

<i>COUNCIL AGENDA</i>	
Date: <u>May 11, 2026</u>	Item: <u>16.3</u>



16.3

DISTRICT OF WEST VANCOUVER
750 17TH STREET, WEST VANCOUVER BC V7V 3T3

COUNCIL REPORT

Date:	April 20, 2026
From:	Megan Roberts, Assistant Planner
Subject:	Proposed Zoning Amendment for 1337 Ottawa Avenue

RECOMMENDATION

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5434, 2026” be considered for first, second, and third readings at the June 8, 2026 Council meeting scheduled for 6 p.m. in the Municipal Hall Council Chamber and via electronic communications facilities and that statutory notice be given of the scheduled consideration.

1.0 Purpose

To present to Council a proposed zoning amendment to allow subdivision of 1337 Ottawa Avenue.

2.0 Legislation/Bylaw/Policy

Local Government Act

As the proposed residential development does not require an amendment to the Official Community Plan (OCP), the Local Government Act (LGA) prohibits a Public Hearing being held on the proposed zoning amendment bylaw. In accordance with Section 467 of the LGA, notice of consideration of the bylaw must be provided.

Zoning Bylaw

The subject property is currently zoned Residential Single Family Dwelling Zone 3 (RS3). A zoning amendment is required to amend the minimum site area within the RS3 zone to facilitate the proposed infill subdivision.

3.0 Council Strategic Objective(s)/Official Community Plan

2024-2026 Council Strategic Plan

The “2024-2026 Council Strategic Plan” generally aims to “Expand a diverse housing supply.” More specifically, objective 2.9 expects to “Expand opportunities for selective small scale infill developments in single family residential zones.”

Official Community Plan (OCP)

The OCP includes policies to address the housing needs of present and future generations within the community. The OCP aims to regenerate neighbourhoods with an estimated 300 - 400 new sensitive infill units (e.g., coach house, duplex, secondary suite, and infill subdivision) which can

provide sensitive infill options that respect the scale and character of existing neighbourhoods.

The Official Community Plan (OCP) contains the following relevant policy:

2.1.1 Enable the development of smaller houses on smaller lots in existing detached residential areas by considering site-specific applications for reduced lot area and/or lot width requirements appropriate to subject site and neighbourhood context.

2.1.9 Ensure that new single-family dwellings respect neighbourhood character by:

- a) Reviewing regulations controlling the scale of new single-family dwellings;
- b) Applying and updating built-form guidelines, as relevant, in regards to neighbourhood context and character, streetscape and natural features, and
- c) Requiring all development permit applications, rezoning applications, and variance applications to include a section demonstrating how the proposed project respects or enhances existing neighbourhood character

Although a zoning amendment is required to facilitate the subdivision, the proposal is consistent with the OCP and an amendment to the OCP is not required.

4.0 Financial Implications

4.1 Community Amenity Contribution (CAC)

New developments are to deliver community amenities related to the impacts of new development. The value of the amenity is proportional to the increased potential of land use in comparison with existing zoning and land uses onsite. District policy defines a range of appropriate amenities, including housing affordability and diversity, childcare and cultural facilities, heritage preservation, public art, and public space, parks and the environment.

Consistent with District policy and through a negotiated approach, the applicant offers a voluntary Community Amenity Contribution (CAC) of \$27,500 in cash. District staff consulted with a third-party financial consultant (at the cost of the developer) to determine the voluntary CAC. Staff recommend acceptance of the CAC that would flow into the District's amenity reserve account(s) to contribute to future amenity projects as determined by Council.

4.2 Infrastructure Upgrades

Land Development staff confirmed that redevelopment of the site will require in-ground servicing infrastructure upgrades (to be paid for by the applicant).

Development Cost Charges (DCCs) would also be applicable in compliance with the District's Development Cost Charge Bylaw at the building permit stage. DCCs fund upgrades or provision of infrastructure services resulting from development

5.0 Background

The subject property is zoned RS3 and is 1,414.9 m² in site area. It is located within the Ambleside neighbourhood and is currently developed with a one storey single family dwelling and is surrounded by single family dwellings (Figure 1 and **Appendix A**). Vehicle access is currently provided from the laneway on the west side of the lot. Vinson Creek enters a culvert on the neighbouring property to the northeast and discharges across the street on the south side of Ottawa Avenue.



Figure 1 – Aerial Image of 1337 Ottawa Avenue

5.1 Previous Decisions

None.

5.2 History

Not applicable.

6.0 Analysis

6.1 Proposal

The applicant proposes to amend the RS3 zoning for the subject property to facilitate subdivision to create two lots (Figure 2). A zoning amendment is required because the proposed lots do not meet RS3 zone's minimum site area requirement of 975 m². The proposed lots are approximately 269 m² smaller than required (Figure 3 and **Appendix B**). The proposed site width of 22.06 m exceeds the minimum 18.3 m requirement, allowing the lots to present a scale and frontage that aligns with the existing neighbourhood character despite their smaller site area. No variances are being requested for the proposed dwellings.

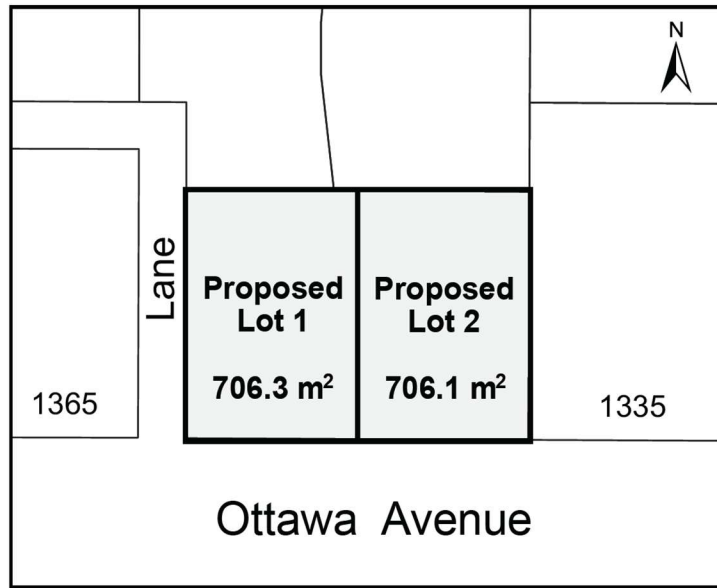


Figure 2 – Proposed Schematic Subdivision Plan

	Area	Width
RS3 Zone Minimum Regulation	975 m ²	18.3 m
Proposed West Lot	706.1 m ²	22.06 m
Proposed East Lot	706.3 m ²	22.06 m

Figure 3 – Comparison of Proposed Site Area to Zoning Bylaw Requirements

The applicant has indicated that they would construct one single-family dwelling with a secondary suite on each lot (Figure 4). Vehicle access is proposed from the laneway for the west lot and from Ottawa Avenue for the east lot. Development plans and renderings for the building designs are for illustrative purposes only as the proposed homes do not require zoning variances (**Appendix C**).



Figure 4 – Renderings Showing the Proposed Homes and Neighbourhood Context

6.2 Discussion

The immediate surrounding neighbourhood is predominantly characterized by single-detached residential dwellings. Properties along Ottawa Avenue

and adjacent streets consists primarily of low-density single-family homes, many of which were constructed in the 1970s and earlier. Within the 1200 to 1400 blocks on Ottawa Avenue, lot sizes vary considerably, ranging from approximately 566 m² to 2400 m² (Figure 5). The proposed lot sizes of 706 m² fall within the range of lot sizes in the neighbourhood.



Figure 5 – Subject Site and Surrounding Lots

6.3 Climate Change & Sustainability

The proposed zoning amendment would facilitate an infill subdivision recognized as a sustainable land use tool within the OCP. Infill subdivisions allow new smaller friendly housing to be integrated within exiting neighbourhoods including utilization of existing infrastructure such as roads, sewer, and water.

In compliance with the District’s Building Bylaw No. 4400, 2004 and the Sustainable Buildings Policy, the proposed houses will be required to obtain Step 5 of BC Energy Step Code and comply with the Zero Carbon Step Code Level EL-3. In addition, each vehicle parking stall will be required to provide for Level 2 (240 volt) electric vehicle charging capabilities.

6.4 Public Engagement and Outreach

Public Consultation/Notification to Date

In accordance with the Preliminary Development Proposal and Public Consultation Policy, the applicant held a Pre-application Information Meeting on October 3, 2024, to discuss the proposal with neighbourhood residents. As per the Development Procedures Bylaw, following the submission of the formal rezoning application, the applicant held a Public Information Meeting on December 12, 2025, to further discuss the proposal with neighbourhood residents. A summary report was submitted by the applicant (**Appendix D**).

Summary of Public Feedback

At the meeting hosted on December 12, 2025, questions were raised regarding lot size, whether legal suites were proposed, and potential impacts related to density, traffic, and property values. Attendees also expressed concern that, should suites be included, additional parking should be considered. The applicant has proposed two additional on-street parking stalls on the District boulevard to respond to these concerns.

Each proposed single-family dwelling meets the parking requirements for the zone, with two parking stalls provided within an attached garage per dwelling. For the proposed west lot, a concern was raised that pedestrian access solely from the laneway may be insufficient for visitors and deliveries to easily locate the dwelling entrance. It was suggested that pedestrian access also be provided from Ottawa Avenue. In response, the applicant has revised the plans to include a new pedestrian access from Ottawa Avenue.

Bylaw Consideration and Notification

In compliance with the *Local Government Act (LGA)*, a Public Hearing is prohibited for the proposed zoning amendment bylaw (as the proposal does not require an amendment to the OCP). Should the proposed bylaw be scheduled for consideration, notice regarding the bylaw will be given to residents within 100 m of the site and a newspaper notice would be posted in accordance with LGA requirements and District procedures.

Signage

The applicant installed development information signage at the public information meeting stage in front of the property. Should the proposed bylaw be scheduled for consideration, the applicant will be required to update the development information sign.

Website

In alignment with current practice, a description of the proposal is available online and will be updated if the proposal advances.

6.5 Other Communication, Consultation, and Research

Planning staff have consulted with District staff from relevant departments as appropriate. The applicant has made revisions to respond to comments. Boulevard improvements and servicing upgrades are to be satisfied at the subdivision and building permit stages, should the proposal be approved.

6.6 Conditions Precedent to Adoption

Prior to adoption of the bylaw, the following requirement must be met:

- As the subject site is located within 800 m of a Controlled Access Highway interchange, ministry approval will be required for the zoning amendment bylaw in accordance with section 52 of the *Transportation Act*.
- Registration of a development covenant to secure the Step Code requirement, boulevard parking and pedestrian path commitments from the applicant.
- Payment of the community amenity contribution.

7.0 Options

7.1 Recommended Option

Set the date for first, second, and third readings of the proposed zoning amendment bylaw and direct staff to give public notice of the scheduled consideration.

7.2 Considered Options

At the time of consideration of this report, Council may:

- a) Set the date for first, second, and third readings of the proposed zoning amendment bylaw on different date (to be specified) and direct staff to give public notice of the scheduled consideration;
- b) defer consideration of the proposal pending the receipt of additional information (to be specified) to assist in the consideration of the application; or
- c) reject the application.

8.0 Conclusion

Staff assessment of the application has concluded that the proposal is appropriate and supportable based on relevant Official Community Plan (OCP) policies for sensitive infill development. The proposal is consistent with OCP Policy 2.1.1, which seeks to facilitate infill development within existing neighbourhoods, and Policy 2.1.9, which aims to ensure that rezoning projects respect and enhance established neighbourhood character.

The proposed subdivision represents an appropriate form of infill development in terms of density, scale, and compatibility with the

surrounding area. The application would allow for the creation of one additional lot, enabling the construction of smaller homes.

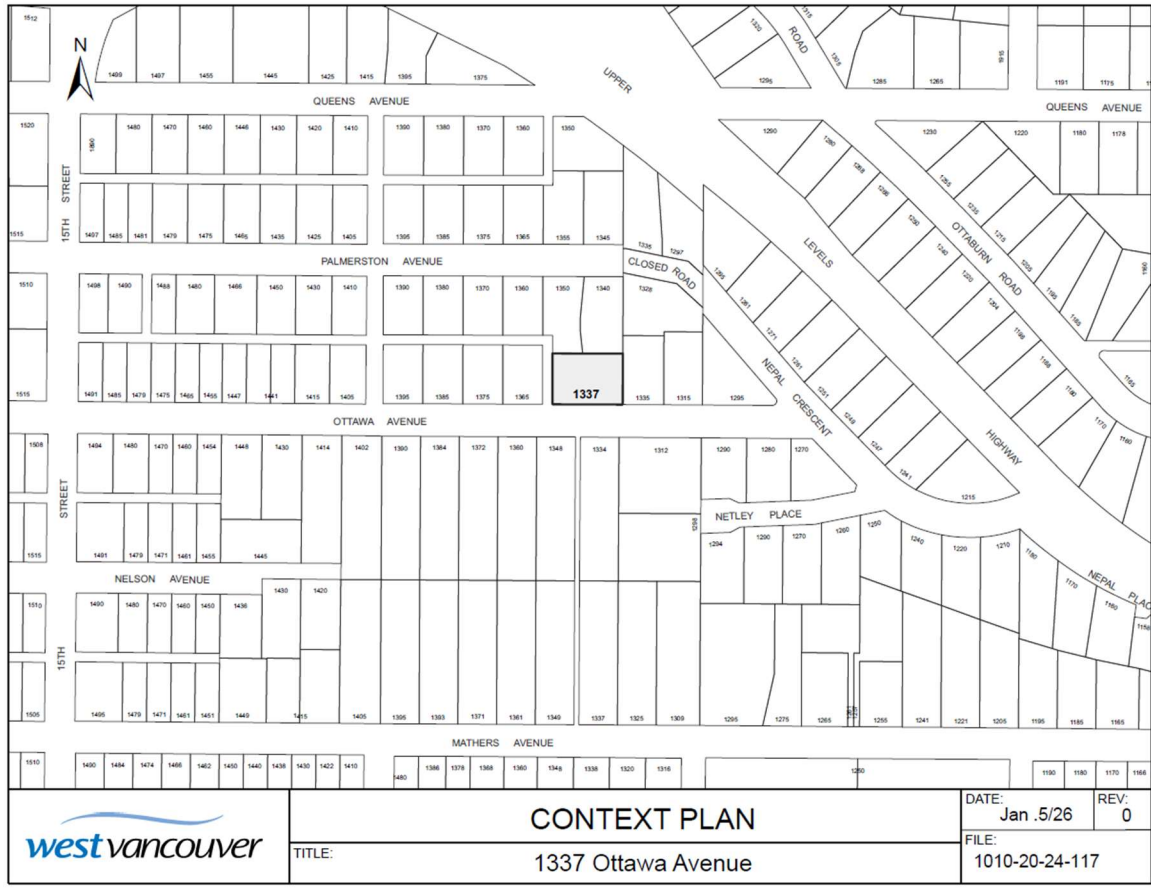
Based on the above analysis, staff supports the application and recommends that Council proceed with advancing consideration of the zoning amendment.

Author: 
Megan Roberts, Assistant Planner

Concurrence: 
Michelle McGuire, Senior Manager of Current Planning and Urban Design

Appendices:

- A – Context Plan
- B – Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5434, 2026
- C – Proposed Building Drawings prepared by Morez Design Inc. (provided for illustrative purposes only) dated 2026-04-12
- D – Public Information Meeting Summary (provided by the applicant)



CONTEXT PLAN

TITLE: 1337 Ottawa Avenue

DATE:	Jan 5/26	REV:	0
FILE:	1010-20-24-117		

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District of West Vancouver

**Zoning Bylaw No. 4662, 2010,
Amendment Bylaw No. 5434, 2026
(1337 Ottawa Avenue)**

Effective Date:

District of West Vancouver

Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5434, 2026

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District of West Vancouver

Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5434, 2026

A bylaw to amend the subdivision standards within the RS3 zone to facilitate an infill subdivision at 1337 Ottawa Avenue.

Previous amendments: Amendment bylaws 4672, 4677, 4678, 4679, 4689, 4701, 4680, 4710, 4697, 4716, 4712, 4737, 4726, 4736, 4757, 4752, 4767, 4787, 4788, 4784, 4772, 4791, 4805, 4809, 4828, 4854, 4873, 4866, 4895, 4839, 4898, 4927, 4944, 4905, 4974, 4967, 4982, 4962, 4928, 4992, 5001, 5021, 5024, 5028, 5009, 4938, 5044, 5055, 5051, 5068, 5065, 5087, 5069, 5110, 5106, 5132, 5161, 5160, 5013, 5122, 5155, 5169, 5192, 5175, 5171, 5201, 5230, 5081, 5223, 5270, 5281, 5321, 5328, 5338, 5336, 5351, 5293, 5347, 5339, 5206, 5361, 5356, 5353, 5279, 5380, 5379, 5254, 5387, 5423, and 5297.

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to provide for an infill subdivision at 1337 Ottawa Avenue;

NOW THEREFORE, the Council of The Corporation of the District of West Vancouver enacts as follows:

Part 1 Citation

- 1.1 This bylaw may be cited as Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5434, 2026.

Part 2 Severability

- 2.1 If a portion of this bylaw is held invalid by a Court of competent jurisdiction, then the invalid portion must be severed and the remainder of this bylaw is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause or phrase.

Part 3 Amends the RS3 zone

- 3.1 Zoning Bylaw No. 4662, 2010, section 203 (RS3 Single Family Dwelling Zone 3), is hereby amended by adding the following new subsection in numerical order for Section 203.13:

- 3.1.1 Notwithstanding section 203.03, for the Land legally known as LOT A WEST 1/2 OF THE NORTH EAST 1/4 OF DISTRICT LOT 1083 PLAN 15681 at 1337 Ottawa Avenue, and as shown in the map below, for the purposes of subdivision infill the following shall apply:"

Lots created by subdivision of 1337 Ottawa Avenue	Minimum Site Area (square metres)				
Lot 1 (west)	706.3 m ²				
Lot 2 (east)	706.1 m ²				

READ A FIRST TIME on [Date]

READ A SECOND TIME on [Date]

READ A THIRD TIME on [Date]

APPROVED by the Minister of Transportation and Transit on [Date]

ADOPTED by the Council on [Date].

Mayor

Corporate Officer

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PROPOSED NEW SINGLE FAMILY HOME
WITH SECONDARY SUITE
1337 OTTAWA AVE. WEST VANCOUVER
(WEST LOT)



morez@morezdesign.ca
www.morezdesign.ca
C: 604-721-2464
T: 778-319-6489

NOTES:

PROJECT:
PROPOSED SUBDIVISION
SINGLE FAMILY
WITH LEGAL SUITE
(WEST LOT)

CLIENT ADDRESS:
1337 OTTAWA AVE.
WEST VANCOUVER, BC

LEGAL DESCRIPTION:
PLAN 15681 DISTRICT LOT 1083
WEST 1/2 OF NORTH EAST 1/4
LOT A

LOT PID:
004-317-556

TITLE:
SITE PLAN

CLIENT:
RAMIN BAGHERI

NORTH ARROW

CAD FILE:

DESIGN BY:
MOREZ DESIGN INC

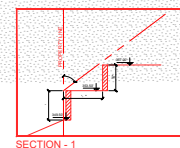
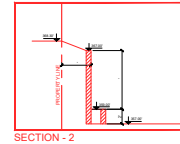
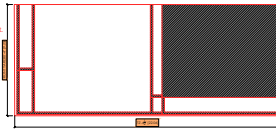
DATE:
FEBRUARY 19th 2024

REV-01: MAY 30th 2025
REV-02: APRIL 12th 2026

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

DWG NO:
A-1.1

FRONT YARD
PERMEABILITY CALCULATION:
Allowable: 750 at The Required Front Yard
Front Yard Area: 2,497 Sq.Ft. X 550 = 1,098.50 Sq.Ft.
Proposed Imperviable Area = 930.86 Sq.Ft.

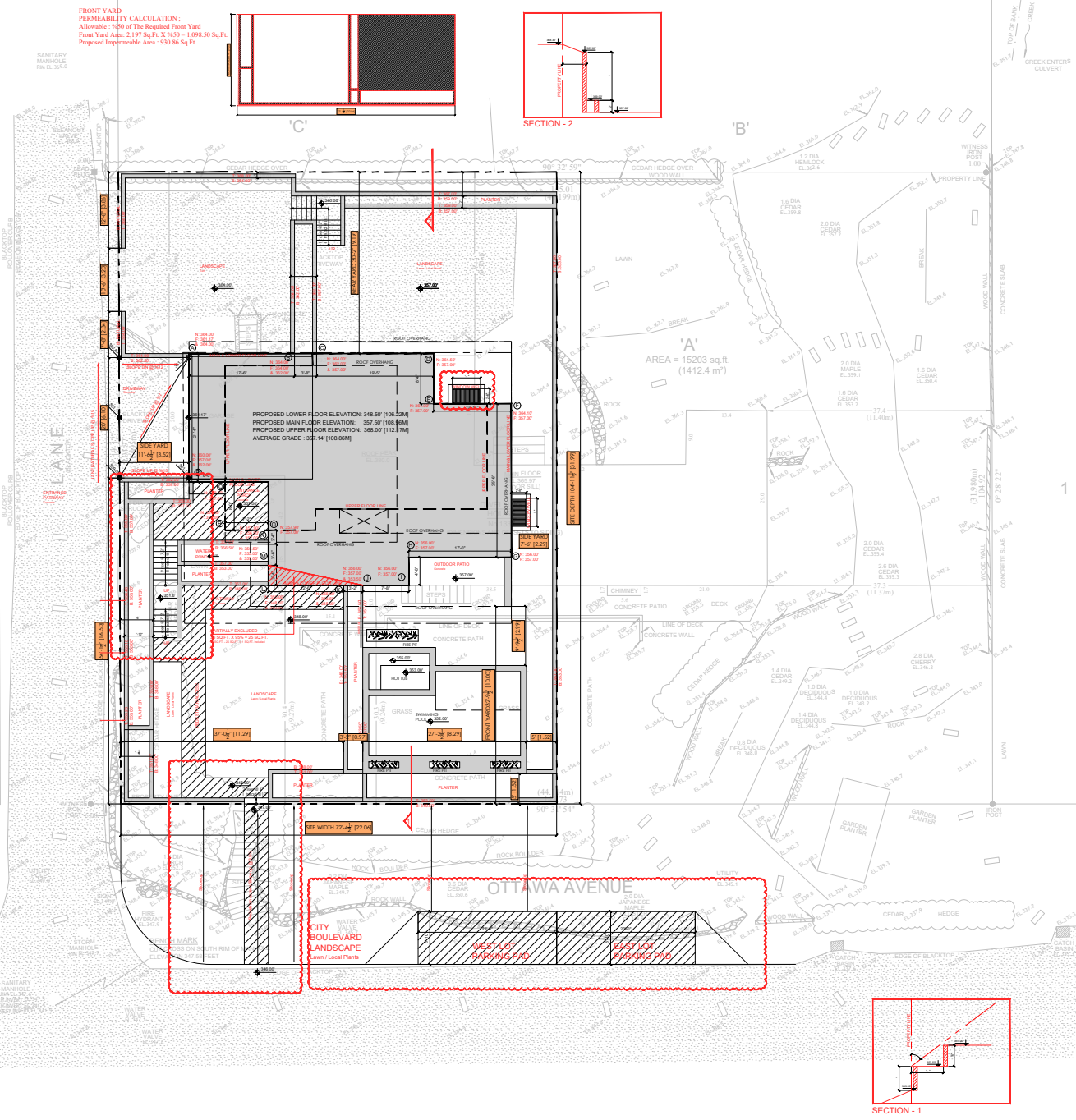


EXISTING PROPERTY INFORMATION		
Address :	1337 Ottawa Ave., West Vancouver, BC	
Legal Description	PLAN 15681 DISTRICT LOT 1083 WEST 1/2 OF NORTH EAST 1/4 LOT A	
LTOPID	004-317-556	
Lot Depth:	104.92' [31.980m]	
Lot Width:	144.73' [44.114m]	
Lot Area:	15,203SQ.FT. [1,412.4 SQ.M]	
Zone:	RS3	
PROPOSED PROPERTY ZONING DATA (WEST LOT)		
	RS-3 Zoning	Proposed
SITE AREA	957 SQ.M.	707.45 SQ.M. (7,615 Sq.Ft.)
SITE WIDTH & DEPTH		
Width	18.30 M	22.06 M
Depth	91.50 M	31.98 M
SITE COVERAGE		
	266 SQ.M.	195 SQ.M.
FLOOR AREA RATIO (Max. %30 of Plot Area)		
707.45 X 0.30 =	212.23 Sq.M. (30%)	211.81 Sq.M. (29.9 %)
	Upper Floor	99.68 Sq.M.
	Main Floor	112.04 Sq.M.
	Lower Floor	0.09 Sq.M.
SETBACKS		
Front Yard	9.1 M (29' 10")	10 M (32' 9.5")
Rear Yard	9.1 M (29' 10")	9.19 M (30' 2")
Min. Side Yard	2.2 M (7' 3")	2.29 M (7' 6")
Combined Side Yards	5.51 M (18' 1")	5.81 M (19' 0")
BUILDING HEIGHT		
	7.62 M (25' 0")	7.60 M (24' 11")
NUMBER OF STOREYS		
	2 Plus Basement	2 Plus Basement
HIGHEST BUILDING FACE		
	6.7 M (22' 0")	6.7 M (22' 0")
GRADES & ELEVATIONS		
AVERAGE GRADE	108.83 M	357.06 Ft.
LOWER FLOOR ELEVATION	106.22 M	348.50 Ft.
MAIN FLOOR ELEVATION	108.96 M	357.50 Ft.
UPPER FLOOR ELEVATION	112.17 M	368.00 Ft.
AREA CALCULATION		
LOWER FLOOR	153.00 Sq.M.	1,647 Sq.Ft.
MAIN FLOOR	112.04 Sq.M.	1,206 Sq.Ft.
UPPER FLOOR	99.68 Sq.M.	1,073 Sq.Ft.
GARAGE	40.97 Sq.M.	441 Sq.Ft.
Total Gross Area	405.69 Sq.M.	4,367 Sq.Ft.

F.S.R CALCULATION :
MAXIMUM ALLOWED F.S.R. - LOT AREA (707.45 Sq.M. X %30) = 212.23 Sq.M. (2,284.40 SQ.FT.)
PROPOSED F.S.R. : 1,073 S.F. (Upper) + 1,206 S.F. (Main) + 1 S.F. (Lower) = 2,280 S.F. [211.77 SQ.M.]

LOWER FLOOR F.S.R CALCULATION :
Average Grade (108.83 m) - Lower Floor Elev. (106.22 m)
Main Floor Elev. (108.96 m) - Lower Floor Elev. (106.22 m) X 100 = % 95 X 26 SQ.FT. = 1 SQ.FT. Included

MAIN BUILDING GRADE CALCULATION						
AB	(FINISH 361.17 + 364.00 NATURAL / 2=)	362.59	X	17.50	=	6345.24
BC	(FINISH 362.00 + 362.00 FINISH / 2=)	362.00	X	3.66	=	1334.92
CD	(FINISH 357.00 + 357.00 FINISH / 2=)	357.00	X	19.42	=	6932.94
DE	(FINISH 357.00 + 357.00 FINISH / 2=)	357.00	X	8.33	=	2973.81
EF	(FINISH 357.00 + 357.00 FINISH / 2=)	357.00	X	12.92	=	4612.44
FG	(FINISH 357.00 + 356.00 NATURAL / 2=)	356.50	X	25.50	=	9090.75
GH	(NATURAL 356.00 + 356.00 NATURAL / 2=)	356.00	X	17.00	=	6052.00
HI	(NATURAL 356.00 + 356.00 NATURAL / 2=)	356.00	X	4.66	=	1658.96
IJ	(NATURAL 356.00 + 356.00 NATURAL / 2=)	356.00	X	7.66	=	2726.96
JK	(FINISH 353.50 + 353.50 FINISH / 2=)	353.50	X	3.17	=	1120.60
KL	(FINISH 348.00 + 348.00 FINISH / 2=)	348.00	X	12.50	=	4350.00
LM	(FINISH 353.00 + 353.00 FINISH / 2=)	353.00	X	3.33	=	1175.49
MN	(NATURAL 356.50 + 356.50 NATURAL / 2=)	356.50	X	3.50	=	1247.75
NO	(FINISH 357.00 + 357.00 FINISH / 2=)	357.00	X	2.33	=	831.81
OP	(FINISH 357.00 + 357.00 FINISH / 2=)	357.00	X	7.17	=	2559.69
PQ	(FINISH 357.00 + 357.00 FINISH / 2=)	357.00	X	8.00	=	2856.00
QR	(FINISH 357.00 + 357.00 FINISH / 2=)	357.00	X	6.00	=	2142.00
RA	(NATURAL 360.00 + 361.17 FINISH / 2=)	360.59	X	21.33	=	7691.28
		183.88				45692.63
	AVERAGE GRADE ELEVATION	357.00				





ELEVÉ ATELIER

MAHSA AZARI
MAHSA@ELEVÉ.ATELIER.CA
CELL: 778-919-7783

PROJECT: 1337 OTTAWA AVE
WEST LOT
WEST VANCOUVER, BC

DRAWING DATE:
APRIL 23, 2026

DRAWING STAGE:
PERMIT

REV DATE ISSUED FOR
JAN 15, 2024 CLIENT REVIEW
APR 23, 2026 PERMIT

TREE & PLANTING PLAN

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

L-1.02

GENERAL NOTES

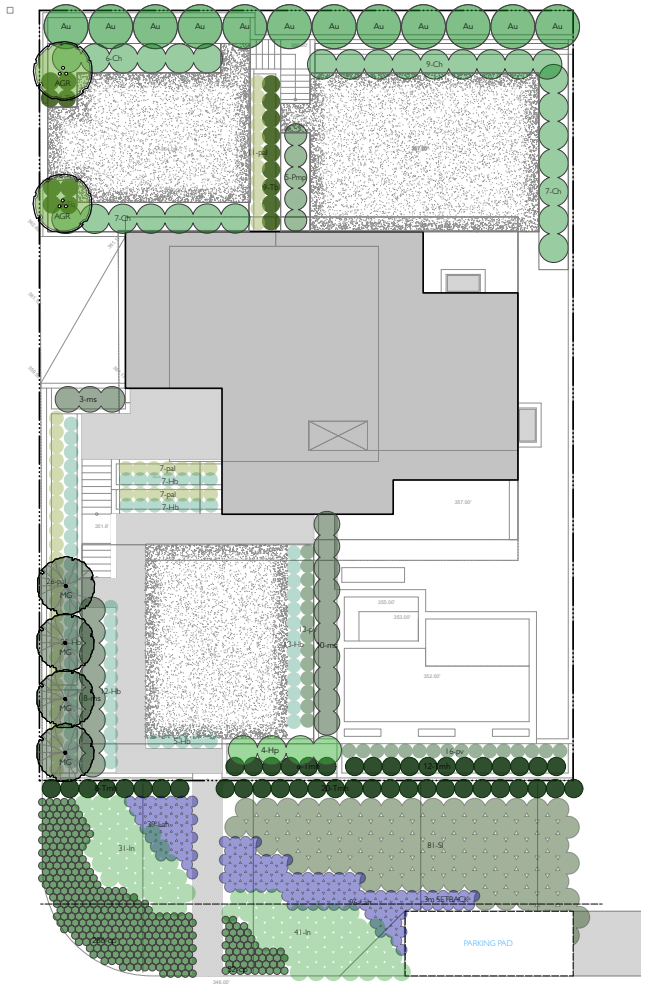
1. ALL MATERIAL & WORK TO MEET OR EXCEED THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARDS.
2. ALL DIMENSIONS, ELEVATIONS, & GRADES ARE APPROXIMATE & ARE TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION BY CONTRACTOR. ANY DISCREPANCIES OR MISSING INFORMATION TO BE REPORTED TO THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR ALL CONDITIONS ON THE JOB SITE. CONTRACTOR TO PROTECT THE EXISTING TREES & VEGETATION.
4. TYPICAL SUB-BASE FOR HARDSCAPE TO CONSIST OF 4" OF COMPACTED 3/4" MINUS CRUSHED ROCK ON COMPACTED SUB-GRADE (98% SPD) OR ON BED ROCK.
5. FILL MATERIAL TO BE FREE DRAINING & WITHOUT ORGANIC MATERIAL.
6. INSTALL LIGHTING & IRRIGATION SLEEVES REQUIRED BY LIGHTING PLAN & IRRIGATION PLAN. IRRIGATION LIGHTING SLEEVES (MIN 1" DIA) TO BE INSTALLED UNDER NEW FINISH THROUGH WALLS BELOW GRADE FOR ALL PLANTING BEDS TO BE ACCESSIBLE.
7. ALL DIMENSIONS ARE IN FEET & INCHES ALL PROPOSED GRADES ARE IN FEET.

PLANTING NOTES

1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL PLANT MATERIAL DURING CONSTRUCTION.
2. ALL TREES & PLANT MATERIAL SUPPLIED BY CONTRACTOR TO BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE & DELIVERY TO SITE.
3. PLANT SIZES SHALL BE AS THE CURRENT EDITION OF CANADIAN LANDSCAPE STANDARD WHERE THE PLANT LIST SPECIFIES FOR #5 CLASS CONTAINER PLANT SIZE SHALL BE DEFINED AS PER CNA(A/N/S) STANDARD UNLESS OTHERWISE NOTED.
4. TOP DRESS ALL PLANTING BEDS WITH 1-1/2" OF WEST CREST FARMS AGED BLACK BARK MULCH.
5. SUB-SURFACE GRADE TO BE SLOPED TOWARDS DRAINAGE PIPE ENSURE POSITIVE DRAINAGE AWAY FROM THE BUILDING WHERE PLANTING SOIL IS AGAINST THE BUILDING FACE.
6. CONTRACTOR TO PROVIDE SOIL REPORT WITH RECOMMENDATIONS TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO INSTALLATION. RECOMMENDATIONS TO BE FOLLOWED BY CONTRACTOR.
7. ALL SOIL SHALL BE FREE OF PLASTIC & ANY OTHER FOREIGN OBJECTS.
8. PROVIDE MIN 5 CUBIC METERS OF SOIL PER TREE UNLESS OTHERWISE NOTED ON SOIL DEPTH PLANTING PLAN. MINIMUM SOIL DEPTHS ARE 12" IN LAWN, 18" IN GROUND COVER, 24" IN SHRUB AREAS.

PLANTING NOTES

9. IRRIGATION PLAN TO BE PROVIDED FOR REVIEW & APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
10. ALL PLANTING AREAS TO BE FREE DRAINING. IRRIGATION TO BE PROVIDED FOR ALL ON SITE SOFT LANDSCAPE AREAS & SHOWN ON THE DRAWINGS.
11. THE IRRIGATION SYSTEM DESIGN & INSTALLATION SHALL BE IN ACCORDANCE WITH THE IRRIGATION INDUSTRY OF BC STANDARDS & GUIDELINES.
12. PLANTERS & PLANT POTS TO BE IRRIGATED WITH A HIGH EFFICIENCY IRRIGATION SYSTEM.
13. DO NOT CUT TREE LEADER. PROTECT TREES FROM DAMAGE DURING PLANTING. ENSURE ROOTBALL IS PROTECTED FROM SUN, FROST, & DESICCATION.
14. ENSURE TREE LOCATIONS DO NOT CONFLICT WITH UNDERGROUND SERVICES.
15. ENSURE TOP OF ROOTBALLS AT OR SLIGHTLY ABOVE FINISHED GRADE. REMOVE TOP 1/3 OF THE BURLAP FROM ROOTBALL & TWINE FROM BASE OF TRUNK. REMOVE ANY SOIL ON TOP OF THE ORIGINAL ROOTBALL.

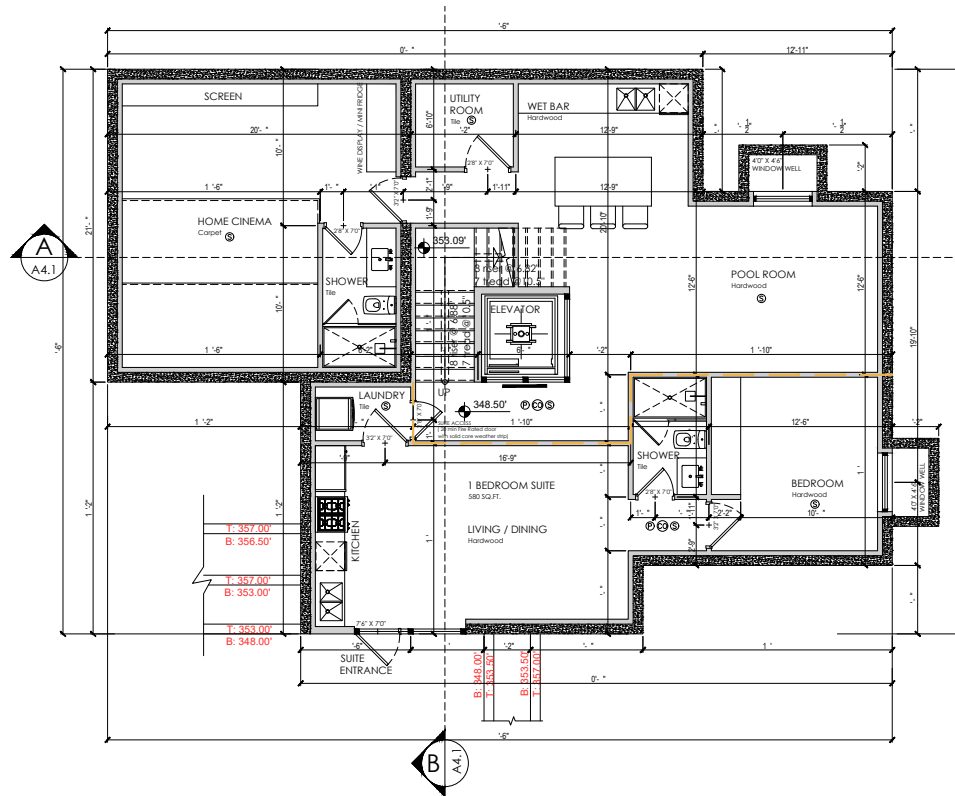


NOTES:

INTERCONNECTED HARDWIRED SMOKE DETECTORS WITH A BATTERY BACKUP ARE REQUIRED.

- ⊙ SMOKE DETECTOR
- ⊙ CO DETECTOR
- ⊗ EXHAUST FAN ABOVE
- S.G. : SAFETY GLASS WINDOW
- E.D. : ENERGY DISPLAY UNIT

MECHANICAL VENTILATION IN BATH ROOMS & KITCHEN CAPABLE OF PROVIDING FIVE AIR CHANGES PER HOUR AND EXHAUSTING DIRECTLY TO THE OUTSIDE OUTLET MIN. 3' FROM ANY OPENINGS.



LOWER FLOOR PLAN
1,647 S.F. Including 580 sqft suite



morez@morezdesign.ca
www.morezdesign.ca
C: 604-727-2464
T: 778-319-6489

NOTES:

PROJECT:

PROPOSED SUBDIVISION
SINGLE FAMILY
WITH LEGAL SUITE
(WEST LOT)

CIVIC ADDRESS:

1337 OTTAWA AVE.
WEST VANCOUVER, BC

LEGAL DESCRIPTION:

PLAN 15681 DISTRICT LOT 1083
WEST 1/2 OF NORTH EAST 1/4
LOT A

LOT PID:
004-317-556

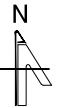
TITLE:

LOWER FLOOR PLAN

CLIENT:

RAMIN BAGHERI

NORTH ARROW



CAD FILE:

DESIGN BY:

MOREZ DESIGN INC

DATE:

FEBRUARY 19th 2024

REV-01: MAY 30th 2025

REV-02: APRIL 12th 2026

SCALE:

1/4" = 1'-0"

DWG NO.:

A - 1.2

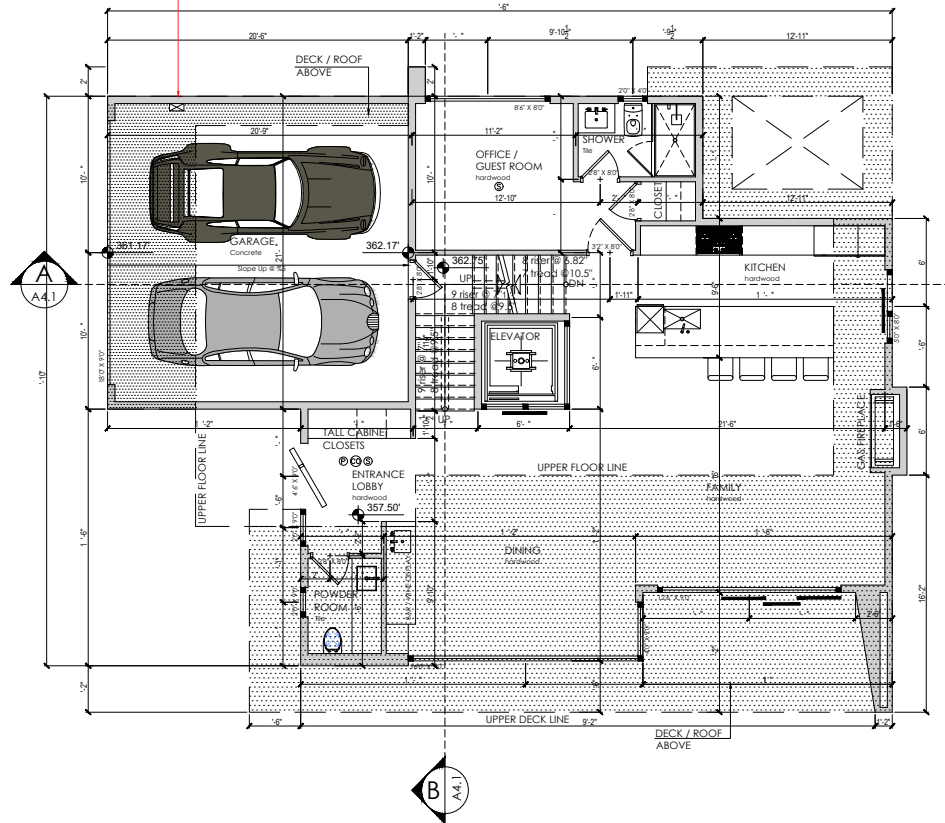
NOTES:

INTERCONNECTED HARDWIRED SMOKE DETECTORS WITH A BATTERY BACKUP ARE REQUIRED.

- ⊙ SMOKE DETECTOR
- ⊙ CO DETECTOR
- ⊠ EXHAUST FAN ABOVE
- S.G. : SAFETY GLASS WINDOW
- E.D. : ENERGY DISPLAY UNIT

MECHANICAL VENTILATION IN BATH ROOMS & KITCHEN CAPABLE OF PROVIDING FIVE AIR CHANGES PER HOUR AND EXHAUSTING DIRECTLY TO THE OUTSIDE OUTLET MIN. 3' FROM ANY OPENINGS.

An energized outlet capable of providing Level 2 charging for an electric vehicle in the garages as per section 141.01(4)



MAIN FLOOR PLAN
1,647 S.F. (441 S.F. Garage Included)



morez@morezdesign.ca
www.morezdesign.ca
C: 604-721-2464
T: 778-319-6489

NOTES:

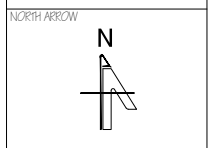
PROJECT:
PROPOSED SUBDIVISION
SINGLE FAMILY
WITH LEGAL SUITE
(WEST LOT)

CIVIC ADDRESS:
1337 OTTAWA AVE.
WEST VANCOUVER , BC

LEGAL DESCRIPTION:
PLAN 15681 DISTRICT LOT 1083
WEST 1/2 OF NORTH EAST 1/4
LOT A
LOT PID:
004-317-556

TITLE:
MAIN FLOOR PLAN

CLIENT:
RAMIN BAGHERI



CAD FILE:

DESIGN BY:
MOREZ DESIGN INC

DATE:
FEBRUARY 19th 2024

REV - 01 : MAY 30th 2025
REV - 02 : APRIL 12th 2026

SCALE:
1/4" = 1'-0"

DWG NO:
A - 1.3

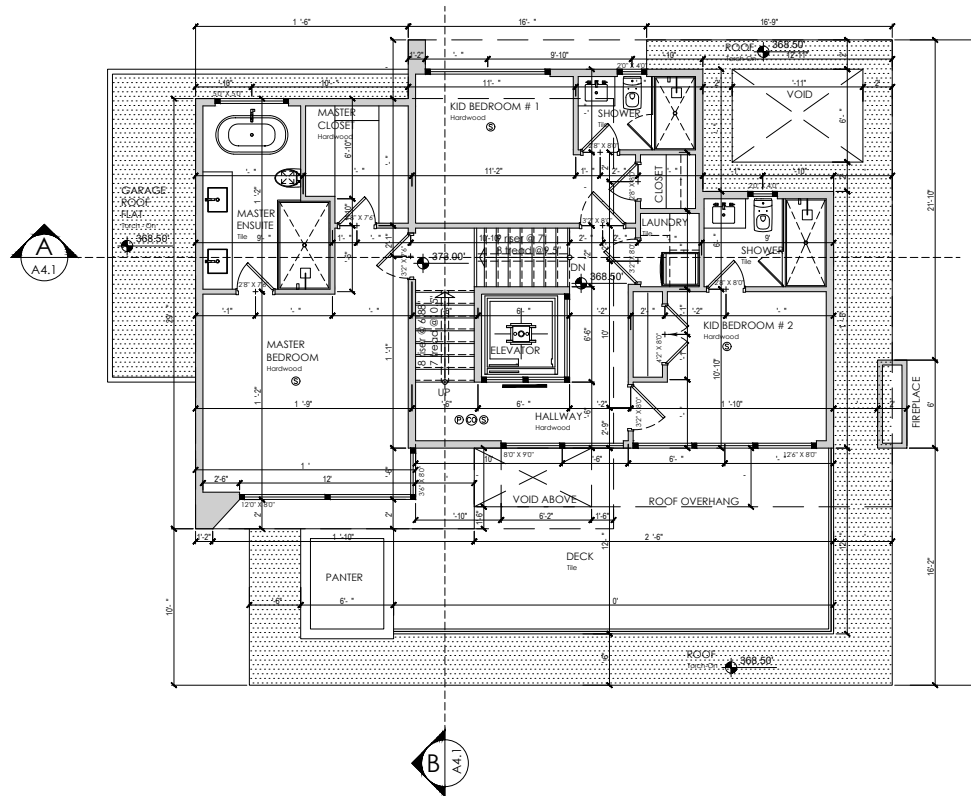
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NOTES:

INTERCONNECTED HARDWIRED SMOKE DETECTORS WITH A BATTERY BACKUP ARE REQUIRED.

- ⊙ SMOKE DETECTOR
- ⊙ CO DETECTOR
- ⊠ EXHAUST FAN ABOVE
- S.G. : SAFETY GLASS WINDOW
- E.D. : ENERGY DISPLAY UNIT

MECHANICAL VENTILATION IN BATH ROOMS & KITCHEN CAPABLE OF PROVIDING FIVE AIR CHANGES PER HOUR AND EXHAUSTING DIRECTLY TO THE OUTSIDE OUTLET MIN. 3' FROM ANY OPENINGS.



UPPER FLOOR PLAN
1,073 S.F.



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www.morezdesign.ca
C: 604-723-2664
T: 778-319-6489

NOTES:

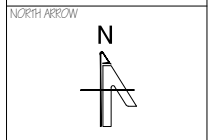
PROJECT:
PROPOSED SUBDIVISION
SINGLE FAMILY
WITH LEGAL SUITE
(WEST LOT)

CIVIC ADDRESS:
1337 OTTAWA AVE.
WEST VANCOUVER, BC

LEGAL DESCRIPTION:
PLAN 15681 DISTRICT LOT 1083
WEST 1/2 OF NORTH EAST 1/4
LOT A
LOT PID:
004-317-556

TITLE:
UPPER FLOOR PLAN

CLIENT:
RAMIN BAGHERI



CAD FILE:

DESIGN BY:
MOREZ DESIGN INC

DATE:
FEBRUARY 19th 2024

REV-01: MAY 30th 2025
REV-02: APRIL 12th 2026

SCALE:
1/4" = 1'-0"

DWG NO:
A - 1.4

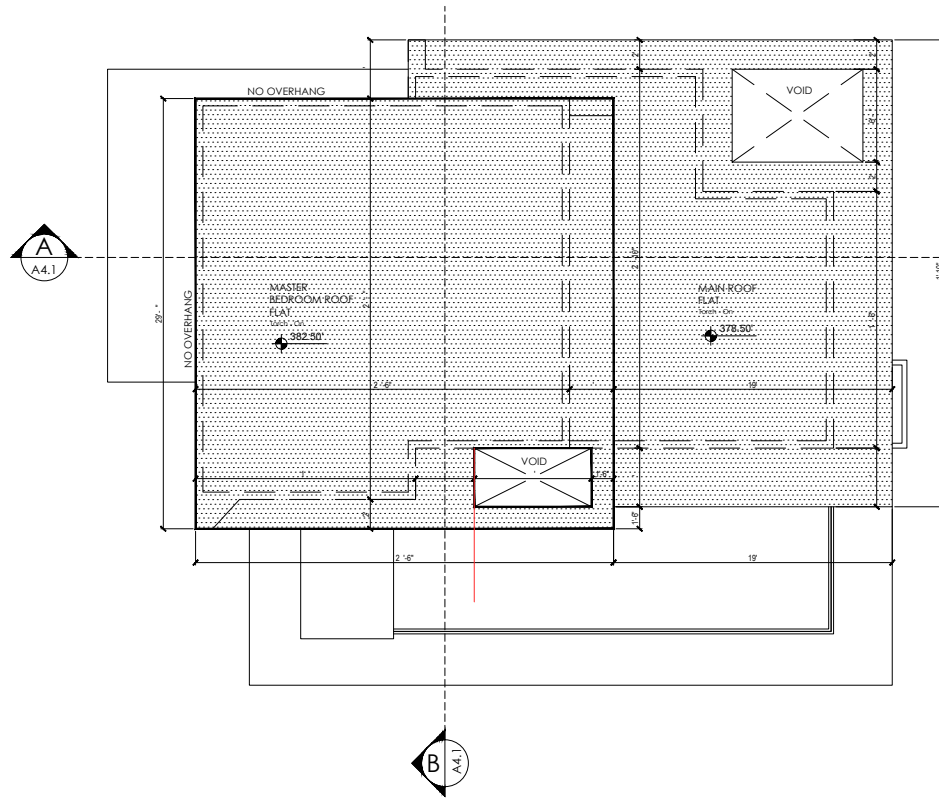
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NOTES:

INTERCONNECTED HARDWIRED SMOKE DETECTORS WITH A BATTERY BACKUP ARE REQUIRED.

- ⊙ SMOKE DETECTOR
- ⊙ CO DETECTOR
- ⊗ EXHAUST FAN ABOVE
- S.G. : SAFETY GLASS WINDOW
- E.D. : ENERGY DISPLAY UNIT

MECHANICAL VENTILATION IN BATH ROOMS & KITCHEN CAPABLE OF PROVIDING FIVE AIR CHANGES PER HOUR AND EXHAUSTING DIRECTLY TO THE OUTSIDE OUTLET MIN. 3' FROM ANY OPENINGS.



ROOF PLAN



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 T: 778-319-6489

NOTES:

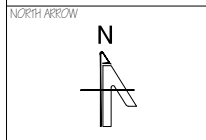
PROJECT:
 PROPOSED SUBDIVISION
 SINGLE FAMILY
 WITH LEGAL SUITE
 (WEST LOT)

CIVIC ADDRESS:
 1337 OTTAWA AVE.
 WEST VANCOUVER, BC

LEGAL DESCRIPTION:
 PLAN 15681 DISTRICT LOT 1083
 WEST 1/2 OF NORTH EAST 1/4
 LOT A
 LOT PID:
 004-317-556

TITLE:
 ROOF FLOOR PLAN

CLIENT:
 RAMIN BAGHERI



CAD FILE:

DESIGN BY:
 MOREZ DESIGN INC

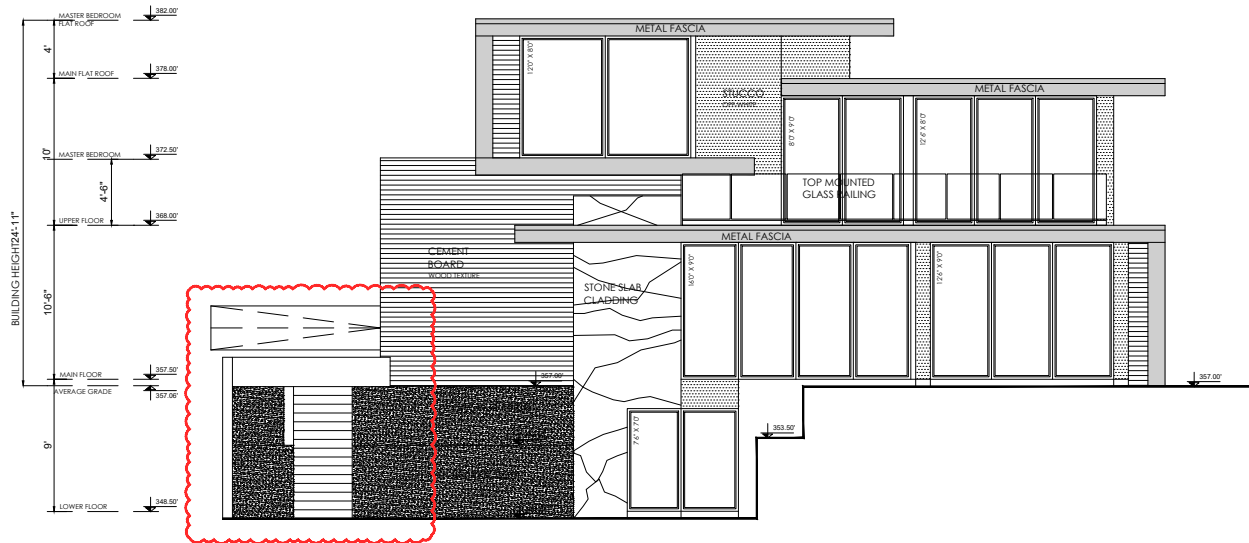
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 FEBRUARY 19th 2024

REV-01: MAY 30th 2025

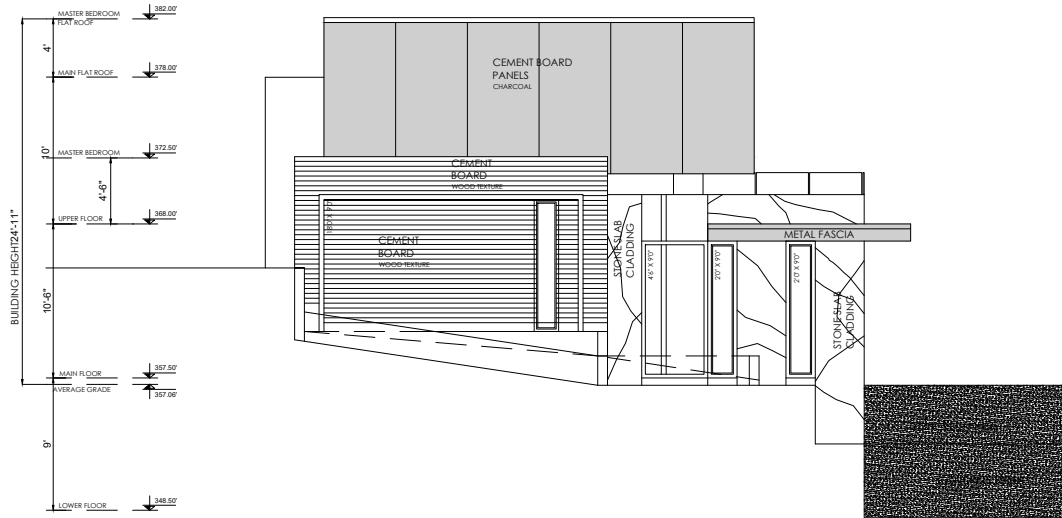
REV-02: APRIL 12th 2026

SCALE: 1/4" = 1'-0" DWG NO: A - 1.5

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SOUTH ELEVATION



WEST ELEVATION

Maximum Area of Glazed Openings in Exterior Walls of Houses
Table 9.10.15.4., B.C.B.C. 2024
West Elevation

TOTAL AREA OF EXPOSING BUILDING FACE	LIMITING DISTANCE TO MIDDLE OF LANE	MAXIMUM ALLOWABLE UNPROTECTED OPENING % OF EXPOSING BUILDING FACE AREA	PROPOSED UNPROTECTED OPENING
550 SQ.FT. OR 51 SQ.M.	27.50 FT. OR 8.38 M.	99 % - 544 SQ.FT.	80 SQ.FT.

NOTES:

PROJECT:
PROPOSED SUBDIVISION
SINGLE FAMILY
WITH LEGAL SUITE
(WEST LOT)

CIVIC ADDRESS:
1337 OTTAWA AVE.
WEST VANCOUVER, BC

LEGAL DESCRIPTION:
PLAN 15681 DISTRICT LOT 1083
WEST 1/2 OF NORTH EAST 1/4
LOT A

LOT PID:
004-317-556

TITLE:
ELEVATIONS

CLIENT:
RAMIN BAGHERI

NORTH ARROW

CAD FILE:

DESIGN BY:
MOREZ DESIGN INC

DATE:
FEBRUARY 19th 2024

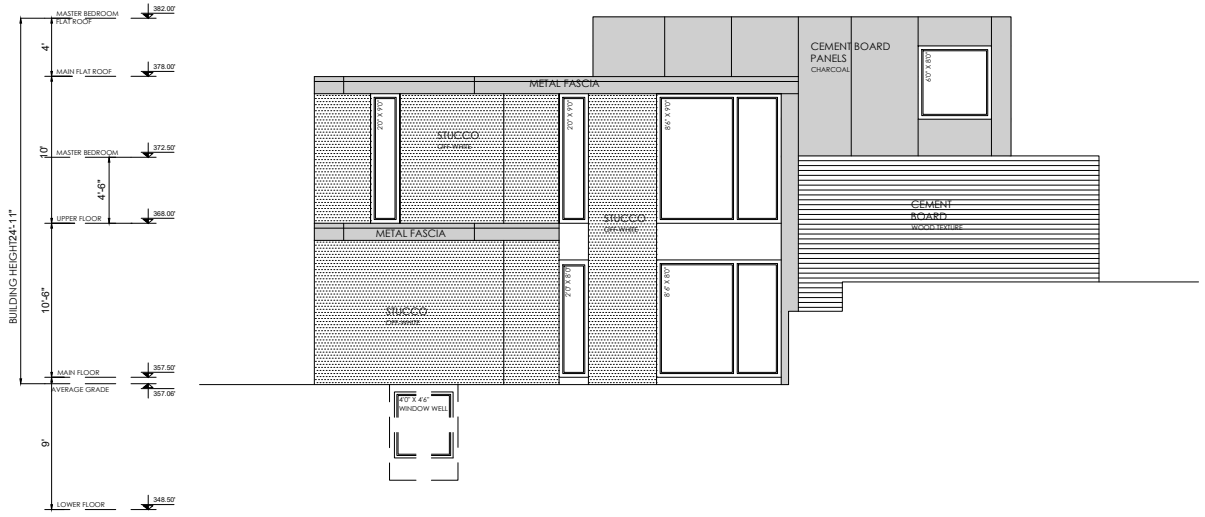
REV-01: MAY 30th 2025
REV-02: APRIL 12th 2026

SCALE:
1/4" = 1'-0"

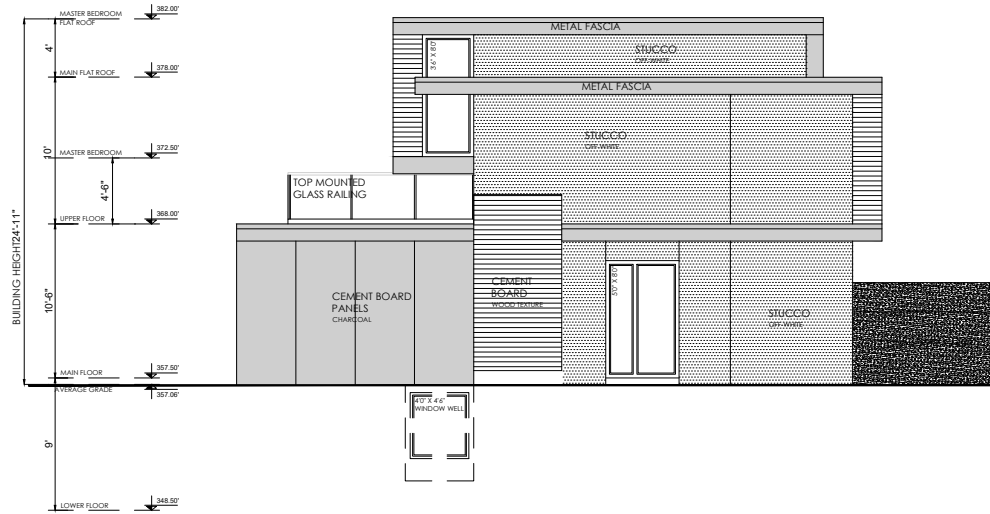
DWG NO:
A - 2.1



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 T: 778-319-6489



NORTH ELEVATION



EAST ELEVATION

Maximum Area of Glazed Openings in Exterior Walls of Houses
 Table 9.10.15.4., B.C.B.C. 2024
 East Elevation

TOTAL AREA OF EXPOSING BUILDING FACE	LIMITING DISTANCE	MAXIMUM ALLOWABLE UNPROTECTED OPENING % OF EXPOSING BUILDING FACE AREA	PROPOSED UNPROTECTED OPENING
770 SQ.FT. OR 71.50 SQ.M.	7.5 FT. OR 2.29 M.	9% - 69.3 SQ.FT.	69 SQ.FT.

NOTES:

PROJECT:
 PROPOSED SUBDIVISION
 SINGLE FAMILY
 WITH LEGAL SUITE
 (WEST LOT)

CIVIC ADDRESS:
 1337 OTTAWA AVE.
 WEST VANCOUVER, BC

LEGAL DESCRIPTION:
 PLAN 15681 DISTRICT LOT 1083
 WEST 1/2 OF NORTH EAST 1/4
 LOT A

LOT PID:
 004-317-556

TITLE:
 ELEVATIONS

CLIENT:
 RAMIN BAGHERI

NORTH ARROW

CAD FILE:

DESIGN BY:
 MOREZ DESIGN INC

DATE:
 FEBRUARY 19th 2024

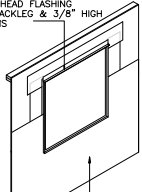
REV-01: MAY 30th 2025
 REV-02: APRIL 12th 2026

SCALE:
 1/4" = 1'-0"

DWG NO.
 A - 2.2

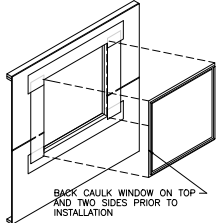
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WINDOW HEAD FLASHING
W/ 3" BACKLEG & 3/8" HIGH
END DAMS



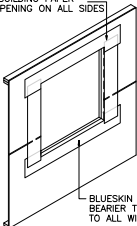
USE TYVEK HOME WRAP
TO COMPLETE FIELD PAPER

HOME WRAP INSTALLATION



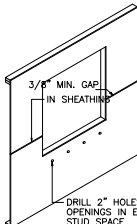
WINDOW INSTALLATION DETAIL

WRAP BUILDING PAPER
INTO OPENING ON ALL SIDES



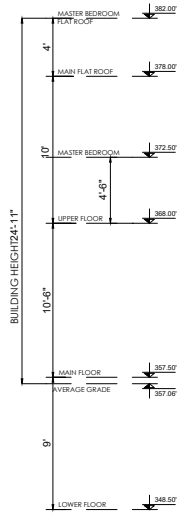
BLUESKIN WEATHER
BARRIER TO BE APPLIED
TO ALL WINDOW SILLS

HOME WRAP @ OPENING DETAIL

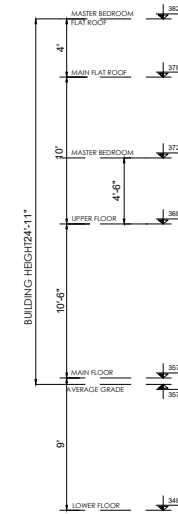


DRILL 2" HOLES UNDER
OPENINGS IN EVERY
STUD SPACE

ROUGH OPENING DETAIL



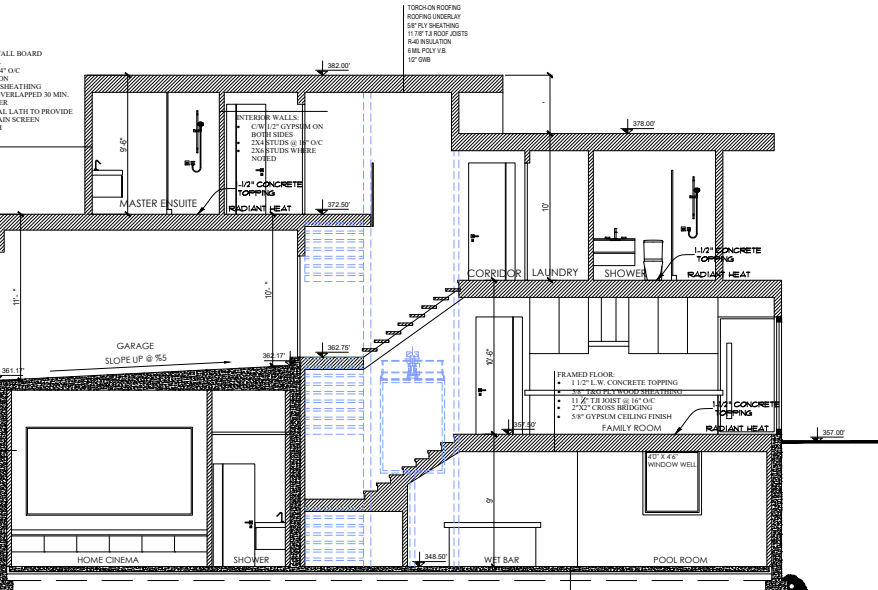
SECTION - A



SECTION - B

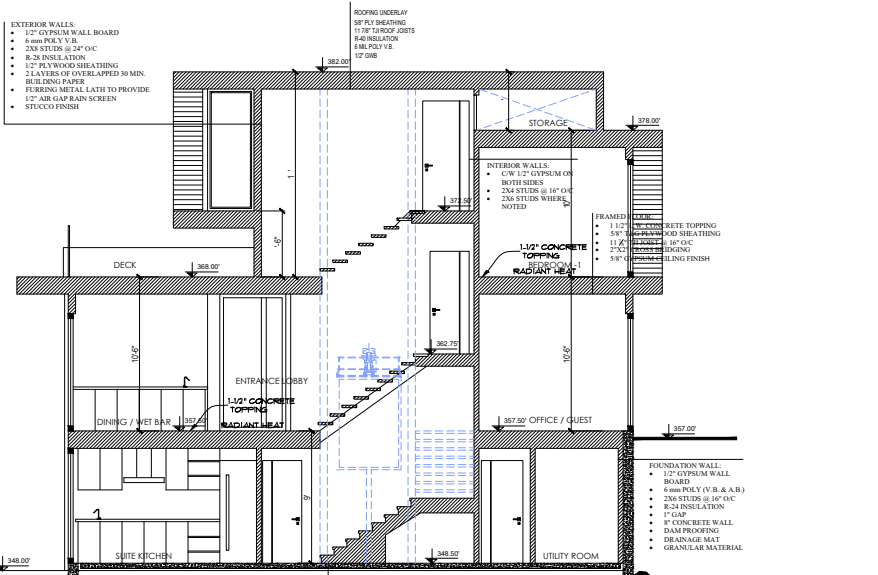
- EXTERIOR WALLS:
- 1/2" GYPSUM WALL BOARD
 - 6mm POLY V.B.
 - 2x3 STUDS @ 24" O.C
 - R-20 INSULATION
 - 1/2" PLY WOOD SHEATHING
 - 2 LAYERS OF OVERLAPPED 30 MIN. BUILDING PAPER
 - FURRING METAL LATH TO PROVIDE 1/2" AIR GAP RAIN SCREEN
 - STUCCO FINISH

- FOUNDATION WALL:
- 1/2" GYPSUM WALL BOARD
 - 6mm POLY (V.B. & A.B.)
 - 2x3 STUDS @ 16" O.C
 - R-8 INSULATION
 - 1" GAP
 - 8" CONCRETE WALL
 - DAM PROOFING
 - DRAINAGE MAT
 - GRANULAR MATERIAL



- EXTERIOR WALLS:
- 1/2" GYPSUM WALL BOARD
 - 6mm POLY V.B.
 - 2x3 STUDS @ 24" O.C
 - R-20 INSULATION
 - 1/2" PLY WOOD SHEATHING
 - 2 LAYERS OF OVERLAPPED 30 MIN. BUILDING PAPER
 - FURRING METAL LATH TO PROVIDE 1/2" AIR GAP RAIN SCREEN
 - STUCCO FINISH

- FOUNDATION WALL:
- 1/2" GYPSUM WALL BOARD
 - 6mm POLY (V.B. & A.B.)
 - 2x3 STUDS @ 16" O.C
 - R-8 INSULATION
 - 1" GAP
 - 8" CONCRETE WALL
 - DAM PROOFING
 - DRAINAGE MAT
 - GRANULAR MATERIAL



- SLAB-ON-GRADE:
- 4" CONCRETE SLAB
 - 6mm POLY V.B.
 - R-12 RIGID INSULATION
 - MIN. 6" GRAVEL BASE COURSE

NOTES:

PROJECT:
PROPOSED SUBDIVISION
SINGLE FAMILY
WITH LEGAL SUITE
(WEST LOT)

CIVIC ADDRESS:
1337 OTTAWA AVE.
WEST VANCOUVER, BC

LEGAL DESCRIPTION:
PLAN 15681 DISTRICT LOT 1083
WEST 1/2 OF NORTH EAST 1/4
LOT A

LOF PID:
004-317-556

TITLE:
SECTIONS

CLIENT:
RAMIN BAGHERI

NORTH ARROW

CAD FILE:

DESIGN BY:
MOREZ DESIGN INC

DATE:
FEBRUARY 19th 2024

REV- 01 : MAY 30th 2025

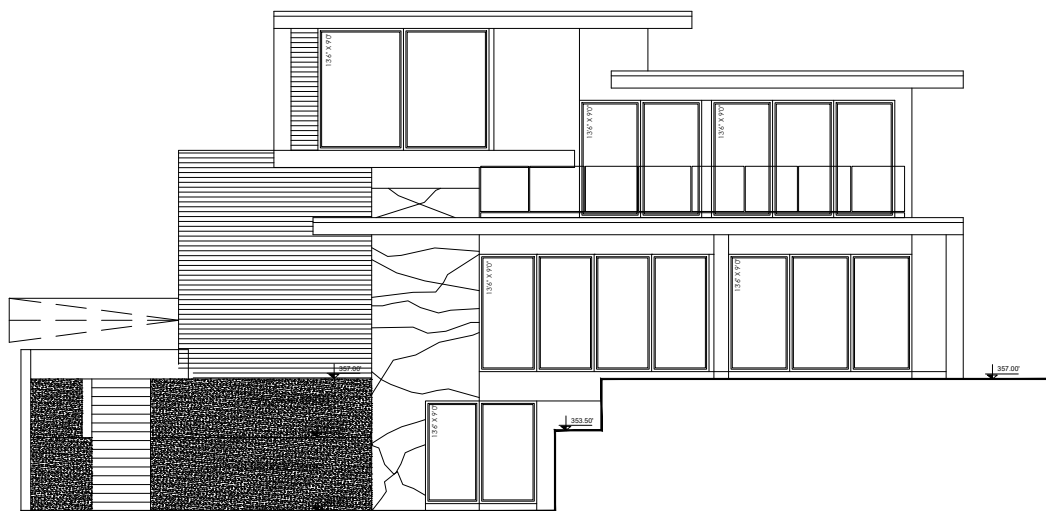
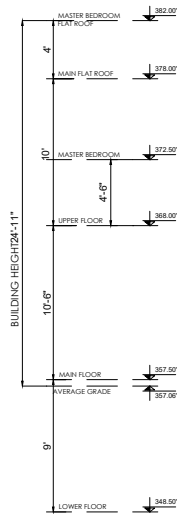
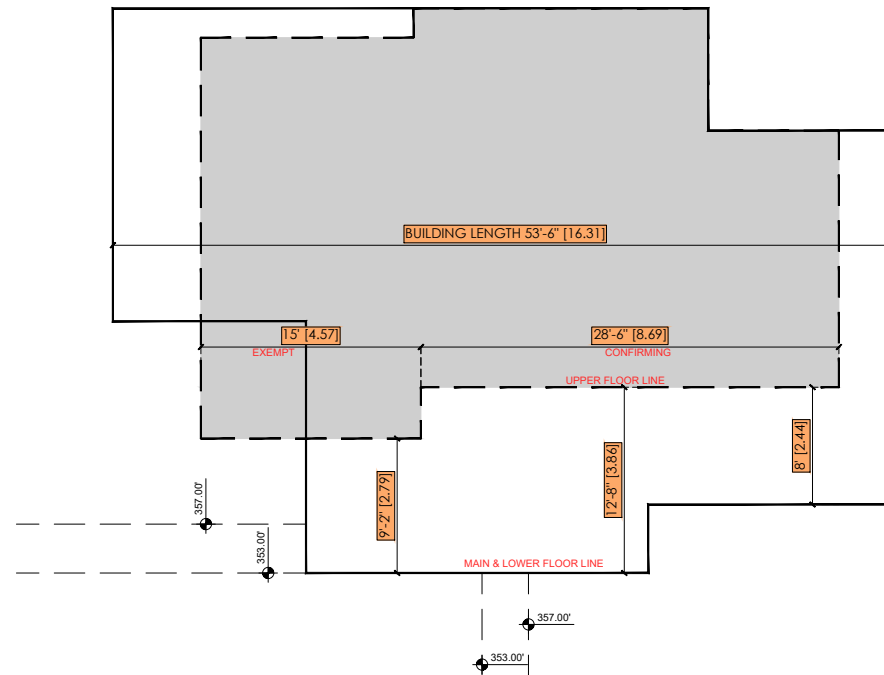
REV- 02 : APRIL 12th 2026

SCALE:
1/4" = 1'-0"

DWG NO.
A - 3.1



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 www.morezdesign.ca
 C: 604-721-2664
 T: 778-319-6489



SOUTH ELEVATION

NOTES:

PROJECT:
 PROPOSED SUBDIVISION
 SINGLE FAMILY
 WITH LEGAL SUITE
 (WEST LOT)

CIVIC ADDRESS:
 1337 OTTAWA AVE.
 WEST VANCOUVER, BC

LEGAL DESCRIPTION:
 PLAN 15681 DISTRICT LOT 1083
 WEST 1/2 OF NORTH EAST 1/4
 LOT A
 LOT PID:
 004-317-556

TITLE:
 HIGHEST BUILDING FACE
 CALCULATION

CLIENT:
 RAMIN BAGHERI

NORTH ARROW

CAD FILE:

DESIGN BY:
 MOREZ DESIGN INC

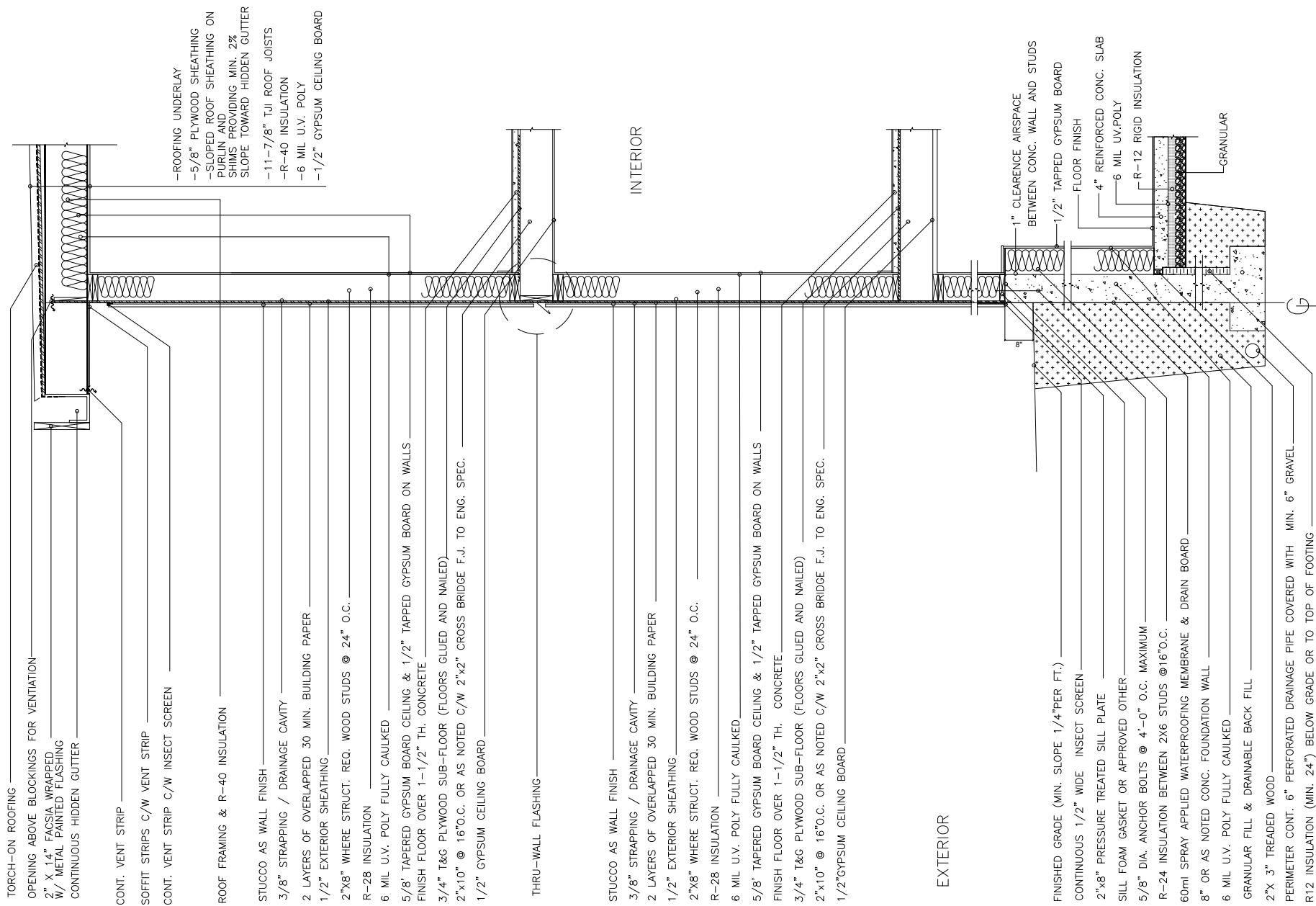
DATE:
 FEBRUARY 19th 2024

REV - 01 : MAY 30th 2025

REV - 02 : APRIL 12th 2026

SCALE: 1/4" = 1'-0"
 DWG NO: A - 3.2

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- ROOFING UNDERLAY
- 5/8" PLYWOOD SHEATHING
- SLOPED ROOF SHEATHING ON PURLIN AND SHIMS PROVIDING MIN. 2% SLOPE TOWARD HIDDEN GUTTER
- 11-7/8" TJI ROOF JOISTS
- R-40 INSULATION
- 6 MIL U.V. POLY
- 1/2" GYPSUM CEILING BOARD

INTERIOR

EXTERIOR

TORCH-ON ROOFING
 OPENING ABOVE BLOCKINGS FOR VENTILATION
 2" X 1.4" FASCIA WRAPPED W/ METAL PAINTED FLASHING
 CONTINUOUS HIDDEN GUTTER
 CONT. VENT STRIP
 SOFFIT STRIPS C/W VENT STRIP
 CONT. VENT STRIP C/W INSECT SCREEN
 ROOF FRAMING & R-40 INSULATION
 STUCCO AS WALL FINISH
 3/8" STRAPPING / DRAINAGE CAVITY
 2 LAYERS OF OVERLAPPED 30 MIN. BUILDING PAPER
 1/2" EXTERIOR SHEATHING
 2"x8" WHERE STRUCT. REQ. WOOD STUDS @ 24" O.C.
 R-28 INSULATION
 6 MIL U.V. POLY FULLY CAULKED
 5/8" TAPERED GYPSUM BOARD CEILING & 1/2" TAPPED GYPSUM BOARD ON WALLS
 FINISH FLOOR OVER 1-1/2" TH. CONCRETE
 3/4" T&G PLYWOOD SUB-FLOOR (FLOORS GLUED AND NAILED)
 2"x10" @ 16"O.C. OR AS NOTED C/W 2"x2" CROSS BRIDGE F.J. TO ENG. SPEC.
 1/2" GYPSUM CEILING BOARD
 THRU-WALL FLASHING
 STUCCO AS WALL FINISH
 3/8" STRAPPING / DRAINAGE CAVITY
 2 LAYERS OF OVERLAPPED 30 MIN. BUILDING PAPER
 1/2" EXTERIOR SHEATHING
 2"x8" WHERE STRUCT. REQ. WOOD STUDS @ 24" O.C.
 R-28 INSULATION
 6 MIL U.V. POLY FULLY CAULKED
 5/8" TAPERED GYPSUM BOARD CEILING & 1/2" TAPPED GYPSUM BOARD ON WALLS
 FINISH FLOOR OVER 1-1/2" TH. CONCRETE
 3/4" T&G PLYWOOD SUB-FLOOR (FLOORS GLUED AND NAILED)
 2"x10" @ 16"O.C. OR AS NOTED C/W 2"x2" CROSS BRIDGE F.J. TO ENG. SPEC.
 1/2" GYPSUM CEILING BOARD
 FINISHED GRADE (MIN. SLOPE 1/4"PER FT.)
 CONTINUOUS 1/2" WIDE INSECT SCREEN
 2"x8" PRESSURE TREATED SILL PLATE
 SILL FOAM GASKET OR APPROVED OTHER
 5/8" DIA. ANCHOR BOLTS @ 4'-0" O.C. MAXIMUM
 R-24 INSULATION BETWEEN 2X6 STUDS @16"O.C.
 60ml SPRAY APPLIED WATERPROOFING MEMBRANE & DRAIN BOARD
 8" OR AS NOTED CONC. FOUNDATION WALL
 6 MIL U.V. POLY FULLY CAULKED
 GRANULAR FILL & DRAINABLE BACK FILL
 2' X 3" TREADED WOOD PERIMETER CONT.
 6" PERFORATED DRAINAGE PIPE COVERED WITH MIN. 6" GRAVEL
 R12 INSULATION (MIN. 24") BELOW GRADE OR TO TOP OF FOOTING

- 1" CLEARANCE AIRSPACE BETWEEN CONC. WALL AND STUDS
- 1/2" TAPPED GYPSUM BOARD
- FLOOR FINISH
- 4" REINFORCED CONC. SLAB
- 6 MIL UV.POLY
- R-12 RIGID INSULATION
- GRANULAR

NOTES:

PROJECT:
 PROPOSED SUBDIVISION
 SINGLE FAMILY
 WITH LEGAL SUITE
 (WEST LOT)

CIVIC ADDRESS:
 1337 OTTAWA AVE.
 WEST VANCOUVER, BC

LEGAL DESCRIPTION:
 PLAN 15681 DISTRICT LOT 1083
 WEST 1/2 OF NORTH EAST 1/4
 LOT A

LOT PID:
 004-317-556

TITLE:
 TYPICAL DETAILS

CLIENT:
 RAMIN BAGHERI

NORTH ARROW

CAD FILE:

DESIGN BY:
 MOREZ DESIGN INC

DATE:
 FEBRUARY 19th 2024

REV-01: MAY 30th 2025

REV-02: APRIL 12th 2026

SCALE:
 1/4" = 1'-0"

DWG NO:
 A-4.1



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 www.morezdesign.ca
 604-727-2664
 778-319-6489

NOTES:

PROJECT:
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 SINGLE FAMILY
 WITH LEGAL SUITE
 (WEST LOT)

CLIENT ADDRESS:
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 LOT A

LOT PID:
 004-317-556

TITLE:
 TYPICAL DETAILS

CLIENT:
 RAMIN BAGHERI

NORTH ARROW

CAD FILE:

DESIGN BY:

MOREZ DESIGN INC

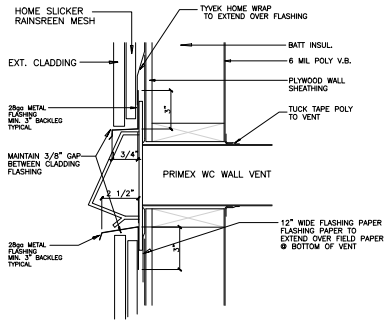
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 FEBRUARY 19th 2024

REV-01: MAY 30th 2025

REV-02: APRIL 12th 2026

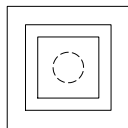
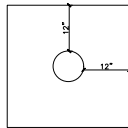
SCALE:
 $\frac{1}{4}" = 1'-0"$

DWG NO.
 A - 4.2

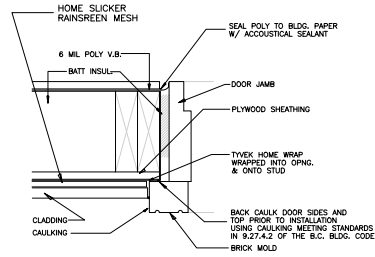


WALL VENT DETAIL

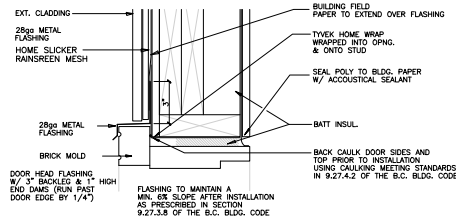
1. SHEET METAL CONTRACTOR TO LAYOUT CORRECT SIZE OF HOLE FOR DIAMETER OF DUCT
2. FRAMER TO CUT ROUND HOLE TO MATCH SIZE OF DUCT.
3. INSTALL ONE LAYER OF TYVEK HOME WRAP 12" BEYOND ALL SIDES OF HOLE IN WALL.
4. FASTEN VENT TO WALL
5. APPLY FIELD PAPER WRAP TO WALL (TRUCK TAPE TO VENT FLANGES ON ALL 4 SIDES)



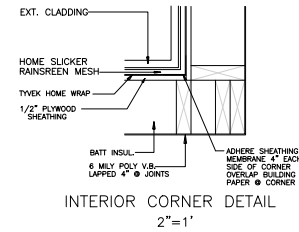
WALL VENT CAP INSTALLATION



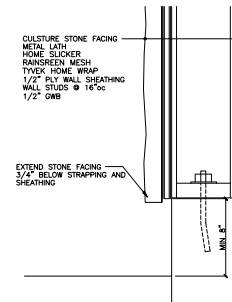
DOOR JAMB DETAIL
 SCALE: 3"=1'



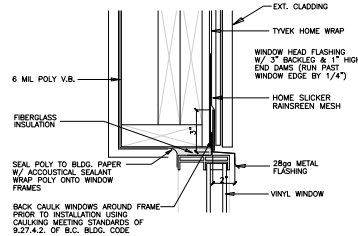
DOOR HEADER DETAIL
 SCALE: 3"=1'



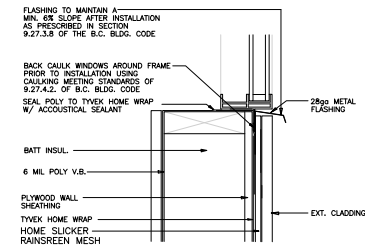
INTERIOR CORNER DETAIL
 2"=1'



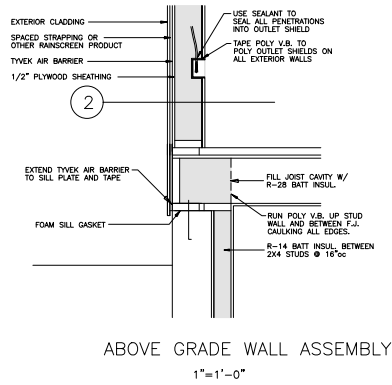
STONE FACING WALL SECTION
 SCALE: 2"=1'



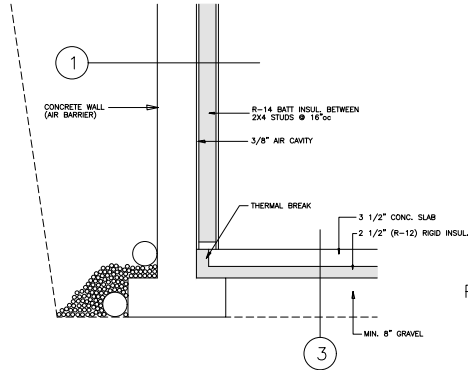
WINDOW HEAD DETAIL
 SCALE: 3"=1'



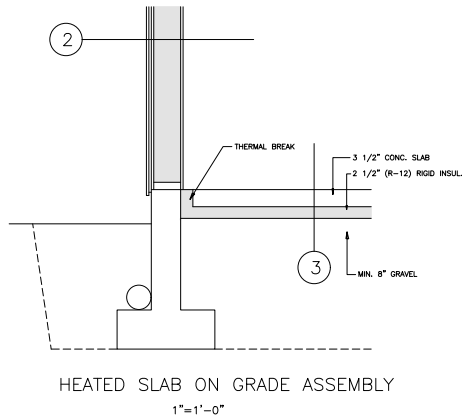
WINDOW SILL DETAIL
 SCALE: 3"=1'



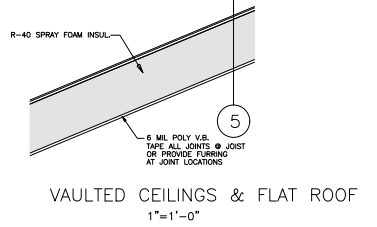
ABOVE GRADE WALL ASSEMBLY
1"=1'-0"



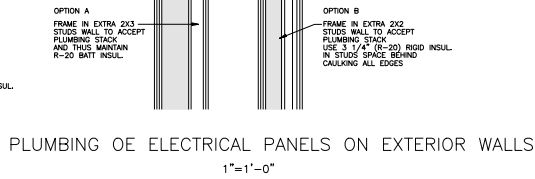
BELOW GRADE WALL ASSEMBLY
1"=1'-0"



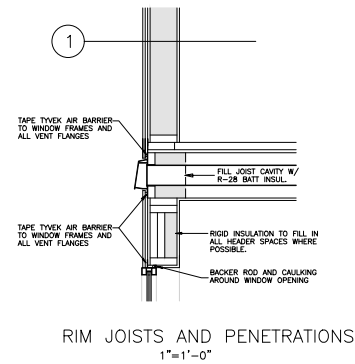
HEATED SLAB ON GRADE ASSEMBLY
1"=1'-0"



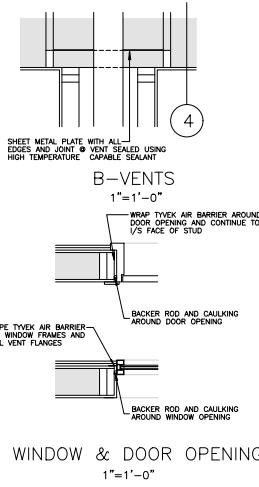
VAULTED CEILINGS & FLAT ROOF
1"=1'-0"



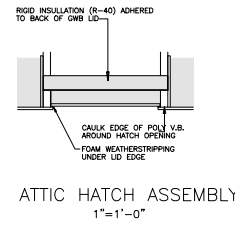
PLUMBING OF ELECTRICAL PANELS ON EXTERIOR WALLS
1"=1'-0"



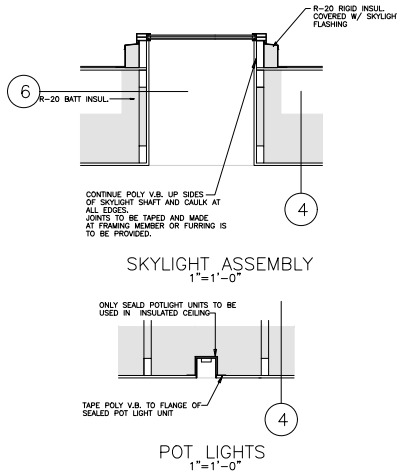
RIM JOISTS AND PENETRATIONS
1"=1'-0"



WINDOW & DOOR OPENINGS
1"=1'-0"

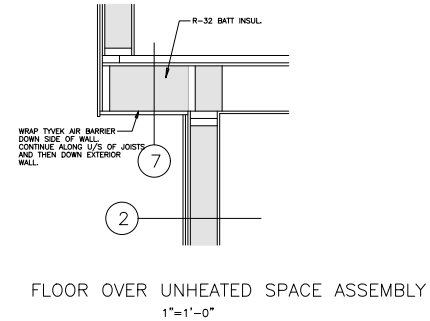


ATTIC HATCH ASSEMBLY
1"=1'-0"

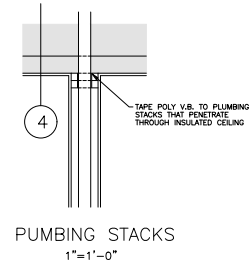


SKYLIGHT ASSEMBLY
1"=1'-0"

POT LIGHTS
1"=1'-0"



FLOOR OVER UNHEATED SPACE ASSEMBLY
1"=1'-0"



PUMBING STACKS
1"=1'-0"

NOTES:

PROJECT:
PROPOSED SUBDIVISION
SINGLE FAMILY
WITH LEGAL SUITE
(WEST LOT)

CIVIC ADDRESS:
1337 OTTAWA AVE.
WEST VANCOUVER, BC

LEGAL DESCRIPTION:
PLAN 15681 DISTRICT LOT 1083
WEST 1/2 OF NORTH EAST 1/4
LOT A

LOT PID:
004-317-556

TITLE:
TYPICAL DETAILS

CLIENT:
RAMIN BAGHERI

NORTH ARROW

CAD FILE:

DESIGN BY:
MOREZ DESIGN INC

DATE:
FEBRUARY 19th 2024

REV-01: MAY 30th 2025
REV-02: APRIL 12th 2026

SCALE:
1/4" = 1'-0"

DWG NO:
A - 4.3



PROPOSED NEW SINGLE FAMILY HOME
WITH SECONDARY SUITE
1337 OTTAWA AVE. WEST VANCOUVER
(EAST LOT)



morez@morezdesign.ca
 www.morezdesign.ca
 C: 604-723-2664
 T: 778-319-6489

NOTES:

PROJECT:
 PROPOSED SUBDIVISION
 SINGLE FAMILY
 WITH LEGAL SUITE
 (EAST LOT)

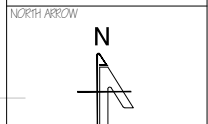
CIVIC ADDRESS:
 1337 OTTAWA AVE.
 WEST VANCOUVER, BC

LEGAL DESCRIPTION:
 PLAN 15681 DISTRICT LOT 1083
 WEST 1/2 OF NORTH EAST 1/4
 LOT A

LOT PID:
 004-317-556

TITLE:
 SITE PLAN

CLIENT:
 RAMIN BAGHERI



CAD FILE:

DESIGN BY:
 MOREZ DESIGN INC

DATE:
 FEBRUARY 19th 2024

REV-01: MAY 30th 2025

REV-02: APRIL 12th 2026

SCALE:
 1" = 1'-0"

DWG NO.
 A - 1.1

EXISTING PROPERTY INFORMATION	
Address :	1337 Ottawa Ave., West Vancouver, BC
Legal Description	PLAN 15681 DISTRICT LOT 1083 WEST 1/2 OF NORTH EAST 1/4 LOT A
LTOID	004-317-556
Lot Depth:	104.92' [31.980m]
Lot Width:	144.73' [44.114m]
Lot Area:	15,203 SQ.FT. [1,412.4 SQ.M]
Zone:	RS3

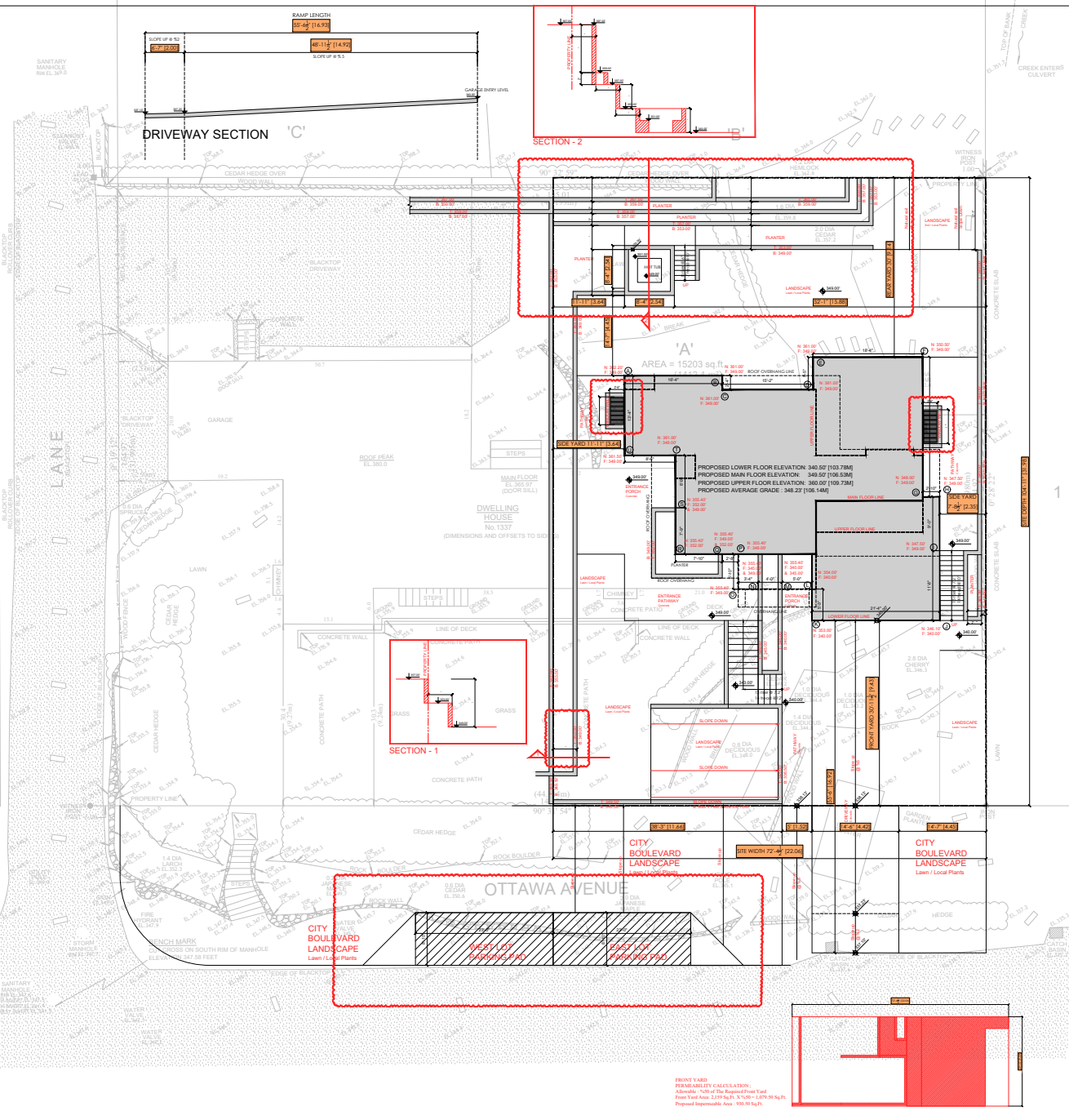
PROPOSED PROPERTY ZONING DATA	
RS-3 Zoning	Proposed
SITE AREA	957 SQ.M. / 707.53 SQ.M.
SITE WIDTH & DEPTH	Width: 18.30 M / 22.06 M Depth: 91.50 M / 31.98 M
SITE COVERAGE	266 SQ.M. / 173 SQ.M.
FLOOR AREA RATIO	212.26 SQ.M. (30%) / 212.26 SQ.M. (30%)

SETBACKS	
Front Yard	9.1 M (29' 10") / 9.14 M (30' 0")
Rear Yard	9.1 M (29' 10") / 9.14 M (30' 0")
Min. Side Yard	2.2 M (7' 3") / 2.35 M (7' 8")
Combined Side Yards	5.51 M (18' 1") / 5.99 M (19' 7")
BUILDING HEIGHT	
	7.62 M (25' 0") / 7.54 M (24' 9")
NUMBER OF STOREYS	
	2 Plus Basement / 2 Plus Basement
HIGHEST BUILDING FACE	
	6.7 M (22' 0") / 6.7 M (22' 0")
BASEMENT FSR CALCULATION	
	Fully Exempted

PROPOSED PROPERTY INFORMATION	
GRADES & ELEVATIONS	
AVERAGE GRADE	106.14 M / 348.23 Ft.
LOWER FLOOR ELEVATION	103.78 M / 340.50 Ft.
MAIN FLOOR ELEVATION	106.53 M / 349.50 Ft.
UPPER FLOOR ELEVATION	109.73 M / 360.00 Ft.
AREA CALCULATION	
LOWER FLOOR	112.70 Sq.M. / 1,213 Sq.Ft.
MAIN FLOOR	112.70 Sq.M. / 1,213 Sq.Ft.
UPPER FLOOR	99.60 Sq.M. / 1,072 Sq.Ft.
GARAGE	40.97 Sq.M. / 441 Sq.Ft.
Total Gross Area	365.97 Sq.M. / 3,939.27 Sq.Ft.

F.S.R. CALCULATION ;
 MAXIMUM ALLOWED F.S.R. : LOT AREA (704.95 Sq.M. X %30) = 211.48 Sq.M.(276.40 SQ.FT.)
 PROPOSED F.S.R. : 1,066 S.F.(Upper) + 1,208 S.F.(Main) = 2,274 S.F. [211.25 SQ.M.]
 LOWER FLOOR F.S.R. CALCULATION : FULLY EXEMPT (The top of floor structure immediately above is not greater than 0.45 (1.5 feet) lesser of natural or finish grade at the perimeter)

MAIN BUILDING GRADE CALCULATION									
AB	(FINISH)	349.00	+	349.00 (FINISH)	/2=	349.00 x	16.33	=	6699.17
BC	(FINISH)	349.00	+	349.00 (FINISH)	/2=	349.00 x	2.33	=	813.17
CD	(FINISH)	349.00	+	349.00 (FINISH)	/2=	349.00 x	15.17	=	5294.33
DE	(FINISH)	349.00	+	349.00 (FINISH)	/2=	349.00 x	5.42	=	1891.58
EF	(FINISH)	349.00	+	349.00 (FINISH)	/2=	349.00 x	18.33	=	6397.17
FG	(FINISH)	349.00	+	346.00 (NATURAL)	/2=	347.50 x	23.33	=	8106.50
GH	(NATURAL)	348.00	+	347.50 (NATURAL)	/2=	347.75 x	2.83	=	984.13
HI	(NATURAL)	347.50	+	347.50 (NATURAL)	/2=	347.50 x	9.08	=	3127.50
IJ	(NATURAL)	347.50	+	346.00 (FINISH)	/2=	346.75 x	11.66	=	4050.13
JK	(FINISH)	340.00	+	340.00 (FINISH)	/2=	340.00 x	21.33	=	7252.00
KL	(FINISH)	340.00	+	340.00 (FINISH)	/2=	340.00 x	5.25	=	1785.00
LM	(FINISH)	340.00	+	340.00 (FINISH)	/2=	340.00 x	5.66	=	1766.00
MN	(FINISH)	345.00	+	345.00 (FINISH)	/2=	345.00 x	4.66	=	1380.00
NO	(FINISH)	349.00	+	349.00 (FINISH)	/2=	349.00 x	3.33	=	1162.17
OP	(FINISH)	349.00	+	349.00 (FINISH)	/2=	349.00 x	5.83	=	2034.67
PO	(FINISH)	349.00	+	349.00 (FINISH)	/2=	349.00 x	2.66	=	928.34
QR	(FINISH)	352.00	+	352.00 (FINISH)	/2=	352.00 x	7.83	=	2756.16
RS	(FINISH)	352.00	+	352.00 (FINISH)	/2=	352.00 x	7.75	=	2728.00
ST	(FINISH)	349.00	+	349.00 (FINISH)	/2=	349.00 x	8.75	=	3053.75
TU	(FINISH)	349.00	+	349.00 (FINISH)	/2=	349.00 x	8.50	=	2966.50
UA	(FINISH)	349.00	+	349.00 (FINISH)	/2=	349.00 x	13.33	=	4652.17
							197.96		68744.64
AVERAGE GRADE ELEVATION								347.27	



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ELEVÉ ATELIER

MAHSA AZARI
MAHSA@ELEVÉ.ATELIER.CA
CELL: 778-919-7783

PROJECT:
1337 OTTAWA AVE
EAST LOT
WEST VANCOUVER, BC

DRAWING DATE:
APRIL 23, 2026

DRAWING STAGE:
PERMIT

REV DATE ISSUED FOR
JAN 15, 2024 CLIENT REVIEW
APR 23, 2026 PERMIT

TREE & PLANTING PLAN

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



GENERAL NOTES

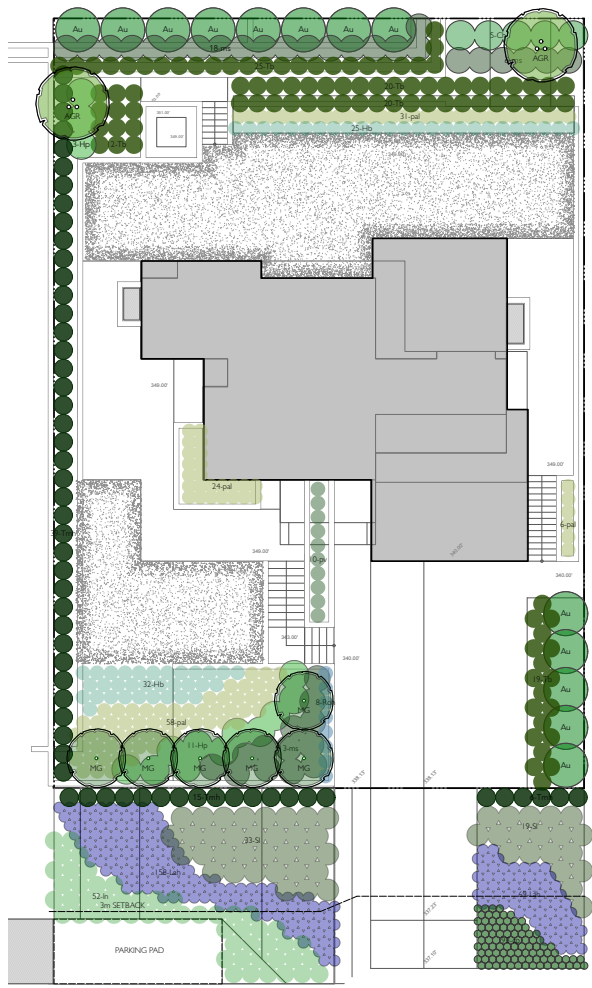
1. ALL MATERIAL & WORK TO MEET OR EXCEED THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD.
2. ALL DIMENSIONS, ELEVATIONS & GRADES ARE APPROXIMATE & ARE TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION BY CONTRACTORS. ANY DISCREPANCIES OR MISSING INFORMATION TO BE REPORTED TO THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR ALL CONDITIONS ON THE JOB SITE. CONTRACTOR TO PROTECT THE EXISTING TREES & VEGETATION.
4. TYPICAL SUB-BASE FOR HARDSCAPE TO CONSIST OF 4" OF COMPACTED 3/4" MINUS CRUSHED ROCK ON COMPACTED SUB-GRADE (98% SPD) OR ON BED ROCK.
5. ALL MATERIAL TO BE FREE DRAINING & WITHOUT ORGANIC MATERIAL.
6. INSTALL LIGHTING & IRRIGATION SLEEVES REQUIRED BY LIGHTING PLAN & IRRIGATION PLAN. IRRIGATION LIGHTING SLEEVES (MIN 2" DIA) TO BE INSTALLED UNDER NEW FINING THROUGH WALLS BELOW GRADE FOR ALL PLANTING BEDS TO BE ACCESSIBLE.
7. ALL DIMENSIONS ARE IN FEET & INCHES. ALL PROPOSED GRADES ARE IN FEET.

PLANTING NOTES

1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL PLANT MATERIAL DURING CONSTRUCTION.
2. ALL TREES & PLANT MATERIAL SUPPLIED BY CONTRACTOR TO BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE & DELIVERY TO SITE.
3. PLANT SIZES SHALL BE AS THE CURRENT EDITION OF CANADIAN LANDSCAPE STANDARD. WHERE THE PLANT LIST SPECIFIES FOR 40 CLASS CONTAINER PLANT SIZES SHALL BE DEFINED AS PER (CNLA/ANS) STANDARD UNLESS OTHERWISE NOTED.
4. TOP DRESS ALL PLANTING BEDS WITH 1-1/2" OF WEST CREEK PANS, KEED BLACK BARK MULCH.
5. SUB-SURFACE GRADE TO BE SLOPED TOWARDS DRAINAGE PIPE TO ENSURE POSITIVE DRAINAGE AWAY FROM THE BUILDING WHERE PLANTING SOIL IS AGAINST THE BUILDING FACE.
6. CONTRACTOR TO PROVIDE SOIL REPORT WITH RECOMMENDATIONS TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO INSTALLATION. RECOMMENDATIONS TO BE FOLLOWED BY CONTRACTOR.
7. ALL SOIL SHALL BE FREE OF PLASTIC & ANY OTHER FOREIGN OBJECTS.
8. PROVIDE MIN 15 CM METERS OF SOIL PER TREE UNLESS OTHERWISE NOTED ON SOIL DEPTH. PLANTING PLAN MINIMUM SOIL DEPTHS ARE: 12" IN LAWN, 18" IN GROUND COVER, 24" IN 9-RUB AREAS.

PLANTING NOTES

9. IRRIGATION PLAN TO BE PROVIDED FOR REVIEW & APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
10. ALL PLANTING AREAS TO BE FREE DRAINING. IRRIGATION TO BE PROVIDED FOR ALL ON SITE SOFT LANDSCAPE AREAS SHOWN ON THE DRAWINGS.
11. THE IRRIGATION SYSTEM DESIGN & INSTALLATION SHALL BE IN ACCORDANCE WITH THE IRRIGATION INDUSTRY OF BC STANDARDS & GUIDELINES.
12. PLANTERS & PLANT POTS TO BE IRRIGATED WITH A HIGH EFFICIENCY IRRIGATION SYSTEM.
13. DO NOT CUT TREE LEADER. PROTECT TREES FROM DAMAGE DURING PLANTING. ENSURE ROOTBALL IS PROTECTED FROM SUN, FROST & DESICCATION.
14. ENSURE TREE LOCATIONS DO NOT CONFLICT WITH UNDERGROUND SERVICES.
15. ENSURE TOP OF ROOTBALL IS AT OR SLIGHTLY ABOVE FINISHED GRADE. REMOVE TOP 1/3 OF THE BURGLAP FROM ROOTBALL & TRIMME FROM BASE OF TRUNK. REMOVE ANY SOIL ON TOP OF THE ORIGINAL ROOTBALL.



Magnolia grandiflora (MG)



Acer giseum (AGR)

TREE SCHEDULE					
ID	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREES					
AuR	2	Acer giseum	paperbark maple	4" cal	(B&S)
Ma	8	Magnolia grandiflora	Southern magnolia	12" TALL	USE 12" TALL 9" STD. SPECIMEN
Total	10				
PLANT SCHEDULE					
ID	QTY	BOTANICAL NAME	COMMON NAME	GRADE	COMMENTS
SHRUBS					
Au	13	Arbutus menziesii 'Compass'	common str. raspberry bush	#10 pot	18-24" DC Bird-friendly
Lh	14	Hydrangea corymbosa 'Limelight'	Limelight hydrangea	#10 pot	18-24" DC
RoR	8	Ruscus acuminatus 'Hummington Carpet'	hummington carpet rosemary	#5 pot	18-24" DC trailing rosemary
Sh	17	Hebe pinnatifida 'Spartan'	Scrubbed hebe	#5 pot	18-24" DC
Si	52	Salix purpurea 'Nana'	Small purple willow	#5 pot	18-24" DC
Tm	60	Thymus serpyllifolius	Thymus serpyllifolius	#5 pot	18-24" DC
Tm	60	Ficus yamadii 'Nicksa'	Nicksa fig	28 wide	FULL THICK 8-10" TALL 80-90" DC
Ch	9	Choisya ternata	Mexican orange blossom	#5 pot	18-24" DC
PERENNIALS, FERNS AND GRASSES					
Sp	83	Carex pennsylvanica	Pennsylvania sedge	#1 pot	18-24" DC
Lh	227	Limonium sinense 'Nidra'	French lavender	#1 pot	18-24" DC
Ms	37	Miscanthus sinensis 'Silberfächer'	Chinese silver grass	#1 pot	18-24" DC
Pl	10	Panicum virgatum 'Northwind'	Northwind switch grass	#1 pot	18-24" DC
Pl	119	Phlox paniculata	Phlox paniculata	#1 pot	18-24" DC
GROUNDCOVERS					
Lp	82	Lambertia nobile	Red honeycreeper	#2 pot	18-24" DC
Total	843				

NOTES:

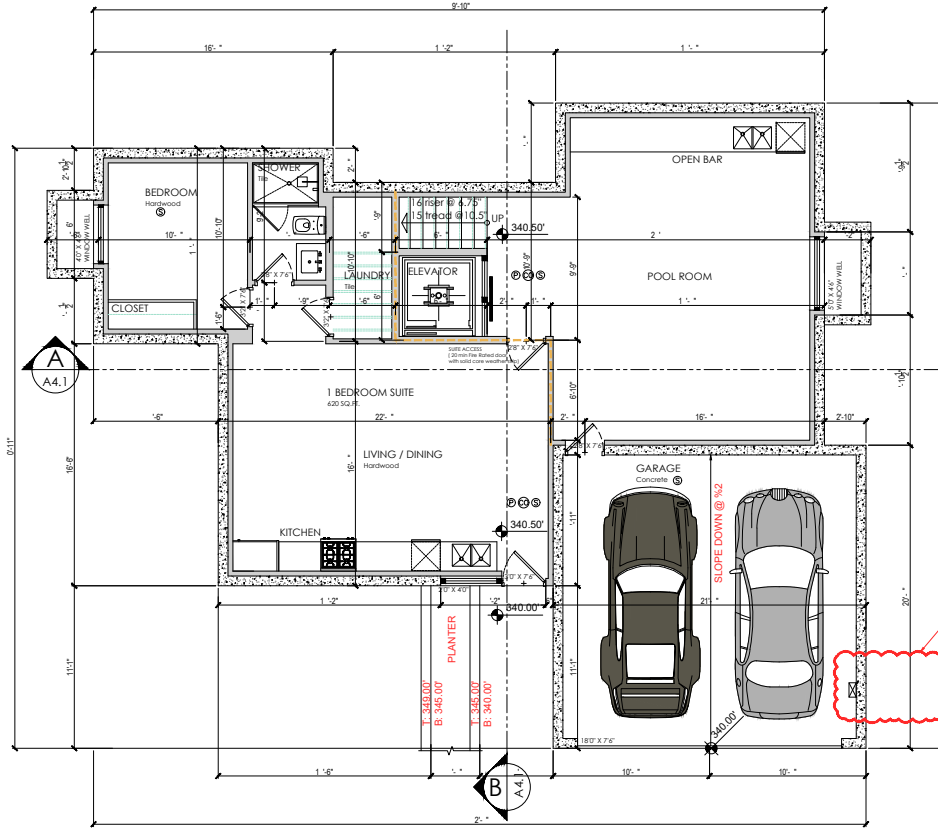
INTERCONNECTED HARDWIRED SMOKE DETECTORS WITH A BATTERY BACKUP ARE REQUIRED.

- SMOKE DETECTOR
- CO DETECTOR
- EXHAUST FAN ABOVE

S.G. : SAFETY GLASS WINDOW

E.D. : ENERGY DISPLAY UNIT

MECHANICAL VENTILATION IN BATH ROOMS & KITCHEN CAPABLE OF PROVIDING FIVE AIR CHANGES PER HOUR AND EXHAUSTING DIRECTLY TO THE OUTSIDE OUTLET MIN. 3' FROM ANY OPENINGS.



An energized outlet capable of providing Level 2 charging for an electric vehicle in the garages as per section 141.01(4)



morez@morezdesign.ca
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C: 604-721-2464
T: 778-319-6489

NOTES:

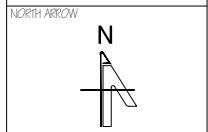
PROJECT:
PROPOSED SUBDIVISION
SINGLE FAMILY
WITH LEGAL SUITE
(EAST LOT)

CIVIC ADDRESS:
1337 OTTAWA AVE.
WEST VANCOUVER, BC

LEGAL DESCRIPTION:
PLAN 15681 DISTRICT LOT 1083
WEST 1/2 OF NORTH EAST 1/4
LOT A
LOT PID:
004-317-556

TITLE:
LOWER FLOOR

CLIENT:
RAMIN BAGHERI



CAD FILE:

DESIGN BY:
MOREZ DESIGN INC

DATE:
FEBRUARY 19th 2024

REV-01: MAY 30th 2025

REV-02:

SCALE:
1/4" = 1'-0"

DWG NO.
A - 1.2

LOWER FLOOR PLAN
1,631 S.F. Including 620 sqft suite & 421 sqft Garage

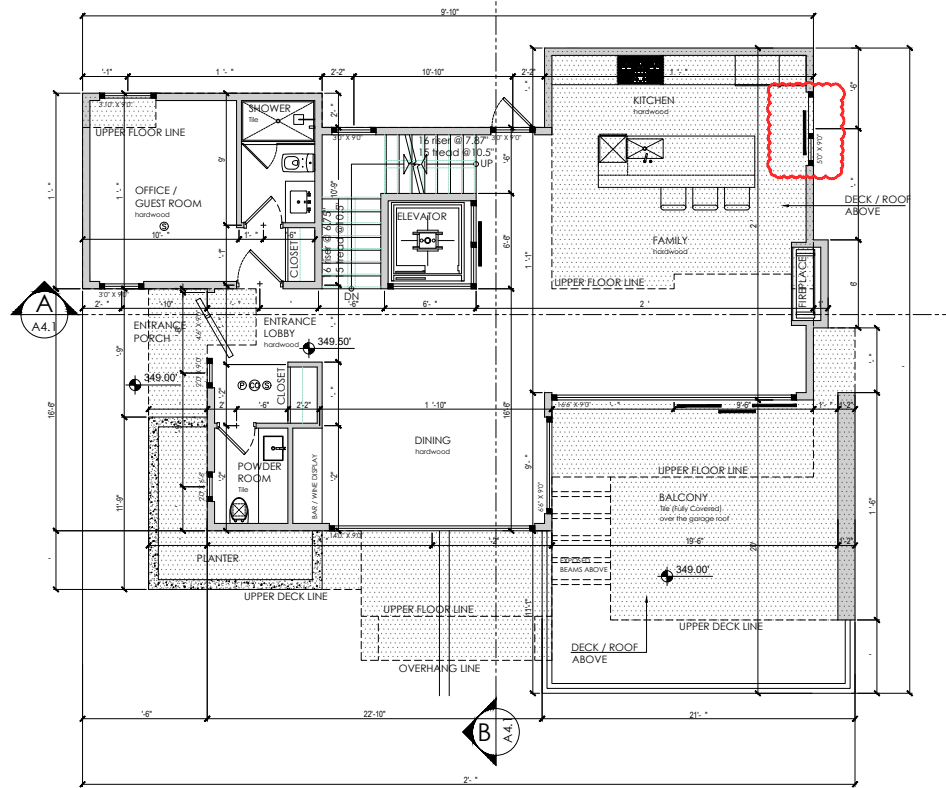
NOTES:

INTERCONNECTED HARDWIRED SMOKE DETECTORS WITH A BATTERY BACKUP ARE REQUIRED.

- SMOKE DETECTOR
- CO DETECTOR
- EXHAUST FAN ABOVE

- S.G. : SAFETY GLASS WINDOW
- E.D. : ENERGY DISPLAY UNIT

MECHANICAL VENTILATION IN BATH ROOMS & KITCHEN CAPABLE OF PROVIDING FIVE AIR CHANGES PER HOUR AND EXHAUSTING DIRECTLY TO THE OUTSIDE OUTLET MIN. 3' FROM ANY OPENINGS.



MAIN FLOOR PLAN
1,208 S.F.



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NOTES:

PROJECT:
PROPOSED SUBDIVISION
SINGLE FAMILY
WITH LEGAL SUITE
(EAST LOT)

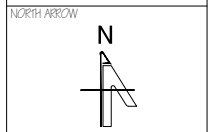
CIVIC ADDRESS:
1337 OTTAWA AVE.
WEST VANCOUVER, BC

LEGAL DESCRIPTION:
PLAN 15681 DISTRICT LOT 1083
WEST 1/2 OF NORTH EAST 1/4
LOT A

LOT PID:
004-317-556

TITLE:
MAIN FLOOR

CLIENT:
RAMIN BAGHERI



CAD FILE:

DESIGN BY:
MOREZ DESIGN INC

DATE:
FEBRUARY 19th 2024

REV- 01 : MAY 30th 2025

REV- 02 :

SCALE:
1/4" = 1'-0"

DWG NO.
A - 1.3

NOTES:

INTERCONNECTED HARDWIRED SMOKE DETECTORS WITH A BATTERY BACKUP ARE REQUIRED.

SMOKE DETECTOR

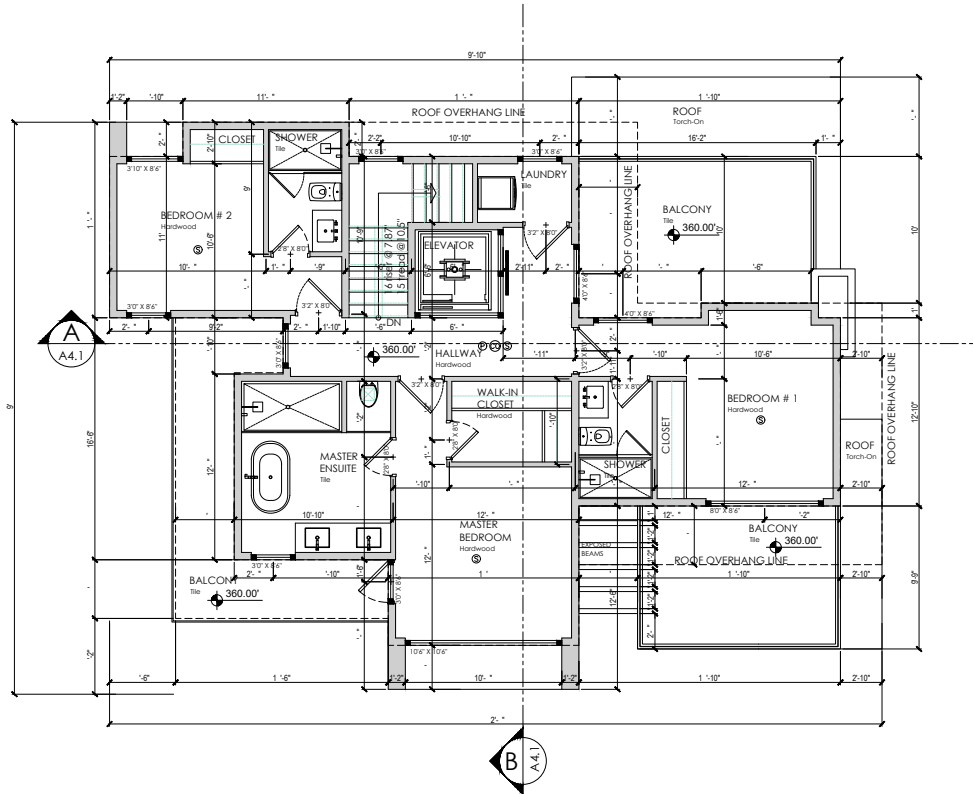
CO DETECTOR

EXHAUST FAN ABOVE

S.G. : SAFETY GLASS WINDOW

E.D. : ENERGY DISPLAY UNIT

MECHANICAL VENTILATION IN BATH ROOMS & KITCHEN CAPABLE OF PROVIDING FIVE AIR CHANGES PER HOUR AND EXHAUSTING DIRECTLY TO THE OUTSIDE OUTLET MIN. 3' FROM ANY OPENINGS.



UPPER FLOOR PLAN
1,066 S.F.



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C: 604-723-2464
T: 778-319-6489

NOTES:

PROJECT:
PROPOSED SUBDIVISION
SINGLE FAMILY
WITH LEGAL SUITE
(EAST LOT)

CIVIC ADDRESS:
1337 OTTAWA AVE.
WEST VANCOUVER, BC

LEGAL DESCRIPTION:
PLAN 15681 DISTRICT LOT 1083
WEST 1/2 OF NORTH EAST 1/4
LOT A
LOT PID:
004-317-556

TITLE:
UPPER FLOOR

CLIENT:
RAMIN BAGHERI



CAD FILE:

DESIGN BY:
MOREZ DESIGN INC

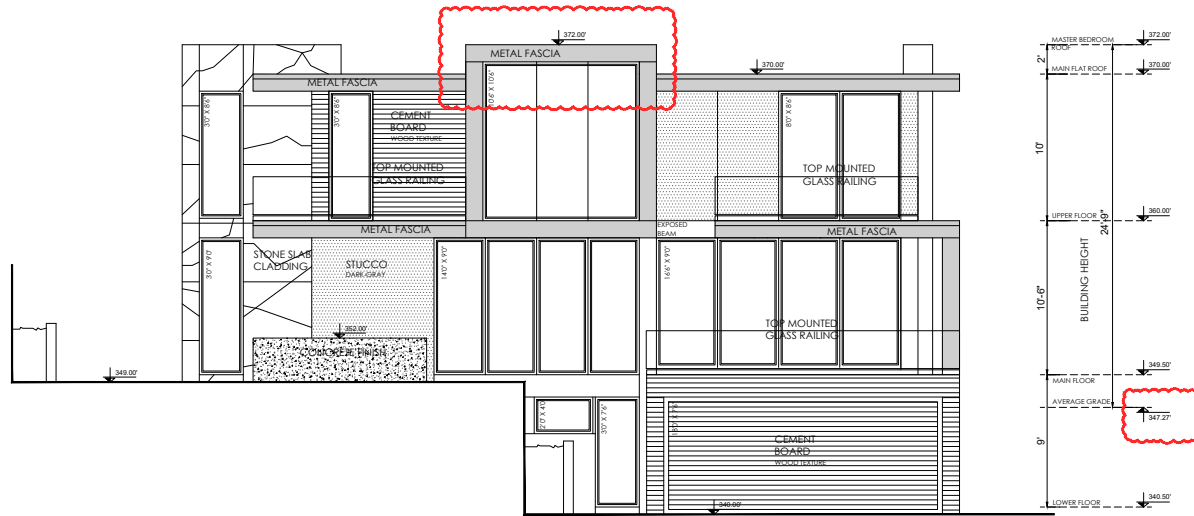
DATE:
FEBRUARY 19th 2024

REV-01: MAY 30th 2025

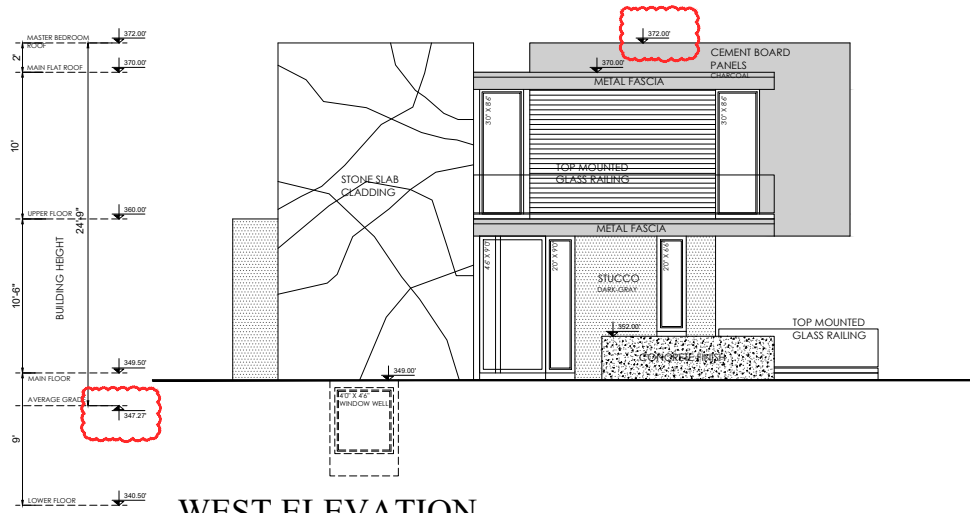
REV-02:

SCALE:
1/4" = 1'-0"

DWG NO.
A - 1.4



SOUTH ELEVATION



WEST ELEVATION

Maximum Area of Glazed Openings in Exterior Walls of Houses
 Table 9.10.15.4., B.C.B.C. 2024
 West Elevation

TOTAL AREA OF EXPOSING BUILDING FACE	LIMITING DISTANCE	MAXIMUM ALLOWABLE UNPROTECTED OPENING % OF EXPOSING BUILDING FACE AREA	PROPOSED UNPROTECTED OPENING
800 SQ.FT. OR 74 SQ.M.	11.92 FT. OR 3.64 M.	21% - 168 SQ.FT.	125 SQ.FT.

NOTES:

PROJECT:
 PROPOSED SUBDIVISION
 SINGLE FAMILY
 WITH LEGAL SUITE
 (EAST LOT)

CIVIC ADDRESS:
 1337 OTTAWA AVE.
 WEST VANCOUVER, BC

LEGAL DESCRIPTION:
 PLAN 15681 DISTRICT LOT 1083
 WEST 1/2 OF NORTH EAST 1/4
 LOT A
 LOT PID:
 004-317-556

TITLE:
 ELEVATIONS

CLIENT:
 RAMIN BAGHERI

NORTH ARROW

CAD FILE:

DESIGN BY:
 MOREZ DESIGN INC

DATE:
 FEBRUARY 19th 2024

REV-01: MAY 30th 2025

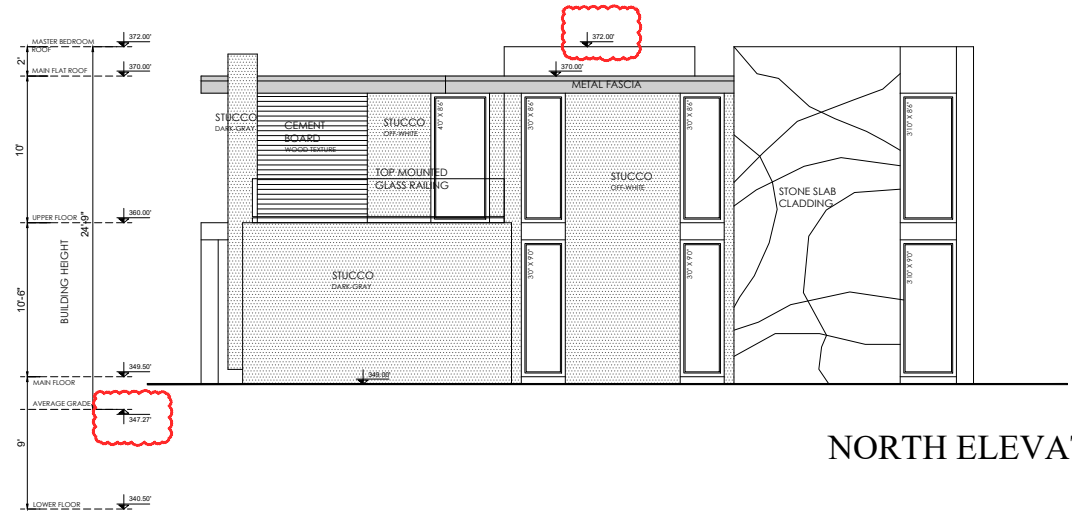
REV-02:

SCALE:
 1/4" = 1'-0"

DWG NO.
 A - 2.1



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 C: 604-723-2664
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NORTH ELEVATION

NOTES:

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 SINGLE FAMILY
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 (EAST LOT)

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 LOT A
 LOT PID:
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TITLE:
 ELEVATIONS

CLIENT:
 RAMIN BAGHERI

NORTH ARROW

CAD FILE:

DESIGN BY:
 MOREZ DESIGN INC

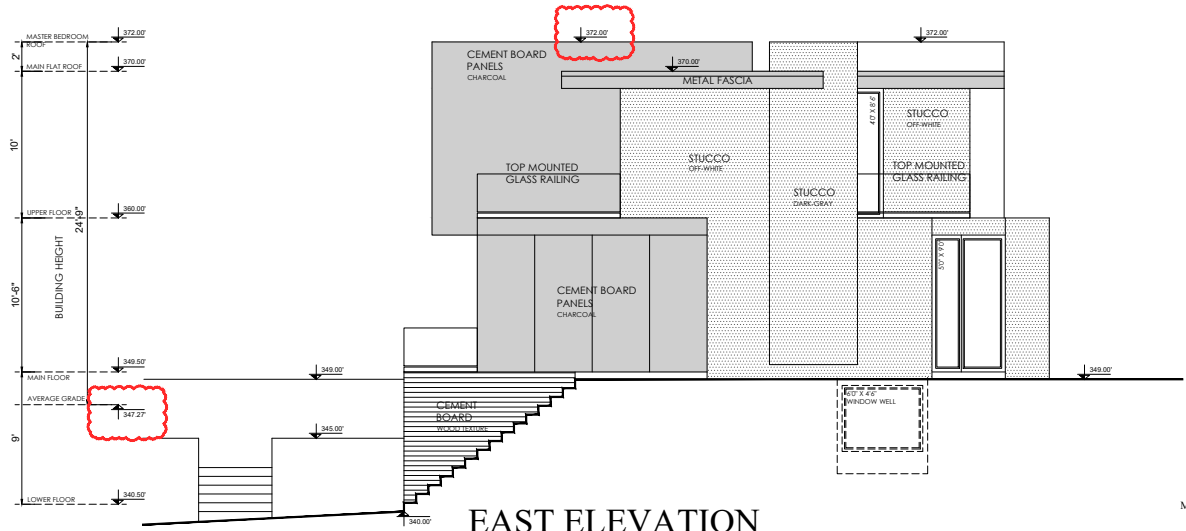
DATE:
 FEBRUARY 19th 2024

REV-01: MAY 30th 2025

REV-02:

SCALE:
 1/4" = 1'-0"

DWG NO.
 A - 2.2

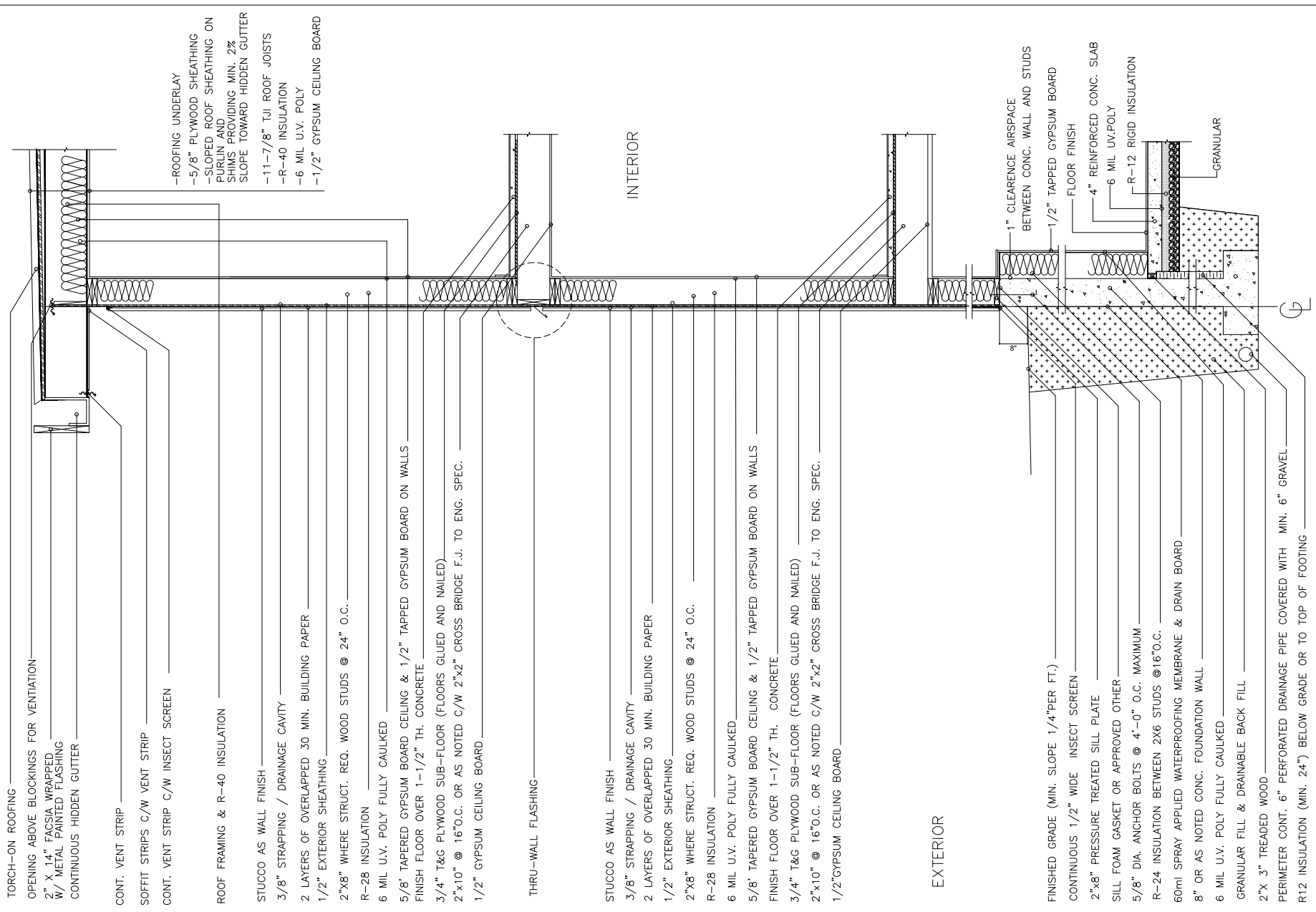


EAST ELEVATION

Maximum Area of Glazed Openings in Exterior Walls of Houses
 Table 9.10.15.4., B.C.B.C. 2024
 East Elevation

TOTAL AREA OF EXPOSING BUILDING FACE	LIMITING DISTANCE	MAXIMUM ALLOWABLE UNPROTECTED OPENING % OF EXPOSING BUILDING FACE AREA	PROPOSED UNPROTECTED OPENING
688 SQ.FT. OR 64 SQ.M.	7.70 FT. OR 2.35 M.	9.5% - 65.4 SQ.FT.	63 SQ.FT.

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- ROOFING UNDERLAY
- 5/8" PLYWOOD SHEATHING
- SLOPED ROOF SHEATHING ON PURLIN AND SHIMS PROVIDING MIN. 2% SLOPE TOWARD HIDDEN GUTTER
- 11-7/8" TJI ROOF JOISTS
- R-40 INSULATION
- 6 MIL U.V. POLY
- 1/2" GYPSUM CEILING BOARD

INTERIOR

EXTERIOR

- TORCH-ON ROOFING
- OPENING ABOVE BLOCKINGS FOR VENTILATION
- 2" X 1.4" FASCIA WRAPPED W/ METAL PAINTED FLASHING
- CONTINUOUS HIDDEN GUTTER
- CONT. VENT STRIP
- SOFFIT STRIPS C/W VENT STRIP
- CONT. VENT STRIP C/W INSECT SCREEN
- ROOF FRAMING & R-40 INSULATION
- STUCCO AS WALL FINISH
- 3/8" STRAPPING / DRAINAGE CAVITY
- 2 LAYERS OF OVERLAPPED 30 MIN. BUILDING PAPER
- 1/2" EXTERIOR SHEATHING
- 2"x8" WHERE STRUCT. REQ. WOOD STUDS @ 24" O.C.
- R-28 INSULATION
- 6 MIL U.V. POLY FULLY CAULKED
- 5/8" TAPERED GYPSUM BOARD CEILING & 1/2" TAPPED GYPSUM BOARD ON WALLS
- FINISH FLOOR OVER 1-1/2" TH. CONCRETE
- 3/4" T&G PLYWOOD SUB-FLOOR (FLOORS GLUED AND NAILED)
- 2"x10" @ 16"O.C. OR AS NOTED C/W 2"x2" CROSS BRIDGE F.J. TO ENG. SPEC.
- 1/2" GYPSUM CEILING BOARD
- THRU-WALL FLASHING
- STUCCO AS WALL FINISH
- 3/8" STRAPPING / DRAINAGE CAVITY
- 2 LAYERS OF OVERLAPPED 30 MIN. BUILDING PAPER
- 1/2" EXTERIOR SHEATHING
- 2"x8" WHERE STRUCT. REQ. WOOD STUDS @ 24" O.C.
- R-28 INSULATION
- 6 MIL U.V. POLY FULLY CAULKED
- 5/8" TAPERED GYPSUM BOARD CEILING & 1/2" TAPPED GYPSUM BOARD ON WALLS
- FINISH FLOOR OVER 1-1/2" TH. CONCRETE
- 3/4" T&G PLYWOOD SUB-FLOOR (FLOORS GLUED AND NAILED)
- 2"x10" @ 16"O.C. OR AS NOTED C/W 2"x2" CROSS BRIDGE F.J. TO ENG. SPEC.
- 1/2" GYPSUM CEILING BOARD
- FINISHED GRADE (MIN. SLOPE 1/4"PER FT.)
- CONTINUOUS 1/2" WIDE INSECT SCREEN
- 2"x8" PRESSURE TREATED SILL PLATE
- SILL FOAM GASKET OR APPROVED OTHER
- 5/8" DIA. ANCHOR BOLTS @ 4'-0" O.C. MAXIMUM
- R-24 INSULATION BETWEEN 2X6 STUDS @16"O.C.
- 60ml SPRAY APPLIED WATERPROOFING MEMBRANE & DRAIN BOARD
- 8" OR AS NOTED CONC. FOUNDATION WALL
- 6 MIL U.V. POLY FULLY CAULKED
- GRANULAR FILL & DRAINABLE BACK FILL
- 2" X 3" TREADED WOOD
- PERMETER CONT. 6" PERFORATED DRAINAGE PIPE COVERED WITH MIN. 6" GRAVEL
- R12 INSULATION (MIN. 24") BELOW GRADE OR TO TOP OF FOOTING

- 1" CLEARANCE AIRSPACE BETWEEN CONC. WALL AND STUDS
- 1/2" TAPPED GYPSUM BOARD
- FLOOR FINISH
- 4" REINFORCED CONC. SLAB
- 6 MIL UV.POLY
- R-12 RIGID INSULATION
- GRANULAR



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NOTES:

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 (EAST LOT)

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 WEST VANCOUVER, BC

LEGAL DESCRIPTION:
 PLAN 15681 DISTRICT LOT 1083
 WEST 1/2 OF NORTH EAST 1/4
 LOT A

LOT PID:
 004-317-556

TITLE:
 TYPICAL DETAILS

CLIENT:
 RAMIN BAGHERI

NORTH ARROW

CAD FILE:

DESIGN BY:
 MOREZ DESIGN INC

DATE:
 FEBRUARY 19th 2024

REV-01: MAY 30th 2025

REV-02:

SCALE:
 1/4" = 1'-0"

DWG NO:
 A - 4.1

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 PROPOSED SUBDIVISION
 SINGLE FAMILY
 WITH LEGAL SUITE
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LOT PID:
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TITLE:
 TYPICAL DETAILS

CLIENT:
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NORTH ARROW

CAD FILE:

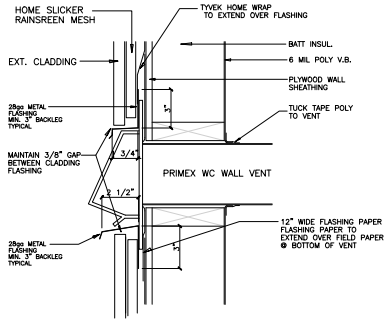
DESIGN BY:
 MOREZ DESIGN INC

DATE:
 FEBRUARY 19th 2024

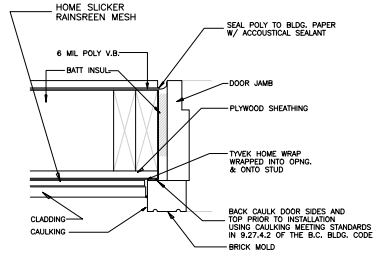
REV-01: MAY 30th 2025

REV-02:

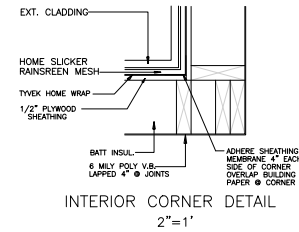
SCALE: 1/4" = 1'-0" DWG NO. A-42



WALL VENT DETAIL

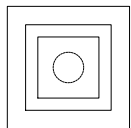
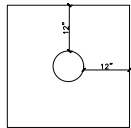


DOOR JAMB DETAIL
 SCALE: 3"=1'

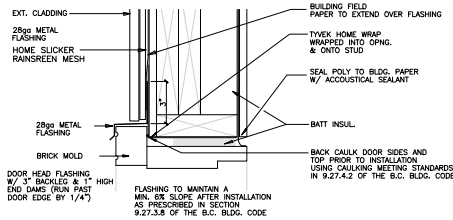


INTERIOR CORNER DETAIL
 2"=1'

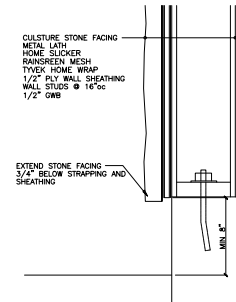
1. SHEET METAL CONTRACTOR TO LAYOUT CORRECT SIZE OF HOLE FOR DIAMETER OF DUCT
2. FRAMER TO CUT ROUND HOLE TO MATCH SIZE OF DUCT.
3. INSTALL ONE LAYER OF TYVEK HOME WRAP 12" BEYOND ALL SIDES OF HOLE IN WALL.
4. FASTEN VENT TO WALL
5. APPLY FIELD PAPER WRAP TO WALL (TUCK TAPE TO VENT FLANGES ON ALL 4 SIDES)



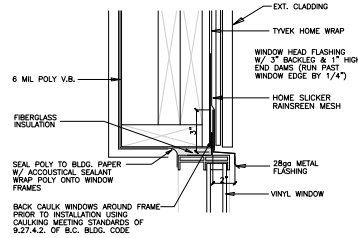
WALL VENT CAP INSTALLATION



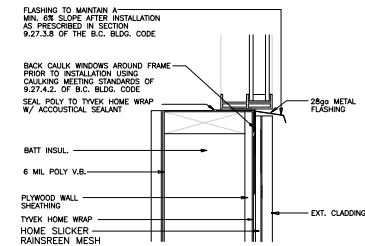
DOOR HEADER DETAIL
 SCALE: 3"=1'



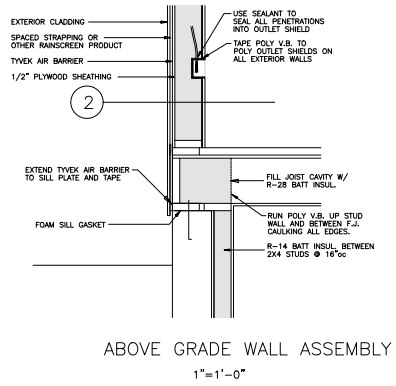
STONE FACING WALL SECTION
 SCALE: 2"=1'



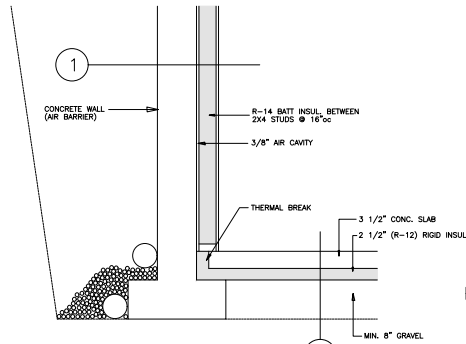
WINDOW HEAD DETAIL
 SCALE: 3"=1'



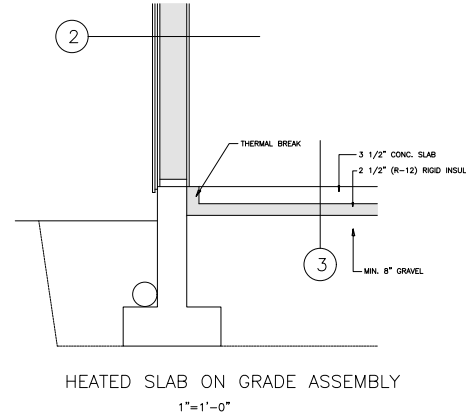
WINDOW SILL DETAIL
 SCALE: 3"=1'



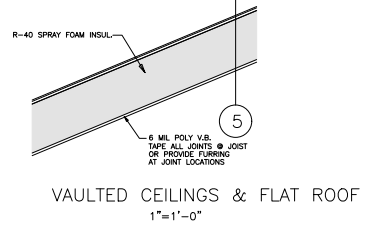
ABOVE GRADE WALL ASSEMBLY
 1"=1'-0"



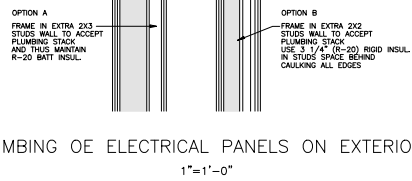
BELOW GRADE WALL ASSEMBLY
 1"=1'-0"



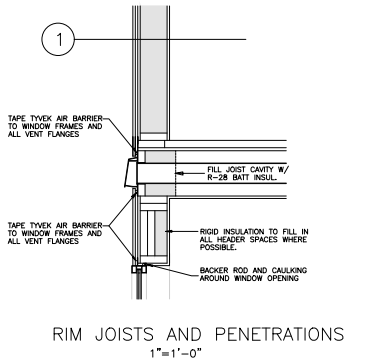
HEATED SLAB ON GRADE ASSEMBLY
 1"=1'-0"



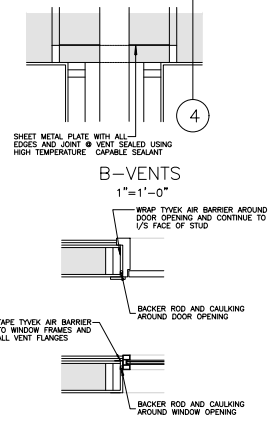
VAULTED CEILINGS & FLAT ROOF
 1"=1'-0"



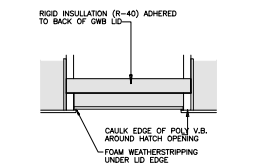
PLUMBING OF ELECTRICAL PANELS ON EXTERIOR WALLS
 1"=1'-0"



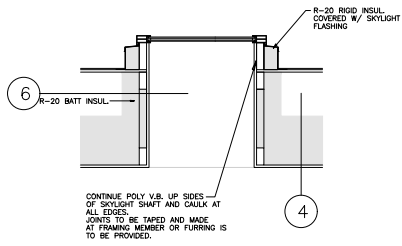
RIM JOISTS AND PENETRATIONS
 1"=1'-0"



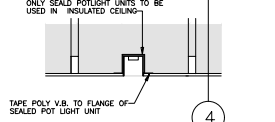
WINDOW & DOOR OPENINGS
 1"=1'-0"



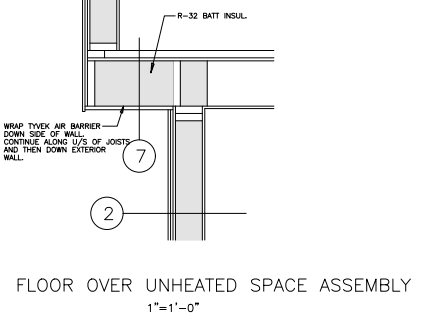
ATTIC HATCH ASSEMBLY
 1"=1'-0"



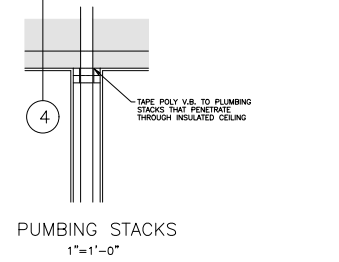
SKYLIGHT ASSEMBLY
 1"=1'-0"



POT LIGHTS
 1"=1'-0"



FLOOR OVER UNHEATED SPACE ASSEMBLY
 1"=1'-0"



PUMBING STACKS
 1"=1'-0"

NOTES:

PROJECT:
 PROPOSED SUBDIVISION SINGLE FAMILY WITH LEGAL SUITE (EAST LOT)

CIVIC ADDRESS:
 1337 OTTAWA AVE. WEST VANCOUVER, BC

LEGAL DESCRIPTION:
 PLAN 15681 DISTRICT LOT 1083 WEST 1/2 OF NORTH EAST 1/4 LOT A

LOT PID:
 004-317-556

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CLIENT:
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NORTH ARROW

CAD FILE:

DESIGN BY:
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DATE:
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REV-01: MAY 30th 2025

REV-02:

SCALE:
 1/4" = 1'-0"

DWG NO.
 A - 4.3



FROM: Soheil Mohammadi, Project Manager of Vela Homes.

DATE: 12 Dec 2025

Public Information Meeting Summary – 1337 Ottawa Avenue

Attendees

- Vela Homes project team, including the Builder and Property Owner
- District of West Vancouver representative: Megan Roberts
- Three neighbouring property owners

Meeting Overview

A zoning-related meeting was held to present the proposed project and to discuss feedback and concerns from the district and neighbouring residents. The Vela Homes team provided a project presentation outlining the scope of the proposal and key planning considerations.

Presentation

The presentation covered the overall project intent, zoning context, and anticipated construction approach. Visual materials were shared to clearly communicate the proposal and to support discussion with attendees.

Key Discussion and Concerns

The primary concern raised by neighbours related to traffic management, particularly during the construction phase, and the number of off-site parking stalls. These topics were discussed in detail during the meeting.

The project team provided clarification on:

- Construction traffic routing
- Parking access for each new lot
- Measures to minimize disruption to local traffic and neighbouring properties

Additional explanations were provided to address questions and ensure clarity around how traffic impacts would be managed throughout construction.

Neighbourhood Feedback and Design Response:

During the public consultation process, concerns were raised regarding increased vehicular access to the lane and the potential for unauthorized parking.

In response, pedestrian access to the western lot has been relocated from the lane to Ottawa Avenue, and the stairs within the boulevard have been repositioned to comply with the Boulevard Bylaw requirements.

Furthermore, one parking pad has been provided in front of each of the proposed lots along Ottawa Avenue (for a total of two parking spaces), in accordance with Section 7.5.1 of the Boulevard Bylaw. The parking pads are designed parallel to the roadway and meet the required dimensional standards.

Conclusion

The meeting provided an opportunity for open discussion between the project team, District staff, and neighbouring residents. The main concern regarding traffic management was thoroughly reviewed, and explanations were provided to respond to the questions raised. Feedback from the meeting will be considered as the project continues through the zoning process.