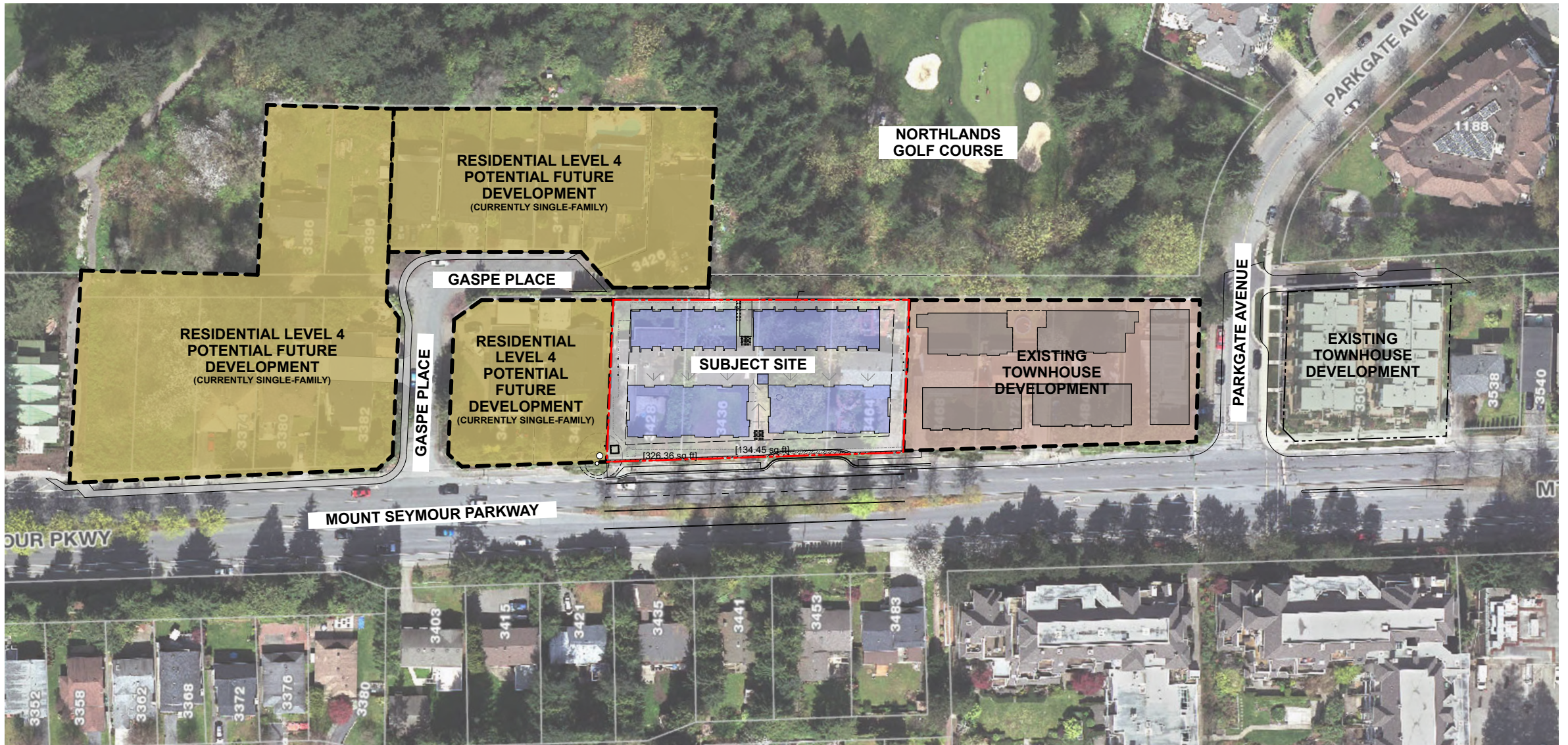


Mount Seymour Townhomes

3428 - 3464 Mount Seymour Parkway, North Vancouver, BC





- **Zoning:** Rezoning from **Residential 1** to **Residential 4**, aligning with the OCP land use designation
- **Site Area:** 30,592.60 sf
- **Proposed FAR:** 36,711.10 sf (1.20 FAR)

Unit Mix

Unit Type	Size Range	No. of Units	Mix
1 Bedroom	609.38 - 708.49 sf	2	7 %
2 Bedroom	1,140.05 - 1,345.95 sf	7	24 %
3 Bedroom	1,117.23 - 1,713.19 sf	20 (6 Accessible)	69 %
Total		29	100 %

Building Configuration:

- 4 buildings
- Each 3 storeys (max height 12.04m / 39'-6")

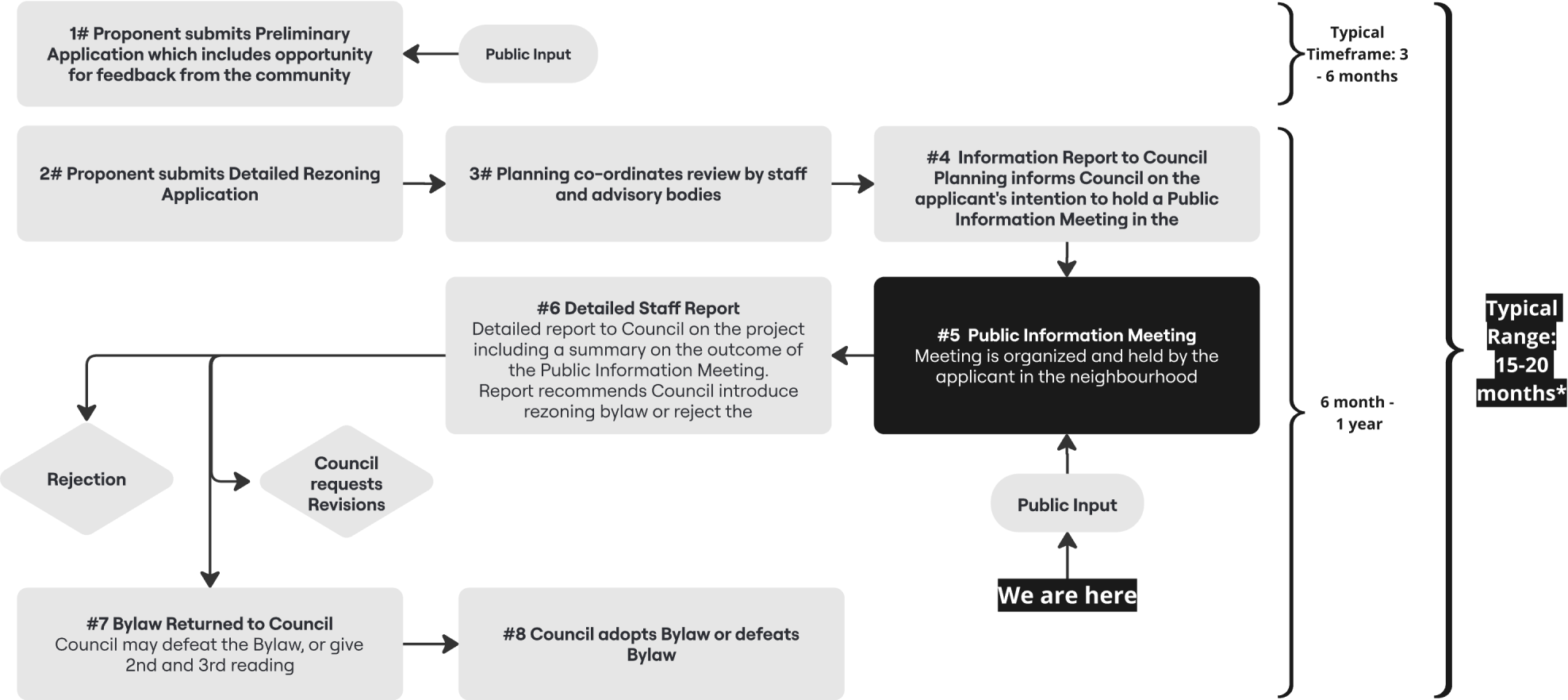
Parking

Residents Parking:	46
Visitor Parking:	6
Total	52

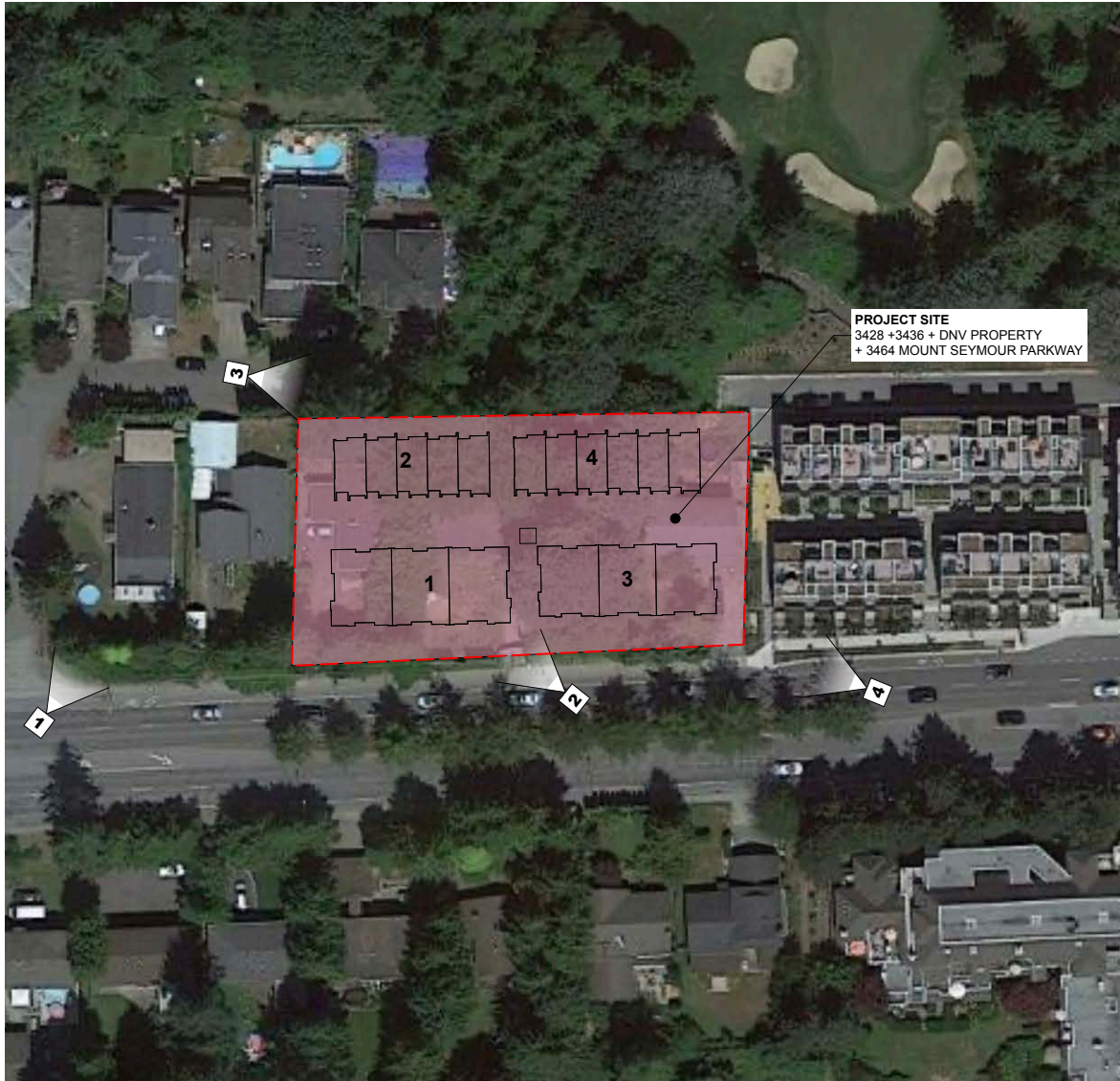
Long-term Bicycle Parking: 62



PROCESS FOR APPLICATIONS REQUIRING REZONING THE DISTRICT OF NORTH VANCOUVER







1 LOOKING SOUTH EAST FROM MT SEYMOUR PARKWAY



2 LOOKING WEST FROM MT SEYMOUR PARKWAY



3 LOOKING EAST FROM GASPE PLACE



4 LOOKING WEST FROM MOUNT SEYMOUR PARKWAY

EXTERIOR MATERIALS & COLOURS




A/G: **ACCENT SIDING/SOFFITS**
WOODTONE
FIBRE CEMENT LAP SIDING
RUSTIC SERIES
'OLD CHERRY'



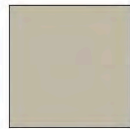
B: **SIDING**
HARDI-PLANK LAP SIDING
CEDARMILL TEXTURE
'RICH ESPRESSO'



C: **SIDING**
HARDI-PANEL SIDING
SMOOTH TEXTURE
'PEARL GRAY'



D: **SIDING**
HARDI-PANEL SIDING
SMOOTH TEXTURE
'COBBLE STONE'




E: **ACCENT SIDING**
CULTURED STONE
COBBLEFIELD
'ECHO RIDGE'




F: **WOOD TRIM BOARDS**
BENJAMIN MOORE
2121-10 GRAY




H: **ENGINEERED ALUMINUM RAILINGS**
ANODIZED ALUMINUM FINISH
C/W CLEAR SAFETY GLASS



I: **ENGINEERED ALUMINUM PRIVACY SCREENS**
ANODIZED ALUMINUM FINISH
C/W OBSCURE SAFETY GLASS




J: **METAL UNIT ENTRANCE DOORS**
BENJAMIN MOORE
OC17 'WHITE DOVE'



K: **DOUBLE GLAZED VINYL DOORS + WINDOWS**
STARLINE WINDOWS
'STANDARD SILVER'




L: **EXPOSED CONCRETE FOUNDATIONS, COLUMNS**
PARGED CONCRETE
GRAY



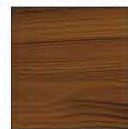
M: **GUTTERS, DOWNSPOUTS & METAL FLASHINGS**
MAKIN METALS
COLOUR TO MATCH ADJACENT MATERIAL

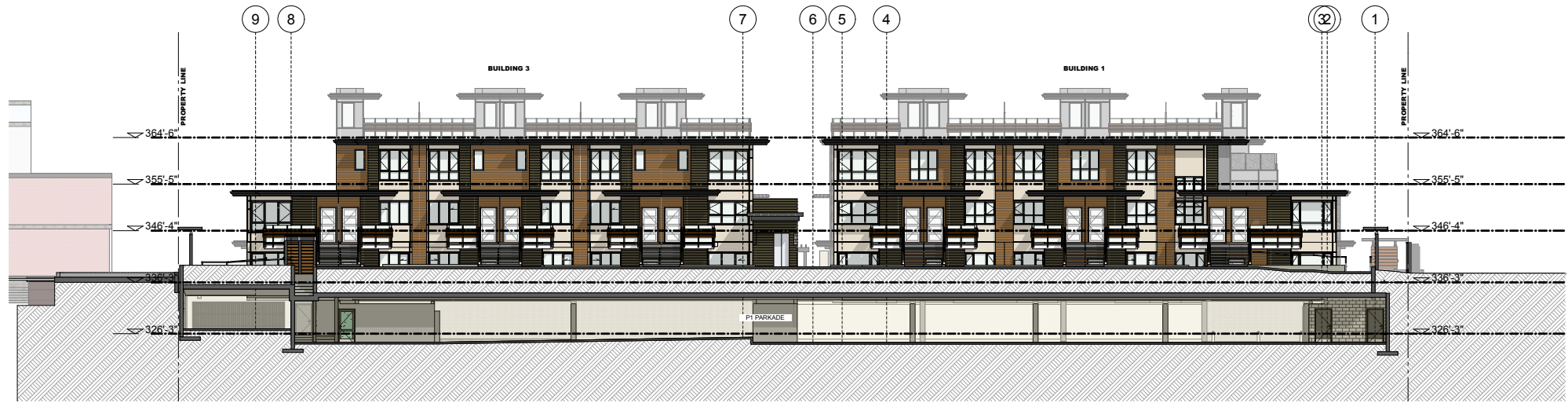


N: **ENGINEERED ALUMINUM SUNSHADE**
ANODIZED ALUMINUM



O: **GLASS GUARD EXTERIOR CLADDING**
LONGBOARD TUBE
WOOD GRAIN FINISH
'LIGHT CHERRY'



① COURTYARD NORTH ELEVATION
SCALE: 3/32" = 1'-0"



② COURTYARD SOUTH ELEVATION
SCALE: 3/32" = 1'-0"





① ELEVATION ALONG MOUNT SEYMOUR PARKWAY



② ELEVATION ALONG THE REAR LANE



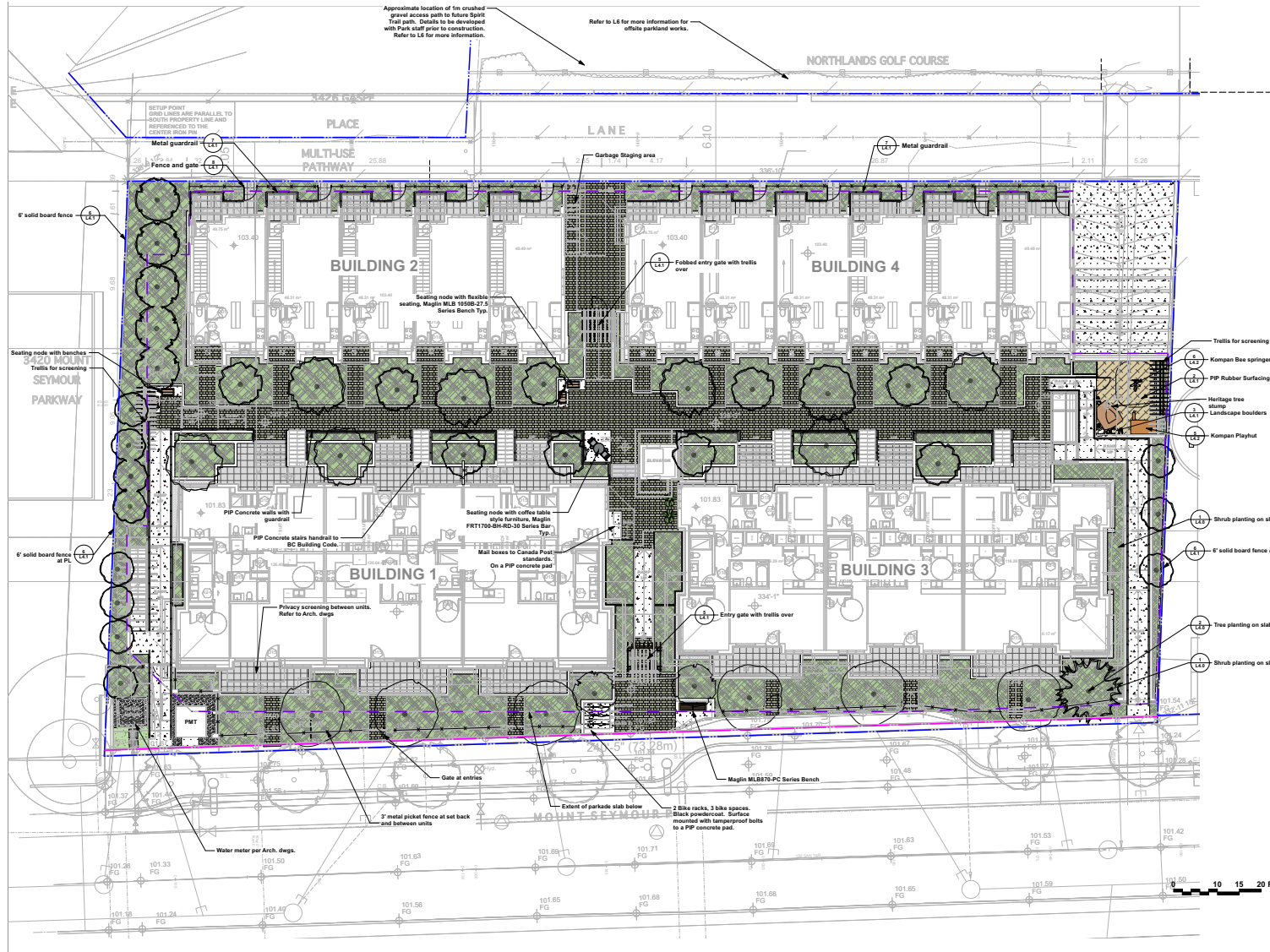




NOTE: REFER TO A-1.08 FOR NATURAL/PROPOSED GRADE CALCULATION AT THE FOUR CORNERS OF EACH BUILDING

■ LOCATION OF ENHANCED ACCESSIBLE UNITS
■ LOCATION OF LOCK-OFF SUITES





LANDSCAPE GENERAL NOTES

1. All Landscape material and execution shall conform to the Canadian Landscape Standard; all applicable and noted codes, bylaws and specifications; and life-safety requirements.
2. Do not construct from these drawings unless marked "Issued For Construction".
3. The Landscape Contractor shall submit all questions, reports, inquiries and requests pertaining to these drawings or their execution in writing to the Landscape Consultant.
4. Existing condition plans were prepared by others and actual conditions may vary from those shown. The Landscape Contractor shall conduct a site visit to review existing conditions and report all discrepancies between the plans and actual site to the Landscape Consultant prior to construction. The Landscape Contractor shall assume responsibility for actual site conditions (including subsurface).
5. The Landscape Contractor shall conduct a site visit and review to determine the extent of work required (including but not limited to demolition, preparation and removals). Landscape Contractor shall report any discrepancies between the required and proposed work, to the Landscape Architect prior to construction.
6. The Landscape Contractor shall verify all scaled and written dimensions in the contract drawings and on site prior to construction. The Landscape Contractor shall report any discrepancies or incompatibilities to the Landscape Consultant.
7. Provide positive grades away from buildings and toward lawn drains and catch basins. Slope away from building at a minimum of 2%.
8. All landscaping shall have a high efficiency irrigation system to IABC standards. Unless otherwise specified, the irrigation system shall be design-built by the Irrigation Contractor. The Irrigation Contractor shall provide shop drawings for Landscape Consultant approval.
9. All substitutions shall be approved by the Landscape Consultant
10. The Landscape Contractor shall repair any damage resulting from work on site.
11. The Landscape Contractor shall provide 1 year of CLS level 1 maintenance (including watering) after the date of substantial completion.
12. All walls 3' or taller, all guards, all concrete footings and all rebar shall be designed by structural engineer. All walls shall be inspected and approved by geotechnical and structural engineer. Ensure positive drainage behind all walls.
13. When working within the City of Vancouver, the Landscape Contractor shall ensure all project activities conform to Japanese Beetle Regulation

LANDSCAPE TREE NOTES

1. All landscape construction activities have a high potential for causing damage to trees, roots and soil. The Landscape Contractor shall coordinate with the project arborist prior to the start of landscape operations to avoid tree protection non-compliance and bylaw issues.
2. Install temporary tree protection fencing as per arborist report or tree protection plan. Maintain the fencing during construction. No storage of materials or equipment, or any other activities are allowed within the protection zone during construction.
3. Removal of the tree barriers requires advance coordination and approval by the project arbor.

LEGEND

- Property Line
- New Property Line
- Parkade Slab Outline

HARDSCAPE MATERIALS:

- Newstone Manhattan VibroPressed Slabs
Colour: Natural
Size: 18" x 18" x 2"
Including 1/8" (3mm) Spacer Bars
- Newstone Standard Pavers
Colour: Natural
Size: 8-7/8" x 4-7/16" x 2-3/8"
Including 1/8" (3mm) Spacer Bars
- PIP Concrete Paving
- PIP Rubber Play Surfacing
- Gravel along building face

SOFTSCAPE MATERIALS:

- Planting Bed
- Sodded Lawn
- Root Barrier

LINES & SYMBOLS

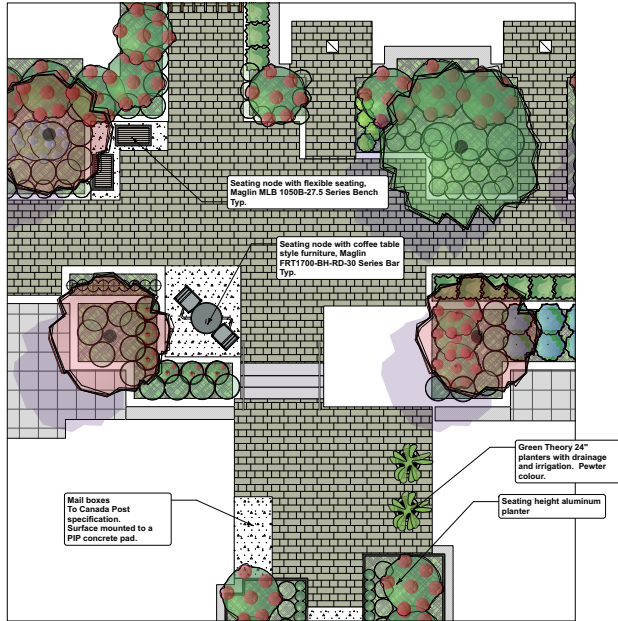
- Building envelope
- Building roof overhang

Prospect & Refuge

LANDSCAPE ARCHITECTS
#102-1661 W 2nd Ave Vancouver, BC V6J 1H3
604-668-1003 info@prospectrefuge.ca

Building on over 25 years of history as Jonathan Losee, Ltd.

Landscape Plan



1 Amenity Central Gathering Area
Scale: 1/4" = 1'-0"



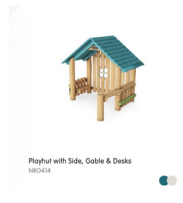
Maglin MLB1050B-27.5 Series Bench
Graphite Powder Coat with Ipe wood



Maglin FRT1700-BH-RD-30 Series Bar Height 30" table and chairs
Surface mounted.



Bee Springer NR0118
from Kompan



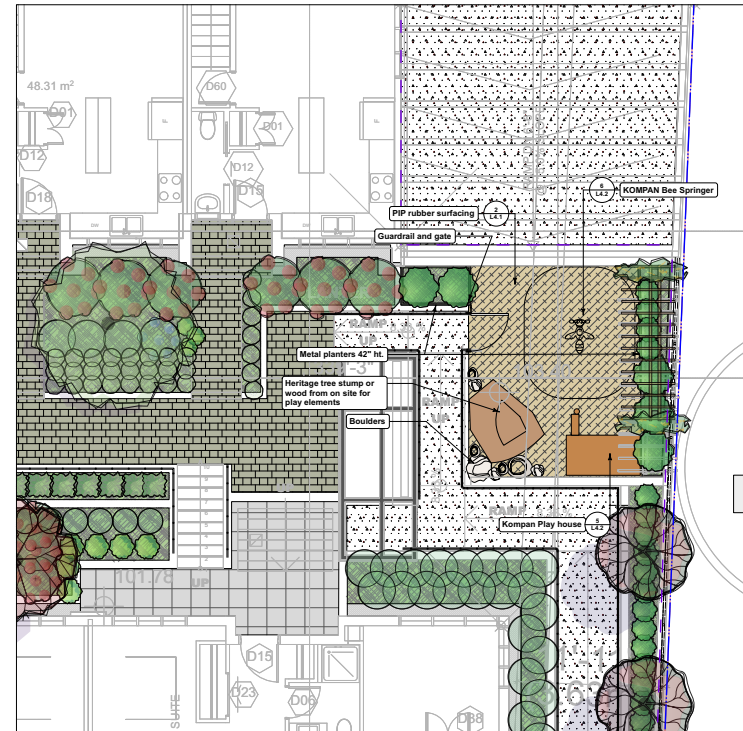
Playhut w/ Side, Gable & Desks NR0414
from Kompan



Natural Play Using Wood from On-Site



Stumps and Logs for Edgers and Tables



2 Amenity Play Area
Scale: 1/4" = 1'-0"

Prospect & Refuge

LANDSCAPE ARCHITECTS
#102-1661 W 2nd Ave Vancouver, BC V6J 1H3
604-668-1003 info@prospectrefuge.ca
Building on over 25 years of history as Jonathan Losee, Ltd.

Landscape Plan