

AGENDA INFORMATION☒ Regular Meeting

Date: July 13, 2026

☐ Other:

Date: _____



 Dept.
Manager



 GM/
Director



 CAO

The District of North Vancouver REPORT TO COUNCIL

June 25, 2026

Case: PLN2025-00048

File: 08.3060.20/048.25

AUTHOR: Taylor Jenks, Development Planner

SUBJECT: Bylaw 8807: Revised Zoning Text Amendment for 2131-2171 Old Dollarton Road, 229-291 Riverside Drive & 2102-2128 Front Street ("Maplewood Gardens")

RECOMMENDATION

THAT the "District of North Vancouver Rezoning Bylaw 1464 (Bylaw 8807)" is given FIRST, SECOND, and THIRD readings.

REASON FOR REPORT

Quadreal Development has proposed changes to their recent text amendment application regarding the approved development at 2131 Old Dollarton Road, known as Maplewood Gardens.

The application as amended, continues to propose the conversion of 121 units from strata to market and non-market rental, as well as other consequential changes, as outlined in this report. In response to Council comments, the applicant has now increased vehicle parking for the strata units in the development as compared to the recent text amendment application.

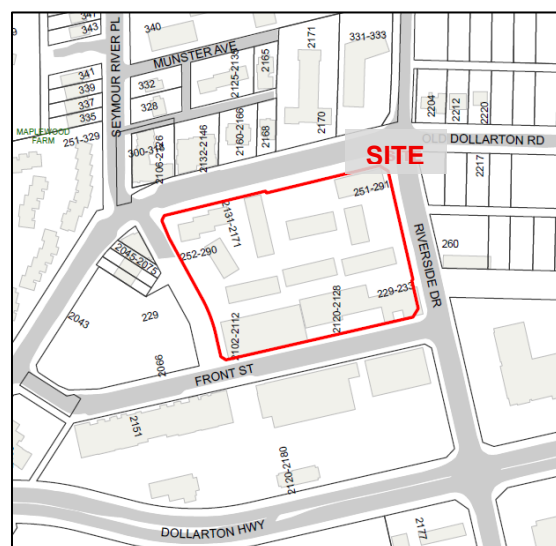


Figure 1 – Site Location

Bylaw 8807, the amending bylaw to the site's existing CD 152 zone, is ready for consideration of first, second and third readings. Notice of bylaw readings has been provided in accordance with the *Local Government Act*.

BACKGROUND

April 7, 2025 - Maplewood Gardens rezoning application was approved by Council.

- Bylaw 8685 rezoned the site to Comprehensive Development Zone 152 (CD152);
- Bylaw 8686 authorized a housing agreement to secure 60 non-market rental units, in perpetuity; and
- Bylaw 8702 authorized a housing agreement to secure the rental tenure for 116 market rental units, in perpetuity.

These bylaws permitted the development of a large mixed-use project including:

- 552 residential units in five, six-storey buildings centered around a common outdoor plaza including 33 live/work units. The residential tenure was divided as follows:
 - 376 Strata units;
 - 116 Market rental units; and
 - 60 Non-market rental units.
- 803m² (8,600 sq. ft.) of ground floor commercial space fronting Seymour River Place.

Additional information on the proposal as approved can be found in the [First/second/third reading](#), [Adoption](#), and [Development Permit](#) reports.

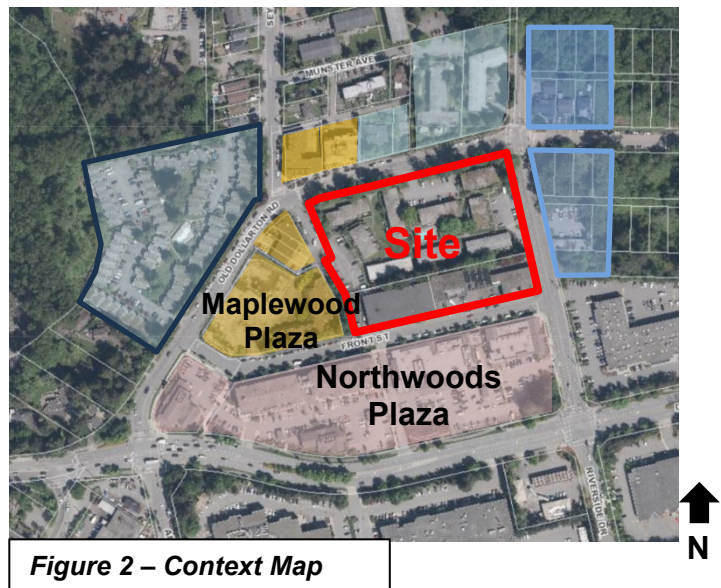


Figure 2 – Context Map

December 9, 2025 - In response to changing market conditions, the applicant submitted a text amendment application which proposed the change in tenure of 121 units from market strata to market and below-market rental as well as a consequential change to allocation of amenity spaces. The applicant also proposed a reduced parking rate for the remaining strata units and a slight increase to building height to accommodate mechanical equipment.

Details on that text amendment application can be found in the [first/second/third reading report](#).

June 22, 2026 - Staff presented the text amendment application to Council for consideration of 1st, 2nd, and 3rd reading of the rezoning bylaw. The bylaw as presented was defeated at second reading.

The key matters for discussion at the Council meeting were the reduced parking rate proposed for the strata units and concerns that the area has an overall shortage of on-street parking spaces.

June 24, 2026 - The applicant submitted a revised application which keeps the following changes to the originally approved development:

- Conversion of 121 units from strata to 101 rental and 20 below market rental;
- Revised vehicle parking for converted rental units in accordance with CD 152 zone;
- An adjustment to building height exception for building C1 to allow for mechanical and electrical rooms on rooftop; and
- Adjustments to the excluded floor area for amenity space to accommodate revised amenity locations.

The primary change in the revised proposal is that the applicant has increased the vehicle parking for the remaining strata units, based on a 1.055/unit ratio rather than previously proposed 1/unit.

DISCUSSION

The discussion below focuses on the revisions to strata parking, and details on the subsequent changes can be found in the [previous bylaw amendment report](#) dated May 25, 2026.

Changes to Residential Tenure and Housing Mix

The project as approved in 2025 included two rental buildings, and three strata buildings. Due to changing market conditions and construction costs, the applicant is proposing to amend the proposal to convert one strata building (C3) to market rental tenure (R3) as well as slight revisions to the unit count in each building, while maintaining the overall unit count. Changes as proposed are shown in Table 1 and 2 below:

Table 1 – Changes to Residential Tenure by building

Proposed	Building C1	Building C2	Building R3	Building R1	Building R2	Total (changes to proposed tenure mix)
Market Rental	-	-	+120	-20	+1	+101
Below Market Rental	-	-	-	+20	-	+20
Strata	-	+1	-122	-	-	-121

Staff are supportive of this change as it provides more rental housing and more below market rental housing, a goal that is aligned with OCP, Rental and Affordable Housing Strategy, and the Housing Needs Report.

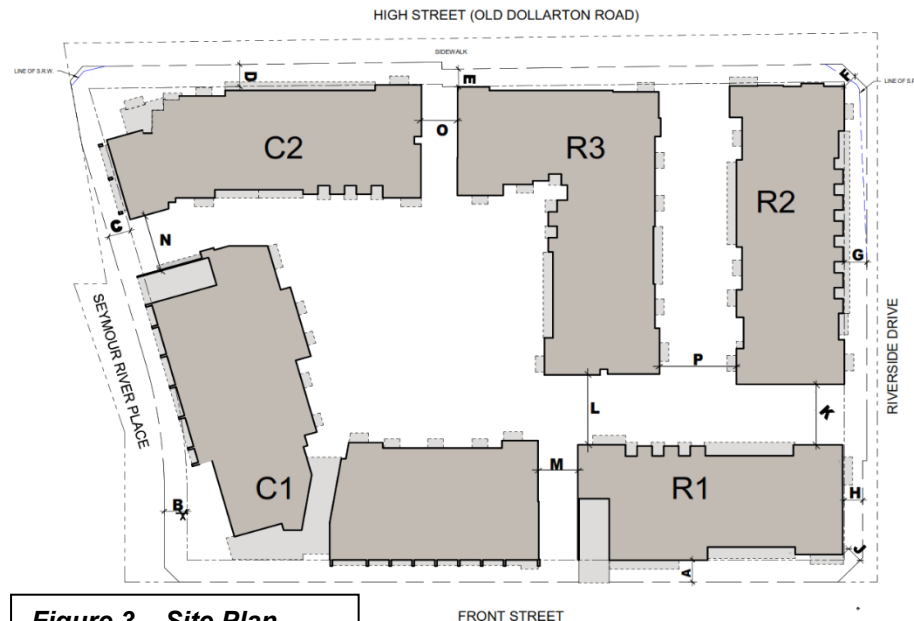


Figure 3 – Site Plan

While tenure is changing, the overall unit mix of bedroom counts remains relatively the same as shown in table 3 below:

Table 2 – Proposed Change in Unit Mix

	Number of Units (original application)	Number of Units (proposed)
1 bed	291	290
2-Bed	204	205
3-Bed	57	57
Total	552	552

Changes to Strata Vehicle Parking

The parking rate for strata units was originally secured in the CD 152 zone at 1.1 stall/unit. The applicant previously proposed to reduce this rate to 1 stall/unit however the proposal was rejected by council. To address council concerns, the revised proposal increased this rate once more, to 1.055 stalls/ unit. This change equates to a total reduction of 12 stalls related to strata units, a 2.5% parking reduction overall.

Table 3 Strata Unit Parking Requirements

	Stalls per Strata Unit	Number of Strata units	Total Strata Stalls
Original Parking Rate and Number of Units (CD152)	1.1	376	413
Previous proposal (rejected)	1	255	255
Revised proposal	1.055	255	269

The OCP directs consideration of reductions of parking requirements for new developments in town and village centres as ways to not only encourage alternate modes of transportation, reduce reliance on private vehicles and greenhouse gas emission, but also to increase housing affordability. Specifically, the OCP outlines that reduced parking requirements for rental and affordable housing can be considered as incentives to encourage the development of affordable housing in the District. In addition, the District AVPR recommends reduced parking rates when accompanied by Transportation Demand Management Measures. The proposal includes the following TDM measures in support of the residential parking rates:

- Two MODO Car share spaces, and the purchase of two MODO vehicles.
- Transit stop improvements including a shelter, accessible concrete pad, and bench;
- Multimodal wayfinding and transit information around the site;
- A proprietary app which displays building and alternative transportation information;
- Private bicycle maintenance facilities including tools for flat repair, and general maintenance; and
- Public bicycle maintenance stand including the above-noted tools.

The parking rate associated with commercial, as well as rental and non-market rental remains compliant with the CD 152 zone.

Based on the above, staff have reviewed the proposed parking and TDM measures and found the revised parking rates to be supportable as they are in alignment with the AVPR policy. The site is located within the heart of Maplewood Village within close walking distance to shops and services, pedestrian and bicycle transportation networks, and transit stops for multiple routes in the vicinity, and is therefore a suitable location to consider parking reductions.

CONCURRENCE

The project has been reviewed by staff from the Environment, Building, Legal, Parks, Engineering, Community Planning, Transportation, and the Fire Department.

CONCLUSION

Staff are supportive of the proposed amendments to CD-152 zone for the mixed-use development as it secures additional rental and below-market rental housing in the heart of the Maplewood Village. This tenure type is supported by the OCP, the Rental and Affordable Housing Strategy, and the Housing Needs Report and will facilitate construction of a key project in the build-out of the Maplewood Village Centre, along with the supporting transportation assets.

OPTIONS

The following options are available for Council's consideration:

1. Give Bylaw 8807 First, Second and Third readings (Staff recommendation);
2. Refer the project back to staff for further consideration; or
3. Abandon the bylaw at First Reading.

Respectfully submitted,



Taylor Jenks

Development Planner

ATTACHMENTS

1. District of North Vancouver Rezoning Bylaw 1464 (Bylaw 8807)
2. CD 152 zone (blacklined version)
3. Redline Architectural pages showing proposed changes

REVIEWED WITH:					
☐ Community Planning	_____	☐ Clerk's Office	_____	External Agencies:	
☐ Development Planning	_____	☐ Communications	_____	☐ Library Board	_____
☐ Development Engineering	_____	☐ Finance	_____	☐ NS Health	_____
☐ Utilities	_____	☐ Fire Services	_____	☐ RCMP	_____
☐ Engineering Operations	_____	☐ ITS	_____	☐ NVRC	_____
☐ Parks	_____	☐ Solicitor	_____	☐ Museum & Arch.	_____
☐ Environment	_____	☐ GIS	_____	☐ Other:	_____
☐ Facilities	_____	☐ Real Estate	_____		
☐ Human Resources	_____	☐ Bylaw Services	_____		
☐ Review and Compliance	_____	☐ Planning	_____		

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The Corporation of the District of North Vancouver

Bylaw 8807

A bylaw to amend District of North Vancouver Zoning Bylaw 3210, 1965

The Council for The Corporation of the District of North Vancouver enacts as follows:

1. Citation

This bylaw may be cited as “District of North Vancouver Rezoning Bylaw 1466 (Bylaw 8807)”.

2. Amendments

2.1 District of North Vancouver Zoning Bylaw 3210, 1965 is amended as follows:

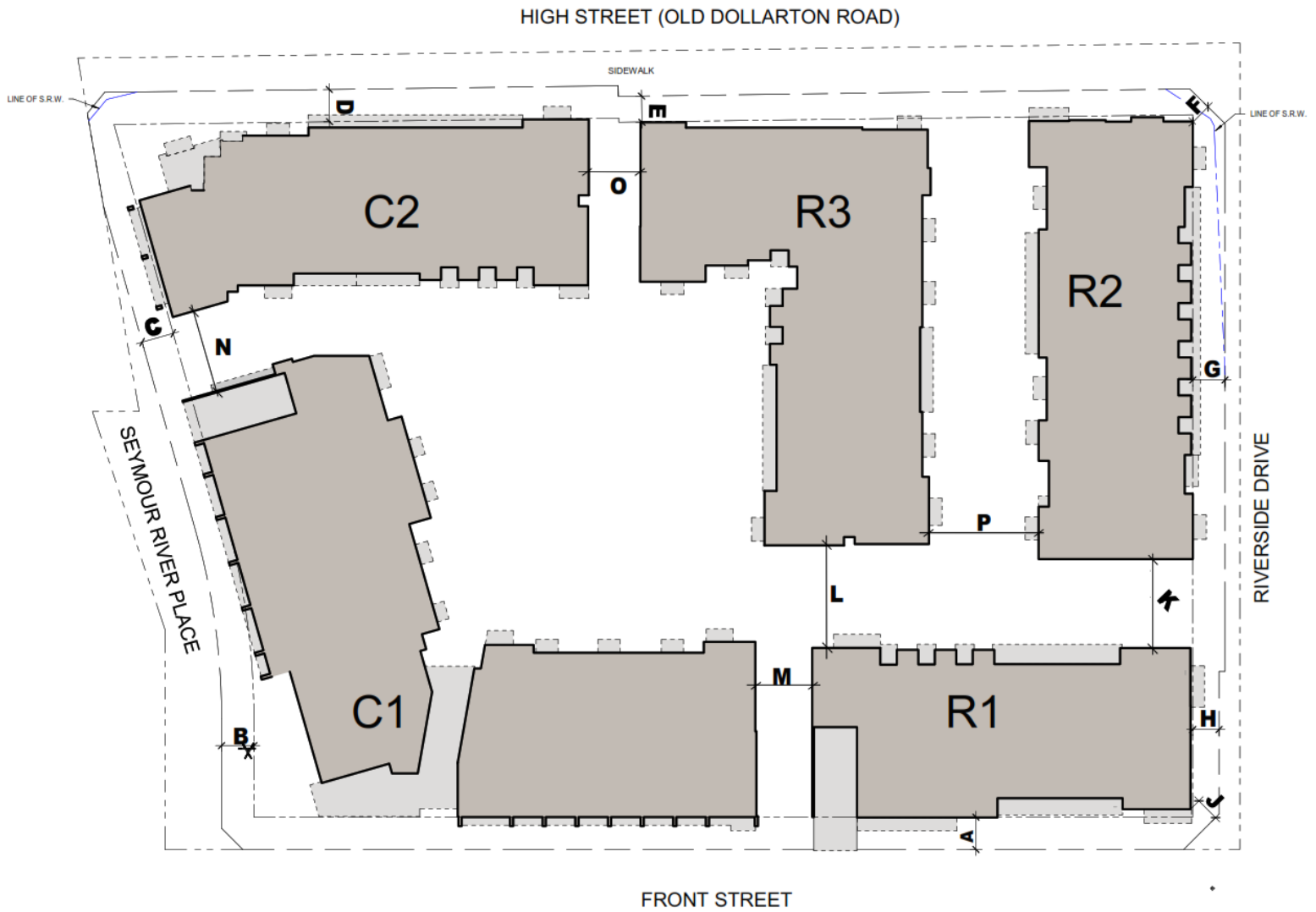
a) The following is added to Section 4B-152-3 “Conditions of Use”:

f) ***Personal Service Use:*** *Personal Service Use* is permitted in Live-work units and commercial units, except for commercial units located in the area identified in Figure 1.

b) Table 1- Maximum Exempted Floor Space in Section 4B-152 is deleted and replaced with the following:

Table 1 – Maximum Exempted Floor Space		
Area	Maximum exempted indoor amenity space/spaces in combination	Maximum exempted garbage, recycling, mechanical, and electrical rooms/enclosures in combination
C1	281.0 m ² (3,025 sq. ft.)	190.5 m ² (2,050sq. ft.)
C2	0	88.3 m ² (950sq. ft.)
R3	213.7 m ² (2,300 sq. ft.)	54.8 m ² (590 sq. ft.)
R2	0	113.3 m ² (1,220 sq. ft.)
R1	53.4 m ² (575 sq. ft.)	86.9 m ² (935 sq. ft.)
Total	548 m² (5,900 sq. ft.)	533.7 m² (5,745 sq. ft.)

c) Figure 2 in Section 4B-152 is deleted and replaced with the following:



- d) Table 3 – Building Height in Section 4B-152 is deleted and replaced with the following:

Table 3 – Building Height			
Building	Maximum Building Height	Maximum Height Exceptions	Maximum Storeys
Building C1	21m (68.75 ft.)	5 m (16.25 ft.)	6
Building C2	20.8m (68.2 ft.)	5 m (16.25 ft.)	6
Building R3	19.8m (65 ft.)	5 m (16.25 ft.)	6
Building R2	19.8m (65 ft.)	5 m (16.25 ft.)	6
Building R1	19.8m (65 ft.)	2.7 m (9 ft.)	6

- e) Section 4B152 – 10 “Parking, Loading and Servicing Regulations” is deleted in its entirety and replaced with the following:

- a. Parking and loading are to be provided in accordance with “Table 4” and “Figure 2”:

Table 4 – Parking Requirements		
Building	Use	Required Parking Rate
C1 and C2	Residential and Live-work	1.055 stall / unit
	Commercial	1 stall / 45 m ²
	Visitor	0.1 stall / unit
	Accessible	4.5% of all required parking in C1 and C2
R1	Residential and Live-work	0.75 stall / unit
	Visitor	0.1 stall / unit
	Accessible	4.5% of all required parking in R1
R2 and R3	Residential	0.75 stall / unit
	Visitor	0.1 stall / unit
	Accessible	4.5% of all required parking in R2 and R3

- b. Commercial parking is based on a blended rate for all uses excluding residential and live-work use and shall be shared with the required visitor parking in the C1 and C2 buildings.
- c. Except as specifically provided in this section 4B 152-10, Parking and Loading shall be provided in accordance with Part 10 of this Bylaw.

READ a first time

READ a second time

READ a third time

Certified a true copy of "Rezoning Bylaw 1466 (Bylaw 8807)" as at Third Reading

Deputy Corporate Officer

APPROVED by the Ministry of Transportation and Transit on

ADOPTED

Mayor

Corporate Officer

The Corporation of the District of North Vancouver

Bylaw 8685

A bylaw to amend District of North Vancouver Zoning Bylaw 3210, 1965

The Council for The Corporation of the District of North Vancouver enacts as follows:

1. Citation

This bylaw may be cited as “District of North Vancouver Rezoning Bylaw 1440 (Bylaw 8685)”.

2. Amendments

2.1 District of North Vancouver Zoning Bylaw 3210, 1965 is amended as follows:

a) Part 2A, Definitions is amended by adding CD152 to the list of zones that Part 2A applies to.

b) Part 2A, Definitions is amended by adding the following definitions:

“bicycle parking space, Class 1” means an indoor bicycle space that is secure and weather protected and is primarily for residents and employees for the long-term parking of one bicycle (also known as Class A or Long Term);

“bicycle parking space, Class 2” means a bicycle rack or space primarily for short-term parking of one bicycle (also known as Class B or Short term);

“end of trip facilities” are designated places that support cycling and other forms of active transportation and include secure parking, lockers, change rooms and shower facilities;

c) Section 301(2) by inserting the following zoning designation:

“Comprehensive Development Zone 152 (CD152)”

d) Part 4B Comprehensive Development Zone Regulations by inserting the following, inclusive of Schedule B:

The CD152 zone is applied to:

- i.) PID 010-651-519, Lot 2 Block 20 District Lot 193 Plan 7353;
- ii.) PID 010-651-501, Lot 1 Block 20 District Lot 193 Plan 7353; and
- iii.) PID 008-874-565, Lot A Blocks 19 and 20 District Lot 193 Plan 12507

all as indicated in Schedule A

4B 152 – 1 Intent

The purpose of the CD152 Zone is to permit a mixed-use development including commercial, residential, non-market residential and public plaza space.

4B 152 – 2 Permitted Uses:

The following *principal* uses shall be permitted:

- a) Uses Permitted Without Conditions:

Not applicable.

- b) Conditional Uses:

The following *principal* uses are permitted when the conditions outlined in Section 4B 152-3 Conditions of Use, are met:

- i) *live-work use;*
- ii) *office use*
- iii) *personal service use;*
- iv) *restaurant use;*
- v) *retail use;*
- vi) *residential use;*
- vii) *service use; and*
- viii) *social gathering use*

4B 152 - 3 Conditions of Use

- b) **All conditional uses:** All uses of land, buildings and structures are only permitted when the following condition of use is met:
 - i) All aspects of the use are completely contained within an enclosed building except for:

1. Parking and loading areas;
2. *Outdoor customer services areas*;
3. The display of goods;
4. Outdoor amenity areas (plazas, roof decks, play areas, and private or semi-private outdoor space); and
5. Public plazas and park areas.

c) **Residential:** *Residential uses* are only permitted when the following conditions are met:

- i) Each dwelling unit has access to private or semi-private outdoor space.
- ii) Each dwelling unit has exclusive access to a designated storage or bicycle storage space.
- iii) A minimum of 803 m² (8,643 sq. ft.) of commercial use is provided.
- iv) A minimum of 33 *Live-Work* units are provided with 12 fronting Front Street, 10 units fronting Riverside Drive and 11 units fronting Old Dollarton Road.
- v) minimum of 803 m² (8,643 sq. ft.) of the total permissible gross floor area must be used for commercial purposes where commercial purposes includes restaurant use and retail use singly and in combination and does not include live-work use.
- vi) Balcony enclosures are not permitted.

c) **Live-work:** *Live-work use* is only permitted when the following conditions are met:

- i) Each dwelling unit has access to private or semi-private outdoor space; and
- ii) Each dwelling unit has exclusive access to a designated storage or bicycle storage space.
- iii) Each dwelling unit has a public entrance
- iv) Live-Work units will not accommodate restaurant or social gathering uses.

d) **Office Use:** *Office use* is only permitted when located within the live-work units.

e) **Restaurant:** *Restaurant use* is only permitted when located within commercial units along Seymour River Place

f) **Personal Service Use:** *Personal Service Use* is permitted in Live-work units and commercial units, except for commercial units located in the area identified in Figure 1.

Figure 1



4B 152 - 4 Accessory Use

- a) *Accessory uses* customarily ancillary to the principal uses are permitted.
- b) *Home occupations* are permitted in *residential* units.

4B 152 – 5 Density

- a) The maximum permitted *gross floor area* in the CD152 zone is 44,492 m² (478,908 sq. ft.) as measured to the exterior of the building sheathing, and as allocated below and as shown in Figure 2:
- b) For the purpose of calculating *gross floor area* the following are exempted:
 - i. Parking, stairwells, utility rooms, elevator lobbies, and bike storage areas located below grade in a structure which has an exposed exterior wall less than 1.2m (4 ft.) above finished grade.

- ii. Garbage, Recycling, Mechanical and Electrical and Water Meter Rooms located on the ground floor in accordance with “Table 1” and Figure 1”.
- iii. Amenity space in accordance with “Table 1”
- iv. The area of balconies and covered patios up to 10% of the total residential floor area for the building they are part of;

Table 1 – Maximum Exempted Floor Space		
Area	Maximum exempted indoor amenity space (sq. ft.)	Maximum exempted garbage, recycling mechanical and electrical room/enclosures (sq. ft.)
G1	3,046	1,830
G2	915	922
G3	721.2	530
R2	797	812
R1	500	969
Total	5,979.2 sq. ft. (555 m²)	5,063 sq. ft. (470.4 m²)

Table 1 – Maximum Exempted Floor Space		
Area	Maximum exempted indoor amenity space/spaces in combination	Maximum exempted garbage, recycling, mechanical, and electrical rooms/enclosures in combination
C1	281.0 m² (3,025 sq. ft.)	190.5 m² (2,050sq. ft.)
C2	0	88.3 m² (950sq. ft.)
R3	213.7 m² (2,300 sq. ft.)	54.8 m² (590 sq. ft.)
R2	0	113.3 m² (1,220 sq. ft.)
R1	53.4 m² (575 sq. ft.)	86.9 m² (935 sq. ft.)
Total	548 m² (5,900 sq. ft.)	533.7 m² (5,745 sq. ft.)

4B 152 – 6 Setbacks

- a) Buildings shall be set back from property lines to the closest building face, excluding any underground or partially exposed parking structure, window wells, balcony columns, alcove projections, or projecting balconies, and the above noted projections are not to exceed a depth as outlined in Section 409 of the zoning bylaw, and established by development permit and in accordance with “Table 2” and “Figure 2”

Figure 2

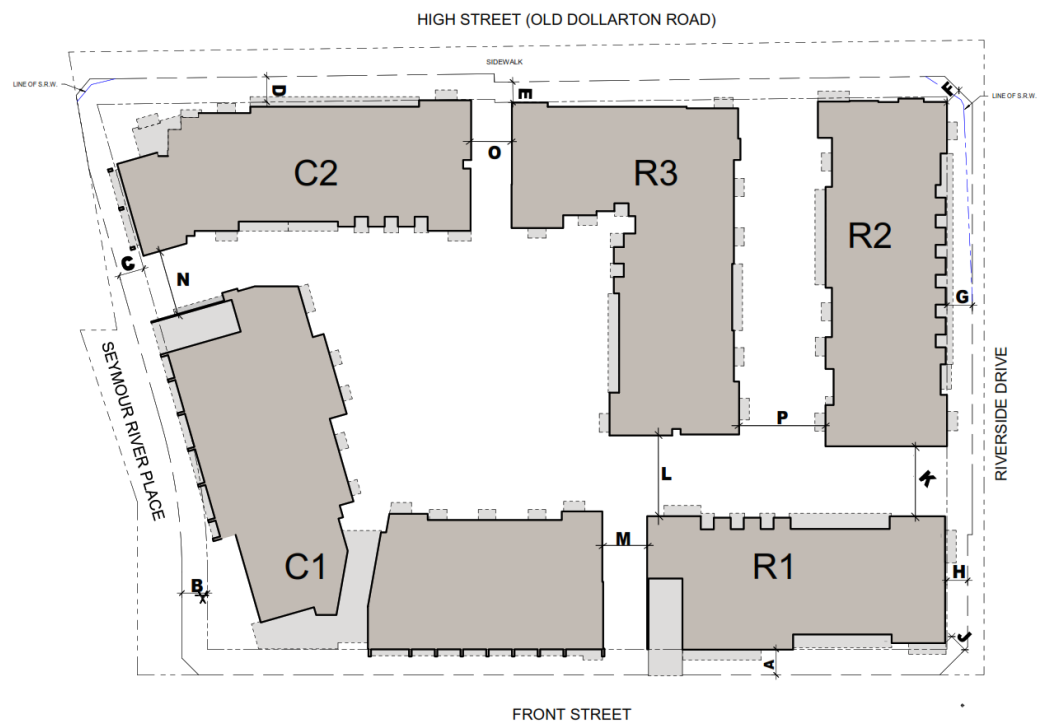


Table 2 – Setbacks (minimum)	
A	4.3 m (14 ft)
B	4.3 m (14 ft)
C	4.3 m (14 ft)
D	4.3 m (14 ft)
E	3.5 m (11.5 ft.)
F	2.75 m (9 ft.)
G	4.4 m (14.4 ft)
H	3.5 m (11.5 ft)
J	3.2 m (10.5 ft)
K	12.2 m (40 ft)
L	14.5 m (47.6 ft)
M	7.6 m (25 ft)
N	9.9 m (32.5 ft)

O	7.1 m (23.3 ft)
P	15 (49.2 ft)

4B 152 – 7 Height

- a) The maximum permitted height for any building in the CD152 zone shall be measured from the Flood Construction Level (FCL) at a geodetic elevation of 6.6 m, with specific building height provisions based on “Table 3” and “Figure 2”.

Table 3—Building Height			
Building	Maximum Building Height	Maximum Height Exceptions	Maximum Storeys
Building C1	21m (68.75 ft.)	2.7 m (9 ft.)	6
Building C2	20.8m (68.2 ft.)	5 m (16.25 ft.)	6
Building C3	19.7m (64.75 ft.)	5 m (16.25 ft.)	6
Building R2	19.65m (64.5 ft.)	5 m (16.25 ft.)	6
Building R1	19.8m (65 ft.)	2.7 m (9 ft.)	6

Table 3 – Building Height			
Building	Maximum Building Height	Maximum Height Exceptions	Maximum Storeys
Building C1	21m (68.75 ft.)	5 m (16.25 ft.)	6
Building C2	20.8m (68.2 ft.)	5 m (16.25 ft.)	6
Building R3	19.8m (65 ft.)	5 m (16.25 ft.)	6
Building R2	19.8m (65 ft.)	5 m (16.25 ft.)	6
Building R1	19.8m (65 ft.)	2.7 m (9 ft.)	6

- b) In addition to Part 4 General Regulations, Section 407 Height Exceptions, the following height exceptions shall apply in the CD152 zone: Elevator penthouses, heating, cooling, ventilation and other mechanical equipment required for building operations are permitted above the maximum height limit, provided they are completely screened and integrated into the building’s design and do not extend more than the maximum height exceptions as outlined in Table 3.

4B 152 – 8 Coverage

- a) Building Coverage: The maximum building coverage is 57%.
- b) Site Coverage: The maximum site coverage is 58%.

4B 152 – 9 Landscaping and Storm Water Management

- a) All land areas not occupied by buildings and patios shall be landscaped in accordance with a landscape plan approved by the District of North Vancouver.
- b) Screening consisting of solid fence, architectural screening, landscaping or a combination thereof, is required around the following:
 - i) any utility boxes, water meter chambers, vents or pumps that are not located underground and/ or within a building; and
 - ii) any solid waste (garbage, recycling, compost) or loading areas or facilities that are not located underground and / or within a building.

4B 152 - 10 Parking, Loading and Servicing Regulations

- a) Parking and loading are to be provided in accordance with “Table 4” and “Figure 2”:

Table 4—Parking Requirements		
Building	Use	Required Parking Rate
C1, C2, C3 combined	Residential and Live-work	1.1 stall / unit
	Commercial	1 stall / 45 m ²
	Visitor	0.1 stall / unit
	Accessible	4.5% of all required parking in C1, C2 and C3
R1	Residential and Live-work	0.75 stall / unit
	Visitor	0.1 stall / unit
	Accessible	4.5% of all required parking in R1
R2	Residential	0.75 stall / unit
	Visitor	0.1 stall / unit
	Accessible	4.5% of all required parking in R2

Table 4 – Parking Requirements		
Building	Use	Required Parking Rate
C1 and C2	Residential and Live-work	1.055 stall / unit
	Commercial	1 stall / 45 m ²
	Visitor	0.1 stall / unit
	Accessible	4.5% of all required parking in C1 and C2
R1	Residential and Live-work	0.75 stall / unit
	Visitor	0.1 stall / unit
	Accessible	4.5% of all required parking in R1
R2 and R3	Residential	0.75 stall / unit
	Visitor	0.1 stall / unit
	Accessible	4.5% of all required parking in R2 and R3

- b) Commercial parking is based on a blended rate for all uses excluding residential and live-work use and shall be shared with the required visitor parking in the C1, C2, C3 buildings.
- c) Except as specifically provided in this section 4B 152-10, Parking and Loading shall be provided in accordance with Part 10 of this Bylaw.
- d) The Zoning Map is amended in the case of the lands illustrated on the attached map (Schedule A) by rezoning the land from the Multiple-Family Residential Zone (RM3) and Light Industrial Zone (I3) to Comprehensive Development Zone CD152.
- e) The Siting Area Map section is amended by deleting Plan Section R/16.
- f) The Siting Area Map section is amended by deleting Plan Section I/97 and replacing it with the revised Plan Section I/97 attached in Schedule C.

READ a first time

READ a second time

READ a third time

ADOPTED

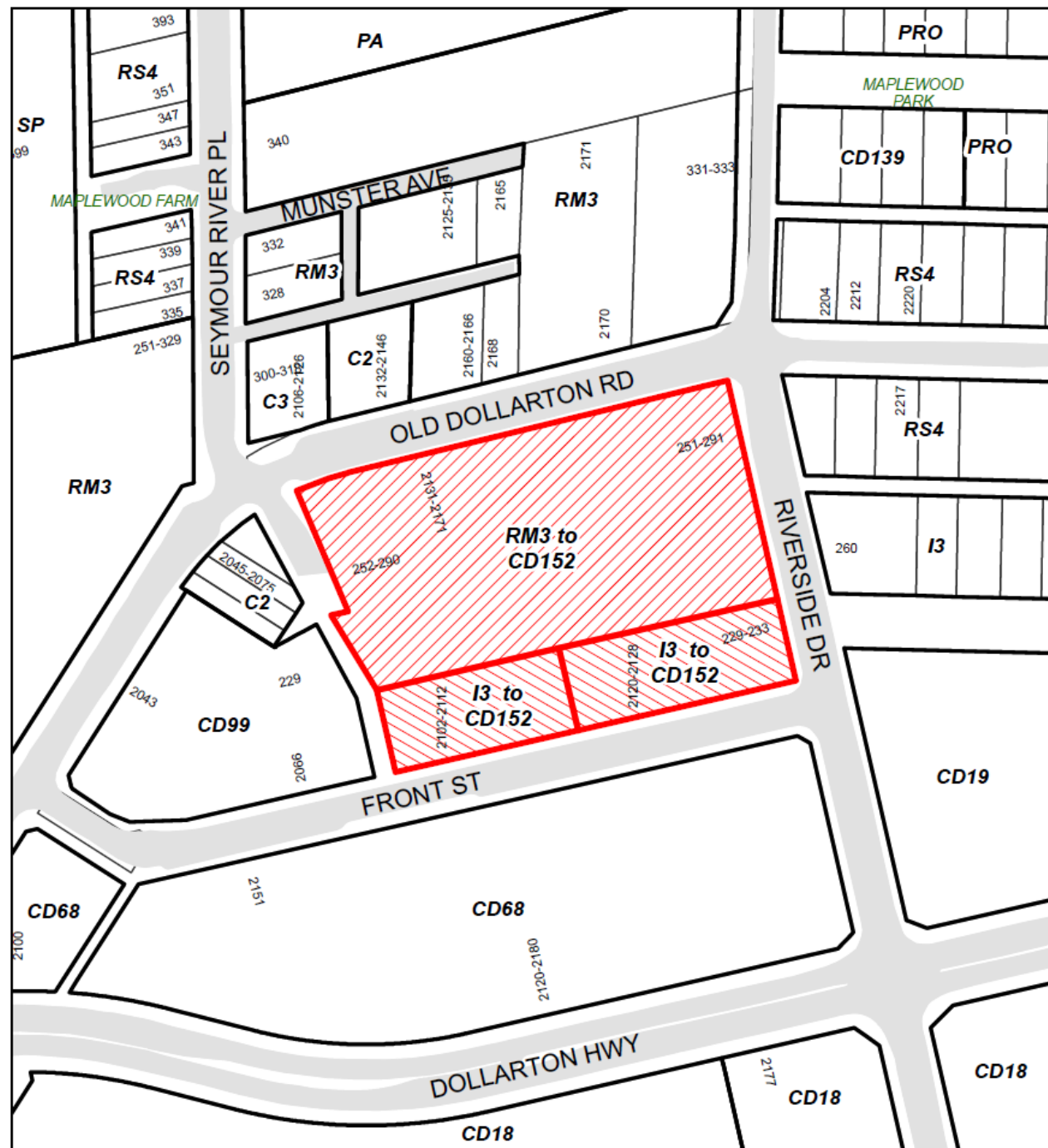
Mayor

Corporate Officer

Schedule A to Bylaw 8685

BYLAW 8685

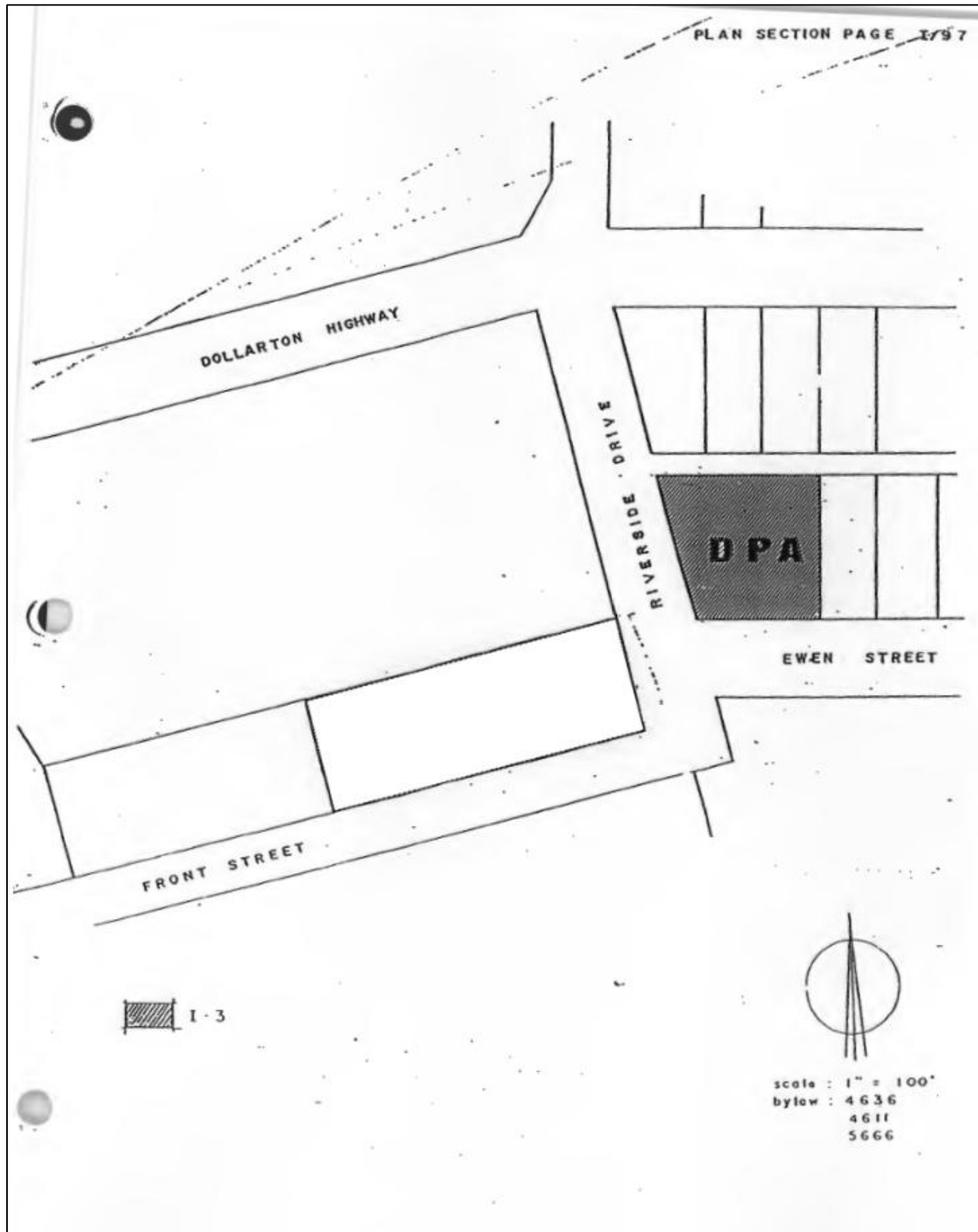
District of North Vancouver Rezoning Bylaw 1440 (Bylaw 8685)



-  Multi-Family Residential Zone 3 (RM3) to Comprehensive Development Zone 152 (CD152)
-  Light Industrial Zone (I3) to Comprehensive Development Zone 152 (CD152)



Schedule B to Bylaw 8685



[illegible]

NO.	DESCRIPTION	DATE	BY
-	RS-ISSUED FOR RZ & DP	05.01.12	AMG
-	RS-ISSUED FOR RZ & DP	04.07.09	AMG
-	RS-ISSUED FOR RZ & DP	04.06.08	AMG
-	RS-ISSUED FOR RZ & DP	03.10.10	AMG
-	ISSUED FOR ADP	02.06.04	AMG
-	ISSUED FOR REZONING	03.01.12	AMG

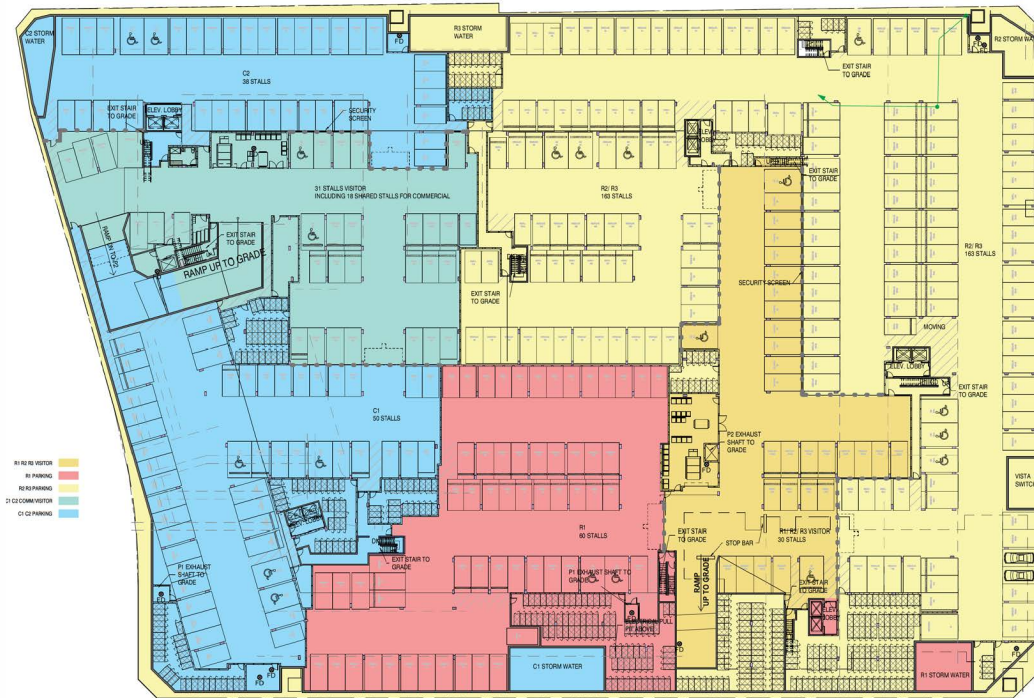


PROJECT TITLE:
**Maplewood
Gardens**
Front Street at Riverside,
North Vancouver, B.C.

DATE	2025-01-16 1:25:17 PM
CHAMBER	Autolab
STD	
CONC (M)	1.000
REVISION	

A106

Proposed Level 1 Parkade Plan



R1-R2 VISITOR
 R1 PARKING
 R1 COMMERCIAL
 C1 PARKING

ISSUE FOR DP VARIANCE PERMIT	2025.11.07	AMG
RE-ISSUED FOR R2 & DP	2025.11.07	AMG
RE-ISSUED FOR R2 & DP	2025.11.07	AMG
RE-ISSUED FOR R2 & DP	2025.11.07	AMG
RE-ISSUED FOR R2 & DP	2025.11.07	AMG
RE-ISSUED FOR R2 & DP	2025.11.07	AMG
RE-ISSUED FOR R2 & DP	2025.11.07	AMG
RE-ISSUED FOR R2 & DP	2025.11.07	AMG

NO.	DESCRIPTION	DATE	BY
-----	-------------	------	----



QuadReal
 #800 - 666 Burrard Street
 Vancouver, B.C. V6C 2X8

PROJECT TITLE:
**Maplewood
 Gardens**
 Front Street at Riverside,
 North Vancouver, B.C.

DRAWING TITLE:
Stall Distribution Level P1

DATE	11/07/2025 09:19 AM
DRAWN BY	Author
CHECKED BY	1-81
REVISION	

SHEET NO.
A106

Level 2 Parkade Plan at DP



REV.	DESCRIPTION	DATE	BY
1	REV-ISSUED FOR R2 & DP	25.01.10	ANAS
2	REV-ISSUED FOR R2 & DP	24.07.20	ANAS
3	REV-ISSUED FOR R2 & DP	24.06.20	ANAS
4	REV-ISSUED FOR R2 & DP	23.10.19	ANAS
5	REV-ISSUED FOR R2 & DP	22.08.21	ANAS
6	REVISED WITH PROVISIONS	22.01.19	ANAS



QuadReal
#800 - 688 Burrard Street,
Vancouver, B.C., V6C 2K8

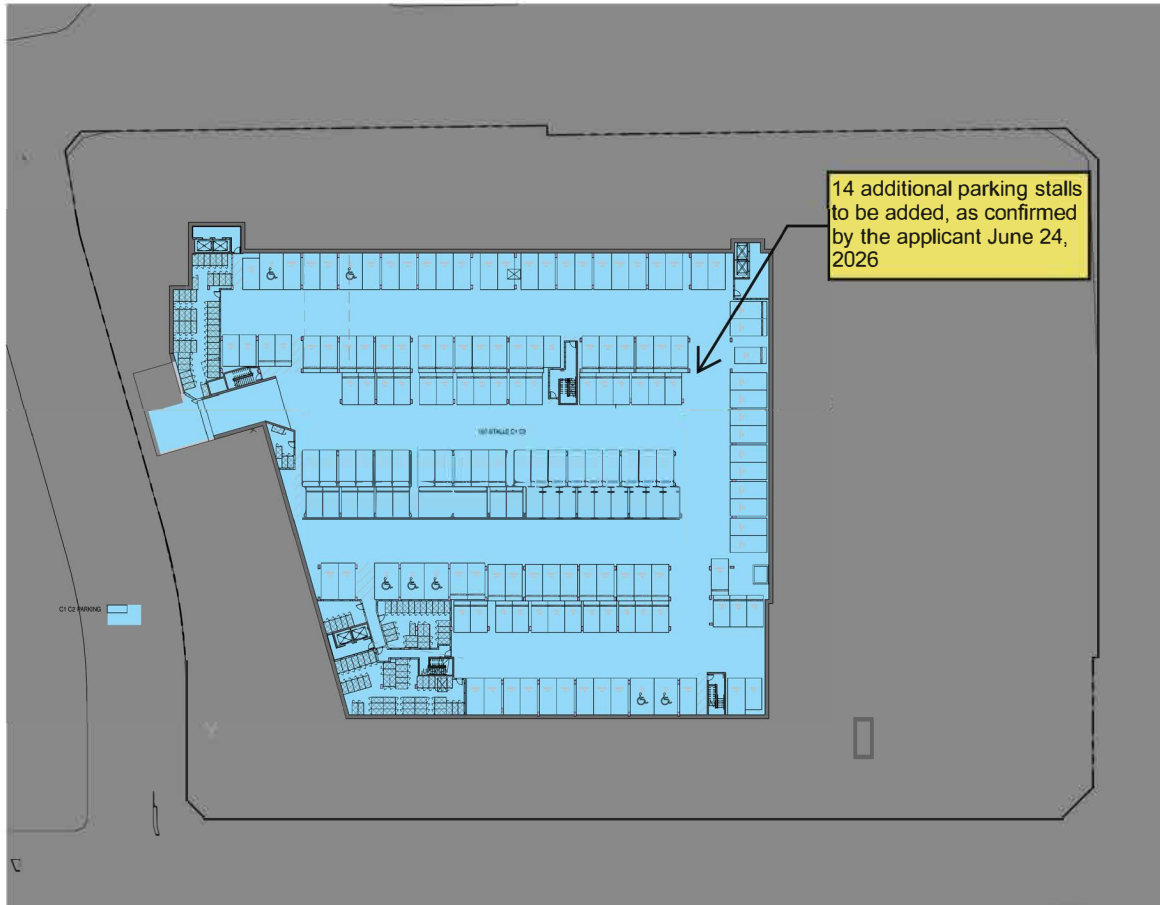
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**Maplewood
Gardens**
Front Street at Riverside,
North Vancouver, B.C.

DRAWING TITLE:
Stall Distribution Level P2

DATE	2025-01-10 10:00:00 AM
DRAWN BY	ANAS
CHECKED BY	ANAS
REVISION	

SHEET NO.
A107

Proposed Level 2 Parkade Plan



ISSUE FOR DP VARIANCE PERMIT	25.11.07	AMM
RE-REQUIRED FOR A-Z & D	25.01.10	AMM
RE-REQUIRED FOR A-Z & D	24.07.09	AMM
RE-REQUIRED FOR A-Z & D	24.06.09	AMM
RE-REQUIRED FOR A-Z & D	23.10.10	AMM
RE-REQUIRED FOR A-Z & D	23.05.09	AMM
RE-REQUIRED FOR A-Z & D	23.01.10	AMM

REV.	DESCRIPTION	DATE	BY
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#800 - 666 Burrard Street,
Vancouver, B.C., V6C 2K8

PROJECT TITLE:
**Maplewood
Gardens**
Front Street at Riverside,
North Vancouver, B.C.

DRAWING TITLE:
Stall Distribution Level P2

DATE	11/11/2025 10:07 AM
DRAWN BY	AMM
CHECKED BY	AMM
REVISION	

SHEET NO.
A107

Level 1 Floor Plan at DP



Proposed Level 1 Floor Plan



ARCHITECT:

RWA

1110 BROADVIEW AVE. SUITE 100
VANCOUVER, BC V6A 1A1
TEL: 604-277-0090
WWW.RWA.CO

STAMP:

REGISTERED ARCHITECT
BRITISH COLUMBIA
2024-11-07

ISSUE FOR GP VARIANCE PERMIT	25.11.07	AMAS
RE-DESIGNED FOR R2 & DP	25.01.10	AMAS
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RE-DESIGNED FOR R2 & DP	24.09.09	AMAS
RE-DESIGNED FOR R2 & DP	23.12.10	AMAS
RE-DESIGNED FOR R2 & DP	22.09.09	AMAS
RE-DESIGNED FOR R2 & DP	22.09.09	AMAS

CLIENT:

QuadReal

QuadReal
#800 - 666 Burrard Street,
Vancouver, B.C., V6C 2X8

PROJECT TITLE:

**Maplewood
Gardens**

Front Street at Riverside,
North Vancouver, B.C.

DRAWING TITLE:

Site Plan

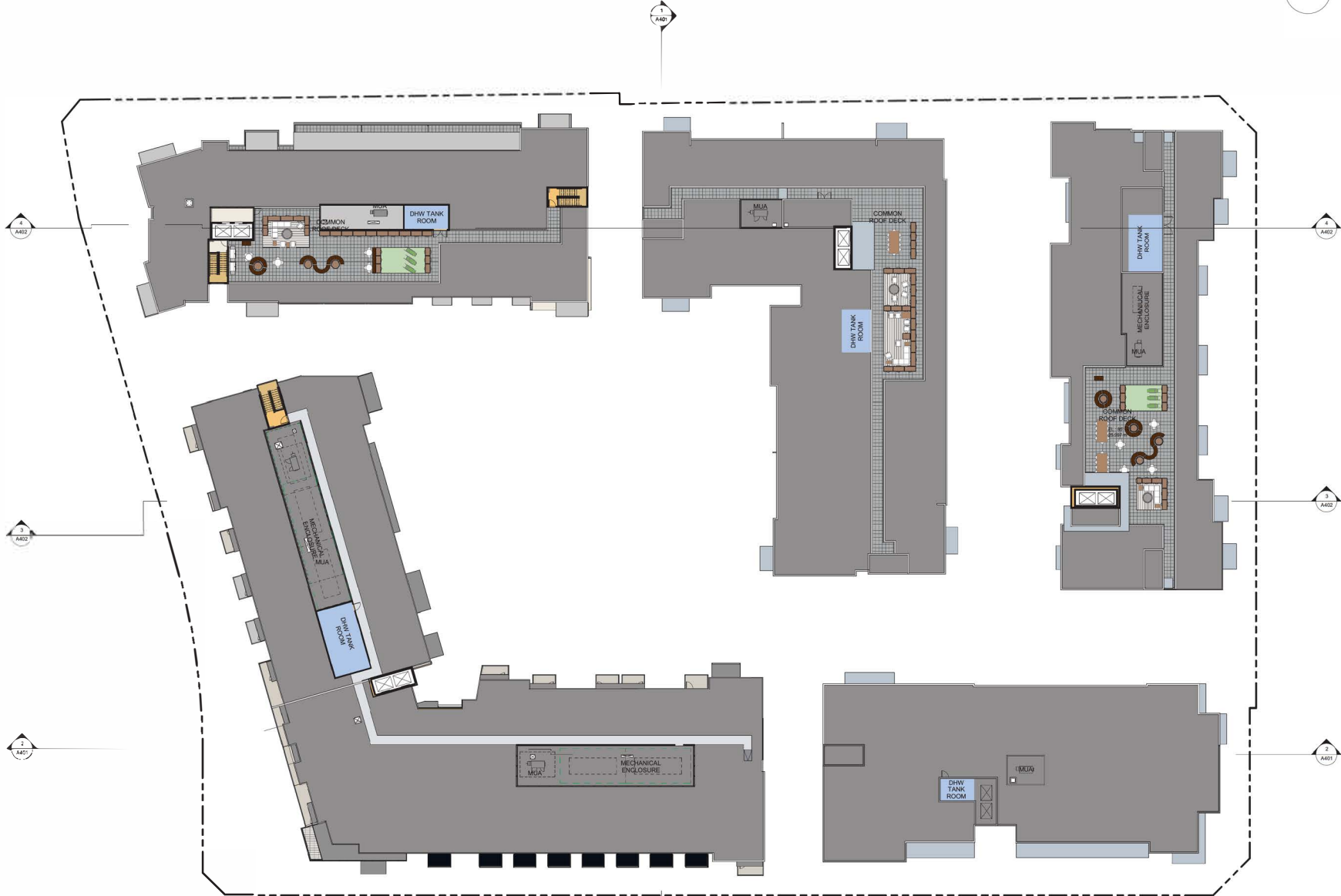
DATE	11.07.2007	11.07.2007
DRAWN BY:	NAME	NAME
CHECKED BY:	NAME	NAME
REVISION		

SHEET NO.

A101

Roof Plan at DP

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1 Roof Level
1" = 20'-0"

RE-ISSUED FOR RZ & DP	25.01.10	AMIS
RE-ISSUED FOR RZ & DP	24.07.23	AMIS
RE-ISSUED FOR RZ & DP	24.09.23	AMIS
RE-ISSUED FOR RZ & DP	23.12.11	AMIS
RE-ISSUED FOR RZ & DP	23.05.24	AMIS
RE-ISSUED FOR RZ & DP	23.01.12	AMIS

NO.	DESCRIPTION	DATE	BY
-----	-------------	------	----



QuadReal
#800 - 666 Burrard Street,
Vancouver, B.C., V6C 2R8

PROJECT TITLE:
**Maplewood
Gardens**
Front Street at Riverside,
North Vancouver, B.C.

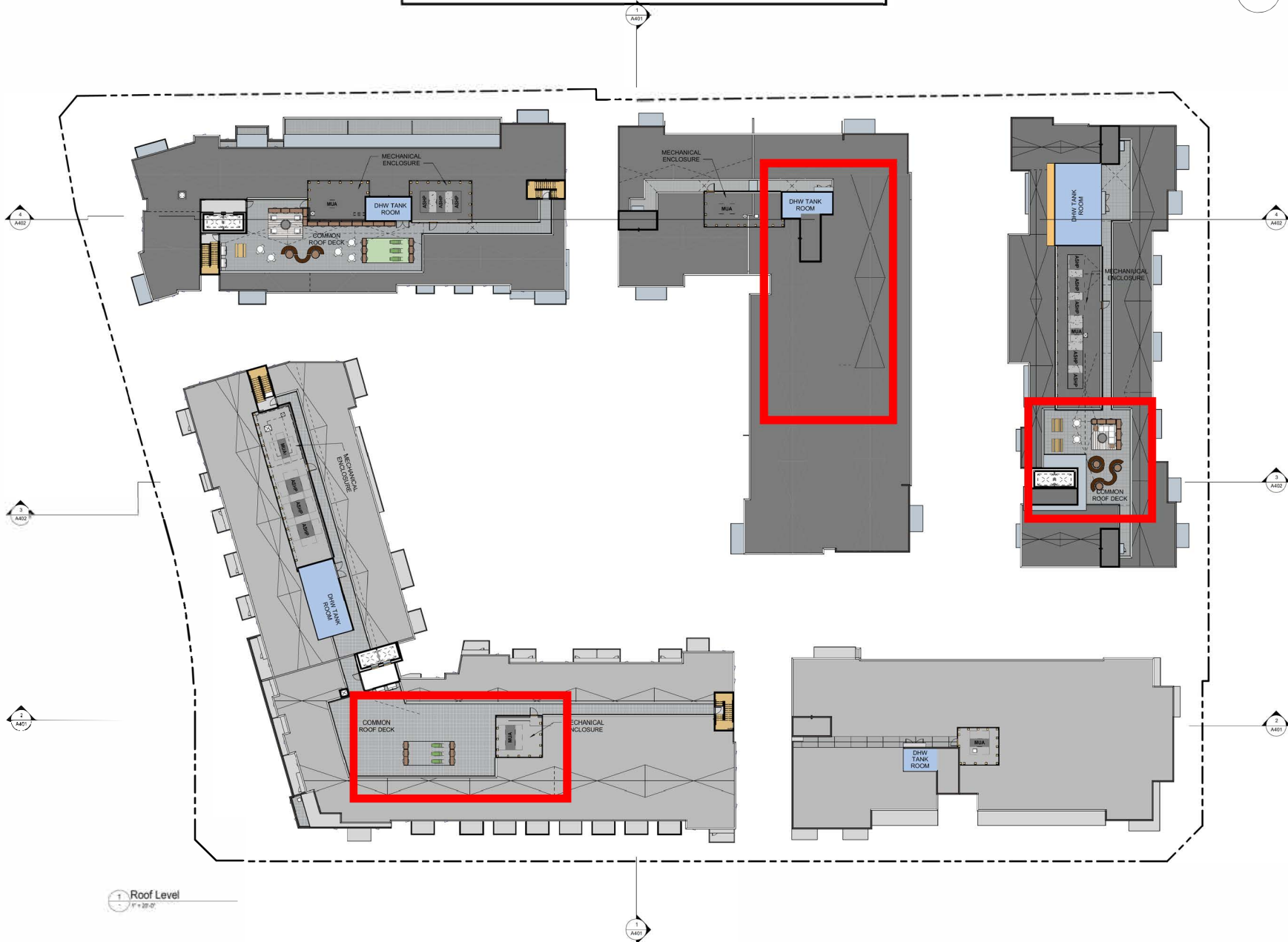
PROPOSED TITLE:
Roof Level

DATE	2025.01.10
DESIGN	AMIS
BY	180
REVISION	

SHEET NO.
A209

File-Issued for RZ & DP - 2025.01.10

Proposed Roof Plan



ISSUE FOR DP VARIANCE PERMIT	25.11.07	AMS
RE-ISSUED FOR R2 & DP	25.01.10	AMS
RE-ISSUED FOR R2 & DP	24.07.03	AMS
RE-ISSUED FOR R2 & DP	24.05.23	AMS
RE-ISSUED FOR R2 & DP	23.12.11	AMS
ISSUED FOR ADP	23.05.23	AMS
ISSUED FOR REZONING	23.01.12	AMS

NO.	DESCRIPTION	DATE	BY
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Quadreal
#800 - 666 Burnard Street,
Vancouver, B.C., V6C 2R8

PROJECT TITLE
**Maplewood
Gardens**
Front Street at Riverside,
North Vancouver, B.C.

DRAWING TITLE
Roof Level

DATE	11/11/2025 10:00:00 AM
DRAWN BY	AMS
CHECKED BY	AMS
REVISION	181

SHEET NO.
A209

South and West Elevations at DP Building C1

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ARCHITECT:



STATUS:



REV.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMITTING	20.03.18	AMM
2	ISSUED FOR RFP & QP	20.01.18	AMM
3	ISSUED FOR RFP & QP	20.07.20	AMM
4	ISSUED FOR RFP & QP	20.08.20	AMM
5	ISSUED FOR RFP & QP	20.10.20	AMM
6	ISSUED FOR RFP	20.09.21	AMM
7	ISSUED FOR PERMITTING	20.01.22	AMM



QuadReal
#800 - 688 Burrard Street,
Vancouver, B.C., V6C 2X8

PROJECT TITLE:
Maplewood
Gardens
Front Street at Riversids,
North Vancouver, B.C.

PROPOSED TITLE:
Elevations - Building C1

DATE	BY	CHKD	APPD
2020.03.18	AMM		
2020.01.18	AMM		
2020.07.20	AMM		
2020.08.20	AMM		
2020.10.20	AMM		
2020.09.21	AMM		
2020.01.22	AMM		

SHEET NO.
A311

Proposed South and West Elevations Building C1

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1.1	ARCHITECTURAL/BOARD FORMED CONCRETE
1.2	ARCHITECTURAL CONCRETE - CIP / PAINTED
1.3	ARCHITECTURAL CONCRETE - LIGHT SANDBLAST
2.1	FIBER CEMENT PANEL - WHITE
2.2	FIBER CEMENT PANEL - MID GREY
2.6	METAL REVEAL - MID GREY
2.7	METAL REVEAL - DARK GREY
2.8	METAL REVEAL - WHITE
3.1	ALUMINUM CURTAIN WALL - DOUBLE GLAZED (CASCADIA - IRON ORE)
3.3	ALUMINUM CURTAIN WALL - LOUVRE (CASCADIA - IRON ORE)
3.4	ALUMINUM CURTAIN WALL - DOOR (CASCADIA - IRON ORE)
3.6	VINYL WINDOW (STAIRWELL CHAMFORD OR SIMILAR)
5.1	METAL WIRE MESH GUARDRAIL w/ LIGHT PANEL (CASCADIA - BONE WHITE)
5.2	METAL WIRE MESH GUARDRAIL @ BALCONY (CASCADIA - BONE WHITE)
5.3	TEMPERED CLEAR GLASS GUARDRAIL w/ LIGHT PANEL (CASCADIA - IRON ORE)
5.4	TEMPERED CLEAR GLASS GUARDRAIL (CASCADIA - IRON ORE)
5.5	TEMPERED CLEAR GLASS GUARDRAIL w/ CORTEN SLATS (CASCADIA - IRON ORE, WESTPORT - ACORN SLATS)
5.8	FINISHED METAL FENCE (CASCADIA - IRON ORE)
6.2	CAST IN PLACE CONCRETE STAIRS
8.2	ACCESS RAMP



NO.	DESCRIPTION	DATE	BY
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#800 - 686 Burrard Street,
Vancouver, B.C., V6C 2X8

**Maplewood
Gardens**
Front Street at Riverside,
North Vancouver, B.C.

Elevations - Building C1

DATE	BY	REVISION
2025-11-07	AMS	1
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2025-11-07	AMS	100

A311



RWA
4700 15th St NW
Washington, DC 20004
Tel: 202/462-1400
Fax: 202/462-1401
www.rwa.com



NO.	DESCRIPTION	DATE	BY
-	RS-ISSUED FOR RZ & DP	08.01.12	AAH
-	RS-ISSUED FOR RZ & DP	24.07.02	AAH
-	RS-ISSUED FOR RZ & DP	04.06.02	AAH
-	RS-ISSUED FOR RZ & DP	03.10.12	AAH
5.	RS-ISSUED FOR REZONING	03.09.10	AAH
-	RS-ISSUED FOR REZONING	20.01.12	AAH



PROJECT TITLE
**Maplewood
Gardens**
Front Street at Riverside,
North Vancouver, B.C.

DRAWING TITLE:
Elevations - Building C1

DATE	2025-01-16 1:28:53 PM
USER	Admin
IP	192.168.1.1
REVISION	1.0

SHEET NO.
A312

Proposed North and East Elevations Building C1

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ARCHITECT:

RWA
R. W. ARCHITECTS
1111 11th Ave. Suite 100
Vancouver, B.C. V5Z 1G1
Tel: 604-277-0090
Fax: 604-277-0091
www.rwa.ca

REGISTERED ARCHITECT
BRITISH COLUMBIA
2025-11-07



1 C1-North Elevation
3/32" = 1'-0"



2 C1-East Elevation
3/32" = 1'-0"

1.1	ARCHITECTURAL BOARD FORMED CONCRETE
1.2	ARCHITECTURAL CONCRETE - CIP / PAINTED
1.3	ARCHITECTURAL CONCRETE - LIGHT SANDBLAST
2.1	FIBER CEMENT PANEL - WHITE
2.2	FIBER CEMENT PANEL - MID GREY
2.6	METAL REVEAL - MID GREY
2.7	METAL REVEAL - DARK GREY
2.8	METAL REVEAL - WHITE
3.1	ALUMINUM CURTAIN WALL - DOUBLE GLAZED (CASCADIA - IRON ORE)
3.3	ALUMINUM CURTAIN WALL - LOUVRE (CASCADIA - IRON ORE)
3.4	ALUMINUM CURTAIN WALL - DOOR (CASCADIA - IRON ORE)
3.5	WYLLY WINDOW STARLINE CHARCOAL OR SIMILAR
3.6	METAL WIRE MESH GUARDRAIL w/ LIGHT PANEL (CASCADIA - BONE WHITE)
3.7	METAL WIRE MESH GUARDRAIL w/ BALCONY (CASCADIA - BONE WHITE)
3.8	TEMPERED CLEAR GLASS GUARDRAIL w/ LIGHT PANEL (CASCADIA - IRON ORE)
3.9	TEMPERED CLEAR GLASS GUARDRAIL (CASCADIA - IRON ORE)
3.4	TEMPERED FROSTED GLASS GUARDRAIL (CASCADIA - IRON ORE)
3.5	TEMPERED FROSTED GLASS GUARDRAIL w/ CORTEN SLATS (CASCADIA - IRON ORE, WESTFORM - ACCENT SLATS)
3.6	PREFINISHED METAL FENCE (CASCADIA - IRON ORE)
3.7	CAST IN PLACE CONCRETE STAIRS
3.7	ACCESS RAMP

ISSUE FOR CP VARIANCE PERMIT	25.11.07	AMS
RE-ISSUED FOR R2 & DP	25.01.13	AMS
RE-ISSUED FOR R2 & DP	24.05.25	AMS
RE-ISSUED FOR R2 & DP	23.08.15	AMS
RE-ISSUED FOR R2 & DP	23.05.15	AMS
RE-ISSUED FOR R2 & DP	23.01.15	AMS

CLIENT:

QuadReal
Quadreal
#800 - 686 Burrard Street,
Vancouver, B.C., V6C 2X8

PROJECT TITLE:
**Maplewood
Gardens**
Front Street at Riverside,
North Vancouver, B.C.

DRAWING TITLE:
Elevations - Building C1

DATE: 2025-11-07 10:12 AM
DRAWN BY: [NAME]
CHECKED BY: [NAME]
REVISION: [REVISION]

SHEET NO.
A312

Issued for Development Variance Permit - 2025.11.07