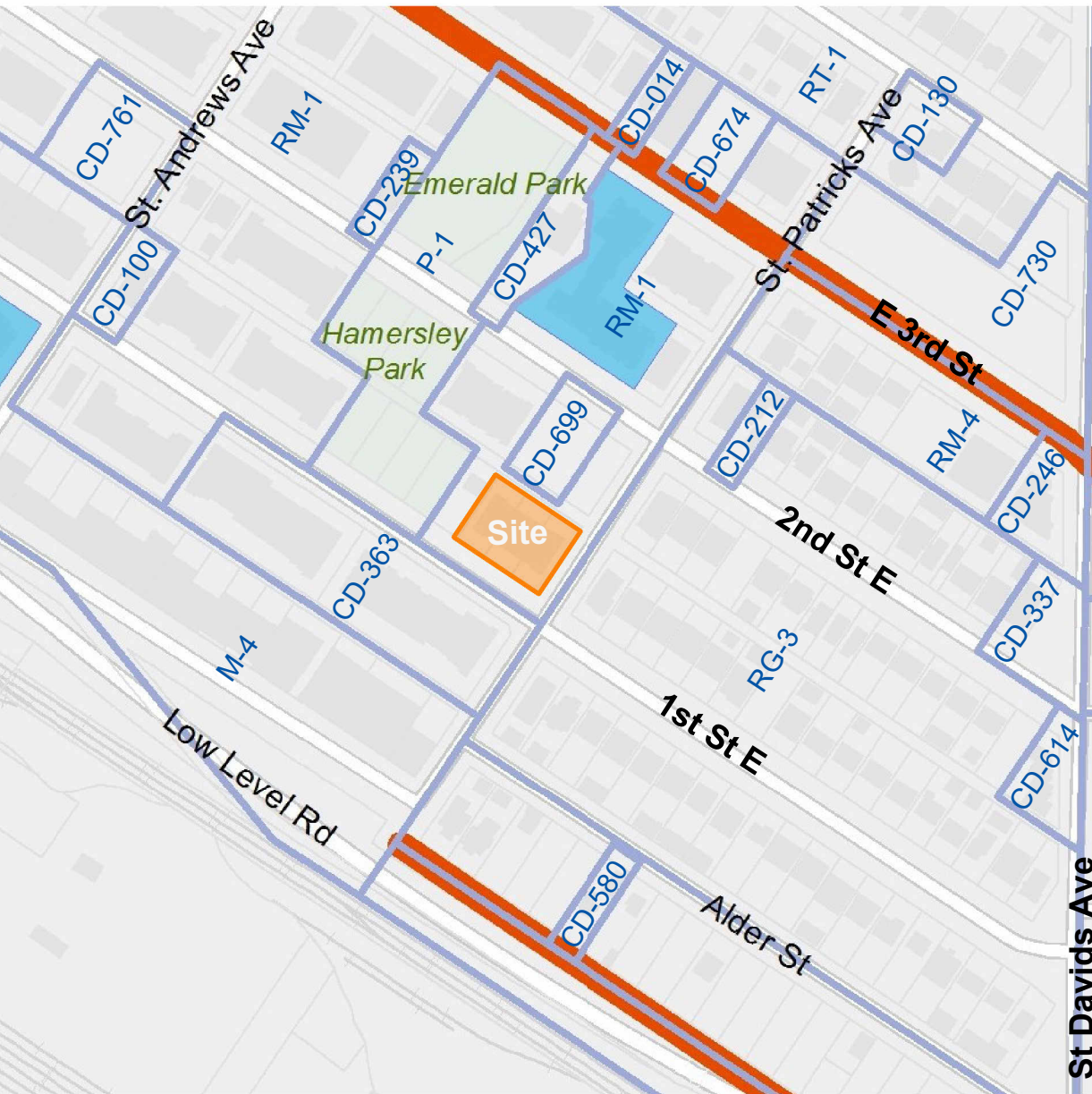
Floor space ratio calculation

Levels	Gross Floor Area		FSR exclusions															
			Wall Thickness		Adaptable design		Storage		Amenity		Lobby		Service		Active Design		Open Below	
	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.
Level P2	6,002.86	557.7	67.74	6.3		0.0	771.26	71.7	1,144.91	106.4					208.43	19.4		
Level P1	3,429.58	318.6	0.00			0.0	1,732.04	160.9	275.90	25.6	166.35	15.5	45.75	4.3	208.43	19.4	736.63	68.4
Level 1	9,500.30	882.6	223.40	20.8	80.00	7.4									307.70	28.6		
Level 2	9,017.63	837.8	240.47	22.3	80.00	7.4									307.70	28.6		
Level 3	9,125.74	847.8	239.47	22.2	80.00	7.4									307.91	28.6		
Level 4	9,125.74	847.8	239.47	22.2	80.00	7.4									307.91	28.6		
Level 5	8,647.25	803.4	212.70	19.8	80.00	7.4									307.91	28.6		
Total	54,849.10	5,095.6	1,223.25	113.6	400.00	37.16	2,503.30	232.56	1,420.81	132.00	166.35	15.45	45.75	4.25	1,956.01	181.72	736.63	68.44

Context Map



Land Use Map

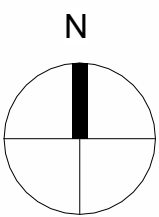


City of North Vancouver
Zoning Bylaw, 1995, No. 6700
Off street Parking Space Regulation
part 9

Off Street Parking Requirements	Rate	Dwelling units	Required Stall	Provided Stall
Visitor Parking	0.1 spaces per Dwelling Unit	75	8	8
Rental Apartment Residential Use	0.6 spaces per Dwelling Unit	75	45	45
Total Off Street Parking including Disability Parking		75	53	53
Disability Parking	0.038 spaces per Dwelling Unit	75	3	3

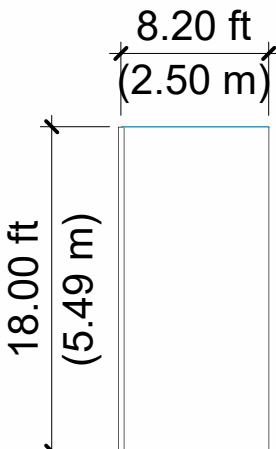
City of North Vancouver
Zoning Bylaw, 1995, No. 6700
Bicycle Parking Standards
Part 10A

Bicycle Parking Requirements	Rate	Dwelling units	Required Stall	Provided Stall
Townhouse, Apartment, Rental Apartment, or Accessory Apartment Residential Use, not including Lock-Off Units	1.5 spaces per Unit	75	112.5	113 Secured 6 Temporarily Total 119 stalls



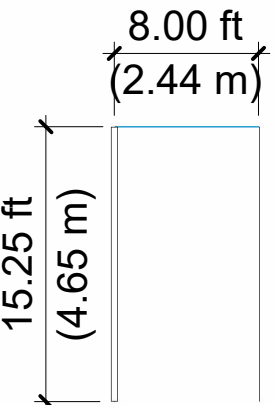
Off-Street Parking Spaces Legend:

Zoning Bylaw 906



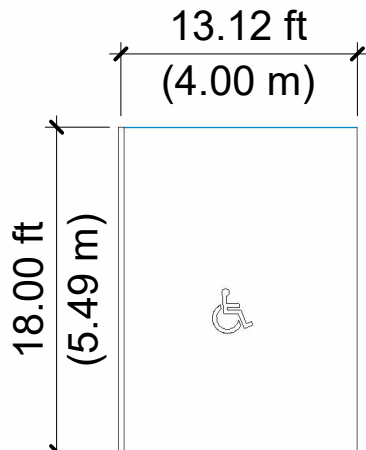
Regular Size
Vehicle parking

L: 18' | W: 8.2'
maneuvering aisle:
22'



Small Size
Vehicle parking

L: 15.25' | W: 8'
maneuvering aisle:
22'

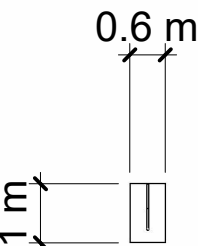


Disability Parking stalls

be not less than 13.12' wide, and a portion of the width may include up to 4.92' of an adjoining walkway, provided such walkway is a minimum of 13.12' in width, and shall not be less than18' in length

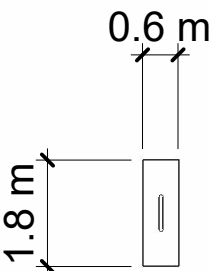
Off-Street Bicycle Spaces Legend:

Zoning Bylaw 10A02



Vertical Bicycle Parking

L: 1m | W: no less than 0.6m
maneuvering aisle:
1.2m

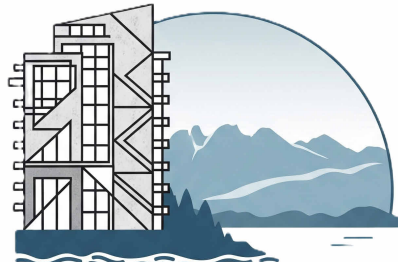


Horizontal Bicycle Parking

L: 1.8m | W: no less than 0.6m
maneuvering aisle:
1.2m

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PROJECT

North Vancouver
Multi-Family

380 East 1st Street
North Vancouver, BC, V7L 1B5

Project Information and
Statistics

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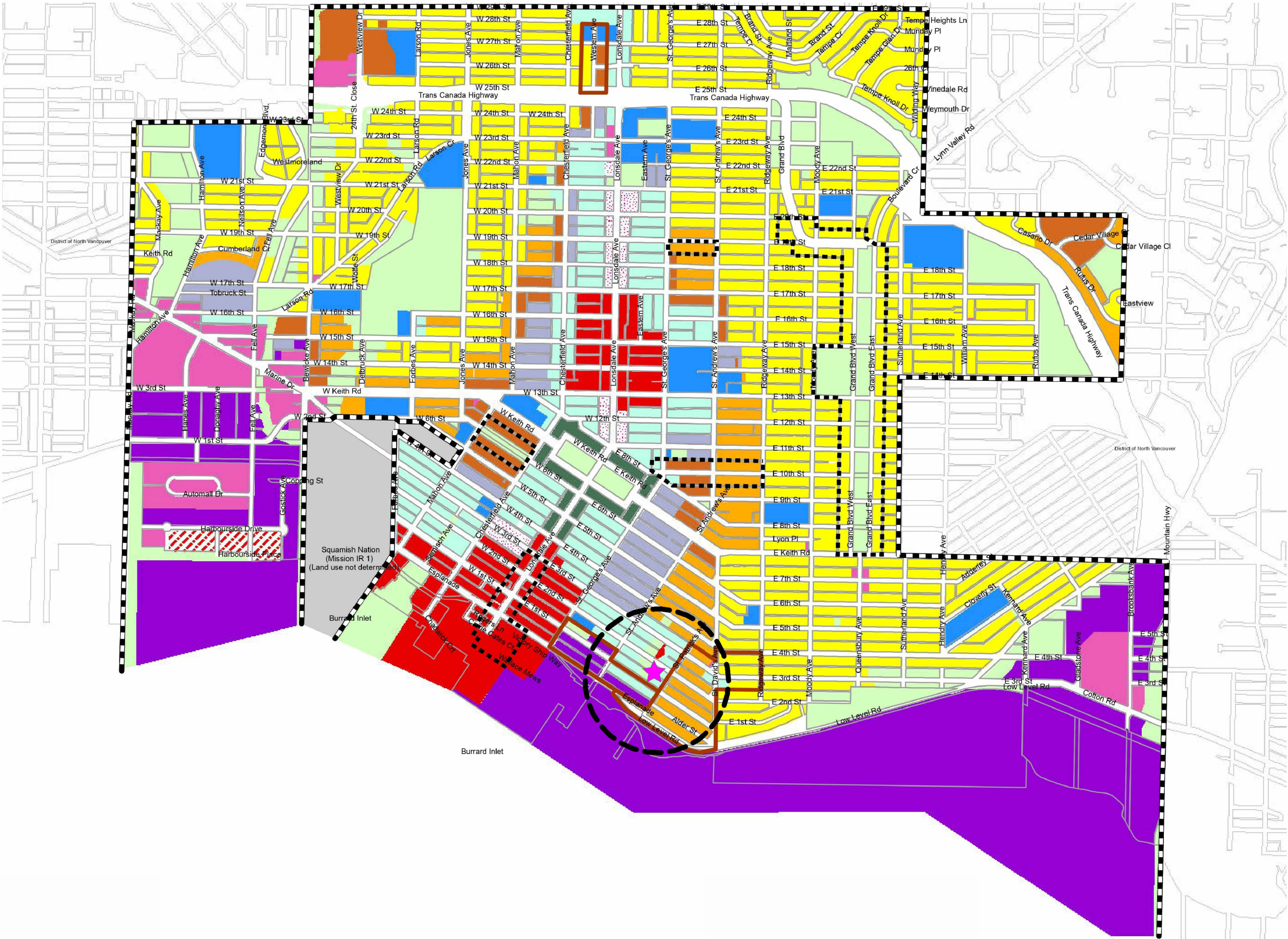
PROJECT RAI 21-71

SCALE As indicated

DATE September 03, 2025

A00-02

Schedule A
Land Use designation



Land Use Designation

- Urban Corridor
(Mixed Use) FSR 2.3
- Harbourside Waterfront
(Mixed Use) FSR 2.05
- Commercial
- Town Centre
(Mixed Use) FSR 2.6
- Industrial
- School & institutional
- Park, Rec. & Open Spaces
- ★ Site

Residential

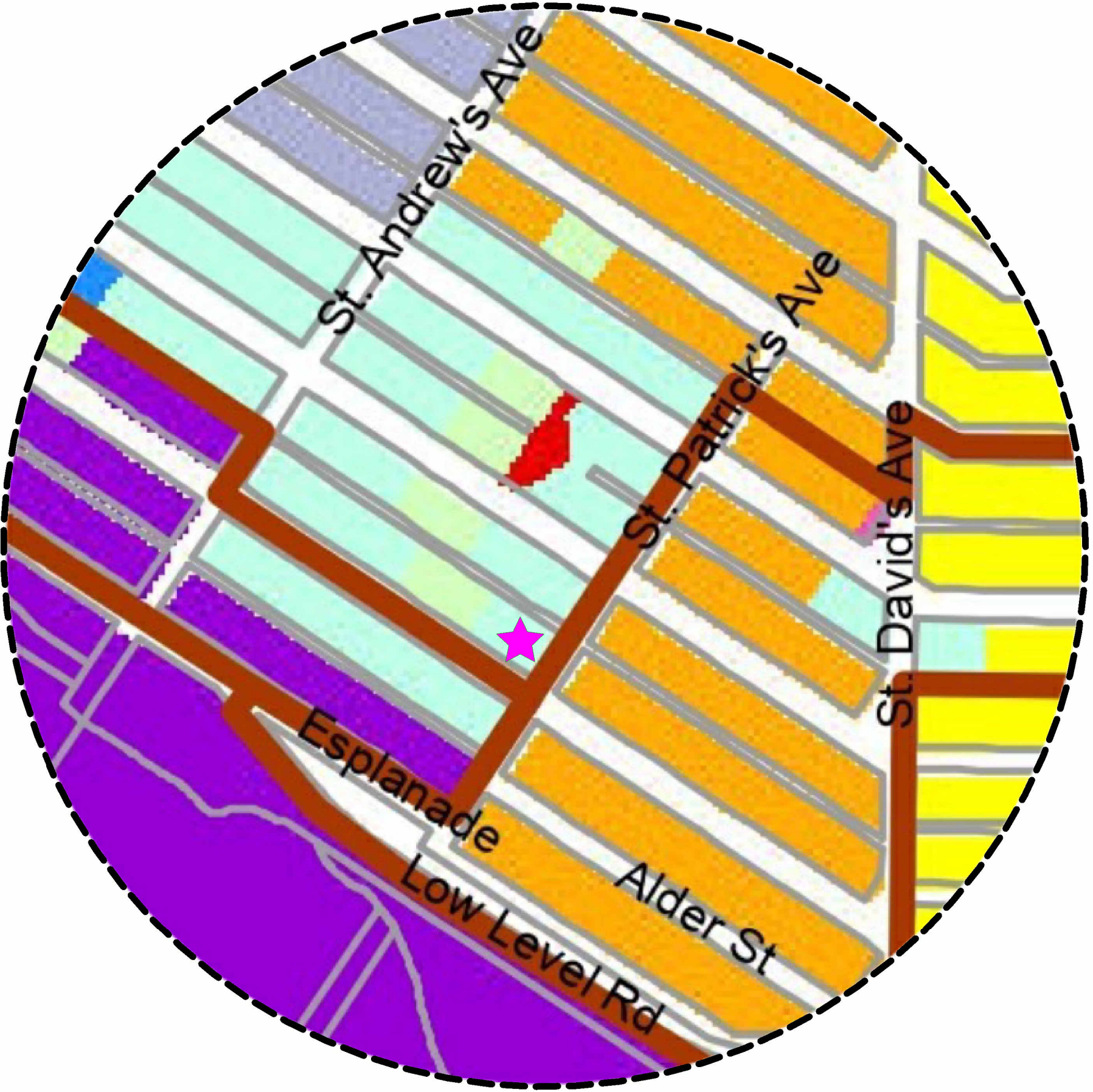
- Level One: Low Density
Single Family Form
FSR not to exceed 0.5 times the lot area
- Level Two: Low Density
Attached Form
FSR not to exceed 0.5 times the lot area
- Level Three: Low Density
Attached Form
FSR not to exceed 0.75 times the lot area
- Level Four: Low Density
Ground Oriented
FSR not to exceed 1.0 times the lot area
- Level Five: Low Density
Apartment
FSR not to exceed 1.6 times the lot area
- Level Six: Low Density
Apartment
FSR not to exceed 2.3 times the lot area
- Heritage Character Area
- Special Study Area
- City Boundary

Use:

The proposed development aligns with CNV Official Community Plan as the site has a Land Use Designation of Residential Level 5 (Medium Density). "Development in areas with this designation should provide quality multi-family housing with a mix of unit sizes, and a focus on creating attractive and active streets." This project includes thirty Studio, twenty six 1-Bedroom, nine 2-Bedroom, and nine 3-Bedroom Homes all of which will be built with 25 % adaptable design. The project features multi-level townhomes fronting on to 1st street with human-scale facade and attractive landscaped setbacks and new street trees which will provide continuity to the adjacent Hammersley Park and encourage active transportation. At a Regional level, the site is designated as General Urban, and sits within a Frequent Transit Development Area (FTDA) and is therefore an appropriate area for residential neighborhoods and a priority location to accommodate growth in higher density forms.

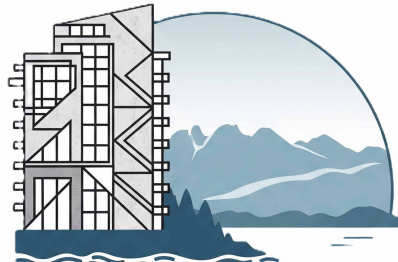
Intensity:

Development in areas with the Residential Level 5 may achieve a maximum bonus density of 2.6 FSR for Secured Rental Housing given development is 100% Rental Housing and provides 10% of these rental units at Mid Market Rental Rates. Considering the sites proximity to a Rapid Transit Corridor and the Lonsdale Regional City Center, the Medium Density which is proposed for this project is supported by both Municipal and Regional policies.



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Official Community Plan
Schedule A Land Use
Designation

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PROJECT RAI 21-71

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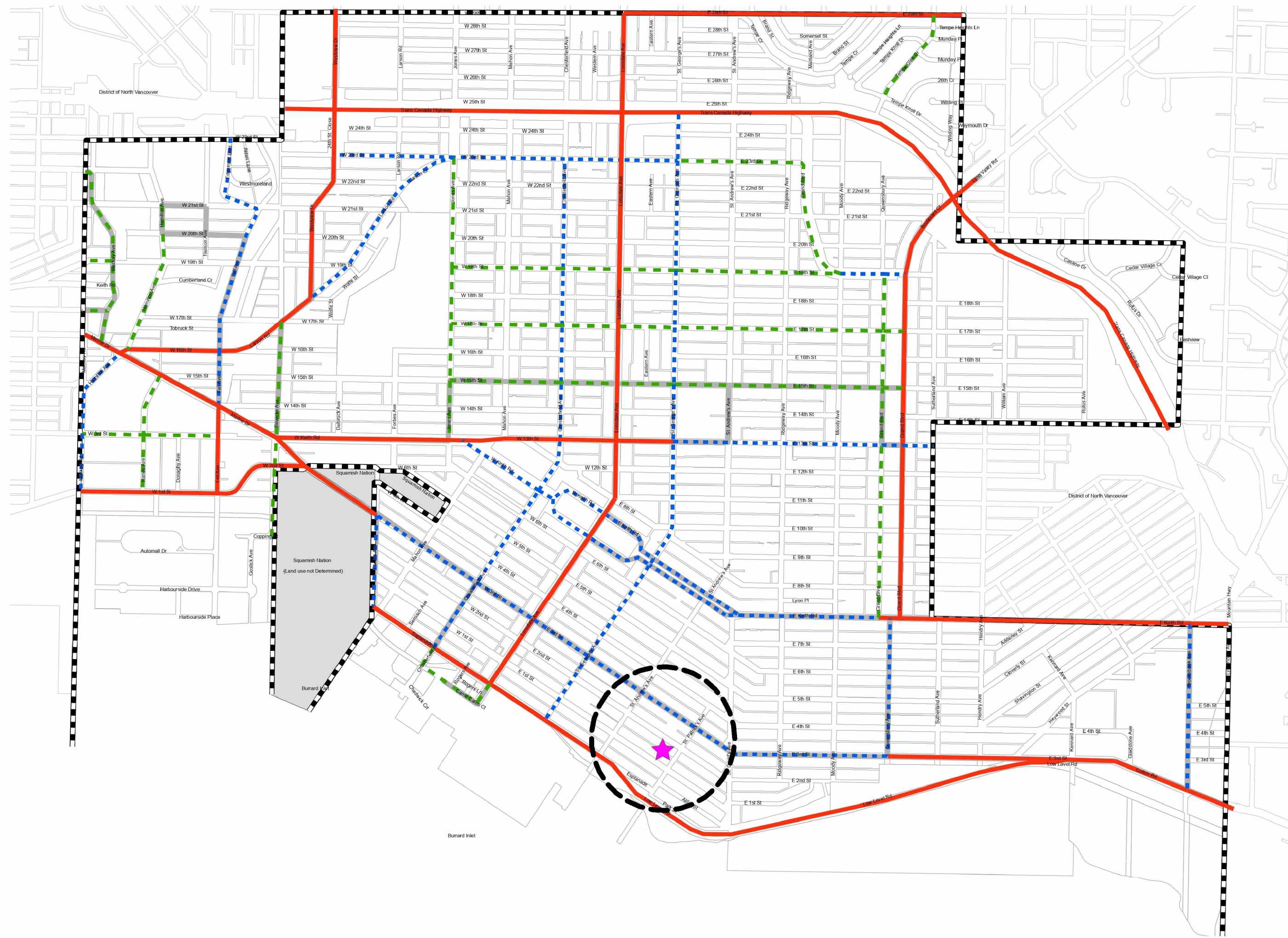
DATE September 03, 2025

A00-03








Schedule B

Transportation Network

Road Classification

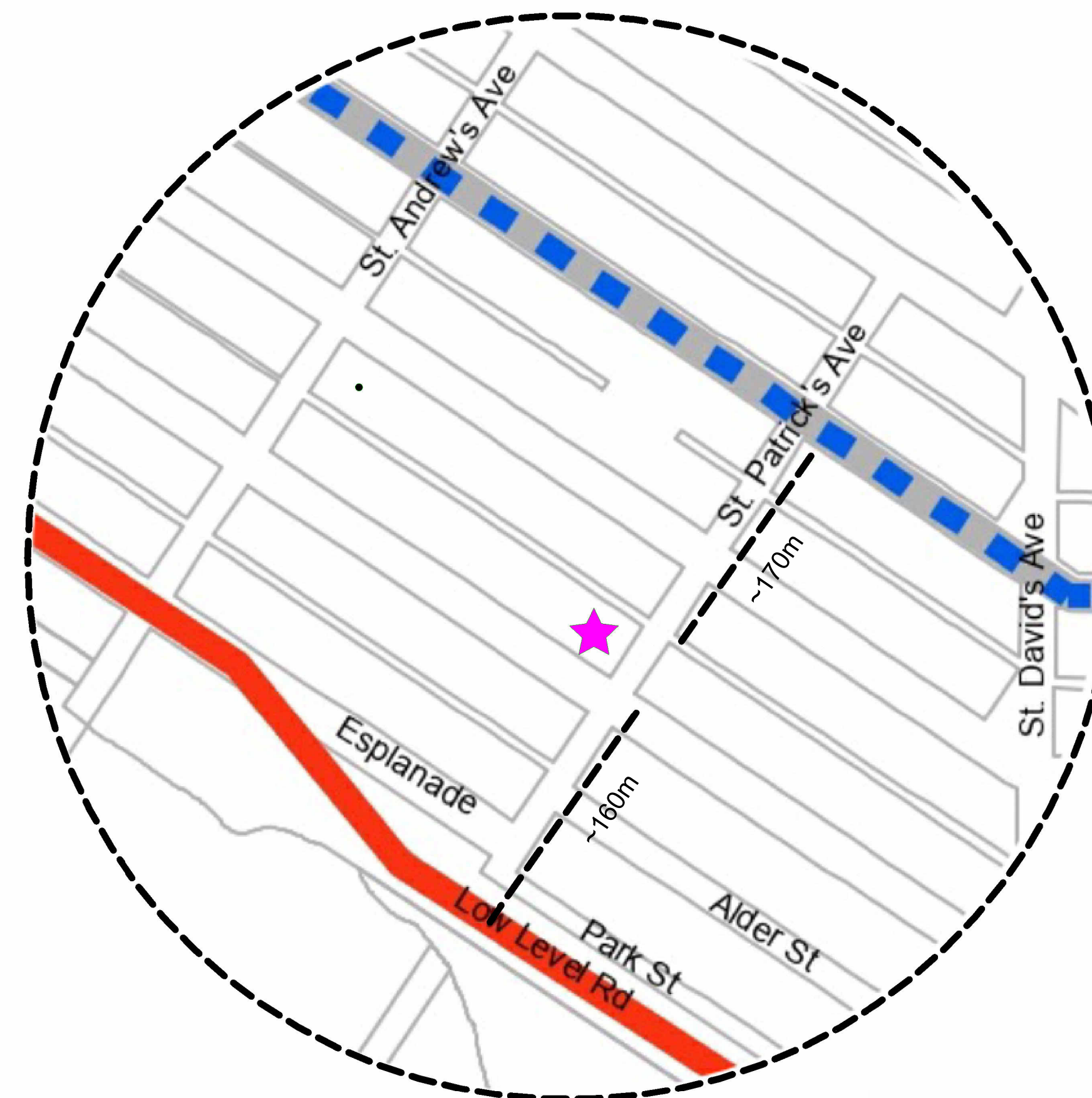


Road Designation

-  Major Arterial Road
 Minor Arterial Road
 Collector Road
 City Boundary
 Bus Route
 Block Outline
 Site

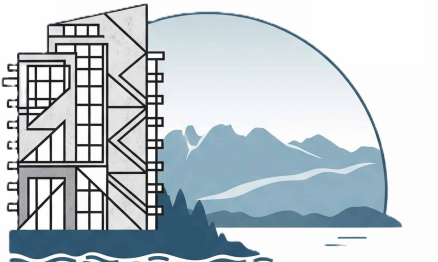
TRANSPORTATION, MOBILITY AND ACCESS WITHIN OUR COMMUNITY:

Transportation challenges in our community today encompass more than just maintaining and upgrading traditional road infrastructure. Modern demands include ensuring comfortable pedestrian pathways, seamless connections to community services, robust bicycle networks, and efficient, accessible transit options. Safe and unobstructed mobility for all individuals, including those with disabilities, is fundamental to fostering a sustainable and livable community. The City of North Vancouver's Transportation Network Map outlines key road hierarchies and transit routes, reflecting the city's commitment to expanding transportation choices for residents and visitors alike. By prioritizing pedestrian-friendly designs, promoting ride-sharing and cycling initiatives, and enhancing transit services, the city aims to reduce reliance on single-occupant vehicles. Additionally, through policies such as traffic calming measures, parking management, and road safety programs, the City of North Vancouver demonstrates leadership in advancing alternative transportation solutions and energy conservation.



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**Official Community Plan
Schedule B
Transportation Network**

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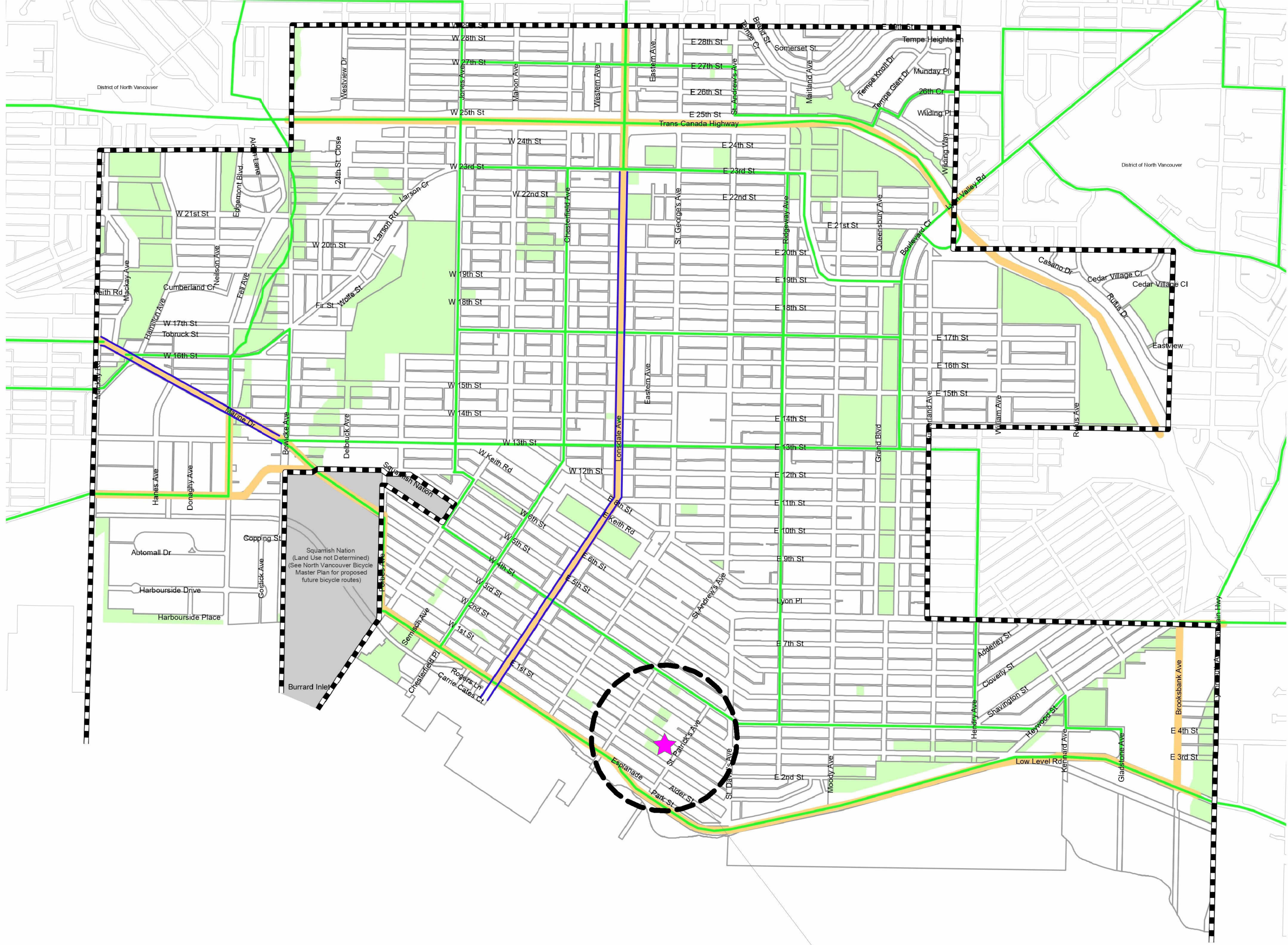
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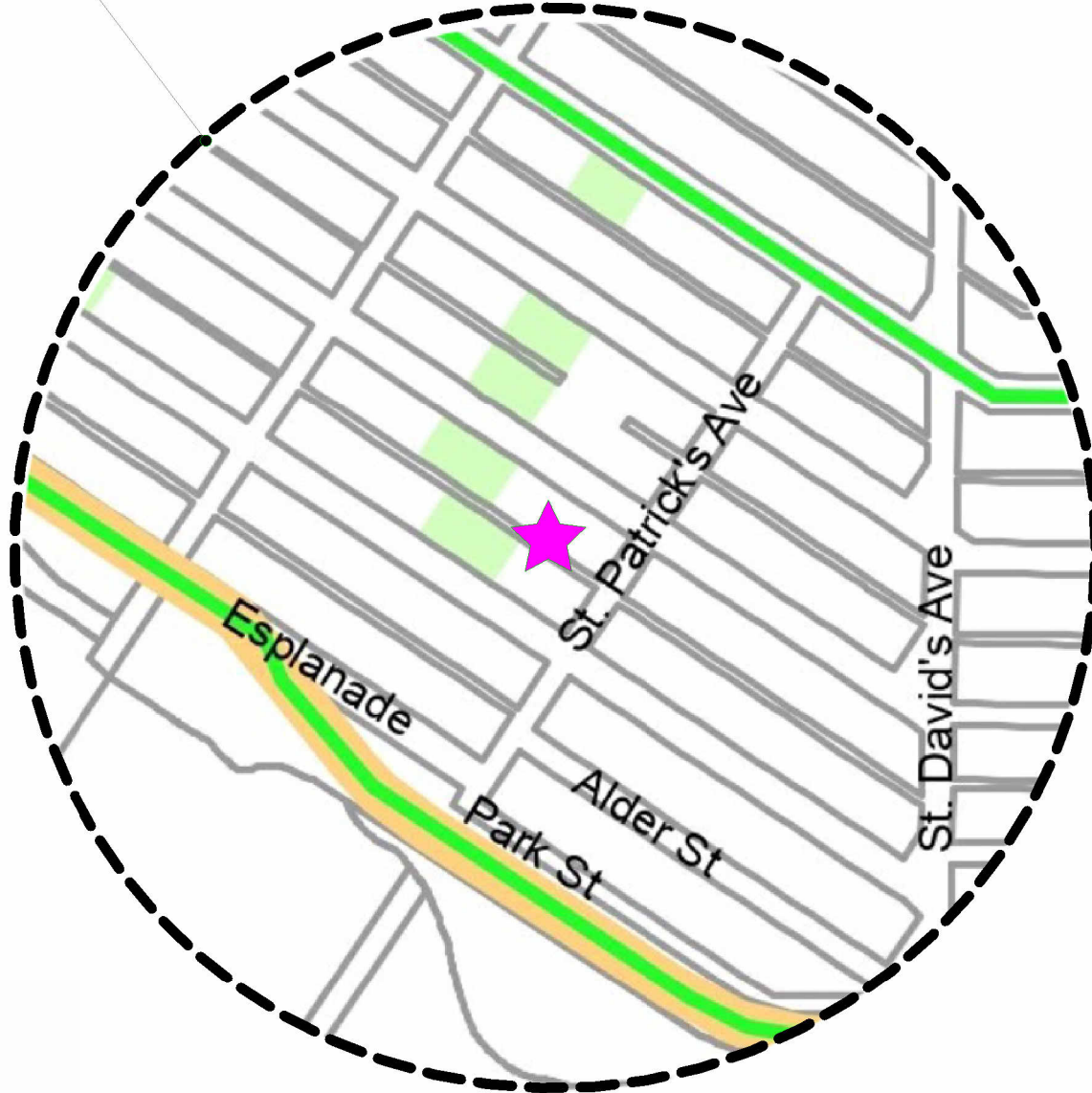
A00-04

Schedule C
Bike Route Designation

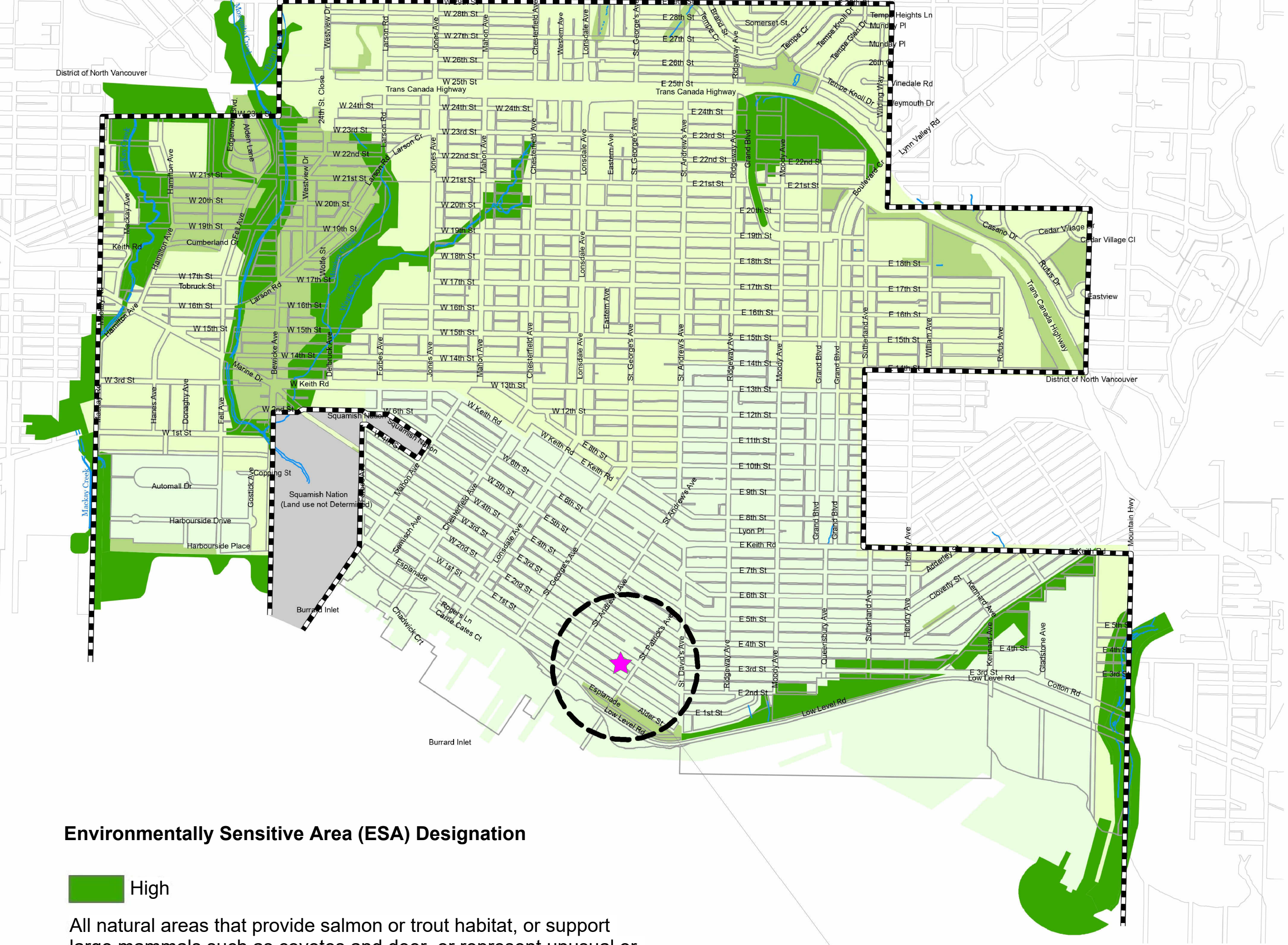


Bike Route Designation

- Existing
- Destination Facilities
- Truck Route
- City Boundary



Schedule E
Environmentally Sensitive Area (ESA) Designation



Environmentally Sensitive Area (ESA) Designation

- High
 - Moderate
 - Moderately-low
 - Low
- All natural areas that provide salmon or trout habitat, or support large mammals such as coyotes and deer, or represent unusual or scarce landscape features or support unique habitat or species assemblages are included in this category
- If an area includes any wildlife criterion of small mammals, herptiles, raptors, waterfowl, passerine birds, or other birds and also has at least one criterion of ecological importance with the exception of rare/unique habitat, then it is designated as a moderate ESA. An area is also given this designation if it includes at least three or more wildlife criteria as listed above but has no criterion of ecological importance.
- If the area includes two or fewer wildlife criteria of small mammals, herptiles, raptors, waterfowl, passerine birds, or other birds and has no criterion of ecological importance then it is designated as a moderately-low ESA. An area is also given this designation if it has no wildlife criterion but has one or more criterion of ecological importance except rare/unique. These areas are located in the creek catchment, such as that all surface flows discharge into a local watercourse.
- These areas are identical to the moderately-low ESAs except that they are located in the burard inlet catchment, such as all surface flows discharge into the marine environment.

- Mission IR
- City Creeks
- City Boundary



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Official Community Plan
Schedules C and E

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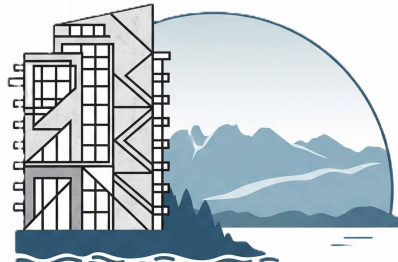
A00-05

Schedule F
Trail System

Schedule G
Parks and Greenways

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Official Community Plan
Schedules F and G

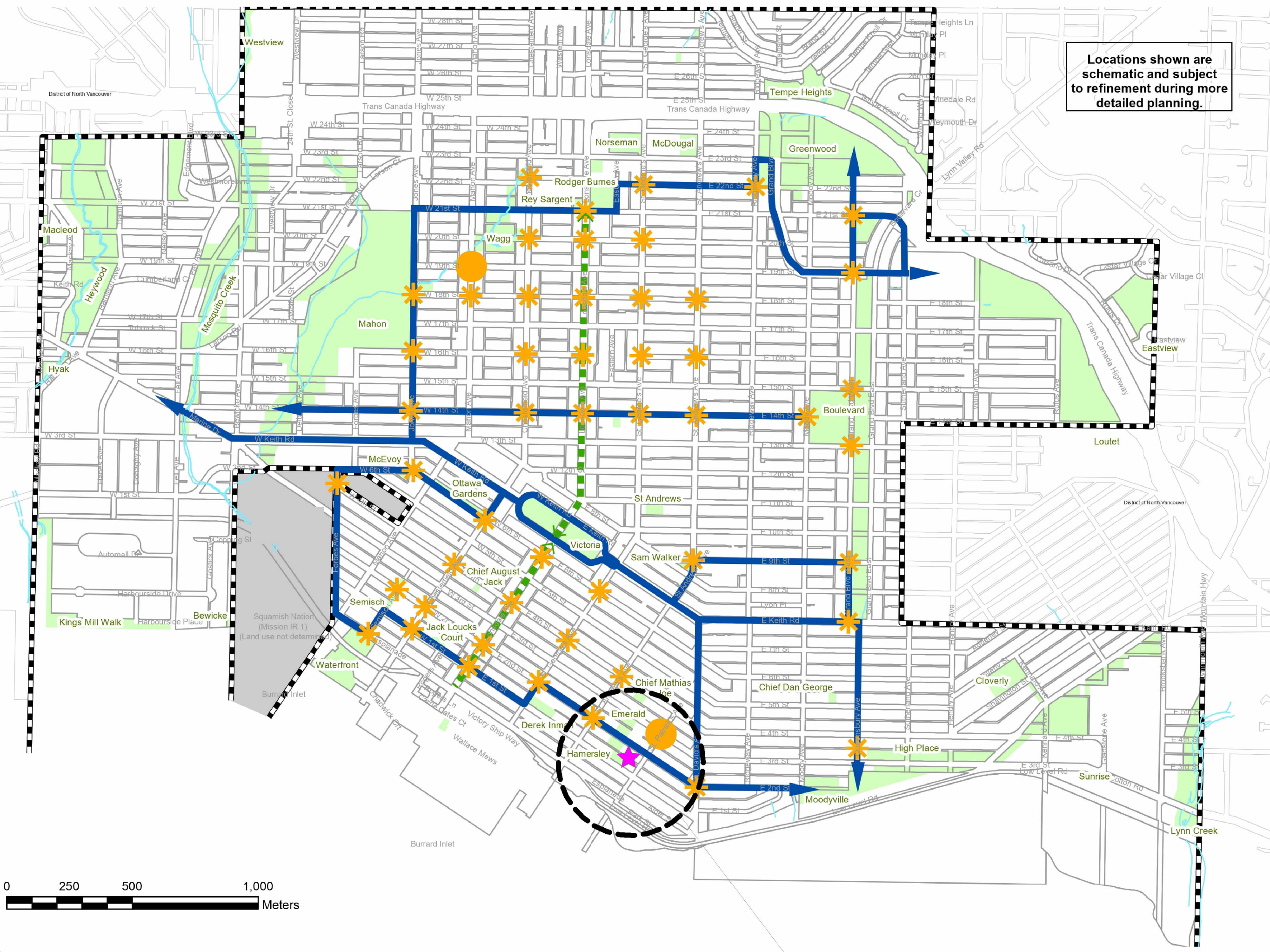
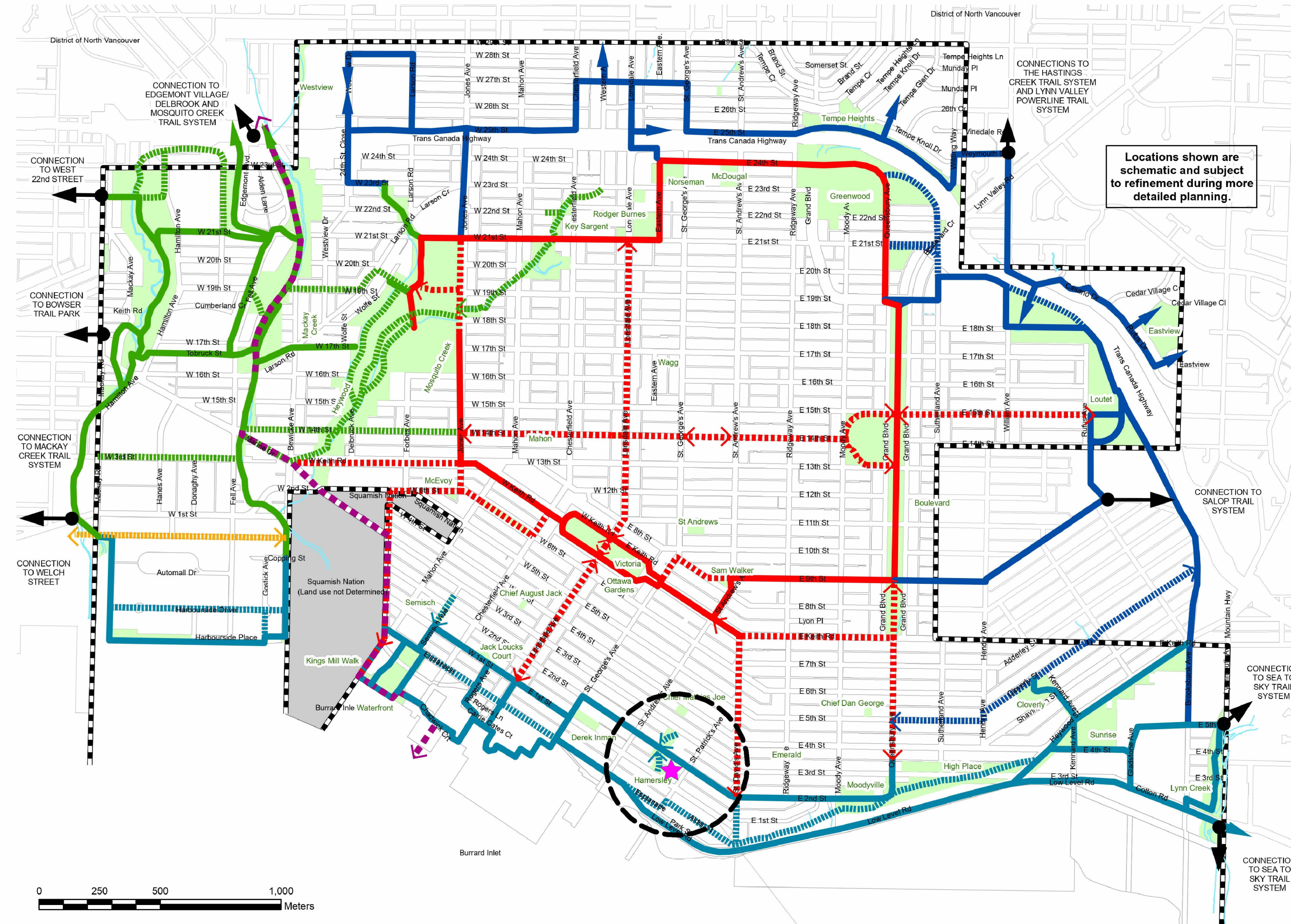
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A00-06



Trail System

Existing

- Parks
- Watercourse
- City Boundary

Proposed

Upper Levels Trail System

- Primary
- Secondary

Ravine Trail System

- Primary
- Secondary

Necklace Trail System

- Primary
- Secondary

Waterfront Trail System

- Primary
- Secondary

Potential Rail Trail Connection

- Potential Rail Trail Connection

Trans Canada Trail

- Trans Canada Trail

Parks and Greenways

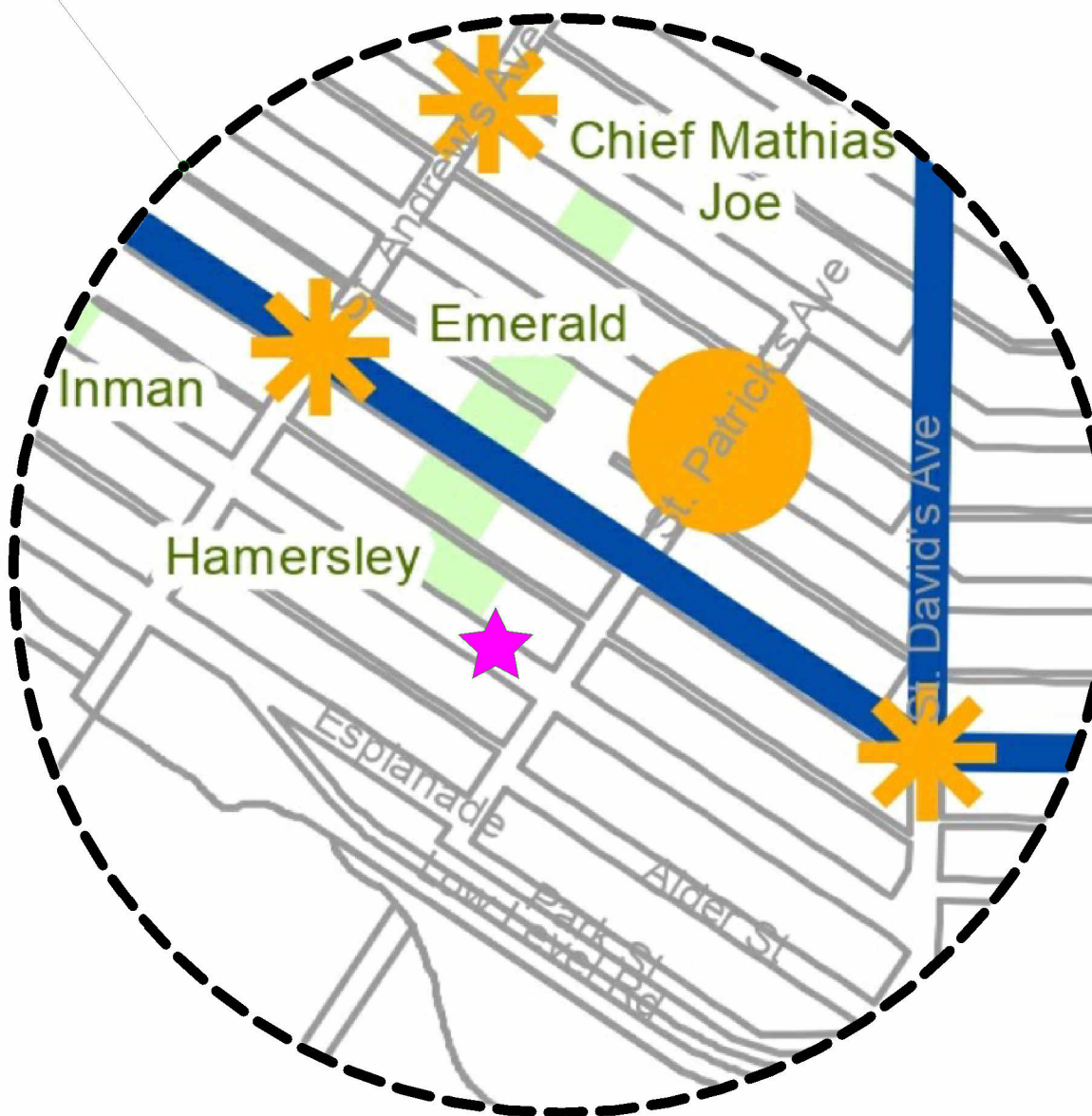
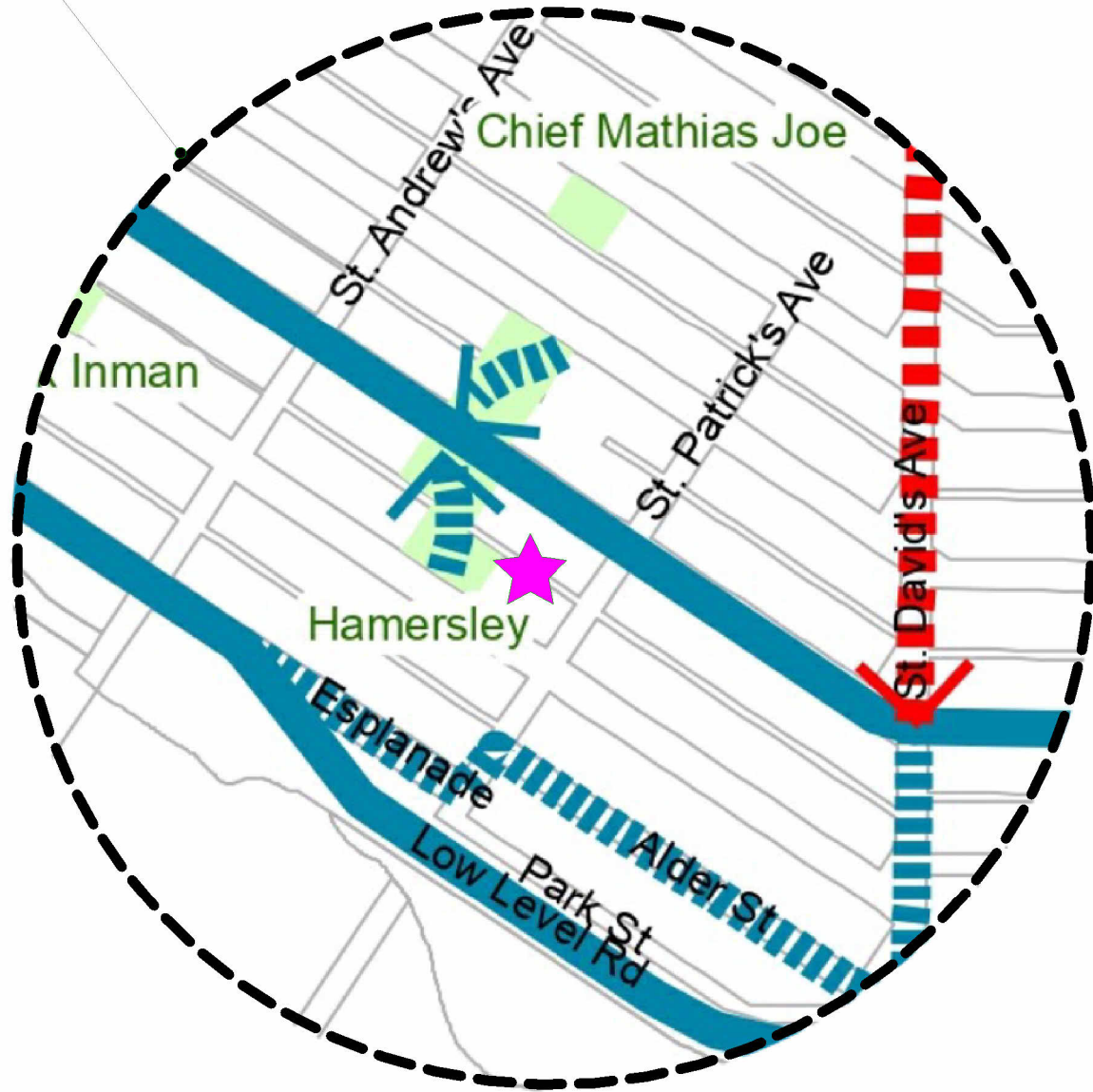
- Greenway Street

- Greenway Node

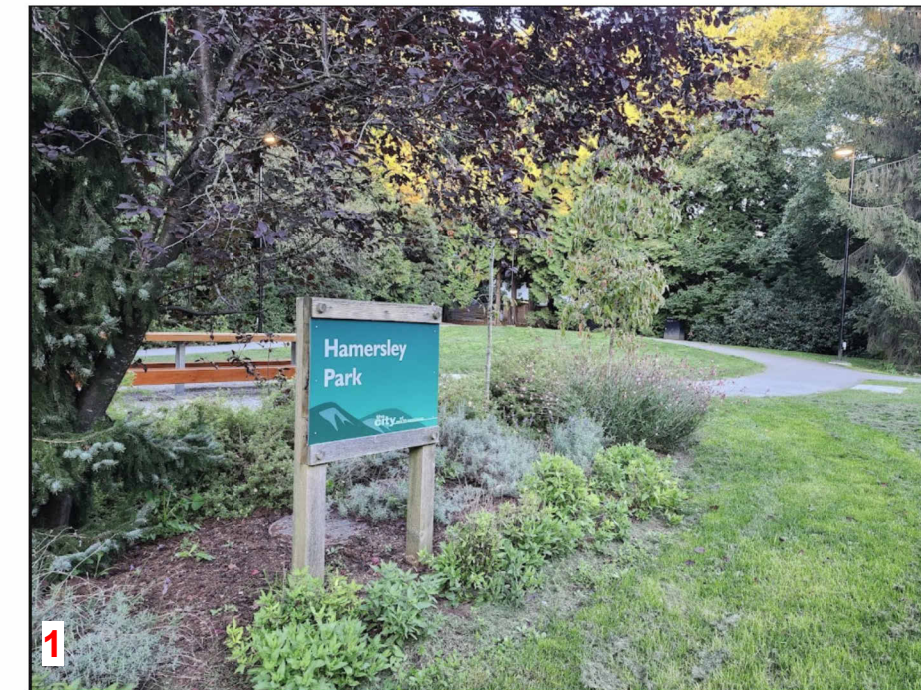
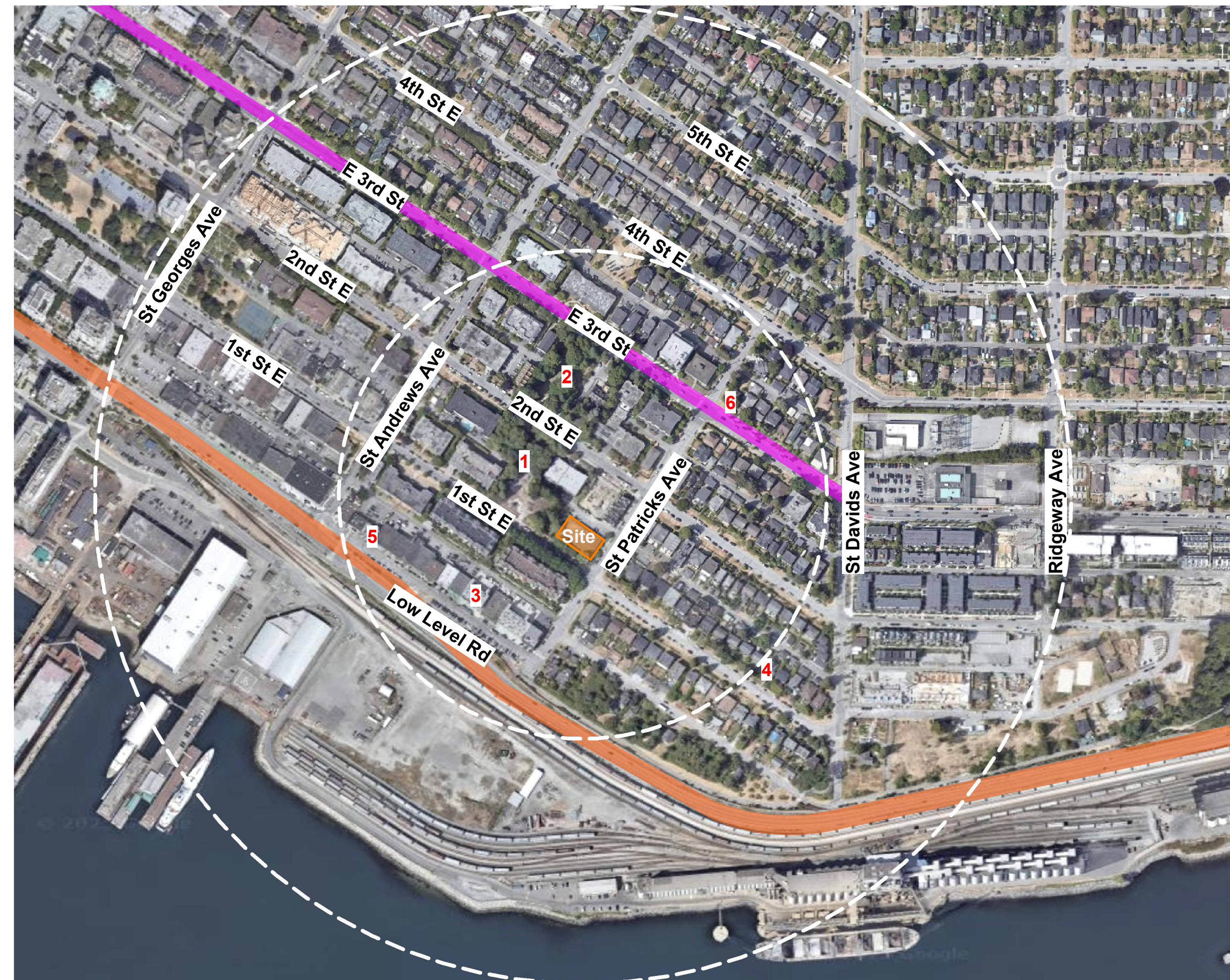
- Proposed Park (Approx. Location)

- Existing Parks

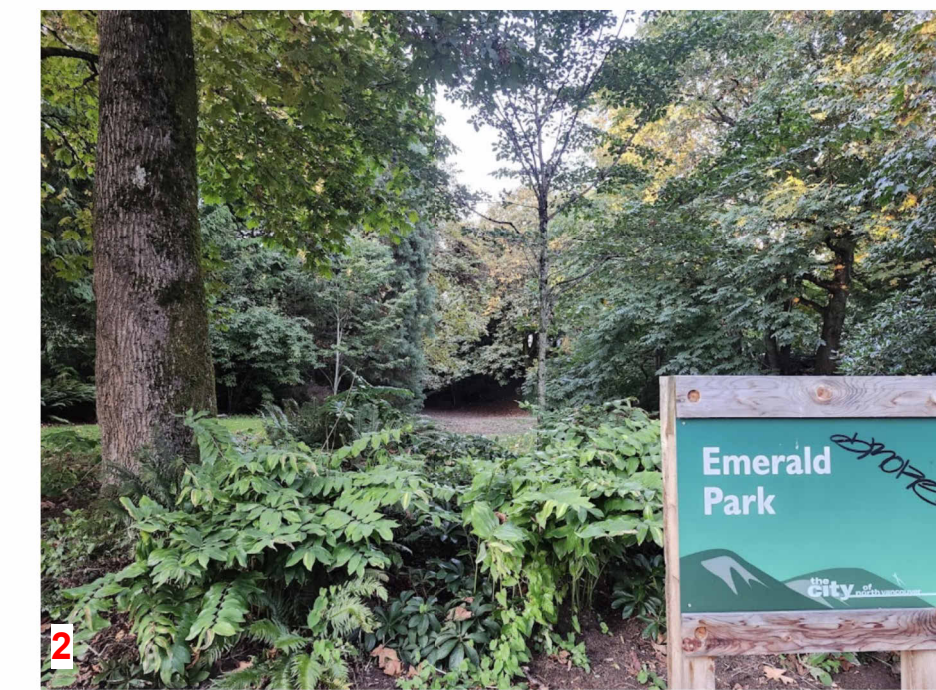
- Urban Pedestrian Friendly



Site Context



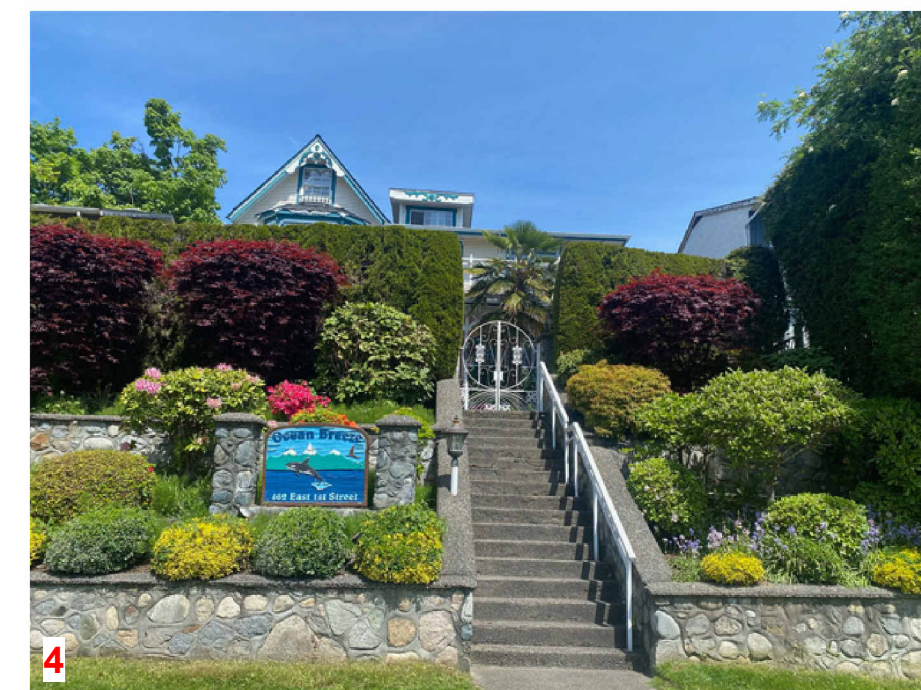
Hamersley Park



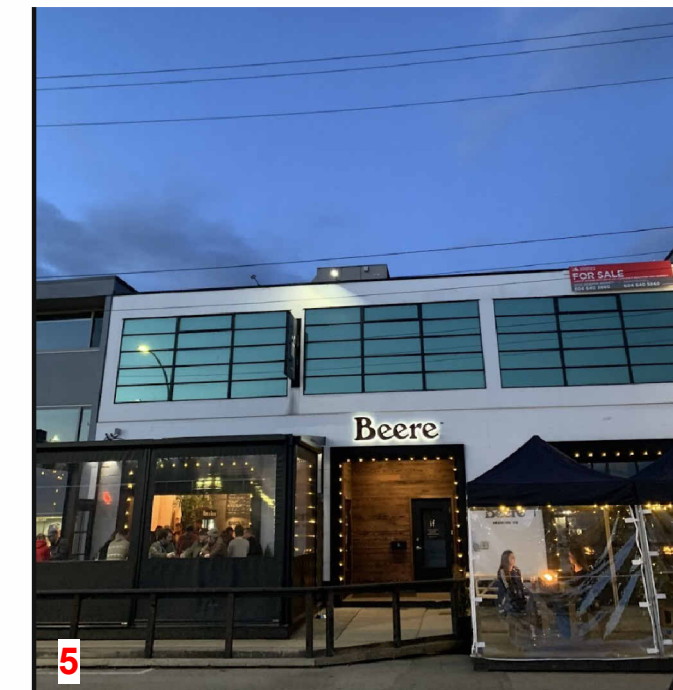
Emerald Park



House of Funk



Ocean Breeze B&B



Beere Brewing Company



INNOVA at lower lonsdale



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NO.	DATE	DESCRIPTION
0	July 31, 2025	Issued for Major Development
1	September 04, 2025	Issued for Major Development Resubmission 1

PROJECT

North Vancouver Multi-Family

380 East 1st Street
North Vancouver, BC, V7L 1B5

Site Context

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PROJECT RAI 21-71

SCALE 1/16" = 1'-0"

DATE September 03, 2025

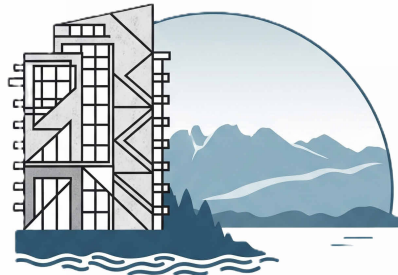
A00-07

380 East 1st Street, North Vancouver



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PROJECT

North Vancouver
Multi-Family

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Site Context - View from
Southeast

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PROJECT RAI 21-71

SCALE 1/8" = 1'-0"

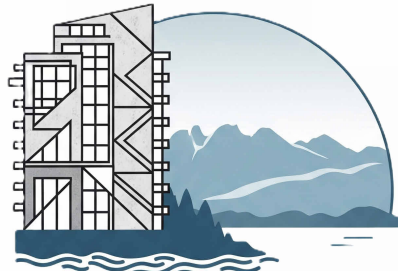
DATE September 03, 2025

A00-08



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PROJECT

North Vancouver
Multi-Family

380 East 1st Street
North Vancouver, BC, V7L 1B5

Site Context - View from
Northeast

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PROJECT RAI 21-71

SCALE 1/8" = 1'-0"

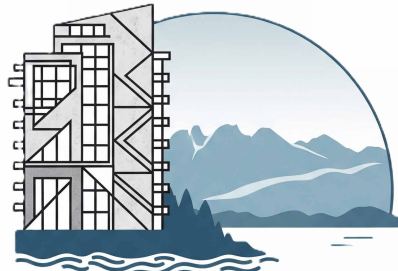
DATE September 03, 2025

A00-09



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PROJECT

North Vancouver
Multi-Family

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Site Context - View from
West

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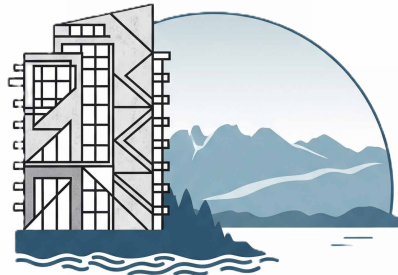
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A00-10



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PROJECT

North Vancouver
Multi-Family

380 East 1st Street
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Context Elevation -
South

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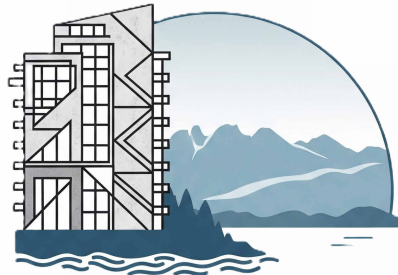
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A00-11



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PROJECT

North Vancouver
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Context Elevation - East

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PROJECT RAI 21-71

SCALE 1/8" = 1'-0"

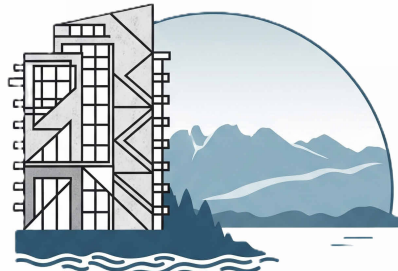
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A00-12



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PROJECT

North Vancouver
Multi-Family

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Context Elevation -
North

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PROJECT RAI 21-71

SCALE 1/8" = 1'-0"

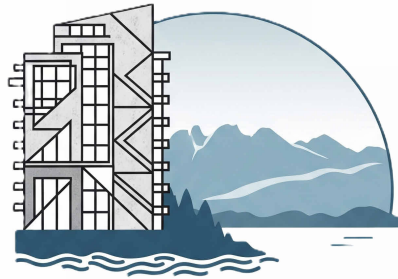
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A00-13



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PROJECT

North Vancouver
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Context Elevation - West

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PROJECT RAI 21-71

SCALE 1/8" = 1'-0"

DATE September 03, 2025

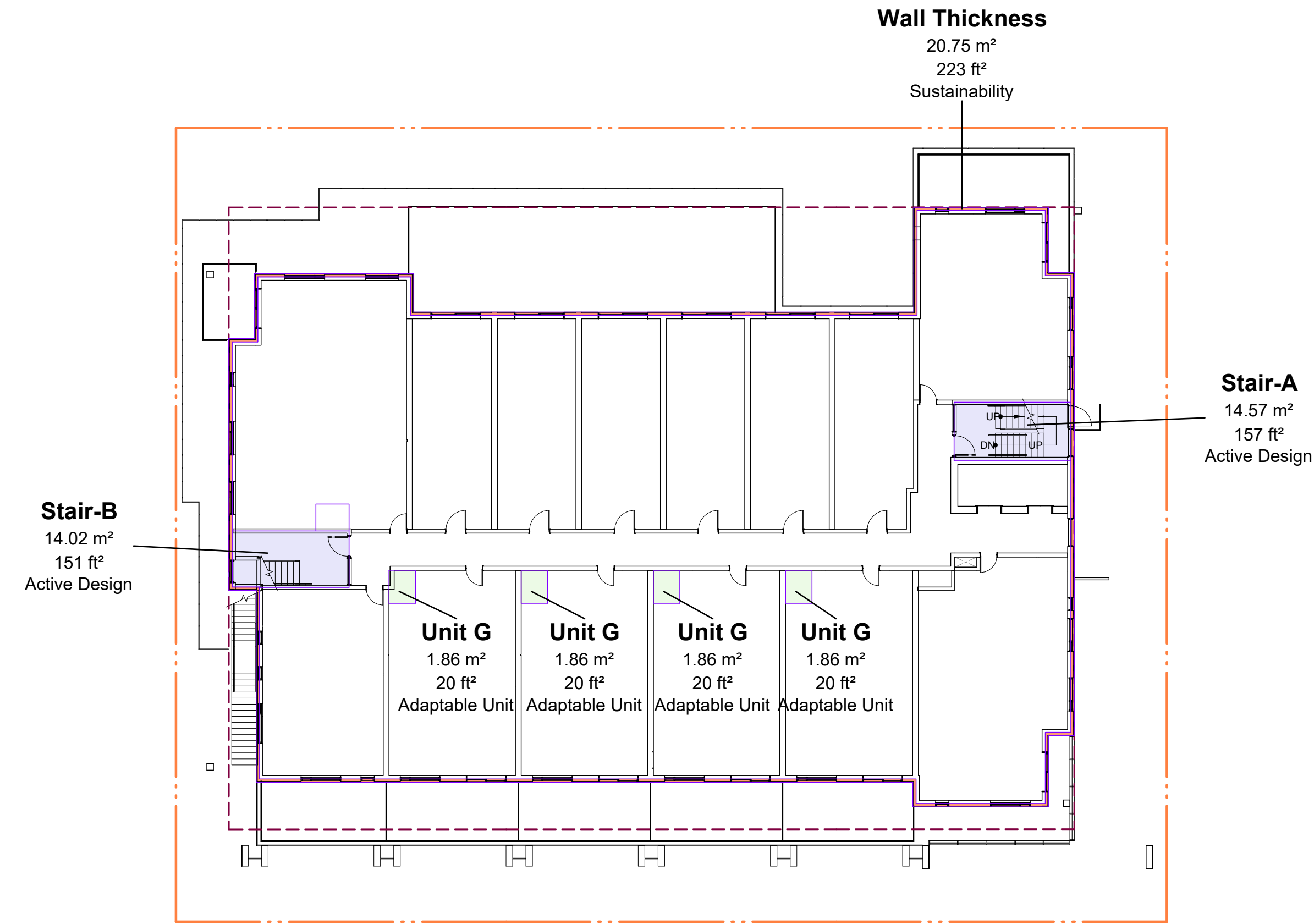
A00-14



1 Level 1 - GFA
1/16" = 1'-0"

Area Schedule (Gross Floor Area)				
Level	Name	Area sq.m.	Area sq.ft.	FSR
Parkade Level P2	Parkade Level P2	557.68 m²	6,002.86 ft²	0.334344
Parkade Level P1	Parkade P1	207.79 m²	2,236.67 ft²	0.124577
Parkade Level P1	Parkade P1	110.82 m²	1,192.91 ft²	0.066442
Level 1	Level 1	882.61 m²	9,500.3 ft²	0.529143
Level 2	Level 2	837.77 m²	9,017.63 ft²	0.50226
Level 3	Level 3	847.81 m²	9,125.74 ft²	0.508281
Level 4	Level 4	847.81 m²	9,125.74 ft²	0.508281
Level 5	Level 5	803.36 m²	8,647.25 ft²	0.48163
Total GFA Area: 8		5,095.65 m²	54,849.11 ft²	3.054958

Area Schedule (FSR EXCLUDED)				Area Schedule (FSR EXCLUDED)			
Name	Area sq.m.	Area sq.ft.	FSR EXCL	Name	Area sq.m.	Area sq.ft.	FSR EXCL
Parkade Level P2				Unit A5	1.86 m²	20 ft²	0.001114
Wall Thickness	6.29 m²	67.74 ft²	0.003773	Unit A5	1.86 m²	20 ft²	0.001114
Lobby	17.11 m²	184.21 ft²	0.01026	Unit A5	1.86 m²	20 ft²	0.001114
Stair-A	19.36 m²	208.43 ft²	0.011609	Stair-B	14.02 m²	150.91 ft²	0.008405
Bicycle Storage	71.65 m²	771.26 ft²	0.042957	Stair-A	14.57 m²	156.79 ft²	0.008733
Indoor Amenity	89.25 m²	960.7 ft²	0.053509	Wall Thickness	22.34 m²	240.47 ft²	0.013394
Parkade Level P1				Level 3			
Mailbox	2.28 m²	24.55 ft²	0.001367	Unit A5	1.86 m²	20 ft²	0.001114
Washroom	3.94 m²	42.4 ft²	0.002362	Unit A5	1.86 m²	20 ft²	0.001114
Janitor	4.25 m²	45.75 ft²	0.002548	Unit A5	1.86 m²	20 ft²	0.001114
Lobby	15.45 m²	166.35 ft²	0.009265	Unit A5	1.86 m²	20 ft²	0.001114
Bicycle Storage	18.71 m²	201.36 ft²	0.011215	Stair-B	14.04 m²	151.12 ft²	0.008417
Stair-A	19.36 m²	208.43 ft²	0.011609	Stair-A	14.57 m²	156.79 ft²	0.008733
Library	19.41 m²	208.95 ft²	0.011638	Wall Thickness	22.25 m²	239.47 ft²	0.013338
Bicycle Storage	23.63 m²	254.39 ft²	0.014169	Level 4			
Open below	31.8 m²	342.3 ft²	0.019065	Unit A5	1.86 m²	20 ft²	0.001114
Open below	36.63 m²	394.33 ft²	0.021963	Unit A5	1.86 m²	20 ft²	0.001114
Waste & Recycle	39.55 m²	425.68 ft²	0.023709	Unit A5	1.86 m²	20 ft²	0.001114
Bicycle Storage	79.02 m²	850.6 ft²	0.047377	Unit A5	1.86 m²	20 ft²	0.001114
Level 1				Stair-B	14.04 m²	151.12 ft²	0.008417
Unit G	1.86 m²	20 ft²	0.001114	Stair-A	14.57 m²	156.79 ft²	0.008733
Unit G	1.86 m²	20 ft²	0.001114	Wall Thickness	22.25 m²	239.47 ft²	0.013338
Unit G	1.86 m²	20 ft²	0.001114	Level 5			
Unit G	1.86 m²	20 ft²	0.001114	Unit I	1.86 m²	20 ft²	0.001114
Stair-B	14.02 m²	150.91 ft²	0.008405	Unit I	1.86 m²	20 ft²	0.001114
Stair-A	14.57 m²	156.79 ft²	0.008733	Unit I	1.86 m²	20 ft²	0.001114
Wall Thickness	20.75 m²	223.4 ft²	0.012443	Stair-B	14.04 m²	151.12 ft²	0.008417
Level 2				Stair-A	14.57 m²	156.79 ft²	0.008733
Unit A5	1.86 m²	20 ft²	0.001114	Wall Thickness	19.76 m²	212.7 ft²	0.011847
				Grand total: 52	785.22 m²	8,452.08 ft²	0.47076



2 Level 1 - Overlay
1/16" = 1'-0"

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NO.	DATE	DESCRIPTION
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- Property Line
- Setback
- Stepback

PROJECT

North Vancouver
Multi-Family

380 East 1st Street
North Vancouver, BC, V7L 1B5

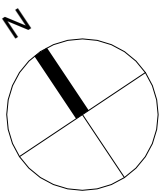
Gross Floor Area Table &
Overlay

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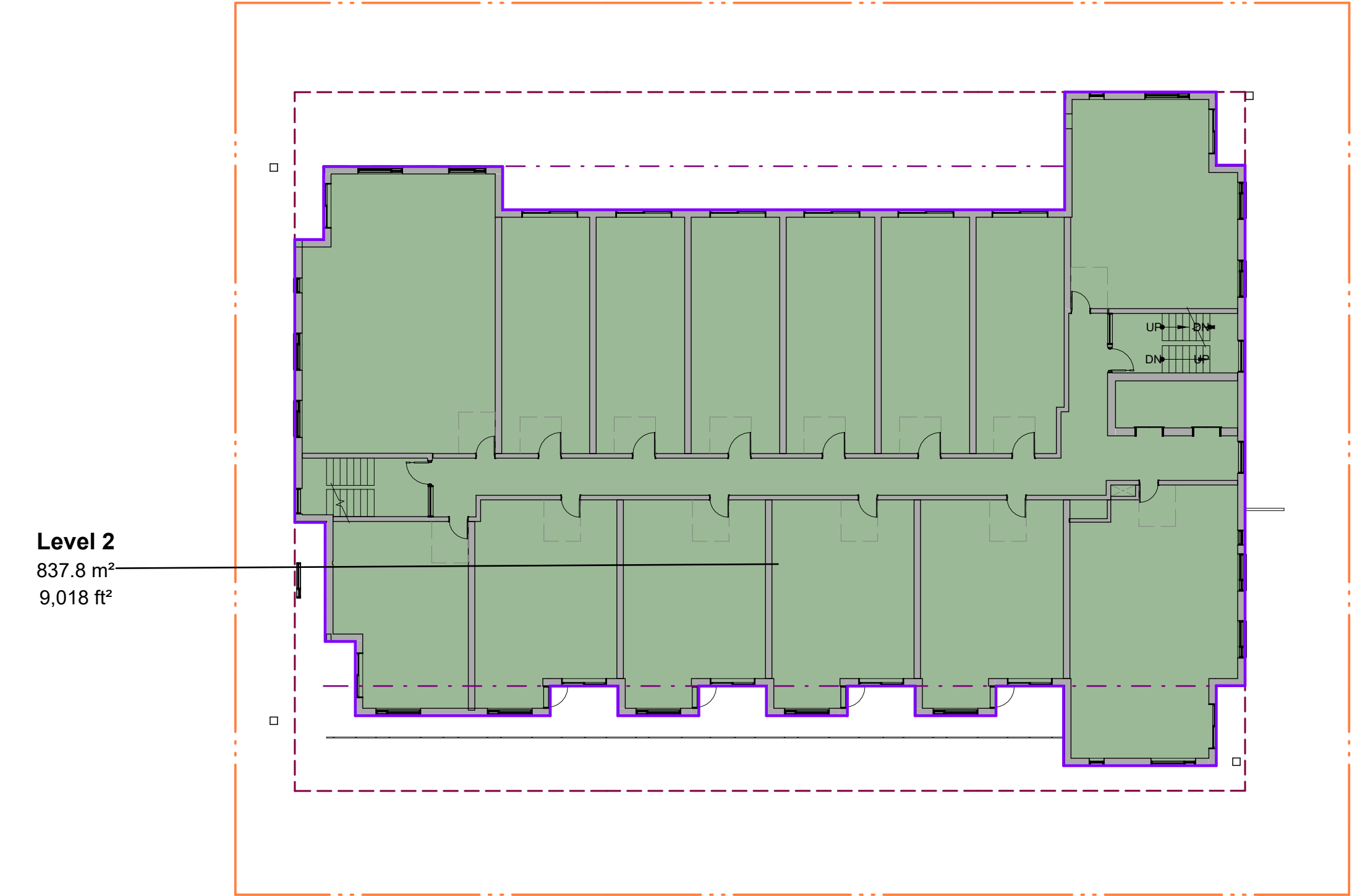
PROJECT RAI 21-71

SCALE As indicated

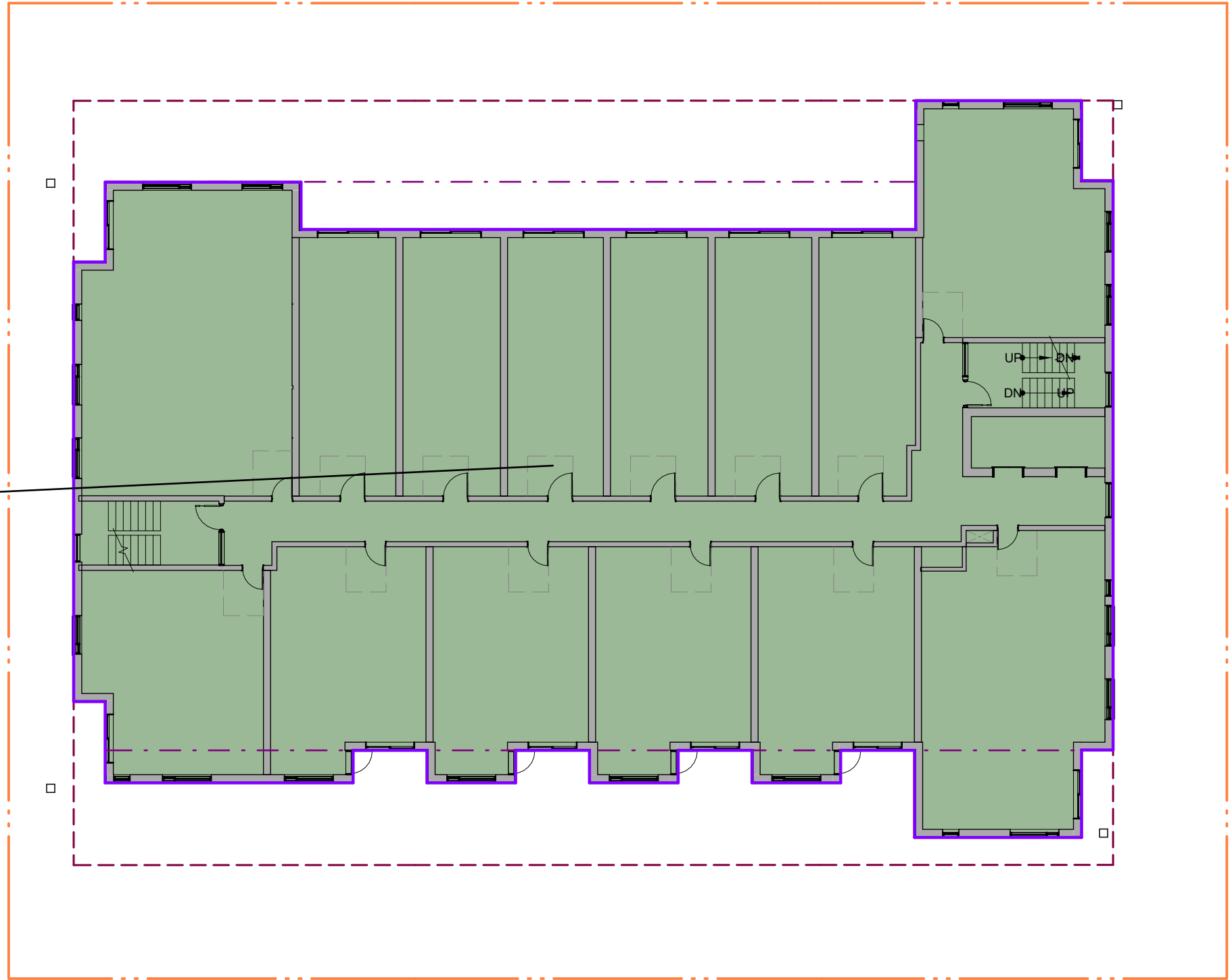
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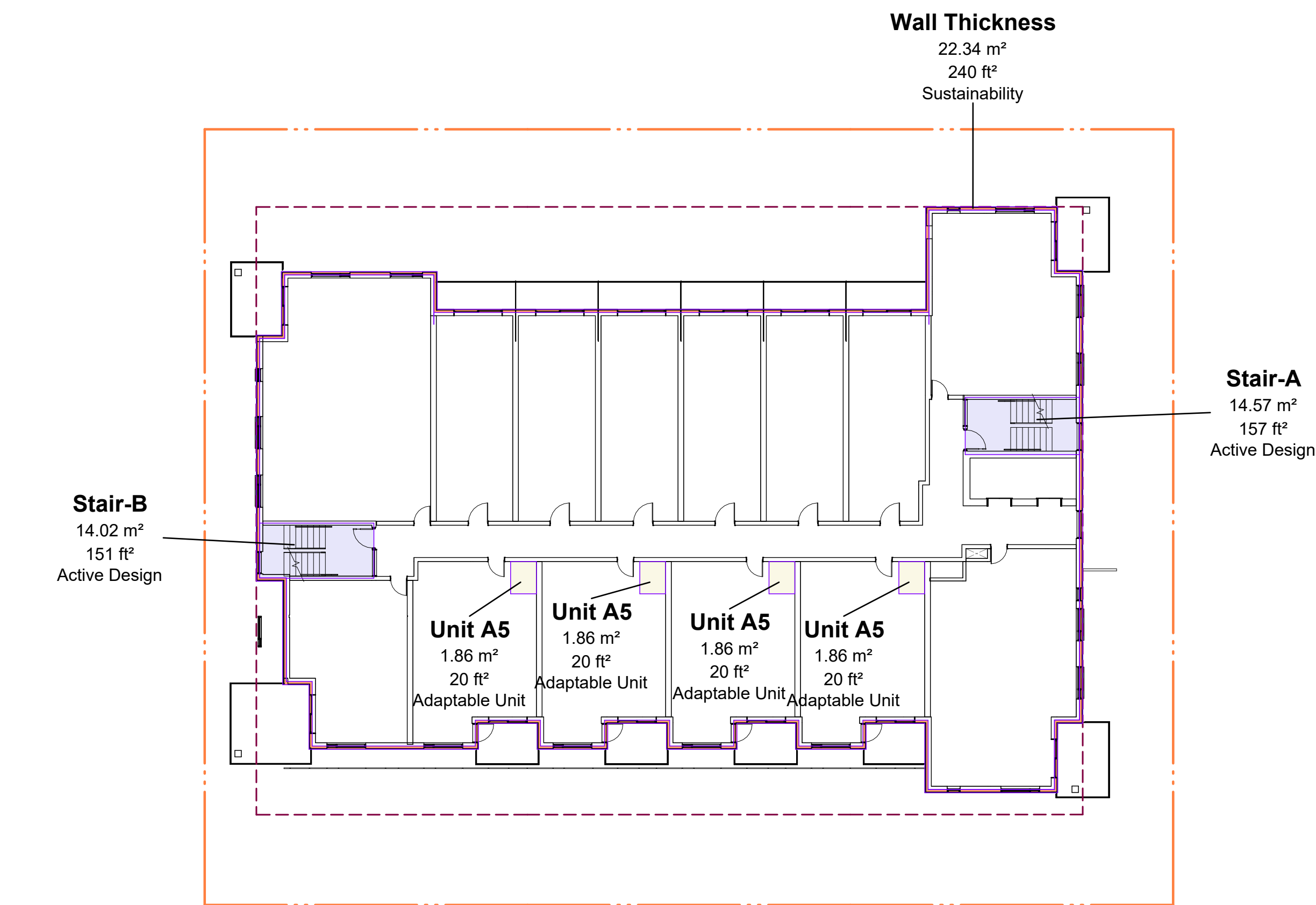
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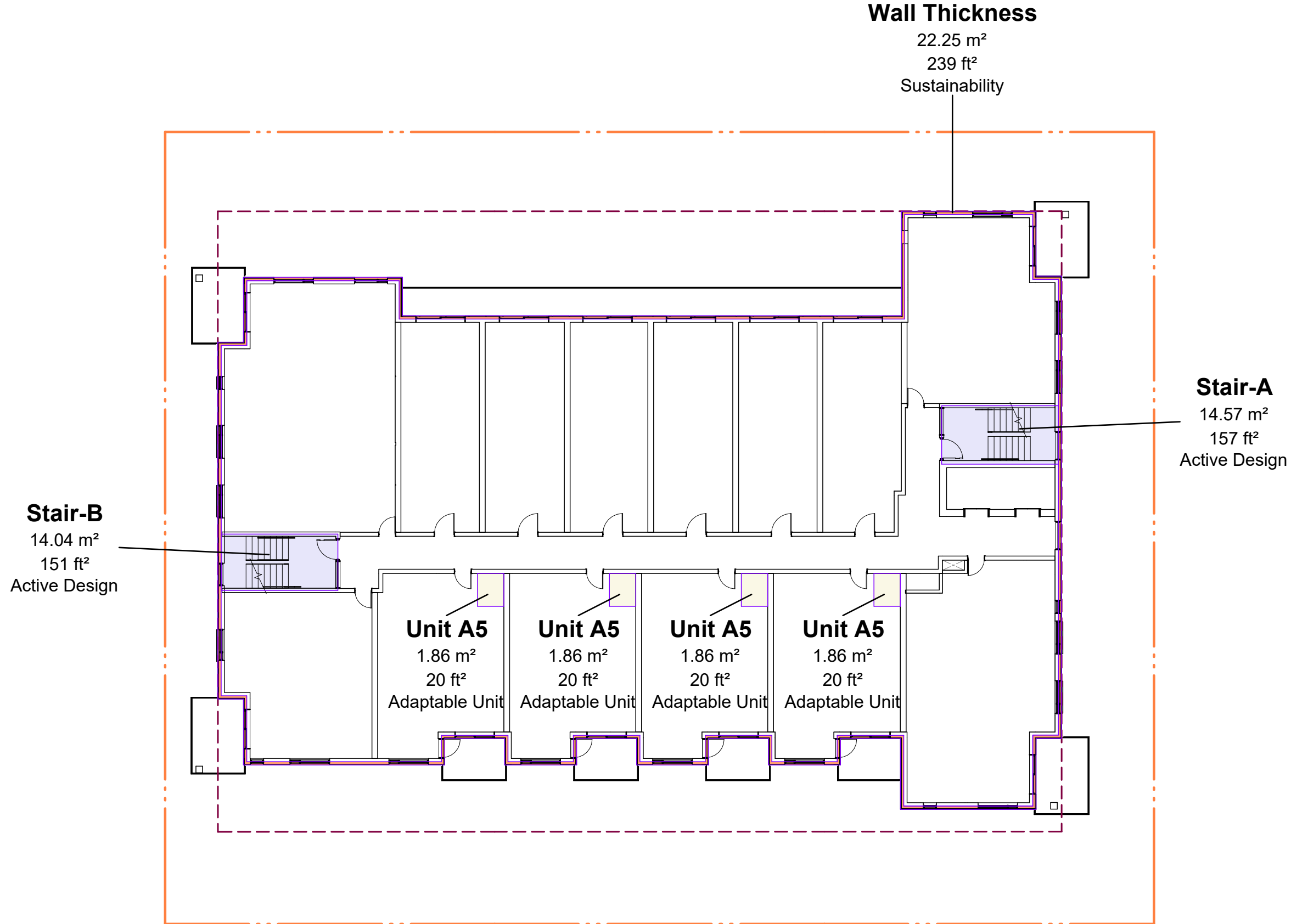
3 Level 2 - GFA
1/16" = 1'-0"



1 Level 3 - GFA
1/16" = 1'-0"



4 Level 2 - Overlay
1/16" = 1'-0"



2 Level 3 - Overlay
1/16" = 1'-0"

NO.	DATE	DESCRIPTION
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- Property Line
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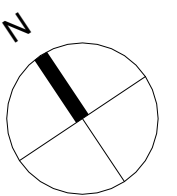
PROJECT
North Vancouver
Multi-Family

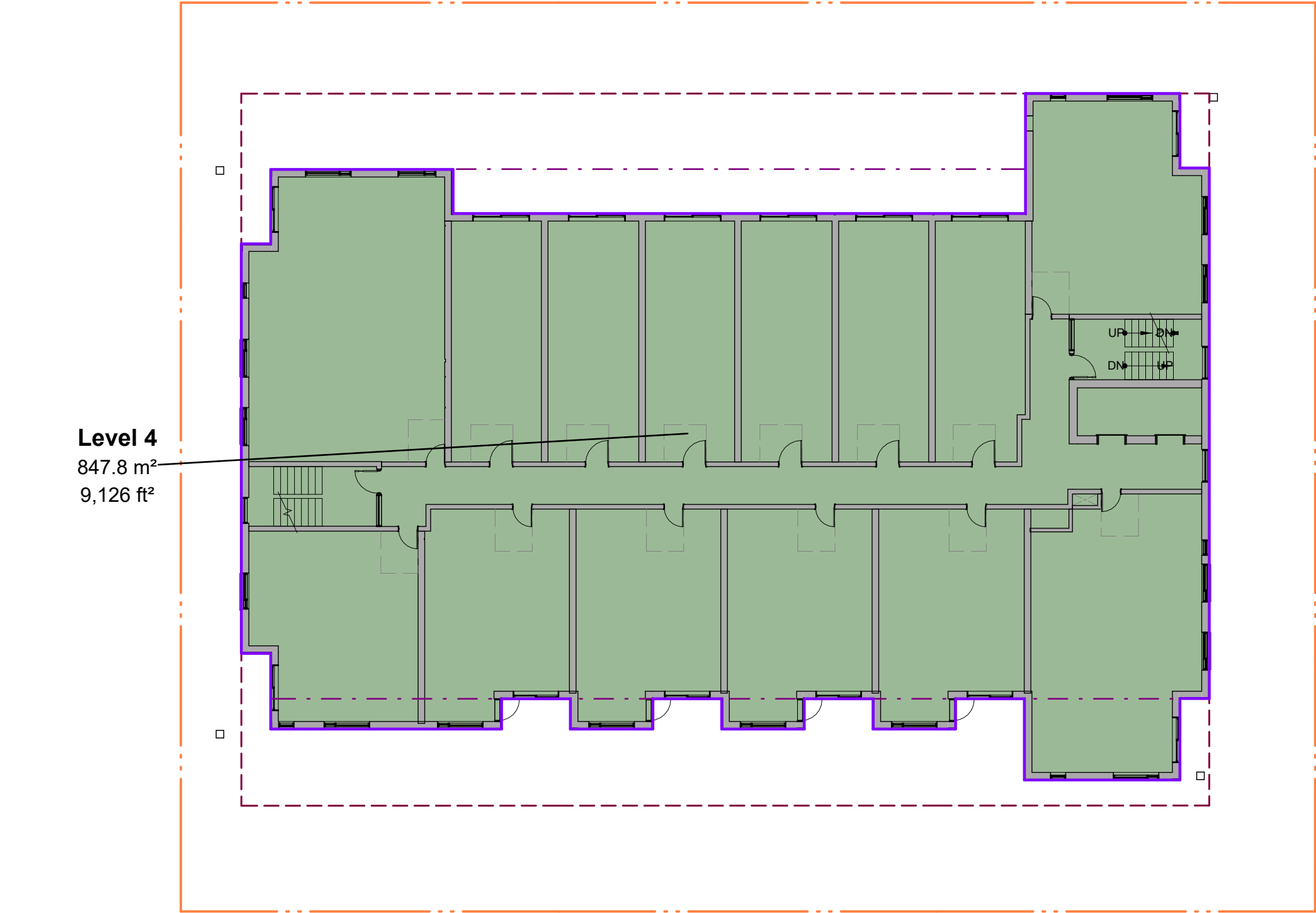
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Gross Floor Area &
Overlays

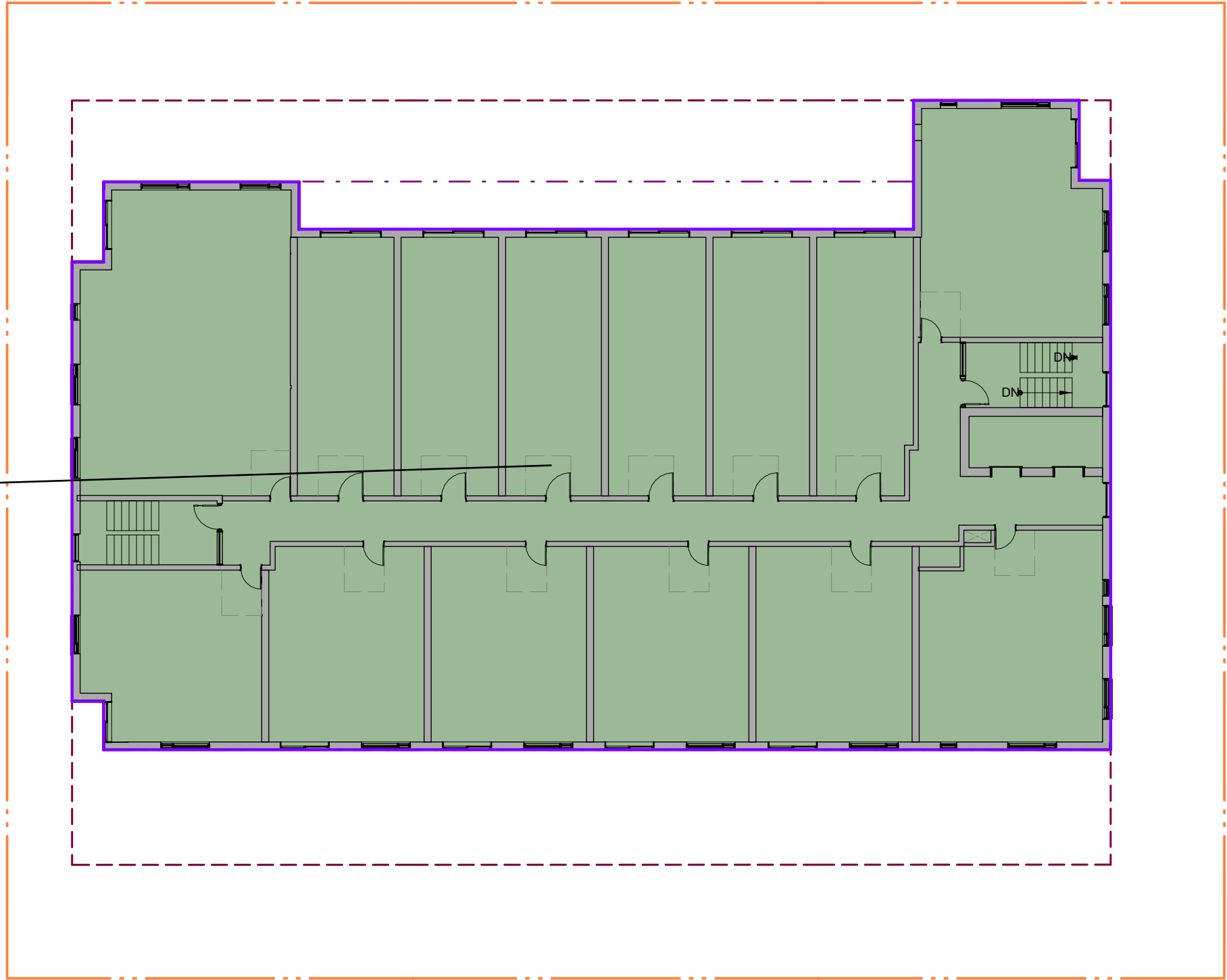
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PROJECT	RAI 21-71
SCALE	As indicated
DATE	September 03, 2025

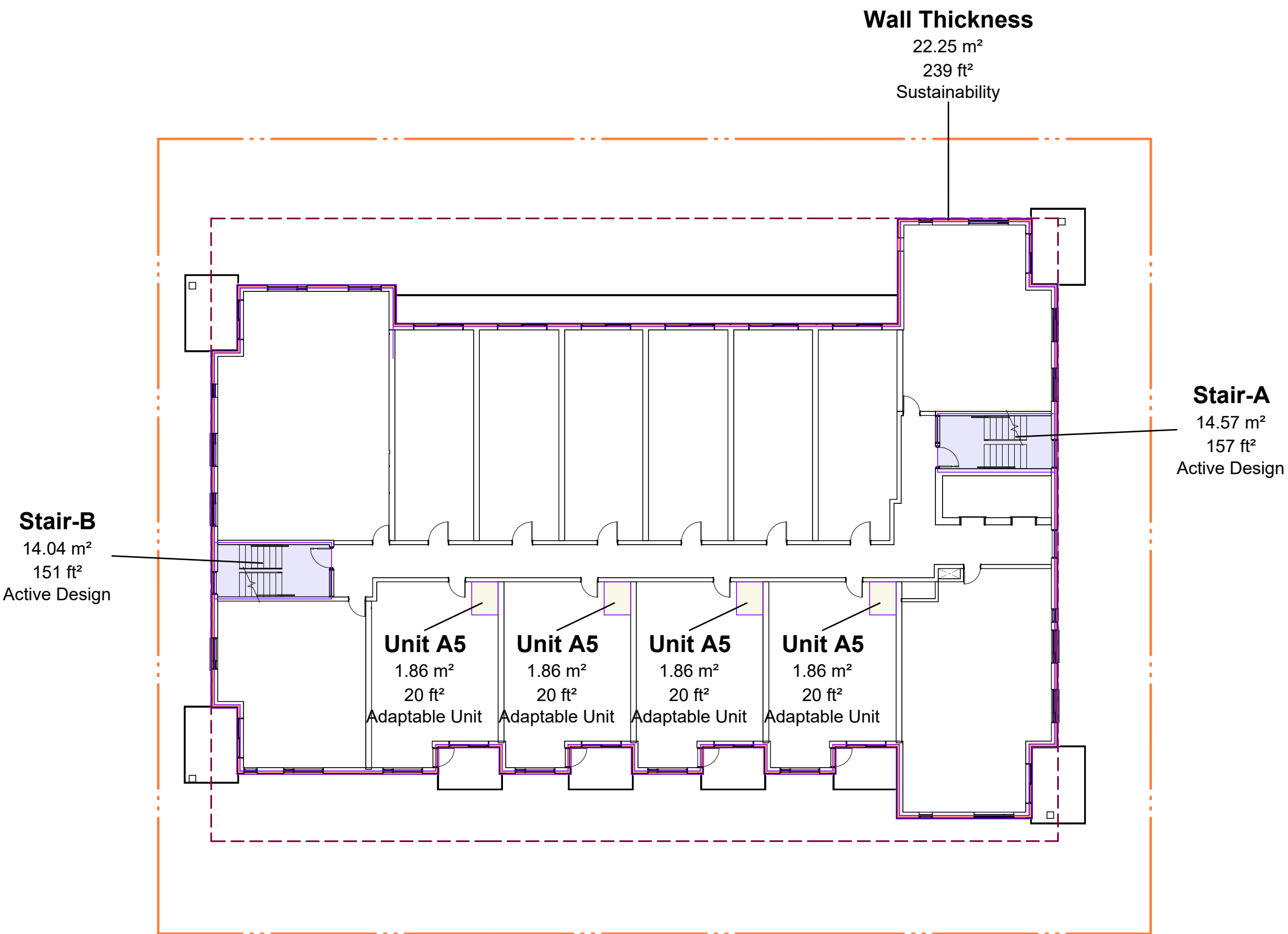




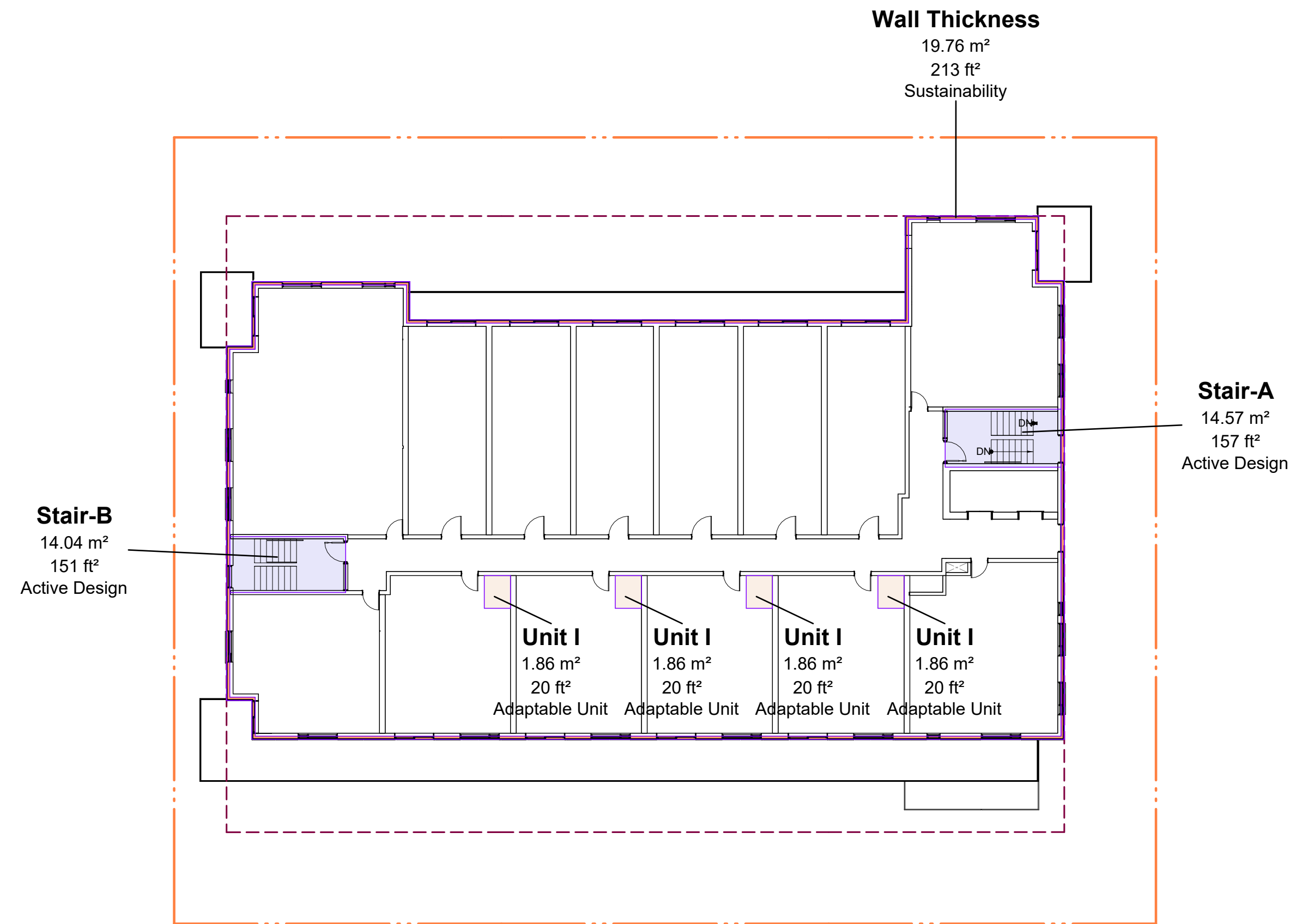
3 Level 4 - GFA
1/16" = 1'-0"



1 Level 5 - GFA
1/16" = 1'-0"



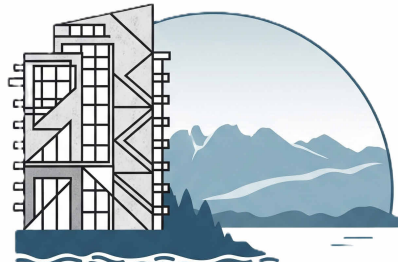
4 Level 4 - Overlay
1/16" = 1'-0"



2 Level 5 - Overlay
1/16" = 1'-0"

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- Property Line
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- Stepback

PROJECT

North Vancouver
Multi-Family

380 East 1st Street
North Vancouver, BC, V7L 1B5

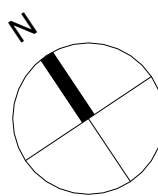
Gross Floor Area Table &
Overlays

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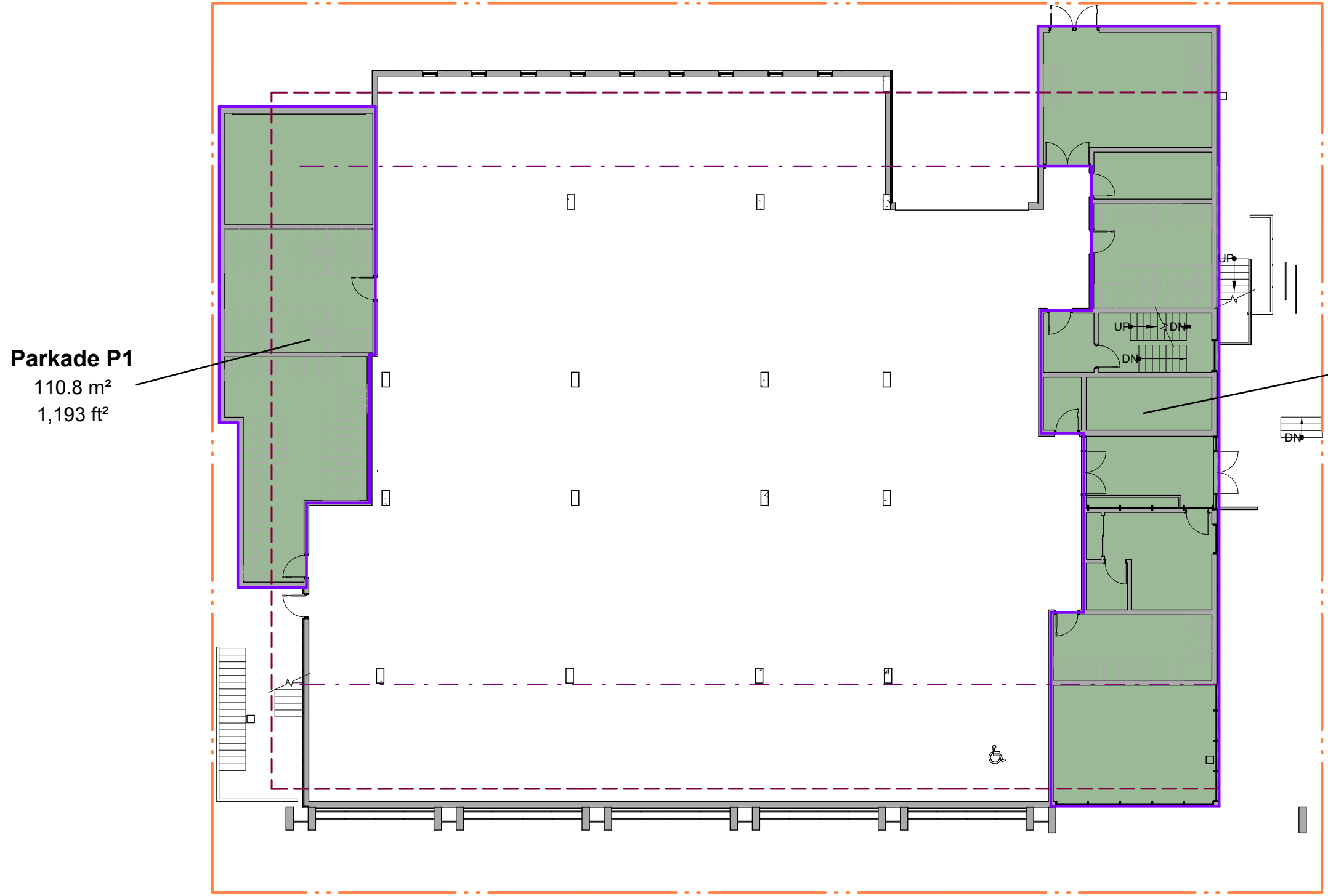
PROJECT RAI 21-71

SCALE As indicated

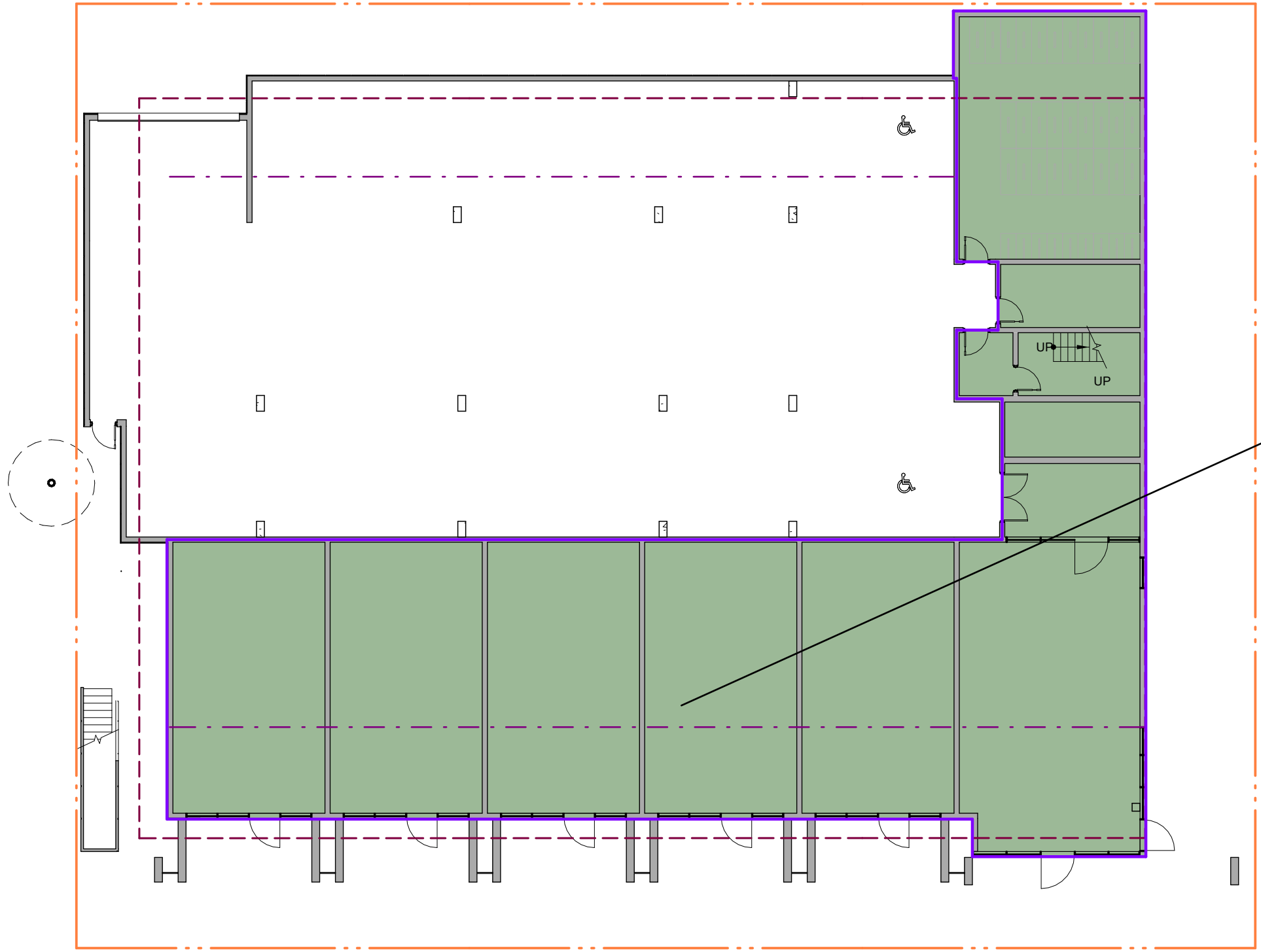
DATE September 03, 2025



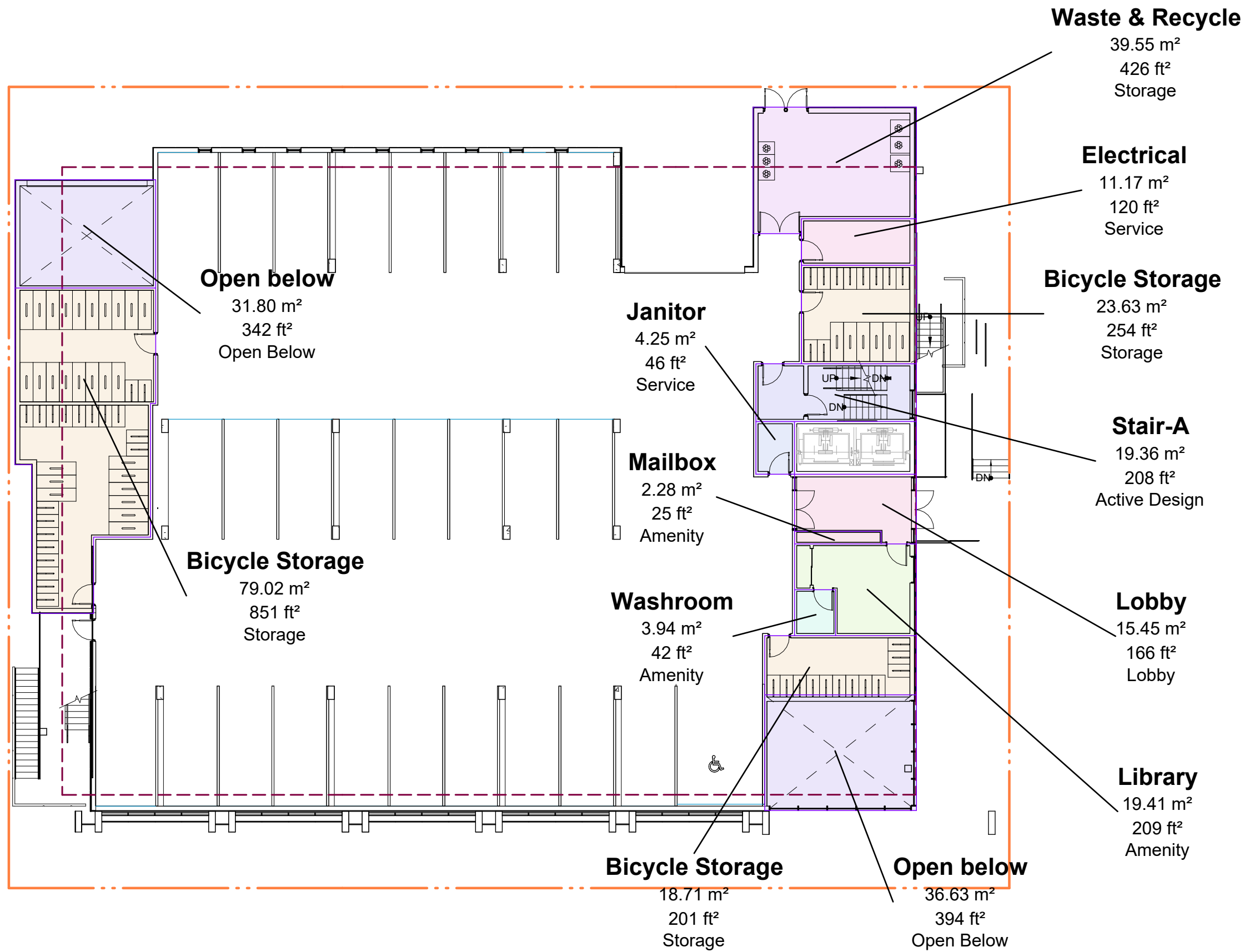
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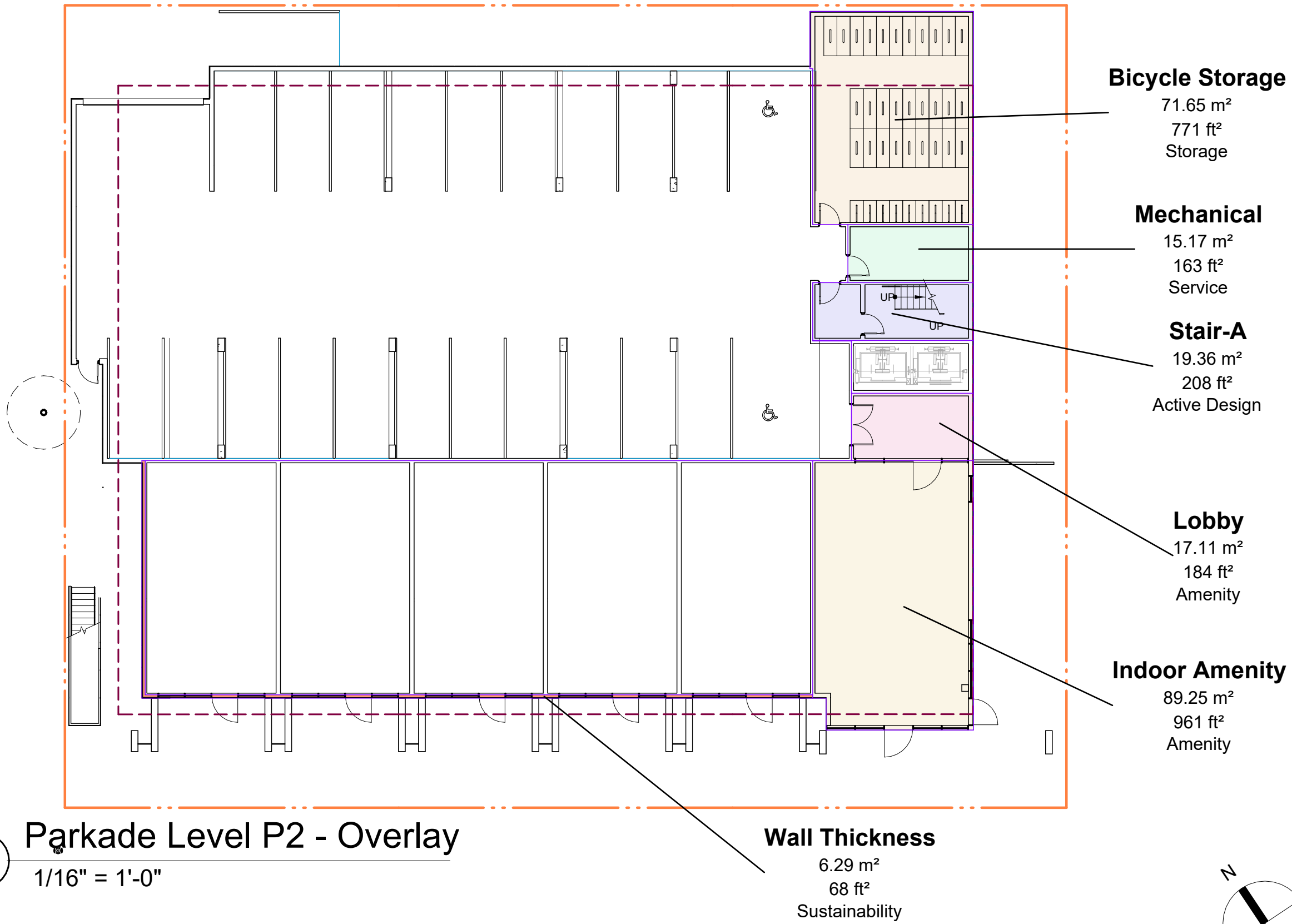
1 Parkade Level P1 - GFA
1/16" = 1'-0"



2 Parkade Level P2 - GFA
1/16" = 1'-0"



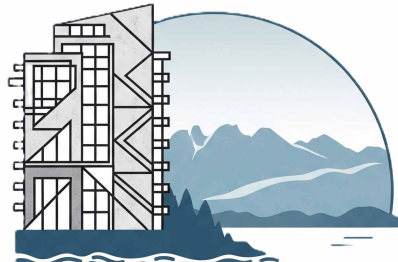
3 Parkade Level P1 - Overlay
1/16" = 1'-0"



4 Parkade Level P2 - Overlay
1/16" = 1'-0"

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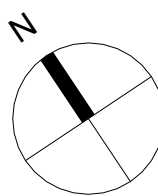
Gross Floor Area Table &
Overlays

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PROJECT RAI 21-71

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DATE September 03, 2025



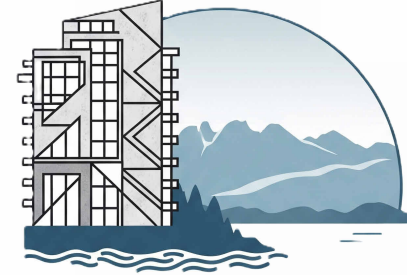
A00-18



East 1st St. - Southwest View

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PROJECT

North Vancouver
Multi-Family

380 East 1st Street
North Vancouver, BC, V7L 1B5

Southwest View

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SCALE 1/8" = 1'-0"

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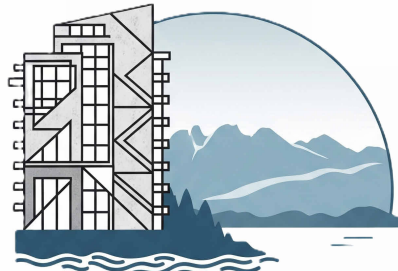
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PROJECT

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South View

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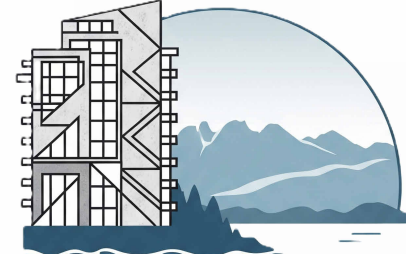
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View from intersection of East 1st St
and St. Patricks Ave - Southeast View

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Southeast View

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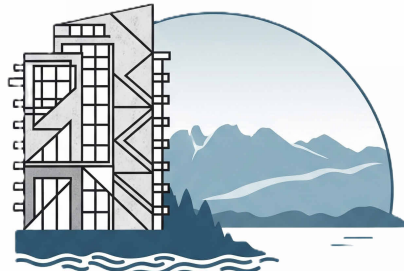
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St Patricks Ave - Northeast View

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Northeast View

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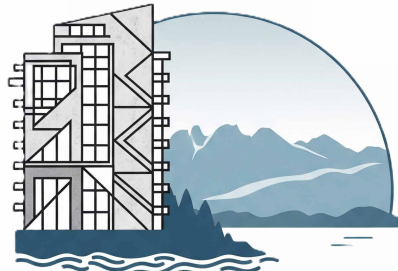
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Lane - Northwest View

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Northwest View

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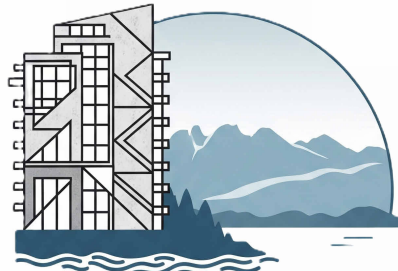
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Main Entrance from St Patricks Ave - East View

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Main Entrance

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SCALE 1/8" = 1'-0"

DATE September 03, 2025

A00-24

Design Rationale

Introduction

The proposed development at 380 East 1st Street is a six-storey rental building comprising 74 residential units with a diverse mix of studio, one-bedroom, two-bedroom, and three-bedroom apartments. The existing three-storey rental building will be demolished. The design prioritizes active frontage, integration with the surrounding urban fabric, and a connection to North Vancouver’s natural character.

Parking and Bicycle Storage:
The building provides two levels of underground parking, accommodating approximately 50 vehicle stalls, waste and recycle, services, and 111 secured bicycle stalls to support sustainable transportation options.

Streetscape and Active Frontage:
To enhance the pedestrian experience along East 1st Street, the building incorporates townhouse-style residential suites at the ground level. Each ground level unit features:

- Individual entrances to establish a strong residential identity
- Integrated planters for greenery and privacy
- Architectural detailing, including illuminated soffits and decorative plinths
- Lighting design to create a warm and inviting atmosphere

Corner Activation & Amenity Spaces:
A double-height indoor amenity space is strategically placed at the southeast corner of the building, at the intersection of East 1st Street and St. Patricks Avenue. The design emphasizes transparency and openness through extensive glass facades. Additionally, outdoor amenity spaces are integrated with a pedestrian connection leading to the building’s main entrance along St. Patricks Avenue. Urban canopies and landscaping elements at this corner further enhance the public realm.

Main Entrance & Architectural Features:
The main entrance is distinguished through:

- Architectural articulation for visual prominence
- An accessible ramp
- Planters and greenery to soften the built form and contribute to a welcoming arrival experience

Building Aesthetics & Integration with Natural Context:
The architectural design incorporates elements inspired by North Vancouver’s natural beauty, including:

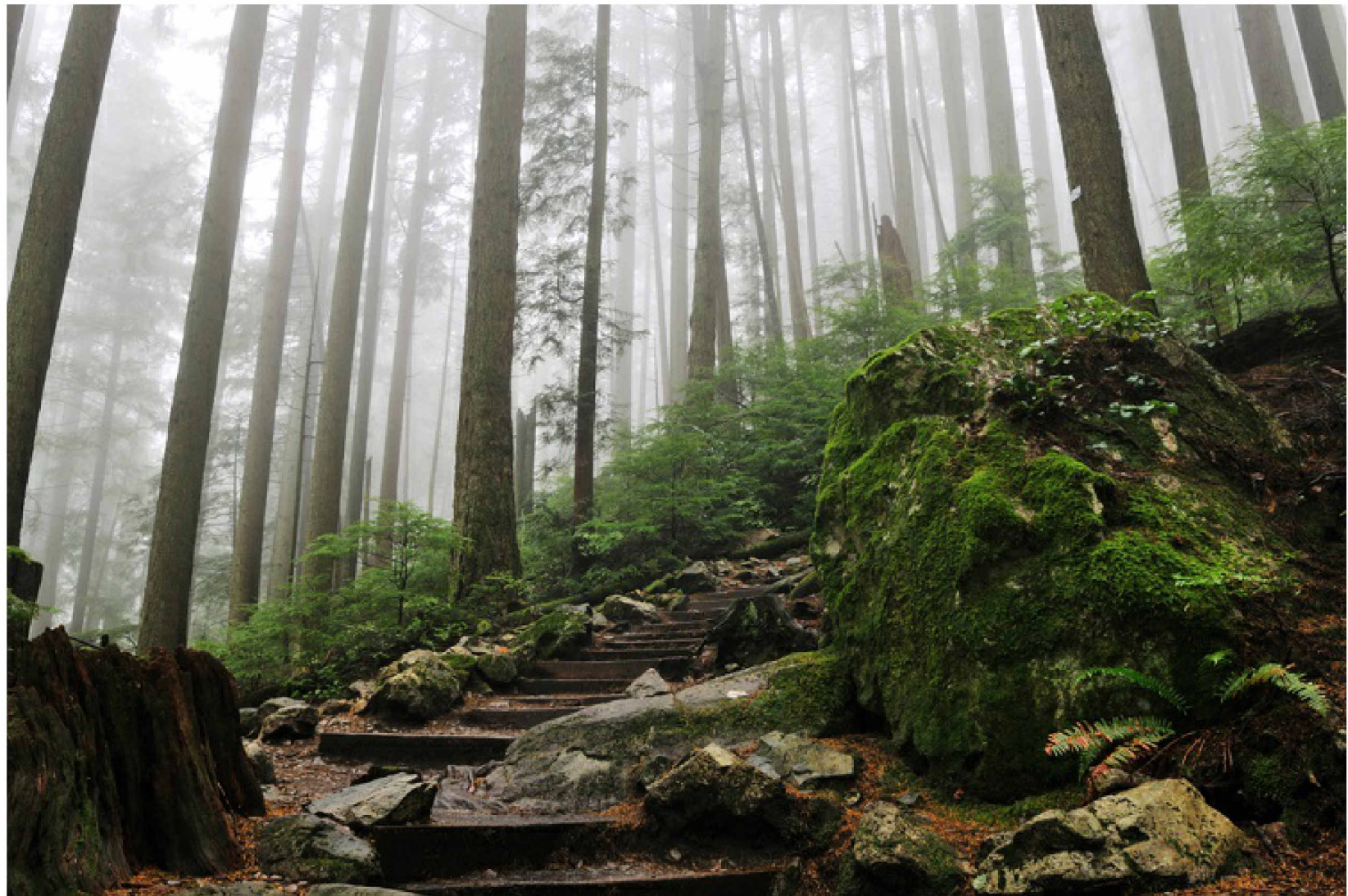
- Wood-look vertical slats and shading devices for warmth and texture
- Strategically placed planters to introduce greenery and break up the facade
- A cohesive material palette that blends contemporary urban design with the surrounding environment

Rooftop Activation & Urban Design Contributions:
A rooftop patio on the Level P1 roof (north side) enhances urban livability, providing communal outdoor space while mitigating the visual impact of blank walls. The parking access ramps are positioned along the lane to minimize disruption to the pedestrian realm.

This thoughtfully designed rental development harmonizes with its urban setting while fostering a vibrant, welcoming, and sustainable community environment.

Inspiration

Inspired by North Vancouver's unique coastal rainforest and mountains, this project's architectural expression inspired by the layered forest as a study texture:



These "parts to the whole" create a tapestry of contrasting yet harmonious balance with the existing structures. The interplay of natural materials, varied facade elements, and intentional layering brings a dynamic presence to the neighborhood while seamlessly integrating with its surroundings.

This layered designed rental development harmonizes with its urban setting while fostering a vibrant, welcoming, and sustainable community environment.



Project Response to Site Challenges and Opportunities

Site Grading Challenge
The steep cross slope across the site posed a significant design challenge. This grade variation has been effectively resolved through strategic building massing and podium stepping, allowing for accessible entrance from St. Patricks Avenue, efficient underground parking access, and active frontages including townhouses and amenities along both East 1st Street and rooftop private patios at the lane integrate the project with the surrounding context.

Inclusion of 25% Adaptable Units
To promote accessibility and inclusive living, 25% of the residential units have been designed as adaptable suites. These units provide flexibility to meet the needs of residents with diverse mobility requirements, aligning with City policies and contributing to long-term livability.

Heritage Integration
The City-owned heritage building located at the northwest corner of the site has been retained and respected within the overall development plan. A row of townhouses along East 1st Street is aligned with the heritage structure in both scale and rhythm, creating a seamless transition between the historic and contemporary built form. The podium is purposefully broken down in this area to reflect the finer urban grain, reinforcing the heritage presence and contributing to a more human-scaled, pedestrian-friendly streetscape. This integration respects the cultural value of the site while contributing to a cohesive architectural narrative.

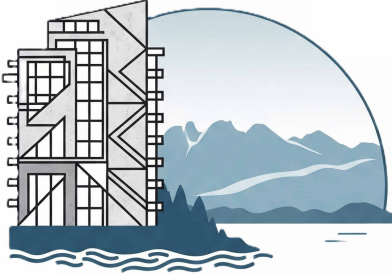
Tree Preservation and Setback Strategy
Several mature trees located on the City-owned land surrounding the heritage building are being preserved. In response, the building footprint and parkade have been carefully designed to avoid intrusion into critical root zones. The building is set back appropriately along the west edge to support tree retention, and no underground parkade extends beneath the protected tree area. This strategy reinforces the urban forest canopy, enhances the public realm, and contributes to long-term environmental resilience.

Parkade Design
The underground parkade has been configured to work with the site’s natural slope, reducing excavation impacts and minimizing disturbance near the heritage building and protected trees. Vehicular access is provided from the rear lane, preserving the pedestrian character along East 1st Street. The parkade layout supports an efficient structure while ensuring that site-sensitive areas remain undisturbed.



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PROJECT

North Vancouver
Multi-Family

380 East 1st Street
North Vancouver, BC, V7L 1B5

Design Rationale

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DATE	September 03, 2025

A00-25

Concept Illustration

Layered building design and steppedback upper floor, utilize a more textured front and simple background material palette

Elevator Penthouse and Mechanical Components are screened Over this Block

Weather Protection

A Bay Expression Adds Interest to the Main Building Face

Outdoor amenity space - with architectural feature

The double-height indoor amenity space at the southeast corner, where East 1st Street meets St. Patricks Avenue, features large glass facades, creating a transparent, inviting, and welcoming atmosphere. It seamlessly connects to outdoor spaces with a pedestrian path leading to the main entrance, while urban landscaping enhances the public realm.at this corner further enhance the public realm.

The mid-portion of the building is proposed to feature vertical box and batten siding, adding texture and visual interest to the façade. In contrast, the upper and ground levels are clad in simple white panels, creating a clean and modern aesthetic. This combination of materials enhances the overall design by balancing depth and simplicity while ensuring a cohesive architectural language throughout the structure.

Building Body with No Roof Overhangs, Just an Overheight Parapet, Presents a More Monolithic Mass

▼ East 1st St - South View

▲ East 1st St. & St. Patricks Ave intersection - Southeast View

▼ Intersection of Lane and St. Patricks Ave Northeast View

Articulated facade featuring vertical architectural elements, complemented by warm wood-look textures and wood slats, create a rhythmic, dynamic, and inviting presence. Design enhances visual interest, fosters a welcoming atmosphere, and seamlessly blends natural elements with contemporary aesthetics.

Townhouse Look Ground Units Denotes a Hierarchy of Building Components

Glass railing balconies offer a perfect balance of transparency and elegance, allowing ample natural light to filter through while subtly reflecting the lush beauty of North Vancouver's natural surroundings. This design choice creates a seamless connection between indoor and outdoor spaces, enhancing the visual appeal of the building while maintaining a sense of openness and modern sophistication.

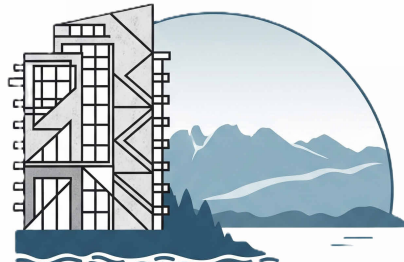
A Beautifully Landscaped and Canopies Denotes the Entry

Roof Overhangs

The Lane side is made from a Simple Palette of Materials Emphasizing the Simplicity of it Composition

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DATE September 03, 2025

A00-26

Architectural Expression

The form of development continues to align closely with the Planning Principles, Objectives, and Guidelines of the North Vancouver, as follows:

Vertical Elements

To soften the architecture and humanize project scale, vertical battens have been introduced. The natural warm grey tones reference textures of the coastal rainforest.

Horizontal Terracing

Horizontal stepping animates the facade and breaks down project scale. The terracing reveals “a solidity and timelessness to the architecture, providing contrast to the facade’s soft, vertical layering.”

Materials

A high-quality material palette is proposed with colors and textures that reflect a modern contemporary “west coast” design aesthetic. It includes Alucobond metal panels, vertical metal box and batten cladding, and painted concrete, where appropriate.

Facade Panels

The building envelope includes a rainscreen of box and batten pattern metal cladding with exterior insulation. Intermittent white Alucobond panels are introduced as a contrast to the weathered zink metal panel.

High Performance Windows

The project proposes a high-performance punched window and swing door system with charcoal-coloured fiberglass mullions.

Painted White Concrete

Ground level patios, and planters are painted white concrete to provide privacy from street, and horizontal accents.

Guard and Railing Systems

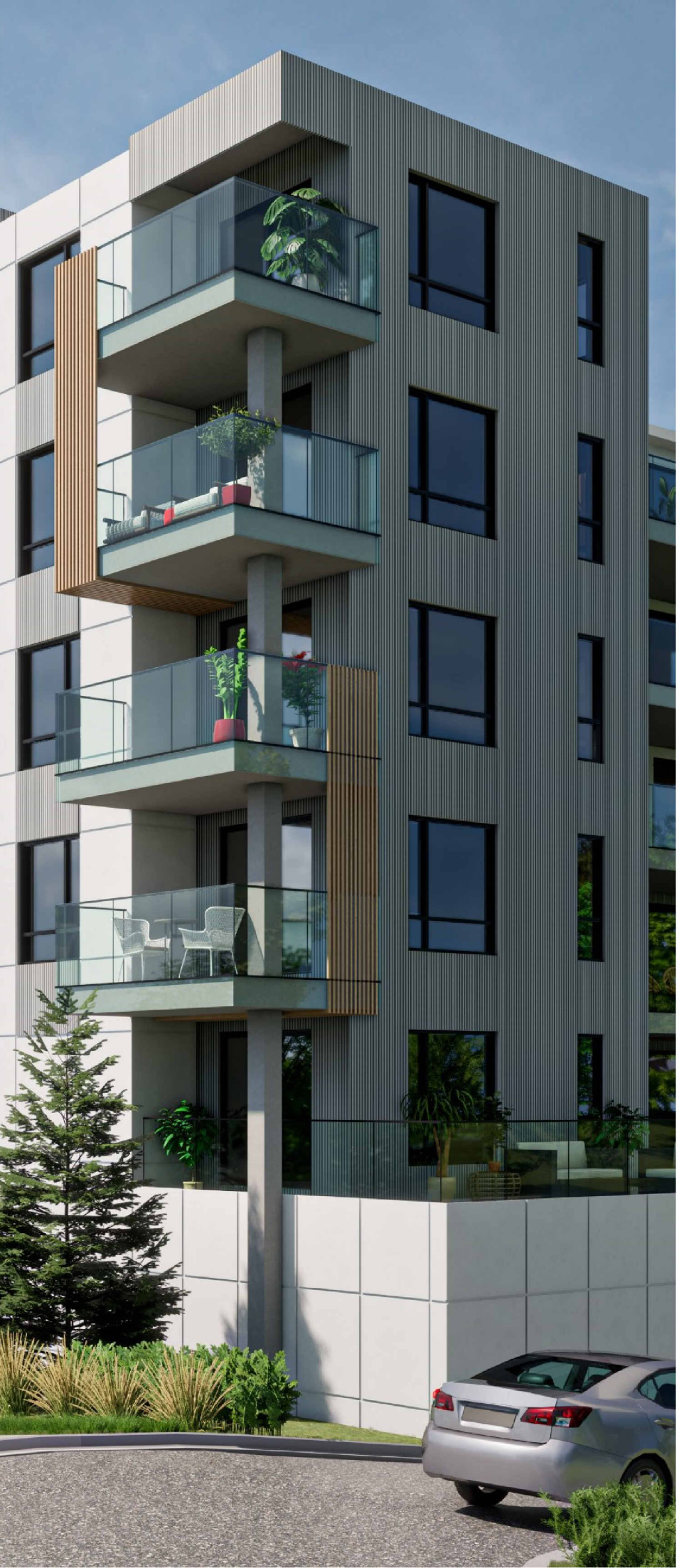
Balcony areas will be expressed in a glass guard with aluminum supports.

Sustainability

The project will meet the requirements for building sustainability as set out by the City of North Vancouver Policies and Sustainability Requirements, as follows:

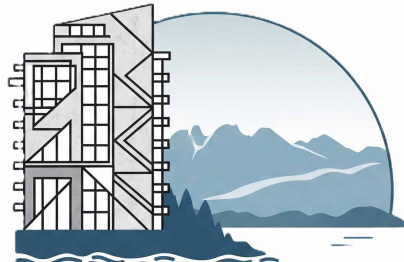
- It meets or exceeds Performance
- It meets or exceeds Airtightness Testing Criteria
- Complete Enhanced Commissioning
- It provides Energy System Sub-Metering and Reporting
- It calculates and reports Refrigerant Emissions and Embodied Emissions
- It provides Verified Direct Ventilation
- It utilizes Low-Emitting Materials
- Indoor Air Quality Testing will be conducted
- Integrated Rainwater Management and Green Infrastructure will comply with the City Policy Specifications

East 1st St. - South View



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PROJECT

North Vancouver
Multi-Family

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A00-27

Building Design
Unit Identity

Ground-oriented suites and strategically placed patios contribute to the livability and privacy of the units. The patios offer outdoor seating, shade south-facing rooms from the sun, and allow natural light to penetrate the interior, promoting a sense of home.

Moreover, to improve and enhance the expression and identity of separate residential units, particularly at the ground level, the incorporation of individual walkways, gates, address monuments, entrance canopies, and other architectural and landscape features have been implemented.

various well-articulated architectural features accompanied by individual walkways, gates, address monuments, light features, fencing, and andscaping contribute to a vibrant and visually engaging streetscape along East 1st Street by creating a sense of the community while celebrating unit identity.

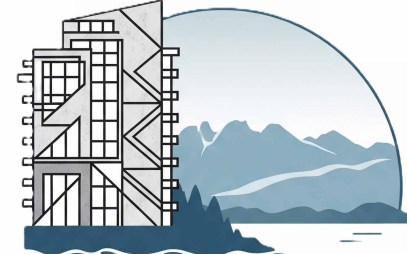
Landscape Integration and Pedestrian Scale

The amenity area is anchored by curated landscaping that includes native grasses, flowering plants, and a striking red maple tree, contributing both seasonal interest and environmental quality. The planting design creates a soft transition between the building and the public sidewalk, enhancing the pedestrian experience. This sensitive approach to scale, texture, and vegetation supports a welcoming and human-centric environment.



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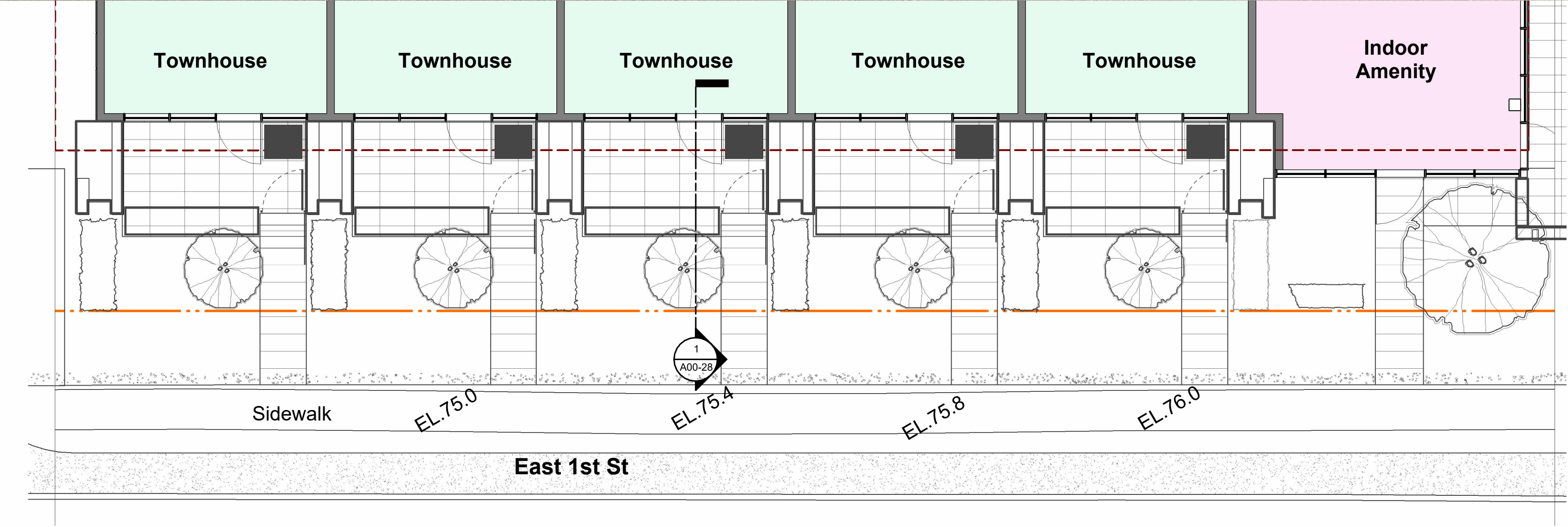
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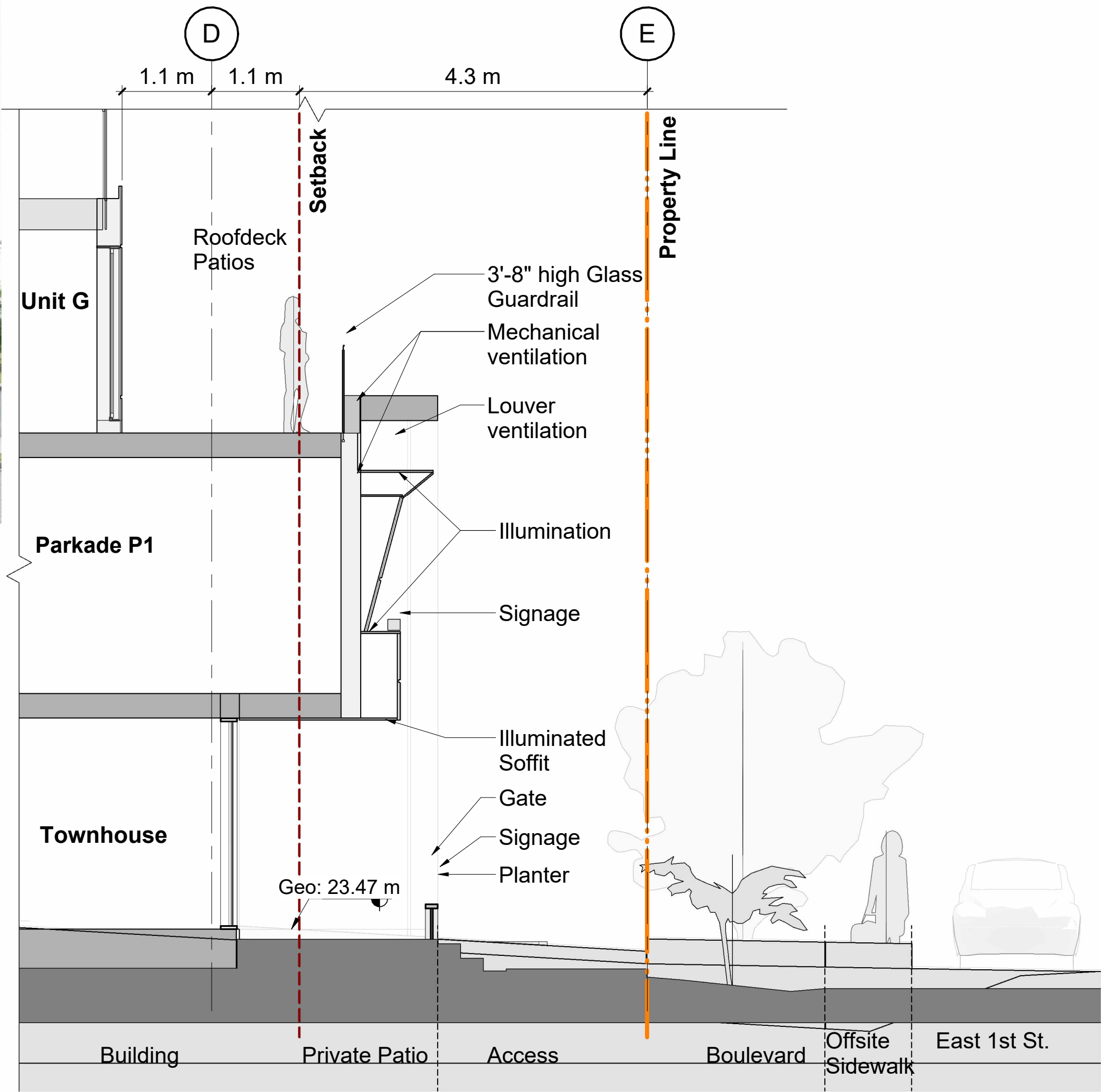


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A00-28



▲ East 1st St. - South View

Amenity Areas

The amenity building fronting East 1st Street and St. Patrick’s Avenue has been designed to foster community interaction, transparency, and architectural cohesion within the urban fabric.

Transparency and Street Activation

The use of full-height transparent glass façades along the street edge allows direct visual connection between the building’s interior amenity spaces and the public realm. This openness promotes a strong sense of safety, vibrancy, and inclusiveness while encouraging pedestrian engagement. Passersby can see activity within the amenity spaces, transforming the building into a living extension of the street and reinforcing its civic presence.

▼ Intersection of East 1st St. & St. Patricks Ave - South East View



Architectural Framing Element

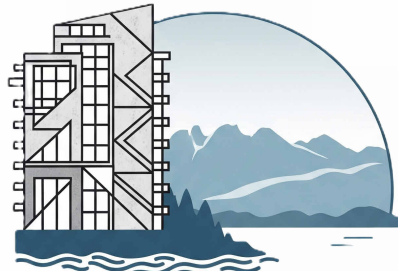
A prominent architectural frame feature creates a bold visual identity for the amenity space. This white rectangular frame, paired with vertical wooden fins—articulates the entrance and highlights the transparency of the space behind it. The frame also offers a clean, modern edge to the building, referencing contemporary West Coast design principles that balance solid and void elements effectively.

Corner Activation

Positioned prominently at the intersection of East 1st Street and St. Patrick’s Avenue, the amenity structure serves as a strong visual landmark for the development. A bold architectural frame — comprising a clean white rectangle paired with vertical wooden fins—articulates the entrance and accentuates the transparency of the interior space. This framing element reinforces the building’s identity while referencing contemporary West Coast design principles that balance solid and void. The integration of full-height glazing and layered landscaping further activates the corner, promoting visibility, pedestrian engagement, and a seamless connection between the public realm and interior amenity spaces. Together, these elements enhance legibility, support wayfinding, and establish a distinctive and welcoming presence at the street level.

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A00-29

Transition Between Existing Heritage building and New Development

At the ground level, the townhouse units respond to the neighbourhood’s established heritage character. These homes feature individual entrances, vertical window proportions, and finely scaled detailing that create a pedestrian-friendly and context-sensitive interface. Warm-toned materials, recessed elements, and varied rooflines further reinforce a respectful transition between the contemporary residential form above and the traditional streetscape below.

The roof of the parkade level has been thoughtfully programmed as a landscaped podium, providing private balconies and outdoor terraces for units fronting this level. This not only enhances the livability and privacy of these homes but also introduces greenery and residential activity above the parking structure. By activating the building’s rear elevation, these elements contribute to a more engaging and human-scaled interface along the lane, transforming it from a service corridor into a secondary frontage with eyes on the street, landscape interest, and enhanced urban character.

Blank Wall Mitigation

Extensive glazing is strategically integrated across the building’s façades to maximize natural light, promote interior-exterior connectivity, and animate the elevations with transparency and depth. These glazed elements enhance daylight access, and contribute to a more vibrant and welcoming architectural expression.

Where full glazing is not feasible due to energy efficiency constraints, solid wall sections are thoughtfully articulated through varied materials, recesses, and shadow lines. These treatments minimize the appearance of blankness, break up visual massing, and maintain continuity with the rhythm established by adjacent glazed areas.

Private balconies enrich the residential experience by providing usable outdoor space, while also contributing to a dynamic building form. Their alternating patterns and projecting geometry introduce variation, depth, and human scale, enhancing the building’s presence along the street.

Prominently glazed stairwells on the east and west façades reinforce wellness and active design principles by encouraging stair use through access to daylight and outward views. These transparent vertical elements function as architectural focal points—visibly expressing circulation paths, adding sculptural interest, and establishing vertical articulation within the façade composition.



South West View



Mechanical Screen

The mechanical penthouses have been strategically set back and concealed within dark vertical volumes that extend the full height of the building. These elements not only minimize visual impact but also create a cohesive architectural language that reinforces the building’s verticality. The interplay of openings, lines, and proportions within these volumes enhances the overall composition, grounding the structure while maintaining a refined and integrated aesthetic.

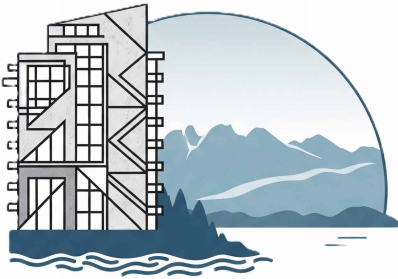


Lane - North View

East 1st St. & St. Patricks Ave intersection - Northeast View

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Eone Properties



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SUITE ONE
1600 HOWE ST
VANCOUVER BC
V6Z 2L9 CANADA

Members of Architectural Institute of B.C.

NO.	DATE	DESCRIPTION
0	July 31, 2025	Issued for Major Development
1	September 04, 2025	Issued for Major Development Resubmission 1

PROJECT

North Vancouver
Multi-Family

380 East 1st Street
North Vancouver, BC, V7L 1B5

Design Rationale

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PROJECT RAI 21-71

SCALE 1/8" = 1'-0"

DATE September 03, 2025

A00-30

Active frontage

Building Edges:

The project provides clarity and consistency of form and detail with elements coordinated between the building and street with smooth and a distinguished transition from public sidewalk to private outdoor patios.

The unique features of the precinct related to contextual building height and treatments are celebrated and built upon with regard to creating a comfortable pedestrian scale.

Active Entrances

The building has the main entrance on east side along with St.Patricks Avenue with strong relationship of private spaces to public spaces through pedestrian pathways and landscape elements that contributes to the identity of these connections including entry address plinths, gates, raised patios and landscape.

Transparent Facade in the corner

Amenity Building located on the southeast corner along with East 1st Street and St.Patricks Avenue with transparent glass facades which allows pedestrians to see into the building by creating a sense of openness and connection between the interior and the street.

Architectural Framing Element

A prominent architectural frame feature creates a bold visual identity for the amenity space. This white rectangular frame, paired with vertical wooden fins, articulates the entrance and highlights the transparency of the space behind it. The frame also offers a clean, modern edge to the building, referencing contemporary West Coast design principles that balance solid and void elements effectively.



St. Patricks Ave - East View

East 1st St. & St. Patricks Ave intersection - Northeast View



Clear Wayfinding and Accessibility

A series of integrated stairs and a gently sloped ramp ensure barrier-free access. Glass guardrails maintain transparency and visual connection, allowing the planting and architectural features to remain prominent. The stepped approach and boulder offer a pause point, reinforcing the welcoming, human-scaled arrival.

Green Integration and Sustainability

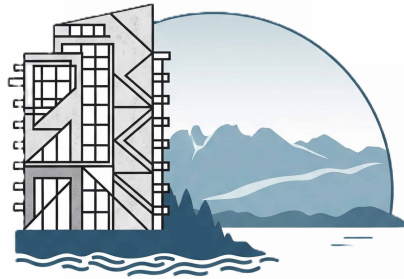
The incorporation of climbing greenery over the entrance canopy and vertical gardens enhances the biophilic experience. This not only contributes to the aesthetic appeal but also improves microclimatic comfort and promotes environmental responsibility in line with sustainable development goals.

Architectural and Landscape Synergy

The bold entry frame ties together landscape and built form, with wood slats offering filtered transparency to the amenity space behind. Lush landscape planting surrounds the entry sequence with ornamental grasses, lavender, and flowering perennials. Climbing greenery drapes over the canopy, softening the architectural lines and contributing to a naturalized edge.

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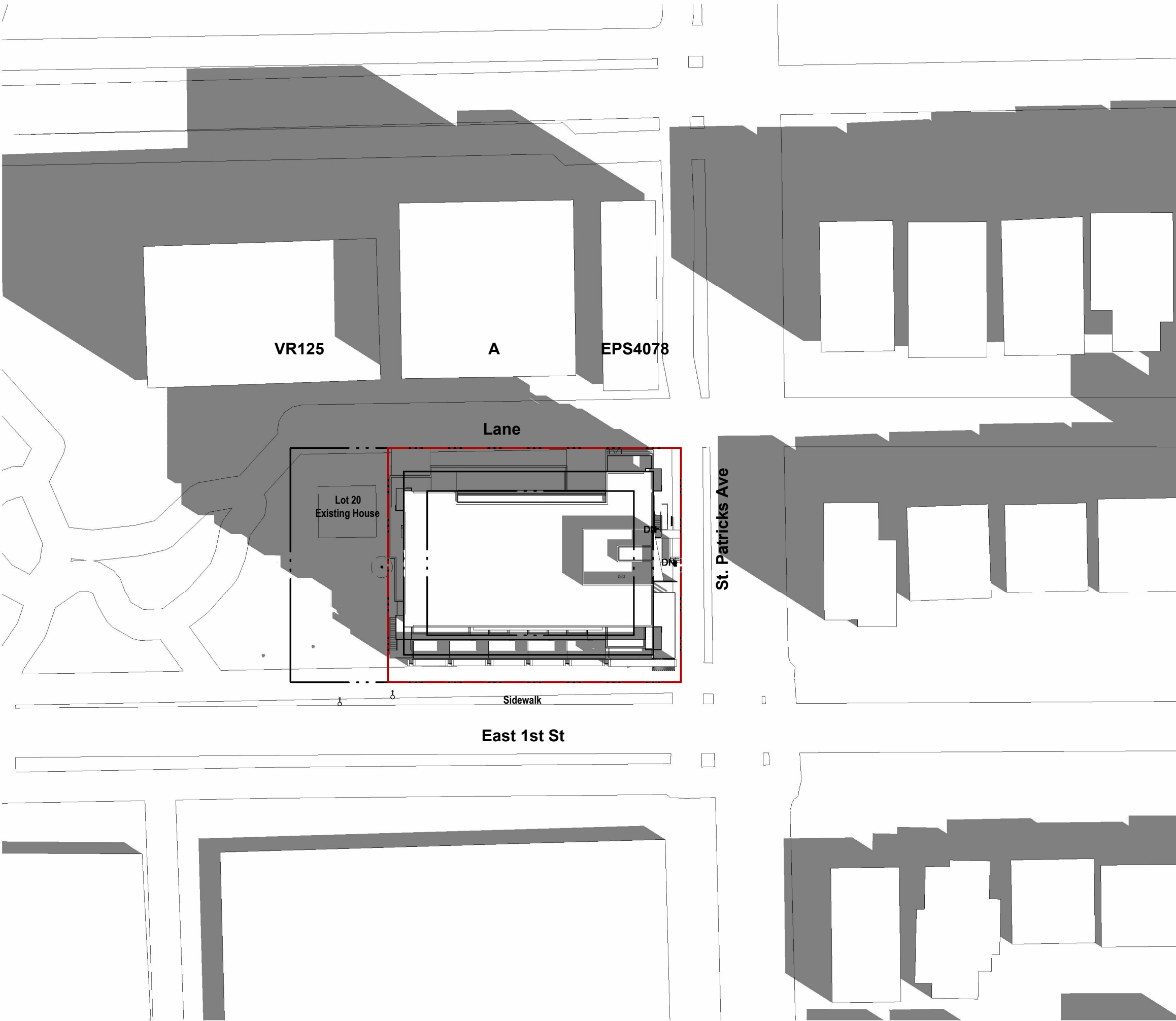
PROJECT RAI 21-71

SCALE 1/8" = 1'-0"

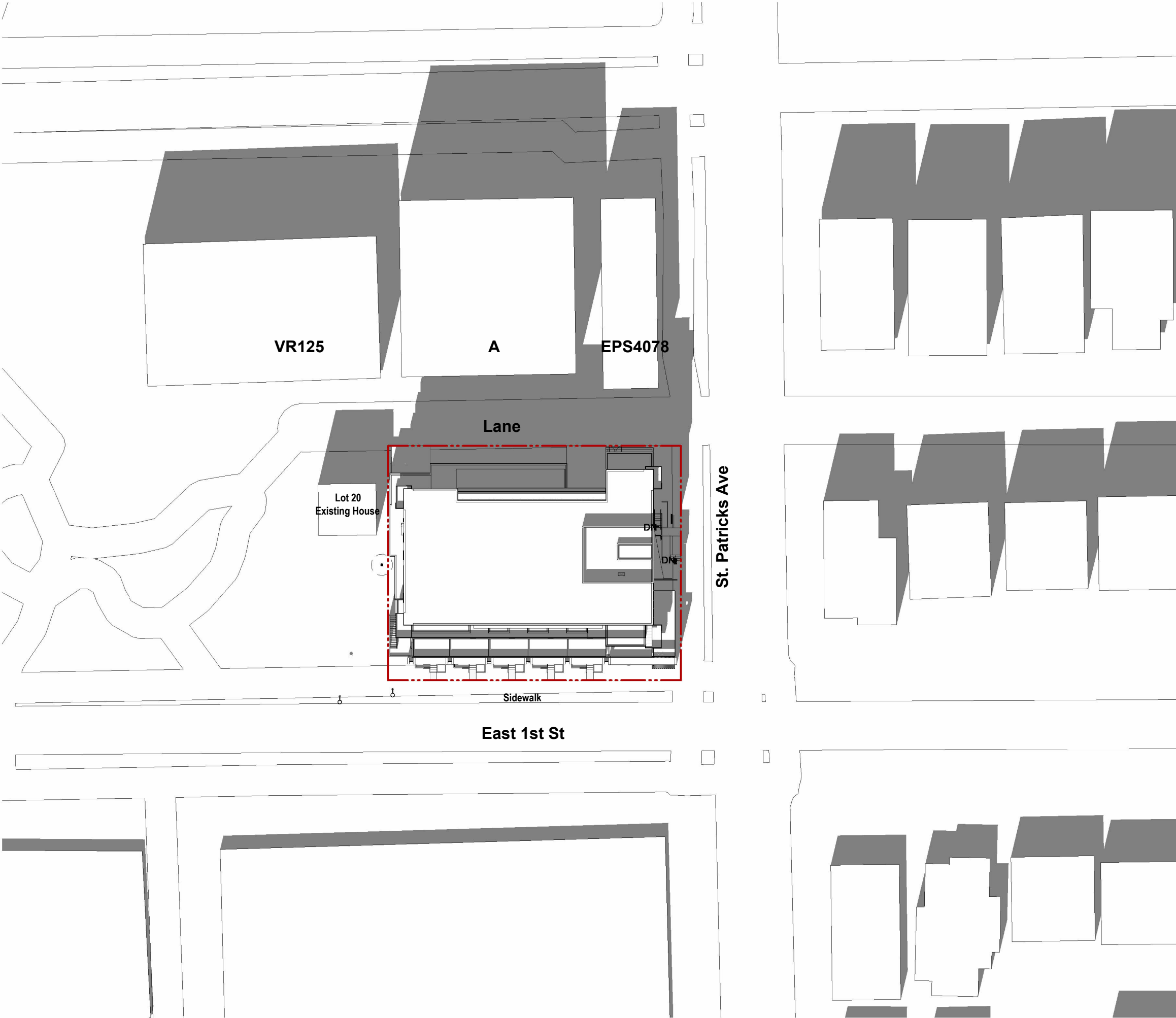
DATE September 03, 2025

A00-31

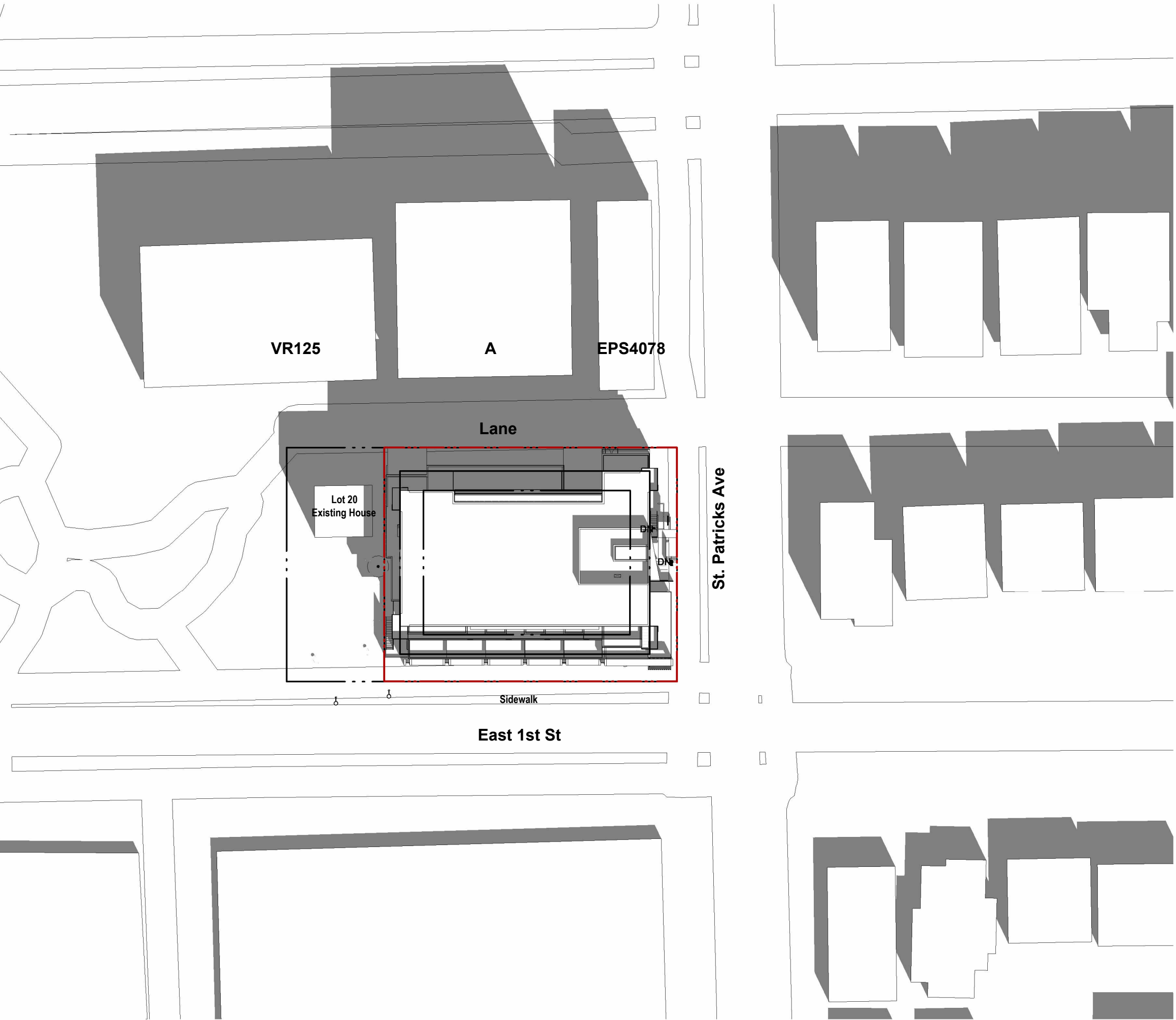
March 21
10 am



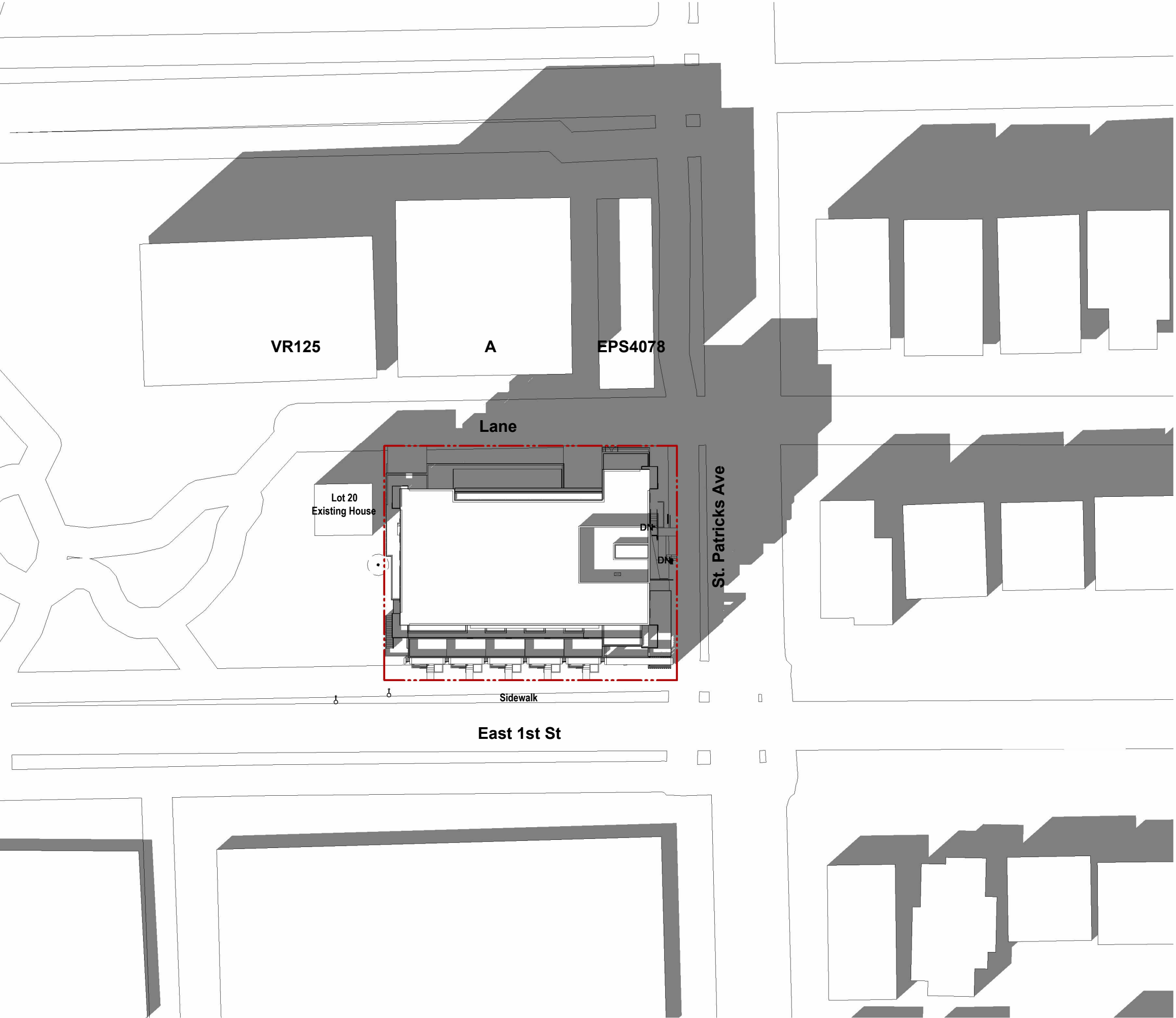
March 21
2 pm



March 21
12 pm

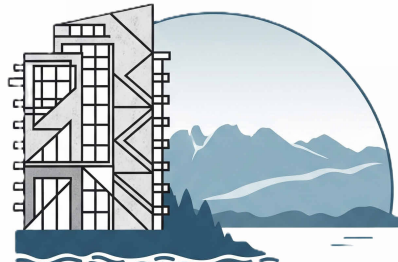


March 21
4 pm



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North Vancouver
Multi-Family

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North Vancouver, BC, V7L 1B5

Shadow Study-March 21

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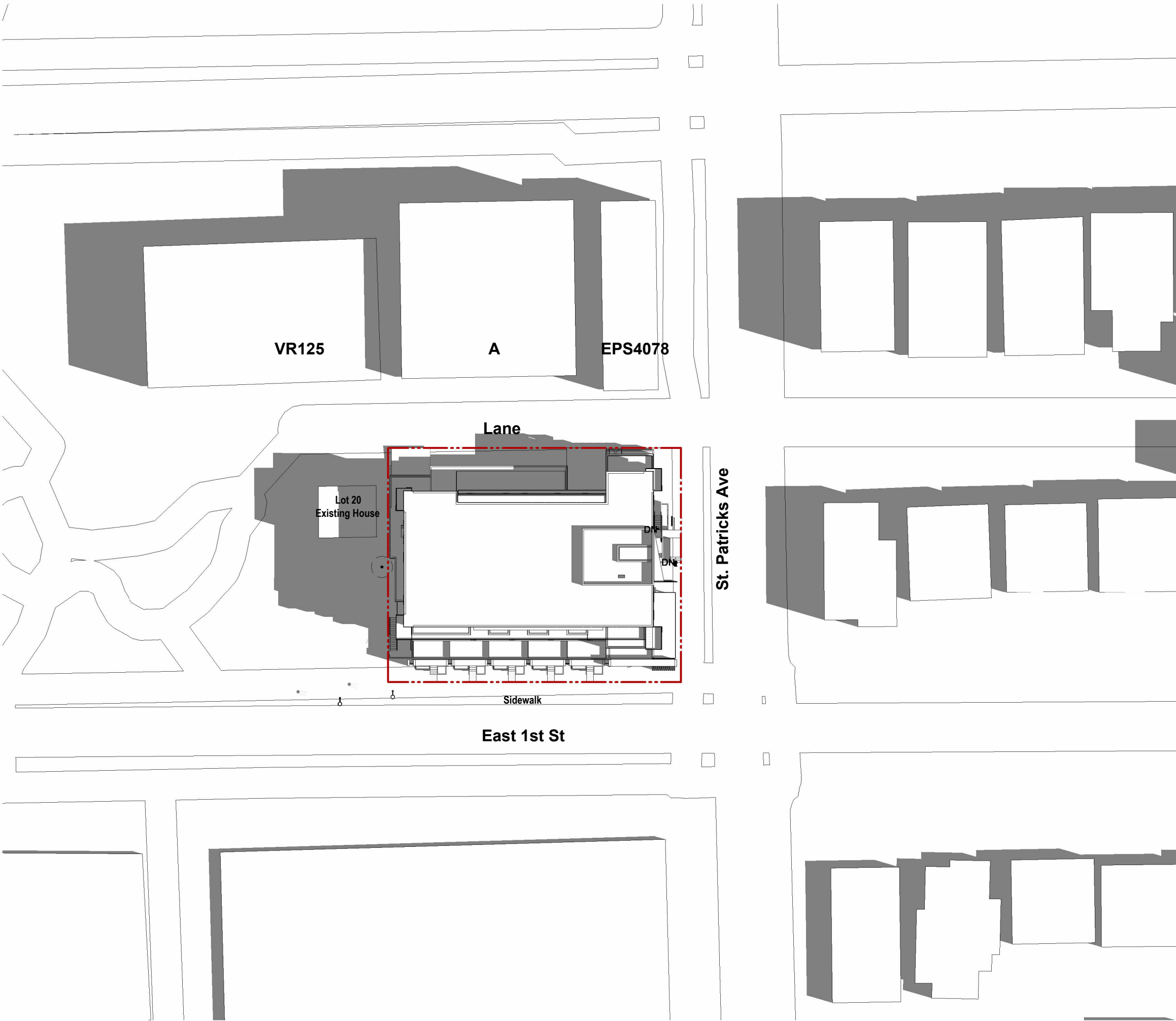
SCALE 1" = 50'-0"

DATE September 03, 2025

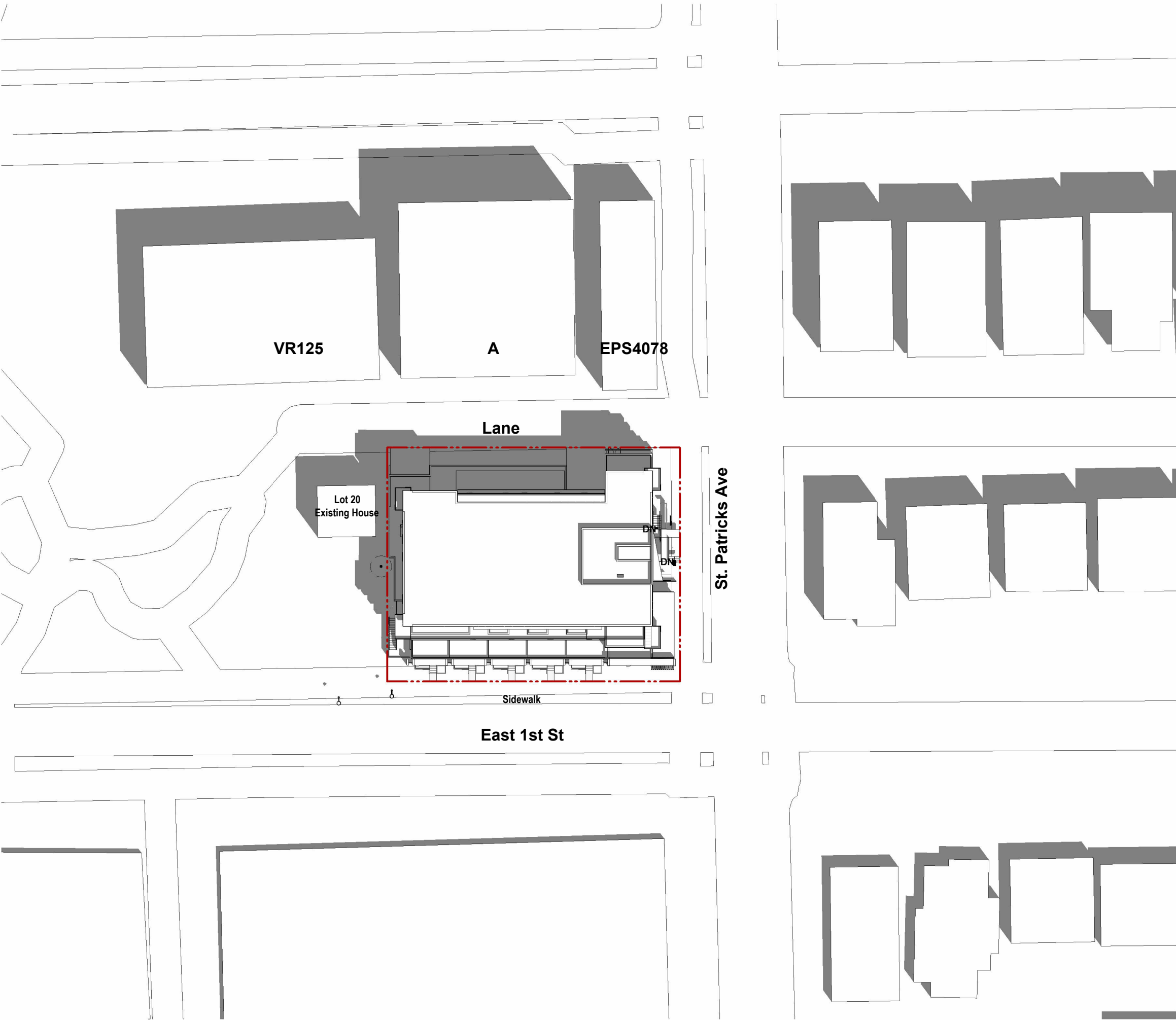


A00-32

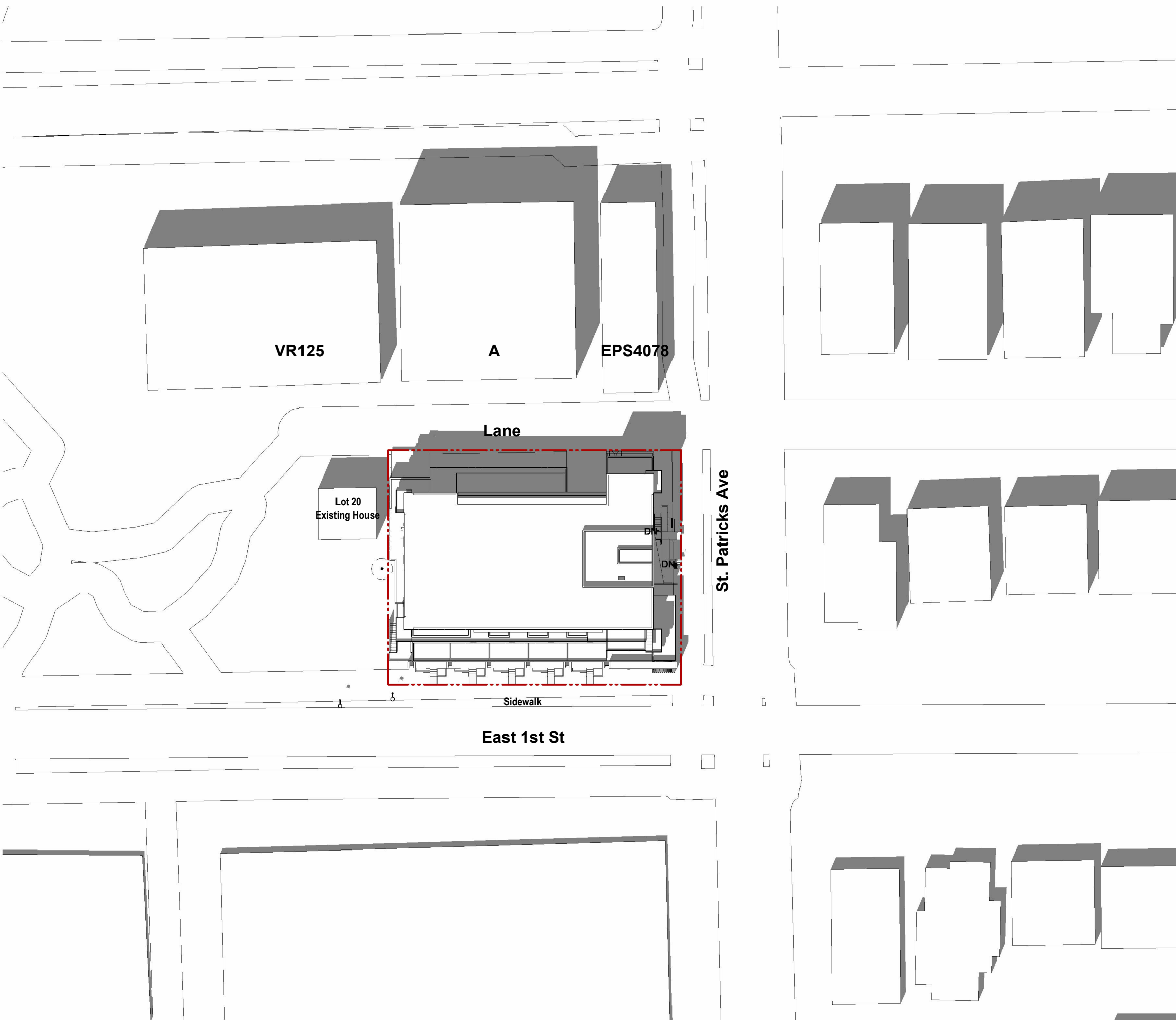
June 21
10 am



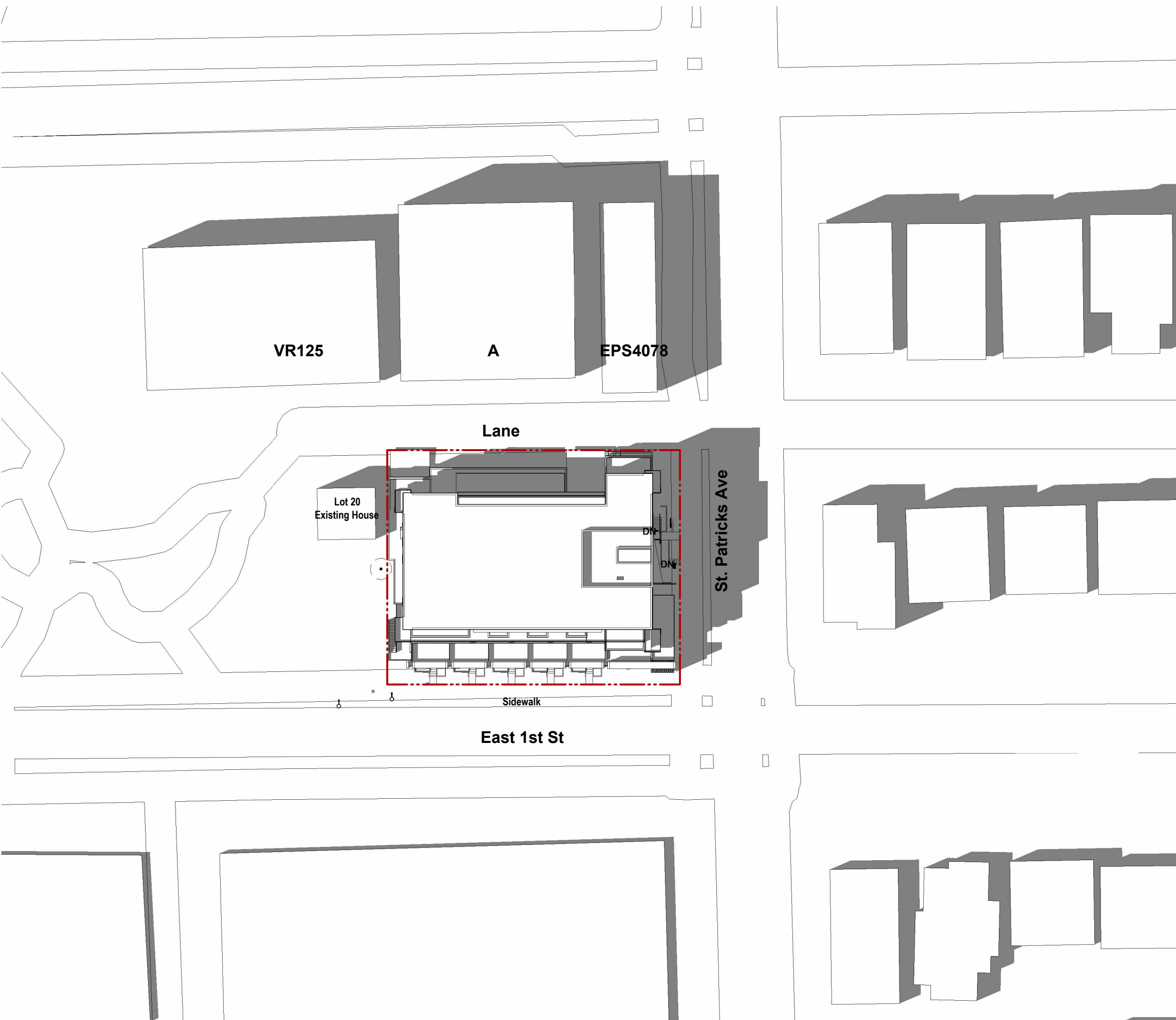
June 21
12 pm



June 21
2 pm

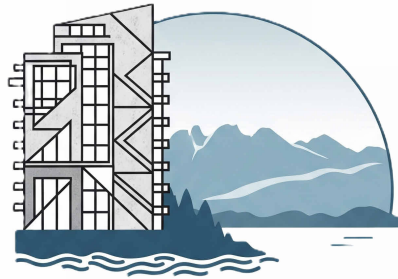


June 21
4 pm



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Shadow Study-June 21

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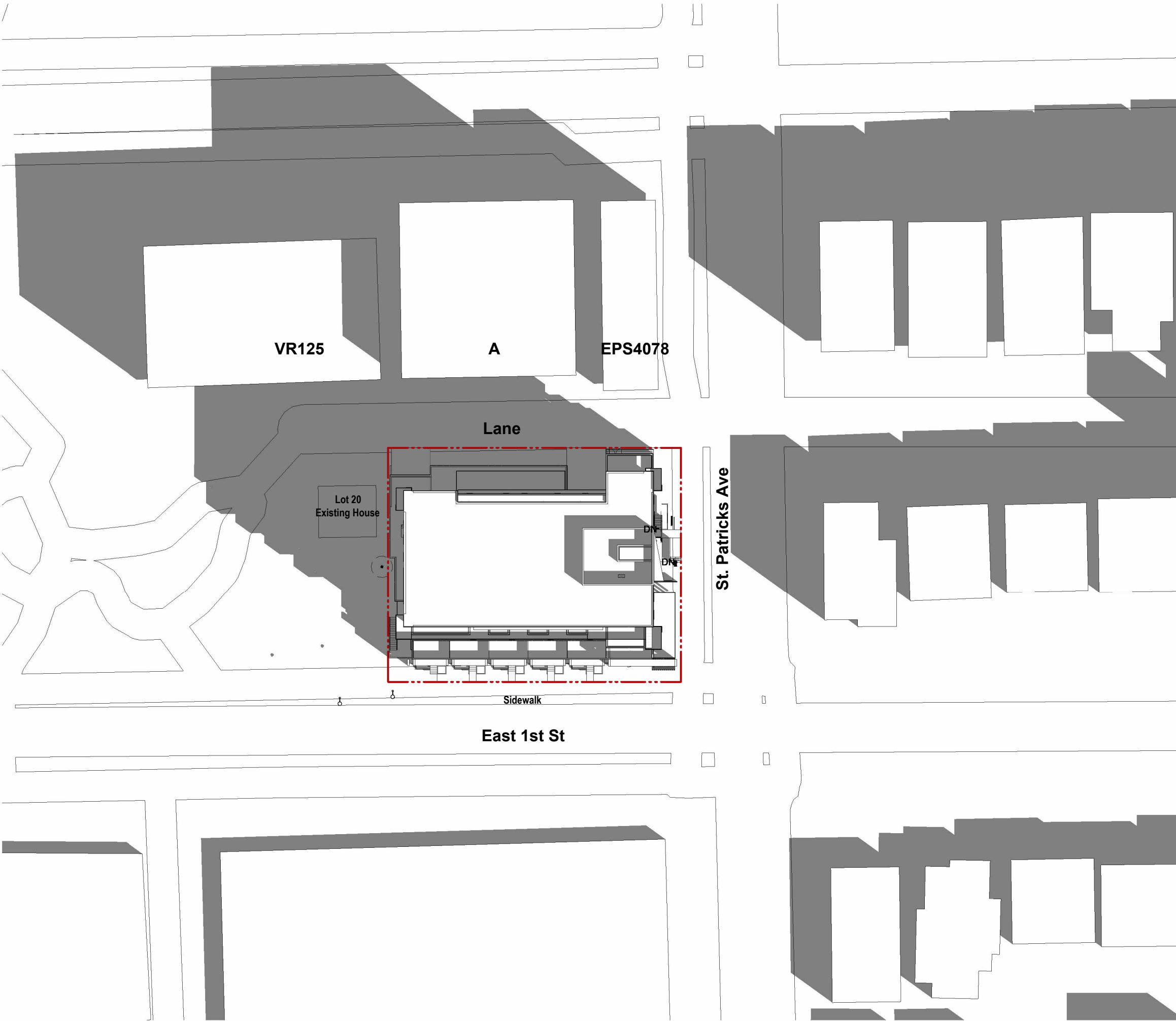
PROJECT RAI 21-71

SCALE 1" = 50'-0"

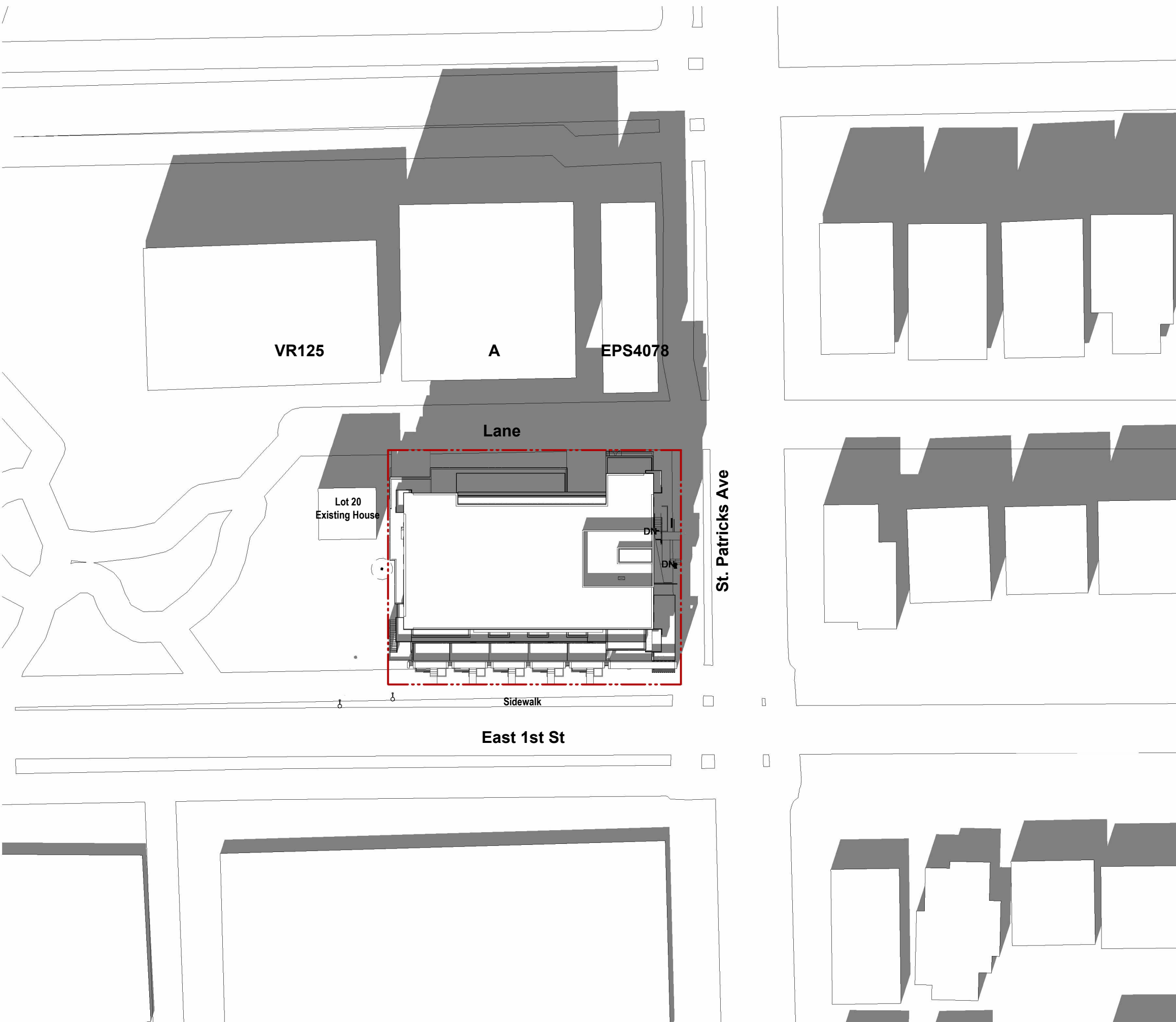
DATE September 03, 2025



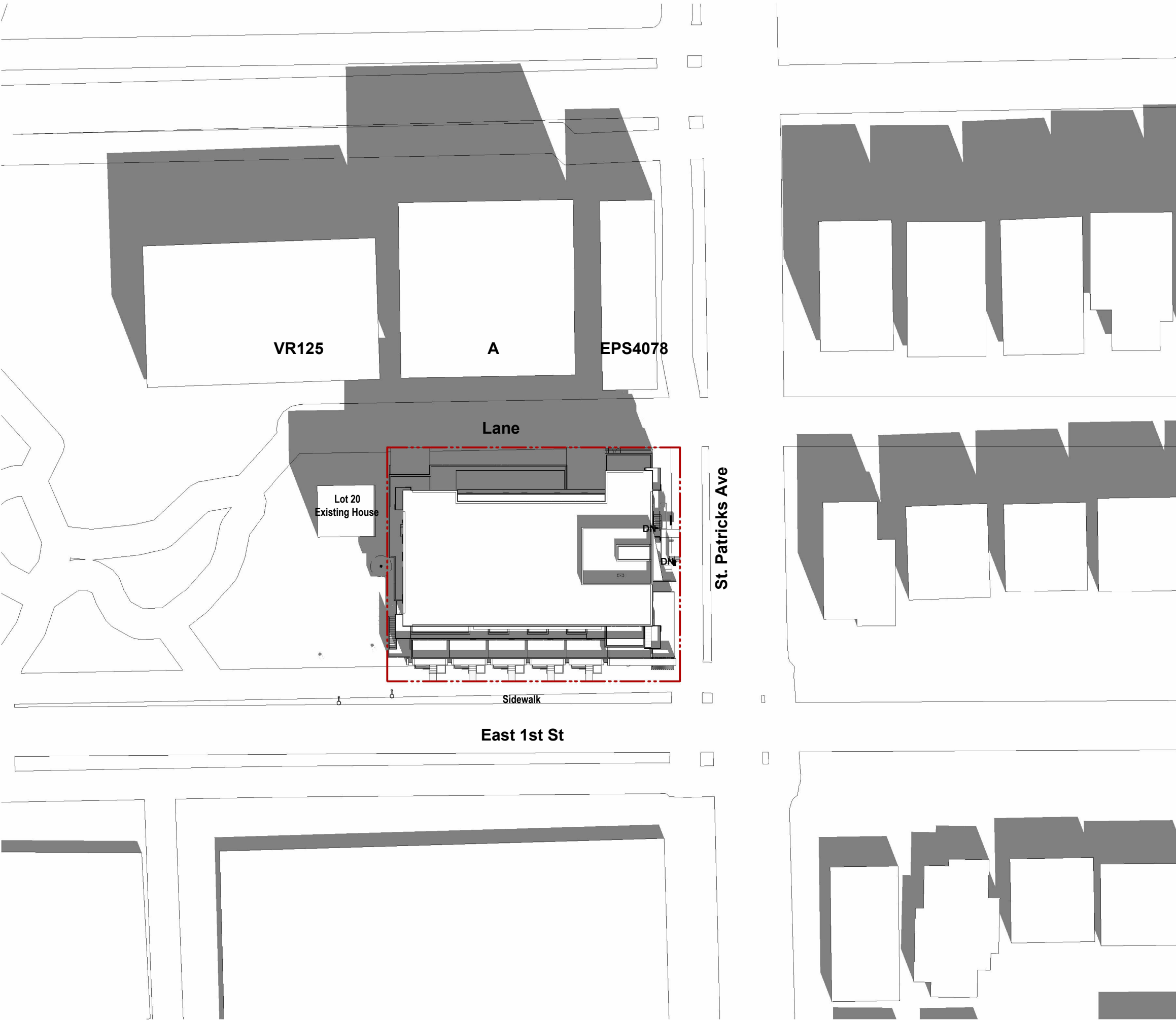
A00-33



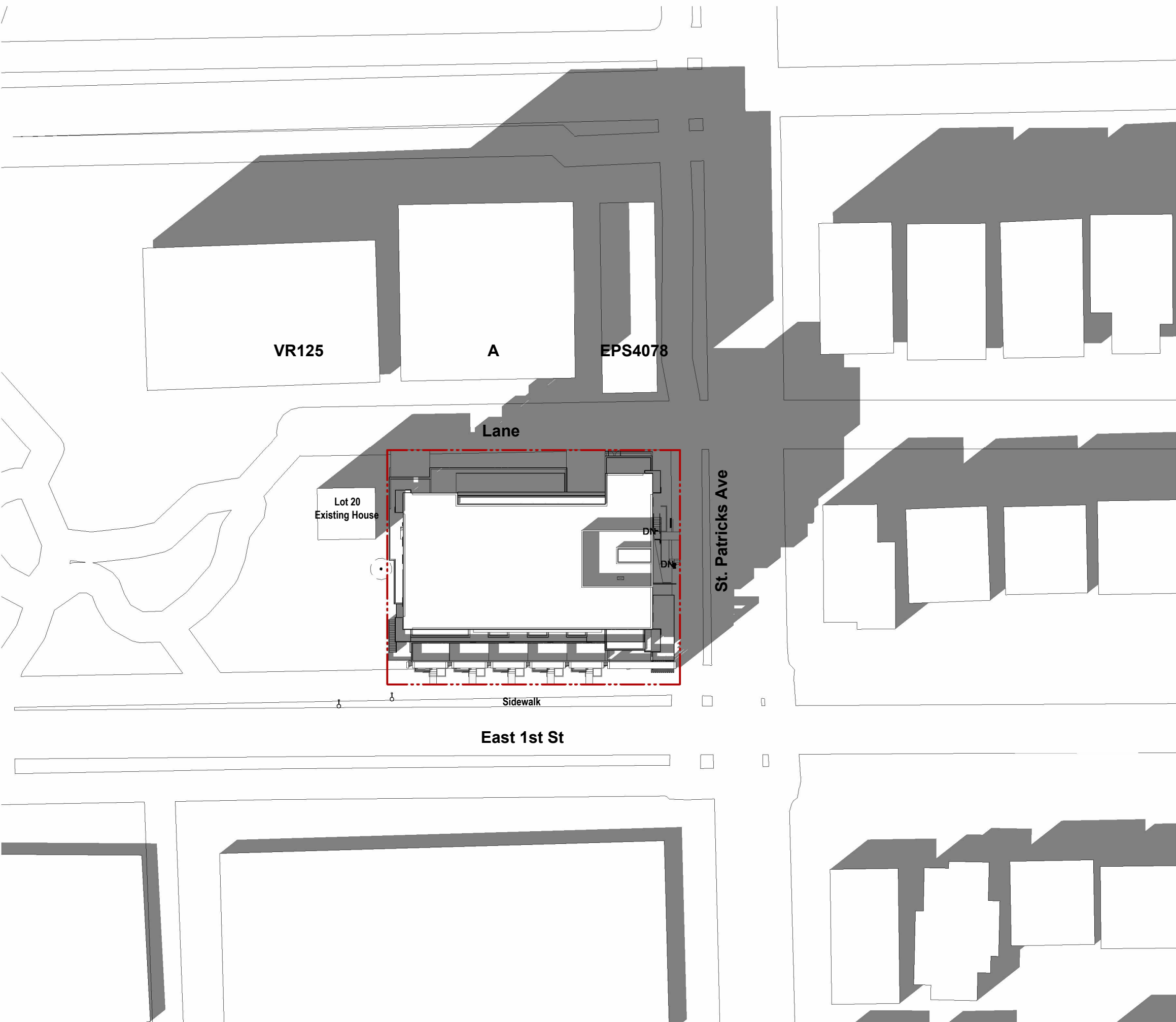
September 22
10 am



September 22
2 pm



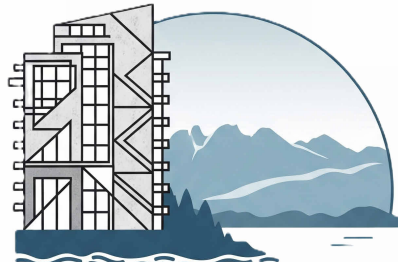
September 22
12 pm



September 22
4 pm

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380 East 1st Street
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Shadow Study-
September 22

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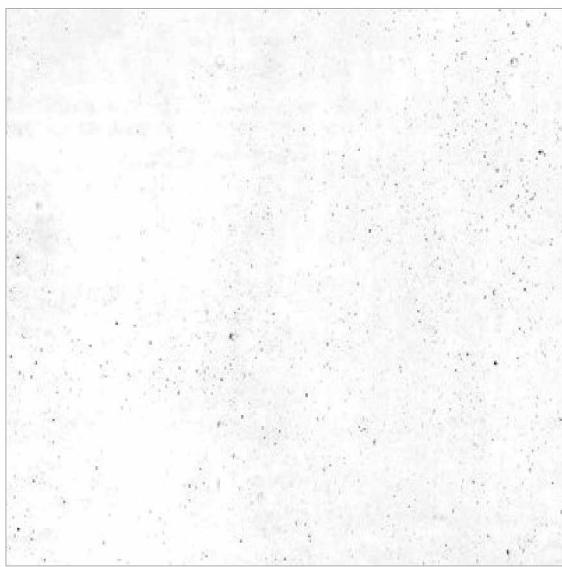
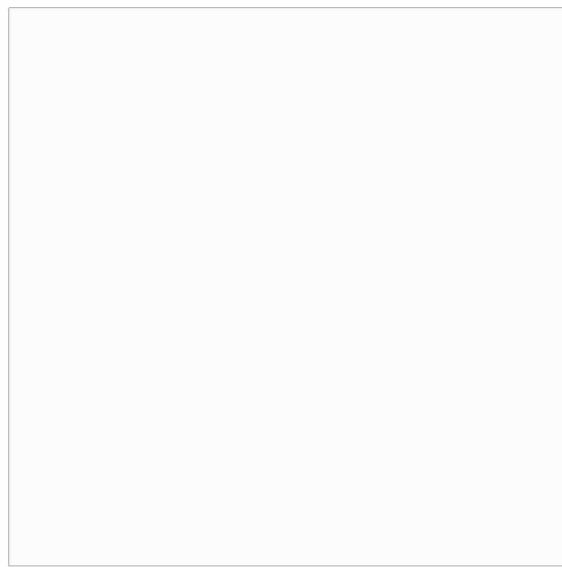
PROJECT RAI 21-71

SCALE 1" = 50'-0"

DATE September 03, 2025



A00-34



1

Cementitious Siding Smooth Hardie Painted
- Cementitious Rainscreen Panel painted white

2

Cementitious Rainscreen Panel
- Vertical Panel 7" Board and Battens
- Pearl Gray

3

Architectural Features
- Hemlock natural wood look

4

Concrete Wall
- Painted White



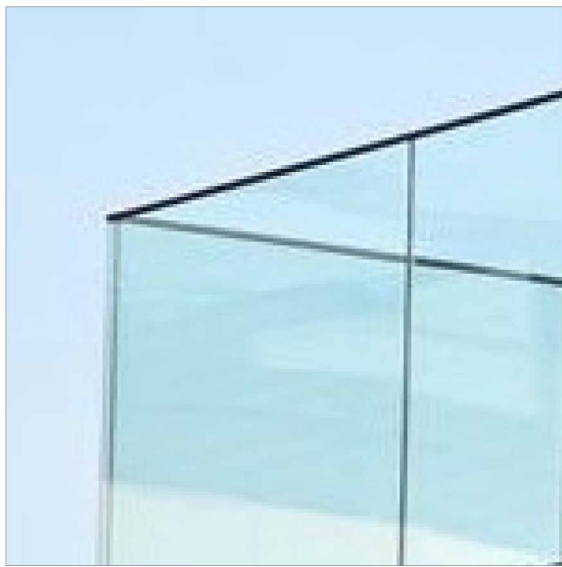
1

5

6

Warm Material Palette and Texture

Natural wood-tone vertical fins soften the modernity of the glass and metal materials, adding texture and a sense of warmth to the streetscape. These fins not only serve an aesthetic function but also provide subtle sun-shading and a layered visual experience, especially during changes in daylight.



5

Structural Glass Railing
- Clear Glass, Small Top Rail, Vertical Butt Joints



2

3

4

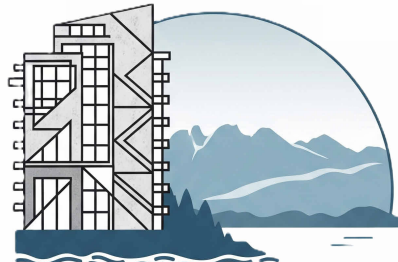


6

High Performance Window/ Door System
- Glass Low -e
- Frame and Mullions and Hardware in Charcoal

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PROJECT

**North Vancouver
Multi-Family**

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Material Board

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SCALE 1/8" = 1'-0"

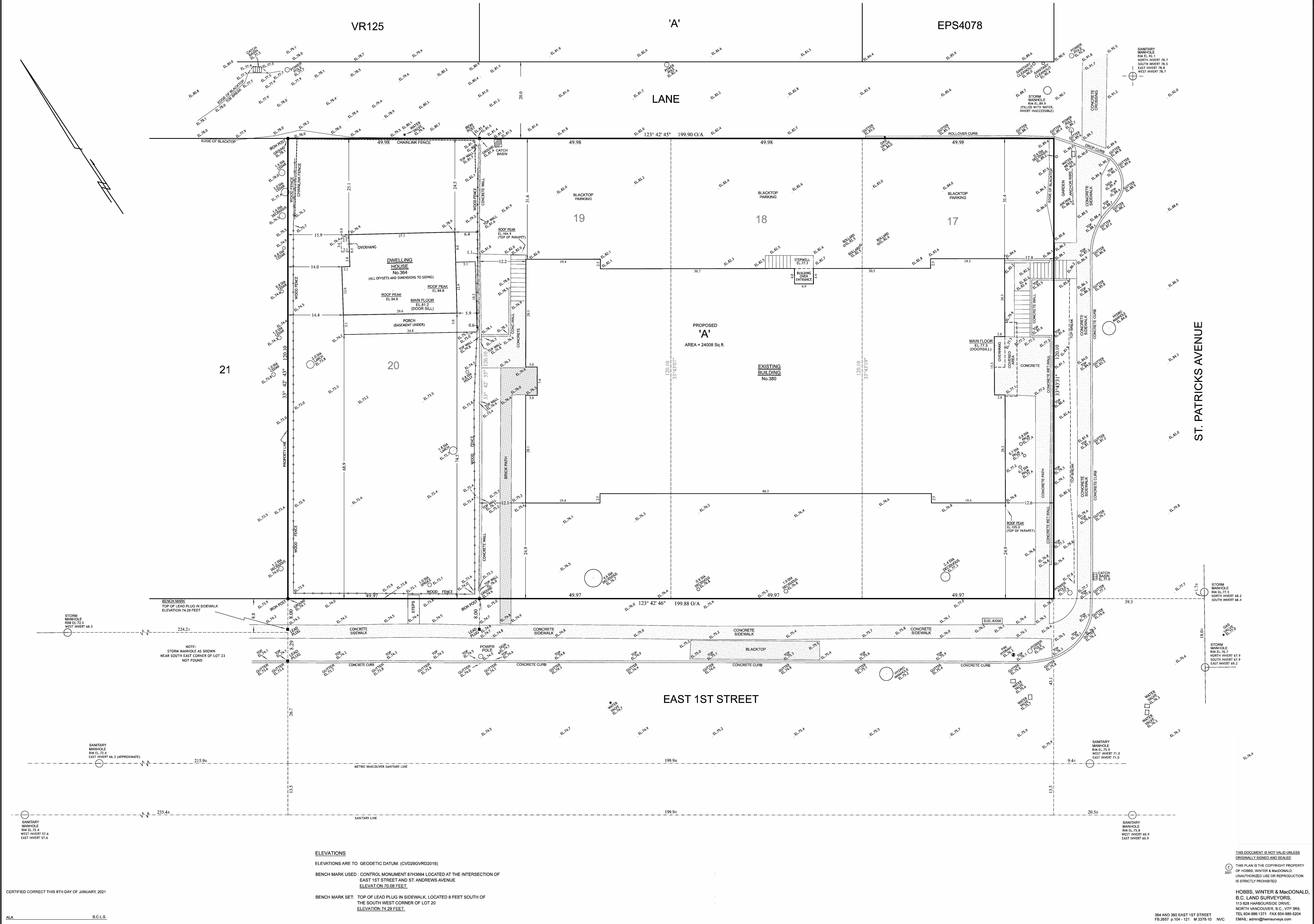
DATE September 03, 2025

A00-35

TOPOGRAPHIC SURVEY PLAN OF LOTS 17 TO 20
ALL OF BLOCK 153, DISTRICT LOT 274, PLAN 878

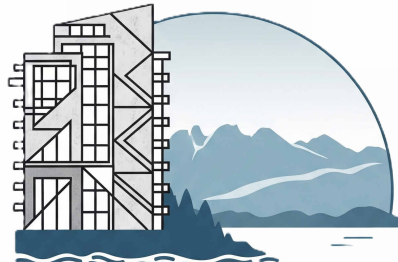
P.I.D. 015-083-136 (LOT 17)
P.I.D. 015-083-144 (LOT 18)
P.I.D. 015-083-151 (LOT 19)
P.I.D. 015-083-209 (LOT 20)

SCALE 1 INCH = 8 FEET



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PROJECT

North Vancouver
Multi-Family

380 East 1st Street
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Survey

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SCALE 1/8" = 1'-0"

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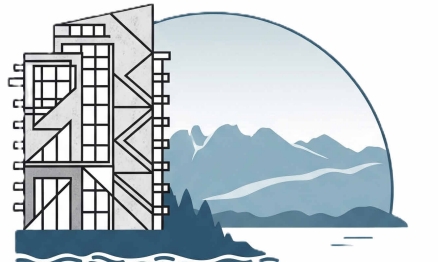
HOBBS, WINTER & MACDONALD,
B.C. LAND SURVEYORS,
113-808 HARBORCOURSE DRIVE,
NORTH VANCOUVER, B.C., V7P 3R9,
TEL 604-688-1371, FAX 604-688-5204
EMAIL: admin@hwmnsurvey.com

384 AND 380 EAST 1ST STREET
FR 2627, p.104 - 121, M 5076-10, WVC

CERTIFIED CORRECT THIS 8TH DAY OF JANUARY, 2021

ALA B.C.L.S.

A10-01



NO.	DATE	DESCRIPTION
0	July 31, 2025	Issued for Major Development
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- · — · — · — **Property Line**
- - - - - **Setback**
- · - · - · - **Stepback**

PROJECT

North Vancouver Multi-Family

380 East 1st Street
North Vancouver, BC, V7L 1B5

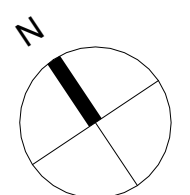
Overall Site Plan

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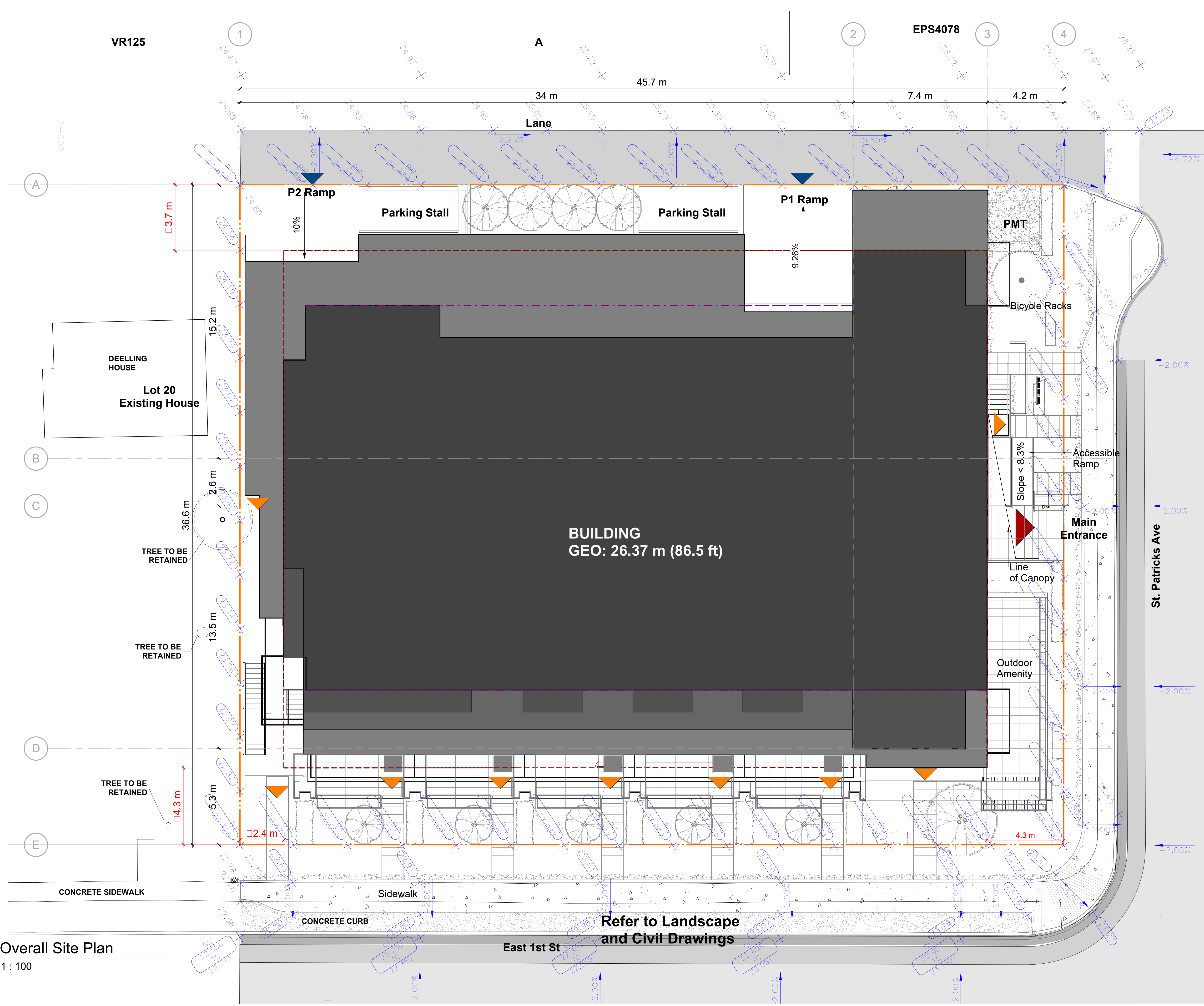
PROJECT RAI 21-71

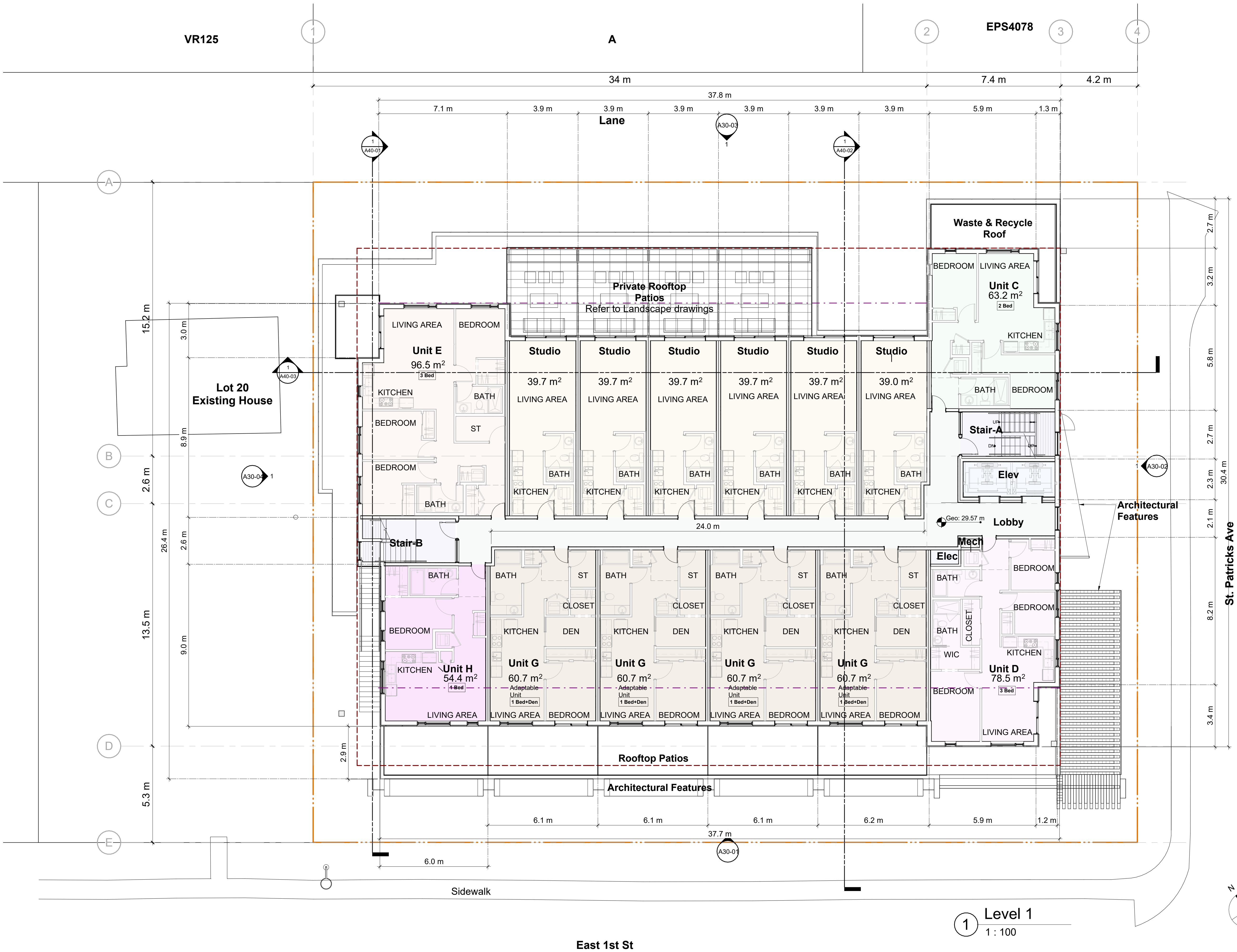
SCALE As indicated

DATE September 03, 2025



A10-02





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- Property Line
- Setback
- Stepback

PROJECT

North Vancouver Multi-Family

380 East 1st Street
North Vancouver, BC, V7L 1B5

Level 1 Floor Plan

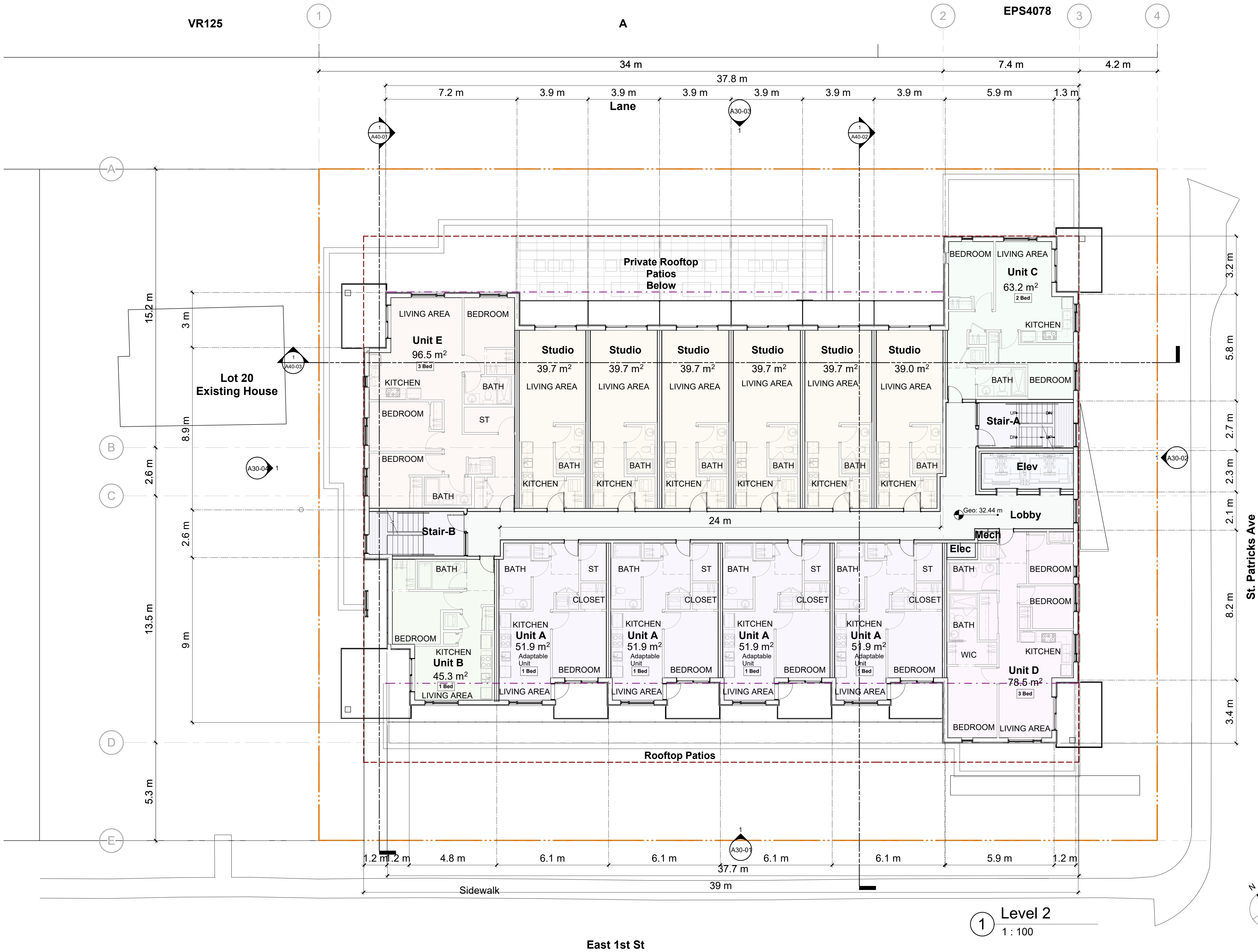
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PROJECT RAI 21-71

SCALE As indicated

DATE September 03, 2025

A20-01



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- Property Line
- Setback
- Stepback

PROJECT

North Vancouver
Multi-Family

380 East 1st Street
North Vancouver, BC, V7L 1B5

Level 2 Floor Plan

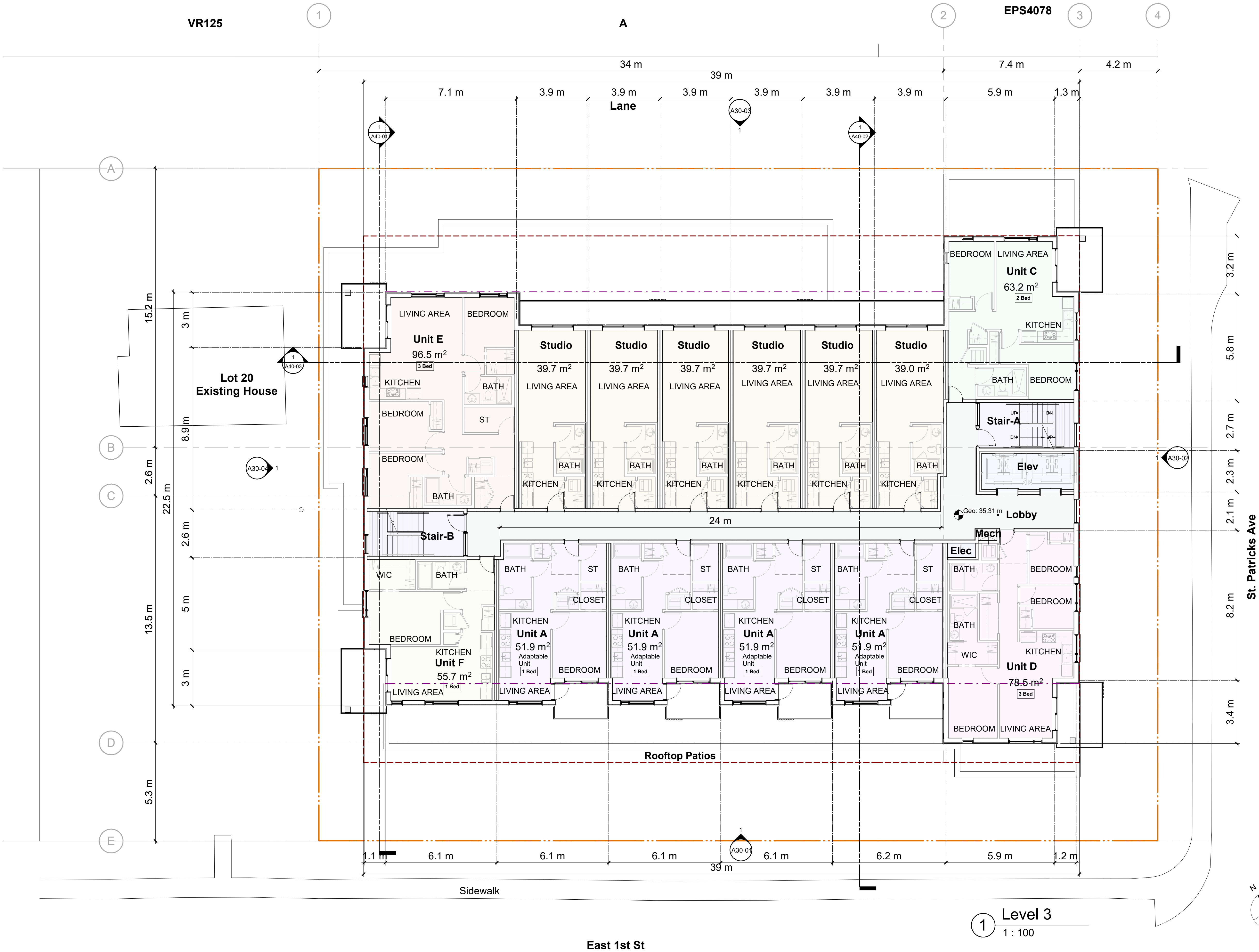
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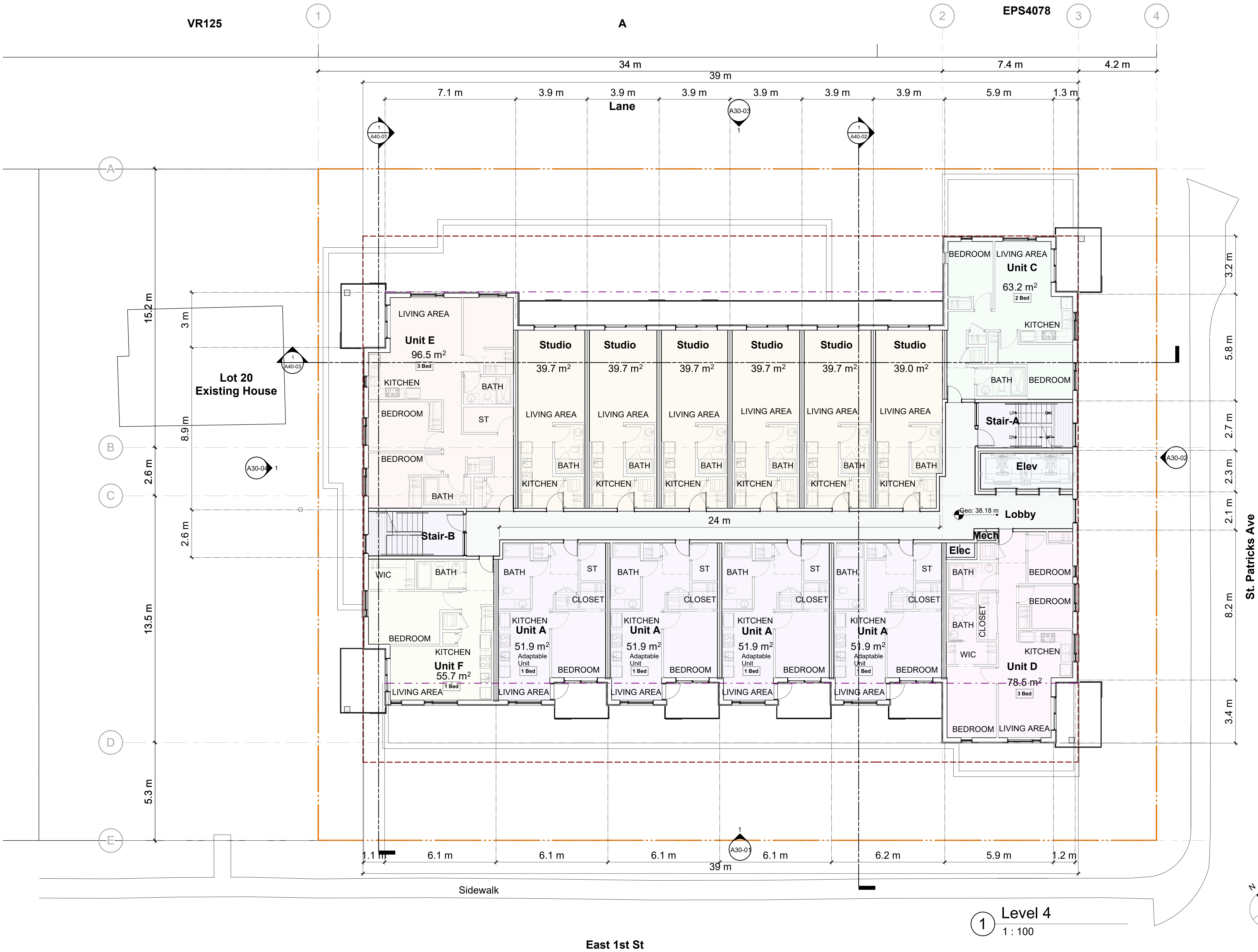
PROJECT RAI 21-71

SCALE As indicated

DATE September 03, 2025

A20-02





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0	July 31, 2025	Issued for Major Development
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- Property Line
- Setback
- Stepback

PROJECT

North Vancouver
Multi-Family

380 East 1st Street
North Vancouver, BC, V7L 1B5

Level 4 Floor Plan

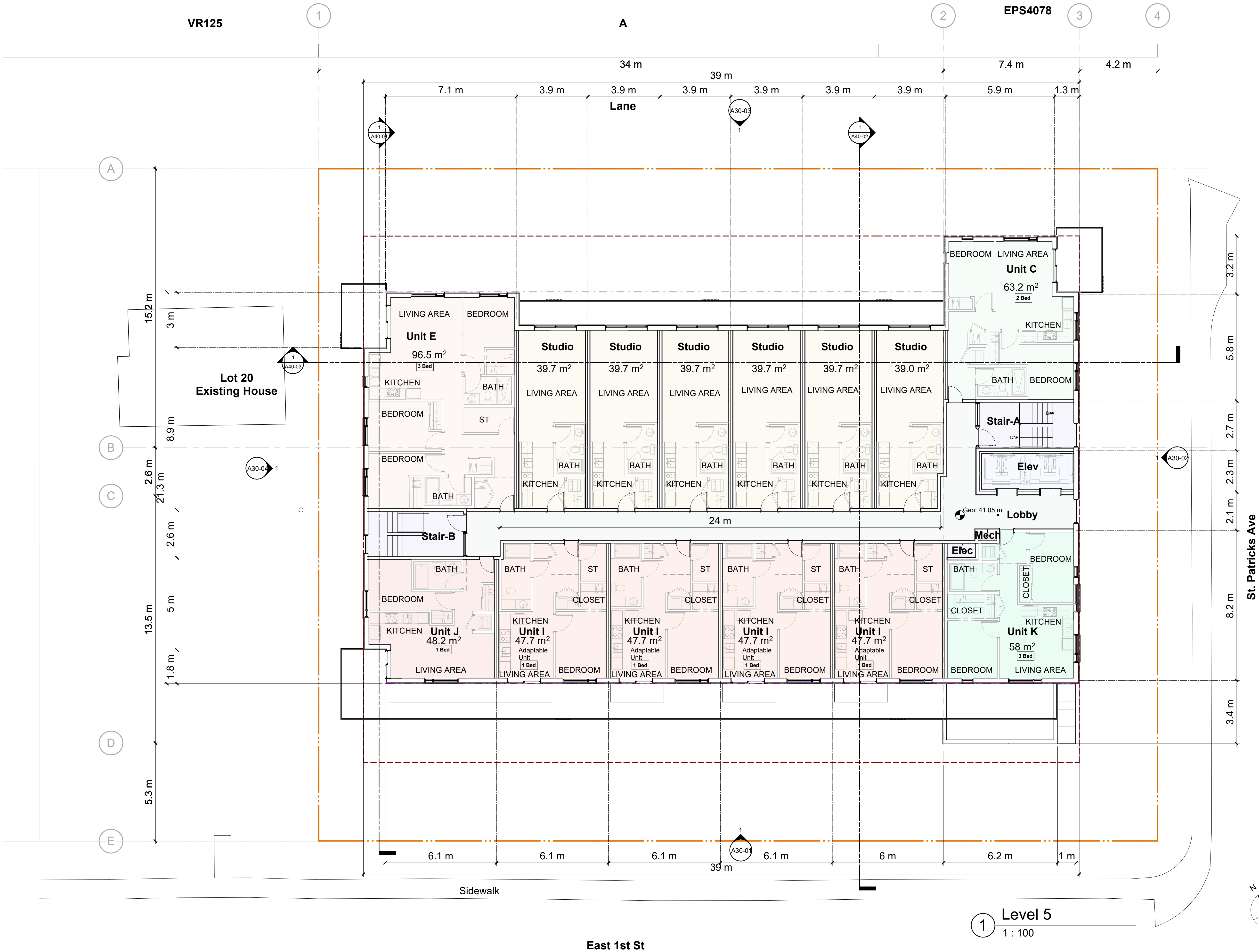
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SCALE As indicated

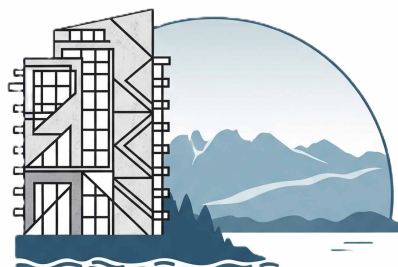
DATE September 03, 2025

A20-04



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- Property Line
- Setback
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PROJECT

North Vancouver
Multi-Family

380 East 1st Street
North Vancouver, BC, V7L 1B5

Level 5 Floor Plan

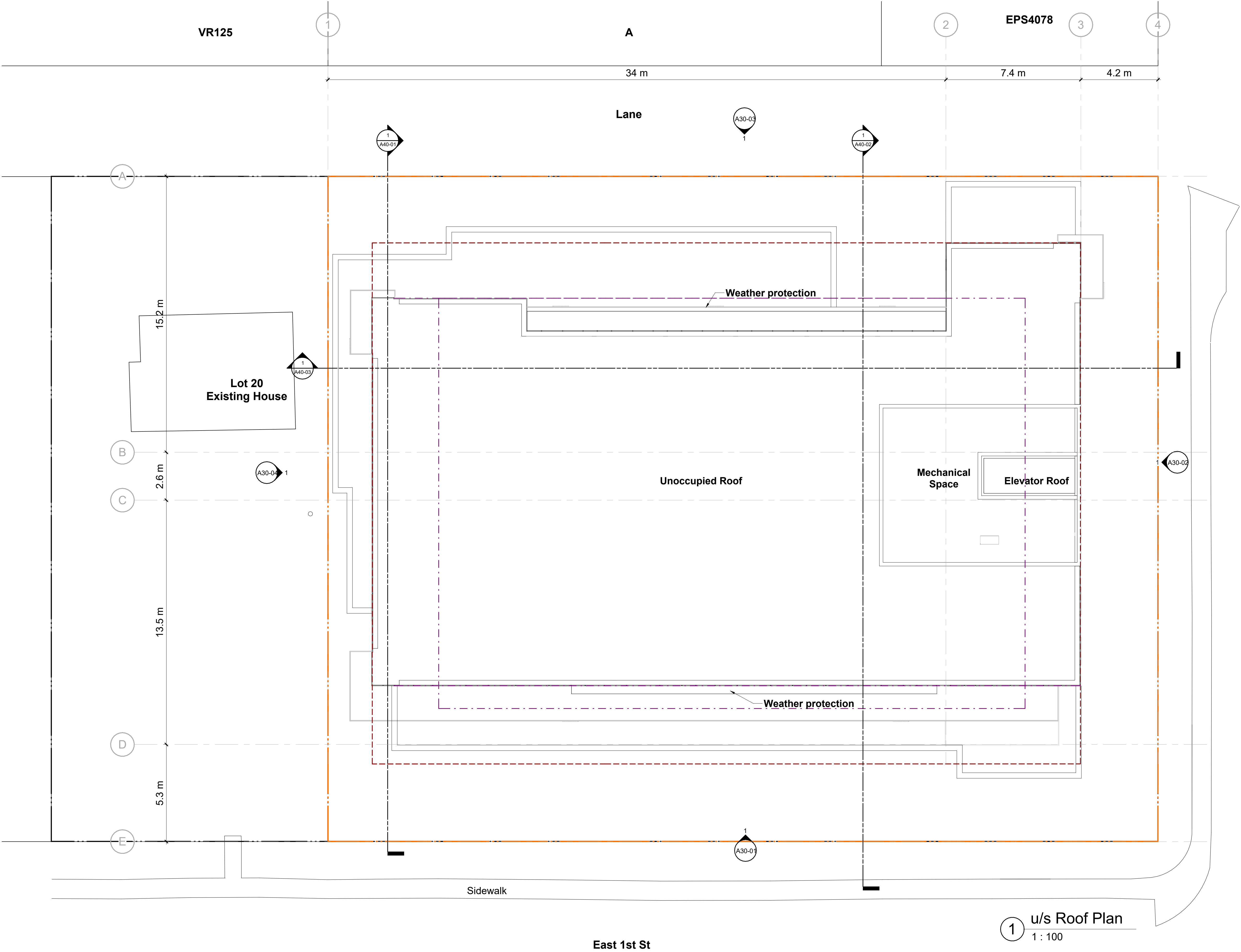
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SCALE As indicated

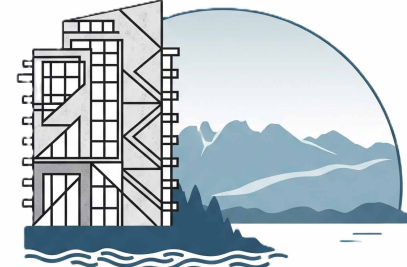
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A20-05



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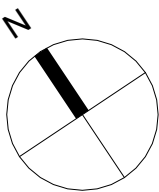
Roof Plan

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PROJECT RAI 21-71

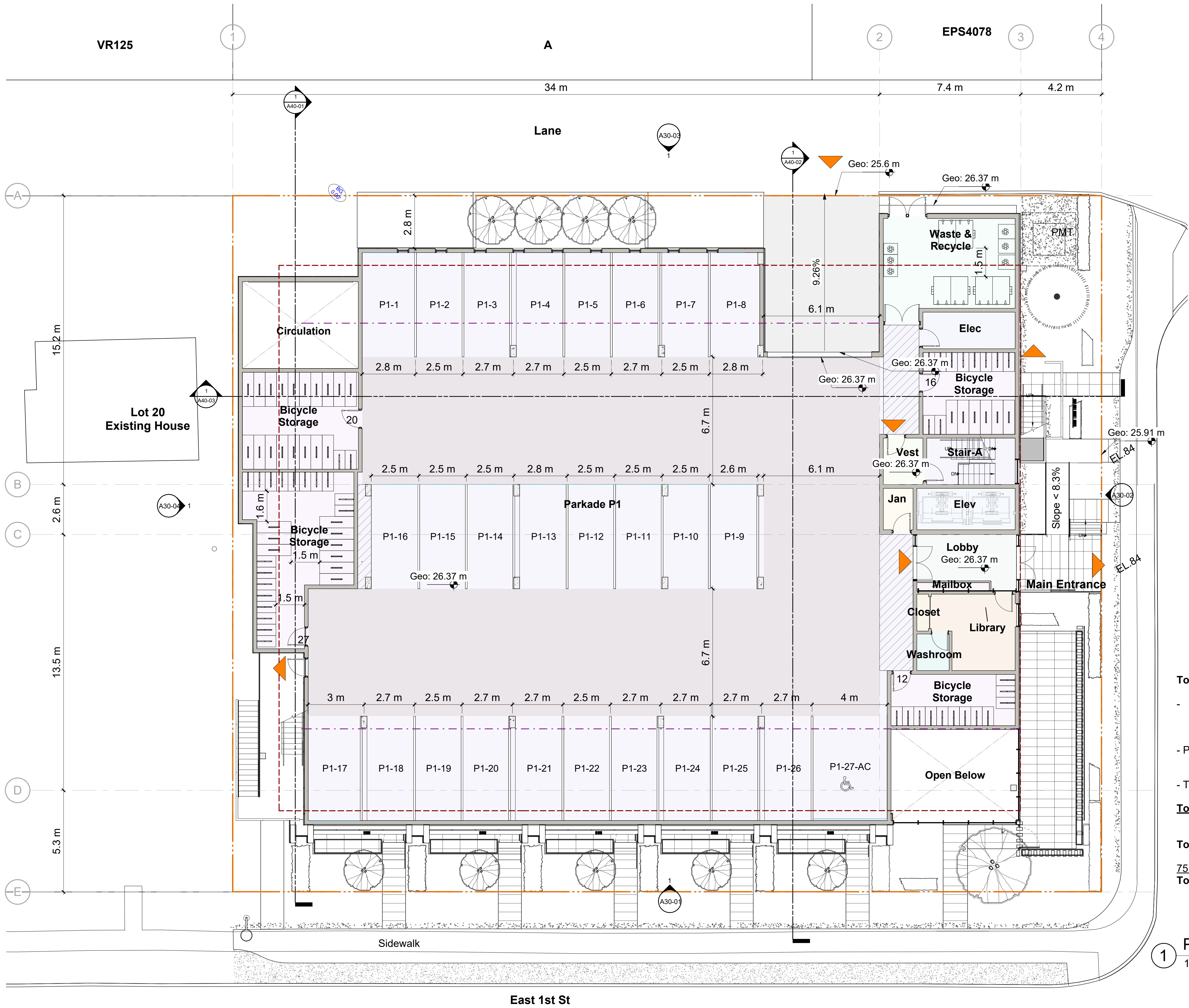
SCALE As indicated

DATE September 03, 2025



A20-06

1 u/s Roof Plan
1 : 100



Parkade P1- Regular Size
Parking Space

Regular Space
Regular Space Total Level P1: 28

Parkade P1- Accessible Size
Parking Space

Accessible Space
Accessible Size Total Level P1: 1

Total Parking Space Provided:

- Parkade Level P1 : 28 Space
- Parkade Level P2: 23 Space
Total Parking Space: 51 Space

Total Parking Space Required:

75 Unit x 0.6: 45 Space
75 Units x 0.1: 8 Space Visitor
Total Parking Space: 53 Space

St. Patricks Ave

Total Bicycle Space Provided:

- Parkade Level P1 :
• Horizontal Stalls: 33 Space
• Vertical Stalls: 42 Space

- Parkade Level P2:
• Horizontal Stalls: 38 Space

- Temporarily Stalls : 6 Space

Total Bicycle Space Provided: 119 Space

Total Parking Space Required:

75 Unit x 1.5: 113 Space
Total Parking Space Required: 113 Space

1 Parkade Level P1
1 : 100

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CONSULTANT

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SUITE ONE
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NO.	DATE	DESCRIPTION
0	July 31, 2025	Issued for Major Development
1	September 04, 2025	Issued for Major Development Resubmission 1

- Property Line
- Setback
- Stepback

PROJECT

North Vancouver Multi-Family

380 East 1st Street
North Vancouver, BC, V7L 1B5

Parkade Level P1 Floor Plan

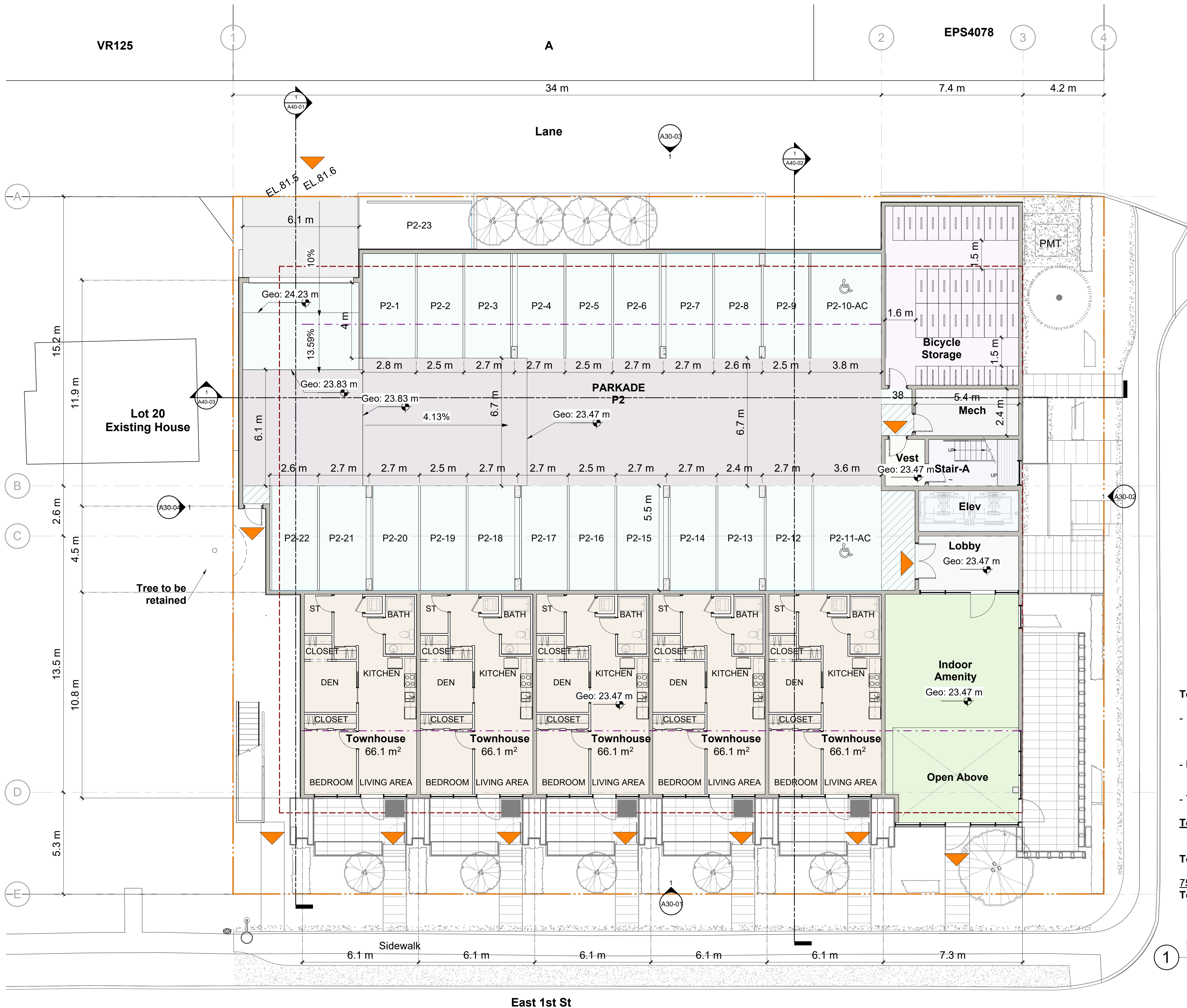
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PROJECT RAI 21-71

SCALE As indicated

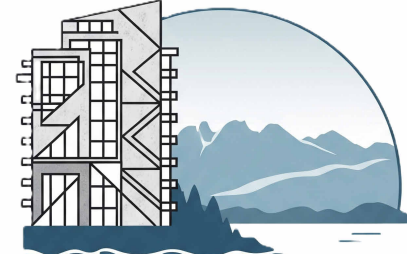
DATE September 03, 2025

A20-P1



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Property Line

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Stepback

PROJECT

North Vancouver Multi-Family

380 East 1st Street
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Parkade Level P2 Floor Plan

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SCALE

As indicated

DATE

September 03, 2025

Lower Level 1- Regular Space

Parking Space

Regular Space

Regular Space Total Lower Level 1: 21

Lower Level 1- Accessible

Parking Space

Accessible Space

Accessible Space Total Lower Level 1: 2

Total Parking Space Provided:

- Parkade Level P1 : 28 Space

- Parkade Level P2: 23 Space

Total Parking Space: 51 Space

Total Parking Space Required:

75 Unit x 0.6: 45 Space

75 Units x 0.1: 8 Space Visitor

Total Parking Space: 53 Space

Total Bicycle Space Provided:

- Parkade Level P1 : 33 Space

- Horizontal Stalls: 42 Space

- Parkade Level P2: 38 Space

- Horizontal Stalls: 38 Space

- Temporarily Stalls : 6 Space

Total Bicycle Space Provided: 119 Space

Total Parking Space Required:

75 Unit x 1.5: 113 Space

Total Parking Space Required: 113 Space

1

Parkade Level P2

1 : 100

A20-P2

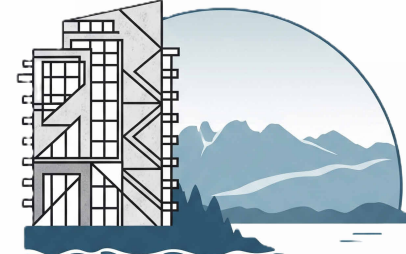


ID	Description	Colour
1	Cementitious Rainscreen Panel	Painted White
2	Cementitious Rainscreen Vertical Panel 7" Board and Battens	Pearl Gray
3	Glazing System Type 1	Clear Glazing, Glass Low E, Mullions in Charcoal
4	Glazing System Type 2	Clear Glazing, Glass Low E, Mullions in Charcoal
5	Glazing System Type 3	Clear Glazing, Glass Low E, Mullions in Charcoal
6	Glazing System Type 4 - Door	Clear Glazing, Glass Low E, Mullions and Hardware in Charcoal
7	Glazing System Type 5 - Sliding Door	Clear Glazing, Glass Low E, Mullions and Hardware in Charcoal
8	Architectural Feature Canopy	Hemlock Natural Wood Like

ID	Description	Colour
9	Architectural Feature Entrance Canopy	Cementitious Panel, Painted White
10	Weather Protection Canopy	Cementitious Panel, Painted White
11	Weather Protection Canopy	Board & Batten Cementitious Panel, Pearl Gray
12	Architectural Feature - Vertical Slats	Hemlock Natural Wood Like
13	Structural Glass Railing	Clear Glass, Small Top Rail, Vertical Butt Joints
14	Overhead Door	To Suit Adjacent Colour
15	Door	To Suit Adjacent Colour
16	Mechanical Screen	Board & Batten Cementitious Panel, Pearl Gray
17	Concrete Wall	Painted White

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- Property Line
- Setback
- Stepback

PROJECT

North Vancouver
Multi-Family

380 East 1st Street
North Vancouver, BC, V7L 1B5

South Elevation

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PROJECT RAI 21-71

SCALE As indicated

DATE September 03, 2025



A30-01

1 East Elevation
1 : 70

ID	Description	Colour
1	Cementitious Rainscreen Panel	Painted White
2	Cementitious Rainscreen Vertical Panel 7" Board and Battens	Pearl Gray
3	Glazing System Type 1	Clear Glazing, Glass Low E, Mullions in Charcoal
4	Glazing System Type 2	Clear Glazing, Glass Low E, Mullions in Charcoal
5	Glazing System Type 3	Clear Glazing, Glass Low E, Mullions in Charcoal
6	Glazing System Type 4 - Door	Clear Glazing, Glass Low E, Mullions and Hardware in Charcoal
7	Glazing System Type 5 - Sliding Door	Clear Glazing, Glass Low E, Mullions and Hardware in Charcoal
8	Architectural Feature Canopy	Hemlock Natural Wood Like

ID	Description	Colour
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10	Weather Protection Canopy	Cementitious Panel, Painted White
11	Weather Protection Canopy	Board & Batten Cementitious Panel, Pearl Gray
12	Architectural Feature - Vertical Slats	Hemlock Natural Wood Like
13	Structural Glass Railing	Clear Glass, Small Top Rail, Vertical Butt Joints
14	Overhead Door	To Suit Adjacent Colour
15	Door	To Suit Adjacent Colour
16	Mechanical Screen	Board & Batten Cementitious Panel, Pearl Gray
17	Concrete Wall	Painted White

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- Property Line
- Setback
- Stepback

PROJECT

North Vancouver
Multi-Family

380 East 1st Street
North Vancouver, BC, V7L 1B5

East Elevation

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PROJECT RAI 21-71

SCALE As indicated

DATE September 03, 2025

A30-02



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- Property Line
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PROJECT

North Vancouver Multi-Family

380 East 1st Street
North Vancouver, BC, V7L 1B5

North Elevation

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PROJECT RAI 21-71

SCALE As indicated

DATE September 03, 2025

North

A30-03

ID	Description	Colour
1	Cementitious Rainscreen Panel	Painted White
2	Cementitious Rainscreen Vertical Panel 7" Board and Battens	Pearl Gray
3	Glazing System Type 1	Clear Glazing, Glass Low E, Mullions in Charcoal
4	Glazing System Type 2	Clear Glazing, Glass Low E, Mullions in Charcoal
5	Glazing System Type 3	Clear Glazing, Glass Low E, Mullions in Charcoal
6	Glazing System Type 4 - Door	Clear Glazing, Glass Low E, Mullions and Hardware in Charcoal
7	Glazing System Type 5 - Sliding Door	Clear Glazing, Glass Low E, Mullions and Hardware in Charcoal
8	Architectural Feature Canopy	Hemlock Natural Wood Like

ID	Description	Colour
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10	Weather Protection Canopy	Cementitious Panel, Painted White
11	Weather Protection Canopy	Board & Batten Cementitious Panel, Pearl Gray
12	Architectural Feature - Vertical Slats	Hemlock Natural Wood Like
13	Structural Glass Railing	Clear Glass, Small Top Rail, Vertical Butt Joints
14	Overhead Door	To Suit Adjacent Colour
15	Door	To Suit Adjacent Colour
16	Mechanical Screen	Board & Batten Cementitious Panel, Pearl Gray
17	Concrete Wall	Painted White

1 West Elevation
1 : 70

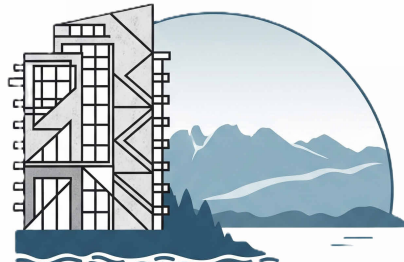


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8	Architectural Feature Canopy	Hemlock Natural Wood Like

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11	Weather Protection Canopy	Board & Batten Cementitious Panel, Pearl Gray
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14	Overhead Door	To Suit Adjacent Colour
15	Door	To Suit Adjacent Colour
16	Mechanical Screen	Board & Batten Cementitious Panel, Pearl Gray
17	Concrete Wall	Painted White

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PROJECT

North Vancouver
Multi-Family

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West Elevation

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A30-04

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 Property Line
 Setback
 Stepback

North Vancouver Multi-Family

380 East 1st Street
North Vancouver, BC, V7L 1B5

Section A-A

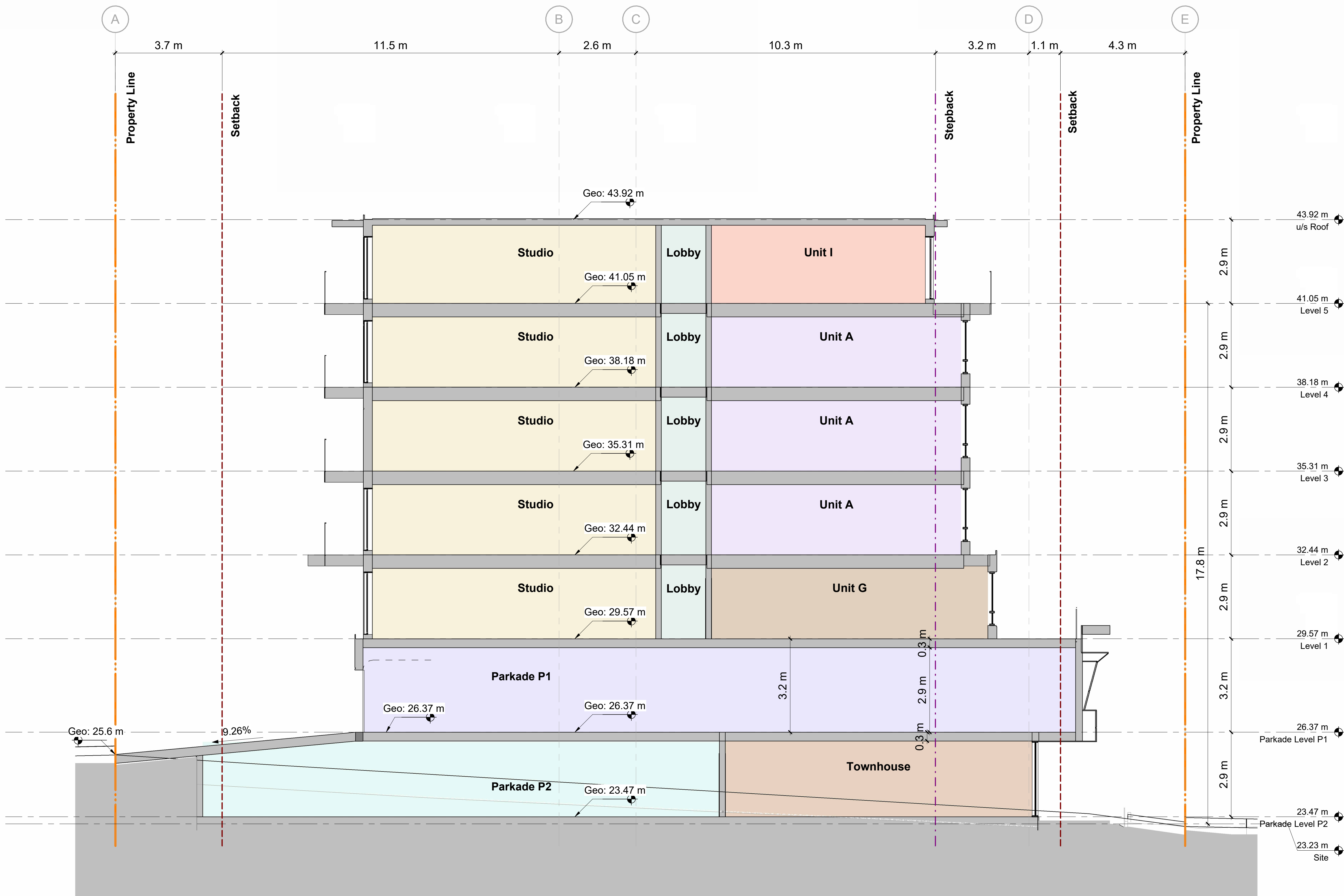
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DATE September 03, 2025

A40-01

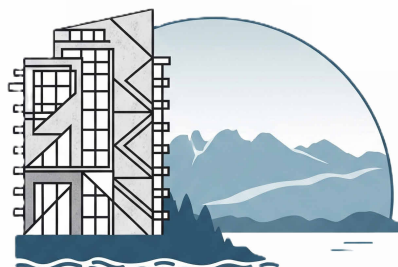




1 Section B-B
1 : 70

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PROJECT

North Vancouver
Multi-Family

380 East 1st Street
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Section B-B

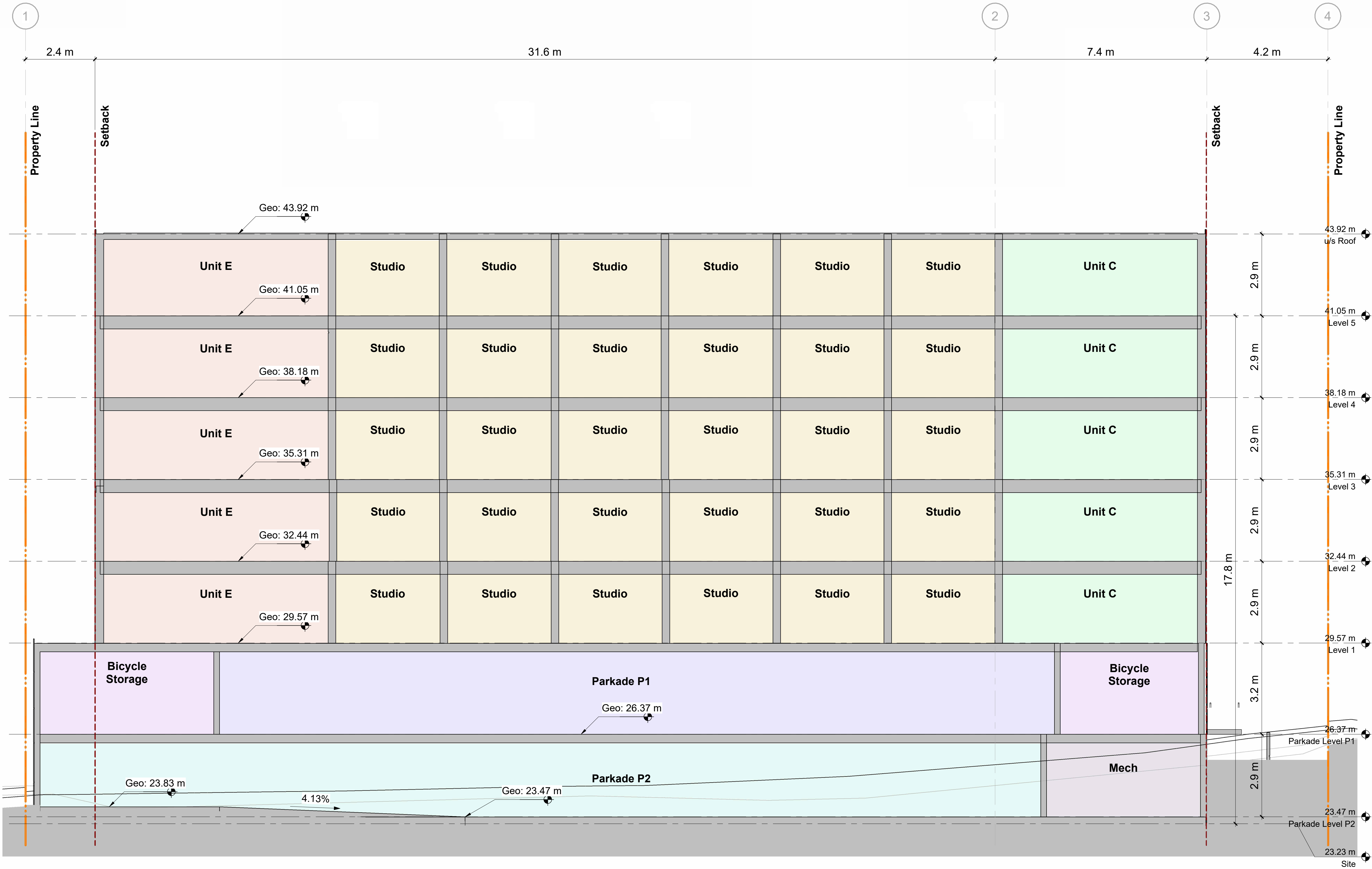
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DATE September 03, 2025

A40-02



1 Section C-C
1 : 70

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PROJECT
North Vancouver Multi-Family
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Section C-C

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A40-03