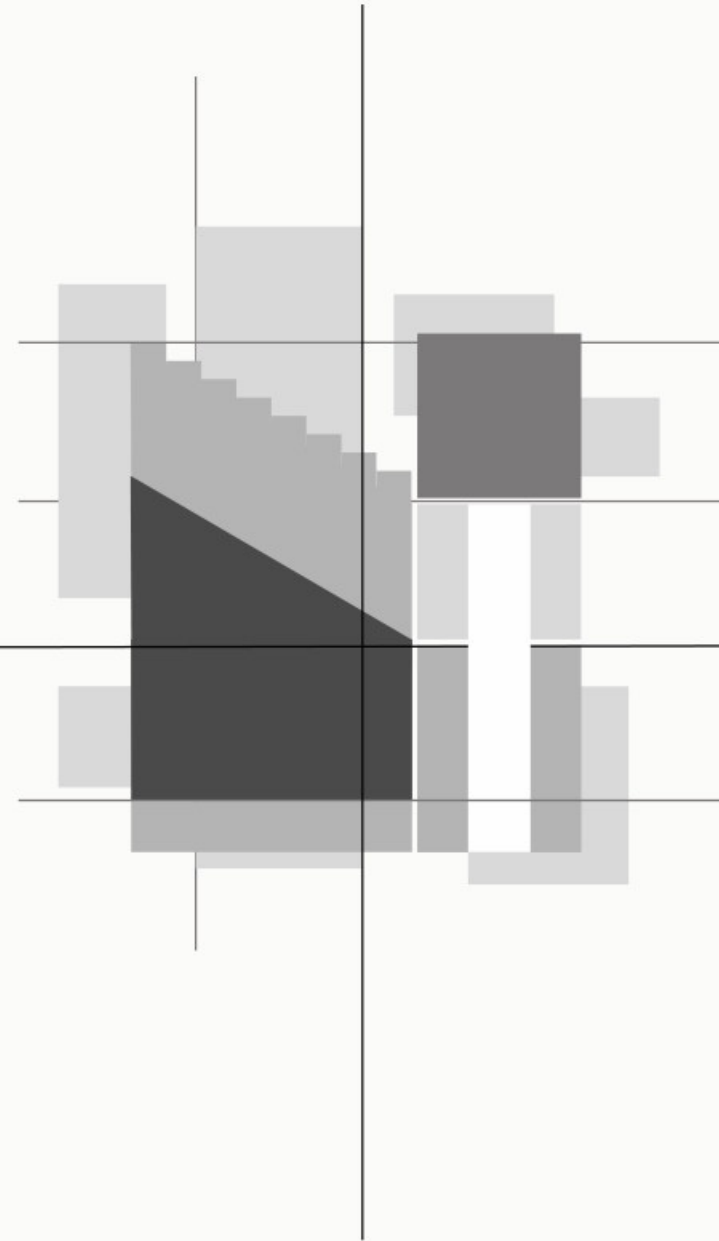


A PROJECT COLLABORATION

TAHERI
ARCHITECTURE

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AUGUST 2026



802 / 808 EAST 3RD STREET

North Vancouver, BC

TOWNHOUSE RESIDENTIAL DEVELOPMENT

Eight homes

Four paired buildings

Three storeys with a lower level

Courtyard and rooftop outdoor spaces

01 Summary

02 Place

03 Living

04 Material

05 Sky

A SHARED LANDSCAPE

Eight homes. Four volumes.

Eight townhomes are arranged as four paired buildings around a shared courtyard. Individual entries, layered facades and rooftop spaces give each home a distinct address.

Queensbury Avenue forms the western edge; East 3rd Street meets the south. A park lies to the east, with lane access to the north.



Site organization



Form & Massing

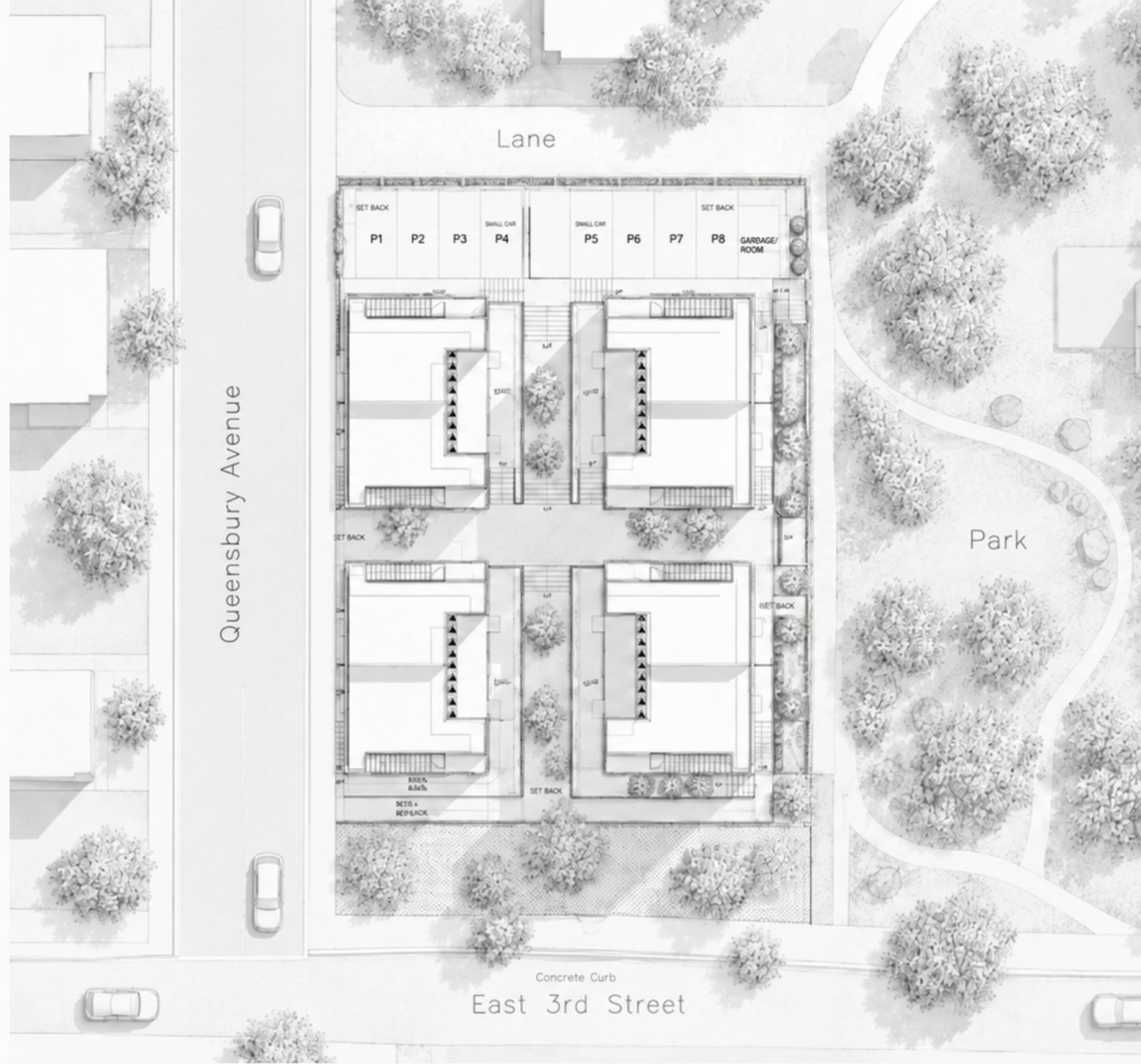
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Between street and park

A shared courtyard connects the four buildings. Paths and stairs negotiate the changing ground level.

08 Townhomes
Four paired buildings

08 Parking spaces
Accessed from the north lane





Street presence

Individual entrances and generous glazing give each home a clear identity along the street. Tall windows reveal the depth of the living spaces, while recessed doorways, slender frames and projecting edges bring shadow and definition to the façade.

Brick, dark metal and light cement panels establish a shared material language across the paired homes. At ground level, planted setbacks, low gates and short flights of steps shape the approach from the sidewalk, creating a gradual transition between the public street and the privacy of each home.

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Stepped frontage

The buildings step down with the terrain, creating a rhythm of rooflines along the street. Each paired volume sits at a different level, allowing the overall composition to follow the slope while retaining a consistent architectural language.

Gaps between the buildings reveal the depth of the site and offer glimpses of the shared courtyard beyond. Together, the shifts in level and the spaces between volumes break the frontage into smaller elements, giving the development a scale that relates to the surrounding residential neighbourhood.

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The courtyard

At the heart of the development, the courtyard provides a shared outdoor setting for the eight homes. Open to the sky and framed by the surrounding buildings, it offers a quiet place for everyday encounters between neighbours.



Between the volumes

The spaces between buildings form a network of shared paths that connect the homes to the central courtyard. Framed by façades and planted edges, these passages offer a more intimate experience of the architecture, with views opening toward greenery and sky.

Along these routes, recessed openings, textured brick and slender metal screens bring detail to the pedestrian scale. Planting softens the boundaries between shared circulation and private spaces, while changing light and shadow give each passage a distinct character throughout the day.

Recessed entry





Raised path

At the street edge

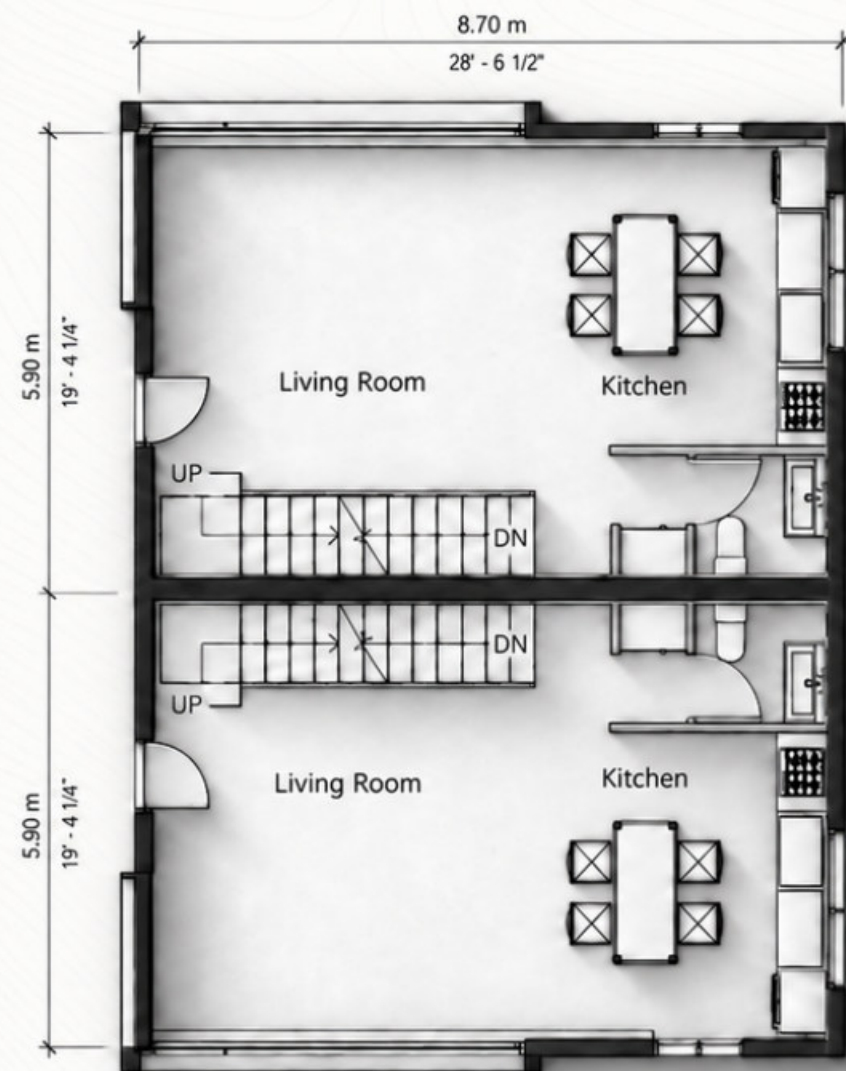
Entries and planting establish a close relationship between the homes and the sidewalk.



Living below. Loft above.

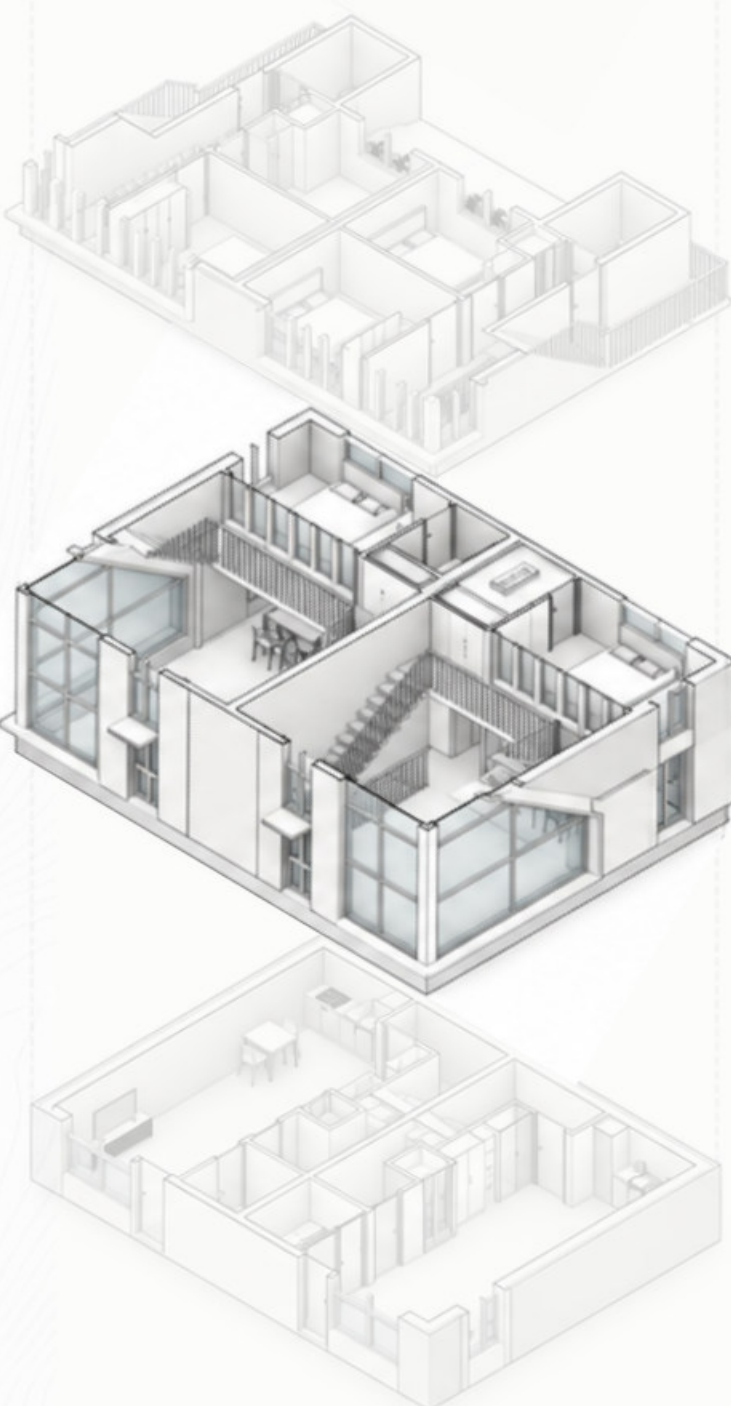
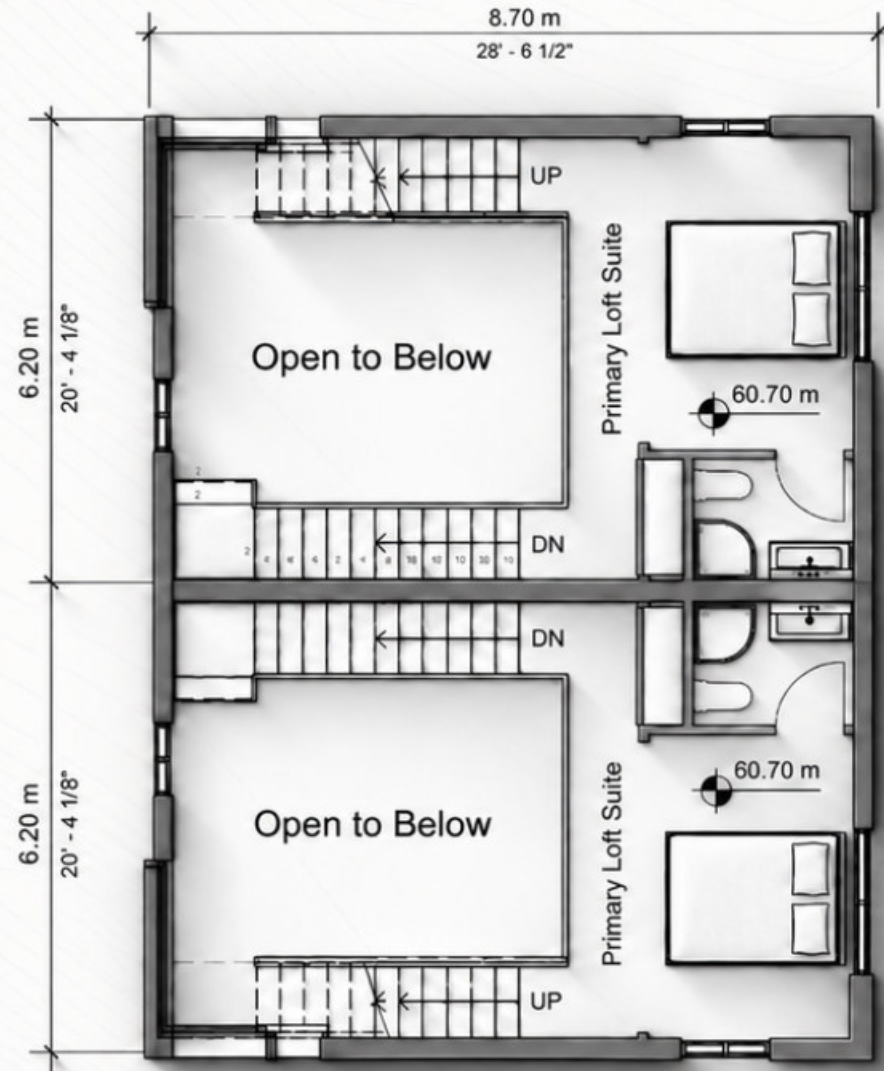
01 / Ground floor

Living, kitchen and dining



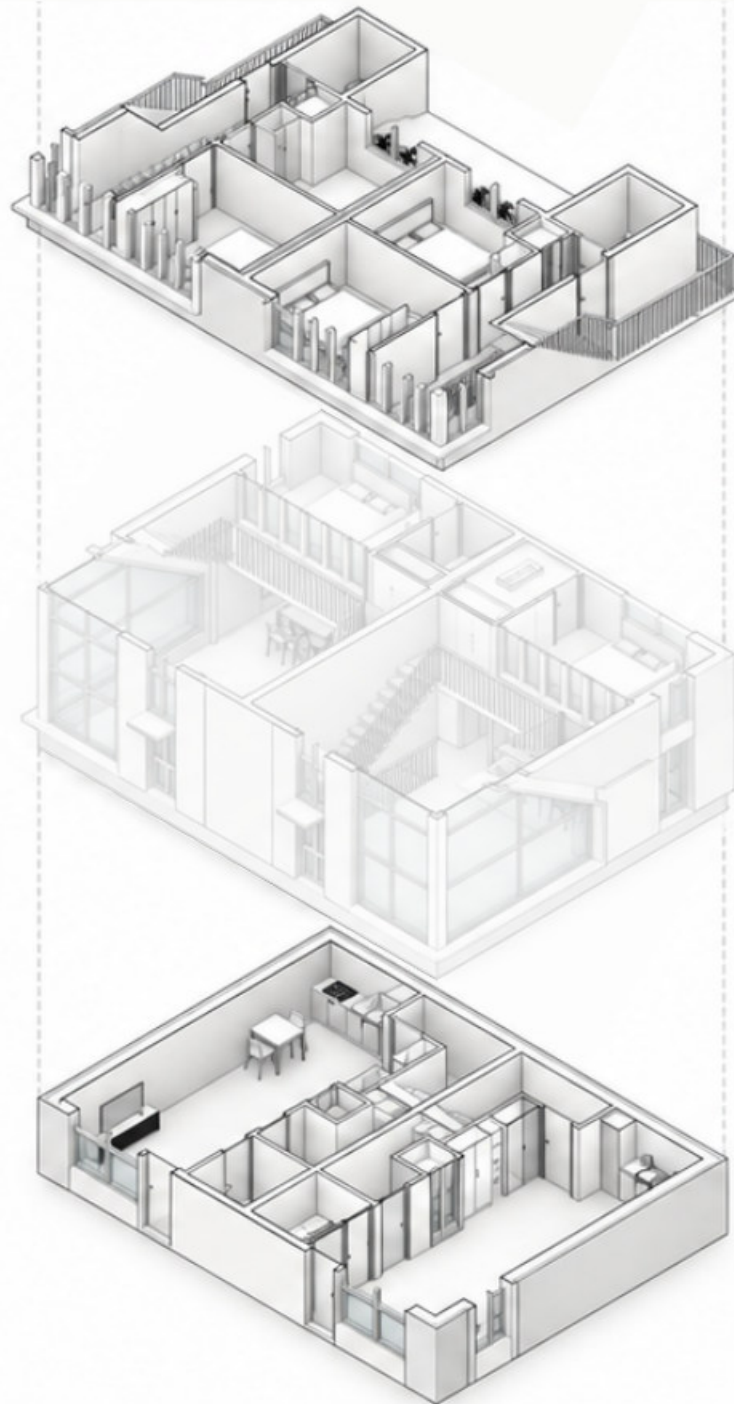
02 / Loft level

Primary suite and open-to-below space



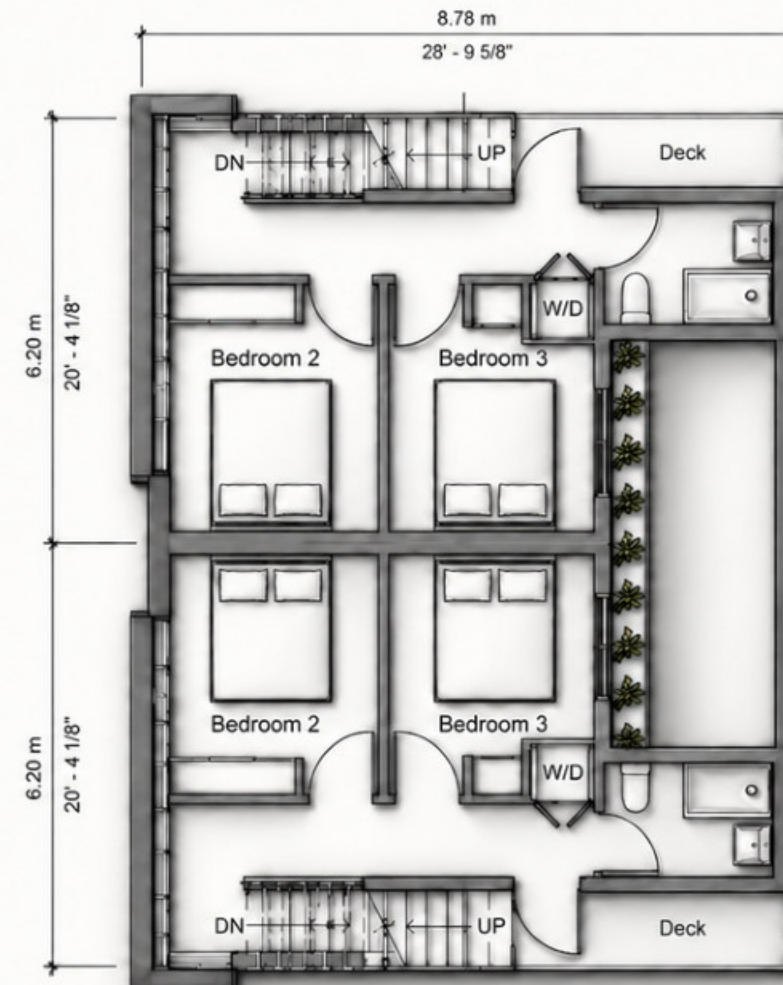
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Rooms above. A level below.



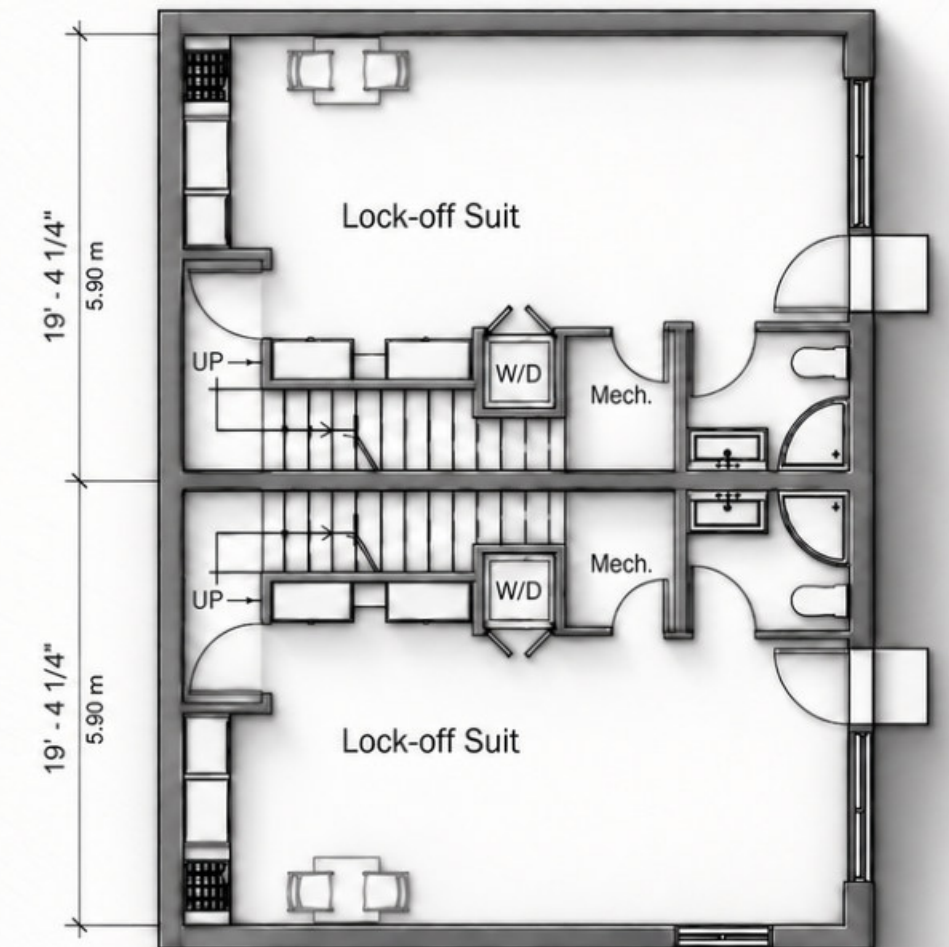
03 / Upper level

Bedrooms, laundry and deck



B / Lower level

Lock-off suites and services



Loft living

An open living space brings kitchen, dining and lounge together beneath the loft, with warm brick and perforated metal defining its industrial character.

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01 Summary

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01 Summary

02 Place

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A legible silhouette

Brick, dark metal and light panels articulate the stepped building profile.

A restrained palette



SURFACE / SHADOW / DEPTH

Warm brick sits against light panels and dark standing-seam metal. Slim frames and recessed openings sharpen the transitions.

01

Clay brick veneer
Embarcadero

02

Hardie architectural panel
Light grey

03

Standing-seam panels
Dark metal

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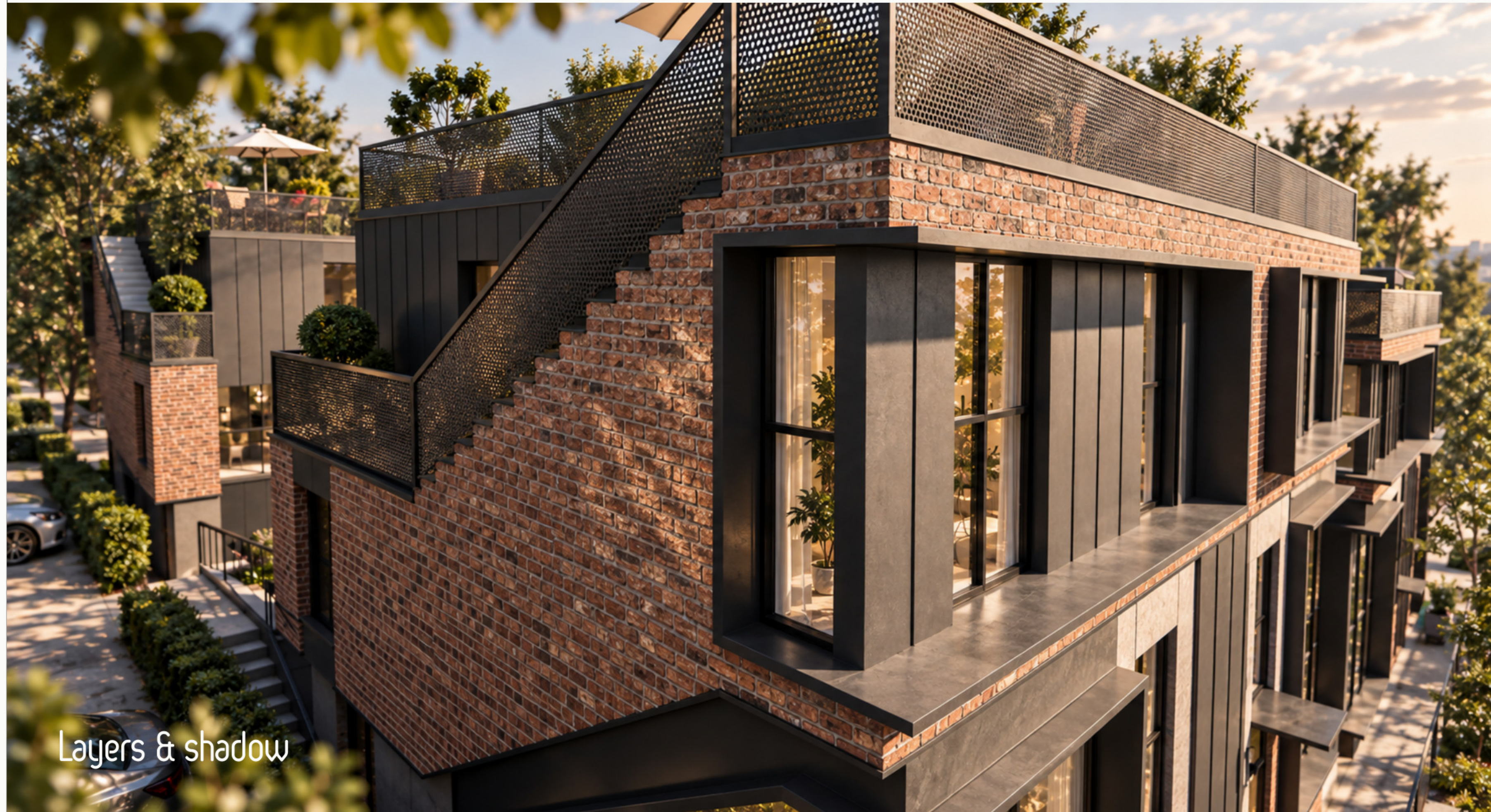
The northern approach

A view along the lane reveals the stepped profile and the depth of the building envelope.

Frames and layers

Recessed metal panels, brick bands and slender frames establish the facade rhythm.

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Layers & shadow



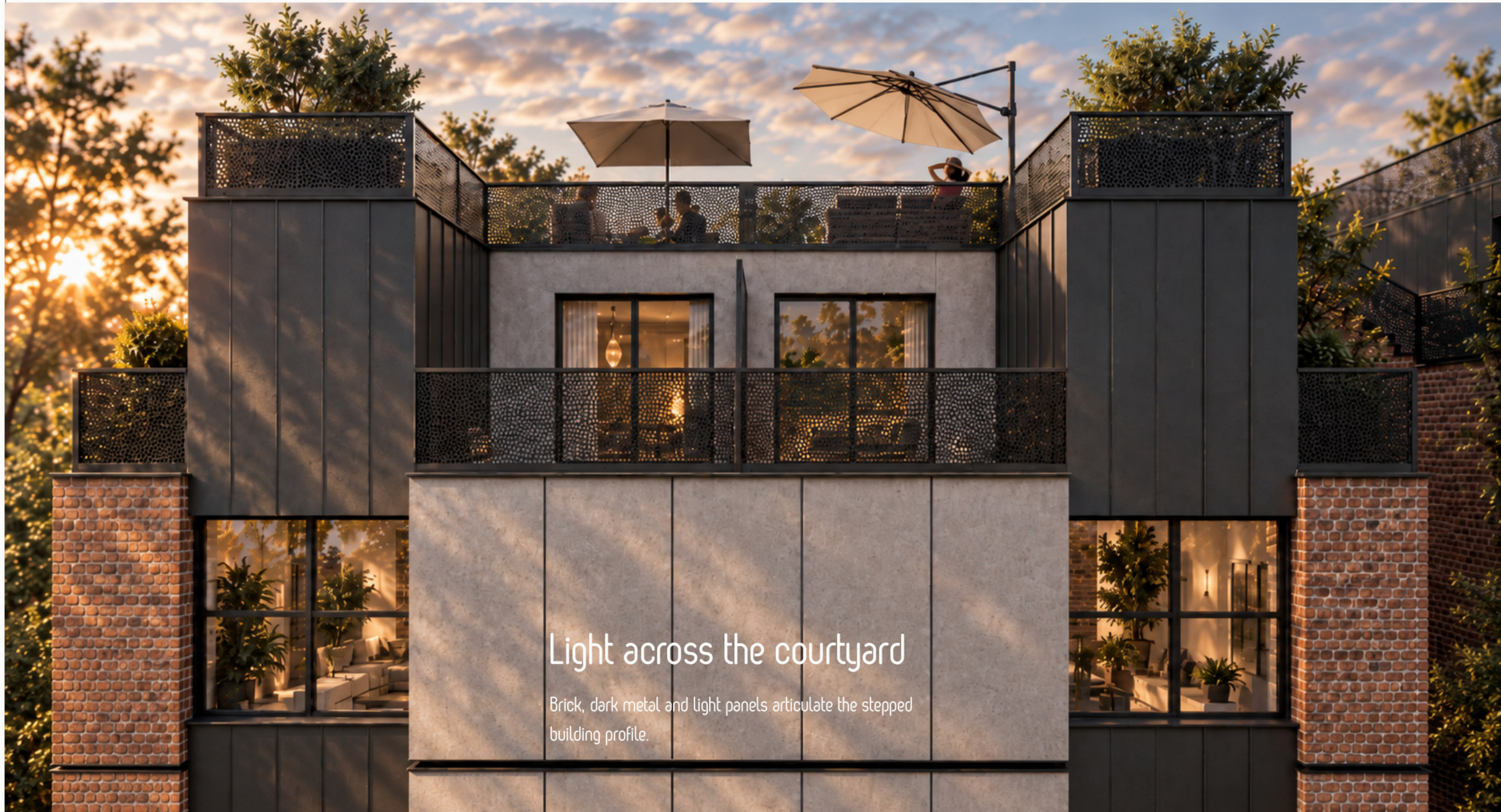
The upper edge

Perforated screens and planted edges enclose the roof spaces while preserving an open relationship to the sky.

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Light across the courtyard

Brick, dark metal and light panels articulate the stepped building profile.





Above the courtyard

Rooftop spaces, planted edges and open views complete the vertical sequence of each home.

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