AGENDA INFORMATION		Dept. Manager	GM/ Director	CAO
☑ Regular Meeting	Date: March 2, 2026			
❒ Other:	Date:			

The District of North Vancouver
REPORT TO COUNCIL

February 10th, 2026
Case: PLN2023-00041
File: 08.3060.20/041.23

AUTHOR: **Mina Sami, Development Planner**
SUBJECT: **DEVELOPMENT PERMIT 41.23 – 1149 & 1155 Lynn Valley Road**

RECOMMENDATION:

THAT Development Permit 41.23 to allow for a six-storey rental apartment building at 1149-1155 Lynn Valley Road is ISSUED.

REASON FOR REPORT:

The subject site is in Development Permit Areas for Form and Character, and Energy and Water Conservation and Green House Gas Emission Reduction. As such, the project requires Council's issuance of a Development Permit.

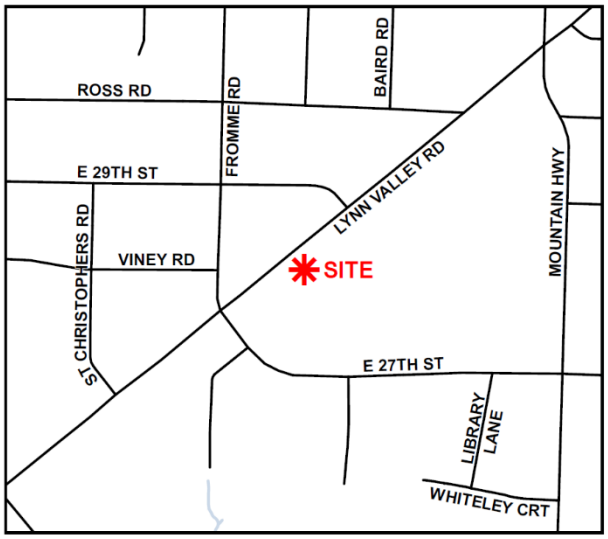


Figure 1: Site Map

SUMMARY:

Redbrick Properties Inc. has applied to develop a 66-unit market rental apartment building in the Lynn Valley Town Centre. To enable the project, two bylaws were adopted:

- **Bylaw 8675** – to amend the Official Community Plan (OCP) designation to Residential Level 6: Medium Density Apartment (RES6); and
- **Bylaw 8676** – to rezone the site to Comprehensive Development Zone 154 (CD154).

The timeline for the bylaws are as follows:

- First Reading: July 8, 2024

- Public Hearing**:** September 24, 2024
- Second and Third Readings: October 21, 2024
- Adoption: December 8, 2025

A link to the First Reading report can be found on the District's website here.

This report recommends the issuance of the Development Permit, as the proposal complies with the relevant Development Permit Guidelines and the CD154 zone.

DISCUSSION

Site and Surrounding Area

Figure 2: Site and Surrounding Area



The site is approximately 1,558m² (16,770 sq. ft.) in size and is comprised of two single family lots fronting Lynn Valley Road. As shown in Figure 2, the site is located in the Lynn Valley Town Centre and is within 100m of the intersection of Lynn Valley Road and 29th Street East.

Surrounding properties include the former, now vacant Black Bear Neighbourhood Pub situated to the northeast, separated by an existing service lane.

The Lynn Valley Centre shopping mall also lies to east of the site. A three-storey,106-unit-rental housing development built in 1971, known as "Le Chateau", is to the south of the site, separated by a future east-west pathway/greenway connection, as envisioned in the Lynn Valley Town Centre Public Realm and Design Guidelines. The Safeway site is located southeast of the site. Kay Burrows park and a four-storey strata development are directly north of the site, across Lynn Valley Road. The Firehall #1 (the Lynn Valley Firehall) is located northwest of the site.

The neighbouring property to the west of the site, along Lynn Valley Road, is an existing four-storey, 60-unit strata housing development known as "Dakota Residences". At the time of rezoning of this four-storey development, an access easement was registered on title to enable a shared underground parking access for a future redevelopment of the adjacent site (i.e., the subject site).

The Proposal

In compliance with the CD 154 zone, the proposal consists of a 66-unit, six-storey wood frame rental building over two-and-half levels of underground parking. All 66 units are proposed to be

market rental units, with a mix of 2 studio, 53 one-bedroom and 11 two-bedroom layouts. The units range in size from approximately 40m² (427 sq.ft.) to 82m² (882 sq.ft.). The gross floor area is approximately 4,512m² (48,562 sq.ft.) with a density of 2.88 FSR. The proposed maximum building height is 23m (75ft).

The proposal includes entry gates and patios on the first-floor units to enhance the public realm along Lynn Valley Road. An indoor amenity space of 25m² (265 sq.ft.) is proposed in addition to an outdoor shared amenity deck area of approximately 220m² (2,368 sq. ft) with resident access to and from the lane greenway.

As shown on the site plan (Figure 3), the main entrance is located on Lynn Valley Road with additional secondary entrance at the rear of the building along the future pathway/greenway. Vehicle access using the existing shared underground parking ramp is from Lynn Valley Road as well.

The building has generous setbacks from all sides to allow for active transportation dedication and green buffers to the street, lane, greenway and existing parkade ramp. The Lynn Valley Road frontage setback is 2.8m (9.4ft) from the existing property line, inclusive of the 2.1m land dedication. To the east and west, the building is setback 2.5m (8.2ft) while the southern setback is 4.5m (14.8ft).

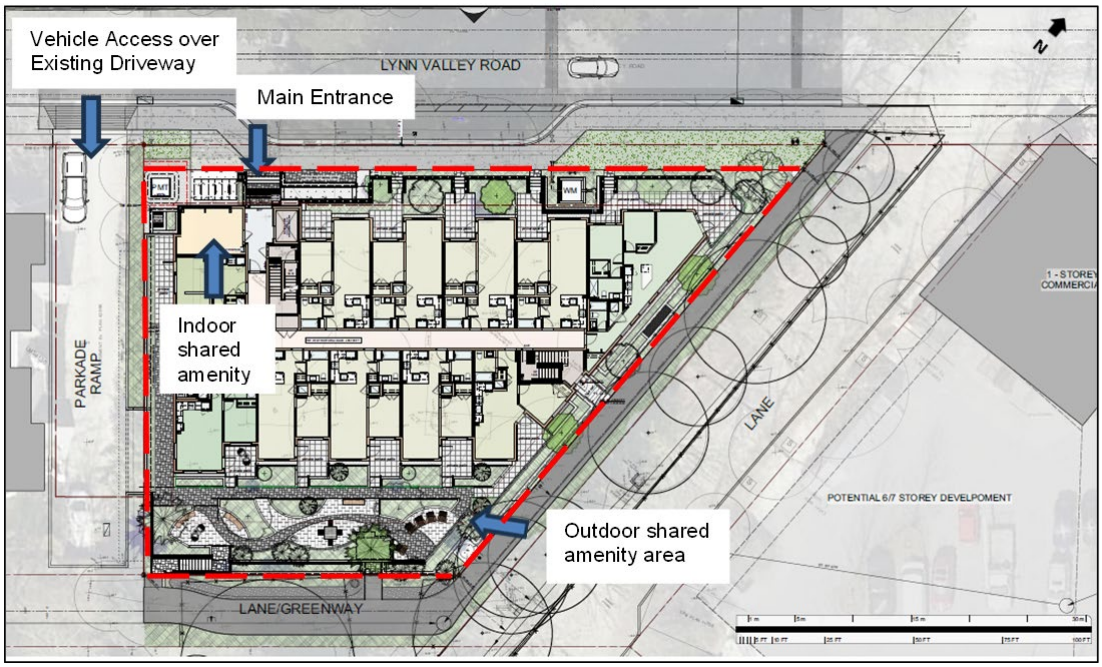


Figure 3: Site Plan

Evaluation of Form and Character Development Permit Area Compliance

The project has been reviewed against Guidelines for Multi-Family Housing as well as Lynn Valley Public Realm Guidelines.



Figure 4: Rendering looking southwest on Lynn Valley Rd.



Figure 5: Rendering looking west along southern laneway



Figure 6: Rendering looking southeast on Lynn Valley Rd.

This proposal responds to many of the guideline items and the following highlights several notable elements:

Site Planning:

B1.1 Context: The design responds to the neighbourhood context by reflecting the mountain-village character of Lynn Valley through its use of natural-inspired elements, while adopting a form and scale that harmonizes with more recent developments in the area.

B1.2 Connectivity: The project strengthens local connectivity by dedicating space along the north frontage for a future bike path and landscaping the southern laneway, envisioned for a pedestrian-bike greenway. Together with the shared use of the existing vehicular parking ramp, and the landscaping of the north–south laneway, these improvements create a more integrated network for cyclists and pedestrians.

Public Realm and Streetscape Elements:

B2.2 Corner Sites: Because the building is adjacent to a laneway, it occupies a minor double-frontage. At this intersection, the design carries around the corner, establishing a bold architectural statement along the site's triangular tip (Figure 4).

B2.8 Partially Above Grade Structures: The building is elevated above the existing grade to align with the current parkade ramp. To create a more welcoming and visually appealing edge, these exposed walls are enhanced with cladding and landscape screening, including climbing vines, aluminium wood-like panels, and rock-stack retaining walls.

Building Form and Architectural Elements

B3.2 Scale: The building's massing is modulated with a two-storey base, a three-storey middle, and a stepped upper level, using rounded corners and sculptural elements to suit the triangular site and surrounding heights. A west-side conceptual step-down transitions to the adjacent five-storey building (the Dakota Residence) and reduces the perceived bulk through a combination of step-backs, material shifts, and horizontal banding.

B3.8: Building Materials and Transitions: The building features a contrasting palette of materials, including metal panels, wood-look fibre cement, stone cladding, and heavy-timber inspired glulam columns. These material transitions are deliberate and are primarily introduced at interior corners, while horizontal shifts occur in response to changes in façade depth, reinforcing the project's architectural rhythm and articulation.

B3.15 Balconies: Balconies and decks are oriented primarily toward Lynn Valley Road to the north and the greenway to the south. Guardrails are designed as glass or slender pickets to maintain maximum transparency, preserve views, and add privacy.

B3.19 and B3.20 Rooftops and Elevator Penthouses: Rooftop mechanical systems are fully screened, and areas overlooking lower roofs feature light-coloured roofing, with some surfaces finished in gravel to enhance their appearance. The elevator penthouse is kept to the minimum height required for the elevator overrun, with the primary stone feature extending slightly beyond to discreetly screen the shaft.

Replacement Trees and Landscaping

The proposed landscape design delivers an outdoor environment that enhances both the public and private realms. Although all 25 on-site trees are proposed for removal due to full-site excavation, the design (Figure 7) introduces replacement trees of substantial size to establish a new canopy along Lynn Valley Road.

The site's frontages along Lynn Valley Road and the adjacent greenway/laneways are refined with layered landscaping. Low and medium shrubs form buffers along roadways, while smaller trees and larger canopy trees provide privacy for residents and neighbouring properties alike. Stepped landscape walls along the laneways aim to reduce perceived height and soften edges. Additionally, strategically designed retaining walls, low fences, gates, and layered landscaping are utilized to help define and secure private spaces, providing safety and enhanced privacy.

A stone riverbed proposed at the northeast corner captures and infiltrates rainwater, while primarily native and drought-tolerant plantings, with seasonal variations, create a landscape that is both practical and visually appealing year-round.

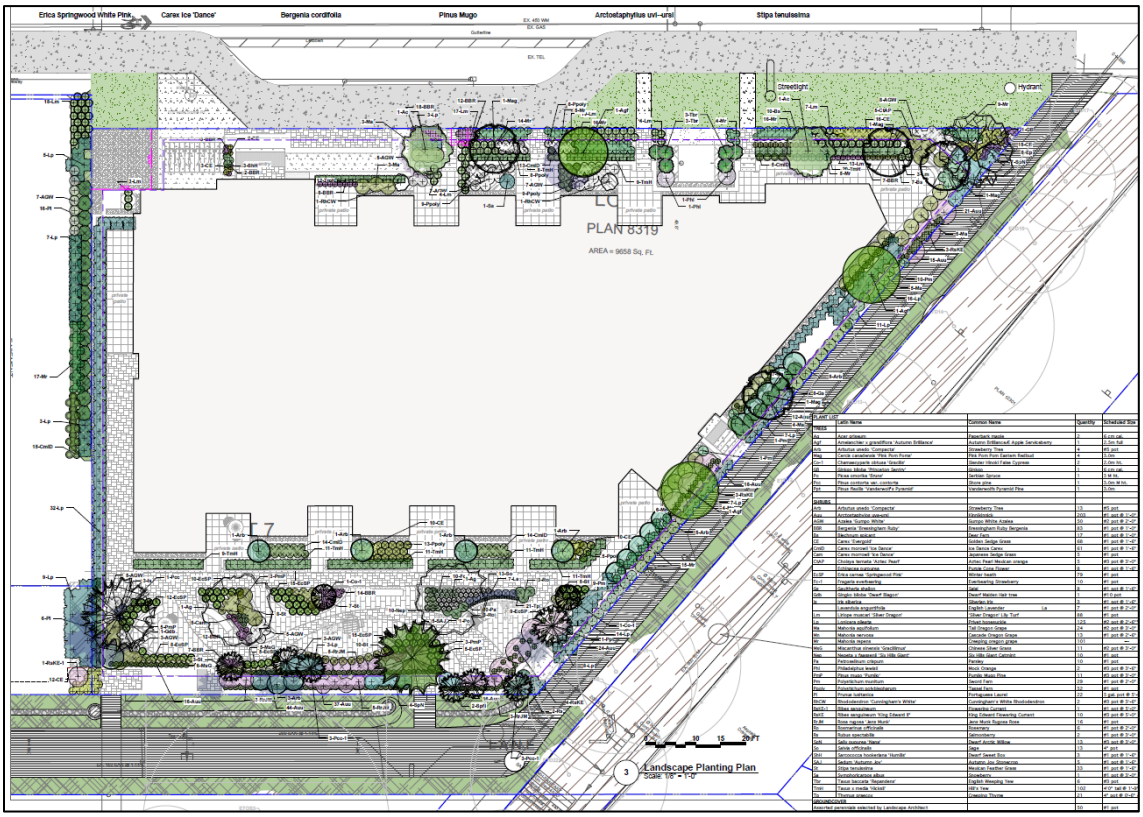


Figure 7: Landscape Plan

Lynn Valley Town Centre Public Realm and Design Guidelines

The application reflects the mountain village character of Lynn Valley through durable, high-quality materials, such as stone, glass, metal, and timber, with large overhangs protecting the building from rain. Massing is carefully modulated with a two-storey base, three-storey middle, and stepped upper level, with rounded corners and sculptural elements that respond to the triangular site and neighboring building heights.

Exterior finishes of charcoaled and natural-toned wood, stone, and white cladding draw inspiration from the North Shore's forests, river rocks, and skies, complementing the natural setting, while distinctive architectural elements and the triangular site's geometry combine to create a unique building form within the Town Centre.

Advisory Design Panel

The application was considered by the Advisory Design Panel on October 12, 2023, and the Panel supported the proposal and made comments regarding improvement related to the amenity space, the incorporation of warmer materials at the ground floor, and public seating at the site's corner. These comments have been addressed in the resubmission materials to staff's satisfaction.

Vehicle and Bicycle Parking

The project proposes 58 vehicle parking spaces (residential and visitor) within a two-and-a-half-level underground parkade, achieving a parking rate of 0.88 spaces per unit. As a CD-zoned development, it is eligible for reduced parking under the Alternative Vehicle Parking Rate (AVPR) policy, and the proposal is compliant with the minimum requirements of that policy. The applicant has also submitted a Transportation Impact Analysis (TIA) prepared by Creative Transportation Solutions Ltd. (CTS), which supports the proposed reduced parking rate.

The project is likewise compliant with the Bicycle Parking and End-of-Trip Facilities policy, providing both "Class 1" (long-term) and "Class 2" (short-term) bicycle parking at the required rates for residential and non-residential uses.

Accessible Design

The proposal meets the requirements of the Accessible Design Policy for Multifamily Housing as follows: 100% of the apartment units (66 units) meet the 'Basic Accessible Design' criteria in compliance with the policy and 7% of the apartment units (5 units) meet the 'Enhanced Accessible Design' criteria exceeding the required 5% (4 units) enhanced units.

Acoustic Performance

Development Permit 41.23 includes the District's residential acoustic regulations for maximum noise levels in the bedrooms, living areas and other areas of the units. 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.

Evaluation of Energy and Water Conservation and Greenhouse Gas Emission Reductions Development Permit Area Compliance:

The project is designed in accordance with the Energy and Water Conservation and Greenhouse Gas Emission Reduction Development Permit Area Guidelines, complying with Step 3 and the Emissions Level of the BC Energy Step Code. The applicant has provided a commitment letter outlining how the project will address the applicable DPA requirements.

Energy Conservation

Passive design features include sun shading on the southern and western facades, green roof on the parkade, and solar-oriented layouts to optimize passive heating and cooling. Each suite will have individual heat pumps for heating and cooling, supported by high-performance insulation, Low-E windows with warm-edge spacers, heat recovery ventilation, low-energy variable speed motors, LED lighting, and low-impact refrigerants. The Minimum Efficiency Reporting Value of 13 for ventilation as required by the Climate Ready rezoning Policy is also proposed.

Greenhouse Gas Emission Reduction

Much of the cladding consists of highly durable, non-combustible fibre cement with a long service life, while locally sourced wood glulam columns and pre-finished fibre cement panels with recycled content help reduce transportation-related emissions. The wood-frame construction supports potential recycling at the end of its life. Sustainable, low-impact materials have been prioritized, including low-VOC paints and finishes, regionally sourced structural wood, and materials incorporating reused or recycled components (e.g., the fibre cement panels). The applicant may also engage in a recycling demolition plan.

Water Conservation:

Low-flow fixtures within the building will reduce indoor water use, while the proposed landscaping incorporates native and drought-tolerant plants to minimize irrigation needs. Stormwater management is also addressed with a parkade-integrated stormwater tank, designed to ensure that post-development runoff does not exceed pre-development levels, helping to support sustainable water use both indoors and across the site.

FINANCIAL CONTRIBUTIONS & INFRASTRUCTURE IMPROVEMENTS

In addition to the contribution of adding rental housing stock, the project will contribute the following off-site works, land, and DCC's:

- Off-site works currently estimated at approximately $750,000
- Land dedications totalling approximately 120.9 m² (1,291.7 sq.ft.) for sidewalks and for active transportation/cycling laneway improvements
- District DCCs of approximately $1,208,184 (based off of 2026 rates; subject to changes at BP stage)
- Metro Vancouver DCCs of approximately $822,128 and TransLink DCCs of approximately $107,454 (based off of 2026 rates; subject to changes at BP stage)

District of North Vancouver DCC's, Metro Vancouver DCC's and Regional Transportation DCCs will be payable at the applicable rate at time of Building Permit.

In addition to the above financial contributions, the application includes a number of off-site improvements:

- Roadwork and sidewalk upgrades along Lynn Valley Road, including a layby;
- Street trees and boulevard planting;
- Sanitary and storm sewer system upgrades along the southern and eastern frontage, and development of new pedestrian focused laneways; and,
- Hydro, telecommunication and phone service upgrades, and undergrounding of the networks where feasible.

CONSTRUCTION TRAFFIC MANAGEMENT PLAN

The site is shown in relation to other residential construction projects and potential development projects in the image below.

In order to reduce development's impact on pedestrian and vehicular movements. , the applicant is required to provide a Construction Traffic Management Plan (CTMP) that is acceptable to staff prior to issuance of a Building Permit.

Staff are continuing to work with the applicant on refining the CTMP however, it is expected that the Plan will include the following conditions:

- A layby will be provided along the full project frontage on Lynn Valley Road for loading and unloading to facilitate site access and minimize traffic impacts.
- Construction will proceed without requiring travel lane closures on Lynn Valley Road during excavation, foundation, or superstructure work.
- Concrete pours and material deliveries will be scheduled to avoid impacts on travel lanes.

- A Pan, Tilt, Zoom camera will be installed at the intersection of Lynn Valley Road and East 29th Street as required by the CTMP.
- Trades parking will be required on an adjacent site and will not be permitted on Lynn Valley Rd., or neighbouring laneways.
- A detailed excavation and shoring plan will be required to ensure construction does not encroach into District roadways or neighbouring properties.

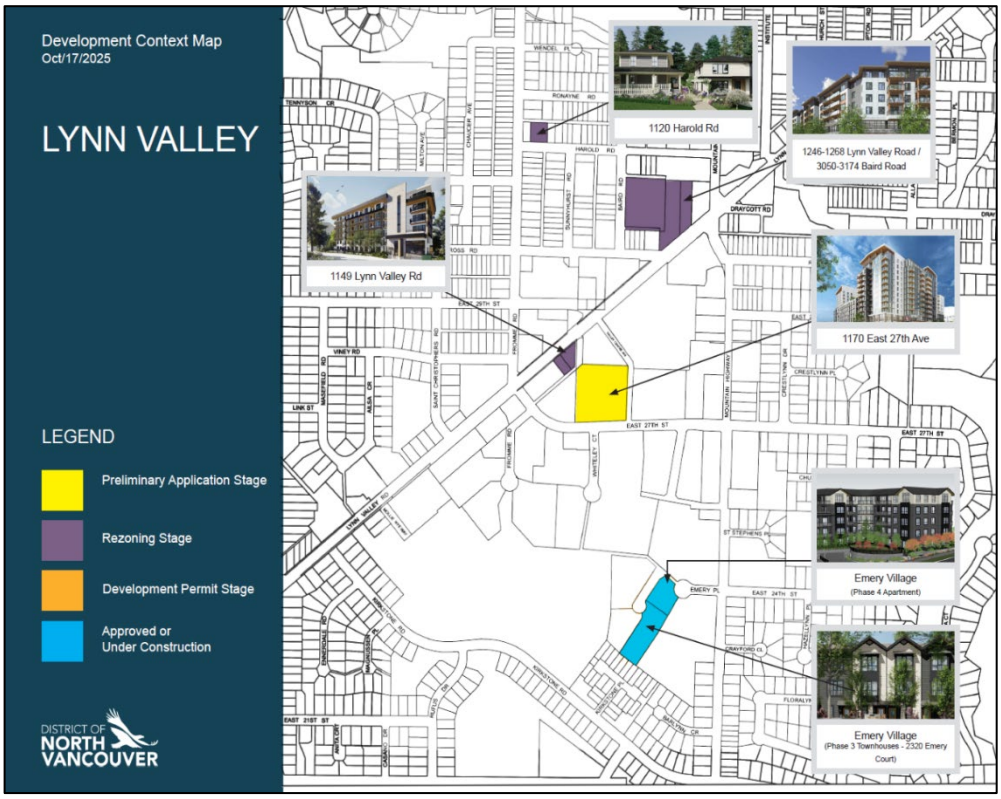


Figure 8: Lynn Valley Town Centre Context Map

CONCURRENCE:

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

As part of the rezoning and OCP amendment application process for this proposal, both Tsleil-Waututh Nation and Squamish Nation were consulted. Their comments are available for review in the First Reading Report , and the applicant has responded to all items raised. As this is now a Development Permit application, no further input from the Nations is required.

PUBLIC INPUT

As detailed in the First Reading Report, public consultation was undertaken for this project at rezoning stage in accordance with the District's policy on *Non-Statutory Public Consultation*

for Development Applications. A project website was created; a virtual Public Information Meeting (PIM) was held for a two-week period from October 23 to November 6, 2023. An in-person meeting was also held on October 25, 2023, at Mollie Nye House, attended by 12 people, including Lynn Valley Community Association members, resulting in three written comments. Discussions focused on affordable housing, stormwater management, and site access, with overall support expressed for the project's sustainability features, design, and rental housing.

In accordance with District policies, no additional consultation beyond that already undertaken was carried out for the Development Permit.

CONCLUSION

This 100% rental residential project has been developed in accordance with the CD-145 Zone regulations and aligns with the DPA Guidelines for Multi-Family Housing and Energy and Water Conservation, and Greenhouse Gas Emission Reduction. The proposal also responds to the Lynn Valley Town Centre Design Guidelines and contributes to the ongoing build-out of key infrastructure in the area.

In addition to contributing 66 new market rental units to the Lynn Valley neighbourhood, this project also delivers a few key community benefits, including a significant land dedication and improvement along Lynn Valley Road for separate bike lane improvements, as well as design and construction of a portion of the greenways as envisioned by the local plan.

Staff support the issuance of Development Permit 41.23.

Options:

The following options are available for Council's consideration:

1. Issue Development Permit 41.23 (Attachment 1) (staff recommendation); or

2. Deny Development Permit 41.23 and provide direction to staff.

Respectfully submitted,

Mina Sami
Development Planner

Attachments:

1. Development Permit 41.23 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		❑ Planning			

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 41.23

This Development Permit 41.23 is hereby issued by The Corporation of the District of North Vancouver to the registered owner(s) for the development of a 6-storey apartment building including 66 rental units on the properties located at 1149 and 1155 Lynn Valley Road, legally described as:

Lot 7 Block 51 District Lot 2022 Plan 8319, (PID: 010-123-547)

Lot 8 Block 51 District Lot 2022 Plan 8319, (PID: 008-061-866)

subject to the following terms and conditions:

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

1. Substantial construction as determined by the Manager of Permits and Licenses shall commence within two years of the date of this permit or the permit shall lapse.

2. Prior to expiry under A (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 or their 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.

B. 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 41.23 - 1 through 54)
2. Prior to the issuance of a Building Permit, the following shall be submitted to:

   i. Building Department:

a. A completed report prepared by a qualified acoustic professional outlining the measures to be incorporated in the building(s) to ensure:

- compliance with District of North Vancouver Noise Regulation Bylaw for any rooftop mechanical equipment.
- that noise levels for dwelling unit occupants will not exceed those listed below:

Portion of Dwelling Unit	Noise Level (Decibels)*
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

*For the purpose of this section the noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as the noise level in decibels.

ii. Planning Department:

a. Confirmation of registration of:

a. Consolidation and dedication plan;
b. Streetlight Statutory Right of Way;
c. Stormwater management covenant.

b. Confirmation that the accessible design measures included in the project are as outlined in DP 41.23 - 31.

iii. Parks Department:

a. Three copies of 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.

i. 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 necessary to access and service the site. Upgrades will include, but are not limited to, road works, construction of laneways and sidewalks, new service connections, and street lighting.

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

1. 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 as shown on DP 41.23 pages 46 - 54.

D. 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 hazard mitigation 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.

E. 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

Dated this_____day of_____

REGISTERED ARCHITECT
PETER ADRIAAN VAN DER PUTTEN
BRITISH COLUMBIA
April 28, 2025

Artistic Rendering



REGISTERED ARCHITECT
PETER ADRIAAN VAN DER PUTTEN
BRITISH COLUMBIA
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PETER ADRIAAN VAN DER PUTTEN
ERIK
April 28, 2025
BRITISH COLUMBIA

Artistic Rendering





MULTI-FAMILY RESIDENTIAL

1149, 1155 LYNN VALLEY ROAD, NORTH VANCOUVER

ISSUED FOR REZONING & DP R1

LOTS 7 AND 8, BOTH BLOCK 51, DISTRICT LOT 2022 G1 NWD PLAN 8319 | PID: 010-123-547; 008-061-866

Project Team

CLIENT
Redbrick Properties Inc.
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CIVIL ENGINEERING
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North Vancouver, BC 604.987.9070

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A.O.R.: Erik van der Putten, Architect AIBC

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Vancouver, BC 604.559.8809

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SPRINKLER
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Langley, BC 604.888.7779

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Vancouver, BC 604.685.9533

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Vancouver, BC 604.924.0094

TRAFFIC
Creative Transportation Solutions
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Port Coquitlam, BC 604.936.6190

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REGISTERED ARCHITECT
ERIK ADRIAAN VAN DER PUTTEN
April 28, 2025
BRITISH COLUMBIA

#	ISSUED FOR	YY.MM.DD
01	City Meeting	23.07.11
02	Issued for Rezoning / D.P.	23.08.04
03	RZ & DP Area Plans	23.08.10
04	Summary Letter Response	24.05.29
05	S.L.R. R1	24.06.17
06	S.L.R. R2	24.07.18
07	Eng. Comments Response	24.09.05
08	Issued for Rezoning & D.P.	25.01.10
09	Rezoning & D.P R1	25.04.28

REDBRICK PROPERTIES

6-Storey Multi-Family Residential Building

1149 & 1155
Lynn Valley Road

Cover

Apr 28, 2025

Scale: N.T.S.

A - 0.00

Lynn Valley Road Low-Rise

1149 & 1155, Lynn Valley Road, North Vancouver, BC

Updated April 10, 2025

PROJECT OVERVIEW

Project Type: 6-Storey Multi-Family Residential, Wood Frame Market Rental Development
Project Address: 1149 & 1155 Lynn Valley Road, North Vancouver, BC
Legal Description: Lots 7 and 8, Both Block 51, District Lot 2022 G1 NWD Plan 8319 | Pid: 010-123-547; 008-061-866
Site Area: 1,565.6 SM | 16,852 SF
Existing Zoning: RS3 **Existing OCP Zoning:** RES5 **Proposed Zoning:** CRMU3 / CD
Existing FSR: n/a **OCP FSR:** 1.75 **Proposed FSR:** 3.50

FSR SUMMARY AND LOT INFORMATION

Site Area	0.39 Acres	0.156 Hectares	**16,837 SF**	1,564.2 SM	
Building Area		58,930 SF FSR Area	**48,465 SF Net**	48,947 SF Gross	
Density - FSR		3.50 FSR Proposed	**2.88 FSR Provided**	0.62 Δ FSR	
Lot Coverage		65% Proposed Coverage excluding parkade	10,938 SF Proposed Coverage	1,016.2 SM	

SETBACKS

	Proposed		
Front / North	3.0m	9.8 FT	At Lynn Valley Road. 2.85m (9.3FT) at Entry Area
Interior Side / West	2.5m	8.2 FT	At Multi-family Side
Exterior Side / East	2.5m	8.2 FT	At DNV parcel / lane / Great Bear Pub
Rear / South	4.5m	14.8 FT	At Community Pathway

Area Difference
0.62 Δ FSR
10,464 SF

HEIGHT

	Proposed
Max Storeys	6-Storeys

Other Requirements

DPA Zone: Energy & Water Conservation + GHG Emissions Reduction -> Report and Summary Provided
DPA Zone: Form & Character -> Development Permit Provided
Neighbourhood: Valley Centre
Other Policies

Indoor Amenity Space: No Requirements
Outdoor Amenity Space: No Requirements

1149 & 1155 Lynn Valley Road, District of North Vancouver, BC — *updated: April 10, 2025*

PARKADE AREA

	Level P3	Level P2	Level P1	Total Area	
Parkade Area (inc. all service rooms within parkade)	14,095 SF	9,151 SF	6,964 SF	30,210 SF	Total Parkade

PARKING REQUIRED

Zoning Parking Bylaw - Part 10:

Part 10: Residential Parking - Minimum

	Parking Rate		Units	GFA		Stalls Required		
1001.3 Multi-Unit Res: 1 space/unit + 1 space per 100sm of gross res floor area (to max. 2 spaces per unit inc. .25 visitors)						Units	Area	Total
Min. Parking Rate - Residents:	1.00	per/unit	66	3,789	sm	66.0	37.9	104
Min. Parking Rate - Visitors:	0.25	per/unit	66	n/a		16.5		17
						Total		121 Min. Stalls
Part 10: Residential Parking - Maximum	2.00	per/unit	66			132		132 Max. Stalls

Alternative Vehicle Parking Rates*

Table 1: Land Use: Multi Family with 21 or more dwellings — Min. Required Points: 24 points — Total Proposed Points 24 Points
See CTS's Traffic Impact Assessment for information and descriptions.

Table 2: Base Parking Rates

	Rate	Units	Stalls									
Studio / 1 Bed	0.70	55	38.5				Reductions					
Two Bed	0.85	11	9.4			(a)	(c)	(d)	total			
Three Bed or More	1.10	-	-	47.9	Base Res. Stalls	-2.39	0.0	-2.39	-4.8	43.1	Total Res Stalls	-> **43 Req'd Res. Stalls**
Visitors (per overall units)	0.10	66	6.6	6.6	Base Vis. Stalls					6.60	Total Vis. Stalls	-> **7 Req'd Vis. Stalls**

Vehicle Reduction Opportunities
4.0 a) Proximity to Transit: Within 400m of Frequent Transit Network (5% reduction) — Reduction: -5.0%
4.0 c) Carshare Vehicle(s) and Space(s): Reduce 3 spaces per 1 care share (max 6% reduction) — Shared Car & Space: 0.0 = 0.0 Cars *0.0 (Max 6%)*
4.0 d) Unbundled Parking: 50% of dwelling units sold/rented separately from parking (5% reduction) — Reduction: -5.0%

Table 3: Min & Max Vehicle Parking Rates

Minimum Residential	0.50	66	33.0			33	Total Res. Stalls	-> **33 Min. Res. Stalls**
Minimum Visitors	0.05	66	3.30			4	Total Vis. Stalls	-> **4 Min. Vis. Stalls**
Maximum Residential	1.00	66	66.0			66	Total Res. Stalls	-> **66 Max. Res. Stalls**
Maximum Visitors	0.20	66	13.2			13	Total Vis. Stalls	-> **13 Max. Vis. Stalls**

**See CTS's Traffic Impact Assessment for information and descriptions for the use of the Alternative Vehicle Parking Rates*

Accessible Stalls Required (8.2.19)

1004.1: If 22 or more spaces, 1 stall per 100 spaces or part thereof	0.01	spaces	43.1	Total Res. Stalls	0.431	Acc. Stalls	1.0	Res. Accessible Stalls -> **1 Res. Accessible Stall**
			6.60	Total Vis. Stalls	0.066		1.0	Vis. Accessible Stalls -> **1 Vis. Accessible Stall**

*1004.3: Pole mounted Disable Parking Signs required
**1007.1(a): 35% Max small car spaces, in relation minimum parking counts (can oversupply)
*** E.V. Level 2 Charging required for all parking stalls (excluding visitors). EV Energy Management System per DNV requirements.

PARKING PROPOSED

Residential	Total Spaces	Regular Car	Small Car		Accessible		Car Share			
Level P1			-		-		-			
Level P2	18	9	7		2		-			
Level P3	32	22	9		1		-			
	50	31	16	32%	3		-	->	**50 Total Stall Count**	**50 Stalls Residential**
Visitors										
Level P1	7	5	1		1		-			
Level P2							-			
	7	5	1	14%	1		-	->	**7 Visitor Stall Count**	**7 Stalls Res. Visitors**
+1 Van Loading, Car Wash, Bicycle Wash Stall Provided										**1 Stalls Load/Wash**

BICYCLE PARKING REQUIRED

Long Term - Class 1 Bicycle Parking: ***No Requirements***	Rate	Units	Total	Max Vert (25%)	Non-standard (5%)			
Bicycle Parking Policy: 1.5 spaces per studio / 1 bedroom units	1.5	55	82.5	20.6	4.1			
Bicycle Parking Policy: 2.0 spaces per 2 bed or more units	2.0	11	22.0	5.5	1.1			
Recommended Stall Size: horizontal: 0.6m W x 1.8m L / vertical: 0.6m W x 1.0m L Vertical Stall Size: 0.6m w x 1.0m L (Max 25%)			104.5	26	6	->	**99 Class 1 - Long Term Regular**	**99 Class 1 Bike Stalls**
Recommended Single Locker Size: .9m W x 1.9m L x 1.21m HT						->	**6 Class 1 - Large Stalls**	**6 Class 1 Large Bikes**
Recommended 1 duplex (110v) elec outlet per 4 Class 1 Bike stalls								
Central Bike maintenance to include: Supporting Arm, Basic tools, air pump								
Short Term - Class 2 Bicycle Parking	Rate	Units	Total					
*1008.1 Class 2 Off Street - Multi Family: 0.2 spaces/unit (5 or more dwelling units)	0.2	66	13.2			->	*Refer to Bicycle Parking Policy Below*	
**1009.1: 0.3m (1) per bicycle, accessible aisle of 1.2m (3.9ft), .5m (1.6ft) clear in front of rack								
*** Bicycle Parking Policy: 6 stalls per 60 units or part thereof	0.1	66	6.6			->	**7 Class 2 - Short Term**	**7 Class 2 Bike Stalls**

**** Per 4 Class 1 Bicycle Spaces, 1 duplex outlet at 110 V

BICYCLE & STORAGE PROVIDED

Bicycle Parking - Class 1	Total Spaces		Horizontal	Vertical	Double	Large Stalls			
Parking Level P1	35		-	21	4	6			
Parking Level P2 - NE Corner	50		1	1	24	-			
Parking Level P3	20		-	-	10	-			
	105	Total Bike Stall	1	22	(21%) 38	6	->	*67 Individual Stalls for 66 Units*	**99 Class 1 Bicycle**
									6 Class 1 Large Bikes
Short Term - Class 2	6	Class 2 Bike Stalls Proposed	*(6 On-site)*						**6 Class 2 Bike Stalls**

1149 & 1155 Lynn Valley Road, District of North Vancouver, BC — *updated: April 10, 2025*

RESIDENTIAL UNIT AREAS

Suite Summary: Studio: 2 (3%) 1 Bed: 53 (80%) 2 Bed: 11 (17%) 3 Bed: 0 (0%)

Type		P1 / P2 / P3	1	2	3	4	5	6	Total Units	Unit Areas	Stor/Unit	Total Area	Unit Mix
Unit S1	Studio		1	-	-	-	-	-	1	427 SF	- SF	427 SF	1.5%
Unit S2	Studio		-	1	-	-	-	-	1	428 SF	- SF	428 SF	1.5%
Unit A1	1bd+1ba		7	7	7	7	7	7	42	580 SF	- SF	24,378 SF	63.6%
Unit A2	1bd+1ba		1	1	1	1	1	1	6	538 SF	- SF	3,231 SF	9.1%
Unit A4	1bd+1ba		-	-	1	1	1	1	4	557 SF	- SF	2,228 SF	6.1%
Unit B1	2bd+2ba		1	1	1	1	1	1	6	882 SF	- SF	5,291 SF	9.1%
Unit B2	1bd+1ba + Den		1	-	-	-	-	-	1	581 SF	- SF	581 SF	1.5%
Unit B3	2bd+2ba - Enhanced Accessibility		-	1	1	1	1	1	5	844 SF	- SF	4,220 SF	7.6%
# Unit / Floor			11	11	11	11	11	11	66 Units	618 Avg.		**40,783 SF**	
UNIT AREA/FLOOR			6,491 SF	6,755 SF	6,884 SF	6,884 SF	6,884 SF	6,884 SF					

OVERALL BUILDING AREAS

Common Spaces	P1 / P2 / P3	1	2	3	4	5	6		
Residential Common Area		800 SF	780 SF	772 SF	772 SF	772 SF	772 SF	4,667 SF	
Storage		- SF	- SF	- SF	- SF	- SF	- SF	- SF	
Lobby & Entry		136 SF	- SF	- SF	- SF	- SF	- SF	136 SF	
Amenity Space		241 SF	241 SF	- SF	- SF	- SF	- SF	482 SF	
Manager's Office		104 SF	- SF	- SF	- SF	- SF	- SF	104 SF	
Stairs		347 SF	347 SF	347 SF	347 SF	347 SF	347 SF	2,081 SF	
Elevator		83 SF	83 SF	83 SF	83 SF	83 SF	83 SF	500 SF	
Mechanical Shafts		5 SF	5 SF	5 SF	5 SF	5 SF	5 SF	28 SF	
Electrical Closet		28 SF	28 SF	28 SF	28 SF	28 SF	28 SF	167 SF	
GROSS BUILDING AREA		8,234 SF	8,239 SF	8,118 SF	8,118 SF	8,118 SF	8,118 SF	**48,947 SF**	**Gross Bldg**
RESIDENTIAL NET EFFICIENCY		79%	82%	85%	85%	85%	85%	**83.3%**	**Res. Net EFF**

TOTAL AREAS

Gross Building Area			**48,947 SF**	**Total Gross**
FSR Calculation	FSR & AREA - PROPOSED EXCLUSIONS			
	Parkade	All Parkade Levels Excluded	- SF	
	Wall Exclusions	All Architectural Projections Excluded	- SF	
	Storage		- SF	
	Lobby & Entry		n/a SF	
	Amenity Space	Including double height space	482 SF	
	Manager's Office		n/a SF	
	Stairs		n/a SF	
			482 SF	**482 SF** **Total Excl.**
Net Building Area			**48,465 SF**	**Total Net**

wndr

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REGISTERED ARCHITECT PETER ADRIAAN VAN DER PUTTEN BRITISH COLUMBIA April 28, 2025

#	ISSUED FOR	YY.MM.DD
01	City Meeting	23.07.11
02	Issued for Rezoning / D.P.	23.08.04
03	RZ & DP Area Plans	23.08.10
04	Summary Letter Response	24.05.29
05	S.L.R. R1	24.06.17
06	S.L.R. R2	24.07.18
07	Eng. Comments Response	24.09.05
08	Issued for Rezoning & D.P.	25.01.10
09	Rezoning & D.P R1	25.04.28

REDBRICK PROPERTIES

6-Storey Multi-Family Residential Building

1149 & 1155
Lynn Valley Road

Develoment Statistics

Apr 28, 2025

Scale: As Noted

A - 0.02

DNV BUILDING ACCESSIBILITY REQUIREMENTS

Applicable to All Accessible Areas

BUILDING ACCESS AND MAIN ENTRANCES [BCBC 3.8.2.2.]

1-B: Unobstructed Access to Main Building Entrances [BCBC 3.8.5.3.(1).]
- Provide an accessible path of travel to [at least 50% of building entrances including main entrance]
- From the street [or sidewalk], private parking, [passenger-loading] to at least one main entrance
- From the main entrance to all suite doors (unless prohibited by terrain or unusual site conditions)
- From the main entrance to the elevator
- From the main entrance to common facilities (rec. room, storage, laundry, mail, garbage, etc.)

2-B: Accessible Path of Travel:
- Continuous with no steps
- Permanent, firm, non-slip finish
- Uninterrupted clear width of 152cm (5ft) minimum
- Different/distinctive texture to adjacent paved surfaces
- Free of obstructions lower than 196cm (77in)
- No grating openings that will allow the passage of a sphere more than 13mm (0.5in) in diameter
- Gradient ≥ 1:20 or designed as a ramp where gradient > 1:20 (5%) (excluding parking ramp).

3-B/E: Lighting, Weather Protection, Intercom, Address Numbering and Mailbox;
- Canopy over the main entrance and door-phone of minimum 152cm x 152cm (60in x 60in)
- Intercom system installed with user functions ≤ 1375mm (54in) A.F.F.
- Good lighting outside & inside building entrance - 100 lux
- Mailbox units installed no more than 1375 mm (54 in) A.F.F.
- Glare free, high contrasting (colour) address numbering ~60in A.F.F. and sized as follows:
  - At 0-15 m from road, numbers to be 10cm (4 in)
  - At 15-20 m, numbers to be 15cm (6 in)
  - At >20m from road, numbers to be 20cm (8 in)

4-B / 5-B: Entrance Door Assembly, Operation & Clearance
- Clear opening width 850mm (34in) minimum
- Power-operated doors for passage in both directions
- Operable by devices that do not require tight grasping or twisting
- Push plate or latch releasing device
- Clear and level area on either side of the door
- Threshold, if provided, beveled and maximum 13mm A.F.F.
- The entry foyer must have a non-slip surface

6-B: Tactile Warning Strips on Stairs
- Provide at top of stairways, on all emergency stairs & at landings intercepted by other paths of travel

7-B: Colour Contrast
- Provide contrasting colours on signs, address numbers, corridor walls and unit entries.

CORRIDORS AND CIRCULATION

8-B: Corridor and Passageway Width (where no accessible path of travel is required)
- Minimum 1220mm (48in) in width
- 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.

9-E: Access to Upper Levels (Applies to identified ground oriented units only)
- Explore opportunities to facilitate future adaptation for a personal elevator or stair lift.

BCBC 3.8.5. REQUIREMENTS APPLICABLE TO BUILDING ACCESS

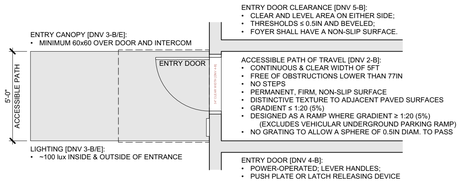
Applicable to All Buildings Containing DNV Enhanced Accessible Design Elements

3.8.5.3. BUILDING ACCESS REQUIREMENTS

1) Buildings containing adaptable dwelling units shall
   a) be provided with an accessible path of travel conforming to Subsection 3.8.3. to an entrance described in Article 3.8.2.2. and to each adaptable dwelling unit from
      i) a sidewalk, roadway or street,
      ii) where provided, a parking area,
      iii) where provided, passenger-loading zones, and
      iv) where an elevator is provided, to an elevator conforming to Article 3.5.2.1.,
   b) conform to Sentence 3.8.2.2.(6), and
   c) provide access to all common facilities.
2) Corridors and passageways providing access to adaptable dwelling unit entrances and common facilities shall
   a) be not less than1220 mm in width, and
   b) provide a clear floor space not less than 1 500 mm by 1 500 mm
      i) adjacent to the elevator entrance, and
      ii) at intervals not exceeding 9m where the corridoror passageway exceeds 9m, measured from the elevator
3) Except as permitted in Sentence 3.8.5.4.(1), doorways and doors in the accessible path of travel throughout the building shall comply with Article 3.8.3.6.
4) Each adaptable dwelling unit shall be provided with special outlet boxes and cover plates as described in Sentence 3.2.4.19.(6). (See also Sentence 3.2.4.19.(7).)

3.2.4.19. VISIBLE SIGNAL DEVICES AND VISIBLE WARNING SYSTEMS

6) The special outlet boxes and cover plates required by Sentences 3.8.2.12.(5) and 3.8.5.3.(4) shall be
   a) designed, located and wired specifically to allow strobe lights to operate in conformance with
      i) Sentence (4) where a fire alarm system is provided, or
      ii) Sentence (5) where a fire alarm system is not provided,
   b) permanently identified as "FIRE – Strobe Light Connection Only," and
   c) installed in each
      i) sleeping room or bed space,
      ii) room closed off from the living area by a door in cluding bathrooms, and
      iii) living area or hallway serving the living area.
7) For the purposes of providing power to the strobe lights that may be connected to the outlets described in Sentence (6), it shall be assumed that the total special outlets for at least 20 percent of the dwelling units in the building are in use.



1 Accessible Building Entrance
[DNV 2-B to 5-B]:



2 Address Numbering, Intercom / Entry Phone, & Mailboxes
[3-B/E]:

UNITS: DNV BASIC ACCESSIBLE DESIGN ELEMENTS

Applicable to All Units

RESIDENTIAL UNIT - ENTRY DOOR

10-B: Entry Door Assembly
- Clear Opening: 34in minimum.
- Lever door handle, no tight grasp/twist,
- Operable with a force ≤ 22N
- Threshold, if provided, beveled and maximum 13mm A.F.F.

11-B: Entry Door Clearances
- At doors swinging away: 48in long x (door width + 12in on latch side)
- At doors swinging towards: 60in long x (door width + 24in on latch side)

RESIDENTIAL UNIT - BATHROOM

12-B: Bathroom Door Assembly
- Clear opening 32in minimum.
- Lever door handle, no tight grasp/twist
- Threshold, if provided, beveled and maximum 13mm A.F.F.

13-B: Bathroom Door Clearance
- Open away from (or outside) the clear area
- Clear and level area of 48in long x door width +12in beside latch side (not required for pocket door)
- The space under the sink (see 23-E) may be used towards meeting clearance requirements.

15-B: Bathroom Space
- At least one bathroom to meet the following minimum clearance requirements;
- Clear area from front edge of toilet: 32in long
- Space from bathtub to center line of toilet: 20in
- Clear area in front of sink/lav: 30in wide x 48in deep

16-B: Bathroom Flooring
- To be slip resistant.

17-B: Bathroom Wall Reinforcement
- Reinforcement required in walls, resisting a load of 1.3kN vertically or horizontally, to accommodate the future installation of vertical, horizontal or diagonal grab bars or towel bars at the following locations:
- Toilet with toilet located adjacent to wall in at least one bathroom,
- Bathtub or shower

18-B: Adjustable Height Shower
- One bathroom to accommodate an adjustable height shower head or hand held shower head on adjustable bracket.

21-B: Bathroom Faucet Levers
- At least one bathroom to have lever faucet handles that do not require tight grasping or twisting.

RESIDENTIAL UNIT - KITCHEN

26-B: Kitchen Flooring
- Slip resistant flooring

27-B: Adjustable Shelves
- Kitchen cabinets are to include adjustable shelves

30-B: Faucet Handles
- All kitchen faucets within units & common amenity areas are to be operable by devices (e.g. lever handles) that do not require tight grasping or twisting

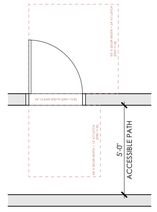
RESIDENTIAL UNIT - ELECTRICAL (refer to electrical drawings)

36-B: Rocker Switches
- All switch types should be operable with a closed fist such as rocker switches.

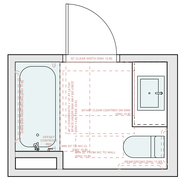
37-B: Telephone Jacks
- Include a telephone jack in at least one bedroom
- Telephone jacks are to be approx. 200 mm or less from an electrical outlet.

38-B: Bedroom 3-Way Switch
- Three way switched outlet near bed and doorway

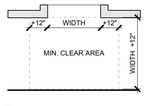
40-B: Visual Alarm Installation
- Install visual alarm system in all common areas of the building. Wiring for a visual alarm is to be tied into the fire alarm system.



3 DNV Unit Entry Door Clearance
[DNV 11-B]:



4 DNV Bathroom Clearances
[DNV 13-B, 15-B]:



5 Elevator Safety Zone

UNITS: DNV ENHANCED ACCESSIBLE DESIGN ELEMENTS

Applicable to 5% of Units - As Identified

RESIDENTIAL UNIT - BATHROOM

14-E: Pocket Doors
- Provide a pocket door for the adaptable bathroom
- Pocket doors providing access are to have heavy duty hardware and D-shaped handles

19-E: Pressure and temperature control valves
- Provide pressure balanced tub and shower valves in the adaptable bathroom (max temp. of 49° C)

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.

RESIDENTIAL UNIT - BEDROOM

24-E: Space next to bed
- A min. of one bedroom to provide no less than 152cm (60 in) of maneuvering space between closet & double bed.

RESIDENTIAL UNIT - KITCHEN

25-E: Turning Radius
- Provide 152cm (60 in) turning radius in the kitchen (centre islands may not work).

29-E: Cabinet Handles
- Provide D-shaped cabinet handles for all kitchen cupboards that are intended to be accessible.

31-E: Future Modifications
- Provide sufficient space for future installation of cook top, wall oven and side-by-side fridge/freezer or bottom mounted freezer.

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.

RESIDENTIAL UNIT - ELECTRICAL (refer to electrical drawings)

35-E: Kitchen Electrical Outlet
- Ensure ready and safe access to at least one electrical outlet units.

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 1200mm (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.

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.

RESIDENTIAL UNIT - WINDOWS, PATIOS AND BALCONIES

44-E: Balconies and Patios - Thresholds
- 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.

45-E: Window Openings and Window Sill Heights
- 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.

BCBC 3.8.5. REQUIREMENTS APPLICABLE TO ENHANCED ACCESSIBLE UNITS

Applicable to All Units Identified with DNV Enhanced Accessible Design Elements

3.8.5.4. ADAPTABLE DWELLING UNIT DOORWAYS

1) Doors to common living areas & at least one bathroom / one bedroom to have clear width ≤ 810 mm
2) Unless equipped with a power operator, these doors shall have clearances per the diagram below

3.8.5.5. ADAPTABLE DWELLING UNIT BATHROOMS

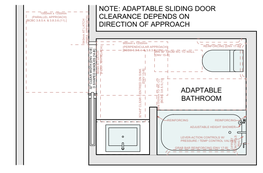
1) The bathroom referred to in Sentence 3.8.5.4.(1) shall be designed with the following:
   a) minimum 800 mm from the front edge of the water closet to the facing wall,
   b) minimum 510 mm from the face of the bathtub or shower to the CL of the toilet,
   c) a clear space of 760 mm wide by 1350 mm deep centred on the lavatory, and
   d) a clear space of 760 mm wide by 1 350 mm deep connecting to the route through the doorway.
2) Walls adjacent to the toilet / tub / shower to be reinforced for future grab bars per the diagrams below

3.8.5.6. ADAPTABLE DWELLING UNIT KITCHENS

1) The cooktop and sink are adjacent or can be connected by a (future) continuous counter

3.8.5.7. CONTROLS, SWITCHES AND OUTLETS

1) Controls / switches / outlets (electrical, phone, cable, etc.) shall be mounted 455 mm to 1200 mm A.F.F.



6 Adaptable Unit Bathroom Clearances
[DNV 14-E, 15-B, 23-E, & BCBC A-3.8.5.5.]

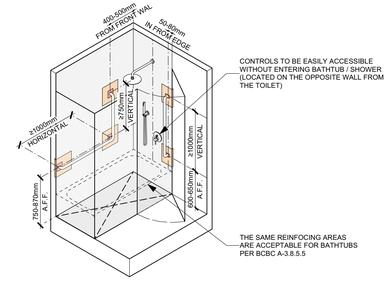
BCBC GRAB BAR REQUIREMENTS & LOCATIONS FOR OF REINFORCING

Applicable to All Units Identified with DNV Enhanced Accessible Design Elements

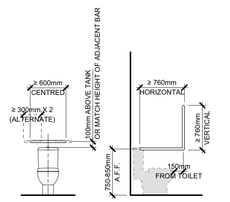
3.7.2.8. GRAB BARS
- slip-resistant and free of any sharp or abrasive elements,
- mounted on surfaces that are free of any sharp or abrasive elements,
- resist a load ≥ 1.3kN applied vertically or horizontally,
- see diagram for lengths & clearances

A-3.8.3.16.(1)(f) Grab Bars.
One L-shaped grab bar is required to be installed on the wall next to the seat. A grab bar behind the seat would prevent the user from leaning back against the wall, while one located on the wall opposite the seat cannot be reached from the seated position. The seat itself may be used in conjunction with the bar for transfer. If design flexibility is required, fold away grab bars can be used as an alternative.

A-3.8.5.5.(2) REINFORCING FOR FUTURE INSTALLATION OF GRAB BARS.
This provision is intended to ensure there is adequate backing for the installation of grab bars by the occupant of the adaptable dwelling unit in the future. For example, plywood or solid lumber behind the wall finish and encompassing the location of future grab bars located as described in Clause 3.8.3.11.(1)(e) and Clause 3.8.3.16.(1)(f) or 3.8.3.17.(1)(f) would provide suitable backing for the grab bar fasteners.



7 Reinforcing For Future Grab Bars
Shower and Bath Tub [BCBC 3.8.5.5.(2) & A-3.8.5.5.]



8 Reinforcing For Future Grab Bars
Toilet [BCBC 3.8.5.5.(2). & 3.8.3.11.]:

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Apr 28, 2025

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09	Rezoning & D.P R1	25.04.28

REDBRICK PROPERTIES

6-Storey Multi-Family Residential Building

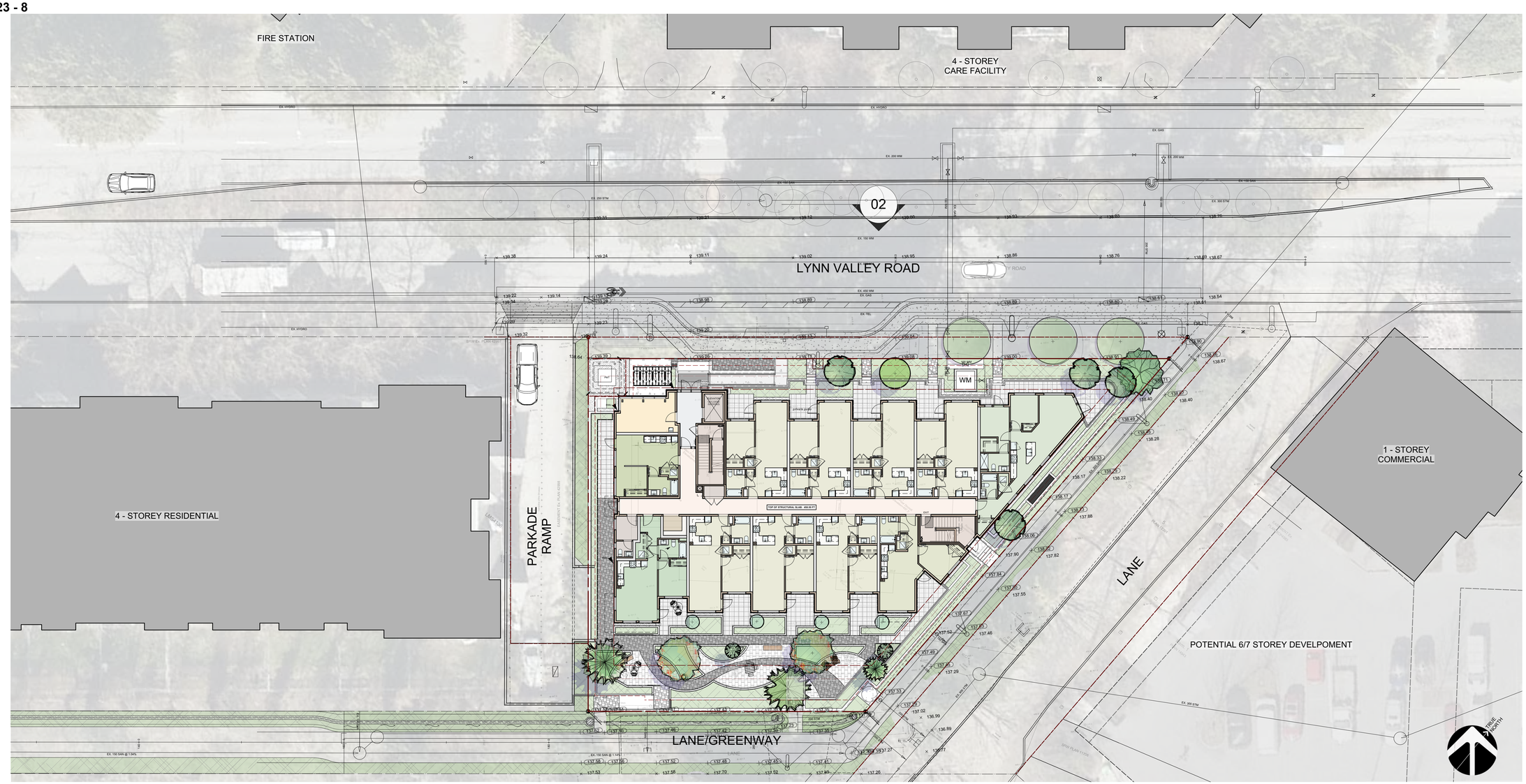
1149 & 1155
Lynn Valley Road

Adaptability & Accessibility

Apr 28, 2025

Scale: As Noted

A - 0.03



01. CONTEXT PLAN

SCALE: 1/16" = 1'-0"



02. STREETSCAPE

SCALE: 1/16" = 1'-0"

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REDBRICK PROPERTIES

6-Storey Multi-Family Residential Building

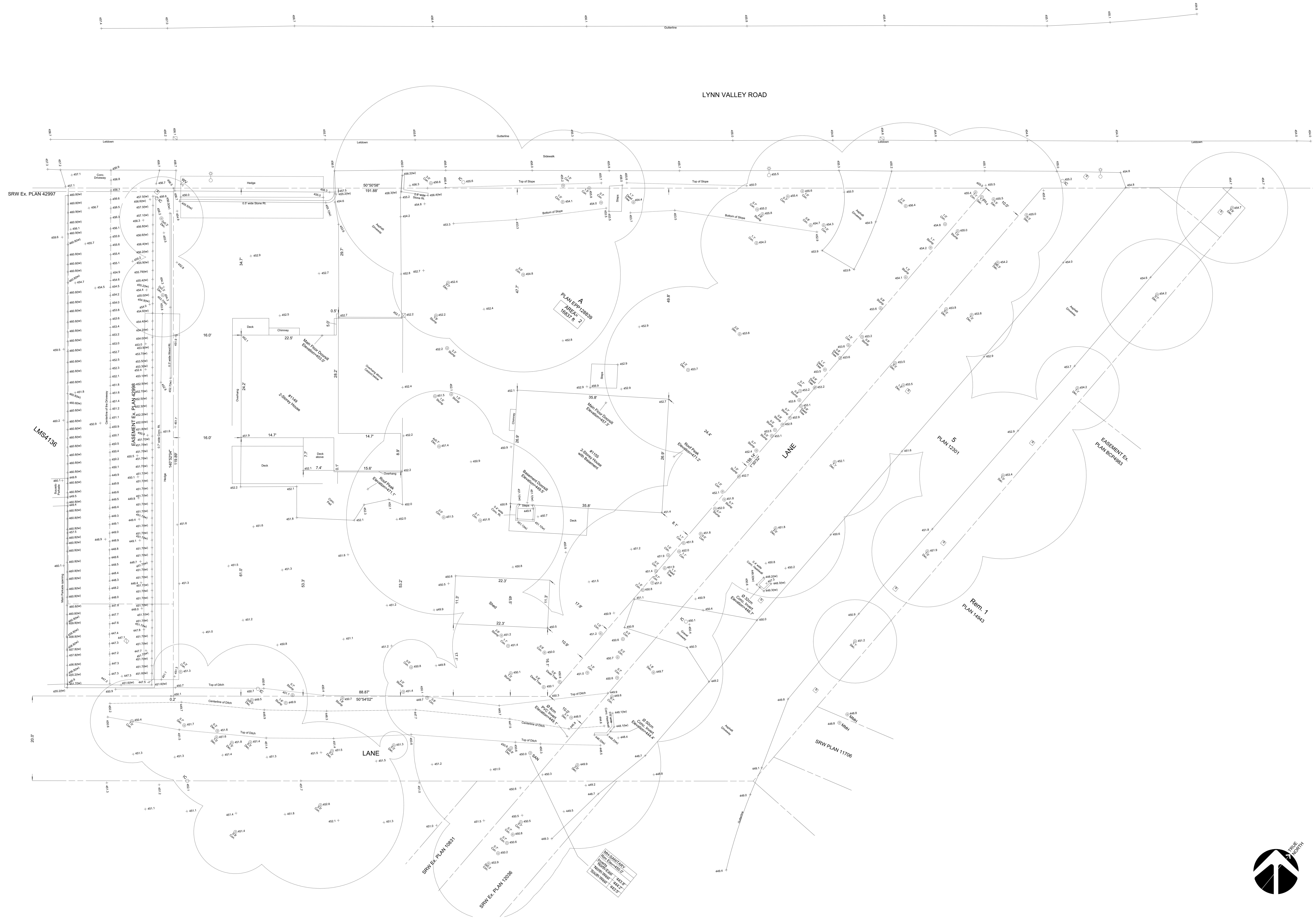
1149 & 1155
Lynn Valley Road

Context & Streetscape

Apr 28, 2025

Scale: 1/16" = 1'-0"

A - 0.10



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Erik Peter Adriaan Van Der Putten
April 28, 2025

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REDBRICK
PROPERTIES

6-Storey Multi-Family Residential Building

1149 & 1155
Lynn Valley Road

Survey

Apr 28, 2025

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

A - 0.11



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ERIK PETER ADRIAAN VAN DER PUTTEN
April 28, 2025

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REDBRICK PROPERTIES

6-Storey Multi-Family Residential Building

1149 & 1155
Lynn Valley Road

Survey, Arborist, & Aerial Overlay

Apr 28, 2025

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

A - 0.12



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REGISTERED ARCHITECT PETER ADRIAAN VAN DER MOTTEN BRITISH COLUMBIA April 28, 2025

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REDBRICK PROPERTIES

6-Storey Multi-Family Residential Building

1149 & 1155
Lynn Valley Road

Site Plan

Apr 28, 2025

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

A - 1.00

DP 41.23 - 12

GENERAL NOTES

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2. SLAB & FLOOR ELEVATIONS IN METRIC, UNO.
3. REFER TO WINDOW SCHEDULE FOR HEAD & SILL HEIGHTS, UNO.
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5. PROVIDE 2x BLOCKING FOR ALL WALL MOUNTED FIXTURES, HANDRAILS, GRAB BARS & FUTURE GRAB BARS.
6. FIRE SEPARATIONS TO EXTEND TO THE UNDERSIDE OF STRUCTURE OR ROOF SHEATHING, UNO.
7. PROVIDE FIRE STOPPING AT ALL ELEC/MECH PENETRATIONS OF FIRE SEPARATIONS.
8. PROVIDE CONTINUOUS 5/8" FIRE RATED CEMENTITIOUS BOARD BEHIND ALL TUBS & SHOWER BASES AT FIRE RATED WALLS.
9. PROVIDE 4"LONG LEG METAL BASE TRACK ON ALL INTERIOR PARTITIONS WHICH WILL BE FINISHED WITH WOOD BASE MOLDINGS
10. PROVIDE ACOUSTIC BATT INSULATION IN WALL CAVITIES & CEILING DROPS WITH VERTICAL PLUMBING OR HORIZONTAL PLUMBING
11. PROVIDE CLEARANCE BETWEEN ALL PLUMBING & GYPSUM BOARD
12. PROVIDE ACOUSTIC BATT INSULATION AROUND BATHROOMS, W/D CLOSETS & OTHER AREAS AS NOTED.
13. ALL CONCRETE FLOOR SLABS AT DOOR THRESHOLDS IN PARKING AREAS TO BE TRUE & LEVEL
14. ALL DECKS & BALCONIES TO HAVE MINIMUM SLOPE OF 2% OR GREATER WHERE NOTED
15. PROVIDE FIRE EXTINGUISHERS PER NFPA 10
16. KITCHENS AND BATHROOMS SHOW FACE OF MILLWORK. SEE ID FOR COUNTERTOPS.

ABBREVIATIONS

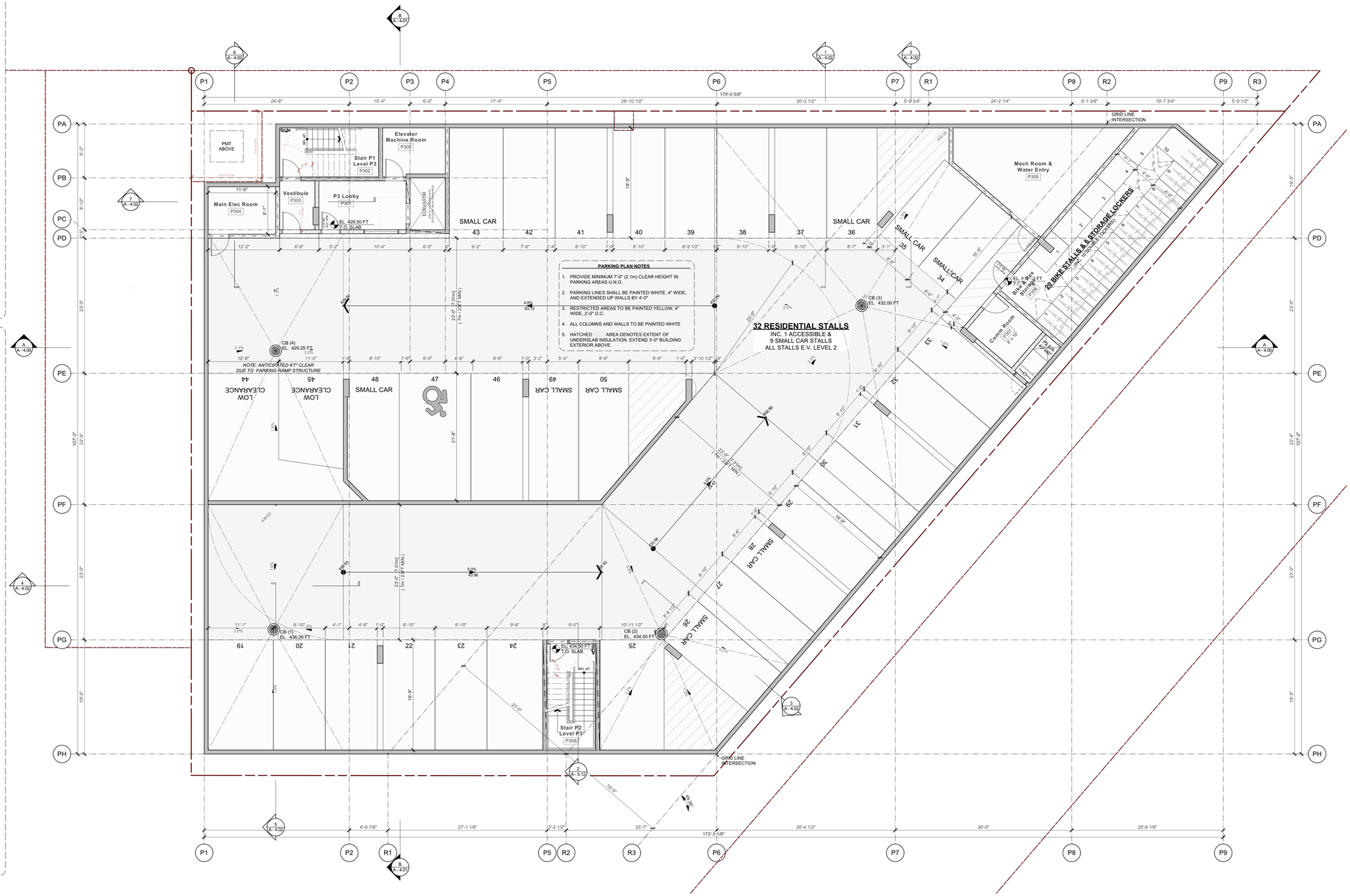
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DRAIN TYPES:

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GRADE MARKERS:

BG.	BUILDING GRADE
EX.	EXISTING GRADE
EL.	NEW ELEVATION
FG.	FINISHED GRADE
IP.	INTERPOLATED GRADE
▷	WINDOW OPENER



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REDBRICK PROPERTIES

6-Storey Multi-Family Residential Building

1149 & 1155
Lynn Valley Road

P3 Parkade

Apr 28, 2025

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

A - 2.01

DP 41.23 - 13

GENERAL NOTES

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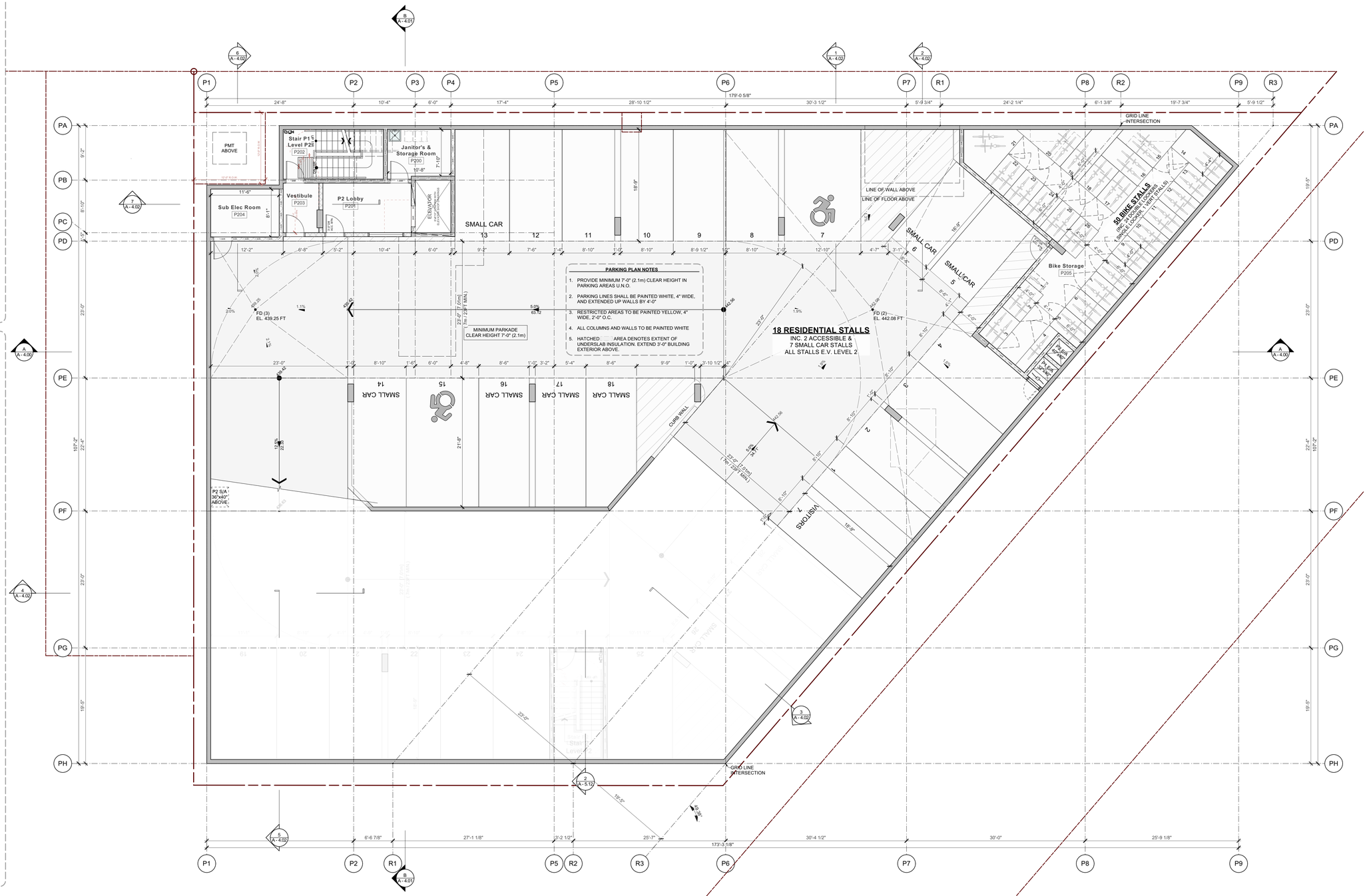
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REDBRICK PROPERTIES

6-Storey Multi-Family Residential Building

1149 & 1155
Lynn Valley Road

P2 Parkade

Apr 28, 2025

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

A - 2.02

GENERAL NOTES

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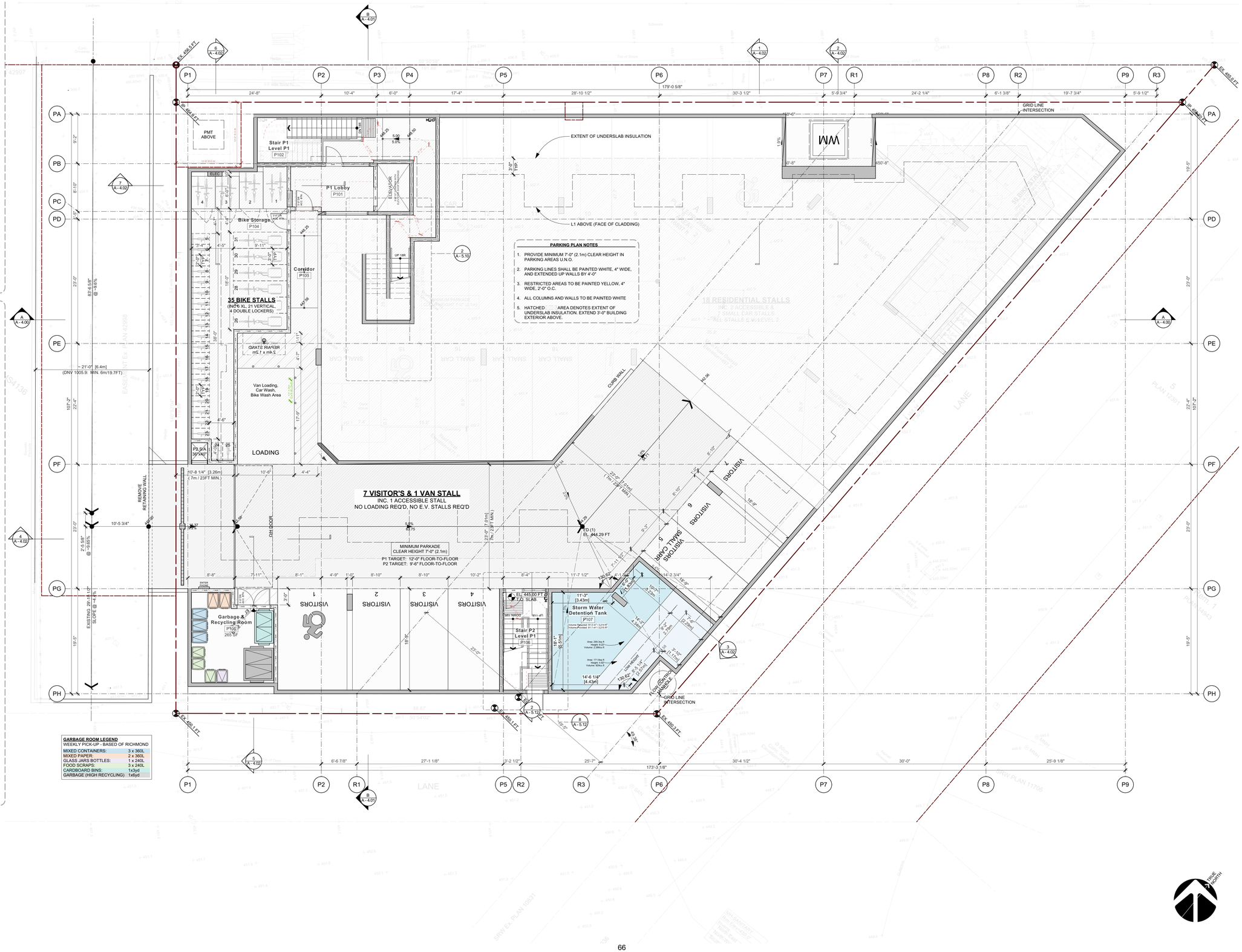
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EL.	NEW ELEVATION
FG.	FINISHED GRADE
IP.	INTERPOLATED GRADE
▷	WINDOW OPENER



GARBAGE ROOM LEGEND
WEEKLY PICK-UP - BASED OF RICHMOND

MIXED CONTAINERS:	3 x 360L
MIXED PAPER:	2 x 360L
GLASS JARS BOTTLES:	1 x 240L
FOOD SCRAPS:	3 x 240L
CARDBOARD BINS:	1x3yd
GARBAGE (HIGH RECYCLING)	1x6yd

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350 - 1650 west 2nd ave, vancouver, bc v6j 1h4

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REGISTERED ARCHITECT PETER ADRIAAN VAN DER PUTTEN BRITISH COLUMBIA April 28, 2025

#	ISSUED FOR	YY.MM.DD
01	City Meeting	23.07.11
02	Issued for Rezoning / D.P.	23.08.04
03	RZ & DP Area Plans	23.08.10
04	Summary Letter Response	24.05.29
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07	Eng. Comments Response	24.09.05
08	Issued for Rezoning & D.P.	25.01.10
09	Rezoning & D.P R1	25.04.28

REDBRICK PROPERTIES

6-Storey Multi-Family Residential Building

1149 & 1155
Lynn Valley Road

P1 Parkade

Apr 28, 2025

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

A - 2.03

DP 41.23 - 15

GENERAL NOTES

1. EXTERIOR & CORRIDORS WALLS DIMENSIONED TO FACE OF CONCRETE, PLYWOOD OR EXTERIOR GYPSUM BOARD. INTERIOR WALLS DIMENSIONED TO CENTER LINE OF WALL. WINDOWS DIMENSIONED TO CENTER OF WINDOW. UNO.
2. SLAB & FLOOR ELEVATIONS IN METRIC, UNO.
3. REFER TO WINDOW SCHEDULE FOR HEAD & SILL HEIGHTS, UNO.
4. INTERIOR PARTITION HEADERS TO ALLOW FOR MIN. 3/4" DEFLECTION.
5. PROVIDE 2x BLOCKING FOR ALL WALL MOUNTED FIXTURES, HANDRAILS, GRAB BARS & FUTURE GRAB BARS.
6. FIRE SEPARATIONS TO EXTEND TO THE UNDERSIDE OF STRUCTURE OR ROOF SHEATHING, UNO.
7. PROVIDE FIRE STOPPING AT ALL ELEC/MECH PENETRATIONS OF FIRE SEPARATIONS.
8. PROVIDE CONTINUOUS 5/8" FIRE RATED CEMENTITIOUS BOARD BEHIND ALL TUBS & SHOWER BASES AT FIRE RATED WALLS.
9. PROVIDE 4"LONG LEG METAL BASE TRACK ON ALL INTERIOR PARTITIONS WHICH WILL BE FINISHED WITH WOOD BASE MOLDINGS
10. PROVIDE ACOUSTIC BATT INSULATION IN WALL CAVITIES & CEILING DROPS WITH VERTICAL PLUMBING OR HORIZONTAL PLUMBING
11. PROVIDE CLEARANCE BETWEEN ALL PLUMBING & GYPSUM BOARD
12. PROVIDE ACOUSTIC BATT INSULATION AROUND BATHROOMS, W/D CLOSETS & OTHER AREAS AS NOTED.
13. ALL CONCRETE FLOOR SLABS AT DOOR THRESHOLDS IN PARKING AREAS TO BE TRUE & LEVEL
14. ALL DECKS & BALCONIES TO HAVE MINIMUM SLOPE OF 2% OR GREATER WHERE NOTED
15. PROVIDE FIRE EXTINGUISHERS PER NFPA 10
16. KITCHENS AND BATHROOMS SHOW FACE OF MILLWORK. SEE ID FOR COUNTERTOPS.

ABBREVIATIONS

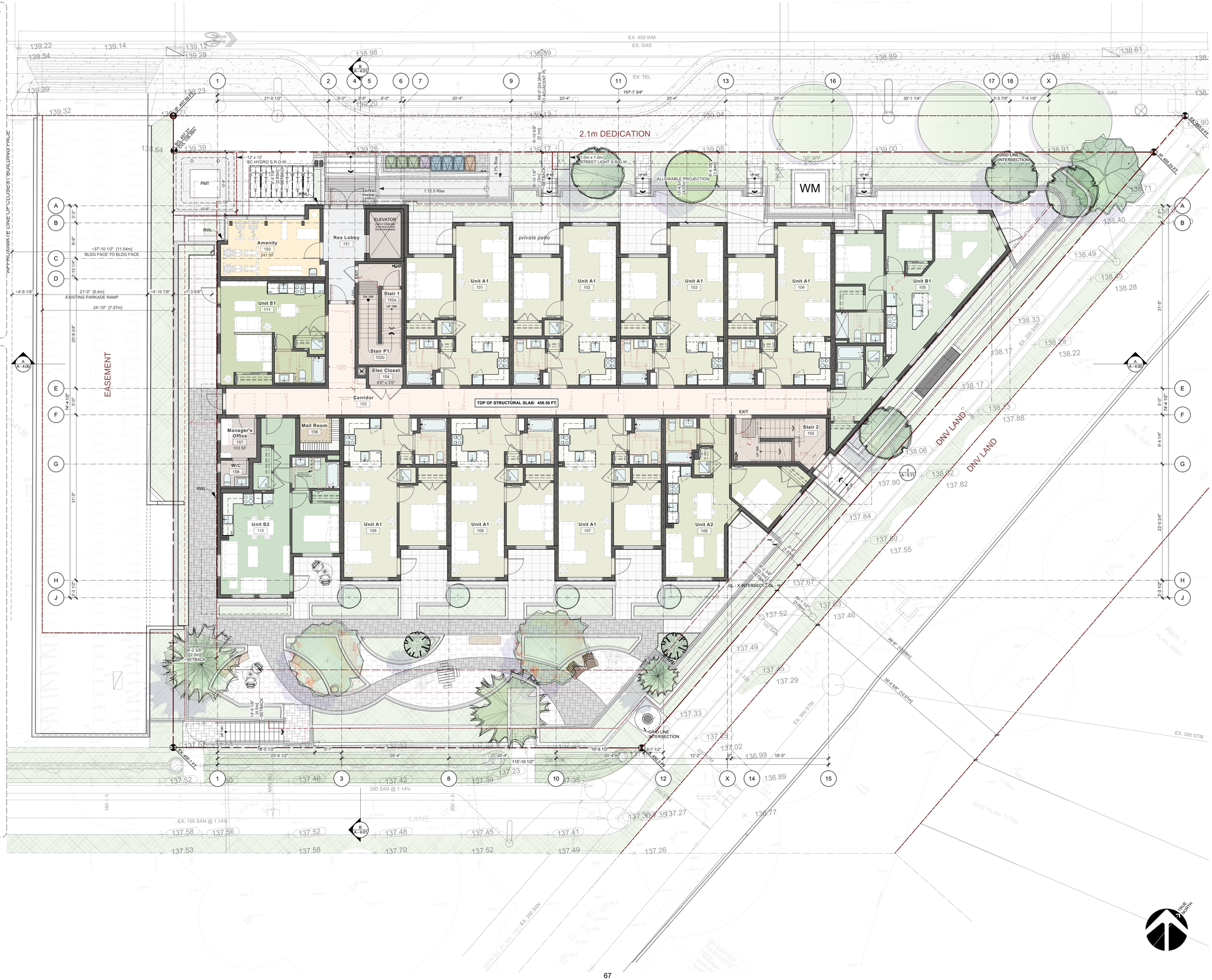
AAH	ATTIC ACCESS HATCH
AB	AIR BARRIER
AFF	ABOVE FINISHED FLOOR
ACC	ACCESSIBLE
ADPT	ADAPTABLE
ARCH	ARCHITECTURAL
APPROX	APPROXIMATE
AFF	ABOVE FINISH FLOOR
BLKG	BLOCKING
BLK	BLOCK
BLDG	BUILDING
CLG	CEILING
CL	CENTER LINE
CONT	CONTINUOUS
CNTR	CENTER
CP	COMMUNICATIONS PANEL
C/W	COMPLETE WITH
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DN	DOWN
DWG	DRAWING
ELEC	ELECTRICAL
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EQ	EQUAL
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EXT	EXTERIOR
FT	FEET
FX	FIRE EXTINGUISHER
FHC	FIRE HOSE CABINET
FRR	FIRE RESISTANCE RATING
GA	GAUGE
HT	HEIGHT
ID	INTERIOR DESIGN
HORZ	HORIZONTAL
JAN	JANITOR
LAV	LAVATORY
LUM	LIQUID URETHANE MEMBRANE
m	METERS
MB	MOISTURE BARRIER
MF	MANIFOLD
MH	MANHOLE
MO	MECHANICAL OPENING
MAX	MAXIMUM
MIN	MINIMUM
MECH	MECHANICAL
MEZ	MEZZANINE
MISC	MISCELLANEOUS
NTS	NOT TO SCALE
OTB	OPEN TO BELOW
OC	ON CENTER
P&S	PEEL & STICK MEMBRANE
REF	REFERENCE
RH	ROOF HATCH
RM	ROOM
RWL	RAIN WATER LEADER
SF	SQUARE FEET
SP	STANDPIPE
SS	STEEL STUD
SQ	SQUARE
SQM	SQUARE METERS
SAM	SELF-ADHERED MEMBRANE
SIM	SIMILAR
SPRK	SPRINKLER
STC	SOUND TRANSMISSION CLASS
STD	STANDARD
STRUCT	STRUCTURAL
SPEC	SPECIFICATION
T&G	TONGUE AND GROOVE
TEMP	TEMPORARY
TYP	TYPICAL
U/S	UNDERSIDE
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
VP	VAPOUR BARRIER
W/	WITH
WC	WATER CLOSET
WOB	WASHING MACHINE OPERATION BOX
WPM	WATER PROOF MEMBRANE

DRAIN TYPES:

AD	AREA DRAIN
BD	BI-LEVEL DRAIN
CB	CATCH BASIN
DD	DECK DRAIN
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BG.	BUILDING GRADE
EX.	EXISTING GRADE
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FG.	FINISHED GRADE
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REGISTERED ARCHITECT PETER ADRIAAN VAN DER PUTTEN BRITISH COLUMBIA April 30, 2025

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09	Rezoning & D.P R1	25.04.28

REDBRICK PROPERTIES

6-Storey Multi-Family Residential Building

1149 & 1155
Lynn Valley Road

Level 1 - Main Floor Plan

Apr 28, 2025

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

A - 2.11

DP 41.23 - 16

GENERAL NOTES

1. EXTERIOR & CORRIDORS WALLS DIMENSIONED TO FACE OF CONCRETE, PLYWOOD OR EXTERIOR GYPSUM BOARD. INTERIOR WALLS DIMENSIONED TO CENTER LINE OF WALL. WINDOWS DIMENSIONED TO CENTER OF WINDOW. UNO.
2. SLAB & FLOOR ELEVATIONS IN METRIC, UNO.
3. REFER TO WINDOW SCHEDULE FOR HEAD & SILL HEIGHTS, UNO.
4. INTERIOR PARTITION HEADERS TO ALLOW FOR MIN. 3/4" DEFLECTION.
5. PROVIDE 2x BLOCKING FOR ALL WALL MOUNTED FIXTURES, HANDRAILS, GRAB BARS & FUTURE GRAB BARS.
6. FIRE SEPARATIONS TO EXTEND TO THE UNDERSIDE OF STRUCTURE OR ROOF SHEATHING, UNO.
7. PROVIDE FIRE STOPPING AT ALL ELEC/MECH PENETRATIONS OF FIRE SEPARATIONS.
8. PROVIDE CONTINUOUS 5/8" FIRE RATED CEMENTITIOUS BOARD BEHIND ALL TUBS & SHOWER BASES AT FIRE RATED WALLS.
9. PROVIDE 4"LONG LEG METAL BASE TRACK ON ALL INTERIOR PARTITIONS WHICH WILL BE FINISHED WITH WOOD BASE MOLDINGS
10. PROVIDE ACOUSTIC BATT INSULATION IN WALL CAVITIES & CEILING DROPS WITH VERTICAL PLUMBING OR HORIZONTAL PLUMBING
11. PROVIDE CLEARANCE BETWEEN ALL PLUMBING & GYPSUM BOARD
12. PROVIDE ACOUSTIC BATT INSULATION AROUND BATHROOMS, W/D CLOSETS & OTHER AREAS AS NOTED.
13. ALL CONCRETE FLOOR SLABS AT DOOR THRESHOLDS IN PARKING AREAS TO BE TRUE & LEVEL
14. ALL DECKS & BALCONIES TO HAVE MINIMUM SLOPE OF 2% OR GREATER WHERE NOTED
15. PROVIDE FIRE EXTINGUISHERS PER NFPA 10
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ABBREVIATIONS

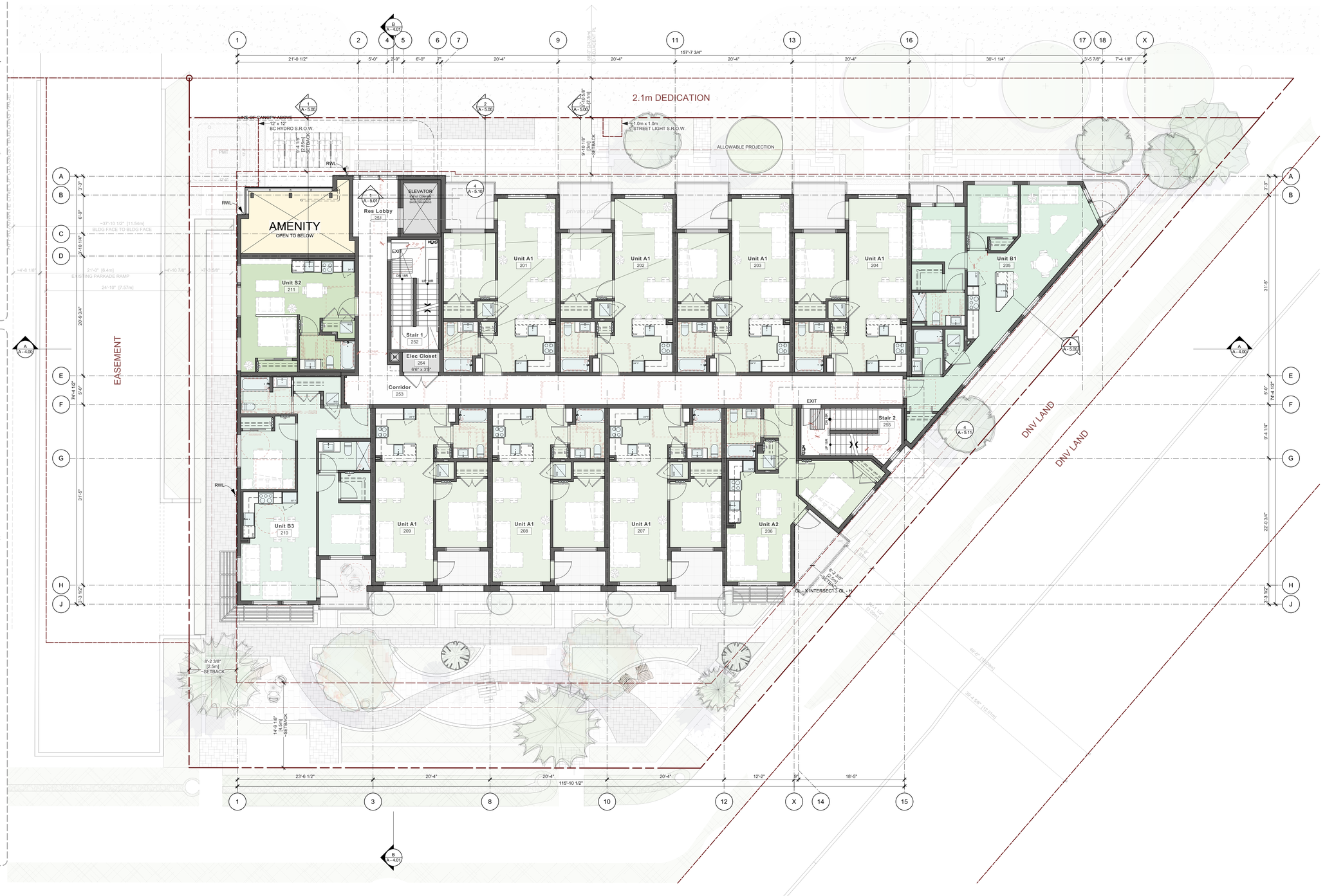
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AFF	ABOVE FINISHED FLOOR
ACC	ACCESSIBLE
ADPT	ADAPTABLE
ARCH	ARCHITECTURAL
APPROX	APPROXIMATE
AFF	ABOVE FINISH FLOOR
BLKG	BLOCKING
BLK	BLOCK
BLDG	BUILDING
CLG	CEILING
CL	CENTER LINE
CONT	CONTINUOUS
CNTR	CENTER
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MAX	MAXIMUM
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MEZ	MEZZANINE
MISC	MISCELLANEOUS
NTS	NOT TO SCALE
OTB	OPEN TO BELOW
OC	ON CENTER
P&S	PEEL & STICK MEMBRANE
REF	REFERENCE
RH	ROOF HATCH
RM	ROOM
RWL	RAIN WATER LEADER
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U/S	UNDERSIDE
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W/	WITH
WC	WATER CLOSET
WOB	WASHING MACHINE OPERATION BOX
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DRAIN TYPES:

AD	AREA DRAIN
BD	BI-LEVEL DRAIN
CB	CATCH BASIN
DD	DECK DRAIN
FD	FLOOR DRAIN
PD	PLANTER DRAIN
RD	ROOF DRAIN
SC	PIPE SCUPPER
TD	TRENCH DRAIN

GRADE MARKERS:

BG.	BUILDING GRADE
EX.	EXISTING GRADE
EL.	NEW ELEVATION
FG.	FINISHED GRADE
IP.	INTERPOLATED GRADE
▷	WINDOW OPENER



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REGISTERED ARCHITECT PETER ADRIAAN VAN DER PUTTEN BRITISH COLUMBIA April 28, 2025

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01	City Meeting	23.07.11
02	Issued for Rezoning / D.P.	23.08.04
03	RZ & DP Area Plans	23.08.10
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06	S.L.R. R2	24.07.18
07	Eng. Comments Response	24.09.05
08	Issued for Rezoning & D.P.	25.01.10
09	Rezoning & D.P R1	25.04.28

REDBRICK PROPERTIES

6-Storey Multi-Family Residential Building

1149 & 1155
Lynn Valley Road

Level 2

Apr 28, 2025

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

A - 2.18

DP 41.23 - 17

GENERAL NOTES

1. EXTERIOR & CORRIDORS WALLS DIMENSIONED TO FACE OF CONCRETE, PLYWOOD OR EXTERIOR GYPSUM BOARD. INTERIOR WALLS DIMENSIONED TO CENTER LINE OF WALL. WINDOWS DIMENSIONED TO CENTER OF WINDOW. UNO.
2. SLAB & FLOOR ELEVATIONS IN METRIC, UNO.
3. REFER TO WINDOW SCHEDULE FOR HEAD & SILL HEIGHTS, UNO.
4. INTERIOR PARTITION HEADERS TO ALLOW FOR MIN. 3/4" DEFLECTION.
5. PROVIDE 2x BLOCKING FOR ALL WALL MOUNTED FIXTURES, HANDRAILS, GRAB BARS & FUTURE GRAB BARS.
6. FIRE SEPARATIONS TO EXTEND TO THE UNDERSIDE OF STRUCTURE OR ROOF SHEATHING, UNO.
7. PROVIDE FIRE STOPPING AT ALL ELEC/MECH PENETRATIONS OF FIRE SEPARATIONS.
8. PROVIDE CONTINUOUS 5/8" FIRE RATED CEMENTITIOUS BOARD BEHIND ALL TUBS & SHOWER BASES AT FIRE RATED WALLS.
9. PROVIDE 4"LONG LEG METAL BASE TRACK ON ALL INTERIOR PARTITIONS WHICH WILL BE FINISHED WITH WOOD BASE MOLDINGS
10. PROVIDE ACOUSTIC BATT INSULATION IN WALL CAVITIES & CEILING DROPS WITH VERTICAL PLUMBING OR HORIZONTAL PLUMBING
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13. ALL CONCRETE FLOOR SLABS AT DOOR THRESHOLDS IN PARKING AREAS TO BE TRUE & LEVEL
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16. KITCHENS AND BATHROOMS SHOW FACE OF MILLWORK. SEE ID FOR COUNTERTOPS.

ABBREVIATIONS

AAH	ATTIC ACCESS HATCH
AB	AIR BARRIER
AFF	ABOVE FINISHED FLOOR
ACC	ACCESSIBLE
ADPT	ADAPTABLE
ARCH	ARCHITECTURAL
APPROX	APPROXIMATE
AFF	ABOVE FINISH FLOOR
BLKG	BLOCKING
BLK	BLOCK
BLDG	BUILDING
CLG	CEILING
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CONT	CONTINUOUS
CNTR	CENTER
CP	COMMUNICATIONS PANEL
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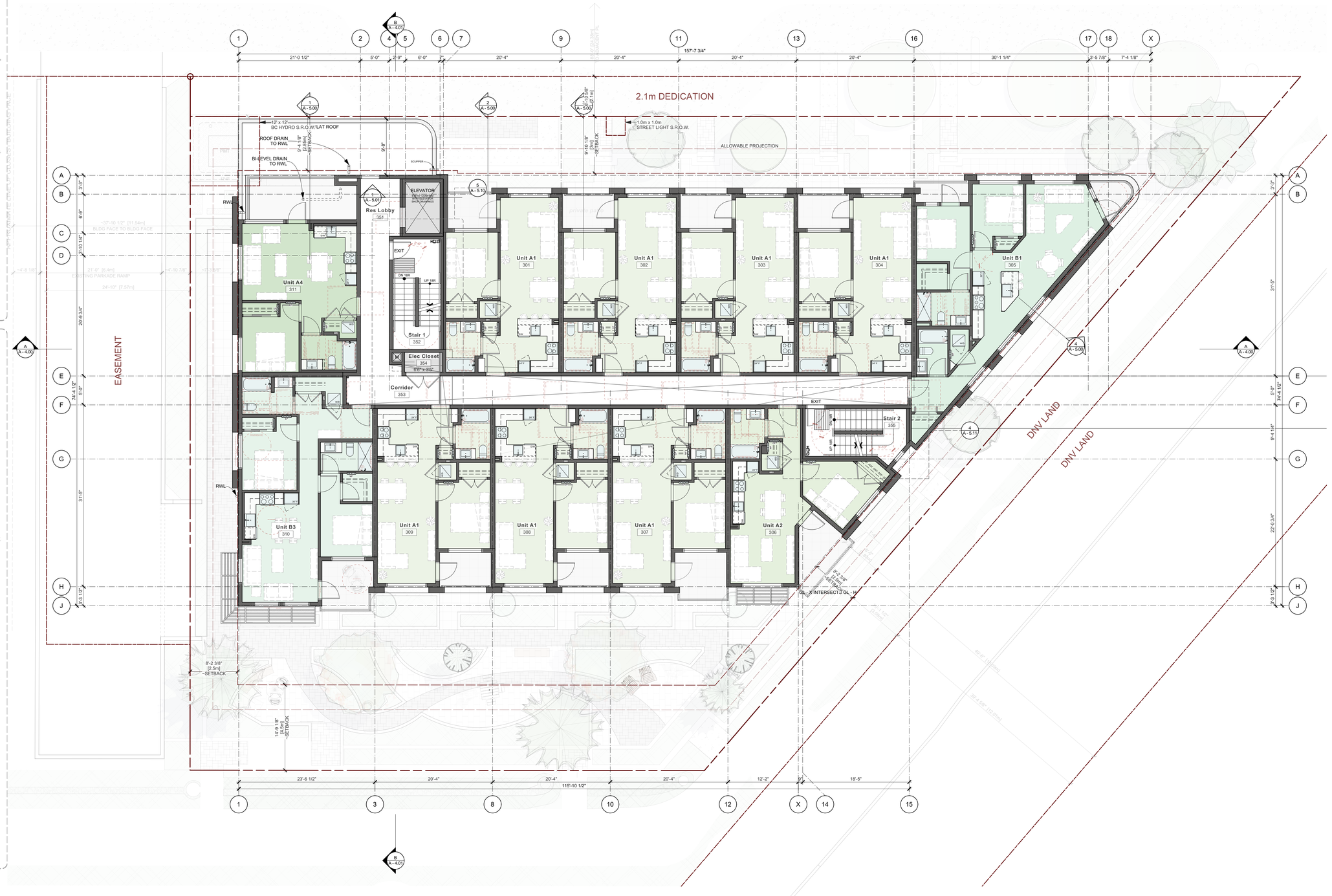
DRAIN TYPES:

AD	AREA DRAIN
BD	BI-LEVEL DRAIN
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REDBRICK PROPERTIES

6-Storey Multi-Family Residential Building

1149 & 1155 Lynn Valley Road

Level 3

Apr 28, 2025

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

A - 2.19

DP 41.23 - 18

GENERAL NOTES

1. EXTERIOR & CORRIDORS WALLS DIMENSIONED TO FACE OF CONCRETE, PLYWOOD OR EXTERIOR GYPSUM BOARD. INTERIOR WALLS DIMENSIONED TO CENTER LINE OF WALL. WINDOWS DIMENSIONED TO CENTER OF WINDOW. UNO.
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8. PROVIDE CONTINUOUS 5/8" FIRE RATED CEMENTITIOUS BOARD BEHIND ALL TUBS & SHOWER BASES AT FIRE RATED WALLS.
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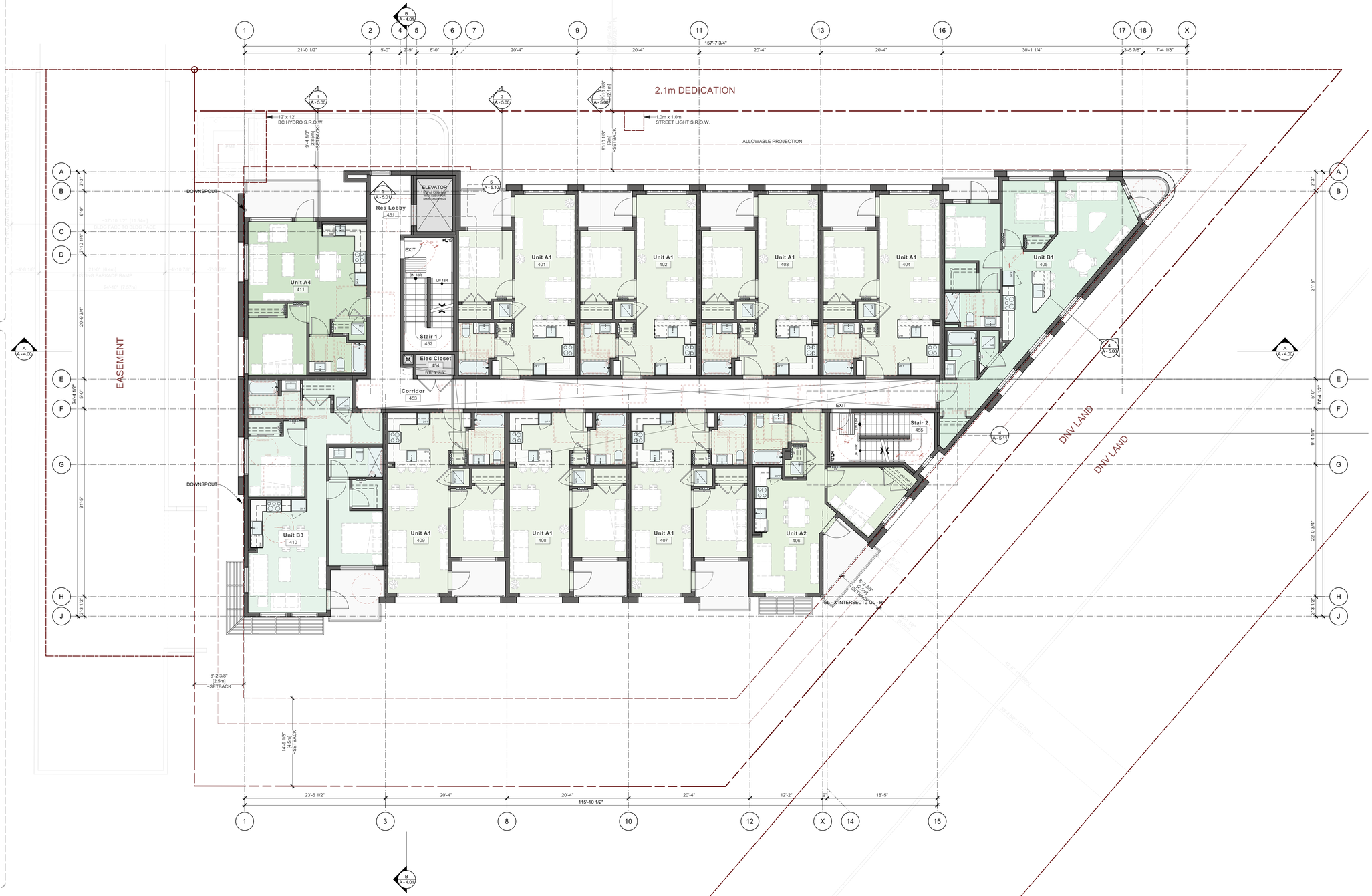
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REGISTERED ARCHITECT PETER ADRIAAN VAN DER PUTTEN BRITISH COLUMBIA April 28, 2025

#	ISSUED FOR	YY.MM.DD
01	City Meeting	23.07.11
02	Issued for Rezoning / D.P.	23.08.04
03	RZ & DP Area Plans	23.08.10
04	Summary Letter Response	24.05.29
05	S.L.R. R1	24.06.17
06	S.L.R. R2	24.07.18
07	Eng. Comments Response	24.09.05
08	Issued for Rezoning & D.P.	25.01.10
09	Rezoning & D.P R1	25.04.28

REDBRICK PROPERTIES

6-Storey Multi-Family Residential Building

1149 & 1155
Lynn Valley Road

Level 4

Apr 28, 2025

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

A - 2.20

DP 41.23 - 19

GENERAL NOTES

1. EXTERIOR & CORRIDORS WALLS DIMENSIONED TO FACE OF CONCRETE, PLYWOOD OR EXTERIOR GYPSUM BOARD. INTERIOR WALLS DIMENSIONED TO CENTER LINE OF WALL. WINDOWS DIMENSIONED TO CENTER OF WINDOW. UNO.
2. SLAB & FLOOR ELEVATIONS IN METRIC, UNO.
3. REFER TO WINDOW SCHEDULE FOR HEAD & SILL HEIGHTS, UNO.
4. INTERIOR PARTITION HEADERS TO ALLOW FOR MIN. 3/4" DEFLECTION.
5. PROVIDE 2x BLOCKING FOR ALL WALL MOUNTED FIXTURES, HANDRAILS, GRAB BARS & FUTURE GRAB BARS.
6. FIRE SEPARATIONS TO EXTEND TO THE UNDERSIDE OF STRUCTURE OR ROOF SHEATHING, UNO.
7. PROVIDE FIRE STOPPING AT ALL ELEC/MECH PENETRATIONS OF FIRE SEPARATIONS.
8. PROVIDE CONTINUOUS 5/8" FIRE RATED CEMENTITIOUS BOARD BEHIND ALL TUBS & SHOWER BASES AT FIRE RATED WALLS.
9. PROVIDE 4"LONG LEG METAL BASE TRACK ON ALL INTERIOR PARTITIONS WHICH WILL BE FINISHED WITH WOOD BASE MOLDINGS
10. PROVIDE ACOUSTIC BATT INSULATION IN WALL CAVITIES & CEILING DROPS WITH VERTICAL PLUMBING OR HORIZONTAL PLUMBING
11. PROVIDE CLEARANCE BETWEEN ALL PLUMBING & GYPSUM BOARD
12. PROVIDE ACOUSTIC BATT INSULATION AROUND BATHROOMS, W/D CLOSETS & OTHER AREAS AS NOTED.
13. ALL CONCRETE FLOOR SLABS AT DOOR THRESHOLDS IN PARKING AREAS TO BE TRUE & LEVEL
14. ALL DECKS & BALCONIES TO HAVE MINIMUM SLOPE OF 2% OR GREATER WHERE NOTED
15. PROVIDE FIRE EXTINGUISHERS PER NFPA 10
16. KITCHENS AND BATHROOMS SHOW FACE OF MILLWORK. SEE ID FOR COUNTERTOPS.

ABBREVIATIONS

AAH	ATTIC ACCESS HATCH
AB	AIR BARRIER
AFF	ABOVE FINISHED FLOOR
ACC	ACCESSIBLE
ADPT	ADAPTABLE
ARCH	ARCHITECTURAL
APPROX	APPROXIMATE
AFF	ABOVE FINISH FLOOR
BLKG	BLOCKING
BLK	BLOCK
BLDG	BUILDING
CLG	CEILING
CL	CENTER LINE
CONT	CONTINUOUS
CNTR	CENTER
CP	COMMUNICATIONS PANEL
C/W	COMPLETE WITH
DIM	DIMENSION
DIA	DIAMETER
DN	DOWN
DWG	DRAWING
ELEC	ELECTRICAL
ELEV	ELEVATION
EP	ELECTRICAL PANEL
EQ	EQUAL
EXP	EXPOSED
EXT	EXTERIOR
FT	FEET
FX	FIRE EXTINGUISHER
FHC	FIRE HOSE CABINET
FRR	FIRE RESISTANCE RATING
GA	GAUGE
HT	HEIGHT
ID	INTERIOR DESIGN
HORZ	HORIZONTAL
JAN	JANITOR
LAV	LAVATORY
LUM	LIQUID URETHANE MEMBRANE
m	METERS
MB	MOISTURE BARRIER
MF	MANIFOLD
MH	MANHOLE
MO	MECHANICAL OPENING
MAX	MAXIMUM
MIN	MINIMUM
MECH	MECHANICAL
MEZ	MEZZANINE
MISC	MISCELLANEOUS
NTS	NOT TO SCALE
OTB	OPEN TO BELOW
OC	ON CENTER
P&S	PEEL & STICK MEMBRANE
REF	REFERENCE
RH	ROOF HATCH
RM	ROOM
RWL	RAIN WATER LEADER
SF	SQUARE FEET
SP	STANDPIPE
SS	STEEL STUD
SQ	SQUARE
SQM	SQUARE METERS
SAM	SELF-ADHERED MEMBRANE
SIM	SIMILAR
SPRK	SPRINKLER
STC	SOUND TRANSMISSION CLASS
STD	STANDARD
STRUCT	STRUCTURAL
SPEC	SPECIFICATION
T&G	TONGUE AND GROOVE
TEMP	TEMPORARY
TYP	TYPICAL
U/S	UNDERSIDE
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
VP	VAPOUR BARRIER
W/	WITH
WC	WATER CLOSET
WOB	WASHING MACHINE OPERATION BOX
WPM	WATER PROOF MEMBRANE

DRAIN TYPES:

AD	AREA DRAIN
BD	BI-LEVEL DRAIN
CB	CATCH BASIN
DD	DECK DRAIN
FD	FLOOR DRAIN
PD	PLANTER DRAIN
RD	ROOF DRAIN
SC	PIPE SCUPPER
TD	TRENCH DRAIN

GRADE MARKERS:

BG.	BUILDING GRADE
EX.	EXISTING GRADE
EL.	NEW ELEVATION
FG.	FINISHED GRADE
IP.	INTERPOLATED GRADE
▷	WINDOW OPENER



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REDBRICK PROPERTIES

6-Storey Multi-Family Residential Building

1149 & 1155
Lynn Valley Road

Level 5

Apr 28, 2025

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

A - 2.21

DP 41.23 - 20

GENERAL NOTES

1. EXTERIOR & CORRIDORS WALLS DIMENSIONED TO FACE OF CONCRETE, PLYWOOD OR EXTERIOR GYPSUM BOARD. INTERIOR WALLS DIMENSIONED TO CENTER LINE OF WALL. WINDOWS DIMENSIONED TO CENTER OF WINDOW. UNO.
2. SLAB & FLOOR ELEVATIONS IN METRIC, UNO.
3. REFER TO WINDOW SCHEDULE FOR HEAD & SILL HEIGHTS, UNO.
4. INTERIOR PARTITION HEADERS TO ALLOW FOR MIN. 3/4" DEFLECTION.
5. PROVIDE 2x BLOCKING FOR ALL WALL MOUNTED FIXTURES, HANDRAILS, GRAB BARS & FUTURE GRAB BARS.
6. FIRE SEPARATIONS TO EXTEND TO THE UNDERSIDE OF STRUCTURE OR ROOF SHEATHING, UNO.
7. PROVIDE FIRE STOPPING AT ALL ELEC/MECH PENETRATIONS OF FIRE SEPARATIONS.
8. PROVIDE CONTINUOUS 5/8" FIRE RATED CEMENTITIOUS BOARD BEHIND ALL TUBS & SHOWER BASES AT FIRE RATED WALLS.
9. PROVIDE 4"LONG LEG METAL BASE TRACK ON ALL INTERIOR PARTITIONS WHICH WILL BE FINISHED WITH WOOD BASE MOLDINGS
10. PROVIDE ACOUSTIC BATT INSULATION IN WALL CAVITIES & CEILING DROPS WITH VERTICAL PLUMBING OR HORIZONTAL PLUMBING
11. PROVIDE CLEARANCE BETWEEN ALL PLUMBING & GYPSUM BOARD
12. PROVIDE ACOUSTIC BATT INSULATION AROUND BATHROOMS, W/D CLOSETS & OTHER AREAS AS NOTED.
13. ALL CONCRETE FLOOR SLABS AT DOOR THRESHOLDS IN PARKING AREAS TO BE TRUE & LEVEL
14. ALL DECKS & BALCONIES TO HAVE MINIMUM SLOPE OF 2% OR GREATER WHERE NOTED
15. PROVIDE FIRE EXTINGUISHERS PER NFPA 10
16. KITCHENS AND BATHROOMS SHOW FACE OF MILLWORK. SEE ID FOR COUNTERTOPS.

ABBREVIATIONS

AAH	ATTIC ACCESS HATCH
AB	AIR BARRIER
AFF	ABOVE FINISHED FLOOR
ACC	ACCESSIBLE
ADPT	ADAPTABLE
ARCH	ARCHITECTURAL
APPROX	APPROXIMATE
AFF	ABOVE FINISH FLOOR
BLKG	BLOCKING
BLK	BLOCK
BLDG	BUILDING
CLG	CEILING
CL	CENTER LINE
CONT	CONTINUOUS
CNTR	CENTER
CP	COMMUNICATIONS PANEL
C/W	COMPLETE WITH
DIM	DIMENSION
DIA	DIAMETER
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DWG	DRAWING
ELEC	ELECTRICAL
ELEV	ELEVATION
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FHC	FIRE HOSE CABINET
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MB	MOISTURE BARRIER
MF	MANIFOLD
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MECH	MECHANICAL
MEZ	MEZZANINE
MISC	MISCELLANEOUS
NTS	NOT TO SCALE
OTB	OPEN TO BELOW
OC	ON CENTER
P&S	PEEL & STICK MEMBRANE
REF	REFERENCE
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RM	ROOM
RWL	RAIN WATER LEADER
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SAM	SELF-ADHERED MEMBRANE
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W/	WITH
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WOB	WASHING MACHINE OPERATION BOX
WPM	WATER PROOF MEMBRANE

DRAIN TYPES:

AD	AREA DRAIN
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RD	ROOF DRAIN
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GRADE MARKERS:

BG.	BUILDING GRADE
EX.	EXISTING GRADE
EL.	NEW ELEVATION
FG.	FINISHED GRADE
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▷	WINDOW OPENER



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REGISTERED ARCHITECT PETER ADRIAN VAN DER MEIJDEN BRITISH COLUMBIA Apr 28, 2025

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06	S.L.R. R2	24.07.18
07	Eng. Comments Response	24.09.05
08	Issued for Rezoning & D.P.	25.01.10
09	Rezoning & D.P R1	25.04.28

REDBRICK PROPERTIES

6-Storey Multi-Family Residential Building

1149 & 1155
Lynn Valley Road

Level 6

Apr 28, 2025

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

A - 2.22

DP 41.23 - 21

GENERAL NOTES

1. EXTERIOR & CORRIDORS WALLS DIMENSIONED TO FACE OF CONCRETE, PLYWOOD OR EXTERIOR GYPSUM BOARD. INTERIOR WALLS DIMENSIONED TO CENTER LINE OF WALL. WINDOWS DIMENSIONED TO CENTER OF WINDOW. UNO.
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3. REFER TO WINDOW SCHEDULE FOR HEAD & SILL HEIGHTS, UNO.
4. INTERIOR PARTITION HEADERS TO ALLOW FOR MIN. 3/4" DEFLECTION.
5. PROVIDE 2x BLOCKING FOR ALL WALL MOUNTED FIXTURES, HANDRAILS, GRAB BARS & FUTURE GRAB BARS.
6. FIRE SEPARATIONS TO EXTEND TO THE UNDERSIDE OF STRUCTURE OR ROOF SHEATHING, UNO.
7. PROVIDE FIRE STOPPING AT ALL ELEC/MECH PENETRATIONS OF FIRE SEPARATIONS.
8. PROVIDE CONTINUOUS 5/8" FIRE RATED CEMENTITIOUS BOARD BEHIND ALL TUBS & SHOWER BASES AT FIRE RATED WALLS.
9. PROVIDE 4"L ONG LEG METAL BASE TRACK ON ALL INTERIOR PARTITIONS WHICH WILL BE FINISHED WITH WOOD BASE MOLDINGS
10. PROVIDE ACOUSTIC BATT INSULATION IN WALL CAVITIES & CEILING DROPS WITH VERTICAL PLUMBING OR HORIZONTAL PLUMBING
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ABBREVIATIONS

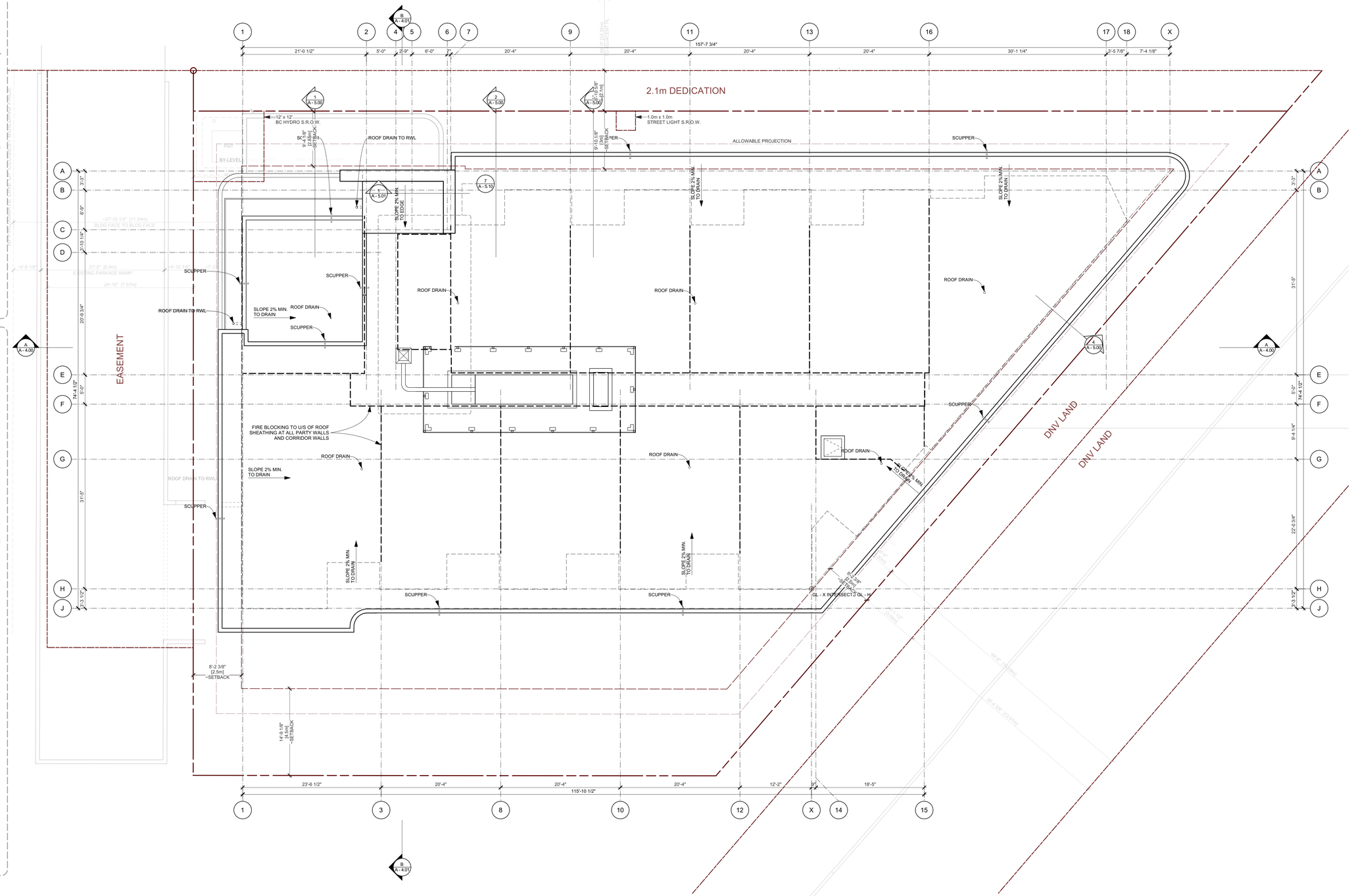
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VP	VAPOUR BARRIER
W/	WITH
WC	WATER CLOSET
WOB	WASHING MACHINE OPERATION BOX
WPM	WATER PROOF MEMBRANE

DRAIN TYPES:

AD	AREA DRAIN
BD	BI-LEVEL DRAIN
CB	CATCH BASIN
DD	DECK DRAIN
FD	FLOOR DRAIN
PD	PLANTER DRAIN
RD	ROOF DRAIN
SC	PIPE SCUPPER
TD	TRENCH DRAIN

GRADE MARKERS:

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EX.	EXISTING GRADE
EL.	NEW ELEVATION
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REGISTERED ARCHITECT PETER ADRIAAN VAN DER PUTTEN BRITISH COLUMBIA Apr 28, 2025

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05	S.L.R. R1	24.06.17
06	S.L.R. R2	24.07.18
07	Eng. Comments Response	24.09.05
08	Issued for Rezoning & D.P.	25.01.10
09	Rezoning & D.P R1	25.04.28

REDBRICK PROPERTIES

6-Storey Multi-Family Residential Building

1149 & 1155
Lynn Valley Road

Roof Plan

Apr 28, 2025

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

A - 2.23

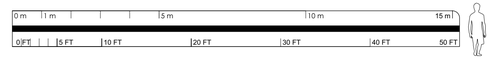
DP 41.23 - 22

Material Legend

Provide Colour & Material Samples for All Finishes for WNDR's Approval

1. **Roofing**
   2 - Ply SBS High Albedo Roofing
   Colour: Light Grey
2. **Feature Fascia**
   Colour: Cascadia Metals Iron Ore
3. **Feature Metal Sun Screens**
   Colour: Cascadia Metals Iron Ore
4. **Metal Trims & Extrusions**
   Light Colour - Cascadia Metals Polar White
   Dark Colour - Cascadia Metals Iron Ore
5. **Feature Soffit**
   10 1/4" Exposure Wood-like Cladding
   Colour: Cedar Woodgrain
6. **Feature Cladding**
   10 1/4" Exposure Wood-like Cladding
   Colour: Cedar Woodgrain
7. **Feature Cladding : Dark**
   Wood-like Cladding 10 1/4" Vertical Siding
   Colour: Burnt Rock Wide Grain
8. **Heavy Timber Glulam**
   Stain Colour: Mesmers to match
   Feature Soffit/Feature Cladding
9. **Cladding Panels: Light**
   Fiber Cement Panels
   Colour : B.M. OC-66 Snow White
10. **Deck Fascia**
    1" Fiber Cement Trim Board
    Colour : B.M. OC-66 Snow White
11. **Architectural Concrete**
    Natural Finish with anti-graffiti coating
12. **Curtain Wall**
    High Performance Low - E Glazing
    Spandrel Glass Colour: B.M. 2060-10 Symphony Blue
    Aluminum Colour to match C.M. Iron Ore
13. **Vinyl Windows**
    High Performance Low - E Glazing
    Light Colour - White
    Dark Colour - Charcoal
14. **Glass**
    High Performance Low - E at Windows
    Tempered Safety Glass at Balcony Guards
15. **Feature Stone**
    Natural Stone Veneer
    Cobblefield Mutual Materials or Similar Natural
    Product coloured like Echo Ridge





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REGISTERED ARCHITECT PETER ADRIAAN VAN DER MEULEN BRITISH COLUMBIA April 28, 2025

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REDBRICK PROPERTIES

6-Storey Multi-Family Residential Building

1149 & 1155
Lynn Valley Road

Elevation - North

Jan 10, 2025

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

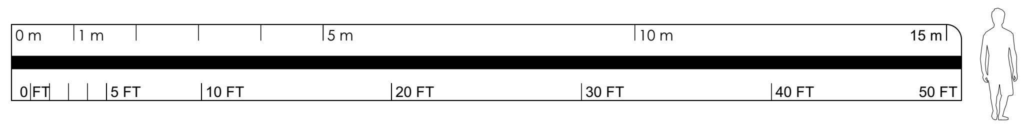
A - 3.00

Material Legend

Provide Colour & Material Samples for All Finishes for WNDR's Approval

1. **Roofing**
   2 - Ply SBS High Albedo Roofing
   Colour: Light Grey
2. **Feature Fascia**
   Colour: Cascadia Metals Iron Ore
3. **Feature Metal Sun Screens**
   Colour: Cascadia Metals Iron Ore
4. **Metal Trims & Extrusions**
   Light Colour - Cascadia Metals Polar White
   Dark Colour - Cascadia Metals Iron Ore
5. **Feature Soffit**
   10 1/4" Exposure Wood-like Cladding
   Colour: Cedar Woodgrain
6. **Feature Cladding**
   10 1/4" Exposure Wood-like Cladding
   Colour: Cedar Woodgrain
7. **Feature Cladding : Dark**
   Wood-like Cladding 10 1/4" Vertical Siding
   Colour: Burnt Rock Wide Grain
8. **Heavy Timber Glulam**
   Stain Colour: Mesmers to match
   Feature Soffit/Feature Cladding
9. **Cladding Panels: Light**
   Fiber Cement Panels
   Colour : B.M. OC-66 Snow White
10. **Deck Fascia**
    1" Fiber Cement Trim Board
    Colour : B.M. OC-66 Snow White
11. **Architectural Concrete**
    Natural Finish with anti-graffiti coating
12. **Curtain Wall**
    High Performance Low - E Glazing
    Spandrel Glass Colour: B.M. 2060-10 Symphony Blue
    Aluminum Colour to match C.M. Iron Ore
13. **Vinyl Windows**
    High Performance Low - E Glazing
    Light Colour - White
    Dark Colour - Charcoal
14. **Glass**
    High Performance Low - E at Windows
    Tempered Safety Glass at Balcony Guards
15. **Feature Stone**
    Natural Stone Veneer
    Cobblefield Mutual Materials or Similar Natural
    Product coloured like Echo Ridge





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REDBRICK
PROPERTIES

6-Storey Multi-Family
Residential Building

1149 & 1155
Lynn Valley Road

Elevation - East

Jan 10, 2025

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

A - 3.01

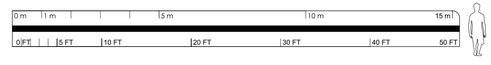
DP 41.23 - 24

Material Legend

Provide Colour & Material Samples for All Finishes for WNDR's Approval

1. **Roofing**
   2 - Ply SBS High Albedo Roofing
   Colour: Light Grey
2. **Feature Fascia**
   Colour: Cascadia Metals Iron Ore
3. **Feature Metal Sun Screens**
   Colour: Cascadia Metals Iron Ore
4. **Metal Trims & Extrusions**
   Light Colour - Cascadia Metals Polar White
   Dark Colour - Cascadia Metals Iron Ore
5. **Feature Soffit**
   10 1/4" Exposure Wood-like Cladding
   Colour: Cedar Woodgrain
6. **Feature Cladding**
   10 1/4" Exposure Wood-like Cladding
   Colour: Cedar Woodgrain
7. **Feature Cladding : Dark**
   Wood-like Cladding 10 1/4" Vertical Siding
   Colour: Burnt Rock Wide Grain
8. **Heavy Timber Glulam**
   Stain Colour: Mesmers to match
   Feature Soffit/Feature Cladding
9. **Cladding Panels: Light**
   Fiber Cement Panels
   Colour : B.M. OC-66 Snow White
10. **Deck Fascia**
    1" Fiber Cement Trim Board
    Colour : B.M. OC-66 Snow White
11. **Architectural Concrete**
    Natural Finish with anti-graffiti coating
12. **Curtain Wall**
    High Performance Low - E Glazing
    Spandrel Glass Colour: B.M. 2060-10 Symphony Blue
    Aluminum Colour to match C.M. Iron Ore
13. **Vinyl Windows**
    High Performance Low - E Glazing
    Light Colour - White
    Dark Colour - Charcoal
14. **Glass**
    High Performance Low - E at Windows
    Tempered Safety Glass at Balcony Guards
15. **Feature Stone**
    Natural Stone Veneer
    Cobblefield Mutual Materials or Similar Natural
    Product coloured like Echo Ridge





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REGISTERED ARCHITECT
PETER ADRIAAN VAN DER PLOEG
BRITISH COLUMBIA
April 28, 2025

#	ISSUED FOR	YY.MM.DD
01	City Meeting	23.07.11
02	Issued for Rezoning / D.P.	23.08.04
03	RZ & DP Area Plans	23.08.10
04	Summary Letter Response	24.05.29
05	S.L.R. R1	24.06.17
06	S.L.R. R2	24.07.18
07	Eng. Comments Response	24.09.05
08	Issued for Rezoning & D.P.	25.01.10
09	Rezoning & D.P R1	25.04.28

REDBRICK PROPERTIES

6-Storey Multi-Family Residential Building

1149 & 1155
Lynn Valley Road

Elevation - South

Jan 10, 2025

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

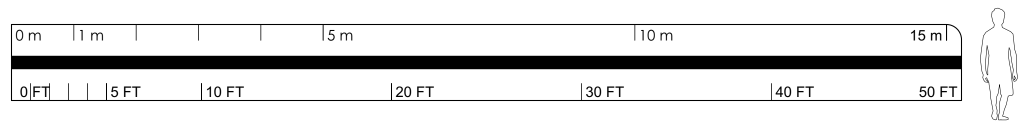
A - 3.02

Material Legend

Provide Colour & Material Samples for All Finishes for WNDR's Approval

1. **Roofing**
   2 - Ply SBS High Albedo Roofing
   Colour: Light Grey
2. **Feature Fascia**
   Colour: Cascadia Metals Iron Ore
3. **Feature Metal Sun Screens**
   Colour: Cascadia Metals Iron Ore
4. **Metal Trims & Extrusions**
   Light Colour - Cascadia Metals Polar White
   Dark Colour - Cascadia Metals Iron Ore
5. **Feature Soffit**
   10 1/4" Exposure Wood-like Cladding
   Colour: Cedar Woodgrain
6. **Feature Cladding**
   10 1/4" Exposure Wood-like Cladding
   Colour: Cedar Woodgrain
7. **Feature Cladding : Dark**
   Wood-like Cladding 10 1/4" Vertical Siding
   Colour: Burnt Rock Wide Grain
8. **Heavy Timber Glulam**
   Stain Colour: Mesmers to match
   Feature Soffit/Feature Cladding
9. **Cladding Panels: Light**
   Fiber Cement Panels
   Colour : B.M. OC-66 Snow White
10. **Deck Fascia**
    1" Fiber Cement Trim Board
    Colour : B.M. OC-66 Snow White
11. **Architectural Concrete**
    Natural Finish with anti-graffiti coating
12. **Curtain Wall**
    High Performance Low - E Glazing
    Spandrel Glass Colour: B.M. 2060-10 Symphony Blue
    Aluminum Colour to match C.M. Iron Ore
13. **Vinyl Windows**
    High Performance Low - E Glazing
    Light Colour - White
    Dark Colour - Charcoal
14. **Glass**
    High Performance Low - E at Windows
    Tempered Safety Glass at Balcony Guards
15. **Feature Stone**
    Natural Stone Veneer
    Cobblefield Mutual Materials or Similar Natural
    Product coloured like Echo Ridge





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ERIK PETER ADRIAAN VAN DER PUTTEN
April 28, 2025

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09	Rezoning & D.P R1	25.04.28

REDBRICK
PROPERTIES

6-Storey Multi-Family
Residential Building

1149 & 1155
Lynn Valley Road

Elevation - West

Jan 10, 2025

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

A - 3.03

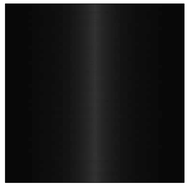




Roofing
2 - Ply SBS High Albedo Roofing
Colour : Light Grey



Feature Architectural Fascia
Colour : Cascadia Metals Iron Ore



Feature Metal Sun Screens
Colour : Cascadia Metals Iron Ore



Metal Trims & Extrusions
Light Colour : Cascadia Metals Polar White
Dark Colour : Cascadia Metals Iron Ore



Feature Soffit
10 1/4" Exposure Wood-like Cladding
Colour: Cedar Woodgrain



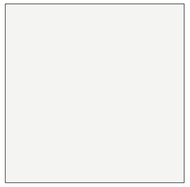
Feature Cladding
10 1/4" Exposure Wood-like Cladding
Colour: Cedar Woodgrain



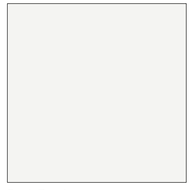
Feature Cladding : Dark
10 1/4" Exposure Wood-like Cladding
Colour: Burnt Rock Wide Grain



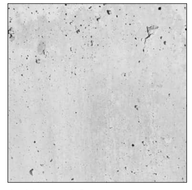
Heavy Timber Glulam
Stain Colour : Mesmers to match
Feature Soffit/Feature Cladding



Cladding Panels : Light
Fiber Cement Panels
Colour : B.M. OC - 68 Distant Gray



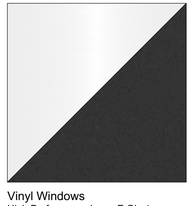
Deck Fascia
1" Fiber Cement Trim Board
Colour : B.M. OC - 68 Distant Gray



Architectural Concrete
Natural Finish with anit-graffiti coating



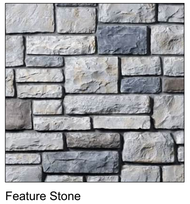
Curtain Wall
High Performance Low - E Glazing
Spandrel Glass: Benjamine Moore
2060-10 Symphony Blue
Aluminum Colour to match C.M. Iron Ore



Vinyl Windows
High Performance Low - E Glazing
Light Colour - White
Dark Colour - Charcoal



Glass
High-performance Low-E at Windows
Tempered Safety Glass at Balcony Guards



Feature Stone
Natural Stone Veneer
Cobblefield Mutual Materials or Similar
Natural Product like Country Ledgestone
Echo Ridge

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06	S.L.R. R2	24.07.18
07	Eng. Comments Response	24.09.05
08	Issued for Rezoning & D.P.	25.01.10
09	Rezoning & D.P R1	25.04.28

REDBRICK PROPERTIES

6-Storey Multi-Family Residential Building

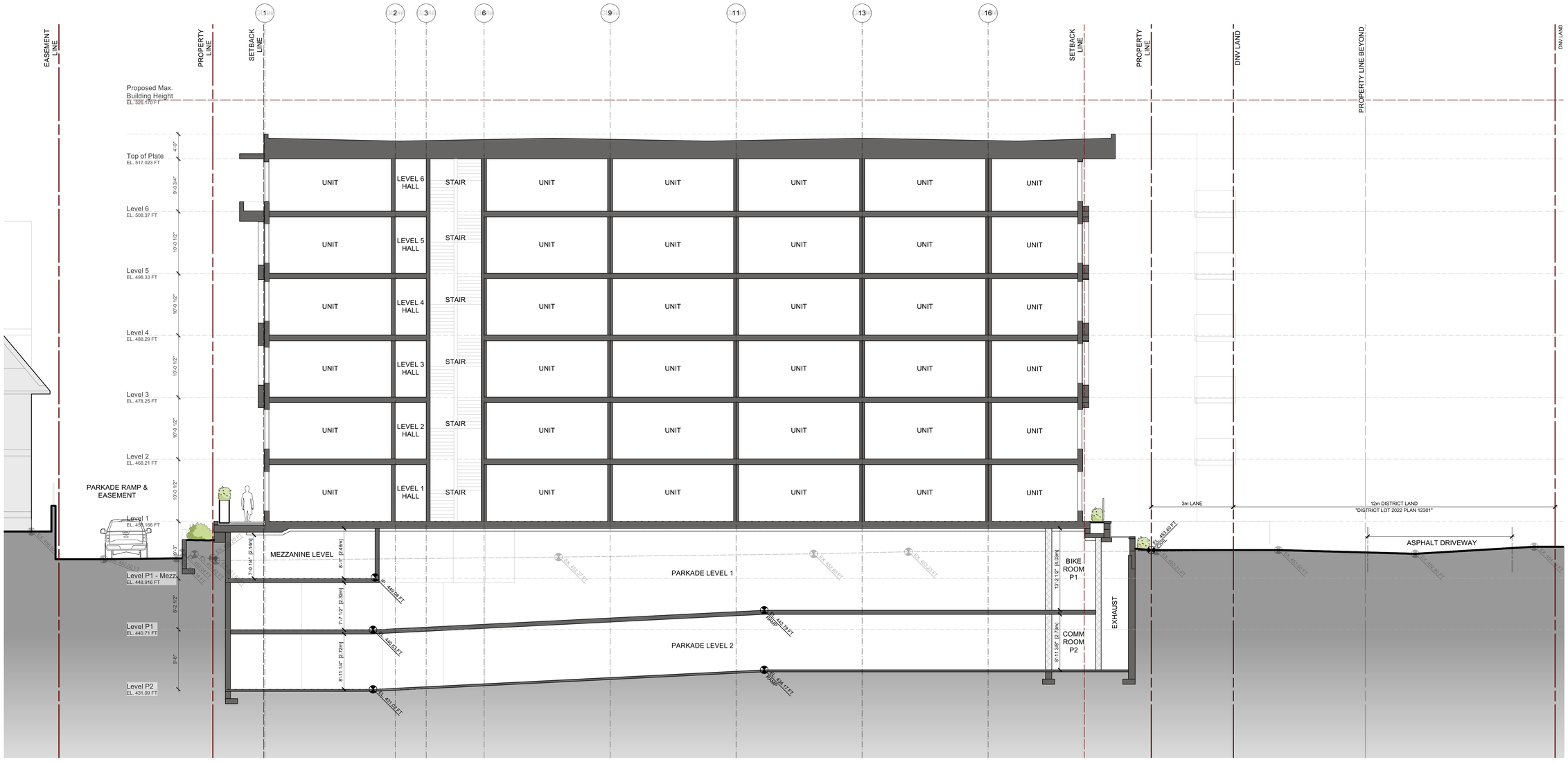
1149 & 1155
Lynn Valley Road

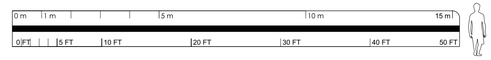
Colour & Material Board

Jan 10, 2025

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

A - 3.04





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REGISTERED ARCHITECT PETER ADRIAAN VAN DER PLOEG BRITISH COLUMBIA April 28, 2025

#	ISSUED FOR	YY.MM.DD
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08	Issued for Rezoning & D.P.	25.01.10
09	Rezoning & D.P R1	25.04.28

REDBRICK PROPERTIES

6-Storey Multi-Family Residential Building

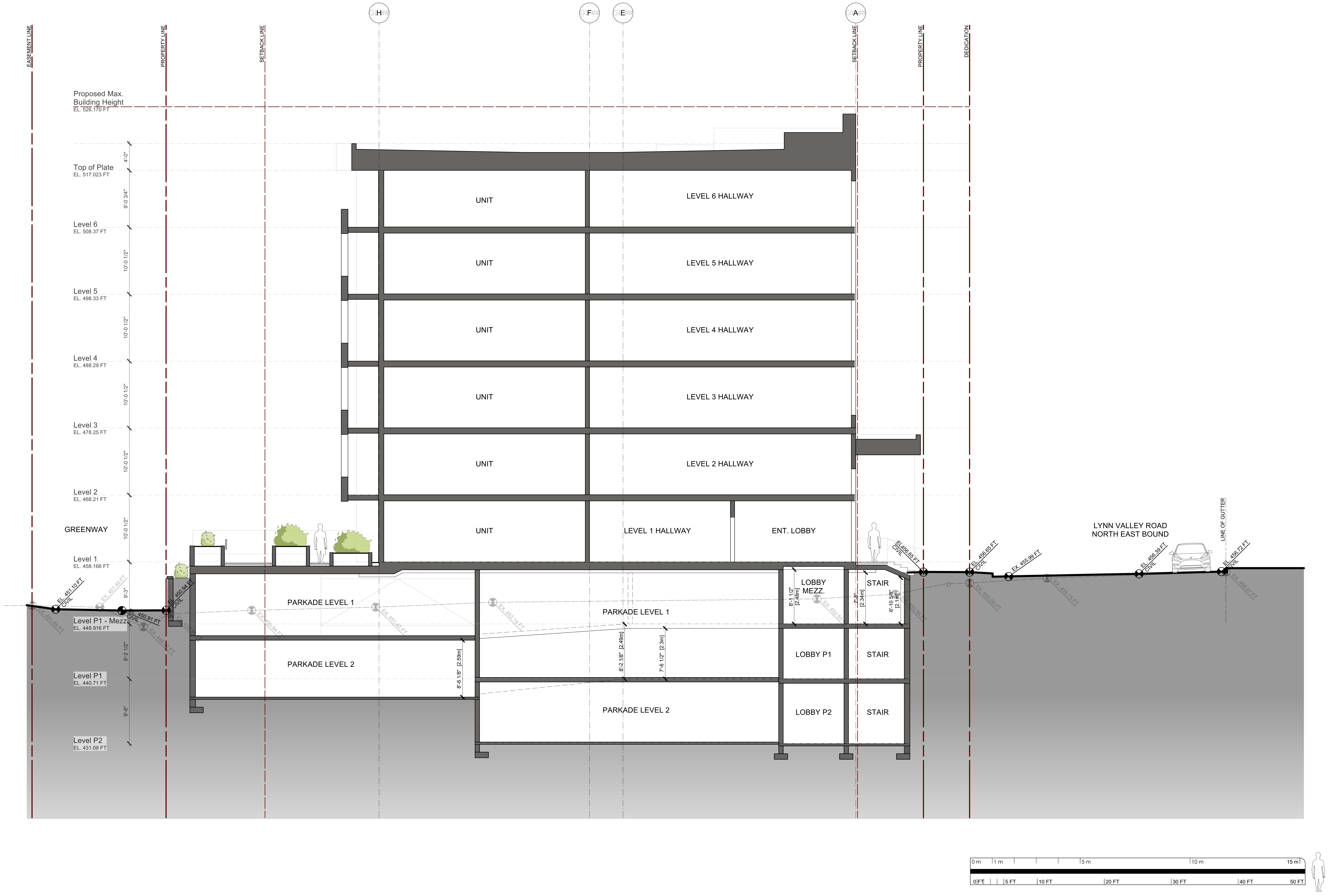
1149 & 1155
Lynn Valley Road

Section - AA

Jan 10, 2025

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

A - 4.00



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ERIK PETER ADRIAAN VAN DER PUTTEN
April 28, 2025

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09	Rezoning & D.P R1	25.04.28

REDBRICK
PROPERTIES

6-Storey Multi-Family Residential Building

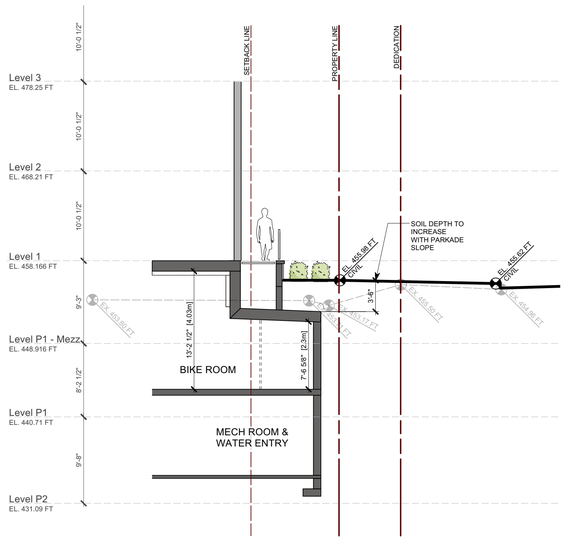
1149 & 1155
Lynn Valley Road

Section - BB

Jan 10, 2025

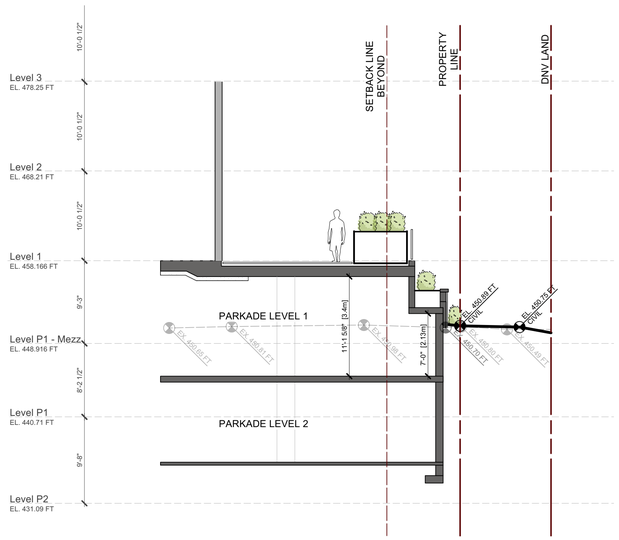
Scale: 1/8" = 1'-0"

A - 4.01



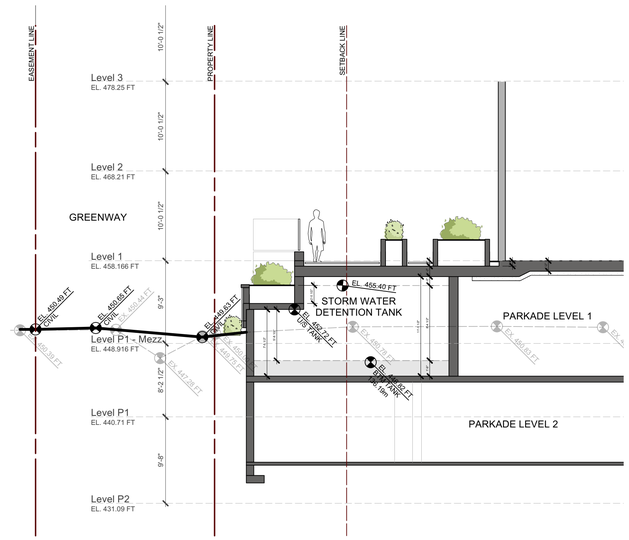
01. SECTION AT BIKE/MECH. ROOM

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



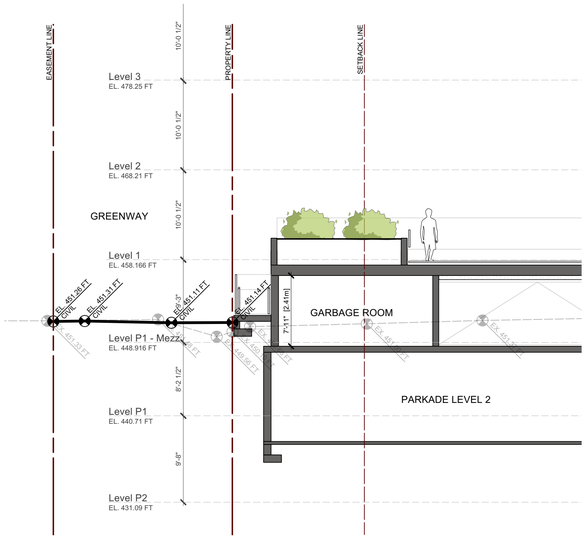
02. SECTION AT PARKADE

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



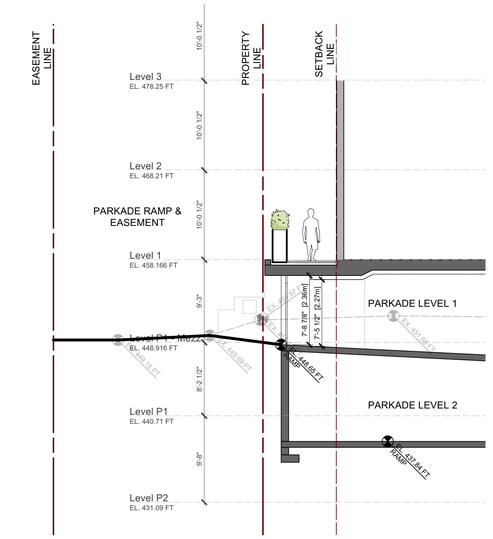
03. SECTION AT STORM WATER TANK

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



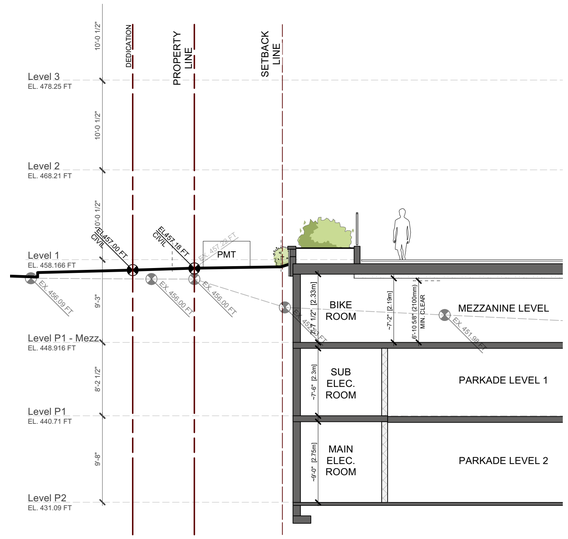
04. SECTION AT GARBAGE ROOM

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



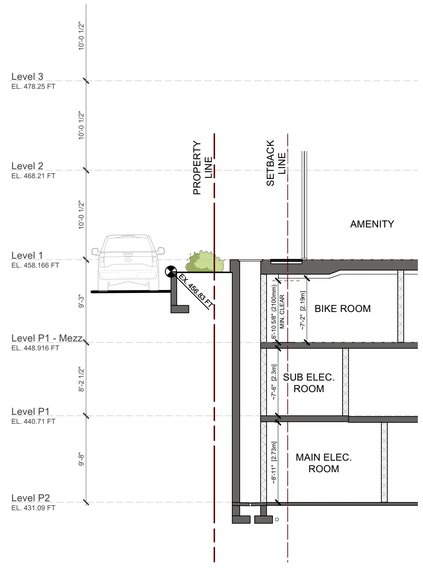
05. SECTION AT PARKADE ENTRY

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



06. SECTION AT ELEC. ROOMS

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



07. SECTION AT ELEC. ROOMS

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



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REGISTERED ARCHITECT PETER ADRIAAN VAN DER PUTTEN CANADA BRITISH COLUMBIA April 28, 2025

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09	Rezoning & D.P R1	25.04.28

REDBRICK PROPERTIES

6-Storey Multi-Family Residential Building

1149 & 1155
Lynn Valley Road

Sections - Parkade

Jan 10, 2025

Scale: As Noted

A - 4.02

DP 41.23 - 30

GENERAL NOTES

1. REFER TO INTERIOR DESIGN DWGS FOR MORE DETAIL, BACKING LOCATIONS & INTERIOR FINISHES.
2. WINDOW TYPES INCLUDING OPENERS, BALCONY, POST & MULLION LOCATIONS VARY. REFER TO ELEVATIONS AND FLOOR PLANS FOR MORE INFORMATION.
3. ALL MINOR INTERIOR WALLS WHICH ARE NOT LABELED ARE TO BE TYPE "XXX" U.N.O. (SEE STRUCTURAL LOCATION OF LOAD BEARING WALLS)
4. ALL WALLS WITH MECHANICAL STACKS, DUCTS AND/OR RISERS TO BE INSULATED.
5. BACKING REQUIRED TO PERMIT FUTURE INSTALLATION OF GRAB BARS AT TOILET, BATHTUBS AND SHOWERS.
6. PROVIDE BACKING AT TOWEL BARS, TOWEL RACKS, ETC, PER I.D.
7. BATHROOM FAUCETS TO HAVE LEVER HANDLES THAT DO NOT REQUIRE GRASPING OR TWISTING.

SHADED AREA ON PLANS DENOTES DROPPED CEILINGS

HATCHED AREA ON PLANS DENOTES RATED CHASE

REFER TO SHEET A-0.02 FOR DNV ADAPTABILITY REQUIREMENTS

REFER TO ENLARGED DRAWINGS FOR BUILD-OUT LOCATIONS AND ADDITIONAL INFORMATION

ABBREVIATIONS

AAH	ATTIC ACCESS HATCH
AB	AIR BARRIER
AFF	ABOVE FINISHED FLOOR
ACC	ACCESSIBLE
ADPT	ADAPTABLE
ARCH	ARCHITECTURAL
APPROX	APPROXIMATE
AFF	ABOVE FINISH FLOOR
BLKG	BLOCKING
BLK	BLOCK
BLDG	BUILDING
CLG	CEILING
CL	CENTER LINE
CONT	CONTINUOUS
CNTR	CENTER
CP	COMMUNICATIONS PANEL
C/W	COMPLETE WITH
DIM	DIMENSION
DIA	DIAMETER
DN	DOWN
DWG	DRAWING
ELEC	ELECTRICAL
ELEV	ELEVATION
EP	ELECTRICAL PANEL
EQ	EQUAL
EXP	EXPOSED
EXT	EXTERIOR
FT	FEET
FX	FIRE EXTINGUISHER
FHC	FIRE HOSE CABINET
FRR	FIRE RESISTANCE RATING
GA	GAUGE
HT	HEIGHT
ID	INTERIOR DESIGN
HORZ	HORIZONTAL
JAN	JANITOR
LAV	LAVATORY
LUM	LIQUID URETHANE MEMBRANE
m	METERS
MB	MOISTURE BARRIER
MF	MANIFOLD
MH	MANHOLE
MO	MECHANICAL OPENING
MAX	MAXIMUM
MIN	MINIMUM
MECH	MECHANICAL
MEZ	MEZZANINE
MISC	MISCELLANEOUS
NTS	NOT TO SCALE
OTB	OPEN TO BELOW
OC	ON CENTER
P&S	PEEL & STICK MEMBRANE
REF	REFERENCE
RH	ROOF HATCH
RM	ROOM
RWL	RAIN WATER LEADER
SF	SQUARE FEET
SP	STANDPIPE
SS	STEEL STUD
SQ	SQUARE
SQM	SQUARE METERS
SAM	SELF-ADHERED MEMBRANE
SIM	SIMILAR
SPRK	SPRINKLER
STC	SOUND TRANSMISSION CLASS
STD	STANDARD
STRUCT	STRUCTURAL
SPEC	SPECIFICATION
T&G	TONGUE AND GROOVE
TEMP	TEMPORARY
TYP	TYPICAL
U/S	UNDERSIDE
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
VP	VAPOUR BARRIER
W/	WITH
WC	WATER CLOSET
WOB	WASHING MACHINE OPERATION BOX
WPM	WATER PROOF MEMBRANE

DRAIN TYPES:

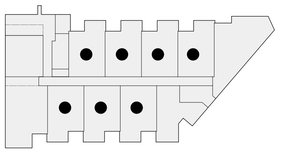
AD	AREA DRAIN
BD	BI-LEVEL DRAIN
CB	CATCH BASIN
DD	DECK DRAIN
FD	FLOOR DRAIN
PD	PLANTER DRAIN
RD	ROOF DRAIN
SC	PIPE SCUPPER
TD	TRENCH DRAIN

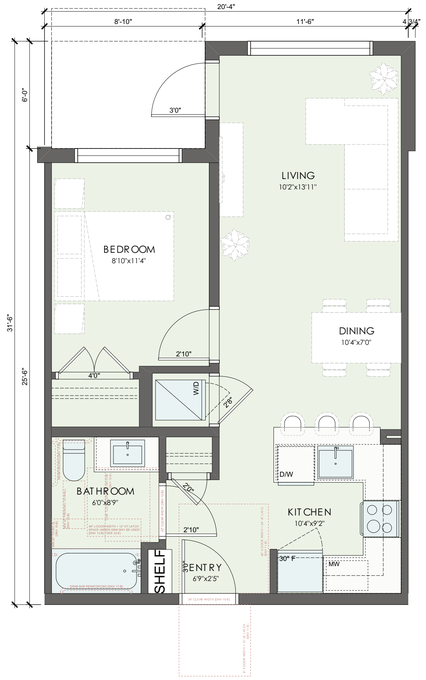
GRADE MARKERS:

BG.	BUILDING GRADE
EX.	EXISTING GRADE
EL.	NEW ELEVATION
FG.	FINISHED GRADE
IP.	INTERPOLATED GRADE
▷	WINDOW OPENER

Unit A1: 42/66 Units
1Bed + 1 Bath
DNV Basic Accessible Units
Area: 582 SF

Key Plan



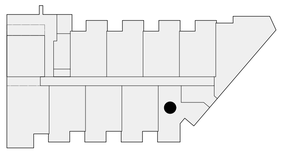


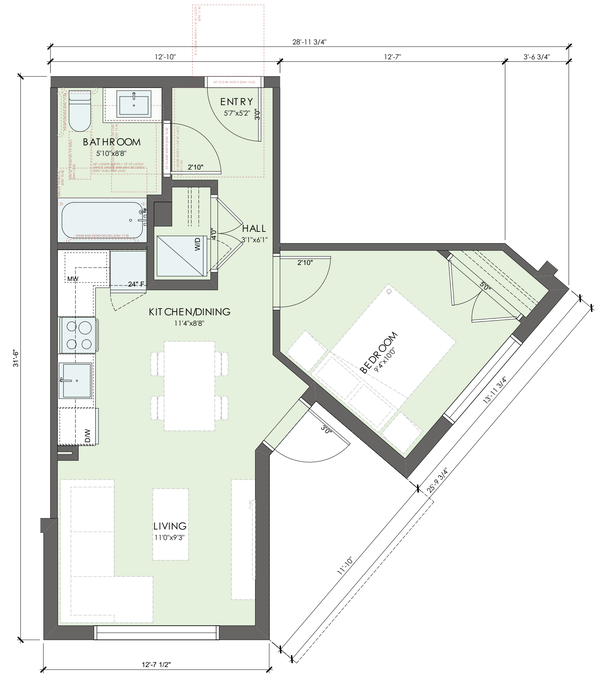
01. UNIT A1

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

Unit A2: 6/66 Units
1Bed + 1 Bath
DNV Basic Accessible Units
Area: 539 SF

Key Plan



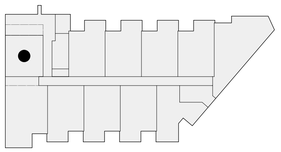


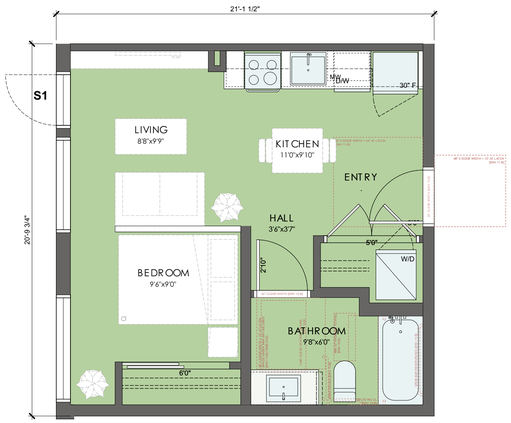
02. UNIT A2

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

Unit S1/S2: 2/66 Units
Studio + 1 Bath
DNV Basic Accessible Units
Area: 427 SF

Key Plan



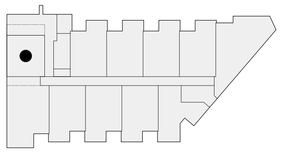


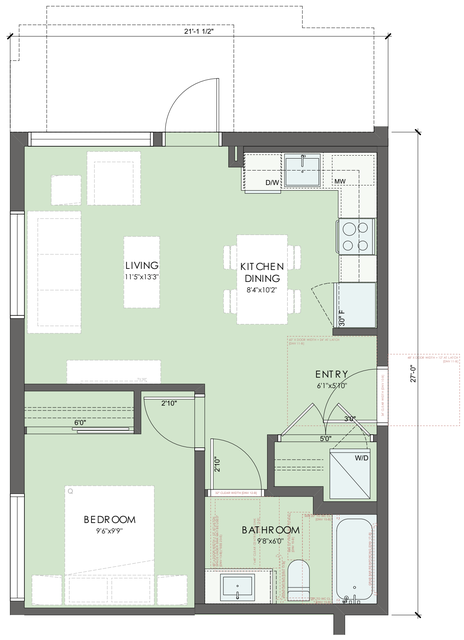
03. UNIT S1/S2

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

Unit A4: 4/66 Units
1Bed + 1 Bath
DNV Basic Accessible Units
Area: 561 SF

Key Plan





04. UNIT A4

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



wndr architecture + design inc.
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350 - 1650 west 2nd ave, vancouver, bc v6j 1h4

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REGISTERED ARCHITECT PETER ADRIAN VAN DER PUTTEN BRITISH COLUMBIA April 08, 2025

#	ISSUED FOR	YY.MM.DD
01	City Meeting	23.07.11
02	Issued for Rezoning / D.P.	23.08.04
03	RZ & DP Area Plans	23.08.10
04	Summary Letter Response	24.05.29
05	S.L.R. R1	24.06.17
06	S.L.R. R2	24.07.18
07	Eng. Comments Response	24.09.05
08	Issued for Rezoning & D.P.	25.01.10
09	Rezoning & D.P R1	25.04.28

REDBRICK PROPERTIES

6-Storey Multi-Family Residential Building

1149 & 1155
Lynn Valley Road

Unit Plans

Jan 10, 2025

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

A - 5.00

GENERAL NOTES

1. REFER TO INTERIOR DESIGN DWGS FOR MORE DETAIL, BACKING LOCATIONS & INTERIOR FINISHES.
2. WINDOW TYPES INCLUDING OPENERS, BALCONY, POST & MULLION LOCATIONS VARY. REFER TO ELEVATIONS AND FLOOR PLANS FOR MORE INFORMATION.
3. ALL MINOR INTERIOR WALLS WHICH ARE NOT LABELED ARE TO BE TYPE "XXX" U.N.O. (SEE STRUCTURAL LOCATION OF LOAD BEARING WALLS)
4. ALL WALLS WITH MECHANICAL STACKS, DUCTS AND/OR RISERS TO BE INSULATED.
5. BACKING REQUIRED TO PERMIT FUTURE INSTALLATION OF GRAB BARS AT TOILET, BATHTUBS AND SHOWERS.
6. PROVIDE BACKING AT TOWEL BARS, TOWEL RACKS, ETC, PER I.D.
7. BATHROOM FAUCETS TO HAVE LEVER HANDLES THAT DO NOT REQUIRE GRASPING OR TWISTING.

SHADED AREA ON PLANS DENOTES DROPPED CEILINGS

HATCHED AREA ON PLANS DENOTES RATED CHASE

REFER TO SHEET A-0.02 FOR DNV ADAPTABILITY REQUIREMENTS

REFER TO ENLARGED DRAWINGS FOR BUILD-OUT LOCATIONS AND ADDITIONAL INFORMATION

ABBREVIATIONS

AAH	ATTIC ACCESS HATCH
AB	AIR BARRIER
AFF	ABOVE FINISHED FLOOR
ACC	ACCESSIBLE
ADPT	ADAPTABLE
ARCH	ARCHITECTURAL
APPROX	APPROXIMATE
AFF	ABOVE FINISH FLOOR
BLKG	BLOCKING
BLK	BLOCK
BLDG	BUILDING
CLG	CEILING
CL	CENTER LINE
CONT	CONTINUOUS
CNTR	CENTER
CP	COMMUNICATIONS PANEL
C/W	COMPLETE WITH
DIM	DIMENSION
DIA	DIAMETER
DN	DOWN
DWG	DRAWING
ELEC	ELECTRICAL
ELEV	ELEVATION
EP	ELECTRICAL PANEL
EQ	EQUAL
EXP	EXPOSED
EXT	EXTERIOR
FT	FEET
FX	FIRE EXTINGUISHER
FHC	FIRE HOSE CABINET
FRR	FIRE RESISTANCE RATING
GA	GAUGE
HT	HEIGHT
ID	INTERIOR DESIGN
HORZ	HORIZONTAL
JAN	JANITOR
LAV	LAVATORY
LUM	LIQUID URETHANE MEMBRANE
m	METERS
MB	MOISTURE BARRIER
MF	MANIFOLD
MH	MANHOLE
MO	MECHANICAL OPENING
MAX	MAXIMUM
MIN	MINIMUM
MECH	MECHANICAL
MEZ	MEZZANINE
MISC	MISCELLANEOUS
NTS	NOT TO SCALE
OTB	OPEN TO BELOW
OC	ON CENTER
P&S	PEEL & STICK MEMBRANE
REF	REFERENCE
RH	ROOF HATCH
RM	ROOM
RWL	RAIN WATER LEADER
SF	SQUARE FEET
SP	STANDPIPE
SS	STEEL STUD
SQ	SQUARE
SQM	SQUARE METERS
SAM	SELF-ADHERED MEMBRANE
SIM	SIMILAR
SPRK	SPRINKLER
STC	SOUND TRANSMISSION CLASS
STD	STANDARD
STRUCT	STRUCTURAL
SPEC	SPECIFICATION
T&G	TONGUE AND GROOVE
TEMP	TEMPORARY
TYP	TYPICAL
U/S	UNDERSIDE
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
VP	VAPOUR BARRIER
W/	WITH
WC	WATER CLOSET
WOB	WASHING MACHINE OPERATION BOX
WPM	WATER PROOF MEMBRANE

DRAIN TYPES:

AD	AREA DRAIN
BD	BI-LEVEL DRAIN
CB	CATCH BASIN
DD	DECK DRAIN
FD	FLOOR DRAIN
PD	PLANTER DRAIN
RD	ROOF DRAIN
SC	PIPE SCUPPER
TD	TRENCH DRAIN

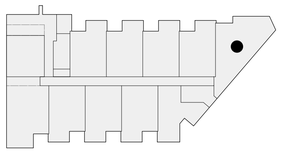
GRADE MARKERS:

BG.	BUILDING GRADE
EX.	EXISTING GRADE
EL.	NEW ELEVATION
FG.	FINISHED GRADE
IP.	INTERPOLATED GRADE

▷ WINDOW OPENER

Unit B1: 6/66 Units
2 Bed + 2 Bath
DNV Basic Accessible Units
Area: 882 SF

Key Plan



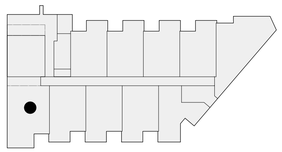


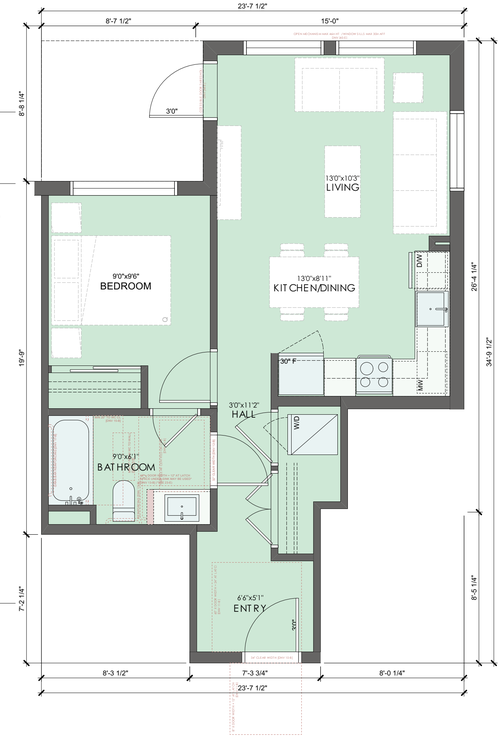
01. UNIT B1

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

Unit B2: 1/66 Units
1Bed + 1 Bath
DNV Basic Accessible Units
Area: 584 SF

Key Plan



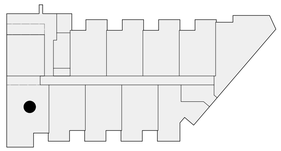


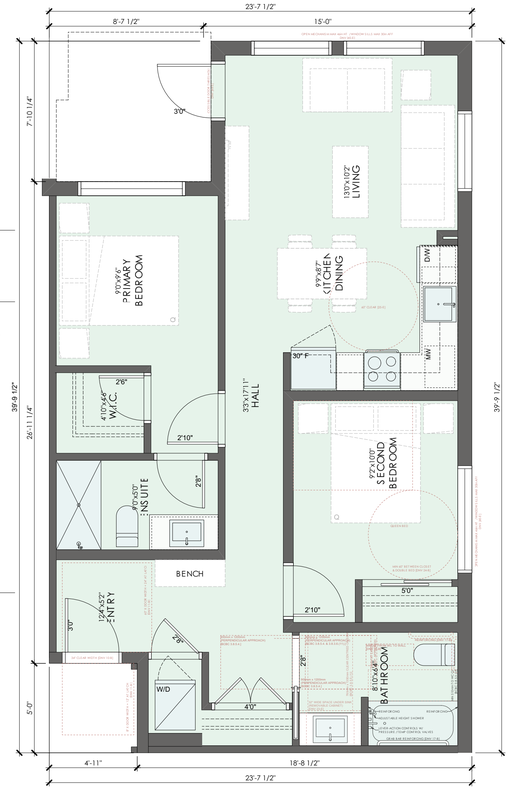
02. UNIT B2

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

Unit B3: 5/66 Units
2 Bed + 2 Bath
DNV Enhanced Accessible Units
Area: 841 SF

Key Plan





03. UNIT B3

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



wndr

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REGISTERED ARCHITECT PETER ADRIAN VAN DER PUTTEN BRITISH COLUMBIA April 10, 2025

#	ISSUED FOR	YY.MM.DD
01	City Meeting	23.07.11
02	Issued for Rezoning / D.P.	23.08.04
03	RZ & DP Area Plans	23.08.10
04	Summary Letter Response	24.05.29
05	S.L.R. R1	24.06.17
06	S.L.R. R2	24.07.18
07	Eng. Comments Response	24.09.05
08	Issued for Rezoning & D.P.	25.01.10
09	Rezoning & D.P R1	25.04.28

REDBRICK PROPERTIES

6-Storey Multi-Family Residential Building

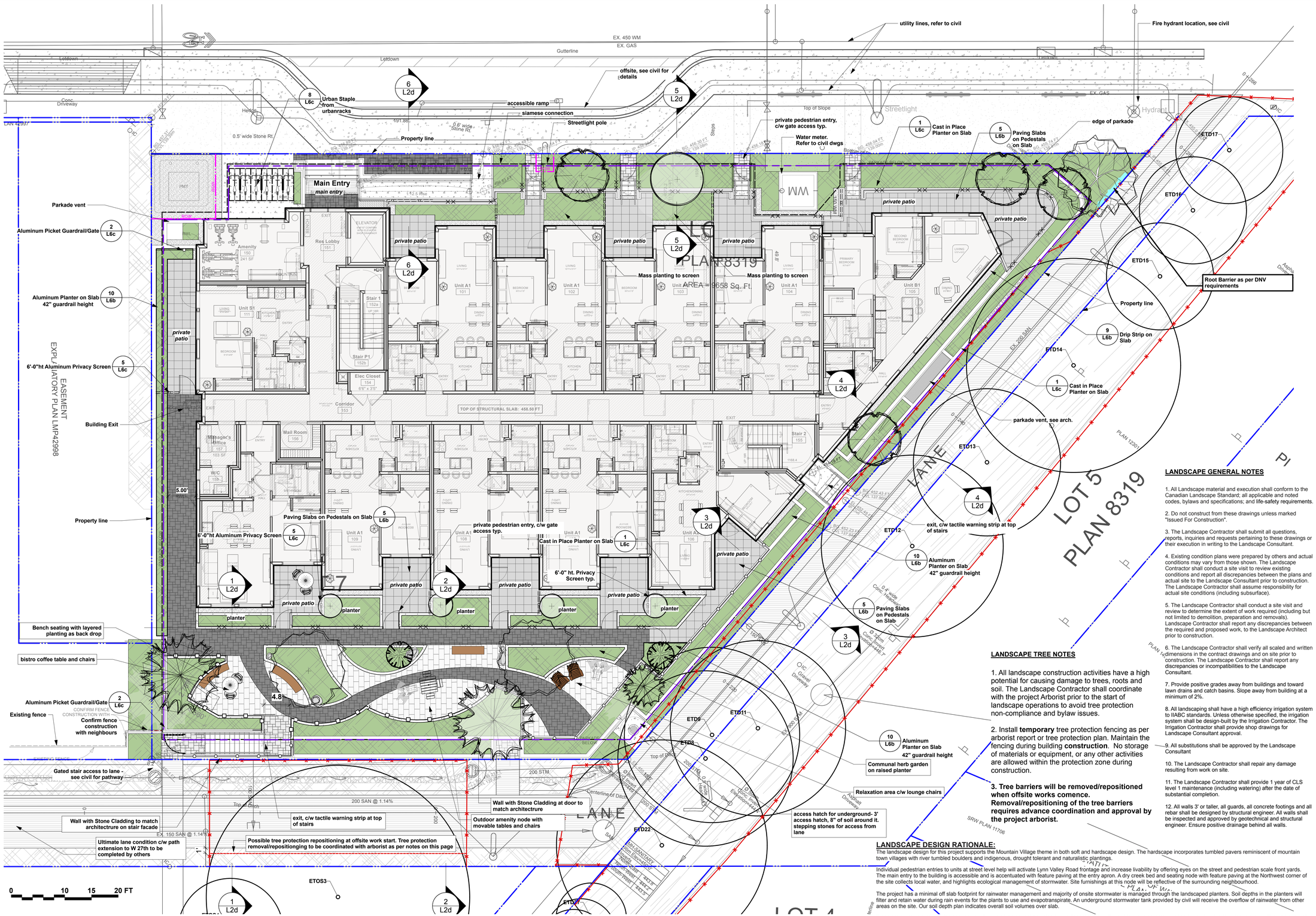
1149 & 1155
Lynn Valley Road

Unit Plans

Jan 10, 2025

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

A - 5.01



LEGEND

- Property Line
- ROW
- Tree protection fence (1 L1)
- Parkade Slab Outline

HARDSCAPE MATERIALS: (DETAIL)

- CIP concrete (2 L6b / 1 L6b)
- Feature Pavers on parkade slab (6 L6b / 5 L6b)
- Concrete Unit Pavers (4 L6b)
- Concrete Unit Pavers (4 L6b)
- HydraPressed slab pavers on slab (6 L6b / 5 L6b)
- Concrete Paving slab pavers on parkade slab (6 L6b / 5 L6b)
- Feature Paving at node (3 L6b)
- Boulders
- CIP Concrete Retaining Wall (13 L6b)
- Gravel Drip Strip (9 L6b / 8 L6b)

SOFTSCAPE MATERIALS:

- Planting Bed (5 L6a)

LINES & SYMBOLS

- Building envelope
- Root Barrier

LANDSCAPE GENERAL NOTES

1. All Landscape material and execution shall conform to the Canadian Landscape Standard; all applicable and noted codes, bylaws and specifications; and life-safety requirements.

2. Do not construct from these drawings unless marked "Issued For Construction".

3. The Landscape Contractor shall submit all questions, reports, inquiries and requests pertaining to these drawings or their execution in writing to the Landscape Consultant.

4. Existing condition plans were prepared by others and actual conditions may vary from those shown. The Landscape Contractor shall conduct a site visit to review existing conditions and report all discrepancies between the plans and actual site to the Landscape Consultant prior to construction. The Landscape Contractor shall assume responsibility for actual site conditions (including subsurface).

5. The Landscape Contractor shall conduct a site visit and review to determine the extent of work required (including but not limited to demolition, preparation and removals). Landscape Contractor shall report any discrepancies between the required and proposed work, to the Landscape Architect prior to construction.

6. The Landscape Contractor shall verify all scaled and written dimensions in the contract drawings and on site prior to construction. The Landscape Contractor shall report any discrepancies or incompatibilities to the Landscape Consultant.

7. Provide positive grades away from buildings and toward lawn drains and catch basins. Slope away from building at a minimum of 2%.

8. All landscaping shall have a high efficiency irrigation system to IIABC standards. Unless otherwise specified, the irrigation system shall be design-built by the Irrigation Contractor. The Irrigation Contractor shall provide shop drawings for Landscape Consultant approval.

9. All substitutions shall be approved by the Landscape Consultant

10. The Landscape Contractor shall repair any damage resulting from work on site.

11. The Landscape Contractor shall provide 1 year of CLS level 1 maintenance (including watering) after the date of substantial completion.

12. All walls 3' or taller, all guards, all concrete footings and all rebar shall be designed by structural engineer. All walls shall be inspected and approved by geotechnical and structural engineer. Ensure positive drainage behind all walls.

LANDSCAPE TREE NOTES

1. All landscape construction activities have a high potential for causing damage to trees, roots and soil. The Landscape Contractor shall coordinate with the project Arborist prior to the start of landscape operations to avoid tree protection non-compliance and bylaw issues.

2. Install **temporary** tree protection fencing as per arborist report or tree protection plan. Maintain the fencing during building **construction**. No storage of materials or equipment, or any other activities are allowed within the protection zone during construction.

3. Tree barriers will be removed/repositioned when offsite works comence. Removal/repositioning of the tree barriers requires advance coordination and approval by the project arborist.

LANDSCAPE DESIGN RATIONALE:

The landscape design for this project supports the Mountain Village theme in both soft and hardscape design. The hardscape incorporates tumbled pavers reminiscent of mountain town villages with river tumbled boulders and indigenous, drought tolerant and naturalistic plantings.

Individual pedestrian entries to units at street level help will activate Lynn Valley Road frontage and increase livability by offering eyes on the street and pedestrian scale front yards. The main entry to the building is accessible and is accentuated with feature paving at the entry apron. A dry creek bed and seating node with feature paving at the Northwest corner of the site collects local water, and highlights ecological management of stormwater. Site furnishings at this node will be reflective of the surrounding neighbourhood.

The project has a minimal off slab footprint for rainwater management and majority of onsite stormwater is managed through the landscaped planters. Soil depths in the planters will filter and retain water during rain events for the plants to use and evapotranspirate. An underground stormwater tank provided by civil will receive the overflow of rainwater from other areas on the site. Our soil depth plan indicates overall soil volumes over slab.

Trees are being retained on the east and south side of the project and plantings adjacent to this will blend into a large amount of native and native like plant material. The parkade wall at the south of the project will be enhanced through stone veneer cladding interspersed with 'living screens'. Vines will grow on the screens, a shrub layer will be planted in front of the vines, and a groundcover layer planted in the shrubs for a layered planting effect.

A series of outdoor amenity spaces on Level 1 maximize on the southern exposure and offer various seating options and spaces for residents to enjoy. A planter at the south amenity space has been devoted to herb plantings and a row of dwarf blueberries for a shared edible landscape. The planting palette at the south is comprised of a variety of cluster of broadleaf evergreens, coniferous trees, feature deciduous shrubs, and ornamental grasses reminiscent of a mountain village. Textures, bark and flowers will offer seasonal interest year-round, while also providing bird habitat and bee pollination.

Date	Issue Notes
2025-04-28	Issued for Rezoning / DP 1
2024-09-05	Draft for Coordination
2024-05-09	Reissue for DP
2024-05-03	Draft for team coordination
2023-09-19	Issue for ADP
2023-08-01	Issue for DP

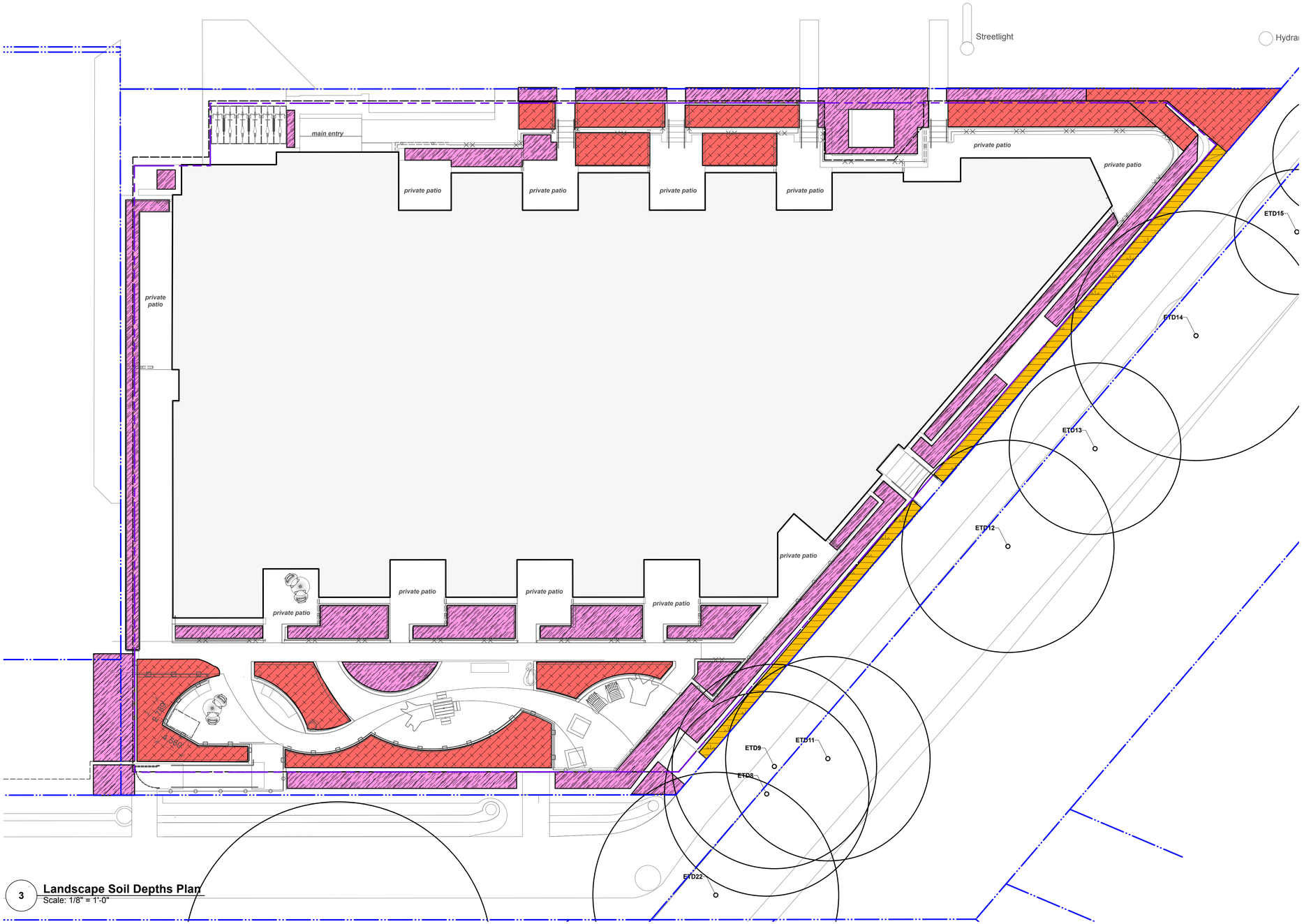
Seal

Prospect & Refuge
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604-669-1003 info@prospectrefuge.ca
Building on over 25 years of history as Jonathan Losee, Ltd.

Project Title and Address
6-Storey Multi-Family Residential Building
1149 & 1155 Lynn Valley Road

Sheet Title
Landscape Materials and Layout Plan

Project No.	Scale
2023-08	1/8" = 1'-0"
Project Manager: Christy Voelker	Sheet No.: L2a
Reviewed By: AS	



3 **Landscape Soil Depths Plan**
Scale: 1/8" = 1'-0"

0 10 15 20 FT

LANDSCAPE GENERAL NOTES

1. All Landscape material and execution shall conform to the Canadian Landscape Standard; all applicable and noted codes, bylaws and specifications; and life-safety requirements.

2. Do not construct from these drawings unless marked "Issued For Construction".

3. The Landscape Contractor shall submit all questions, reports, inquiries and requests pertaining to these drawings or their execution in writing to the Landscape Consultant.

4. Existing condition plans were prepared by others and actual conditions may vary from those shown. The Landscape Contractor shall conduct a site visit to review existing conditions and report all discrepancies between the plans and actual site to the Landscape Consultant prior to construction. The Landscape Contractor shall assume responsibility for actual site conditions (including subsurface).

5. The Landscape Contractor shall conduct a site visit and review to determine the extent of work required (including but not limited to demolition, preparation and removals). Landscape Contractor shall report any discrepancies between the required and proposed work, to the Landscape Architect prior to construction.

6. The Landscape Contractor shall verify all scaled and written dimensions in the contract drawings and on site prior to construction. The Landscape Contractor shall report any discrepancies or incompatibilities to the Landscape Consultant.

7. Provide positive grades away from buildings and toward lawn drains and catch basins. Slope away from building at a minimum of 2%.

8. All landscaping shall have a high efficiency irrigation system to IIABC standards. Unless otherwise specified, the irrigation system shall be design-built by the Irrigation Contractor. The Irrigation Contractor shall provide shop drawings for Landscape Consultant approval.

9. All substitutions shall be approved by the Landscape Consultant

10. The Landscape Contractor shall repair any damage resulting from work on site.

11. The Landscape Contractor shall provide 1 year of CLS level 1 maintenance (including watering) after the date of substantial completion.

12. All walls 3' or taller, all guards, all concrete footings and all rebar shall be designed by structural engineer. All walls shall be inspected and approved by geotechnical and structural engineer. Ensure positive drainage behind all walls.

LEGEND

- Property Line
- Tree protection fence
- soil 6"
- soil 24"
- soil 36"

Date	Issue Notes
2025-04-28	Issued for Rezoning / DP 1
2024-09-05	Draft for Coordination
2024-05-09	Reissue for DP
2024-05-03	Draft for team coordination
2023-09-19	Issue for ADP
2023-08-01	Issue for DP

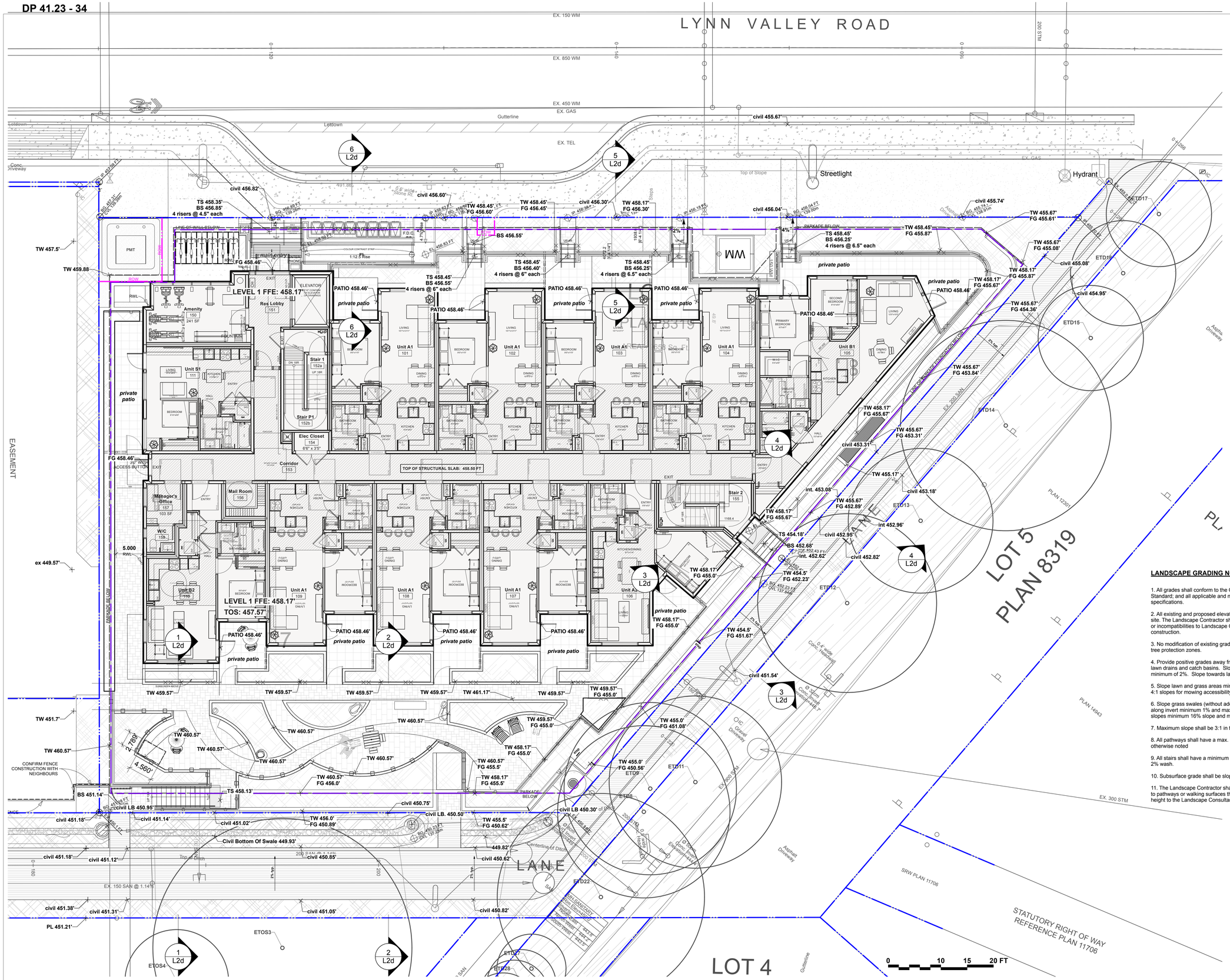
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604-669-1003 info@prospectrefuge.ca
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Project Title and Address
6-Storey Multi-Family Residential Building
1149 & 1155 Lynn Valley Road

Sheet Title
Landscape Soil Depths Plan

Project No. 2023-08
Scale 1/8" = 1'-0"
Project Manager Christy Voelker
Reviewed By AS
Sheet No. L2b



LEGEND

- Property Line
- Tree protection fence

LINES & SYMBOLS

- Perf pipe
- Drain clean out
- Bi-level area drain
- Drainage direction (5%)
- 300mm Gravel drip strip
- Proposed Contour
- Spot Elevation (98.5' +)

ABBREVIATIONS

T.O.S.	Top of Slab
TS	Top of Stairs
BS	Bottom of Stairs
TW	Top of Wall
FG	Finish Grade
civil	civil proposed grade
int.	interpolated grade

LANDSCAPE GRADING NOTES

1. All grades shall conform to the Canadian Landscape Standard; and all applicable and noted codes, bylaws and specifications.

2. All existing and proposed elevations shall be verified on site. The Landscape Contractor shall report any discrepancies or incompatibilities to Landscape Consultant prior to construction.

3. No modification of existing grades shall take place within tree protection zones.

4. Provide positive grades away from buildings and toward lawn drains and catch basins. Slope away from building at a minimum of 2%. Slope towards lawn basins at minimum 4%.

5. Slope lawn and grass areas minimum 2% and maximum 4:1 slopes for mowing accessibility

6. Slope grass swales (without additional erosion protection) along invert minimum 1% and maximum 10% and along side slopes minimum 16% slope and maximum 3:1 slope.

7. Maximum slope shall be 3:1 in tree planting areas

8. All pathways shall have a max. slope of 5% unless otherwise noted

9. All stairs shall have a minimum 1.5% slope and maximum 2% wash.

10. Subsurface grade shall be sloped towards drainage pipe

11. The Landscape Contractor shall report any drops adjacent to pathways or walking surfaces that exceed 600mm (24") in height to the Landscape Consultant

Date	Issue Notes
2025-04-28	Issued for Rezoning / DP 1
2024-09-05	Draft for Coordination
2024-05-09	Reissue for DP
2024-05-03	Draft for team coordination
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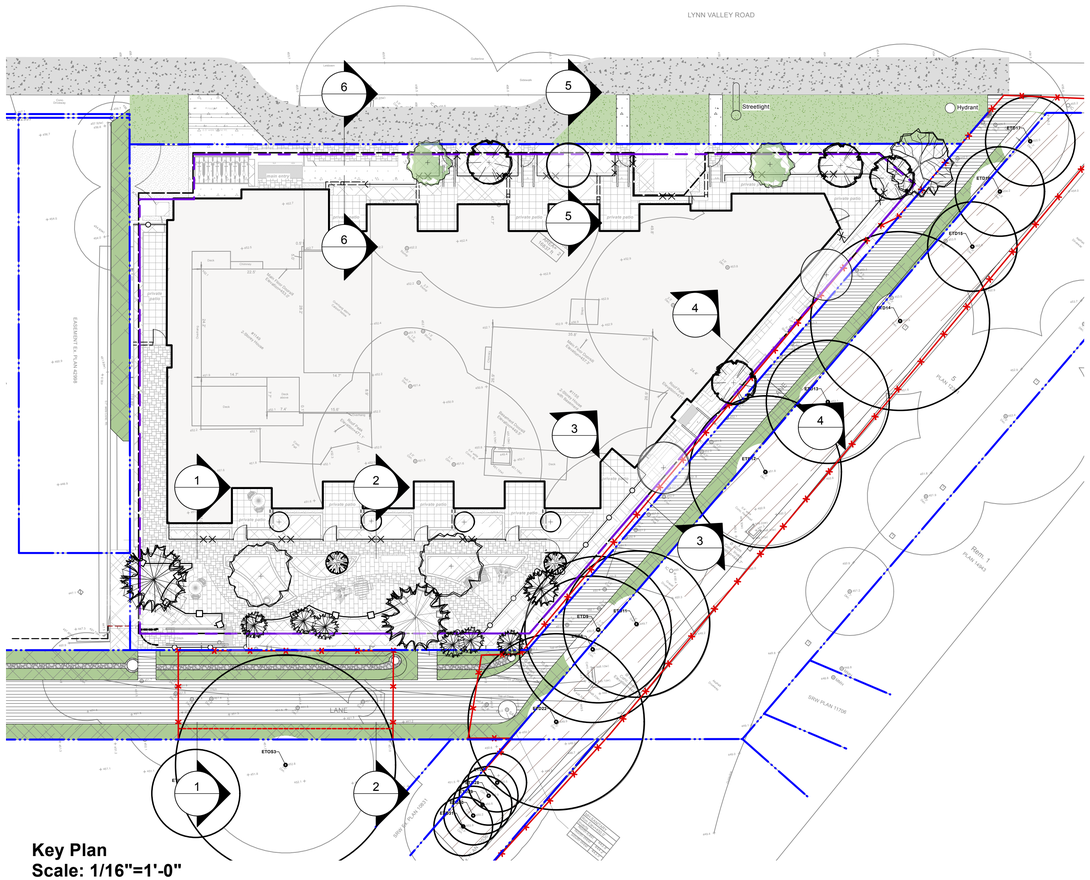
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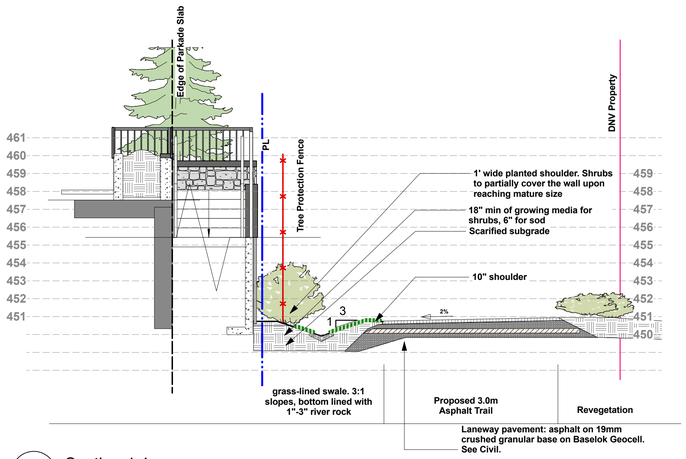
Project Title and Address
6-Storey Multi-Family Residential Building
1149 & 1155 Lynn Valley Road

Sheet Title
Landscape Grading and Dimensions Plan

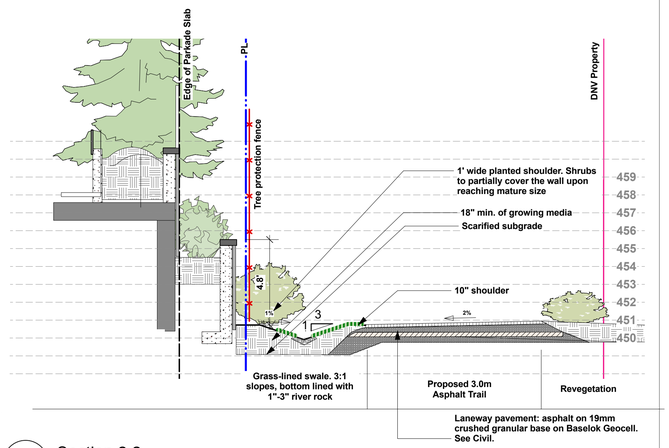
Project No.	Scale
2023-08	1/8" = 1'-0"
Project Manager: Christy Voelker	Sheet No.: L2c
Reviewed By: AS	



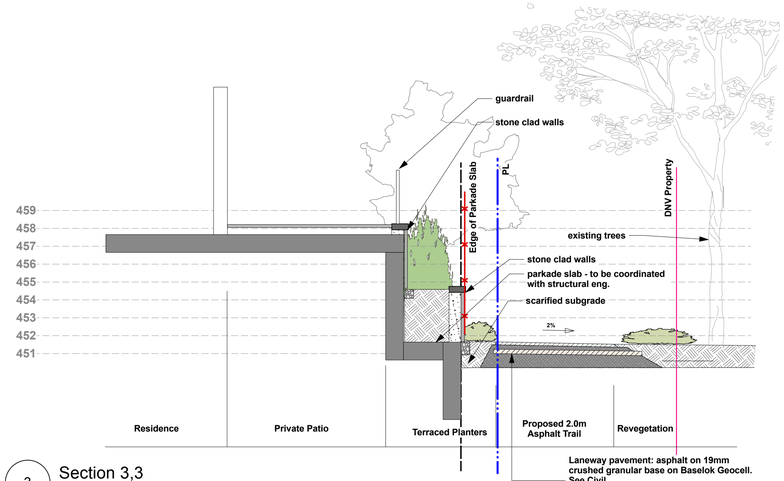
Key Plan
Scale: 1/16"=1'-0"



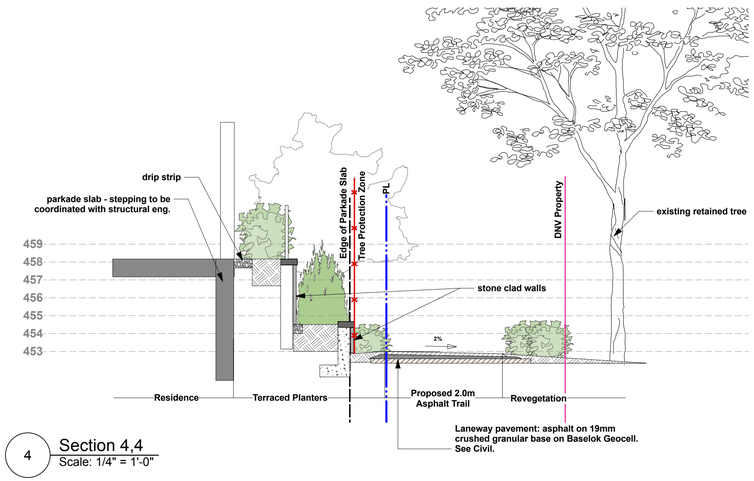
1 Section 1,1
Scale: 1/4" = 1'-0"



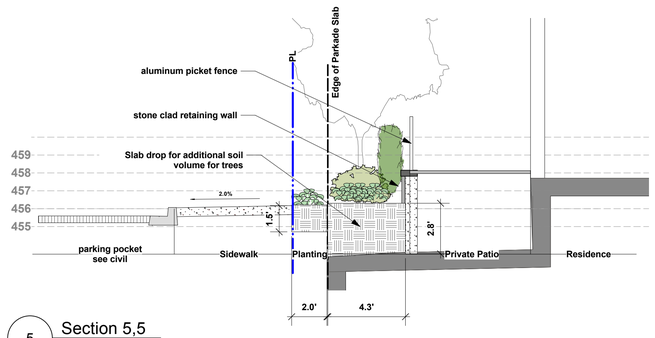
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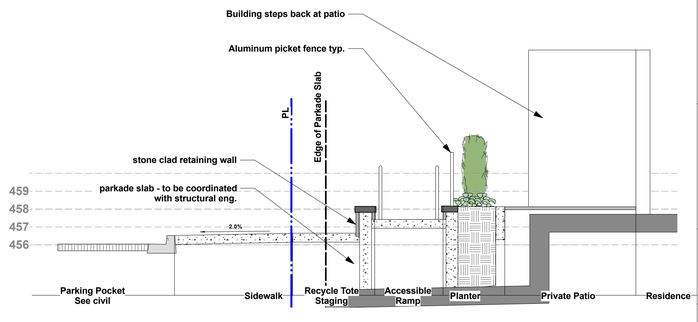
3 Section 3,3
Scale: 1/4" = 1'-0"



4 Section 4,4
Scale: 1/4" = 1'-0"



5 Section 5,5
Scale: 1/4" = 1'-0"



6 Section 6,6
Scale: 1/4" = 1'-0"

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Seal

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Project Title and Address
6-Storey Multi-Family Residential Building
1149 & 1155 Lynn Valley Road

Sheet Title
Landscape Site Sections

Project No. 2023-08
Scale 1/8" = 1'-0"
Project Manager Christy Voelker
Sheet No. L2d
Reviewed By AS



Erica Springwood White Pink



Carex Ice 'Dance'



Bergenia cordifolia



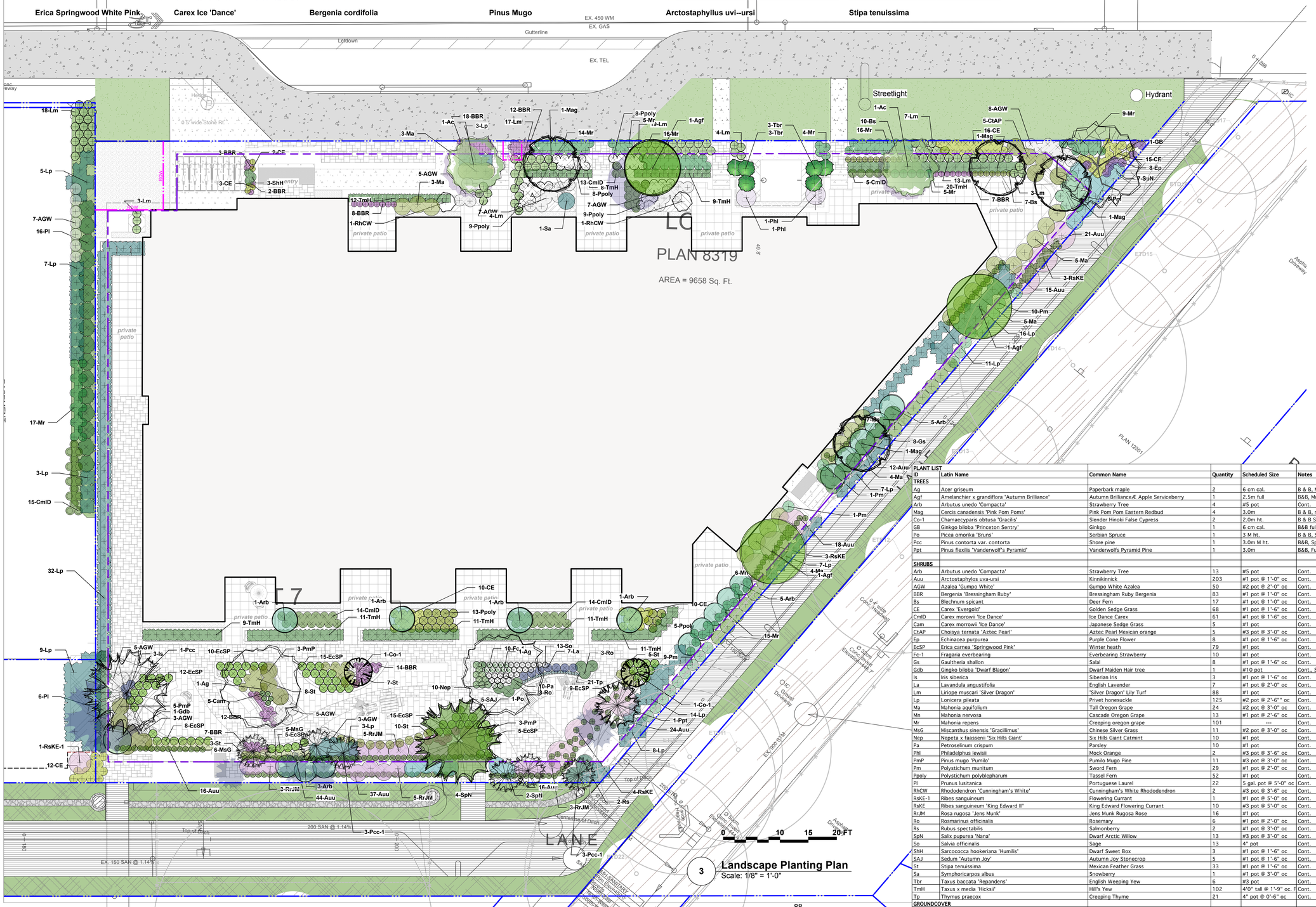
Pinus Mugo



Arctostaphyllus uvi--ursi



Stipa tenuissima



3 **Landscape Planting Plan**
Scale: 1/8" = 1'-0"

LANDSCAPE PLANTING NOTES

1. All planting materials and execution shall conform to the current edition of the Canadian Landscape Standard (CLS) as a minimum acceptable standard.

2. Plant material shall be sourced from Washington State and BC.

3. Landscape Contractor shall submit a soil report for each soil type specified on site (including all imported soil and existing soil intended for re-use), to Landscape Consultant for approval prior to soil delivery to site. Soil report shall be dated no more than one month before submittal. Soil report shall include CLS measures of soil quality per specified soil type and recommendations for amendment.

4. Landscape Contractor shall amend approved soils per instruction of soil report. Provide documentation of fertilizer and lime applications and rates during the installation and maintenance periods.

5. The prepared sub-grade shall be approved by the Consultant prior to application of top soil mixtures and finish grading. Compacted subgrades shall be scarified to a minimum depth of 6" (150mm) immediately before placing growing medium.

6. The Landscape Contractor shall report discrepancies between plant quantities in the plant list and plan to the Landscape Consultant prior to ordering plant material. Where there is a discrepancy the plan shall supersede the list.

7. All plant material, sod and seeds shall be approved by Landscape Consultant prior to delivery on site. The Landscape Contractor shall provide photographs with scale reference for trees and location information for container stock to the Landscape Consultant prior to the Landscape Consultant scheduling a field inspection. The Landscape Contractor shall provide cutsheets or samples of sod and seeds for approval. Plant material, sod and seeds rejected on site shall be replaced by the Landscape Contractor at no cost to the Owner.

8. Plant material, sod and seed substitutions shall not be made without the written approval of the Landscape Consultant.

9. All plant material (including root balls) shall be free of pernicious weeds, sod, disease, infestation and infection. Plant material shall be supplied by nurseries who are certified by the Clean Plants program, Canadian Nursery Certification Institute (CNCI), current certification standard http://cleanplants.ca/. Non-conforming plant material provided by the Landscape Contractor shall be removed, disposed of and replaced at the Landscape Contractor's expense.

10. If obstructions or other conditions detrimental to healthy plant growth are encountered, the Landscape Contractor shall notify the Landscape Consultant and request additional instructions.

11. The exact location of trees shall be determined on site and field fit as required. The Landscape Consultant shall approve the final location of trees prior to planting.

12. Plants shall not be pruned prior to delivery unless otherwise noted by the Landscape Consultant

13. Install composted organic mulch to CLS standard on all shrub beds after planting and rake smooth. Follow CLS standards for depth and installation.

14. The Landscape Contractor shall provide level 1 maintenance per CLS standard for landscape type and a guarantee for all plant material, for 1 year after the date of substantial completion. Plants installed prior to June (Between Jan 1 and June 1) shall be under extended warranty until June 1 of the following year.

15. Offsite planting shall have landowner approval (municipal or otherwise) prior to installation. Size, species and location require approval at the time of installation.

16. All landscaping shall have a high efficiency irrigation system to IIABC standards. Unless otherwise specified, the irrigation system shall be design-built by the Irrigation Contractor. The Irrigation Contractor shall provide shop drawings for Landscape Consultant approval.

PLANT LIST

ID	Latin Name	Common Name	Quantity	Scheduled Size	Notes
TREES					
Ag	Acer griseum	Paperbark maple	2	6 cm cal.	B & B, Multi-stem, Specimen Dense Tree
Agf	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance4E Apple Serviceberry	1	2.5m full	B&B, Multi-stem
Arb	Arbutus unedo 'Compacta'	Strawberry Tree	4	#5 pot	Cont.
Mag	Cercis canadensis 'Pink Pom Poms'	Pink Pom Pom Eastern Redbud	4	3.0m	B & B, multistem, Specimen
Co-1	Chamaecyparis obtusa 'Gracilis'	Slender Hinoki False Cypress	2	2.0m ht.	B & B Specimen
GB	Ginkgo biloba 'Princeton Sentry'	Ginkgo	1	6 cm cal.	B&B full specimen, Uniform Branching
Po	Picea omorika 'Bruns'	Serbian Spruce	1	3 M ht.	B & B, Specimen, Full,
Pcc	Pinus contorta var. contorta	Shore pine	1	3.0m M ht.	B&B, Specimen, Alpine Aesthetic
Ppt	Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolfs Pyramid Pine	1	3.0m	B&B, Full, Bushy
SHRUBS					
Arb	Arbutus unedo 'Compacta'	Strawberry Tree	13	#5 pot	Cont.
Auu	Arctostaphylos uva-ursi	Kinnikinnick	203	#1 pot @ 1'-0" oc	Cont.
AGW	Azalea 'Gumpo White'	Gumpo White Azalea	50	#2 pot @ 2'-0" oc	Cont.
BBR	Bergenia 'Bressingham Ruby'	Bressingham Ruby Bergenia	83	#1 pot @ 1'-0" oc	Cont.
Bs	Blechnum spicant	Deer Fern	17	#1 pot @ 1'-0" oc	Cont.
CE	Carex 'Evergold'	Golden Sedge Grass	68	#1 pot @ 1'-6" oc	Cont.
CmlD	Carex morowii 'Ice Dance'	Ice Dance Carex	61	#1 pot @ 1'-6" oc	Cont.
Cam	Carex morrowii 'Ice Dance'	Japanese Sedge Grass	5	#1 pot	Cont.
CtAP	Choisya ternata 'Aztec Pearl'	Aztec Pearl Mexican orange	5	#3 pot @ 3'-0" oc	Cont.
Ep	Echinacea purpurea	Purple Cone Flower	8	#1 pot @ 1'-6" oc	Cont.
EcSP	Erica carnea 'Springwood Pink'	Winter heath	79	#1 pot	Cont.
Fc-1	Fragaria everbearing	Everbearing Strawberry	10	#1 pot	Cont.
Gs	Gaultheria shallon	Salal	8	#1 pot @ 1'-6" oc	Cont.
Gdb	Gingko biloba 'Dwarf Blagon'	Dwarf Maiden Hair tree	1	#10 pot	Cont., Specimen
Is	Iris siberica	Siberian Iris	3	#1 pot @ 1'-6" oc	Cont.
La	Lavandula angustifolia	English Lavender	7	#1 pot @ 2'-0" oc	Cont.
Lm	Liriope muscari 'Silver Dragon'	'Silver Dragon' Lily Turf	88	#1 pot	Cont.
Lp	Lonicera pileata	Privet honeuckle	125	#2 pot @ 2'-6"" oc	Cont.
Ma	Mahonia aquifolium	Tall Oregon Grape	24	#2 pot @ 3'-0" oc	Cont.
Mn	Mahonia nervosa	Cascade Oregon Grape	13	#1 pot @ 2'-6" oc	Cont.
Mr	Mahonia repens	Creeping oregon grape	101	---	Cont.
MsG	Miscanthus sinensis 'Gracillimus'	Chinese Silver Grass	11	#2 pot @ 3'-0" oc	Cont.
Nep	Nepeta x faassenii 'Six Hills Giant'	Six Hills Giant Catmint	10	#1 pot	Cont.
Pa	Petroselinum crispum	Parsley	10	#1 pot	Cont.
Phl	Philadelphus lewisii	Mock Orange	2	#3 pot @ 3'-6" oc	Cont.
PmP	Pinus mugo 'Pumilo'	Pumilo Mugo Pine	11	#3 pot @ 3'-0" oc	Cont.
Pm	Polystichum munitum	Sword Fern	29	#1 pot @ 2'-0" oc	Cont.
Ppoly	Polystichum polyblepharum	Tassel Fern	52	#1 pot	Cont.
Pl	Prunus lusitanica	Portuguese Laurel	22	5 gal. pot @ 5'-0" oc	Cont.
RhCW	Rhododendron 'Cunningham's White'	Cunningham's White Rhododendron	2	#3 pot @ 3'-6" oc	Cont.
RsKE-1	Ribes sanguineum	Flowering Currant	1	#1 pot @ 5'-0" oc	Cont.
RsKE	Ribes sanguineum 'King Edward III"	King Edward Flowering Currant	10	#3 pot @ 5'-0" oc	Cont.
RrJM	Rosa rugosa 'Jens Munk'	Jens Munk Rugosa Rose	16	#1 pot	Cont.
Ro	Rosmarinus officinalis	Rosemary	6	#1 pot @ 2'-0" oc	Cont.
Rs	Rubus spectabilis	Salmonberry	2	#1 pot @ 3'-0" oc	Cont.
SpN	Salix pupurea 'Nana'	Dwarf Arctic Willow	13	#3 pot @ 3'-0" oc	Cont.
So	Salvia officinalis	Sage	13	4" pot	Cont.
ShH	Sarcococca hookeriana 'Humilis'	Dwarf Sweet Box	3	#1 pot @ 1'-6" oc	Cont.
SAJ	Sedum 'Autumn Joy'	Autumn Joy Stonecrop	5	#1 pot @ 1'-6" oc	Cont.
St	Stipa tenuissima	Mexican Feather Grass	33	#1 pot @ 1'-6" oc	Cont.
Sa	Symphoricarpos albus	Snowberry	1	#1 pot @ 3'-0" oc	Cont.
Tbr	Taxus baccata 'Repandens'	English Weeping Yew	6	#3 pot	Cont.
TmH	Taxus x media 'Hicksii'	Hill's Yew	102	4'0" tall @ 1'-9" oc.	Cont.
Tp	Thymus praecox	Creeping Thyme	21	4" pot @ 0'-6" oc	Cont.
GROUNDCOVER					
Assorted perennials selected by Landscape Architect			50	#1 pot	Cont.

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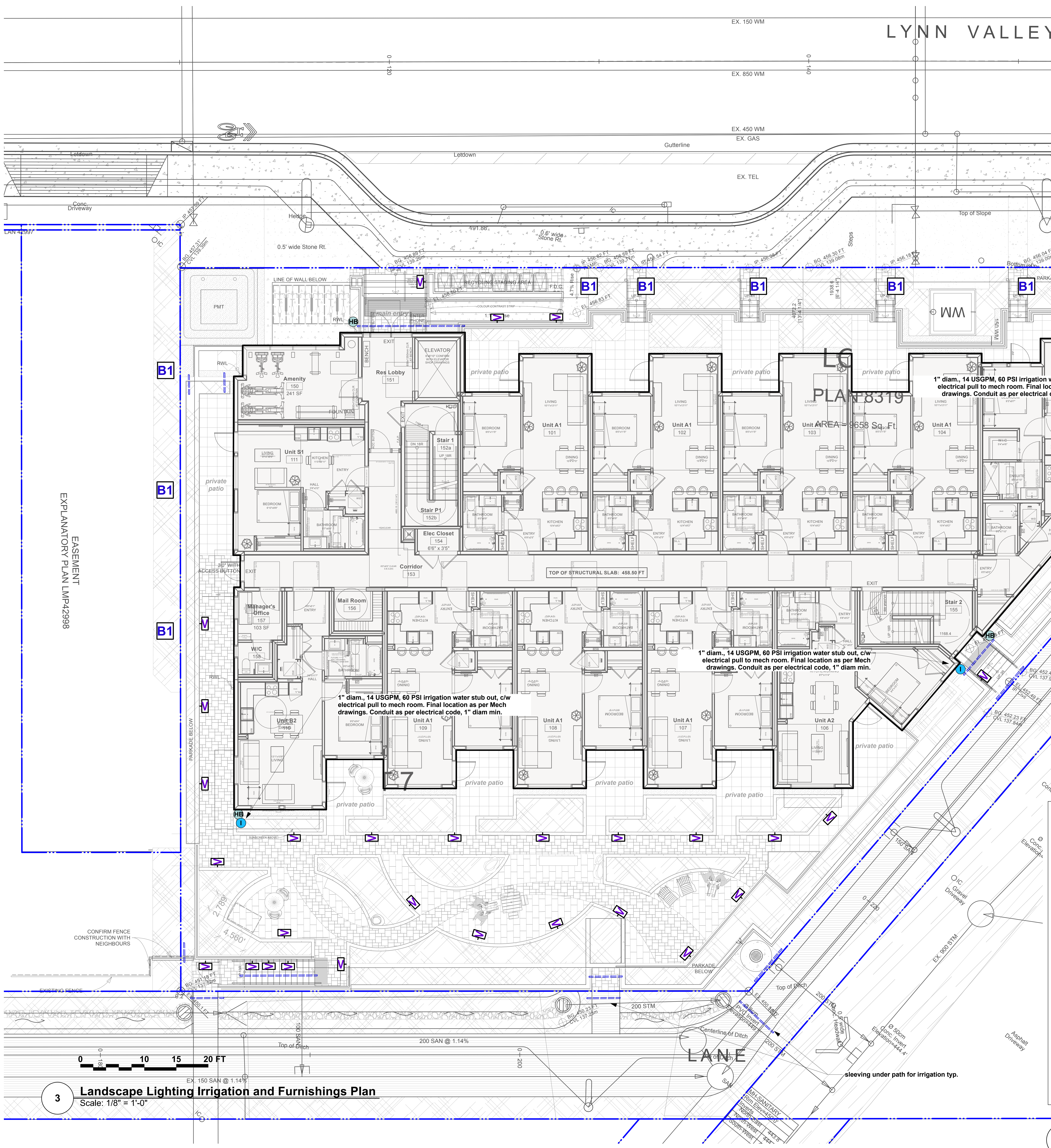
Seal

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Project Title and Address
6-Storey Multi-Family Residential Building
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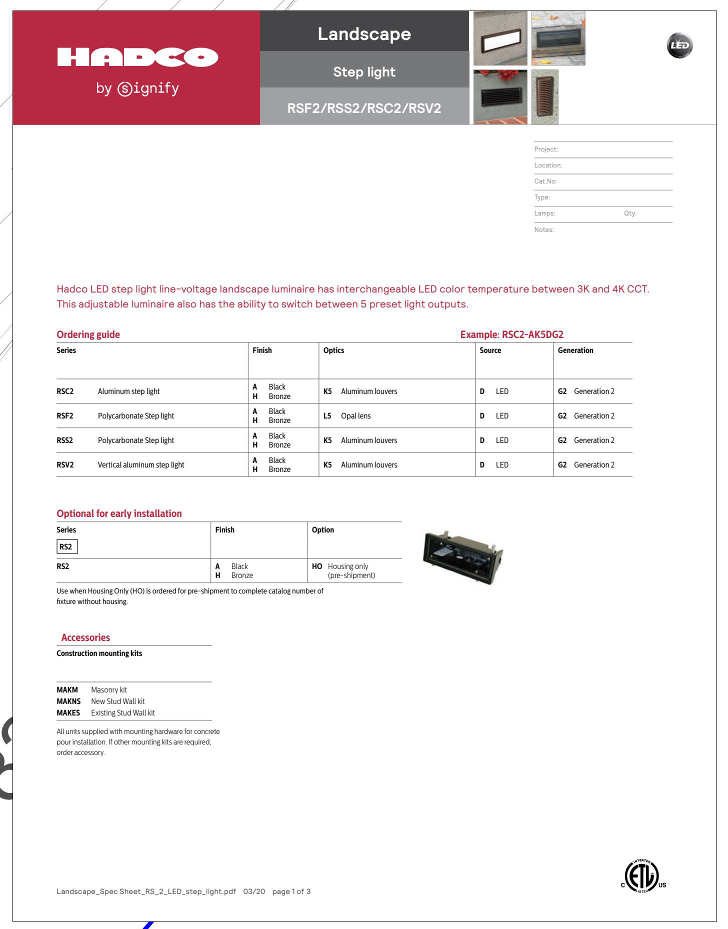
Sheet Title
Landscape Planting Plan

Project No.	Scale
2023-08	1/8" = 1'-0"
Project Manager: Christy Voelker	Sheet No.: L3
Reviewed By: AS	



3 Landscape Lighting Irrigation and Furnishings Plan

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



HADCO by Signify

Landscape

Step light

RSF2/RSS2/RSC2/RSV2

Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

Hadco LED step light line-voltage landscape luminaire has interchangeable LED color temperature between 3K and 4K CCT. This adjustable luminaire also has the ability to switch between 5 preset light outputs.

Ordering guide — Example: RSC2-AK5DG2

Series		Finish	Optics	Source	Generation
RSC2	Aluminum step light	A Black H Bronze	K5 Aluminum louvers	D LED	G2 Generation 2
RSF2	Polycarbonate Step light	A Black H Bronze	L5 Opal lens	D LED	G2 Generation 2
RSS2	Polycarbonate Step light	A Black H Bronze	K5 Aluminum louvers	D LED	G2 Generation 2
RSV2	Vertical aluminum step light	A Black H Bronze	K5 Aluminum louvers	D LED	G2 Generation 2

Optional for early installation

Series	Finish	Option
RS2		
RS2	A Black H Bronze	HO Housing only (pre-shipment)

Use when Housing Only (HO) is ordered for pre-shipment to complete catalog number of fixture without housing.

Accessories

Construction mounting kits

MAKM Masonry kit
MAKNS New Stud Wall kit
MAKES Existing Stud Wall kit

All units supplied with mounting hardware for concrete pour installation. If other mounting kits are required, order accessory.

Landscape_Spec Sheet_RS_2_LED_step_light.pdf 03/20 page 1 of 3

4 Landscape Step/Wall Light

Scale: NTS



Project		Catalog #		Type	
Prepared by		Notes		Date	

Lumière

EON 303-B1-LEDB2

Bollard

Typical Applications

Hospitality • Commerical Landscape • Outdoor Area/Site • Residential • Architectural

Interactive Menu
- Order Information page 2
- Product Specifications page 2
- Lumen Maintenance page 3
- Product Warranty

Product Certification

Product Features

Top Product Features
- Full Cut Off Downlight, 12", 24", 36" or 42" height
- 2700K, 3000K or 3500 or 4000K Color Temperature and Amber (585-595nm)
- Type II, Type IV or Type V Optics with clear glass sealed lens
- Patented AccuLED OpticsTM System
- Universal Input LED Driver Included (120 - 277V, 50/60 Hz)
- ELV or 0-10 Dimming

Dimensions

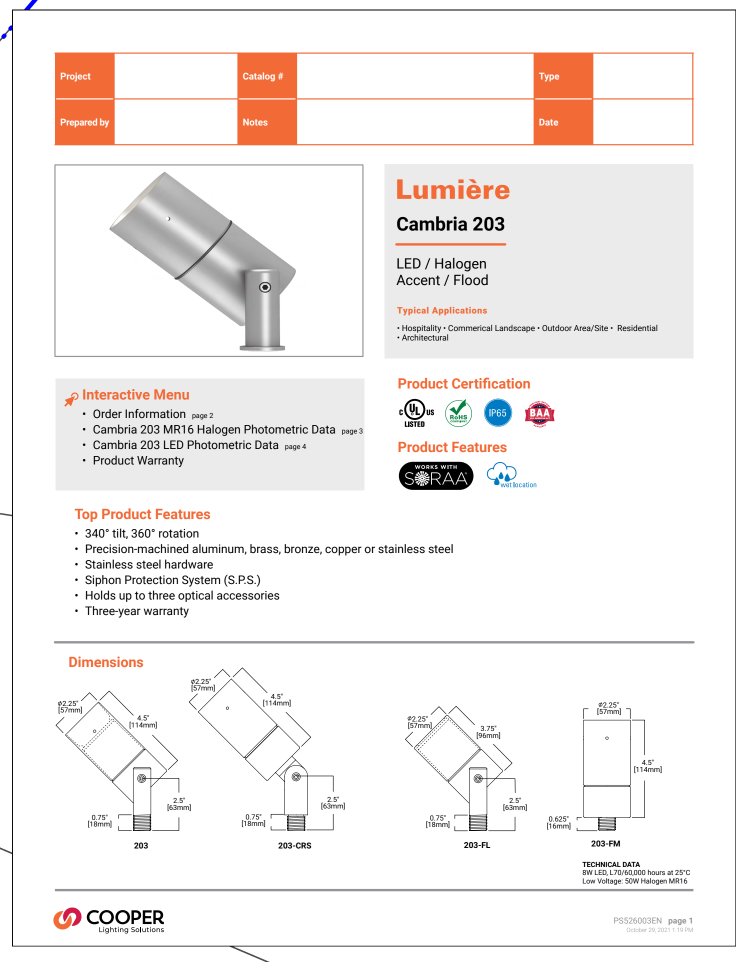
TECHNICAL DATA
50°C Maximum Temperature Rating
External Supply Wiring 90°C Minimum

COOPER Lighting Solutions

PS526024EN page 1

5 Landscape bollard light

Scale: NTS



Project		Catalog #		Type	
Prepared by		Notes		Date	

Lumière

Cambria 203

LED / Halogen
Accent / Flood

Typical Applications

• Hospitality • Commerical Landscape • Outdoor Area/Site • Residential • Architectural

Interactive Menu
- Order Information page 2
- Cambria 203 MR16 Halogen Photometric Data page 3
- Cambria 203 LED Photometric Data page 4
- Product Warranty

Product Certification

Product Features

Top Product Features
- 340° tilt, 360° rotation
- Precision-machined aluminum, brass, bronze, copper or stainless steel
- Stainless steel hardware
- Siphon Protection System (S.P.S.)
- Holds up to three optical accessories
- Three-year warranty

Dimensions

TECHNICAL DATA
8W LED, L70/60,000 hours at 25°C
Low Voltage: 50W Halogen MR16

COOPER Lighting Solutions

PS526003EN page 1

6 Landscape spotlight (feature light)

Scale: NTS

LEGEND

DETAIL

▭	Property Line

LIGHTING

V	Wall/Step Light
U1	Feature Light
B1	Landscape Bollard

IRRIGATION AND HOSE BIBS ON SITE

I	approx. location of irrigation water stub out.
HB	approx. location of water hose bib
═ ═ ═	2" dia. sch. 40 sleeving below paths, paving, and PIP planter walls where required typ.

IRRIGATION OFF SITE

M	approx. location of 1" irrigation water stub out, c/w electrical pull.
◐	control valve for separately metered offsite , automous irrigation system for east and south offsite landscape. Drip irrigation installed per arborist requirements.
═ ═ ═	2" dia. sch. 40 sleeving below paths, paving, and PIP planter walls where required typ.

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Sheet Title

Landscape Lighting & Irrigation Plan - Onsite

Project No.	Scale
2023-08	1/8" = 1'-0"

Project Manager	Sheet No.
Christy Voelker	L4
Reviewed By	
AS	

LANDSCAPE GENERAL NOTES

1. All Landscape material and execution shall conform to the Canadian Landscape Standard; all applicable and noted codes, bylaws and specifications; and life-safety requirements.

2. Do not construct from these drawings unless marked "Issued For Construction".

3. The Landscape Contractor shall submit all questions, reports, inquiries and requests pertaining to these drawings or their execution in writing to the Landscape Consultant.

4. Existing condition plans were prepared by others and actual conditions may vary from those shown. The Landscape Contractor shall conduct a site visit to review existing conditions and report all discrepancies between the plans and actual site to the Landscape Consultant prior to construction. The Landscape Contractor shall assume responsibility for actual site conditions (including subsurface).

5. The Landscape Contractor shall conduct a site visit and review to determine the extent of work required (including but not limited to demolition, preparation and removals). Landscape Contractor shall report any discrepancies between the required and proposed work, to the Landscape Architect prior to construction.

6. The Landscape Contractor shall verify all scaled and written dimensions in the contract drawings and on site prior to construction. The Landscape Contractor shall report any discrepancies or incompatibilities to the Landscape Consultant.

7. Provide positive grades away from buildings and toward lawn drains and catch basins. Slope away from building at a minimum of 2%.

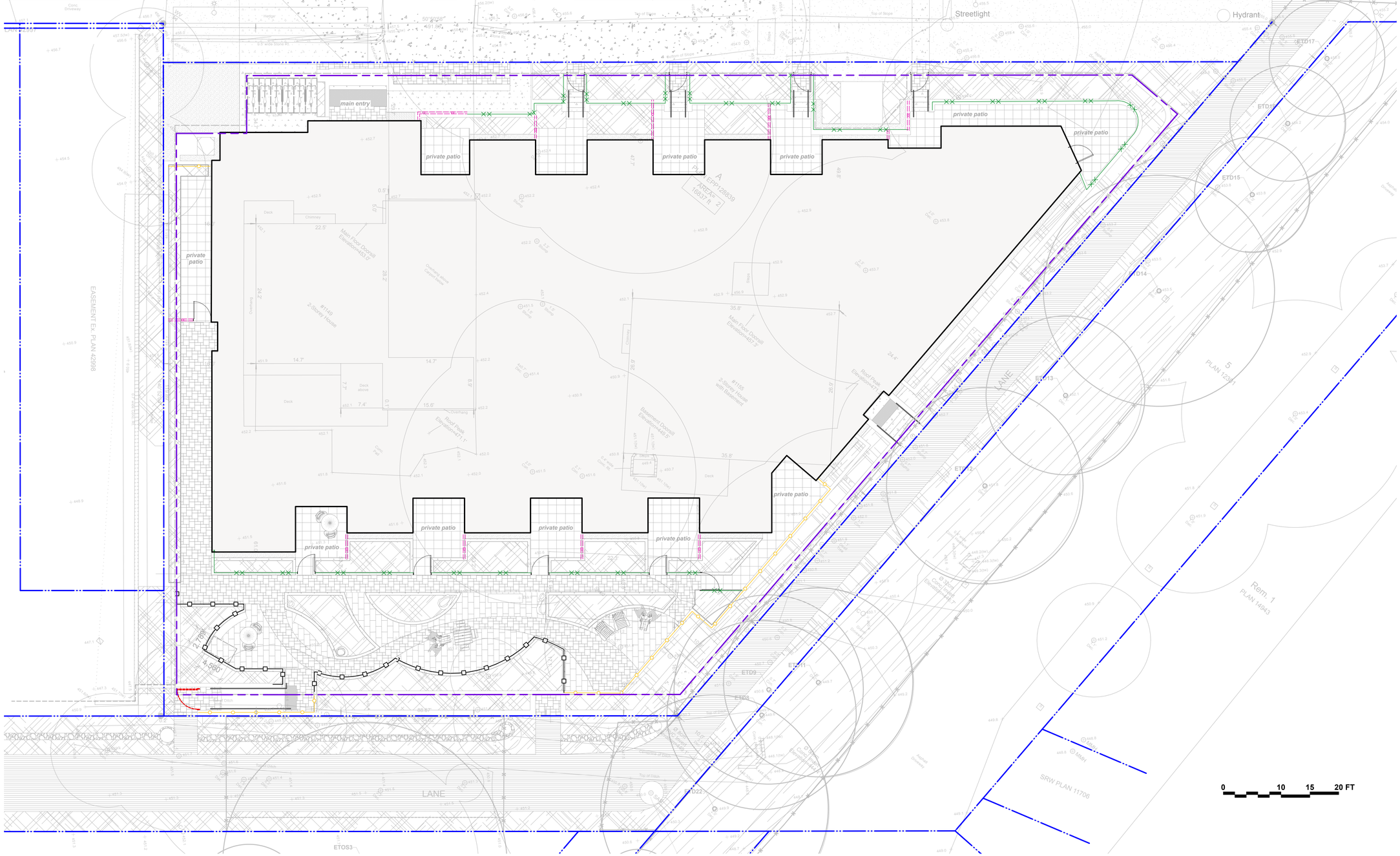
8. All landscaping shall have a high efficiency irrigation system to IIABC standards. Unless otherwise specified, the irrigation system shall be design-built by the Irrigation Contractor. The Irrigation Contractor shall provide shop drawings for Landscape Consultant approval.

9. All substitutions shall be approved by the Landscape Consultant

10. The Landscape Contractor shall repair any damage resulting from work on site.

11. The Landscape Contractor shall provide 1 year of CLS level 1 maintenance (including watering) after the date of substantial completion.

12. All walls 3' or taller, all guards, all concrete footings and all rebar shall be designed by structural engineer. All walls shall be inspected and approved by geotechnical and structural engineer. Ensure positive drainage behind all walls.



LEGEND

		DETAIL
	Property Line	
	Tree protection fence	
FENCING AND GATES		
	SCREEN: Privacy between units, 6' Ht	5 L6c
	FENCE/GUARDRAIL: 42" Ht	2 L6c
	FENCE: 36" Ht. metal picket see plan	7 L6c
	FENCE: +/-12" Ht. metal picket at top of wall to achieve guardrail height - see plan	
	GATE: Private Entry. Design and finish to match adjacent fencing. Self closing hinges and key lock latches. Refer to details	3 L6c
	GATE: Common Area Access. Design and finish to match adjacent fencing. Key fob access. Clear access width and mechanisms as required to meet fire and code requirements. Refer to details	

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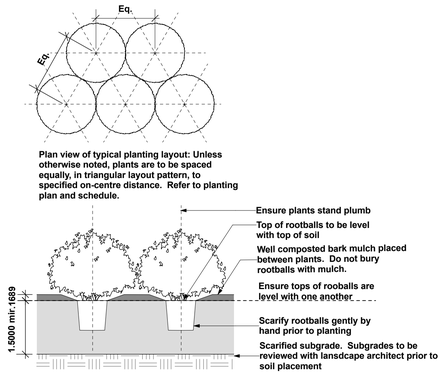
Seal

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Sheet Title
Landscape Fences and Gates Plan

Project No.	Scale
2023-08	1/8" = 1'-0"
Project Manager: Christy Voelker	Sheet No. L5
Reviewed By: AS	

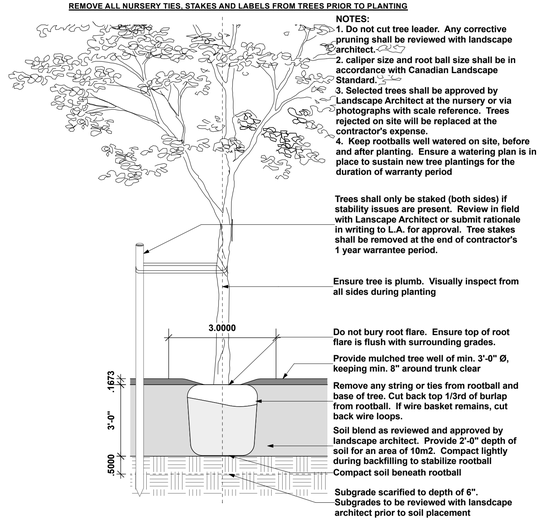


Plan view of typical planting layout: Unless otherwise noted, plants are to be spaced equally, in triangular layout pattern, to specified on-centre distance. Refer to planting plan and schedule.

NOTES:
1. Min. container size and root spread to comply with BC Landscape Standard for Nursery Stock - current edition.
2. Prune all damaged, diseased, and dead limbs.
3. Keep roots moist during installation: water container stock well prior to planting and following planting.

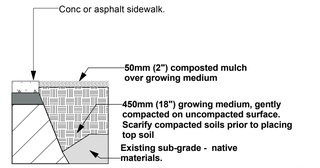
1 Shrub and Perennial Planting
Scale: 1/2" = 1'-0"

REMOVE ALL NURSERY TIES, STAKES AND LABELS FROM TREES PRIOR TO PLANTING



NOTES:
1. Do not cut tree leader. Any corrective pruning shall be reviewed with landscape architect.
2. caliper size and root ball size shall be in accordance with Canadian Landscape Standard.
3. Selected trees shall be approved by Landscape Architect at the nursery or via photographs with scale reference. Trees rejected on site will be replaced at the contractor's expense.
4. Keep rootballs well watered on site, before and after planting. Ensure a watering plan is in place to sustain new tree plantings for the duration of warranty period

2 Tree Planting
Scale: 1/2" = 1'-0"



Standard Growing Medium: Level 1 type 1P
Canadian Landscape Standards unless othe
noted.

-Supply sample to landscape architect for ap
Tree planting areas requires 3'-0" soil depth.
-Soil depths to meet or exceed Canadian Landscape Standard for growing medium:
On-Grade: 6" for irrigated turf, 9" non irrigate
for small shrubs & 24" for large shrubs and
for trees.

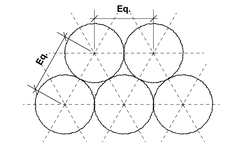
3 Top Soil on Grade
Scale: 1/2" = 1'-0"



Standard Growing Medium for Lawn offsite: Level 2 type 2L as per Canadian Landscape Standards unless otherwise noted.
Standard Growing Medium for Lawn onsite: Level 1 type 1H as per Canadian Landscape Standards unless otherwise noted.

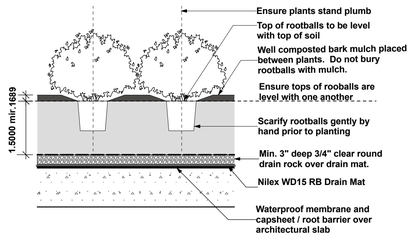
-Supply sample to landscape architect for approval
-Soil depths to meet or exceed Canadian Landscape Standard for growing medium:
On-Slab: 6" for irrigated turf, 9" for non-irrigated,

4 Sodded Lawn
Scale: 1/2" = 1'-0"

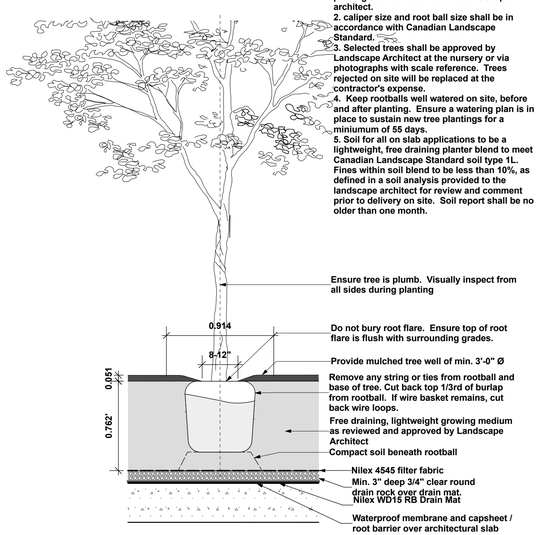


Plan view of typical planting layout: Unless otherwise noted, plants are to be spaced equally, in triangular layout pattern, to specified on-centre distance. Refer to planting plan and schedule.

NOTES:
1. Min. container size and root spread to comply with BC Landscape Standard for Nursery Stock - current edition.
2. Prune all damaged, diseased, and dead limbs.
3. Keep roots moist during installation - water container stock well prior to planting and following planting.
4. Soil for all on slab applications to be a lightweight, free draining planter blend to meet Canadian Landscape Standard soil type 1L. Fines within soil blend to be less than 10%, as defined in a soil analysis provided to the landscape architect for review and comment prior to delivery on site. Soil report shall be no older than one month.

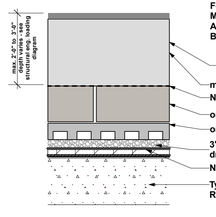


5 Shrub and Perennial Planting on slab
Scale: 1/2" = 1'-0"



NOTES:
1. Do not cut tree leader. Any corrective pruning shall be reviewed with landscape architect.
2. caliper size and root ball size shall be in accordance with Canadian Landscape Standard.
3. Selected trees shall be approved by Landscape Architect at the nursery or via photographs with scale reference. Trees rejected on site will be replaced at the contractor's expense.
4. Keep rootballs well watered on site, before and after planting. Ensure a watering plan is in place to sustain new tree plantings for a miniumum of 55 days.
5. Soil for all on slab applications to be a lightweight, free draining planter blend to meet Canadian Landscape Standard soil type 1L. Fines within soil blend to be less than 10%, as defined in a soil analysis provided to the landscape architect for review and comment prior to delivery on site. Soil report shall be no older than one month.

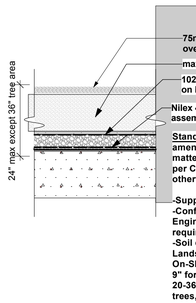
6 Tree Planting on slab
Scale: 1/2" = 1'-0"



Depth of polystyrene voiding varies - refer to arch. plans for top of slab and landscape plans for top of finish grade and structural eng. loading diagram for max. soil depths & their locations.

Do not allow for a depth of soil mix and mulch to exceed 24" or 36" pending location.
For Supply of Polystyrene:
Mansonville Plastics (BC) Ltd. 19402 - 56 Ave, Surrey,
British Columbia, Canada Tel: 604-534-8626

7 Top Soil with Voiding on Slab
Scale: 1/2" = 1'-0"



Standard Growing Medium: Level 1 type 1H amended by increasing the content of organic matter to 14-20%, max. 15% fines, 70-90% sand as per Canadian Landscape Standards unless otherwise noted.

-Supply sample to landscape architect for approval
-Confirm depths of soil over 24" with Structural Engineer or voiding added. Tree planting areas requires 3'-0" soil depth.
-Soil depths to meet or exceed Canadian Landscape Standard for growing medium:
On-Slab: 6" for irrigated turf, 9" for non-irrigated, 9" for Groundcover, 12-20" for small shrubs, 20-36" for large shrubs, 18-36" for small to medium trees, 36-48" for large trees

8 Top Soil on Slab
Scale: 1/2" = 1'-0"

Date	Issue Notes
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2024-09-05	Draft for Coordination
2024-05-09	Reissue for DP
2024-05-03	Draft for team coordination
2023-09-19	Issue for ADP
2023-08-01	Issue for DP

Seal

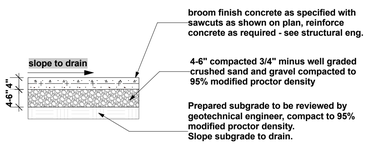
Prospect & Refuge
LANDSCAPE ARCHITECTS
#102-1661 W 2nd Ave Vancouver, BC V6J 1H3
604-669-1003 info@prospectrefuge.ca
Building on over 25 years of history as Jonathan Losee, Ltd.

Project Title and Address
6-Storey Multi-Family Residential Building
1149 & 1155 Lynn Valley Road

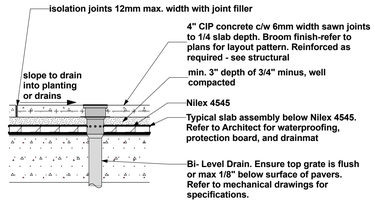
Sheet Title
Landscape Details

Project No.	Scale
2023-08	as noted
Project Manager: Christy Voelker	Sheet No.: L6a
Reviewed By: AS	

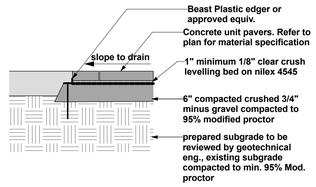
Notes:
Control Joints: 1/4" (6mm) wide sawcut to 1/3 depth of slab after firm enough to not cause damage, sawcut joints before random cracking including rebar, coordinate appropriate timing of sawcuts on site.
Isolation/Expansion Joints: 1/2" (12mm) max. width isolation/expansion joint with joint filler, max. 9m (30') apart. Layout coordinated in field by contractor
Contractor to confirm and provide layout of construction and control joints prior to installation



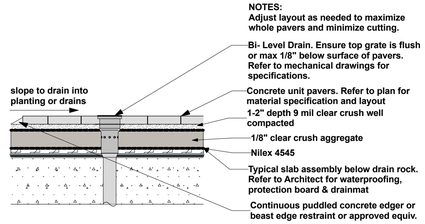
1 Pedestrian Cast in Place Concrete on Grade
Scale: 1/2" = 1'-0"



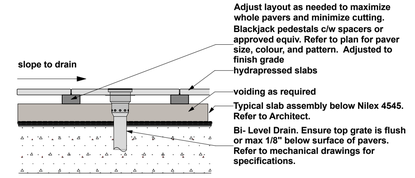
2 Pedestrian Cast in Place Concrete on Slab
Scale: 1/2" = 1'-0"



3 Concrete Unit Pavers on Grade
Scale: 1/2" = 1'-0"

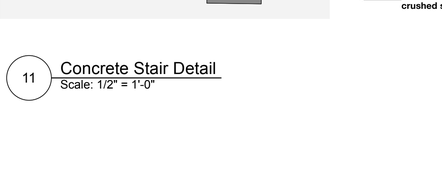


4 Concrete Unit Pavers on Slab
Scale: 1/2" = 1'-0"

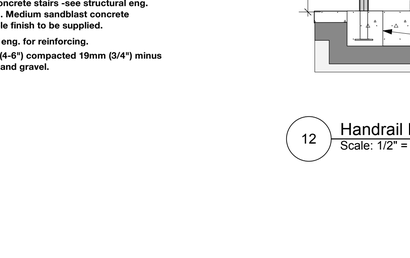


5 Paving Slabs on Pedestals on Slab
Scale: 1/2" = 1'-0"

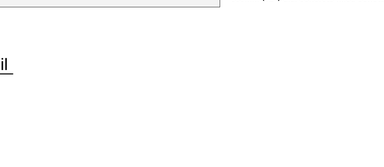
NOTES:
Adjust layout as needed to maximize whole pavers and minimize cutting.



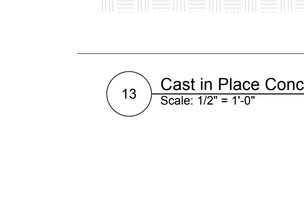
6 Paving Slabs on open graded aggregate on slab
Scale: 1/2" = 1'-0"



7 Tactile Warning Strip per BCBC
Scale: 1/2" = 1'-0"



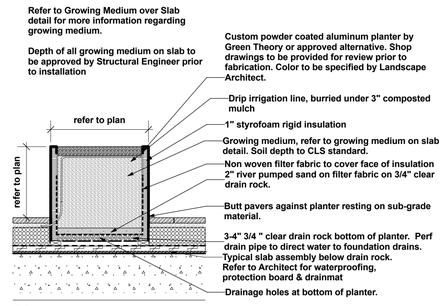
8 Drip Strip on Grade
Scale: 1/2" = 1'-0"



9 Drip Strip on Slab
Scale: 1/2" = 1'-0"

Refer to Growing Medium over Slab detail for more information regarding growing medium.

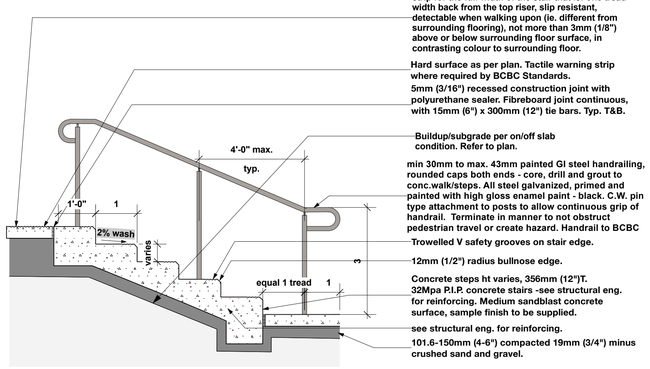
Depth of all growing medium on slab to be approved by Structural Engineer prior to installation



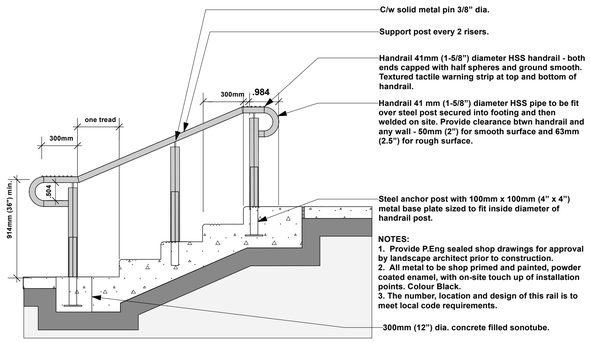
10 Aluminum Planter on Slab
Scale: 1/2" = 1'-0"

NOTES:
1. Install metal handrails as per BC Building Code Standards.
2. Field verify stair length, number of stairs, and railing length requirement. Refer to grading plan for top and bottom of stair elevations.
3. Refer to grading plan for riser heights.

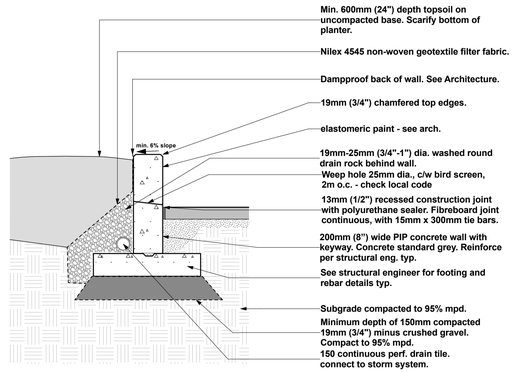
725mm (29") to 775mm (30") wide tactile warning strip for the full width of the stair that is: one tread width back from the top riser, slip resistant, detectable when walking upon (ie. different from surrounding flooring), not more than 3mm (1/8") above or below surrounding floor surface, in contrasting colour to surrounding floor.



11 Concrete Stair Detail
Scale: 1/2" = 1'-0"



12 Handrail Detail
Scale: 1/2" = 1'-0"



13 Cast in Place Concrete Retaining Wall on Grade
Scale: 1/2" = 1'-0"

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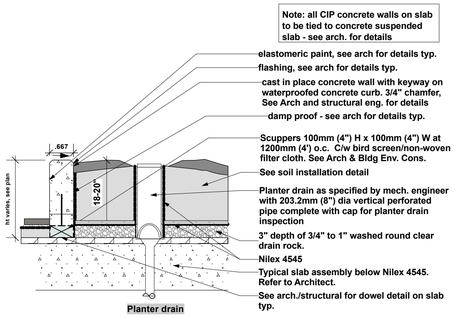
Seal

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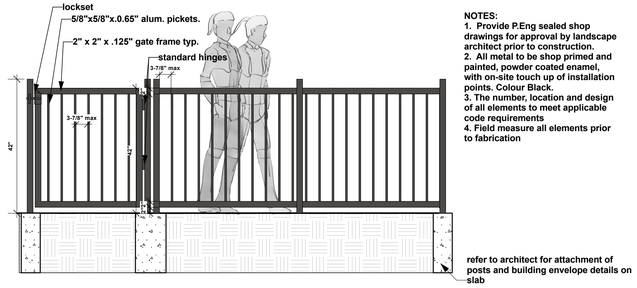
Project Title and Address
6-Storey Multi-Family Residential Building
1149 & 1155 Lynn Valley Road

Sheet Title
Landscape Details

Project No. 2023-08
Scale as noted
Project Manager Christy Voelker
Sheet No. L6b
Reviewed By AS

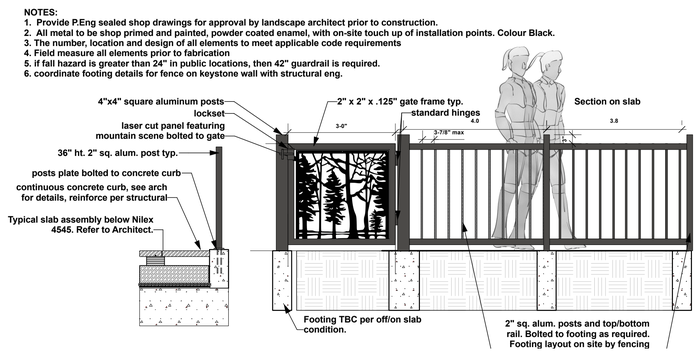


1 Cast in Place Planter on Slab
Scale: 1/2" = 1'-0"



NOTES:
1. Provide P.Eng sealed shop drawings for approval by landscape architect prior to construction.
2. All metal to be shop primed and painted, powder coated enamel, with on-site touch up of installation points. Colour Black.
3. The number, location and design of all elements to meet applicable code requirements
4. Field measure all elements prior to fabrication

2 Aluminum Picket Guardrail/Gate
Scale: 1/2" = 1'-0"



NOTES:
1. Provide P.Eng sealed shop drawings for approval by landscape architect prior to construction.
2. All metal to be shop primed and painted, powder coated enamel, with on-site touch up of installation points. Colour Black.
3. The number, location and design of all elements to meet applicable code requirements
4. Field measure all elements prior to fabrication
5. if fall hazard is greater than 24" in public locations, then 42" guardrail is required.
6. coordinate footing details for fence on keystone wall with structural eng.

3 Aluminum Picket Fence/Gate - Lynn Valley Road
Scale: 1/2" = 1'-0"

Premium Aluminum panels are constructed from high-quality pure aluminum alloy and powder-coated matte black with verticle panels available in modern sleek privacy panels or traditional picket options.

This is the last fence you will need to install. Aluminum lasts forever, and our durable powder coating can withstand decades of exposure to the elements. Our Premium Aluminum is truly a lifetime fence.

Quality you can trust.

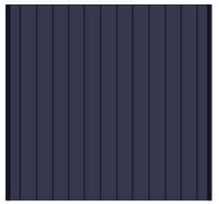
Panel mount post & cap



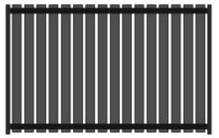
Welded baseplate



Privacy Fencing is 72" high



Picket Fencing is 36", 42", 48"



5 6'-0"ht Aluminum Privacy Screen
Scale: NTS

SKYLINE CURVED PARK BENCH

Model Number : SLCB-6

Wishbone site furnishings



PRODUCT SPECIFICATIONS

100% Recycled Plastic Slats
This product will not rot, splinter, or warp reducing maintenance costs over the life of the product.
Colours Available: Black, Grey, Redwood, Sand, Walnut
10 Year LIMITED WARRANTY
Durable Powder Coated Aluminum Frame
Standard Colours: Brown Slate, Victor Ridge II, Nordic Lichen, Timeless Rust, Grey Gold, Textured Silver, Precious Sand, Groovy Red, Black Textured, Earth Clay, Noble Bronze, Modern Khaki, Flame Red, Pastel Orange, Signal Violet, Traffic Yellow, Ultramarine Blue, Water Blue, Yellow Green
Long Lasting Stainless Steel Hardware

CUSTOMIZED SOLUTIONS

Custom Powder Coating (Setup Charges May Apply)
Optional Backrest Inside and Outside (See Downloads)
Optional Armrests (See Downloads)
INST-1.5 Stainless steel bolt down kit

PRODUCT DIMENSIONS

Seat Height	17.5 inches / 444 mm
Seat Depth	20 3/8 inches / 516 mm
Total Length (center to center)	72 inches / 1829 mm
Weight	69 lbs / 31 kg
Outside Diameter (6 sections)	12 ft / 366 cm
Inside Diameter (6 sections)	104 inches / 264 cm

DESIGNER NOTES

The modern design of the Skyline Curved Bench brings an organic flow to any outdoor space. Form a circle around a tree for an inviting shady sitting spot or combine curved pieces together to create a flowing serpentine design that could go on forever. This bench can be made with or without armrests and there is an option to have it made with a backrest for comfortable seating. The view can be enjoyed from both sides without the backrest and appeals to those wanting a modern design. Each bench can be custom designed for client's specific objectives. Keep in mind that the smaller the radius in the design results in bigger gaps between the boards. The aluminum frame is both light and sturdy, while the tightly spaced 2"x3" lumber provides an excellent seating surface. Durability and stunning style; it's that !

AVAILABLE RECYCLED PLASTIC LUMBER COLOURS



Black Grey Redwood Sand Walnut

RECYCLED CONTENT

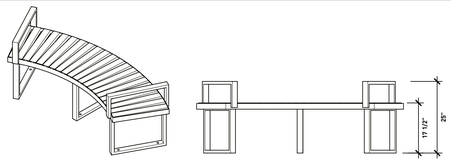
62% RECYCLED CONTENT BY WEIGHT
100% RECYCLABLE

100% Canadian Made

Wishbone Ltd. provides an extended 10 year limited warranty from the date of invoice.

Visit us online at www.Wishboneltd.com

Wishbone Site Furnishings | #210-27090 Gloucester Way | Langley, BC CANADA V4W 3Y5
1.866.626.0476 sales@wishboneltd.com



4 **Skyline Curved Park Bench from wishboneltd w/ armrests**
Scale: NTS

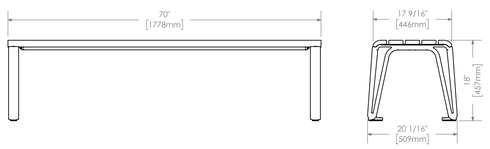
ICONIC

MBE-2300-00025



MATERIALS:	The legs are aluminum castings. The boards are made from Ipe wood. All brackets are made of steel.
FINISH:	The Maglin Powdercoat System provides a durable finish on all aluminum castings. The wood boards are treated with penetrating sealers. The steel brackets are e-coated and powdercoated.
INSTALLATION:	The bench is delivered pre-assembled. The legs have 7/16" holes for anchoring.
TO SPECIFY:	Select MBE-2300-00025 Choose: - Powdercoat Color

HEIGHT: 18" (45.7cm) LENGTH: 70" (177.8cm) DEPTH: 20 1/16" (50.9cm) WEIGHT: 80 lbs (36.3kg)



MAGLIN Site Furniture
T 800 716 5506
F 877 260 9393
www.maglin.com
sales@maglin.com

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- Details and specifications may vary due to continuing improvements of our products.

6 Bench
Scale: NTS

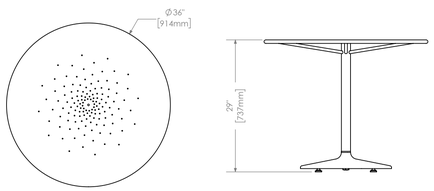
BATTERY

MTB-1800-00001



MATERIALS:	The table top surface is steel with a pattern of holes. The post and frame are steel. The base is covered with a stainless steel cap.
FINISH:	All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.
INSTALLATION:	The table comes pre-assembled. 4 leveling feet are provided.
TO SPECIFY:	Select MTB-1800-00001 Choose: - Powdercoat Color

HEIGHT: 29.00" (73.7cm) DIAMETER: 36.00" (91.4cm) WEIGHT: 125lbs (57kg)



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14 Bar tables and chairs
Scale: NTS

BATTERY COLLECTION

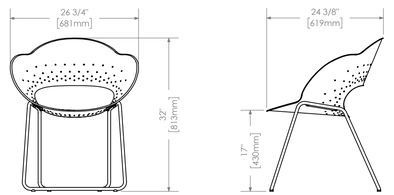
MCH-1800-00001

Legacy #BTC1800



MATERIALS:	The chair frame is constructed of stainless steel. The seat is made from carbon steel.
FINISH:	All carbon steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.
INSTALLATION:	The chair comes pre-assembled and can be stacked and stored 4 chairs high.
TO SPECIFY:	Select MCH-1800-00001 Choose: - Powdercoat Color

HEIGHT: 32.00" (81.3cm) WIDTH: 26.75" (68.1cm) DEPTH: 24.38" (61.9cm) WEIGHT: 16.42lbs (7.4kg)



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2024-05-03	Draft for team coordination
2023-09-19	Issue for ADP
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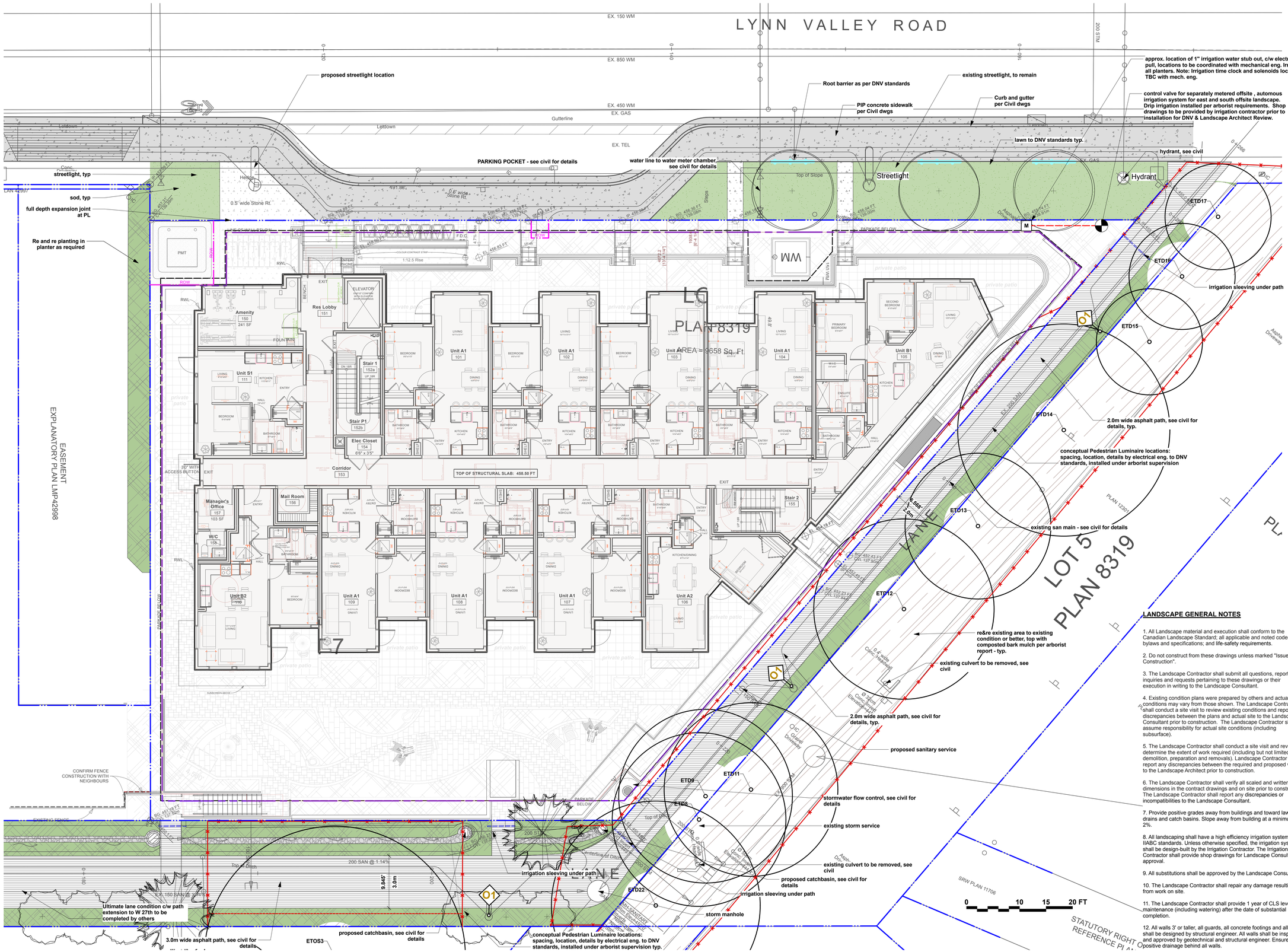
Seal

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Building on over 25 years of history as Jonathan Losee, Ltd.

Project Title and Address
6-Storey Multi-Family Residential Building
1149 & 1155 Lynn Valley Road

Sheet Title
Landscape Details, Fences, Furnishings

Project No.	Scale
2023-08	n/a
Project Manager: Christy Voelker	Sheet No. L6c
Reviewed By: AS	



LANDSCAPE TREE NOTES

1. All landscape construction activities have a high potential for causing damage to trees, roots and soil. The Landscape Contractor shall coordinate with the project Arborist prior to the start of landscape operations to avoid tree protection non-compliance and bylaw issues.

2. Install temporary tree protection fencing as per arborist report or tree protection plan. Maintain the fencing during construction. No storage of materials or equipment, or any other activities are allowed within the protection zone during construction.

3. Removal of the tree barriers requires advance coordination and approval by the project arbor

LEGEND

- Property Line
- ROW
- Tree protection fence
- Parkade Slab Outline

HARDSCAPE MATERIALS:

- ashpalt - see civil for details typ.
- cast in place concrete - see civil for details typ.

SOFTSCAPE MATERIALS:

- Planting Bed
- Composted bark mulch
- Lawn - to DNV standards

LINES & SYMBOLS

- Building envelope
- Root Barrier

Date	Issue Notes
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2024-05-09	Reissue for DP
2024-05-03	Draft for team coordination
2023-09-19	Issue for ADP
2023-08-01	Issue for DP

Seal

LANDSCAPE GENERAL NOTES

1. All Landscape material and execution shall conform to the Canadian Landscape Standard; all applicable and noted codes, bylaws and specifications; and life-safety requirements.

2. Do not construct from these drawings unless marked "Issued For Construction".

3. The Landscape Contractor shall submit all questions, reports, inquiries and requests pertaining to these drawings or their execution in writing to the Landscape Consultant.

4. Existing condition plans were prepared by others and actual conditions may vary from those shown. The Landscape Contractor shall conduct a site visit to review existing conditions and report all discrepancies between the plans and actual site to the Landscape Consultant prior to construction. The Landscape Contractor shall assume responsibility for actual site conditions (including subsurface).

5. The Landscape Contractor shall conduct a site visit and review to determine the extent of work required (including but not limited to demolition, preparation and removals). Landscape Contractor shall report any discrepancies between the required and proposed work, to the Landscape Architect prior to construction.

6. The Landscape Contractor shall verify all scaled and written dimensions in the contract drawings and on site prior to construction. The Landscape Contractor shall report any discrepancies or incompatibilities to the Landscape Consultant.

7. Provide positive grades away from buildings and toward lawn drains and catch basins. Slope away from building at a minimum of 2%.

8. All landscaping shall have a high efficiency irrigation system to IIABC standards. Unless otherwise specified, the irrigation system shall be design-built by the Irrigation Contractor. The Irrigation Contractor shall provide shop drawings for Landscape Consultant approval.

9. All substitutions shall be approved by the Landscape Consultant

10. The Landscape Contractor shall repair any damage resulting from work on site.

11. The Landscape Contractor shall provide 1 year of CLS level 1 maintenance (including watering) after the date of substantial completion.

12. All walls 3' or taller, all guards, all concrete footings and all rebar shall be designed by structural engineer. All walls shall be inspected and approved by geotechnical and structural engineer. Ensure positive drainage behind all walls.

Prospect & Refuge
LANDSCAPE ARCHITECTS
#102-1661 W 2nd Ave Vancouver, BC V6J 1H3
604-669-1003 info@prospectrefuge.ca
Building on over 25 years of history as Jonathan Losee, Ltd.

Project Title and Address
6-Storey Multi-Family Residential Building
1149 & 1155 Lynn Valley Road

Sheet Title
Landscape Offsite and Utilities Plan

Project No.	Scale
2023-08	1/8" = 1'-0"
Project Manager: Christy Voelker	Sheet No.: L7a
Reviewed By: AS	



LANDSCAPE PLANTING NOTES

1. All planting materials and execution shall conform to the current edition of the Canadian Landscape Standard (CLS) as a minimum acceptable standard.

2. Plant material shall be sourced from Washington State and BC.

3. Landscape Contractor shall submit a soil report for each soil type specified on site (including all imported soil and existing soil intended for re-use), to Landscape Consultant for approval prior to soil delivery to site. Soil report shall be dated no more than one month before submittal. Soil report shall include CLS measures of soil quality per specified soil type and recommendations for amendment.

4. Landscape Contractor shall amend approved soils per instruction of soil report. Provide documentation of fertilizer and lime applications and rates during the installation and maintenance periods.

5. The prepared sub-grade shall be approved by the Consultant prior to application of top soil mixtures and finish grading. Compacted subgrades shall be scarified to a minimum depth of 6" (150mm) immediately before placing growing medium.

6. The Landscape Contractor shall report discrepancies between plant quantities in the plant list and plan to the Landscape Consultant prior to ordering plant material. Where there is a discrepancy the plan shall supersede the list.

7. All plant material, sod and seeds shall be approved by Landscape Consultant prior to delivery on site. The Landscape Contractor shall provide photographs with scale reference for trees and location information for container stock to the Landscape Consultant prior to the Landscape Consultant scheduling a field inspection. The Landscape Contractor shall provide cutsheets or samples of sod and seeds for approval. Plant material, sod and seeds rejected on site shall be replaced by the Landscape Contractor at no cost to the Owner.

8. Plant material, sod and seed substitutions shall not be made without the written approval of the Landscape Consultant.

9. All plant material (including root balls) shall be free of pernicious weeds, sod, disease, infestation and infection. Plant material shall be supplied by nurseries who are certified by the Clean Plants program, Canadian Nursery Certification Institute (CNCI), current certification standard http://cleanplants.ca/. Non-conforming plant material provided by the Landscape Contractor shall be removed, disposed of and replaced at the Landscape Contractor's expense.

10. If obstructions or other conditions detrimental to healthy plant growth are encountered, the Landscape Contractor shall notify the Landscape Consultant and request additional instructions.

11. The exact location of trees shall be determined on site and field fit as required. The Landscape Consultant shall approve the final location of trees prior to planting.

12. Plants shall not be pruned prior to delivery unless otherwise noted by the Landscape Consultant

13. Install composted organic mulch to CLS standard on all shrub beds after planting and rake smooth. Follow CLS standards for depth and installation.

14. The Landscape Contractor shall provide level 1 maintenance per CLS standard for landscape type and a guarantee for all plant material, for 1 year after the date of substantial completion. Plants installed prior to June (Between Jan 1 and June 1) shall be under extended warranty until June 1 of the following year.

15. Offsite planting shall have landowner approval (municipal or otherwise) prior to installation. Size, species and location require approval at the time of installation.

16. All landscaping shall have a high efficiency irrigation system to IIABC standards. Unless otherwise specified, the irrigation system shall be design-built by the Irrigation Contractor. The Irrigation Contractor shall provide shop drawings for Landscape Consultant approval.

PLANT LIST - OFFSITE

ID	Latin Name	Common Name	Quantity	Scheduled Size	Notes
TREES					
Ac-1	Acer circinatum	Vine maple	6	1.5m ht.	B & B
Po-1	Picea omorika 'Bruns'	Serbian Spruce	2	3 M ht.	B & B, Specimen, Full,
ST-1	ST	Street Tree	3	6cm Cal	B & B. Species TBD by DNV
SHRUBS					
Auu	Arctostaphylos uva-ursi	Kinnikinnick	26	#1 pot @ 1'-6" oc	Cont.
Co	Carex obnupta	Slough Sedge	112	#1 pot @ 1'-6" oc	Cont.
Gs	Gaultheria shallon	Salal	66	#1 pot @ 1'-6" oc	Cont.
Je	Juncus effusus	Soft Rush	96	4" pot @ 1'-6" oc	Cont.
Ma-1	Mahonia aquifolium	Tall Oregon Grape	25	#1 pot @ 3'-0" oc	Cont.
Mn	Mahonia nervosa	Cascade Oregon Grape	33	#1 pot @ 2'-6" oc	Cont.
Pm	Polystichum munitum	Sword Fern	27	#1 pot @ 2'-0" oc	Cont.
RsKE-1	Ribes sanguineum	Flowering Currant	15	#1 pot @ 5'-0" oc	Cont.
Rp	Rubus parviflorus	Thimbleberry	14	#1 pot @ 4'-0" oc	Cont.
Rs	Rubus spectabilis	Salmonberry	24	#1 pot @ 3'-0" oc	Cont.
Sa	Symphoricarpos albus	Snowberry	37	#1 pot @ 3'-0" oc	Cont.
ScH	Symphoricarpos x chenaultii 'Hancock'	Chenault Coralberry	10	#1 pot @ 5'-0" oc	Cont.
VoT-1	Vaccinium ovatum 'Thunderbird'	Thunderbird Evergreen Huckleberry	10	#1 pot @ 2'-6" oc	Cont.
GROUNDCOVER					
Assorted perennials selected by Landscape Architect			50	#1 pot	Cont.

Date	Issue Notes
2025-04-28	Issued for Rezoning / DP 1
2024-09-05	Draft for Coordination
2024-05-09	Reissue for DP
2024-05-03	Draft for team coordination
2023-09-19	Issue for ADP
2023-08-01	Issue for DP

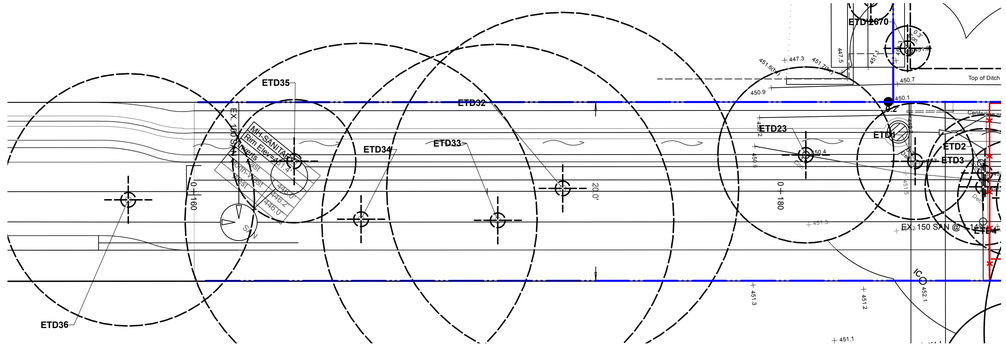
Seal

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Building on over 25 years of history as Jonathan Losee, Ltd.

Project Title and Address
6-Storey Multi-Family Residential Building
1149 & 1155 Lynn Valley Road

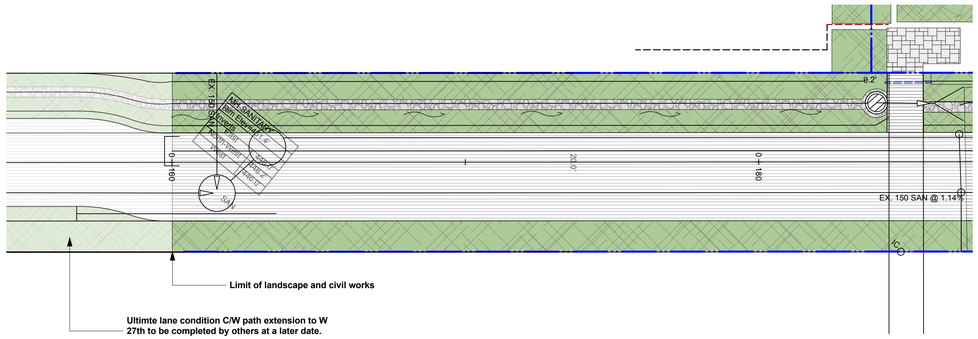
Sheet Title
Landscape Offsite Planting Plan

Project No.	Scale
2023-08	1/8" = 1'-0"
Project Manager: Christy Voelker	Sheet No. L7b
Reviewed By: AS	



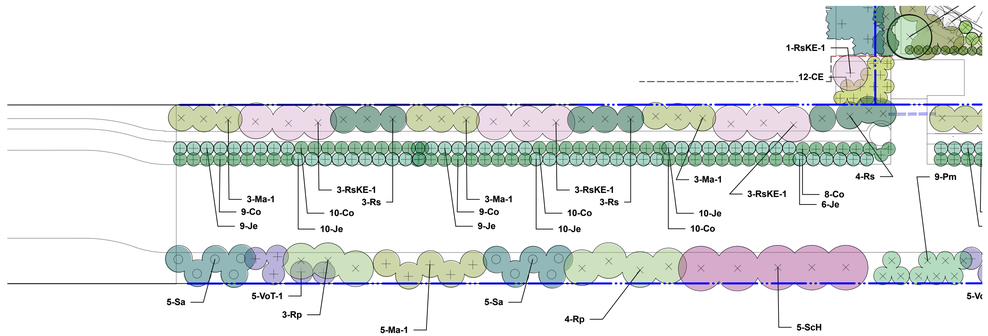
2 **Path Tree Protection Plan**
Scale: 1/8" = 1'-0"

0 10 15 20 ft



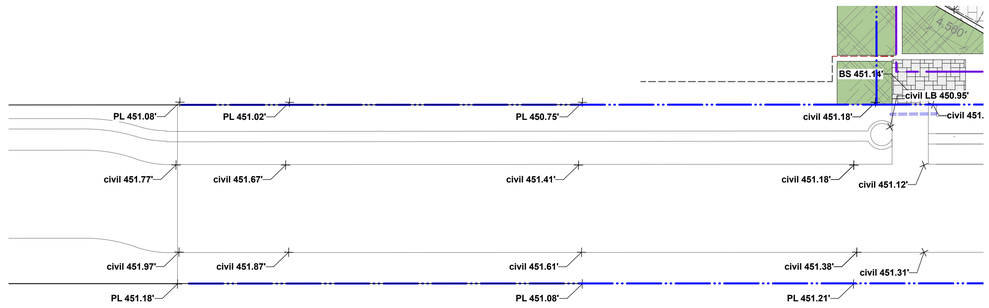
1 **Path Materials and Layout Plan**
Scale: 1/8" = 1'-0"

0 10 15 20 ft



3 **Path Planting Plan**
Scale: 1/8" = 1'-0"

0 10 15 20 ft



4 **Path Grading plan**
Scale: 1/8" = 1'-0"

0 10 15 20 ft

LEGEND

- Property Line
- Tree protection fence
- Parkade Slab Outline
- Existing Tree: TO BE RETAINED
- Existing Tree: TO BE REMOVED
  Confirm that trees are free of nesting birds prior to removal or wait until the bird nesting season is over.

NOTE: The tree protection barriers must be built and inspected before the building permits can be issued. Please call the building inspector at local municipality and request a tree barrier inspection at least 48 hours in advance of the building permit.

Arborist notes:
-Excavation must not extend into the tree protection zones. Arborist supervision required during works within 1.5m of the retained trees.
-Pathway in lane must be built under arborist supervision using low impact and above grade methods with no excavation.
-Pathway should be field fit to avoid direct conflict with District trees.

Date	Issue Notes
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2024-05-09	Reissue for DP
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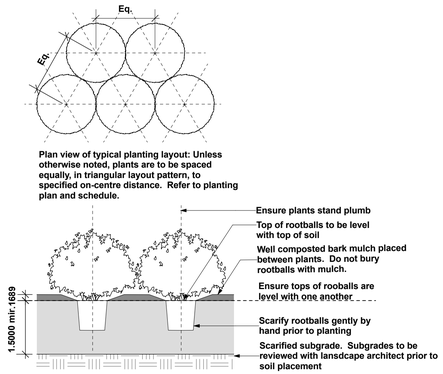
Seal

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Project Title and Address
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1149 & 1155 Lynn Valley Road

Sheet Title
Landscape Offsite Alley Plans

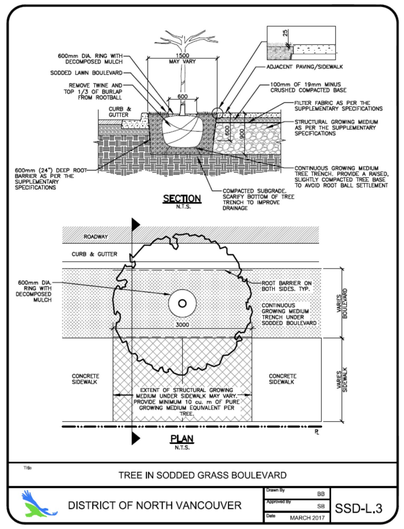
Project No.	Scale
2023-08	1/8" = 1'-0"
Project Manager: Christy Voelker	Sheet No.: L7c
Reviewed By: AS	



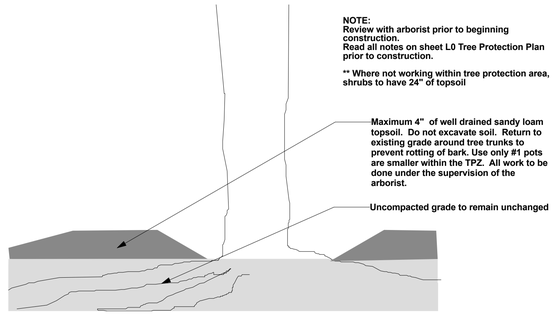
Plan view of typical planting layout: Unless otherwise noted, plants are to be spaced equally, in triangular layout pattern, to specified on-centre distance. Refer to planting plan and schedule.

NOTES:
1. Min. container size and root spread to comply with BC Landscape Standard for Nursery Stock - current edition.
2. Prune all damaged, diseased, and dead limbs.
3. Keep roots moist during installation: water container stock well prior to planting and following planting.

1 **Shrub and Perennial Planting**
Scale: 1/2" = 1'-0"



2 **Tree Planting**
Scale: 1/2" = 1'-0"



NOTE:
Review with arborist prior to beginning construction.
Read all notes on sheet L0 Tree Protection Plan prior to construction.

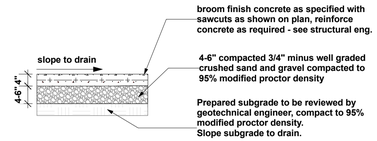
**** Where not working within tree protection area, shrubs to have 24" of topsoil**

Maximum 4" of well drained sandy loam topsoil. Do not excavate soil. Return to existing grade around tree trunks to prevent rotting of bark. Use only #1 pots are smaller within the TPZ. All work to be done under the supervision of the arborist.

Uncompacted grade to remain unchanged

3 Planting in Tree Protection Zone
Scale: 1/2" = 1'-0"

Notes:
Control Joints: 1/4" (6mm) wide sawcut to 1/3 depth of slab after firm enough to not cause damage, sawcut joints before random cracking including rebar, coordinate appropriate timing of sawcuts on site.
Isolation/Expansion Joints: 1/2" (12mm) max. width isolation/expansion joint with joint filler, max. 9m (30') apart. Layout coordinated in field by contractor
Contractor to confirm and provide layout of construction and control joints prior to installation



4 Cast in Place Concrete on Grade - Non-vehicular
Scale: 1/2" = 1'-0"

6.2 Town Centre Core Lighting Standards

(not including Town Centre Core Streets as per Section 6.2)

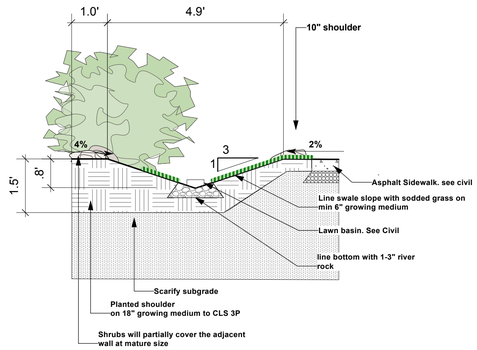
Specifications on the pedestrian luminaires, decorative poles, banner arms and decorative signage arms are listed below.

Pedestrian Luminaire:

Lumec Domus 30 series consisting of the following:

- 70 watt HPS ballast assembly, 120 volt, medium base socket.
- SE3D type 3 recessed optical system with house side cutoff shield, type 5 distribution pattern is available if required.
- Luminous ring option to be installed on Domus 30.
- Drop clear polycarbonate lens to be mounted to frame, which houses the tempered glass lens.
- 1F1A shephard hook mounting arm. This arm can be installed on both pedestrian decorative poles and decorative roadway poles.
- Luminaire and mounting arm will be finished in Frances Andrews #RAL 1011: Butterscotch powder coat paint finish.

5 Lynn Valley Centre Pedestrian Lumiare
Scale: Actual Size



TRASVERAL SECTION

6 **Vegetated Swale**
Scale: 1/2" = 1'-0"

Date	Issue Notes
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Seal

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Project Title and Address
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1149 & 1155 Lynn Valley Road

Sheet Title
Landscape Offsite Details

Project No.	Scale
2023-08	1/2" = 1'-0"
Project Manager: Christy Voelker	Sheet No.: L7d
Reviewed By: AS	

REDBRICK
PROPERTIES

June 30, 2023

Darren Veres
Senior Development Planner
District of North Vancouver
355 West Queens Road
North Vancouver, B.C.
V7N 4N5

Dear Mr. Veres,

RE: Rezoning Climate Ready Design Strategy Commitment for 1149 and 1155 Lynn Valley Road

I confirm that the project will meet the climate ready rezoning policy and at the time of building permit application, our team will provide:

- complete refrigerant emissions calculations;
- updated embodied emissions calculations and descriptions of what measures takes, if any, to reduce embodied emissions;
- mechanical drawings showing a ventilation system accommodating minimum MERV 13 filtration and an active mechanical cooling system; and,
- a description of passive design strategies employed to minimize cooling energy requirements and energy performance modeling to support the choice of the passive cooling measures selected.

Sincerely,
REDBRICK PROPERTIES INC.



Abdul Jiwan
President

ABDUL F. JIWAN, MBA – PRESIDENT
REDBRICK PROPERTIES INC.
SUITE 210 – 522 SEVENTH STREET, NEW WESTMINSTER
BRITISH COLUMBIA, CANADA V3M 5T5
DIRECT: 604 522 5210 FAX: 604 522 5035 MOBILE: 604 862 5358 EMAIL: ABDULJ@REDBRICKPROPERTIES.CA

KANE CONSULTING

RE: 1149, 1155 Lynn Valley Road Rezoning Climate Ready Design Strategy

The project being designed at 1149, 1155 Lynn Valley Road is utilizing an integrated design approach to reduce the buildings energy and water consumption, improve the overall building energy performance, reduce GHG emissions, and reduce the overall carbon footprint utilizing the following sustainable design elements and best practices:

- Native and drought tolerant plants along with an efficient irrigation system will be used to reduce outdoor potable water consumption.
- Low flow plumbing fixtures will be used to reduce indoor water consumptions.
- Stormwater management planning is intended to ensure that post development runoff does not exceed pre-development rates per DNV guidelines.
- Energy modelling is being carried out to explore various energy conservations measures (ECMs) to inform the design process. We will use the following ECMs:
    - Increased insulation in walls and roofs to achieve Step Code performance target.
    - High performing windows with low e-coatings, warm edge spacers and improved solar heat gain coefficient to achieve Step Code performance target.
    - Low energy and variable speed motors.
    - LED Lighting.
    - Heat recovery ventilation.
    - Heat pumps capable of providing heating and cooling.
- Whole Building Life Cycle Analysis is being used to inform the selection of building materials and reduce embodied carbon and other environmental impact categories. The project will use locally sourced wood as the main structural system for the building.
- Refrigerants with low global warming and ozone depletion characteristics.
- MERV 13 filtration for outdoor air.
- Sun shading on the south facing facades to passively decrease solar heat gain.

Please find attached the whole building life cycle assessment report containing the preliminary embodied emissions calculations and strategies being explored during design to reduce embodied emissions. In addition, please find attached a letter from the project Owner committing to complete refrigerant emissions calculations, using minimum MERV 13 filtrations, and describing passive design strategies employed to minimize cooling energy requirements and energy performance modelling.

Thank you,

Joe Stano
M.A.Sc, LEED AP BD+C & O+M, CPH, CMVP
Principal
Kane Consulting Inc.

DP 41.23 - 48

1149 & 1155 Lynn Valley Road

Whole-building Life Cycle Assessment for Rezoning Permit Application



Prepared by:

Bowick Consulting

639 Chadburn Ave.
Ottawa, ON, K1G 0Y6
613.808.5735

General Assessment Information

The purpose of this report is to provide background information for the submittal of embodied emission calculations to the City of North Vancouver as part of a rezoning permit application. The reported environmental impacts were evaluated using the *Athena Impact Estimator for Buildings* software, based on a building bill of materials (BoM) compiled using takeoff methods by Bowick Consulting. The following sources were used for this purpose:

- *Issued for Consultant Kick-off* (2023-05-24) architectural drawing set, WNDR Architecture + Design Inc.

This assessment has been completed in accordance with the standard *EN 15978* and NRC's *National Guidelines for Whole-building Life Cycle Assessment*, where feasible. See below for general information on the assessment.

***General information** on the assessment*		
Project Name	1149 & 1155 Lynn Valley Road	
Assessor	Matt Bowick, Principal, Bowick Consulting Ltd.	
Verifier (optional)	n/a ☐ Internal ☐ External	
Date of assessment	June 28, 2023	
Assessment timing	☑ Schematic Design ☐ Design Development ☐ Construction Documents	☐ Construction ☐ Operations & Maintenance ☐ End of Life

Whole-building LCA Results

Summary Measure	Unit	Modules A-C	Module D
Global warming potential, non-biogenic	kg CO_2 eq	1,125,214	43,295
	kg CO_2 eq/m^2	146	5.63
	kg CO_2 eq/m^2/yr	2.44	0.0939
Optional metrics			
Global warming potential, biogenic	kg CO_2 eq	-154,638	0
Ozone Depletion Potential	kg CFC-11 eq	1.18E-02	-2.10E-08
Acidification Potential	kg SO_2 eq	7,334	97.2
Eutrophication Potential	kg N eq	502	5.10
Smog Potential	kg O_3 eq	125,008	990
Non-renewable Energy	MJ	14,383,987	196,357

Note: Negative values are environmental benefits and positive values are environmental burdens.

Project Description

Summary description of the proposed building design

1149 & 1155 Lynn Valley Road is a proposed 6-storey multi-unit residential building with 7,685 m^2 total gross floor area (floors plus interior parking). The structure includes two parking levels below grade. There are two stair/elevator cores which extend the building height.

The structure of the ground floor and underground parkade levels is comprised of two-way slabs supported by concrete columns and concrete wall. The structure of the remaining above-grade floors (two though six) are wood frame construction, comprised of wood I-joists with concrete topping supported by the party and corridor walls. The high roof structure is wood trusses. All wood structure is clad in 16 and 12 mm gypsum board and includes sound attenuation batts in cavities. The above stair/elevator core walls are similarly assumed to be wood frame construction.

A schematic structural design was not available at time of assessment. For the purpose of this assessment, much of the structure's material usage was based on estimates from other buildings of similar size and function and scaled to the gross floor area of the proposed building.

The perimeter wall envelope consists of double-glazed PVC-framed window units, and fibre cement board clad 2x8 stud walls insulated with 184mm fibreglass batt cavity infill. The high roof envelope is assumed to be a 2-ply SBS membrane assembly with 150mm polyisocyanurate insulation. The roof of the parking level (exposed to weather) and balconies are assumed to have uninsulated 2-ply SBS membrane assemblies with precast concrete pavers.

Proposed measures that will be explored during design to reduce embodied emissions.

- Selection of lower impact concrete mixes including those that contain supplementary cementitious materials (SCMs) such as fly ash.
- Refinement of the concrete structural design, including slab and wall thicknesses, and the foundation design.
- Refinement of wood structure design.
- Investigations on the use of different envelope products/systems, including cladding, glazing, and insulation alternatives.

Please note: since this assessment is based on a schematic design and material quantification rules-of-thumb, the assessment conducted for building permit may be of higher impact.

Assessment Scope

*The **functional equivalent** of the building assessed*	
Building type	Mid-rise, multi-unit residential (6 above-grade and 2 below-grade levels, 7,685 m^2 total GFA)
Technical and functional requirements	Technical: 2018 British Columbia Building Code, North Vancouver Climate Rezoning Policy. Functional: 55 1-BR, 11 2-BR. Amenity spaces, underground parking and storage.
Pattern of use	Typical for the functions provided.
Required service life	60 years (assumed, no required service life)
Other information (optional)	n/a

*Construction elements included in the **object of assessment**.*		
☑ A1010 Standard Foundations	☑ B2010 Exterior Walls	☐ C1020 Interior Doors
☑ A1020 Special Foundations	☑ B2020 Exterior Windows	☑ C2010 Stair Construction
☑ A1030 Slab on Grade	☑ B2030 Exterior Doors	☐ C2020 Stair Finishes
☑ A2020 Basement Walls	☑ B3010 Roof Coverings	☐ C3010 Wall Finishes
☑ B1010 Floor Construction	☑ B3020 Roof Openings	☐ C3020 Floor Finishes
☑ B1020 Roof Construction	☐ C1010 Partitions	☐ C3030 Ceiling Finishes

*Assessment **system boundary***		
☑ A1 Raw material supply	☐ B2 Maintenance	☑ C1 De-construction demolition
☑ A2 Transport	☐ B3 Repair	☑ C2 Transport
☑ A3 Manufacturing	☑ B4 Replacement	☑ C3 Waste Processing
☑ A4 Transport	☐ B5 Refurbishment	☑ C4 Disposal
☑ A5 Construction-installation process	☐ B6 Operational Energy	**Note**: Module D results for steel and aluminum recycling have also been calculated and presented separately from other life cycle modules
☐ B1 Use	☐ B7 Operational Water	

LCA Software Summary

General Information	
Report template generated by	Athena Impact Estimator for Buildings
Software version	5.4.0101
Date this report was created	June 28, 2023

Software Data Sources	
Life Cycle Scenarios	Scenarios used in this assessment come from databases maintained by the Athena Sustainable Materials Institute.
Life Cycle Inventory (LCI)	LCI data used in this assessment is from the Athena LCI database and is compliant with ISO 14040 and ISO 14044.
Life Cycle Impact Assessment (LCIA) method	TRACI v2.1

See the software's *User Manual and Transparency Document* for further information on data sources.

LCA Software Inputs

Project Information	
Project Location	Vancouver
Units	SI
Building Type	Mult Unit Residential - Rental
Building Life Expectancy (i.e. reference study period)	60
Building Height (m)	21.3
Above and below grade gross floor area (m^2)	7,685

Bill of Materials

The bill of materials shown below served as input to the *Impact Estimator for Building* software. It was derived from the building model provided and includes only materials that make up the physical building, i.e., it does not include construction wastage, replaced materials, etc. The products listed represent the environmental datasets selected within the software and in some cases reflect the selection of proxy datasets where none was available.

Material/Assembly	Unit	Total
1/2" Glass Mat Gypsum Panel	m2	666.850
5/8" Fire-Rated Type X Gypsum Board	m2	13,306.781
5/8" Regular Gypsum Board	m2	3,705.690
6 mil Polyethylene	m2	6,289.990
Aluminum Extrusion	Tonnes	0.121
Coarse Aggregate Crushed Stone	Tonnes	461.160
Concrete Benchmark CAN 25 MPa	m3	407.445
Concrete Benchmark CAN 35 MPa	m3	1,125.402
Concrete Brick	m2	909.000
Double Glazed Soft Coated Air	m2	643.600
Expanded Polystyrene	m2 (25mm)	159.718
FG Batt R20	m2 (25mm)	16,476.960
FG Batt R30	m2 (25mm)	50,163.678
Fiber Cement	m2	3,096.990
Galvanized Sheet	Tonnes	2.372
Galvanized Studs	Tonnes	3.362
Glass Fibre	kg	1,673.146
Glazing Panel	Tonnes	2.148
Laminated Veneer Lumber	m3	116.314
Large Dimension Softwood Lumber, kiln-dried	m3	6.848
Modified Bitumen membrane	m2	3,809.100
MW Batt R11-15	m2 (25mm)	4,595.400
Nails	Tonnes	0.334
Oriented Strand Board	m2 (9mm)	2,421.798
Polyiso Foam Board (unfaced)	m2 (25mm)	6,257.550
PVC Window Frame	kg	5,963.662
Rebar, Rod, Light Sections	Tonnes	98.687
Small Dimension Softwood Lumber, kiln-dried	m3	133.396
Softwood Plywood	m2 (9mm)	16,977.227
Solvent Based Alkyd Paint	L	528.352
VR 1/2" Drainage Mat	m2	1,676.785

Aqua-Coast Engineering ltd.
Unit 201 – 5155 Ladner Trunk Road,
Delta, B.C. V4K 1W4
Tel: (604)946-9910
www.aqua-coast.com

2024-12-20

Wndr architecture + design inc.
318 – 151 West Hastings St.
Vancouver BC Canada V6B 1H4

Re: 1155 Lynn Valley Road
Schematic Energy Modelling for Compliance with Step 3 + EL-3

Aqua-Coast Engineering Ltd. (ACE) has been engaged by Red Brick Properties to perform Whole Building Energy Modeling for the subject project, in accordance with the District of North Vancouver requirements for Part 3 buildings.

Based on schematic modelling of the project, two DHW systems have been evaluated to confirm compliance with the EL-3 GHGI emissions targets is achievable. These systems are,

1) Electric domestic hot water tanks or boilers OR
2) Natural gas domestic hot water boilers combined with a pre-heat system of either electric boilers or electric air to water heat pumps. This system would be used in combination with low-flow fixtures to achieve the GHGI target.

The client has also confirmed that in-suite heating and cooling is to be provided by individual heat pumps in each suite.

Schematic modelling of the project using both the above-mentioned options results in the project achieving the Step 3 + EL-3 performance requirements.

If you have any questions, please don't hesitate to contact us.

Sincerely,



Jessica Allan AScT, EA
Associate - Energy and Sustainability