District of North Vancouver

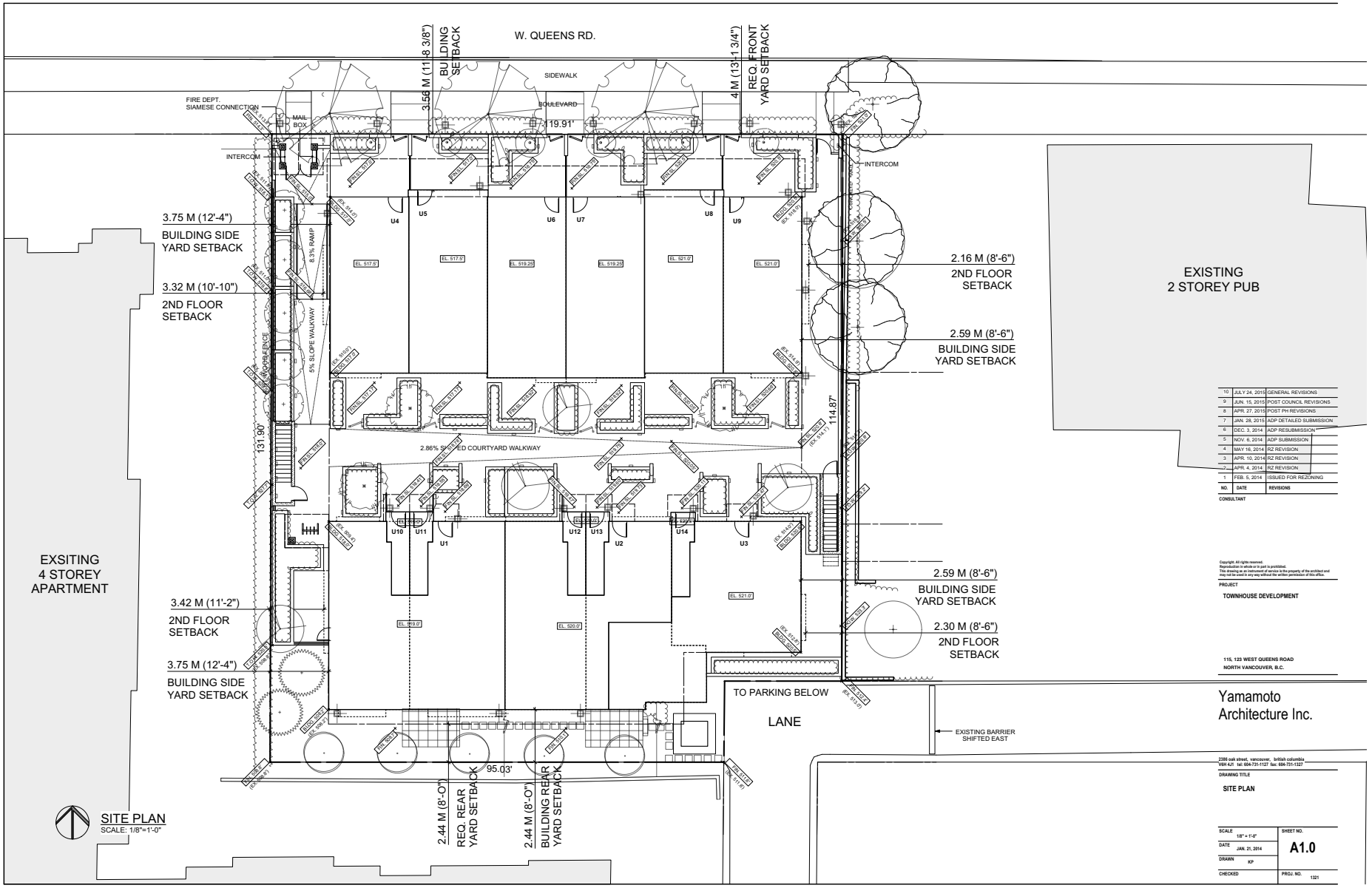
115 & 123 West Queens Road

Public Hearing – December 1, 2015

SUMMARY OF CHANGES FROM PUBLIC HEARING APRIL 21, 2015

- Reduction in number of units proposed, from 18 to 14
- Ratio of cars provided increased from 1.78 cars per unit to 2 cars per unit
- Elimination of 10 tandem parking stalls and no tandem parking proposed
- Improvement in garbage and recycling pick-up operation
- Proposal for opening east-west lane to Lonsdale to alleviate traffic concerns

SITEPLAN – Simpler organization of units along West Queens



SITE PLAN
SCALE: 1/8"=1'-0"

NO.	DATE	REVISIONS
10	JULY 24, 2015	GENERAL REVISIONS
9	JUN. 15, 2015	POST COUNCIL REVISIONS
8	APR. 27, 2015	POST PH REVISIONS
7	JAN. 28, 2015	ADP DETAILED SUBMISSION
6	DEC. 3, 2014	ADP RESUBMISSION
5	NOV. 6, 2014	ADP SUBMISSION
4	MAY 16, 2014	RZ REVISION
3	APR. 10, 2014	RZ REVISION
2	APR. 4, 2014	RZ REVISION
1	FEB. 5, 2014	ISSUED FOR REZONING

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PROJECT
TOWNHOUSE DEVELOPMENT

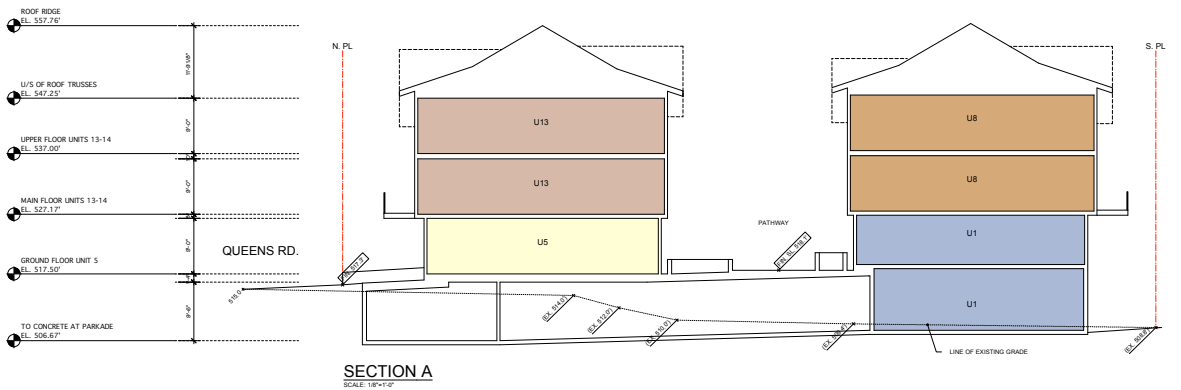
115, 123 WEST QUEENS ROAD
NORTH VANCOUVER, B.C.

Yamamoto Architecture Inc.
2386 oak street, vancouver, british columbia
V6H 4J1 tel: 604-731-1127 fax: 604-731-1327

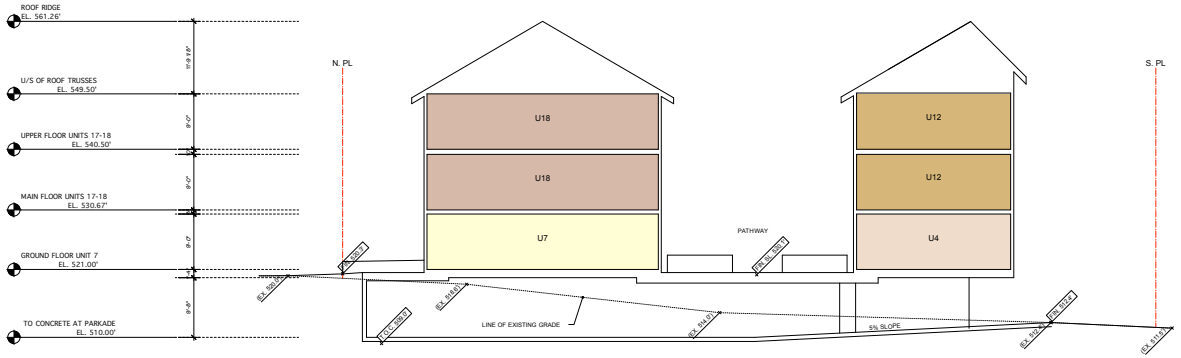
DRAWING TITLE
SITE PLAN

SCALE	1/8" = 1'-0"	SHEET NO.
DATE	JAN. 21, 2014	A1.0
DRAWN	KP	
CHECKED		PROJ. NO. 1321

PREVIOUS SCHEME - BUILDING SECTIONS – Stacked units front and rear



SECTION A
SCALE: 1/8"=1'-0"



SECTION B
SCALE: 1/8"=1'-0"

NO.	DATE	REVISIONS
6	DEC. 3, 2014	ADP RESUBMISSION
5	NOV. 6, 2014	ADP SUBMISSION
4	MAY 16, 2014	RZ REVISION
3	APR. 10, 2014	RZ REVISION
2	APR. 4, 2014	RZ REVISION
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PROJECT
18 UNIT TOWNHOUSE DEVELOPMENT

116, 120 WEST QUEENS ROAD
NORTH VANCOUVER, B.C.

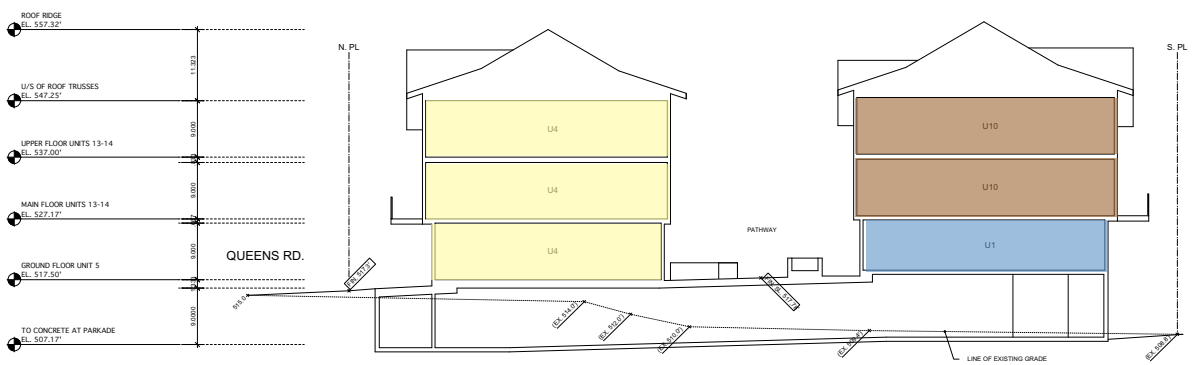
Yamamoto Architecture Inc.

2388 ash street, vancouver, british columbia
V5Y 4J1 tel: 604-734-1527 fax: 604-734-1527

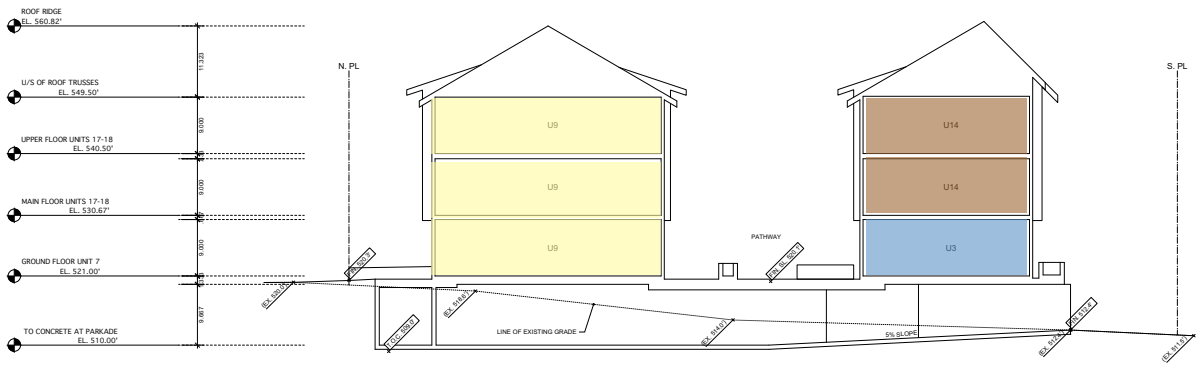
DRAWING TITLE
SITE SECTION

SCALE 1/8" = 1'-0"	SHEET NO. A3.4
DATE OCT. 7, 2013	
DRAWN TY	
CHECKED	PROJ. NO. 1321

REVISED SCHEME - BUILDING SECTIONS – Front units simplified to 3 level units



SECTION A
SCALE: 1/8"=1'-0"



SECTION B
SCALE: 1/8"=1'-0"

NO.	DATE	REVISIONS
10	JULY 28, 2015	GENERAL REVISIONS
9	JUN. 15, 2015	POST COUNCIL REVISIONS
8	APR. 27, 2015	POST PH REVISIONS
7	JAN. 28, 2015	ADP DETAILED SUBMISSION
6	DEC. 3, 2014	ADP RESUBMISSION
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4	MAY 16, 2014	RZ REVISION
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2	APR. 4, 2014	RZ REVISION
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PROJECT
18 UNIT TOWNHOUSE DEVELOPMENT

115, 123 WEST QUEENS ROAD
NORTH VANCOUVER, B.C.

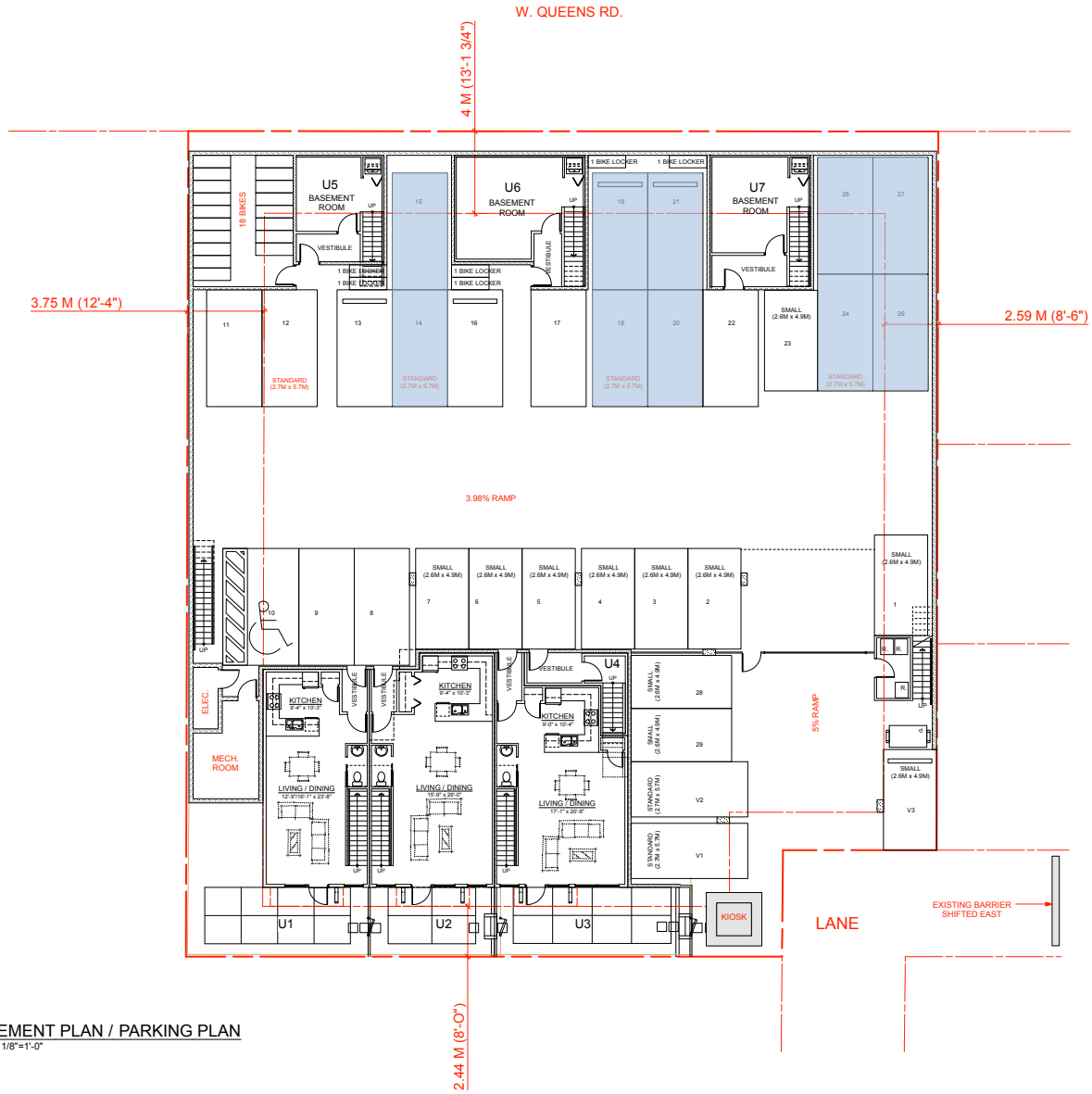
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V6H 4J1 tel: 604-731-1127 fax: 604-731-1327

DRAWING TITLE
SITE SECTION

SCALE 1/8" = 1'-0"	SHEET NO. A3.5
DATE OCT. 7, 2013	
DRAWN KP	
CHECKED	PROJ. NO. 1321

PREVIOUS SCHEME - Parking and Basement Level Plan – Indicating Tandem parking



BASEMENT PLAN / PARKING PLAN
SCALE: 1/8"=1'-0"

PARKING REQUIREMENTS:

REQUIRED PARKING: 25,877.2 SF (2404 SM)
24 SPACES (1/100 SM)
18 SPACES (1/UNIT)

INCLUDING VISITOR: 5 SPACES (0.25 X 18 UNITS)

TOTAL: 42 SPACES

BIKE REQUIREMENTS:

RESIDENTS: 18 UNITS X 1.25 = 23 SPACES
VISITOR: 0.2 SPACES / UNIT CLASS 2 = 4 SPACES

TOTAL: 27 SPACES

TOTAL CARS PROVIDED:

32 INCLUDING VISITORS: = 1.78 CARS / UNIT

RESIDENTS: 29 SPACES = 1.61 / UNIT
VISITORS: 3 SPACES = .16 / UNIT

TOTAL TANDEM: 10 SPACES (31%)
TOTAL SMALL: 11 SPACES (34%)
TOTAL ACCESSIBLE: 1 SPACE

TOTAL BIKES PROVIDED:

24 RESIDENT SPACES
5 VISITOR (RACKS AT GRADE)

TOTAL: 29 SPACES

NO.	DATE	REVISIONS
7	JAN. 28, 2015	ADP DETAILED SUBMISSION
6	DEC. 3, 2014	ADP RESUBMISSION
5	NOV. 6, 2014	ADP SUBMISSION
4	MAY 16, 2014	RZ REVISION
3	APR. 10, 2014	RZ REVISION
2	APR. 4, 2014	RZ REVISION
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PROJECT
TOWNHOUSE DEVELOPMENT

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NORTH VANCOUVER, B.C.

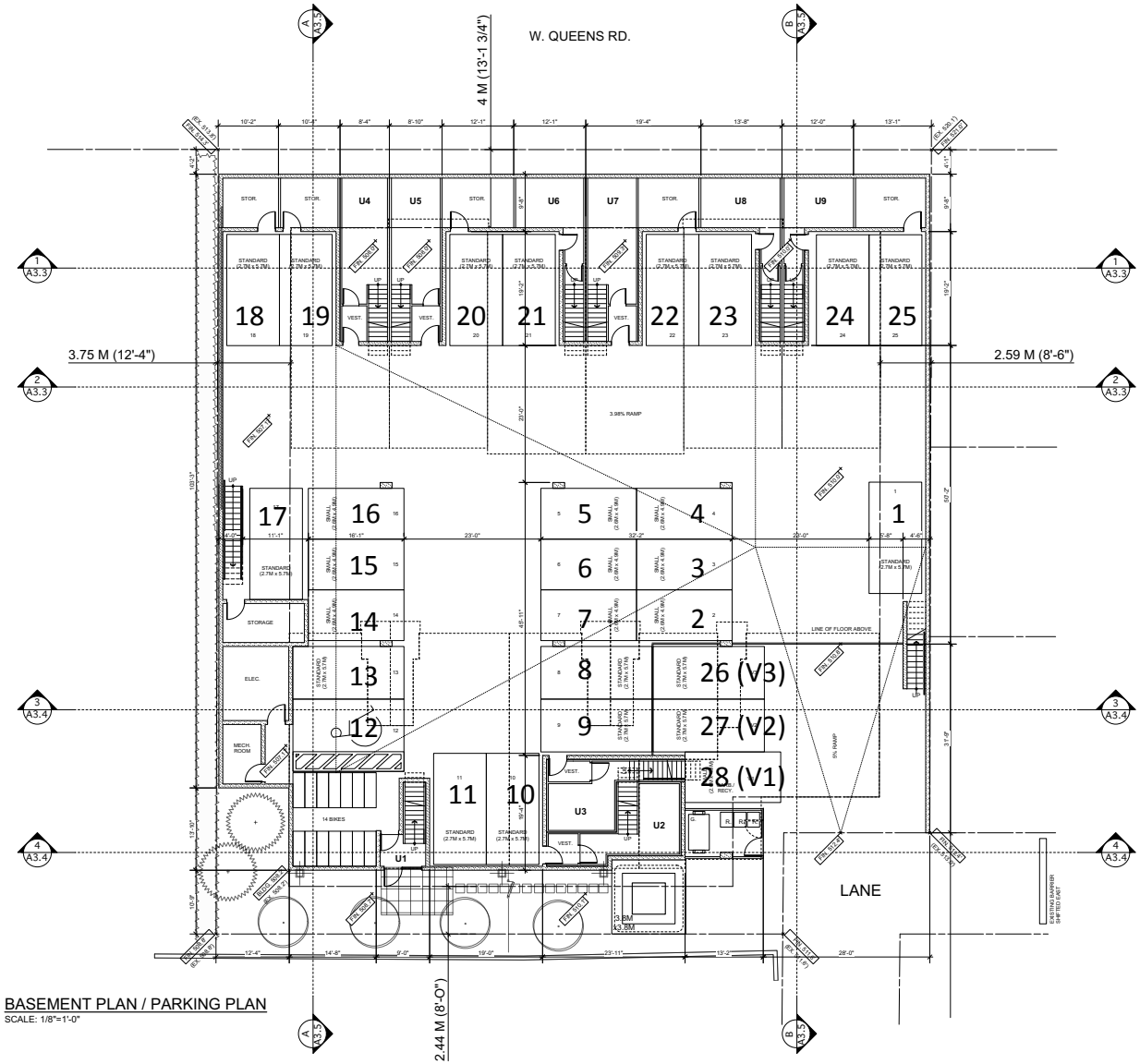
Yamamoto Architecture Inc.

2200 oak street, vancouver, british columbia
V6H 4J1 tel: 604-731-1127 fax: 604-731-1327

DRAWING TITLE
BASEMENT PLAN
PARKING STATISTICS

SCALE 1/8" = 1'-0"	SHEET NO. A1.1
DATE JAN. 31, 2014	
DRAWN TY	
CHECKED	PROJ. NO. 1321

REVISED SCHEME - Parking and Basement Level Plan – No Tandem parking



BASEMENT PLAN / PARKING PLAN
SCALE: 1/8"=1'-0"

TOTAL CARS PROVIDED:

28 INCLUDING VISITORS: = 2 CARS / UNIT

RESIDENTS: 25 SPACES = 1.8 / UNIT
VISITORS: 3 SPACES = .21 / UNIT

TOTAL TANDEM: 0 SPACES (0%)
TOTAL SMALL: 10 SPACES (35.7%)
TOTAL ACCESSIBLE: 1 SPACE

TOTAL BIKES PROVIDED:

14 RESIDENT SPACES
5 VISITOR (RACKS AT GRADE)

TOTAL: 19 SPACES

NO.	DATE	REVISIONS
10	JULY 24, 2015	GENERAL REVISIONS
9	JUN. 15, 2015	POST COUNCIL REVISIONS
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7	JAN. 28, 2015	ADP DETAILED SUBMISSION
6	DEC. 3, 2014	ADP RESUBMISSION
5	NOV. 6, 2014	ADP SUBMISSION
4	MAY 16, 2014	RZ REVISION
3	APR. 10, 2014	RZ REVISION
2	APR. 4, 2014	RZ REVISION
1	FEB. 5, 2014	ISSUED FOR REZONING

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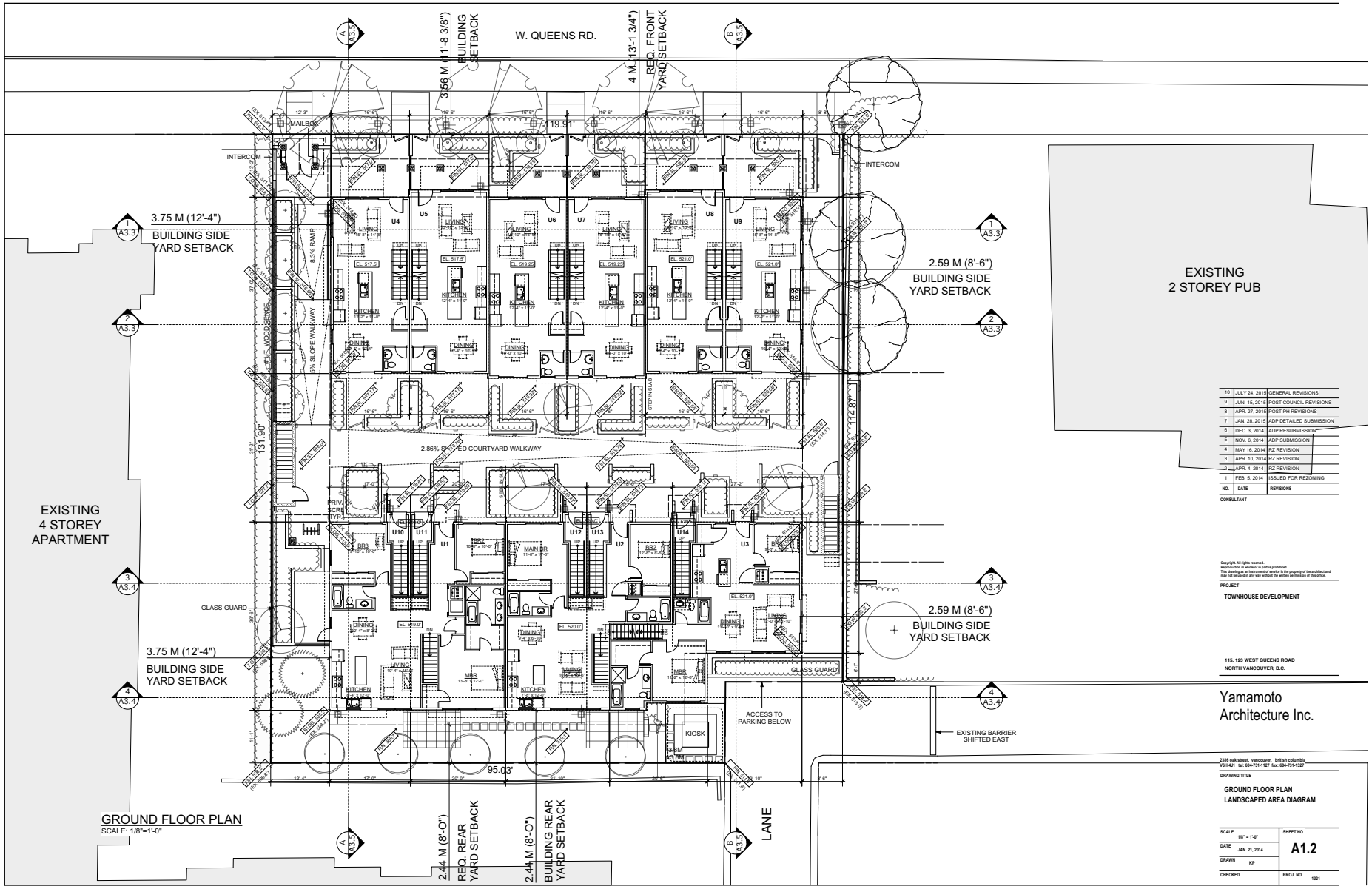
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Yamamoto Architecture Inc.
2386 oak street, vancouver, british columbia
V6H 4J1 tel: 604-715-1127 fax: 604-731-1327

DRAWING TITLE
BASEMENT PLAN
PARKING STATISTICS

SCALE	1/8" = 1'-0"
DATE	JAN. 21, 2014
DRAWN	KP
CHECKED	
SHEET NO.	A1.1
PROJ. NO.	1321

REVISED SCHEME - Ground Floor Plan – All units fronting West Queens 3 storeys



NO.	DATE	REVISIONS
10	JULY 24, 2015	GENERAL REVISIONS
9	JUN. 15, 2015	POST COUNCIL REVISIONS
8	APR. 27, 2015	POST PH REVISIONS
7	JAN. 28, 2015	ADP DETAILED SUBMISSION
6	DEC. 3, 2014	ADP RESUBMISSION
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3	APR. 10, 2014	RZ REVISION
2	APR. 4, 2014	RZ REVISION
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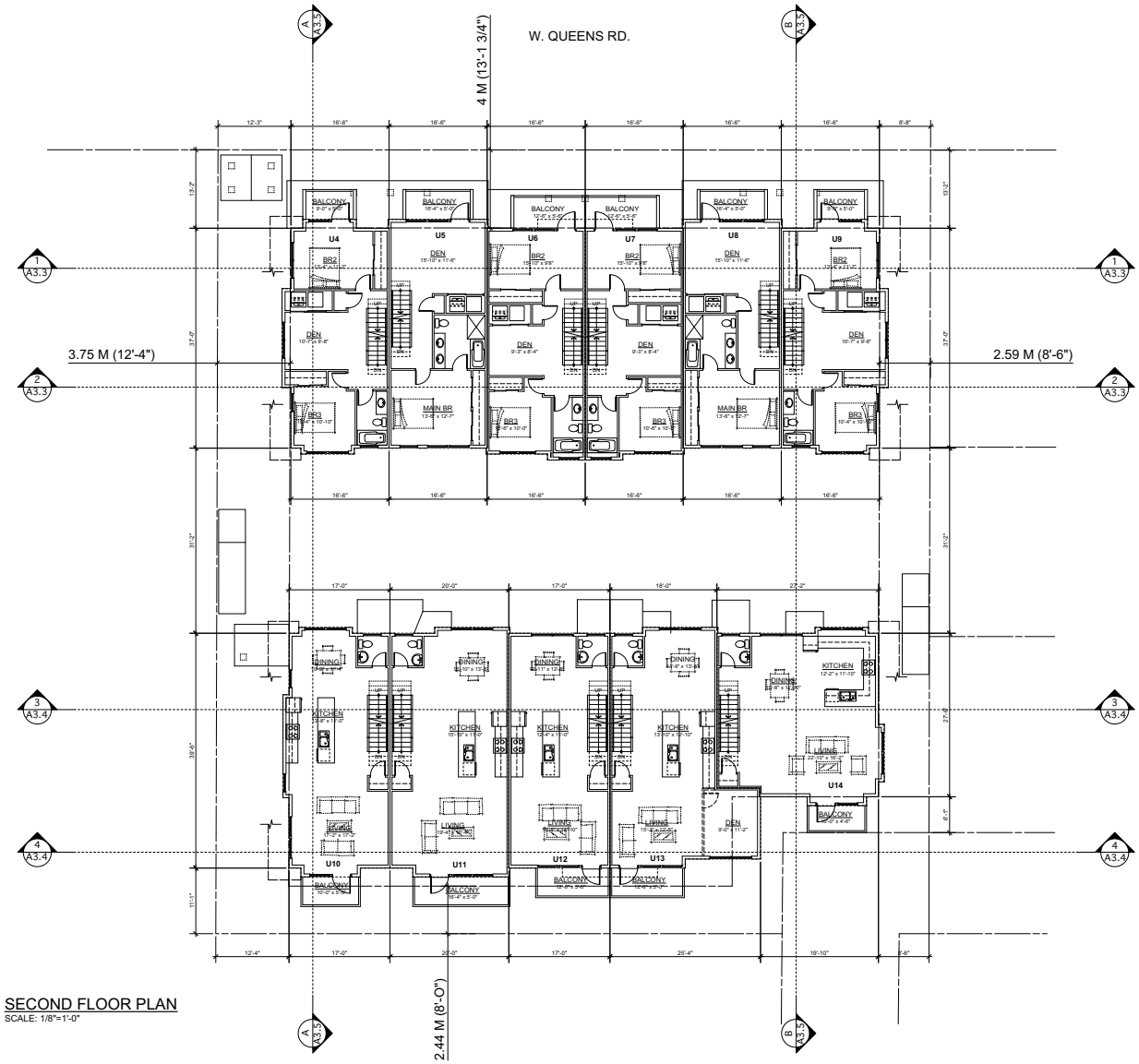
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DRAWING TITLE

GROUND FLOOR PLAN
LANDSCAPED AREA DIAGRAM

SCALE	1/8" = 1'-0"
DATE	JAN. 21, 2014
DRAWN	KP
CHECKED	
SHEET NO.	A1.2
PROJ. NO.	1321

REVISED SCHEME - Second Floor Plan



SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"

NO.	DATE	REVISIONS
10	JULY 24, 2015	GENERAL REVISIONS
9	JUN. 15, 2015	POST COUNCIL REVISIONS
8	APR. 27, 2015	POST PH REVISIONS
7	JAN. 28, 2015	ADP DETAILED SUBMISSION
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4	MAY 16, 2014	RZ REVISION
3	APR. 10, 2014	RZ REVISION
2	APR. 4, 2014	RZ REVISION
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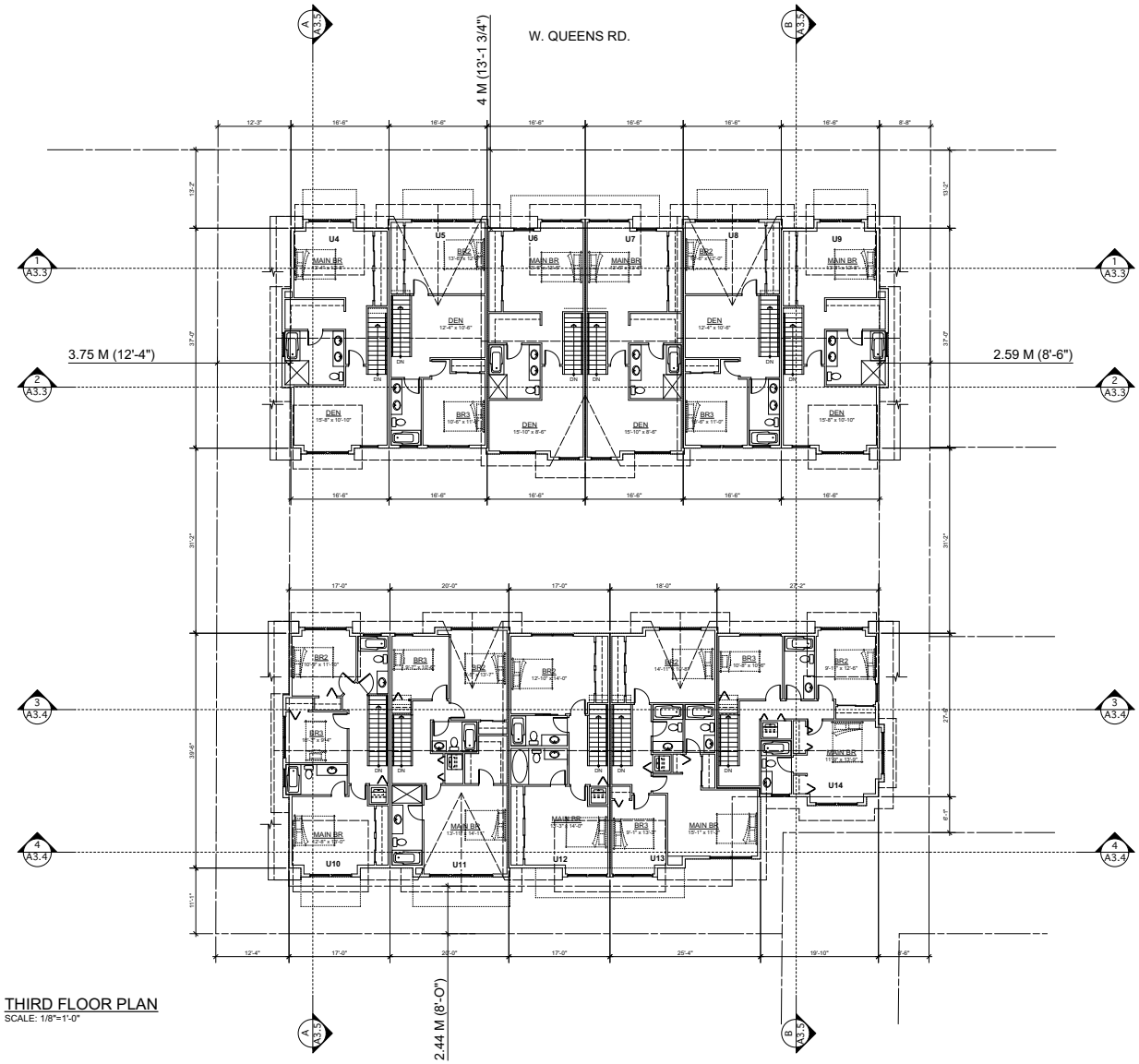
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Architecture Inc.

2386 oak street, vancouver, british columbia
V6H 4J1 tel: 604-731-1127 fax: 604-731-1327

DRAWING TITLE
SECOND FLOOR PLAN

SCALE 1/8" = 1'-0"	SHEET NO. A1.3
DATE JAN. 21, 2014	
DRAWN KP	
CHECKED	PROJ. NO. 1321

REVISED SCHEME - Third Floor Plan



THIRD FLOOR PLAN
SCALE: 1/8"=1'-0"

NO.	DATE	REVISIONS
10	JULY 24, 2015	GENERAL REVISIONS
9	JUN. 15, 2015	POST COUNCIL REVISIONS
8	APR. 27, 2015	POST PH REVISIONS
7	JAN. 28, 2015	ADP DETAILED SUBMISSION
6	DEC. 3, 2014	ADP RESUBMISSION
5	NOV. 6, 2014	ADP SUBMISSION
4	MAY 16, 2014	RZ REVISION
3	APR. 10, 2014	RZ REVISION
2	APR. 4, 2014	RZ REVISION
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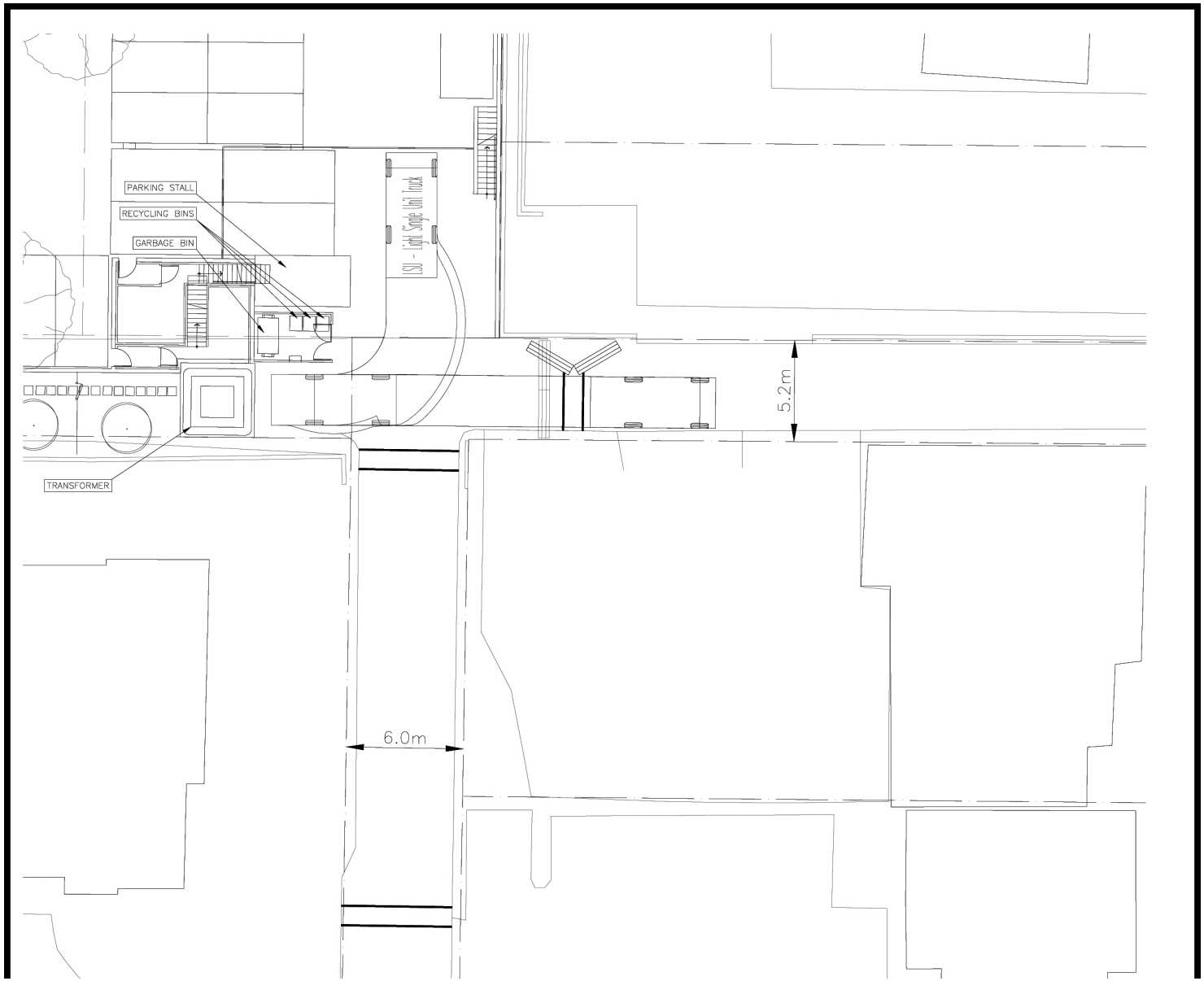
Yamamoto
Architecture Inc.

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V6H 4J1 tel: 604-731-1127 fax: 604-731-1327

DRAWING TITLE
THIRD FLOOR PLAN

SCALE 1/8" = 1'-0"	SHEET NO. A1.4
DATE JAN. 21, 2014	
DRAWN KP	
CHECKED	PROJ. NO. 1321

REVISED SCHEME – Garbage pick-up Maneuvering



Revised Rendering – View from Northeast

