





SHEET LIST	
SHEET NUMBER	SHEET NAME
A01	CONTEXT MAP
A02	CONTEXT MAP _ BUS ROUTE
A03	CONTEXT PLAN BIKE ROUTE AND HERITAGE
A04	CONTEXT MAP
A05	BUILDING STAT
A06	DESIGN RATIONAL
A07	DESIGN RATIONAL
A08	GARBAGE AND RECYCLING PLAN
A09	SHADOW STUDY
A10	SITE PLAN
A11	SITE PLAN - ROOF
A12	STREET VIEW AND PICTURES
A21	LEVEL 1 FLOOR PLAN
A22	LEVEL 2-4 FLOOR PLAN
A23	ROOFTOP ACCESS PLAN
A24	ROOF PLAN
A31	SOUTH AND NORTH ELEVATIONS
A32	EAST ELEVATION
A33	WEST ELEVATION
A41	SECTION A
A42	SECTION B
A43	SECTION C

Grand total: 22

Digitally Signed by
Zahra Mirzazadeh
Architect AIBC

REGISTERED ARCHITECT ZAHRA MIRZAZADEH BRITISH COLUMBIA
2026-10-30

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OWNER:
MORTEZA REZAEI

PROJECT ADDRESS: 522-524 WEST KEITH RD., NORTH VANCOUVER, BC

DATE: OCT. 30, 2026

REZONING

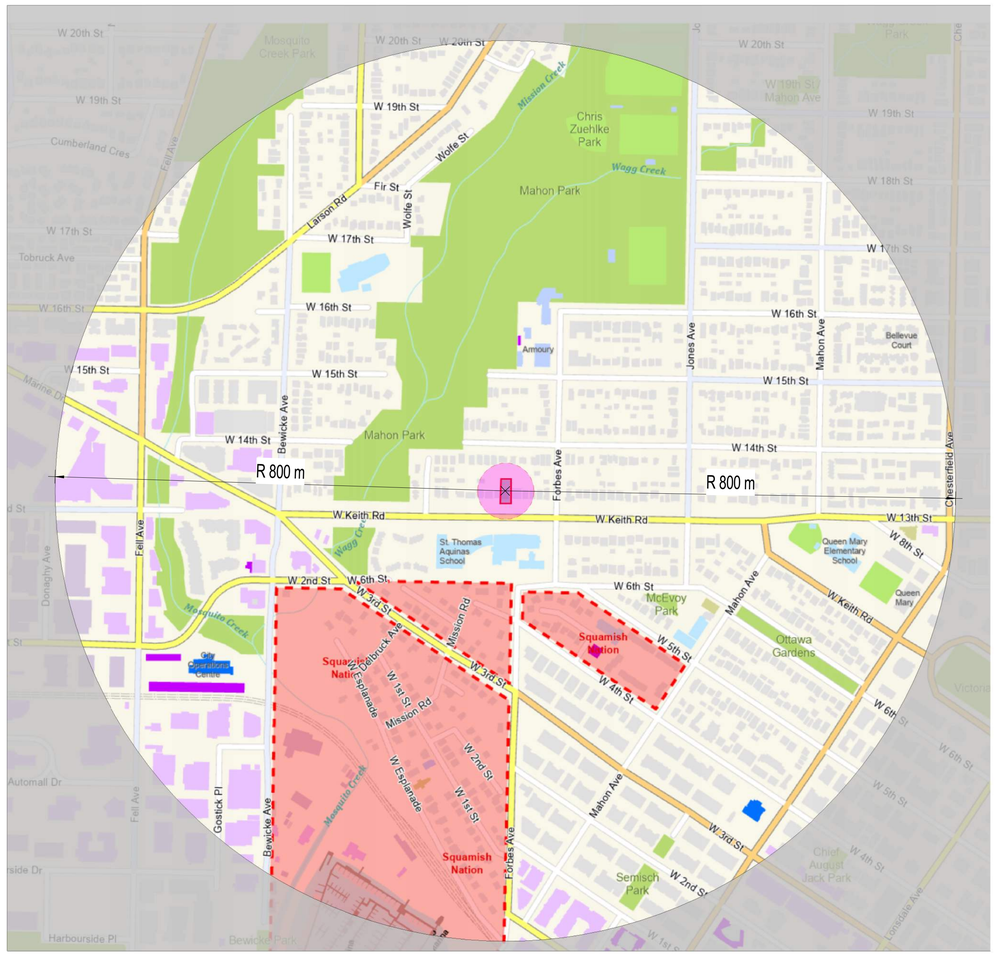
BUILDING CLASSIFICATION

- CHURCH
- COMMERCIAL
- INDUSTRIAL
- MEDICAL
- MIX USE
- MUNICIPAL
- RECREATIONAL
- RESIDENTIAL
- SCHOOL

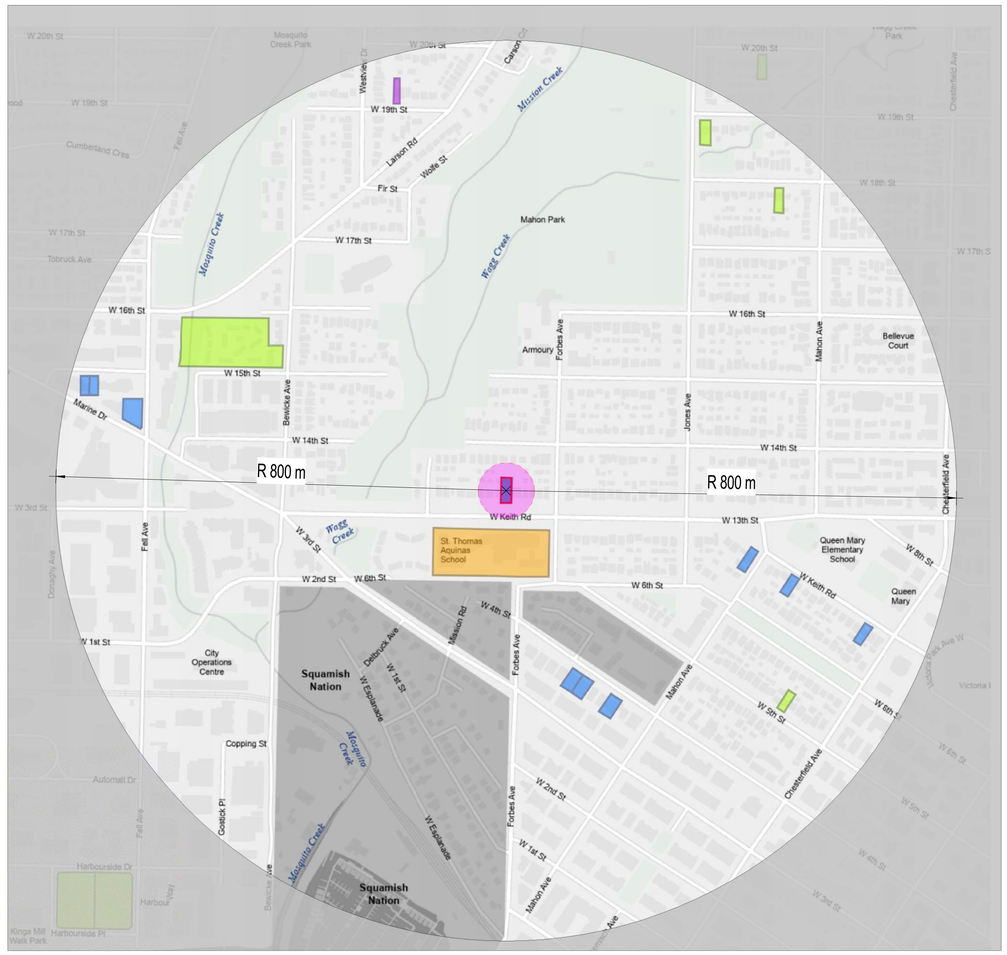
DEVELOPMENT APPLICATIONS

- REZ
- DPA
- OCP
- TUP
- DVP

PROJECT LOCATION
522-524 KEITH RD.



1 context plan 800m _ VIEW
1 : 5000



2 context plan 800m _ DEVELOPEMENT
1 : 5000

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2026-10-30

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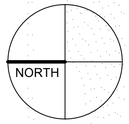

REV.	YYYY-MM-DD	REVISION / DRAWING ISSUE	REVIEW

ABBREVIATION

BW - BOTTOM OF WALL
CO - CARBON MONOXIDE ALARM
EF - EXHAUST FAN
FD - FLOOR DRAINAGE
FG - FINISH GRADE
EX - EXISTING GRADE
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TW - TOP OF WALL
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CLIENT:
MORTEZA REZAEI

PROJECT
522-524 W KEITH RD.
522-524 WEST KEITH RD., NORTH VANCOUVER, BC

DRAWING TITLE
CONTEXT MAP

DRAWING ISSUE
FOR REZONING

PROJECT NO.	PLOT DATE	DRAWN
25152	OCT. 30, 2026	SM
	SCALE: As indicated	REVIEWED: ZM

DRAWING NO. A01
REVISION

BUS STOPS

RAPIDBUS

LOCAL

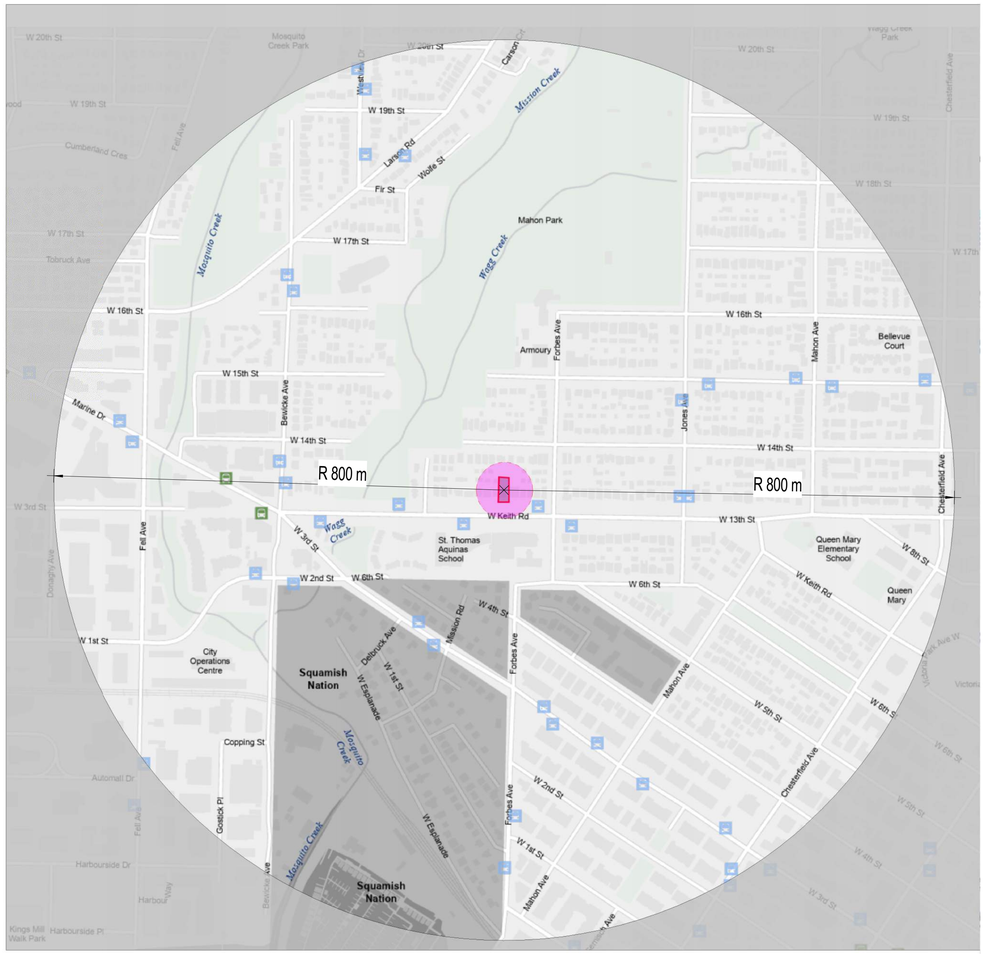
TRANSIT ROUTES

REGULAR

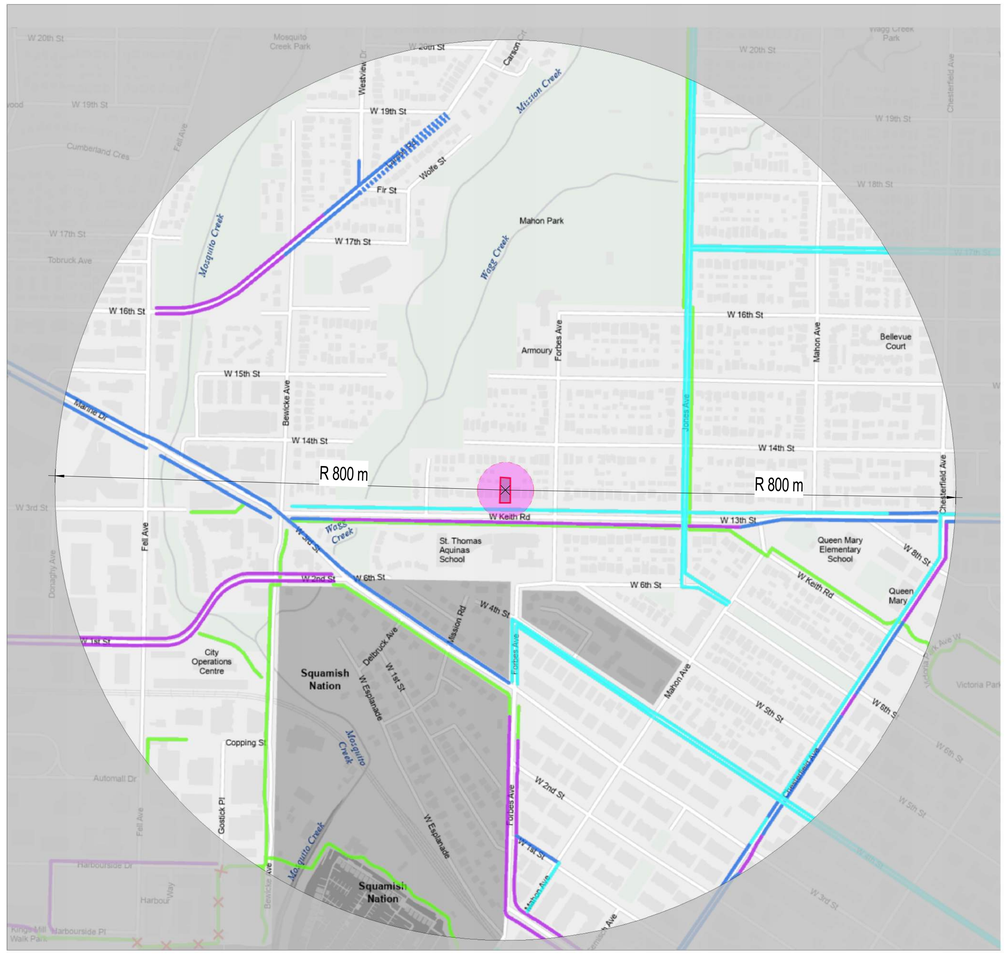
FREQUENT

RAPIDBUS

PROJECT LOCATION
522-524 KEITH RD.



1 context plan 800m _ BUS STOP
1 : 5000



2 context plan 800m _ BUS ROUTE
1 : 5000

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CLIENT:

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PROJECT

522-524 W KEITH RD.

522-524 WEST KEITH RD., NORTH VANCOUVER, BC

DRAWING TITLE

CONTEXT MAP _ BUS ROUTE

DRAWING ISSUE

FOR REZONING

PROJECT NO.	PLOT DATE	DRAWN
25152	OCT. 30, 2026	Author
	SCALE: 1 : 5000	REVIEWED: Checker

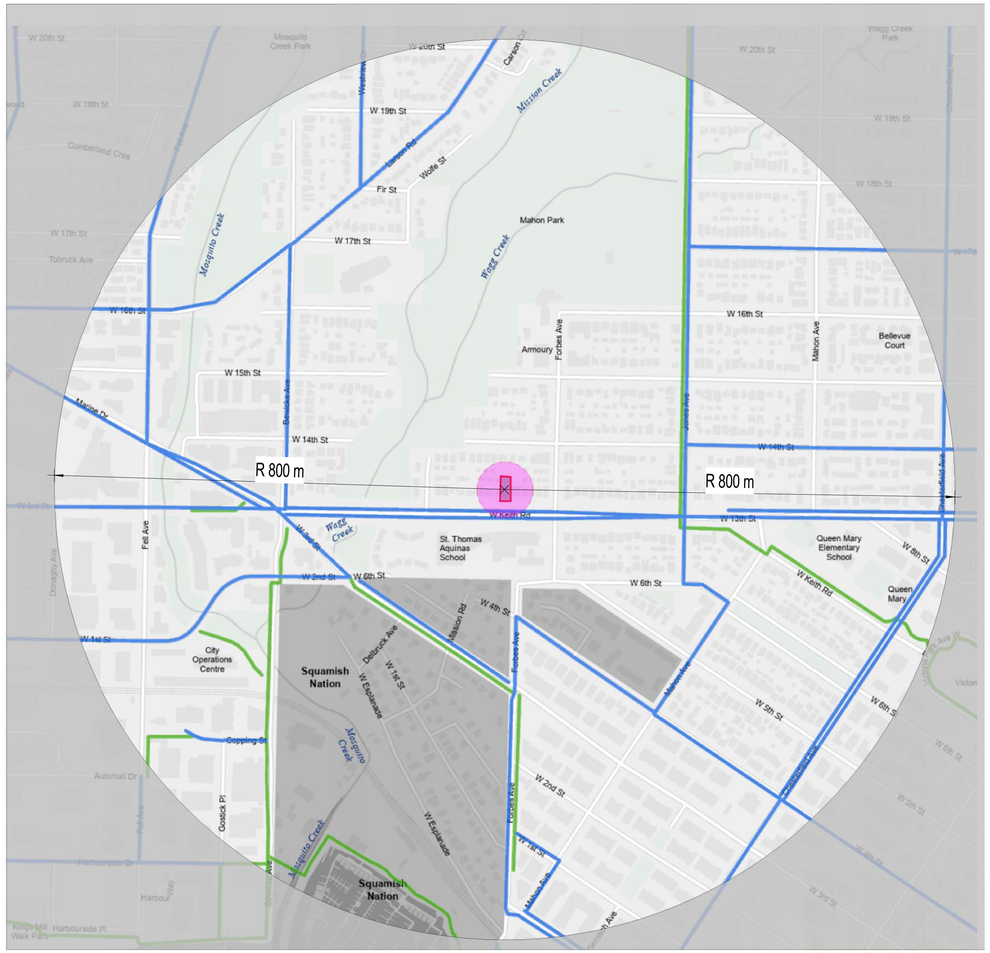
DRAWING NO. A02

REVISION

BICYCLE ROUTE

OFF STREET

ON STREET



1 context plan 800m _ BIKE ROUTE
1 : 5000

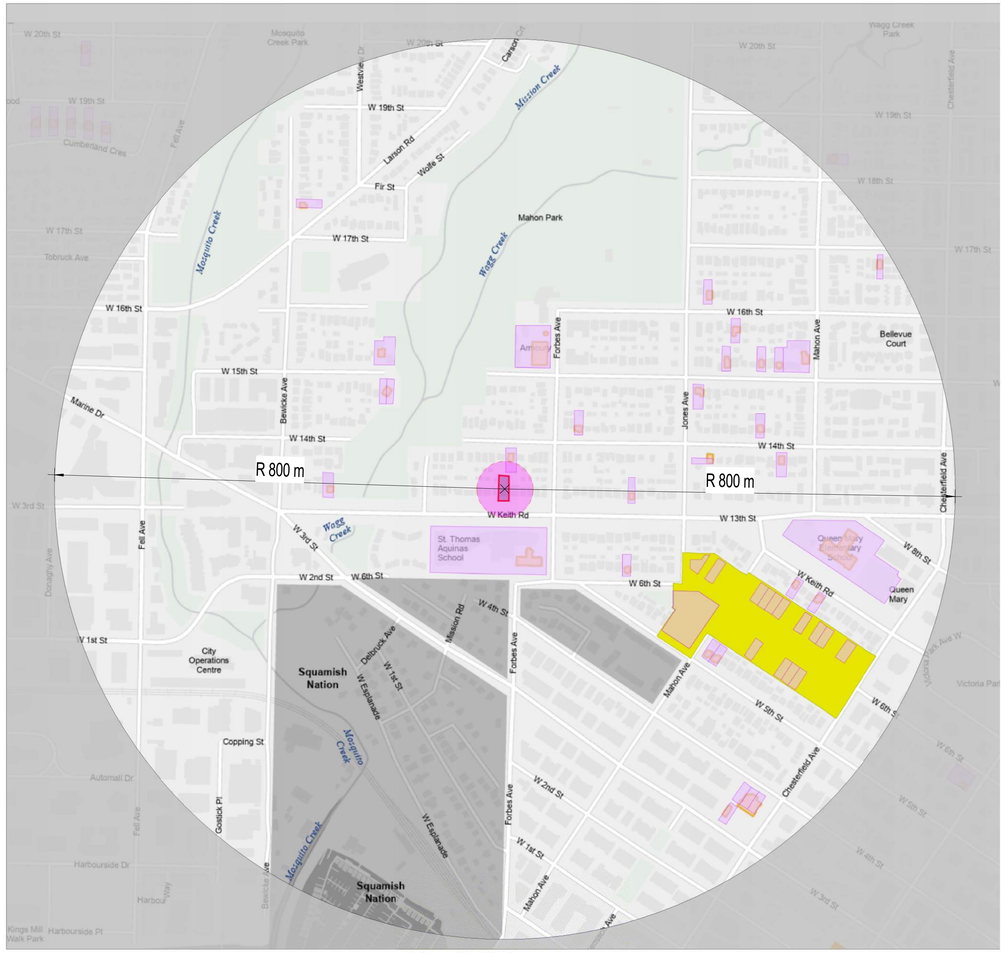
HERITAGE

HERITAGE PROTECTION

HERITAGE CONSERVATION AREAS

HERITAGE CHARACTER AREAS

PROJECT LOCATION
522-524 KEITH RD.



2 context plan 800m _HERITAGE
1 : 5000

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CLIENT:

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PROJECT

522-524 W KEITH RD.

522-524 WEST KEITH RD., NORTH VANCOUVER, BC

DRAWING TITLE

CONTEXT PLAN BIKE ROUTE AND HERITAGE

DRAWING ISSUE

FOR REZONING

PROJECT NO.	PLOT DATE	DRAWN
25152	OCT. 30, 2026	Author
	SCALE 1 : 5000	REVIEWED Checker

DRAWING NO. A03

REVISION

BUS STOPS

- RAPIDBUS
- LOCAL

TRANSIT ROUTES

- REGULAR
- FREQUENT
- RAPIDBUS

BICYCLE ROUTE

- OFF STREET
- ON STREET

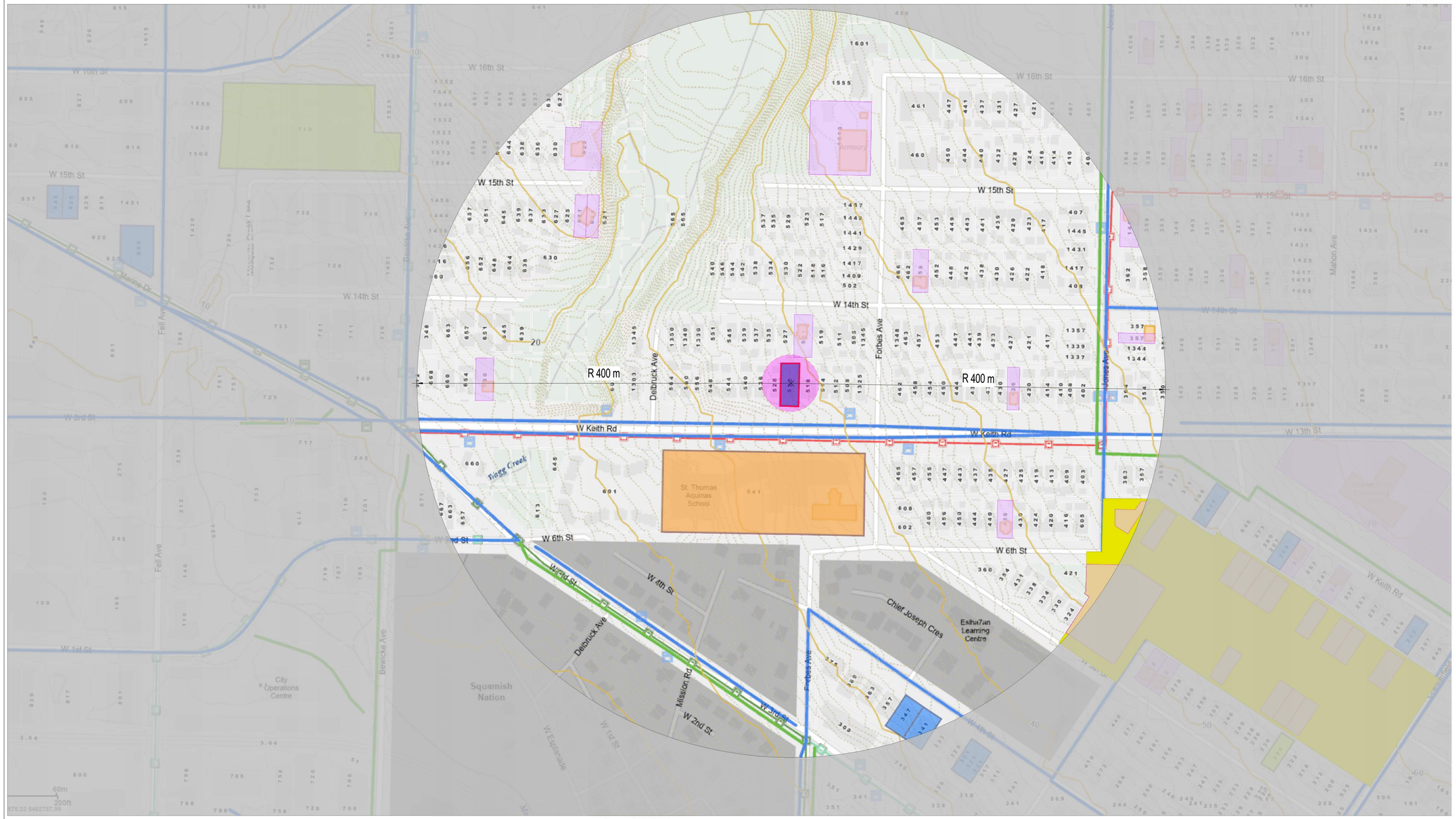
HERITAGE

- HERITAGE PROTECTION
- HERITAGE CONSERVATION AREAS
- HERITAGE CHARACTER AREAS

DEVELOPMENT APPLICATIONS

- REZ
- OCP
- DVP
- DPA
- TUP

PROJECT LOCATION
522-524 KEITH RD.



1 context plan 400m
1 : 2000

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2026-10-30

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CLIENT:

MORTEZA REZAEI

PROJECT

522-524 W KEITH RD.

522-524 WEST KEITH RD., NORTH VANCOUVER, BC

DRAWING TITLE

CONTEXT MAP

DRAWING ISSUE

FOR REZONING

PROJECT NO.	PLOT DATE	DRAWN
25152	OCT. 30, 2026	Author
	SCALE 1 : 2000	REVIEWED Checker

DRAWING NO. A04

REVISION

BUILDING ANALYSIS

SITE INFORMATION									
CIVIC ADDRESS:	522-524 WEST KEITH ROAD, NORTH VANCOUVER, BC								
LEGAL DESCRIPTION:	LOT 1 BLOCK 66 DISTRICT LOT 271 PLAN 17227								
ZONE:	--								
LOT AREA:	8388	ft^2			779.27	m^2			
	ALLOWED				PROPOSED				COMMENTS
	IMPERIAL		METRIC		IMPERIAL		METRIC		
LOT DEPTH:	-	ft	-	m	139.80	ft	42.61	m	
LOT FRONTAGE:	49.20	ft	15.00	m	59.97	ft	18.28	m	
BUILDING CONFIGURATION									
	ALLOWED				PROPOSED				COMMENTS
PRINCIPAL BUILDING DEPTH	-	ft	-	m	75.96	ft	23.15	m	
PRINCIPAL BUILDING WIDTH	-	ft	-	m	46.85	ft	14.28	m	
BUILDING AREA									
	GFA				NET FSR				
LEVEL 1 PRINCIPAL BUILDING AREA	2775.80	ft^2	257.88	m^2	1612.50	ft^2	149.81	m^2	
LEVEL 2 PRINCIPAL BUILDING AREA	3176.50	ft^2	295.11	m^2	2956.20	ft^2	274.64	m^2	
LEVEL 3 PRINCIPAL BUILDING AREA	3176.50	ft^2	295.11	m^2	2956.20	ft^2	274.64	m^2	
LEVEL 4 PRINCIPAL BUILDING AREA	3176.50	ft^2	295.11	m^2	2956.20	ft^2	274.64	m^2	
BIKE ROOM	386.40	ft^2	35.90	m^2	0.00	ft^2	0.00	m^2	
AMENITY INDOOR	465.90	ft^2	43.28	m^2	0.00	ft^2	0.00	m^2	
AMENITY OUTDOOR	324.60	ft^2	30.16	m^2	0.00	ft^2	0.00	m^2	
MECHANICAL ROOM	118.50	ft^2	11.01	m^2	0.00	ft^2	0.00	m^2	
TOTAL AREA	**13600.70**	ft^2	**1263.55**	m^2	**10481.10**	ft^2	**973.73**	m^2	
	ALLOWED				PROPOSED				
NET FSR	**10485.00**	ft^2	**974.09**	m^2	**10481.10**	ft^2	**973.73**	m^2	
SITE COVERAGE									
PRINCIPAL BUILDING FLOOR PLATE	3176.50	ft^2			295.11	m^2			
	ALLOWED				PROPOSED				
SITE COVERAGE	**3774.60**	ft^2	**350.67**	m^2	**3176.50**	ft^2	**295.11**	m^2	
IMPERMEABLE AREA									
	REQUIRED				PROPOSED				
PERMEABLE AREA	2516.40	ft^2	233.78	m^2	3820.30	ft^2	354.92	m^2	
LANDSCAPE AREA	1258.20	ft^2	116.89	m^2	2265.50	ft^2	210.47	m^2	
SETBACK									
	REQUIRED				PROPOSED				
FRONT YARD	9.84	ft	3.00	m	9.84	ft	3.00	m	
SIDE YARD-EAST	6.56	ft	1.20	m	6.56	ft	2.00	m	
SIDE YARD-WEST	6.56	ft	1.20	m	6.56	ft	2.00	m	
REAR YARD	4.92	ft	1.50	m	54.47	ft	16.60	m	
BUILDING HEIGHT									
	ALLOWED				PROPOSED				
BASE POINT RESIDENTIAL LEVELS	-	ft	-	m	124.40	ft	37.92	m	
BASE POINT ROOF TOP ACCESS	-	ft	-	m	125.75	ft	38.33	m	
BUILDING HEIGHT (PARAPET)	-	ft	-	m	46.77	ft	14.26	m	
BUILDING HEIGHT (ROOF TOP ACCESS)	-	ft	-	m	57.17	ft	17.43	m	
NUMBER OF STORIES	4				4				
UNIT MIX									
	1BD		2BD		3BD		TOTAL		
LEVEL 1	0		0		1		1		
LEVEL 2	0		1		2		3		
LEVEL 3	0		1		2		3		
LEVEL 4	0		1		2		3		
TOTAL UNITS	**0**		**3**		**7**		**10**		
PARKING									
PROPOSED									
REGULAR CAR	SMALL CAR				TOTAL				
4	1				5				

BUILDING GFA SCHEDULE

	TOTAL AREA		AMENITY		BIKE ROOM		ELEVATOR/ STAIR		MECHANICAL		ROOF TOP ACCESS		TOTAL EXCLUDED AREA		NET GFA	
LEVEL	SF	SM	SF	SM	SF	SM	SF	SM	SF	SM	SF	SM	SF	SM	SF	SM
LEVEL 1	2791.0	259.29	386.4	35.90	468.9	43.56	189.5	17.61	118.5	11.01	0.0	0.00	1163.3	108.07	1627.7	151.22
LEVEL 2	3171.4	294.63	0.0	0.00	0.0	0.00	220.3	20.47	0.0	0.00	0.0	0.00	220.3	20.47	2951.1	274.16
LEVEL 3	3171.4	294.63	0.0	0.00	0.0	0.00	220.3	20.47	0.0	0.00	0.0	0.00	220.3	20.47	2951.1	274.16
LEVEL 4	3171.4	294.63	0.0	0.00	0.0	0.00	220.3	20.47	0.0	0.00	0.0	0.00	220.3	20.47	2951.1	274.16
ROOF	240.7	22.36	0.0	0.00	0.0	0.00	0.0	0.00	0.0	0.00	240.7	22.36	240.7	22.36	0.0	0.00
TOTAL:	12545.8	1165.54	386.4	35.90	468.9	43.56	850.4	79.00	118.5	11.01	240.7	22.36	2064.9	191.84	10480.9	973.71

PROPOSED BIKE	
BIKE TYPE	COUNT
LOCKER HORIZONTAL	14
LOCKER OVER SIZE	2
LOCKER VERTICAL	1
TOTAL:	17

REGISTERED ARCHITECT ZHANG MINGJIAN BUILDING COLUMBIA
2026-10-30

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CLIENT:

MORTEZA REZAEI

PROJECT

522-524 W KEITH RD.

522-524 WEST KEITH RD., NORTH VANCOUVER, BC

DRAWING TITLE

BUILDING STAT

DRAWING ISSUE

FOR REZONING

PROJECT NO.	PLOT DATE	DRAWN
25152	OCT. 30, 2026	SM
	SCALE	REVIEWED
		ZM

DRAWING NO. A05 REVISION

PLANNING & DESIGN DESCRIPTION AND RATIONALE

522–524 West Keith Road, North Vancouver, BC

1.1 Design Rationale and Objectives

Project Description

The proposed development at **522–524 West Keith Road, North Vancouver, BC** is a rezoning application to facilitate the redevelopment of an existing single-family residential property into a new **four-storey, 10-unit strata residential building**.

The site has an area of approximately **779.27 m²** and is moderately sloped. The existing zoning is **GO**, with an **R4 OCP designation**. The surrounding neighbourhood is primarily characterized by single-family homes and duplexes.

The proposed development provides **seven three-bedroom units and three two-bedroom units**, with all units designed as family-oriented homes. The emphasis on larger units is particularly appropriate given the site's location directly across West Keith Road from **St. Thomas Aquinas Regional Secondary School** and its proximity to transit stops.

The design seeks to introduce additional housing while establishing a contemporary architectural character that responds positively to the existing neighbourhood and, importantly, to the modern architectural character of the school located directly across the street.



EXISTING SINGLE-FAMILY BUILDING



PROPOSED 4 STORIES BUILDING

Design Concept and Architectural Response

The architectural concept is based on a **modern and minimalist interpretation of a residential building**, with the intent of creating a building that is contemporary while remaining compatible with its surrounding residential context.

A significant design consideration was the site's direct relationship with **St. Thomas Aquinas Regional Secondary School**. Rather than treating the school simply as a neighbouring use, the project seeks to establish a visual and architectural relationship with the school as an important element of the immediate streetscape.

The proposed building therefore adopts a contemporary architectural language characterized by:

- Large windows and generous glazing;
- Strong, simple geometric forms;
- Vertical architectural divisions;
- Recessed private balconies;
- Warm wood-textured materials;
- Dark grey metal elements;
- Glass and transparent elements; and
- A restrained modern colour palette.

The warm brown wood-textured finishes and dark grey metal tones are intended to create a material and colour relationship that is **visually complementary to the modern character of the school**, while still establishing a distinct residential identity for the proposed building.

The large windows are also an important part of the design strategy. They provide generous natural light to the residential units while creating a more open and contemporary street presence.

Site Challenges and Opportunities

The principal site challenges are:

1. The moderate site slope;
2. Privacy relationships with adjacent properties;
3. The transition between a four-storey building and the surrounding lower-density neighbourhood; and
4. The need to integrate rooftop access and amenity spaces without creating unnecessary additional visual or shadow impacts.

The site's principal opportunities include:

- Direct proximity to St. Thomas Aquinas Regional Secondary School;
- Convenient access to transit;
- A location along West Keith Road;
- Opportunity for family-oriented housing;
- Opportunity to provide larger two- and three-bedroom units;
- Existing lane and transportation connections; and
- Opportunity to establish a contemporary architectural presence along West Keith Road.

Massing Development

The final building form was developed through a series of deliberate massing studies.

Step 1 – Initial Volume

The design process began with a simple rectangular four-storey mass representing the basic development envelope.

This established the fundamental building volume while allowing the design team to evaluate how the building would relate to the surrounding properties and public realm.

Step 2 – Sectional Division

The initial volume was then divided into **vertical architectural zones**.

These divisions establish a clearer relationship between different façade materials and architectural elements, including wood-textured surfaces, glazing and darker metal components.

The vertical organization helps reduce the perceived scale of the overall building and establishes a more articulated residential character.

Step 3 – Balcony Recesses

The next stage introduced **recessed private balconies** into the building mass.

Rather than attaching balconies as separate elements to an otherwise solid box, the balconies are incorporated into the massing by removing portions of the volume.

This approach:

- Breaks down the overall building mass;
- Provides private outdoor space for every unit;
- Creates depth and shadow within the façade;
- Provides visual articulation; and
- Helps establish a residential scale.

All ten units are provided with private balconies.

Step 4 – Roof Structure

The massing was then developed to incorporate the required **stair/elevator access and rooftop framing**.

The rooftop is not treated simply as a mechanical termination of the building. Instead, it forms part of the overall design and provides access to a **common rooftop outdoor amenity space**.

The rooftop amenity is intended to provide a communal gathering area for residents, with elevator access providing convenient accessibility.

Step 5 – Mass Setback

A further refinement to the building mass involved setting back the **northwest corner of the building**.

This adjustment was made to respond to the neighbouring property and, specifically, to respect the presence of a **significant existing tree at the neighbouring property**.

The massing study demonstrates that this portion of the building was intentionally reduced rather than maintaining the initial full rectangular volume.

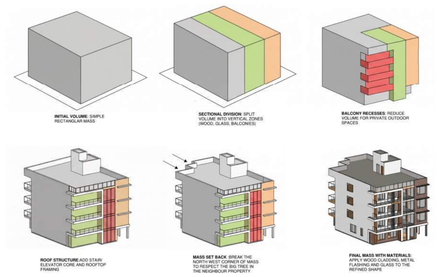
This refinement helps create a more responsive relationship with the adjacent property and contributes to reducing the apparent bulk of the building.

Step 6 – Final Architectural Expression

The final massing incorporates the architectural materials and façade elements, including:

- Wood-textured cladding;
- Dark metal flashing and architectural elements;
- Large glazed openings;
- Recessed balconies;
- Vertical material zones; and
- A simple contemporary roof form.

The resulting building is intended to read as a collection of articulated architectural elements rather than as a single undifferentiated four-storey block.



Relationship to St. Thomas Aquinas Regional Secondary School

The site's location directly opposite **St. Thomas Aquinas Regional Secondary School** is an important influence on the architectural approach.



St. Thomas Aquinas Regional Secondary School

The school provides a significant contemporary architectural presence along West Keith Road. The proposed building therefore seeks to respond to this context through a similarly **modern, clean and carefully articulated architectural expression**.

The intention is not to replicate the school architecture, but rather to create a **compatible contemporary architectural dialogue** between the two buildings.

This relationship is reinforced through:

- Large windows;
- Strong geometric forms;
- Contemporary material expression;
- Warm wood-toned surfaces;
- Dark grey metal elements;
- Glass;
- Simple roof geometry; and
- Clean, minimalist façade organization.

The use of warm brown wood texture together with dark grey metal is intended to create a colour palette that is visually compatible with the modern character of the school while maintaining a warmer and more residential expression.

Given the site's location across from a major educational institution, the proposed building is therefore conceived as a **contemporary residential building appropriate to an evolving West Keith Road streetscape**, rather than as a traditional single-family architectural form.

Relationship to the Neighbourhood

While the building responds to the modern architectural character of the school, it also recognizes that the immediate surrounding neighbourhood consists primarily of **single-family homes and duplexes**.

The design therefore seeks a balance between two conditions:

West Keith Road / School Context:
Contemporary, urban, modern and visually articulated.

Adjacent Residential Context:
Lower-density, landscaped and privacy-sensitive.

The proposed building responds to these two conditions through its compact footprint, articulated massing, recessed balconies, landscaping, privacy considerations and material changes.

The massing setback at the northwest corner further demonstrates that the building has been refined in response to the immediate neighbouring context rather than simply maximizing the initial building envelope.



Minimize the number and size of windows along the east and west elevations to reduce privacy and visual impacts on neighbouring properties.

Residential Livability

The proposal places particular emphasis on **family-oriented residential livability**.

The unit mix consists of:

- **7 three-bedroom units**
- **3 two-bedroom units**
- **10 strata units total**

The larger proportion of three-bedroom homes is intentional and responds to the site's proximity to the secondary school and transit.

Each unit is provided with a **private balcony**, giving every household access to private outdoor space.

The floor plans are designed to provide efficient layouts, natural light and functional living spaces.

The large windows incorporated into the architectural design further support access to daylight and contribute to the quality of the interior residential environment.

Building Massing and Neighbouring Impact

The building's massing was refined specifically to respond to the neighbouring properties.

The **northwest corner setback** shown in the massing study reduces the building volume in the area adjacent to the neighbouring property and responds to the existing significant tree.

Privacy and shadow considerations have also influenced the building form.

The **east-side neighbouring property is situated at a higher topographic elevation**, which has been considered in evaluating the relationship between the proposed building and the neighbouring property.

The rooftop access structure has been positioned toward the east side of the building as part of the design strategy to help minimize potential shadow impacts toward the western neighbour.

The objective is to achieve the required residential intensity while avoiding unnecessary massing and visual impacts.



Reduce the building mass along the west side to minimize the visual and privacy impact on the neighbouring property, which is situated at a lower grade.

Architectural Expression and Materials

The proposed architectural expression is **modern and minimalist**.

The material palette consists primarily of:

- **Warm brown wood-textured fibre-cement cladding**;
- **Dark grey metal elements and flashing**;
- **Large areas of glass and glazing**; and
- Complementary contemporary exterior materials.

The material strategy follows the massing development by assigning different materials to distinct architectural zones.

The wood-textured areas provide warmth and a residential character, while the dark grey metal elements establish a contemporary architectural framework.

Large windows are deliberately incorporated into the façade to provide natural light and establish a stronger visual connection between the residences and the surrounding environment.

The combination of recessed balconies, large windows and material changes creates depth and shadow across the façade and helps break down the scale of the four-storey building.



Amenities

The project provides a combination of private and shared amenities.

At Level 1, the proposal provides approximately **35.90 m² of indoor amenity space** and approximately **43.56 m² of dedicated bicycle room space**.

The ground-level outdoor amenity offers approximately 98 m² of flexible, multi-purpose

lawn and seating, surrounded by plantings.

The rooftop features approximately 289 m² of communal outdoor amenity space, taking full

advantage of its elevated location. This area includes vegetable garden plots alongside

relaxing gathering areas furnished with shaded sofas, tables, and chairs. The rooftop provides a separate

communal outdoor gathering space accessible by elevator.

This creates a hierarchy of outdoor spaces:

Private:
Balcony for each residential unit.

Ground-level shared:
Children's play and gardening.

Rooftop shared:
Communal gathering and outdoor recreation.

This combination provides residents with multiple types of outdoor space and supports the family-oriented character of the project.

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2026-10-30

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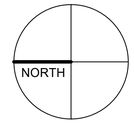

REV.	YYYY-MM-DD	REVISION / DRAWING ISSUE	REVIEW

ABBREVIATION

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CO -	CARBON MONOXIDE ALARM
EF -	EXHAUST FAN
FD -	FLOOR DRAINAGE
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TD-	TRAVEL DISTANCE

CLIENT:

MORTEZA REZAEI

PROJECT

522-524 W KEITH RD.

522-524 WEST KEITH RD., NORTH VANCOUVER, BC

DRAWING TITLE

DESIGN RATIONAL

DRAWING ISSUE

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DRAWING NO.

A06

REVISION

CPTED

The project incorporates Crime Prevention Through Environmental Design principles through clear organization of public, semi-private and private areas.

The design provides a clearly identifiable residential entry, visible circulation routes, defined pedestrian movement and controlled access to common facilities.

The large areas of glazing also contribute to natural surveillance by improving visual connections between interior residential spaces and the surrounding environment.

Landscape areas will be arranged to define spaces and provide privacy without creating unnecessary concealed areas.

Open Space and Landscape

The site design incorporates substantial landscaped and permeable areas.

The proposed permeable and landscaped areas are intended to exceed the minimum requirement and contribute to a softer relationship between the building and surrounding properties.

The proposal also seeks to retain all off-site existing trees. The project site does not have on-site existing trees.

Landscape treatment will also help reinforce the transition between the contemporary building and the established residential neighbourhood.

The detailed landscape character can be further developed through the landscape plan.

1.2 Description of Project and Implementation of Project Goals

USE

The proposal is for a **10-unit strata residential development** replacing the existing single-family dwelling.

The use responds to the established residential context while providing additional housing in a location with direct access to schools and transit.

The family-oriented unit mix is a central component of the proposal, with **70% of the units containing three bedrooms**.

The location directly opposite St. Thomas Aquinas Regional Secondary School and near transit makes the site particularly appropriate for larger family-oriented homes.

The project also provides indoor and outdoor amenities, private balconies, bicycle storage and accessible vertical circulation.

INTENSITY

The proposed intensity consists of **10 residential units within a four-storey building on a 779.27 m² site**.

The compact building footprint allows the development to provide additional housing while maintaining areas for landscaping, permeable surfaces, outdoor amenity, pedestrian circulation and parking.

The proposed development does not rely on a density transfer.

The project's location along West Keith Road, directly opposite a secondary school and close to transit, provides an important locational context for the proposed increase in residential intensity.

The project seeks to concentrate housing in a location where residents have convenient access to existing community facilities and transportation options while maintaining a carefully considered relationship with the surrounding residential properties.

Shadow and Solar Considerations

Shadow impact was considered as part of the massing development.

The building form was refined to minimize unnecessary impacts on neighbouring properties while maintaining the proposed residential program.

The higher topographic elevation of the east-side neighbour was considered in the building's relationship to that property.

The rooftop access element was positioned toward the east as part of the effort to reduce potential shadow effects toward the western neighbour.

A formal shadow study has been prepared as part of the project documentation.

Parking and Access

Five vehicle parking spaces are proposed, consisting of **four regular stalls and one small stall**, representing the minimum required parking provision.

Vehicle access is from **West Keith Road**.

Bicycle access is provided beside the guardrail and connects to the building's entry stair.

This arrangement creates a clear relationship between vehicle access, pedestrian entry and bicycle circulation.

Bicycle Facilities

The proposal provides **17 bicycle lockers** and a dedicated bicycle room.

The bicycle facilities are intended to support residents who choose active transportation and reduce dependence on private vehicles.

The location of the bicycle access adjacent to the main entry provides a direct and convenient connection to the building.

Sustainability and Transportation

The project incorporates several sustainability and transportation measures, including:

- Heat pumps serving all residential units;
- Heat pump systems serving amenity spaces;
- Five EV charging spaces;
- 17 bicycle lockers;
- Permeable site areas;
- Extensive landscaping;
- Retention of all existing trees (off-site); and
- Efficient residential floor plans with good access to natural light.

Together, these measures contribute to a more sustainable and transportation-diverse residential development.

Overall Design Rationale

The proposed development is conceived as a **modern, family-oriented residential building that responds simultaneously to the school's contemporary architectural presence and the lower-density residential neighbourhood surrounding the site**.

The design does not simply increase the building volume to achieve additional residential capacity. Instead, the massing was progressively refined through a series of architectural studies to:

- Break down the initial rectangular volume;
- Establish distinct vertical architectural zones;
- Recess balconies into the building mass;
- Integrate rooftop access and common amenity;
- Reduce the northwest building volume in response to the neighbouring property and existing tree;
- Address privacy and shadow considerations; and
- Establish a contemporary material and colour palette.

The relationship with **St. Thomas Aquinas Regional Secondary School** is an important component of the architectural concept. The use of large windows, clean geometric forms, warm wood-textured brown materials, dark grey metal and glass creates a contemporary architectural language that is intended to be **visually complementary to the school's modern character**, while maintaining a distinct residential identity.

At the same time, the project's compact form, landscaping, privacy considerations and articulated massing provide a transition toward the surrounding single-family and duplex neighbourhood.

The result is intended to be a **context-responsive four-storey residential building providing 10 family-oriented strata homes**, with private balconies, indoor and outdoor common amenities, bicycle facilities, EV charging and access to transit and educational facilities.

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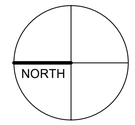

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CLIENT:

MORTEZA REZAEI

PROJECT

522-524 W KEITH RD.

522-524 WEST KEITH RD., NORTH VANCOUVER, BC

DRAWING TITLE

DESIGN RATIONAL

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FOR REZONING

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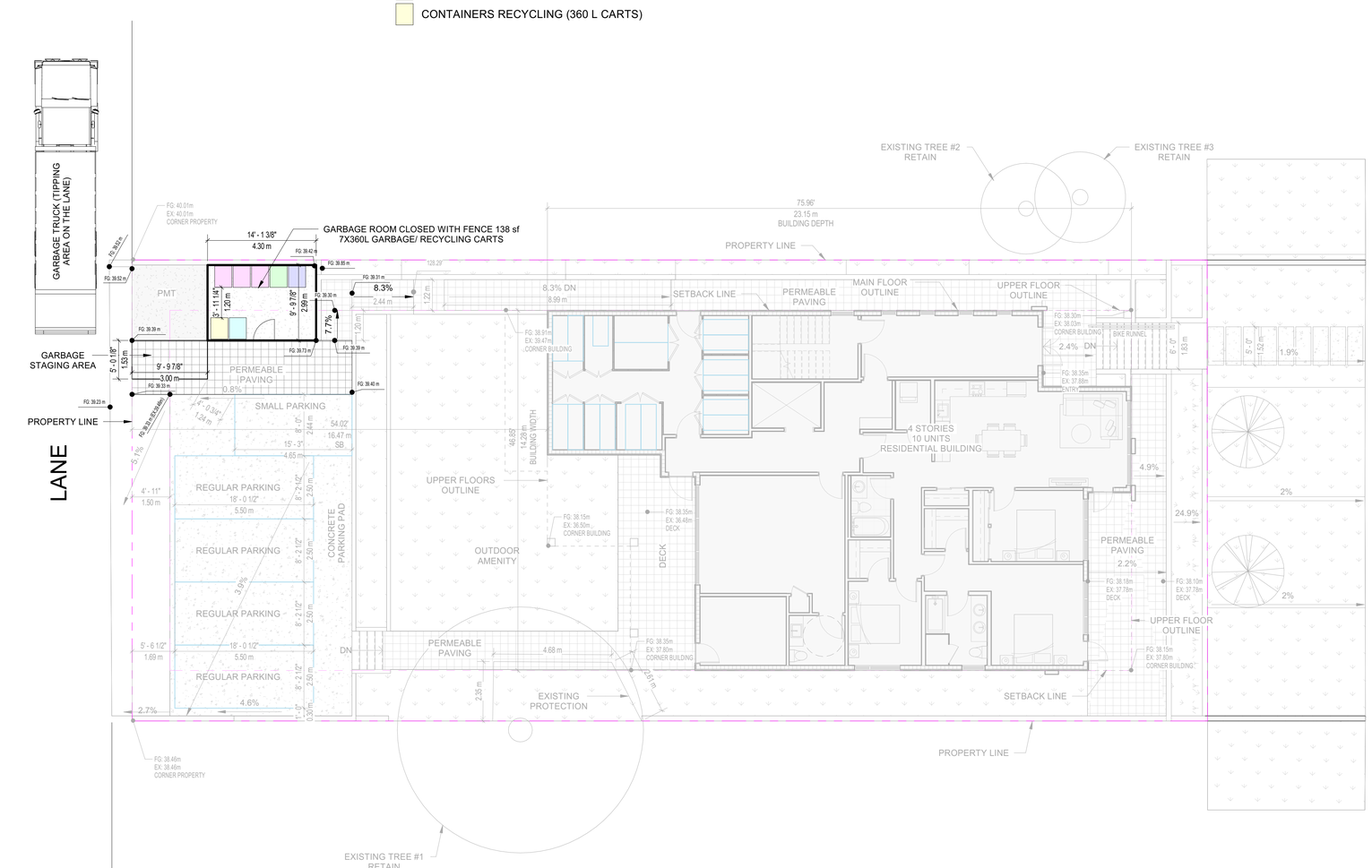
GLASS RECYCLING (360 L CARTS)

GARBAGE (360 L CARTS)

FOOD SCRAPS / ORGANICS (360 L CARTS)

PAPER/CARDBOARD RECYCLING (360 L CARTS)

CONTAINERS RECYCLING (360 L CARTS)



1 GARBAGE AND RECYCLING PLAN
1 : 100

WEST KEITH RD.

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CLIENT:

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PROJECT

522-524 W KEITH RD.

522-524 WEST KEITH RD., NORTH VANCOUVER, BC

DRAWING TITLE

GARBAGE AND RECYCLING PLAN

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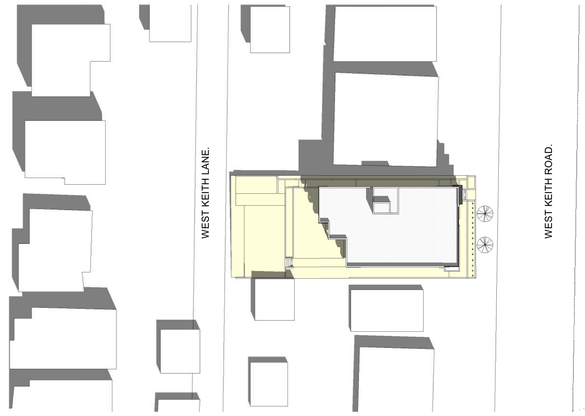
8 SHADOW _ JUNE 21, 10 AM
1 : 500



9 SHADOW _ JUNE 21, 12 PM
1 : 500



7 SHADOW _ JUNE 21, 2 PM
1 : 500



5 SHADOW _ SEPTEMBER 21, 10 AM
1 : 500



6 SHADOW _ SEPTEMBER 21, 12 PM
1 : 500



4 SHADOW _ SEPTEMBER 21, 2 PM
1 : 500



3 SHADOW _ DECEMBER 21, 10 AM
1 : 500



2 SHADOW _ DECEMBER 21, 12 PM
1 : 500



1 SHADOW _ DECEMBER 21, 2 PM
1 : 500

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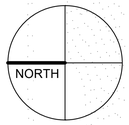

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DRAWING TITLE
SHADOW STUDY

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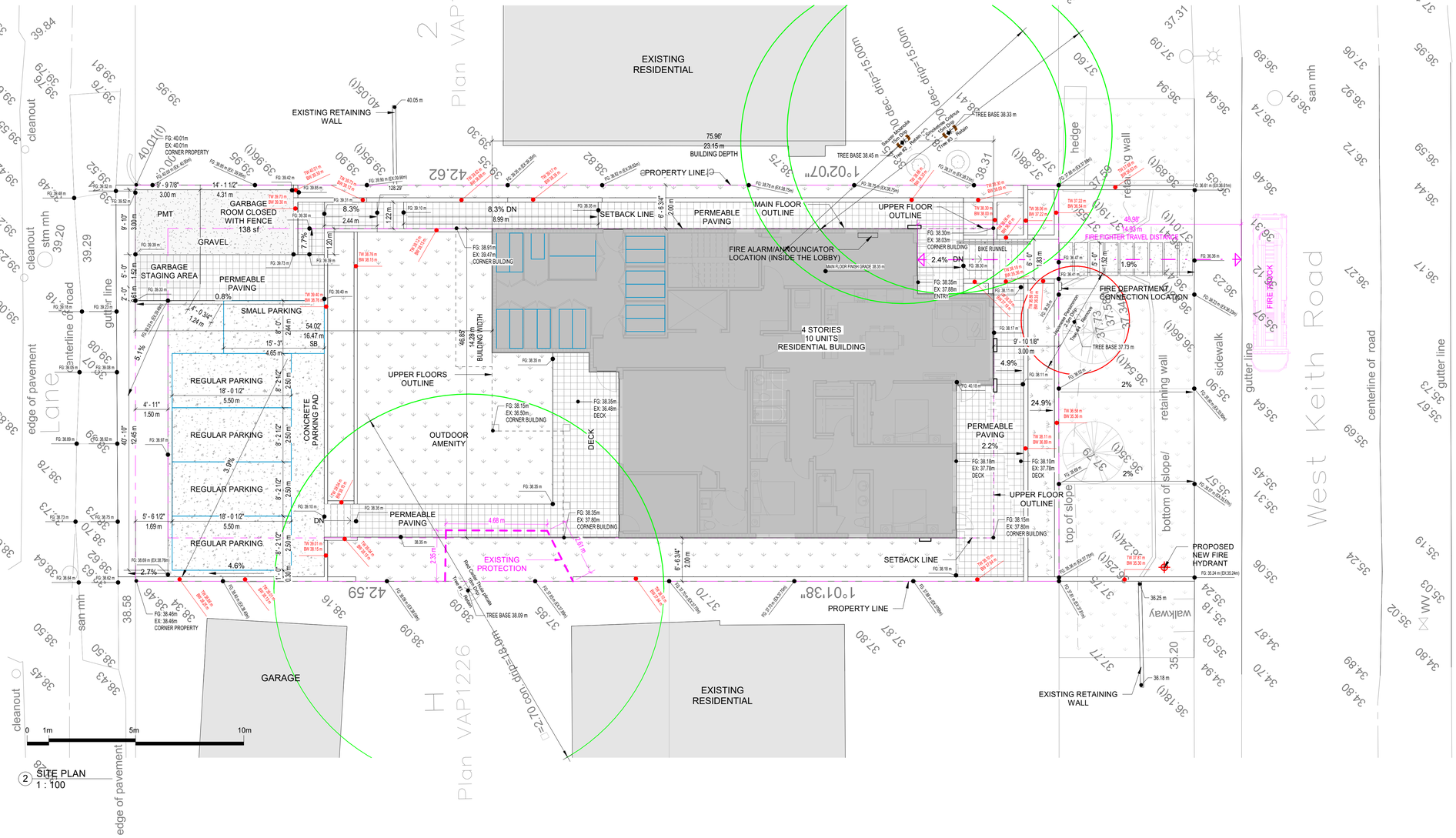

0 1m 5m 10m

② SITE PLAN
1 : 100

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REGISTERED ARCHITECT
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PROJECT

522-524 W KEITH RD.

522-524 WEST KEITH RD., NORTH VANCOUVER, BC

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SITE PLAN

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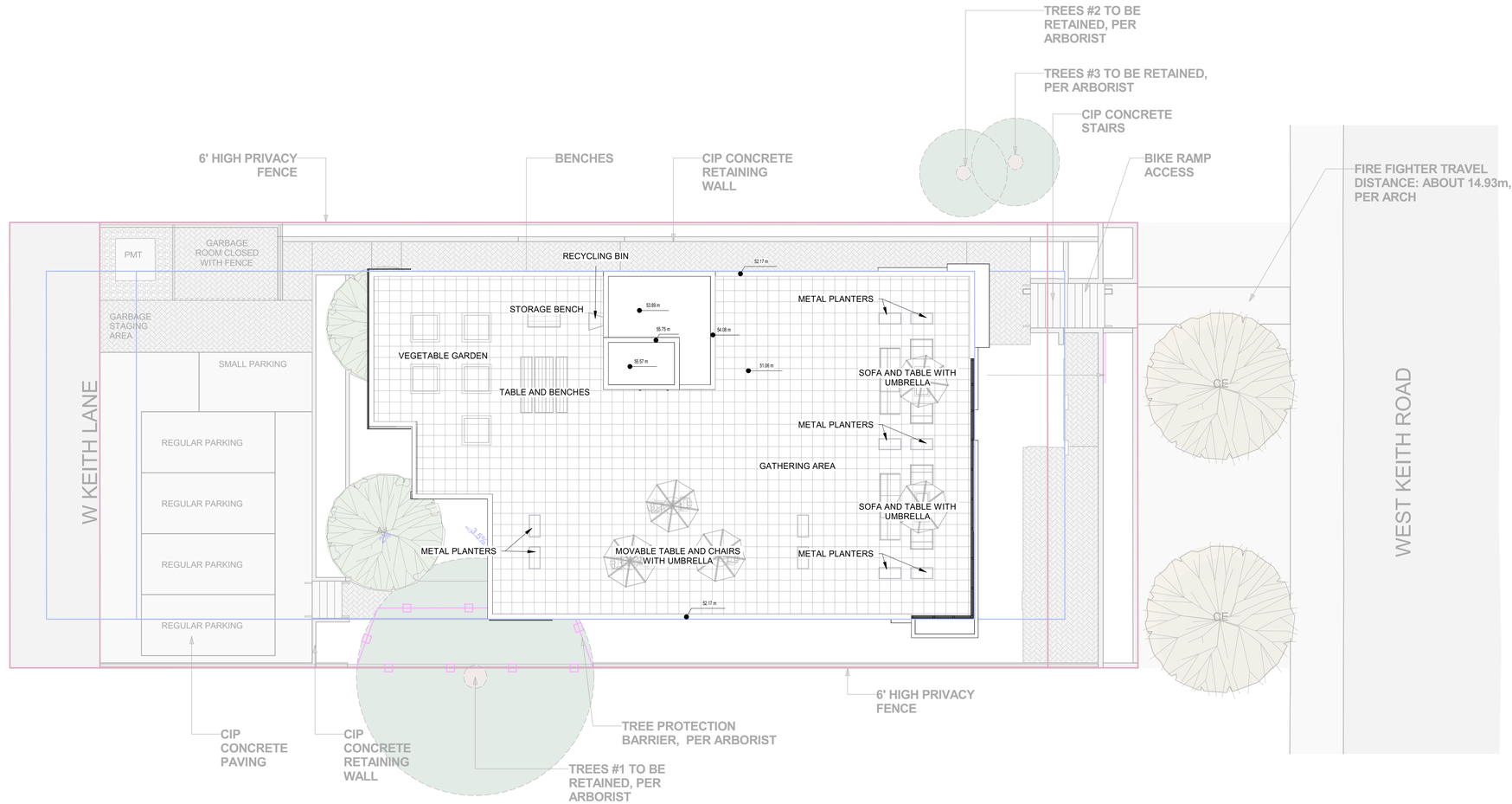

1 SITE PLAN - ROOF
1 : 100

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2026-10-30

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PROJECT
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SITE PLAN - ROOF

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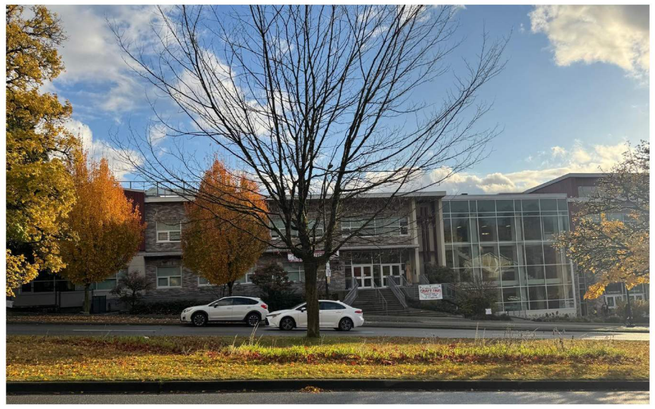
1 SOUTH ELEVATION STREET VIEW
1 : 100



HIGH SCHOOL ACROSS THE STREET







NEIGHBOURS PICTURES





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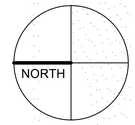

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STREET VIEW AND PICTURES

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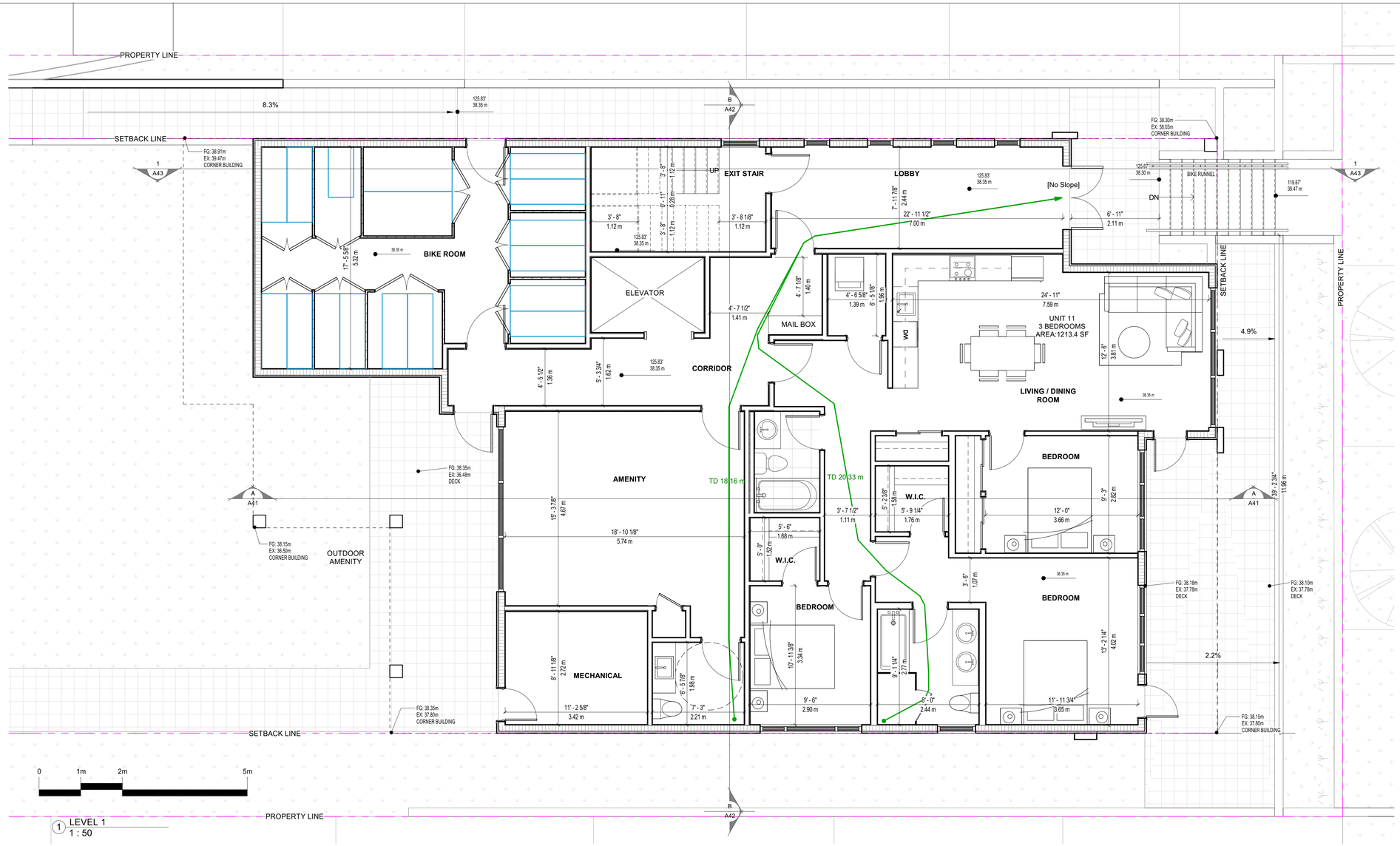


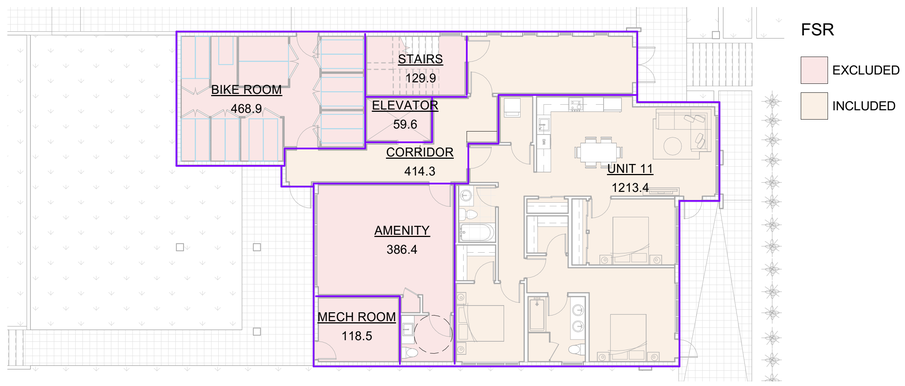
1 LEVEL 1
1 : 50

UNITS AREA			
LEVEL 1			
UNIT 11	3 BEDROOM	1213.4	112.72 m²
LEVEL 2			
UNIT 21	3 BEDROOM	1079.4	100.28 m²
UNIT 22	2 BEDROOM	755.2	70.16 m²
UNIT 23	3 BEDROOM	1034.6	96.12 m²
LEVEL 3			
UNIT 31	3 BEDROOM	1079.4	100.28 m²
UNIT 32	2 BEDROOM	755.2	70.16 m²
UNIT 33	3 BEDROOM	1034.6	96.12 m²
LEVEL 4			
UNIT 41	3 BEDROOM	1079.4	100.28 m²
UNIT 42	2 BEDROOM	755.2	70.16 m²
UNIT 43	3 BEDROOM	1034.6	96.12 m²
TOTAL: 10		9821.0	912.40 m²

LEVEL 1 AREA		
AMENITY	386.4	35.90 m²
BIKE ROOM	468.9	43.56 m²
CORRIDOR	414.3	38.49 m²
ELEVATOR	59.6	5.54 m²
MECH ROOM	118.5	11.01 m²
STAIRS	129.9	12.07 m²
UNIT 11	1213.4	112.72 m²
Total	2791.0	259.29 m²

FSR		
EXCLUDED		
LEVEL 1	1163.3	108.07 m²
LEVEL 2	220.3	20.47 m²
LEVEL 3	220.3	20.47 m²
LEVEL 4	220.3	20.47 m²
ROOF	240.7	22.36 m²
	2064.9	191.84 m²
INCLUDED		
LEVEL 1	1627.7	151.22 m²
LEVEL 2	2951.1	274.16 m²
LEVEL 3	2951.1	274.16 m²
LEVEL 4	2951.1	274.16 m²
	10480.9	973.71 m²
TOTAL	12545.8	1165.54 m²

UNIT MIX					
Level	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL
LEVEL 1	0	0	0	1	1
LEVEL 2	0	0	1	2	3
LEVEL 3	0	0	1	2	3
LEVEL 4	0	0	1	2	3
ROOF	0	0	0	0	0
TOTAL	0	0	3	7	10



2 LEVEL 1 FSR AREA
1" = 10'-0"

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REGISTERED ARCHITECT
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2026-10-30

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CONSTRUCTION TO COMPLY WITH BCBC 2024, AND THE CITY OF NORTH VANCOUVER ZONING BYLAWS

NORTH:

NORTH

REV.	YYYY-MM-DD	REVISION / DRAWING ISSUE	REVIEW

ABBREVIATION

BW - BOTTOM OF WALL
CO - CARBON MONOXIDE ALARM
EF - EXHAUST FAN
FD - FLOOR DRAINAGE
FG - FINISH GRADE
EX - EXISTING GRADE
TOP - TOP OF PARAPET
RES - RESIDENTIAL
REG - REGULAR STALL
SML - SMALL STALL
SA - SMOKE ALARM
TW - TOP OF WALL
WIC- WALK IN CLOSET
TD- TRAVEL DISTANCE

CLIENT:

MORTEZA REZAEI

PROJECT

522-524 W KEITH RD.

522-524 WEST KEITH RD., NORTH VANCOUVER, BC

DRAWING TITLE

LEVEL 1 FLOOR PLAN

DRAWING ISSUE

FOR REZONING

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25152	OCT. 30, 2026	SM
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DRAWING NO. A21

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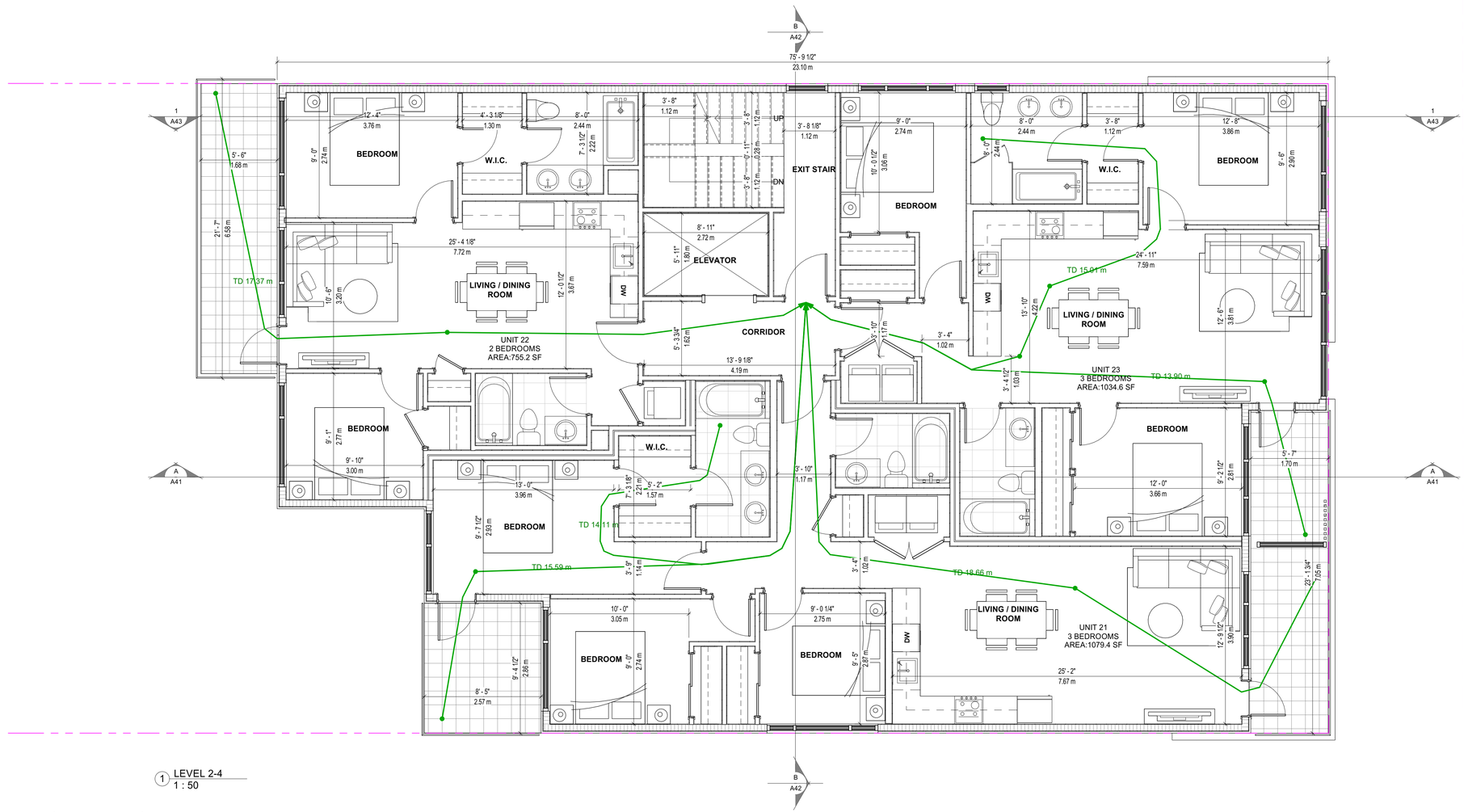
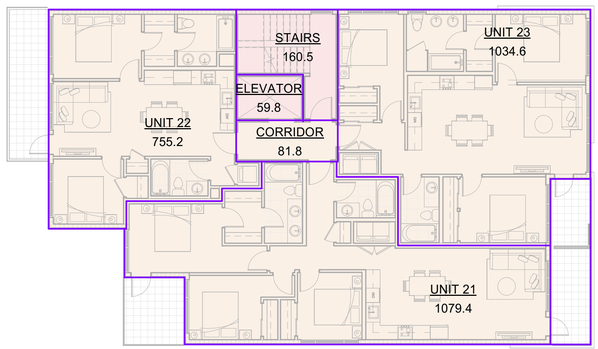


1 LEVEL 2-4
1 : 50

0 1m 2m 5m

UNITS AREA			
LEVEL 1			
UNIT 11	3 BEDROOM	1213.4	112.72 m²
LEVEL 2			
UNIT 21	3 BEDROOM	1079.4	100.28 m²
UNIT 22	2 BEDROOM	755.2	70.16 m²
UNIT 23	3 BEDROOM	1034.6	96.12 m²
LEVEL 3			
UNIT 31	3 BEDROOM	1079.4	100.28 m²
UNIT 32	2 BEDROOM	755.2	70.16 m²
UNIT 33	3 BEDROOM	1034.6	96.12 m²
LEVEL 4			
UNIT 41	3 BEDROOM	1079.4	100.28 m²
UNIT 42	2 BEDROOM	755.2	70.16 m²
UNIT 43	3 BEDROOM	1034.6	96.12 m²
TOTAL: 10		9821.0	912.40 m²

L2-4 AREA			
UNIT 21	3 BEDROOM	1079.4	100.28 m²
UNIT 22	2 BEDROOM	755.2	70.16 m²
UNIT 23	3 BEDROOM	1034.6	96.12 m²
CORRIDOR		81.8	7.60 m²
STAIRS		160.5	14.91 m²
ELEVATOR		59.8	5.56 m²
TOTAL		3171.4	294.63 m²



2 LEVEL 2-4 FSR AREA
1" = 10'-0"

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CLIENT:
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PROJECT
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522-524 WEST KEITH RD., NORTH VANCOUVER, BC

DRAWING TITLE
LEVEL 2-4 FLOOR PLAN

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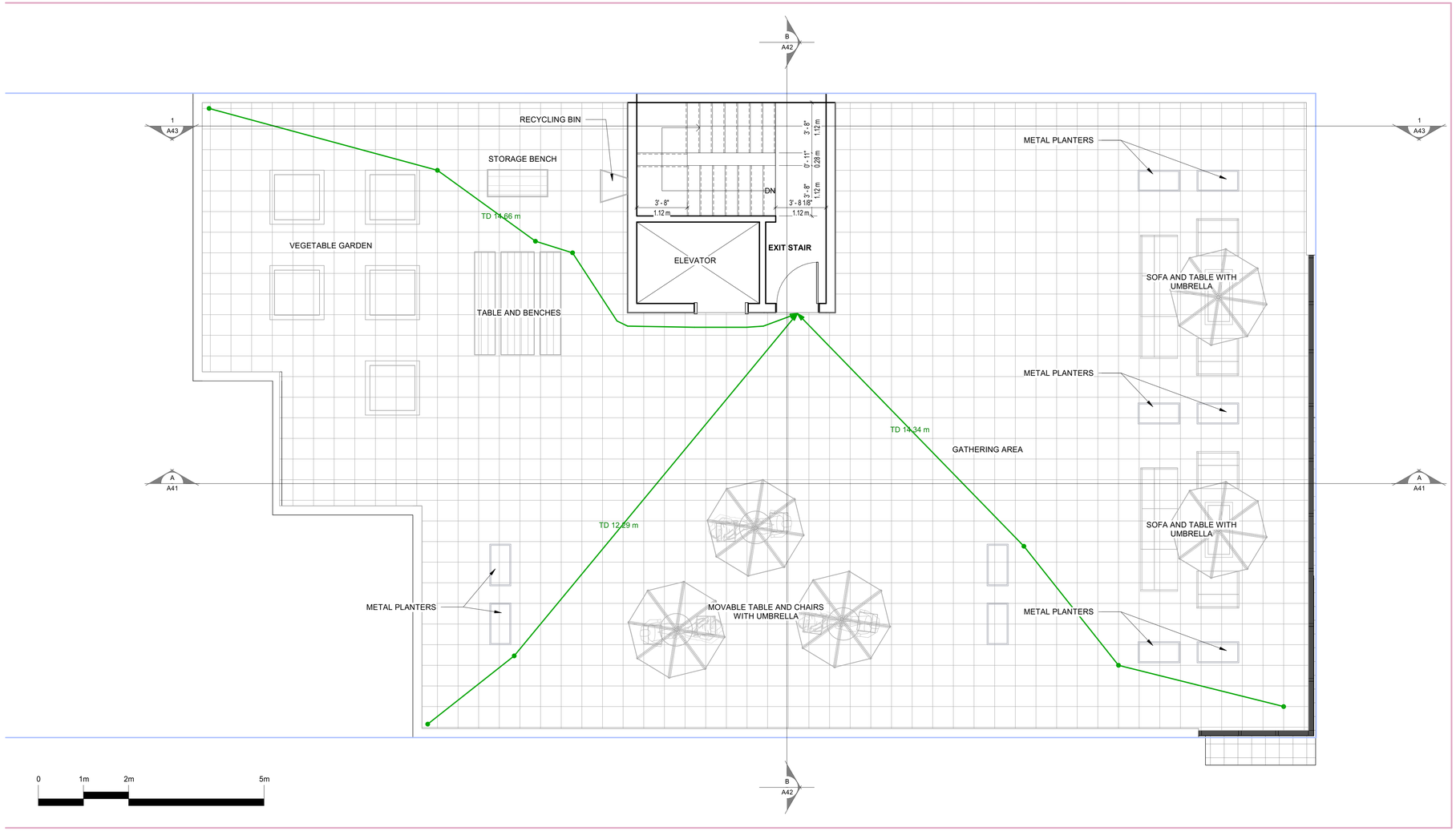
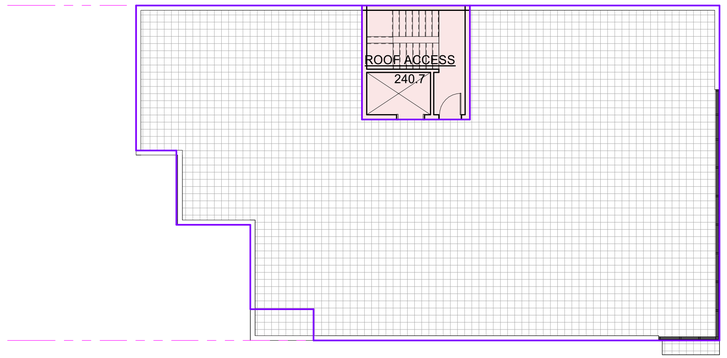


1 ROOFTOP ACCESS PLAN
1 : 50



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CLIENT:

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PROJECT

522-524 W KEITH RD.

522-524 WEST KEITH RD., NORTH VANCOUVER, BC

DRAWING TITLE

ROOFTOP ACCESS PLAN

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A23

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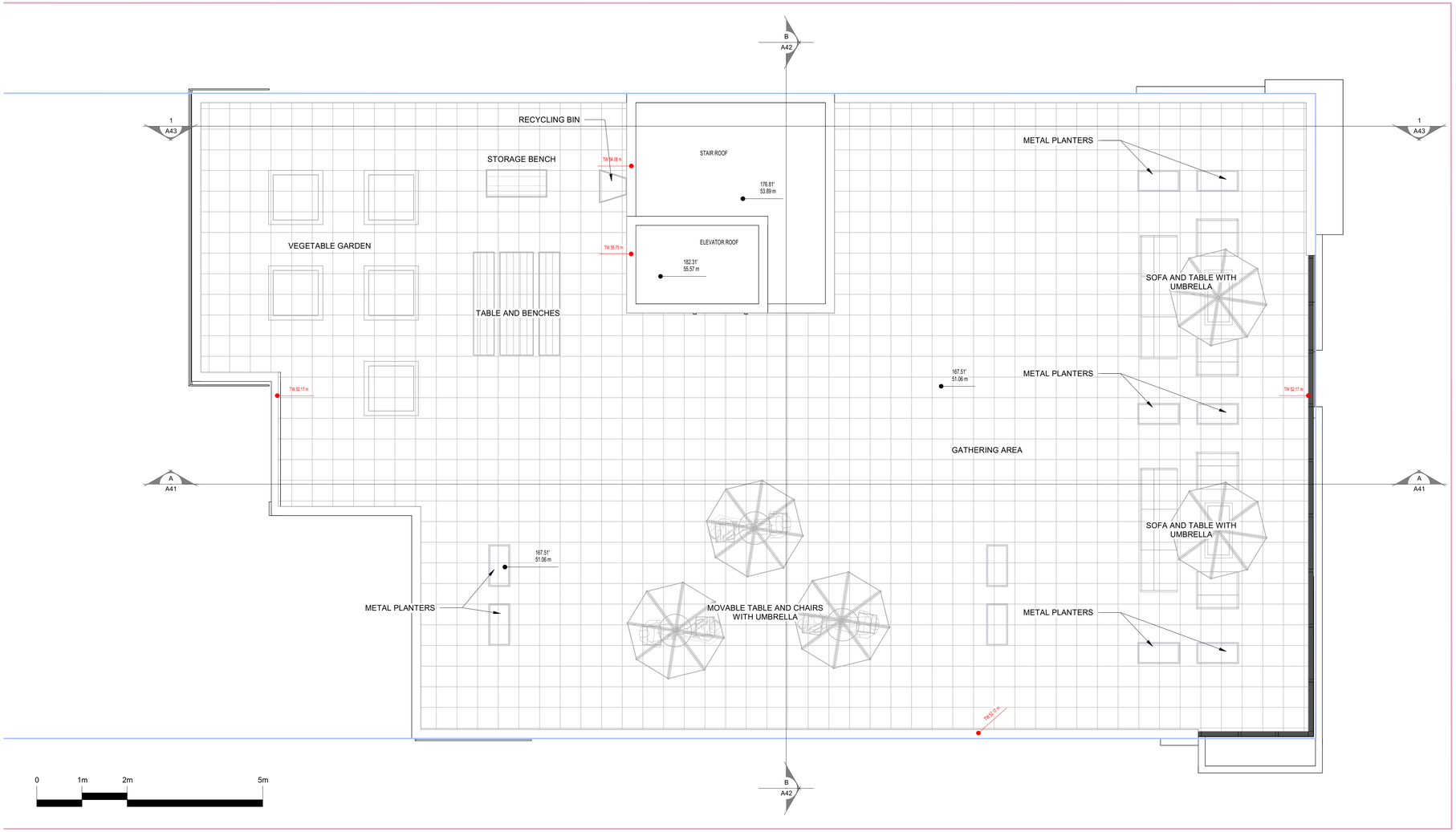

1 ROOF PLAN
1 : 50

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CLIENT:

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PROJECT

522-524 W KEITH RD.

522-524 WEST KEITH RD., NORTH VANCOUVER, BC

DRAWING TITLE

ROOF PLAN

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1 SOUTH ELEVATION
1 : 50



2 NORTH ELEVATION
1 : 50

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522-524 WEST KEITH RD., NORTH VANCOUVER, BC

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SOUTH AND NORTH ELEVATIONS

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DRAWING NO. A31

REVISION



1 EAST ELEVATION
1 : 50

SPATIAL SEPARATION BETWEEN SPRINKLERED HOUSES

TABLE 3.2.3.1.-D BCBC 2024										
FACADE	EXPOSING BUILDING FACE AREA				LIMITING DISTANCE TO CLOSET WALL WITH GLAZING				MAX. % ALLOWED	% PROVIDED
EAST	**3324.25**	ft^2	308.83	m^2	**6.56**	ft	2.00	m	16.00%	10.11%
WEST	**3322.33**	ft^2	308.65	m^2	**6.56**	ft	2.00	m	16.00%	10.82%

WINDOW AREA **336.00**
WINDOW AREA **359.33**

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522-524 WEST KEITH RD., NORTH VANCOUVER, BC

DRAWING TITLE

EAST ELEVATION

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REVISION



1 WEST ELEVATION
1 : 50

SPATIAL SEPARATION BETWEEN SPRINKLERED HOUSES

TABLE 3.2.3.1.-D BCBC 2024

FACADE	EXPOSING BUILDING FACE AREA				LIMITING DISTANCE TO CLOSET WALL WITH GLAZING				MAX. % ALLOWED	% PROVIDED
EAST	**3324.25**	ft^2	308.83	m^2	**6.56**	ft	2.00	m	16.00%	10.11%
WEST	**3322.33**	ft^2	308.65	m^2	**6.56**	ft	2.00	m	16.00%	10.82%

WINDOW AREA **336.00**

WINDOW AREA **359.33**

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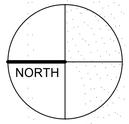

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PROJECT

522-524 W KEITH RD.

522-524 WEST KEITH RD., NORTH VANCOUVER, BC

DRAWING TITLE

WEST ELEVATION

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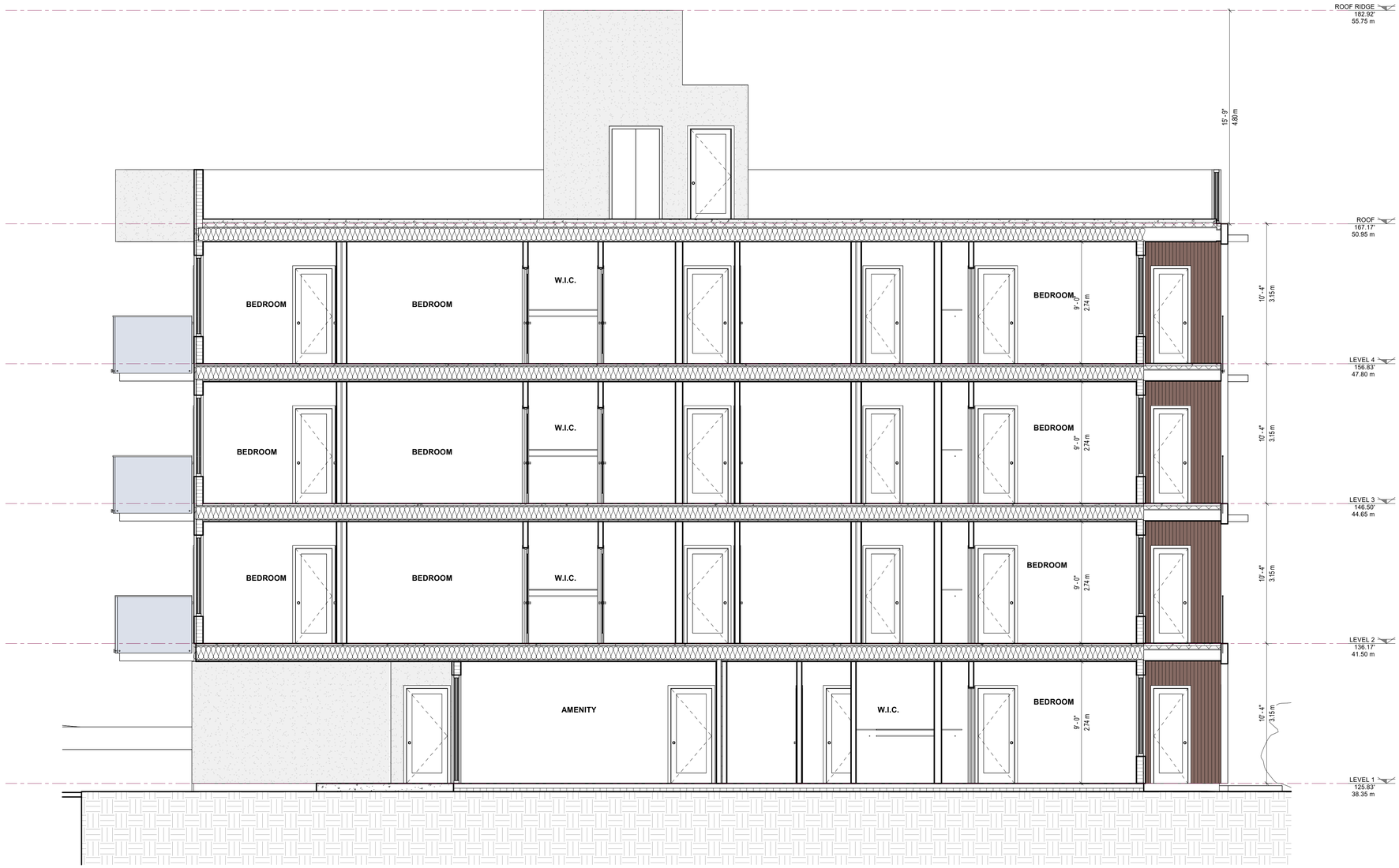

A SECTION A
1 : 50

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CLIENT:

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PROJECT

522-524 W KEITH RD.

522-524 WEST KEITH RD., NORTH VANCOUVER, BC

DRAWING TITLE

SECTION A

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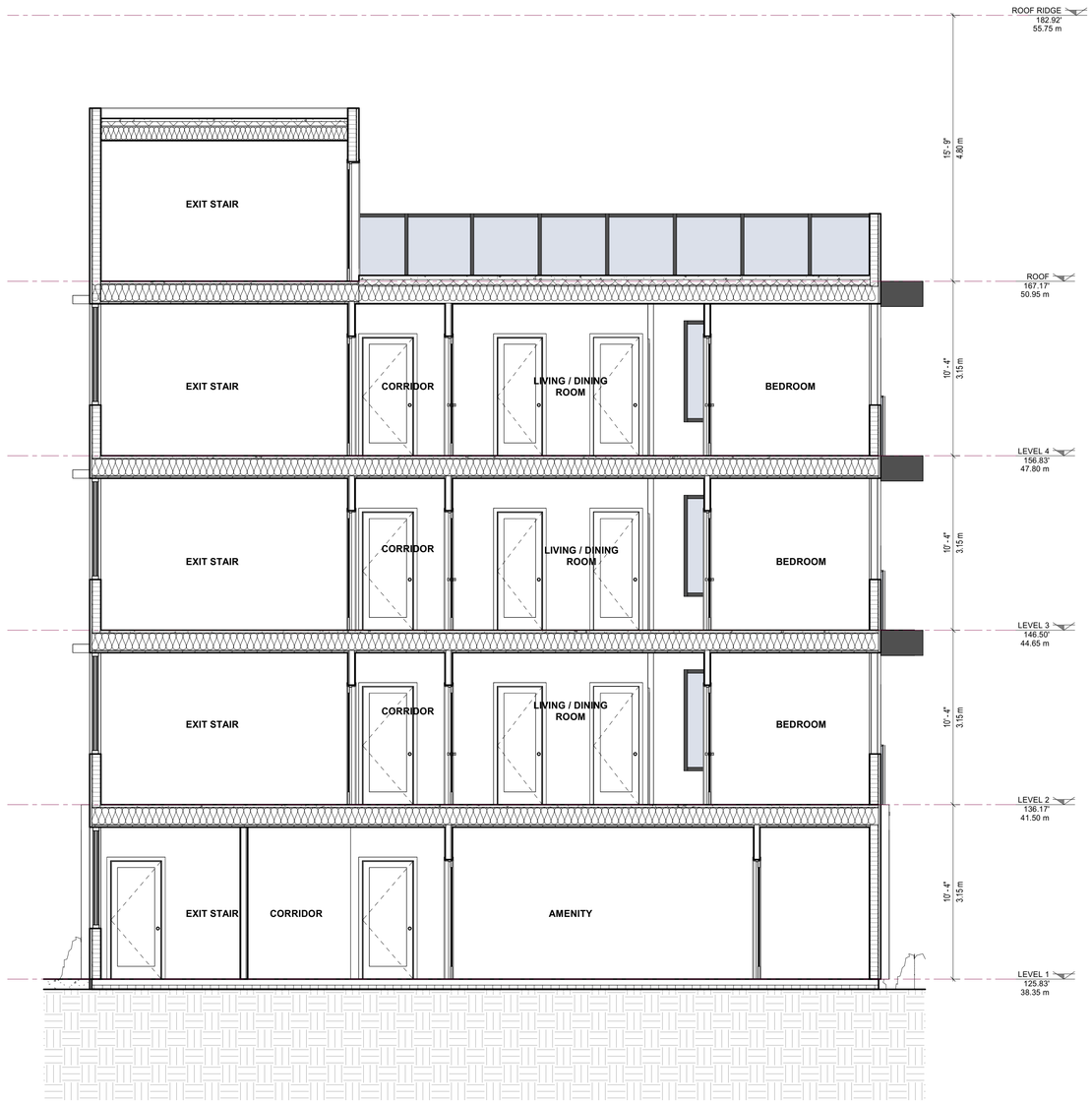

B SECTION B
1 : 50

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PROJECT

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SECTION B

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1 SECTION A1
1 : 50

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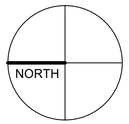

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SECTION C

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