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

**Building Side Yard Setback**

- 3.75 M (12'-4'')
- 3.32 M (10'-10'')

**2nd Floor Setback**

- 3.42 M (11'-2'')
- 3.75 M (12'-4'')

**2nd Floor Setback**

- 2.16 M (8'-6'')
- 2.59 M (8'-6'')

**Building Side Yard Setback**

- 2.30 M (8'-6'')
- 2.59 M (8'-6'')

**Fire Exit**

**Sidewalk**

**Intercom**

**Fence**

**Setback**

**Exterior**

**Yard**

**Parking**

**Lane**

**Existing 4 Storey Apartment**

**Existing 2 Storey Pub**

**SITE PLAN**

**Scale:** 1:100

Yamamoto Architecture Inc.
REVISED SCHEME - BUILDING SECTIONS – Front units simplified to 3 level units

SECTION A

SECTION B

Yamamoto Architecture Inc.
PREVIOUS SCHEME - Parking and Basement Level Plan – Indicating Tandem parking

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

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
REVISED SCHEME - Ground Floor Plan – All units fronting West Queens 3 storeys
REVISED SCHEME – Garbage pick-up Maneuvering
Revised Rendering – View from Northeast