



EAST 4TH STREET ELEVATION

REZONING APPLICATION
HOMES ON FOURTH
618 EAST 4TH STREET, NORTH VANCOUVER

Legal Address: LOT 23, BLOCK 18, DL. 273, PLAN 1063
PID: 014-871-076

OWNERS: GORDON KLEAMAN AND KEN LINEHAM
APPLICANT: VERNACULAR STUDIO INC.

ISSUED FOR: REZONING
REVISION: REZONING
AUGUST 8, 2023
MARCH 25, 2025

PROJECT SYNOPSIS

Current Lot Area: 15.24 M x 42.67 = 649.0 SM [50' X 140' = 6,986 SF]
Current Zoning: RS1
Proposed Zoning: RS2 (with minimum lot size relaxation)
As minimum lot size is 334.45 SM (3,600 SF) lot area. Ref. Bylaw 506 (1)d

Proposed FSR: 0.50 FOR EACH LOT

Subdivision: From ONE LOT INTO TWO LOTS OF 7.62 M. (25 FT.) WIDE

DRAWING INDEX

ARCHITECTURAL DRAWINGS

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- A-02 FLOOR PLANS - BASEMENT BOTH LOTS
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Lot A (WEST)

Lot Area: 7.62 X 41.71 = 317.83 SM
25.0' X 136.86' = 3,421.50 SF

FSR Allowed (0.50): 325.14. X 0.5 = 158.91 SM [1,710.50 SF]
FSR Proposed: 158.50 SM [1,706.0 SF]
Lot Coverage Allowed: 30% 95.34 SM [1,026.30 SF]
Lot Coverage Proposed: 30%
BLDG. HEIGHT: 8.90 M [61.98']

FLOOR AREA (FSR CALCULATION)
Main Floor 77.57 SM [835.0 SF]
Upper 80.91 SM [871.0 SF]
Basement (77.57 SM [835.0 SF])
Total FSR 148.50 SM [1,706.0 SF]

SETBACKS:	ALLOWED	PROPOSED
FRONT:	4.57 M [15.0']	6.13 M [21.1']
REAR @35% LOT DEPTH:	14.59 M [47.9']	18.78 M [61.6']
EAST SIDE:	1.2 M [4.0']	1.2 M [4.0']
WEST SIDE:	1.2 M [4.0']	1.2 M [4.0']
HOUSE TO GARAGE:	3.0 M. [10.0']	11.15 M [36.60']

Accessory Building:10%	32.45 SM [349.3 SF]	20.43 SM [220.0 SF]
Parking:	2	2
SECONDARY SUITE: 40%	63.35 SM [682.4 SM]	40% 63.35 SM [682.4 SM]
PARKING:	One CAR PAD ALLOCATED FOR EACH DWELLING UNIT	
BIKE:	2 ENCLOSED	

Lot B (EAST)

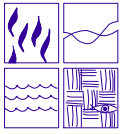
Lot Area: 7.62 X 41.71 = 317.83 SM
25.0' X 136.86' = 3,421.50 SF

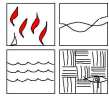
FSR Allowed (0.50): 325.14. X 0.5 = 158.91 SM [1,710.50 SF]
FSR Proposed: 158.21 SM [1,703.0 SF]
Lot Coverage Allowed: 30% 95.34 SM [1,026.30 SF]
Lot Coverage Proposed: 30%
BLDG. HEIGHT: 9.60 M [31.50']

FLOOR AREA (FSR CALCULATION)
Main Floor 74.88 SM [806.0 SF]
Upper 83.33 SM [897.0 SF]
Basement (74.88 SM [806.0 SF])
Total FSR 158.21 SM [1,703.0 SF]

SETBACKS:	ALLOWED	PROPOSED
FRONT:	4.57 M [15.0']	16.45 M [53.97']
REAR @35% LOT DEPTH:	14.59 M [47.9']	10.21 M [33.52'] 24.5%
EAST SIDE:	1.2 M [4.0']	1.2 M [4.0']
WEST SIDE:	1.2 M [4.0']	1.2 M [4.0']
HOUSE TO GARAGE:	3.0 M. [10.0']	2.61 M. [8.57']

Accessory Building:10%	32.45 SM [349.3 SF]	21.46 SM [231.0 SF]
Parking:	2	2
SECONDARY SUITE: 40%	63.35 SM [681.2 SM]	63.35 SM [681.0 SM]
PARKING:	One CAR PAD ALLOCATED FOR EACH DWELLING UNIT	
BIKE:	2 ENCLOSED	





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LEGEND:

- FINISH ELEV.
- POWER VENT
- FLOOR DRAIN
- SMOKE ALARM



REVISIONS:

7		
6		
5		
4	SUBDIV./REZ.	APRIL 30, 2025
3	SUBDIV./REZ.	MARCH 26, 2025
2	SUBDIV./REZ.	OCT. 28, 2024
1	SUBDIV./REZ.	AUG. 08, 2023
NO.	ISSUE FOR	DATE

PROJECT:

618 E 4TH.

DRAWING TITLE:

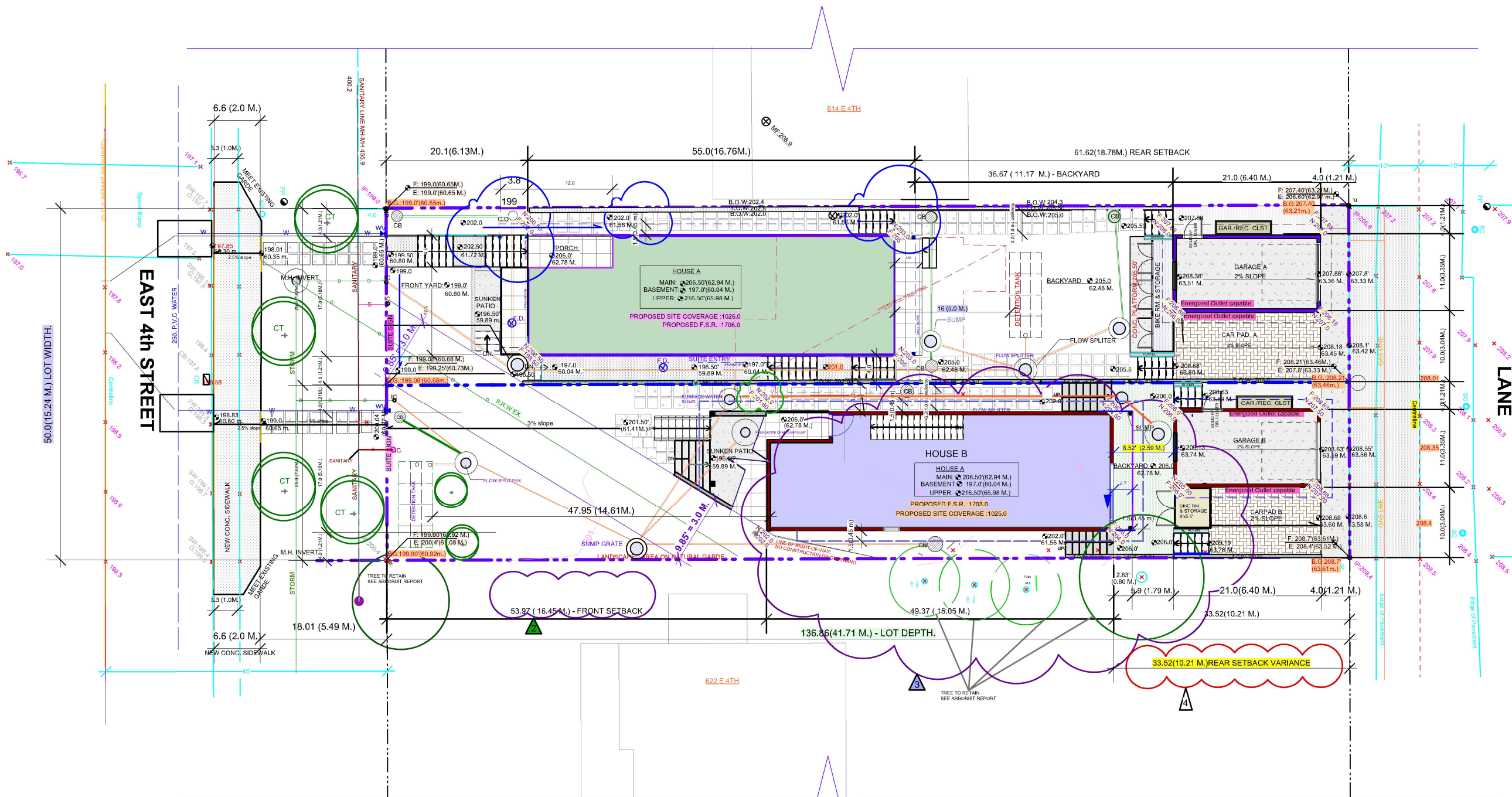
SITE PLAN

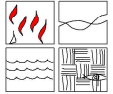
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PROJECT:

618 E 4TH.

DRAWING TITLE:

BASEMENT
FLOOR PLANS
HOUSE A&B

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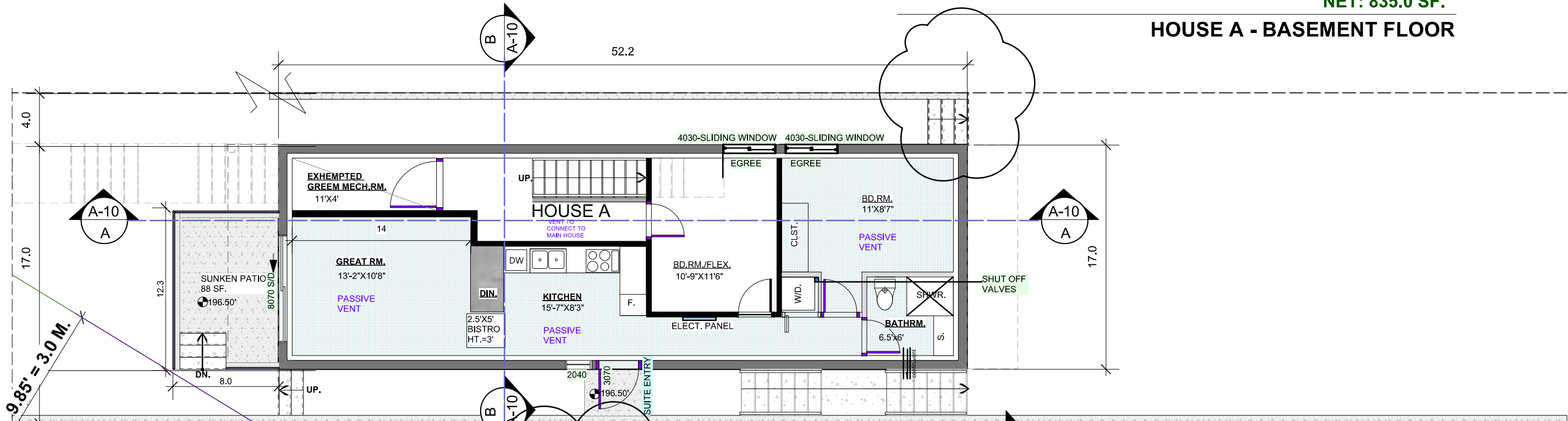
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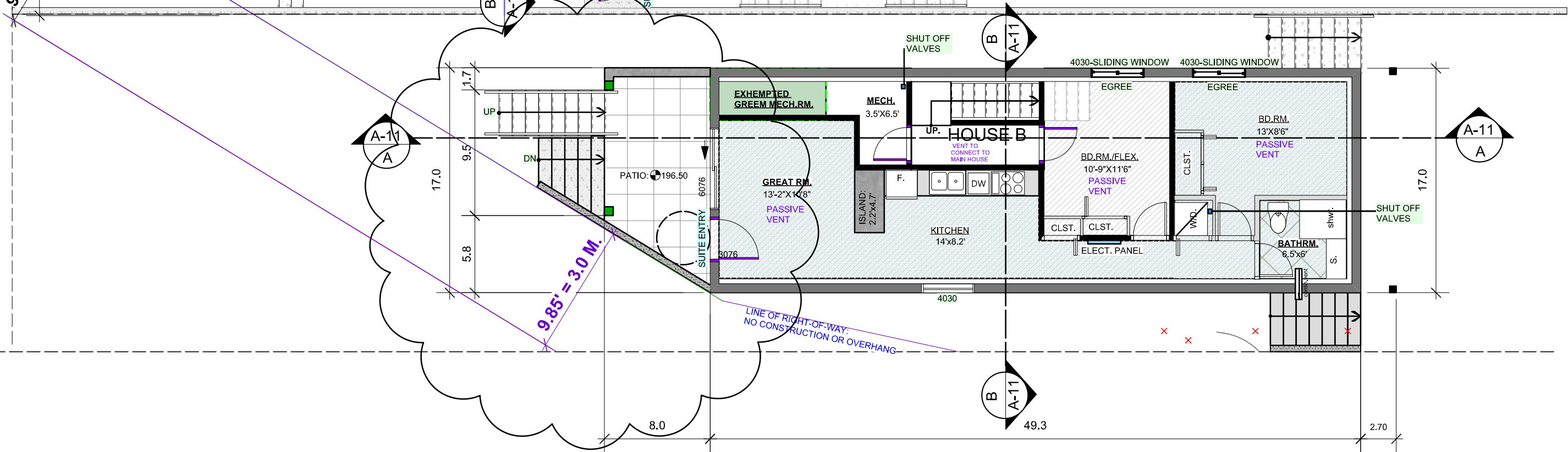
SUITE: 584.0 SF.
GROSS: 889.0 SF.
GREEN MECH.RM.: 54.0 SF.
NET: 835.0 SF.

HOUSE A - BASEMENT FLOOR



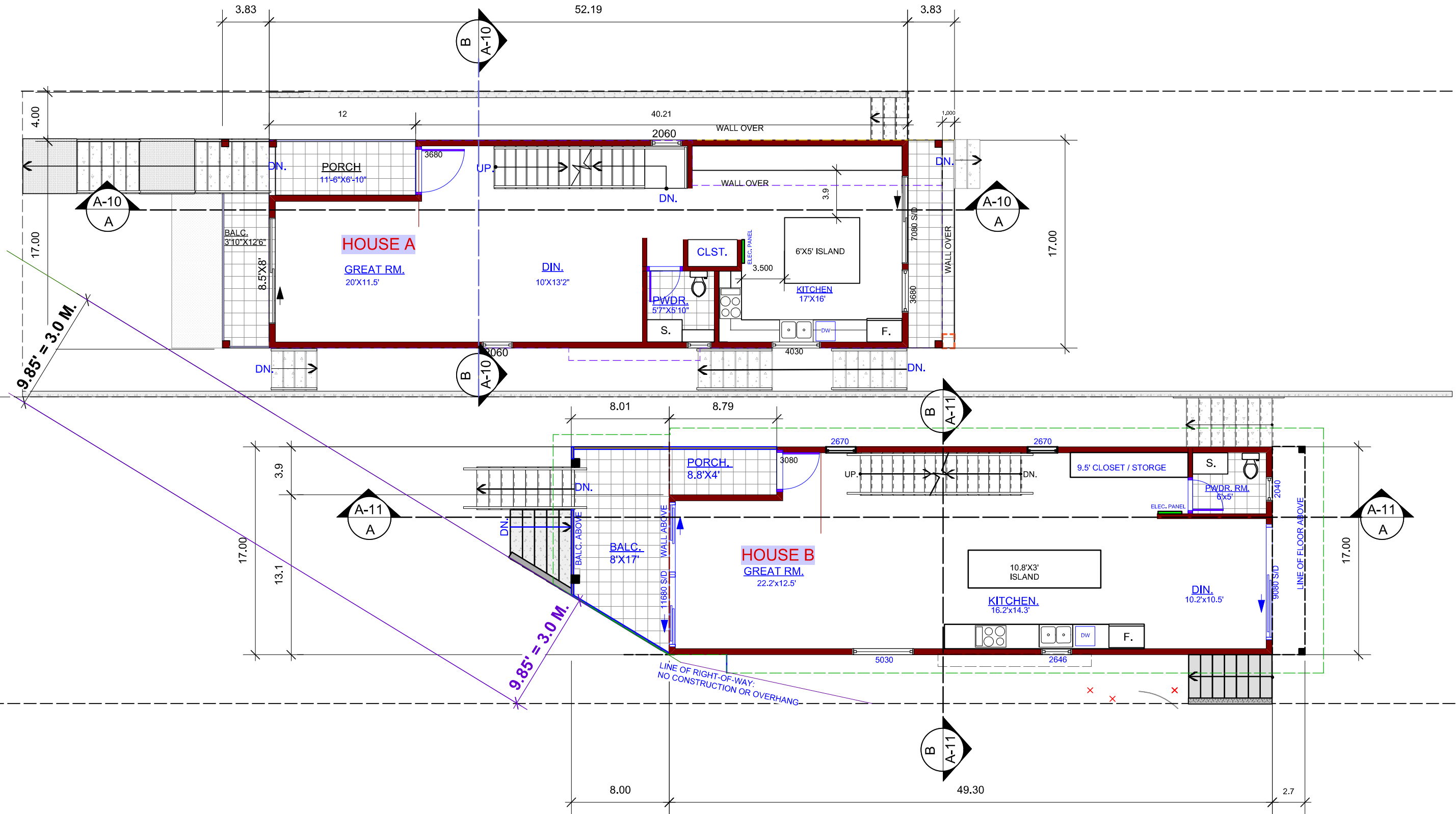
SUITE: 684.0 SF.
GROSS: 840.0 SF.
GREEN MECH.RM.: 34.0 SF.
NET: 806.0 SF.

HOUSE B - BASEMENT FLOOR



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3	SUBDIV./REZ.	MARCH, 26, 2025
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HOUSE A - MAIN FLOOR



HOUSE B - MAIN FLOOR

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618 E 4TH.

DRAWING TITLE:

UPPER
FLOOR PLANS
HOUSE A&B

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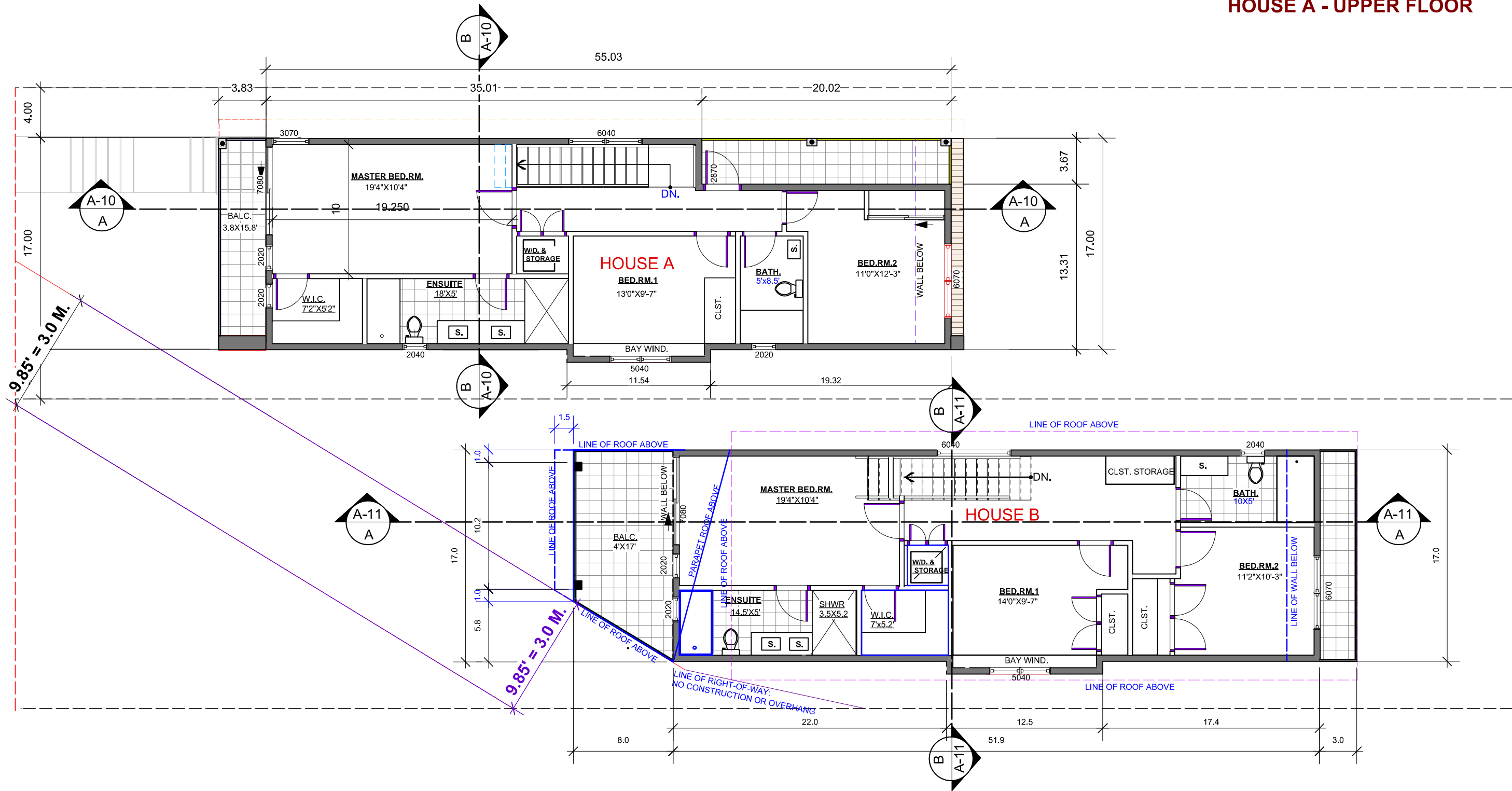
A-04

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871.0 SF.

HOUSE A - UPPER FLOOR



897.0 SF.

HOUSE B, UPPER FLOOR

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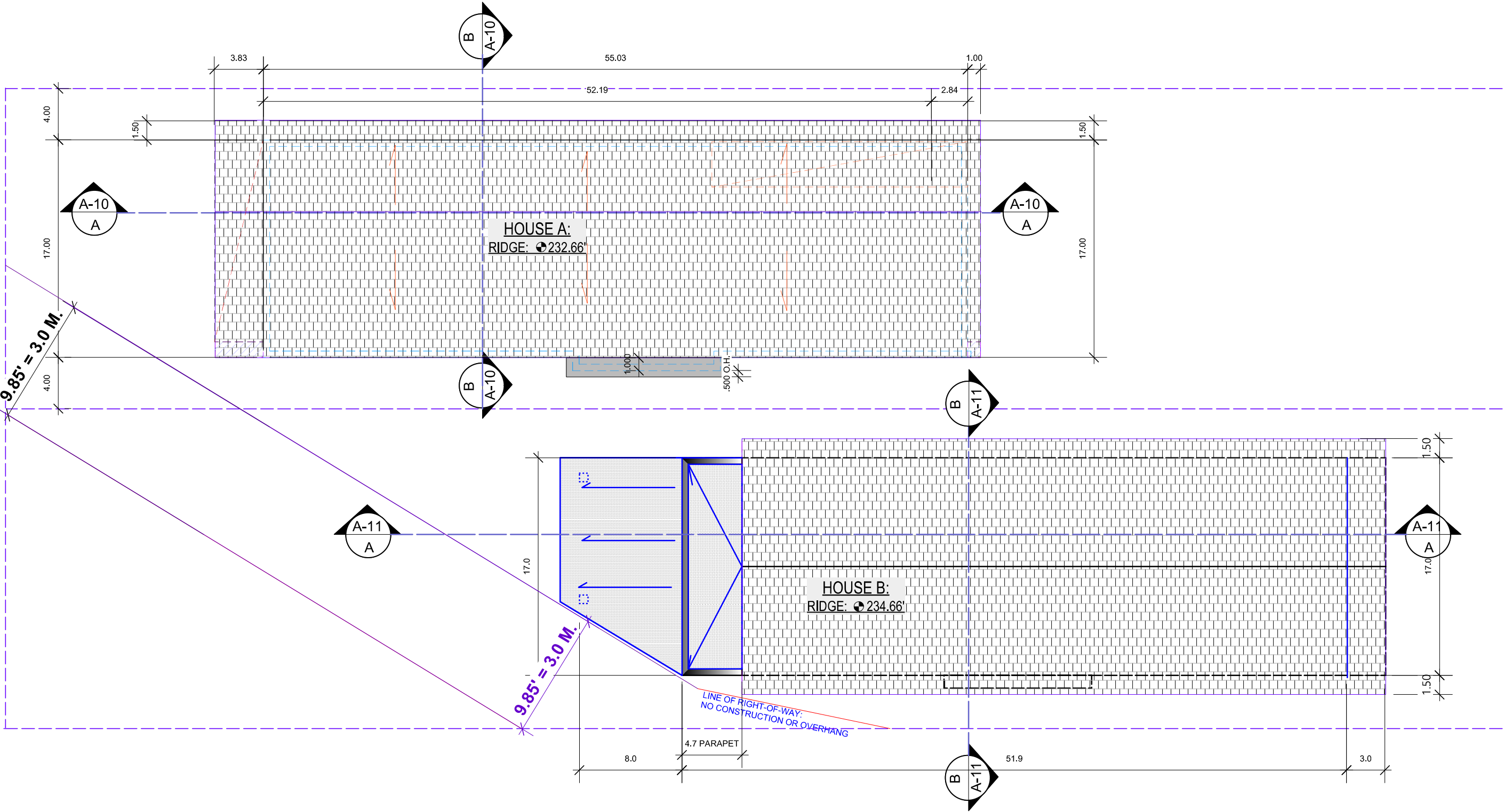
ROOF PLANS
HOUSE A&B

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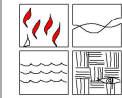
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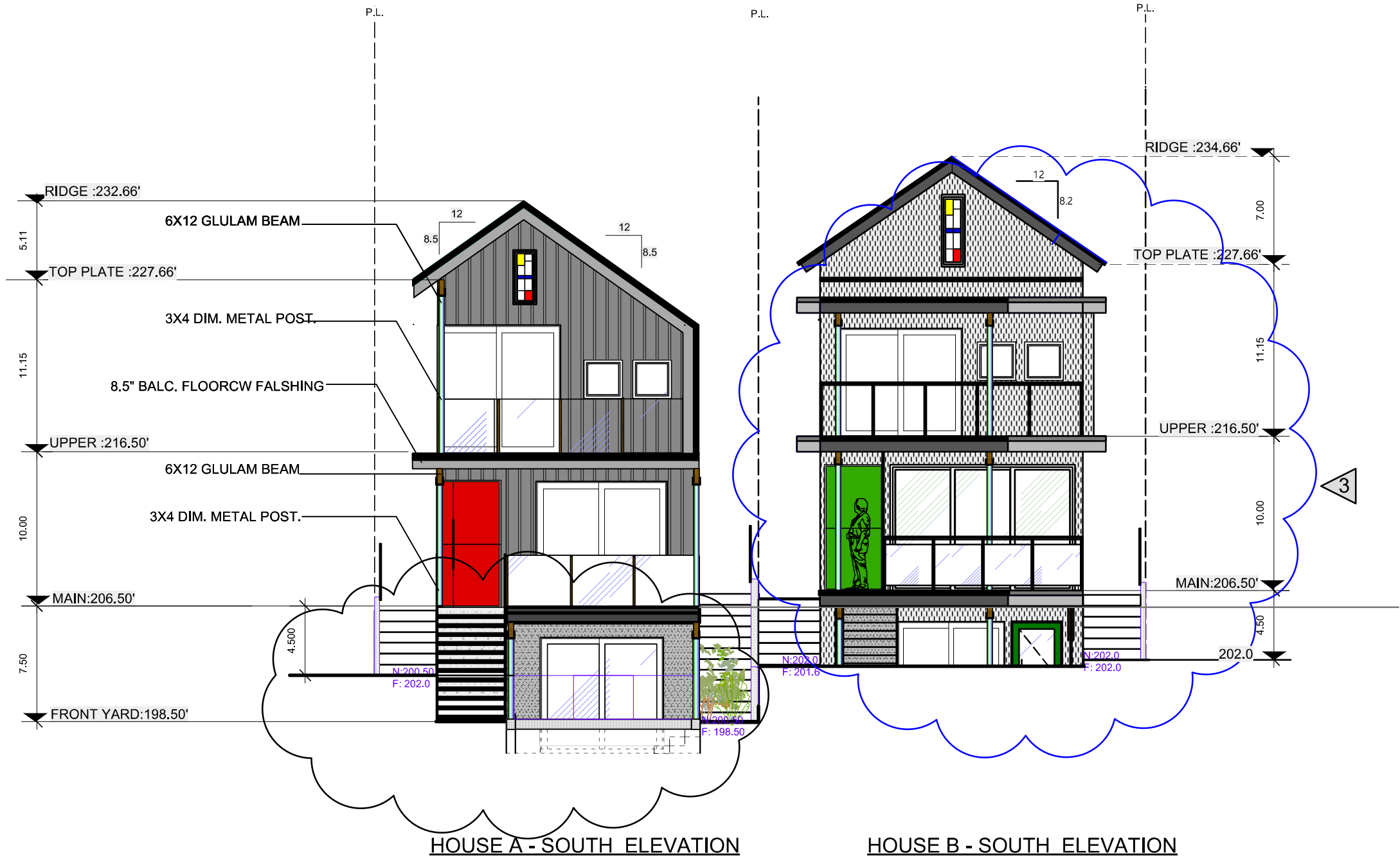
ROOF PLANS, HOUSE A&B



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PROJECT:

618 E 4TH.

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FRONT ELEVATIONS
HOUSE A&B

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A-06

HOUSE A , HIGHT CALCUL.
FRONT AVE: 199.0+199.25=199.12'
REAR AVE: 206.6+207.8=207.20'

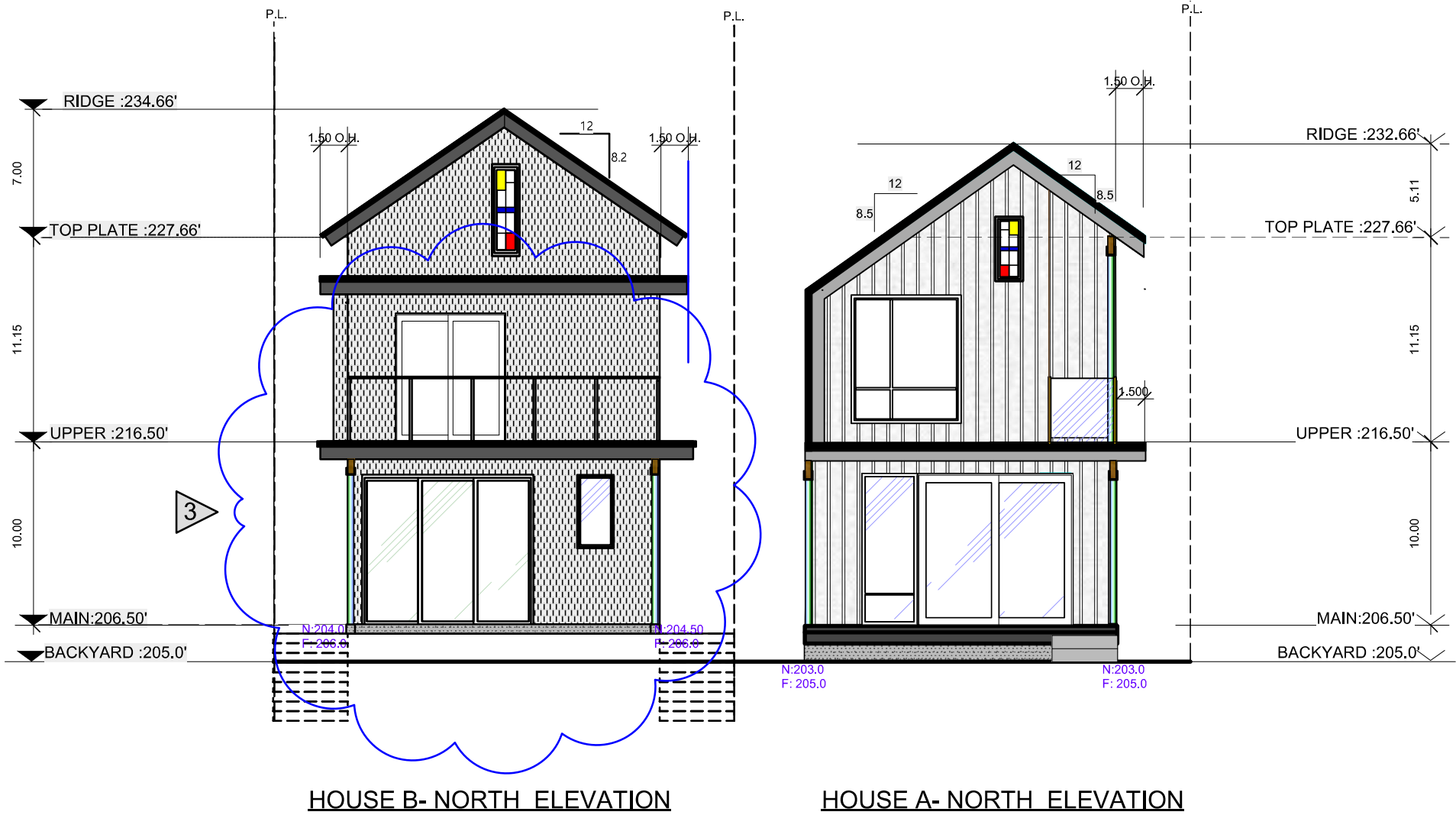
REFERENCE PONT:
199.12'+(207.20'-199.12')X0.4=203.35'

203.35'+26.2=229.55' (ALLOWABLE TOP PLATE)
203.35' +33 =236.35' (ALLOWABLE HEIGHT)

HOUSE B , HIGHT CALCUL.
FRONT AVE: 200.4+199.25=199.82'
REAR AVE: 208.4+207.8=208.10'

REFERENCE PONT:
199.82'+(208.10'-199.82')X0.4=203.13'

203.13'+26.2=229.33' (ALLOWABLE TOP PLATE)
203.13' +33 =236.13' (ALLOWABLE HEIGHT)



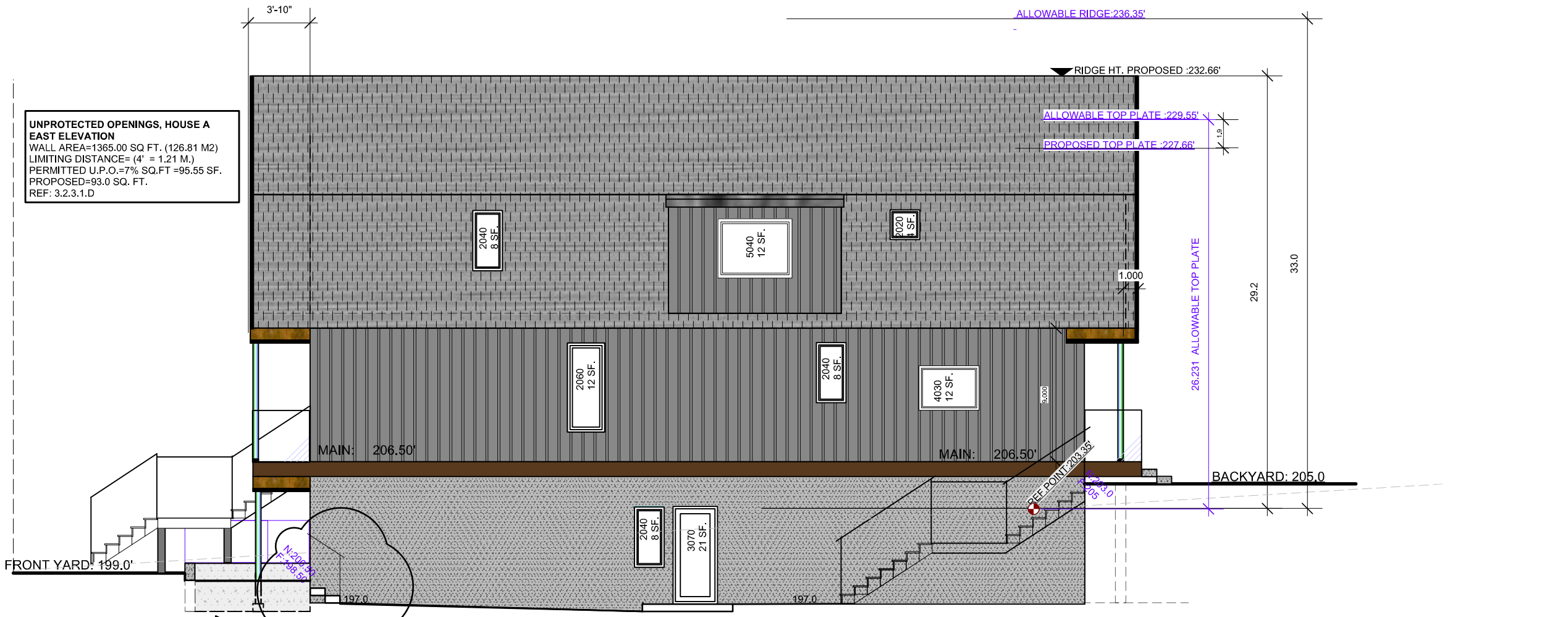
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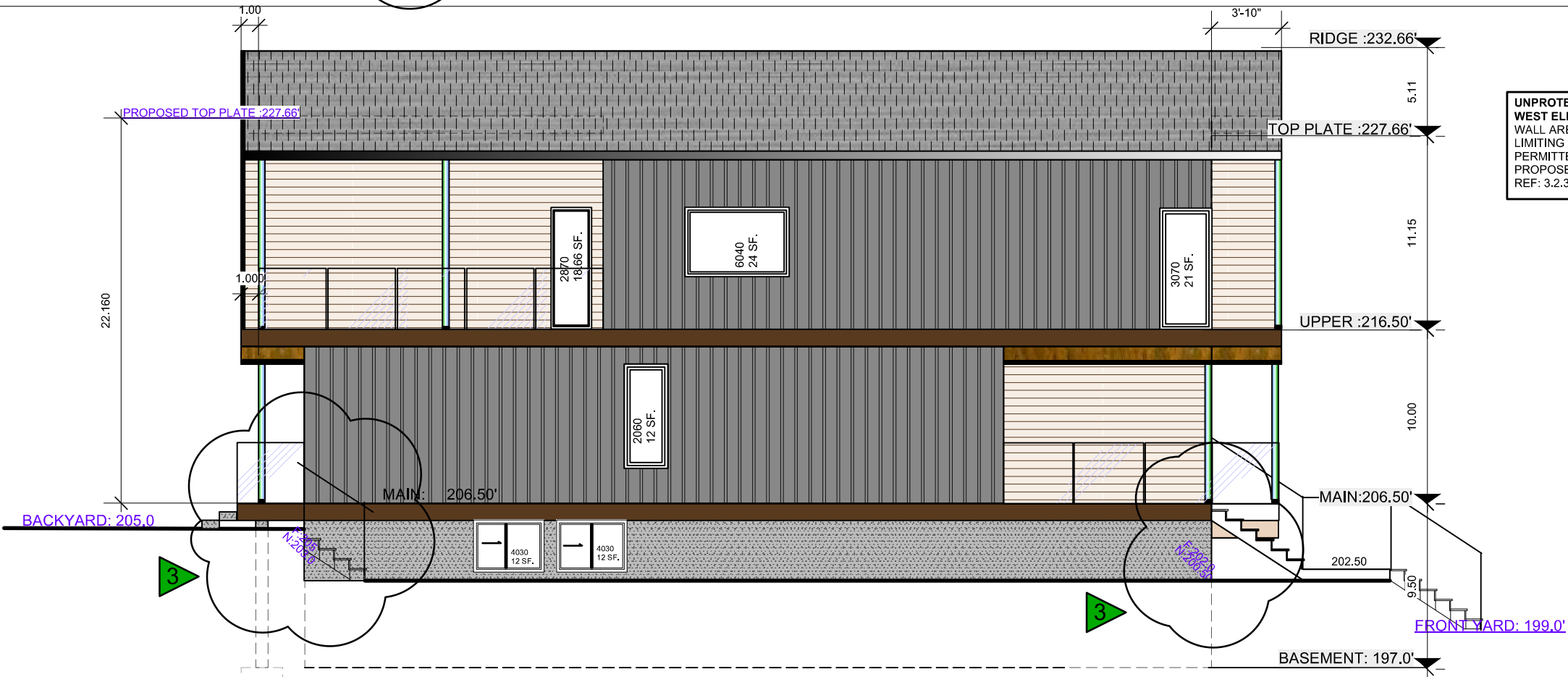
618 E 4TH.

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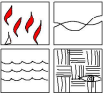
REAR ELEVATIONS
HOUSE A&B



HOUSE A - EAST ELEVATION



HOUSE A - WEST ELEVATION



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1	SUBDIV./REZ.	AUG. 08, 2023
NO.	ISSUE FOR	DATE

PROJECT:

618 E 4TH.

DRAWING TITLE:

HOUSE A,
EAST & WEST
ELEVATIONS

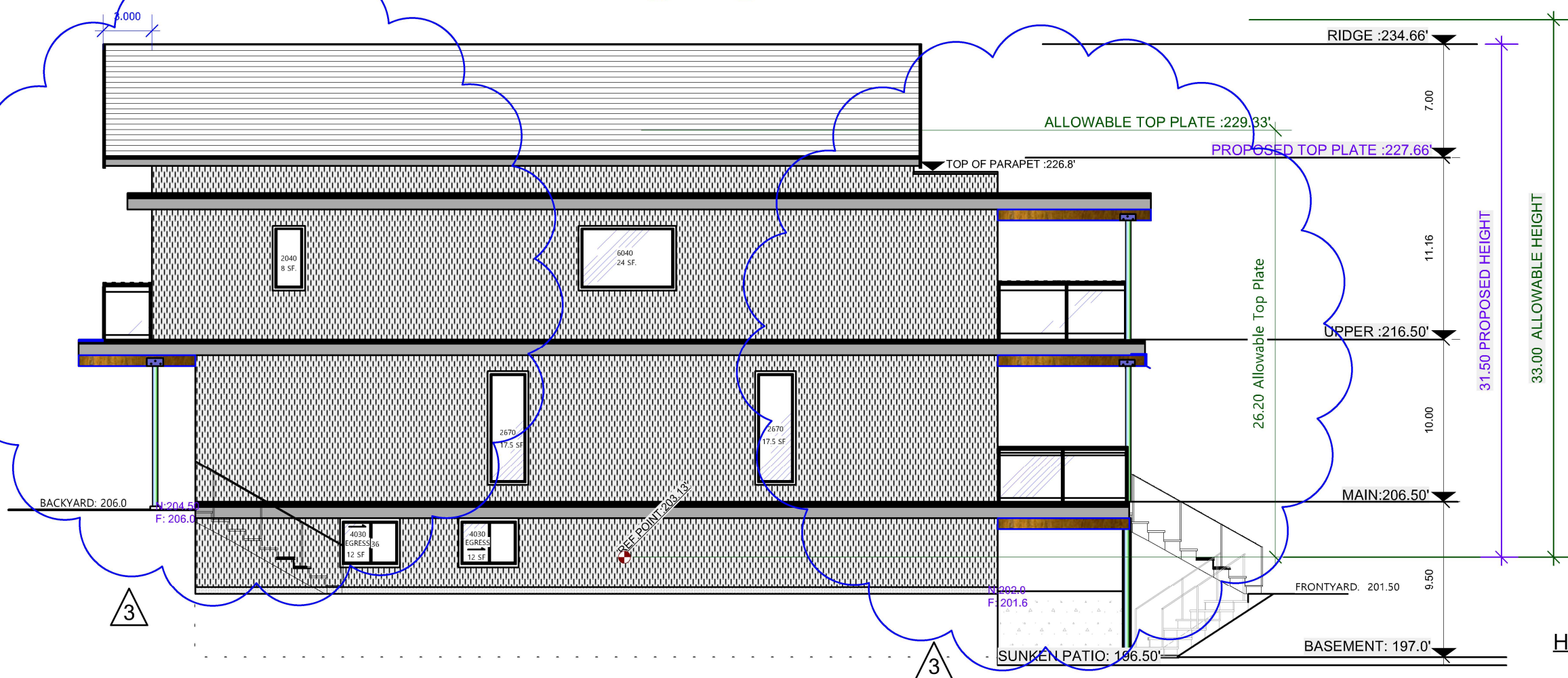
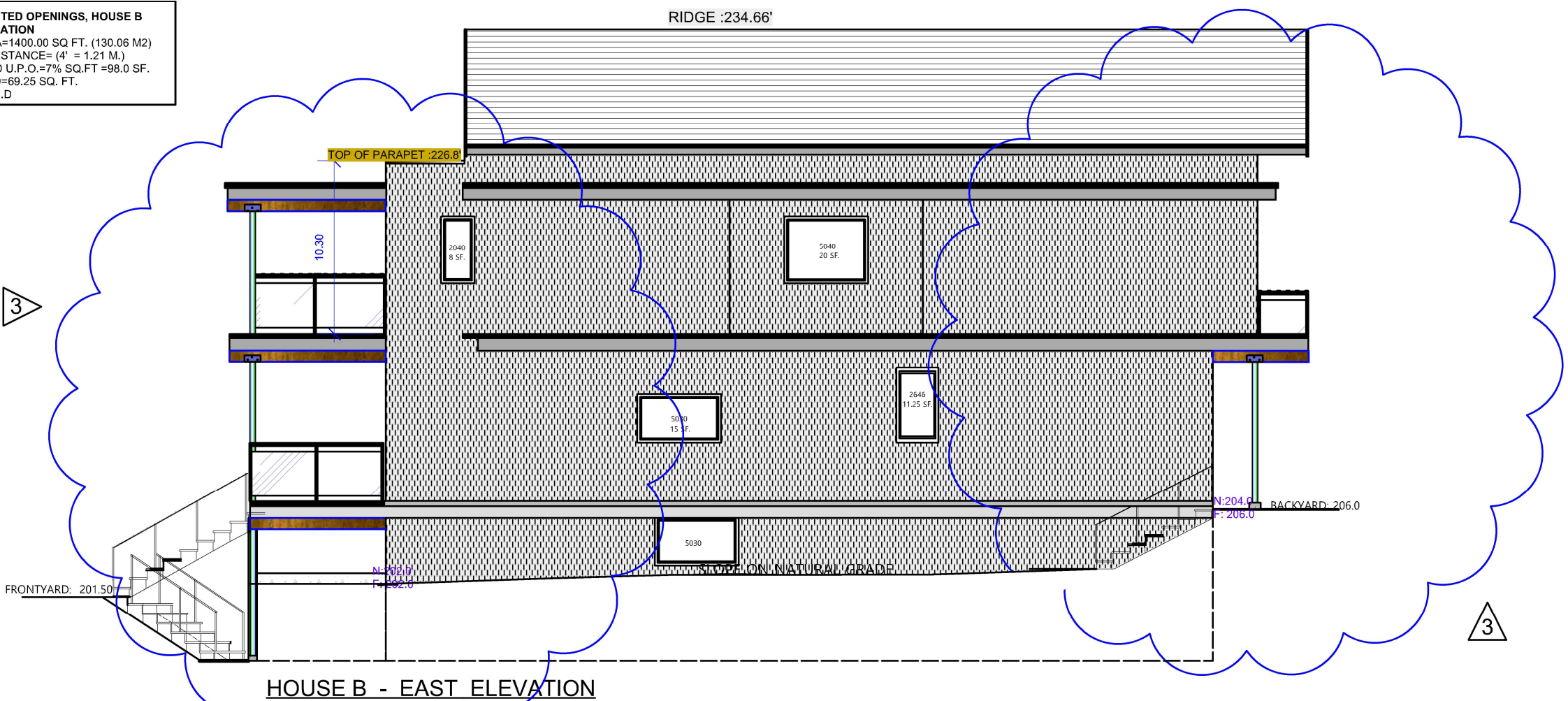
PAGE #:

A-08

DATE:

SCALE: 1/8"

UNPROTECTED OPENINGS, HOUSE B
EAST ELEVATION
WALL AREA=1400.00 SQ. FT. (130.06 M2)
LIMITING DISTANCE= (4' = 1.21 M.)
PERMITTED U.P.O.=7% SQ.FT =98.0 SF.
PROPOSED=69.25 SQ. FT.
REF: 3.2.3.1.D



UNPROTECTED OPENINGS, HOUSE B
WEST ELEVATION
WALL AREA=1364.00 SQ. FT. (126.71 M2)
LIMITING DISTANCE= (4' = 1.21 M.)
PERMITTED U.P.O.=7% SQ.FT =95.48 SF.
PROPOSED=91.0 SQ. FT.
REF: 3.2.3.1.D

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REVISIONS:

7		
6		
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3	SUBDIV./REZ.	MARCH. 26, 2025
2	SUBDIV./REZ.	OCT. 28, 2024
1	SUBDIV./REZ.	AUG. 08, 2023
NO.	ISSUE FOR	DATE

PROJECT:

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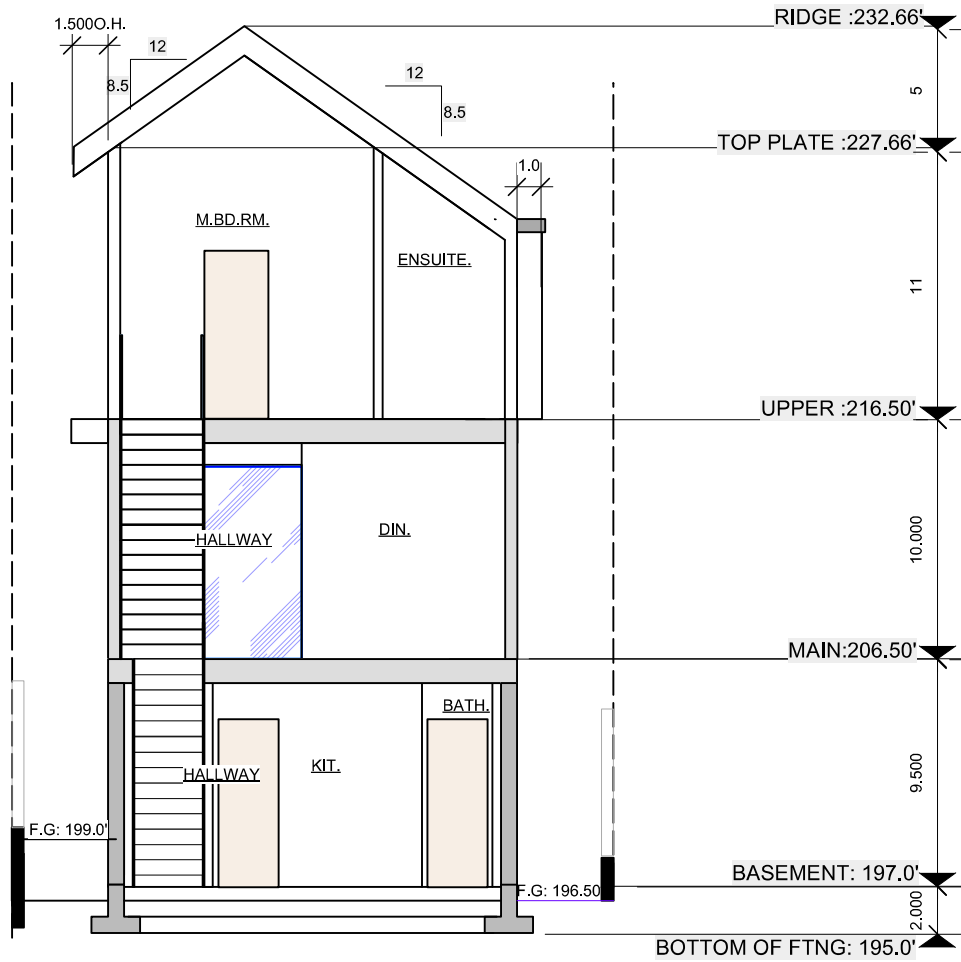
HOUSE B,
EAST & WEST
ELEVATIONS

PAGE #:

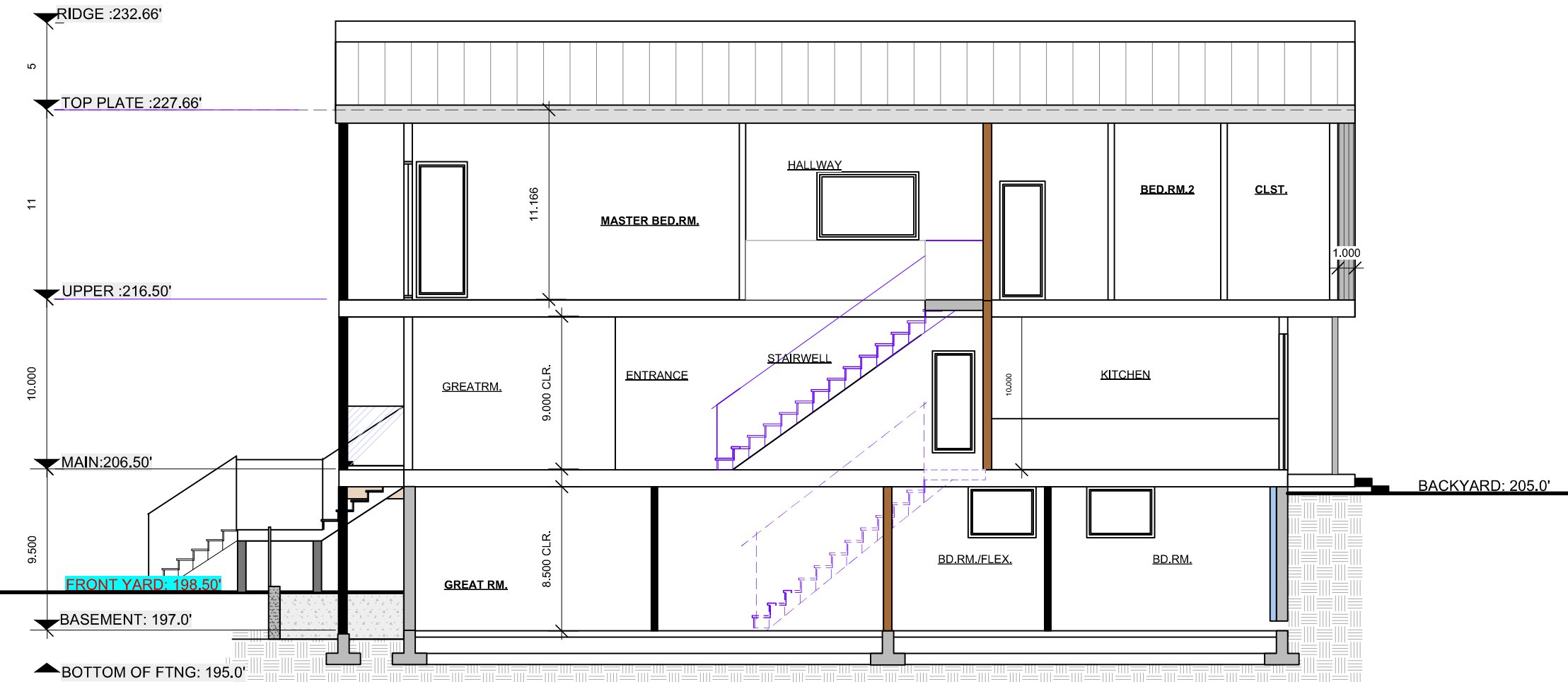
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A-09

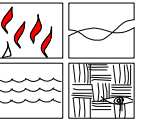


HOUSE A, SECTION BB



HOUSE A, SECTION AA

Vernacular
studio



300-120 Lonsdale Ave
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V7M 2E8

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Web: vernaculardesign.ca

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LEGEND:

- FINISH ELEV.
- POWER VENT
- FLOOR DRAIN
- SMOKE ALARM

REVISION:

6		
5		
4		
3	SUBDIV./REZ.	MARCH, 19, 2025
2	SUBDIV./REZ.	OCT. 28, 2023
1	SUBDIV./REZ.	MAR. 24, 2023
No.	Issue for	DATE

618 E 4TH.
NORTH VANCOUVER

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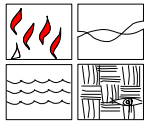
HOUSE A,
SECTIONS

DATE:

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A-10

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LEGEND:

- FINISH ELEV.
- POWER VENT
- FLOOR DRAIN
- SMOKE ALARM

REVISION:

6		
5		
4		
3	SUBDIV./REZ.	MARCH,19,2025
2	SUBDIV./REZ.	OCT,28., 2023
1	SUBDIV./REZ.	MAR. 24, 2023
No.	Issue for	DATE

618 E 4TH.
NORTH VANCOUVER

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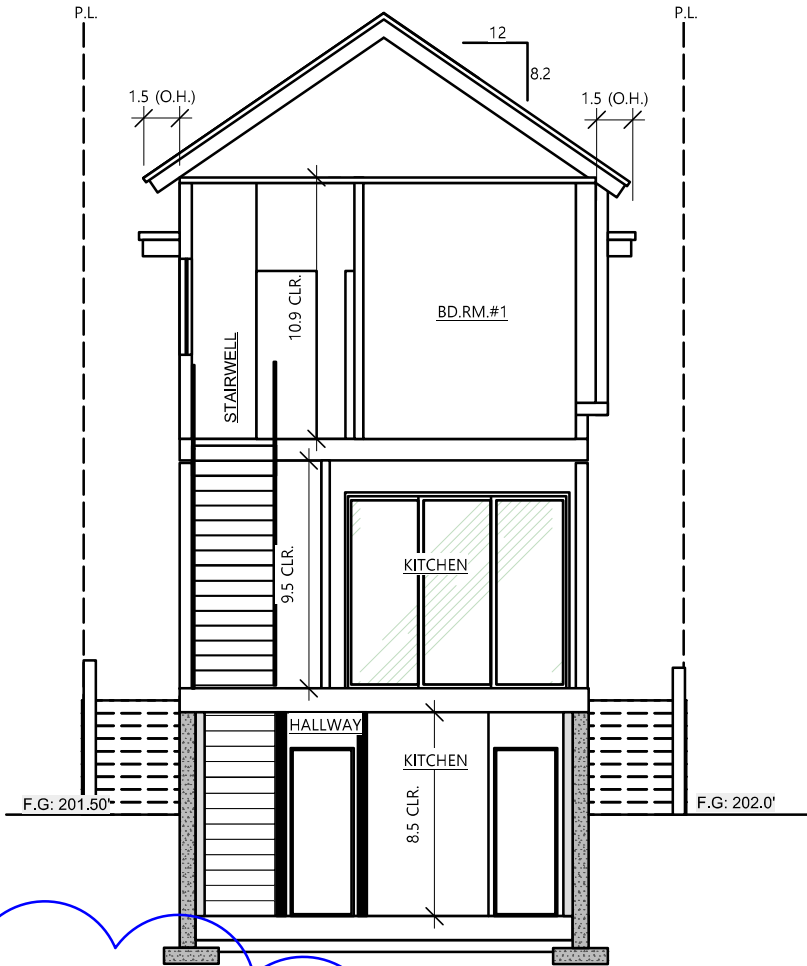
HOUSE B,
SECTIONS

DATE:

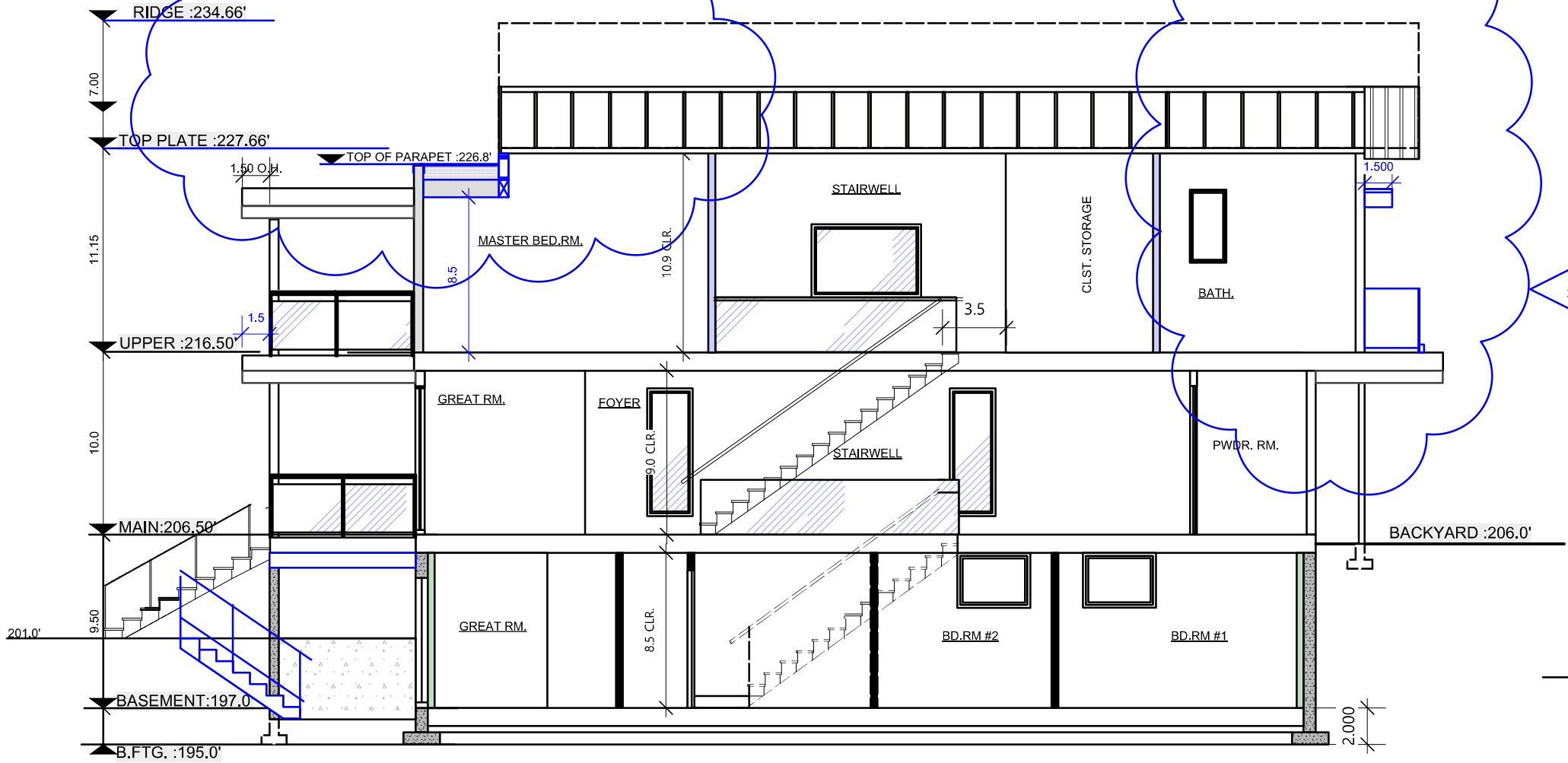
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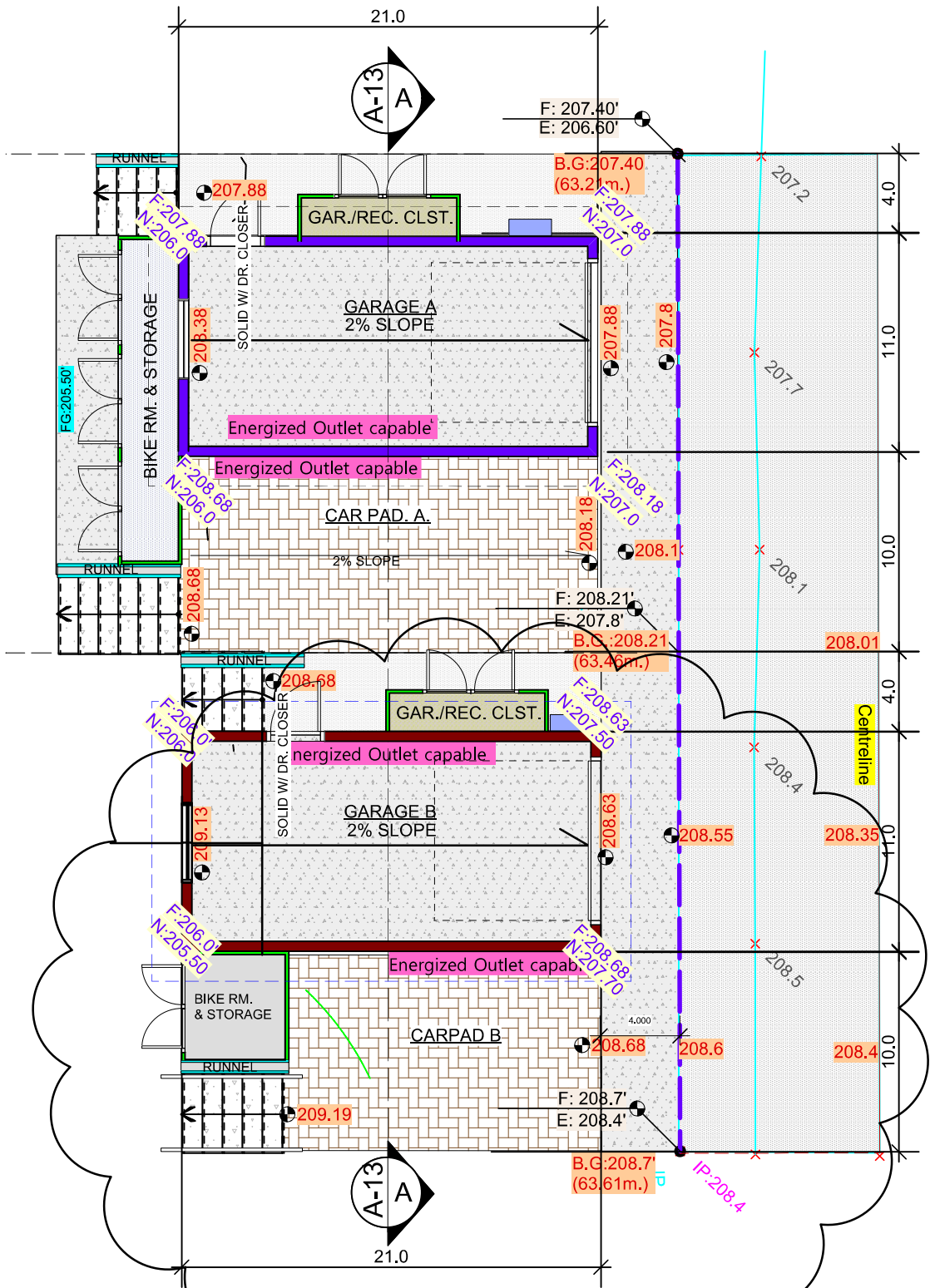
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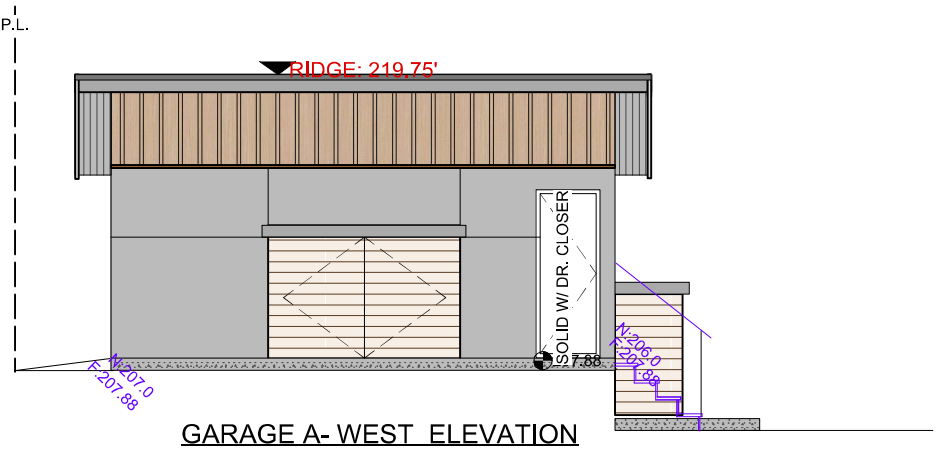
HOUSE B, SECTION BB



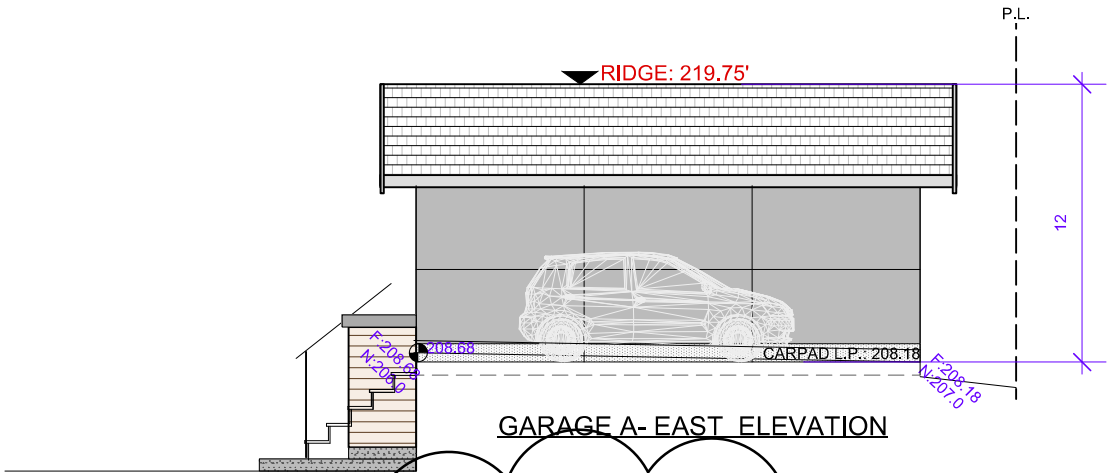
HOUSE B, SECTION AA



GARAGE A & B PLANS

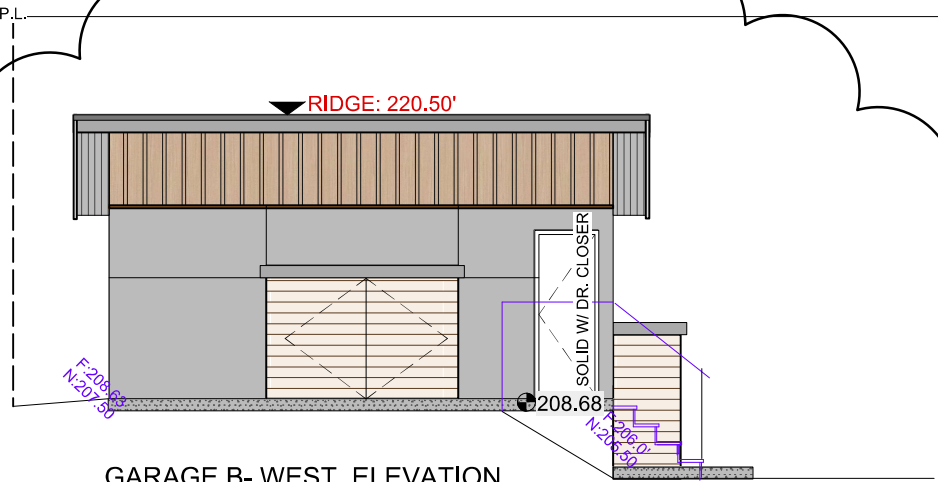


GARAGE A-WEST ELEVATION

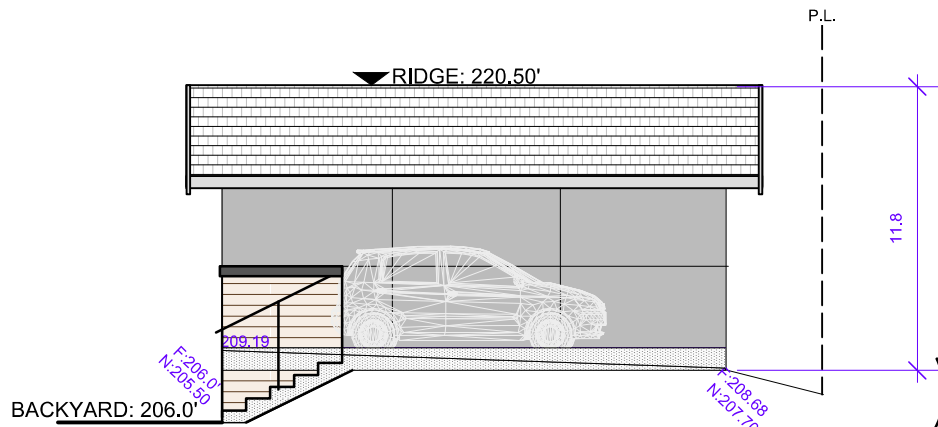


GARAGE A-EAST ELEVATION

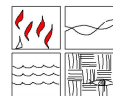
SOLID W/ DR. CLOSER



GARAGE B- WEST ELEVATION



GARAGE B- EAST ELEVATION



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LEGEND:

- FINISH ELEV.
- POWER VENT
- FLOOR DRAIN
- SMOKE ALARM



REVISIONS:

NO.	ISSUE FOR	DATE
7		
6		
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4	SUBDIV./REZ.	APRIL 30, 2025
3	SUBDIV./REZ.	MARCH 26, 2025
2	SUBDIV./REZ.	OCT. 28, 2024
1	SUBDIV./REZ.	AUG. 08, 2023

PROJECT:

618 E 4TH.

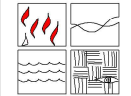
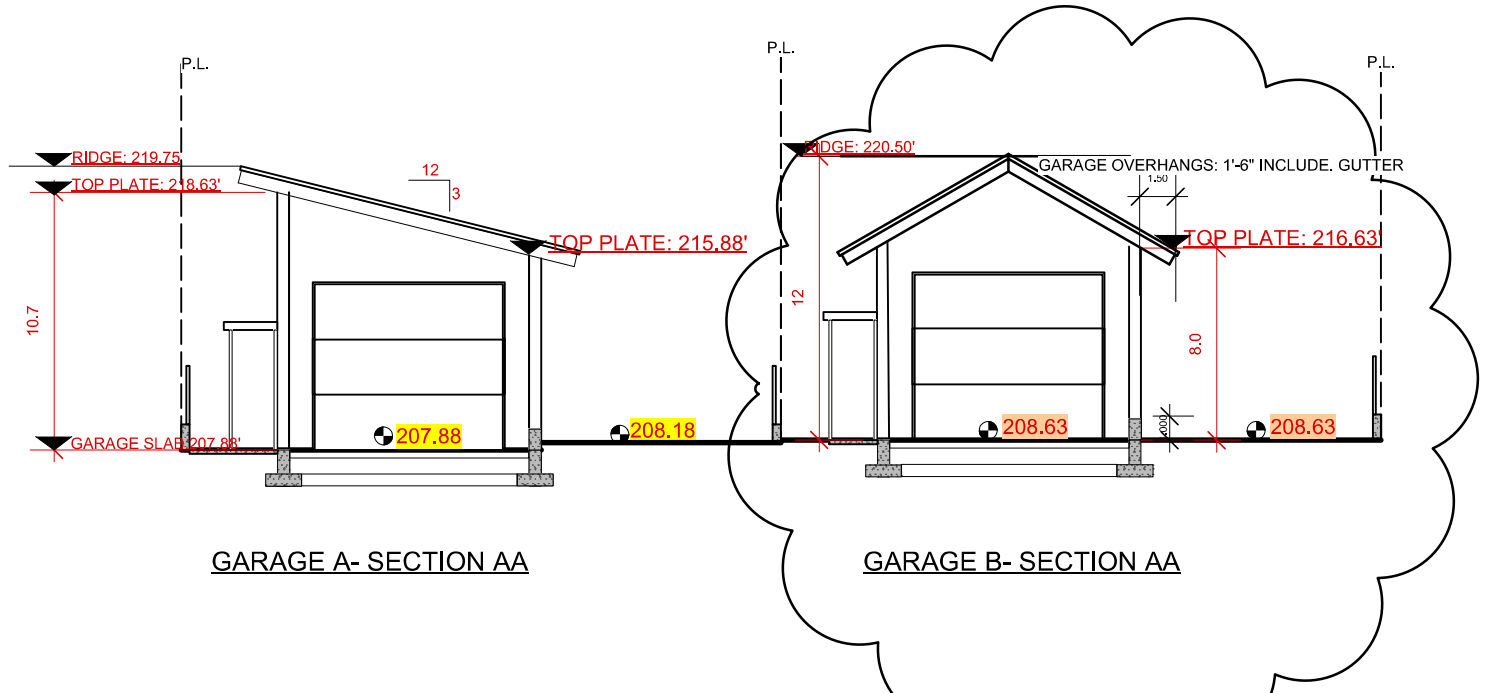
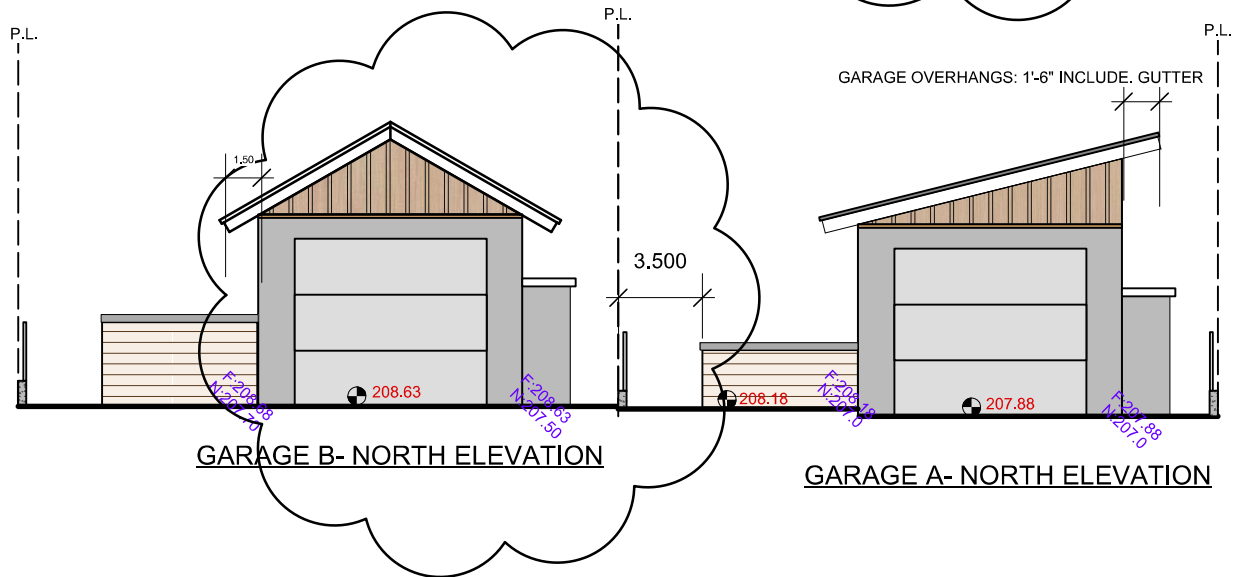
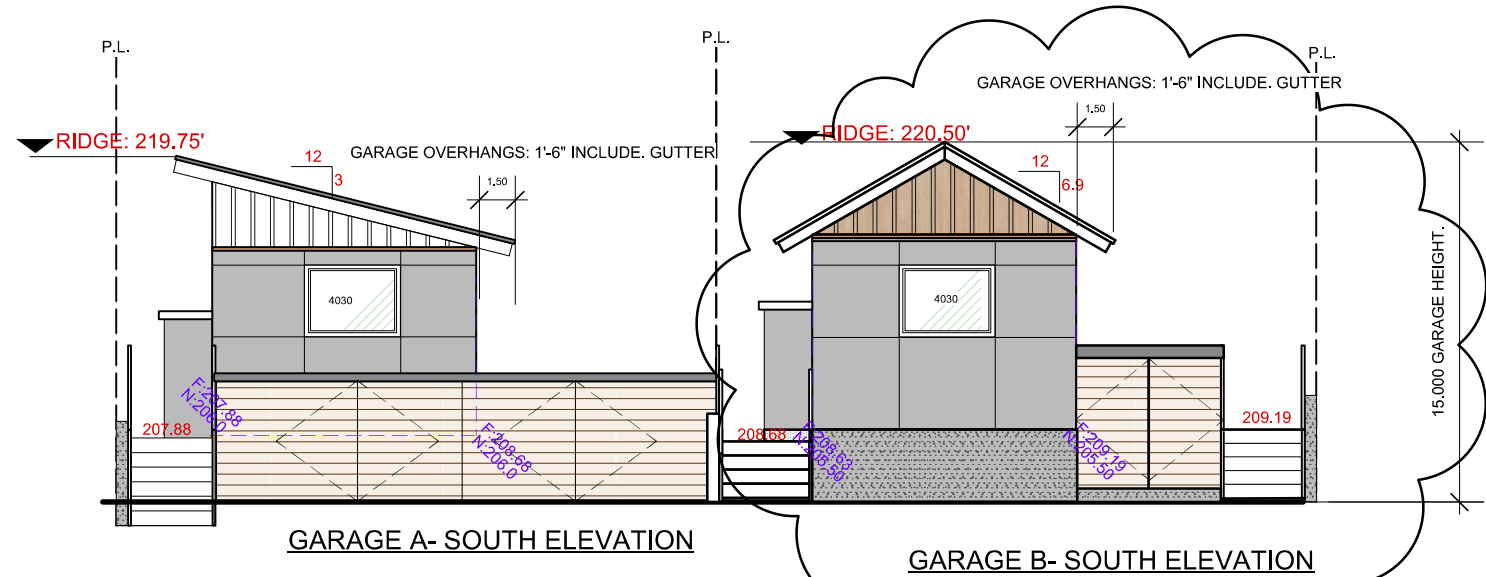
DRAWING TITLE:

GARAGE A & B
PLANS & ELEVATIONS

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GARAGE A & B
ELEVATIONS & SECTIONS

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ERRORS AND OMISSIONS SHALL BE REPORTED
IMMEDIATELY TO VERNACULAR STUDIO INC.

REVISION:		
6		
5		
4		
3		
2		
1	SUBDIV./REZ.	OCT 28, 2024
No.	Issue for	DATE

PROJECT:

618 E 4TH.
NORTH VANCOUVER

DRAWING TITLE:

STREET ELEVATION

DATE:	DRAWING NO. :
DRAWN BY :	
CHECKED BY:	
-M.R.	
-R.CH	
SCALE: 1"=10'	A-14

