AGENDA INFORMATION				
☑ Regular Meeting	Date: September 21, 2026			
☐ Council Workshop	Date:			
☐ Information Report	Date:	Dept. Manager	GM/ Director	CAO
☐ Other	Date:			

The District of North Vancouver
REPORT TO COUNCIL

September 1, 2026
Case: PLN2019-00030
File: 08.3060.20/030.19

AUTHOR: **Mina Sami, Development Planner**

SUBJECT: **DEVELOPMENT PERMIT 30.19 - 526-550 Riverside Drive & 2194 Windridge Drive**

RECOMMENDATION:

THAT Development Permit 30.19 to allow for a 36-unit townhouse development at 526-550 Riverside Drive & 2194 Windridge Drive is ISSUED.

REASON FOR REPORT:

The subject site is in Development Permit Areas (DPAs) for Form and Character, Energy and Water Conservation and Greenhouse Gas Emission Reduction, and Wildfire Hazard. As such, the project requires Council's issuance of a Development Permit.

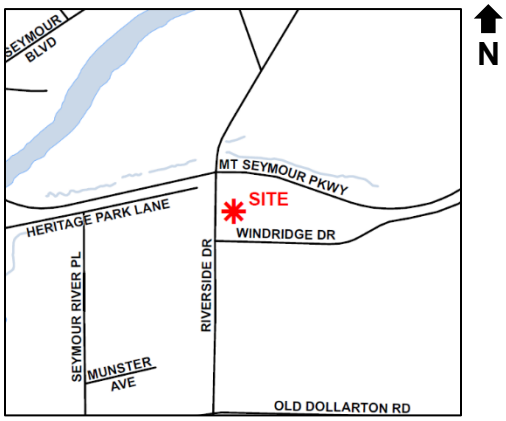


Figure 1: Site Location

SUMMARY:

Montage Development has applied on behalf of Summit Wind Properties Ltd., to redevelop the site for 36-strata townhouse units in two 3-storey buildings and two 4-storey buildings over a shared underground parkade.

Bylaw 8770, rezoning the site to the Comprehensive Development Zone 161 (CD161), received First, Second and Third readings[1] on March 16, 2026, and is scheduled for consideration of adoption on September 21, 2026. As stated in the adoption report, since Council referred this bylaw back to staff to work with the applicant on July 20, 2026 (staff report to Council

[1] First, Second and Third Reading Report #6690359
Minutes of the Council's meeting for First, Second and Third readings #6729954

#6752048), staff and the applicant have worked together to resolve the site servicing issues. All servicing issues have now been resolved to staff's satisfaction. In particular, the rollback on Metro Vancouver DCC has assisted with the applicant's finance and the project is now able to proceed.

If Bylaw 8770 is adopted at the September 21, 2026, Council meeting, then Development Permit 30.19 is ready to be considered for issuance. This report recommends issuance of a Development Permit as the proposal is compliant with the applicable Development Permit Guidelines.

DISCUSSION

The proposal

The site is approximately 2,735 m² (29,445 sq. ft.) in area and comprises four single-family residential lots located at the northeast corner of Riverside Drive and Windridge Drive within the Maplewood Village Centre.

In compliance with the CD161 zone, the proposal consists of 36 strata townhouse units with a density of 1.2 FSR. The development includes a mix of 14 one-bedroom, 6 two-bedroom, and 16 three-bedroom dwellings, of which 8 units include lock-off suites. The units range in size from approximately 49.2 m² (422 sq. ft.) to 146 m² (1,576 sq. ft.).



Figure 2: Aerial of Site

For details regarding land use and parking, please refer to the full Rezoning staff report.

Evaluation of Form and Character for Ground Oriented Housing DPA

The proposal has been reviewed against the District's form and character guidelines for ground-oriented multifamily housing, as outlined in Schedule B of the OCP. Notable highlights from the guidelines include:

Public Realm, Streetscape Elements and Neighbourhood Fit

As shown on the site plan (Figure 3), the proposal consists of four buildings connected by an internal pedestrian walkway. Ground-oriented units are located along the street frontages to help animate the public realm and establish a strong and legible street presence consistent with the surrounding neighbourhood's building forms.

The internal walkway, along with private patios facing it, provides an extension of the interior living spaces, while an amenity outdoor space and children's playground at the north end of the site offer areas suitable for gathering and fostering a sense of community within the development.

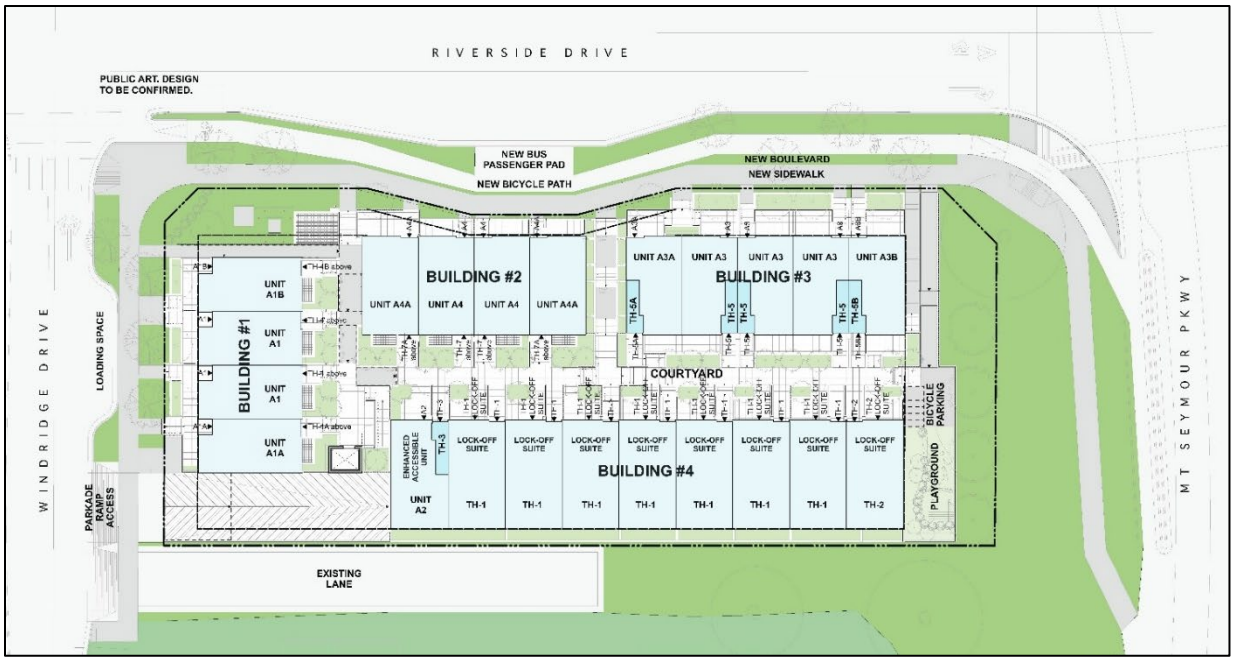


Figure 3: Proposed Site Plan

The height and massing of the development consist of two 3-storey buildings (Buildings 3 and 4) and two 4-storey buildings (Buildings 1 and 2). Upper levels are stepped back to minimize the perceived scale of the buildings from the pedestrian perspective and to reduce shadowing and contribute to a more articulated and varied street frontage.



Figure 4: North-west corner perspective at Riverside Drive and Mt Seymour Parkway



Figure 5: West elevation on Riverside Drive (building 2 and 3)



Figure 6: South elevation on Windridge Drive (building 1)

Trees Replacement and Landscaping

In accordance with the arborist's recommendations, all 31 on-site trees are proposed for removal to reduce wildfire risk and accommodate construction impacts. Of the 34 District trees located within approximately 4 metres of the property line or with a tree protection zone extending into the subject site, 31 are recommended for removal and 3 are recommended for retention.

Based on the arborist's assessment, 33 replacement trees are required to compensate for the removal of large-diameter trees. As shown on the landscape plan (Figure 7), both street trees and on-site trees are recommended for replanting. At the Building Permit stage, a tree permit will be required to confirm compensation requirements with Environment and Parks for the removal of protected trees and to address any shortfall in required replacement planting.



Figure 7: Proposed Landscape Plan

Furthermore, the site landscaping incorporates privacy screens and landscaping at unit entrances to define private areas and enhance resident privacy, while a landscaped central courtyard provides access to unit entries and private outdoor spaces and supports social interaction. A children's playground at the north end of the site provides an accessible shared amenity for play and informal gathering. Tree removal along the northern portion of the site is intended to improve visibility and passive surveillance of the play area, with a single row of trees retained for shade and buffering while maintaining clear sightlines.

Architectural Character

The rectilinear massing reflects the character of emerging adjacent developments and incorporates recessed forms with contrasting materials to create a varied and articulated street frontage. Subtle design variations are incorporated across the four buildings in the proposed development. While a consistent material palette is used, variations in building height and material articulation create visual interest and contribute to a varied street frontage.

Accessible Units

The development includes one dwelling unit designed in accordance with the Accessible Design Policy for Multi-Family Housing. This unit incorporates Enhanced Accessible Design elements. Accessibility is provided to the entry and courtyard areas of this unit by an accessible ramp from Windridge Drive. The underground parkade includes six accessible parking spaces, with elevator access provided to the courtyard and street level.

Acoustic Performance

Prior to issuance of a Building Permit, the applicant will be required to submit a report from a qualified noise consultant demonstrating that the building will enable these standards to be met.

Vehicle and Bicycle Parking

Parking is provided in a single-level of underground parking accessed via Windridge Drive. The parking provided complies with the CD161 zone, including a total of 39 parking spaces, 35 unbundled residential parking spaces and 4 visitors parking spaces, whereby 6 are accessible. "Level 2" Electric Vehicle charging will be provided in 100% of the residential parking spaces in accordance with the Section 10 of the Zoning Bylaw.

The proposal also includes space for 74 "Class 1" (Long-term) bicycle storage spaces and storage lockers within the underground parking area and six "Class 2" (Short Term) bicycle storage spaces, which is in accordance with the District's Bicycle Parking and end-of-trip Facilities policy and CD161 zone. A bicycle maintenance room is also proposed in the underground parking garage.

Evaluation of Energy and Water Conservation and Greenhouse Gas Emission Reductions DPA

The project is designed in accordance with this DPA, targeting a Step Code Level 4 and Emissions Level 3 for Part 9 buildings (buildings 3 and 4) and Step Code Level 3 and Emissions Level 3 for Part 3 buildings (buildings 1 and 2). The applicant has provided a commitment letter outlining how the project will address the applicable DPA requirements.

Energy Conservation

The project incorporates a comprehensive approach to energy conservation through both building design and transportation strategies. Its proximity to the Frequent Transit Network, bicycle lanes, and essential services encourages low-carbon mobility options, further supported by the provision of 100% EV-ready parking stalls, ample bicycle parking, and accessible transit-oriented amenities.

In terms of building performance, the project is designed to meet provincial energy requirements by targeting BC Energy Step Code and Zero Carbon Step Code standards (EL-3), achieved through high-performance building envelopes, improved airtightness, and high-efficiency systems such as electric heat pumps for space heating, electric domestic hot water systems, and heat recovery ventilators in each suite. Energy-efficient LED lighting, low-flow plumbing fixtures, and high-performance appliances further reduce overall consumption.

Water Conservation

The project incorporates water efficiency measures aimed at reducing potable water consumption and managing stormwater impacts. All plumbing fixtures are proposed as low-flow fixtures to minimize water use and reduce wastewater generation. In addition, rainwater from roofs and terraces is captured and retained on-site through a stormwater detention tank, where it is gradually released to the District storm sewer system. This approach helps moderate peak stormwater flows and reduces the overall demand on municipal infrastructure.

Greenhouse Gas Emission Reduction

The development supports greenhouse gas emission reductions through its alignment with solid waste management strategies outlined in the Emissions Plan. Dedicated waste and recycling areas are provided to facilitate efficient separation and diversion of materials, enabling participation in the District of North Vancouver's waste management system, including bi-weekly collection and other diversion initiatives.

Protection of Development from Hazardous Conditions - Wildfire Hazard DPA

The proposed design reflects the OCP Guidelines for Protection of Development from Hazardous Conditions (Wildfire Hazard). A Wildfire Hazard DP Area Assessment Report by Diamon Head Consulting, dated April 29, 2026, was submitted with the application. The proposal is designed to align with the recommendations of the consultant. The wildfire hazard assessment indicates a low overall risk for the proposed development, given the predominantly deciduous forest within 10–30 metres, which presents a low fuel hazard rating. Based on

FireSmart principles, the development is expected to maintain a low structural wildfire hazard provided recommended mitigation measures are implemented. The landscape design supports wildfire resilience by excluding high-risk vegetation and ensuring combustible materials are set back from structures. Use of ignition-resistant or non-combustible building materials in accordance with NFPA 1144 is recommended to further reduce risk.

FINANCIAL CONTRIBUTIONS & INFRASTRUCTURE IMPROVEMENTS

The development includes on-site and off-site infrastructure improvements, landscaping, and approximately 333.38 m² (3,588.47 sq. ft.) of land dedication. The required works include off-site civil, drainage, sanitary, stormwater, road, sidewalk, cycling, street lighting, utility, landscaping, and intersection improvements along Riverside Drive, Windridge Drive, Mount Seymour Parkway, and the adjacent lane. The works also include improvements to the intersection of Riverside Drive and Mount Seymour Parkway, as well as an upgrade to approximately 75 metres of the existing storm main along Mount Seymour Parkway and Heritage Park Lane.

The above civil works was the subject of a Council report on July 20, 2026, in particular upgrading of the 75 metres of the existing storm main along MSP. With the rolling back of Metro Vancouver DCCs (to the previous 2025 rates) as well as the arrangement of a latecomer agreement, the applicant has now agreed to upgrade all required off-site infrastructure, at no cost to the District. The commitment is secured in the Development Covenant, which is now registered on title.

The cash contributions associated with the project include:

- CAC contribution of $638,242, including an on-site public art contribution;
- DCC's estimated at $821,052 subject to rates in effect at Building Permit issuance; and
- Greater Vancouver Sewerage & Drainage District (GVS&DD), Greater Vancouver Waste District (GVWD), and TransLink DCCs estimated at a total of $697,628, subject to rates in effect at Building Permit issuance.

CONSTRUCTION TRAFFIC MANAGEMENT PLAN

The site is shown in relation to other residential construction projects and potential development projects in the image below (Figure 8). In order to reduce development's impact on pedestrian and vehicular movements, the applicant is required to provide a Construction Traffic Management Plan (CTMP). Staff are continuing to work with the applicant on the CTMP and a final accepted version will be required prior to issuance of any building permits.

The CTMP must outline how the applicant will coordinate with other projects in the Maplewood area to minimize construction impacts on pedestrian and vehicle movement along Riverside Drive and Mt Seymour Parkway. As Riverside Drive heading northbound on to Mount Seymour Parkway is currently utilized as an essential oversized truck alternate route for vehicles too tall to access the Main Street Flyover of Highway 1, the District requires that on Riverside Drive a minimum 5m wide dedicated northbound travel lane for oversized vehicles is maintained throughout construction.

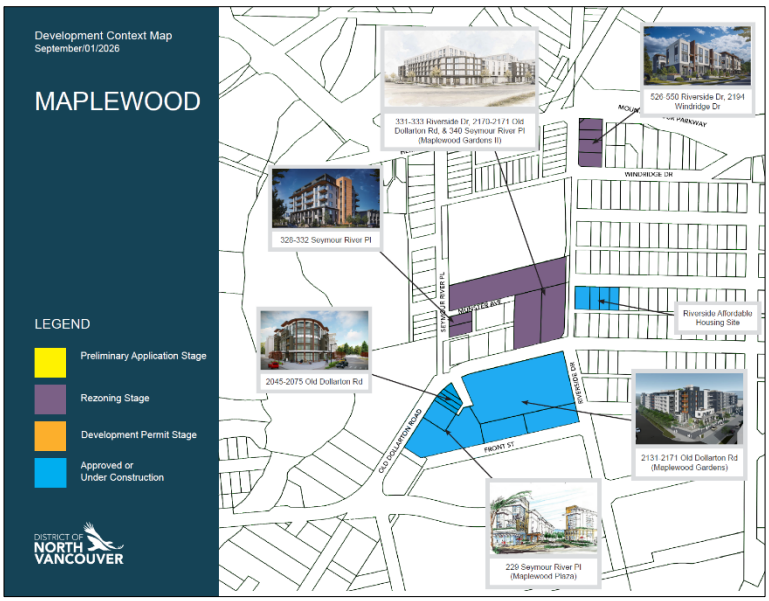


Figure 8: Development Context Map

In particular, the Construction Traffic Management Plan must:

1. Provide safe passage for pedestrians, cyclists, and vehicle traffic;
2. Outline roadway efficiencies (i.e. location of traffic management signs and flaggers);
3. Make provisions for trade vehicle parking which is acceptable to the District and minimizes impacts to neighbourhoods;
4. Provide a point of contact for all calls and concerns;
5. Provide a sequence and schedule of construction activities;
6. Identify methods of communication with other developments in the area;
7. Address silt/dust control and cleaning up from adjacent streets;
8. Provide a plan for litter clean-up and street sweeping adjacent to site;
9. Include a communication plan to notify surrounding businesses and residents; and,
10. Commit to install cameras where necessary to assist staff in monitoring construction activities.

The requirement for an accepted construction traffic management plan is secured within the Development Covenant.

CONCURRENCE

The project has been reviewed by staff from the Environment, Building and Permits, Legal, Parks, Engineering, Community Planning, Urban Design, Transportation, and Fire departments and the Arts Office.

CONCLUSION

The project has been designed in accordance with the CD161 Zone regulations and the DPA Guidelines for Ground-Oriented Multifamily Housing, Greenhouse Gas Emission Reduction, and

Wildfire Hazard in the OCP. It also addresses the policy directions in the OCP and OCP Action Plan by providing low-carbon, ground-oriented units for families and seniors in close proximity to a village centre.

Development Permit 30.19 is now ready for Council's consideration.

Options:

The following options are available for Council's consideration:

- Issue Development Permit 30.19 (Attachment 1) (staff recommendation); or
- Deny Development Permit 30.19 and provide direction to staff.

Respectfully submitted,



Mina Sami
Development Planner

Attachments:

1. Development Permit 30.19 and attachments

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		❑ Development Services			

DISTRICT OF NORTH VANCOUVER
355 West Queens Road
North Vancouver, BC V7N 4N5
604-990-2311
DNV.org

THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER

DEVELOPMENT PERMIT 30.19

This Development Permit 30.19 is hereby issued by The Corporation of the District of North Vancouver to the registered owner(s) for the development of a 36-unit townhouse development on the properties located at 526 Riverside Dr, 540 Riverside Dr, 550 Riverside Dr, 2194 Windridge Dr, legally described as

- Lot F Blocks 44, 45 And 49 District Lot 611 Plan 3903, (PID: 002-468-271);
- Lot B Block 50 District Lot 611 Plan 15472, (PID: 007-659-784);
- Lot A Block 50 District Lot 611 Plan 15472, (PID: 006-317-022); and
- Lot 1 Block 44 District Lot 611 Plan 11853, (PID: 007-905-815).

subject to the following terms and conditions:

A. The following Zoning Bylaw regulation is varied under Part 14, Division 7, Subsection 490 (1) (a) of the Local Government Act:

   1. The minimum permitted height of building 3 under *Section 4B 161 – 7 Heigh; Subsection (a); Table 2. Building Height* is varied to 11.9m (39 ft)

B. The following requirement is imposed under Subsection 490 (1) (c) and section 504 of the Local Government Act*:*

   1. Substantial construction as determined by the General Manager of Planning Properties and Permits or his/her designate shall commence within two years of the date of this permit or the permit shall lapse.

   2. Prior to expiry under B (1) above, the applicant may request an extension to the permit for a period no longer than 1 year and if granted by the District, may be subject to new conditions. The granting of an extension will be at the sole discretion of the General Manager of Planning Properties and Permits or his/her designate.

   3. A Construction Management Plan is required prior to issuance of the Building Permit and Excavation Permit, and may require amendments during the course of construction to ensure that construction impacts are minimized.

C. The following requirements are imposed under Subsections 491 (2) of the Local Government Act:

   1. No work shall take place except to the limited extent shown on the attached plans (DP 30.19 1 through 47) and in accordance with the following specifications:

i. Measures to mitigate wildfire hazard as described in the Wildfire Assessment Report prepared by Diamond Head Consulting dated April 29, 2026, will be carried out as prescribed in the report.

ii. Ongoing building envelope and landscape maintenance shall occur in accordance with the requirements set out within the Wildfire Hazard Assessment Report by Diamond Head Consulting dated April 29, 2026.

iii. The requirements of the Wildfire Hazard Development Permit do not imply that consent would be forthcoming from the owner(s) or shared owner(s) of any tree(s) slated to be pruned or removed, or from any other person from whom consent would be required prior to undertaking the works.

iv. The applicant is advised that a detailed arborist report based on a topographical survey of the trees within and within influencing distance of the subject site is required at the demolition and building permit stage. The arborist report must schedule all bylaw trees to be removed or pruned and detail any protection requirements for those being retained.

v. A post construction report by the Registered Professional(s) shall be submitted prior to finalization of the Building Permit and release of security deposit monies held by the District, stating that the development has been carried out in accordance with the above mentioned Wildfire Hazard Assessment report, including, but not limited to:

a) Building construction has occurred using the building materials as cited in the Wildfire Hazard Assessment Report by Diamond Head Consulting dated April 29, 2026 or their fire resistant equivalents have been implemented to meet the requirements for development within the Wildfire Hazard Development Permit Area.

b) Landscaping is to be in accordance with the recommendations of the Wildfire Hazard Assessment Report by Diamond Head Consulting dated April 29, 2026.

c) Mitigation measures have been carried out in accordance with the recommendations of the Wildfire Hazard Assessment Report by Diamond Head Consulting dated April 29, 2026.

D. The following requirements are imposed under Subsections 491 (7) and (8) of the Local Government Act*:*

1. The site shall be developed in accordance with the attached plans (DP 30.19 1 through 47).

2. All signage proposed must comply with the District of North Vancouver Sign Bylaw.
3. Prior to the issuance of a Building Permit, the following shall be submitted to:

    i. Planning Department:
        a) Confirmation of registration of a Section 219 Restrictive Covenant for:

            - Stormwater management covenant.
            - Public art covenant.
            - Sidewalk Statutory Right of Way.

        b) Confirmation that the accessible designs measures included in the project are as outlined on the attached plans (DP 30.19 - 8), whereby one unit (3% of total) are in compliance with 'basic' and 'enhanced' accessible design criteria per the *District's Accessible Design Policy for Multi-Family Housing Policy.*

    ii. Parks Department:

        a) A final detailed landscape plan prepared by a Landscape Architect registered in British Columbia for the approval of the General Manager of Engineering or their designate;

        b) A written landscape estimate in accordance with District format, submitted by the Landscape Architect for approval by the Parks and Engineering Services Department for the installation of all landscaping as shown on the final approved landscape plan; and,

        c) A completed "Permission to Enter" agreement to provide evidence that a Landscape Architect has been retained to supervise the installation of the landscape works and the written authorization for the District or its agents to enter the premises and expend any or all of the deposit monies to complete the landscape works in accordance with the approved landscape plan.

    iii. Engineering Department:

        a) Finalized civil and electrical engineering plans designed by a Professional Engineer, for review and acceptance by the Engineering Department; and

        b) An executed Engineering Services Agreement between the property owner and the District related to the required upgrading of off-site facilities on Riverside Drive, Windridge Drive and Mount Seymour Parkway. Upgrades will include, but are not limited to: street lighting, sidewalk, curb gutter, new service connections, street trees, storm sewer upgrades, and street improvements.

E. The following requirements are imposed under Subsections 491 (9) and (10) of the Local Government Act:

1. The site shall be developed in accordance with the recommendations of the Energy Water and GHG Conservation Report prepared by Integra Architecture Inc. dated April 28, 2026, and Embodied Carbon Analysis Memo prepared by Montage Development Consultant dated June 1, 2026.

2. Prior to issuance of the Building Permit the following is required:

    i. Confirmation of the green building features included in the project to fulfil the Energy and Water Conservation and Greenhouse Gas Emission Reduction Development Permit area guidelines and meet Step Code Level 4 and Emissions Level 3 for Part 9 buildings (buildings 3 and 4) and Step Code Level 3 and Emissions Level 3 for Part 3 buildings (buildings 1 and 2), as outlined in the reports noted above.

F. The following requirements are imposed under Subsection 502 of the Local Government Act*:*

1. Prior to issuance of the Building Permit the following deposits are required:

    i. A security deposit equal to the greater of 125% of the estimated cost of all on-site landscaping, in accordance with the approved cost estimate or $100,000. The deposit must be provided prior to issuance of a Building Permit for the development on the Land and will be held as security for landscaping, building and environmental works.

    ii. Engineering security deposit(s), in an amount specified in the Engineering Services Agreement, to cover the construction and installation of all off-site engineering and landscaping requirements.

G. Nothing in this Development Permit alters or affects in any way any of the preconditions to issuance of a Building Permit as set out in section 219 Covenants, if any, registered against the Land in favour of the District.

_____

Mayor

_____

Corporate Officer

PROPOSED MULTI-FAMILY DEVELOPMENT

ISSUE 9 - RZ / DP Resubmission

May 7, 2026

CONTACT LIST

Client	Montage Development	*Michael Kong*	604.551.0912	michaelk@montagedevelopment.ca
Architectural	Integra Architecture Inc. 2330-400 Granville Street Vancouver BC, V6C 1S4	*Collin Truong*	604.688.4220	collint@integra-arch.com
Project Manager				
Site				
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Electrical	Smith and Anderson 6400 Roberts St #300, Burnaby, BC V5G 4C9	*Ian Grannary*	250.801.8127	ian.grannary@smithandanderson.com
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Civil	Creus Engineering suite 610 - East Tower, 221 Esplanade West, North Vancouver, BC V7M 3J3	*Fred Ciambrell* *Andrew Gondosi*	604.987.9070	fciambrell@creus.ca agondos@creus.ca
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Code	Senez 1777 56 St #202, Delta, BC V4L 0A6	*Richard Yang*	604.613.1904	ryang@senezco.com
Traffic	Bunt Engineering 1050 W Pender St #1550, Vancouver, BC V6E 3S7	*Tyler Thomson* *Yulia Liem* *Caitlyn Quach*	250.920.6504	tthomson@bunteng.com tpliem@bunteng.com cquach@bunteng.com
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Sustainability	E3 ECO Group #400 – 8085 North Fraser Way Burnaby BC, V5J 5M8	*Emma Conway* *Diane Tran*	604.874.3715 604.874.3715	emma@e3ecogroup.com diane@e3ecogroup.com

Civic Address:
526 - 550 RIVERSIDE DRIVE & 2194 WINDRIDGE DRIVE, NORTH VANCOUVER, BC

Development Permit Number: **N/A**

Building Permit Number: **N/A**

Note: Drawings only to scale when printed on 42x30 sheets

DRAWING INDEX

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A-0.011	SITE CONTEXT	
A-0.012	SITE CONTEXT AND PHOTOS	
A-0.020	DESIGN RATIONALE	
A-0.021	DESIGN CONSTRAINTS AND PLANNING ISSUES	1/32" = 1'-0"
A-0.030	ACCESSIBLE DESIGN POLICY (DNV)	
A-0.040	PERSPECTIVES	
A-0.070	TOPOGRAPHICAL SURVEY	
A-0.071	TOPOGRAPHICAL SURVEY	

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A-1.200	SITE PLAN - SOLID WASTE AND RECYCLING PLAN	
A-1.200	SITE SECTIONS	3/32" = 1'-0"
A-1.210	SITE SECTIONS	3/32" = 1'-0"
A-1.220	SITE SECTIONS	3/32" = 1'-0"

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A-2.200	LEVEL 2	1/8" = 1'-0"
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A-3.310	UNIT TH-4A
A-3.320	UNIT TH-4B
A-3.400	UNIT A3 / TH-5
A-3.410	UNIT A3A / TH-5A
A-3.500	UNIT A3B / TH-5B
A-3.600	UNIT A4 / TH-7
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A-4.100	ELEVATIONS	1/8" = 1'-0"
A-4.200	COURTYARD ELEVATIONS	1/8" = 1'-0"
A-4.300	COURTYARD ELEVATIONS	1/8" = 1'-0"

Sections

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Supplemental

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A-8.100	FLOOR AREA REFERENCE MODEL	1' = 1'-0"
A-8.200	MATERIAL AND SAMPLE BOARD	
A-8.201	MATERIAL AND SAMPLE BOARD	

Architectural Drawing Issues

2019-05-24	Issue 1 - Detailed Application
2024-12-16	Issue 2 - RZ / DP Application
2025-08-05	Issue 3 - RZ / DP Resubmission
2025-09-25	Issue 4 - RZ / DP Resubmission
2025-11-20	Issue 5 - RZ / DP Resubmission
2026-01-22	Issue 6 - RZ / DP Resubmission
2026-02-03	Issue 7 - RZ / DP Resubmission
2026-02-23	Issue 8 - RZ / DP Resubmission
2026-05-07	Issue 9 - RZ / DP Resubmission





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[PROJECT TEAM]

DP30.19 - 1

[ARCHITECT SEAL]
REGISTERED ARCHITECT COLLIN H.Q. TRUONG BRITISH COLUMBIA
2026-05-07

[CLIENT]
SUMMIT WIND REAL ESTATE LP

[PROJECT]
PROPOSED MULTI-FAMILY DEVELOPMENT
526 - 550 RIVERSIDE DRIVE &
2194 WINDRIDGE DRIVE
NORTH VANCOUVER, BC

[TITLE]
COVER PAGE

24668 [PROJECT]

[SCALE]

May 7 2026 [DATE]

RZ / DP RESUBMISSION [ISSUE]

[DRAWING]
A-0.000

Statistics

Riverside & Windridge Drive

Project Owner	Summit Wind Real Estate LP
Project Contact	Matt Hardwick - Montage Development - matt@montagedevelopment.ca
Project Architect	Collin Truong - Integra Architecture Inc - T.604.688.4220 2330-200 Granville Street, BC V6C 1S4
Project Number	24668
Civic Address	2194 Windridge Drive, 526, 540 and 550 Riverside Drive
Legal Description	LOT 1 BLOCK 44 DISTRICT LOT 611 PLAN 11853 (007-905-815) LOT F BLOCKS 44, 45 AND 49 DISTRICT LOT 611 PLAN 3903 (002-468-271) LOT B BLOCK 50 DISTRICT LOT 611 PLAN 15472 (007-659-784) LOT A BLOCK 50 DISTRICT LOT 611 PLAN 15472 (006-317-022)
Project Description	Multi-family development

Total Gross Site Area	0.676 Acres	29450 SF	2736 m2
Land Dedication (TBC by survey)	0.083 Acres	3615 SF	335.81 m2
Net Site Area (TBC by survey)	0.59 Acres	25835 SF	2400 m2
Maximum Building Coverage	TBC		
Proposed Building Coverage	45.5%	11,754.54 SF	1092.03 m2

Current Zoning:	RS4
Proposed Zoning:	CD
OCP Designation	Maplewood OCP
Development Permit Area	

		Required		Proposed	
Min. Set Backs	Front Yard - Riverside Drive	8 ft	2.43 m	14 ft	4.2 m
	Front Yard - Riverside Drive (Adjacent to Bus Stop)	8 ft	2.43 m	6 ft	1.8 m
	Side Yard - Windridge	10 ft	3.0 m	10 ft	3.0 m
	Side Yard - Mt. Seymour	27.3 ft	8.3 m	27.3 ft	8.3 m
	Rear Lane	5 ft	1.5 m	5 ft	1.5 m

	FSR		
Permitted Density:	1.20	35,340.1 SF	3,283 m2
Proposed Density (Based on Gross Site Area)	1.20	35,337.0 SF	3,283 m2
Proposed Density (Based on Net Site Area)	1.37		

Building Heights

**Note: Height refers to the vertical distance from the average, at the base of the building or structure, of the lesser of the natural grade and the finished grade to the highest point of the roof surface.*

Allowed Height	4 Storey	39.4 ft	12.01 m	
Proposed Height				
Building 1	4 Storey	40.0 ft	12.2 m	
Building 2	4 Storey	38.7 ft	11.80 m	
Building 3	3 Storey	38.5 ft	11.73 m	
Building 4	3 Storey	44.2 ft	13.50 m	

Unit Mix	Studio	1 Bed	2 Bed	3 Bed	4+ Bed	Total
TH-1 (Lock-off Suite)				7		7
TH-2 (Lock-off Suite)				1		1
TH-3			1			1
TH-4				2		2
TH-4A				1		1
TH-4B				1		1
TH-5			3			3
TH-5A			1			1
TH-5B			1			1
TH-7				2		2
TH-7A				2		2
Unit A1		2				2
Unit A1A		1				1
Unit A1B		1				1
Unit A2 (Enhanced Accessible)		1				1
Unit A3		3				3
Unit A3A		1				1
Unit A3B		1				1
Unit A4		2				2
Unit A4A		2				2
Total	**0**	**14**	**6**	**16**	**0**	**36**
Mix	0%	39%	17%	44%	0%	100%
Family Unit %			61%			
Accessible Design		No Requirement	Provided	1	3%	

Unit Summary

	# Units	Saleable / Leasable Unit Area	Balcony	Deck / Patio
TH-1 (Lock-off Suite)	7	10,934	192	
TH-2 (Lock-off Suite)	1	1,576	25	
TH-3	1	1,087	28	
TH-4	2	2,550	49	144
TH-4A	1	1,287	24	72
TH-4B	1	1,287	31	72
TH-5	3	3,004	59	
TH-5A	1	1,012	32	
TH-5B	1	1,011	20	
TH-7	2	2,541	49	122
TH-7A	2	2,563	55	122
Unit A1	2	960	0	
Unit A1A	1	484	0	
Unit A1B	1	484	0	
Unit A2 (Enhanced Accessible)	1	490	0	
Unit A3	3	1,259	0	
Unit A3A	1	422	0	
Unit A3B	1	425	0	
Unit A4	2	976	0	
Unit A4A	2	985	0	
Unit Total	**36**	**35,337**	**565**	**534**

Building Summary — Gross Floor Area (SF)

	A	B	C	D	E (B+C+D)	F	G	H (F+G)	I	J	K (I+J)	L (E-H)
	# Units	Saleable/Leasable Unit Area			Gross Buildable	Exterior Cladding		Total Deductions	Balcony	Deck / Patio	Total Excluded	Net FSR
Building 1		7,052			7,052	0		0	104	289	393	7,052
Building 2		7,090			7,090	24		24	104	245	349	7,066
Building 3		7,167			7,167	34		34	112	0	112	7,132
Building 4		14,087			14,087	0		0	245	0	245	14,087
Total		**35,396**			**35,396**	**59**	**0**	**59**	**565**	**534**	**1,099**	**35,337**

Building 1 — Gross Floor Area (SF)

	A	B	C	D	E (B+C+D)	F	G	H (F+G)	I	J	K (I+J)	L (E-H)
Level	# Units	Saleable/Leasable Unit Area			Gross Buildable	Exterior Cladding		Total Deductions	Balcony	Deck / Patio	Total Excluded	Net FSR
L1	x1 A1A, x2 A1, x1 A1B	1,929			1,929	0		0	0	0	0	1,929
L2	x1 TH-4A, x2 TH-4, x1 TH-4B	1,908			1,908	0		0	104	0	104	1,908
L3	x1 TH-4A, x2 TH-4, x1 TH-4B	1,876			1,876	0		0	0	0	0	1,876
L4	x1 TH-4A, x2 TH-4, x1 TH-4B	1,340			1,340	0		0	0	289	289	1,340
Total		**7,052**			**7,052**	**0**	**0**	**0**	**104**	**289**	**393**	**7,052**

Building 2 — Gross Floor Area (SF)

	A	B	C	D	E (B+C+D)	F	G	H (F+G)	I	J	K (I+J)	L (E-H)
Level	# Units	Saleable/Leasable Unit Area			Gross Buildable	Exterior Cladding		Total Deductions	Balcony	Deck / Patio	Total Excluded	Net FSR
L1	x2 A4A, x2 A4	1,985			1,985	24		24	0	0	0	1,961
L2	x2 TH-7A, x2 TH-7	1,874			1,874	0		0	104	0	104	1,874
L3	x2 TH-7A, x2 TH-7	1,843			1,843	0		0	0	0	0	1,843
L4	x2 TH-7A, x2 TH-7	1387			1,387	0		0	0	245	245	1,387
Total		**7,090**			**7,090**	**24**	**0**	**24**	**104**	**245**	**349**	**7,066**

Building 3 — Gross Floor Area (SF)

	A	B	C	D	E (B+C+D)	F	G	H (F+G)	I	J	K (I+J)	L (E-H)
Level	# Units	Saleable/Leasable Unit Area			Gross Buildable	Exterior Cladding		Total Deductions	Balcony	Deck / Patio	Total Excluded	Net FSR
L1	x1 A3A, x3 A3, x1 A3B, x1 TH-5A, x3 TH-5, x1 TH-5B	2,471			2,471	34		34	0	0	0	2,437
L2	x1 TH-5A, x3 TH-5, x1 TH-5B	2,348			2,348	0		0	112	0	112	2,348
L3	x1 TH-5A, x3 TH-5, x1 TH-5B	2,348			2,348	0		0	0	0	0	2,348
											0	0
Total		**7,167**			**7,167**	**34**	**0**	**34**	**112**	**0**	**112**	**7,132**

Building 4 — Gross Floor Area (SF)

	A	B	C	D	E (B+C+D)	F	G	H (F+G)	I	J	K (I+J)	L (E-H)
Level	# Units	Saleable/Leasable Unit Area			Gross Buildable	Exterior Cladding		Total Deductions	Balcony	Deck / Patio	Total Excluded	Net FSR
L1	x1 A2, x1 TH-3, x7 TH-1, x1 TH-2	4,962			4,962	0		0	0	0	0	4,962
L2	x1 TH-3, x7 TH-1, x1 TH-2	4,810			4,810	0		0	245	0	245	4,810
L3	x1 TH-3, x7 TH-1, x1 TH-2	4,315			4,315	0		0	0	0	0	4,315
											0	0
Total		**14,087**			**14,087**	**0**	**0**	**0**	**245**	**0**	**245**	**14,087**

Off-Street Parking

*** See TDM Report**

AVPR Rates & Reductions

Land Use	QTY	Breakdown	Base AVPR Rate (Spaces / Unit)	Base AVPR Requirement (Spaces)	Unbundled Parking Reduction	Requirement After
Townhome (Strata Residential)	14	1 bedroom	1.05	15	-5% (-2 spaces)	43
	6	2 bedrooms	1.25	8		
	16	3+ bedrooms	1.4	22		
Visitor	36	Dwelling units	0.1	4	-	4
		TOTAL		**48**	**-2 SPACES**	**47**

Vehicle Parking Minimums

Land Use	QTY	Breakdown	Minimum AVPR Rate (Spaces/Unit)	Minimum AVPR Requirement (Spaces)	Proposed (Spaces)	Variance (Spaces)
Townhome (Strata Residential)	14	1 bedroom	0.9	32	35	+3
	6	2 bedrooms				
	16	3+ bedrooms				
Visitor	36	Dwelling units	0.05	2	4	+2
		TOTAL		**34**	**39**	**+5**

Accessible Spaces	6	Spaces for 52-100 Req. Spaces	6 Spaces Required	**6** Spaces Provided
Max. Small Cars	35%	of Provided spaces		**15%** Spaces Provided
Car Wash Stall	N/A	Spaces per 100 units	0 Spaces Required	**1** Space Provided
Loading	*Class A no requirement, Class B no requirement for less than 100 dwelling units*			
Residential Loading	0	Spaces per 100 units	0 Spaces Required	**1** Space Provided

Parking Space Dimensions	Required (Width x Length x Height)
Standard Space	2.7m (8.83 FT) x 5.7m (18.7 FT) x 2.1m (6.9 FT)
Small Cars Space	2.6m (8.5 FT) x 4.9m (16.1 FT) x 2.1m (6.9 FT)
Disable Space	3.7m (12.1 FT) x 5.7m (18.7 FT) x 2.1m (6.9 FT)
Loading	3.0m (9.8 FT) x 9.0m (29.5 FT) x 4m (13 FT)
Min. Distance to Continuous Wall	0.2m (0.67 FT) (0'-8")
Min. Drive Aisle Width	6m (19.7 FT)(19'-8 1/2")
Min. Maneuvering Aisle Width	7m (23 FT)

Bicycle Space Calculation

	Required	Provided
Residential Class 1		
1.5 spaces per studio or 1 bed	21	
2 spaces per 2 bed or more	44	
Vertical (max 25%)		12%
Horizontal (min.75%)		88%
Visitor (Residential Class 2)		
6 spaces for 20 - 59 units	6	6
Total Residential	**65**	**74**
Total Visitor	**6**	**6**
Total		**80**

Solid Waste & Recycling

Residential Garbage

Total Waste & Recycling Area					
Required	3x360L totes @ 1.39m2 per tote	4.17	m2	44.89	SF
	2x242L totes @0.99m2 per tote	1.98	m2	21.31	SF
	2x4yd bins @5.38m2 per bin	10.76	m2	115.82	SF
	Total Required	**16.91**	m2	**182.02**	SF
	Provided	**26.55**	m2	**285.77**	SF
Temporary Storage Area	Required	**8.46**	m2	**91.01**	SF
(50% of Storage Area)	Provided	**4.95**	m2	**53.3**	SF

Mixed containers	36 Units @ 2 totes/ 31 - 40 units	2	totes (360 litres)	(36"X30"X43")
Mixed paper (no cardboard)	36 Units @ 1 tote/ 31 - 40 units	1	totes (360 litres)	(36"X30"X43")
Glass	36 Units @ 1 tote/ 31 - 40 units	1	totes (242 litres)	(32"X24"X42")
Food scraps / yard trimmings	36 Units @ 1 totes/ 31 - 40 units	1	totes (242 litres)	(32"X24"X42")
Total Recycling Containers Required		**3**	totes (360 litres)	(36"X30"X43")
		2	totes (242 litres)	(32"X24"X42")
Garbage	36 Units @ 1 bin/ 31 - 40 units	**1**	bin (3058 litres)	(72"X58"X54")
Cardboard	36 Units @ 1 bin/ 31 - 40 units	**1**	bin (3058 litres)	(72"X58"X54")

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DP30.19 - 2

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PROVINCE OF BRITISH COLUMBIA
2026-05-07

[CLIENT]
SUMMIT WIND REAL ESTATE LP

[PROJECT]
PROPOSED MULTI-FAMILY DEVELOPMENT
526 - 550 RIVERSIDE DRIVE &
2194 WINDRIDGE DRIVE
NORTH VANCOUVER, BC

[TITLE]
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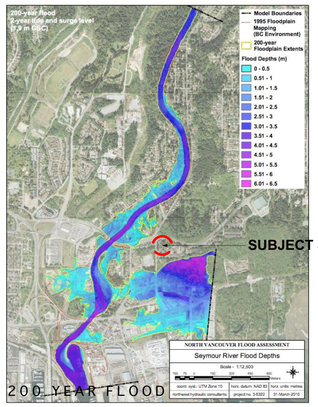
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[SCALE]

[DATE] **May 7 2026**

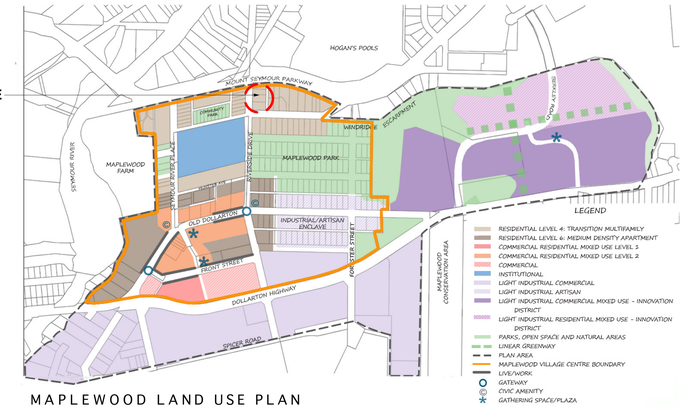
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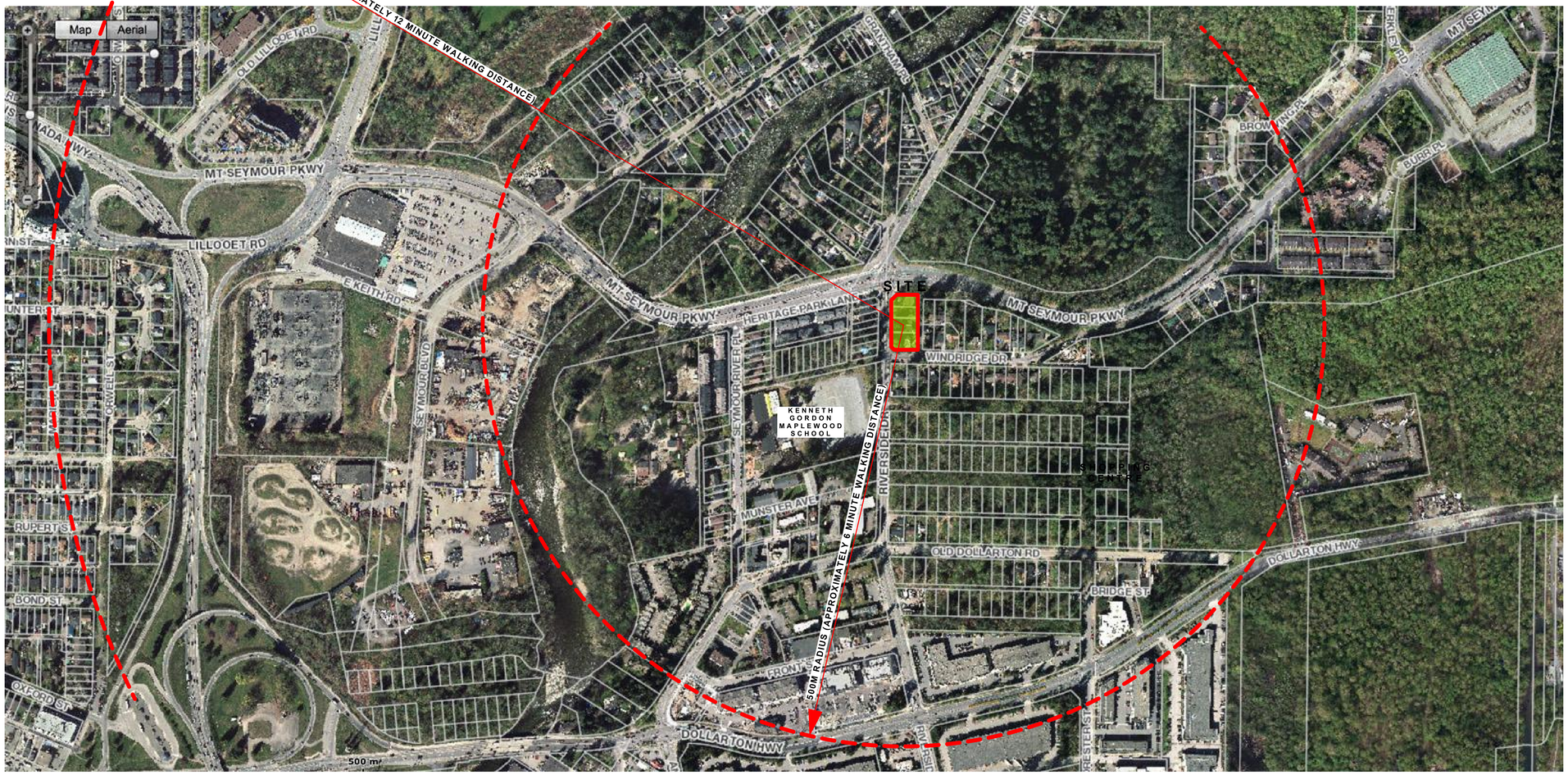
SUBJECT SITE

SUBJECT SITE



MAPLEWOOD LAND USE PLAN

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DP30.19 - 3

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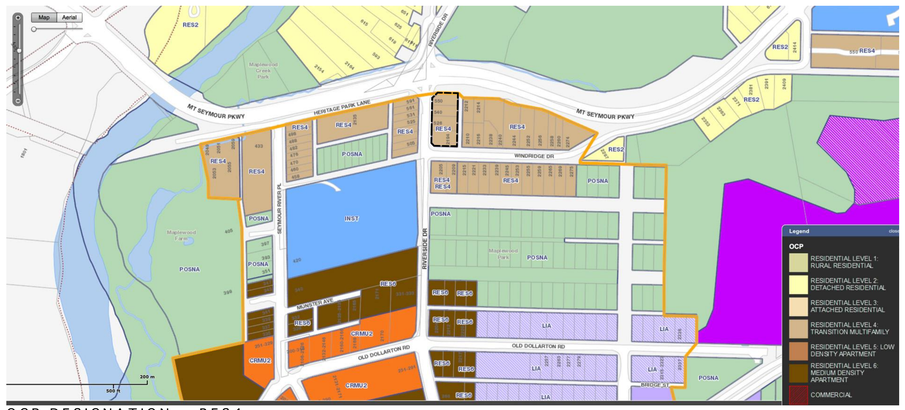
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SITE CONTEXT

24668 [PROJECT]
[SCALE]
May 7 2026 [DATE]
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[DRAWING]
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EXISTING ZONING - RS4

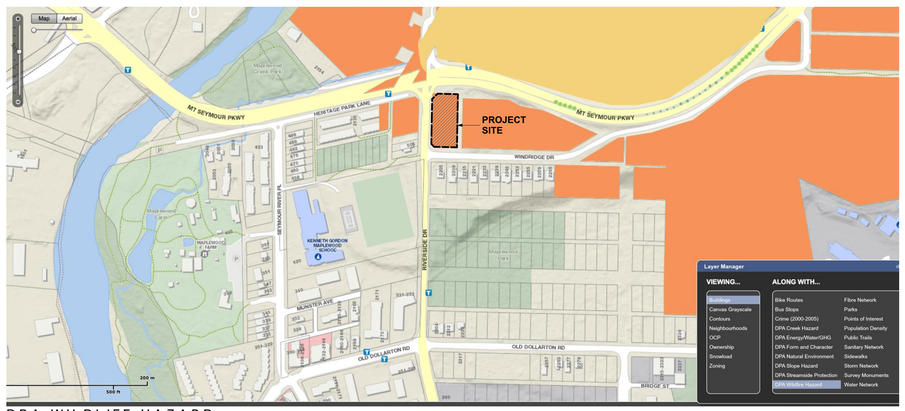
SUBJECT SITE



OCP DESIGNATION - RES4

RESIDENTIAL LEVEL 4: TRANSITION MULTIFAMILY

AREAS DESIGNATED FOR TRANSITIONAL MULTIFAMILY ARE INTENDED PREDOMINANTLY FOR MULTIFAMILY USES WITHIN OR IN CLOSE PROXIMITY TO CENTRES AND CORRIDORS, OR AS A TRANSITION BETWEEN HIGHER DENSITY SITES AND ADJACENT DETACHED AND ATTACHED RESIDENTIAL AREAS. THIS DESIGNATION TYPICALLY ALLOWS FOR A MIX OF TOWNHOUSE AND APARTMENT DEVELOPMENTS UP TO APPROXIMATELY 1.20 FSR



DPA WILDLIFE HAZARD

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NORTH VANCOUVER, BC

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SITE CONTEXT

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[SCALE]
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[DRAWING]
A-0.011



NW CORNER - MT SEYMOUR PKWY



MT SEYMOUR PKWY - STREETSCAPE



VIEW NORTH - ALONG RIVERSIDE DR



SE CORNER - WINDRIDGE DRIVE



SW CORNER - RIVERSIDE DRIVE



LANE - ADJACENT SINGLE FAMILY



SITE CONTEXT



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DP30.19 - 5

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PROPOSED MULTI-FAMILY DEVELOPMENT
526 - 550 RIVERSIDE DRIVE &
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NORTH VANCOUVER, BC

[TITLE]
SITE CONTEXT AND PHOTOS

24668 [PROJECT]

[SCALE]

May 7 2026 [DATE]

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A-0.012

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DESIGN RATIONALE

526 – 550 Riverside Drive & 2194 Windridge Drive

INTENT

This rezoning submission proposes to change the zoning of the north-east corner block of Riverside and Windridge Drive between Mt. Seymour Parkway and Windridge Drive (collectively the "Site") from RES-4 to Comprehensive Development CD District. Four legal properties currently comprise the site area and are proposed to be consolidated to create a development site of approximately. 249' x 120' (75.90 x 36.58m) with a total consolidated area of 29,450.06 ft² (2,736 m²). The four properties are currently occupied by single family houses with the following civic addresses, 526, 540, 550 Riverside Drive and 2194 Windridge.

The intent of the development is to provide 36 units of market housing, with a mix of stacked townhomes ranging from 1-bedroom to 3-bedroom units. The proposed residential area is 35,337 ft² (3,283 m²) achieving an FSR of 1.2.

NEIGHBOURHOOD CONTEXT

The subject site is located in the Maplewood Neighborhood. It is a rectangular shape, sloped site consisting of 4 single family residential lots. The site is adjacent to single family residences to the north, east, west and south. A treed park is located to the north and Kenneth Gordon Maplewood School is to the east. The site is within the Maplewood OCP designed for transitional multi-family uses for townhouses and apartment developments up to 1.2 FSR.

SITE PLAN CONCEPT

Orientation of the proposed building is parallel to the street providing a strong street presence consistent with existing Riverside & Windridge Drive building forms. The project provides a transition between existing single-family residences to the north, south, east, west, and a multi-family development to the west along Mt. Seymour Parkway. The building is divided into four primary massing's connected by a central entrance element and ground oriented units facing the streets. Along Riverside Drive a future lane dedication has been provided and a new bicycle pathway, boulevard and sidewalk will provide a pedestrian friendly realm.

All residential units at grade are proposed to have ground-oriented entrances to promote pedestrian activity, animate the pedestrian realm, and to provide 'eyes on the street'. Access is provided at the south-east corner of the site, adjacent to the lane, to minimize the impact to adjacent homes. A children's playground at the north end of the site and internal courtyard spaces provide an intimate place for social interaction, gathering and encourages community within the development.

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FORM OF DEVELOPMENT

The proposed development has a gross floor area of 35,337 ft² (3,283 m²) at 1.2 FSR. An outdoor amenity space is provided as well as 39 underground vehicle parking spaces, 74 Class 1 bicycle spaces within the single-level underground parkade, and 6 Class 2 bicycle spaces at grade.

The 36 Residential Units are accessed from a common outdoor open space courtyard located central of the development or along the fronting streets. On the Riverside Drive elevation, a 4 storey stacked townhouse contains one-storey lower units with three-bedroom upper townhome units, and a 3 storey stacked townhouse with one-storey lower units with two-bedroom upper townhome units. On the Windridge elevation, a 4 storey stacked townhouse contains one-bedroom lower units with three-bedroom upper townhome units. Facing the courtyard are 3-bedroom units complete with lock-off suites, and a one-bedroom lower unit with a two-bedroom upper townhome. 3% of the units are designed to meet the District of North Vancouver Accessible Design Policy for Multi-Family Housing, with direct street and elevator access. The townhome Units range in size from 422 ft² to 1,576 ft² (49.2 m² – 146 m²).

The unit breakdown includes:

- 14 x 1 Bedroom Units – 39% of Total Number of Units
- 6 x 2 Bedroom Units – 17% of Total Number of Units
- 16 x 3 Bedroom Units – 44% of Total Number of Units

Architecturally, the 4-storey massing of the development reflects the transitional multifamily neighborhood.

The central courtyard connects the south, east and west portions of the development that marks the main residential entrance. The outdoor patio spaces provide an extension of the interior spaces and an amenity outdoor space is located at the north portion of the site. The south, east and west exposure of the outdoor space will encourage use during afternoon hours.

The rectilinear massing reflects the character of emerging adjacent developments. The upper levels are stepped back from the lower levels to reduce height differentiation within the existing neighbourhood. This stepping back helps to reduce the apparent massing from the pedestrian perspective from the surrounding streets and lane. The recessed upper floors also help to reduce shadowing and to provide a varied street frontage expression.

ARCHITECTURAL CHARACTER

The Architectural Character is Contemporary with Westcoast inspired features that fit comfortably within the Maplewood neighborhood. The use of durable, non-combustible materials such as brick masonry, wood-look cementitious siding, and fibre-cement panels, will enhance fire protection of the development, which is located within a wildfire hazard zone.

Large roof overhangs with strong roof lines provide weather protection and solar shading, while bays and vertical features provide an undulating building form with privacy between adjacencies. Cedar wood-look soffits and elements add warmth to the design character. Fibre-cement panels are proposed to highlight the subtle building form and oversized glazing allows an abundance of natural light.

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SUSTAINABILITY

The development will be designed to ensure that all Part 9 buildings will meet BCBC 9.36.6 Step Code Level 4 and Emissions Level 3 (Buildings 3 & 4) and that all Part 3 Buildings will meet BCBC 10.2.3 Step Code Level 3 and Emissions Level 3 (Buildings 1 & 2). Measurable environmentally responsible and sustainability targets will be developed and assessed for the project. Sustainability strategies such as high-performance envelope systems, recycled content of building materials, low VOC interior finishes, waste diversion, parking spaces pre-wired for electric vehicle charging as well as high energy efficient appliances & fixtures will be considered. This development is intended to contribute to the Maplewood neighbourhood by creating a more sustainable and livable community.

ACCESSIBLITY

The development includes one dwelling unit designed in accordance with the District of North Vancouver's Accessible Design Policy for Multi-Family Housing. This unit incorporates Enhanced Accessible Design elements. Accessibility is provided to the entry and courtyard areas of this unit by an accessible ramp from Windridge Drive. The underground parkade includes six accessible parking spaces, with elevator access provided to the courtyard and street level.

CPTED (Crime Prevention Through Environmental Design)

The project has taken CPTED into consideration by ensuring the following, but not limited to:

<u>Natural Surveillance</u>

- Windows overlooking public and private areas.
- Transparency at building entrances and exits.
- Landscape design that provides surveillance and visibility.
- Ensuring problem areas are well lit (eg. pathways, stairs, entries/exits, parking areas).
- Provide visibility though screens/fences.

<u>Natural Access Control</u>

- Clearly identifiable point of entries.
- Eliminate design features that provide access to roofs and upper levels.

<u>Natural Territorial Reinforcement</u>

- Maintained premises and landscaping such that it communicates an alert and active presence occupying the space.
- Restricted private activities to defined private areas.
- Display security system signage at access points.
- Scheduling activities in common areas to increase proper use, attracts more people and increases the perception that these areas are controlled.

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DP30.19 - 6

[ARCHITECT SEAL]
REGISTERED ARCHITECT
COLLIN H.Q. TRUONG
BRITISH COLUMBIA
2026-05-07

[CLIENT]
SUMMIT WIND REAL ESTATE LP

[PROJECT]
PROPOSED MULTI-FAMILY DEVELOPMENT
526 - 550 RIVERSIDE DRIVE &
2194 WINDRIDGE DRIVE
NORTH VANCOUVER, BC

[TITLE]
DESIGN RATIONALE

24668 [PROJECT]

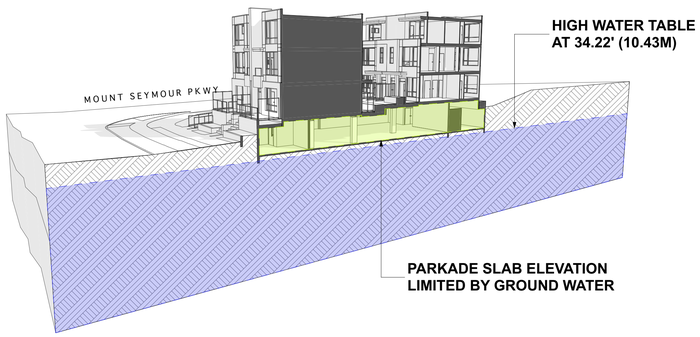
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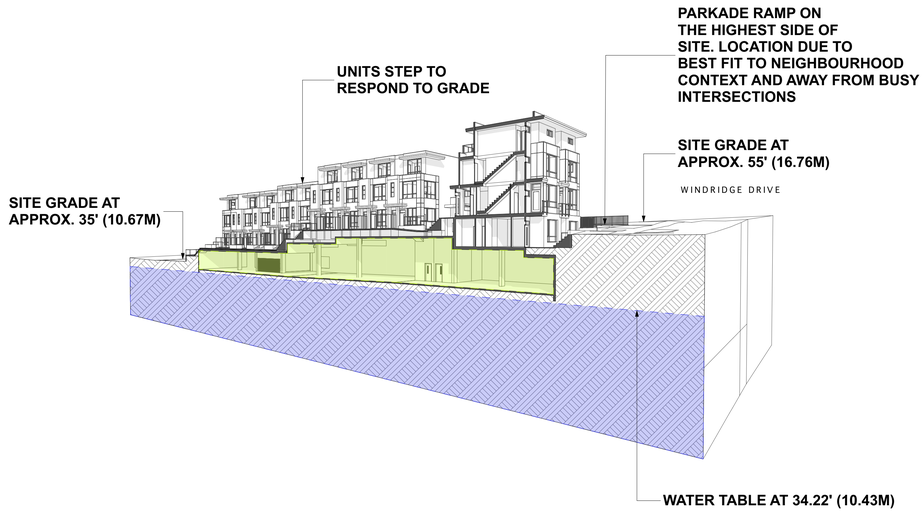
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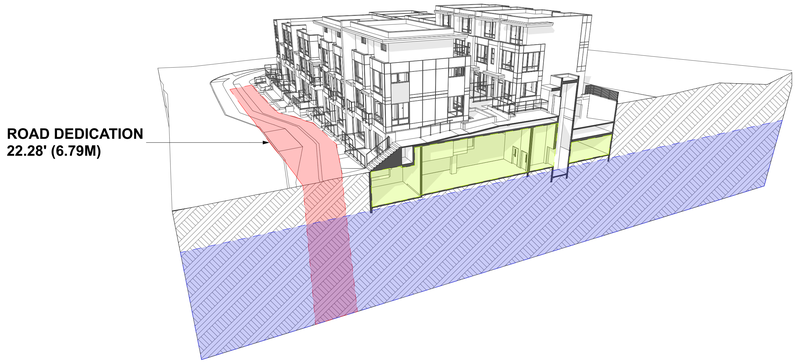
HIGH GROUND WATER SITE
DEPTH OF PARKING LIMITED BY GROUND WATER



SIGNIFICANT SLOPING SITE TOPOGRAPHY
SITE SLOPES APPROXIMATELY 20' NORTH TO SOUTH



REQUIRED ROAD DEDICATION
LOT DEPTH IMPACTED BY ROAD DEDICATION



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PROPOSED MULTI-FAMILY DEVELOPMENT
526 - 550 RIVERSIDE DRIVE &
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NORTH VANCOUVER, BC

[TITLE]
DESIGN CONSTRAINTS AND PLANNING ISSUES

[PROJECT] 24668

[SCALE] 1/32" = 1'-0"

[DATE] May 7 2026

[ISSUE] RZ / DP RESUBMISSION

[DRAWING]
A-0.021

BASIC AND ENHANCED ACCESSIBLE DESIGN ELEMENTS

Attachment 1

Building Access and Main Entrances

	Item	Basic (B) Accessible Design Elements	Enhanced (E) Accessible Design Elements	Applicability of Accessible Design to Ground-Oriented Multi-Family	Purpose/ Intent	Relevant Sections in BC Building Code or Bylaw
1-B	Unobstructed access to main building entrances	An accessible path of travel is to be provided: • from the street and private parking area to at least one main entrance • from the main entrance to all suite entry doors (unless prohibited by the terrain or unusual site conditions) • from the main entrance to the elevator • from the main entrance to each common amenity area (e.g. recreational, storage and laundry facilities, mailbox areas, garbage/ recycling areas)		**Yes** – The accessible path applies to the building main entrance, if units are accessed via a corridor or passageway, and/or to a unit entrance of those identified ground floor level entrance ground-oriented m/fs that can be easily accessed without the use of stairs.	To enable a person using a stroller, cane, walker, wheelchair, or trolley to readily access a building	3.8.5.2 Construction Requirements 3.8.5.3 Building Access 3.8.2.27 Apartment and Condo Buildings 3.8.3.2 Paths of Travel
2-B	Accessible path of travel	The accessible path of travel is to be: • continuous with no steps • have a permanent, firm, non-slip finish • an uninterrupted clear width of 152cm (5ft) • a gradient not more than 1:20 • a different/distinctive texture to adjacent paved surfaces • be free of obstructions lower than 196cm (77in) • be designed as a ramp where gradient exceeds 1:20 (5%) (excludes vehicular underground parking ramp) • have no grating openings that will allow the passage of a sphere more than 13mm (0.5in) in diameter.		**Yes** – The accessible path to unit entrance applies to those identified ground floor level entrance ground-oriented m/fs that can be easily accessed without the use of stairs.	To enable a person using a stroller, cane, walker, wheelchair, or trolley to readily access a building	3.8.3.2 Paths of Travel 3.8.3.3. Ramps 3.4.6.1 Slip Resistance of Ramps and Stairs
3-B/E	Lighting, weather protection, intercom, address numbering and mailbox	Building entrances in accessible paths of travel are to: • provide weather protection with a min. 152cm x152cm (60in x 60in) canopy over the main entrance and door-phone. • have an intercom system installed with user functions located no more than 1375mm (54in) above paved area. • have good lighting outside & inside building entrance - 100 lux • have mailbox units installed no more than 1375 mm (54 in) above the finished paved area. • have address numbering that is glare free, approx. 60 in above finished floor, highly contrasting (color) and sized as follows depending on distance from the street: At 0-15 m from road, numbering are to be 10cm (4 in). At 15-20 m numbering are to be 15cm (6 in) and at >20m from road, numbering are to be 20cm (8 in).		**Yes** – Basic accessible design applies to identified ground-oriented m/f unit entrances and main building entrance if included in the project design. May have door- bell instead of intercom system.	Provide shelter to any person while unlocking the front door, and easy entry to assist the frail, or persons with stroller, trolley, wheelchair, and visually impaired	3.8.2.27 Apartment and Condo Buildings DNV Building Bylaw Part 9
4-B	Entrance door assembly and operation	Door assemblies in the accessible path of travel are to: • provide a clear opening width of no less than 850mm (34in) if there is only 1 door leaf • have the active leaf providing a clear opening of no less than 850 mm (34in) (in a doorway with multiple leaves) • have power-operated doors, functioning for passage in both directions • be operable by devices that do not require tight grasping or twisting • have a push plate or latch releasing device.		**Yes** – Applies to identified ground-oriented m/f unit entrances and main building entrance if included in the project design.	To permit easier entry by a person in wheelchair, stroller, trolley (for moving furniture into/out of building).	3.8.5.3 Building Access Requirements 3.3.1.13 Doors

	Item	Basic (B) Accessible Design Elements	Enhanced (E) Accessible Design Elements	Applicability to Ground-Oriented Multi-Family	Purpose/ Intent	Relevant Sections in BC Building Code or Bylaw

Building Access and Main Entrances – Continued

5-B	Entry door clearance	• Doorways in accessible paths of travel are to have a clear and level area on either side of the door. • Doorway thresholds in accessible paths of travel are to be no more than 13 mm (0.5in) above the floor and bevelled. • The entry foyer shall have a non-slip surface.		**Yes** – Applies to identified ground-oriented m/f unit entrances and main building entrance if included in the project design.	To permit easier entry by person in wheelchair, stroller, trolley (for moving furniture etc).	3.8.5.3 Building Access Requirements 3.3.1.13 Doors
6-B	Tactile warning strip on stairs	• Provide tactile warning strips at the top of stairways, on all emergency stairs, and at landings intercepted by other paths of travel.		**Yes**	To assist visually impaired with way-finding	3.8.3.11 Tactile Warning Systems
7-B	Colour contrast	• Provide contrasting colours on signs, address numbers, corridor walls and unit entries.		**Yes**	To assist visually impaired with way-finding	3.8.3.12. Directional Signs 3.4.6.18

Corridors and Circulation

8-B	Corridor and passageway width	Corridors and passageways providing access to unit entrances and common facilities should: • be no less than 1220mm (48in) in width and • provide a clear area no less than 1500mm x 1500mm (60 in) adjacent to the elevator entrance at intervals no more than 10m (394in). Corridor doors installed in series are to be separated by a space no less than 1220mm (48 in) plus the width of any door swinging into the separating space. See also 4-B and 5-B above for door assembly and clearance in accessible paths of travel.		**Yes** – Applies to identified ground-oriented m/f unit corridors and passageways, if included in the project design.	Permit mobility of those with walkers and wheelchairs, strollers, trolleys for moving furniture etc.	3.8.5.3 Building Access Requirements 3.8.2.27 Apartment and Condo Buildings
9-E	Access to upper levels **– Applies to identified ground-oriented m/f units only**		Explore opportunities to facilitate future adaptation for a personal elevator or stair lift.	**Yes** – Applies to identified ground-oriented m/f units only.	To facilitate access by a person in a wheelchair to upper floors in a town house unit	

	Item	Basic (B) Accessible Design Elements	Enhanced (E) Accessible Design Elements	Applicability to Ground-Oriented Multi-Family	Purpose/ Intent	Relevant Sections in BC Building Code or Bylaw

Residential Unit – Entry Door

10-B	Unit entry door assembly	Unit entry doors should: • have a clear opening width of no less than 850mm (34in) • be operable by devices, such as lever door handles, that do not require tight grasping or twisting of the wrist • operate when a force of not more than 22 N is applied at the handle, push plate or latch releasing device • Where the threshold is not flush with the floor, the difference in level is to be not more than 13 mm and shall be bevelled.		**Yes** – Also refer to item 4 and 5 above.	To permit easier entry by a person in wheelchair, walker or with a stroller or trolley into the unit.	3.8.5.3 Building Access Requirements 3.3.1.13 Doors
11-B	Unit entry door clearance	Door assemblies for unit entry are to have a clear and level area*: • when the door swing is away from this area, not less than 1220 mm (48 in) long by a width equal to the door assembly width plus not less than 300 mm (12 in) of clear space beside the latching jamb of the door • when the door swing is toward this area, not less than 1500 mm (60 in) long by a width equal to the door assembly width plus not less than 600 mm (24 in) clear space beside the latching jamb of the door * Alternative solutions (such as power door installation) will be considered for potential equivalency.		**Yes** – Also refer to item 4 and 5 above.	To permit easier entry by a person in wheelchair, walker or with a stroller or trolley into the unit.	3.8.5.3 Building Access Requirements 3.3.1.13 Doors

Residential Unit – Bathroom

12-B	Bathroom entry door assembly	At least one bathroom is to: • provide a clear opening width of no less than 800mm (32in) • be operable by devices, such as lever door handles, that do not require tight grasping or twisting of the wrist Where the threshold is not flush with the floor, the difference in level is to be 13mm (0.5in) in height or less and bevelled.		**Yes** – Applies to at least one bathroom on the ground floor level of the identified ground-oriented m/f units.	To enable a person in a wheelchair to gain access to and from the bathroom	3.8.5.4 Adaptable Dwelling Unit Doorways 3.3.1.13 Doors
13-B	Bathroom door clearance	Door assemblies for the above bathroom shall: • open away from (or outside) the bathroom area • have a clear and level area of*: not less than 1220 mm (48 in) long by a width equal to the door assembly width plus not less than 300 mm (12 in) clear space beside the latching jamb of the door. *Except where a pocket door is provided as an alternative to a swing door. The space under the sink (see 24-E) may be used towards meeting clearance requirements.		**Yes** – Applies to at least one bathroom on the ground floor level of the identified ground-oriented m/f units.	To enable a person in a wheelchair to gain access to and from the bathroom	3.8.5.4 Adaptable Dwelling Unit Doorways 3.3.1.13 Doors
14-E	Pocket doors		• A minimum of one bathroom is to provide a pocket door. • Doors providing access are to have heavy duty hardware and D-shaped handles.	**Yes** – Applies to at least one bathroom on the ground floor level of the identified ground-oriented m/f units.	To facilitate wheelchair access to small bathroom spaces	

	Item	Basic (B) Accessible Design Elements	Enhanced (E) Accessible Design Elements	Applicability to Ground-Oriented Multi-Family	Purpose/ Intent	Relevant Sections in BC Building Code or Bylaw

Residential Unit – Bathroom Continued

15-B	Bathroom space	At least one bathroom is to have enough floor space to be 'minimally accessible' per the following: • A clear dimension from the front edge of the toilet to the facing wall is to be a min. of 800mm (32in). • Space from the front edge of the bathtub to the centre of the toilet is to be a min. 508mm (20in). Clear floor area in front of the sink/lavatory is to be a minimum of 760mm (30in) wide by 1220mm (48in) deep centred on the sink/lavatory.		**Yes** – Applies to at least one bathroom on the ground floor level of the identified ground-oriented m/f units.	To enable a person in a wheelchair to use the toilet	3.8.5.5 Adaptable Dwelling Unit Bathrooms
16-B	Bathroom flooring	• Slip resistant flooring – material as recommended by the applicant's architect.		**Yes** – Applies to at least one bathroom of the identified ground-oriented m/f units.	To reduce risk of slipping	
17-B	Bathroom wall reinforcement	Reinforcement provided in wall assemblies adjacent to a toilet* and bathtub or shower are to accommodate the future installation of vertical, horizontal or diagonal grab bars or towel bars and such reinforcement should provide sufficient support to the bars so they can resist a vertical or horizontal load of not less than 1.3 kiloNewtons (kN). *In at least one bathroom, the toilet is to be located next to a reinforced wall for future grab bar installation.		**Yes** – Applies to at least one bathroom on the ground floor level of the identified ground-oriented m/f units.	To permit installation of grab bars	3.8.5.5 Adaptable Dwelling Unit Bathrooms 3.7.2.10 Accessible Bathrooms
18-B	Adjustable height shower	At least one bathroom can accommodate an adjustable height shower head or hand held shower head on adjustable bracket.		**Yes** – Applies to at least one ground floor level bathroom of the identified ground-oriented m/f units.	To enable sit down bathing	
19-E	Pressure and temperature control valves		• Pressure balanced tub and shower valves should minimize risk of scalding (maximum water temperature of approximately 49° C is suggested).	**Yes** – Applies to at least one bathroom on the ground floor level of the identified ground-oriented m/f units.	To prevent scalding	7.2.10.7 Baths
20-E (S)	Tub control valve position		• Tub control valve is to be provided at the outer edge of tub with spout in middle.	**N/A**	To permit filling tub without bending or reaching	
21-B	Bathroom Faucet levers	At least one bathroom is to have lever faucet handles that that do not require tight grasping or twisting.				
22-E (S)	Accessible shower		• A min. of one bathroom is to be adaptable to facilitate future installation of a wheelchair accessible shower.	**N/A**	To enable installation of a future wheel-in shower	
23-E	Space under sink		• A min. of one bathroom is to provide space under sink no less than 81 cm (32 in) wide. This space can also be achieved by providing a removable vanity cabinet.	**N/A**	To allow a wheelchair to slide under the sink	

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	Item	Basic (B) Accessible Design Elements	Enhanced (E) Accessible Design Elements	Applicability to Ground-Oriented Multi-Family	Purpose/ Intent	Relevant Sections in BC Building Code or Bylaw

Residential Unit – Bedroom

24-E	Space next to bed		• A min. of one bedroom to provide no less than 152cm (60 in) of manoeuvring space between closet & double bed.	**Yes** – Applies to at least 1 bedroom on the ground floor level of identified ground-oriented m/f units	To enable a person in a wheelchair to access the bed	

Residential Unit – Kitchen

25-E	Turning radius		Provide 152cm (60 in) turning radius in the kitchen (centre islands may not work).	**Yes** – Applies to the kitchen of identified ground-oriented m/f units	To enable sufficient space for wheelchair movements	
26-B	Kitchen flooring	• Slip resistant flooring – material as recommended by the applicant's architect.		**Yes** – Applies to the kitchen of identified ground-oriented m/f units	To reduce risk of slipping	
27-B	Adjustable shelves	• Kitchen cabinets are to include adjustable shelves		**Yes** – Applies to the kitchen of identified ground-oriented m/f units	Ergonomic, easier to reach shelves	
28-E (S)	Cupboards – Lowest Shelf		• Design cupboards above countertops so that the lowest shelf is no more than 137cm (54 in) above the finished floor.	**Yes** – Applies to the kitchen of identified ground-oriented m/f units	To enable easy reach by a person with fraitlies and/or in a wheelchair	
29-E	Cabinet Handles		• Provide D-shaped cabinet handles for all kitchen cupboards that are intended to be accessible.	**Yes** – Applies to the kitchen of identified ground-oriented m/f units	Permit use by persons with disabilities and/ or frailties	
30-B	Faucet handles	• All kitchen faucets within units and common amenity areas are to be operable by devices (e.g. "lever" handles) that do not require tight grasping or twisting.		**Yes** – Applies to the kitchen of identified ground-oriented m/f units	Ergonomic and easier to use by a person with mobility impairments or frailties	
31-E	Future modification (appliances)		• Provide sufficient space for future installation of cook top, wall oven and side-by-side fridge/freezer or bottom mounted freezer.	**Yes** – Applies to the kitchen of identified ground-oriented m/f units	To facilitate future use of appliances by a person in a wheelchair	
32-E	Sink adjacent to stove		• Kitchen to be designed so that the range and sink are adjacent or can have a continuous counter space between them.	**Yes** – Applies to the kitchen of identified ground-oriented m/f units	To enable a person in a wheelchair to move heavy pots between sink & stove	3.8.5.6 Adaptable Dwelling Unit Kitchens
33-E (S)	Countertop & sink height		• Facilitate future ability to remove the sink cabinet and lower the countertop height. • Ensure that the kitchen taps are reachable by a person in a wheelchair.	**Yes** – Applies to the kitchen of identified ground-oriented m/f units	To enable full use of the sink by a person in a wheelchair	
34-E (S)	Workspace area		• Provide an adjustable height workspace min. 81cm (32 in) between sink and stove.	**Yes** – Applies to the kitchen of identified ground-oriented m/f units	To enable a person in a wheelchair to prepare meals	

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	Item	Basic (B) Accessible Design Elements	Enhanced (E) Accessible Design Elements	Applicability to Ground-Oriented Multi-Family	Purpose/ Intent	Relevant Sections in BC Building Code or Bylaw

Residential Unit – Electrical

35-E	Kitchen - electrical outlet		• Ensure ready and safe access to at least one electrical outlet units.	**Yes** – Applies to the kitchen of identified ground-oriented m/f units	To enable a person in a wheelchair to reach plugs for kettle, toaster etc.	
36-B	Rocker switches	• All switch types shall be operable with a closed fist (such as rocker switches)		**Yes** – Applies to identified ground-oriented m/f units	Ergonomic design	
37-B	Telephone jacks	• Include a telephone jack in at least one bedroom • Telephone jacks are to be approx. 200 mm or less from an electrical outlet.		**Yes** – Applies to identified ground-oriented m/f units	To enable telephone use from bed	
38-B	Bedroom – 3-way switch	• Three way switched outlet near bed and doorway		**Yes** – Applies to identified ground-oriented m/f units	Allows a person in bed to control lights and/or fan.	
39-E	Electrical switches and outlets		• Controls for the operation of building services or safety devices, including electrical switches, thermostats and intercom switches are to be accessible to a person in a wheelchair, operable with one hand, and be located between 900 mm (35 in) and 1200 mm (47 in) above the floor. • Electrical, telephone, cable and data outlets for occupant use are to be located between 455 mm (18 in) and 1200 mm (47 in) above the floor.	**Yes** – Applies to identified ground-oriented m/f units	To allow wheelchair users to easily reach	3.8.5.7 Outlets, Switches and Controls
40-B	Visual alarm-installation	• Install visual alarm system in all common areas of the building. Wiring for a visual alarm is to be tied into the fire alarm system.		**Yes**	To alert a person with hearing disabilities of an emergency	3.2.4.19 and 20 Visual Signals
41-E	Visual alarm - wiring		• Install wiring for visual alarm system in living room and at least one bedroom. Wiring to be connected to the building's fire alarm system.	**Yes** – Applies to identified ground-oriented m/f units	To enable future installation of a warning alarm for hearing impaired	3.2.4.19 and 20 Visual Signals
42-E (S)	Visual alarm-installation		• Connection for visual alarm signals to be installed in each suite of a building intended for seniors and be appropriately labelled. • Visual alarm signals are required for suites intended for use by people with a hearing impairment. • A visual alarm system is to be installed in the living room and the accessible bedroom. Wiring for a visual alarm is to be tied into the fire alarm system. When visual signals are required a Strobe light must be installed beside every smoke Alarm. Strobe must have the word "smoke" visible on the lens.		Strobe or other device for the hearing impaired	3.2.4.19 and 20 Visual Signals

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	Item	Basic (B) Accessible Design Elements	Enhanced (E) Accessible Design Elements	Applicability to Ground-Oriented Multi-Family	Purpose/ Intent	Relevant Sections in BC Building Code or Bylaw

Residential Unit – Laundry

43-E (S)	Laundry facilities		Provide front loading side-by-side washer/dryer in the unit or in the accessible common area with 122 cm (48 in) for manoeuvring space in front of washer/dryer.	**Yes –** If laundry facilities are located on the accessible ground floor	To facilitate use by a person in a wheelchair	

Residential Unit – Windows, Patios and Balconies

44-E	Balconies and patios – threshold		Decks, balconies or patios provided for use by occupants of a dwelling unit are to • be accessible to persons using wheelchairs by a design that does not compromise the water resistance of the building envelope. • have a minimum 86 cm (34 in) clear opening door width. • be no less than 152 cm (60 in) deep from the outside face of the exterior wall to the inside edge of the balcony, deck or patio.	**Yes –** Applies to ground floor patio	To enable balcony use by a person in a wheelchair, and also to provide temporary refuge in case of building fire	3.8.3.14 Sleeping Units 3.8.3.19 Egress from Floor Areas
45-E	Window openings and window sill height		• Windows are to have an opening mechanism no more than 117 cm (46 in) above the floor and be operable by devices (such as "levers") that do not require tight grasping or twisting. • Window sills are to be located no more than 76 cm (30 in) above the floor.	**Yes –** Applies to ground floor level of identified ground-oriented m/f units	To enable operation and use by a person in a wheelchair	

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[ARCHITECT SEAL]
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SUMMIT WIND REAL ESTATE LP

[PROJECT]
PROPOSED MULTI-FAMILY DEVELOPMENT
526 - 550 RIVERSIDE DRIVE &
2194 WINDRIDGE DRIVE
NORTH VANCOUVER, BC

[TITLE]
ACCESSIBLE DESIGN POLICY (DNV)

[PROJECT]
24668

[SCALE]

[DATE]
May 7 2026

[ISSUE]
RZ / DP RESUBMISSION

[DRAWING]
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SOUTH-WEST CORNER PERSPECTIVE (WINDRIDGE DRIVE + RIVERSIDE DRIVE)



WEST ELEVATION (RIVERSIDE DRIVE)



NORTH-WEST CORNER PERSPECTIVE (RIVERSIDE DRIVE + MT. SEYMOUR PKWY)



SOUTH ELEVATION (WINDRIDGE DRIVE)

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2026-05-07

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SUMMIT WIND REAL ESTATE LP

[PROJECT]

PROPOSED MULTI-FAMILY DEVELOPMENT
526 - 550 RIVERSIDE DRIVE &
2194 WINDRIDGE DRIVE
NORTH VANCOUVER, BC

[TITLE]

PERSPECTIVES

24668 [PROJECT]

[SCALE]

May 7 2026 [DATE]

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DP30.19 - 10

[ARCHITECT SEAL]
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2026.05.07

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SUMMIT WIND REAL ESTATE LP

[PROJECT]
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526 - 550 RIVERSIDE DRIVE &
2194 WINDRIDGE DRIVE
NORTH VANCOUVER, BC

[TITLE]
TOPOGRAPHICAL SURVEY

[PROJECT] 24668
[SCALE]
[DATE] May 7 2026
[ISSUE] RZ / DP RESUBMISSION
[DRAWING] A-0.070

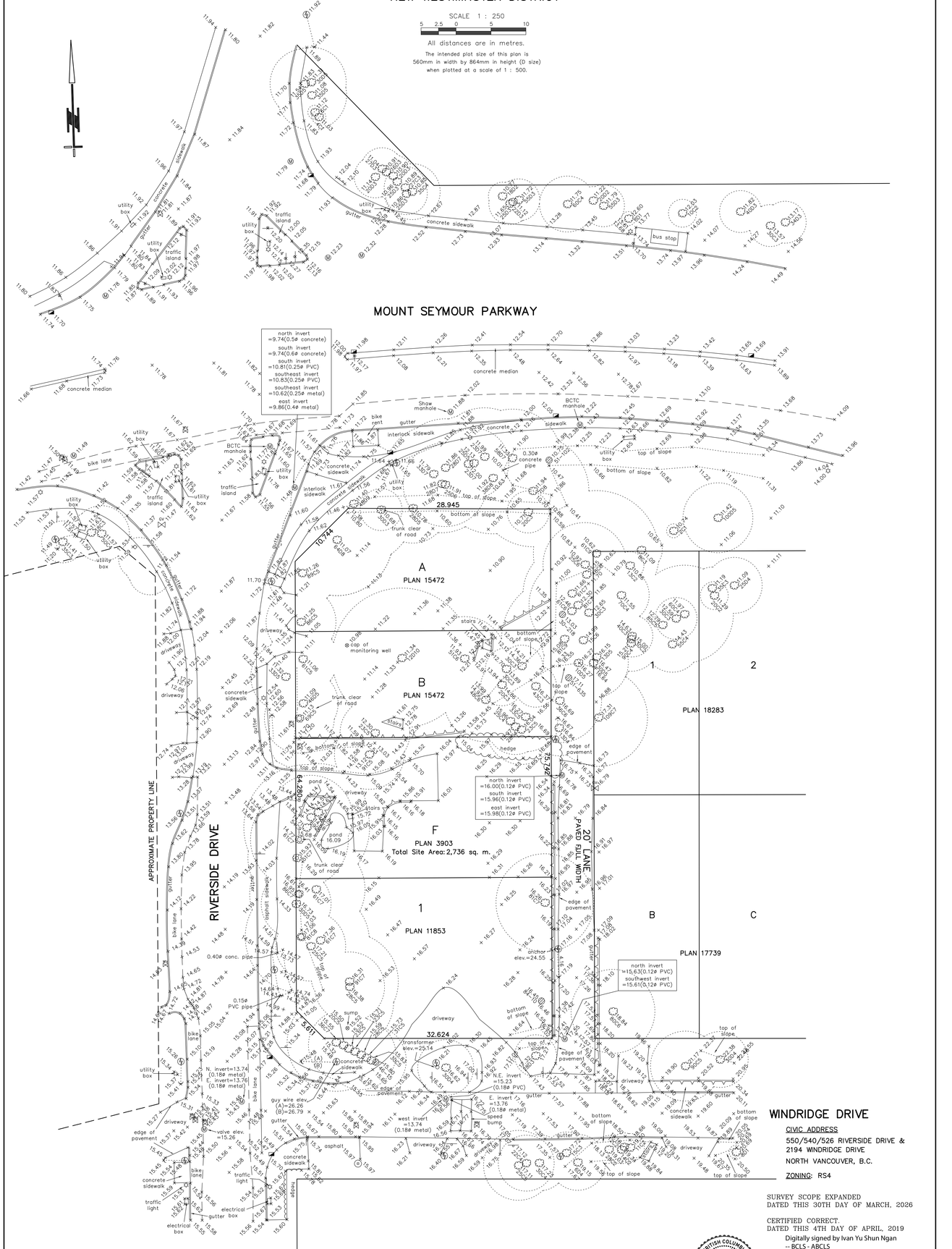
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SURVEY PLAN OF LOTS A AND B, BOTH OF BLOCK 50, PLAN 15472;
LOT F, BLOCK 44, 45 AND 49, PLAN 3903;
AND LOT 1, BLOCK 44, PLAN 11853
ALL OF DISTRICT LOT 611
NEW WESTMINSTER DISTRICT

SHEET 1 OF 2

SCALE 1 : 250
5 2.5 0 5 10
All distances are in metres.
The intended plot size of this plan is 560mm in width by 864mm in height (D size) when plotted at a scale of 1 : 500.



NOTES:

- Lot dimensions are derived from field survey.
- Elevations are based on the CVD28GVRD2018 Datum and are derived from control monument 85H0616 situated at the intersection of Riverside Drive and Windridge Drive. Elevation = 15.332 metres.
- For elevation control, use control monument only. Elevation control must be checked against second source. Contractor assumes all responsibilities and risk when carrying out work using elevation control.
- All trees and stumps shown as required by municipal bylaws.
- All elevations along curb lines are gutter levels.
- All dimensions are to exterior faces unless otherwise noted.
- Symbols plotted are for illustrative purposes and are not representative of their true size.

- denotes hydro pole.
- denotes lamp standard.
- tw denotes top of wall.
- bw denotes bottom of wall.
- denotes catch basin
- denotes manhole
- denotes gas valve
- denotes water valve
- denotes water meter
- denotes hydrant
- denotes sign post
- denotes sign post
- denotes anchor
- denotes tree stump.
- 8-10 height (centimetres) diameter (centimetres)
- denotes tree.
- BC10 drip line radius (metres) C=coniferous D=deciduous diameter (centimetres)

WINDRIDGE DRIVE

CIVIC ADDRESS
550/540/526 RIVERSIDE DRIVE &
2194 WINDRIDGE DRIVE
NORTH VANCOUVER, B.C.

ZONING: RS4

SURVEY SCOPE EXPANDED
DATED THIS 30TH DAY OF MARCH, 2026

CERTIFIED CORRECT.
DATED THIS 4TH DAY OF APRIL, 2019

Digitally signed by Ivan Yu Shun Ngan -- BCLS - ABCLS
DN: c=CA, o=CertifiO Pro, ou=Association of British Columbia Land Surveyors, 0.9.2342.19200300.100.1.1=849, cn=Ivan Yu Shun Ngan -- BCLS - ABCLS
Date: 2026.04.07 16:09:58 -07'00'

BRITISH COLUMBIA
IVAN YU SHUN NGAN
NO. 849
LAND SURVEYOR

IVAN NGAN B.C.L.S.

(Lot A)PID: 006-317-022
(Lot B)PID: 007-659-784
(Lot F)PID: 002-468-271
(Lot 1)PID: 007-905-815

FILE: 16960_08TP

L N L S METRO VANCOUVER LAND SURVEYORS
1528 KINGSWAY, VANCOUVER, BC, V5N 2R9
T 604.327.1535 WEB WWW.LNLS.CA

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[PROJECT TEAM]

DP30.19 - 11

[ARCHITECT SEAL]
REGISTERED ARCHITECT
BRITISH COLUMBIA
2026-05-07

[CLIENT]
SUMMIT WIND REAL ESTATE LP

[PROJECT]
PROPOSED MULTI-FAMILY DEVELOPMENT
526 - 550 RIVERSIDE DRIVE &
2194 WINDRIDGE DRIVE
NORTH VANCOUVER, BC

[TITLE]
TOPOGRAPHICAL SURVEY

[PROJECT]	24668
[SCALE]	
[DATE]	May 7 2026
[ISSUE]	RZ / DP RESUBMISSION
[DRAWING]	A-0.071

"DRAWING SHOWN FOR REFERENCE ONLY - NTS"

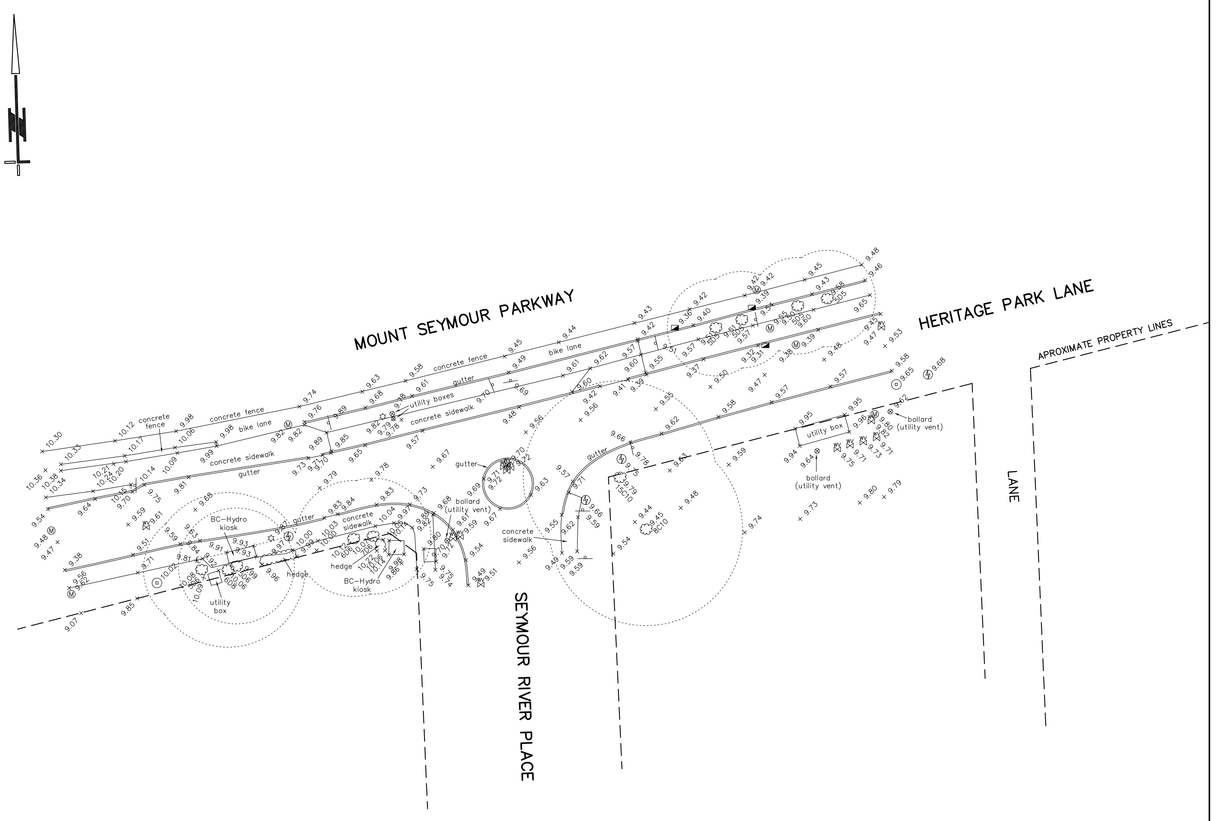
SHEET 2 OF 2

SCALE 1 : 250

5 2.5 0 5 10

All distances are in metres.

The intended plot size of this plan is 560mm in width by 864mm in height (D size) when plotted at a scale of 1 : 500.



NOTES:

- Lot dimensions are derived from field survey.
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- For elevation control, use control monument only. Elevation control must be checked against second source. Contractor assumes all responsibilities and risk when carrying out work using elevation control.
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denotes hydro pole.
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tw denotes top of wall.
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8-10 height (centimetres) / diameter (centimetres)
denotes tree.
BC10 drip line radius (metres) / C=coniferous / D=deciduous / diameter (centimetres)

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FILE: 16960_08TP

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[PROJECT TEAM]

DP30.19 - 12

[ARCHITECT SEAL]

REGISTERED ARCHITECT COLLIN H.Q. TSUNG BRITISH COLUMBIA

2026-05-07

[CLIENT]

SUMMIT WIND REAL ESTATE LP

[PROJECT]

PROPOSED MULTI-FAMILY DEVELOPMENT

526 - 550 RIVERSIDE DRIVE &
2194 WINDRIDGE DRIVE
NORTH VANCOUVER, BC

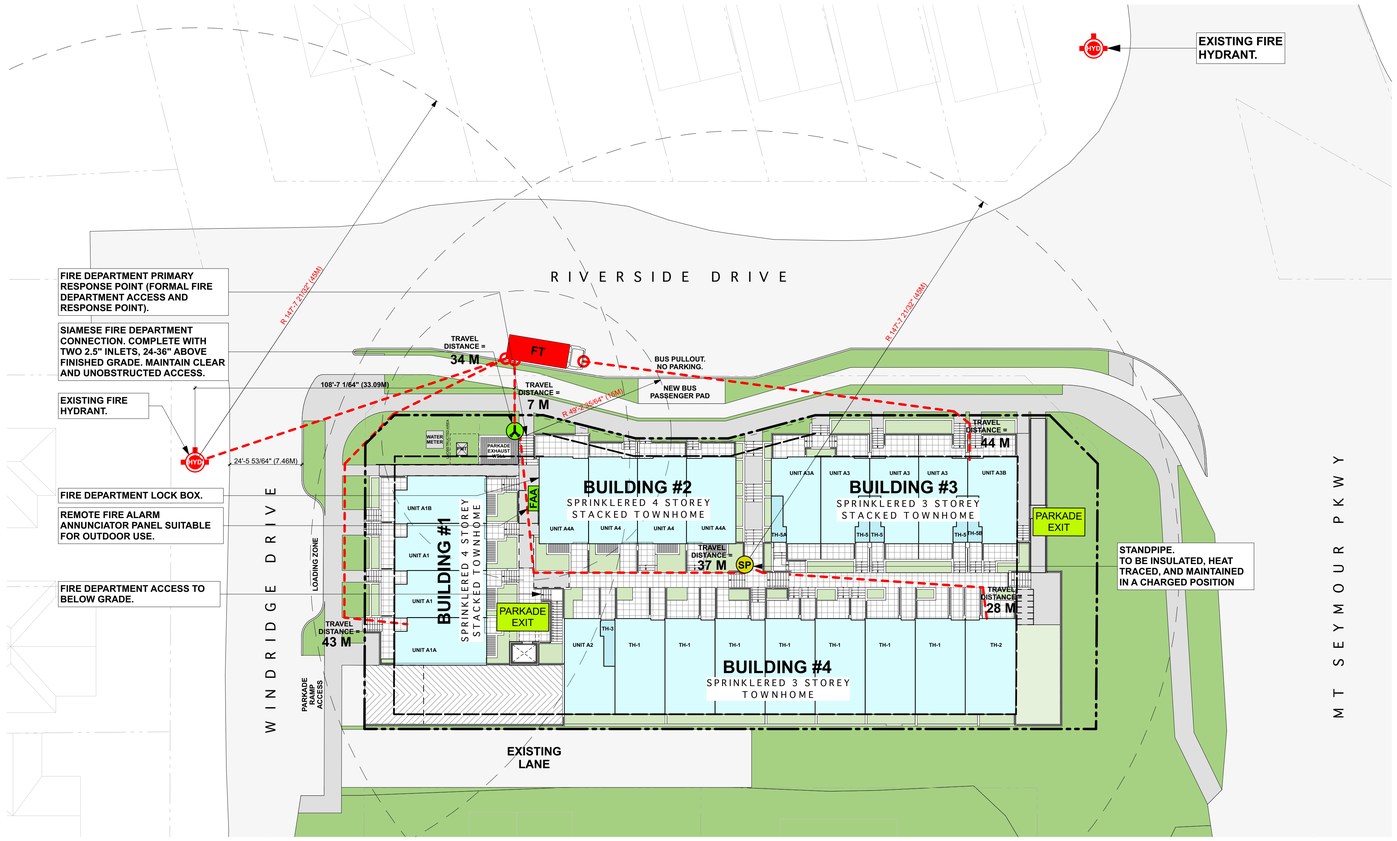
[TITLE]

SITE PLAN

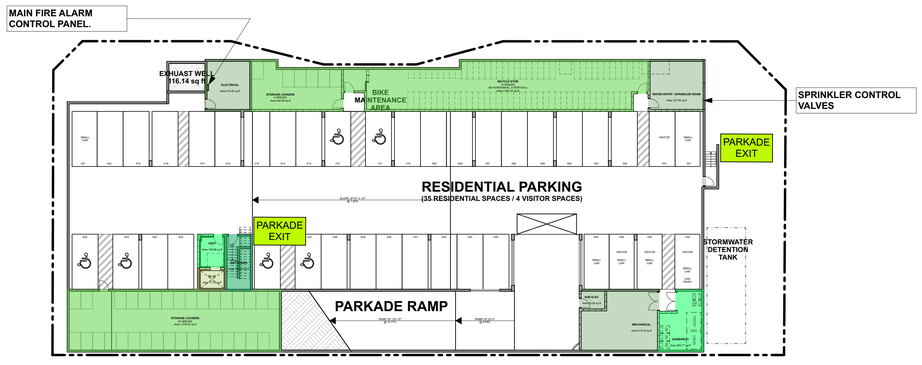
24668	[PROJECT]
3/32" = 1'-0"	[SCALE]
May 7 2026	[DATE]
RZ / DP RESUBMISSION	[ISSUE]

[DRAWING]

A-1.000



1 SITE PLAN - FIRE TRUCK ACCESS PLAN
SCALE: 1:250



2 P1 PLAN - FIRE TRUCK ACCESS PLAN
SCALE: 1:250

FIRE SAFETY LEGEND

- FIRE HYDRANT
- SPRINKLER / STANDPIPE CONNECTION
- FAA — FIRE ALARM ANNUNCIATOR PANEL
- SP — STAND PIPE
- TRAVEL DISTANCE

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N

[PROJECT TEAM]

DP30.19 - 13

[ARCHITECT SEAL]
REGISTERED ARCHITECT
COLLIN H.Q. TANG
BRITISH COLUMBIA
2026-05-07

[CLIENT]
SUMMIT WIND REAL ESTATE LP

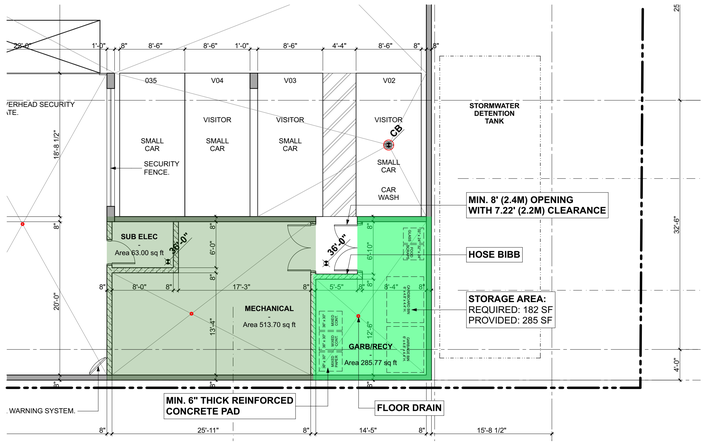
[PROJECT]
PROPOSED MULTI-FAMILY DEVELOPMENT
526 - 550 RIVERSIDE DRIVE & 2194 WINDRIDGE DRIVE
NORTH VANCOUVER, BC

[TITLE]
FIRE TRUCK ACCESS PLAN

24668	[PROJECT]
1:250	[SCALE]
May 7 2026	[DATE]
RZ / DP RESUBMISSION	[ISSUE]

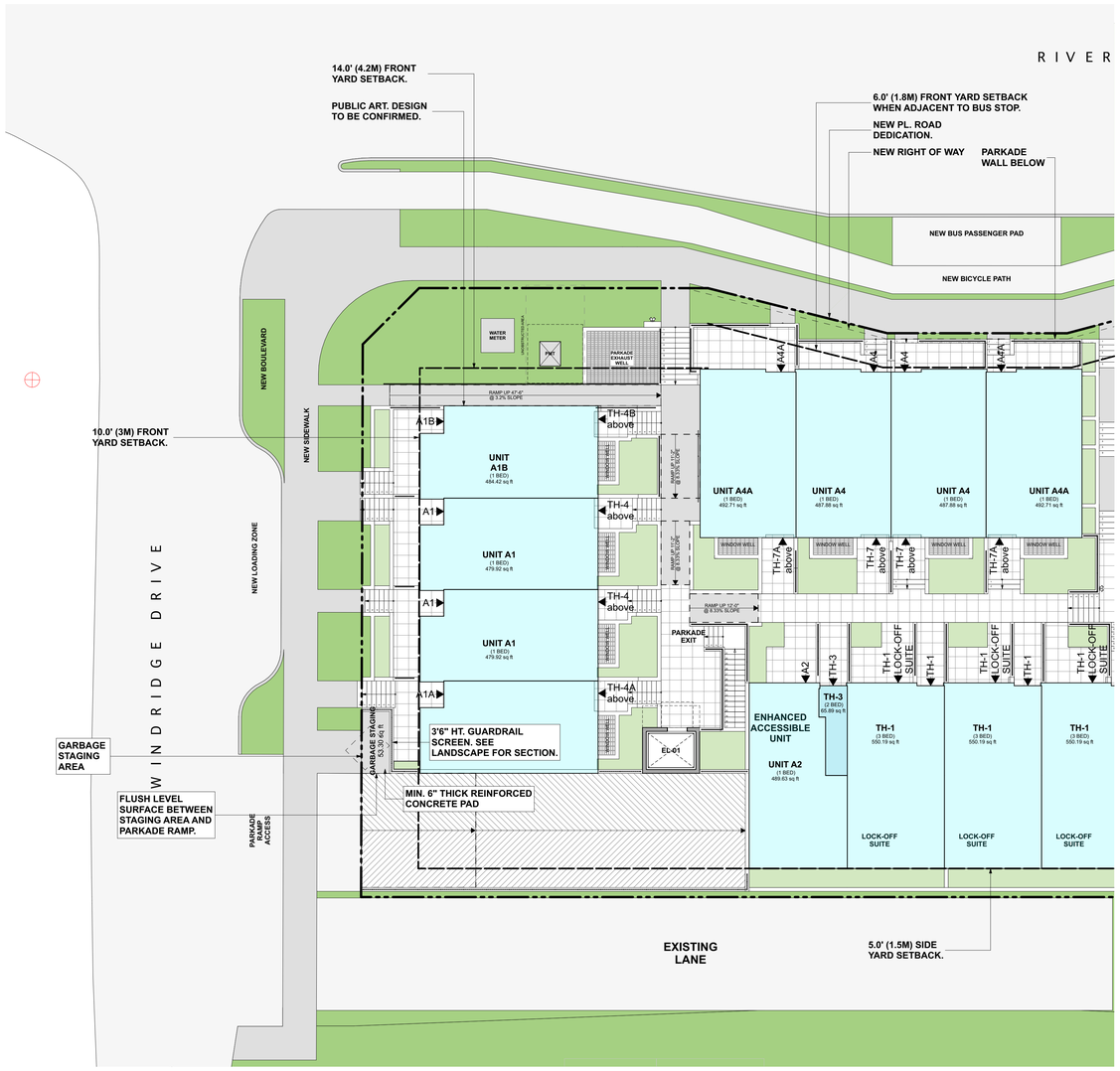
[DRAWING]
A-1.100

Solid Waste & Recycling					
Residential Garbage					
Total Waste & Recycling Area					
Required	3x360L totes @ 1.39m2 per tote	4.17	m2	44.89	SF
	2x242L totes @0.99m2 per tote	1.98	m2	21.31	SF
	2x4yd bins @5.38m2 per bin	10.76	m2	115.82	SF
	Total Required	**16.91**	m2	**182.02**	SF
	Provided	**26.55**	m2	**285.77**	SF
Temporary Storage Area	Required	**8.46**	m2	**91.01**	SF
(50% of Storage Area)	Provided	**4.95**	m2	**53.3**	SF
Mixed containers	36 Units @ 2 totes/ 31 - 40 units	2	totes (360 litres)	(36"X30"X43")	
Mixed paper (no cardboard)	36 Units @ 1 tote/ 31 - 40 units	1	totes (360 litres)	(36"X30"X43")	
Glass	36 Units @ 1 tote/ 31 - 40 units	1	totes (242 litres)	(32"X24"X42")	
Food scraps / yard trimmings	36 Units @ 1 totes/ 31 - 40 units	1	totes (242 litres)	(32"X24"X42")	
Total Recycling Containers Required		**3**	totes (360 litres)	(36"X30"X43")	
		2	totes (242 litres)	(32"X24"X42")	
Garbage	36 Units @ 1 bin/ 31 - 40 units	**1**	bin (3058 litres)	(72"X58"X54")	
Cardboard	36 Units @ 1 bin/ 31 - 40 units	**1**	bin (3058 litres)	(72"X58"X54")	



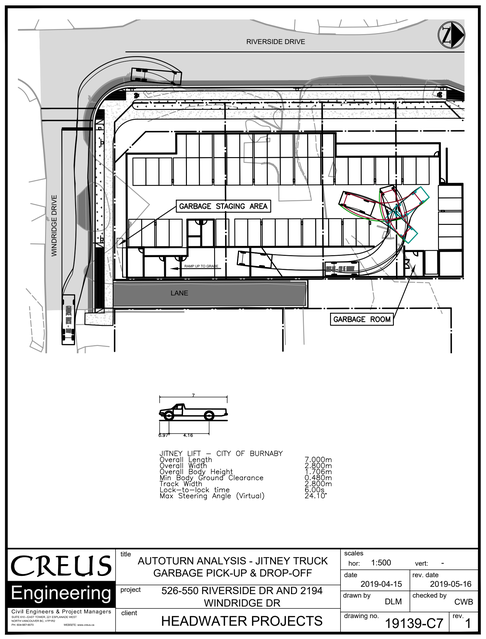
2 PARTAIL P1 PARKING PLAN

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

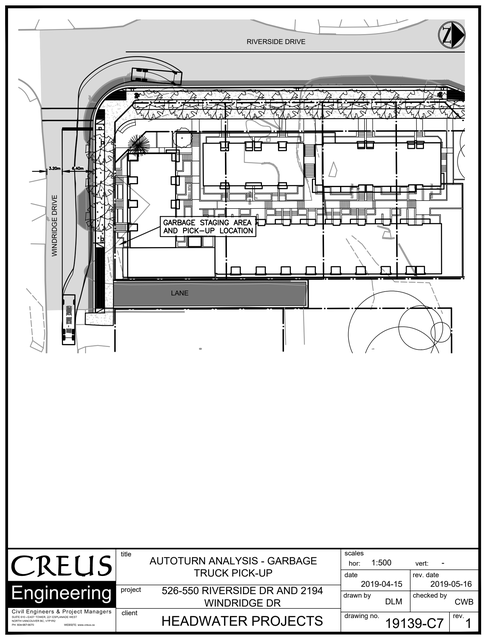


1 PARTAIL SITE PLAN

SCALE: 3/32" = 1'-0"



CREUS Engineering	title	AUTOTURN ANALYSIS - JITNEY TRUCK GARBAGE PICK-UP & DROP-OFF	scales hor: 1:500 vert: -	
Civil Engineers & Project Managers	project	526-550 RIVERSIDE DR AND 2194 WINDRIDGE DR	date 2019-04-15	rev. date 2019-05-16
	client	HEADWATER PROJECTS	drawn by DLM	checked by CWB
			drawing no. 19139-C7	rev. 1



CREUS Engineering	title	AUTOTURN ANALYSIS - GARBAGE TRUCK PICK-UP	scales hor: 1:500 vert: -	
Civil Engineers & Project Managers	project	526-550 RIVERSIDE DR AND 2194 WINDRIDGE DR	date 2019-04-15	rev. date 2019-05-16
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[PROJECT TEAM]

DP30.19 - 14

[ARCHITECT SEAL]

REGISTERED ARCHITECT COLLIN H.C. TROUNG PROVINCE OF BRITISH COLUMBIA

2020-05-07

[CLIENT]

SUMMIT WIND REAL ESTATE LP

[PROJECT]

PROPOSED MULTI-FAMILY DEVELOPMENT

526 - 550 RIVERSIDE DRIVE &
2194 WINDRIDGE DRIVE
NORTH VANCOUVER, BC

[TITLE]

SITE PLAN - SOLID WASTE AND RECYCLING PLAN

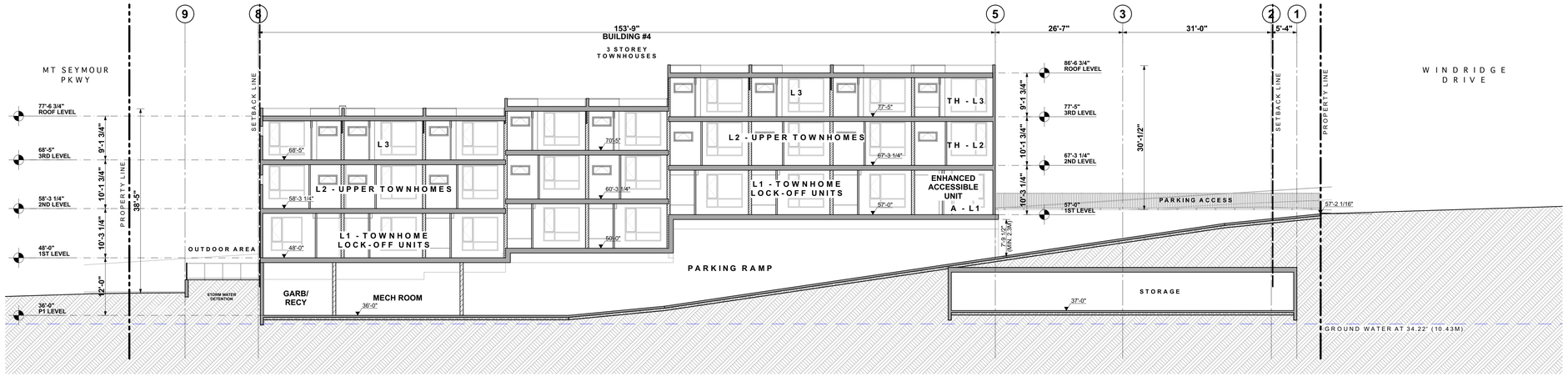
[PROJECT] **24668**

[SCALE]

[DATE] **May 7 2026**

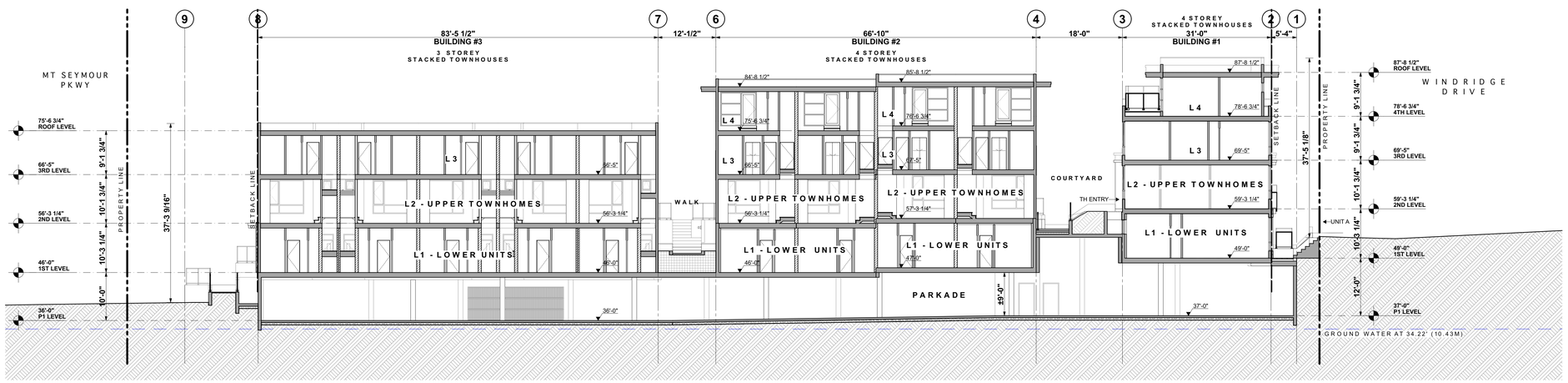
[ISSUE] **RZ / DP RESUBMISSION**

[DRAWING] **A-1.200**



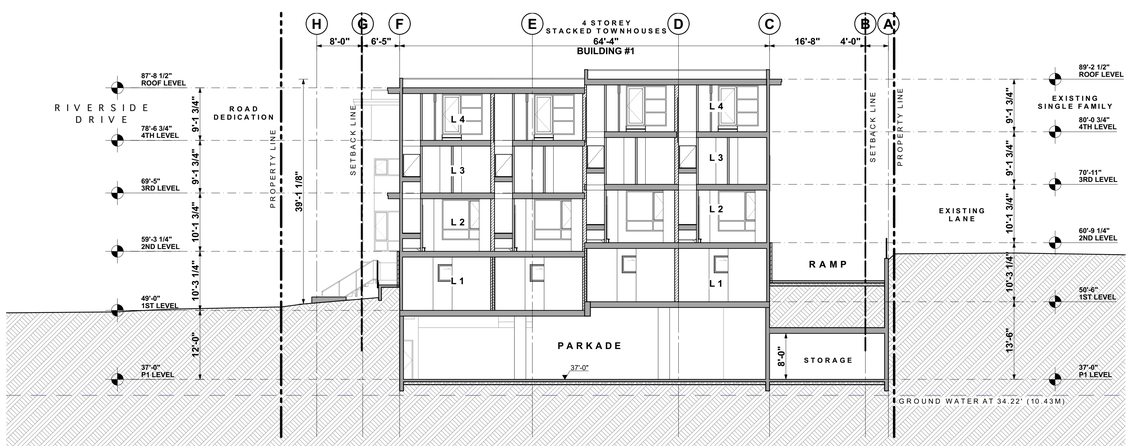
1 SITE SECTION 1 - NORTH-SOUTH

SCALE: 3/32" = 1'-0"



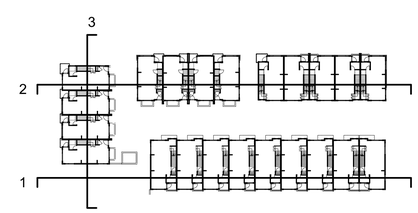
2 SITE SECTION 2 - NORTH-SOUTH

SCALE: 3/32" = 1'-0"



3 SITE SECTION 3 - EAST-WEST

SCALE: 3/32" = 1'-0"



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[PROJECT TEAM]

DP30.19 - 15

[ARCHITECT SEAL]
REGISTERED ARCHITECT COLLIN H.Q. TAUNTON BRITISH COLUMBIA
2026-05-07

[CLIENT]

SUMMIT WIND REAL ESTATE LP

[PROJECT]

PROPOSED MULTI-FAMILY DEVELOPMENT
526 - 550 RIVERSIDE DRIVE &
2194 WINDRIDGE DRIVE
NORTH VANCOUVER, BC

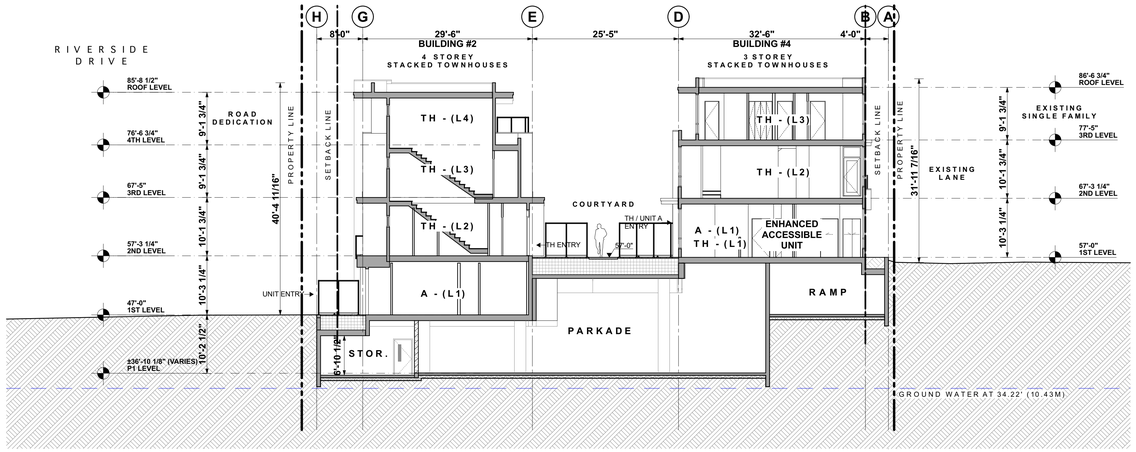
[TITLE]

SITE SECTIONS

24668	[PROJECT]
3/32" = 1'-0"	[SCALE]
May 7 2026	[DATE]
RZ / DP RESUBMISSION	[ISSUE]

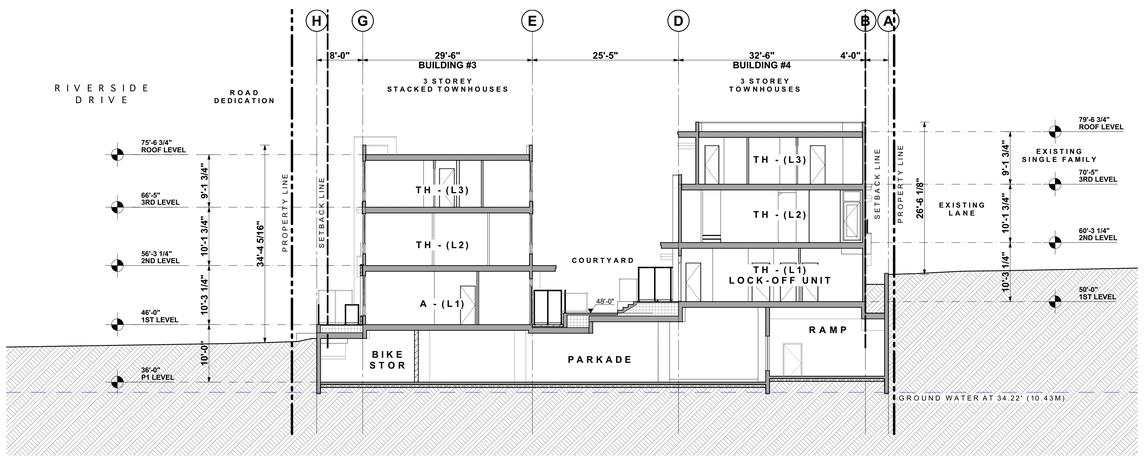
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A-1.200



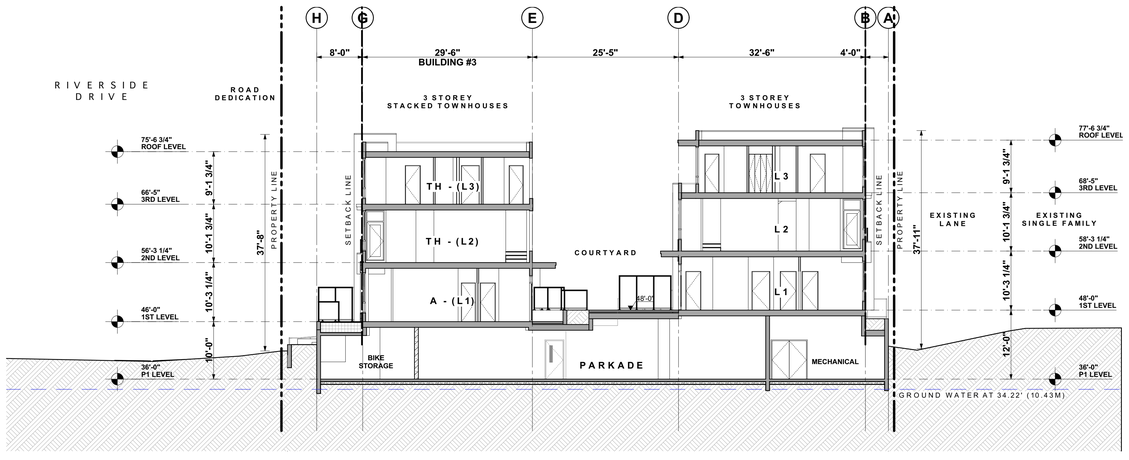
1 SITE SECTION 4 - EAST-WEST

SCALE: 3/32" = 1'-0"



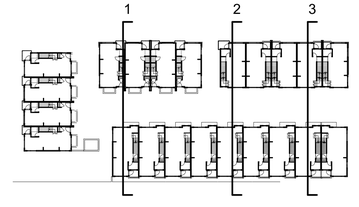
2 SITE SECTION 5 - EAST-WEST

SCALE: 3/32" = 1'-0"



3 SITE SECTION 6 - EAST-WEST

SCALE: 3/32" = 1'-0"



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[PROJECT TEAM]

DP30.19 - 16

[ARCHITECT SEAL]

REGISTERED ARCHITECT COLLIN H.Q. TSUNG BRITISH COLUMBIA

2026-05-07

[CLIENT]

SUMMIT WIND REAL ESTATE LP

[PROJECT]

PROPOSED MULTI-FAMILY DEVELOPMENT

526 - 550 RIVERSIDE DRIVE & 2194 WINDRIDGE DRIVE
NORTH VANCOUVER, BC

[TITLE]

SITE SECTIONS

24668 [PROJECT]

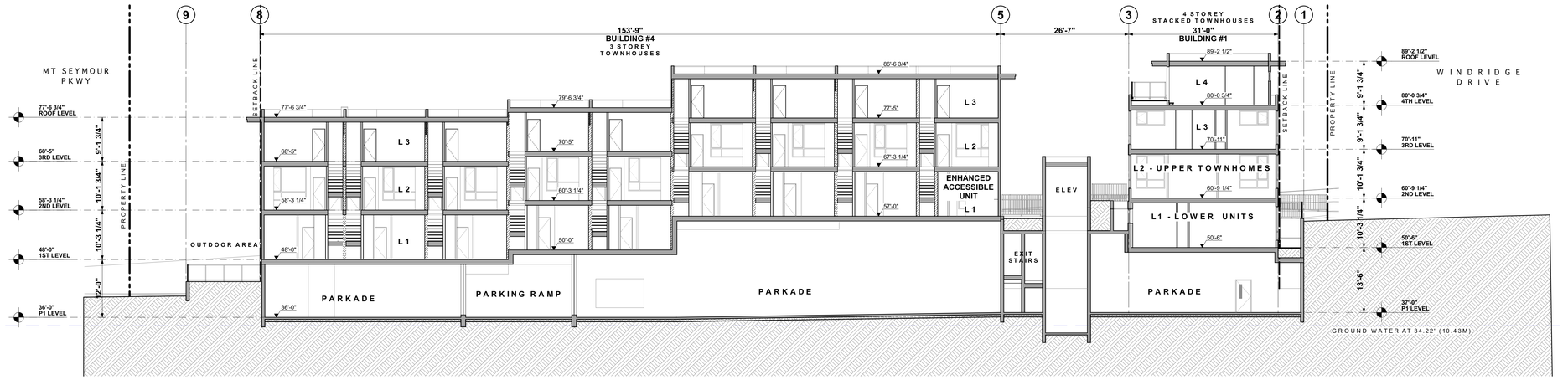
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May 7 2026 [DATE]

RZ / DP RESUBMISSION [ISSUE]

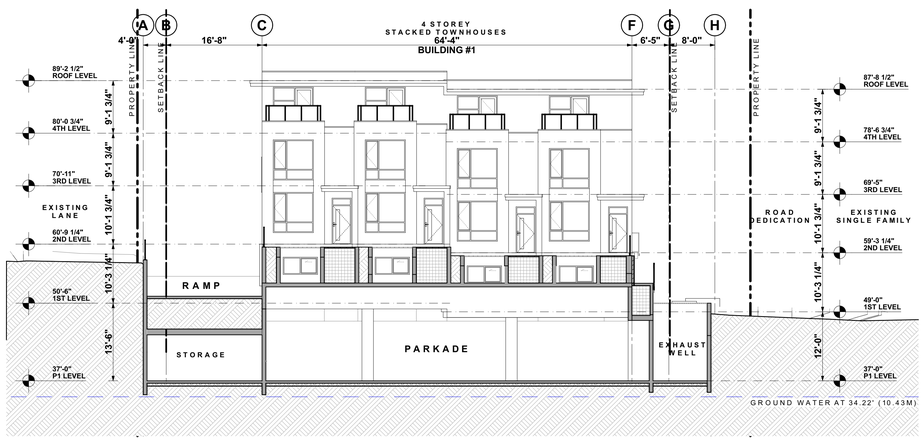
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A-1.210



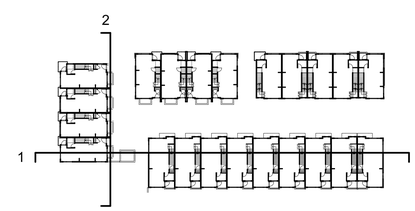
1 SITE SECTION 7 - NORTH-SOUTH

SCALE: 3/32" = 1'-0"



2 SITE SECTION 8 - EAST-WEST

SCALE: 3/32" = 1'-0"



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[PROJECT TEAM]

DP30.19 - 17

[ARCHITECT SEAL]

REGISTERED ARCHITECT
COLLIN H.Q. TANG
BRITISH COLUMBIA
2026-05-07

[CLIENT]

SUMMIT WIND REAL ESTATE LP

[PROJECT]

PROPOSED MULTI-FAMILY DEVELOPMENT

526 - 550 RIVERSIDE DRIVE &
2194 WINDRIDGE DRIVE
NORTH VANCOUVER, BC

[TITLE]

SITE SECTIONS

24668	[PROJECT]
3/32" = 1'-0"	[SCALE]
May 7 2026	[DATE]
RZ / DP RESUBMISSION	[ISSUE]

[DRAWING]

A-1.220

EV CHARGING REQUIREMENTS
- 100% OF PARKING STALLS EV-READY, WIRED FOR LEVEL 2 CHARGING (FINAL LOCATION TO BE CONFIRMED BY OWNER)
- VISITOR PARKING SPACE EXCLUDED

MAIN FIRE ALARM CONTROL PANEL

LOW HEADROOM, 4'-0" CLEAR TO U/S SLAB

LOW HEADROOM, 3'-0" CLEAR TO U/S SLAB

EXHUAST WELL 116.14 sq ft

ELECTRICAL Area 273.83 sq ft

STORAGE LOCKERS 6 SPACES Area 492.56 sq ft

BIKE MAINTENANCE AREA

BICYCLE STOR 74 SPACES (65 HORIZONTAL, 9 VERTICAL) Area 1,651.57 sq ft

WATER ENTRY / SPRINKLER ROOM Area 337.66 sq ft

SMALL CAR

VISITOR

SMALL CAR

021 020 019 018 017 016 015 014 013 012 011 010 009 008 007 006 005 004 003 002 V01 001

18'-8 1/2" TYPICAL

RESIDENTIAL PARKING
(35 RESIDENTIAL SPACES / 4 VISITOR SPACES)

SLOPE UP 67'-3 1/4" @ 1.49%

VEST Area 109.96 sq ft

EXIT STAIRS Area 174.37 sq ft

EL-01 Area 77.33 sq ft

022 023 024 025 026 027 028 029 030 031 032 033 034 035 V04 V03 V02

OVERHEAD SECURITY GATE.

SECURITY FENCE.

10'-0" WALL OPENING

5'-0"

SECURITY FENCE.

VISITOR

SMALL CAR

VISITOR

SMALL CAR

VISITOR

SMALL CAR

CAR WASH

STORMWATER DETENTION TANK

STORAGE LOCKERS 33 SPACES Area 1,539.52 sq ft

PARKADE RAMP

RAMP UP 116'-10" @ 14.77%

RAMP UP 20'-0" @ 9.59%

SUB ELEC Area 63.00 sq ft

MECHANICAL Area 513.70 sq ft

GARB/RECY Area 285.77 sq ft

CONVEX MIRROR & SIGNAL WARNING SYSTEM.

5'-0" 71'-5" 101'-2" 25'-11" 14'-5" 15'-8 1/2"

1 2 3 5 8 9

A B C D E F G H

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[PROJECT TEAM]

DP30.19 - 18

[ARCHITECT SEAL]

REGISTERED ARCHITECT COLLIN H.G. TROUNG BRITISH COLUMBIA

2026-05-07

[CLIENT]

SUMMIT WIND REAL ESTATE LP

[PROJECT]

PROPOSED MULTI-FAMILY DEVELOPMENT
526 - 550 RIVERSIDE DRIVE &
2194 WINDRIDGE DRIVE
NORTH VANCOUVER, BC

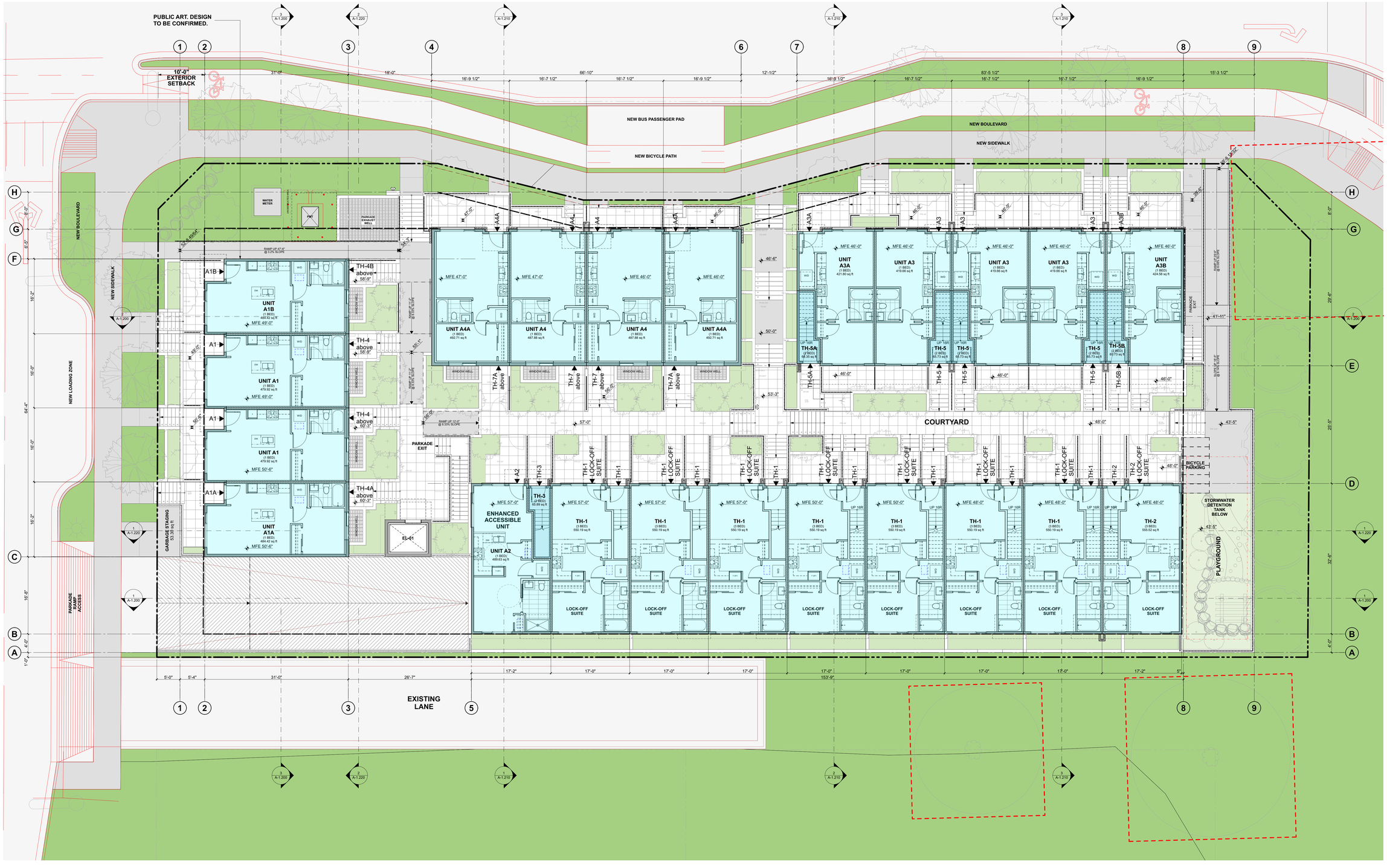
[TITLE]

P1 PARKING PLAN

24668	[PROJECT]
1/8" = 1'-0"	[SCALE]
May 7 2026	[DATE]
RZ / DP RESUBMISSION	[ISSUE]

[DRAWING]

A-2.000



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[PROJECT TEAM]

DP30.19 - 19

[ARCHITECT SEAL]

REGISTERED ARCHITECT
COLUMBIA HSIUNG
BRITISH COLUMBIA
2026-05-07

[CLIENT]

SUMMIT WIND REAL ESTATE LP

[PROJECT]

PROPOSED MULTI-FAMILY DEVELOPMENT
526 - 550 RIVERSIDE DRIVE &
2194 WINORIDGE DRIVE
NORTH VANCOUVER, BC

[TITLE]

LEVEL 1

24668	[PROJECT]
1/8" = 1'-0"	[SCALE]
May 7 2026	[DATE]
RZ / DP RESUBMISSION	[ISSUE]

[DRAWING]

A-2.100



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[PROJECT TEAM]

[ARCHITECT SEAL]

REGISTERED ARCHITECT
COLLIN H.Q. TRUONG
BRITISH COLUMBIA
2026-05-07

[CLIENT]

SUMMIT WIND REAL ESTATE LP

[PROJECT]

PROPOSED MULTI-FAMILY DEVELOPMENT
526 - 550 RIVERSIDE DRIVE &
2194 WINDRIDGE DRIVE
NORTH VANCOUVER, BC

[TITLE]

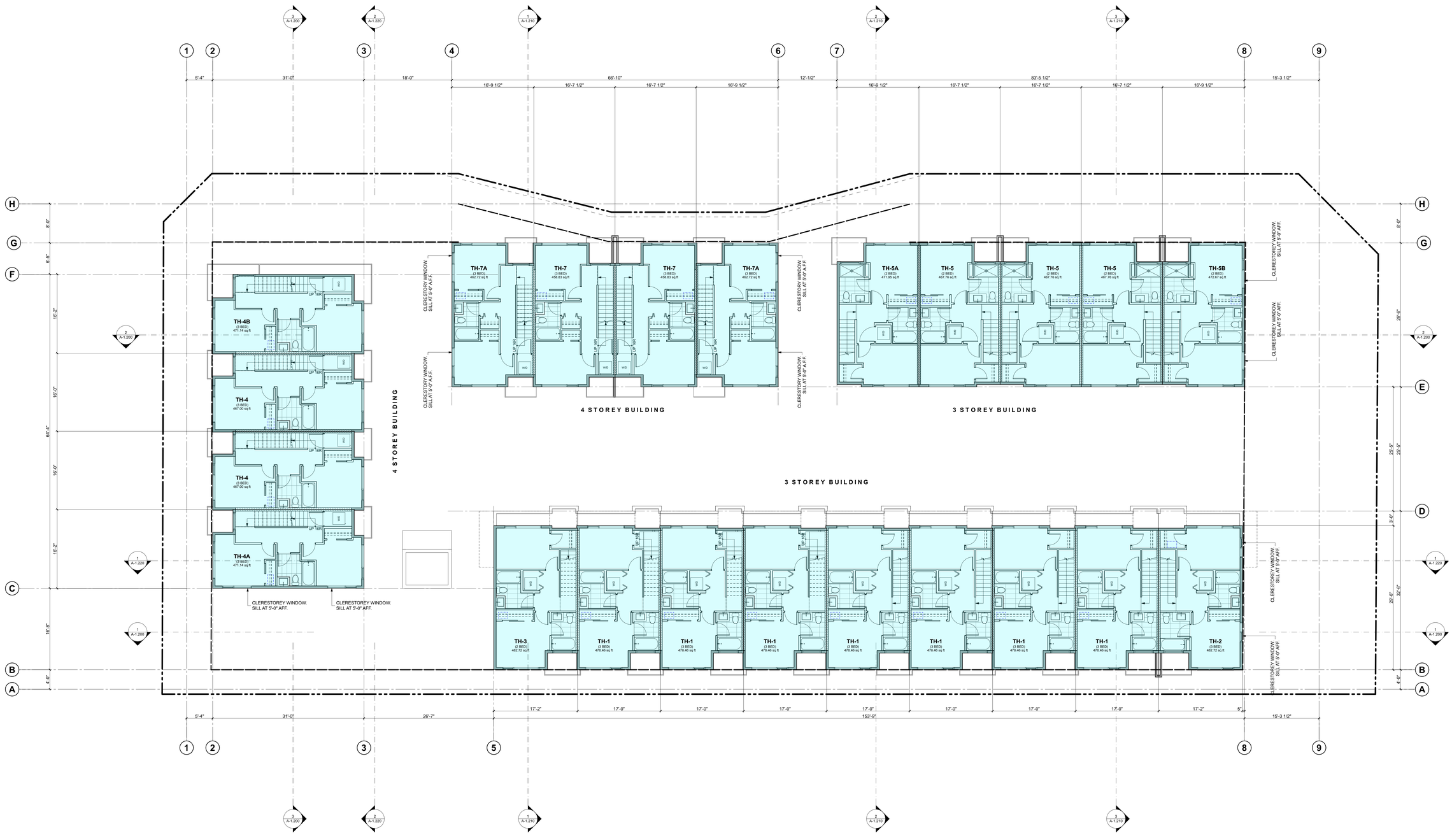
LEVEL 2

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1/8" = 1'-0"	[SCALE]
May 7 2026	[DATE]
RZ / DP RESUBMISSION	[ISSUE]

[DRAWING]

A-2.200

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[PROJECT TEAM]

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[ARCHITECT SEAL]

REGISTERED ARCHITECT
COLLIN M.G. TROUNG
PROVINCE OF BRITISH COLUMBIA

2026-05-07

[CLIENT]

SUMMIT WIND REAL ESTATE LP

[PROJECT]

PROPOSED MULTI-FAMILY DEVELOPMENT
526 - 550 RIVERSIDE DRIVE &
2194 WINDRIDGE DRIVE
NORTH VANCOUVER, BC

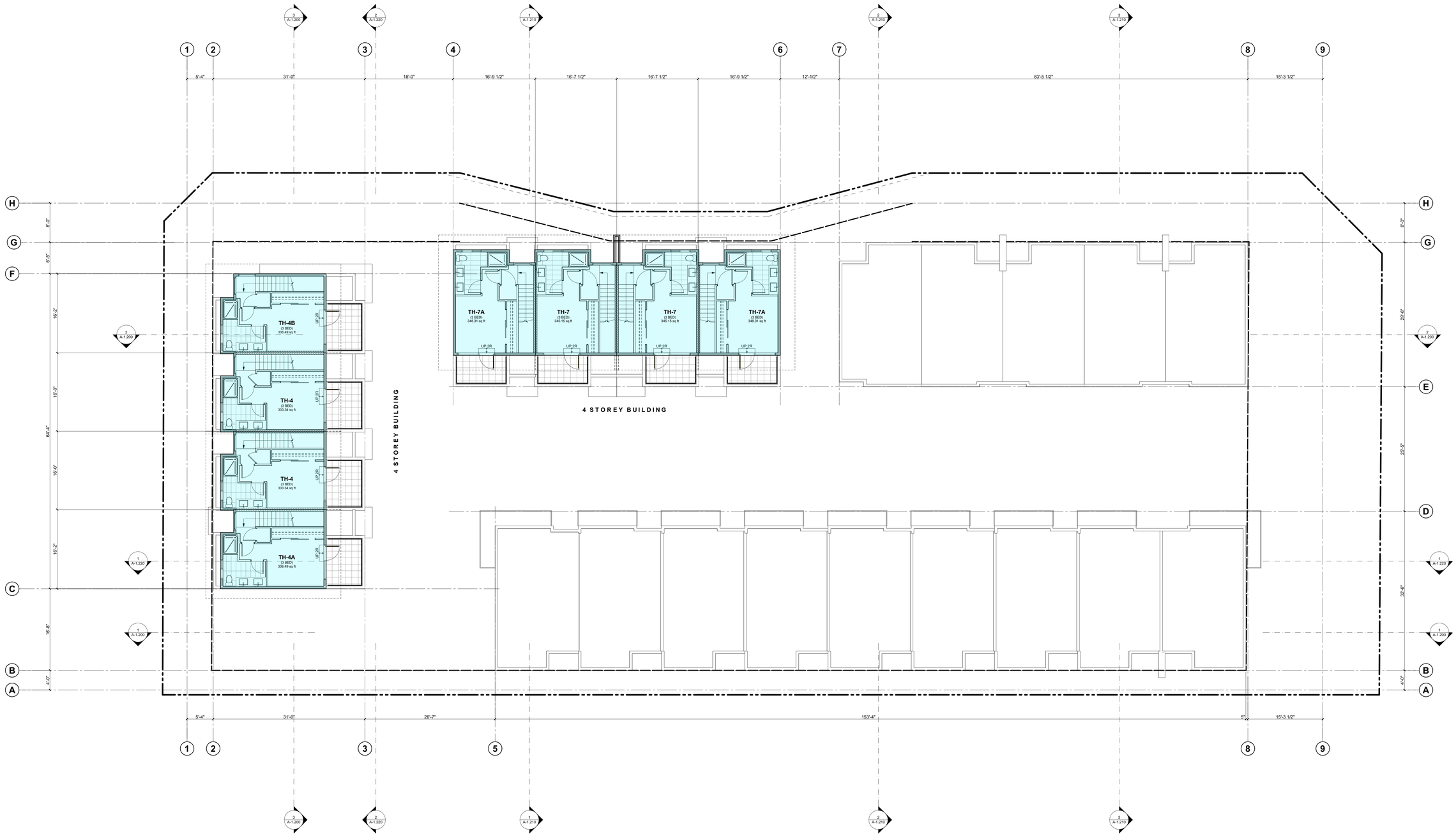
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LEVEL 3

24668	[PROJECT]
1/8" = 1'-0"	[SCALE]
May 7 2026	[DATE]
RZ / DP RESUBMISSION	[ISSUE]

[DRAWING]

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REGISTERED ARCHITECT
COLLIN H.Q. TSUNG
BRITISH COLUMBIA
2026-05-07

[CLIENT]

SUMMIT WIND REAL ESTATE LP

[PROJECT]

PROPOSED MULTI-FAMILY DEVELOPMENT

526 - 550 RIVERSIDE DRIVE &
2194 WINDRIDGE DRIVE
NORTH VANCOUVER, BC

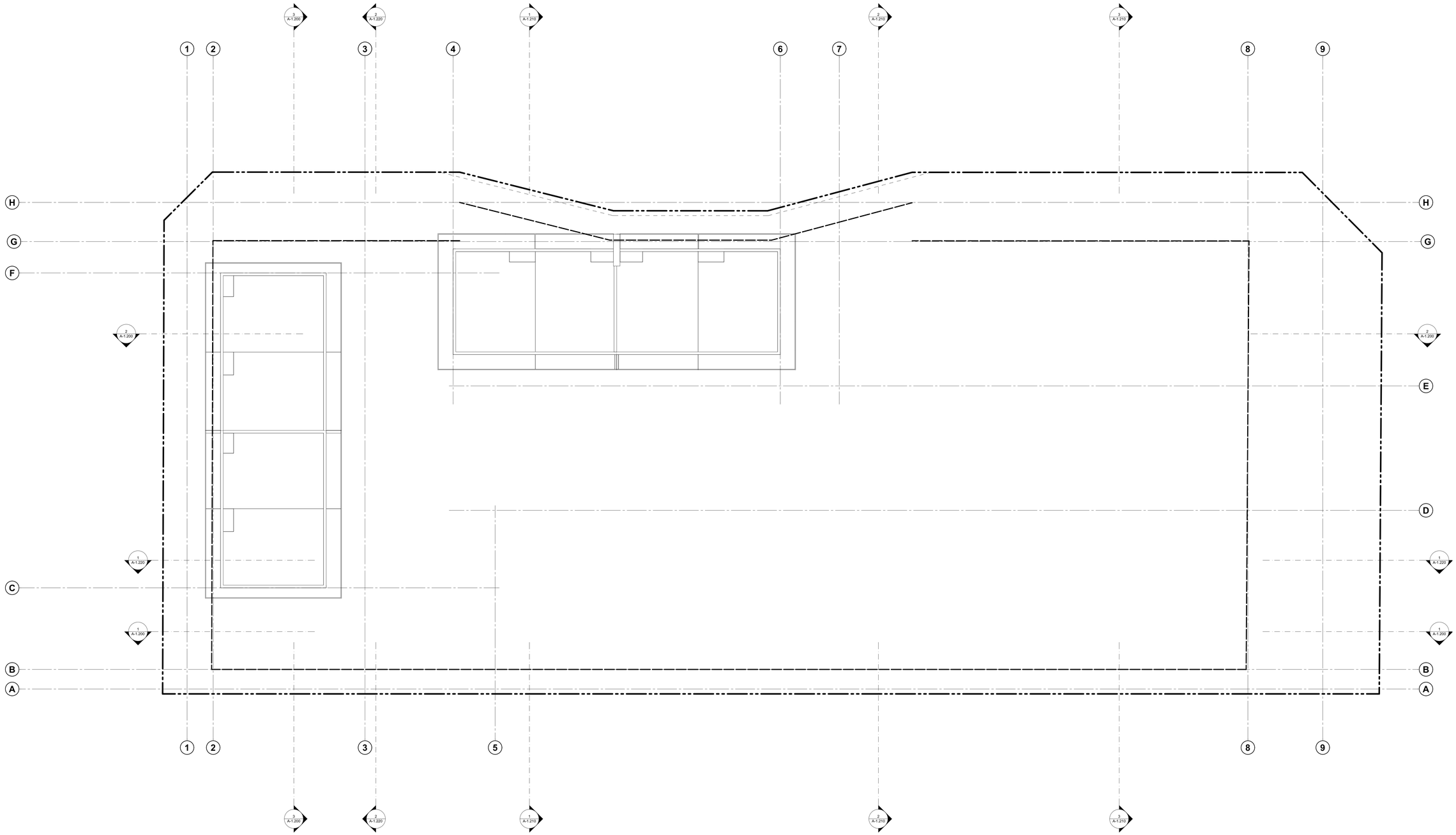
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LEVEL 4

24668	[PROJECT]
1/8" = 1'-0"	[SCALE]
May 7 2026	[DATE]
RZ / DP RESUBMISSION	[ISSUE]

[DRAWING]

A-2.400



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DP30.19 - 23

[ARCHITECT SEAL]

REGISTERED ARCHITECT
COLLIN H.Q. TRUMPER
PROVINCE OF BRITISH COLUMBIA

2026-05-07

[CLIENT]

SUMMIT WIND REAL ESTATE LP

[PROJECT]

PROPOSED MULTI-FAMILY DEVELOPMENT
526 - 550 RIVERSIDE DRIVE &
2194 WINDRIDGE DRIVE
NORTH VANCOUVER, BC

[TITLE]

ROOF PLAN

24668	[PROJECT]
1/8" = 1'-0"	[SCALE]
May 7 2026	[DATE]
RZ / DP RESUBMISSION	[ISSUE]

[DRAWING]

A-2.500

MATERIAL AND COLOUR LEGEND

	Colour	Product (to match)	Product Finish (to match)	Manufacturer	Element/ Location
1	Beige	**Cementitious Reveal Panel**	Cementitious Siding - **Cobble Stone**	-	**Exterior Walls**
2	Gray Brown	**Woodlook**	Cementitious Siding - **Rich Espresso**	-	**Exterior Walls - Horizontal Siding 6" exposure**
2A	Brown	**Woodlook**	Cementitious Siding - **Warm Espresso**	-	**Exterior Walls - Horizontal Siding 6" exposure**
2B	Light Brown	**Woodlook**	Cementitious Siding - **Mountain Cedar**	-	**Entry Area / Roof & Balcony Soffits**

	Colour	Product (to match)	Product Finish (to match)	Manufacturer	Element/ Location
3	Charcoal	**Brick Masonry**	**Colour - Traditional Iron Wash , Coal Creek**	-	**Brick Masonry Exterior Cladding where noted**
4	*Charcoal*	**Cementitious Reveal Panel**	**Paint - Benjamin Moore GRAPHITE 1603**	-	**Siding and flashing applications @ window infill panels corner windows**
5	*Black*	**Vinyl Windows and Doors c/w matching Flashing and Trim**	**Black Colour**	-	**Residential Windows and Doors**
6	*Brown*	**Entry Door**	**Wood - Oak**	-	**Main Building Entrance door**

	Colour	Product (to match)	Product Finish (to match)	Manufacturer	Element/ Location
7	*Black*	**Pre-finished Aluminum Railing c/w Clear Safety Glass Infill Panels**	**Black Colour (Satin Finish)**	**Lindahl**	**Balconies, Patios & Exterior Stairs**
8	*Black*	**Pre-finished Aluminum Privacy Screens c/w Obscured Safety Glass Infill Panels**	**Black Colour (Satin Finish)**	**Lindahl**	**Patios & Balconies**
9	*Charcoal*	**Wood Boards c/w Pre-finished steel flashings (Makin Metals Ltd. - PVDF)**	**Benjamin Moore GRAPHITE 1603**	-	**Balcony & Roof Fascias**
10	*Grey*	**Exposed Architectural Concrete**			Exposed Concrete Walls c/w Elastomeric Paint



1 NORTH ELEVATION (MT. SEYMOUR PKWY)
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION (WINDRIDGE)
SCALE: 1/8" = 1'-0"

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[PROJECT TEAM]

DP30.19 - 24

[ARCHITECT SEAL]
REGISTERED ARCHITECT COLLIN H.Q. TSUNG BRITISH COLUMBIA
2026-05-07

[CLIENT]
SUMMIT WIND REAL ESTATE LP

[PROJECT]
PROPOSED MULTI-FAMILY DEVELOPMENT
526 - 550 RIVERSIDE DRIVE &
2194 WINDRIDGE DRIVE
NORTH VANCOUVER, BC

[TITLE]
ELEVATIONS

24668	[PROJECT]
1/8" = 1'-0"	[SCALE]
May 7 2026	[DATE]
RZ / DP RESUBMISSION	[ISSUE]

[DRAWING]
A-4.000

MATERIAL AND COLOUR LEGEND

	Colour	Product (to match)	Product Finish (to match)	Manufacturer	Element/ Location
1	Beige	**Cementitious Reveal Panel**	Cementitious Siding - **Cobble Stone**	-	**Exterior Walls**
2	Gray Brown	**Woodlook**	Cementitious Siding - **Rich Espresso**	-	**Exterior Walls - Horizontal Siding 6" exposure**
2A	Brown	**Woodlook**	Cementitious Siding - **Warm Espresso**	-	**Exterior Walls - Horizontal Siding 6" exposure**
2B	Light Brown	**Woodlook**	Cementitious Siding - **Mountain Cedar**	-	**Entry Area / Roof & Balcony Soffits**

	Colour	Product (to match)	Product Finish (to match)	Manufacturer	Element/ Location
3	Charcoal	**Brick Masonry**	**Colour - Traditional Iron Wash , Coal Creek**	-	**Brick Masonry Exterior Cladding where noted**
4	*Charcoal*	**Cementitious Reveal Panel**	**Paint - Benjamin Moore GRAPHITE 1603**	-	**Siding and flashing applications @ window infill panels corner windows**
5	*Black*	**Vinyl Windows and Doors c/w matching Flashing and Trim**	**Black Colour**	-	**Residential Windows and Doors**
6	*Brown*	**Entry Door**	**Wood - Oak**	-	**Main Building Entrance door**

	Colour	Product (to match)	Product Finish (to match)	Manufacturer	Element/ Location
7	*Black*	**Pre-finished Aluminum Railing c/w Clear Safety Glass Infill Panels**	**Black Colour (Satin Finish)**	**Lindahl**	**Balconies, Patios & Exterior Stairs**
8	*Black*	**Pre-finished Aluminum Privacy Screens c/w Obscured Safety Glass Infill Panels**	**Black Colour (Satin Finish)**	**Lindahl**	**Patios & Balconies**
9	*Charcoal*	**Wood Boards c/w Pre-finished steel flashings (Makin Metals Ltd. - PVDF)**	**Benjamin Moore GRAPHITE 1603**	-	**Balcony & Roof Fascias**
10	*Grey*	**Exposed Architectural Concrete**			Exposed Concrete Walls c/w Elastomeric Paint



1 EAST ELEVATION (LANE)
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION (RIVERSIDE)
SCALE: 1/8" = 1'-0"

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DP30.19 - 25

[ARCHITECT SEAL]
REGISTERED ARCHITECT
COLLIN H.Q. TANSONG
BRITISH COLUMBIA
2026-05-07

[CLIENT]
SUMMIT WIND REAL ESTATE LP

[PROJECT]
PROPOSED MULTI-FAMILY DEVELOPMENT
526 - 550 RIVERSIDE DRIVE &
2194 WINDRIDGE DRIVE
NORTH VANCOUVER, BC

[TITLE]
ELEVATIONS

24668	[PROJECT]
1/8" = 1'-0"	[SCALE]
May 7 2026	[DATE]
RZ / DP RESUBMISSION	[ISSUE]

[DRAWING]
A-4.100

MATERIAL AND COLOUR LEGEND

	Colour	Product (to match)	Product Finish (to match)	Manufacturer	Element/ Location
1	Beige	**Cementitious Reveal Panel**	Cementitious Siding - **Cobble Stone**	-	**Exterior Walls**
2	Gray Brown	**Woodlook**	Cementitious Siding - **Rich Espresso**	-	**Exterior Walls - Horizontal Siding 6" exposure**
2A	Brown	**Woodlook**	Cementitious Siding - **Warm Espresso**	-	**Exterior Walls - Horizontal Siding 6" exposure**
2B	Light Brown	**Woodlook**	Cementitious Siding - **Mountain Cedar**	-	**Entry Area / Roof & Balcony Soffits**

	Colour	Product (to match)	Product Finish (to match)	Manufacturer	Element/ Location
3	Charcoal	**Brick Masonry**	**Colour - Traditional Iron Wash , Coal Creek**	-	**Brick Masonry Exterior Cladding where noted**
4	*Charcoal*	**Cementitious Reveal Panel**	**Paint - Benjamin Moore GRAPHITE 1603**	-	**Siding and flashing applications @ window infill panels corner windows**
5	*Black*	**Vinyl Windows and Doors c/w matching Flashing and Trim**	**Black Colour**	-	**Residential Windows and Doors**
6	*Brown*	**Entry Door**	**Wood - Oak**	-	**Main Building Entrance door**

	Colour	Product (to match)	Product Finish (to match)	Manufacturer	Element/ Location
7	*Black*	**Pre-finished Aluminum Railing c/w Clear Safety Glass Infill Panels**	**Black Colour (Satin Finish)**	**Lindahl**	**Balconies, Patios & Exterior Stairs**
8	*Black*	**Pre-finished Aluminum Privacy Screens c/w Obscured Safety Glass Infill Panels**	**Black Colour (Satin Finish)**	**Lindahl**	**Patios & Balconies**
9	*Charcoal*	**Wood Boards c/w Pre-finished steel flashings (Makin Metals Ltd. - PVDF)**	**Benjamin Moore GRAPHITE 1603**	-	**Balcony & Roof Fascias**
10	*Grey*	**Exposed Architectural Concrete**			Exposed Concrete Walls c/w Elastomeric Paint



1 WEST COURTYARD ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST COURTYARD ELEVATION
SCALE: 1/8" = 1'-0"

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[PROJECT TEAM]

DP30.19 - 26

[ARCHITECT SEAL]
REGISTERED ARCHITECT
COLLIN H.Q. TROUNG
BRITISH COLUMBIA
2026-05-07

[CLIENT]
SUMMIT WIND REAL ESTATE LP

[PROJECT]
PROPOSED MULTI-FAMILY DEVELOPMENT
526 - 550 RIVERSIDE DRIVE &
2194 WINDRIDGE DRIVE
NORTH VANCOUVER, BC

[TITLE]
COURTYARD ELEVATIONS

24668	[PROJECT]
1/8" = 1'-0"	[SCALE]
May 7 2026	[DATE]
RZ / DP RESUBMISSION	[ISSUE]

[DRAWING]
A-4.200

MATERIAL AND COLOUR LEGEND

	Colour	Product (to match)	Product Finish (to match)	Manufacturer	Element/ Location
1	Beige	**Cementitious Reveal Panel**	Cementitious Siding - **Cobble Stone**	-	**Exterior Walls**
2	Gray Brown	**Woodlook**	Cementitious Siding - **Rich Espresso**	-	**Exterior Walls - Horizontal Siding 6" exposure**
2A	Brown	**Woodlook**	Cementitious Siding - **Warm Espresso**	-	**Exterior Walls - Horizontal Siding 6" exposure**
2B	Light Brown	**Woodlook**	Cementitious Siding - **Mountain Cedar**	-	**Entry Area / Roof & Balcony Soffits**

	Colour	Product (to match)	Product Finish (to match)	Manufacturer	Element/ Location
3	Charcoal	**Brick Masonry**	**Colour - Traditional Iron Wash , Coal Creek**	-	**Brick Masonry Exterior Cladding where noted**
4	*Charcoal*	**Cementitious Reveal Panel**	**Paint - Benjamin Moore GRAPHITE 1603**	-	**Siding and flashing applications @ window infill panels corner windows**
5	*Black*	**Vinyl Windows and Doors c/w matching Flashing and Trim**	**Black Colour**	-	**Residential Windows and Doors**
6	*Brown*	**Entry Door**	**Wood - Oak**	-	**Main Building Entrance door**

	Colour	Product (to match)	Product Finish (to match)	Manufacturer	Element/ Location
7	*Black*	**Pre-finished Aluminum Railing c/w Clear Safety Glass Infill Panels**	**Black Colour (Satin Finish)**	**Lindahl**	**Balconies, Patios & Exterior Stairs**
8	*Black*	**Pre-finished Aluminum Privacy Screens c/w Obscured Safety Glass Infill Panels**	**Black Colour (Satin Finish)**	**Lindahl**	**Patios & Balconies**
9	*Charcoal*	**Wood Boards c/w Pre-finished steel flashings (Makin Metals Ltd. - PVDF)**	**Benjamin Moore GRAPHITE 1603**	-	**Balcony & Roof Fascias**
10	*Grey*	**Exposed Architectural Concrete**			Exposed Concrete Walls c/w Elastomeric Paint



1 SOUTH COURTYARD ELEVATION
SCALE: 1/8" = 1'-0"

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DP30.19 - 27

[ARCHITECT SEAL]

REGISTERED ARCHITECT
COLLIN H.Q. TRUONG
BRITISH COLUMBIA
2026-05-07

[CLIENT]

SUMMIT WIND REAL ESTATE LP

[PROJECT]

PROPOSED MULTI-FAMILY DEVELOPMENT
526 - 550 RIVERSIDE DRIVE &
2194 WINDRIDGE DRIVE
NORTH VANCOUVER, BC

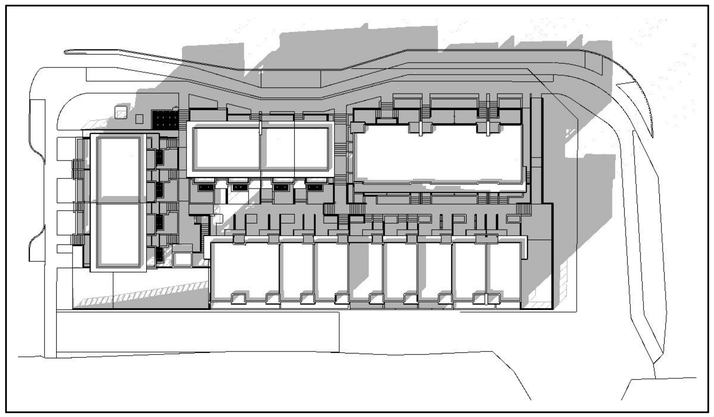
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COURTYARD ELEVATIONS

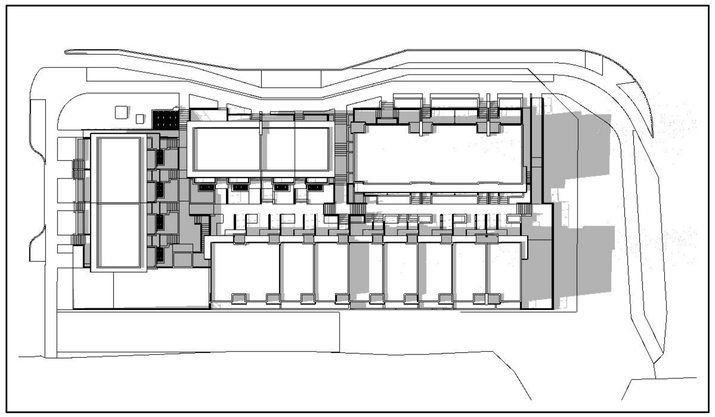
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1/8" = 1'-0"	[SCALE]
May 7 2026	[DATE]
RZ / DP RESUBMISSION	[ISSUE]

[DRAWING]

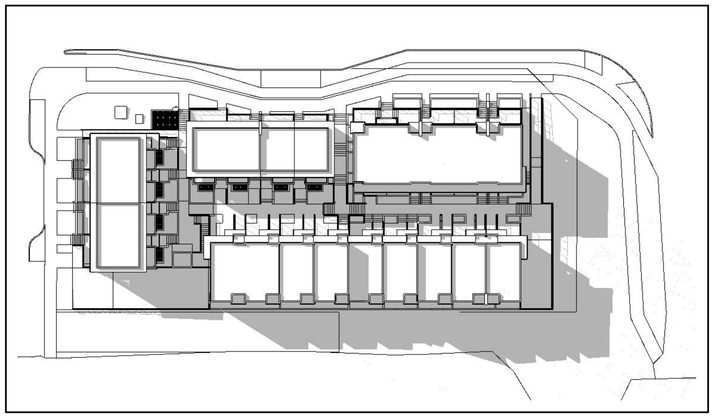
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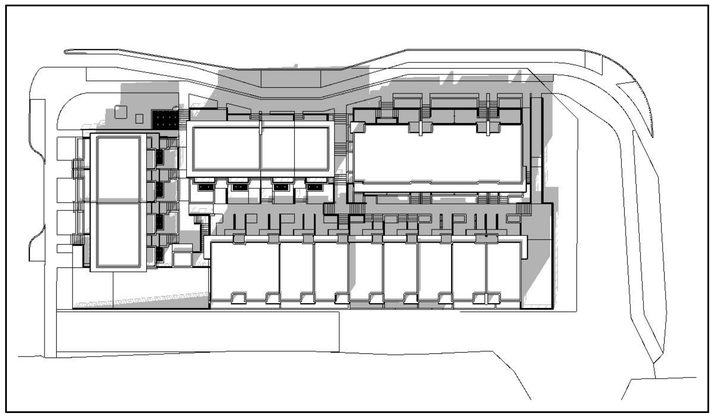
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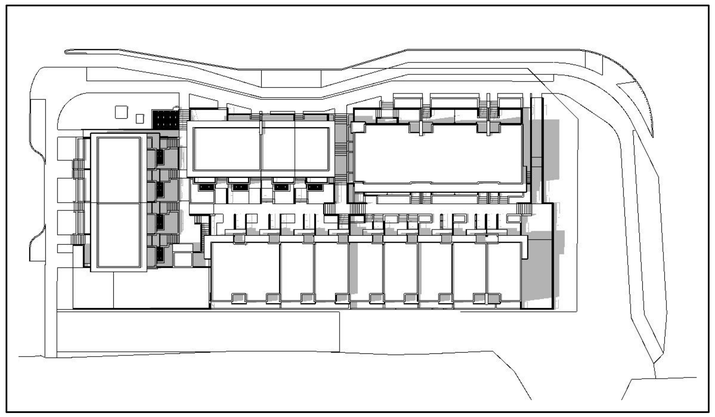
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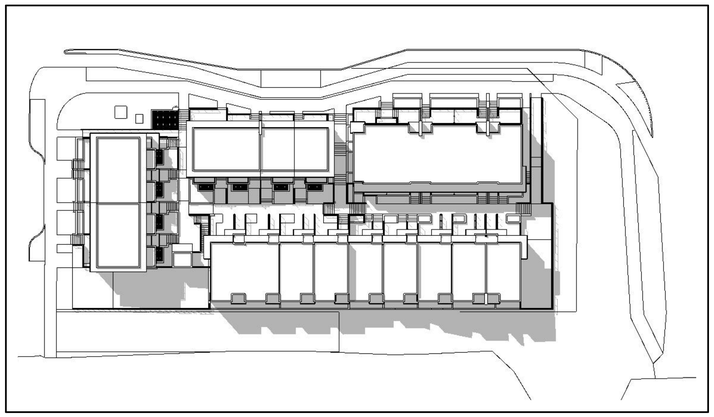
SHADOW STUDY - MARCH 21ST @ 2PM



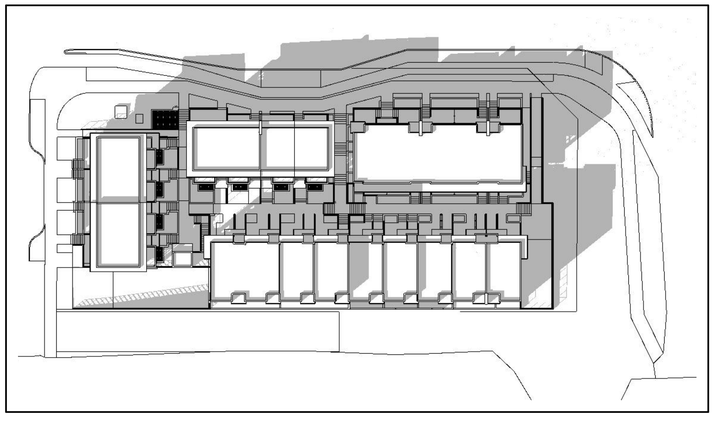
SHADOW STUDY - JUNE 21ST @ 10AM



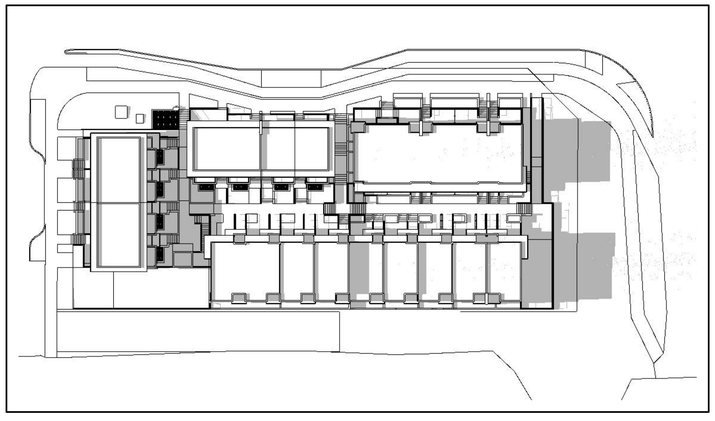
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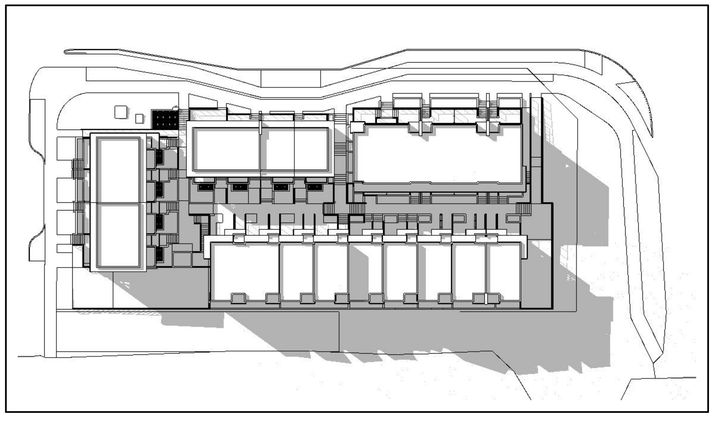
SHADOW STUDY - JUNE 21ST @ 2PM



SHADOW STUDY - SEPTEMBER 21ST @ 10AM



SHADOW STUDY - SEPTEMBER 21ST @ 12PM



SHADOW STUDY - SEPTEMBER 21ST @ 2PM

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N

[PROJECT TEAM]

DP30.19 - 28

[ARCHITECT SEAL]

REGISTERED ARCHITECT
COLLIN H.Q. TANG
BRITISH COLUMBIA
2026-05-07

[CLIENT]

SUMMIT WIND REAL ESTATE LP

[PROJECT]

PROPOSED MULTI-FAMILY DEVELOPMENT
526 - 550 RIVERSIDE DRIVE &
2194 WINDRIDGE DRIVE
NORTH VANCOUVER, BC

[TITLE]

SHADOW STUDY

24668	[PROJECT]
	[SCALE]
May 7 2026	[DATE]
RZ / DP RESUBMISSION	[ISSUE]

[DRAWING]

A-8.000

REQUIRED PROJECT VISUAL

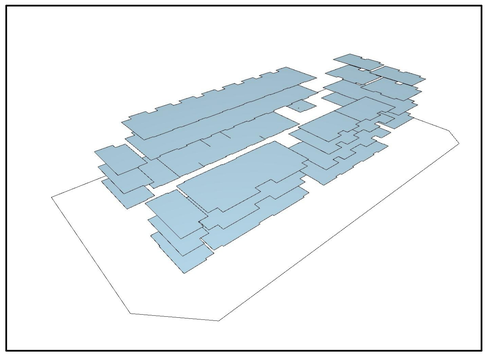


Figure 1: The aggregate floor area of Townhouses units

REQUIRED DATA

1. Object Name:

   townhouses

2. Data:

   - Aggregate number of Townhouses in the development: 36
   - Aggregate floor area of Townhouses in the development: 3,288.37 m^2

CLARIFICATION NOTES

1. Floor area is aggregate for the entire project.
2. The measurement does not include below grade basements belonging to the townhouse.
3. Measurements are to sheathing of exterior walls and the center-line of interior walls.

DNV FARM - TOWNHOUSES

Home Storey	Object Name	Zone Name	Quantity	Measured Area
1ST LEVEL				
	townhouses	TH-1	7	3,851.33
	townhouses	TH-2	1	555.52
	townhouses	TH-3	1	65.89
	townhouses	TH-5	3	197.19
	townhouses	TH-5A	1	68.35
	townhouses	TH-5B	1	65.73
	townhouses	UNIT A1	2	959.84
	townhouses	UNIT A1A	1	484.42
	townhouses	UNIT A1B	1	484.42
	townhouses	UNIT A2	1	489.63
	townhouses	UNIT A3	3	1,274.28
	townhouses	UNIT A3A	1	426.90
	townhouses	UNIT A3B	1	438.58
	townhouses	UNIT A4	2	986.86
	townhouses	UNIT A4A	2	998.62
2ND LEVEL				
	townhouses	TH-1	7	3,733.71
	townhouses	TH-2	1	537.97
	townhouses	TH-3	1	538.14
	townhouses	TH-4	2	949.38
	townhouses	TH-4A	1	479.08
	townhouses	TH-4B	1	479.08
	townhouses	TH-5	3	1,403.28
	townhouses	TH-5A	1	471.95
	townhouses	TH-5B	1	472.67
	townhouses	TH-7	2	933.04
	townhouses	TH-7A	2	941.32
3RD LEVEL				
	townhouses	TH-1	7	3,349.22
	townhouses	TH-2	1	482.72
	townhouses	TH-3	1	482.72
	townhouses	TH-4	2	934.00
	townhouses	TH-4A	1	471.14
	townhouses	TH-4B	1	471.14
	townhouses	TH-5	3	1,403.28
	townhouses	TH-5A	1	471.95
	townhouses	TH-5B	1	472.67
	townhouses	TH-7	2	917.66
	townhouses	TH-7A	2	925.44
4TH LEVEL				
	townhouses	TH-4	2	666.68
	townhouses	TH-4A	1	336.49
	townhouses	TH-4B	1	336.49
	townhouses	TH-7	2	690.30
	townhouses	TH-7A	2	696.62
				35,395.70 ft²

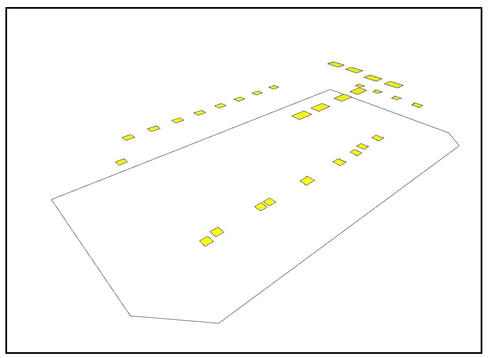


Figure 2: The aggregate floor area of above grade Private Balconies.

1. Object Name:

   deck.private

2. Data:

   - Aggregate floor area of private decks and balconies: 102.11 m^2

1. Floor area is the aggregate for the entire project.
2. Measurements are from sheathing of exterior walls to the edge of balconies or interior face of stud in parapet wall.

DNV FARM - PRIVATE BALCONY

Home Story	Object Name	Zone Name	Quantity	Measured Area
2ND LEVEL				
	deck.private	balcony	22	565.41
4TH LEVEL				
	deck.private	rooftop patio	8	533.64
				1,099.05 ft²

REQUIRED PROJECT VISUAL

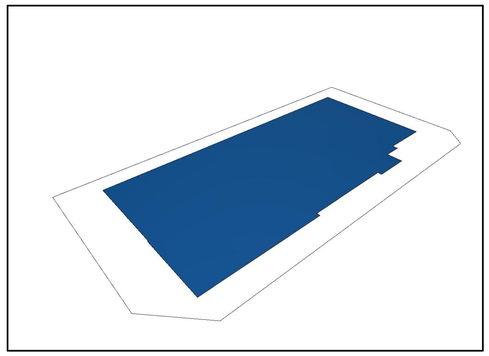


Figure 3: The aggregate floor area of Parkades.

REQUIRED DATA

1. Object Name:

   parkade

2. Data:

   - Aggregate floor area of Parkade: 1,926.17 m^2

CLARIFICATION NOTES

1. Floor area is the aggregate for the entire project.
2. The measurement is for all Parkades.
3. Below grade parkades will not contribute to GFA.

DNV FARM - PARKING

Home Story	Object Name	Zone Name	Quantity	Measured Area
PARKING P1				
	parkade	Parkade	1	20,733.17
				20,733.17 ft²

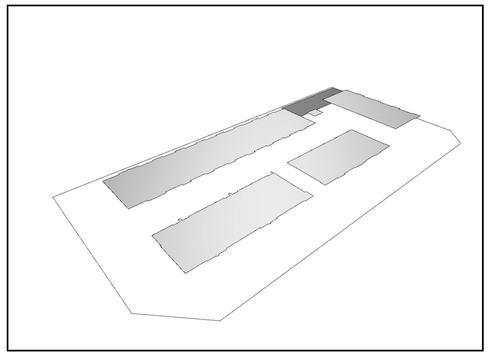


Figure 4: The Building coverage area and area of driveways.

REQUIRED DATA

1. Object Name:
   coverage
2. Data:

   - Building coverage area: 1,092.03 m^2
   - The area of driveways, manoeuvring aisles and exterior parking aprons outside of the Building coverage: 124.80 m^2

CLARIFICATION NOTES

1. Building coverage includes the footprint area of buildings and structures more than 0.6M above adjacent grade.
2. The area of cantilevered decks and similar structures is included in Building coverage.
3. The area of driveways, manoeuvring aisles and exterior parking aprons outside of the Building coverage.

FARM - Areas - Site Coverage

Home Story	Object Name	Zone Name	Quantity	Measured Area
1ST LEVEL				
	coverage	Building #1	1	2,033.89
	coverage	Building #2	1	2,016.99
	coverage	Building #3	1	2,523.59
	coverage	Building #4	1	5,100.07
	coverage	Driveway	1	1,343.30
	coverage	Elevator	1	80.00
				13,097.84 ft²

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[PROJECT TEAM]

DP30.19 - 29

[ARCHITECT SEAL]

REGISTERED ARCHITECT
COLLIN H.G. TROUNG
BRITISH COLUMBIA
2026-05-07

[CLIENT]

SUMMIT WIND REAL ESTATE LP

[PROJECT]

PROPOSED MULTI-FAMILY DEVELOPMENT
526 - 550 RIVERSIDE DRIVE &
2194 WINDRIDGE DRIVE
NORTH VANCOUVER, BC

[TITLE]

FLOOR AREA REFERENCE MODEL

24668 [PROJECT]

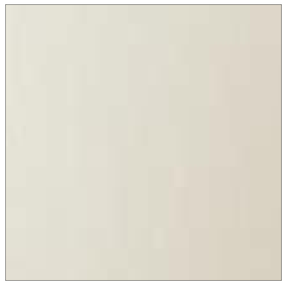
1' = 1'-0" [SCALE]

May 7 2026 [DATE]

RZ / DP RESUBMISSION [ISSUE]

[DRAWING]

A-8.100



1 **Cementitious Panel Reveal**
- smooth texture
colour: COBBLESTONE



2 **Cementitious Lap Siding**
Horizontal 6" Fibre Cement Siding
colour: RICH ESPRESSO



2A **WOODLOOK**
Horizontal 6" Fibre Cement Siding
colour: WARM ESPRESSO



2B **WOODLOOK**
Horizontal 6" Fibre Cement Siding
colour: MOUNTAIN CEDAR



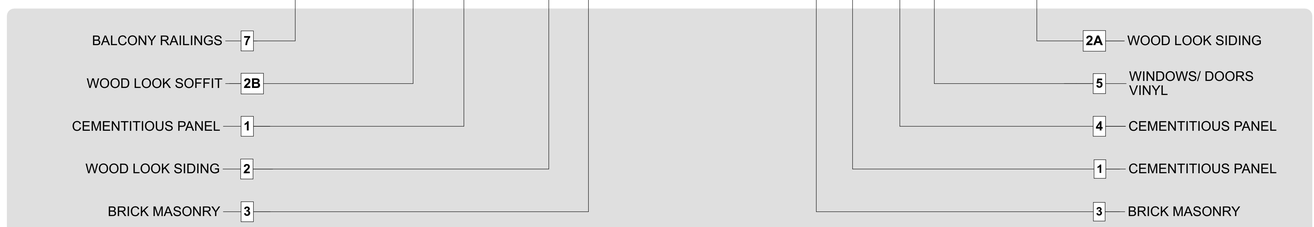
3 **BRICK MASONRY:**
colour: TRADITIONAL IRON WASH, COAL CREEK



4 **TO MATCH:**
Benjamin Moore
colour: GRAPHITE 1603







MATERIAL AND COLOUR LEGEND

	Colour	Product (to match)	Product Finish (to match)	Manufacturer	Element/ Location
1	Beige	**Cementitious Reveal Panel**	Cementitious Siding - **Cobble Stone**	-	**Exterior Walls**
2	Gray Brown	**Woodlook**	Cementitious Siding - **Rich Espresso**	-	**Exterior Walls - Horizontal Siding 6" exposure**
2A	Brown	**Woodlook**	Cementitious Siding - **Warm Espresso**	-	**Exterior Walls - Horizontal Siding 6" exposure**
2B	Light Brown	**Woodlook**	Cementitious Siding - **Mountain Cedar**	-	**Entry Area / Roof & Balcony Soffits**
3	Charcoal	**Brick Masonry**	**Colour - Traditional Iron Wash , Coal Creek**	-	**Brick Masonry Exterior Cladding where noted**
4	*Charcoal*	**Cementitious Reveal Panel**	**Paint - Benjamin Moore GRAPHITE 1603**	-	**Siding and flashing applications @ window infill panels corner windows**

	Colour	Product (to match)	Product Finish (to match)	Manufacturer	Element/ Location
5	*Black*	**Vinyl Windows and Doors c/w matching Flashing and Trim**	**Black Colour**	-	**Residential Windows and Doors**
6	*Brown*	**Entry Door**	**Wood - Oak**	-	**Main Building Entrance door**
7	*Black*	**Pre-finished Aluminum Railing c/w Clear Safety Glass Infill Panels**	**Black Colour (Satin Finish)**	**Lindahl**	**Balconies, Patios & Exterior Stairs**
8	*Black*	**Pre-finished Aluminum Privacy Screens c/w Obscured Safety Glass Infill Panels**	**Black Colour (Satin Finish)**	-	**Patios & Balconies**
9	*Charcoal*	**Wood Boards c/w Pre-finished steel flashings (Makin Metals Ltd. - PVDF)**	**Benjamin Moore GRAPHITE 1603**	-	**Balcony & Roof Fascias**
10	*Grey*	**Exposed Architectural Concrete**			**Exposed Concrete Walls c/w Elastomeric Paint**

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[PROJECT TEAM]

DP30.19 - 30

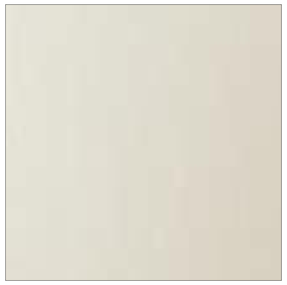
[ARCHITECT SEAL]
REGISTERED ARCHITECT COLLIN H.Q. TRUONG BRITISH COLUMBIA
2026-05-07

[CLIENT]
SUMMIT WIND REAL ESTATE LP

[PROJECT]
PROPOSED MULTI-FAMILY DEVELOPMENT
526 - 550 RIVERSIDE DRIVE &
2194 WINDRIDGE DRIVE
NORTH VANCOUVER, BC

[TITLE]
MATERIAL AND SAMPLE BOARD

24668 [PROJECT]
[SCALE]
May 7 2026 [DATE]
RZ / DP RESUBMISSION [ISSUE]
[DRAWING]
A-8.200



1 **Cementitious Panel Reveal**
- smooth texture
colour: COBBLESTONE



2 **Cementitious Lap Siding**
Horizontal 6" Fibre Cement Siding
colour: RICH ESPRESSO



2A **WOODLOOK**
Horizontal 6" Fibre Cement Siding
colour: WARM ESPRESSO



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Horizontal 6" Fibre Cement Siding
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[PROJECT TEAM]

DP30.19 - 31

[ARCHITECT SEAL]
REGISTERED ARCHITECT
COLLIN H.Q. TRUONG
BRITISH COLUMBIA
2026-05-07

[CLIENT]
SUMMIT WIND REAL ESTATE LP

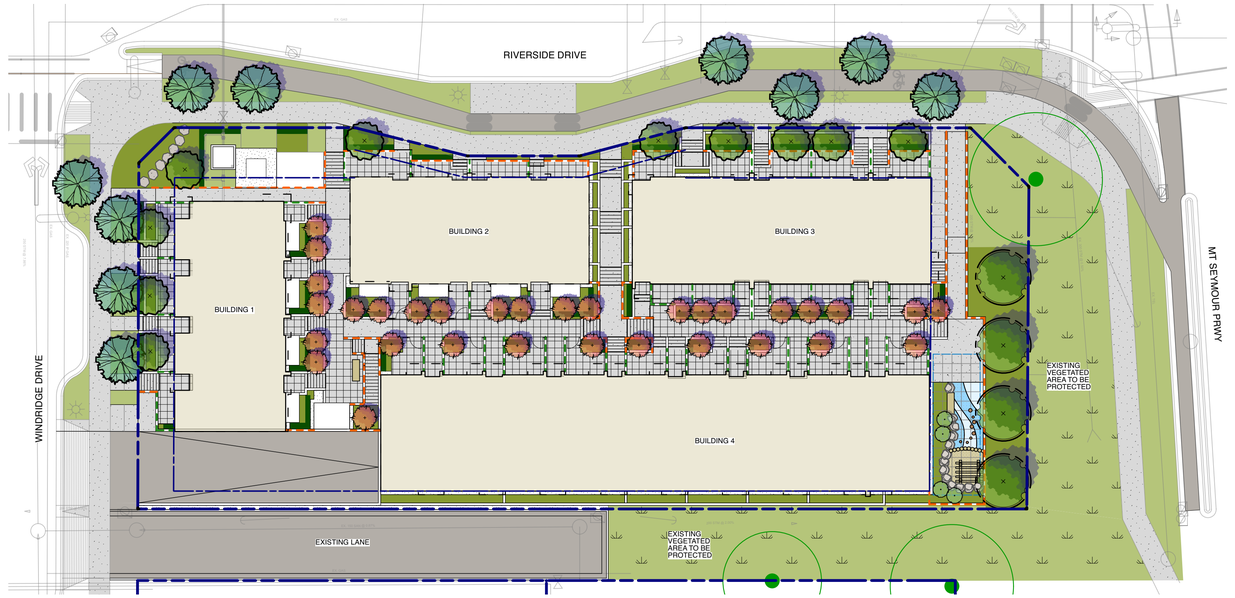
[PROJECT]
PROPOSED MULTI-FAMILY DEVELOPMENT
526 - 550 RIVERSIDE DRIVE &
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NORTH VANCOUVER, BC

[TITLE]
MATERIAL AND SAMPLE BOARD

24668 [PROJECT]
[SCALE]
May 7 2026 [DATE]
RZ / DP RESUBMISSION [ISSUE]
[DRAWING]
A-8.201

DRAWING LIST

SHEET	DRAWING TITLE	SCALE
L-0.00	NOTE	1/16" = 1'-0"
L-1.01	OVERALL SITE PLAN	3/32" = 1'-0"
L-1.02	MATERIAL AND GRADING PLAN- SOUTH	1/8" = 1'-0"
L-1.03	PLANTING PLAN - SOUTH	1/8" = 1'-0"
L-1.04	MATERIAL AND GRADING PLAN - NORTH	1/8" = 1'-0"
L-1.05	PLANTING PLAN - NORTH	1/8" = 1'-0"
L-2.01	SECTIONS 1	1/4"-1'0"
L-2.02	SECTIONS 2	1/4"-1'0"
L-2.03	SECTIONS 3	1/4"-1'0"
L-3.01	DETAILS	AS NOTED
L-3.02	DETAILS	NTS



GENERAL NOTES

1. Refer to architectural drawings for all walls and stair layout and elevations, unless otherwise noted.
2. Refer to electrical drawings for all final landscape lighting layout and specifications.
3. Refer to architectural and mechanical drawings for all drain locations and rim elevations.
4. Refer to arborist drawings for all tree retention / removal information.
5. Refer to civil drawings for all grading and utility information.
6. Refer to survey drawings for all existing on site services and survey symbols.
7. City trees - exact number and locations, species and size to be determined by District of North Vancouver.

LANDSCAPE NOTES

1. All work shall meet or exceed the requirements as outlined in the current Edition of the Canadian Landscape Standard.
2. Plant sizes and related container classes arespecified according to the B.C. Landscape Standard Current Edition. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the Standard; for all other plants, both plant size and container class shall be as shown in the plant list. Specifically, when the plant list call for #5 class containers these shall be as defined in the BCNTA (ANSI) Standard.
3. Area of search for specified plant material shall include the Lower Mainland of British Columbia, Vancouver Island, Washington and Oregon States.
4. Contractor shall source specified plant material and only after area of search has been exhausted will substitutions be considered.
5. All plant material used on this project shall be hardy in this climate. Plant types have been selected with this as a primary criteria. This Contractor shall guarantee that plant material supplied has equal provenance, ie: it is developed from cuttings or seeds collected in an area of similar climatic characteristics.
6. Substitutions in plant material will not be considered unless written proof is submitted thirty (30) days prior to scheduled installation stating a specified plant cannot be obtained within the specified area of search.
7. All plants to be sourced from nurseries certified free of P. ramorum.
8. Contractor shall not move or work growing medium or additives when they are excessively wet, extremely dry, or frozen or in any manner which will adversely affect growing medium structure. Growing medium whose structure has been destroyed by handling under these conditions will be rejected. Growing medium shall not be handled in wet or frozen conditions.
9. Place growing medium, except structural to required finish grades and minimum depths as detailed, unless shown otherwise.
10. All growing medium placed on project to meet or exceed BCNTA and Canadian Landscape Standards latest edition.
11. All trees to be staked in accordance with CNLA Standards.
12. Submit sieve analysis by an approved independent soil testing laboratory for each type of growing medium being used on the project PRIOR to placement for review and approval. Clearly identify source and type for each. Resubmit as required until growing medium is approved.
13. Submittals shall be made at least seven (7) days before
14. All plants with an asterix are bird friendly species.
15. Sod is to be sand based turf and mesh free. No substitues.
16. Root barrier is required along all paved surfaces adjacent to proposed trees.
17. New street trees must be of good standard, minimum 6 cm calliper and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 10 feet long and 24 inches deep. Planting depth of root ball must be below sidewalk grade.

PRODUCT + MATERIAL NOTES

1. All materials to be as specified or pre-approved equivalent.
2. All material and products to be installed per manufacturer's specifications.

IRRIGATION & HOSE BIB NOTES

1. All 'Soft Landscape Areas' are to be irrigated with a high efficiency design/build irrigation system, complete with Rain and Wind Sensor.
2. The irrigation system design and installation shall be in accordance with the Irrigation Industry of BC Standards and Guidelines.
3. System design and installation shall take into account elevation differences, sun orientation and other factors affecting zoning and operation of the system to minimized evapotranspiration and wind lost.
4. System design shall provide for uniform complete 'Head to Head' coverage of all lawns and planted areas.
5. Contractor shall be responsible to provide SHOP DRAWINGS a minimum of 3 weeks prior to installation of any irrigation for review and approval.
6. Should the contractor proceed without approval, any additional modifications to the irrigation systems, as directed by the Landscape Architect shall be at at contractors cost.
7. Lawns shall be irrigated on separate zones from planted areas.
8. Controller shall be located in mechanical room.
9. PRIOR to Substantial Performance, contractor shall provide a maintenance data and Operation instruction manual containing operational information for all operating components, cleancing and lubrication schedules, overhaul/adjustment schedule.
10. Record Drawings: Submit with the operating and maintenance manuals a reproducible copy of the AS-BUILT condition of the system.
11. Contractor shall instruct a designated representative of the Owner in the complete operating and maintenance procedures for the irrigation system, including winterizing for the fist time with the designated representative observing.
12. Use GSR Schedule 40 PVC designed for solvent welding to PVC pipe except where valves, risers, etc. require threaded joints.
13. Provide sleeves under all hard surfaces and as required through walls.
14. Solenoid valves shall be first quality, compatible with the controller selected.
15. Valve boxes shall be reinforced plastic boxes manufactured specifically for landscape irrigation, complete with captive lock bolt cover, sized to suit valves and other components with adequate room for operation and maintenance.
16. Individuals hose bibs for all private patios of 100sq ft and greater.

OFF-SITE REPLACEMENT TREES NOTES

1. Removed trees of any size: 31
2. Number of trees proposed: 10

ON-SITE REPLACEMENT TREES NOTES

1. Removed trees with larger than 75cm diameter class: 31
2. Required number of trees to be replaced with: 33
3. Number of trees proposed: 50

DNV MISCELLANEOUS NOTES

1. The district of North Vancouver is responsible for the on-going maintenance of street trees on off-site areas. On going maintenance of shrubs/groundcovers on off-site areas (i.e., boulevards is the responsibility of the future property owner).
2. The landscape contractor, the project landscape architect and a DNV Parks representative must be present at the project preconstruction meeting. If this is not possible the developer must make sure all three groups meet before any landscape construction works take place onsite.
3. All plant material used in this project must first be inspected by a representative of the District of North Vancouver parks department (DNV Parks) before installation. The District of North Vancouver has the right to refuse any or all of the selected plant material if it does not meet the current BCLNA standards.
4. Final approval of any offsite trees/ site furniture will be made by BNV staff. The tree species/ furniture types specified on this plan could be subject to change. Please contact DNV park and urban designer Dimitri Samaridis (samaridisd@dnv.org or 604-990-2495) to confirm tree and site furniture types prior to purchase.

ON-SITE PLANT LIST

TREES

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE / SPACING
	4	Amelanchier alnifolia*	serviceberry	#10 pot, B&B, Edible Fruits
	10	Cornus x "Starlight!"*	starlight dogwood*	6cm caliper, B&B
	4	Fraxinus Pennsylvanica	American green ash	5cm caliper, B&B
	32	Ginkgo biloba 'Beijing Gold'	Beijing gold ginkgo	5cm caliper, B&B

SHRUBS, GROUNDCOVERS, GRASSES, FERNS & VINES

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE / SPACING
A	9	Azalea 'Gumpo White'	white azalea	#3 pot, 24" o.c.
Ct	6	Choisya ternata	Mexican orange blossom	#5 pot , 36" o.c.
	2	Clematis armandii	evergreen clematis	#3 pot, stalked
Cd	82	Cotoneaster dammeri 'Coral Beauty'	Bearberry cotoneaster	#2 pot, 24" o.c.
d	303	Dicentra formosa 'Aurora'	aurora bleeding heart	#1 pot, 12" o.c.
e	102	Echinacea purpurea 'White Swan'	coneflower	#1 pot, 18" o.c.
G	273	Gaultheria shallon	salal	#3 pot, 12" o.c.
I	274	Ilex crenata	Japanese Holly	4' ht
Ma	4	Mahonia aquifolium	holly-leaved barberry	#3 pot. 36" o.c.
m	63	Mahonia nervosa	cascade Oregon grape	#2 pot, 24" o.c.
OC	6	Oemleria cerasiformis	osoberry or Indian plum	#3 pot. 48" o.c.
	91	Pachysandra terminlis	Japanese spurge	#3 pot,12" o.c.
z	2	Parthenocissus tricuspidata	Boston ivy	#3 pot, 12" o.c.
Pm	138	Polystichum munium	sword fern	#3 pot. 18" o.c.
Ru	17	Rubus idaeus	raspberry	#3 pot. 24" o.c.
r	43	Rudbeckia hirta	black-eyed susans	#1 pot, 12" o.c.
Sp	68	Salix purpures 'nana'	dwarf Arctic willow	#2 pot, 30" o.c.
Vo	21	Vaccinium ovatum	evergreen huckleberry	#5 pot, 18" o.c.

OFF-SITE PLANT LIST

TREES

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE / SPACING
	10	**Medium Size Street Tree to the Standards of City of North Vancouver**		

SHRUBS, GROUNDCOVERS, GRASSES, FERNS & VINES

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE / SPACING
e	41	Echinacea purpurea 'White Swan'	coneflower	#1 pot, 18" o.c.
m	14	Mahonia nervosa	cascade Oregon grape	#2 pot, 24" o.c.
OC	2	Oemleria cerasiformis	osoberry or Indian plum	#3 pot. 48" o.c.
Ru	6	Rubus idaeus	raspberry	#3 pot. 24" o.c.

no.:	date:	item:
4	2026-04-30	DP Resubmission No.2
3	2025-11-06	Reissued for DP Resubmission
2	2025-09-26	Issued for DP Resubmission

Revisions:

Stamp:

DURANTE KREUK LTD. LANDSCAPE ARCHITECTS
102 - 1637 West 5th Avenue Vancouver B.C. V6J 1N5
P 604.684.4611 | F 604.684.0577 | www .dkl.bc.ca

Client:

NAIKOON CONTRACTING LTD.

Project:

PROPOSED MULTI-FAMILY DEVELOPMENT

526-550 RIVERSIDE DRIVE & 2194 WINDRIDGE DRIVE NORTH VANCOUVER, BC

Drawn by:	KY
Checked by:	DC
Date:	25 SEP 2025
Scale:	1/16" = 1'-0"

Drawing Title:

NOTE

Project No.: 24065

Sheet No.: **L-0.00**

DP30.19 - 32

LEGEND

- 01 CIP CONCRETE
- 02 HYDRAPRESSED SLABS
- 03 POUR IN PLACE RUBBER SAFETY SURFACE
- 04 RIVER ROCK
- SHRUB PLANTING — REFER TO PLANT LIST
- HEDGES
- LAWN
- EXISTING VEGETATED AREA TO BE PROTECTED
- PEDESTRIAN ENTRANCE
- VEHICULAR ENTRANCE
- EXISTING TREE — TO BE RETAINED
- STRUCTURAL SOIL

DRAWING KEY

- PROPERTY LINE
- SETBACK LINE
- BUILDING CANOPY
- MATCH LINE
- PRIVACY SCREEN
- GUARDRAIL
- ROOT BARRIER

LIGHTING LEGEND

- BL BOLLARD LIGHT
- SL STEP LIGHT
- DL SCONCE LIGHT/ WALL LIGHT

0 5 15 25 35 45 FT



no.	date	item
4	2026-04-30	DP Resubmission No.2
3	2025-11-06	Reissued for DP Resubmission
2	2025-09-26	Issued for DP Resubmission

Revisions:

Stamp:

DURANTE KREUK LTD. LANDSCAPE ARCHITECTS
102 - 1637 West 5th Avenue Vancouver B.C. V6J 1N5
P 604.684.4611 | F 604.684.0577 | www .dkl.bc.ca

Client:

NAIKOON CONTRACTING LTD.

Project:

PROPOSED MULTI-FAMILY DEVELOPMENT

526-550 RIVERSIDE DRIVE & 2194 WINDRIDGE DRIVE NORTH VANCOUVER, BC

Drawn by:	KY
Checked by:	DC
Date:	25 SEP 2025
Scale:	3/32" = 1'-0"

Drawing Title:

OVERALL SITE PLAN

Project No.: 24065

Sheet No.: **L-1.01**

DP30.19 - 33



4	2026-04-30	DP Resubmission No.2
3	2025-11-06	Reissued for DP Resubmission
2	2025-09-26	Issued for DP Resubmission

no.: | date: | item:

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526-550 RIVERSIDE DRIVE & 2194 WINDRIDGE DRIVE NORTH VANCOUVER, BC

Drawn by:	KY
Checked by:	DC
Date:	25 SEP 2025
Scale:	1/8" = 1'-0"

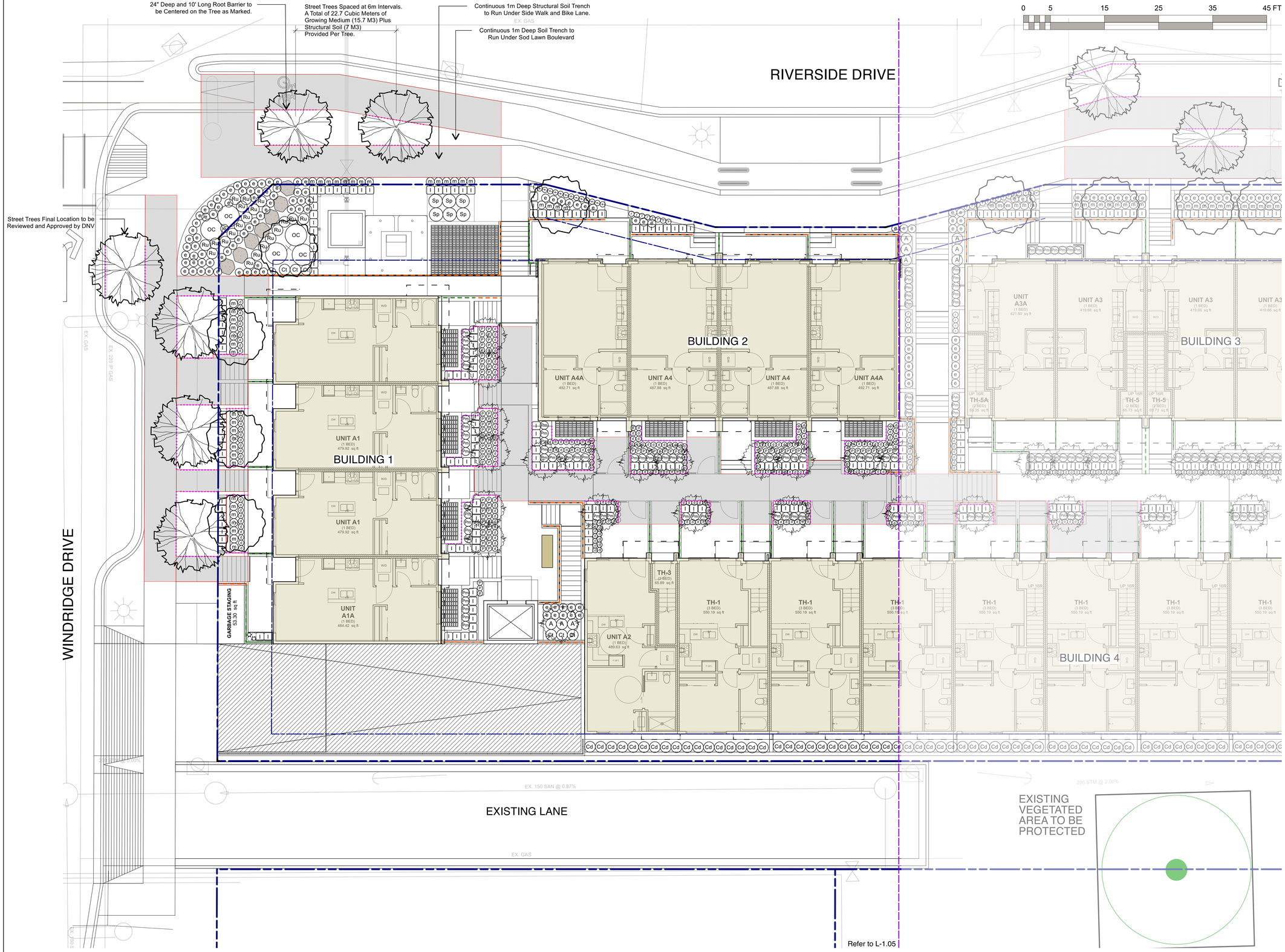
Drawing Title:

MATERIAL AND GRADING PLAN- SOUTH

Project No.: 24065

Sheet No.: **L-1.02**

DP30.19 - 34



4	2026-04-30	DP Resubmission No.2
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Drawn by:	KY
Checked by:	DC
Date:	25 SEP 2025
Scale:	1/8" = 1'-0"

Drawing Title:

PLANTING PLAN - SOUTH

Project No.: 24065

Sheet No.:

L-1.03

DP30.19 - 35



no.:	date:	item:
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Drawn by:	KY
Checked by:	DC
Date:	25 SEP 2025
Scale:	1/8" = 1'-0"

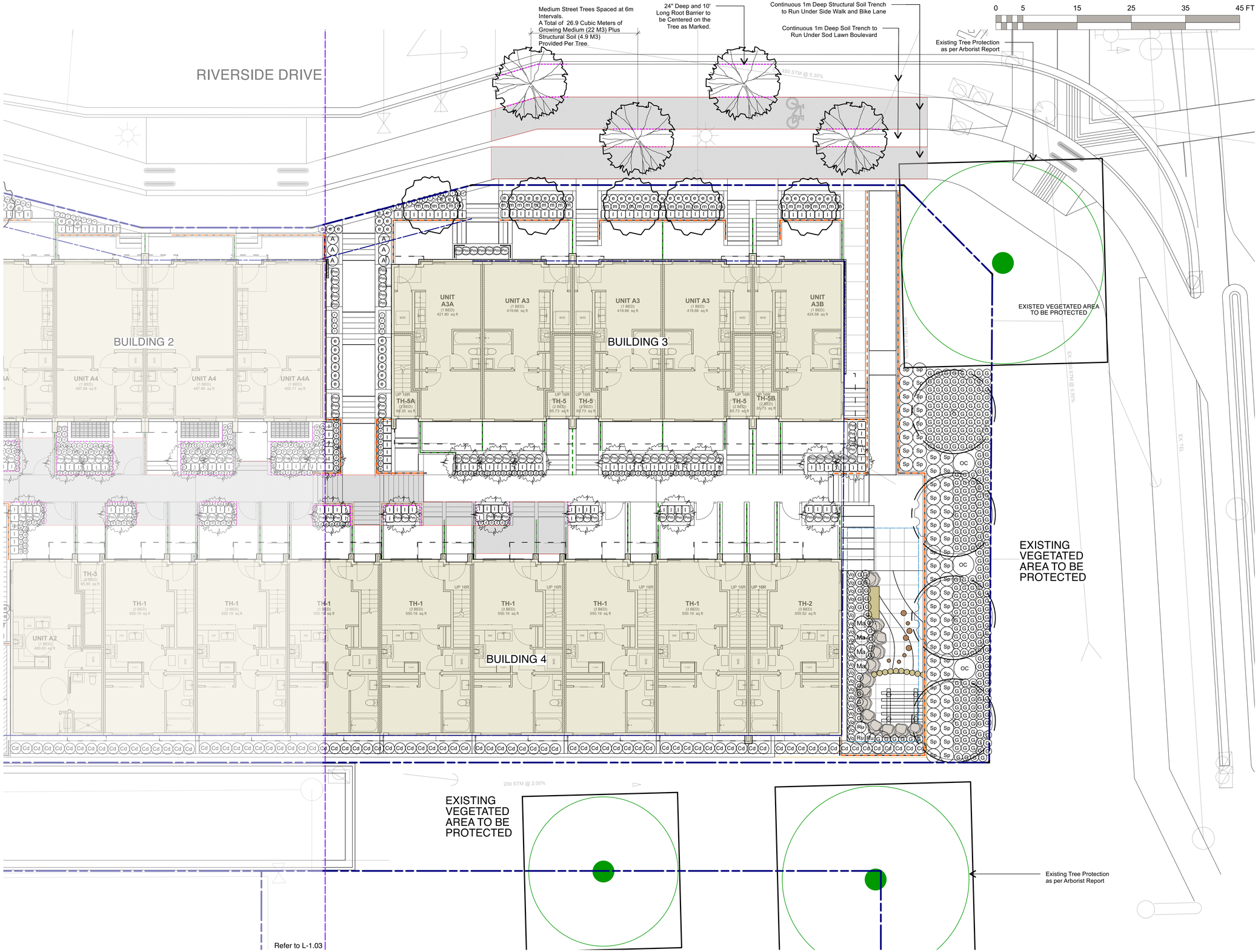
Drawing Title:

MATERIAL AND GRADING PLAN - NORTH

Project No.: 24065

Sheet No.: **L-1.04**

DP30.19 - 36



no.:	date:	item:
4	2026-04-30	DP Resubmission No.2
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Checked by:	DC
Date:	25 SEP 2025
Scale:	1/8" = 1'-0"

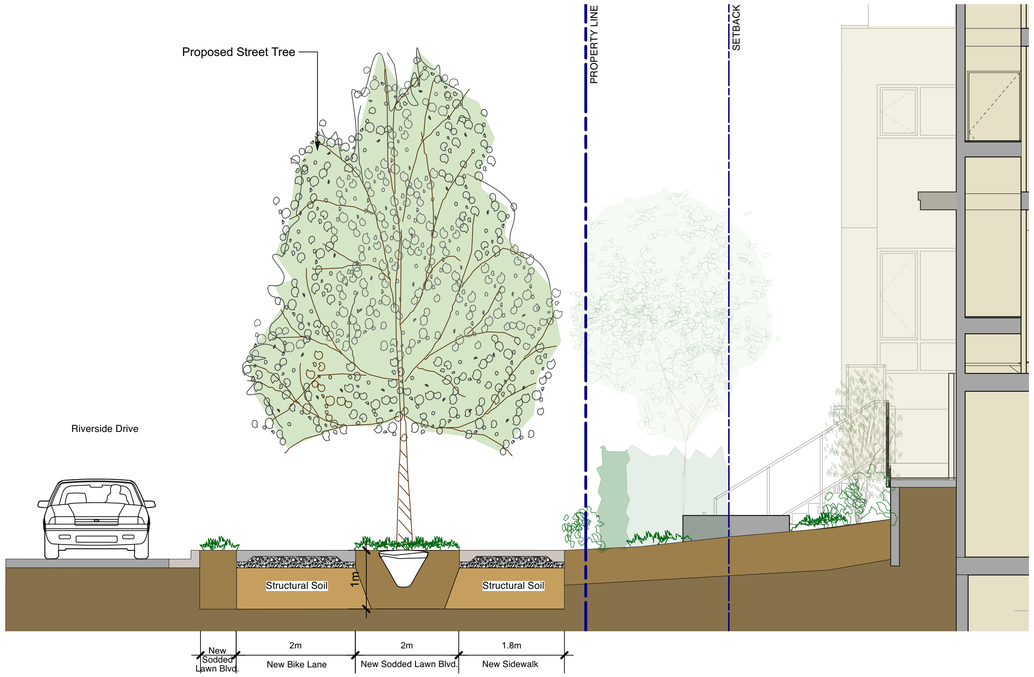
Drawing Title:

PLANTING PLAN - NORTH

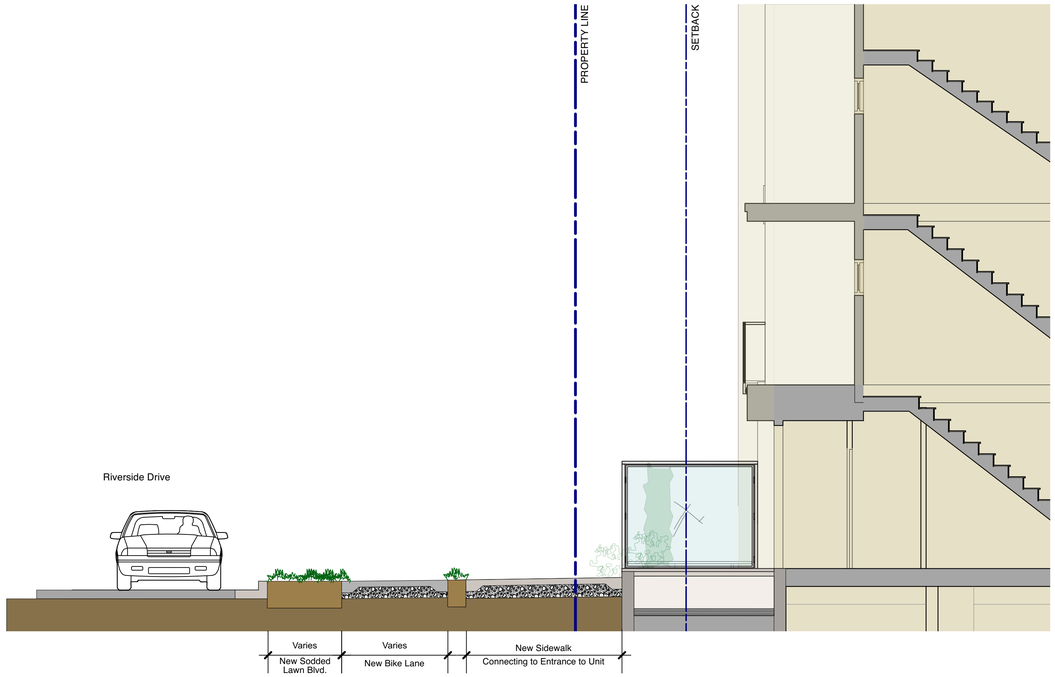
Project No.: 24065

Sheet No.: **L-1.05**

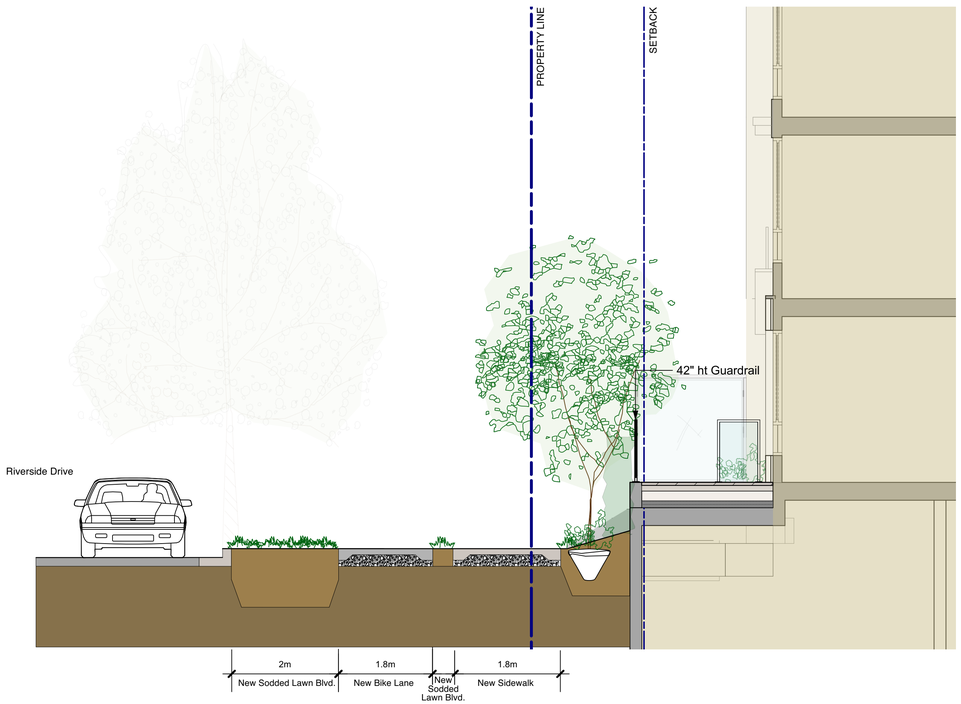
DP30.19 - 37



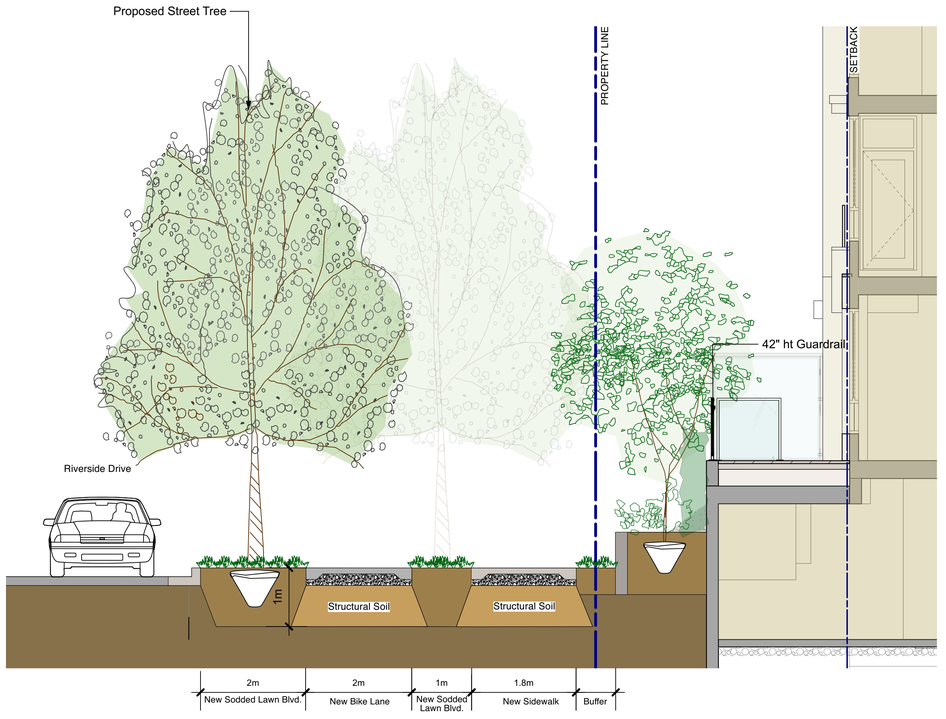
1 L-2.01 **RIVERSIDE DRIVE - 1**
Scale = 1/4"-1'0"



2 L-2.01 **RIVERSIDE DRIVE - 2**
Scale = 1/4"-1'0"



3 L-2.01 **RIVERSIDE DRIVE - 3**
Scale = 1/4"-1'0"



4 L-2.01 **RIVERSIDE DRIVE - 4**
Scale = 1/4"-1'0"

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Drawn by:	KY
Checked by:	DC
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Scale:	1/4"-1'0"

Drawing Title:

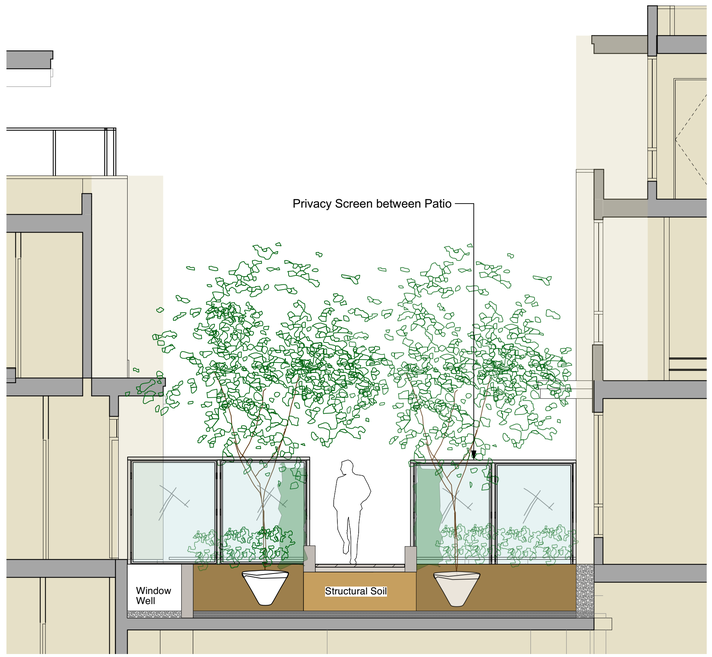
SECTIONS 1

Project No.:
24065

Sheet No.:

L-2.01

DP30.19 - 38



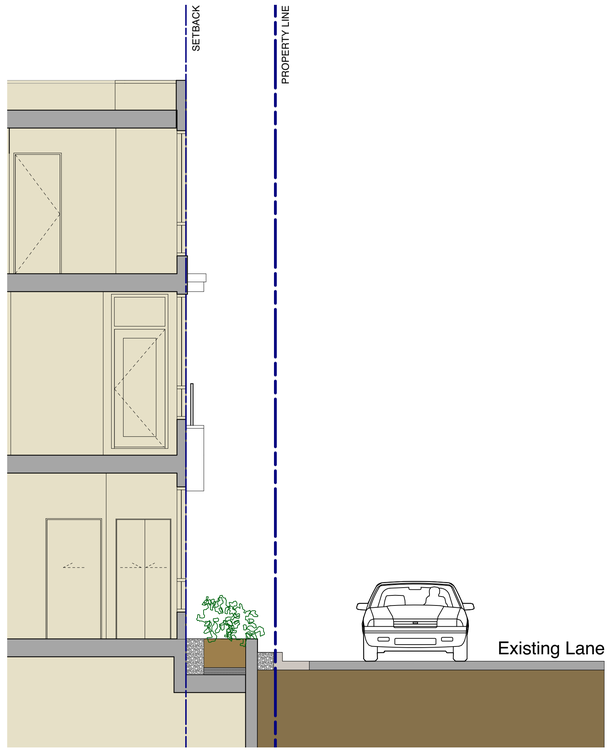
1 L-2.02 **COURTYARD - 1**
Scale = 1/4"-1'0"



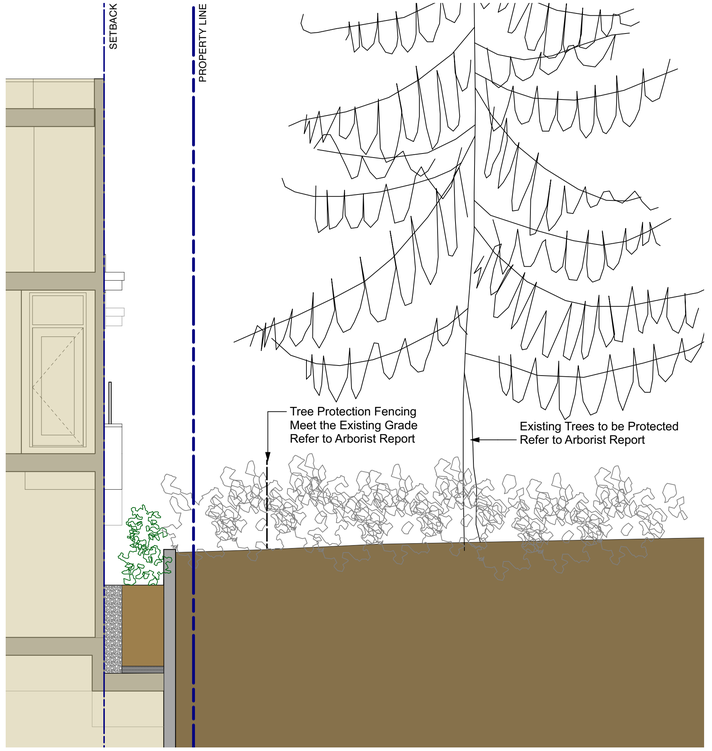
2 L-2.02 **COURTYARD - 2**
Scale = 1/4"-1'0"



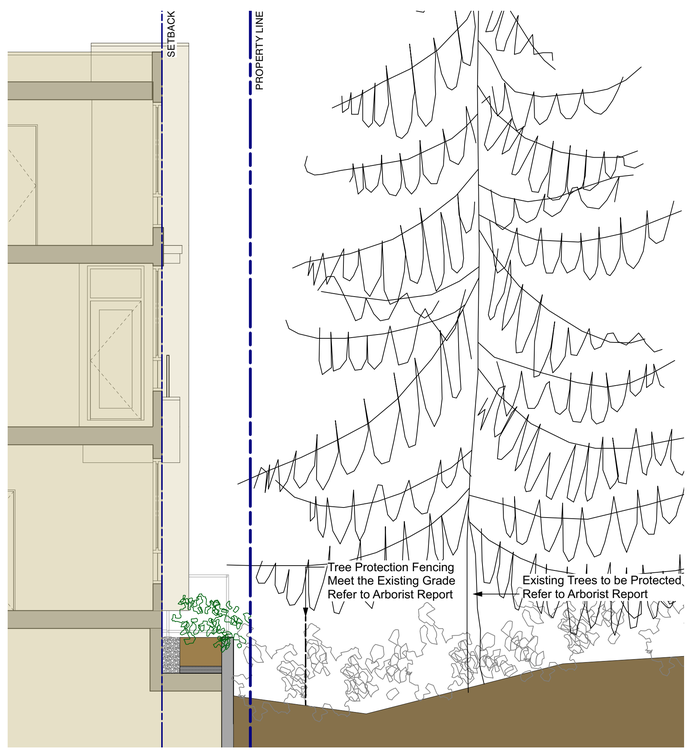
3 L-2.02 **COURTYARD - 3**
Scale = 1/4"-1'0"



4 L-2.02 **EASTERN PROPERTY LINE - 1**
Scale = 1/4"-1'0"



5 L-2.02 **EASTERN PROPERTY LINE - 2**
Scale = 1/4"-1'0"



6 L-2.02 **EASTERN PROPERTY LINE - 3**
Scale = 1/4"-1'0"

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PROPOSED MULTI-FAMILY DEVELOPMENT

526-550 RIVERSIDE DRIVE & 2194 WINDRIDGE DRIVE NORTH VANCOUVER, BC

Drawn by:	KY
Checked by:	DC
Date:	26 SEP 2025
Scale:	1/4"-1'0"

Drawing Title:

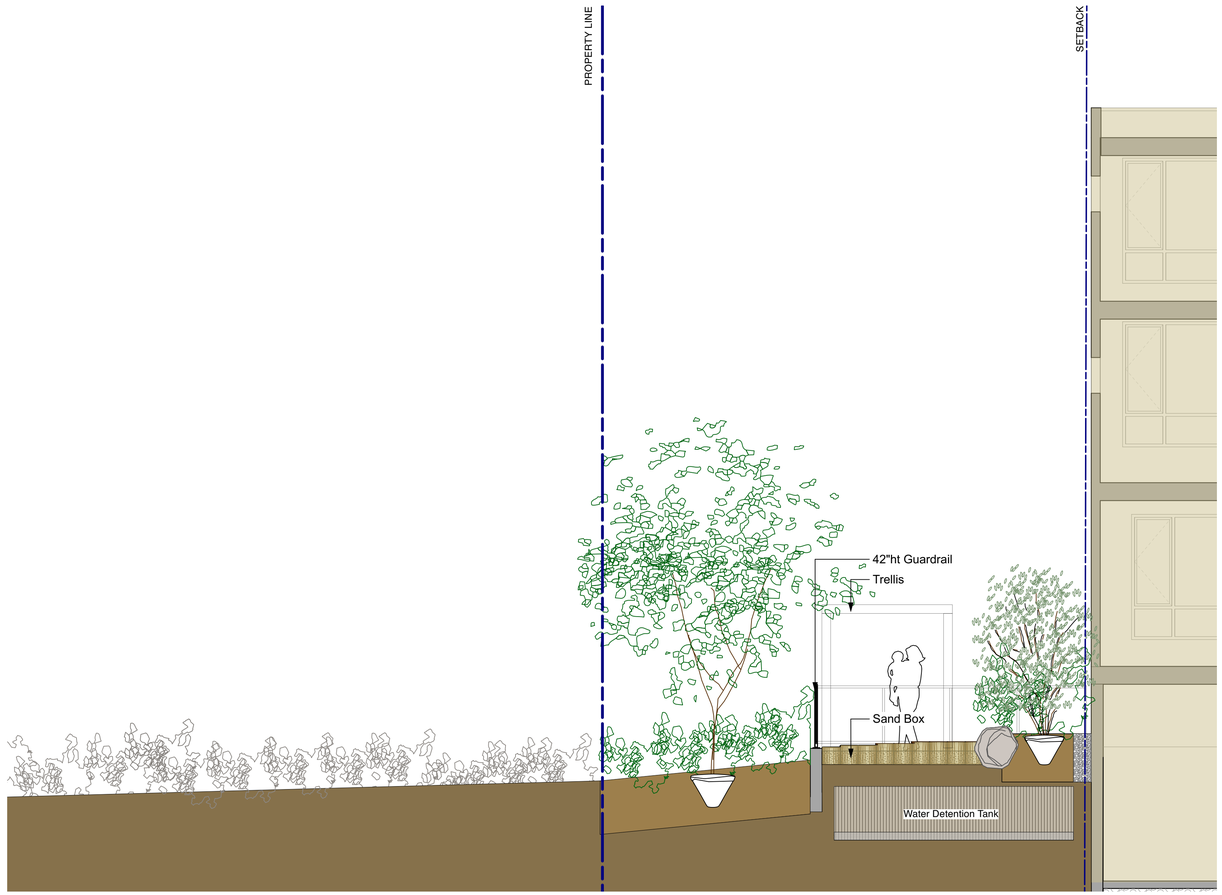
SECTIONS 2

Project No.:
24065

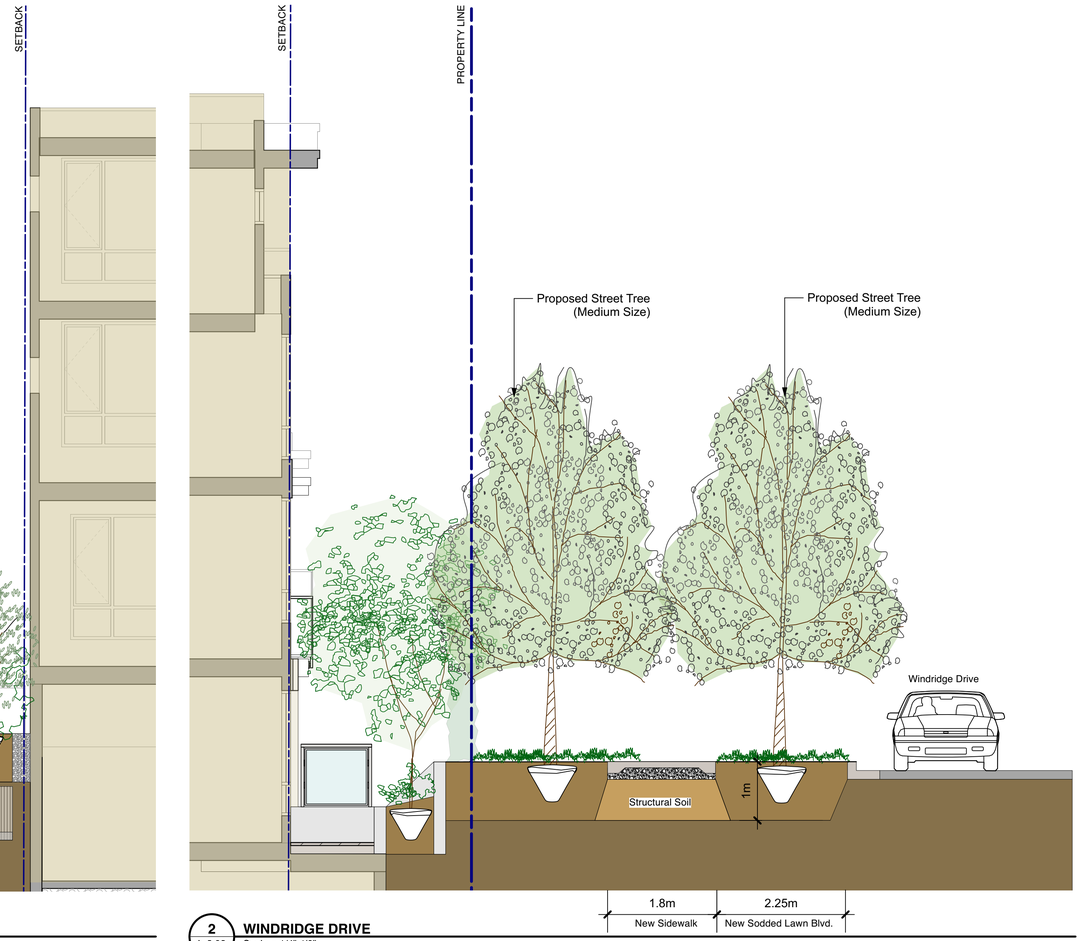
Sheet No.:

L-2.02

DP30.19 - 39



1 L-2.03 **KIDS PLAY AND NORTHERN PROPERTY LINE**
Scale = 1/4"-1'0"



2 L-2.03 **WINDRIDGE DRIVE**
Scale = 1/4"-1'0"

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Date:	25 SEP 2025
Scale:	1/4"-1'0"

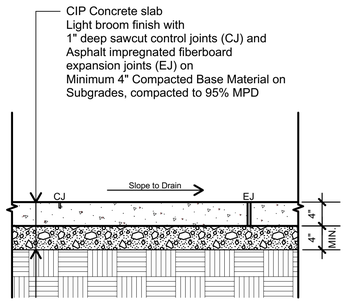
Drawing Title:

SECTIONS 3

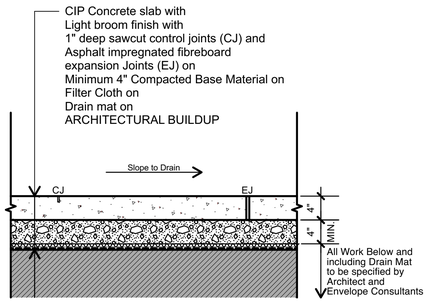
Project No.: 24065

Sheet No.: **L-2.03**

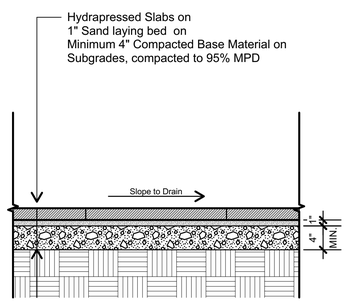
DP30.19 - 40



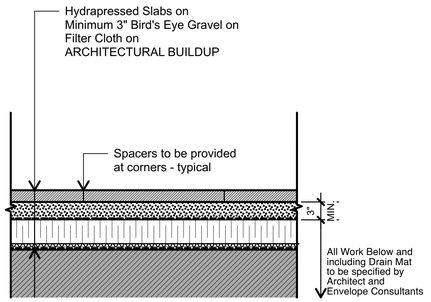
1 L-3.01 **CIP CONCRETE - ON GRADE**
Scale = 1"=1'0"



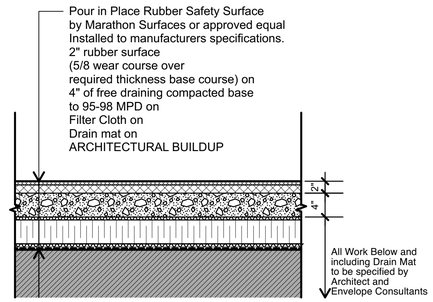
2 L-3.01 **CIP CONCRETE - ON SLAB**
Scale = 1"=1'0"



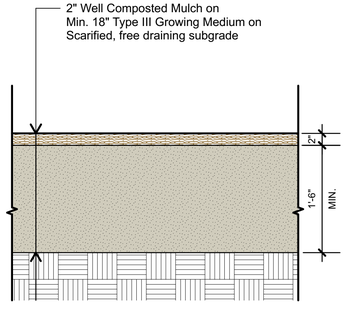
3 L-3.01 **HYDROPRESS SLABS - ON GRADE**
Scale = 1"=1'0"



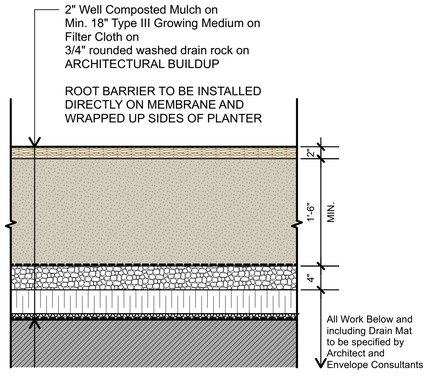
4 L-3.01 **HYDROPRESS SLABS - ON SLABS**
Scale = 1"=1'0"



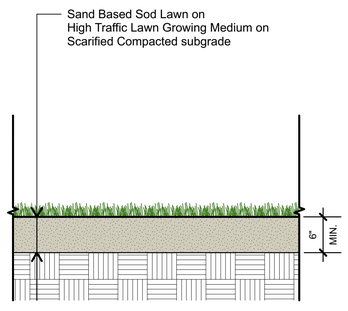
5 L-3.01 **RUBBER SAFETY SURFACE - ON SLABS**
Scale = 1"=1'0"



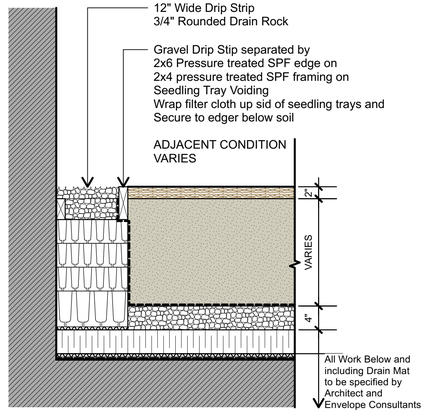
6 L-3.01 **PLANTING - ON GRADE**
Scale = 1"=1'0"



7 L-3.01 **PLANTING - ON SLABS**
Scale = 1"=1'0"



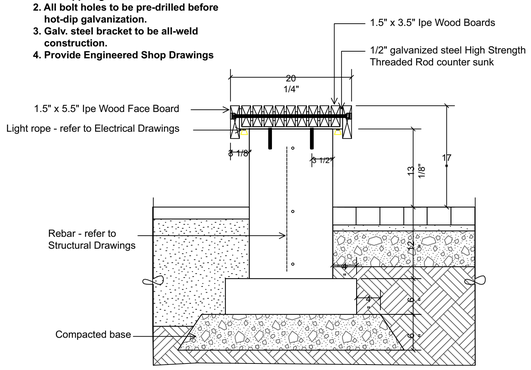
8 L-3.01 **SOD LAWN - ON GRADE**
Scale = 1"=1'0"



DRIP STRIP AT ALL SOFT LANDSCAPE AREAS BUTTING UP TO BUILDING FACE

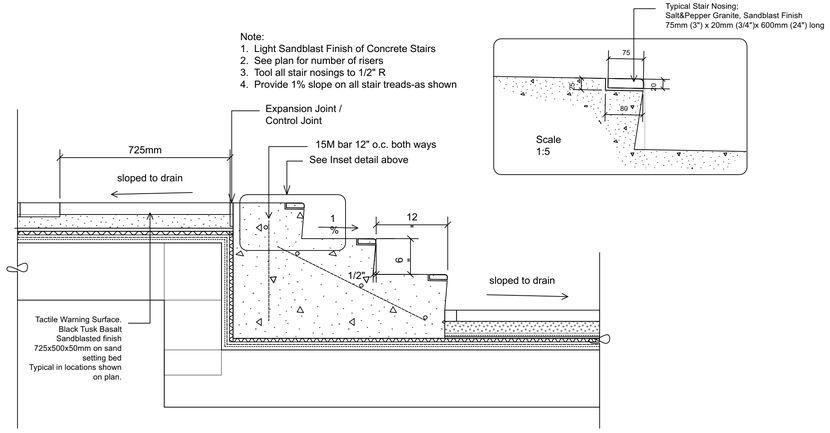
9 L-3.01 **DRAIN STRIP AT BUILDING FACE - ON SLABS**
Scale = 1"=1'0"

Note:
1. All bench bracket metal to be hot-dipped galvanized steel.
2. All bolt holes to be pre-drilled before hot-dip galvanization.
3. Galv. steel bracket to be all-weld construction.
4. Provide Engineered Shop Drawings



10 L-3.01 **CUSTOM IPE BENCH ON GRADE**
Scale = 1"=1'0"

Note:
1. Light Sandblast Finish of Concrete Stairs
2. See plan for number of risers
3. Tool all stair nosings to 1/2" R
4. Provide 1% slope on all stair treads-as shown



11 L-3.01 **TYPICAL CIP CONCRETE STAIRS ON SLAB WITH TACTILE WARNING**
Scale = 1"=1'0"

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PROPOSED MULTI-FAMILY DEVELOPMENT

526-550 RIVERSIDE DRIVE & 2194 WINDRIDGE DRIVE NORTH VANCOUVER, BC

Drawn by:	KY
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Date:	25 SEP 2025
Scale:	AS NOTED

Drawing Title:

DETAILS

Project No.:
24065

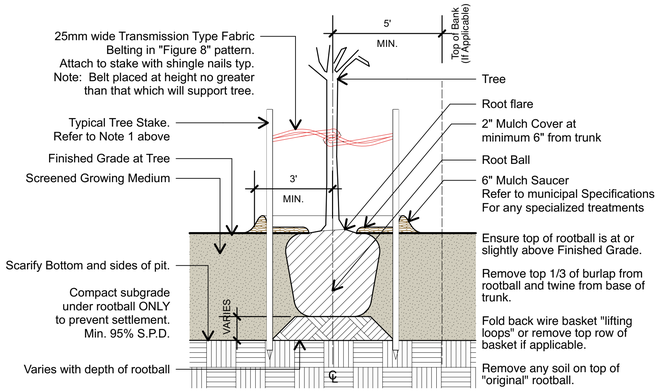
Sheet No.:

L-3.01

DP30.19 - 41

TREE PLANTING NOTES

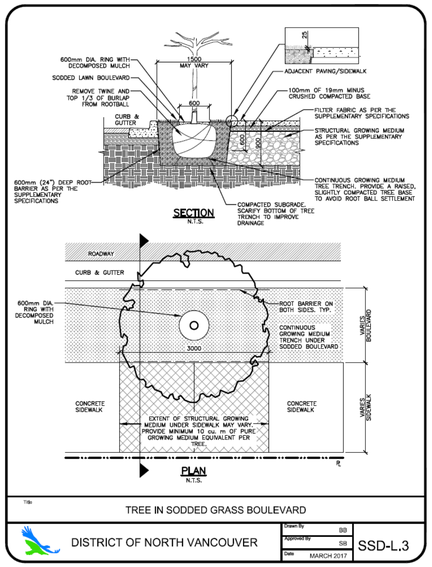
1. All street trees to be staked with 2 - 4" Ø x 5' long. Minimum depth of stake embedment is 3'-6". Ensure stakes do not penetrate or damage rootball. Ensure all stakes are aligned parallel to sidewalk/road on tree pit centreline.
2. Do not cut Tree Leader.
3. Ensure tree location does not conflict with Underground Services. "Call before digging".
4. Protect tree from damage during planting. Ensure rootball protected from Sun, Frost or Desiccation.
5. Provide min. 5 cubic meters of growing medium per tree, unless otherwise stated.
6. Refer to Growing Medium Chart below for surface area depth of Growing Medium.



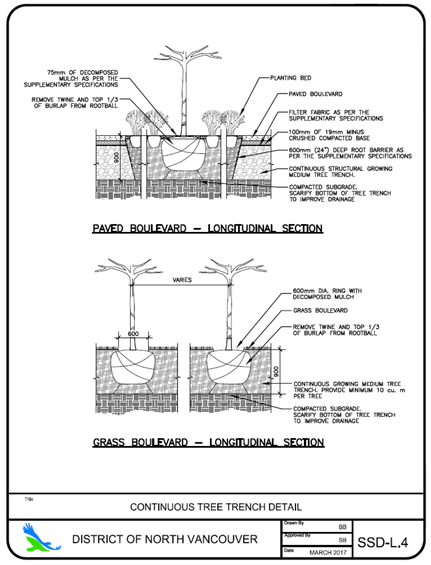
Depth	10 Cubic Meter - Soil Volume			5 Cubic Meter - Soil Volume		
Growing Medium Subgrade	Area (sq.ft)	SQUARE Size of Surface	CIRCLE Size of Surface	Area (sq.ft)	SQUARE Size of Surface	CIRCLE Size of Surface
1'-6"	235.43	15'-4" x 15'-4"	17'-3" Ø	117.72	10'-10" x 10'-10"	12'-2" Ø
2'-0"	176.57	13'-3" x 13'-3"	14'-11" Ø	88.29	9'-4" x 9'-4"	10'-7" Ø
2'-6"	141.26	11'-0" x 11'-0"	13'-4" Ø	70.63	8'-4" x 8'-4"	9'-5" Ø

1 L-3.02 **TYPICAL TREE PLANTING**
Scale = 1"=1'0"

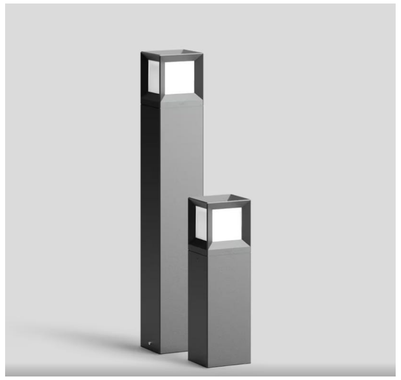
OFF-SITE TREE PLANTING



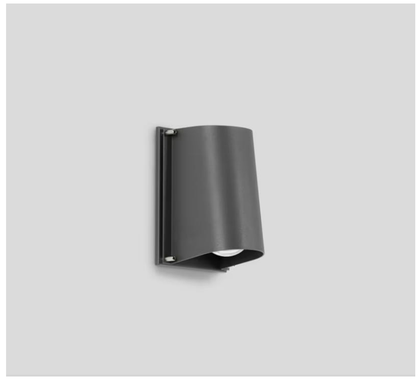
2 L-3.02 **DNV - TREE IN SODDED GRASS BOULEVARD**



LIGHTING



3 L-3.02 **BOLLARD LIGHT**



4 L-3.02 **SCONCE LIGHT / WALL LIGHT**



5 L-3.02 **RECESSED STEP LIGHT**

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NAIKOON CONTRACTING LTD.

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526-550 RIVERSIDE DRIVE & 2194 WINDRIDGE DRIVE NORTH VANCOUVER, BC

Drawn by:	KY
Checked by:	DC
Date:	25 SEP 2025
Scale:	NTS

Drawing Title:

DETAILS

Project No.: 24065

Sheet No.: **L-3.02**

DP30.19 - 42

Integra ARCHITECTURE INC.
2330-200 Granville Street, Vancouver, BC, V6C 1S4
www.integra-arch.com | Telephone: 604 688 4220

Project:	**Riverside**
Address:	526-550 Riverside Drive & 22194 Windridge Drive, North Vancouver, BC
Project number:	24668
Date:	April 28, 2026

L E T T E R – CEEP MEMO

RE: 526-550 RIVERSIDE DRIVE

Energy and Water Conservation and Greenhouse Gas Emission Reduction Development Permit Area

Dear Mina,

Below please find the following descriptions of the proposed measures to ensure the compliance of our project with the Energy and Water Conservation and Greenhouse Gas Emission Reduction Development Permit Area guidelines. Our project team is committed to delivering a project which ensures efficient use of materials, systems, resources, and addresses occupant comfort, health and well-being.

Impact 2050: Community Energy and Efficiency Plan

The proposed Multi-family project addresses the goals of the District, to reduce Carbon Emissions and Energy Consumption. This affordable project contributes to the diverse housing mix, decreasing traffic within the neighbourhood, and by promoting the density and walkable targets of the Implementation Plan. In our opinion, the project meets the intent of the Emissions Plan for energy reduction, a low impact for greenhouse gas emissions and is focussed on the mobility and health and well-being of the residents.

Transportation

The project benefits from the proximity to the Frequent Transit Network and bicycle lanes, providing residents with alternative modes of transportation with connections to local services, amenities and a range of bus routes. Schools, community centres and shopping plazas are all within a short distance.

The building includes 38 parking spaces, which includes 6 accessible spaces. 100% of the parking spaces are designed with electric vehicle level 2 ready charging. 74 bicycle stalls and 6 visitor bicycle rack spaces are provided within the project.

Building and Energy Conservation

The lighting and mechanical systems for the project have been conceived to follow sustainability principles while delivering an affordable project for the community.
These systems will likely use electric heat pump technology for space heating and electricity for domestic hot water generation. Energy modeling in the design phase will determine if any provision for natural gas is possible within the allowable GHGI limits.
Each of the suites in this complex will be provided with a high efficiency heat recovery ventilator that provides continuous ventilation to all the rooms within the suite.
The building envelope will adhere to strict guidelines for air tightness and to minimize air leakage.
The combination of these features, plus a robust building envelope design, will ensure the project meets both the BC Energy Step Code and the Zero Carbon Step Code.

Part 3 Buildings: Step Code 3 and Emissions Level 3 (EL-3)

• TEDI to be 120kWhr/sqm/yr
• TEUI to be 30kWhr/sqm/yr
• GHGI 3.0kgCO2e/sqm/yr

Part 9 Buildings: Step Code 4 and Emissions Level 3 (EL-3)

• MEUI to be 45kWhr/sqm/yr
• TEDI to be 28kWhr/sqm/yr
• GHGI 2.5kgCO2e/sqm/yr

The following outline the approach in order to comply with BC Energy Step Code and Zero Carbon Step Code (EL-3)

• High window thermal performance.
• Improved envelope thermal performance and airtightness.
• Reduced lighting power density (LED)
• High efficiency heat recovery ventilator unit (HRV) per residential suite.
• Low flow plumbing fixtures
• All electric heating within residential suites.

Energy Efficiency

• All appliances throughout the buildings are proposed to be energy efficient models, to reduce energy consumption.
• All lighting throughout the buildings are proposed to be energy efficient LED, to reduce energy consumption.

Water Efficiency

• All plumbing fixtures are proposed as low flow for potable water and waste water reduction.
• Rainwater from roofs and terraces is retained on-site (stormwater detention tank) and slowly released to the District storm sewer, which reduces the impact on the District infrastructure.

Solid Waste

The development is supportive of the solid waste strategies outlined in the Emissions Plan. The waste and recycling accommodation allows the development to be part of the District of North Vancouver's network to support waste diversion through bi-weekly collection and other initiatives.

Urban Forestry

The landscape design integrates into the Implementation Plan and contributes to the community wide urban tree canopy. Through maximising the green space on site and providing exterior amenities and outdoor landscaped spaces as part of the development. New street trees will be planted to the updgraded sidewalk and bike lane interface, including new trees planted within the development to enhance the pedestrian realm providing a greener streetscape and outdoor spaces.

We trust that this provides sufficient response to how our project addresses the energy, water and greenhouse gas reduction aspects of the project.

Sincerely,

Collin Truong **Architect AIBC AANB MRAIC LEED GA Principal**

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TECHNICAL MEMORANDUM

Embodied Carbon Analysis — Riverside

Screening assessment and reduction strategy under the District of North Vancouver Climate Ready rezoning policy

To: District of North Vancouver — Development Planning (Rezoning Submission)
From: Montage Development Consultants
Re: Embodied Carbon — Riverside (526–550 Riverside Dr & 2194 Windridge Dr)
Date: June 1, 2026
Project No.: 24668

Purpose

The District of North Vancouver's Climate Ready rezoning policy requires applicants to account for the embodied carbon of a proposed development and to describe the measures taken to reduce it over the project's life cycle. This memorandum provides that accounting for the Riverside development and sets out the three highest-impact measures to reduce its embodied carbon. The District's policy is a reporting-and-reduction requirement; it does not impose a numeric carbon cap.

Scope: This memorandum addresses the policy's embodied-carbon requirements (Section 3.a.i–ii). The refrigerant-emissions, MERV 13 ventilation, and cooling requirements are provided separately by the project's mechanical and energy consultants as part of the overall Climate Ready Design Strategy.

Project Description

Riverside is a 36-unit stacked townhouse development comprising four buildings of three to four storeys, of wood-frame construction over a single level of concrete underground parkade. The residential gross floor area is approximately 3,283 m² (35,337 ft²) at an FSR of 1.2. The site is in the Maplewood neighbourhood of the District of North Vancouver.

Methodology

A screening-grade whole-building life-cycle assessment was prepared from the project's material area takeoffs (measured from the architectural drawings) and product-stage (A1–A3) carbon intensities drawn from the EC3 Environmental Product Declaration database. Reinforcing steel was accounted separately from concrete, consistent with standard whole-building LCA practice, as concrete EPDs report the concrete only. The approach follows the methodology of the National Whole-Building Life Cycle Assessment Practitioner's Guide[1]. Results are screening-grade (approximately ±25–35%), suitable for understanding the project's standing and informing reduction measures.

[1]National Research Council of Canada (2024). National Whole-Building Life Cycle Assessment Practitioner's Guide: Guidance for Compliance Reporting of Embodied Carbon in Canadian Building Construction. NRC Publications Archive: https://nrc-publications.canada.ca/eng/view/object/?id=533906ca-65eb-4118-865d-855030d91ef2

Results

The development's embodied carbon (product stage, A1–A3) is summarized below. Concrete — principally the parkade slab-on-grade, the suspended podium slab, and the parkade walls — together with its reinforcing steel is the dominant source; the wood-frame superstructure contributes comparatively little.

Metric	Value	Unit
Embodied carbon — product stage (A1–A3)	580.4	t CO_2e
Reinforcing steel (accounted separately)	133.0	t CO_2e
Total embodied carbon (A1–A3, incl. reinforcement)	**713.4**	**t CO_2e**
Carbon intensity — over building floor area	220	kg CO_2e/m^2
Carbon intensity — over building + parkade area	133	kg CO_2e/m^2
Full life-cycle estimate (A–C)	~294	kg CO_2e/m^2

Result in context

As a wood-frame building over a single parkade level, Riverside is an inherently low-carbon form. For reference only, the City of Vancouver framework (which does not apply in the District) treats roughly 400 kg CO_2e/m^2 as typical and 800 kg CO_2e/m^2 as an absolute cap — the project sits well below both on every basis. Concrete and its reinforcement account for roughly 60% of the total and are therefore the focus of the reduction measures below.

Recommendations to Reduce Embodied Carbon

The measures below target the project's largest carbon sources, in order of impact.

Specify low-carbon concrete for the parkade and podium

Concrete is the single largest contributor. Replacing a portion of the cement with supplementary cementitious materials (fly ash or slag) can move the parkade and podium mixes from a typical ~300 kg CO_2e/m^3 toward 150–250 kg CO_2e/m^3, with potential to roughly halve the concrete contribution. This is the highest-impact, lowest-cost lever and should be carried into the structural and specification stages with mix-design carbon limits.

Specify high-recycled-content reinforcing steel

Reinforcement is the largest single line item once accounted (~133 t CO_2e). Specifying rebar produced from electric-arc-furnace mills with high recycled content, rather than blast-furnace steel, materially lowers its carbon with no change to structural performance and is straightforward to require in the specification.

Pursue structural efficiency and retain the wood-frame form

Reducing concrete volume at source — right-sizing slab thicknesses, the parkade footprint, and the column grid — cuts carbon before any material substitution. The wood-frame superstructure is already a low-carbon choice and should be retained and maximized, with the biogenic carbon stored in the timber documented in the final assessment.

Limitations & Next Steps

This is a screening assessment based on high-level area takeoffs and generic regional carbon factors, not project-specific Environmental Product Declarations. It is appropriate for the District's rezoning accounting and reduction narrative. Should a formal life-cycle assessment be required at a later stage, it would be carried out in recognized software (Athena Impact Estimator or One Click LCA) using EPD-backed factors and structural-engineer quantities.

We trust this memorandum satisfies the embodied carbon accounting and reduction-measure requirements of the District's Climate Ready rezoning policy. We would be pleased to provide further detail or discuss the recommendations at your convenience.

Sincerely,

Rupert Campbell, MCRP
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