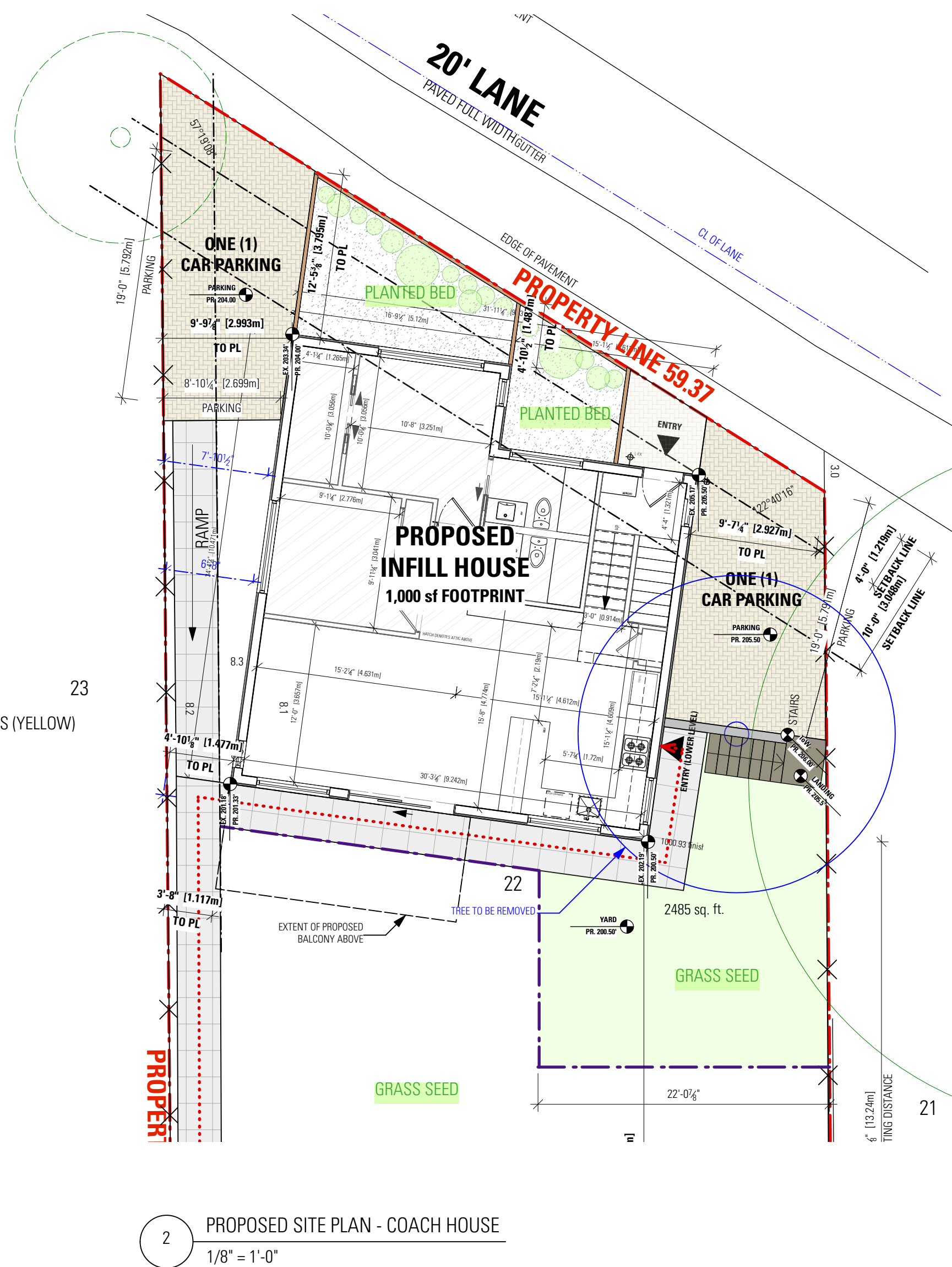
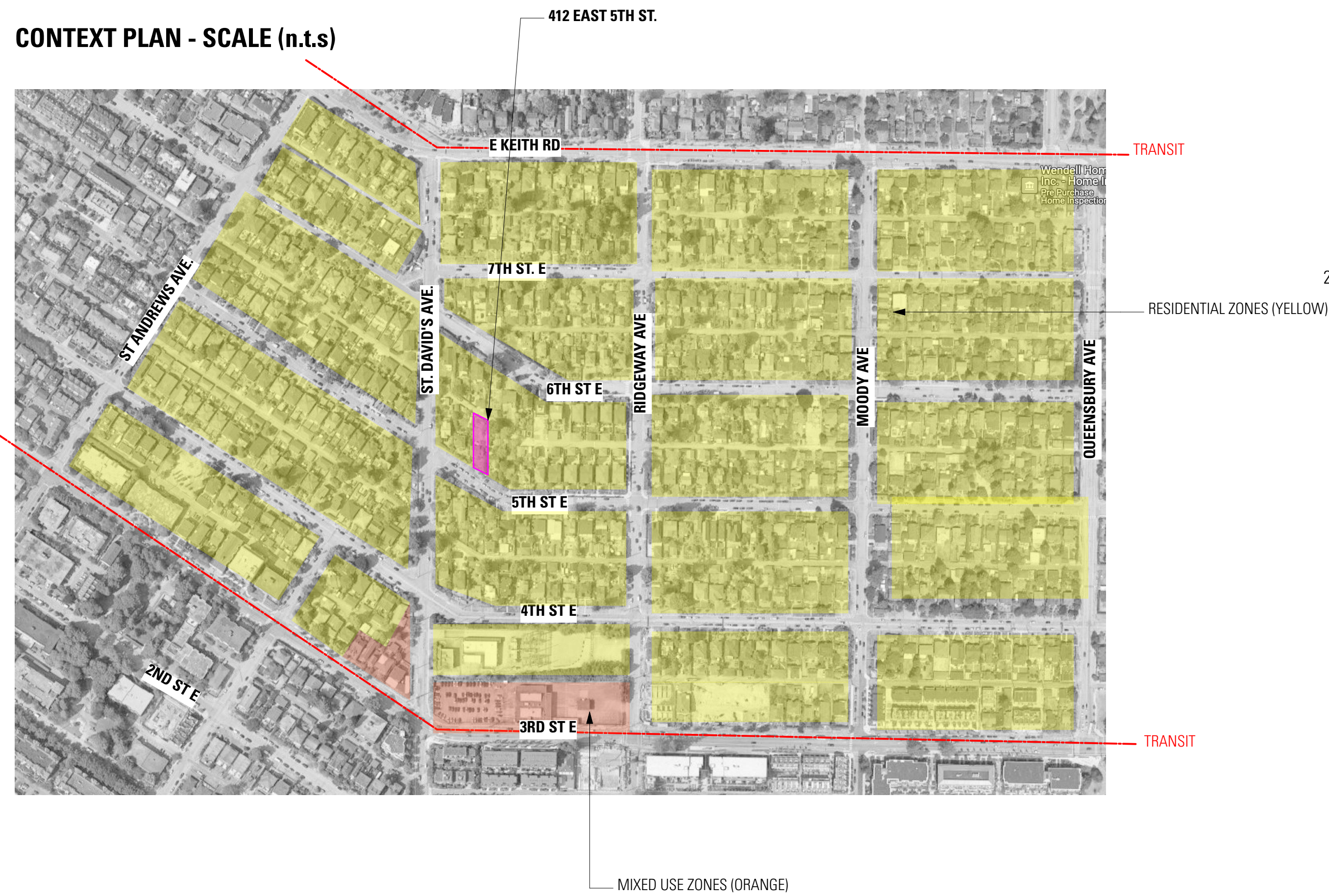


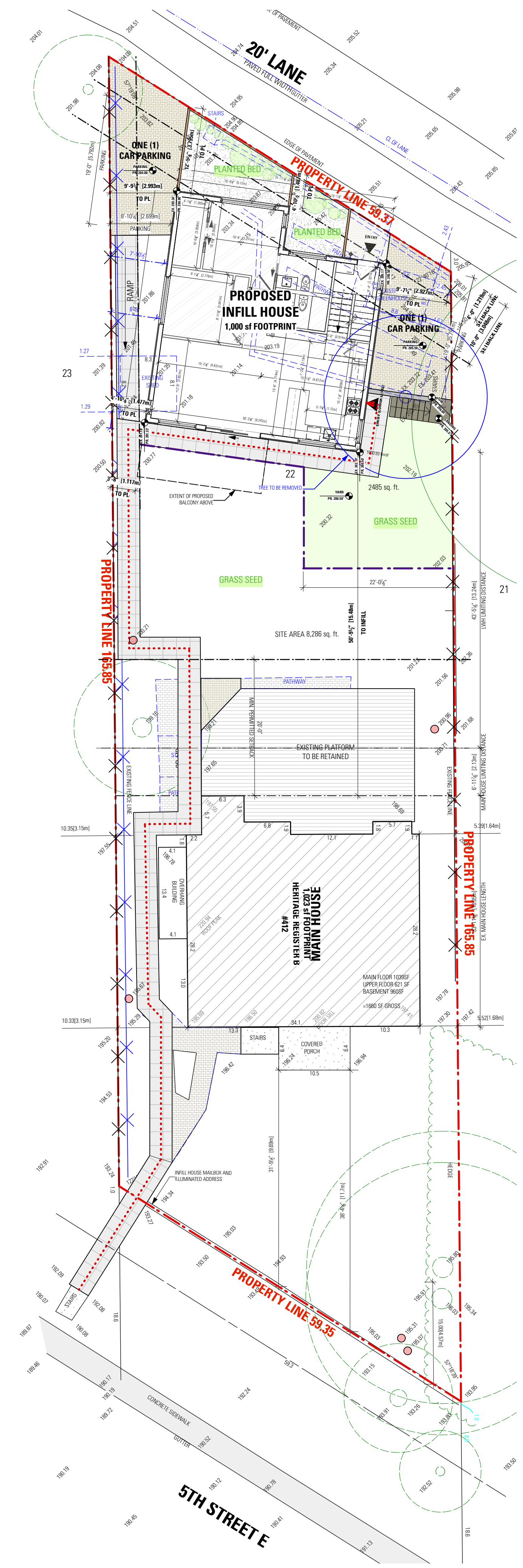
LEGAL INFORMATION

Site Address: 412 E 5th AVE.
 NORTH VANCOUVER, BC
 Legal Address: LOT 22
 BLOCK 11 DISTRICT LOT 273
 NEW WESTMINSTER DISTRICT, PLAN 1063
 Zoning: RS-1
 Lot Size: 8286 S.F.

CONTEXT PLAN - SCALE (n.t.s)



2 PROPOSED SITE PLAN - COACH HOUSE
 1/8" = 1'-0"



1 SITE PLAN - DEMOLITION AND PROPOSED
 3/32" = 1'-0"



1639 WEST 2nd AVENUE (#220),
 VANCOUVER, B.C. V6J 1H3
 t:(604) 264-8837 f:(604) 264-8872
 www.smallworks.ca

SITE CONTACT OFFICE CONTACT
 Sahibajot Kaur
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**Quirksinger
 Laneway House**

LANEWAY HOUSE ADDRESS
**412 5TH ST E
 NORTH VANCOUVER, BC**

SITE ADDRESS
**412 5TH ST E
 NORTH VANCOUVER, BC**

ISSUED FOR	DATE
REZONING APPLICATION	2025-02-12
REV #	DESCRIPTION

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SCALE
AS NOTED

**Cover Sheet +
 Context Map +
 Planning/Design
 Description &
 Rationale + Site
 Plan**

SHEET NUMBER
A0.0



VIEW OF BENNETT RESIDENCE FROM E 5TH ST.



FRONT [SOUTH] ELEVATION OF BENNETT RESIDENCE



REAR VIEW OF BENNETT RESIDENCE FROM
 PROPOSED COACH HOUSE LOCATION



PROPOSED COACH HOUSE MASSING FROM LANE

DESIGN RATIONALE, CONTEXT AND MASSING

The intent of this project is to pursue Heritage Protection for the existing Category B Heritage Building at 412 E 5th St - The Bennett Residence and in lieu, the clients are seeking development incentives in the form of additional gross floor area for the proposed residential building 'Coach House' and stratification. The existing principal dwelling unit will remain unchanged, beyond what will be required for heritage maintenance and upkeep. Even with the added square footage to the 'Coach House', the site gross floor area and lot coverage will still remain less than the allowable area in the By-Law.

The Coach House is intended to densify the property, and provide an affordable housing solution for a family of four. The stratification of the unit provides housing security for the new family and allivates property costs and maintenance for the ageing existing owners of the principal dwelling unit - who happen to be close family friends.

The proposed wood-framed Coach House is one storey over a partially unfinished, walk-out basement. The intent is for the house to be nestled into the existing slope of the property and lane to alleviate massing on the lane, while optimizing the footprint and functionality for the family. Deep overhangs are provided for solar shading in the summer months, specifically for the large elevation facing south/west, while the existing context and character of the lane is maintained and respected. The intent is for the Coach House to meet the current Step Code requirements for the City of North Van, and will be equipped with electric space heating, air conditioning and domestic hot water. Penetrations have been limited on the west elevation to reduce solar heat gain to these spaces.

The materiality of the Coach House is intended to compliment but not imitate the massing, form and materiality of the Heritage Home. Colours will be complimentary.

SHADOW IMPACT, SITE LAYOUT AND PUBLIC REALM

Given the orientation of the coach house, any shadows will predominantly be cast onto the lane -- in the middle of winter, onto the side yards and the rear yards of the neighbouring property on each side. Due to the sunken nature of the basement and pitched roof forms, cast shadows will be minimal.

The coach house has one parking spot on either side, with generous planted beds and the main entry door to the lane. Its orientation angle allows it to achieve this parking configuration while providing a deep leafy, green frontage adding life to the lane, as well as the main entrance, which adds passive surveillance.

Minimal hardscaping (the firefighter access path and pathway from the west parking spot to the rear yard of the property) leaves ample space for softscaping and family gardening for both homes.

SITE CONTACT OFFICE CONTACT
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Quirksinger Laneway House

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TBD 412 5TH ST E
NORTH VANCOUVER, BC

SITE ADDRESS
412 5TH ST E
NORTH VANCOUVER, BC

ISSUED FOR DATE
REZONING APPLICATION **2025-02-12**

REV # DESCRIPTION

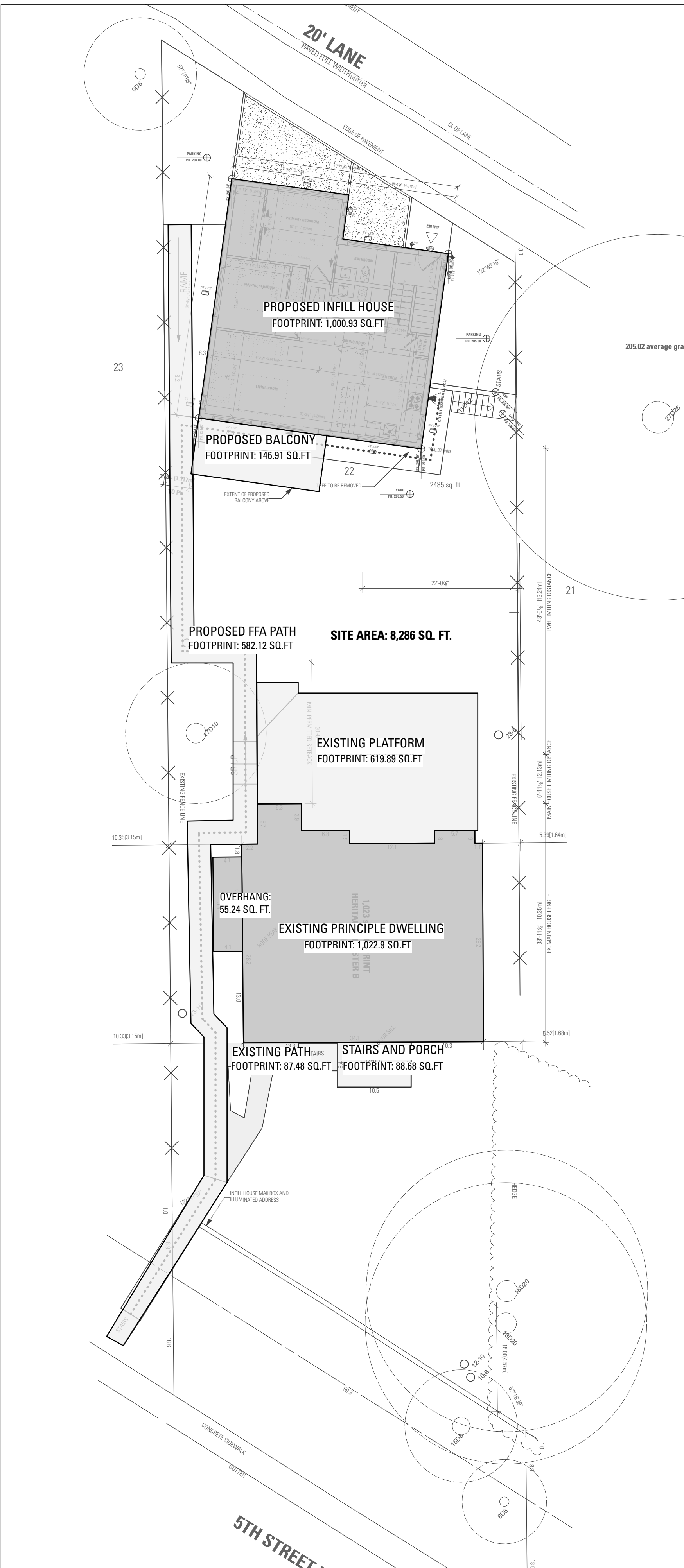
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SC+SK

SCALE
3/16" = 1'-0"

Zoning Summary Table

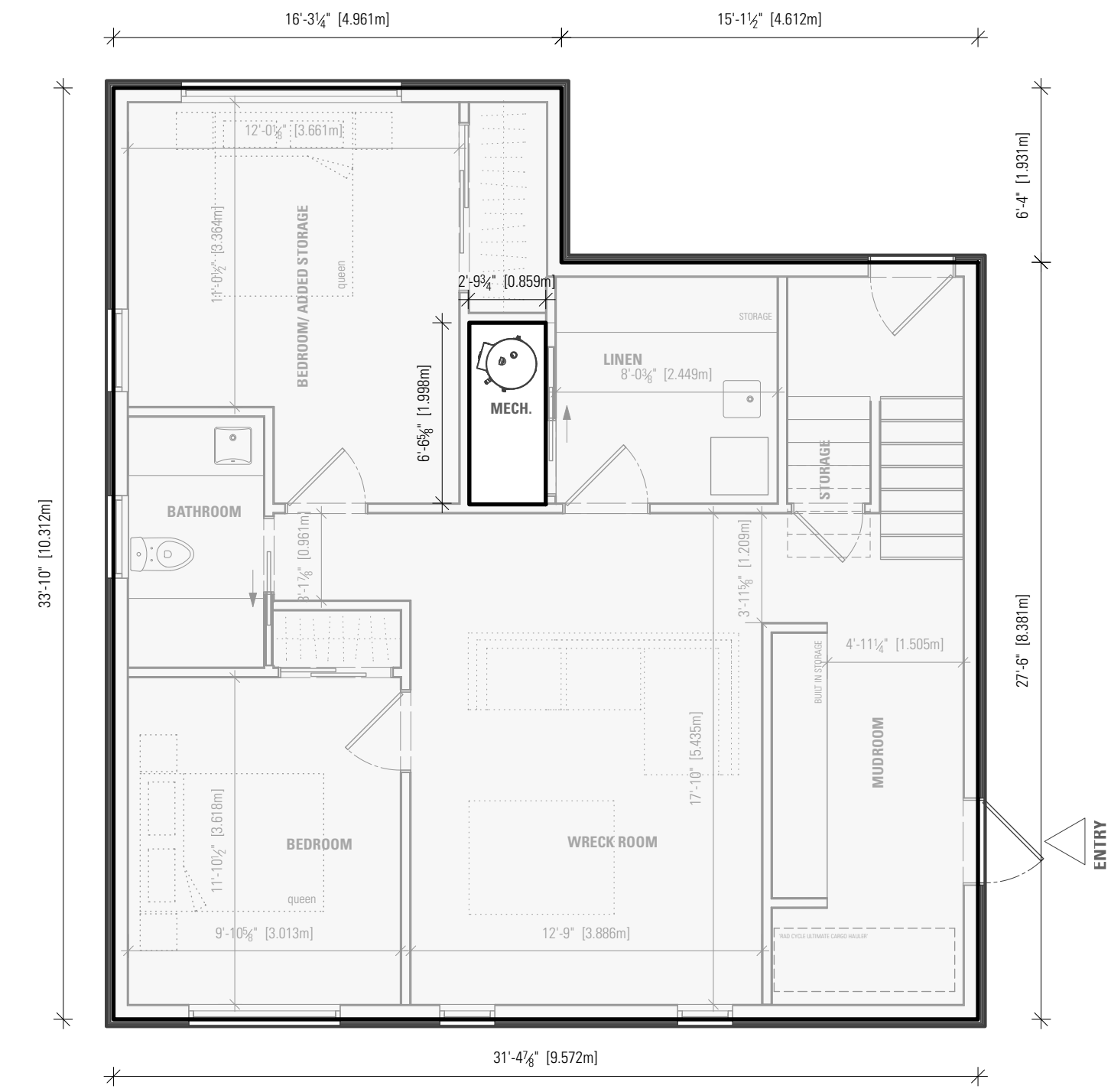
SHEET NUMBER

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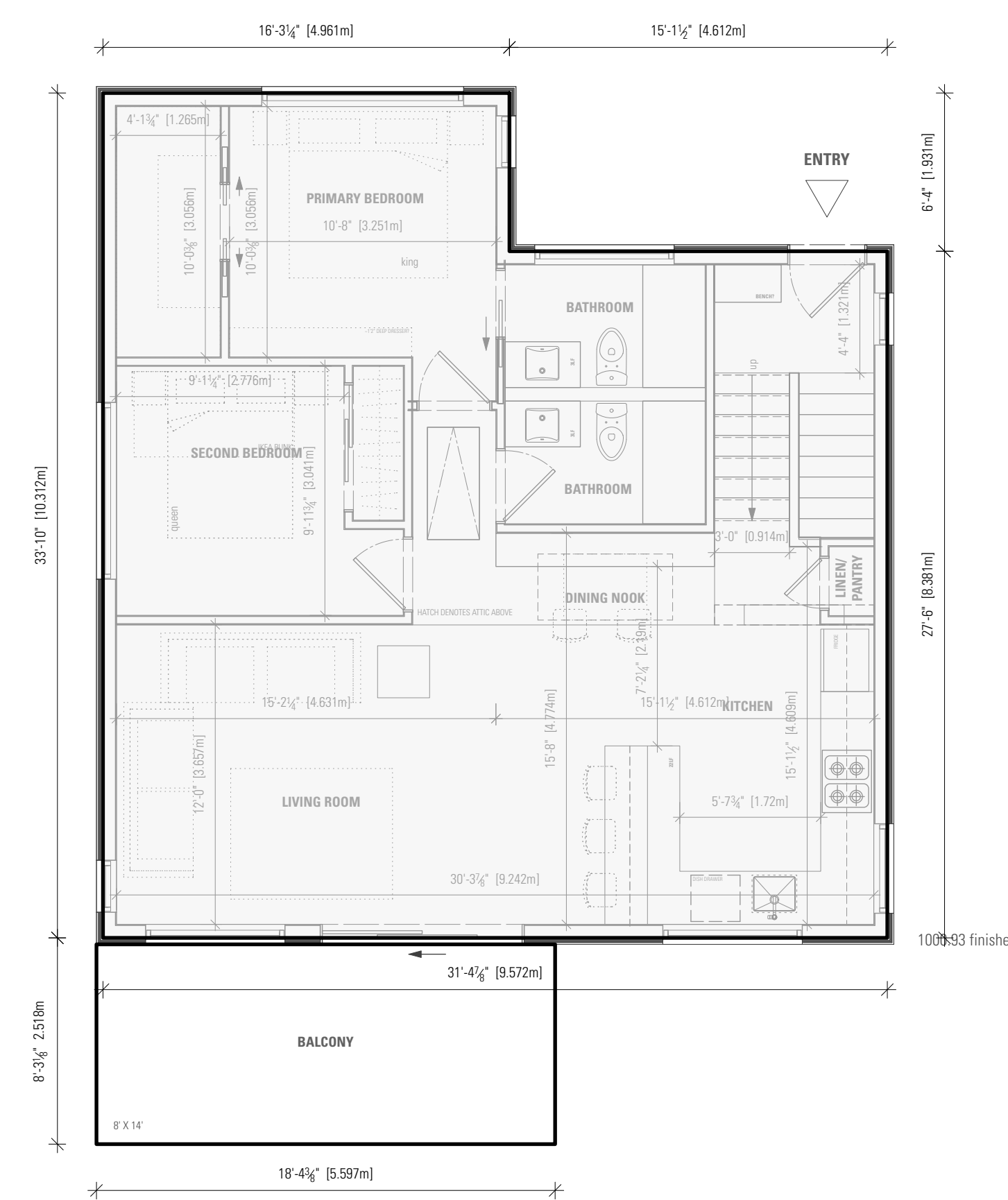


1 SITE PLAN - LOT COVERAGE AND PERMEABILITY
Scale: 3/32" = 1'-0"

	sq. ft.	sq. m.	%
Site Area	8286.00 sq.ft.	770 sq. m.	100.00 %
Max Gross Floor Area on Site Permitted Outright	4143.00 sq.ft.	385 sq. m.	(50.00 %)
Existing (Principal Dwelling)			
Existing House Main Floor	1078.14 sq.ft.	100 sq. m.	13.01 %
Existing House Upper Floor	621.00 sq.ft.	58 sq. m.	7.49 %
Existing House Basement (Excluded)	960.00 sq.ft.	89 sq. m.	11.59 %
Decks, porches and balconies (Lot Coverage exclusions)	686.88 sq.ft.	64 sq. m.	8.29 %
Proposed			
New Coach House Footprint	1000.93 sq.ft.	93 sq. m.	12.08 %
Exclusions [wall exclusion + mech room]	53.32 sq.ft.	5 sq. m.	0.64 %
Coach House Upper Floor Footprint	1000.93 sq.ft.	93 sq. m.	12.08 %
Exclusions [wall exclusion & patio]	33.32 sq.ft.	3 sq. m.	0.40 %
Net Area Coach House	1915.22 sq.ft.	178 sq. m.	23.11 %
Decks, porches and balconies (Lot Coverage exclusions)	146.91 sq.ft.	14 sq. m.	1.77 %
Total Lot Coverage	2079.07 sq.ft.	193 sq. m.	25.091 %
Max Lot Coverage Permitted	3314.40 sq.ft.	308 sq. m.	40 %
Total Gross Floor Area	3614.36 sq.ft.	336 sq. m.	43.62 %
Setbacks			
Rear (lane)	4' [1.22m]	4' [1.22m]	
Front (existing house)	20' [6.10m]	50'9-1/2" [18.54m]	
Side (west interior lot line)	4' [1.22m]	4'10-1/8" [1.48m]	
Side (east interior lot line)	4' [1.22m]	9'7-1/4" [2.93m]	
Height			
Coach house	22' [6.7m]	20'8-5/8" [6.31m]	

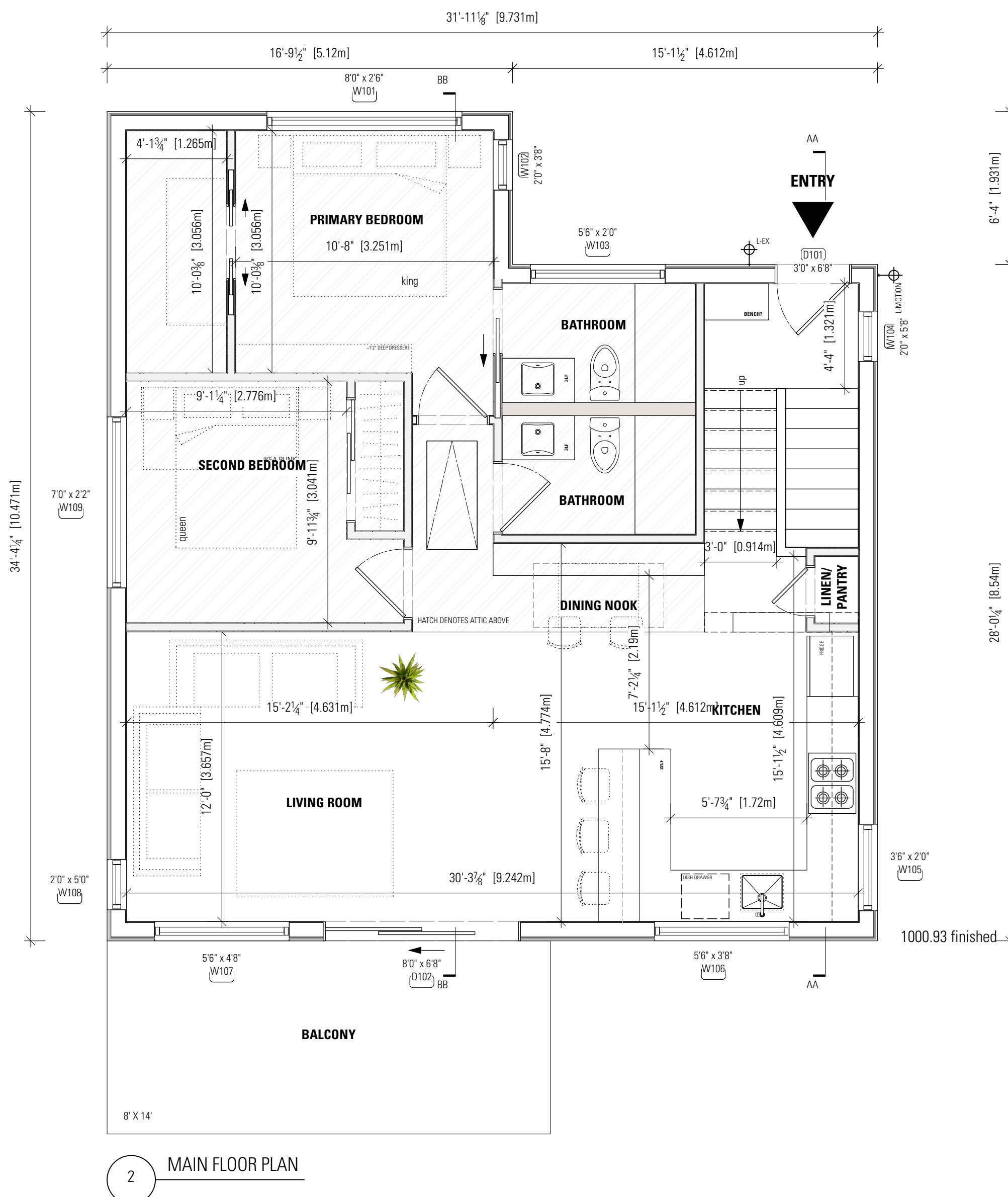
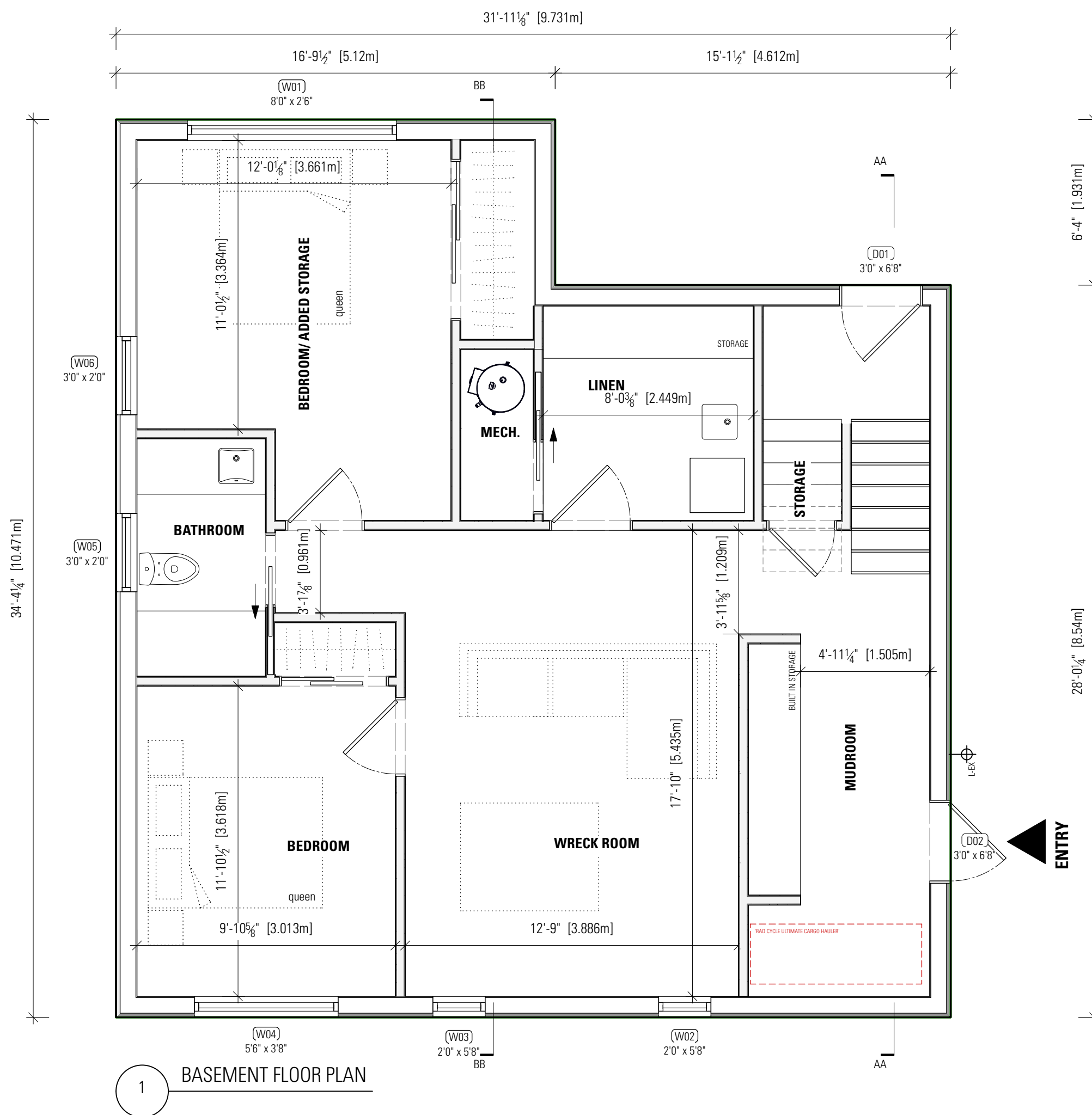


3 PROPOSED INFILL HOUSE BASEMENT PLAN - NFA
Scale: 3/16" = 1'-0"



2 PROPOSED INFILL HOUSE MAIN FLOOR PLAN - NFA
Scale: 3/16" = 1'-0"

CNV Staff Comment	Design change requested?	Design change required?	Smallworks Response	CNV Response
1 Land Use				
1.1 The maximum density according to the Residential Level One land use designation of the Official Community Plan and RS-1 Zoning is 0.5 FSR. The development including the Heritage house is 0.32 FSR which complies with the maximum permitted density.	No	No	N/A	
1.2 The proposed housing forms is consistent with the OCP land use designation (Detached single family dwellings with secondary suites/coach houses).	No	No	N/A	
2 Zoning Bylaw				
2.1 Lot Frontage of 18.1 m complies with minimum requirements.	No	No	N/A	
2.2 Based on the lot area of 771.47 sq. m, the maximum total density of the site is 324.3 sq.m (0.42 FSR). Total GFA for current development proposal is 245.8 sq. m (0.32 FSR). <i>Please refer to the definition of "Gross Floor Area (One and Two Unit Residential)" in the Zoning Bylaw, when preparing the full Building Permit/Development Permit submission, be sure to state any exemptions from Gross Floor Area on the plans.</i>	No	No	GFA calculations are shown as per CNV Zoning Summary requirements	
2.3 Proposed coach house height of 20.73' complies with maximum requirement of 22', as measured from the average rear building grade (along the lane).	No	No	N/A	
2.4 Staff support the stratification of the infill house as an incentive for protecting the heritage house.	No	No	N/A	
3 Accessory Coach House Development Permit Guidelines				
3.1 As per the Accessory Coach House Development Permit Guidelines, Section 3.1.3, the emergency pathway shall not be obstructed or overlap with any parking spaces, garbage storage areas, or other paved areas that may be occupied by movable items. The proposed design of the parking space on the east side of the coach house has interrupted the pathway connection to the main entrance and is therefore unacceptable. If it's not feasible to propose two parking stalls while following the mentioned regulations, the City may explore additional incentives for minor variances in parking design standards.	Yes	No	We consulted with Kyle Pickett from the CNV Planning and Development team regarding another project of ours, and were advised that the emergency pathway can lead to "any main entrance, whether that is facing the yard or facing the lane, either can work". <i>"I spoke with the fire department, and they confirmed that the basement entrance is acceptable for emergency access. Please ensure that both entrances have clearly visible unit numbers from the street and lane, and that these numbers are illuminated at night. I will save this email in your application file."</i> This is in line with our understanding, and we have taken this approach on several of our other coach house projects in the CNV, in which the approved emergency pathway leads to rear and side entrances. As such, given that the proposed emergency pathway in this case (E 5th Street) is uninterrupted (not obstructed or overlapping with any parking spaces, garbage storage areas, or other paved areas that may be occupied by movable items) to the lower main entrance, we believe that it complies with the CNV requirements and should not need revision.	Parinaz Askarian, Planning Assistant on 18 June, 2024--
3.2 The Accessory Coach House Development Permit Guidelines, Section 4.1.2 and 4.3.2 mention specific regulations for the design of windows for the coach house. Since the proposed development has included windows and bedroom for the basement, it is going to be considered as an infill unit and the above mentioned regulation shall not apply.	No	No	N/A	
3.3 As per the Accessory Coach House Development Permit Guidelines, Section 4.3.1, balconies and decks located on the second floor should face the rear lot line or exterior side lot line, and any portion of the balcony or deck facing interior lot lines should provide a privacy screen that is minimum of 1.5 m (5 ft.) high. While the homeowners have expressed a desire to maximize the view to the south and increase light exposure in the adjacent living area, it's crucial to note that the current massing and slope of the site allow for direct sightlines from the deck into the primary property. Given the intention for this development to undergo stratification, it's necessary to follow the guidelines and install a privacy screen to address privacy issues and meet the regulations.	Yes	Yes	A privacy screen to the rear deck has been proposed	
4 Urban Design				
4.1 The coach house design would need to be contextual and complementary to the heritage home. This could be achieved through massing, proportions of windows and doors and material choice that references but do not copy the heritage home.	For consideration	No	The overall form and character of the proposed infill coach house is traditional -- respectful of, and in keeping with, the heritage home. It references the siding style of the heritage home with its horizontal lap siding, and its colours (blue siding with white trim) and complementary to those of the heritage home (white siding with blue trim). The roofing material has also been kept consistent between the two homes.	
5 General Planning Comments				
5.1 Any future full rezoning application must be supported by a Statement of significance and a Heritage Conservation Plan, prepared by an expert in heritage conservation. The Plan will include identification of key character defining elements and outline a strategy for the preservation, restoration and rehabilitation of the heritage building. The report will also need to provide an outline of the anticipated costs associated with renovating the proposed heritage building.	No	No	A Statement of Significance and Heritage Conservation Plan has been included in the application	
5.2 The full application will require referral to the Heritage Advisory Committee for review.	No	No	A Heritage Application Permit (HAP) has been submitted alongside the HRA	
5.3 The Primary building on the lot is a Heritage Class B building. The compatibility with the proposed accessory coach house may require additional attention during the rezoning phase in regard to materiality, form and construction impact on the Primary building.	For consideration	No	See response to Comment 4.1	
5.4 The applicant must specify materials and colours of exterior finishes to be reviewed by the Heritage Advisory Committee.	For consideration	No	Materials and colours are specified on the proposed elevations	
5.5 In the full application, a Landscape Plan must be included, detailing both hard-scaping and soft-scaping elements, along with descriptions/images of all materials and plantings (including a plant list).	For consideration	No	A Landscape Plan has been included in the application	
6 Engineering Development Services				
6.1 New municipal storm, sanitary and water service connections will be required.	No	No	Noted	
6.2 The garage slab must be installed to provide positive drainage to the lane. The grade must be between a minimum of 2% and a maximum of 10% from the garage slab to the property line.	No	No	There is no garage in the proposed design	
6.3 Reconstruct lane adjacent to site.	No	No	Noted	
6.4 All third party utility service connections (electrical, communications, natural gas) must be installed.	No	No	Noted	



Quirksinger Laneway House

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NORTH VANCOUVER, BC**

SITE ADDRESS
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ISSUED FOR DATE

REZONING APPLICATION 2025-02-12

REV # DESCRIPTION

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SCALE
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Pre-Consultation Memo Response + Floor Plans

SHEET NUMBER

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Quirksinger Laneway House

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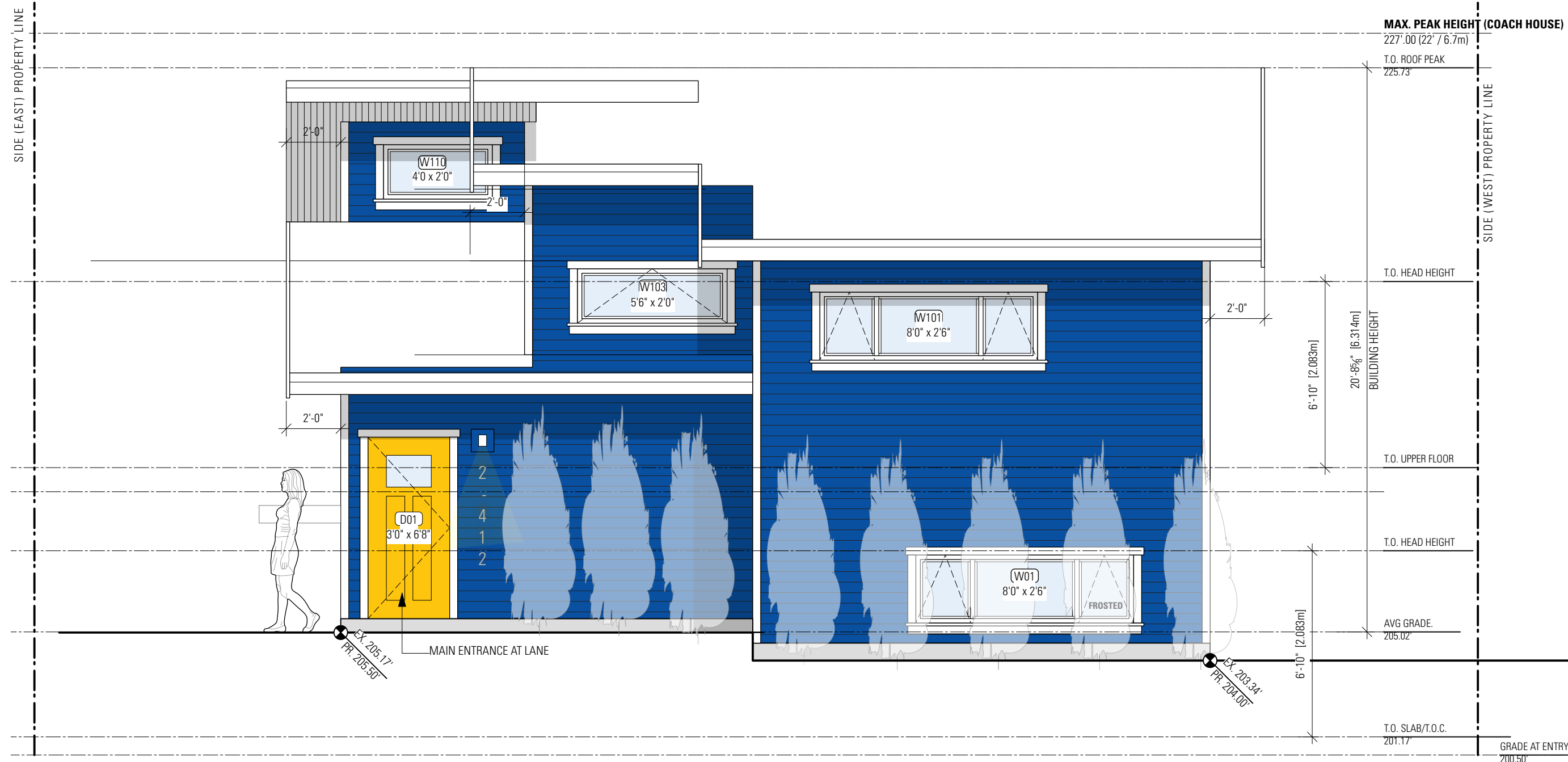
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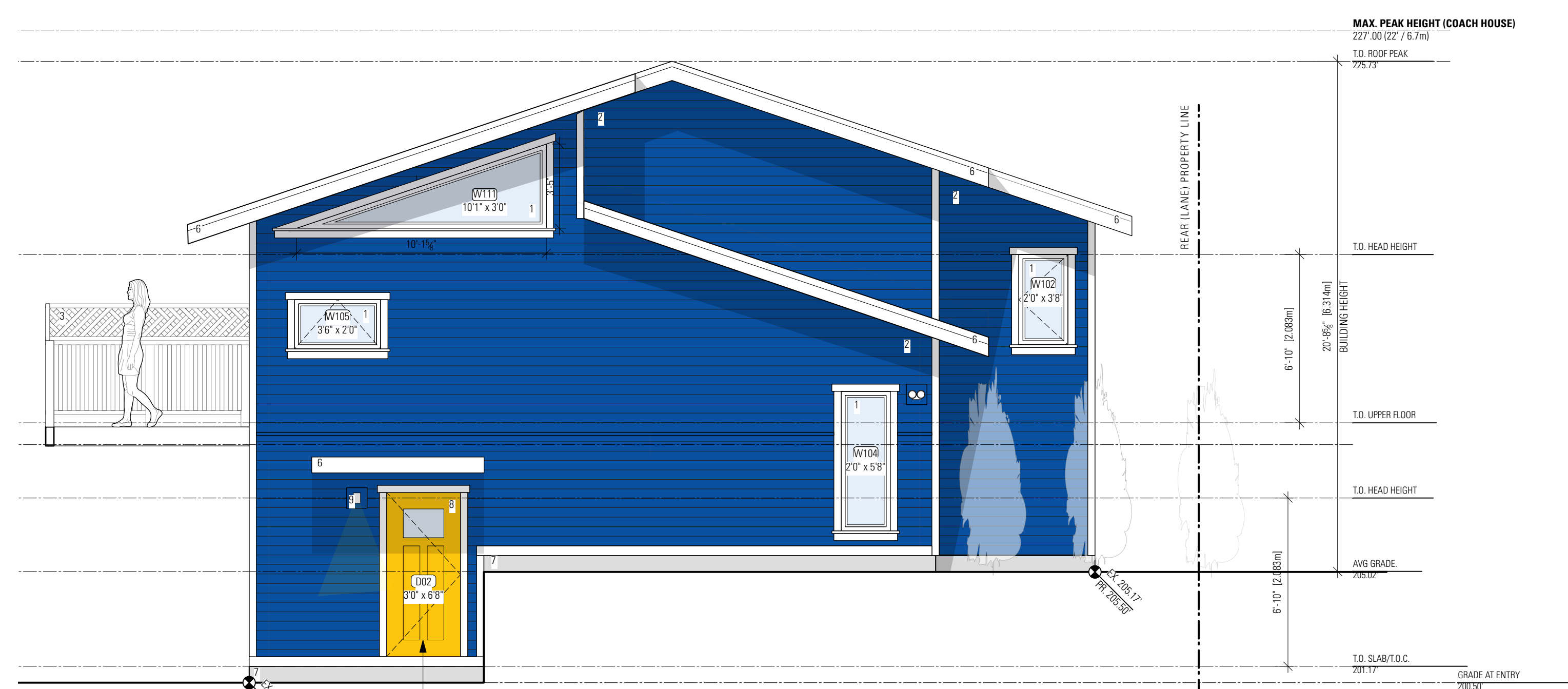
Elevations

SHEET NUMBER

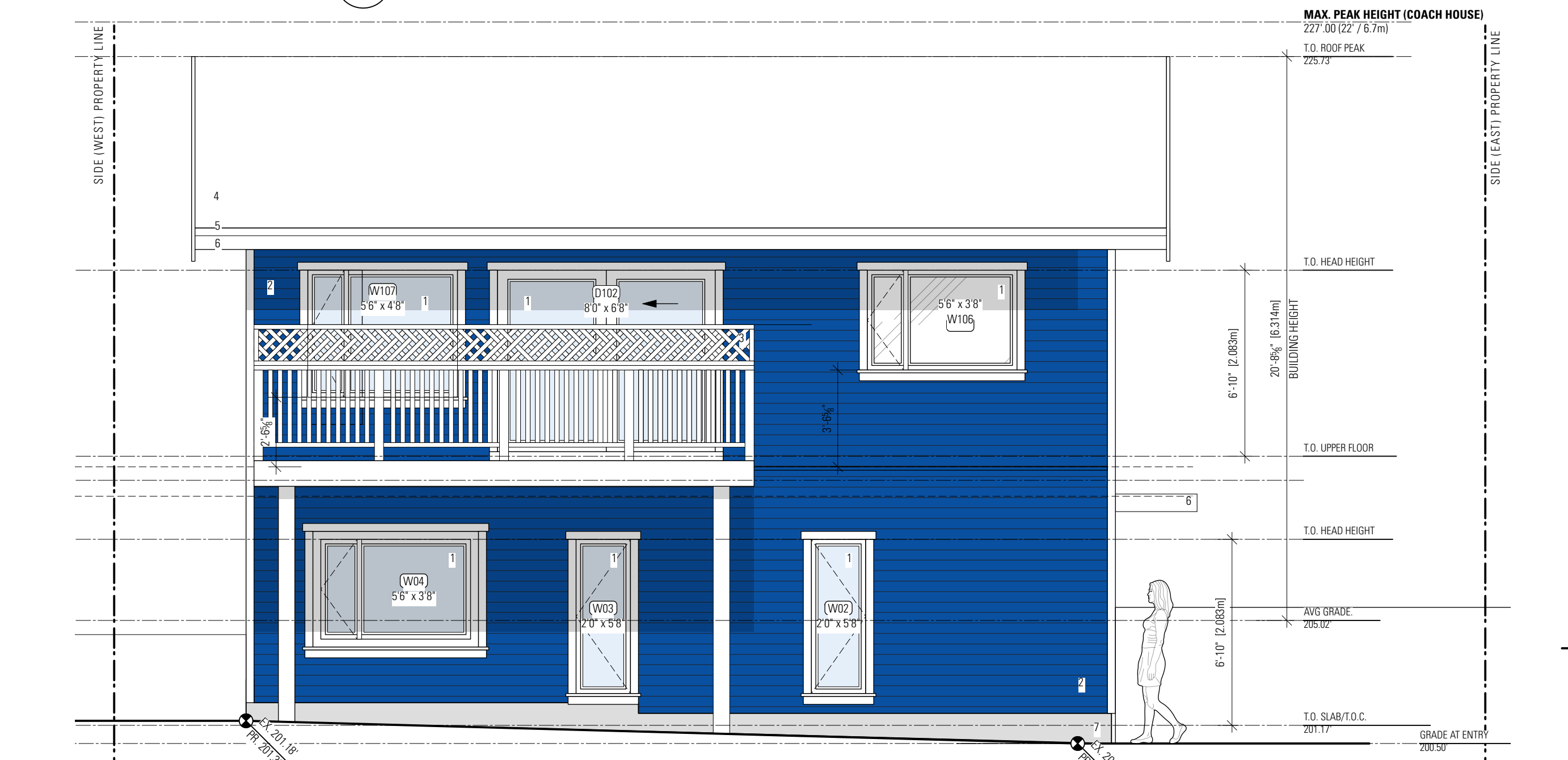
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1 NORTH ELEVATION



2 SIDE (EAST) ELEVATION



3 SOUTH ELEVATION



4 SIDE (WEST) ELEVATION

Main House Limiting Distance

Exposed Building Face (From Table)	30sqm	
Exposed Building Face (From Table)	40sqm	
Exposed Building Face (Actual)	35.953sqm	387sqft
Y1 Interpolated PO	11.40%	
Y2 Interpolated PO	34.83%	
Y Percentage Openings (Actual)	12.98%	50.24sqft

X1 Limiting Distance (From Table)	2m
X2 Limiting Distance (From Table)	4m
Limiting Distance (Calculated)	2.13m

NOTE:
9.10.14.4 (7) Building is sprinklered, unprotected openings shall be twice the determined area

North Elevation - Wall Area (A)

Limiting Distance:	4.578m	15.02ft
Exposed Building Face:	21.906sqm	235.8sqft
Exposed Building Face (From Table)	0sqm	
Exposed Building Face (From Table)	30sqm	
Exposed Building Face (Actual)	21.906sqm	

X1 Limiting Distance (From Table)	4m
X2 Limiting Distance (From Table)	6m
Limiting Distance (Actual)	4.578m

Y1 Interpolated PO	39.00%	
Y2 Interpolated PO	88.00%	
Y Percentage Openings (Calculated)	106.32%	
Allowable Openings	23.29sqm	250.693sqft
Proposed Openings	3.716sqm	40sqft

North Elevation - Wall Area (B)

Limiting Distance:	4.48m	14.7ft
Exposed Building Face:	19.333sqm	208.1sqft
Exposed Building Face (From Table)	0sqm	
Exposed Building Face (From Table)	30sqm	
Exposed Building Face (Actual)	19.333sqm	

X1 Limiting Distance (From Table)	4m
X2 Limiting Distance (From Table)	6m
Limiting Distance (Actual)	4.48m

Y1 Interpolated PO	39.00%	
Y2 Interpolated PO	88.00%	
Y Percentage Openings (Calculated)	101.54%	
Allowable Openings	19.63sqm	211.298sqft
Proposed Openings	3.623sqm	39sqft

East Elevation - Wall Area (A)

Limiting Distance:	2.923m	9.59ft
Exposed Building Face:	38.787sqm	417.5sqft
Exposed Building Face (From Table)	30sqm	
Exposed Building Face (From Table)	40sqm	
Exposed Building Face (Actual)	38.787sqm	

X1 Limiting Distance (From Table)	2m
X2 Limiting Distance (From Table)	4m
Limiting Distance (Actual)	2.923m

Y1 Interpolated PO	11.12%	
Y2 Interpolated PO	32.85%	
Y Percentage Openings (Calculated)	42.29%	
Allowable Openings	16.404sqm	176.575sqft
Proposed Openings	5.168sqm	55.63sqft

East Elevation - Wall Area (B)

Limiting Distance:	7.534m	24.72ft
Exposed Building Face:	8.556sqm	92.1sqft
Exposed Building Face (From Table)	0sqm	
Exposed Building Face (From Table)	30sqm	
Exposed Building Face (Actual)	8.556sqm	

X1 Limiting Distance (From Table)	6m
X2 Limiting Distance (From Table)	8m
Limiting Distance (Actual)	7.534m

Y1 Interpolated PO	88.00%	
Y2 Interpolated PO	100.00%	
Y Percentage Openings (Calculated)	194.41%	
Allowable Openings	16.634sqm	179.053sqft
Proposed Openings	0.65sqm	7sqft

South Elevation

Limiting Distance:	13.237m	43.43ft
Exposed Building Face:	51.126sqm	550.32sqft
Exposed Building Face (From Table)	50sqm	
Exposed Building Face (From Table)	100sqm	
Exposed Building Face (Actual)	51.126sqm	

X1 Limiting Distance (From Table)	12m
X2 Limiting Distance (From Table)	16m
Limiting Distance (Actual)	13.237m

Y1 Interpolated PO	100.00%	
Y2 Interpolated PO	100.00%	
Y Percentage Openings (Calculated)	200.00%	
Allowable Openings	102.252sqm	1100.64sqft
Proposed Openings	13.722sqm	147.7sqft

West Elevation

Limiting Distance:	1.46m	4.79ft
Exposed Building Face:	57.766sqm	621.79sqft
Exposed Building Face (From Table)	50sqm	
Exposed Building Face (From Table)	100sqm	
Exposed Building Face (Actual)	57.766sqm	

X1 Limiting Distance (From Table)	1.2m
X2 Limiting Distance (From Table)	1.5m
Limiting Distance (Actual)	1.46m

Y1 Interpolated PO	7.00%	
Y2 Interpolated PO	8.00%	
Y Percentage Openings (Calculated)	15.73%	
Allowable Openings	9.088sqm	97.825sqft
Proposed Openings	3.453sqm	37.17sqft

PROPOSED EXTERIOR MATERIALS

- VINYL DOUBLE GLAZED WINDOWS & DOORS WITH WHITE WOOD TRIM
- HZ5 HARDIE CEMENTITIOUS SIDING (PAINTED WITH BENJAMIN MOORE BIG COUNTRY BLUE) WITH WHITE WOOD TRIM
- PAINTED WOOD GUARD AND PRIVACY SCREEN
- ASPHALT SHINGLE ROOF
- ALUMINIUM GUTTER
- PAINTED FASCIA - RESAWN - 1X8 WITH 1X3 TRIM
- CONCRETE FOUNDATION
- SMOOTH FIBREGLASS DOOR (PAINTED WITH BENJAMIN MOORE SUNSHINE) WITH LITE AND WHITE WOOD TRIM
- WHITE WALL-MOUNTED LIGHT
- ALUMINIUM NUMBERING

SITE CONTACT OFFICE CONTACT
Sahibajot Kaur
604-264-8837

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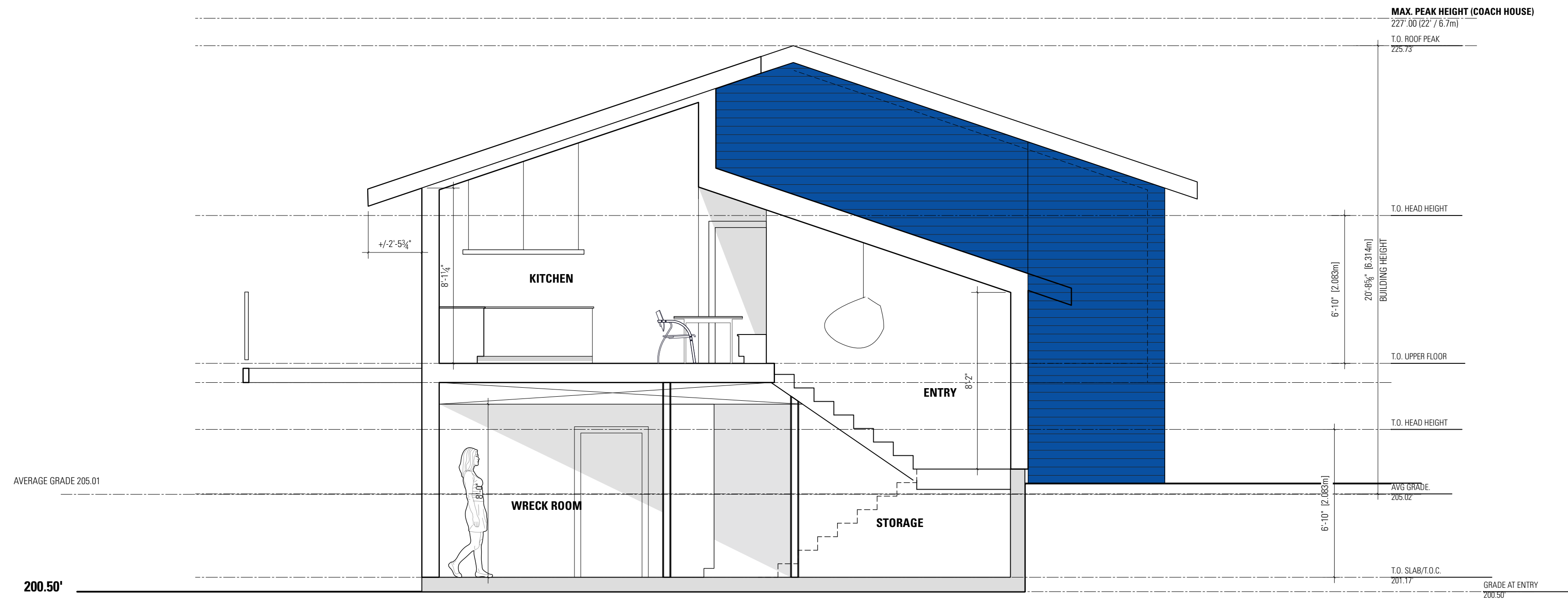
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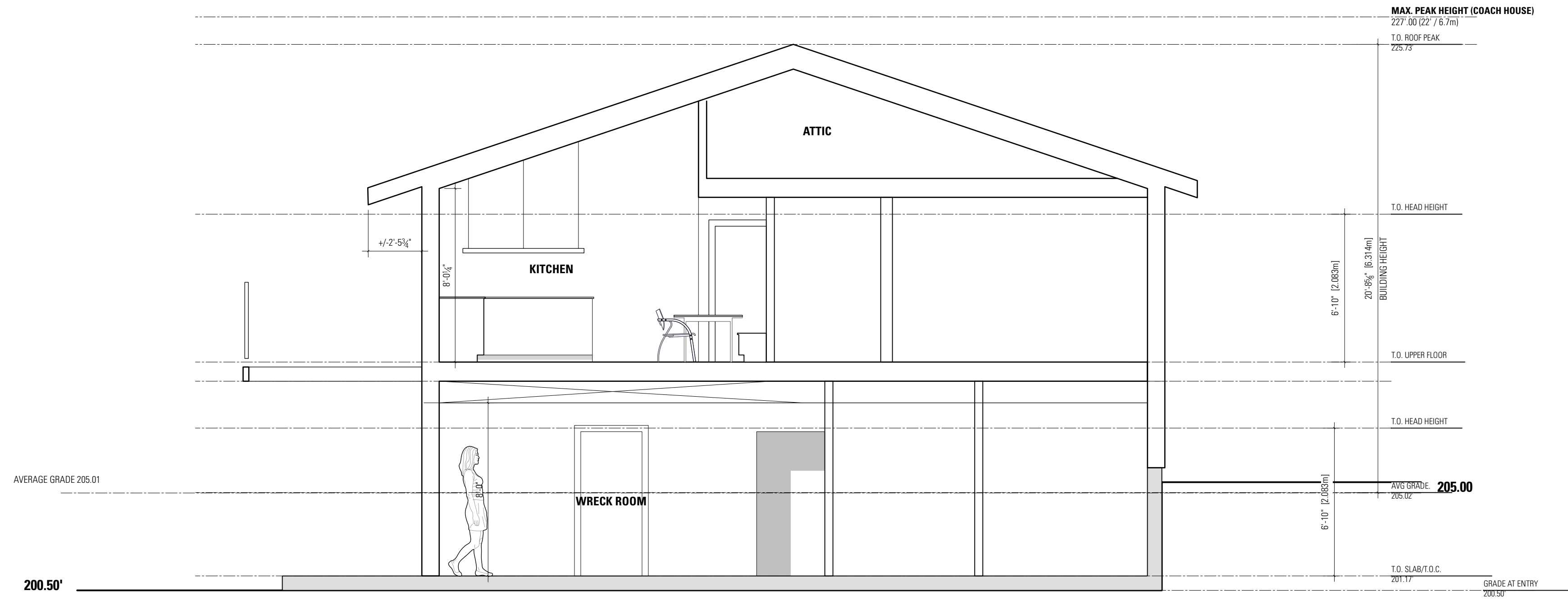
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1/16" = 1'-0"



1 SECTION AA



2 SECTION BB

Sections

SHEET NUMBER

A3.0