

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>Jan. 20, 2020</u>
<input type="checkbox"/> Other:	Date: _____



The District of North Vancouver

REPORT TO COUNCIL

January 3, 2020

File: 08.3060-20/099.17

AUTHOR: Robyn Hay, Development Planner

SUBJECT: 1920 & 1932 Glenaire Drive – Council Early Input for 15 Unit Townhouse Project

RECOMMENDATION

THAT Council provide direction to staff regarding the consideration of an Official Community Plan (OCP) amendment and rezoning application for a fifteen unit townhouse project in the Lions Gate Village Centre.

REASON FOR REPORT

The applicant, PC Urban Properties, proposes to redevelop the site to create a fifteen unit, three-storey townhouse project. This project is the second and final phase of a previously-approved townhouse project located directly to the east.

The proposal is consistent with the “Lower Capilano Village Centre: Peripheral Area Housing Policy & Design Guidelines” endorsed by Council in July of 2014 which envisioned an OCP amendment to allow for multi-family housing on the subject site.

Implementation of the project, will require Council's consideration of bylaws to amend the OCP and to rezone the subject site.

In light of Council's direction to undertake a targeted review of the OCP, staff are seeking direction from Council with respect to next steps for this application.

The following four alternative resolutions are presented for Council's consideration:

1. Proceed – “THAT Staff be directed to prepare bylaws based on the applicant's OCP amendment and rezoning application”;
2. Revise – “THAT Council is not supportive of the OCP amendment and rezoning application as proposed, and requests that the applicant revise their application”;
3. Reject – “THAT Council is not supportive of the OCP amendment and rezoning application and that the application be rejected”; or
4. Defer – “THAT Council's consideration of the OCP amendment and rezoning application be deferred until after the targeted review of the Official Community Plan”.

ANALYSIS

Site and Surrounding Area

The development site is located within the “peripheral area” of Lions Gate Village Centre and consists of two single-family lots which have been consolidated into one lot with a gross site area of 2,116.5 m² (22,781.8 sq.ft.)

The site is bounded by the Capilano River to the north (within Capilano River Regional Park), Klahanie Park to the west (within the District of West Vancouver), single-family homes to the southeast designated and under application for townhouse development, and a townhouse project (“PC Urban Phase 1”) under construction to the east.

The adjacent image shows the nearby townhouse projects recently considered and slated for future consideration by Council.

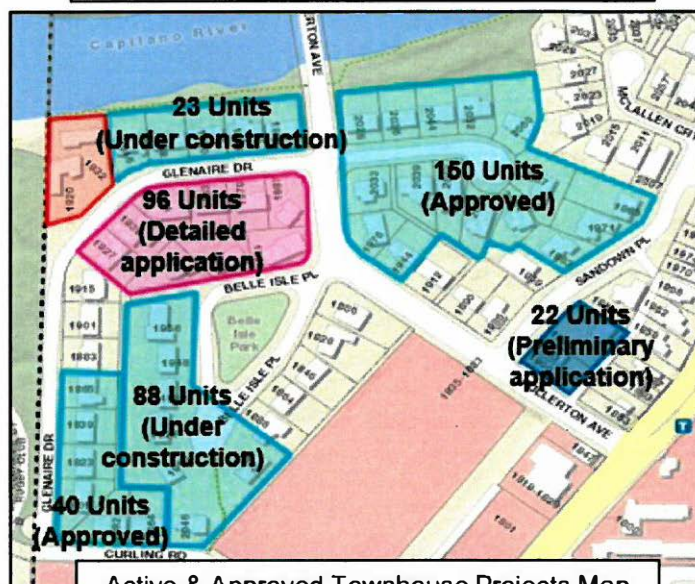
Land Use Designation and “Lower Capilano Village Centre: Peripheral Area Housing Policy & Design Guidelines”

The subject site is designated as “Residential Level 2: Detached Residential (RES2)” in the OCP. Development in this designation is normally permitted up to approximately 0.55 FSR.

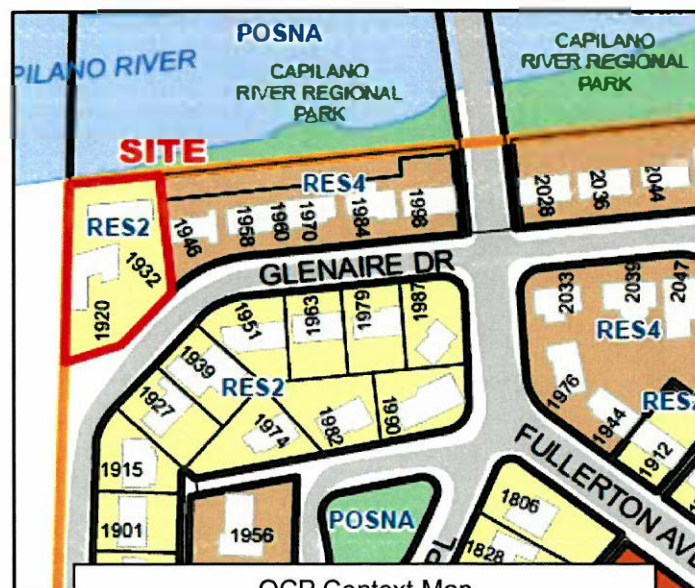
In 2014, after extensive community consultation, Council adopted the “Lower Capilano Village Centre: Peripheral Area Housing Policy & Design Guidelines”. The “peripheral policy” identifies housing forms, density and design guidelines that should be followed within the peripheral area of Lions Gate Village Centre.



Aerial / Context Map



Active & Approved Townhouse Projects Map



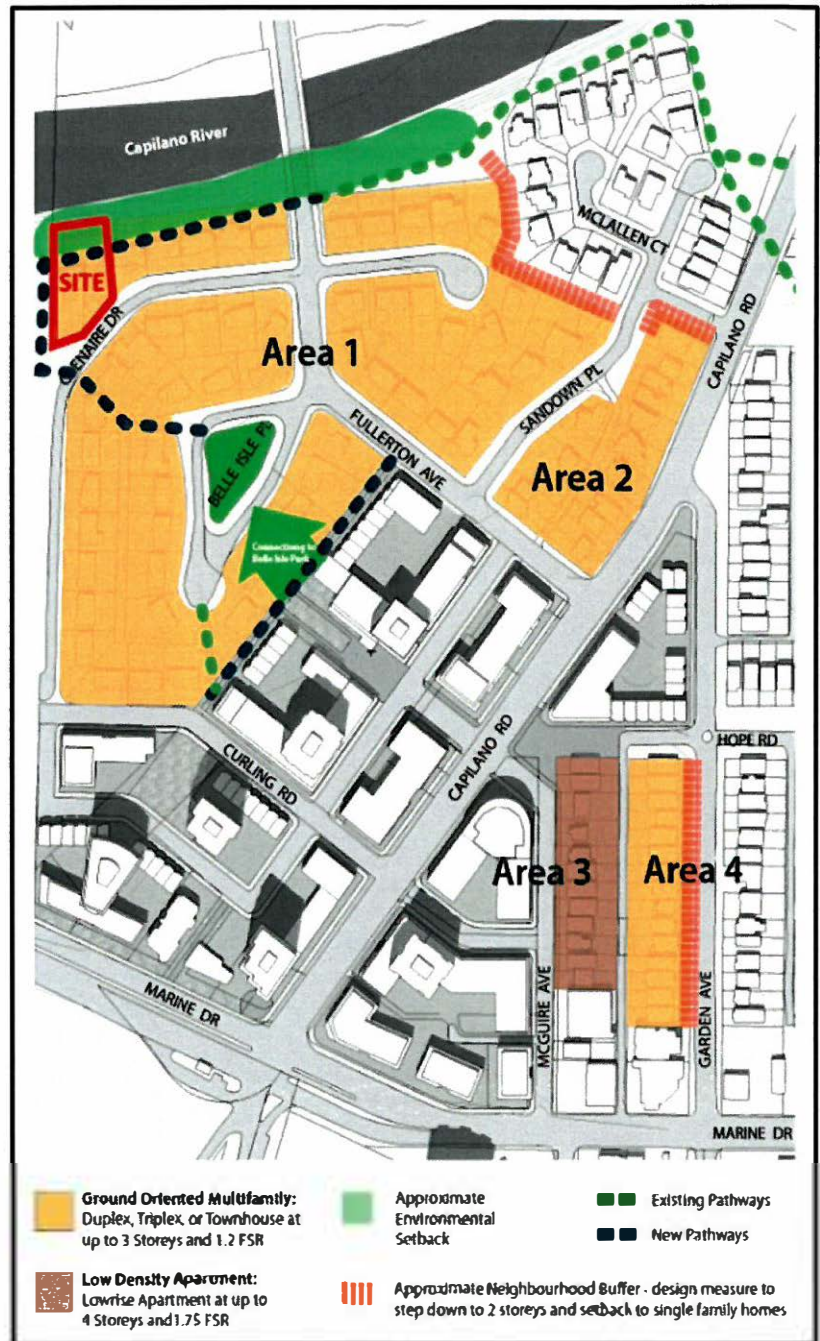
OCP Context Map

The subject site is within “Area 1” (see adjacent map) which contemplates ground-oriented multi-family housing to a maximum density of 1.2 FSR for larger sites, such as the subject site.

As the “peripheral policy” was never adopted into the OCP, an OCP amendment is required to change the designation of the lots to “Residential Level 4: Transition Multi-family (RES4),” with a density of up to 1.2 FSR and to designate the site as a Development Permit Area for Form and Character of Multi-Family Development, and Energy and Water Conservation and Greenhouse Gas Emission Reduction.

The proposal achieves the following policy objectives:

- The three-storey townhouse development, with an FSR of 1.17, is compliant with the height and maximum density provisions of the “Lower Capilano Village Centre: Peripheral Area Housing Policy & Design Guidelines”;
- The development is located within a village centre and will form part of a more compact community which can reduce reliance on cars and promote walking, biking and transit. As well, the site is within a short walking distance to a frequent transit corridor;
- The townhouse units, including 60% 4 bedroom layouts, provide more housing options for families and are relatively more affordable compared to a detached single-family residential option; and
- The project extends the trail connection, linking Fullerton Avenue to Klahanie Park, as envisioned within the peripheral policy.



Although the above is not an exhaustive list of ways in which this development fulfils objectives of the OCP, the overarching goal of the OCP is to concentrate 75% - 90% of future development within key centres to allow for protection of the natural environment, decrease car dependency, and generally promote more compact communities.

Zoning

The subject site is currently zoned “Single Family Residential 7200 Zone” (RS3) which allows for a maximum density of 0.35 FSR + 350 sq. ft. Rezoning to a new Comprehensive Development (CD) Zone is required to accommodate the project.

PROPOSAL

Site Plan and Project Description

This proposal is the second and final phase of PC Urban’s “Holland Row” development; Phase 1 consisting of 23 townhouse units to the east was approved by Council in September 2017 and construction is nearing completion. The subject proposal for Phase 2 is for a fifteen unit townhouse development within two buildings separated by a linear (east to west) courtyard, all over an underground parking garage.

The units are a mix of layouts ranging from 1 to 4 bedrooms with the majority of units (60%) consisting of 4 bedrooms. The units range in size from approximately 71 m² (767 sq. ft.) to 170 m² (1,830 sq. ft.). The gross floor area is approximately 2,469 m² (26,578 sq. ft.) with a density of 1.17 FSR.

The entrance to the underground parking garage is located on and shared with the adjacent development site to the east (Phase 1). Access/egress is secured through an easement agreement with the adjacent site. The proposal includes 28 parking spaces, a shared bicycle storage area with 16 bike spaces, and a bike maintenance area all within the underground parking garage.

The proposed architectural expression of this project is influenced by Phase 1. The development includes a traditional row house design with uniform frontages. Both of the buildings incorporate a similar colour scheme and a mixture of brick and painted cedar siding. Six units in the southern building have rooftop decks with associated access stair and landing enclosures partially concealed by the gabled rooflines. Units facing Glenaire Drive have prominent street entrances with landscaping and weather-protected stoops at the street level.

The project will maintain a 15 m (49.2 ft.) riparian setback from Capilano River. The applicant will be required to provide slope stability improvements adjacent to the Capilano River (within Metro Vancouver’s property) and rehabilitate the riparian area as part of the application. The public trail at the rear of the Phase 1 development (adjacent to the 15 m riparian setback) will be extended along the rear of the Phase 2 development to connect to Klahanie Park to the west, and in between the Phase 1 and Phase 2 projects to connect to Glenaire Drive.



Advisory Design Panel

The application was considered by the Advisory Design Panel (ADP) on March 8, 2018; subsequently, the project was further refined and reconsidered by the ADP on May 10, 2018. The Panel recommended approval of the project subject to resolution of the Panel comments. The applicant has addressed the Panel's comments by improving the functionality and identity of the common pedestrian entrance and the individual entrances facing Glenaire Drive, stepping the parking structure to reduce its exposure along the western property line, and redesigning the pocket park south of the development by incorporating both hard and soft design elements.



Glenaire Drive Frontage – Conceptual Rendering

A detailed review of the applicable development permit guidelines will be provided for Council's consideration should the application proceed through the OCP amendment and rezoning process.

Green Building Measures

This project is required to meet Step 3 of the BC Energy Step Code, in accordance with the District's Construction Bylaw. The applicant has considered the District's Community Energy and Emissions Plan (CEEP) and Council's recent declaration of a Climate Emergency and is also targeting a greenhouse gas emission of 1.4 kg CO₂e/m²/yr, significantly less than the 6.0 kg CO₂e/m²/yr target identified in the District's CEEP.

Accessibility

As noted in the District's Accessible Design Policy for Multi-family Housing, ground-oriented multi-family developments are expected to provide 15% basic accessible units, where it is feasible to do so, and to explore the provision of enhanced accessible design features. In compliance with the policy the proposal provides 3 "basic" accessible units (20% of the units) and 1 "enhanced" accessible unit.

Vehicle Parking

The development proposes 28 parking spaces including 2 visitor parking spaces. Parking proposed is 4 spaces less than the basic requirements in Part 10 of the Zoning Bylaw. The proposed parking rate is supported by the conclusions of the traffic and parking study prepared for the project by Bunt and Associates and is consistent with Section 5.1 (8) of the OCP which states that reductions for parking should be considered for new developments in centres well-served by transit as a way to encourage alternate modes of transportation and to increase housing affordability.

The required boulevard and sidewalk improvements will allow for a parking pocket on the north side of Glenaire Drive which will provide on-street parking for three vehicles.

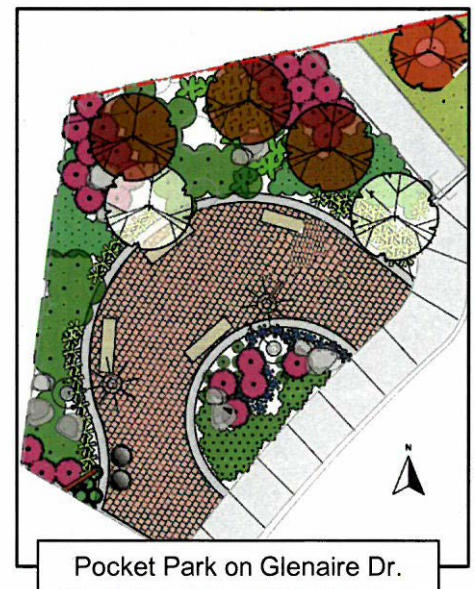
Off-site Improvements

The application includes upgrades to sidewalks, curb, gutter, and lighting in front of the site and approximately 25m (82ft.) to the south along Glenaire Drive. The applicant will also be required to provide a new pocket park, public trail, slope stability improvements, and to rehabilitate the riparian area as discussed above in the 'Proposal' section of this report.

The project will be required to pay Development Cost Charges (DCC's) at the applicable rate at the date of Building Permit submission should the OCP amendment and rezoning be approved. DCC's are estimated at \$300,000 based on the 2020 rates.

Community Amenity Contribution

The District's Community Amenity Contribution (CAC) Policy outlines expectations for contribution for projects which result in an increase in density. Should the OCP amendment and rezoning proceed, a CAC of \$407,400 (based on 2020 rates) will be included in the CD Zone. It is anticipated that the CACs from this development will be directed toward the affordable housing fund, park and trail improvements, public art, or other public realm infrastructure improvements.



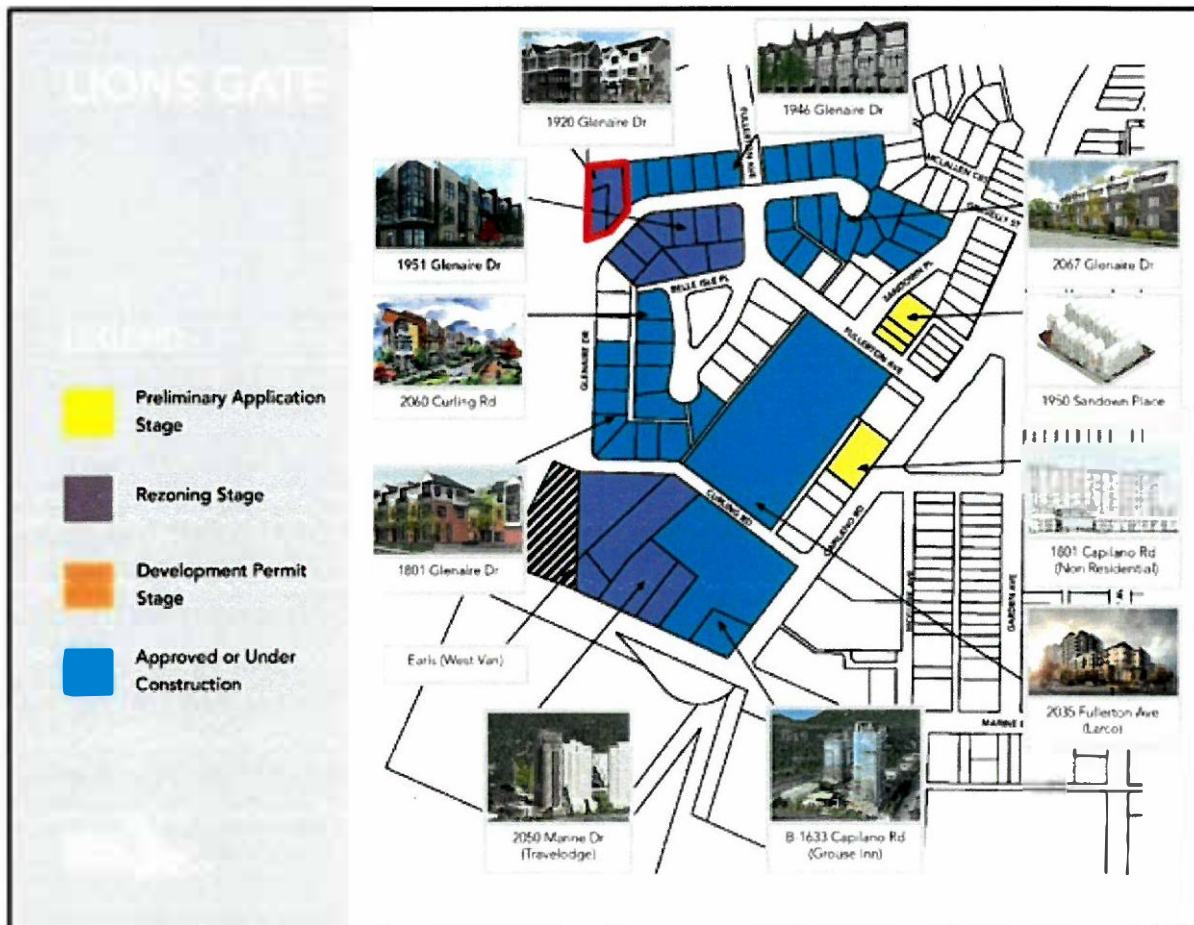
Landscaping

On-site landscaping is designed to be low-maintenance and to feature native plantings. Street trees are proposed along Glenaire Drive in addition to the on-site trees and landscaping. The new pocket park will feature both hard and soft landscaping with public seating areas. Rear patios for each unit will utilize paving stones and landscape planters.

Should the rezoning proposal proceed, a more detailed review of landscape issues will be included in the required development permit report.

Construction Traffic Management Plan (CTMP)

The site is shown in relation to other multi-family residential construction projects and potential development projects in the image below.



In order to reduce the development's impact on pedestrian and vehicular movements in the area, the applicant, in conjunction with the other developers in the area, has submitted a comprehensive and coordinated CTMP and will be required to work with the

coordinator who has been appointed to coordinate construction traffic for the Lions Gate Village Centre area.

The construction traffic management coordinator's role is to manage all construction traffic for the Lions Gate Village Centre area. With multiple developments approved in the area, the coordinator is expected to treat the Lions Gate peripheral area as a single construction project, rather than separate projects.

The benefits of a single coordinator are:

- *Communication*

The District of North Vancouver (and developers) will receive single-source, regular, professional and transparent communication about site-wide activities, rather than multiple separate reports that may not be as inclusive as is necessary for the Lions Gate Village Centre area. Community notices, signs and a website are some of the tools anticipated to be used to ensure good neighbourhood communication.

- *Coordination*

All construction activities (phases of construction, deliveries, major on-site activities, etc.) will be coordinated centrally, rather than having individual contractors needing to coordinate or compete with one another.

- *Accountability*

There will be a single point of accountability for the entire area if there are any logistical or scheduling issues.

The coordinator is required to meet with District staff bi-weekly in order to provide updates to the District, to discuss and resolve any complications that arise, and to review options for improvements.

The following elements also form part of the construction management approach for the Lions Gate Village Centre peripheral area:

- Three traffic cameras have been provided at key intersections in the area to assist with real time monitoring and enforcement of traffic movements in the area. After completion of all construction, these traffic cameras will be owned and operated by the District;
- Each development site is required to provide a \$100,000 "Construction Traffic Management" deposit used to cover any enforcement ticketing from the District. The deposit creates a financial incentive for the developer (and CTMP coordinator) to ensure efficient traffic flows, enforcement of parking and construction vehicle routing in the area; and
- Any use of District road (typically for concrete pumping trucks during foundation construction) requires a Highway Use Permit issued by the District to offer further District control over the sequencing of construction.

Concurrence

Staff review of this application is on-going and outstanding technical and design issues will be sufficiently resolved prior to Council consideration of any rezoning bylaw.

The site is located within 800m of a controlled access intersection and therefore approval by the Provincial Ministry of Transportation and Infrastructure will be required prior to adoption of a rezoning bylaw, should the proposal proceed.

School District 44 was provided a copy of the application materials and asked to confirm that students expected to reside in the development can be accommodated. No concern with the development proposal has been expressed by the School District.

Public Input

The applicant held a facilitated Public Information Meeting on February 5, 2018. Notices were distributed to neighbours in accordance with the District's policy on Non-Statutory Public Consultation for Development Applications. A sign was placed on the property to notify passers-by of the meeting, and advertisements were placed in the North Shore News. A webpage was established for this project on the District's website.

The meeting was attended by approximately ten residents. Some community members expressed support relating to the design, multi-use pathways, and protection of the riparian area while others expressed concerns related to density as well as traffic, parking, and construction. Questions about the project included clarification regarding the grade change, pedestrian traffic and trails, roof decks, and timing and next steps for the project.

Implementation

If this proposal proceeds, it will require an OCP amendment bylaw, rezoning, and a Housing Agreement, as well as issuance of a development permit and registration of legal agreements. It is anticipated that a development covenant would be used to secure items such as the details of off-site servicing.

CONCLUSION

This project assists in implementation of the District's Official Community Plan objectives and the "Lower Capilano Village Centre: Peripheral Area Housing Policy & Design Guidelines". The information in this report has been prepared to provide information to Council early in the application review process and to seek Council's direction on how to proceed with the project review.

Options:

In light of Council's direction to undertake a targeted review of the Official Community Plan (OCP), staff are seeking direction from Council with respect to next steps for this application. The following four alternative resolutions are presented for Council's consideration:

1. Proceed – “THAT Staff be directed to prepare bylaws based on the applicant's OCP amendment and rezoning application”;
2. Revise – “THAT Council is not supportive of the OCP amendment and rezoning application as proposed, and requests that the applicant revise their application”;
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Respectfully submitted,



Robyn Hay
Development Planner

Attachments:

- A. Detailed Application Drawing Package

REVIEWED WITH:		
<input type="checkbox"/> Planning _____	<input type="checkbox"/> Clerk's Office _____	External Agencies:
<input type="checkbox"/> Permits and Licences _____	<input type="checkbox"/> Communications _____	<input type="checkbox"/> Library Board _____
<input type="checkbox"/> Utilities _____	<input type="checkbox"/> Finance _____	<input type="checkbox"/> NS Health _____
<input type="checkbox"/> Engineering Operations _____	<input type="checkbox"/> Fire Services _____	<input type="checkbox"/> RCMP _____
<input type="checkbox"/> Parks _____	<input type="checkbox"/> ITS _____	<input type="checkbox"/> NVRC _____
<input type="checkbox"/> Environment _____	<input type="checkbox"/> Solicitor _____	<input type="checkbox"/> Museum & Arch. _____
<input type="checkbox"/> Facilities _____	<input type="checkbox"/> GIS _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Human Resources _____	<input type="checkbox"/> Real Estate _____	

SHEET NO.	SHEET NAME
1.0	PROJECT DESCRIPTION
1.1	PROJECT SUMMARY
1.2	SITE PLAN (CONSOLIDATED)
1.3	AREA PLAN
1.3a	FLOOR AREA REPORT
1.4	MATERIAL PALETTE - BUILDING 4
1.5	MATERIAL PALETTE - BUILDING 5
1.6	SURVEY
1.7	SITE PLAN
1.8	FIRE ACCESS PLAN
2.1	CONSOLIDATED PARKING PLAN
2.2	PARKING LEVEL
2.3	MAIN LEVEL
2.4	2ND LEVEL
2.5	3RD LEVEL
2.6	ROOF PLAN
3.1	B4 ELEVATIONS
3.2	B5 ELEVATIONS
4.1	NORTH - SOUTH SECTIONS
4.2	EAST - WEST SECTIONS
5.1	UNIT A1 - PLANS & ELEVATIONS
5.2	UNIT A2 - PLANS & ELEVATIONS
5.3	UNIT A3 - PLANS & ELEVATIONS
5.4	UNIT E1 - PLANS & ELEVATIONS
5.5	UNIT E2 - PLANS & ELEVATIONS
5.6	UNIT D1 - PLANS & ELEVATIONS
5.7	UNIT G2 - PLANS & ELEVATIONS
5.8	UNIT H1 - PLANS & ELEVATIONS
5.9	UNIT H2 - PLANS & ELEVATIONS
5.10	UNIT J/K - PLANS & ELEVATIONS
5.11	ACCESSIBLE UNITS
6.1	SHADOW STUDIES
7.1	3D IMAGES



OWNER

PC URBAN PROPERTIES CORP. LP
ROBERT CADEZ
PHONE: (604) 282-6085
EMAIL: r.cadez@pcurban.ca

ARCHITECT

GRIMWOOD ARCHITECTURE INC.
THOMAS GRIMWOOD
PHONE: (604) 565-3142
EMAIL: thomas@grimwood.ca

CIVIL

APL IN @ MARTIN CONSULTANTS LTD.
TODD STEWART
PHONE: (604) 678-9434
EMAIL: t.stewart@aplinc.com

STRUCTURAL

TISE ENGINEERING
THOMAS LEUNG
PHONE: (604) 879-1748
EMAIL: thomas.leung@tise.ca

ELECTRICAL

DAGER ELECTRICAL
MARC GABER
PHONE: (778) 277-2225
EMAIL: marc.gaber@dagerelectrical.com

MECHANICAL

WILLIAMS ENGINEERING
DAN LEE
PHONE: (604) 955-7890
EMAIL: dan@williamsengineering.com

GEOPACIFIC

GEOPACIFIC
MATT HOKAN
PHONE: (604) 439-0922
EMAIL: mhokan@geopacific.ca

LANDSCAPE

ECAFOR TYACKE + ASSOCIATES
DARYL TYACKE
PHONE: (604) 882-1456
EMAIL: daryl@ecafor.ca

TRAFFIC

BUNT & ASSOCIATED ENGINEERING (BC) LTD.
DANIEL FUNG
PHONE: (604) 485-6427
EMAIL: dfung@bunteng.com

HOLLAND ROW II

1920 + 1932 GLENAIRE DRIVE, NORTH VANCOUVER, BC

DEVELOPMENT PERMIT SET
AUGUST 14, 2019

ATTACHMENT **A**

GLENAIRE II

1820-1832 GLENAIRE DR,
NORTH VANCOUVER, BC

GRIMWOOD ARCHITECTURE

GRIMWOOD ARCHITECTURE
508 - 55 EAST COXWORTH STREET
VANCOUVER, BC
V6A 0A5
+1 (604) 585-2142



Rev.	Description	Date
01	ISSUED FOR PERMITS	NOV. 20, 2017
02	ISSUED FOR DEVELOPMENT PERMIT	NOV. 20, 2017
03	ISSUED FOR DEVELOPMENT PERMIT	NOV. 20, 2017
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NOTES/

- 1. All work shall be in accordance with the City of Vancouver's Official Development Charges Act and the City of Vancouver's Official Development Charges Regulation.
- 2. The City of Vancouver's Official Development Charges Act and the City of Vancouver's Official Development Charges Regulation shall apply to all work.
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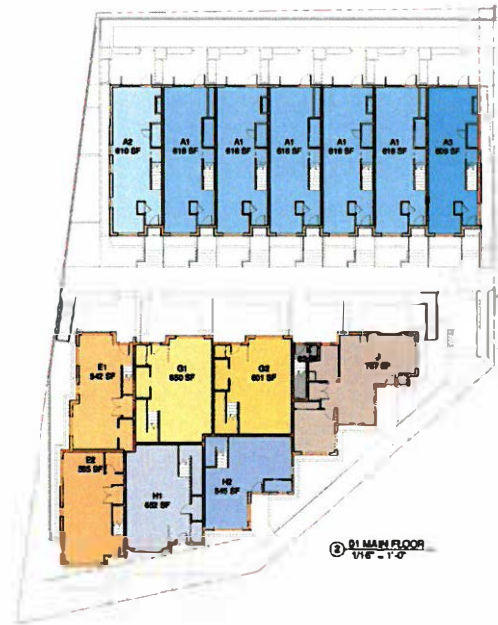
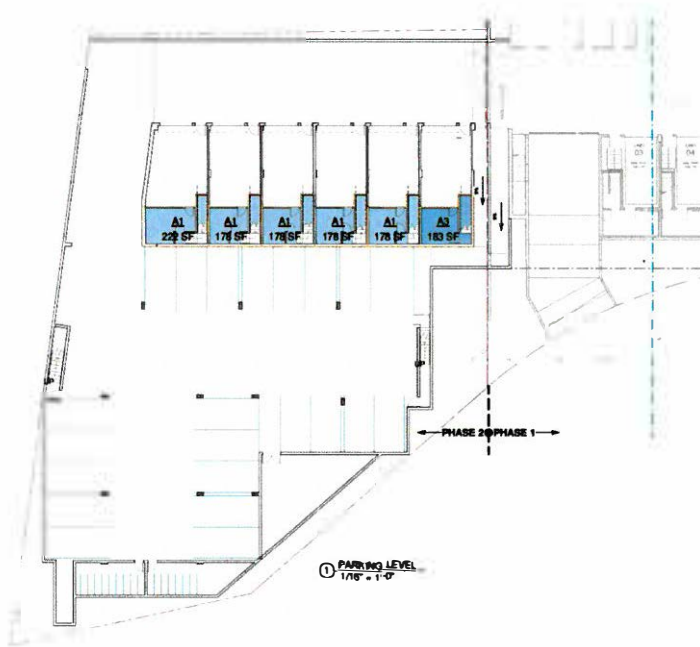
SITE PLAN (CONSOLIDATED)

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DATE: 19th 8/2019
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1.2



SITE PLAN - CONSOLIDATED
2019-08-22
1/16" = 1'-0"



FSR

LEVEL	AREA(SF)	AREA(m ²)	FSR
MAIN FLOOR	8708 SF	809 m ²	0.38
SECOND FLOOR	8709 SF	809 m ²	0.38
THIRD FLOOR	8671 SF	804 m ²	0.38
ROOF DECK	490 SF	45 m ²	0.02
	26578 SF	2469 m ²	1.17

LOT COVERAGE

NAME	AREA	AREA(m ²)	%
BUILDING 4	4514 SF	419 m ²	19.8%
BUILDING 5	4499 SF	418 m ²	19.7%
	9013 SF	837 m ²	39.6%

EXCLUDED AREAS

NAME	AREA	AREA(m ²)
A1 STORAGE	934 SF	87 m ²
A3 STORAGE	183 SF	17 m ²
ROOF DECK	1561 SF	145 m ²
	2678 SF	249 m ²

UNIT AREAS

UNIT TYPE	AREA	AREA(m ²)
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A1	MAIN LEVEL	3078 SF	286 m ²
	SECOND LEVEL	3078 SF	286 m ²
	THIRD LEVEL	3078 SF	286 m ²
		9234 SF	858 m ²
A2	MAIN LEVEL	610 SF	57 m ²
	SECOND LEVEL	610 SF	57 m ²
	THIRD LEVEL	610 SF	57 m ²
		1830 SF	170 m ²
A3	MAIN LEVEL	609 SF	57 m ²
	SECOND LEVEL	609 SF	57 m ²
	THIRD LEVEL	610 SF	57 m ²
		1828 SF	170 m ²
E1	MAIN LEVEL	542 SF	50 m ²
	SECOND LEVEL	550 SF	51 m ²
	THIRD LEVEL	550 SF	51 m ²
	ROOF ENCLOSURE	77 SF	7 m ²
		1719 SF	160 m ²
E2	MAIN LEVEL	565 SF	52 m ²
	SECOND LEVEL	565 SF	52 m ²
	THIRD LEVEL	565 SF	52 m ²
	ROOF ENCLOSURE	84 SF	8 m ²
		1778 SF	165 m ²
G1	MAIN LEVEL	650 SF	60 m ²
	SECOND LEVEL	650 SF	60 m ²
	THIRD LEVEL	650 SF	60 m ²
	ROOF ENCLOSURE	94 SF	9 m ²
		2045 SF	190 m ²
G2	MAIN LEVEL	601 SF	56 m ²
	SECOND LEVEL	601 SF	56 m ²
	THIRD LEVEL	601 SF	56 m ²
	ROOF ENCLOSURE	98 SF	9 m ²
		1902 SF	177 m ²
H1	MAIN LEVEL	652 SF	61 m ²
	SECOND LEVEL	652 SF	61 m ²
	THIRD LEVEL	652 SF	61 m ²
	ROOF ENCLOSURE	95 SF	9 m ²
		2051 SF	191 m ²
H2	MAIN LEVEL	545 SF	51 m ²
	SECOND LEVEL	545 SF	51 m ²
	THIRD LEVEL	545 SF	51 m ²
	ROOF ENCLOSURE	91 SF	8 m ²
		1726 SF	160 m ²
J	MAIN LEVEL	747 SF	71 m ²
		747 SF	71 m ²
K	MAIN LEVEL	872 SF	81 m ²
	SECOND LEVEL	849 SF	79 m ²
	THIRD LEVEL	846 SF	79 m ²
		1776 SF	165 m ²

GLENAIRE II

1920-1932 GLENAIRE DR.
NORTH VANCOUVER, BC

GRIMWOOD
ARCHITECTURE

GRIMWOOD ARCHITECTURE
808 - 58 EAST GERRARD ST. E.
VANCOUVER, B.C.
V6A 0A5
+1 (604) 565-3142

N

REVISION	DATE	BY	APP'D
1	10/18/2018	GR	GR
2	10/18/2018	GR	GR
3	10/18/2018	GR	GR
4	10/18/2018	GR	GR
5	10/18/2018	GR	GR
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8	10/18/2018	GR	GR
9	10/18/2018	GR	GR
10	10/18/2018	GR	GR

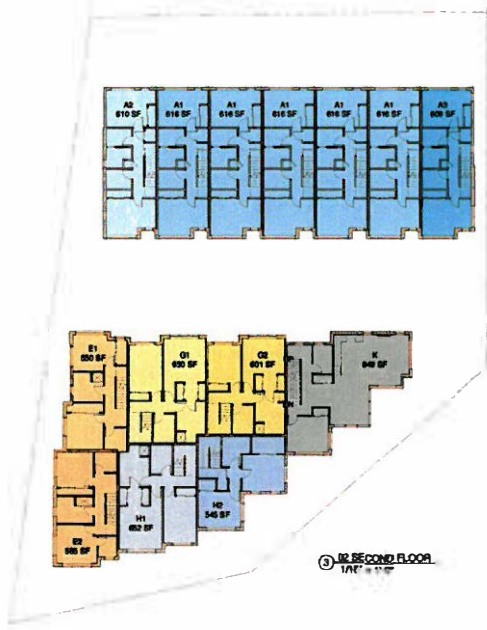
NOTES /

CONTRACTOR SHALL BE RESPONSIBLE FOR THE USE OF THIS DRAWING.
The use of this drawing shall be limited to the project and shall not be used for any other project without the written consent of the architect.
ARCHITECT'S RESPONSIBILITY AND APPROVAL
It is the architect's responsibility to verify the information and data provided by the client and to ensure that the information is accurate and complete.
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It is the architect's responsibility to verify the information and data provided by the client and to ensure that the information is accurate and complete.

AREA PLAN

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DATE: 10/18/2018
3:32 PM

1.3





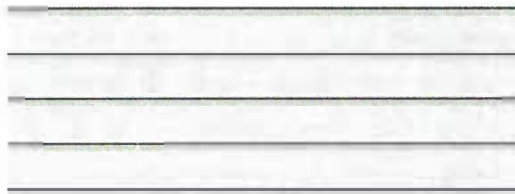
GLENAIRE II

1020-1030 GLENAIRE DR.
NORTH VANCOUVER, BC

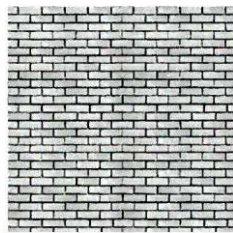
GRIMWOOD ARCHITECTURE

GRIMWOOD ARCHITECTURE
508 - 54 EAST CORDOVA STREET
VANCOUVER, BC
V6A 0A5
+1 (604) 560-3142

NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR PERMIT	2018-01-10	GR	GR
2	ISSUED FOR PERMIT	2018-01-10	GR	GR
3	ISSUED FOR PERMIT	2018-01-10	GR	GR
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5	ISSUED FOR PERMIT	2018-01-10	GR	GR
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8	ISSUED FOR PERMIT	2018-01-10	GR	GR
9	ISSUED FOR PERMIT	2018-01-10	GR	GR
10	ISSUED FOR PERMIT	2018-01-10	GR	GR
11	ISSUED FOR PERMIT	2018-01-10	GR	GR



1



2



5



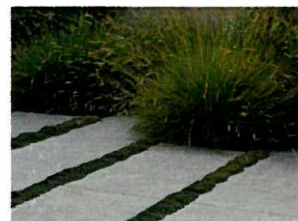
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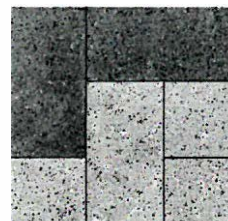
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9



10



11

MATERIAL SCHEDULE	
#	MATERIAL
1	PAINTED WHITE CEDAR SIDING
2	WHITE BRICKS
3	PAINTED GREY CEDAR SIDING
4	GREY BRICK
5	ASPHALT SHINGLE ROOFING
6	PAINTED CEDAR TRIM FASCIA BOARDS
7	BLACK CANOPY
8	BLACK VINYL WINDOWS
9	CONCRETE
10	PLANTING
11	PAVERS

NOTES /

CONTRACTOR SHALL BE RESPONSIBLE FOR THE USE OF THE MATERIALS
THE USE OF THE MATERIALS SHALL BE APPROVED BY THE ARCHITECT FOR THE PROJECT.

ARCHITECT'S REQUIREMENTS AND APPROVALS:
THE ARCHITECT'S REQUIREMENTS SHALL BE APPROVED BY THE ARCHITECT FOR THE PROJECT.

THE ARCHITECT'S REQUIREMENTS SHALL BE APPROVED BY THE ARCHITECT FOR THE PROJECT.

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THE ARCHITECT'S REQUIREMENTS SHALL BE APPROVED BY THE ARCHITECT FOR THE PROJECT.

MATERIAL PALETTE BUILDING4

SCALE 3/16" = 1'-0"
DATE 10/10/18 10:52:00 PM

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1827041 1827 GLENARE OR.
NIGHT MY ANDOLIVE B. RC

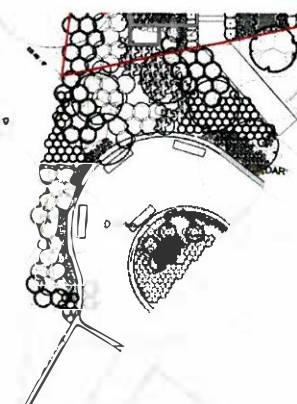
ON BAYWOOD AND INTERLACE
505 - 58 EAST COMDEX A STREET
VANCOUVER, B.C.
V 5A 0A5
• 1 (604) 505-3142

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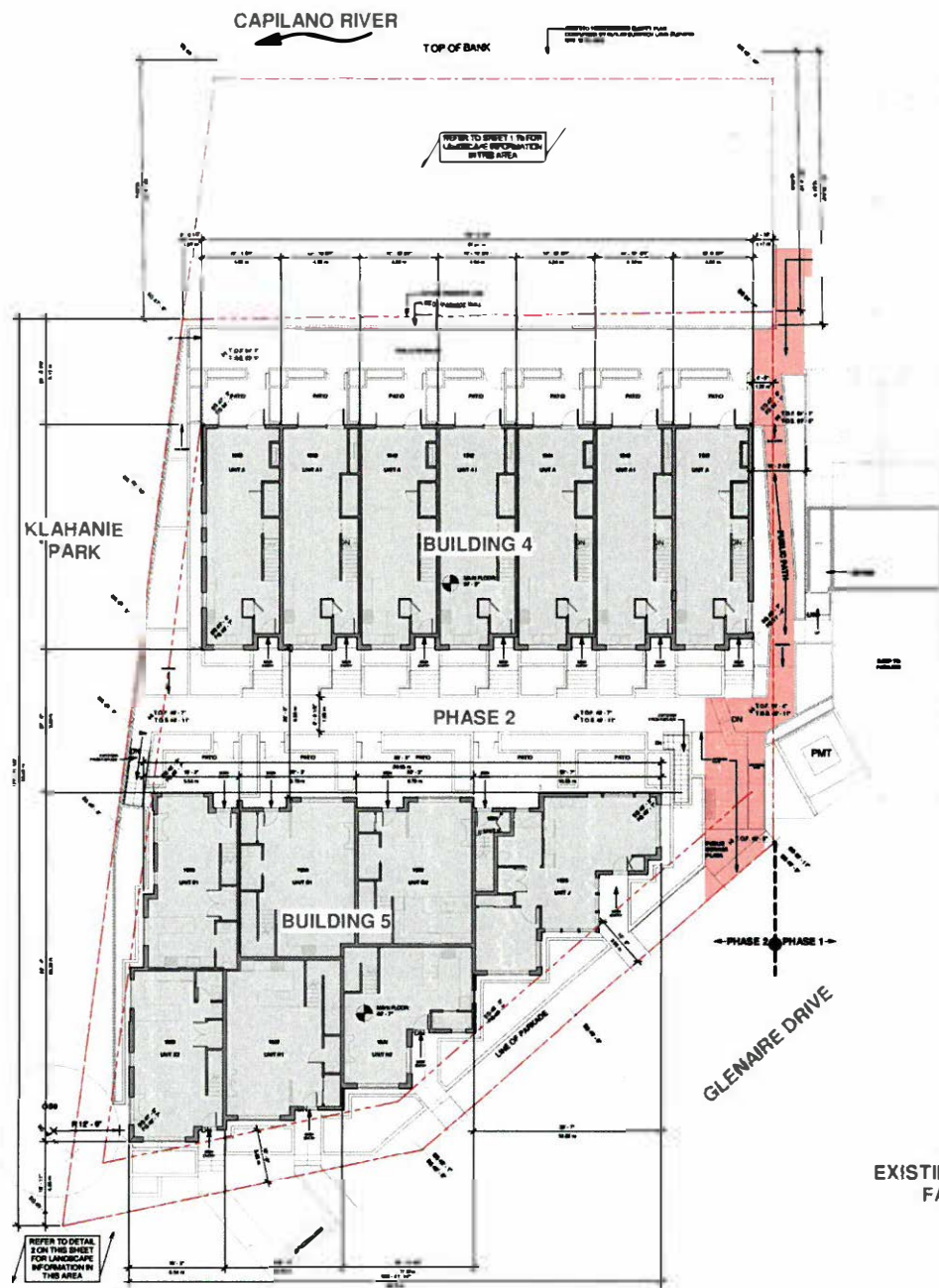
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DATE 12/16/2018
05:42:01

SCALE As indicated
DATE 12/16/2018
05:42:01

1.7



② PARTIAL VIEW OF SOUTH WEST
CORNER OF SITE PLAN



① SIDE PLAN
3/8" = 1'-0"

**EXISTING SINGLE
FAMILY**

GLENAIRE II

1800-1838 GLENAIRE DR.
NORTH VANCOUVER, BC

GRIMWOOD
ARCHITECTURE

GRIMWOOD ARCHITECTURE
808 - 53 EAST CORDOVA STREET
VANCOUVER, BC
V6A 1A5
+1 604 566-2142

N

NO.	DATE	DESCRIPTION	BY	CHKD.
1	19/09/2019	ISSUED FOR PERMIT	GR	GR
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3	19/09/2019	REVISED	GR	GR
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7	19/09/2019	REVISED	GR	GR
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9	19/09/2019	REVISED	GR	GR
10	19/09/2019	REVISED	GR	GR
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21	19/09/2019	REVISED	GR	GR
22	19/09/2019	REVISED	GR	GR
23	19/09/2019	REVISED	GR	GR

NOTES /

- DISCLAIMER: THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY FINANCIAL PRODUCT OR SERVICE. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR INVESTMENT DECISIONS. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR INVESTMENT DECISIONS.
1. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY FINANCIAL PRODUCT OR SERVICE. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR INVESTMENT DECISIONS. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR INVESTMENT DECISIONS.
2. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY FINANCIAL PRODUCT OR SERVICE. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR INVESTMENT DECISIONS. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR INVESTMENT DECISIONS.
3. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY FINANCIAL PRODUCT OR SERVICE. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR INVESTMENT DECISIONS. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR INVESTMENT DECISIONS.
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5. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY FINANCIAL PRODUCT OR SERVICE. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR INVESTMENT DECISIONS. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR INVESTMENT DECISIONS.
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7. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY FINANCIAL PRODUCT OR SERVICE. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR INVESTMENT DECISIONS. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR INVESTMENT DECISIONS.
8. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY FINANCIAL PRODUCT OR SERVICE. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR INVESTMENT DECISIONS. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR INVESTMENT DECISIONS.
9. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY FINANCIAL PRODUCT OR SERVICE. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR INVESTMENT DECISIONS. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR INVESTMENT DECISIONS.
10. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY FINANCIAL PRODUCT OR SERVICE. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR INVESTMENT DECISIONS. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR INVESTMENT DECISIONS.

CONSOLIDATED
PARKING PLAN

SCALE: As Proposed
DATE: 19/09/2019
2024 PM

2.1

7820-1 802 GLENARE DR.
NORTH VANCOUVER, BC

GRANWOOD ARCHITECTURE
508 - 55 EAST CONDOVA STREET
VANCOUVER, B.C.
V6A 0A5
+1 (604) 565-3142

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DATE 12/18/2019
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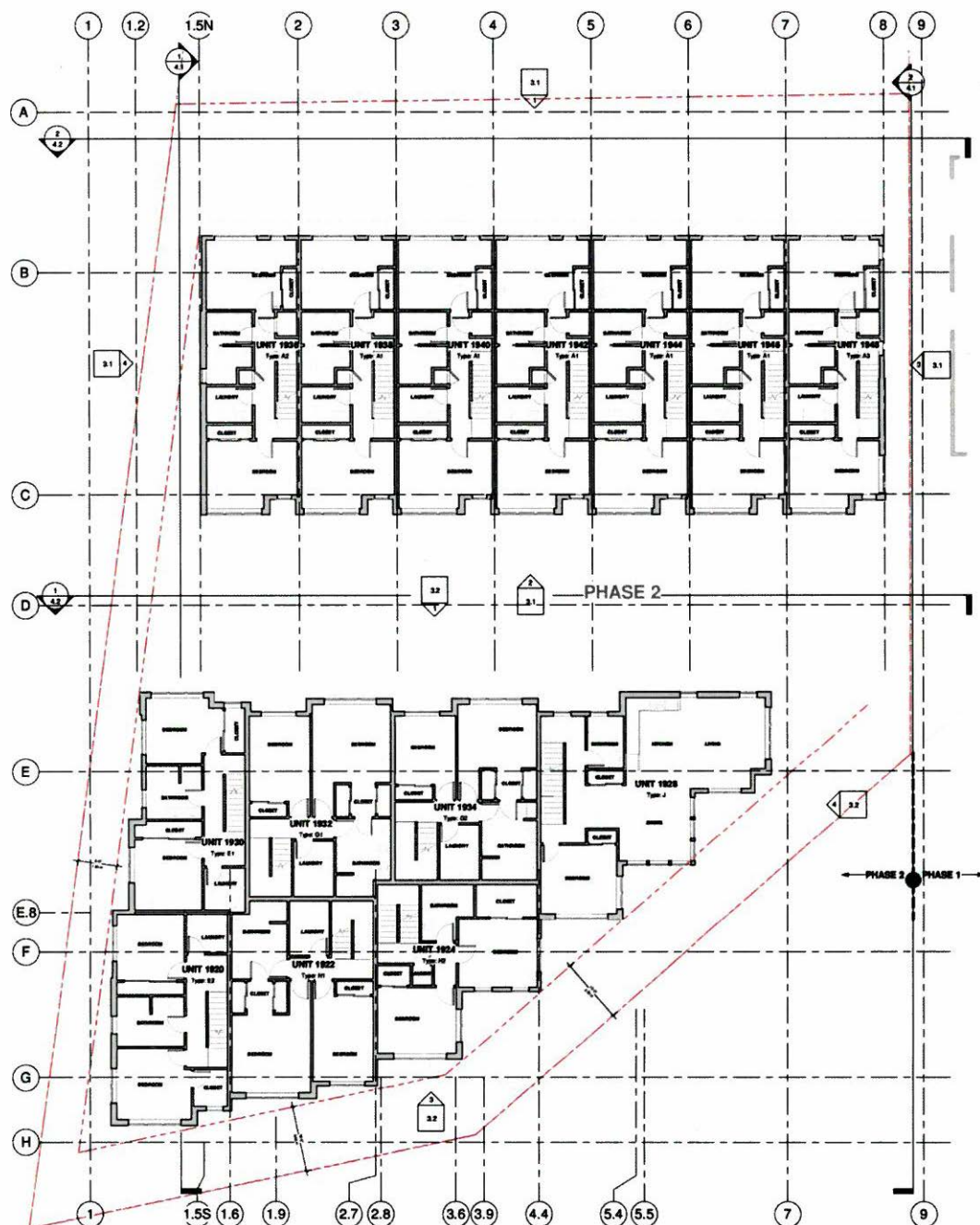
1880+1837 GLENHIRE DR.
NORTH VANCOUVER, BC

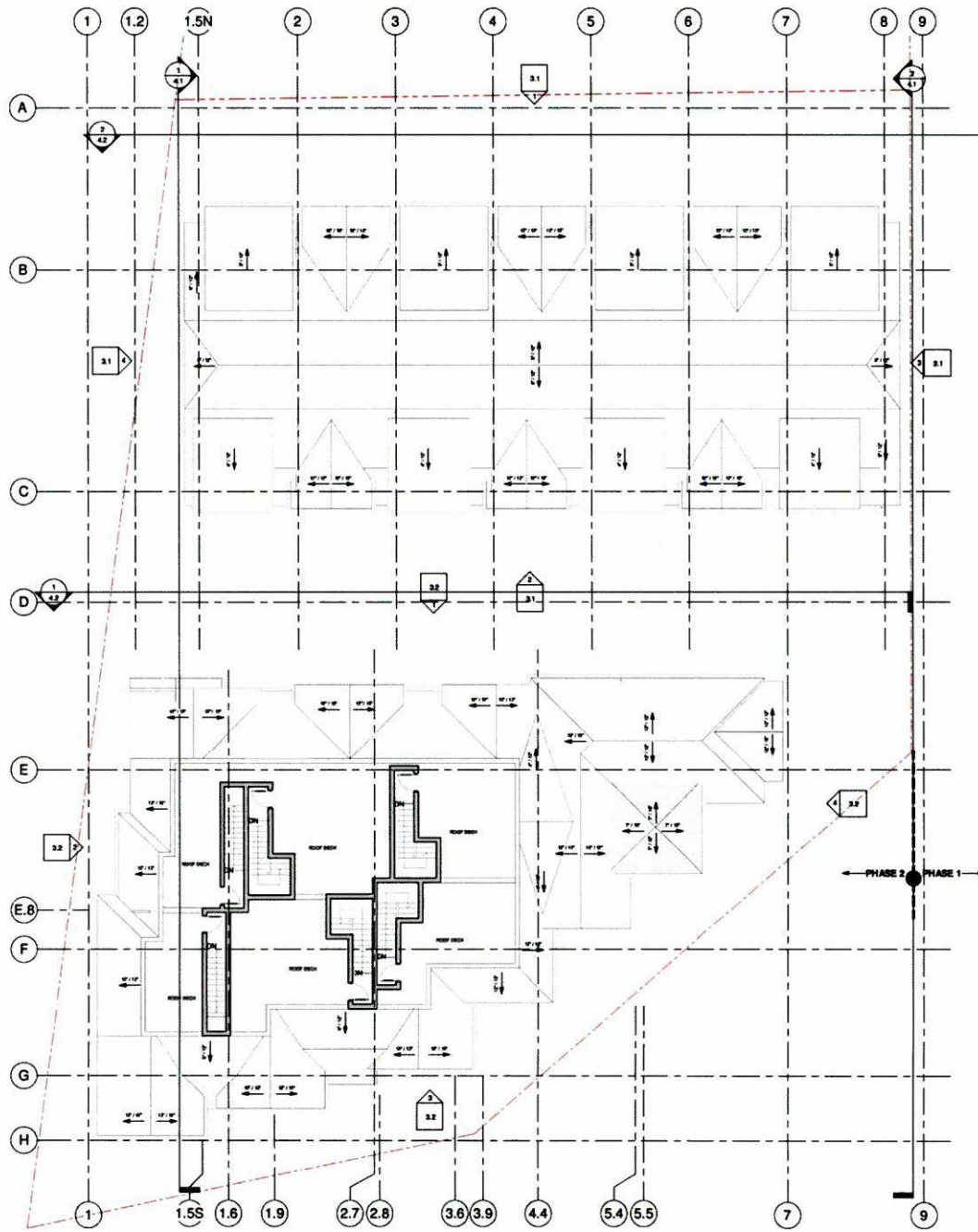
ORIMWOOD ARCHITECTURE
508 - 58 EAST CORDOVA STREET
VANCOUVER, B.C.
V6A 6A5

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2ND LEVEL

SCALE As Indicated 2.4
DATE 12/18/2019 2:58:33 PM





GLENAIRE II

1570-1600 GLENAIRE DR.
NORTH VANCOUVER, BC

GRIMWOOD
ARCHITECTURE

GRIMWOOD ARCHITECTURE LTD
508 - 55 EAST CORDOVA STREET
VANCOUVER, BC
V6A 3A3
+1 604 995-3142

N

Rev.	Description	Date
1	ISSUED FOR PERMIT	2015.05.20
2	ISSUED FOR PERMIT	2015.05.20
3	ISSUED FOR PERMIT	2015.05.20
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18	ISSUED FOR PERMIT	2015.05.20
19	ISSUED FOR PERMIT	2015.05.20
20	ISSUED FOR PERMIT	2015.05.20

NOTES /

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for general acceptance in individual provinces.

ARCHITECT'S REQUIREMENTS AND APPROVALS
It is the Architect's responsibility to verify that the Architect and
to take all other actions as for materials and workmanship which
deviate from the instructions provided by the Engineer.

ENGINEER'S REQUIREMENTS AND APPROVALS
It is the Engineer's responsibility to verify that the Architect and
to take all other actions as for materials and workmanship which
deviate from the instructions provided by the Engineer.

AUTHORITY'S REQUIREMENTS AND APPROVALS
All materials and workmanship must comply with the requirements of
all authorities having jurisdiction over the work. It is the Authority's
responsibility to grant approval to the Architect.

CONSTRUCTION
All dimensions must be verified on site. Do not assume all elements
have the same dimensions and elevations. In the absence of
dimensions, or if dimensions exist, correct dimensions. All
dimensions must be to the exterior of the building.

ROOF DRAINAGES
Roof drain drawings to the Architect and Engineer for approval
prior to manufacturing permanent elements of the building.

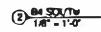
ROOF PLAN

SCALE As indicated
DATE 19/10/19
3:55:08 PM

2.6

1830+1837 OLENAIRE DR.
NORTH VANCOUVER, BC

GRIMWOOD ARCHITECTURE
808 56 EAST CONNOR AVENUE
VANCOUVER, B.C.
V6A 0A5
+1 604 565-3142

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SCALE 1/8" = 1'-0"
DATE 12/18/2019
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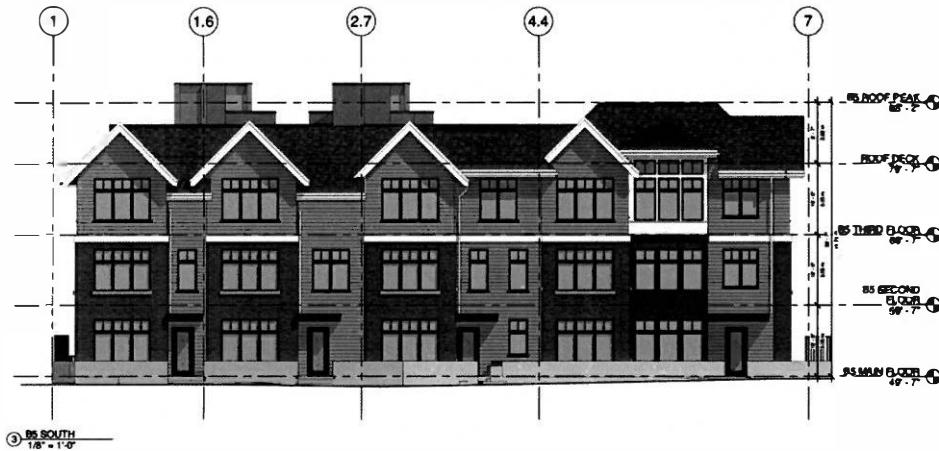
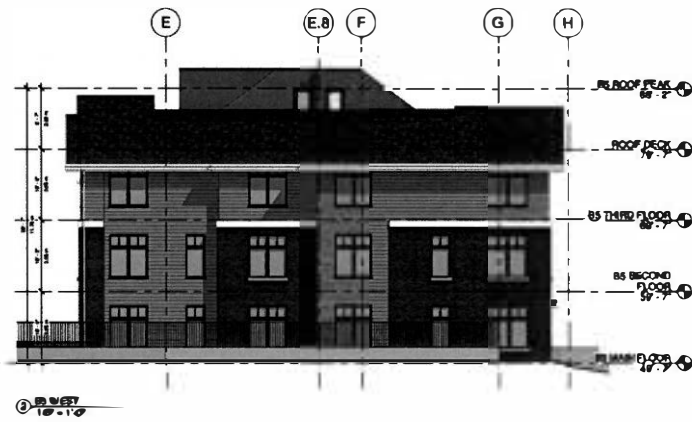
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GLENAIRE II

1820x1822 GLENAIRE DR.
NORTH VANCOUVER, BC

GRIMWOOD
ARCHITECTURE

OR RAYCROFT ARCHITECTURE
508 - 55 EAST COWEN A STREET
VANCOUVER, BC
V6A 0A5
+1 604 363-2142



No.	REVISION	DATE
1	ISSUED FOR PERMIT	2018-03-01
2	ISSUED FOR PERMIT	2018-03-01
3	ISSUED FOR PERMIT	2018-03-01
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19	ISSUED FOR PERMIT	2018-03-01
20	ISSUED FOR PERMIT	2018-03-01

NOTES /

CONTRACTOR RESPONSIBILITY TO THE USER OF THESE DRAWINGS
The user of these drawings shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The user shall be responsible for ensuring that the drawings are used in accordance with the intended purpose and for any changes or modifications to the drawings. The user shall be responsible for ensuring that the drawings are used in accordance with the intended purpose and for any changes or modifications to the drawings.

ARCHITECT'S RESPONSIBILITY TO THE USER OF THESE DRAWINGS
The architect shall be responsible for ensuring that the drawings are used in accordance with the intended purpose and for any changes or modifications to the drawings. The architect shall be responsible for ensuring that the drawings are used in accordance with the intended purpose and for any changes or modifications to the drawings.

CLIENT'S RESPONSIBILITY TO THE USER OF THESE DRAWINGS
The client shall be responsible for ensuring that the drawings are used in accordance with the intended purpose and for any changes or modifications to the drawings. The client shall be responsible for ensuring that the drawings are used in accordance with the intended purpose and for any changes or modifications to the drawings.

ALL DIMENSIONS SHALL BE VERIFIED BY THE USER. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR ENSURING THAT THE DRAWINGS ARE USED IN ACCORDANCE WITH THE INTENDED PURPOSE AND FOR ANY CHANGES OR MODIFICATIONS TO THE DRAWINGS.

DESIGNER'S RESPONSIBILITY TO THE USER OF THESE DRAWINGS
The designer shall be responsible for ensuring that the drawings are used in accordance with the intended purpose and for any changes or modifications to the drawings. The designer shall be responsible for ensuring that the drawings are used in accordance with the intended purpose and for any changes or modifications to the drawings.

CLIENT'S RESPONSIBILITY TO THE USER OF THESE DRAWINGS
The client shall be responsible for ensuring that the drawings are used in accordance with the intended purpose and for any changes or modifications to the drawings. The client shall be responsible for ensuring that the drawings are used in accordance with the intended purpose and for any changes or modifications to the drawings.

BS ELEVATIONS

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DATE 19th FEBRUARY 2018
SSB/11 PM

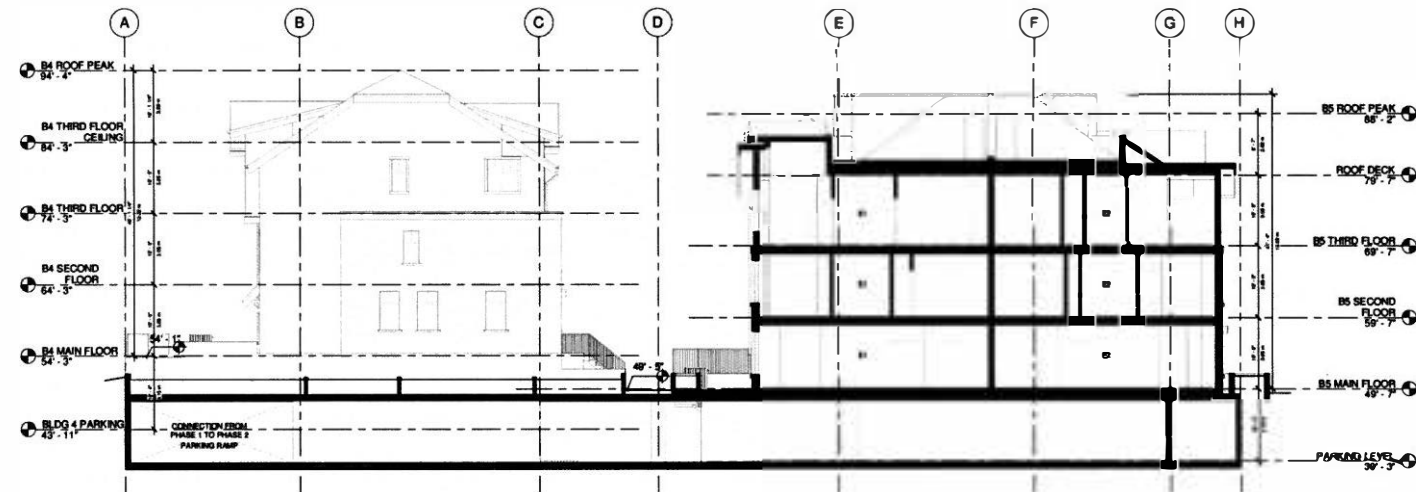
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GLENAIRE II

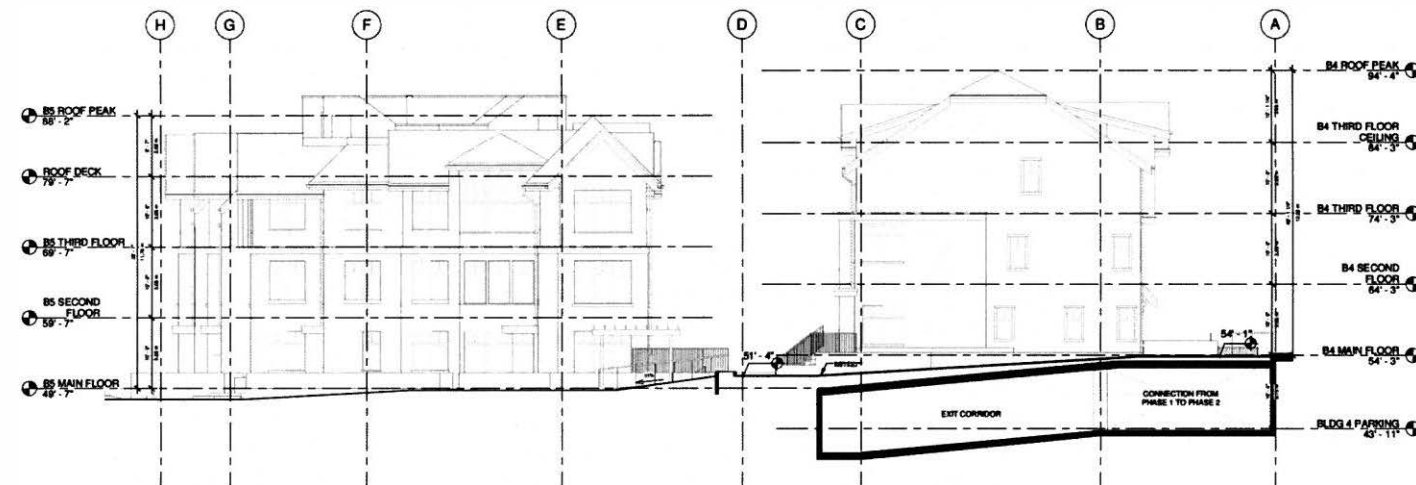
1880-1888 GLENAIRE DR.
NORTH VANCOUVER, BC

GRIMWOOD
ARCHITECTURE

GRIMWOOD ARCHITECTURE
508 - 58 EAST CORDOVA STREET
VANCOUVER, B.C.
V6A 0A5
+1 604 585-2142



1. B.S. Section at West Parking Ramp
1/8" = 1'-0"



2. B.S. Section at Exit Corridor, Building West
1/8" = 1'-0"

NO.	REVISIONS	DATE
1	ISSUED FOR PERMIT	NOV 26, 2013
2	REVISIONS TO PERMIT	DEC 10, 2013
3	REVISIONS TO PERMIT	JAN 15, 2014
4	REVISIONS TO PERMIT	FEB 10, 2014
5	REVISIONS TO PERMIT	MAR 10, 2014
6	REVISIONS TO PERMIT	APR 10, 2014
7	REVISIONS TO PERMIT	MAY 10, 2014
8	REVISIONS TO PERMIT	JUN 10, 2014
9	REVISIONS TO PERMIT	JUL 10, 2014
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100	REVISIONS TO PERMIT	FEB 10, 2022

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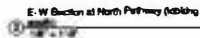
CONTRACTOR SHALL BE RESPONSIBLE FOR THE USE OF THIS DRAWING
The use of this drawing is subject to the terms and conditions of the contract.
1. CONTRACTOR'S RESPONSIBILITY AND OBLIGATIONS
2. THE CLIENT'S RESPONSIBILITY AND OBLIGATIONS
3. THE ARCHITECT'S RESPONSIBILITY AND OBLIGATIONS
4. THE ENGINEER'S RESPONSIBILITY AND OBLIGATIONS
5. THE LANDSCAPE ARCHITECT'S RESPONSIBILITY AND OBLIGATIONS
6. THE INTERIOR DESIGNER'S RESPONSIBILITY AND OBLIGATIONS
7. THE SPECIALIST'S RESPONSIBILITY AND OBLIGATIONS
8. THE CONSULTANT'S RESPONSIBILITY AND OBLIGATIONS
9. THE SUBCONTRACTOR'S RESPONSIBILITY AND OBLIGATIONS
10. THE SUPPLIER'S RESPONSIBILITY AND OBLIGATIONS
11. THE MANUFACTURER'S RESPONSIBILITY AND OBLIGATIONS
12. THE INSTALLER'S RESPONSIBILITY AND OBLIGATIONS
13. THE MAINTENANCE PERSONNEL'S RESPONSIBILITY AND OBLIGATIONS
14. THE USER'S RESPONSIBILITY AND OBLIGATIONS
15. THE OWNER'S RESPONSIBILITY AND OBLIGATIONS
16. THE FINANCIAL INSTITUTION'S RESPONSIBILITY AND OBLIGATIONS
17. THE LEGAL COUNSEL'S RESPONSIBILITY AND OBLIGATIONS
18. THE TAX ADVISOR'S RESPONSIBILITY AND OBLIGATIONS
19. THE ACCOUNTANT'S RESPONSIBILITY AND OBLIGATIONS
20. THE ACTUARY'S RESPONSIBILITY AND OBLIGATIONS
21. THE INVESTMENT ADVISOR'S RESPONSIBILITY AND OBLIGATIONS
22. THE RISK MANAGER'S RESPONSIBILITY AND OBLIGATIONS
23. THE COMPLIANCE OFFICER'S RESPONSIBILITY AND OBLIGATIONS
24. THE DATA PROTECTION OFFICER'S RESPONSIBILITY AND OBLIGATIONS
25. THE ENVIRONMENTAL MANAGER'S RESPONSIBILITY AND OBLIGATIONS
26. THE HEALTH AND SAFETY MANAGER'S RESPONSIBILITY AND OBLIGATIONS
27. THE QUALITY MANAGER'S RESPONSIBILITY AND OBLIGATIONS
28. THE PROJECT MANAGER'S RESPONSIBILITY AND OBLIGATIONS
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30. THE RISK MANAGER'S RESPONSIBILITY AND OBLIGATIONS
31. THE SUPPLY CHAIN MANAGER'S RESPONSIBILITY AND OBLIGATIONS
32. THE TECHNOLOGY MANAGER'S RESPONSIBILITY AND OBLIGATIONS
33. THE TRAVEL MANAGER'S RESPONSIBILITY AND OBLIGATIONS
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100. THE ZONE MANAGER'S RESPONSIBILITY AND OBLIGATIONS

NORTH - SOUTH
SECTIONS

SCALE 1/8" = 1'-0"
DATE 12/10/2019 2:55:34 PM

1820-1832 CLENAIRE DR.
NORTH VANCOUVER, BC

OR RAYDON ARCHITECTURE
508 - 55 EAST CORDOVA STREET
VANCOUVER, BC
V6A 0A1
•1 604 585-3142

[illegible][illegible]

SCALE 1/8" = 1'-0"
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BASIC ACCESSIBLE UNIT - UNIT A1

3 PROPOSED

BUILDING ACCESS AND MAIN ENTRANCES		
1-B	UNOBSTRUCTED ACCESS TO MAIN BUILDING ENTRANCES	YES
2-B	ACCESSIBLE PATH OF TRAVEL	YES
3-B	LIGHTING, WEATHER PROTECTION, INTERCOM, ADDRESS NUMBERING AND MAILBOX	YES
4-B	ENTRANCE DOOR ASSEMBLY AND OPERATION	YES
5-B	ENTRY DOOR CLEARANCES	YES
6-B	TACTILE WARNING STRIP ON STAIRS	YES
7-B	PROVIDE CONTRASTING COLOURS ON SIGNS, ADDRESS NUMBERS, CORRIDOR WALLS AND UNIT ENTRIES	YES
CORRIDORS AND CIRCULATION		
8-B	CORRIDOR AND PASSAGEWAY WIDTH	YES
RESIDENTIAL UNIT - ENTRY DOOR		
10-B	UNIT ENTRY DOOR ASSEMBLY	YES
11-B	UNIT ENTRY DOOR CLEARANCES	YES
RESIDENTIAL UNIT - BATHROOMS		
12-B	BATHROOM ENTRY DOOR ASSEMBLY	YES
13-B	BATHROOM DOOR CLEARANCE	YES
14-B	BATHROOM SPACE	YES
15-B	BATHROOM FLOORING	YES
16-B	BATHROOM WALL REINFORCEMENT	YES
17-B	ADJUSTABLE HEIGHT SHOWER	YES
18-B	PRESSURE AND TEMPERATURE CONTROL VALVES	YES
21-B	BATHROOM FAUCET LEVERS	YES

RESIDENTIAL UNIT - KITCHEN		
26-B	KITCHEN FLOORING	YES
27-B	ADJUSTABLE SHELVING	YES
30-B	FAUCET HANDLES	YES
RESIDENTIAL UNIT - ELECTRICAL		
36-B	ROCKER SWITCHES	YES
37-B	TELEPHONE JACKS	YES
38-B	BEDROOM - 3 WAY SWITCH	YES
40-B	VISUAL ALARM - INSTALLATION	YES

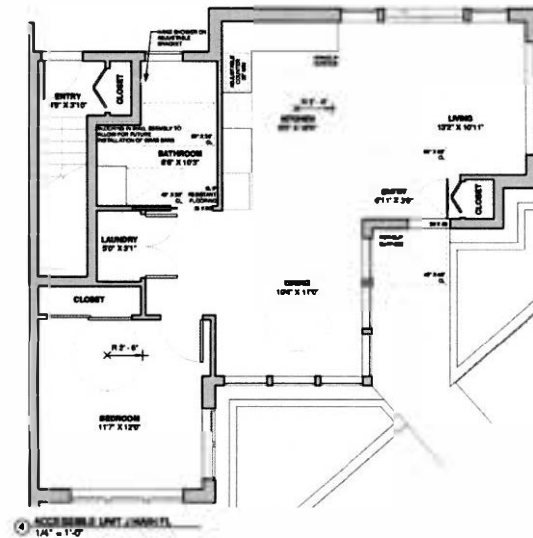


ENHANCED ACCESSIBLE UNIT - UNIT J

1 PROPOSED

BUILDING ACCESS AND MAIN ENTRANCES		
1-B	UNOBSTRUCTED ACCESS TO MAIN BUILDING ENTRANCES	YES
2-B	ACCESSIBLE PATH OF TRAVEL	YES
3-B	LIGHTING, WEATHER PROTECTION, INTERCOM, ADDRESS NUMBERING AND MAILBOX	YES
4-B	ENTRANCE DOOR ASSEMBLY AND OPERATION	YES
5-B	ENTRY DOOR CLEARANCES	YES
6-B	TACTILE WARNING STRIP ON STAIRS	YES
7-B	PROVIDE CONTRASTING COLOURS ON SIGNS, ADDRESS NUMBERS, CORRIDOR WALLS AND UNIT ENTRIES	YES
CORRIDORS AND CIRCULATION		
8-B	CORRIDOR AND PASSAGEWAY WIDTH	YES
9-E	ACCESS TO UPPER LEVELS - APPLIES TO IDENTIFIED GROUP-ORIENTED MF UNITS ONLY	YES
RESIDENTIAL UNIT - ENTRY DOOR		
10-B	UNIT ENTRY DOOR ASSEMBLY	YES
11-B	UNIT ENTRY DOOR CLEARANCES	YES
RESIDENTIAL UNIT - BATHROOMS		
12-B	BATHROOM ENTRY DOOR ASSEMBLY	YES
13-B	BATHROOM DOOR CLEARANCE	YES
14-E	POCKET DOORS	YES
15-B	BATHROOM SPACE	YES
16-B	BATHROOM FLOORING	YES
17-B	BATHROOM WALL REINFORCEMENT	YES
18-B	ADJUSTABLE HEIGHT SHOWER	YES
19-B	PRESSURE AND TEMPERATURE CONTROL VALVES	YES
20-E (S)	TUB CONTROL VALVE POSITION	YES
21-B	BATHROOM FAUCET LEVERS	YES
22-E (S)	ACCESSIBLE SHOWER	YES
23-E	SPACE UNDER SINK	YES

RESIDENTIAL UNIT - BEDROOM		
24-E	SPACE NEXT TO BED	YES
RESIDENTIAL UNIT - KITCHEN		
25-E	TURNING RADIUS	YES
26-B	KITCHEN FLOORING	YES
27-B	ADJUSTABLE SHELVING	YES
28-E (S)	CUPBOARDS - LOWEST SHELF	YES
29-E	CABINET HANDLES	YES
30-B	FAUCET HANDLES	YES
31-E	FUTURE MODIFICATIONS (APPLIANCES)	YES
32-E	SINK ADJACENT TO STOVE	YES
33-E (S)	COUNTERTOP AND SINK HEIGHT	YES
34-E (S)	WORKSPACE AREA	YES
RESIDENTIAL UNIT - ELECTRICAL		
35-E	KITCHEN - ELECTRICAL OUTLET	YES
36-B	ROCKER SWITCHES	YES
37-B	TELEPHONE JACKS	YES
38-B	BEDROOM - 3 WAY SWITCH	YES
39-E	ELECTRICAL SWITCHES AND OUTLETS	YES
40-B	VISUAL ALARM - INSTALLATION	YES
41-E	VISUAL ALARM - WIRING	YES
42-E (S)	VISUAL ALARM - INSTALLATION	YES
RESIDENTIAL UNIT - LAUNDRY		
43-E (S)	LAUNDRY FACILITIES	YES
RESIDENTIAL UNIT - WINDOWS, PATIOS AND BALCONIES		
44-E	BALCONIES AND PATIOS (THRESHOLD)	YES
45-E	WINDOW OPENINGS AND WINDOW SILL HEIGHT	YES



NO.	REVISION	DATE
1	ISSUED FOR PERMIT	10/10/2019
2	ISSUED FOR CONSTRUCTION	10/10/2019
3	ISSUED FOR CONSTRUCTION	10/10/2019
4	ISSUED FOR CONSTRUCTION	10/10/2019
5	ISSUED FOR CONSTRUCTION	10/10/2019
6	ISSUED FOR CONSTRUCTION	10/10/2019
7	ISSUED FOR CONSTRUCTION	10/10/2019
8	ISSUED FOR CONSTRUCTION	10/10/2019
9	ISSUED FOR CONSTRUCTION	10/10/2019
10	ISSUED FOR CONSTRUCTION	10/10/2019

NOTES /

CONTRACTOR SHALL BE RESPONSIBLE FOR THE USE OF THESE DRAWINGS. The use of the drawings shall be limited to the project for which they were prepared. No other use is permitted without the written consent of the architect.

1. CONTRACTOR SHALL BE RESPONSIBLE FOR THE USE OF THESE DRAWINGS. The use of the drawings shall be limited to the project for which they were prepared. No other use is permitted without the written consent of the architect.

2. The architect's responsibility is to provide the drawings and specifications for the building. The contractor's responsibility is to construct the building in accordance with the drawings and specifications.

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ACCESSIBLE UNITS

SCALE: As Indicated
DATE: 10/10/2019
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GLENARE II

1870-1882 GLENARE DR.
NORTH VANCOUVER, BC

CRIMWOOD
ARCHITECTURE

CRIMWOOD ARCHITECTURE
808 - 88 EAST CORDOVA STREET
VANCOUVER, BC
V6A 0A5
+1 604 595-2142

N



GLENAIRE II

1800-1808 GLENAIRE DR.
NORTH VANCOUVER, BC

GRIMWOOD ARCHITECTURE

GRIMWOOD ARCHITECTURE
508 - 58 EAST GORDOVA STREET
VANCOUVER, BC
V6A 2A5
+1 604 595-3142

Rev.	Description	Date
1	ISSUED FOR PERMIT	NOV 20, 2017
2	ISSUED FOR PERMIT	NOV 20, 2017
3	ISSUED FOR PERMIT	NOV 20, 2017
4	ISSUED FOR PERMIT	NOV 20, 2017
5	ISSUED FOR PERMIT	NOV 20, 2017
6	ISSUED FOR PERMIT	NOV 20, 2017
7	ISSUED FOR PERMIT	NOV 20, 2017
8	ISSUED FOR PERMIT	NOV 20, 2017
9	ISSUED FOR PERMIT	NOV 20, 2017
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18	ISSUED FOR PERMIT	NOV 20, 2017
19	ISSUED FOR PERMIT	NOV 20, 2017
20	ISSUED FOR PERMIT	NOV 20, 2017

NOTES /

COPYRIGHT RELATES TO THE USE OF THIS DRAWING
The use of this drawing shall be governed by standard copyright law as generally accepted in architectural practice.

ARCHITECT'S REQUIREMENTS AND APPROVALS
It is the Architect's responsibility to verify dimensional accuracy and to seek prior written approval for materials and workmanship which deviates from the methods provided by the Engineer.

ENGINEER'S REQUIREMENTS AND APPROVALS
It is the Engineer's responsibility to verify dimensional accuracy and to seek prior written approval for materials and workmanship which deviates from the methods provided by the Engineer.

AUTHORITY REQUIREMENTS AND APPROVALS
All materials and workmanship must comply with the requirements of all applicable building codes and standards. It is the Authority's responsibility to give necessary approval for all relevant Authority.

CONNECTIONS
All dimensions must be verified on site. Do not erect all drawings. Place the provisions and dimensions. In the absence of dimensions, or if dimensions exist, consult Authority. All minimum dimensions are to comply with the National Building Code of Canada.

SHOP DRAWINGS
Submit shop drawings to the Architect and Engineer for approval and to manufacturing professional elements of the building.

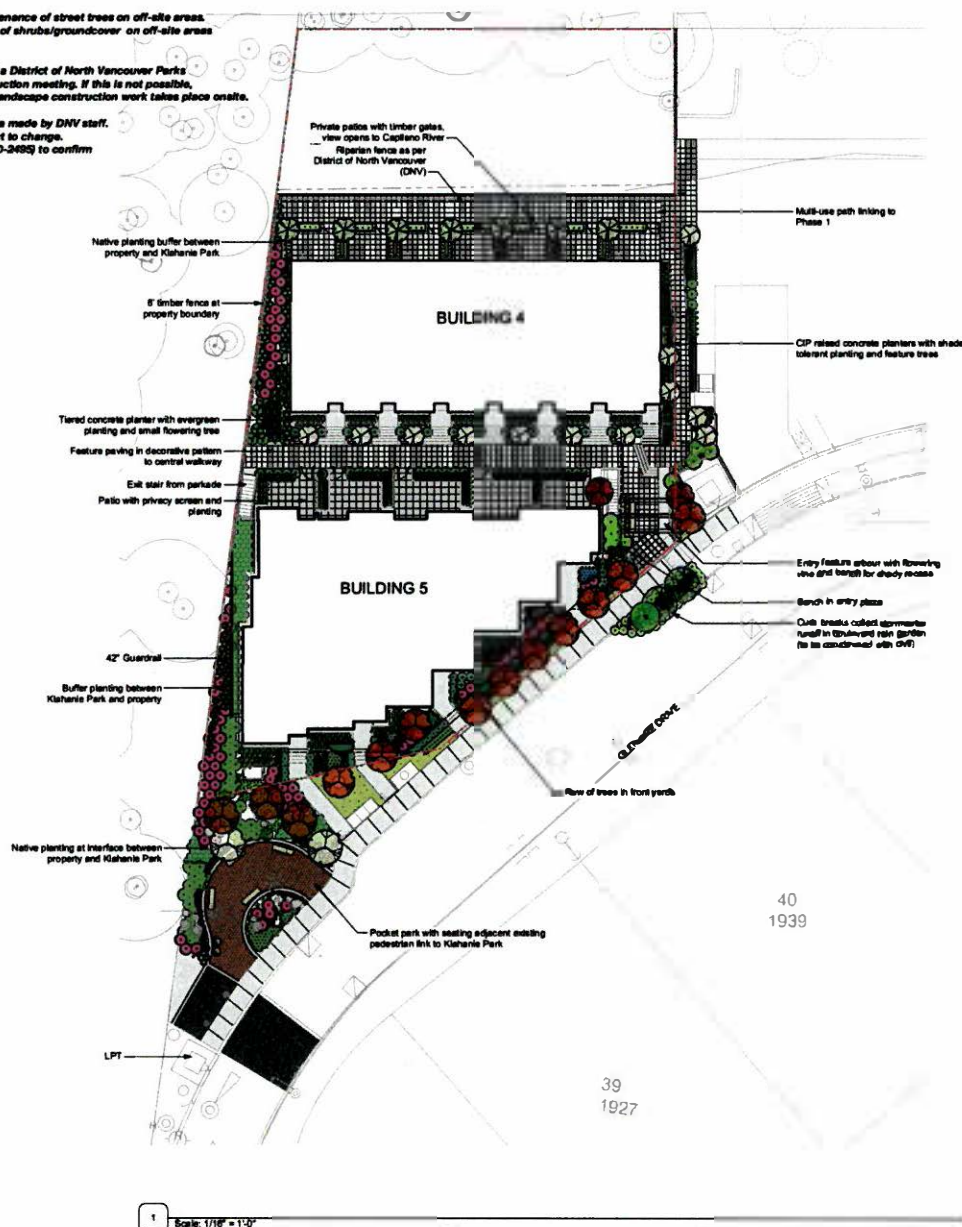
3D IMAGES

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NOTES:
 "The District of North Vancouver is responsible for the on-going maintenance of street trees on off-site areas. Please ensure that the developer is aware that on-going maintenance of shrubs/groundcover on off-site areas (i.e., boulevards) is the responsibility of the future property owner".

The project landscape contractor, the project landscape architect and a District of North Vancouver Parks (DNV Parks) representative must be present at the project pre-construction meeting. If this is not possible, the developer must make sure that all three groups meet before any landscape construction work takes place onsite.

Final approval/selection of any off-site street trees/site furniture will be made by DNV staff. The tree species/furniture types specified on this plan could be subject to change. Please contact DNV Park & Urban Designer Dimitri Samarkidis (804-990-2495) to confirm tree and site furniture types prior to purchase.



Year	Rate	Group Rating
A	2003-14	Good to Outstanding
B	2003-20	Good to ACP
C	2003-25	Good to Very
D	2003-30	Good to Fair
E	2003-35	Good to Fair
F	2003-40	Good to Fair
G	2003-45	Good to Fair
H	2003-50	Good to Fair
I	2003-55	Good to Fair
J	2003-60	Good to Fair
K	2003-65	Good to Fair
L	2003-70	Good to Fair
M	2003-75	Good to Fair
N	2003-80	Good to Fair
O	2003-85	Good to Fair
P	2003-90	Good to Fair
Q	2003-95	Good to Fair
R	2004-00	Good to Fair
S	2004-05	Good to Fair
T	2004-10	Good to Fair
U	2004-15	Good to Fair
V	2004-20	Good to Fair
W	2004-25	Good to Fair
X	2004-30	Good to Fair
Y	2004-35	Good to Fair
Z	2004-40	Good to Fair

1999 West End Avenue
 Nashville, TN, 37203-1170

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RECEIVED

**Glenaire Drive
Phase 2**

1902, 1920 Glenview Drive
District of North Virginia

Illustrative Plan

Project Manager	Project ID
NT	21740
Group/By	State
TC	as noted
Account/By	Drawing/By
DT	L0.1
Date	
17/11/2017	25

Post Date
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21500 Common Drive, Suite 100, San Jose, CA 95131

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