

AGENDA INFORMATION	
☒ Regular Meeting	Date: June 22, 2026
☐ Other:	Date: _____

YJ
Dept.
Manager

DM
GM/
Director

RF
CAO

The District of North Vancouver REPORT TO COUNCIL

May 25, 2026

Case: PLN2025-00048

File: 08.3060.20/048.25

AUTHOR: Taylor Jenks, Development Planner

SUBJECT: **Bylaw 8784: 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 8784)” is given FIRST, SECOND, and THIRD readings.

REASON FOR REPORT

Quadreal Development has applied to make revisions to a recently approved development at 2131 Old Dollarton Road, known as Maplewood Gardens. The proposal includes the conversion of 121 units from strata to rental and non-market rental, as well as revisions to parking, building height, the location of amenity space, and areas exempted for utility rooms as outlined in this report. These proposed changes require Council’s approval to amend the CD 152 zone as well as authorize delegated changes to the development covenant and housing agreement.

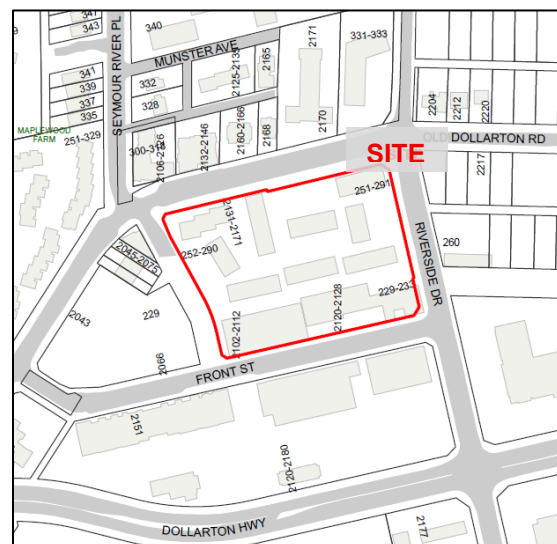


Figure 1 – Site Location

The zoning amendment bylaw is recommended to be given first, second and third readings. Notice of bylaw readings has been provided in accordance with the *Local Government Act*.

BACKGROUND

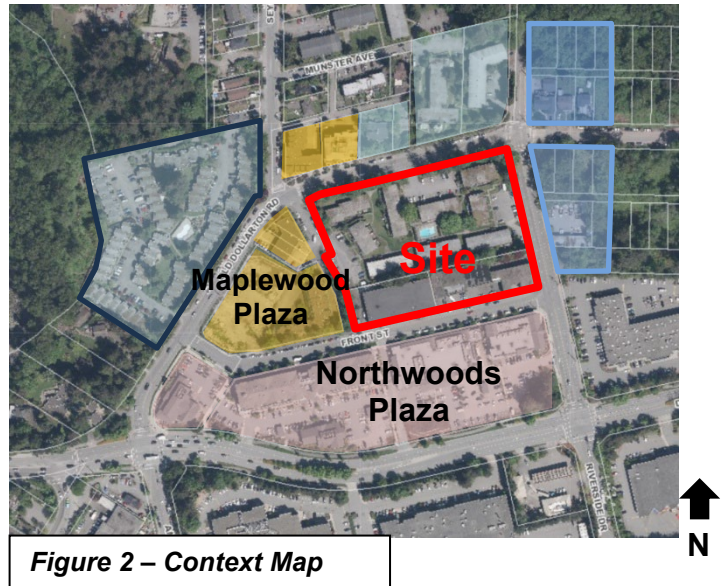
On March 17, 2025 the following bylaws were adopted by Council:

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



Due to changing market conditions and an ongoing need for rental housing, the applicant is now proposing a change in the tenure of 121 units, from strata to rental. This includes 20 units which will be secured as below-market in addition to the 60 already secured.

In addition, the following changes are being proposed to support this conversion:

- Reduction in parking with lower rates associated with rental units;
- Reduction in the strata parking rate to align with the District's Alternative Vehicle Parking Rates (AVPR) policy;
- An adjustment to building height exception for building C1 to allow for mechanical and electrical rooms on rooftop;
- Adjustments to the excluded floor area for amenity space to accommodate revised amenity locations.

Detailed analysis of each change is provided in this report. In addition, minor housekeeping amendments are also included.

DISCUSSION

Scope of Changes

Comprehensive Development Zone 152 (CD 152) which applies to the site allows for a maximum Gross Floor Area of 44,492 m² (478,908 sq. ft.) and regulates matters such as height, floor area exemptions, parking, and location of uses. Below is a summary of proposed changes to the project, some of which require amendments to the CD 152 zone.

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 – Residential Tenure at Bylaw Adoption (2025 proposal)

Approved	Building C1	Building C2	Building C3	Building R1	Building R2	Total
Market Rental	-	-	-	20	96	116
Below Market Rental	-	-	-	60	-	60
Strata	163	91	122	-	-	376
Total	163	91	122	80	96	552

Table 2 – Proposed Residential Tenure (current text amendment application)

Proposed	Building C1	Building C2	Building R3	Building R1	Building R2	Total (changes from 2025 proposal)
Market Rental	-	-	120	-	97	217 (+101)
Below Market Rental	-	-	-	80	-	80 (+20)
Strata	163	92	-	-	-	255 (-121)
Total	163	92	120	80	97	552

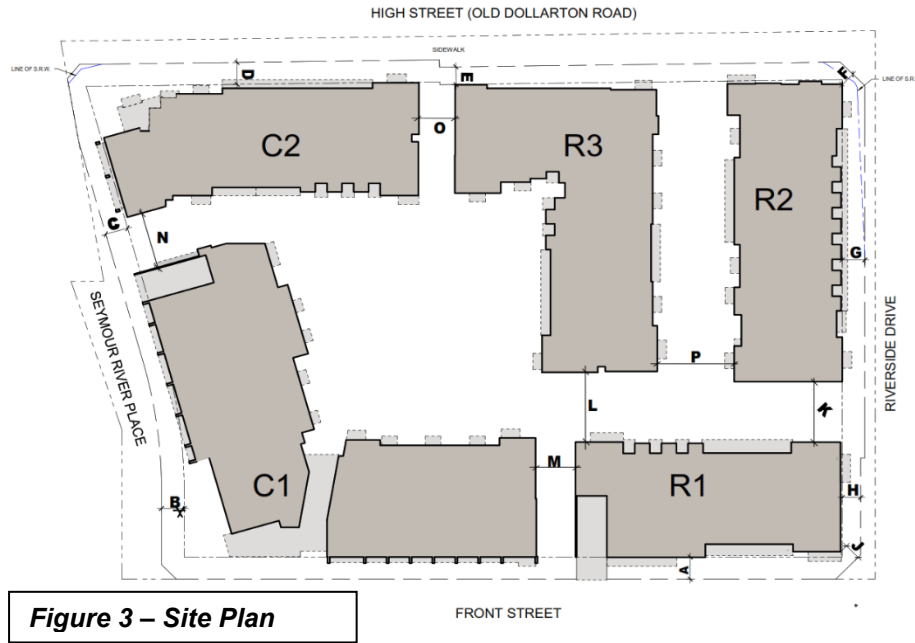


Figure 3 – Site Plan

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.

Changes to Vehicle Parking

By converting 121 units from strata to rental and below-market rental, which have different parking rates associated, the required parking is reduced from 545 to 503 spaces (a reduction of 42 spaces).

The applicant also proposes to reduce the parking rate associated with strata units, to align with the District's *Alternative Vehicle Parking Rate Policy*. This change from 1.1 space/unit to 1 space/unit would result in a further decrease of 25 parking spaces. Total parking provided is proposed to be 478 spaces.

Table 3 Parking Requirements at time of Rezoning

	Stalls per Residential Unit	Number of units	Total Stalls
Market and Below-Market Rental Units	0.75	176	132
Strata Units	1.1	376	413
Total		522	545

Table 4 Proposed Parking Provisions

	Stalls per Residential Unit	Number of units	Total Stalls
Market and Below-Market Rental Units	0.75	297	223
Strata Units	1	255	255
Total		522	478

Table 5 Visitor and commercial (remaining the same)

	Stalls per Residential unit	Number of units	Total Stalls
Residential Visitor	0.1	545	55
Shared Residential Visitor and Commercial (included in visitor count above)	18 fixed spaces		18
Total			55

The applicant submitted a Transportation Impact Assessment (TIA) with a parking study, analysing the adequacy of the on-site parking supply and any anticipated impacts of this development on adjacent road networks, if any. The report suggests that the proposed parking rate can be supported with the implementation of select Transportation Demand Management (TDM) measures, including:

- 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.

Staff's review of the proposed parking rates is guided by the OCP, the Transportation Plan (2011) and the *Alternative Vehicle Parking Rate (AVPR)* policy.

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 alignment with the OCP, the current Transportation Plan seeks to implement strategic and practical TDM measures to make walking, cycling and transit more viable alternatives to driving.

The AVPR policy outlines in detail how TDM measures can be proposed to support reduced parking rates.

Based on the above, staff have reviewed the proposed parking assessment 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.

Changes to Bicycle Parking

The applicant proposes to increase the required bicycle parking required in the CD 152 zone to match what is being provided on-site. This change aligns with the *Bicycle Parking and End of Trip Facilities* Policy. All secure residential bicycle storage will include access to Level 1 electric bicycle charging.

Table 6 – Proposed Bicycle Parking

	Class 1 (Long Term) – Secure Bicycle Storage	Class 2 (Short Term) – Bicycle Storage	Total
Residential	960	60	1020
Commercial	4	6	10
Total	964	66	1030

Changes to Building Height Exception

CD 152 allows for exceptions to the maximum building height for areas such as electrical/mechanical rooms on the roof or elevator penthouses. An adjustment of approximately 2.3m (7 ft) height exemption is needed for Building C1 (from the current 2.7 to 5 m), in order to permit for domestic hot water rooms, allowing similar space on the rooftop as that which is already accommodated in buildings C2, R2, and R3. Slight adjustments to building heights 0.15m (0.5 ft.) are also proposed.

Table 7 -Building Height (as a result of the building height exemption adjustment to C1)

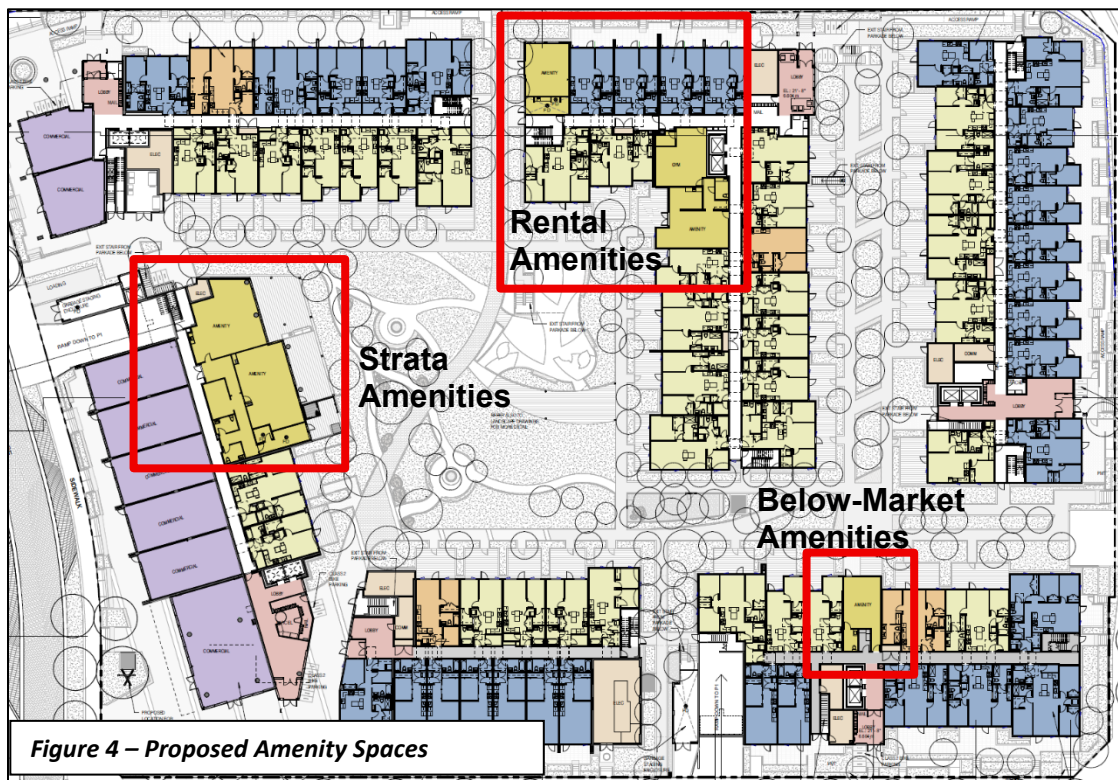
Building	Maximum Building Height	Maximum Height Exceptions	Maximum Storeys
Building C1	21m (68.75 ft.)	5 m (16.25 ft.)	6

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

Changes to Amenity Spaces

The development as previously approved included nearly 6,000 square feet of amenity space spread throughout the five buildings, as well as rooftop amenity space on buildings C2, C3 (now R3), and R2. In conjunction with the change in residential tenure, the indoor amenity spaces have been consolidated into buildings C1, R1, and R3, and have been reduced slightly to a total of 5,850 sq. ft. as seen in Figure 4 below. The rooftop amenity spaces have been consolidated to Buildings C2 and R2 primarily with a small deck on C1.

These changes to amenity spaces are meant to improve efficiency in maintenance, operation, and ease of access for each tenure type, and are reflected in table 1 of the attached text amendment bylaw. In addition, allowable floor area exemptions for mechanical and electrical rooms throughout the buildings have also been increased to accommodate the required equipment. Rooftop amenity space is also provided as part of the development, and has been consolidated into two larger spaces, one each for rental and strata tenures.



COMMUNITY BENEFITS AND FINANCIAL IMPLICATIONS

As a condition of the original rezoning approval in 2025, significant off-site works, land dedication, DCCs, and community amenity contribution in the form of in-kind below-market rental housing were secured.

This application does not change any of the commitments secured previously. In addition, more below-market rental and market rental housing are offered.

The following table outlines the existing and the proposed changes to the contributions.

Table 8 – Existing and Proposed Project Contributions

	2025 Approved Development	2026 Proposed Development (changes from the 2025 approval)
Market Rental Units	116 units	217 units (+101)
Below Market Rental Units	60 units	80 units (+20)
Off-site works	Estimate \$5.6 million	Unchanged
Land Dedications	Approximately 1,772 m ² (19,072 sq. ft.);	Unchanged
DCCs	Estimated at \$5.3 million	Estimated at \$22.4 million (due to change in various DNV and Metro Vancouver rates)
Public Art Contribution	A \$40,000 contribution in addition to designated land for a public art installation on site	Unchanged

CONCURRENCE

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

The District of North Vancouver Rezoning Bylaw 8784 affects land lying within 800m of a controlled access intersection. The original rezoning bylaw was referred to the Provincial Ministry of Transportation and Transit and they noted that no further review would be required.

PUBLIC INPUT

The application was posted on the District's [website for Significant Development Applications](#), and notices were distributed to approximately 378 neighbours within a 100m radius of the site *in accordance with the District's policy on Non-Statutory Public Consultation for Development Applications*. Five responses were received and the following is a summary of the comments.

- General support for the project, and the conversion of units from strata to rental and below-market housing
- Concerns with the reduced parking rates in an area perceived to have insufficient parking.
- General concern with lack of commercial and employee parking in the neighbourhood.

As noted above, a parking analysis was provided with the application and reviewed by staff. Staff support the proposed parking rates, as they are accompanied by Transportation Demand Management Measures (TDM) and align with the District's AVPR policy

IMPLEMENTATION

Implementation of the proposed changes will require a Zoning Bylaw Text Amendment (Bylaw 8784/Attachment 1), modifications to the Housing Agreements to increase the rental and below-market rental units being provided, and modification of the Development Covenant registered on title. If the text amendment is approved by council, the subsequent changes to the Housing Agreements and Development Covenant can be approved by the General Manager, Planning, Properties, Projects, and will occur prior to adoption of the text amendment bylaw.

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 Bylaws 8784 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,

A handwritten signature in black ink, appearing to read "Jenks", with a large, stylized initial "J" that loops around the first part of the name.

Taylor Jenks

Development Planner

ATTACHMENTS

1. District of North Vancouver Rezoning Bylaw 1464 (Bylaw 8784)
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 8784

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 1464 (Bylaw 8784)”.

2. Amendments

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

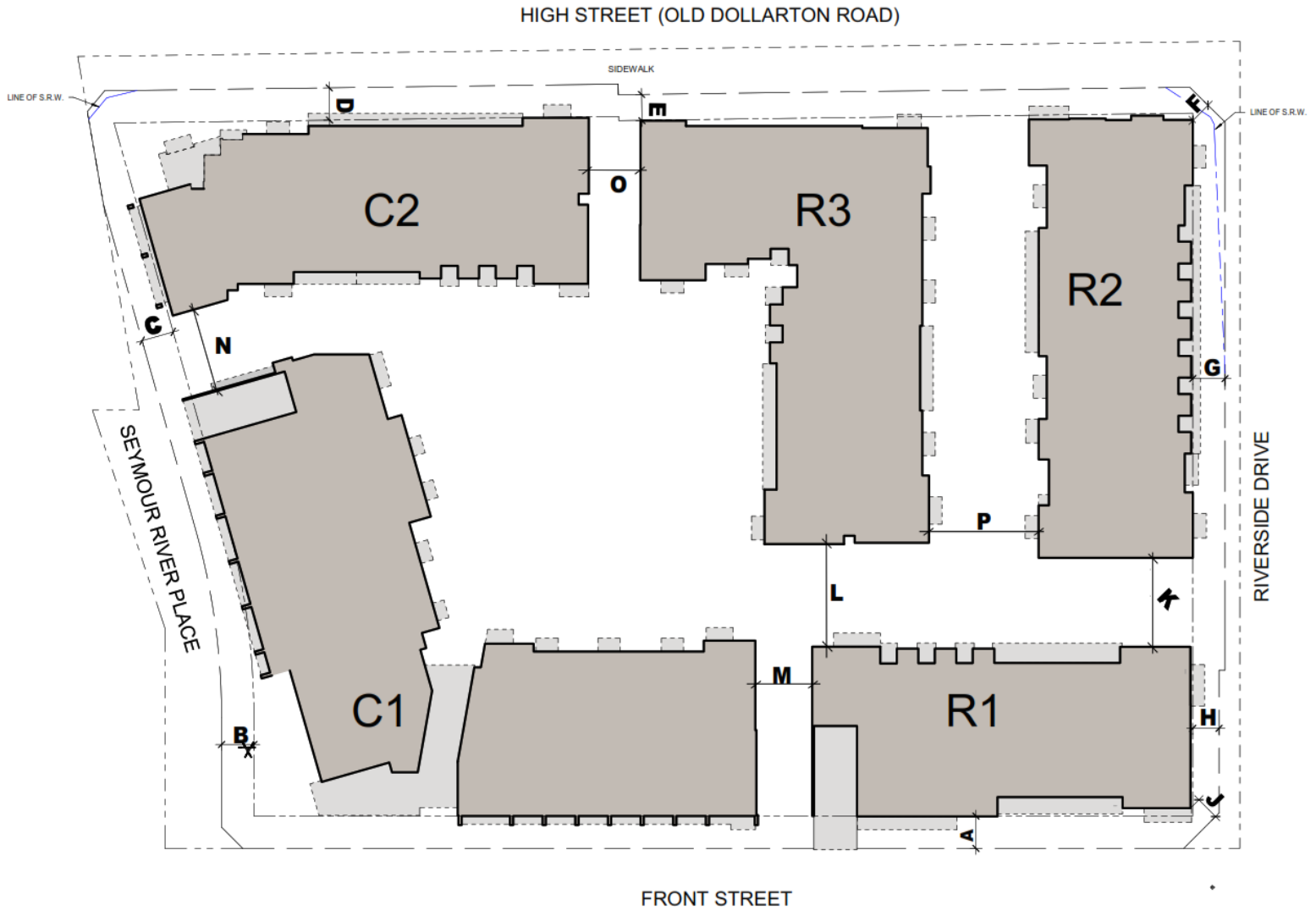
a) The following is added to Section 4B-152-3 “Conditions of Use”:

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 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. Bicycle parking is required in accordance with “Table 5”:

Table 5 - Bicycle Parking	
Class 1 – Long Term	956 spaces of which 4 must be for commercial purposes.
Class 2 – Short Term	66 spaces of which 6 must be for commercial purposes.

- d. 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 “District of North Vancouver Rezoning Bylaw 1464 (Bylaw 8784)” 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:

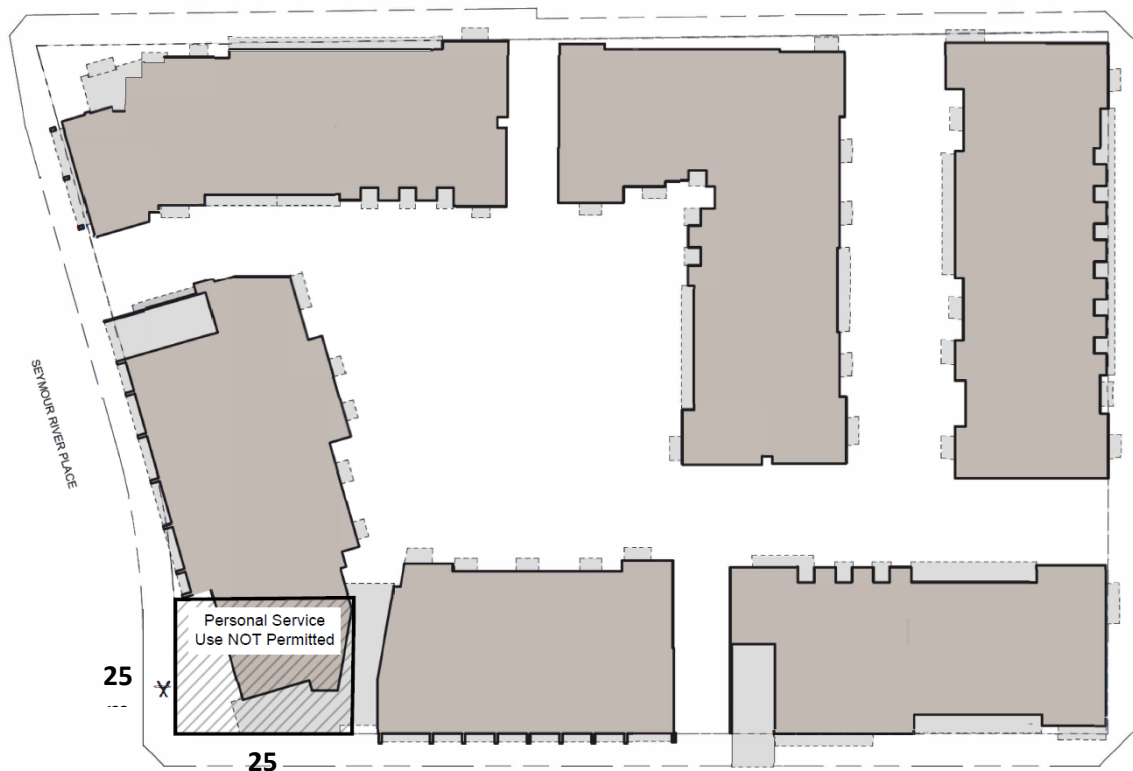
- i) Each dwelling unit has access to private or semi-private outdoor space; and
- ii) Each dwelling unit has exclusive access to a designated storage or bicycle storage space.
- iii) Each dwelling unit has a public entrance
- iv) Live-Work units will not accommodate restaurant or social gathering uses.

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.)
C1	3,046	1,830
C2	915	922
C3	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

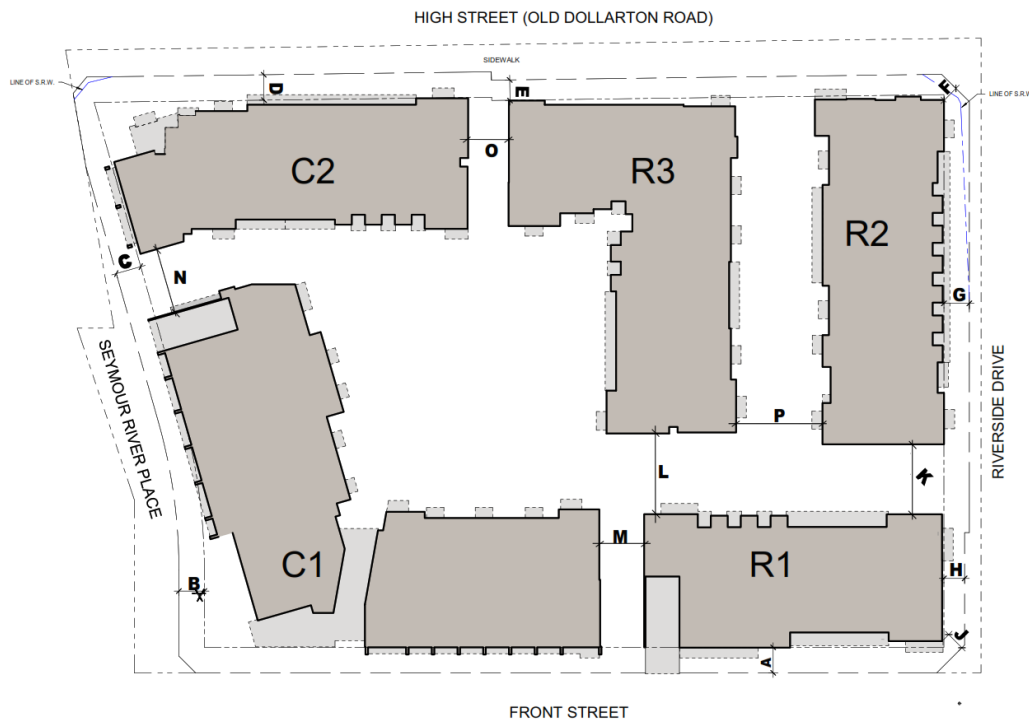


Table 2 – Setbacks (minimum)	
A	4.3 m (14 ft)
B	4.3 m (14 ft)
C	4.3 m (14 ft)
D	4.3 m (14 ft)
E	3.5 m (11.5 ft.)
F	2.75 m (9 ft.)
G	4.4 m (14.4 ft)
H	3.5 m (11.5 ft)
J	3.2 m (10.5 ft)
K	12.2 m (40 ft)
L	14.5 m (47.6 ft)
M	7.6 m (25 ft)
N	9.9 m (32.5 ft)

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			
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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 m²
	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 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) Bicycle parking is required in accordance with “Table 5”:

Table 5 – Bicycle Parking	
Class 1 – Long Term	954 spaces of which 4 must be for commercial purposes.
Class 2 – Short Term	60 spaces of which 6 must be for commercial purposes.

Table 5 - Bicycle Parking	
Class 1 – Long Term	956 spaces of which 4 must be for commercial purposes.
Class 2 – Short Term	66 spaces of which 6 must be for commercial purposes.

- d) Except as specifically provided in this section 4B 152-10, Parking and Loading shall be provided in accordance with Part 10 of this Bylaw.
- e) 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.
- f) The Siting Area Map section is amended by deleting Plan Section R/16.
- g) 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 July 22, 2024

READ a second time July 22, 2024

READ a third time July 22, 2024

ADOPTED April 7, 2025

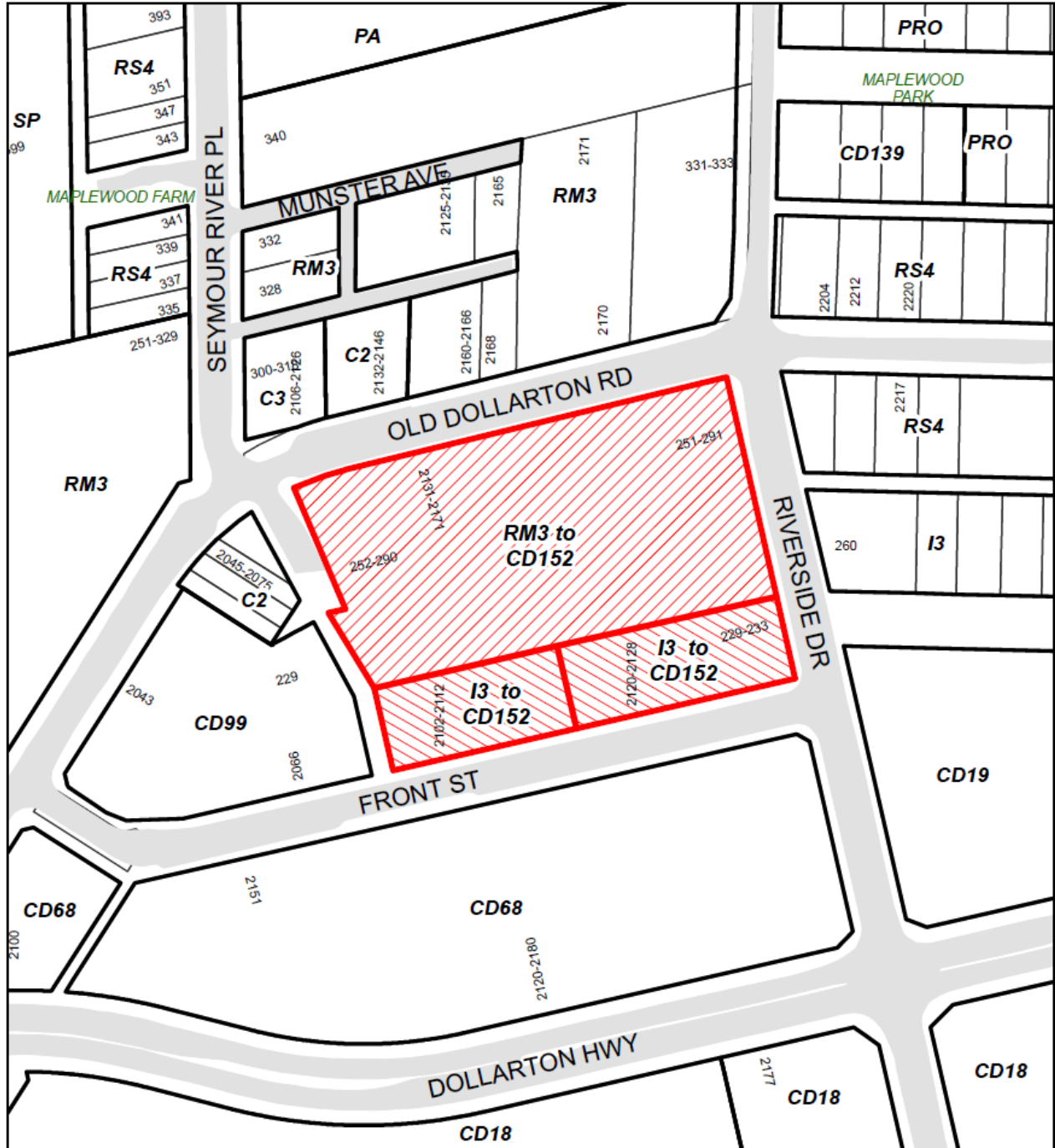
Mayor

Corporate Officer

Schedule A to Bylaw 8685

BYLAW 8685

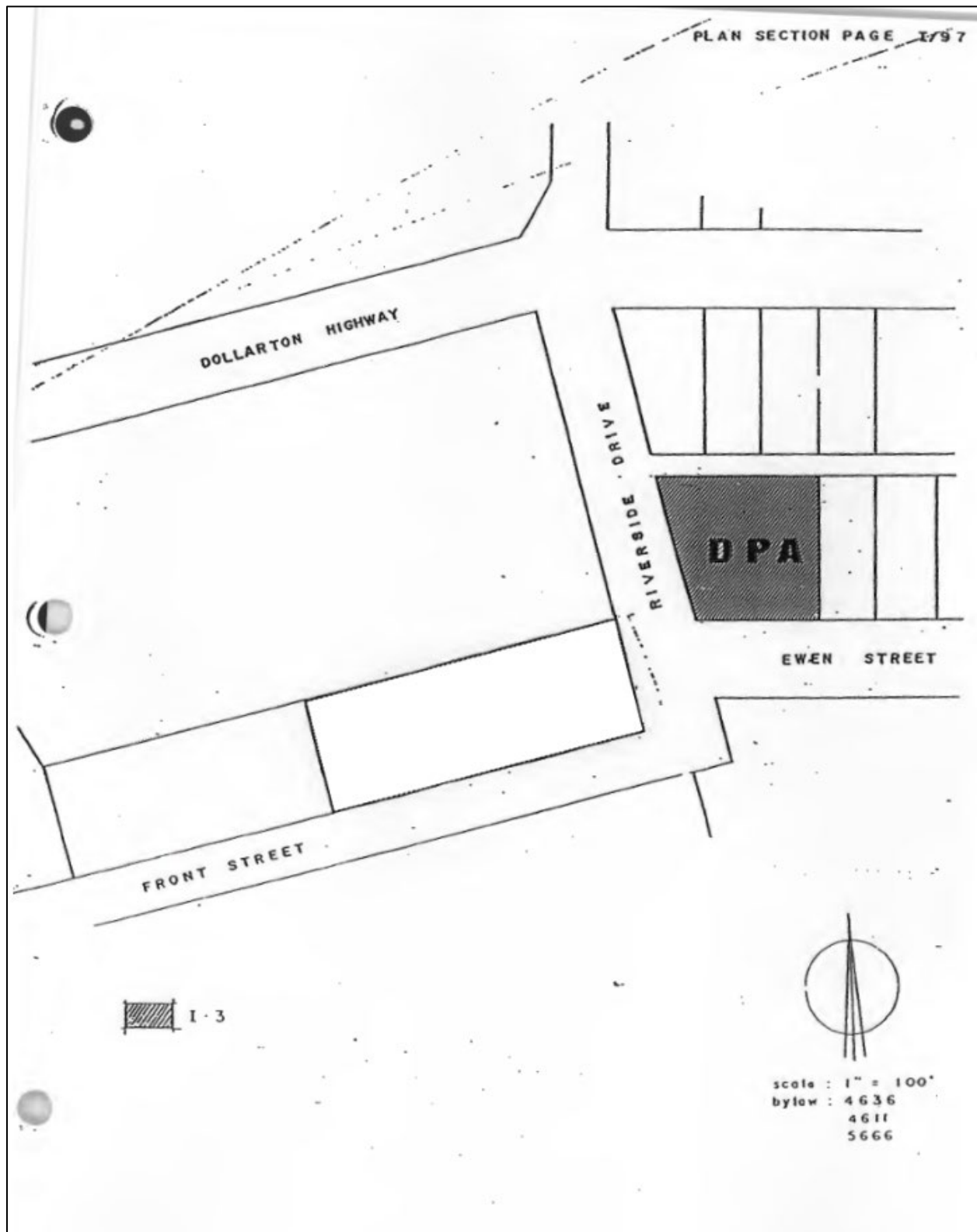
District of North Vancouver Rezoning Bylaw 1440 (Bylaw 8685)



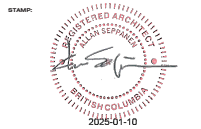
-  Multi-Family Residential Zone 3 (RM3) to Comprehensive Development Zone 152 (CD152)
-  Light Industrial Zone (I3) to Comprehensive Development Zone 152 (CD152)



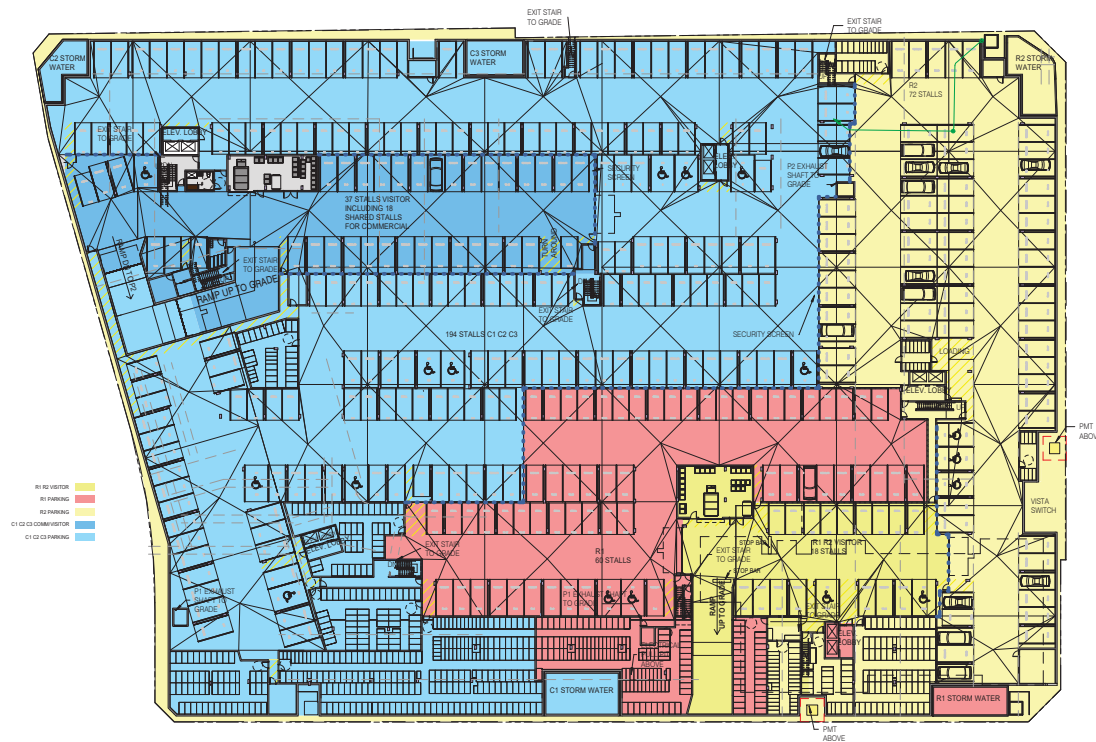
Schedule B to Bylaw 8685



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Level 1 Parkade Plan at DP



RE-ISSUED FOR R2 & DP	25.01.10	AMS
RE-ISSUED FOR R2 & DP	24.07.09	AMS
RE-ISSUED FOR R2 & DP	24.05.09	AMS
RE-ISSUED FOR R2 & DP	23.12.11	AMS
ISSUED FOR R2P	22.02.09	AMS
ISSUED FOR REWORKING	23.01.12	AMS

NO.	DESCRIPTION	DATE	BY
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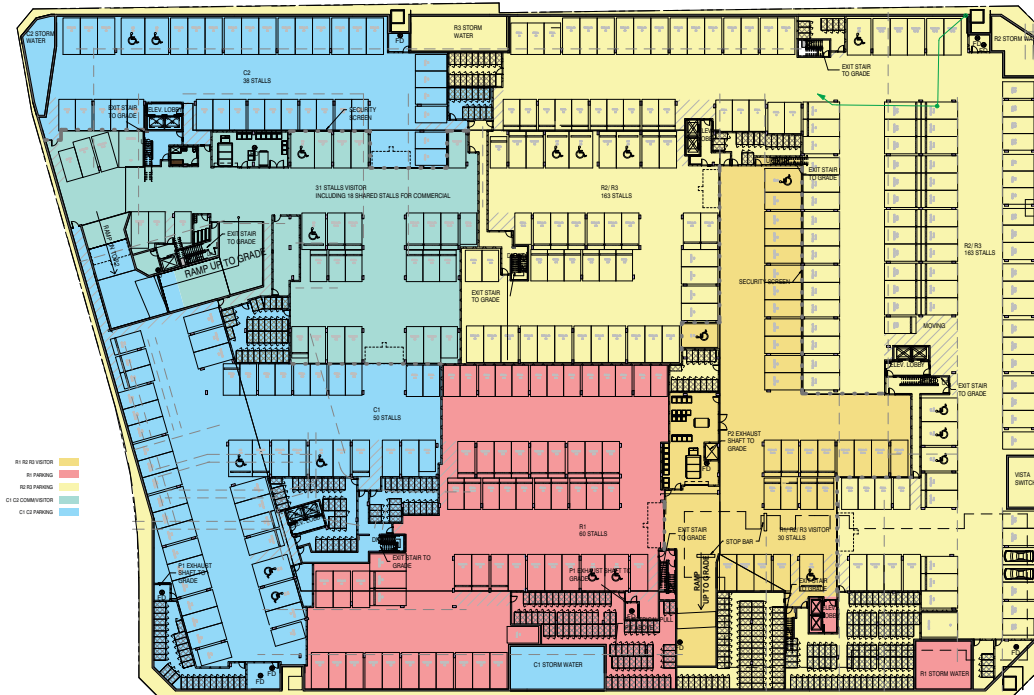
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**Maplewood
Gardens**
Front Street at Riverside,
North Vancouver, B.C.

DRAWING TITLE:
Stall Distribution Level P1

DATE	2025-01-10 12:01:17 PM
DRAWN BY	Author
JOB NO.	1901
REVISION	

SHEET NO.
A106

Proposed Level 1 Parkade Plan



R1 R3 VISITOR
R1 PARKING
R2 PARKING
C1 C2 COMMERCIAL
C1 C2 PARKING

ISSUE FOR DP VARIANCE PERMIT	25.11.07	AMS
RE-ISSUED FOR R2 & DP	25.01.10	AMS
RE-ISSUED FOR R2 & DP	24.07.09	AMS
RE-ISSUED FOR R2 & DP	24.05.09	AMS
RE-ISSUED FOR R2 & DP	23.12.11	AMS
ISSUED FOR ADP	22.02.24	AMS
ISSUED FOR REDRAWING	23.01.12	AMS

NO.	DESCRIPTION	DATE	BY
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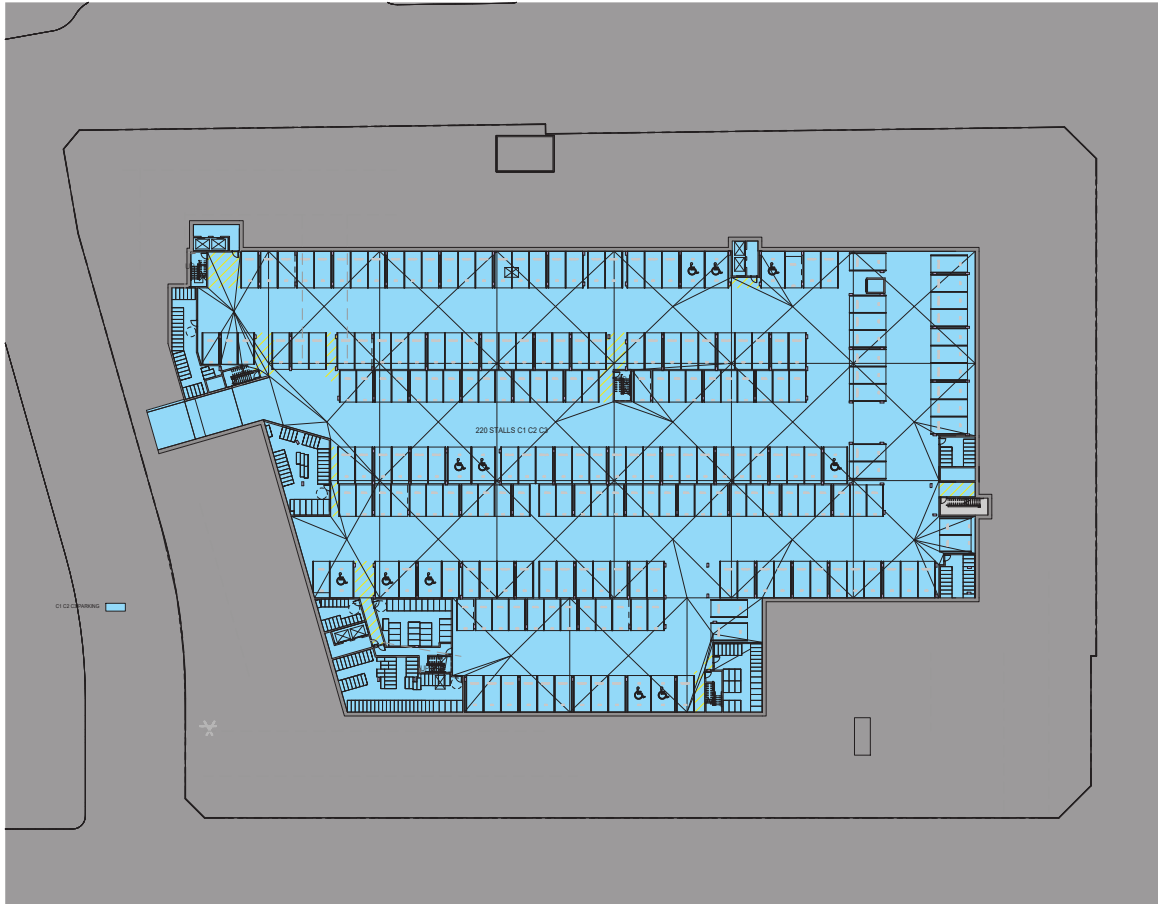
PROJECT TITLE:
**Maplewood
Gardens**
Front Street at Riverside,
North Vancouver, B.C.

DRAWING TITLE:
Stall Distribution Level P1

DATE	11/11/2025 2:27:19 PM
DRAWN	Author
BY	1901
REVISION	

SHEET NO.
A106

Level 2 Parkade Plan at DP



RE-ISSUED FOR RZ & DP	25.01.10	AMS
RE-ISSUED FOR RZ & DP	24.07.09	AMS
RE-ISSUED FOR RZ & DP	24.05.09	AMS
RE-ISSUED FOR RZ & DP	23.12.11	AMS
ISSUED FOR RZ & DP	22.05.09	AMS
ISSUED FOR RECONSTRUCTION	23.01.12	AMS

NO.	DESCRIPTION	DATE	BY
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Vancouver, B.C., V6C 2X8

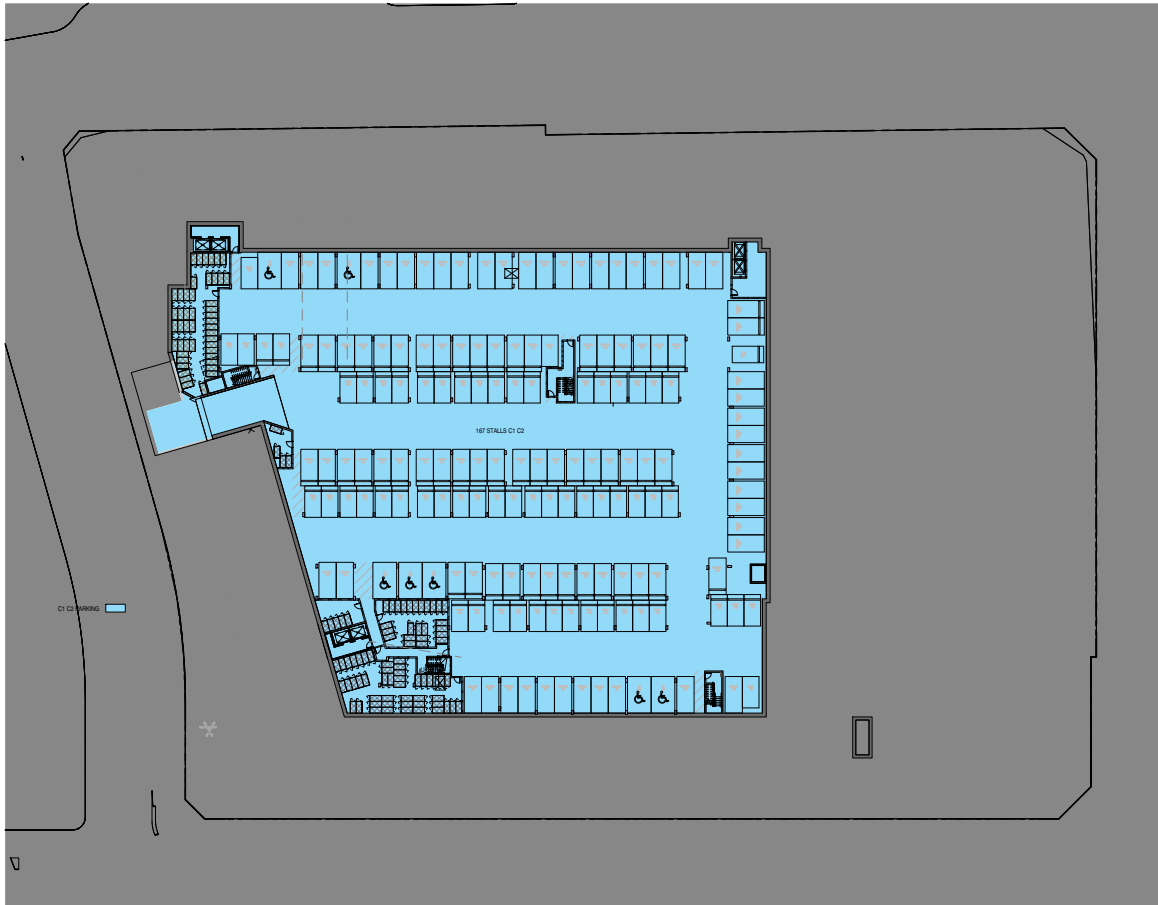
PROJECT TITLE:
**Maplewood
Gardens**
Front Street at Riverside,
North Vancouver, B.C.

DRAWING TITLE:
Stall Distribution Level P2

DATE	2025-01-10 12:28:37
DRAWN	Author
BY	1901
REVISION	

SHEET NO.
A107

Proposed Level 2 Parkade Plan



ISSUE FOR DP VARIANCE PERMIT	25.11.07	AMS
RE-ISSUED FOR R2 & DP	25.01.10	AMS
RE-ISSUED FOR R2 & DP	24.07.09	AMS
RE-ISSUED FOR R2 & DP	24.05.09	AMS
RE-ISSUED FOR R2 & DP	23.12.11	AMS
ISSUED FOR ADP	22.05.24	AMS
ISSUED FOR REZONING	23.01.12	AMS

NO.	DESCRIPTION	DATE	BY
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Vancouver, B.C., V6C 2X8

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

DRAWING TITLE:
Stall Distribution Level P2

DATE	11/17/2025 2:37:21 PM
DRAWN	Author
BY	
JOB NO.	1901
REVISION	

SHEET NO.
A107

Level 1 Floor Plan at DP



Proposed Level 1 Floor Plan



- LIVE / WORK
- LOBBY
- RESIDENTIAL
- AMENITY
- COMMERCIAL
- SERVICE

ARCHITECT:

RWA
ARCHITECTURE

1111 BURNARD STREET
VANCOUVER, B.C. V6C 2K8
TEL: 604.721.0999
F: 604.721.0999
WWW.RWA-ARCH.COM

STAMP:

REGISTERED ARCHITECT
BRITISH COLUMBIA
2025-11-07

ISSUE FOR DP VARIANCE PERMIT	25.11.07	AMG
RE-ISSUED FOR R2 & DP	25.01.10	AMG
RE-ISSUED FOR R2 & DP	24.07.05	AMG
RE-ISSUED FOR R2 & DP	24.05.28	AMG
RE-ISSUED FOR R2 & DP	23.12.11	AMG
ISSUED FOR ADP	22.06.24	AMG
ISSUED FOR REDRAWING	23.01.12	AMG

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

DRAWING TITLE:
Site Plan

DATE	11/11/2025 5:12:29 PM
DRAWN BY	Author
JOB NO.	1901
REVISION	

SHEET NO.
A101

1 Site Plan
1" = 30'-0"

Roof Plan at DP

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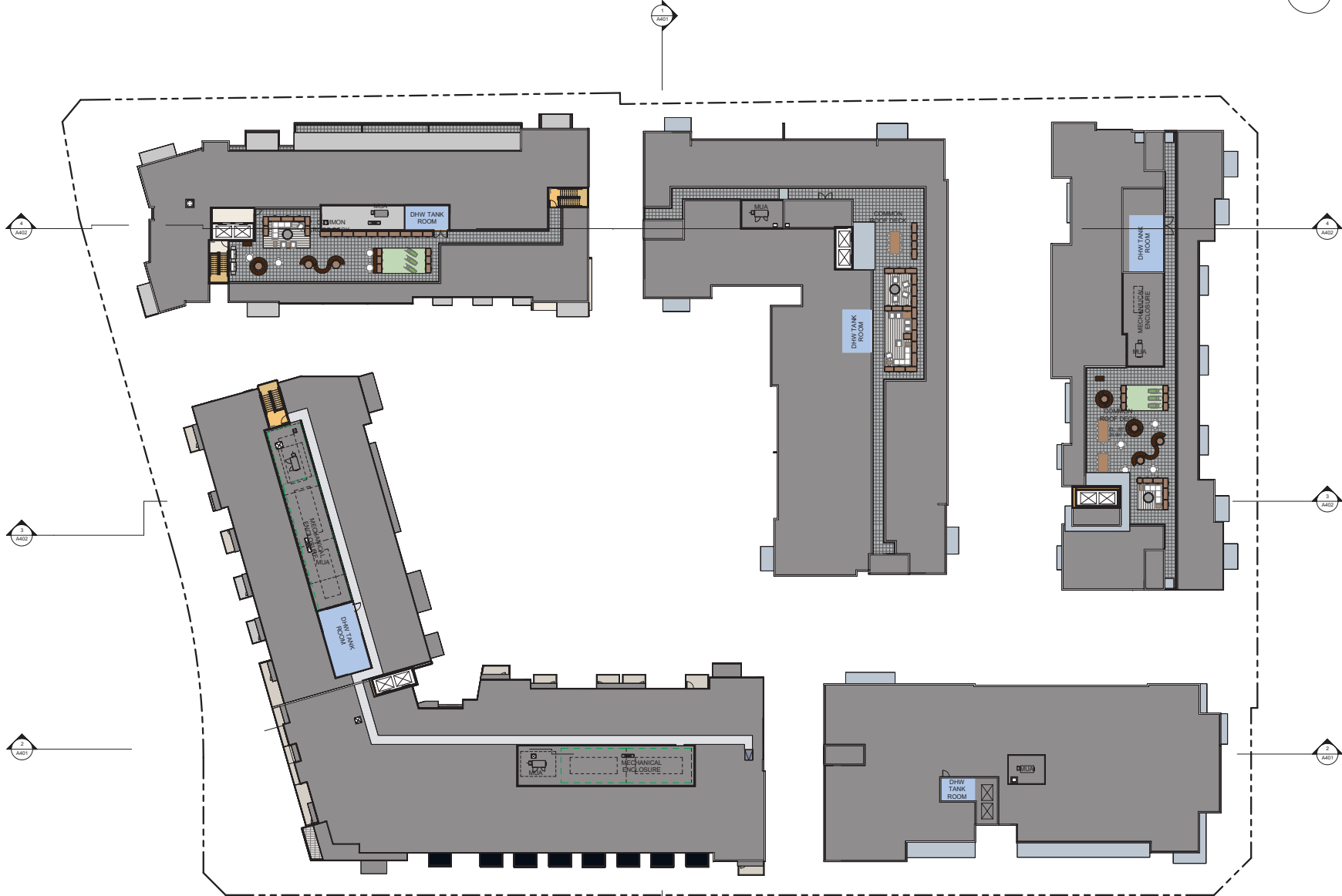
ARCHITECT:

RWA
ARCHITECTURE

1111 KILLICK
VICTORIA, B.C.
T 604.722.0999
F 604.722.0999
www.rwa.ca

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REGISTERED ARCHITECT
BRITISH COLUMBIA
2025.01.10



1 Roof Level
1" = 20'-0"

RE-ISSUED FOR RZ & DP	25.01.10	AMS
RE-ISSUED FOR RZ & DP	24.07.09	AMS
RE-ISSUED FOR RZ & DP	24.05.09	AMS
RE-ISSUED FOR RZ & DP	23.12.11	AMS
ISSUED FOR RZ	22.05.09	AMS
ISSUED FOR RECONSTRUCTION	23.01.12	AMS

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

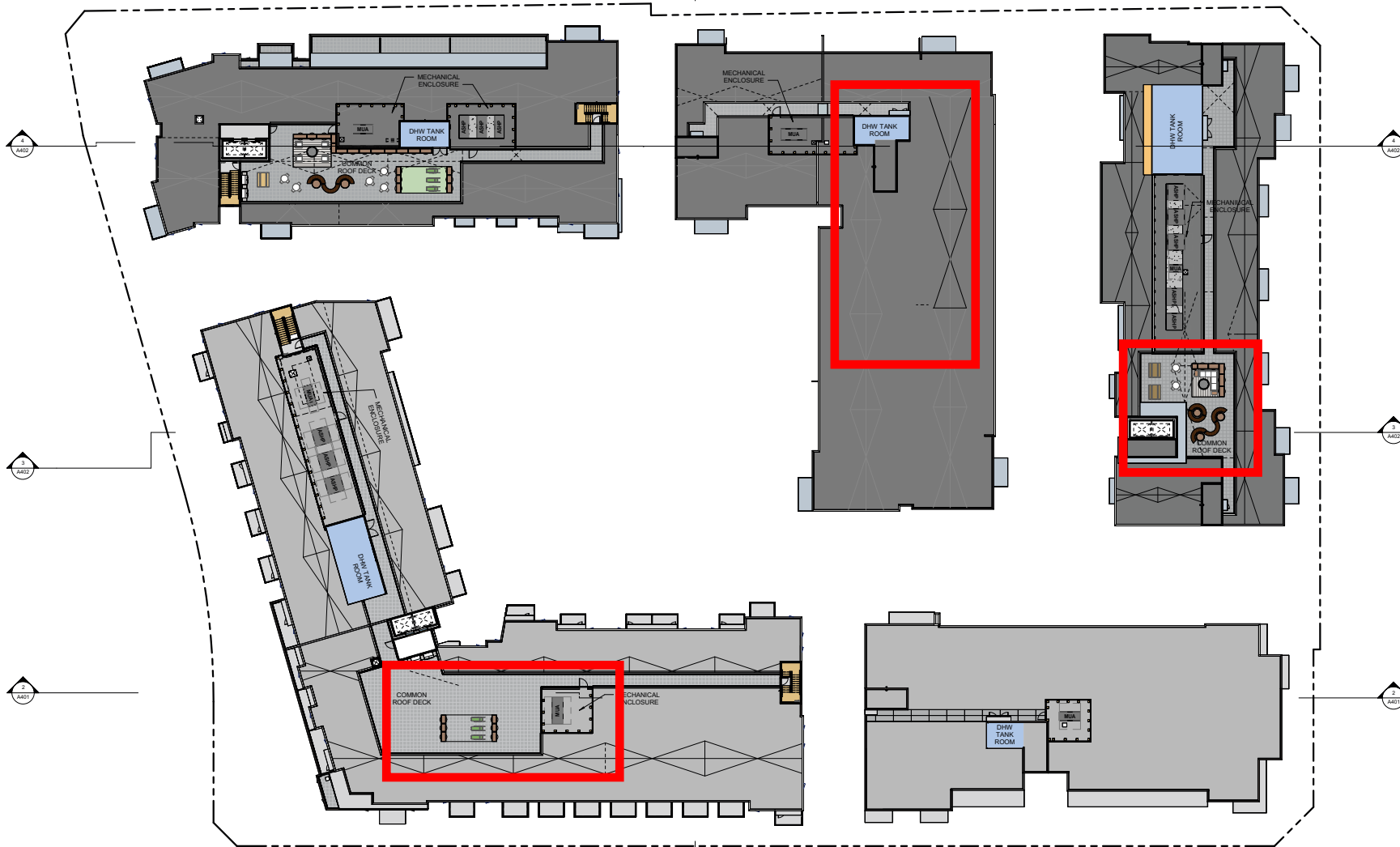
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Roof Level

DATE	2025-01-10 12:03:39 PM
DRAWN	Author
BY	1901
REVISION	

SHEET NO.
A209

Re-issued for RZ & DP - 2025.01.10

Proposed Roof Plan



1 Roof Level
1" = 20'-0"

ISSUE FOR DP VARIANCE PERMIT	25.11.07	AMS
RE-ISSUED FOR R2 & DP	25.01.10	AMS
RE-ISSUED FOR R2 & DP	24.07.05	AMS
RE-ISSUED FOR R2 & DP	24.05.28	AMS
RE-ISSUED FOR R2 & DP	23.12.15	AMS
ISSUED FOR ADP	22.05.24	AMS
ISSUED FOR REDLINING	23.01.12	AMS

NO.	DESCRIPTION	DATE	BY
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Vancouver, B.C., V6C 2X8

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

DRAWING TITLE:
Roof Level

DATE	11/11/2023 2:30:29 PM
DRAWN	Author
BY	1901
REVISION	

SHEET NO.
A209

Issued for Development Variance Permit - 2025.11.07

South and West Elevations at DP Building C1

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RE-ISSUED FOR RZ & DP	25.01.10	AMS
RE-ISSUED FOR RZ & DP	24.07.09	AMS
RE-ISSUED FOR RZ & DP	24.05.09	AMS
RE-ISSUED FOR RZ & DP	23.12.13	AMS
ISSUED FOR ADP	22.06.09	AMS
ISSUED FOR REDLINING	23.01.12	AMS

NO.	DESCRIPTION	DATE	BY
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#800 - 666 Burrard Street,
Vancouver, B.C., V6C 2X8

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

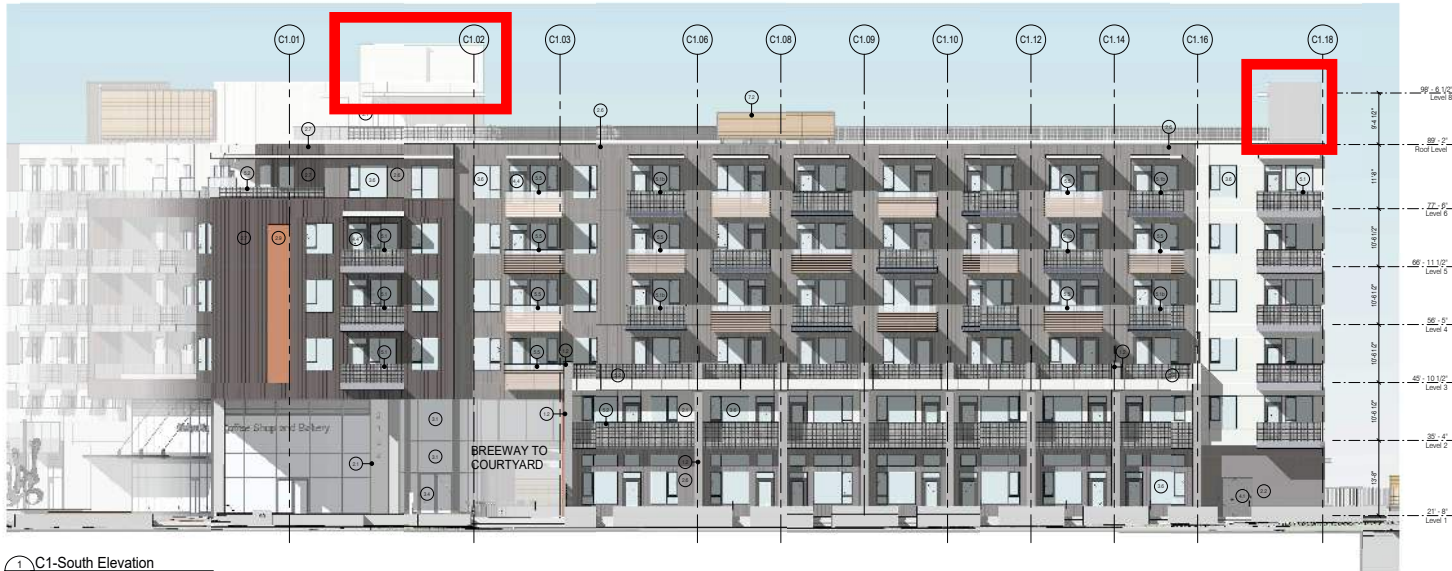
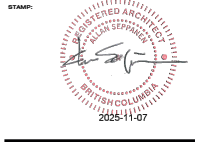
DRAWING TITLE:
Elevations - Building C1

DATE	2025-01-10 12:00:07 PM
DRAWN	Author
BY	
JOB NO.	1901
REVISION	

SHEET NO.
A311

Proposed South and West Elevations Building C1

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1.1	ARCHITECTURAL/BOARD FORMED CONCRETE
1.2	ARCHITECTURAL CONCRETE - CP PAINTED
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)
3.2	ALUMINUM CURTAIN WALL - LOUVRE (CASCADIA - IRON ORE)
3.4	ALUMINUM CURTAIN WALL - DOOR (CASCADIA - IRON ORE)
1.6	VINYL WINDOW (STARLINE CHARCOAL OR SIMILAR)
6.1	METAL WIRE MESH GUARDRAIL w/ LIGHT PANEL (CASCADIA - BONE WHITE)
6.2	METAL WIRE MESH GUARDRAIL @ BALCONY (CASCADIA - BONE WHITE)
6.3	TEMPERED CLEAR GLASS GUARDRAIL w/ LIGHT PANEL (CASCADIA - IRON ORE)
6.3a	TEMPERED CLEAR GLASS GUARDRAIL (CASCADIA - IRON ORE)
6.4	TEMPERED PROTECTED GLASS GUARDRAIL (CASCADIA - IRON ORE)
6.5	TEMPERED CLEAR GLASS GUARDRAIL w/ CORTEN SLATS (CASCADIA - IRON ORE, WESTFORM ACORN SLATS)
6.6	PRE-FINISHED METAL FENCE (CASCADIA - IRON ORE)
6.2	CAST IN PLACE CONCRETE STAIRS
6.7	ACCESS RAMP



RE-ISSUED FOR REZ & DP	25.01.10	AMG
RE-ISSUED FOR REZ & DP	24.07.09	AMG
RE-ISSUED FOR REZ & DP	24.06.09	AMG
RE-ISSUED FOR REZ & DP	23.12.11	AMG
ISSUED FOR ADP	22.06.24	AMG
ISSUED FOR REZ/NOVING	23.01.12	AMG

NO.	DESCRIPTION	DATE	BY
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Vancouver, B.C., V6C 2X8

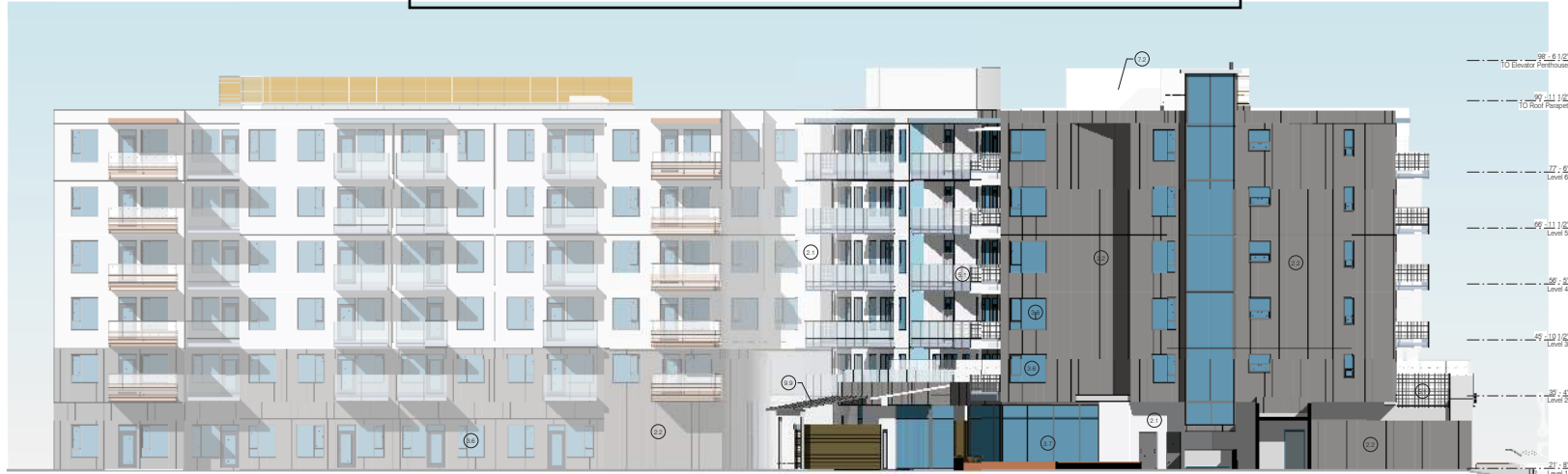
PROJECT TITLE:
**Maplewood
Gardens**
Front Street at Riverside,
North Vancouver, B.C.

DRAWING TITLE:
Elevations - Building C1

DATE	2025-11-07 10:08 PM
DRAWN	Author
BY	
JOB NO.	1901
REVISION	

SHEET NO.
A311

North and East Elevations at DP Building C1



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 - PAINTED
1.3	ARCHITECTURAL CONCRETE COLUMN - LIGHT SAND/ART
2.1	CEMENTITIOUS PANEL GLAZING
2.2	METAL CLADDING PANEL
2.3	METAL CLADDING - ACCENT COLOUR
3.1	ALUMINUM CURTAIN WALL - DOUBLE GLAZED
3.2	ALUMINUM SPANDREL PANEL
3.4	ALUMINUM WINDOW WALL - DOUBLE GLAZED
3.6	VINYL WINDOW
3.7	ALUMINUM STOREFRONT - DOUBLE GLAZED
4.2	DOOR - WOOD FINISH
4.5	CURTAINWALL DOOR
5.0	GLASS & METAL
5.1	METAL MESH GUARDRAIL
5.2	ALUMINUM + GLASS PRIVACY SCREEN
5.3	TEMPERED GLASS GUARDRAIL/ALUMINUM FRAME
5.4	TEMPERED GLASS GUARDRAIL WITH COLOURED SLATS
5.5	PRE-FINISHED METAL SCREEN
5.6	PRE-FINISHED METAL FENCE
5.9	METAL LOUVER
5.10	PRE-FINISHED METAL PICKET RAILING
6.2	WOOD COLOURED CLADDING
7.2	MECHANICAL ENCLOSURE-WOOD COLOURED SCREEN
7.3	FIRE DEPARTMENT CONNECTION
8.1	PAD MOUNTED TRANSFORMER
8.2	
8.4	
9.1	OP CONCRETE PLANTER WALL
9.4	CAST IN PLACE CONCRETE STAIRS
9.5	WOODEN BENCH AT CONCRETE PLANTER WALL
9.7	ACCESS RAMP
9.8	INTERPHONE
9.9	ALUMINUM/GLASS RAIN PROTECTION
9.10	PUBLIC ART INSTALLATION



NO.	DESCRIPTION	DATE	BY
1	RE-ISSUED FOR RZ & DP	25.01.10	AMS
2	RE-ISSUED FOR RZ & DP	24.07.09	AMS
3	RE-ISSUED FOR RZ & DP	24.05.09	AMS
4	RE-ISSUED FOR RZ & DP	25.12.11	AMS
5	RE-ISSUED FOR REDRAWING	03.05.10	AMS
6	ISSUED FOR REDRAWING	23.01.12	AMS

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

DRAWING TITLE:
Elevations - Building C1

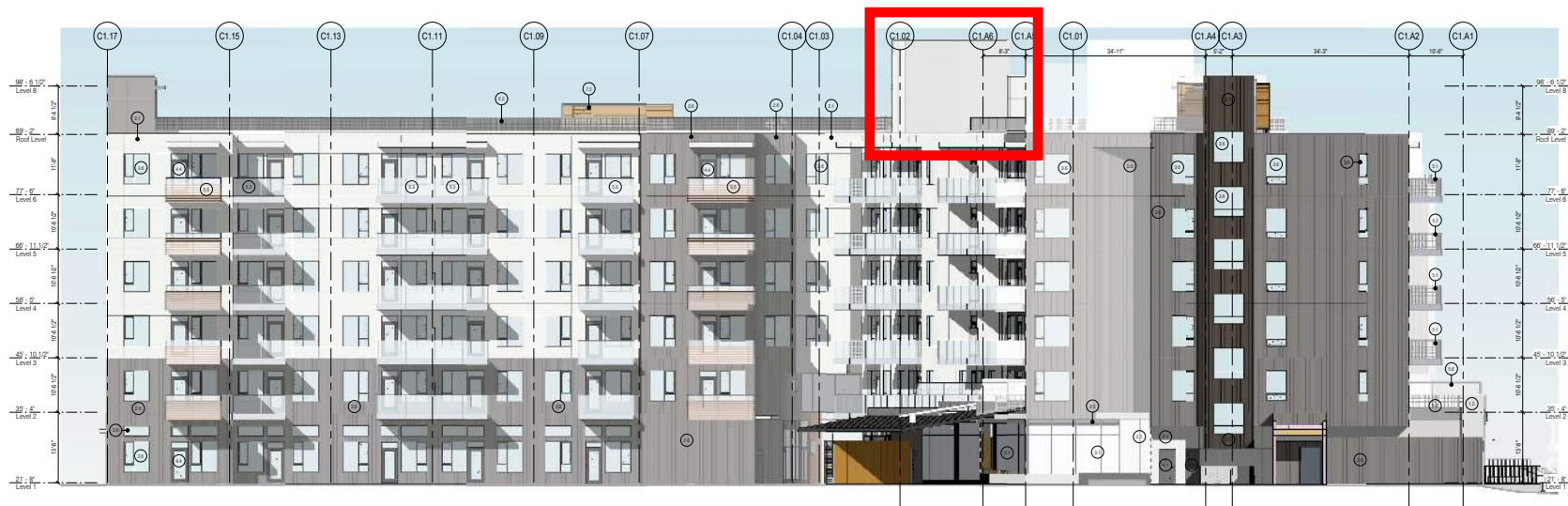
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JOB NO.: 1901
REVISION:

SHEET NO.
A312

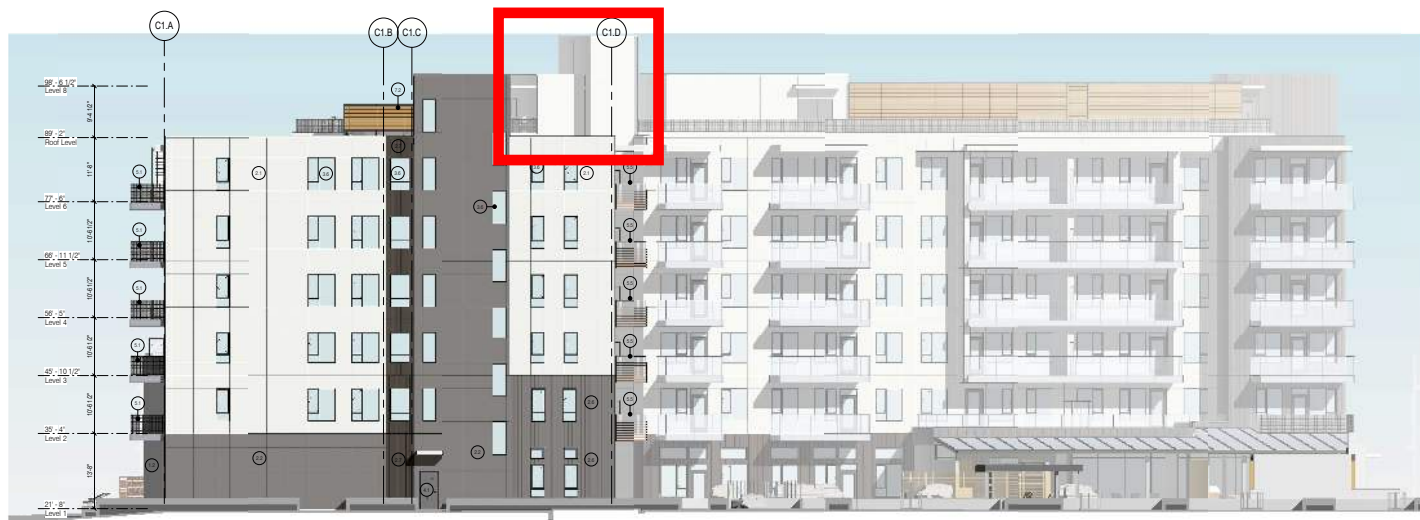
Re-issued for RZ & DP - 2025.01.10

Proposed North and East Elevations Building C1

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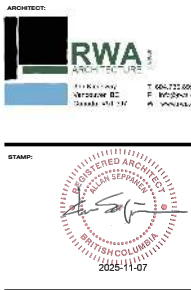


1 C1-North Elevation
3/32" = 1'-0"



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)
3.6	VINYL WINDOW (STARLINE CHARCOAL 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)
5.3a	TEMPERED CLEAR GLASS GUARDRAIL (CASCADIA - IRON ORE)
5.4	TEMPERED FROSTED GLASS GUARDRAIL (CASCADIA - IRON ORE)
5.5	TEMPERED CLEAR GLASS GUARDRAIL w/ CORTEN SLATS (CASCADIA - IRON ORE, WESTFORM - ACORN SLATS)
5.6	PRE-FINISHED METAL FENCE (CASCADIA - IRON ORE)
5.7	CAST IN PLACE CONCRETE STAIRS
5.7	ACCESS RAMP



ISSUE FOR DP VARIANCE PERMIT	25.11.07	AMS
RE-ISSUED FOR R2 & DP	25.01.10	AMS
RE-ISSUED FOR R2 & DP	24.07.00	AMS
RE-ISSUED FOR R2 & DP	24.05.28	AMS
RE-ISSUED FOR R2 & DP	23.12.14	AMS
RE-ISSUED FOR REDRAWING	23.03.15	AMS
ISSUED FOR REDRAWING	23.01.12	AMS

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Quadreal
#800 - 666 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 10:10 AM
DRAWN BY	Author
CHECKED BY	1901
REVISION	

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