

## AGENDA INFORMATION

☒ Regular MeetingDate: July 13, 2026☐ Other:

Date: \_\_\_\_\_

  
 \_\_\_\_\_  
 Dept.  
Manager

  
 \_\_\_\_\_  
 GM/  
Director

  
 \_\_\_\_\_  
 CAO

## The District of North Vancouver REPORT TO COUNCIL

June 24, 2026

Case: 08.3060.20/017.24

File: 08.3060.20/017.24

**AUTHOR:** Jon Maselli, Development Planner**SUBJECT:** Development Permit 17.24 - 3374-3380 Mount Seymour Parkway and 3382-3396 Gaspé Place**RECOMMENDATION:**

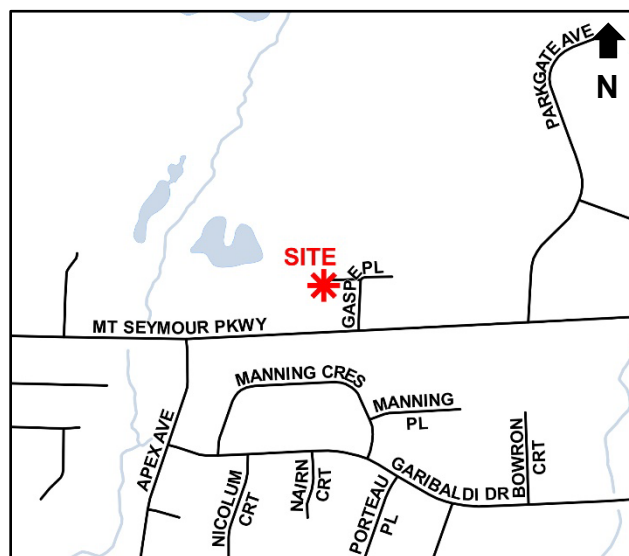
THAT Development Permit 17.24 (Attachment 1) for a 46-unit, 3-storey townhouse development at 3374, 3380 Mount Seymour Parkway and 3382, 3386, 3396 Gaspé Place is ISSUED.

**REASON FOR REPORT:**

The site is in Development Permit Areas for Form and Character of Multi-Family Development, and Energy and Water Conservation and Greenhouse Gas Emission Reduction. The proposed 46-unit, three-storey townhouse development at 3374, 3380 Mount Seymour Parkway and 3382, 3386, 3399 Gaspé Place requires issuance of a Development Permit by Council.

**SUMMARY:**

Trillium Projects has applied to redevelop five existing single-family lots, two District-owned lots and a portion of a closed road allowance. The proposal consists of 46 townhouse units (including 10 lock-off suites) within eight, three-storey buildings, located above a single-level underground parkade with 71 vehicle parking spaces.



**Figure 1: Site Location**

On July 21, 2025, Council granted First, Second, and Third Readings to Zoning Bylaw Amendment Bylaw 8736, which is now scheduled for consideration of Final Adoption concurrently with this report.

Links to the Council reports and meeting minutes can be found on the District's website here:

- [First Reading Report \(April 22, 2025\)](#)
  - [Meeting Minutes \(May 5, 2025\)](#)
- [Revised First Reading Report \(July 8, 2025\)](#)
  - [Meeting Minutes \(July 21, 2025\)](#)

### Changes Since Third Reading

The building and landscape design were well advanced at the time of Third Reading. At that time, the proposal had been refined to address Council's direction regarding accessibility and parking. Specifically, the applicant incorporated an elevator at the Gaspé Place frontage to provide stair-free access to the parkade from 15 units. The proposal for unbundled parking was also removed, ensuring all parking spaces are sold with corresponding residential units.

Since consideration of Third Reading, the applicant has made minor refinements to the site plan in response to site servicing matters. These refinements include the relocation of the Low-Profile Transformer (LPT), the identification of an area for a fire truck turnaround statutory right-of-way on Gaspé Place, and the redistribution of Class 2 bicycle parking spaces throughout the development site. These changes do not affect the building design, unit count, or density of the project.

If Bylaw 8736 is adopted, the project is ready to be considered for the issuance of a Development Permit. This report recommends issuance of Development Permit 17.24 to accommodate redevelopment of the site under the proposed CD156 zoning.

### **SUBJECT PROPERTY:**

The site is located at the northwest corner of Mount Seymour Parkway and Gaspé Place and is comprised of five existing single-family lots, two vacant District-owned lots, and a portion of closed road allowance.





The site is approximately 5,212 m<sup>2</sup> (56,101 sq. ft.) in size and is characterized by a cross slope, dropping approximately 7.7 m (25 ft.) from the highest point at Gaspe Place to the southwest corner. Surrounding land uses include Northlands Golf Course to the north, single-family homes to the east, a townhouse development (Northlands Terrace) to the west, and single-family homes to the south across Mount Seymour Parkway. The site is located in proximity to Parkgate Village Centre.

## **POLICY ALIGNMENT:**

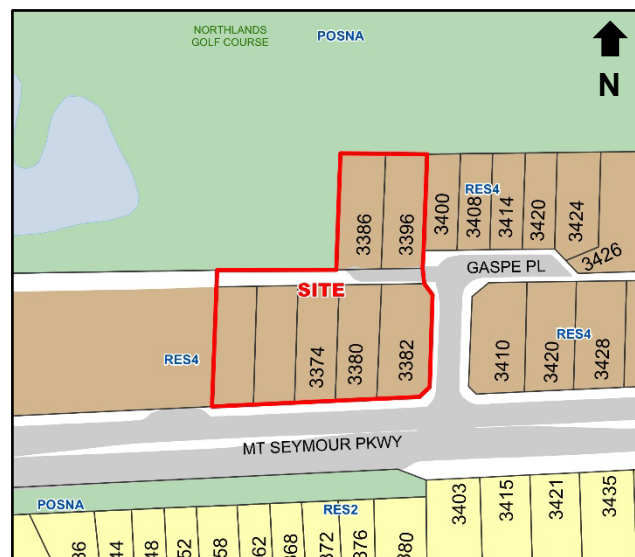
### Official Community Plan

The site is designated as Residential Level 4: Transition Multifamily (RES4) in the Official Community Plan (OCP). This designation provides for townhouse and apartment development at a Floor Space Ratio (FSR) up to approximately 1.20.

The proposed development, with a density of 1.10 FSR, is consistent with the OCP designation.

### Zoning

The project fully complies with the CD156 zone regulations, which allows for up to 46 residential units in eight buildings with a height of three storeys and an overall density of approximately 1.10 FSR.



**Figure 3: OCP Context Map**

The CD156 zone also regulates the permitted heights for each of the buildings, the density for the project, and the vehicle and bicycle parking requirements on the site.

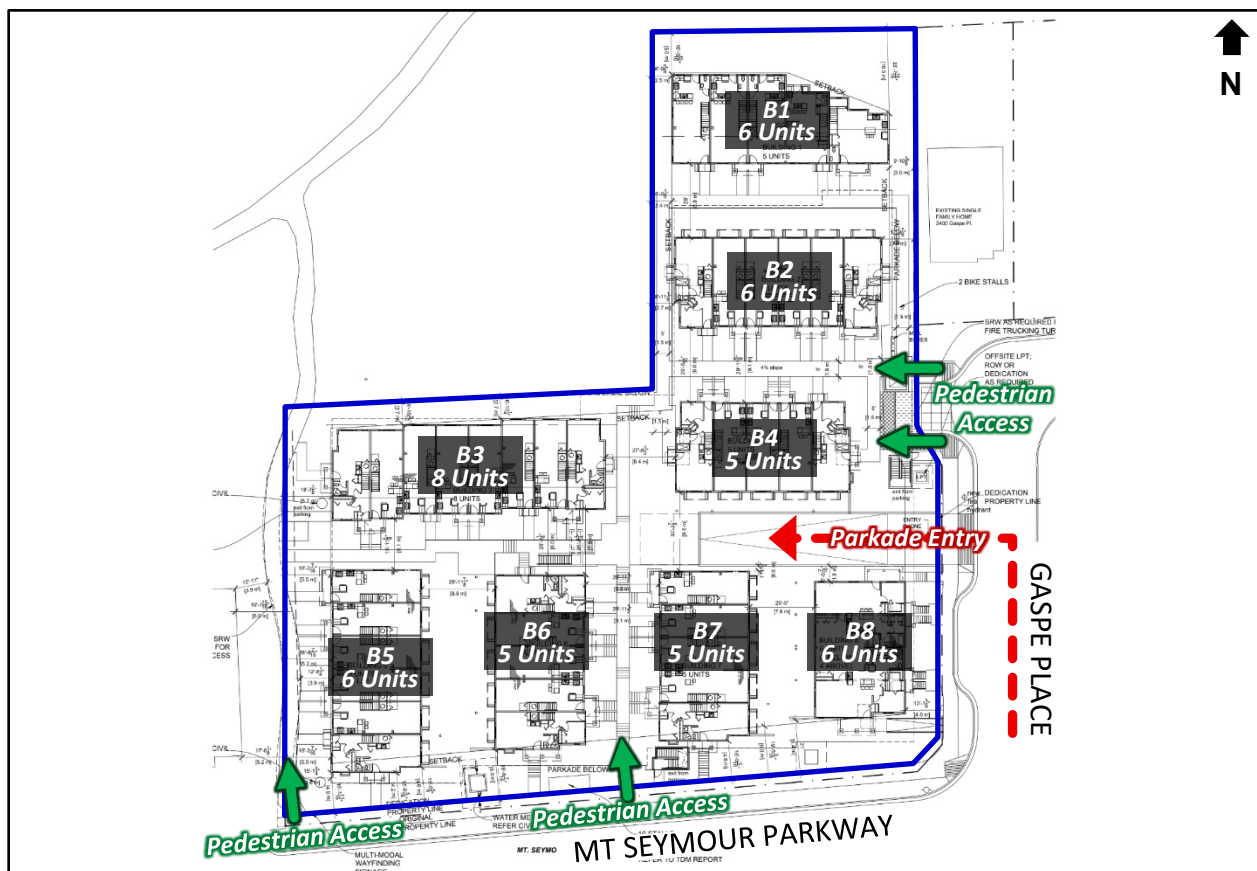
In addition to the CD156 zoning, development at the site must conform to the Development Covenant registered on the properties as a condition of the rezoning.

## **THE PROPOSAL:**

The project consists of 46 strata townhouse units (including 10 lock-off suites) within eight three-storey buildings. The units are a mix of two- and three-bedroom layouts suitable for families. The units range in size from approximately 85 m<sup>2</sup> (923 sq. ft.) to 155 m<sup>2</sup> (1,669 sq. ft.). The buildings range in height from 10.7 m (35.2 ft) to 12.9 m (42.3 ft.).

The development is constructed over a single-level underground parkade with vehicle access provided from Gaspé Place. Buildings 5 through 8 front Mount Seymour Parkway and are oriented north-south to present as four separate buildings. Primary pedestrian access is from Mount Seymour Parkway, with additional access from a pathway to the west of Buildings 3 and 5 and from Gaspé Place between Buildings 2 and 4. The internal pedestrian paths lead to a central courtyard and children's play area, which is the focal point of the site. The western pathway adjacent to Buildings 3 and 5 is an existing public path secured by a statutory right-of-way in favour of the District.

The proposal includes an elevator located at the Gaspé Place frontage to provide stair-free access to the parkade from 15 units. The project also includes a bicycle maintenance facility in the parkade.



**Figure 4: Site Plan**

### Parking

Parking is provided in a one-level underground parkade accessed from Gaspé Place at the eastern boundary of the site. A total of 71 parking spaces are proposed, with all 64 residential

parking spaces being assigned to their corresponding units and 7 visitor spaces. All 64 residential parking spaces will feature energized outlets capable of Level 2 charging.

The proposal includes 92 Class 1 “long-term” bicycle parking spaces in a secure common room within the parkade, and 16 Class 2 “short-term” spaces along Mount Seymour Parkway and the site pathways. A bicycle maintenance facility, bicycle wash station, and bicycle work room are also provided in the parkade.

The vehicle and bicycle parking proposed complies with the CD156 zoning and the District’s Bicycle Parking and End-of-Trip Facilities Policy.

### **DPA COMPLIANCE CHECK:**

### **DPA for the Form and Character of Multi-Family Development (Ground-Oriented Housing)**

#### Building Design:

The design of the project utilizes a west coast contemporary aesthetic, featuring a material palette of asphalt shingle roofing, single and horizontal siding in varied profiles and colours, and wood trim details. Notable highlights from the guidelines include:

- **B2.2: Corner Sites:**  
On corner sites, both frontages should be designed to face the street and the building should address the corner with strong massing.



***Figure 5: View from Mount Seymour Parkway (Southwest Corner)***

*The building designs effectively address the corner of Mount Seymour Parkway and Gaspe Place. Buildings 5 through 8 are oriented north-south to present distinct frontages to Mount Seymour Parkway, avoiding a blank wall effect and creating a strong, active presence on both streets. Units fronting Gaspe Place incorporate front yard fencing and individual entry gates to establish a residential street character that is distinct from, but complementary to, the Mount Seymour Parkway frontage.*

- **B3.1: Variation in Building Design:** There should be subtle design variation between neighbouring buildings to avoid repetition while maintaining a harmony to the streetscape.

*The eight buildings incorporate a consistent material palette but utilize varied roof forms, including gabled rooflines and shed-roof elements, along with articulated façades to create visual interest and reduce repetition.*



**Figure 6: West Elevation Along Public Trail**

- **B3.4: Unit Identity and Relationship to the Street:** Buildings should be designed to provide a rhythm to the street frontage. Ground level units are encouraged to have front doors on the street, and designs that celebrate the unit identity. To add to the “eyes on the street” unit layouts that provide living space that overlooks the street are encouraged.

*The proposal includes direct street access for units along Mount Seymour Parkway and Gaspé Place, with individual entry gates and walkways that reinforce the residential character and provide “eyes on the street”.*

- **C1.6: Setbacks:** The front yard setback should relate to, or appropriately transition from, the established pattern in the area.

*The project provides appropriate setbacks, particularly along the western property line (5.5 - 5.7 m) to transition sensitively to the adjacent Northlands Terrace townhouse development.*



- **C3.1: Massing:** The front façade of buildings should be broken up and portions stepped back to reduce the impression of bulk.

*The building façades include bay windows, porches, and generous roof overhangs. Upper storeys are stepped back in key locations to reduce visual massing and overlook onto neighbouring properties.*



**Figure 7: View from Mount Seymour Parkway and Gaspé Place  
(Southeast Corner)**

### Landscaping

The landscaping plan features extensive planting throughout the site, including a courtyard and children's play area. The proposal integrates a mix of private outdoor patios and shared gathering spaces, softened by new trees and shrubs.

The removal of four permit-sized trees requires a replacement ratio of 3:1. The proposal provides 98 replacement trees, including 17 native species, which meets the minimum bylaw requirements. Notable highlights from the OCP guidelines include:

- **C2.4: Privacy:** Incorporate planting and fencing to maximize privacy between dwelling units and neighbouring sites.

*The design incorporates layered planting, including trees and shrub beds along the western property line, to soften the interface and maximize privacy between the new units and the adjacent Northlands Terrace development.*



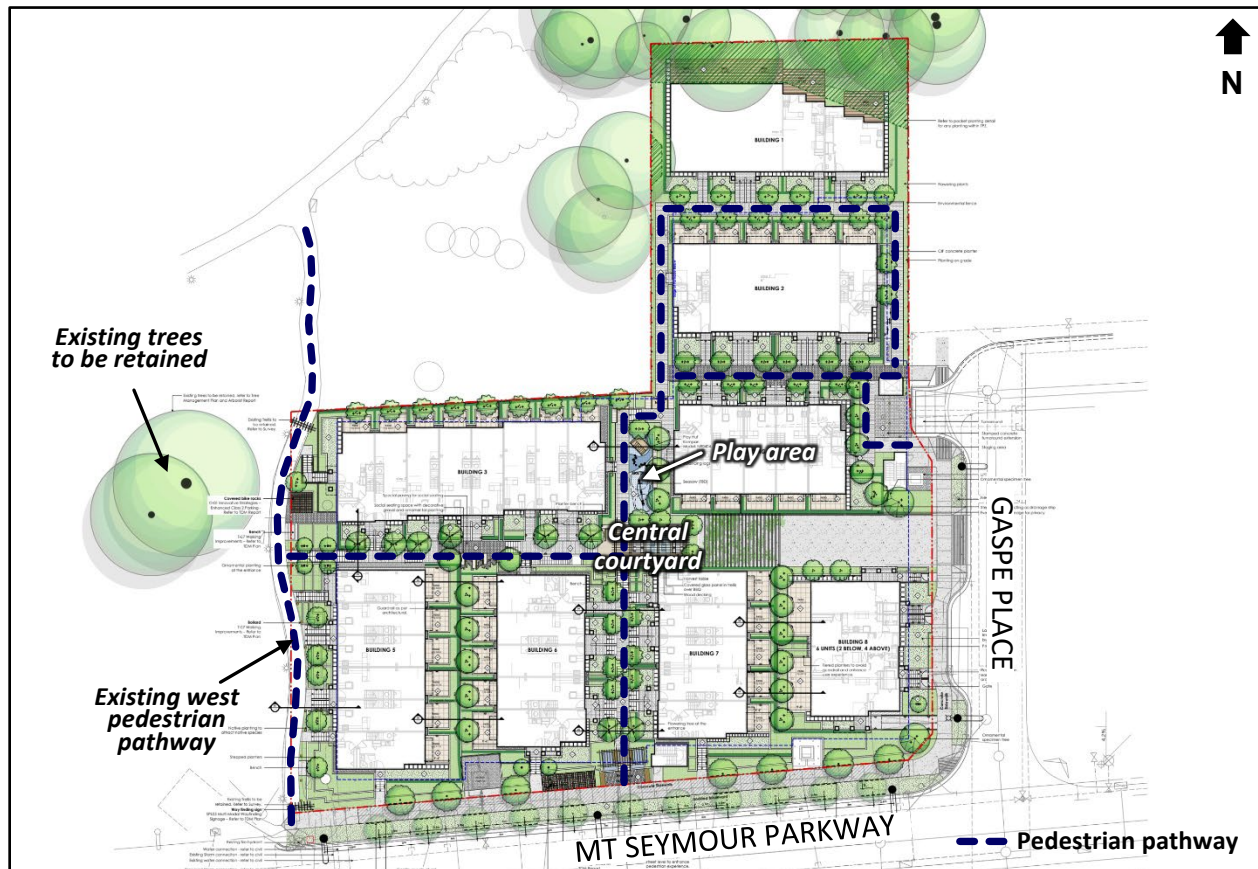


Figure 8: Landscape Plan

- C2.5: Shared Outdoor Space: Units should be clustered to create interesting shared outdoor spaces as well as usable and accessible private outdoor spaces. Encourage/integrate informal gathering, play and urban gardening opportunities.

*The buildings are arranged to frame a courtyard which serves as the primary shared amenity space. This area includes a children's play area and seating, providing a focal point for the development.*

- **C2.6: Private Outdoor Space:** At least 9 square metres of usable private outdoor space should be provided for all units.

*Each townhouse unit is provided with private outdoor space in the form of patios and balconies that meet or exceed the minimum area requirements. Ground-level patios are screened with landscaping to balance privacy with social interaction.*

### Accessible Units

The proposal is compliant with the District's Accessible Design Policy for Multi-Family Housing. To address topographical constraints and facilitate aging in place, the applicant has incorporated an elevator at the Gasse Place frontage. This elevator provides a stair-free path of travel from the underground parkade to the ground-level entries of 15 units. Three accessible parking spaces are located in proximity to the elevator.

Additionally, one unit within Building 8 and four lock-off suites are designed to meet the Basic Accessible Design guidelines, including a ramped access from the corner of Mount Seymour Parkway and Gasse Place. Other enhanced accessibility features incorporated into the design include adequate turning radius between bedrooms and closets, side-by-side laundry facilities, and lower window openings.

### **DPA for Energy and Water Conservation and Greenhouse Gas Emission Reductions**

In accordance with the Energy and Water Conservation and Greenhouse Gas Emission Reduction Development Permit Area Guidelines, the project is designed to reduce energy consumption and incorporate building performance measures that will result in reduced costs for future owners. The project will meet Step 4 of the BC Energy Step Code and Emissions Level 3 for Part 9 Buildings, as secured in the Development Covenant.

Notable highlights from the OCP guidelines include:



**Figure 9: Central Courtyard and Play Area**

- Energy Conservation: An integrated design process should be utilized to identify opportunities to reduce a building's energy consumption.

*The proposal includes efficient Heat Recovery Ventilators (HRV) with Sensible Recovery Efficiency (SRE), programmable thermostats, and low-energy appliances. Passive design strategies, such as double-pane window systems with Low-E coating, are incorporated to improve thermal performance.*

- Water Conservation: An integrated design process should be utilized to identify opportunities to reduce a building's water consumption.

*To reduce water consumption, the landscape design utilizes rain and moisture sensors and a drip irrigation system for shrubs and trees.*

- Greenhouse Gas Emission Reductions: Building materials which are durable for the use intended should be selected.

*The project uses durable, long-lasting exterior materials including shingle and horizontal siding and asphalt roofing to reduce maintenance and replacement needs.*

#### **OFF-SITE IMPROVEMENTS & FINANCIAL CONTRIBUTIONS:**

The application will deliver the following off-site improvements:

- Road and sidewalk improvements along Mount Seymour Parkway and Gaspé Place;
- Installation of conduit along the Mount Seymour Parkway frontage to accommodate future undergrounding of BC Hydro services;
- Undergrounding of BC Hydro wires and removal of poles adjacent to the site along Gaspé Place;
- Conduits for the future installation of a traffic signal at the intersection of Mount Seymour Parkway and Gaspé Place;
- Land dedications to accommodate corner cuts at the southeast corner of the site;
- Upgrade of the existing storm main along the Mount Seymour Parkway frontage; and
- Replacement of the existing sanitary main along Gaspé Place and Mount Seymour Parkway.

The estimated total value of off-site works (engineering and landscaping) is approximately \$1,560,000. This estimate has been provided by the applicant and the full scope (and value) of

required off-site construction will be determined through the detailed design work at the Building Permit stage.

District of North Vancouver DCCs and Regional Transportation DCCs will be payable at the applicable rate at time of Building Permit. DCCs for this project are estimated to be \$1,271,624 (District) and \$780,727 (Metro Vancouver and TransLink).

The applicant has offered a Community Amenity Contribution (CAC) of \$1,050,601.70. The CACs from this development may be used towards:

- The Affordable Housing Fund;
- Park, trail, environmental, plaza, or other public realm improvements;
- Municipal or recreational service facility, or facility improvements; and/or
- Public art and other beautification projects.

In accordance with Council motion on July 21, 2025 during the second and third readings of the bylaw, funds from the sale of District land would be allocated to affordable housing in and around the Seymour area. Detailed disbursement of the funds will be subject to other Council processes, independent of this application.

Lastly, the applicant is providing a voluntary cash contribution of \$50,000 towards future Spirit Trail improvements and as compensation for tree removal on District lands.

#### **CONSTRUCTION TRAFFIC MANAGEMENT PLAN:**

In order to reduce development's impact on pedestrian and vehicular movements, the applicant is required to provide a Construction Traffic Management Plan (CTMP). Staff are continuing to work with the applicant on the CTMP and a final accepted version will be required prior to issuance of any building permits.

As secured in the Development Covenant, construction staging and construction access from Mount Seymour Parkway is prohibited. All construction access would be from Gaspe Place, and road closures would only be approved for roadworks and service main upgrades. Traffic impacts of varying degrees are expected on Mount Seymour Parkway to accomplish off-site utility and sidewalk upgrade work over a period of approximately 2.5 to 3 months.

In particular, the Construction Traffic Management Plan must:

1. Provide safe passage for pedestrians, cyclists, and vehicle traffic;
2. Outline roadway efficiencies (i.e. location of traffic management signs and flaggers);



3. Make provisions for trade vehicle parking which is acceptable to the District and minimizes impacts to neighbourhoods;
4. Provide a point of contact for all calls and concerns;
5. Provide a sequence and schedule of construction activities;
6. Identify methods of communication with other developments in the area;
7. Address silt/dust control and cleaning up from adjacent streets;
8. Provide a plan for litter clean-up and street sweeping adjacent to site;
9. Include a communication plan to notify surrounding businesses and residents;
10. Commit to install cameras where necessary to assist staff in monitoring construction activities; and
11. Coordinate the management of traffic with any adjacent developments.

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

**CONCURRENCE:**

The project has been reviewed by staff from Building, Parks, Engineering, Community Planning, Urban Design, Transportation, Real Estate, the Fire Department, and the Arts Office.

**CONCLUSION:**

The project has been developed in accordance with the CD156 Zone regulations and the Development Permit Area Guidelines for Form and Character of Ground-Oriented Housing and Energy and Water Conservation and Greenhouse Gas Emission Reduction in the OCP. It also addresses the policy directions in the OCP regarding housing diversity and active transportation and contributes 46 strata townhouse units (including 10 lock-off suites) to the District's housing supply. Development Permit 17.24 is now ready for Council's consideration.

**OPTIONS:**

The following options are available for Council's consideration:

1. Issue Development Permit 17.24 (Attachment 1) to allow for the proposed construction (staff recommendation); or
2. Deny Development Permit 17.24 and provide direction to staff.

**SUBJECT: Development Permit 17.24 - 3374-3380 Mount Seymour Parkway and  
3382-3396 Gaspé Place**

June 24, 2026

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Respectfully submitted,

A handwritten signature in black ink, appearing to read "Jon Maselli". The signature is stylized with a large, looped initial "J" and a cursive "Maselli".

Jon Maselli  
Development Planner

**Attachments:**

1. Development Permit 17.24 and attachments

June 24, 2026

|                                                  |       |                                                 |
|--------------------------------------------------|-------|-------------------------------------------------|
| <b>REVIEWED WITH:</b>                            |       |                                                 |
| <input type="checkbox"/> Community Planning      | _____ | <input type="checkbox"/> Clerk's Office         |
| <input type="checkbox"/> Development Planning    | _____ | <input type="checkbox"/> Communications         |
| <input type="checkbox"/> Development Engineering | _____ | <input type="checkbox"/> Finance                |
| <input type="checkbox"/> Utilities               | _____ | <input type="checkbox"/> Fire Services          |
| <input type="checkbox"/> Engineering Operations  | _____ | <input type="checkbox"/> ITS                    |
| <input type="checkbox"/> Parks                   | _____ | <input type="checkbox"/> Solicitor              |
| <input type="checkbox"/> Environment             | _____ | <input type="checkbox"/> GIS                    |
| <input type="checkbox"/> Facilities              | _____ | <input checked="" type="checkbox"/> Real Estate |
| <input type="checkbox"/> Human Resources         | _____ | <input type="checkbox"/> Bylaw Services         |
| <input type="checkbox"/> Review and Compliance   | _____ | <input type="checkbox"/> Planning               |
|                                                  |       | JR                                              |
|                                                  |       | <b>External Agencies:</b>                       |
|                                                  |       | <input type="checkbox"/> Library Board          |
|                                                  |       | <input type="checkbox"/> NS Health              |
|                                                  |       | <input type="checkbox"/> RCMP                   |
|                                                  |       | <input type="checkbox"/> NVRC                   |
|                                                  |       | <input type="checkbox"/> Museum & Arch.         |
|                                                  |       | <input type="checkbox"/> Other:                 |

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**THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER**

**DEVELOPMENT PERMIT 17.24**

This Development Permit 17.24 is hereby issued by The Corporation of the District of North Vancouver to the registered owner(s) for the development of a 46-Unit, 3-Storey Townhouse Development at:

- Unaddressed: LOT 17 BLOCK 5 OF BLOCKS 1 TO 4 DISTRICT LOT 622 PLAN 2866 (PID: 004-998-936);
- Unaddressed: LOT 16 BLOCK 5 OF BLOCKS 1 TO 4 DISTRICT LOT 622 PLAN 2866 (PID: 004-998-901);
- 3374 Mt Seymour Pkwy: LOT 15 BLOCK 5 OF BLOCKS 1 TO 4 DISTRICT LOT 622 PLAN 2866 (PID: 008-266-484);
- 3380 Mt Seymour Pkwy: LOT 14 BLOCK 5 OF BLOCKS 1 TO 4 DISTRICT LOT 622 PLAN 2866 (PID: 010-067-612);
- 3382 Gaspe Pl: LOT 2 DISTRICT LOT 622 PLAN 20967 (PID: 005-011-027);
- 3386 Gaspe Pl: LOT 3 DISTRICT LOT 622 PLAN 20967 (PID: 005-011-035);
- 3396 Gaspe Pl: LOT 4 DISTRICT LOT 622 PLAN 20967 (PID: 005-011-051); and
- A portion of District lane described in “3300 Block Mount Seymour Parkway and Gaspe Place Highway Closure Bylaw 8741, 2025”.

subject to the following terms and conditions:

- A. The following requirement is imposed under section 490(1)(c) and section 504 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 B (1) above, the applicant may request an extension to the permit for a period no longer than 1 year and if granted by the District, may be subject to new conditions. The granting of an extension will be at the sole discretion of the General Manager 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 17.24-1 through DP 17.24-43).
2. Prior to the issuance of a Building Permit, the following shall be submitted to:
  - i. Planning Department:
    - a. Confirmation that accessible design measures as outlined in DP 17.24-19 through DP 17.24-20 have been included in the project.
  - ii. 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.
  - iii. Engineering Department:
    - a. Finalized civil and electrical engineering plans designed by a Professional Engineer, for review and acceptance by the Engineering Department; and
    - b. An executed Engineering Services Agreement between the property owner and the District related to the required upgrading of off-site facilities on Mount Seymour Parkway and Gaspé Place frontages.



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

1. The site shall be developed in accordance with:
  - a. the Energy and Water Conservation and Greenhouse Gas Emission Reduction Development Permit Area Compliance Strategies Report prepared by E3 ECO Group Inc dated April 22, 2024; and
  - b. the Commitments to the 2050 Community Energy & Emissions Plan Letter prepared by E3 ECO Group Inc dated December 16, 2024.
2. Prior to issuance of the Building Permit, confirmation must be provided to the Planning Department that the building features included in the report and letter noted above, have been included in the project.

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 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 Lands in favour of the District.

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**Mayor**

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**Corporate Officer**

**OR**

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**General Manager – Planning, Properties, and Permits (or designate)**

Dated this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

# GASPE TOWNHOMES

3374, 3380 MT. SEYMOUR PKWY, AND 3382, 3386, 3399 GASPE PLACE, NORTH VANCOUVER BC

## REZONING/ DEVELOPMENT PERMIT MAY 13, 2026

EXISTING LEGAL ADDRESS: LOTS 14 TO 17, BLOCK 5, LOTS 1 TO 4 D.L. 622, P LAN 2866; AND LOTS 2 TO 4, BOTH OF D.L. 622, PLAN 20967

EXISTING ZONING: RS1  
PROPOSED ZONING: CD

OCP DESIGNATION: RES 4 RESIDENTIAL (1.2 FAR)



VIEW OF SITE FROM SOUTHWEST CORNER ALONG MOUNT SEYMOUR PARKWAY

| ARCHITECTURAL DRAWING LIST |                                        |               |            |
|----------------------------|----------------------------------------|---------------|------------|
| PAGE #                     | DRAWING TITLE                          | SCALE         | ISSUE DATE |
| A0.00                      | COVERSHEET                             | AS NOTED      | 13/05/2026 |
| A0.01                      | SITE SUMMARY                           | NA            | 13/05/2026 |
| A0.02                      | FAR REPORT                             | 1/32" = 1'-0" | 13/05/2026 |
| A0.03                      | SITE CONTEXT PLAN & PHOTOS             | N.T.S.        | 13/05/2026 |
|                            |                                        |               |            |
| A1.00                      | SITE PLAN                              | 1/16" = 1'-0" | 13/05/2026 |
| A1.00a                     | SITE PLAN (SIMPLIFIED)                 | 1/16" = 1'-0" | 13/05/2026 |
| A1.10                      | FIREFIGHTING ACCESS PLAN               | 1/16" = 1'-0" | 13/05/2026 |
|                            |                                        |               |            |
| A2.00                      | BUILDING 1 FLOOR PLANS                 | 1/8" = 1'-0"  | 13/05/2026 |
| A2.01                      | BUILDING 2 FLOOR PLANS                 | 1/8" = 1'-0"  | 13/05/2026 |
| A2.02                      | BUILDING 3 GROUND & SECOND FLOOR PLANS | 1/8" = 1'-0"  | 13/05/2026 |
| A2.02a                     | BUILDING 3 THIRD FLOOR & ROOF PLANS    | 1/8" = 1'-0"  | 13/05/2026 |
| A2.03                      | BUILDING 4 FLOOR PLANS                 | 1/8" = 1'-0"  | 13/05/2026 |
| A2.04                      | BUILDING 5 FLOOR PLANS                 | 1/8" = 1'-0"  | 13/05/2026 |
| A2.05                      | BUILDING 6 FLOOR PLANS                 | 1/8" = 1'-0"  | 13/05/2026 |
| A2.06                      | BUILDING 7 FLOOR PLANS                 | 1/8" = 1'-0"  | 13/05/2026 |
| A2.07                      | BUILDING 8 FLOOR PLANS                 | 1/8" = 1'-0"  | 13/05/2026 |
|                            |                                        |               |            |
| A3.00                      | UNIT A PLAN                            | 1/4" = 1'-0"  | 13/05/2026 |
| A3.01                      | UNIT A1 PLAN                           | 1/4" = 1'-0"  | 13/05/2026 |
| A3.02                      | UNIT A2 PLAN                           | 1/4" = 1'-0"  | 13/05/2026 |
| A3.03                      | UNIT B PLAN                            | 1/4" = 1'-0"  | 13/05/2026 |
| A3.04                      | UNIT B END PLAN                        | 1/4" = 1'-0"  | 13/05/2026 |
| A3.05                      | UNIT B1 PLAN                           | 1/4" = 1'-0"  | 13/05/2026 |
| A3.06                      | UNIT B2 & B3 PLAN                      | 1/4" = 1'-0"  | 13/05/2026 |
| A3.07                      | UNIT C PLAN                            | 1/4" = 1'-0"  | 13/05/2026 |
| A3.08                      | UNIT D PLAN                            | 1/4" = 1'-0"  | 13/05/2026 |
| A3.09                      | UNIT GS1-GS2 PLAN                      | 1/4" = 1'-0"  | 13/05/2026 |
| A3.10                      | UNIT TH1-TH2 PLAN                      | 1/4" = 1'-0"  | 13/05/2026 |
| A3.11                      | UNIT TH3-TH4 PLAN                      | 1/4" = 1'-0"  | 13/05/2026 |
|                            |                                        |               |            |
| A4.00                      | BUILDING 1 ELEVATIONS & SECTIONS       | 1/8" = 1'-0"  | 13/05/2026 |
| A4.01                      | BUILDING 2 ELEVATIONS & SECTIONS       | 1/8" = 1'-0"  | 13/05/2026 |
| A4.02                      | BUILDING 3 ELEVATIONS & SECTIONS       | 1/8" = 1'-0"  | 13/05/2026 |
| A4.03                      | BUILDING 4 ELEVATIONS & SECTIONS       | 1/8" = 1'-0"  | 13/05/2026 |
| A4.04                      | BUILDING 5 ELEVATIONS & SECTIONS       | 1/8" = 1'-0"  | 13/05/2026 |
| A4.05                      | BUILDING 6 ELEVATIONS & SECTIONS       | 1/8" = 1'-0"  | 13/05/2026 |
| A4.06                      | BUILDING 7 ELEVATIONS & SECTIONS       | 1/8" = 1'-0"  | 13/05/2026 |
| A4.07                      | BUILDING 8 ELEVATIONS & SECTIONS       | 1/8" = 1'-0"  | 13/05/2026 |
|                            |                                        |               |            |
| A5.00                      | COLOUR & MATERIALS                     | 1/4" = 1'-0"  | 13/05/2026 |
| A5.01                      | RENDERS                                | N.T.S.        | 13/05/2026 |
| A5.02                      | RENDERS                                | N.T.S.        | 13/05/2026 |
| A5.03                      | RENDERS                                | N.T.S.        | 13/05/2026 |

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| DRAWING ISSUE(S) |                                            |
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| 1                | FEB 17 2017 ISSUED FOR PRELIM. PLNG. APP * |
| 2                | MAR 29 2018 ISSUED FOR RZ/DP *             |
| 3                | APR 29 2024 RE-ISSUED FOR RZ/DP *          |
| 4                | DEC 13, 2024 RE-ISSUED FOR RZ/DP *         |
| 5                | MAR 5, 2026 RE-ISSUED FOR RZ/DP *          |
| 6                | MAY 13, 2026 RE-ISSUED FOR RZ/DP *         |

CONSULTANT(S):

CLIENT:

**engage**  
ARCHITECTURE

400-602 WEST HASTINGS  
VANCOUVER, B.C., V6B 1P2  
(604) 428-6259  
www.engagearchitecture.ca

SEAL:

PROJECT No. 24-01

PROJECT:  
**GASPE TOWNHOUSES**  
  
3374, 3380 MT. SEYMOUR PKWY AND  
3382, 3386, 3399 GASPE PLACE  
NORTH VANCOUVER BC

DRAWING  
**COVER SHEET**

|                          |                  |
|--------------------------|------------------|
| CHECKED BY:<br>K.S       | DRAWN BY:<br>C.E |
| DATE:<br>FEB 2026        | SCALE:           |
| DRAWING No. <b>A0.00</b> |                  |



| Mount Seymour Parkway and Gaspe Place             |  |                                                                                                                                     |                 | PROJECT NO: 24-01 |               |
|---------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------|-----------------|-------------------|---------------|
| SITE SUMMARY                                      |  |                                                                                                                                     | DATE: Apr-24    |                   |               |
| Civic Address:                                    |  | 3374 and 3380 Mt. Seymour Parkway (plus 2 unaddressed District Lots west of 3374), 3382, 3386, 3396 Gaspe Place, North Vancouver BC |                 |                   |               |
| Existing Zoning:                                  |  | RS-1                                                                                                                                |                 |                   |               |
| Proposed Zoning:                                  |  | CD                                                                                                                                  |                 |                   |               |
| OCP Designation:                                  |  | RES4 (Transition Multi-Family)                                                                                                      |                 |                   |               |
| Existing Total Site Area:                         |  |                                                                                                                                     | 56100.9 sq.ft.  |                   | 5211.8 m2     |
| Dedication:                                       |  |                                                                                                                                     | 733.26 sq.ft.   |                   | 68.1 m2       |
| Net Site Area:                                    |  |                                                                                                                                     | 55367.64 sq.ft. |                   | 5143.6 m2     |
| Permitted FSR (RES4):                             |  | 1.2                                                                                                                                 | 67321.08 sq.ft. |                   | 6254.1 m2     |
| Proposed FSR:<br>(Based on gross)                 |  | 1.10                                                                                                                                | 61476.3 sq.ft.  |                   | 5711.1 m2     |
| Coverage (On Net)                                 |  | Permitted                                                                                                                           | 50%             | 27683.82 sq.ft.   | 2571.8 m2     |
|                                                   |  | Proposed                                                                                                                            | 38%             | 21433.8 sq.ft.    | 1991.2 m2     |
| Net (FAR) Floor Area                              |  |                                                                                                                                     | 61476.3 sq.ft.  |                   | 5711.1 m2     |
| Common Outdoor Amenity                            |  |                                                                                                                                     | 1905 sq.ft.     |                   | 177.0 m2      |
| Unit Count                                        |  | 46 units                                                                                                                            |                 |                   |               |
| COMBINED GARBAGE ROOM AND RECYCLING STORAGE SPACE |  |                                                                                                                                     |                 |                   |               |
| Required space                                    |  | 0.31 m2 per unit + 8 m2                                                                                                             |                 |                   |               |
|                                                   |  |                                                                                                                                     | 22.26 m2        |                   | 239.60 sq.ft. |
| Flex Space required                               |  | 0.5 of required garbage room and recycling storage space                                                                            |                 |                   |               |
|                                                   |  |                                                                                                                                     | 11.13 m2        |                   | 119.80 sq.ft. |
| Total required Garbage and recycling space        |  |                                                                                                                                     | 33.39 m2        |                   | 359.41 sq.ft. |
| Provided garbage and recycling space              |  |                                                                                                                                     | 35.06 m2        |                   | 377.4 sq.ft.  |

|                                    |       |            |  |
|------------------------------------|-------|------------|--|
| Setbacks                           |       |            |  |
| North (rear to park)               |       |            |  |
| Bldg 3                             | 2.7 m | 8' -10.5"  |  |
| Bldg 1                             | 5 m   | 16' - 4"   |  |
| South (side to Mt Seymour Parkway) |       |            |  |
| Bldg 5                             | 4.2 m | 13' - 9.3" |  |
| Bldg 6                             | 5.3 m | 17' - 4.1" |  |
| Bldg 7                             | 4.6 m | 15' - 0.3" |  |
| Bldg 8                             | 5.8 m | 19' - 0.4" |  |
| East (Front to Gaspe Place)        |       |            |  |
| Bldg 8                             | 4     | 13' - 1.3" |  |
| East (Side to SF House)            |       |            |  |
| Bldg 1                             | 3     | 9' - 10.4" |  |
| Bldg 2                             | 3.9   | 12' - 8.9" |  |
| West (Front to Public Trail)       |       |            |  |
| Bldg 5 to PL                       | 5.5   | 18' - 2.4" |  |
| Bldg 5 to SROW                     | 3.7   | 12' - 3.3" |  |
| West (Side to Park)                |       |            |  |
| Bldg 1                             | 2.5   | 8' - 0.6"  |  |
| Bldg 2                             | 2.7   | 8' - 11.1" |  |

| Mount Seymour Parkway and Gaspe Place |                                 |                      |                      |                     |                |            |                       |                  |
|---------------------------------------|---------------------------------|----------------------|----------------------|---------------------|----------------|------------|-----------------------|------------------|
| UNIT SUMMARY                          |                                 |                      |                      |                     |                |            |                       |                  |
| Unit                                  | Description                     | Ground Floor (sq.ft) | Second Floor (sq.ft) | Third Floor (sq.ft) | Net (FAR) Area | Unit Count | No. of lock off units | Total (FAR) Area |
| A                                     | 3 bedroom                       | 532.5                | 532.5                | 393.8               | 1458.8 sq.ft.  | 2          |                       | 2917.6 sq.ft.    |
| A1                                    | 3 bedroom end                   | 538.4                | 538.4                | 398.1               | 1474.9 sq.ft.  | 1          | 1                     | 1474.9 sq.ft.    |
| A2                                    | 3 bedroom+ den end (lock-off)   | 546                  | 555.6                | 567.6               | 1669.2 sq.ft.  | 1          |                       | 1669.2 sq.ft.    |
| B                                     | 3 bedroom                       | 461.5                | 461.5                | 353.7               | 1276.7 sq.ft.  | 23         |                       | 29364.1 sq.ft.   |
| B-end                                 | 3 bedroom end                   | 474                  | 474                  | 364.9               | 1312.9 sq.ft.  | 2          |                       | 2625.8 sq.ft.    |
| B1                                    | 3 bedroom end (lock-off)        | 529.3                | 538.9                | 538.9               | 1607.1 sq.ft.  | 4          | 4                     | 6428.4 sq.ft.    |
| B2                                    | 3 bedroom end (lock-off)        | 525.3                | 537.3                | 549.3               | 1611.9 sq.ft.  | 1          | 1                     | 1611.9 sq.ft.    |
| B3                                    | 3 bedroom end (adapt. lock-off, | 525.3                | 537.3                | 549.3               | 1611.9 sq.ft.  | 4          | 4                     | 6447.6 sq.ft.    |
| C                                     | 3 bedroom +den                  | 510.2                | 510.2                | 510.2               | 1530.6 sq.ft.  | 1          |                       | 1530.6 sq.ft.    |
| D                                     | 3 bedroom + den end             | 543.8                | 543.8                | 522                 | 1609.6 sq.ft.  | 1          |                       | 1609.6 sq.ft.    |
| SUB TOTAL                             |                                 |                      |                      |                     |                | 40         | 10                    | 55679.7 sq.ft.   |
| Building 8 Suites                     |                                 |                      |                      |                     |                |            |                       |                  |
| GS 1                                  | 2 bedroom adapt. garden suite   | 982.1                | 0                    | 0                   | 982.1 sq.ft.   | 1          |                       | 982.1 sq.ft.     |
| GS 2                                  | 2 bedroom garden suite          | 942.1                | 0                    | 0                   | 942.1 sq.ft.   | 1          |                       | 942.1 sq.ft.     |
| TH 1                                  | 3 bedroom Townhouse end         | 0                    | 520.6                | 532.7               | 1053.3 sq.ft.  | 1          |                       | 1053.3 sq.ft.    |
| TH 2                                  | 2 bedroom townhouse             | 0                    | 461.5                | 461.5               | 923 sq.ft.     | 1          |                       | 923 sq.ft.       |
| TH 3                                  | 2 bedroom townhouse             | 0                    | 468                  | 468.1               | 936.1 sq.ft.   | 1          |                       | 936.1 sq.ft.     |
| TH 4                                  | 2 bedroom Townhouse end         | 0                    | 474                  | 486                 | 960 sq.ft.     | 1          |                       | 960 sq.ft.       |
| SUB TOTAL                             |                                 |                      |                      |                     |                | 6          |                       | 5796.6 sq.ft.    |
| OVERALL TOTALS                        |                                 |                      |                      |                     |                | 46         | 10                    | 61476.3 sq.ft.   |
|                                       |                                 |                      |                      | 21433.8 sq.ft.      |                |            |                       |                  |

| Gaspe Townhomes                            |                                      | Sep-25                       |
|--------------------------------------------|--------------------------------------|------------------------------|
| PARKING SUMMARY                            |                                      |                              |
| Resident Parking                           |                                      |                              |
| Required:                                  | 2.00 stall per unit                  | 92 stalls                    |
| Provided:                                  |                                      | 64 stalls                    |
| Visitor Parking                            |                                      |                              |
| Required:                                  | 0.25 stall per unit                  | 11.5 units                   |
| Provided:                                  |                                      | 7 stalls                     |
| Accessible Stalls                          |                                      |                              |
| Required:                                  | 1.00 stall per 100 stalls            | 1 stalls                     |
| Provided:                                  |                                      | 3 stalls                     |
| Total required parking:                    |                                      | 104 stalls                   |
| Total provided parking:                    |                                      | 71 stalls                    |
| No. of small cars allowed:                 |                                      | 35% of total stalls provided |
| Small Cars provided:                       |                                      | 30.99% provided              |
| Resident Bicycle Parking                   |                                      |                              |
| Required:                                  | 2 stalls per unit                    | 92 stalls total              |
| Provided:                                  |                                      | 92 stalls                    |
| Total Permitted Horizontal bicycle parking |                                      | Min. 75%                     |
| Total Provided Horizontal bicycle parking  |                                      | 75 stalls 81.52%             |
| Total Permitted Vertical bicycle parking   |                                      | Max. 25%                     |
| Total Provided Vertical bicycle parking    |                                      | 17 stalls 18.48%             |
| Visitor Bicycle Parking (at grade)         |                                      |                              |
| Required:                                  | 16 stalls for a total of 20-59 units |                              |
| Provided:                                  | 16                                   |                              |
| Total required bicycle parking:            |                                      | 108 stalls                   |
| Total provided bicycle parking:            |                                      | 108 stalls                   |

NOTE: REFER TO TRAFFIC REPORT FOR PARKING VARIANCE

| UNIT TYPES PER BUILDING |            |      |      |      |       |      |      |    |   |   |                  |
|-------------------------|------------|------|------|------|-------|------|------|----|---|---|------------------|
| Building Number         | Unit Types |      |      |      |       |      |      |    |   |   | Total # of Units |
|                         | A          | A1   | A2   | B    | B End | B1   | B2   | B3 | C | D |                  |
| 1                       | 2          | 1    | -    | -    | -     | -    | -    | -  | 1 | 1 | 5                |
| 2                       | -          | -    | -    | 4    | -     | -    | -    | 2  | - | - | 6                |
| 3                       | -          | -    | -    | 6    | -     | 2    | -    | -  | - | - | 8                |
| 4                       | -          | -    | -    | 3    | -     | -    | -    | 2  | - | - | 5                |
| 5                       | -          | -    | -    | 4    | 1     | 1    | -    | -  | - | - | 6                |
| 6                       | -          | -    | 1    | 3    | -     | -    | 1    | -  | - | - | 5                |
| 7                       | -          | -    | -    | 3    | 1     | 1    | -    | -  | - | - | 5                |
| Total                   |            | 2    | 1    | 1    | 23    | 2    | 4    | 1  | 4 | 1 |                  |
|                         |            | TH 1 | TH 2 | TH 3 | TH 4  | GS 1 | GS 2 |    |   |   |                  |
| 8                       | 1          | 1    | 1    | 1    | 1     | 1    |      |    |   |   | 6                |
| Total                   |            | 1    | 1    | 1    | 1     | 1    | 1    |    |   |   |                  |

| OUTDOOR SPACE SUMMARY |              |              |              |               |               |
|-----------------------|--------------|--------------|--------------|---------------|---------------|
| Unit                  | Front Yard   | Back Yard    | Balcony      | Roof Deck     | Total         |
| A                     | 163.7 sq.ft. | 150.5 sq.ft. | sq.ft.       | 136.8 sq.ft.  | 473.00 sq.ft. |
| A1                    | 255.8 sq.ft. | 152.2 sq.ft. | sq.ft.       | 136.3 sq.ft.  | 544.30 sq.ft. |
| A2                    | 93.6 sq.ft.  | 125.1 sq.ft. | 121.3 sq.ft. | sq.ft.        | 340.00 sq.ft. |
| B                     | 91.5 sq.ft.  | 90.4 sq.ft.  | sq.ft.       | 102.9 sq.ft.  | 284.80 sq.ft. |
| B-End                 | 77.7 sq.ft.  | 106.5 sq.ft. | sq.ft.       | sq.ft.        | 184.20 sq.ft. |
| B1                    | 113.2 sq.ft. | 100.5 sq.ft. | 105.3 sq.ft. | sq.ft.        | 319.00 sq.ft. |
| B2                    | 142.9 sq.ft. | 148 sq.ft.   | 121.3 sq.ft. | sq.ft.        | 412.20 sq.ft. |
| B3                    | 82.5 sq.ft.  | 64 sq.ft.    | 121.3 sq.ft. | sq.ft.        | 267.80 sq.ft. |
| C                     | 208.5 sq.ft. | 193.5 sq.ft. | sq.ft.       | 261.03 sq.ft. | 663.03 sq.ft. |
| D                     | 325.8 sq.ft. | 185.2 sq.ft. | sq.ft.       | 140.95 sq.ft. | 651.95 sq.ft. |
| GS1                   | sq.ft.       | 195 sq.ft.   | sq.ft.       | sq.ft.        | 195.00 sq.ft. |
| GS2                   | sq.ft.       | 190.5 sq.ft. | sq.ft.       | sq.ft.        | 190.50 sq.ft. |
| TH1                   | 175.9 sq.ft. | sq.ft.       | 108.2 sq.ft. | sq.ft.        | 282.10 sq.ft. |
| TH2                   | 115.1 sq.ft. | sq.ft.       | 91 sq.ft.    | sq.ft.        | 206.10 sq.ft. |
| TH3                   | 116 sq.ft.   | sq.ft.       | 91 sq.ft.    | sq.ft.        | 207.00 sq.ft. |
| TH4                   | 117.4 sq.ft. | sq.ft.       | 91 sq.ft.    | sq.ft.        | 208.40 sq.ft. |

Note: Required outdoor space 96.88sq. FT/9m2 (DNV-OCP)  
Indicated is the minimum provided by unit type; actual amount may be more

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CONSULTANT(S):

CLIENT:

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SEAL:

REGISTERED ARCHITECT  
MARION L. SMITH  
BRITISH COLUMBIA  
2026-05-13

PROJECT No. 24-01

PROJECT:

GASPE TOWNHOUSES

3374, 3380 MT. SEYMOUR PKWY AND  
3382, 3386, 3398 GASPE PLACE  
NORTH VANCOUVER BC

DRAWING

SITE SUMMARY

CHECKED BY:

K.S

DRAWN BY:

C.E

DATE:

FEB 2026

SCALE:

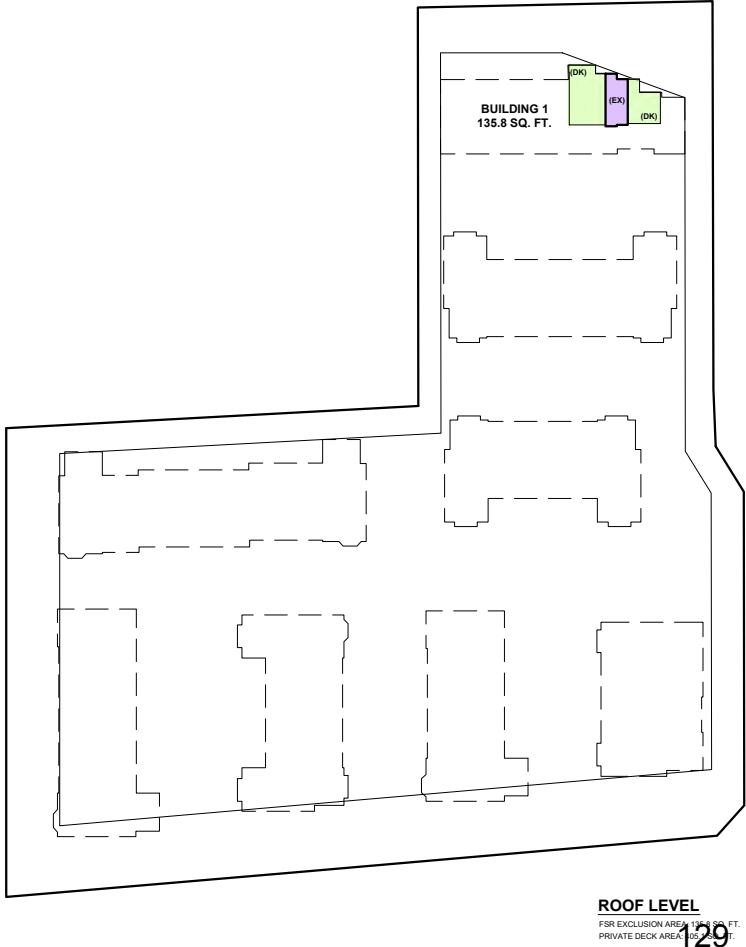
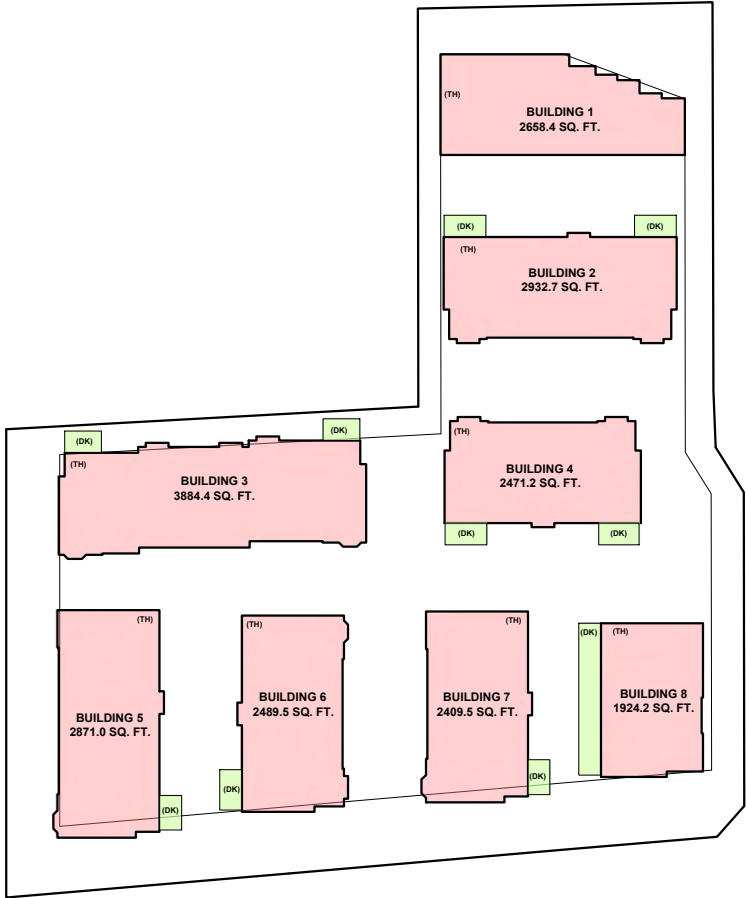
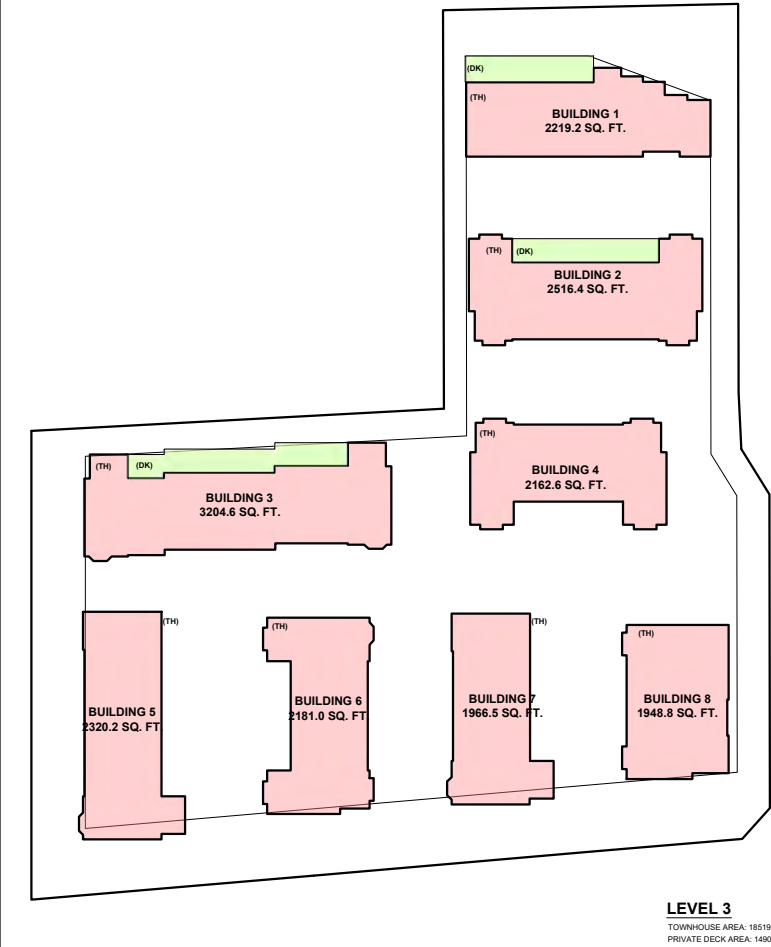
N.T.S

DRAWING No.:

A0.01

DP-17.24-2

128



|            | Gross Area     | Townhouse      | FSR Exclusion | Net Area       | Private Deck   |
|------------|----------------|----------------|---------------|----------------|----------------|
| Level 1    | 21437 sq.ft.   | 21437 sq.ft.   | 0 sq.ft.      | 21437 sq.ft.   | 8332.9 sq.ft.  |
| Level 2    | 21640.9 sq.ft. | 21640.9 sq.ft. | 0 sq.ft.      | 21640.9 sq.ft. | 1364.5 sq.ft.  |
| Level 3    | 18519.3 sq.ft. | 18519.3 sq.ft. | 0 sq.ft.      | 18519.3 sq.ft. | 1490.8 sq.ft.  |
| Roof Level | 135.8 sq.ft.   | 0 sq.ft.       | 135.8 sq.ft.  | 0 sq.ft.       | 405.1 sq.ft.   |
| Totals     | 61733 sq.ft.   | 61597.2 sq.ft. | 135.8 sq.ft.  | 61597.2 sq.ft. | 11593.3 sq.ft. |

FLOOR AREA OVERLAY KEY (BUILDINGS)

- TOWNHOUSE (TH)  
INCLUDES ALL FINISHED AREA ABOVE GRADE TO OUTSIDE FACE OF EXTERIOR WALLS
- DECK.PRIVATE (DK)  
INCLUDES PATIOS, BALCONIES AND ROOF DECKS
- FSR.EXCLUSIONS (EX)  
INCLUDES STAIRCASE ENCLOSURES TO ROOF DECKS

NOTE: FSR DOES NOT INCLUDE PRIVATE OUTDOOR AREAS (ROOF DECKS, COVERED ENTRY PORCHES). DOES NOT INCLUDE EXTERIOR SITE FEATURES SUCH AS TRELLIS AND MAILBOX ENCLOSURE WHICH DO NOT CONTAIN ANY FINISHED OR ENCLOSED SPACE.

FLOOR AREA OVERLAY KEY (SITE)

- COVERAGE.BUILDING (CV.B)
- COVERAGE.DRIVEWAY (CV.D)  
PARKADE RAMP
- LIFT. ENCLOSURE (LT)



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3374, 3380 MT. SEYMOUR PKWY AND  
3382, 3386, 3398 GASPE PLACE  
NORTH VANCOUVER BC

DRAWING  
**FSR REPORT**

|                    |                         |
|--------------------|-------------------------|
| CHECKED BY:<br>K.S | DRAWN BY:<br>C.E        |
| DATE:<br>FEB 2026  | SCALE:<br>1/32" = 1'-0" |

DRAWING No. **A0.02**



| DRAWING ISSUE(S): |              |                                |
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CLIENT: \_\_\_\_\_



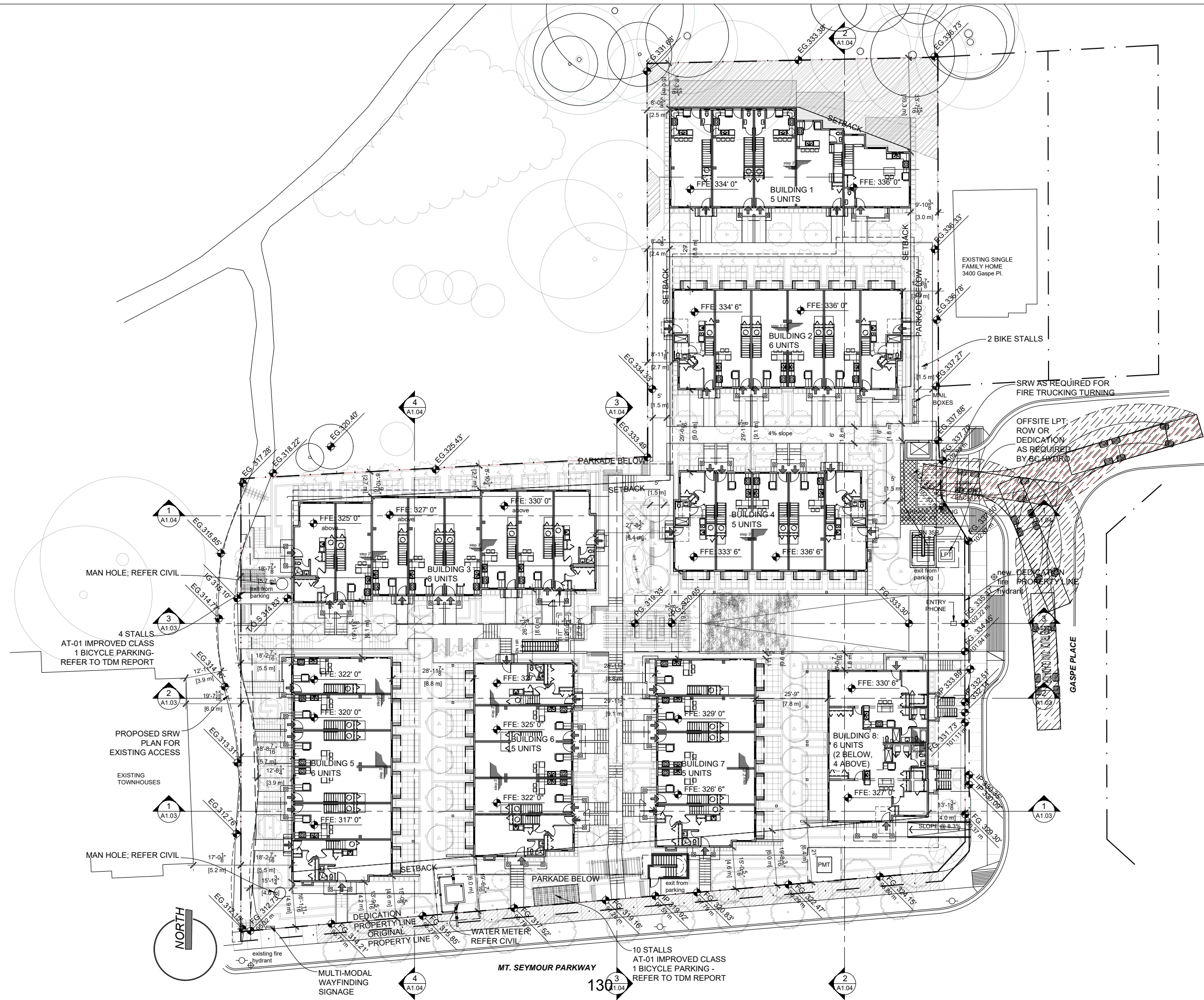
PROJECT: **GASPE TOWNHOUSES**

3374, 3380 MT. SEYMOUR PKWY AND  
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|                    |                         |
|--------------------|-------------------------|
| CHECKED BY:<br>K.S | DRAWN BY:<br>C.E        |
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## A1.01

**DP 17.24-4**





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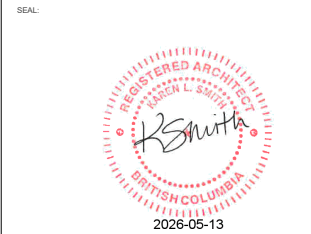
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3382, 3386, 3398 GASPE PLACE  
NORTH VANCOUVER BC

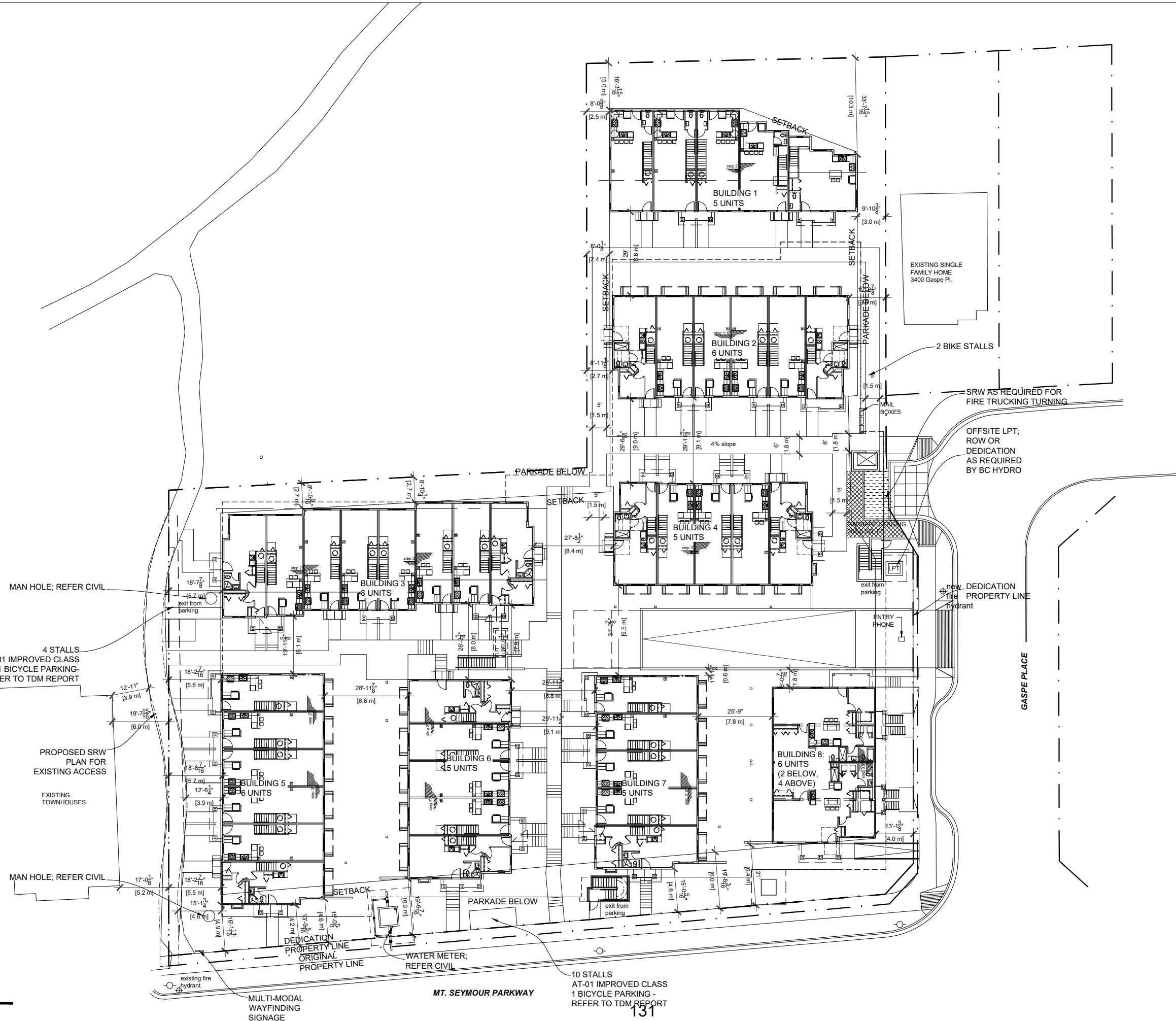
DRAWING  
**SITE PLAN  
(SIMPLIFIED)**

|                     |                         |
|---------------------|-------------------------|
| CHECKED BY:<br>K.S. | DRAWN BY:<br>C.E.       |
| DATE:<br>FEB 2026   | SCALE:<br>1/16" = 1'-0" |

DRAWING No. **A1.00a**

DP 17.24-5

**1 SITE PLAN**  
A1.00 1/16" = 1'-0"





|                                       |                                                                                   |
|---------------------------------------|-----------------------------------------------------------------------------------|
| TOTAL NUMBER OF PARKING STALLS        | 71                                                                                |
| RESIDENT PARKING STALLS               | 64                                                                                |
| VISITOR PARKING STALLS                | 7                                                                                 |
| ACCESSIBLE PARKING STALLS             | 3                                                                                 |
| SMALL CAR PARKING STALLS<br>(MAX 35%) | 22 (31%)                                                                          |
| BIKE STALLS                           | 92 Resident Stalls (Vertical: 17, Horizontal: 75)<br>+ 14 Visitor stalls at grade |
| TOTAL BIKE STALLS PROVIDED            | 111                                                                               |

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| 5                 | MAR 5, 2026  | RE-ISSUED FOR RZ/DP -          |
| 6                 | MAY 13, 2026 | RE-ISSUED FOR RZ/DP -          |

CONSULTANT(S):

CLIENT:

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SEAL:



PROJECT No. 24-01

PROJECT:

**GASPE TOWNHOUSES**

3374, 3380 MT. SEYMOUR PKWY AND  
3382, 3386, 3399 GASPE PLACE  
NORTH VANCOUVER BC

## DRAWING

# PARKADE PLAN

CHECKED BY:  
K.S

DRAWN BY: C.E

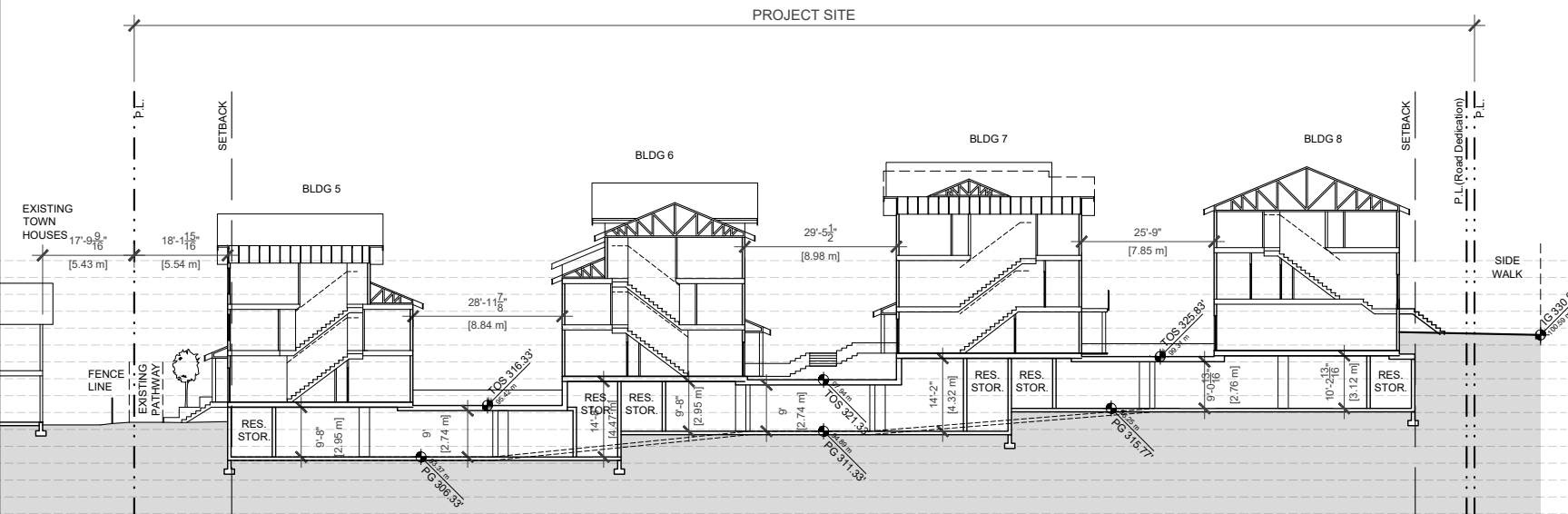
DATE: FEB 2026

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

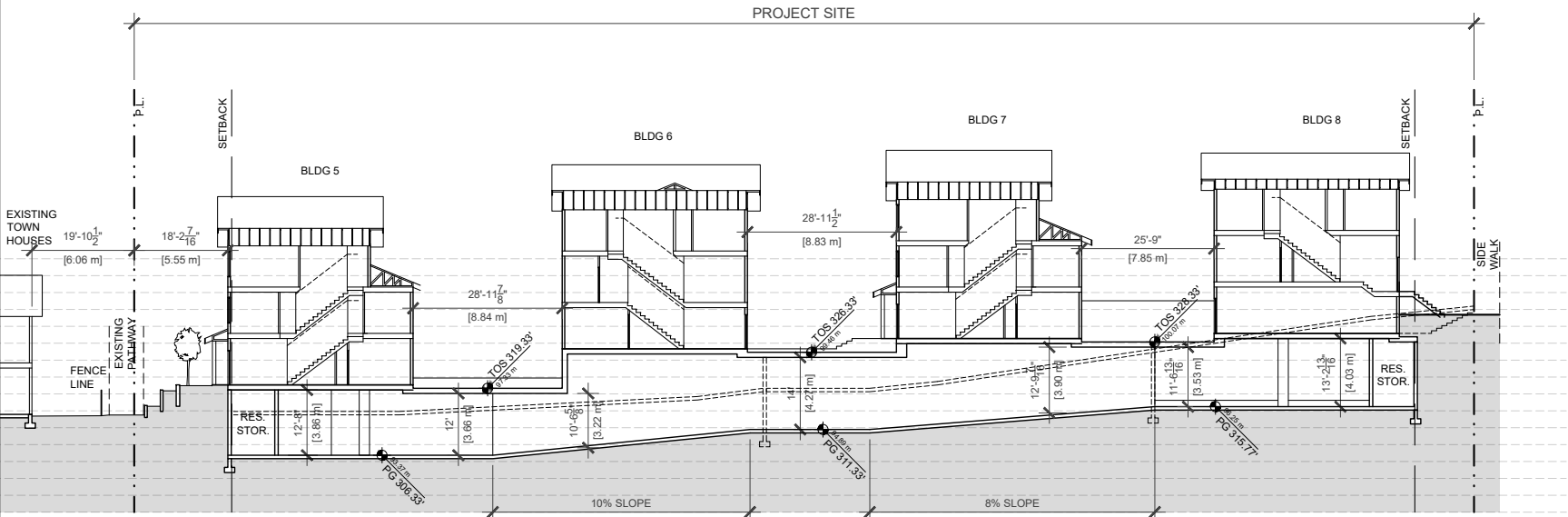
DRAWING No.:

## A1.01

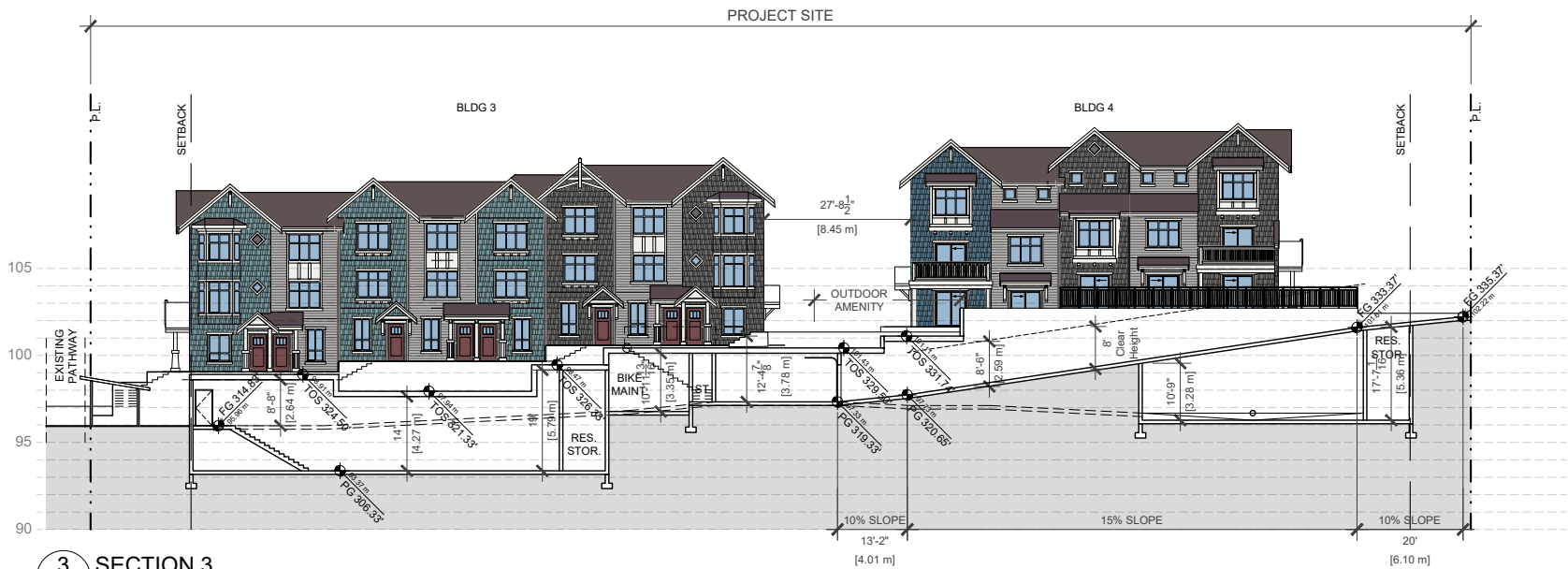
**DP 17.24-6**



1 SECTION 1  
A1.03 1/16" = 1'-0"



2 SECTION 2  
A1.03 1/16" = 1'-0"



3 SECTION 3  
A1.03 1/16" = 1'-0"

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| 6                 | MAY 13, 2026 | RE-ISSUED FOR RZ/DP           |

CONSULTANT(S):

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PROJECT No. 24-01

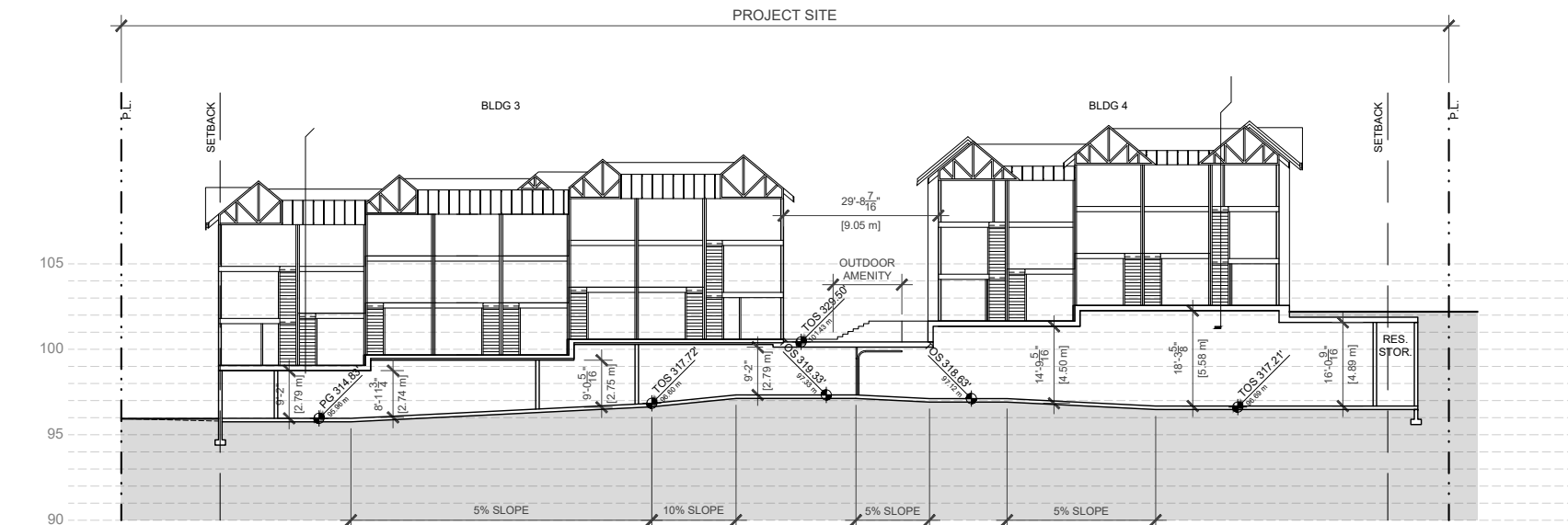
PROJECT:  
**GASPE TOWNHOUSES**  
3374, 3380 MT. SEYMOUR PKWY AND  
3382, 3386, 3398 GASPE PLACE  
NORTH VANCOUVER BC

DRAWING  
**SITE SECTIONS**

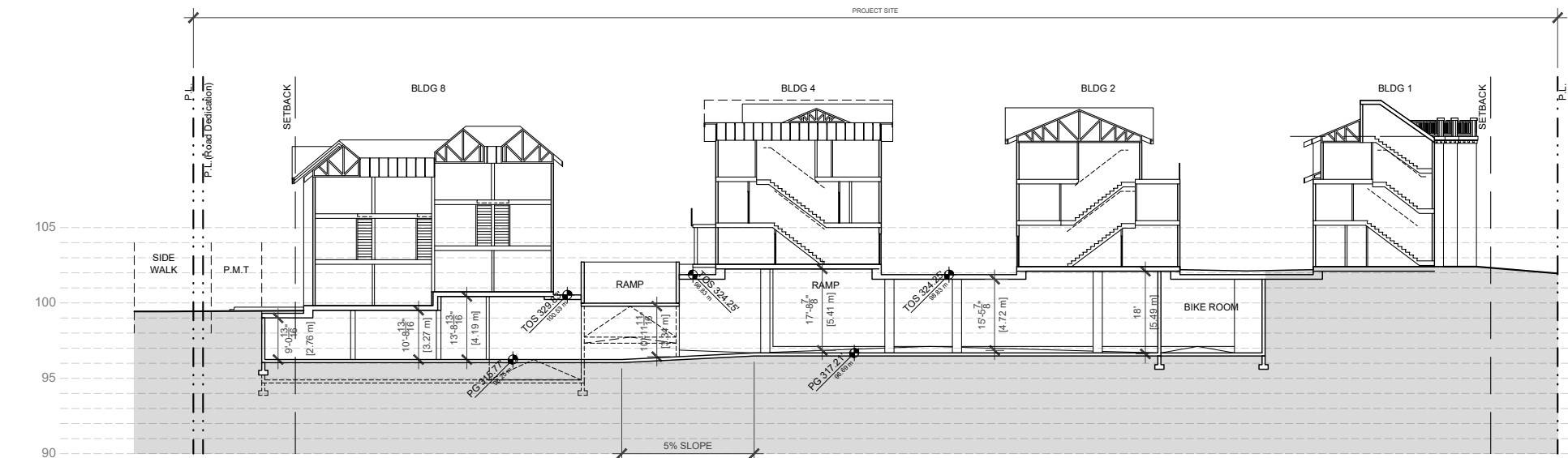
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| CHECKED BY:<br>K.S. | DRAWN BY:<br>C.E.       |
| DATE:<br>FEB 2026   | SCALE:<br>1/16" = 1'-0" |

DRAWING No.  
**A1.03**

DP 17.24-7



1 SECTION 4  
A1.04 1/16" = 1'-0"



2 SECTION 5  
A1.04 1/16" = 1'-0"



3 SECTION 6  
A1.04 1/16" = 1'-0"



4 SECTION 7  
A1.04 1/16" = 1'-0" 134

THESE DRAWINGS MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUM, AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS TO BE REPORTED IMMEDIATELY TO THE ARCHITECT. VARIATIONS AND MODIFICATIONS TO WORK SHOWN SHALL NOT BE CARRIED OUT WITHOUT THE WRITTEN PERMISSION FROM THE ARCHITECT. COPYRIGHT RESERVED. THESE DRAWINGS AND THE DESIGN ARE, AND AT ALL TIMES, REMAIN THE EXCLUSIVE PROPERTY OF THE ARCHITECT, AND CANNOT BE USED AND / OR REPRODUCED WITHOUT THE CONSENT OF THE ARCHITECT, IN WHICH THE REPRODUCTION MUST BEAR THEIR NAME AS THE ARCHITECT.

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| 6                | MAY 13, 2026 | RE-ISSUED FOR RZ/DP -          |

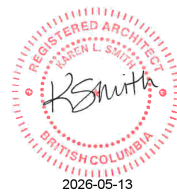
CONSULTANT(S)

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SEAL:



PROJECT No. 24-01

PROJECT:  
**GASPE TOWNHOUSES**  
3374, 3380 MT. SEYMOUR PKWY AND  
3382, 3386, 3398 GASPE PLACE  
NORTH VANCOUVER BC

DRAWING  
**SITE SECTIONS**

|                    |                         |
|--------------------|-------------------------|
| CHECKED BY:<br>K.S | DRAWN BY:<br>C.E        |
| DATE:<br>FEB 2026  | SCALE:<br>1/16" = 1'-0" |

DRAWING No.  
**A1.04**

DP 17.24-8





1 WEST ELEVATION ALONG PUBLIC TRAIL

A1.05 1/8" = 1'-0"



2 STREETScape ALONG MT SEYMOUR PARKWAY

A1.05 1/8" = 1'-0"



3 STREETScape ALONG GASPE PLACE

A1.05 1/8" = 1'-0"

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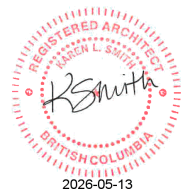
CONSULTANT(S):

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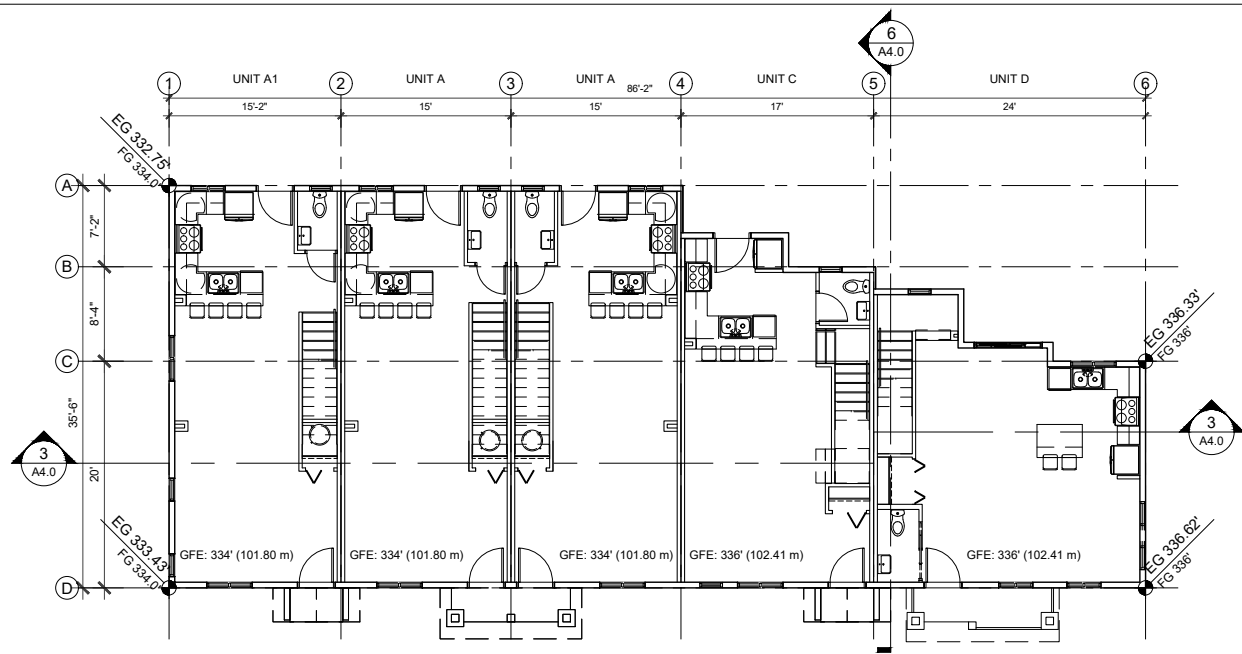
PROJECT No. 24-01

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NORTH VANCOUVER BC

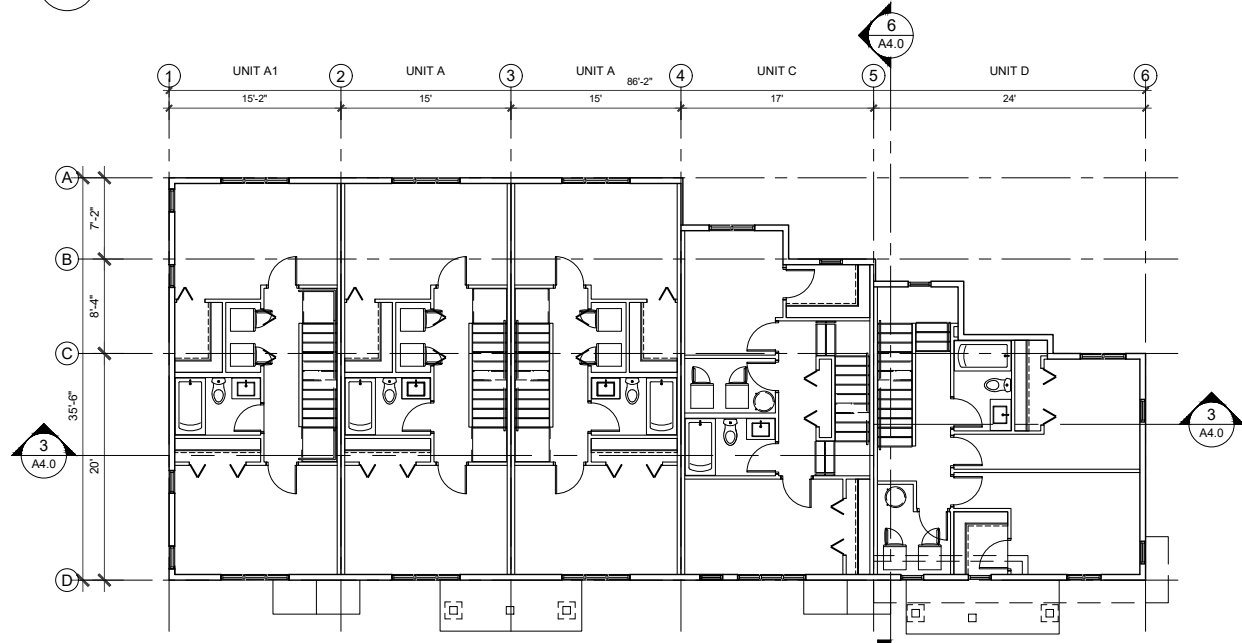
DRAWING  
**STREETSCAPES**

|                    |                        |
|--------------------|------------------------|
| CHECKED BY:<br>K.S | DRAWN BY:<br>C.E       |
| DATE:<br>FEB 2026  | SCALE:<br>1/8" = 1'-0" |

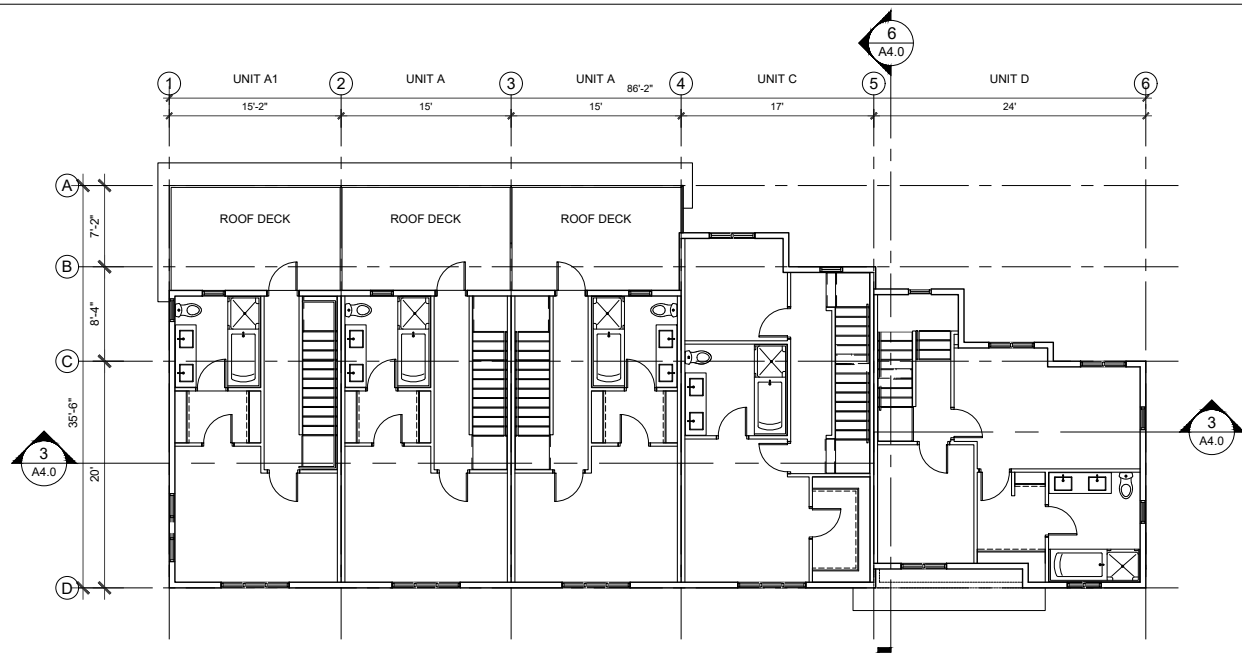
DRAWING No.  
**A1.05**



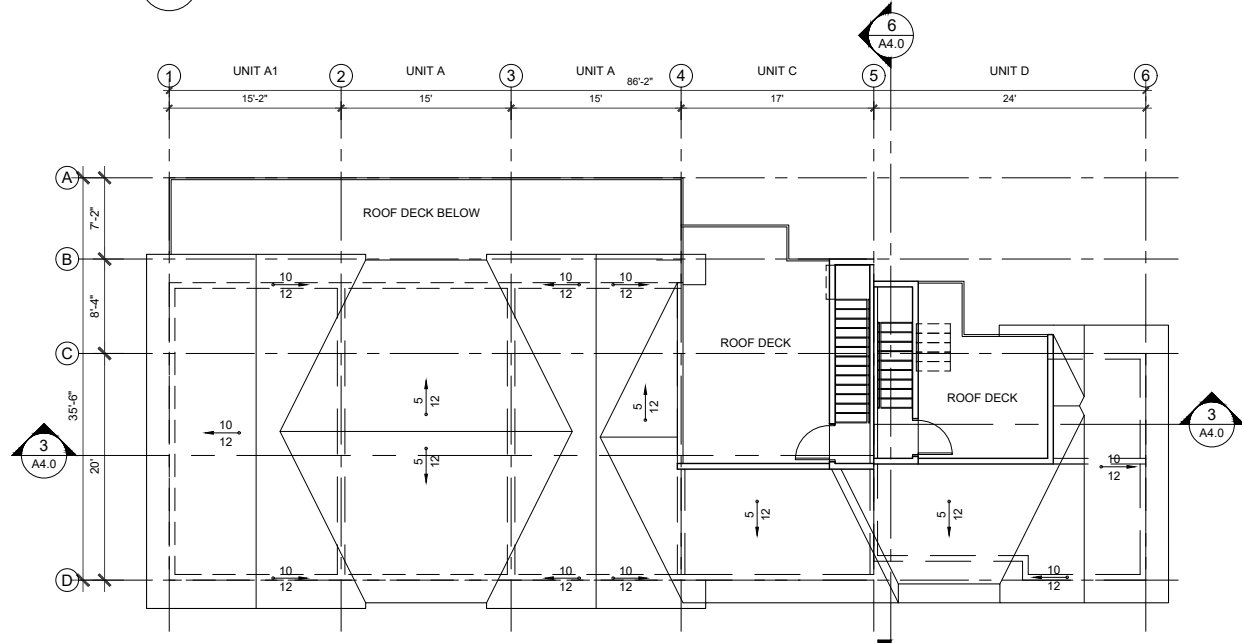
1 GROUND FLOOR  
1/8"=1'-0"



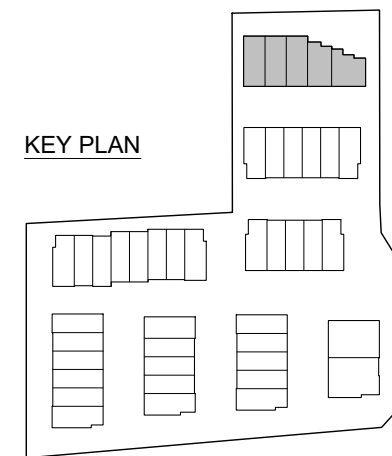
2 SECOND FLOOR  
1/8"=1'-0"



3 THIRD FLOOR PLAN  
1/8"=1'-0"



4 ROOF PLAN  
1/8"=1'-0"



KEY PLAN

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CONSULTANT(S):

CLIENT:

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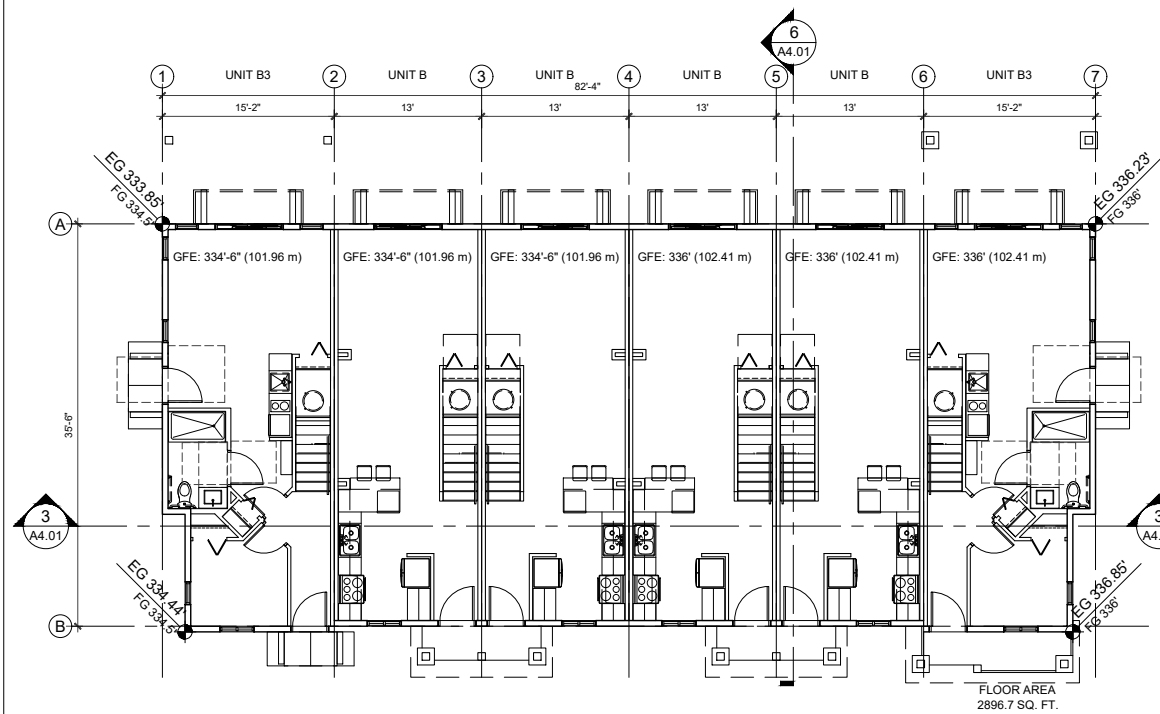
REGISTERED ARCHITECT  
MARION L. SMITH  
BRITISH COLUMBIA  
2026-05-13

PROJECT No. 24-01

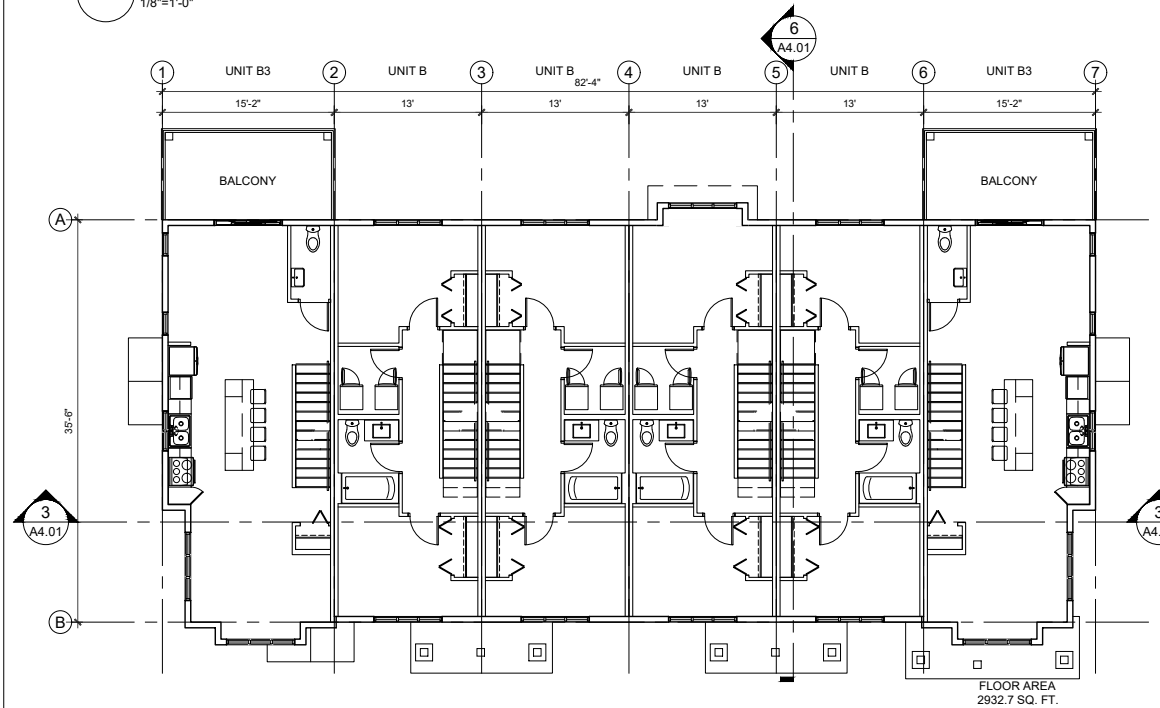
PROJECT:  
**GASPE TOWNHOUSES**  
3374, 3380 MT. SEYMOUR PKWY AND  
3382, 3386, 3398 GASPE PLACE  
NORTH VANCOUVER BC

DRAWING  
**BUILDING 1  
FLOOR PLANS**

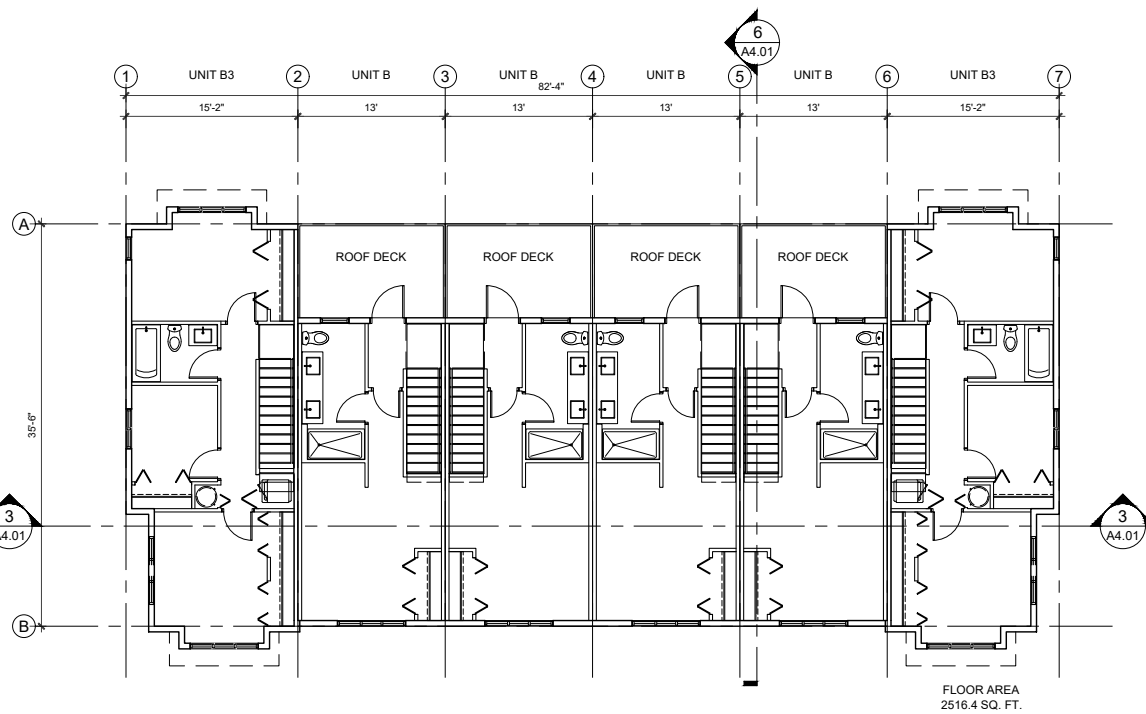
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| DATE:<br>FEB 2026        | SCALE:<br>1/8" = 1'-0" |
| DRAWING No. <b>A2.00</b> |                        |



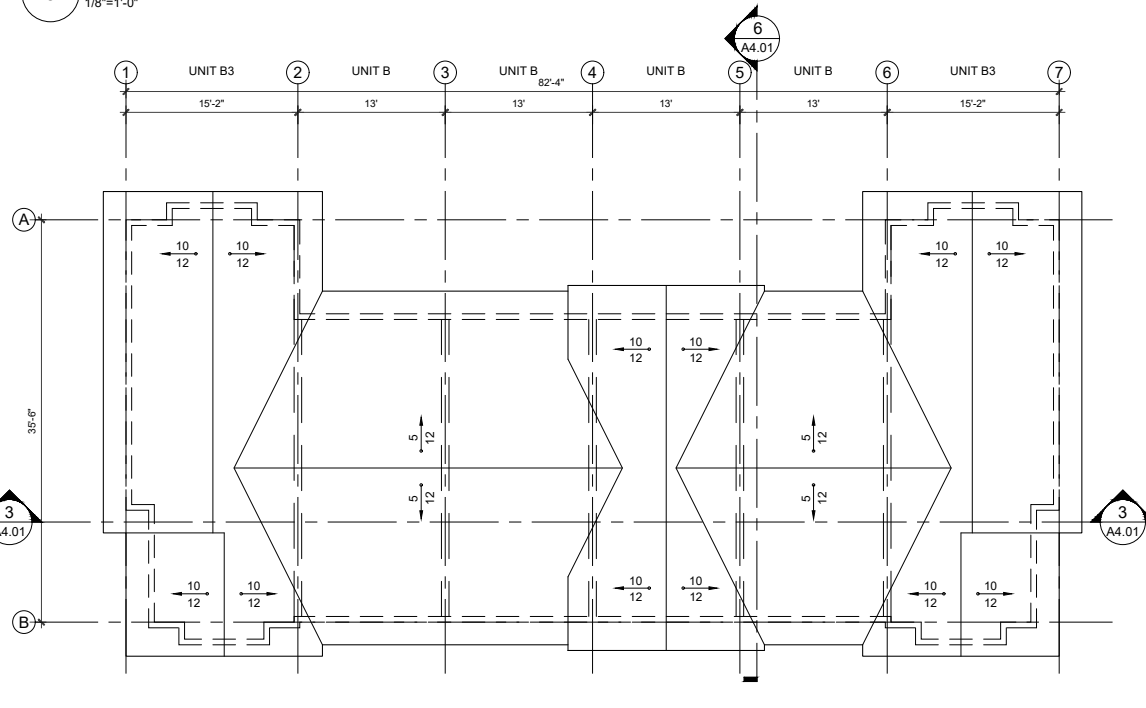
1 GROUND FLOOR  
1/8"=1'-0"



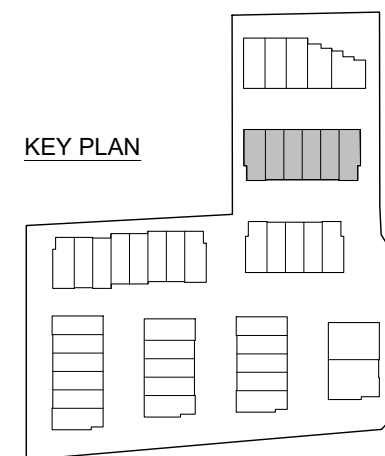
2 SECOND FLOOR  
1/8"=1'-0"



3 THIRD FLOOR PLAN  
1/8"=1'-0"



4 ROOF PLAN  
1/8"=1'-0"



KEY PLAN

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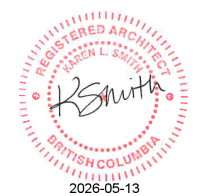
CONSULTANT(S):

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SEAL:



PROJECT No. 24-01

PROJECT:  
**GASPE TOWNHOUSES**  
  
3374, 3380 MT. SEYMOUR PKWY AND  
3382, 3386, 3398 GASPE PLACE  
NORTH VANCOUVER BC

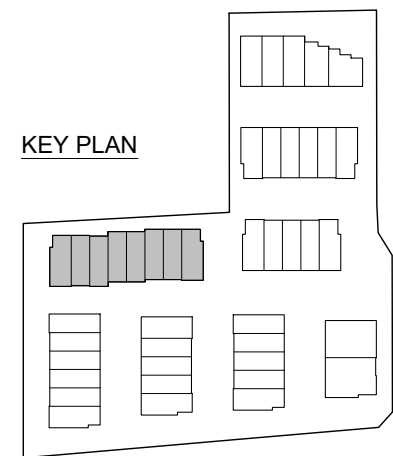
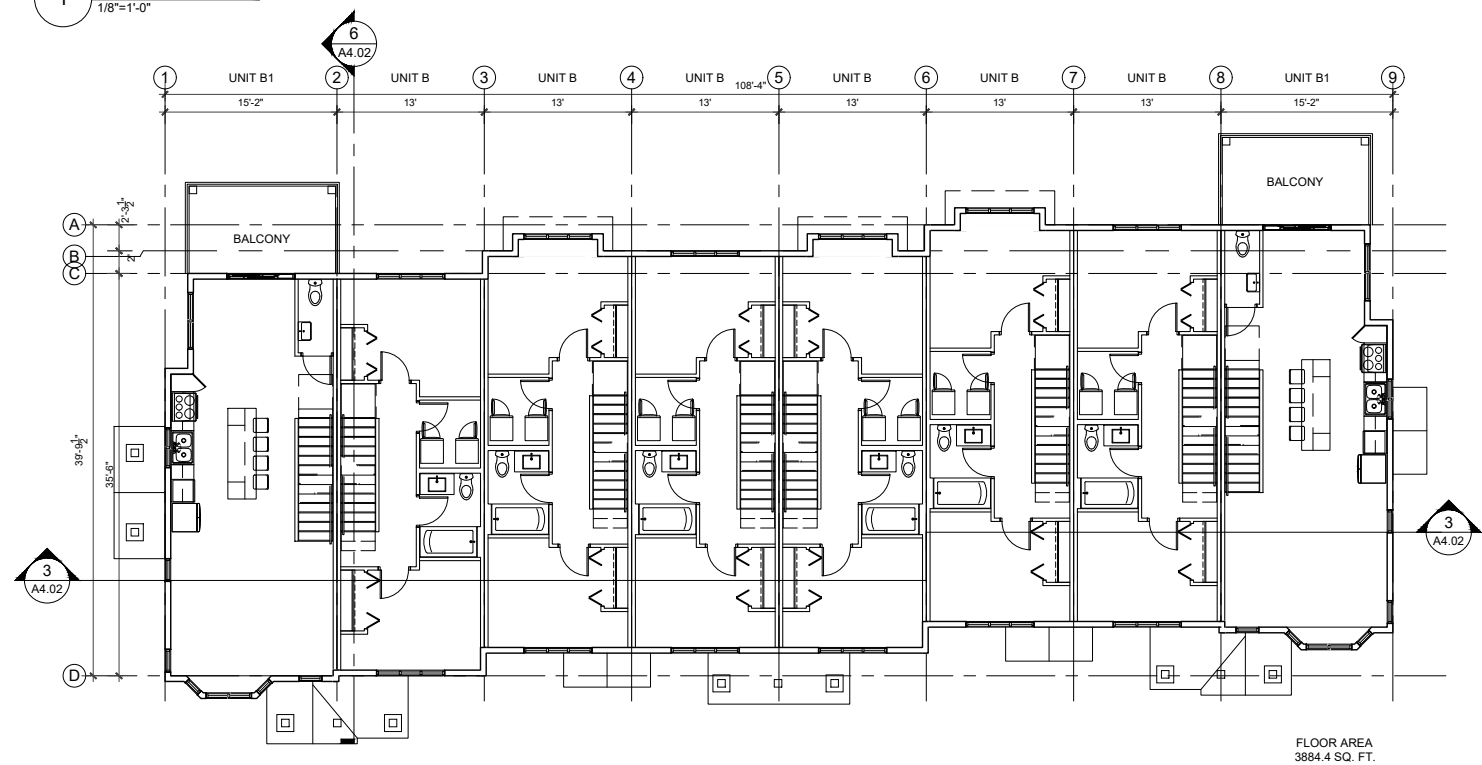
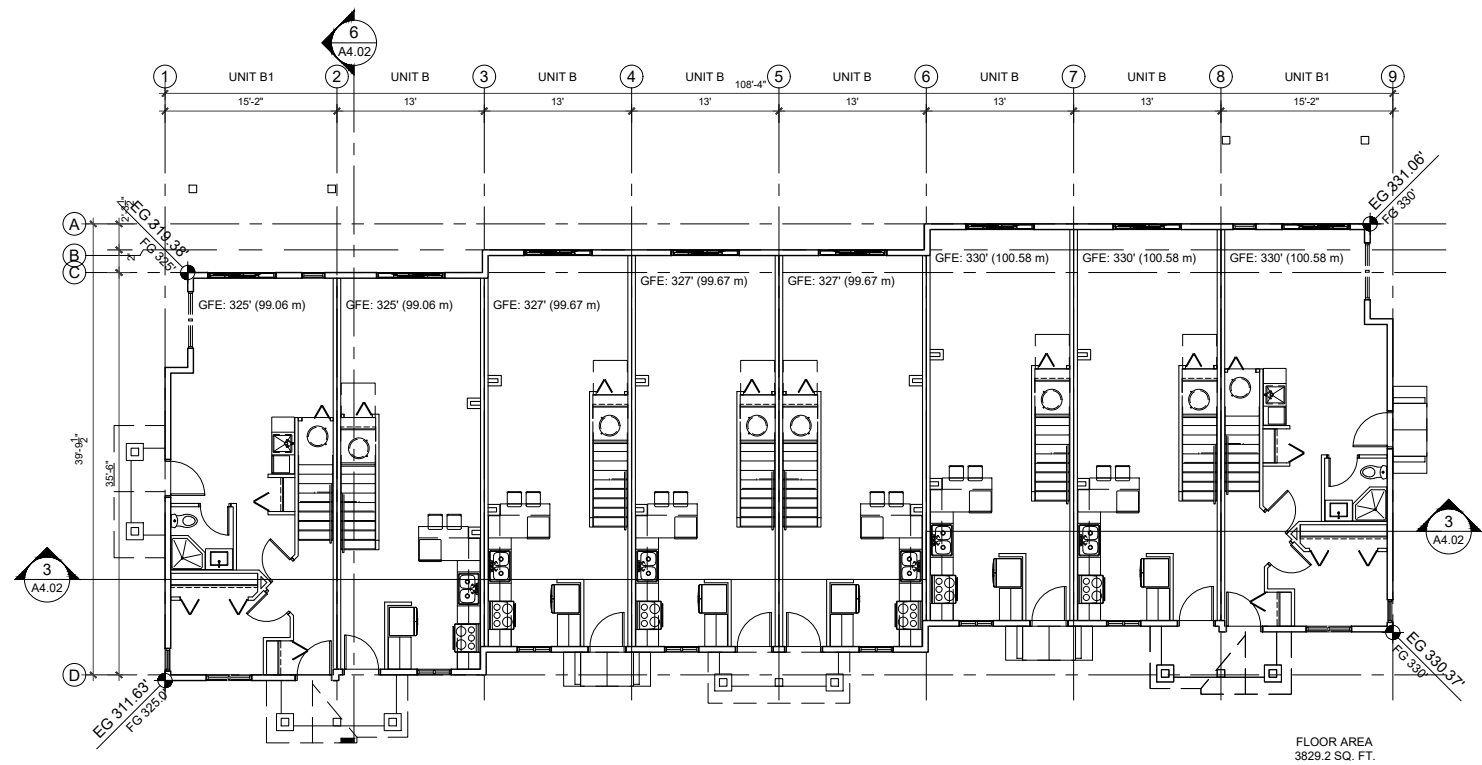
DRAWING  
**BUILDING 2  
FLOOR PLANS**

CHECKED BY: K.S.  
DRAWN BY: C.E.

DATE: FEB 2026  
SCALE: 1/8" = 1'-0"

DRAWING No.:

A2.01



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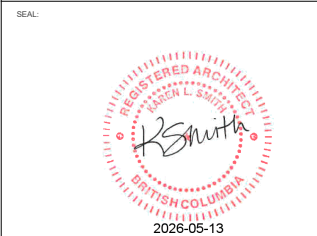
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CONSULTANT(S):

CLIENT:

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PROJECT No. 24-01

PROJECT:  
**GASPE TOWNHOUSES**  
  
3374, 3380 MT. SEYMOUR PKWY AND  
3382, 3386, 3398 GASPE PLACE  
NORTH VANCOUVER BC

DRAWING  
  
**BUILDING 3  
GROUND & SECOND  
FLOOR PLANS**

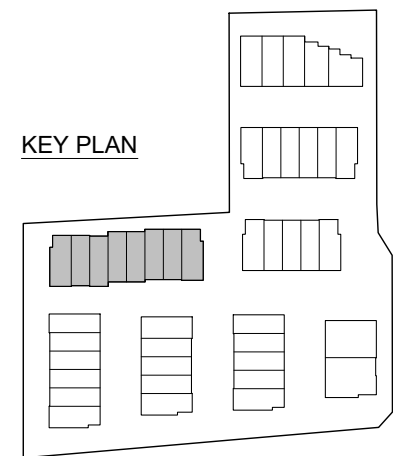
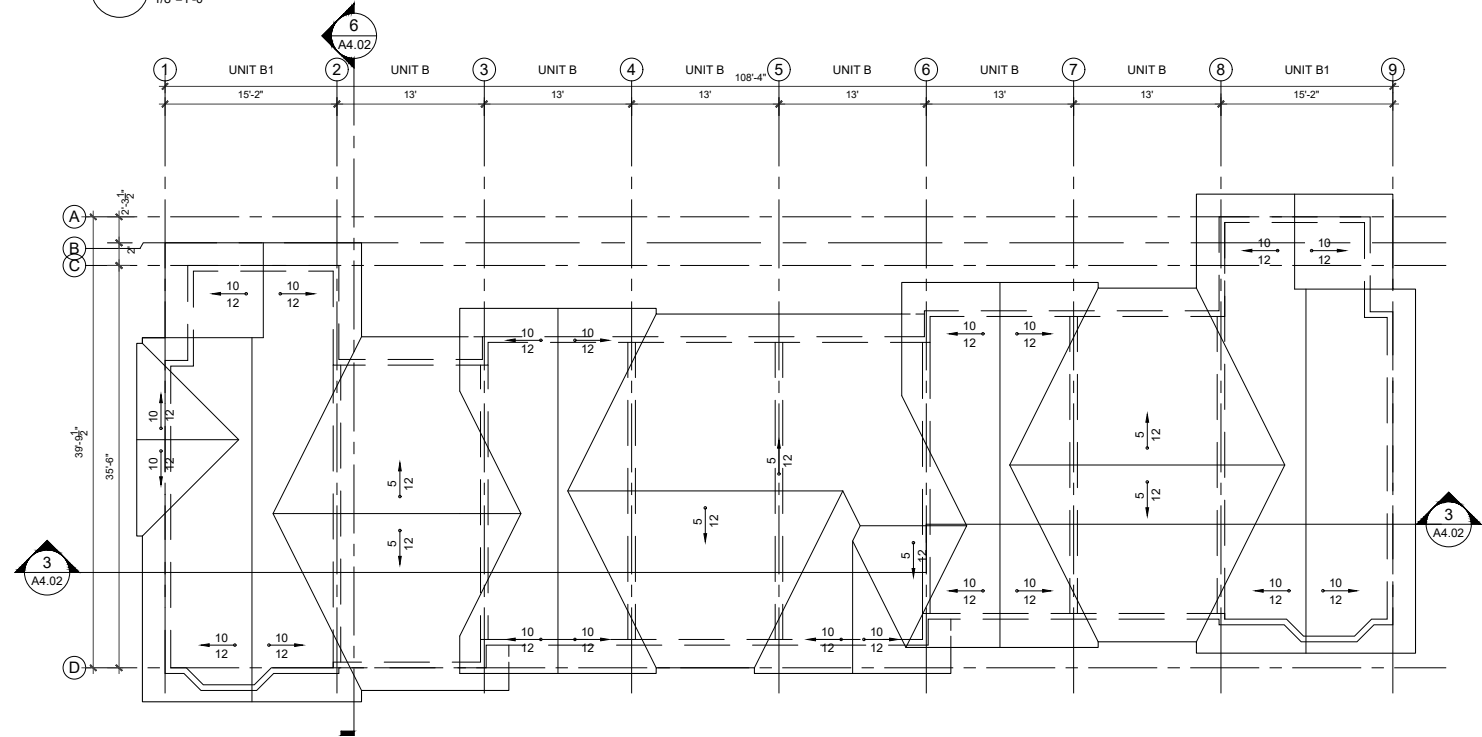
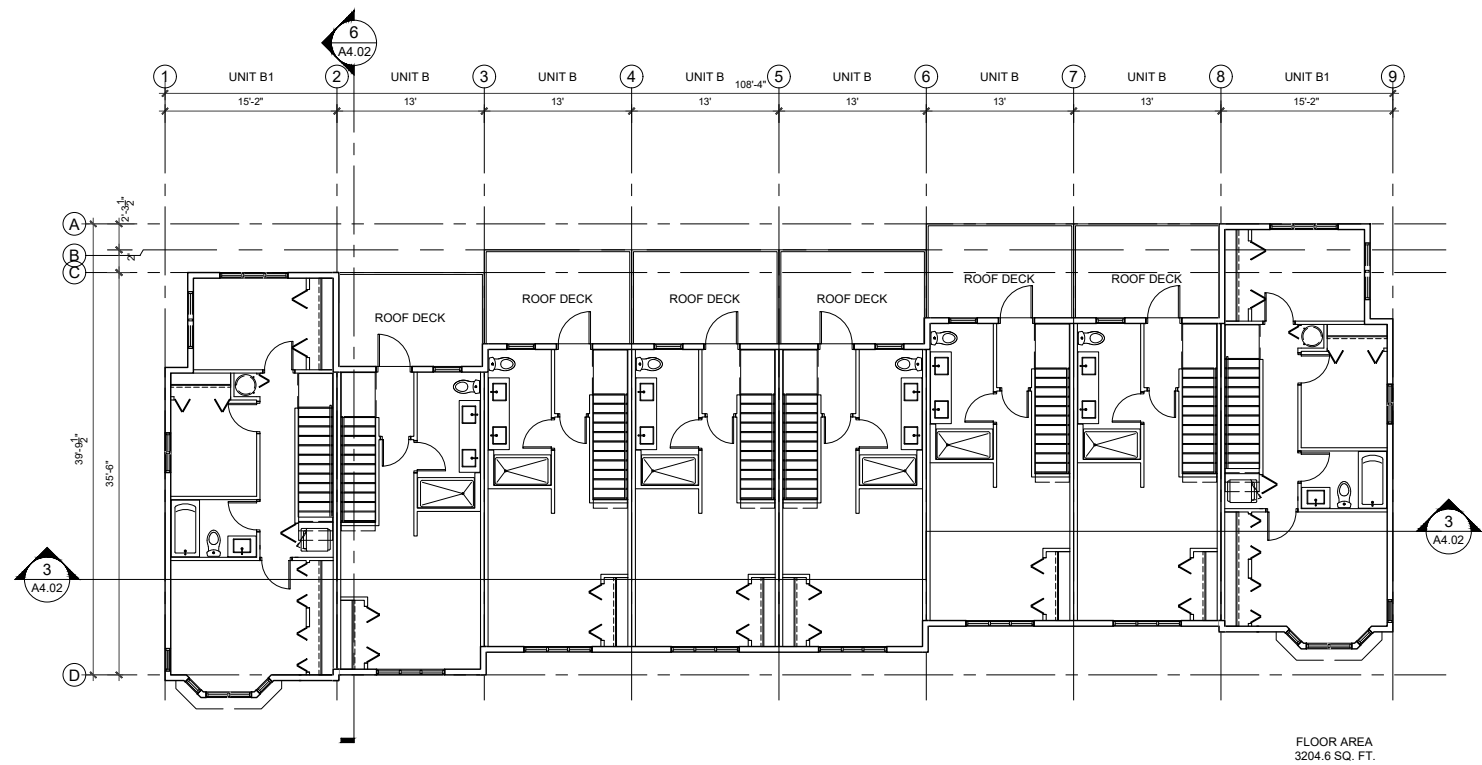
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| CHECKED BY:<br>K.S | DRAWN BY:<br>C.E       |
| DATE:<br>FEB 2026  | SCALE:<br>1/8" = 1'-0" |

DRAWING No.

**A2.02**

**DP 17.24-12**





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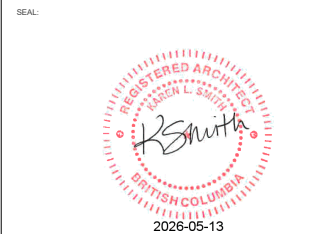
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| 6                 | MAY 13, 2026 | RE-ISSUED FOR RZ/DP *          |

CONSULTANT(S):

CLIENT:

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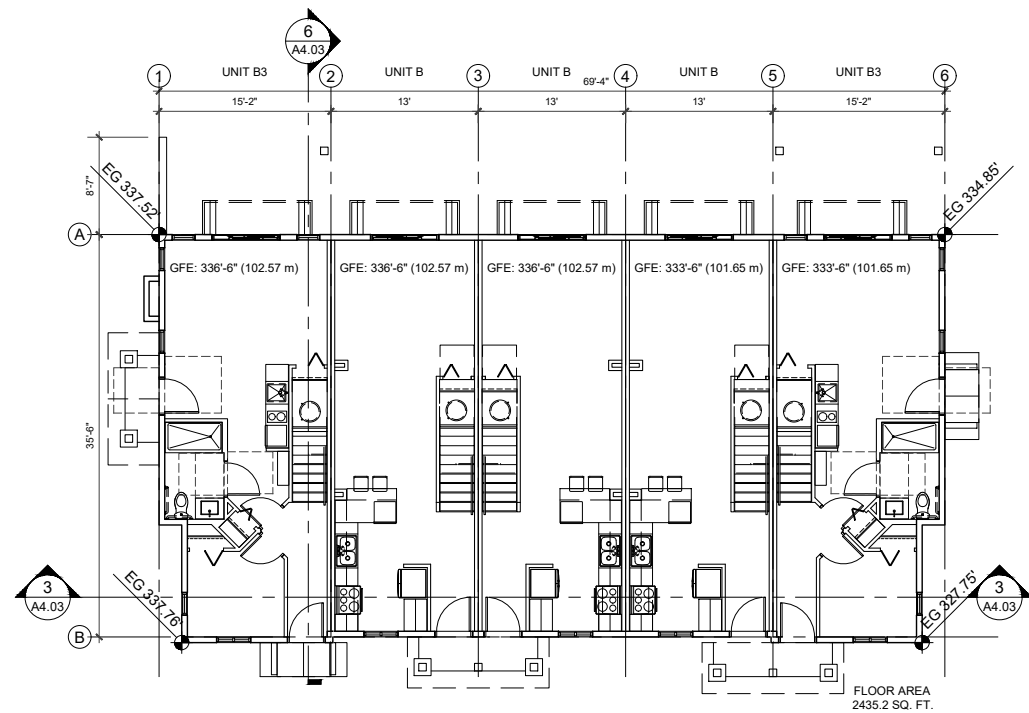
PROJECT No. 24-01

PROJECT:  
**GASPE TOWNHOUSES**  
  
3374, 3380 MT. SEYMOUR PKWY AND  
3382, 3386, 3398 GASPE PLACE  
NORTH VANCOUVER BC

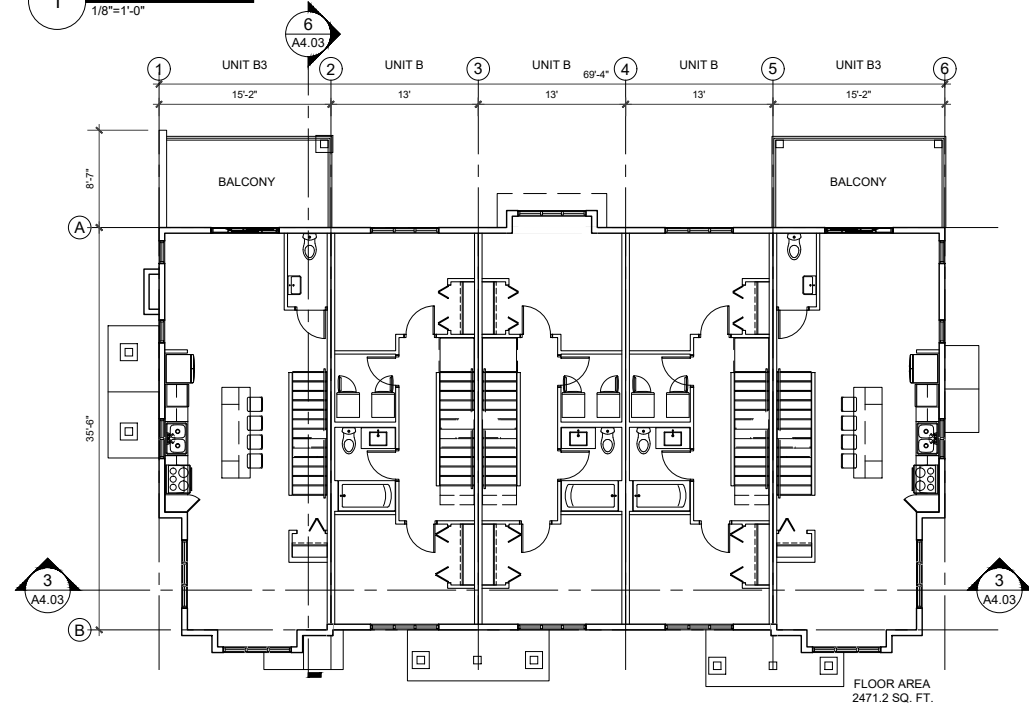
DRAWING  
**BUILDING 3  
THIRD FLOOR & ROOF  
PLANS**

|                    |                        |
|--------------------|------------------------|
| CHECKED BY:<br>K.S | DRAWN BY:<br>C.E       |
| DATE:<br>FEB 2026  | SCALE:<br>1/8" = 1'-0" |

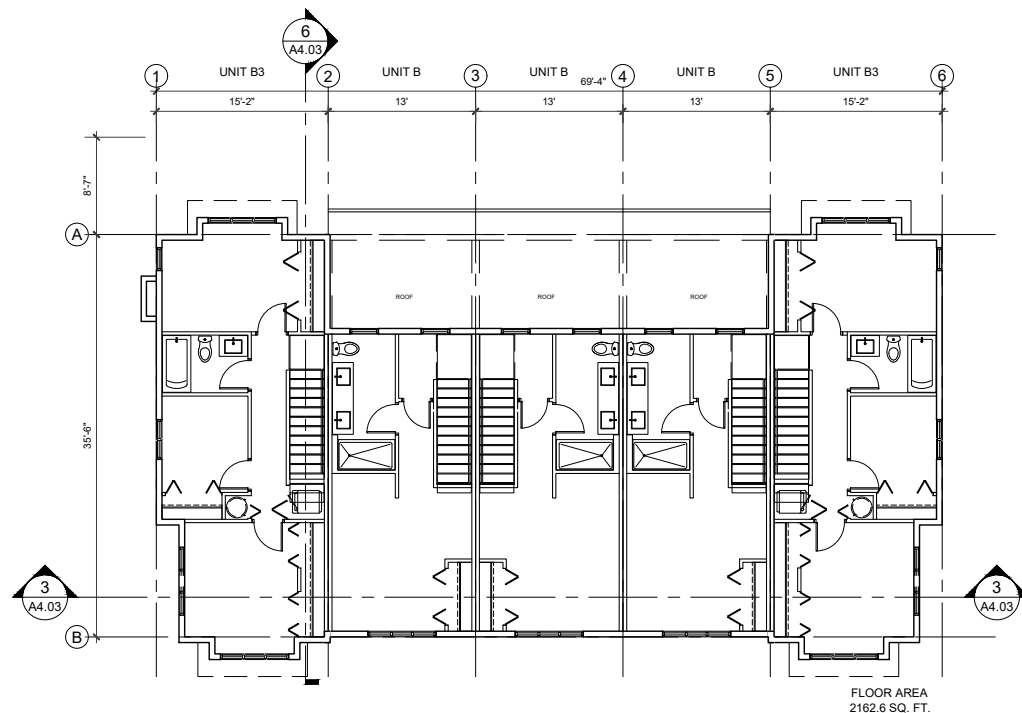
DRAWING No.  
**A2.02a**



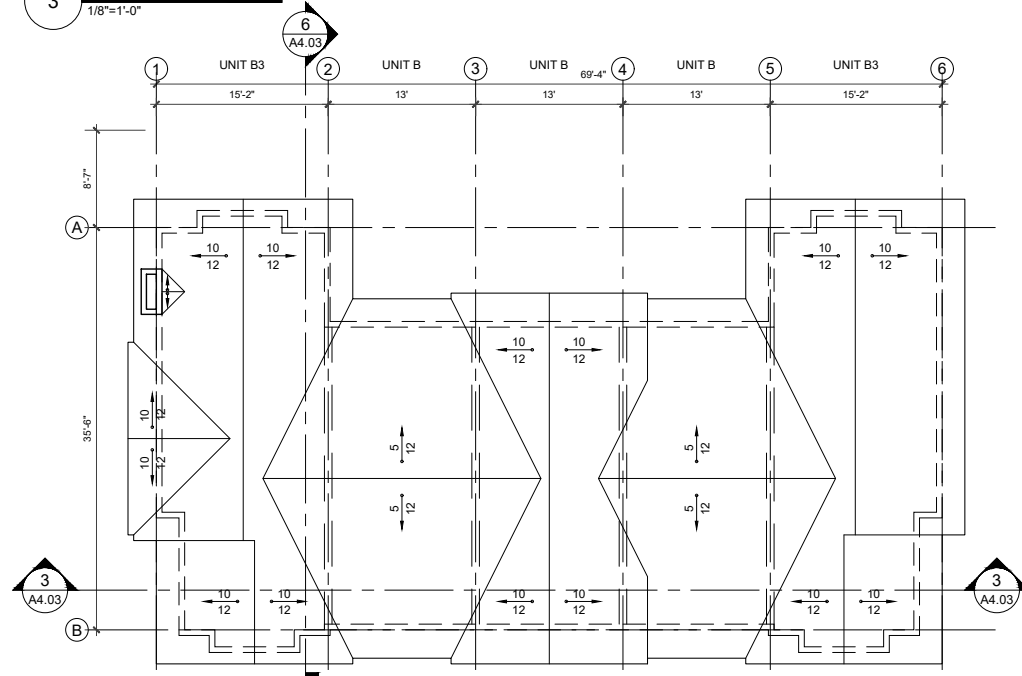
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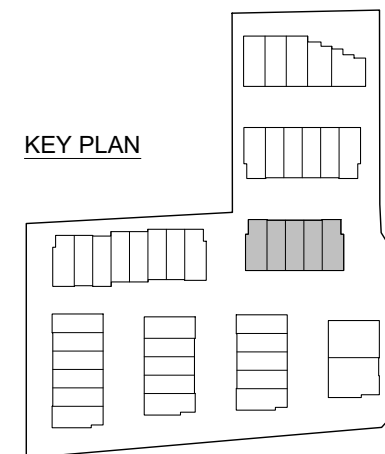
2 SECOND FLOOR  
1/8"=1'-0"



3 THIRD FLOOR PLAN  
1/8"=1'-0"



4 ROOF PLAN  
1/8"=1'-0"



KEY PLAN

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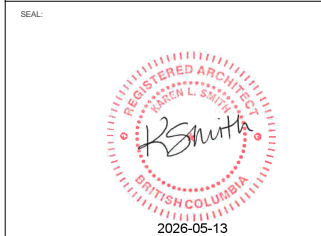
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| 1                | FEB 17 2017  | ISSUED FOR PRELIM. PLNG. APP |
| 2                | MAR 29 2018  | ISSUED FOR RZ/DP             |
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| 4                | DEC 13, 2024 | RE-ISSUED FOR RZ/DP          |
| 5                | MAR 5, 2026  | RE-ISSUED FOR RZ/DP          |
| 6                | MAY 13, 2026 | RE-ISSUED FOR RZ/DP          |

CONSULTANT(S)

CLIENT

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PROJECT No. 24-01

PROJECT:  
**GASPE TOWNHOUSES**  
3374, 3380 MT. SEYMOUR PKWY AND  
3382, 3386, 3398 GASPE PLACE  
NORTH VANCOUVER BC

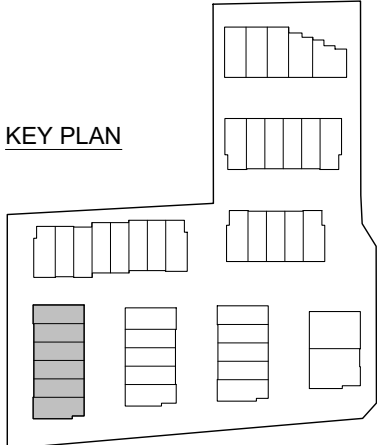
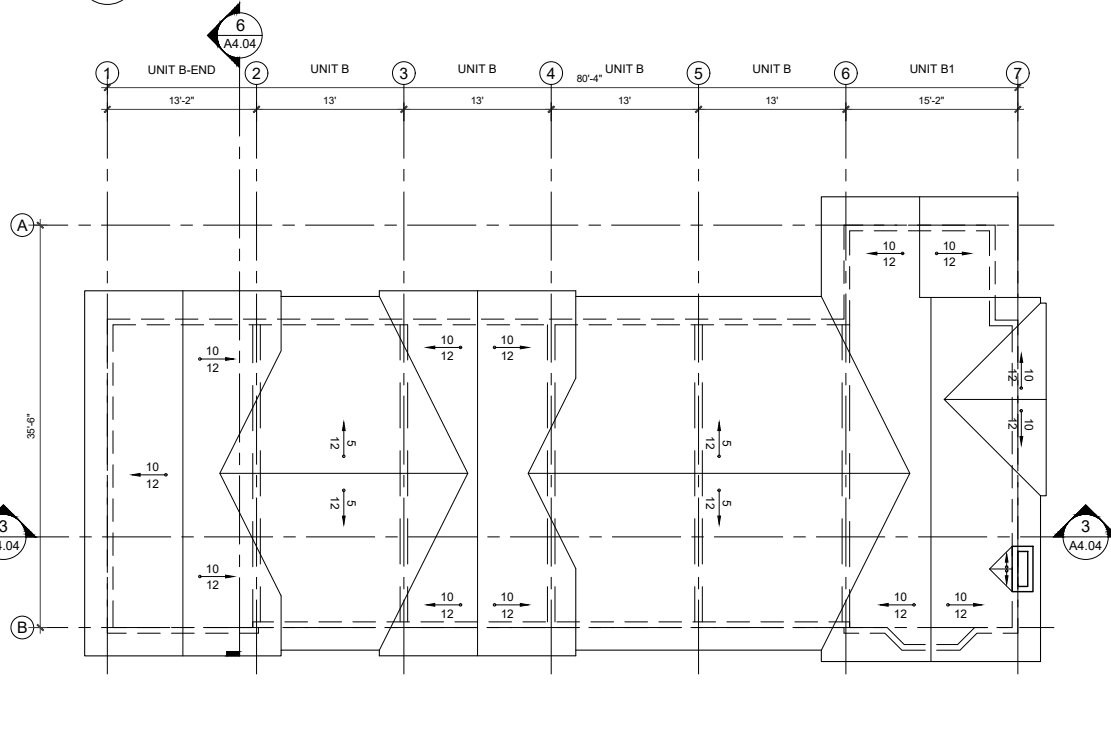
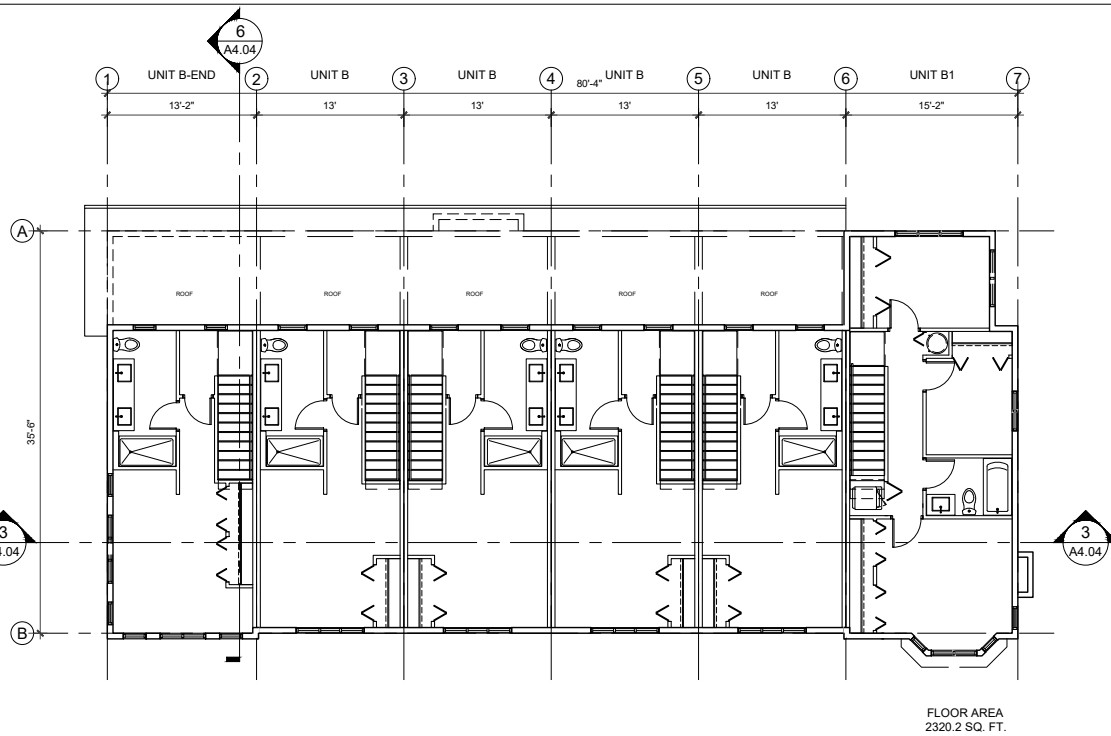
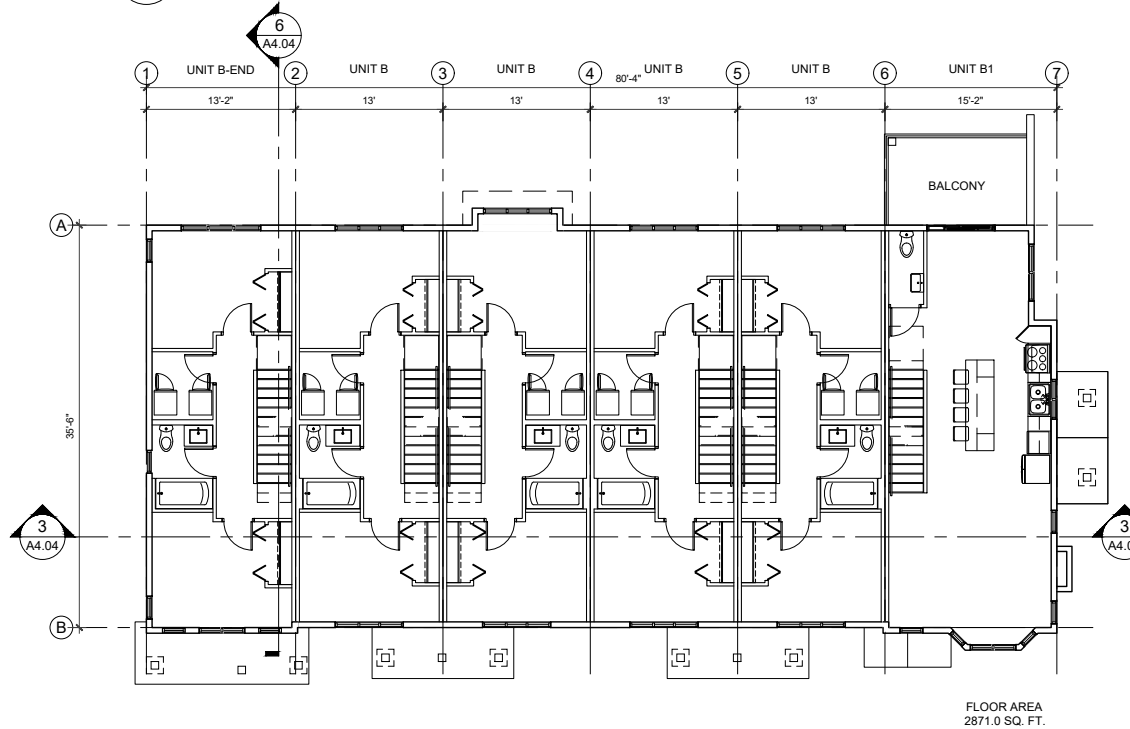
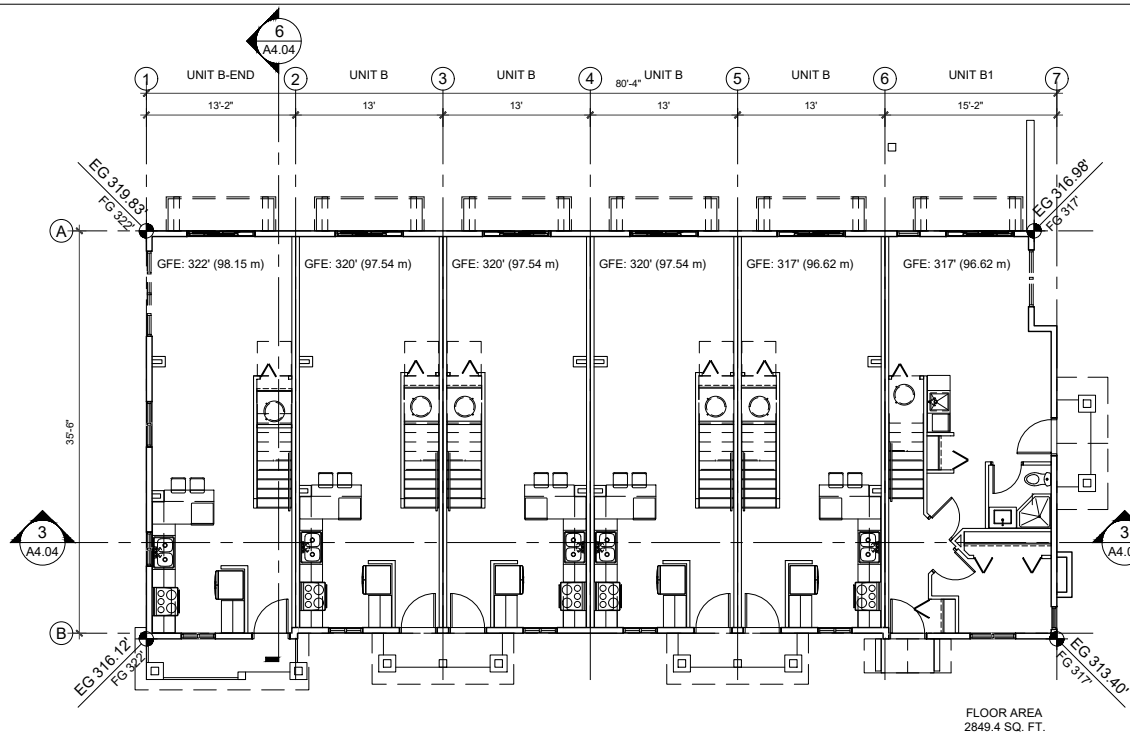
DRAWING  
**BUILDING 4  
FLOOR PLANS**

|                     |                        |
|---------------------|------------------------|
| CHECKED BY:<br>K.S. | DRAWN BY:<br>C.E.      |
| DATE:<br>FEB 2026   | SCALE:<br>1/8" = 1'-0" |

DRAWING No.

**A2.03**

DP 17.24-14



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| 5                 | MAR 5, 2026 RE-ISSUED FOR RZ/DP -          |
| 6                 | MAY 13, 2026 RE-ISSUED FOR RZ/DP -         |

CONSULTANT(S):

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SEAL:

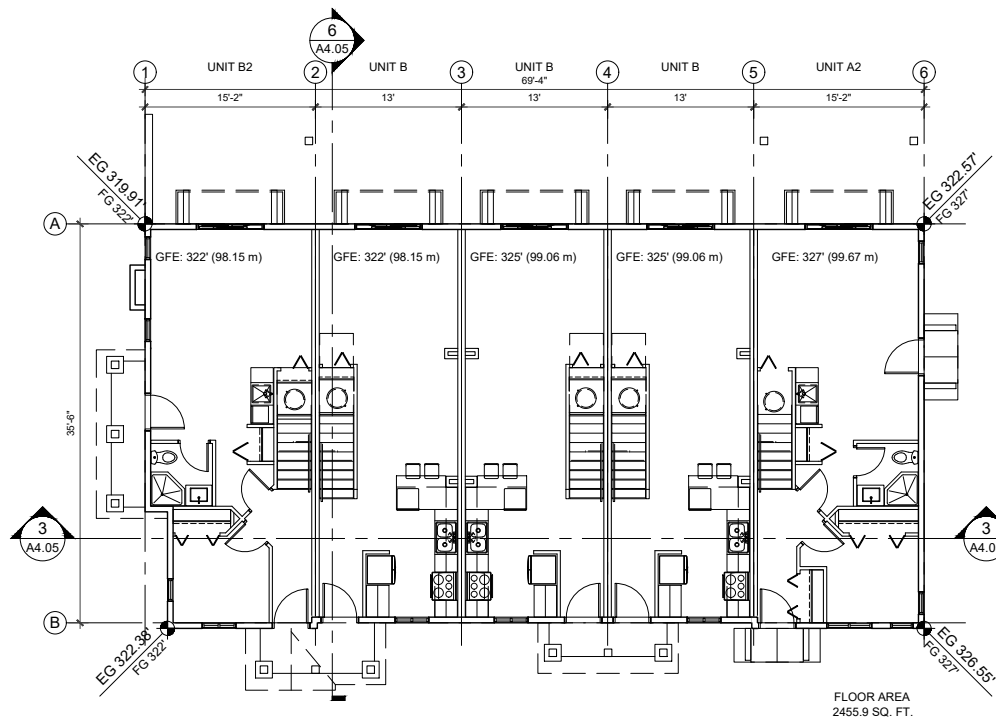
PROJECT No. 24-01

PROJECT:  
**GASPE TOWNHOUSES**

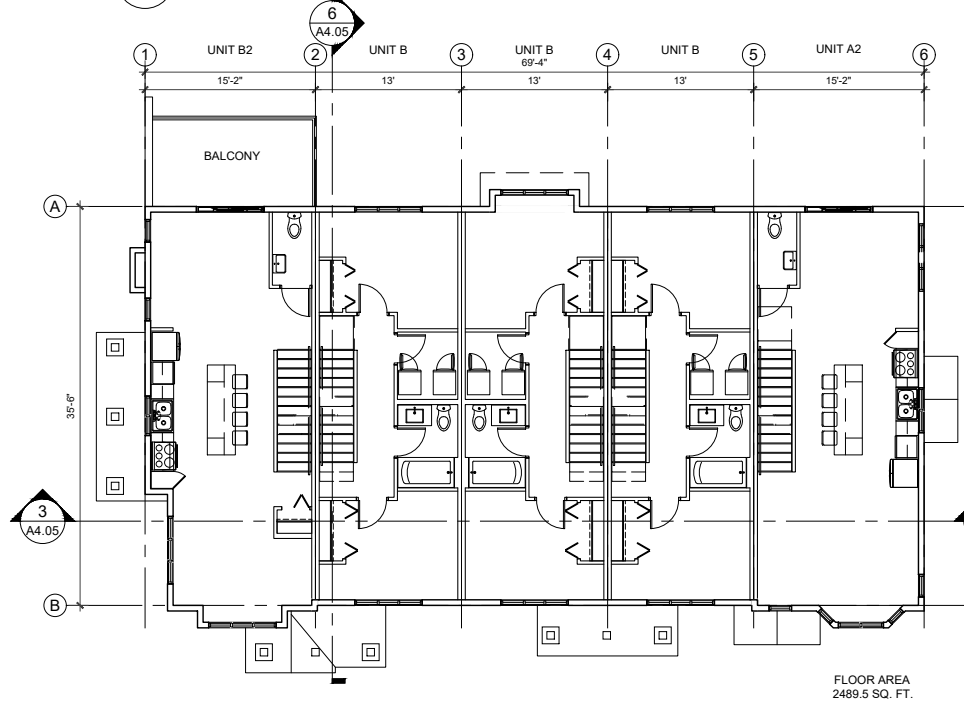
3374, 3380 MT. SEYMOUR PKWY AND  
3382, 3386, 3398 GASPE PLACE  
NORTH VANCOUVER BC

DRAWING  
**BUILDING 5  
FLOOR PLANS**

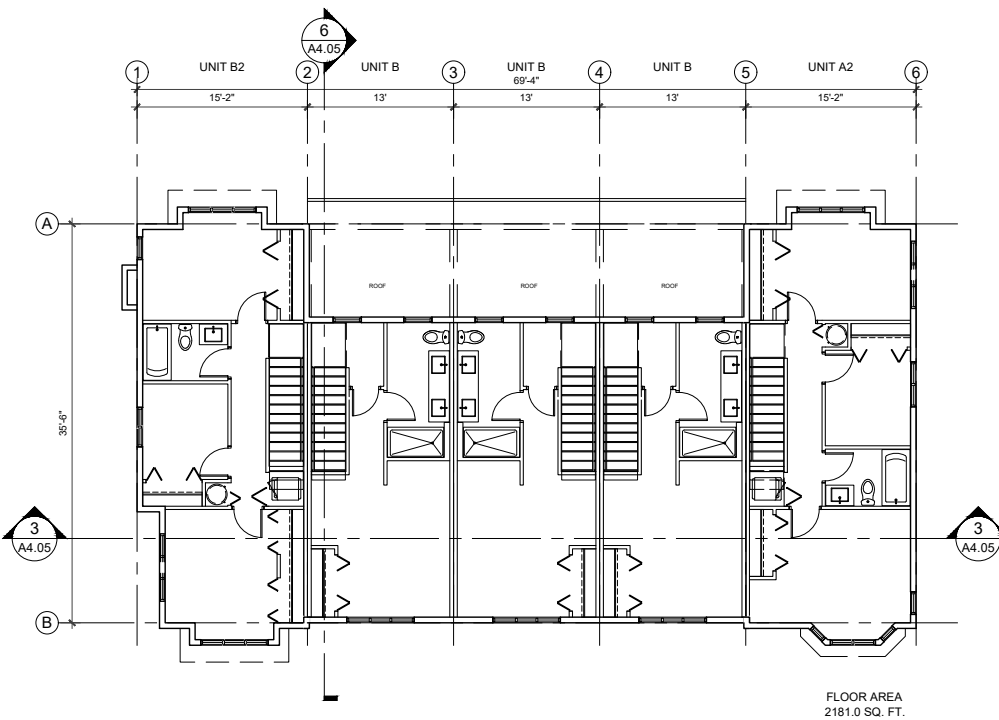
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| DATE:<br>FEB 2026        | SCALE:<br>1/8" = 1'-0" |
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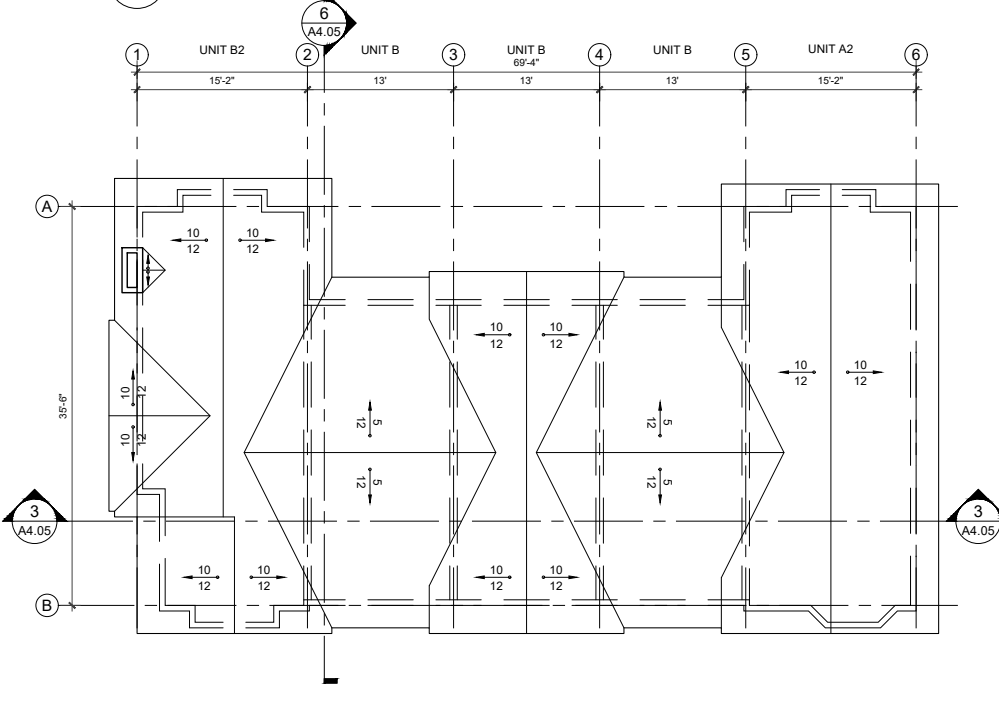
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1/8"=1'-0"



2 SECOND FLOOR  
1/8"=1'-0"

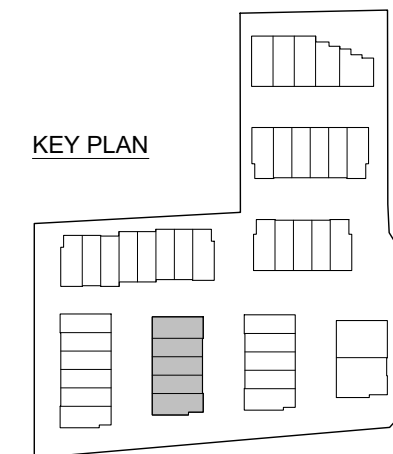


3 THIRD FLOOR PLAN  
1/8"=1'-0"



4 ROOF PLAN  
1/8"=1'-0"

KEY PLAN



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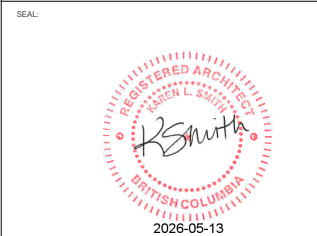
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| 6                 | MAY 13, 2026 | RE-ISSUED FOR RZ/DP -          |

CONSULTANT(S):

CLIENT:

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PROJECT No. 24-01

PROJECT:  
**GASPE TOWNHOUSES**  
3374, 3380 MT. SEYMOUR PKWY AND  
3382, 3386, 3398 GASPE PLACE  
NORTH VANCOUVER BC

DRAWING  
**BUILDING 6  
FLOOR PLANS**

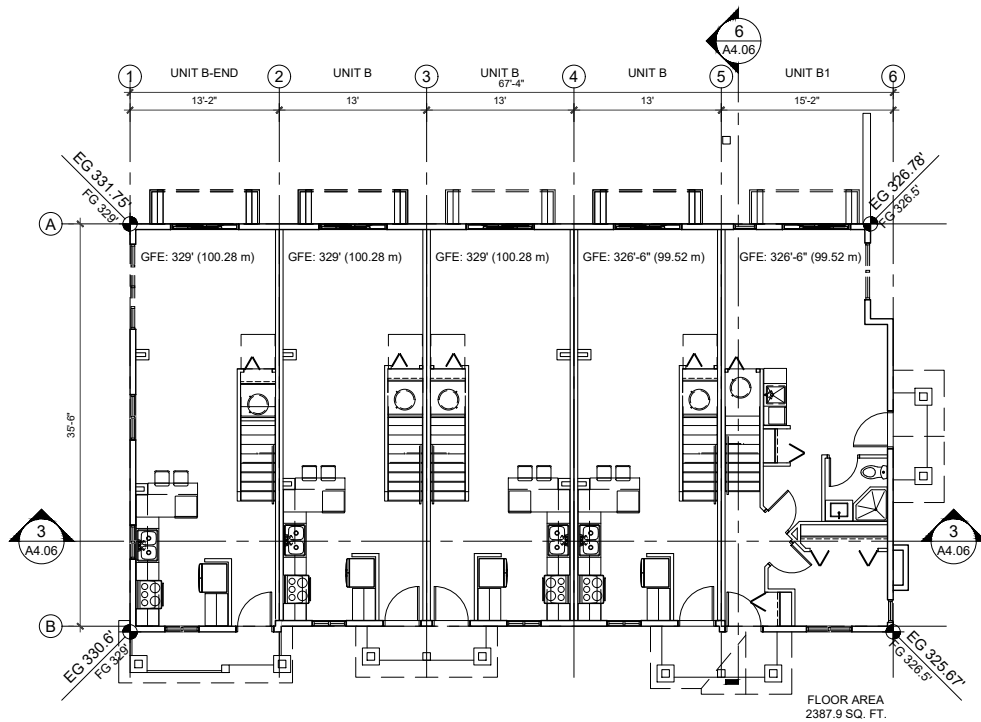
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| CHECKED BY:<br>K.S | DRAWN BY:<br>C.E       |
| DATE:<br>FEB 2026  | SCALE:<br>1/8" = 1'-0" |

DRAWING No.

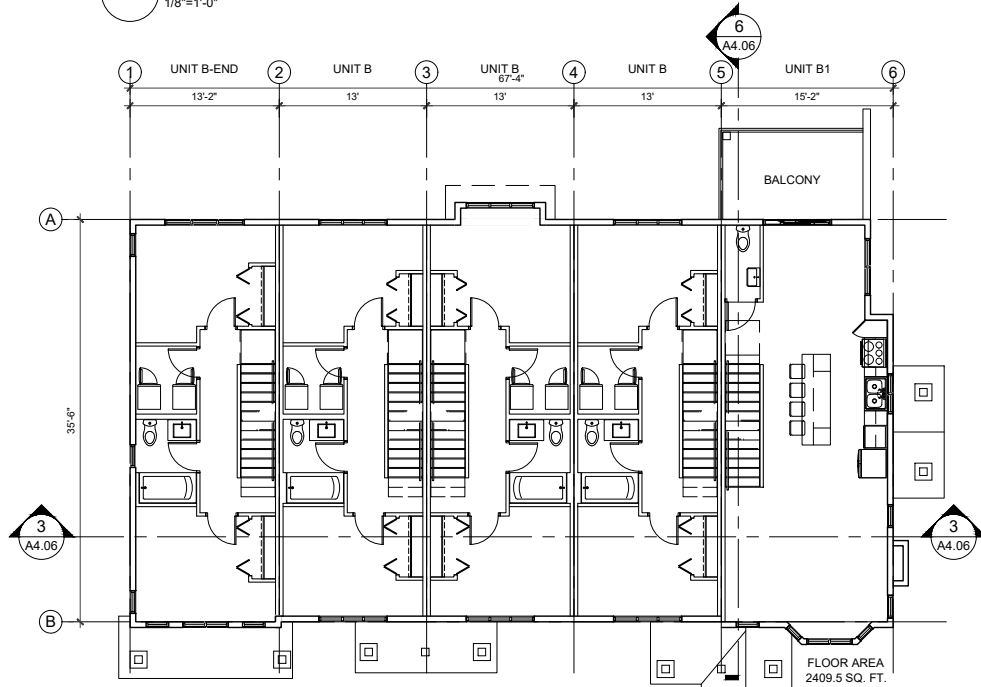
**A2.05**

**DP 17.24-16**

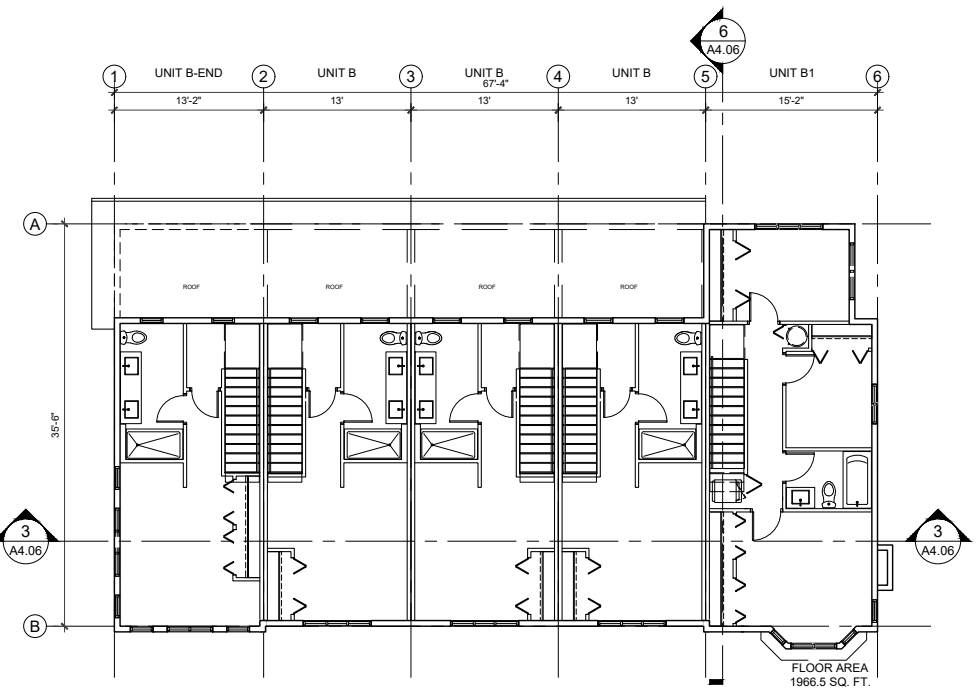




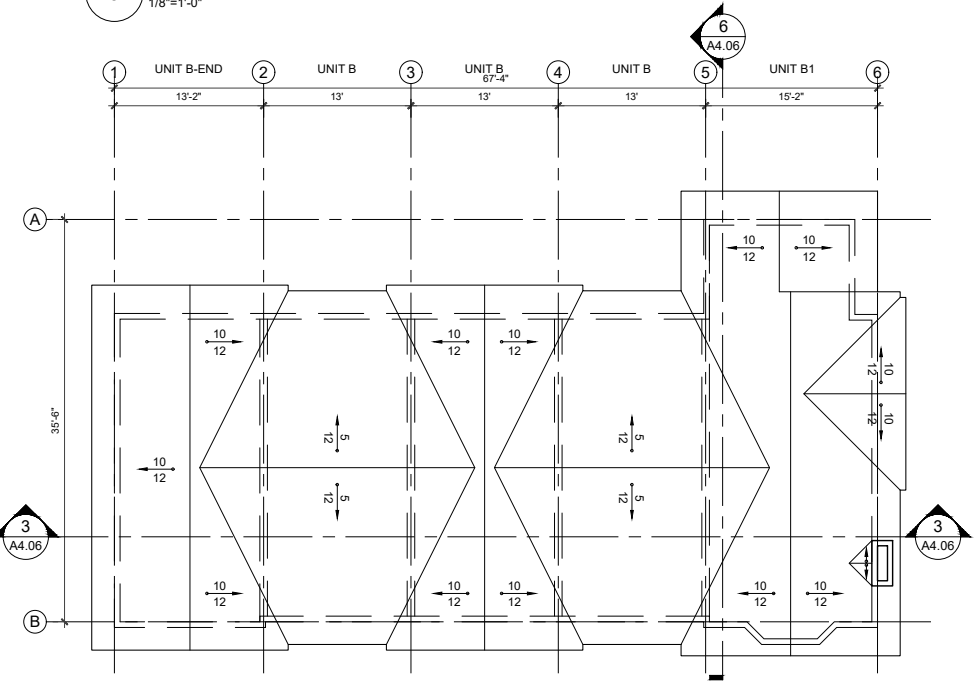
1 **GROUND FLOOR**  
1/8"=1'-0"



2 **SECOND FLOOR**  
1/8"=1'-0"

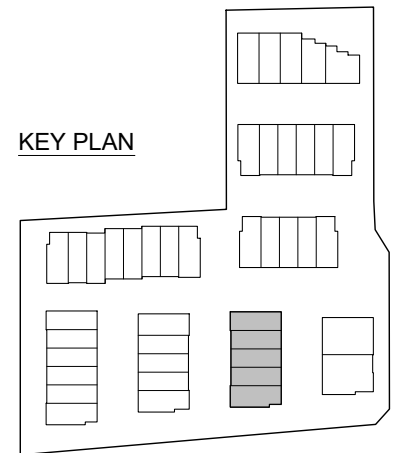


3 **THIRD FLOOR PLAN**  
1/8"=1'-0"



4 **ROOF PLAN**  
1/8"=1'-0"

**KEY PLAN**



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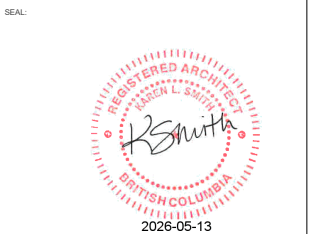
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| 6                 | MAY 13, 2026 | RE-ISSUED FOR RZ/DP *           |

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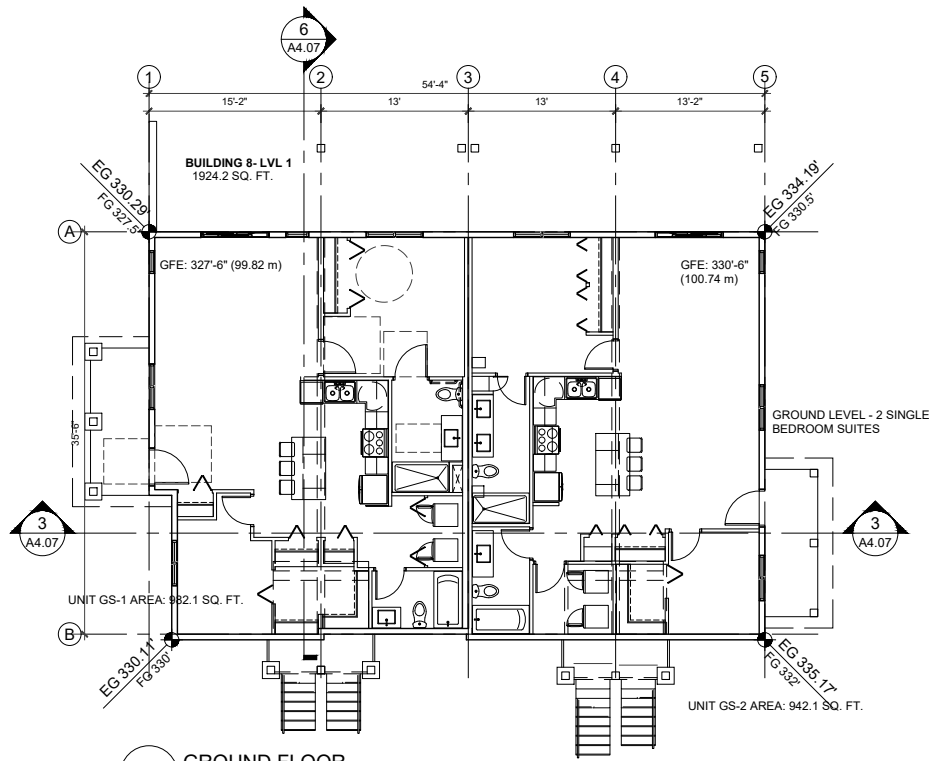
PROJECT:  
**GASPE TOWNHOUSES**  
  
3374, 3380 MT. SEYMOUR PKWY AND  
3382, 3386, 3398 GASPE PLACE  
NORTH VANCOUVER BC

DRAWING  
**BUILDING 7  
FLOOR PLANS**

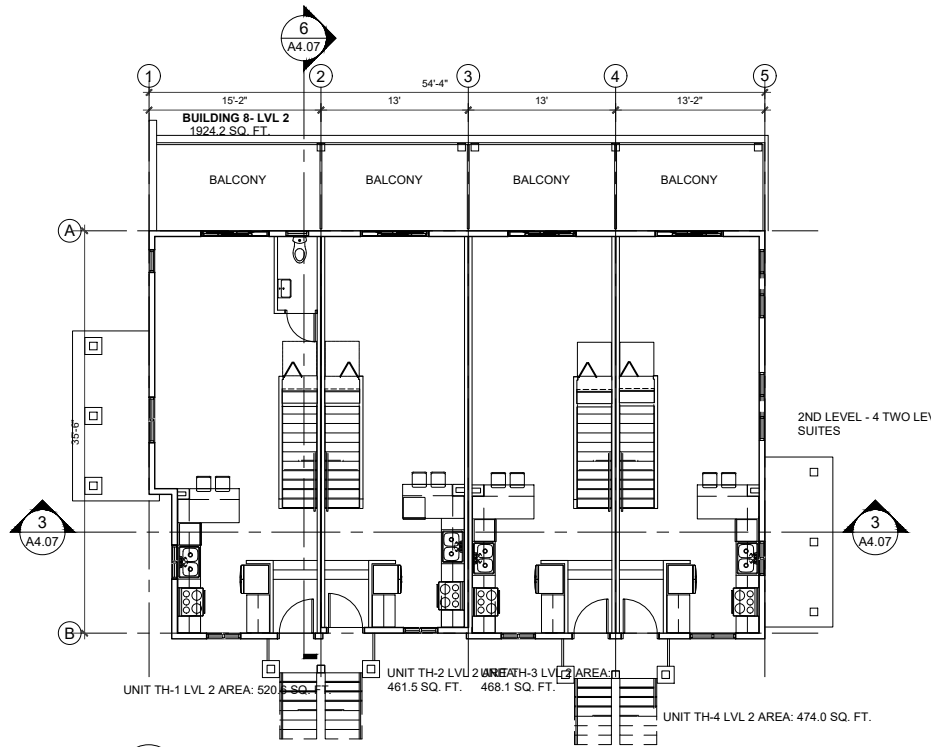
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| CHECKED BY:<br>K.S | DRAWN BY:<br>C.E       |
| DATE:<br>FEB 2026  | SCALE:<br>1/8" = 1'-0" |

DRAWING No.

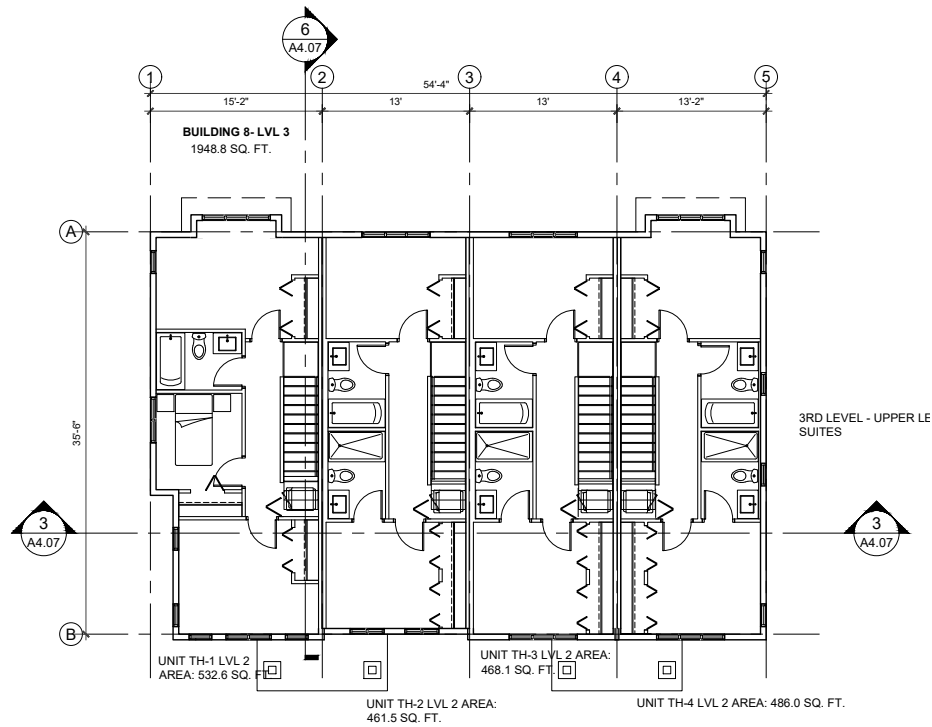
**A2.06**



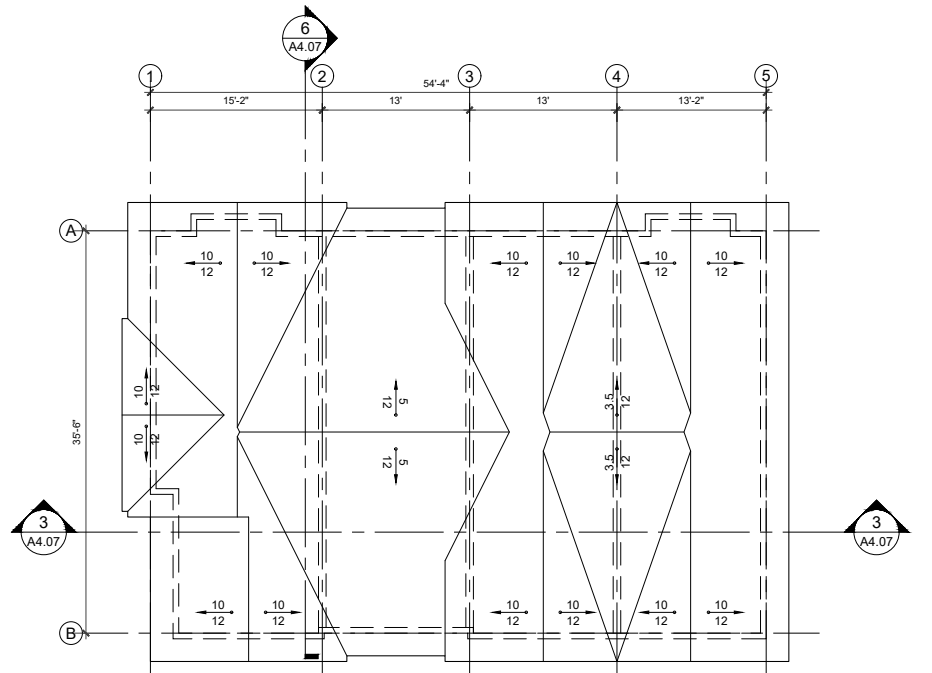
1 GROUND FLOOR



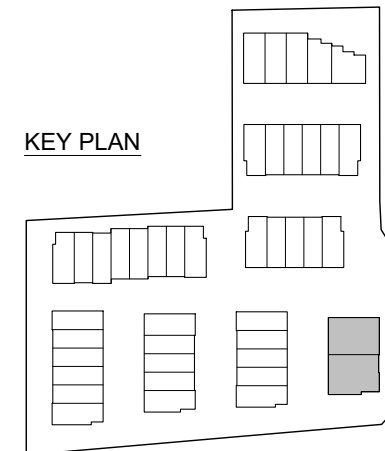
2 SECOND FLOOR



3 THIRD FLOOR PLAN



4 ROOF PLAN



KEY PLAN

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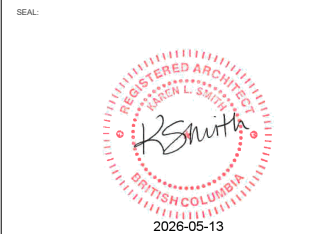
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PROJECT No. 24-01

PROJECT:  
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3374, 3380 MT. SEYMOUR PKWY AND  
3382, 3386, 3398 GASPE PLACE  
NORTH VANCOUVER BC

DRAWING  
**BUILDING 8  
FLOOR PLANS**

|                    |                        |
|--------------------|------------------------|
| CHECKED BY:<br>K.S | DRAWN BY:<br>C.E       |
| DATE:<br>FEB 2026  | SCALE:<br>1/8" = 1'-0" |

DRAWING No.

**A2.07**

**DP 17.24-18**

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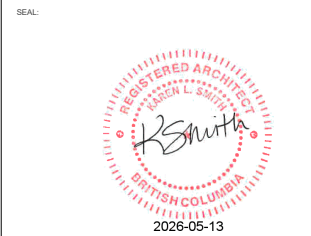
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| 5                 | MAR 5, 2026  | RE-ISSUED FOR RZ/DP          |
| 6                 | MAY 13, 2026 | RE-ISSUED FOR RZ/DP          |

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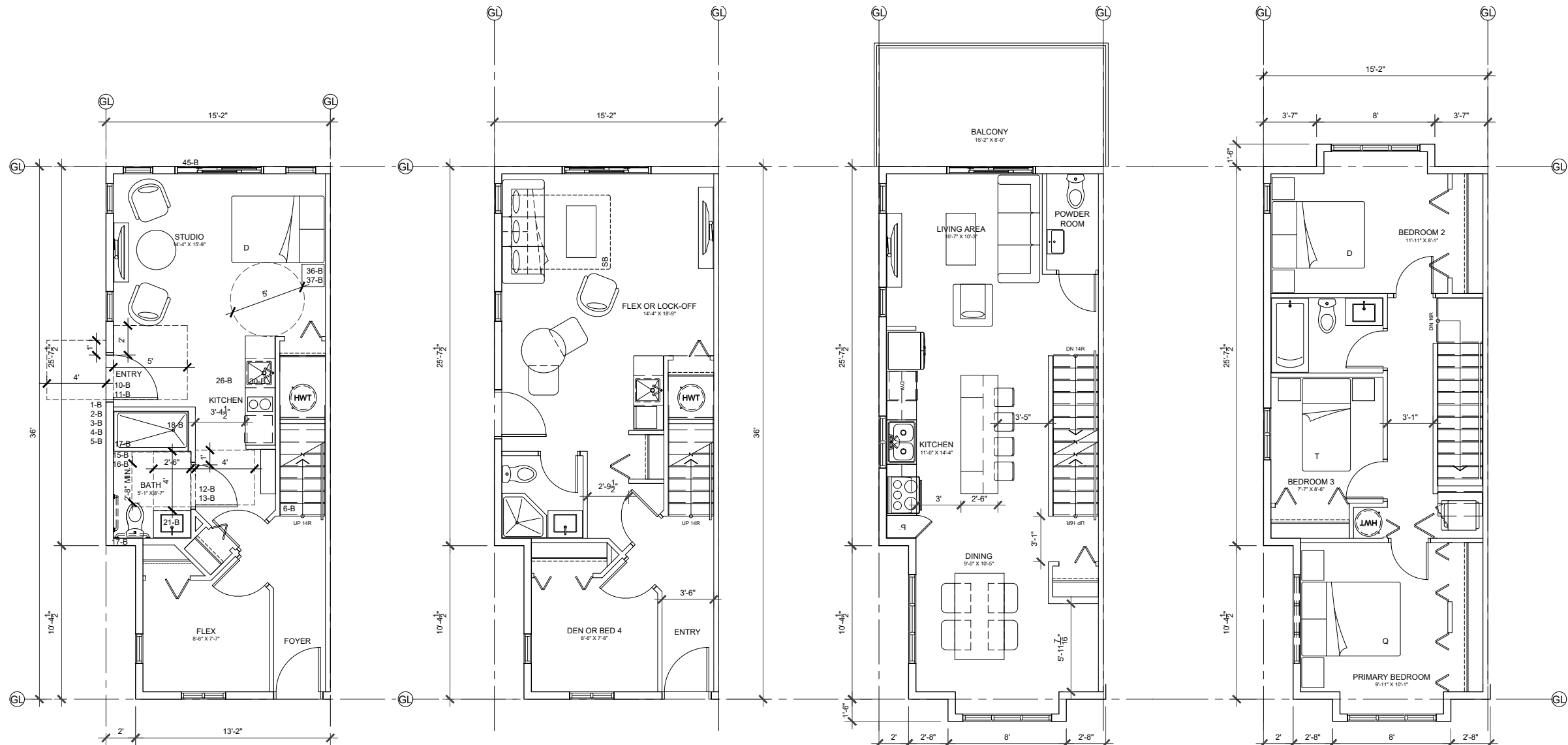
PROJECT No. 24-01

PROJECT:  
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3382, 3386, 3398 GASPE PLACE  
NORTH VANCOUVER BC

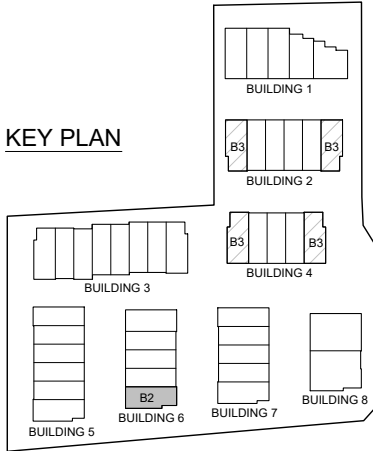
DRAWING  
**UNIT B2 & B3 PLAN**

|                    |                        |
|--------------------|------------------------|
| CHECKED BY:<br>K.S | DRAWN BY:<br>C.E       |
| DATE:<br>FEB 2026  | SCALE:<br>1/4" = 1'-0" |

DRAWING No.:  
**A3.06**



KEY PLAN



- NOTE:
- UNIT B3 HAS AN ALTERNATE GROUND LEVEL AS AN ADAPTABLE LOCK OFF UNIT. MAIN AND UPPER FLOOR OF REMAIN SAME AS UNIT B2.
  - REFER TO UNIT PLAN A3.09 FOR BASIC ACCESSIBLE DESIGN FEATURES PER. DIST OF NORTH VAN COUNCIL POLICY

1 **UNIT B3 ADAPTABLE GROUND LEVEL**  
1/4"=1'-0"

2 **UNIT B2 GROUND LEVEL**  
1/4"=1'-0"

3 **UNIT B2/B3 2ND FLOOR LEVEL**  
1/4"=1'-0"

4 **UNIT B2/B3 3RD FLOOR LEVEL**  
1/4"=1'-0"

**UNIT B2 & B3**  
LOCK OFF UNIT  
Net (FSR) Area:1611.9 sf

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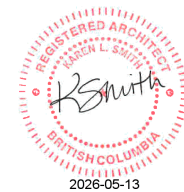
CONSULTANT(S):

CLIENT:

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SEAL:



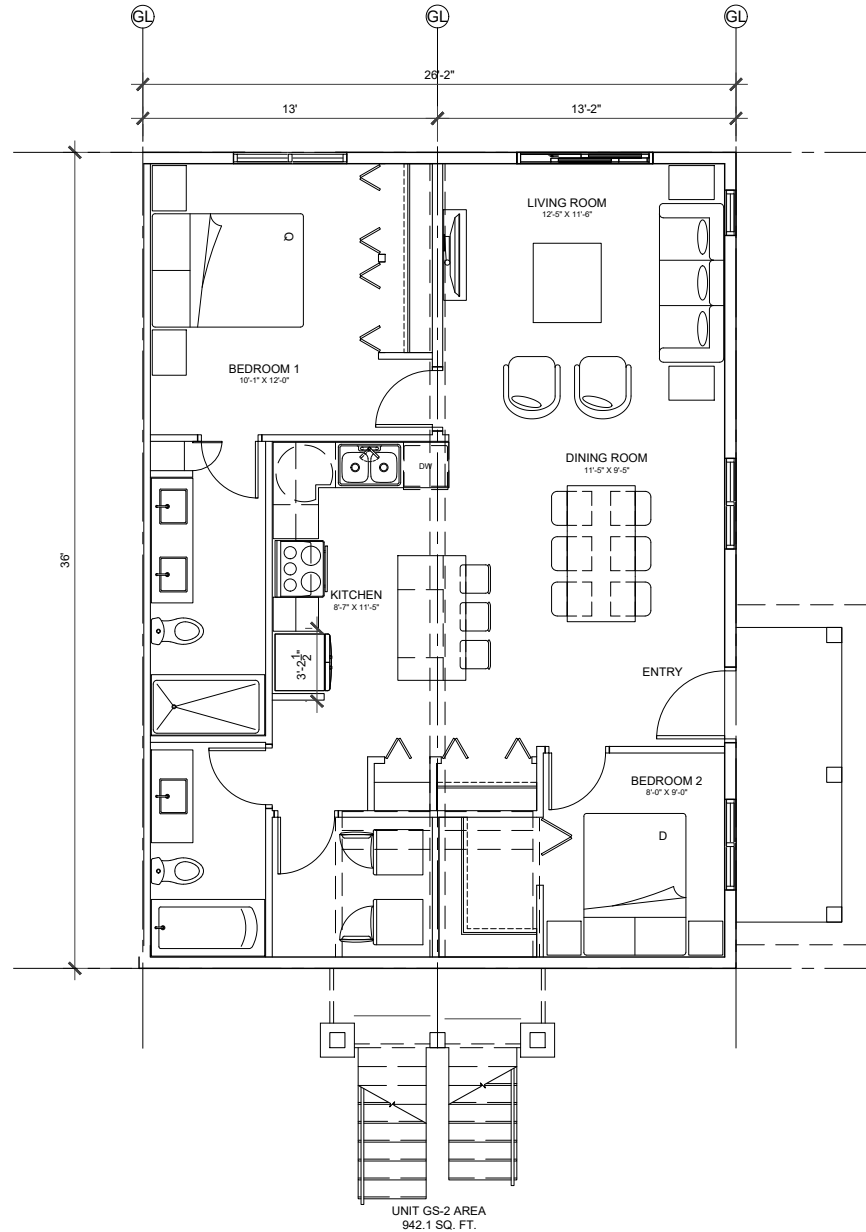
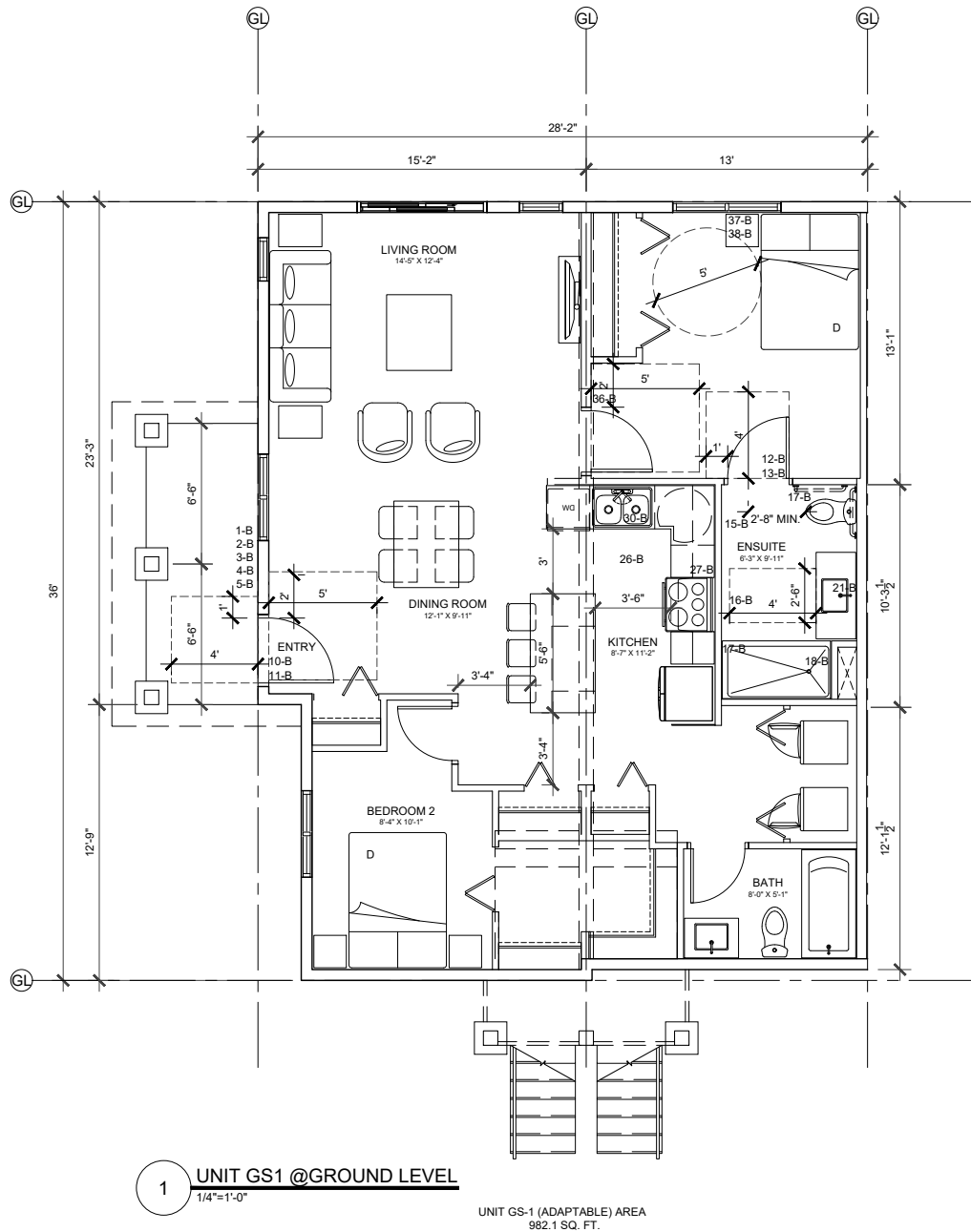
PROJECT No. 24-01

PROJECT:  
**GASPE TOWNHOUSES**  
3374, 3380 MT. SEYMOUR PKWY AND  
3382, 3386, 3398 GASPE PLACE  
NORTH VANCOUVER BC

DRAWING  
**UNIT PLANS**

|                           |                               |
|---------------------------|-------------------------------|
| CHECKED BY:<br><b>K.S</b> | DRAWN BY:<br><b>C.E</b>       |
| DATE:<br><b>FEB 2026</b>  | SCALE:<br><b>1/4" = 1'-0"</b> |

DRAWING No.  
**A3.09**



## BASIC ACCESSIBLE DESIGN FEATURES PER DIST. OF NORTH VANCOUVER COUNCIL POLICY

### UNIT ENTRY DOOR

- 10-B UNIT ENTRY DOOR ASSEMBLY
  - TO HAVE A CLEAR OPENING WIDTH OF NO LESS THAN 850 mm (34 IN)
  - BE OPERABLE BY DEVICES, SUCH AS LEVER DOOR HANDLES, THAT DO NOT REQUIRE TIGHT GRASPING OR TWISTING OF THE WRIST
  - BE OPERABLE WHEN A FORCE OF NOT MORE THAN 22 N IS APPLIED AT THE HANDLE, PUSH PLATE, OR LATCH RELEASING DEVICE.
  - WHERE THE THRESHOLD IS NOT FLUSH WITH THE FLOOR, THE DIFFERENCE IN LEVEL IS TO BE NO MORE THAN 13 mm (0.5 IN).
- 11-B UNIT ENTRY DOOR CLEARANCE
  - TO HAVE A CLEAR AND LEVEL AREA WHEN THE FLOOR SWING IS AWAY FROM THIS AREA, NOT LESS THAN 1220 mm (48 IN) LONG BY A WIDTH EQUAL TO THE DOOR ASSEMBLY WIDTH, PLUS NOT LESS THAN 300 mm (12 IN) OF CLEAR SPACE BESIDE THE LATCHING JAMB OF THE DOOR
  - TO HAVE A CLEAR AND LEVEL AREA WHEN THE FLOOR SWING IS TOWARDS THIS AREA, NOT LESS THAN 1500 mm (60 IN) LONG BY A WIDTH EQUAL TO THE DOOR ASSEMBLY WIDTH, PLUS NOT LESS THAN 600 mm (24 IN) OF CLEAR SPACE BESIDE THE LATCHING JAMB OF THE DOOR

### UNIT BATHROOM

- 12-B BATHROOM ENTRY DOOR ASSEMBLY
  - AT LEAST ONE BATHROOM IS TO PROVIDE A CLEAR OPENING WIDTH OF NO LESS THAN 600 mm (32 IN)
  - BE OPERABLE BY DEVICES, SUCH AS LEVER DOOR HANDLES, THAT DO NOT REQUIRE TIGHT GRASPING OR TWISTING OF THE WRIST
  - WHERE THE THRESHOLD IS NOT FLUSH W/ THE FLOOR, THE DIFFERENCE IN LEVEL IS TO BE 13 mm (0.5 IN) IN HEIGHT OR LESS, AND BEVELED.
- 13-B BATHROOM DOOR CLEARANCE
  - TO OPEN AWAY FROM (OR OUTSIDE) THE BATHROOM AREA
  - TO HAVE A CLEAR AND LEVEL AREA OF\* NOT LESS THAN 1220 mm (48 IN) LONG BY A WIDTH EQUAL TO THE DOOR ASSEMBLY, PLUS NOT LESS THAN 300 mm (12 IN) CLEAR SPACE BESIDE THE LATCHING JAMB OF THE DOOR
  - \* EXCEPT WHERE A POCKET DOOR IS PROVIDED AS AN ALTERNATIVE TO A SWING DOOR, THE SPACE UNDER THE SINK (REFER ALSO TO 23-E) MAY BE USED TOWARDS MEETING CLEARANCE REQUIREMENT.
- 16-B BATHROOM SPACE
  - AT LEAST ONE BATHROOM IS TO HAVE ENOUGH FLOOR SPACE TO BE

- \* MINIMALLY ACCESSIBLE\* W/ A CLEAR DIMENSION FROM THE FRONT EDGE OF THE TOILET TO THE FACING WALL TO BE A MIN. OF 800 mm (32 IN)
  - THE SAME BATHROOM IS TO HAVE A CLEAR SPACE FROM THE FRONT EDGE OF THE BATHTUB TO THE CENTRE OF THE TOILET TO BE A MIN. 510 mm (20 IN)
  - THE SAME BATHROOM TO HAVE A CLEAR FLOOR AREA IN FRONT OF THE SINK / LAVATORY TO BE A MIN. OF 760 mm (30 IN) WIDE BY 1220 mm (48 IN) DEEP CENTERED ON THE SINK / LAVATORY
- 16-B BATHROOM FLOORING
  - TO HAVE SLIP-RESISTANT FLOORING -- MATERIAL TO BE RECOMMENDED BY THE PROJECT ARCHITECT
- 17-B BATHROOM WALL REINFORCEMENT
  - TO BE PROVIDED IN WALL ASSEMBLIES ADJACENT TO THE TOILET\* AND BATHTUB OR SHOWER TO ACCOMMODATE FUTURE INSTALLATION OF VERTICAL, HORIZONTAL, OR DIAGONAL GRAB BARS OR TOWEL BARS -- SUCH REINFORCEMENT SHOULD PROVIDE SUPPORT TO THE BARDS SO THEY CAN RESIST A VERTICAL OR HORIZONTAL LOAD OF NOT LESS THAN 1.3 KILONEWTONS (kN)
  - \* IN AT LEAST ONE BATHROOM, THE TOILET IS TO BE LOCATED NEXT TO

THE REINFORCED WALL FOR FUTURE GRAB BAR INSTALLATION -- SEE ABOVE ILLUSTRATION ALSO FOR CBC REQUIREMENTS

- 18-B ADJUSTABLE HEIGHT SHOWER
  - AT LEAST ONE BATHROOM CAN ACCOMMODATE AN ADJUSTABLE HEIGHT SHOWER HEAD OR 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 OF THE WRIST.

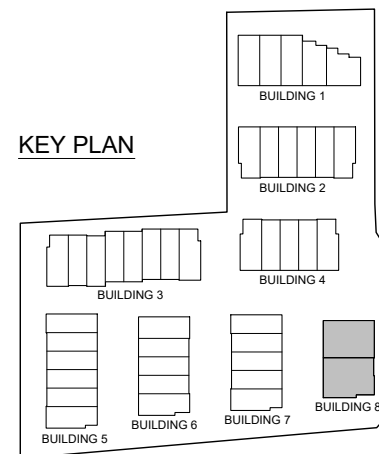
### UNIT KITCHEN

- 26-B KITCHEN FLOORING
  - PROVIDE SLIP RESISTANT FLOORING -- MATERIAL TO BE RECOMMENDED BY THE PROJECT ARCHITECT
- 27-B ADJUSTABLE SHELVES
  - KITCHEN CABINETS ARE TO INCLUDE ADJUSTABLE SHELVES
- 30-B FAUCET HANDLES
  - ALL KITCHEN FAUCETS WITHIN UNITS AND COMMON AMENITY AREAS ARE TO BE OPERABLE BY DEVICES (I.E. LEVER HANDLES) THAT DO NOT REQUIRE TIGHT GRASPING OR TWISTING OF THE WRIST.

### ELECTRICAL

- 36-B ROCKER SWITCHES
  - ALL SWITCH TYPES SHALL BE OPERABLE W/ A CLOSED FIST (SUCH AS ROCKER SWITCHES)
- 37-B TELEPHONE JACKS
  - TO INCLUDE A TELEPHONE JACK IN AT LEAST ONE BEDROOM
  - TELEPHONE JACKS ARE TO BE APPROX. 200 mm (8 IN) OR LESS FROM AN ELECTRICAL OUTLET
- 38-B BEDROOM 3-WAY SWITCH
  - 3-WAY SWITCH OUTLET TO BE NEAR BED AND DOORWAY
- 40-B VISUAL ALARM-INSTALLATION
  - INSTALL VISUAL ALARM SYSTEM IN ALL COMMON AREAS OF THE BUILDING -- WIRING TO BE TIED INTO THE FIRE ALARM SYSTEM

## KEY PLAN

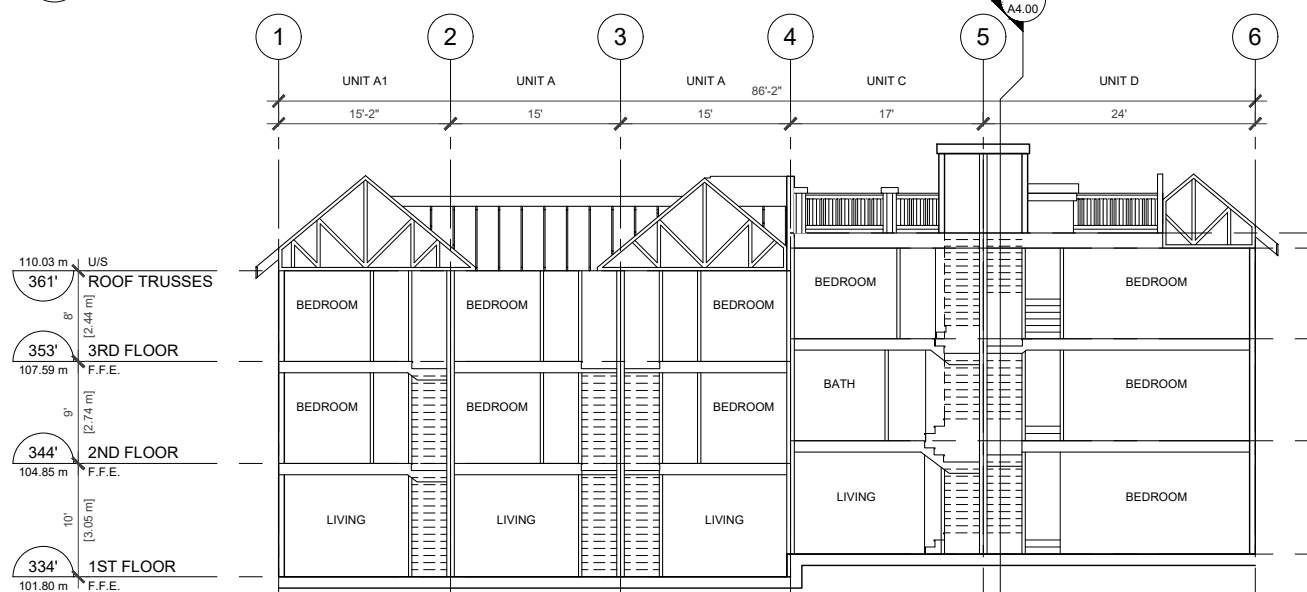




1 SOUTH ELEVATION  
1/8"=1'-0"



2 NORTH ELEVATION (FACING TREES)  
1/8"=1'-0"

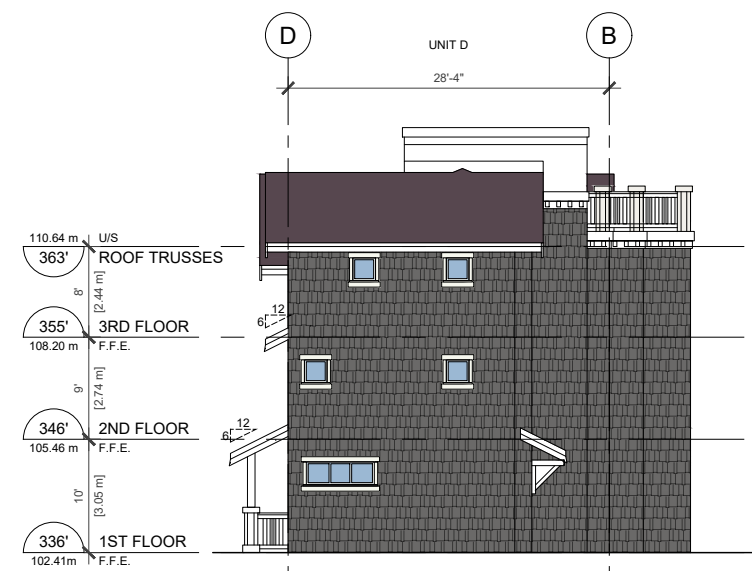


3 BUILDING 1 SECTION  
1/8"=1'-0"

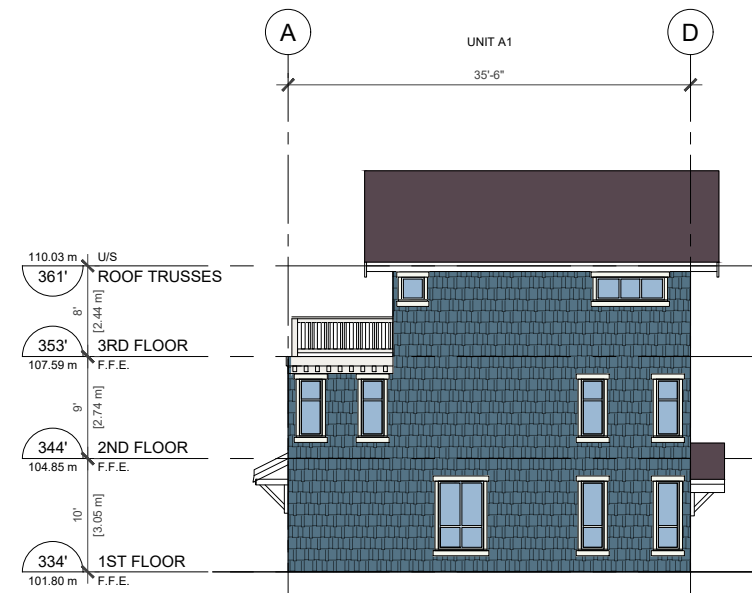
**COLOUR AND MATERIAL LEGEND**  
**COLOUR SCHEME 1**

- ASPHALT SINGLE ROOF  
IKO - CAMBRIDGE "Charcoal Grey"
- SHINGLE CLADDING  
HORIZONTAL SIDING (6" profile)  
Paint: CC-782 "Georgian Bay"
- SHINGLE CLADDING  
HORIZONTAL SIDING (6" profile)  
Paint: CC-544 "Overcoat"
- HORIZONTAL SIDING (4" profile)  
Paint: AF-670 "Nightingale"
- ENTRY DOOR  
Paint: AF-295 "Pomegranate"
- WOOD TRIMS AND DETAILS  
Paint: OC-57 "White Heron"

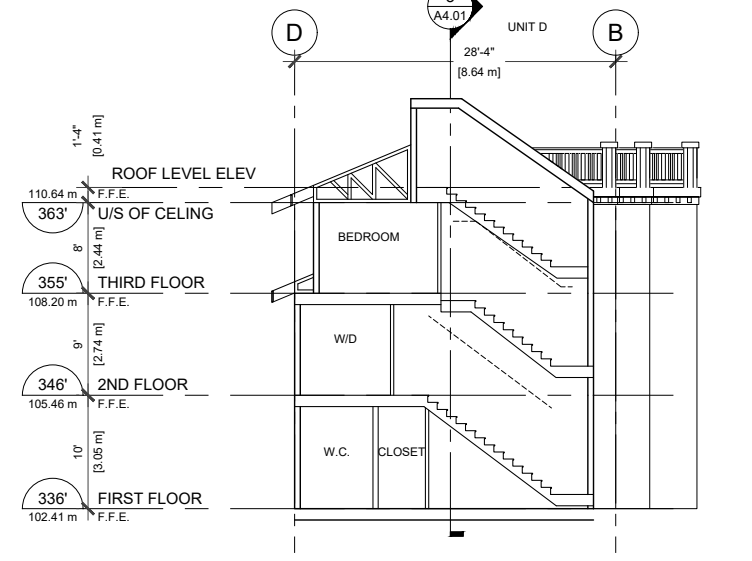
(All paint colours noted by Benjamin Moore)



4 EAST ELEVATION  
1/8"=1'-0"



5 WEST ELEVATION  
1/8"=1'-0"



6 UNIT D SECTION  
1/8"=1'-0"

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| 5 | MAR 5, 2026  | RE-ISSUED FOR RZ/DP           | - |
| 6 | MAY 13, 2026 | RE-ISSUED FOR RZ/DP           | - |

CONSULTANT(S):

CLIENT:

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**ARCHITECTURE**

400-602 WEST HASTINGS  
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SEAL:

REGISTERED ARCHITECT  
MAREN L. SMITH  
BRITISH COLUMBIA  
2026-05-13

PROJECT No. 24-01

PROJECT: **GASPE TOWNHOUSES**

3374, 3380 MT. SEYMOUR PKWY AND  
3382, 3386, 3398 GASPE PLACE  
NORTH VANCOUVER BC

DRAWING

**BUILDING 1 ELEVATIONS & SECTIONS**

CHECKED BY: K.S. DRAWN BY: C.E.

DATE: FEB 2026 SCALE: 1/8" = 1'-0"

DRAWING No.

**A4.00**

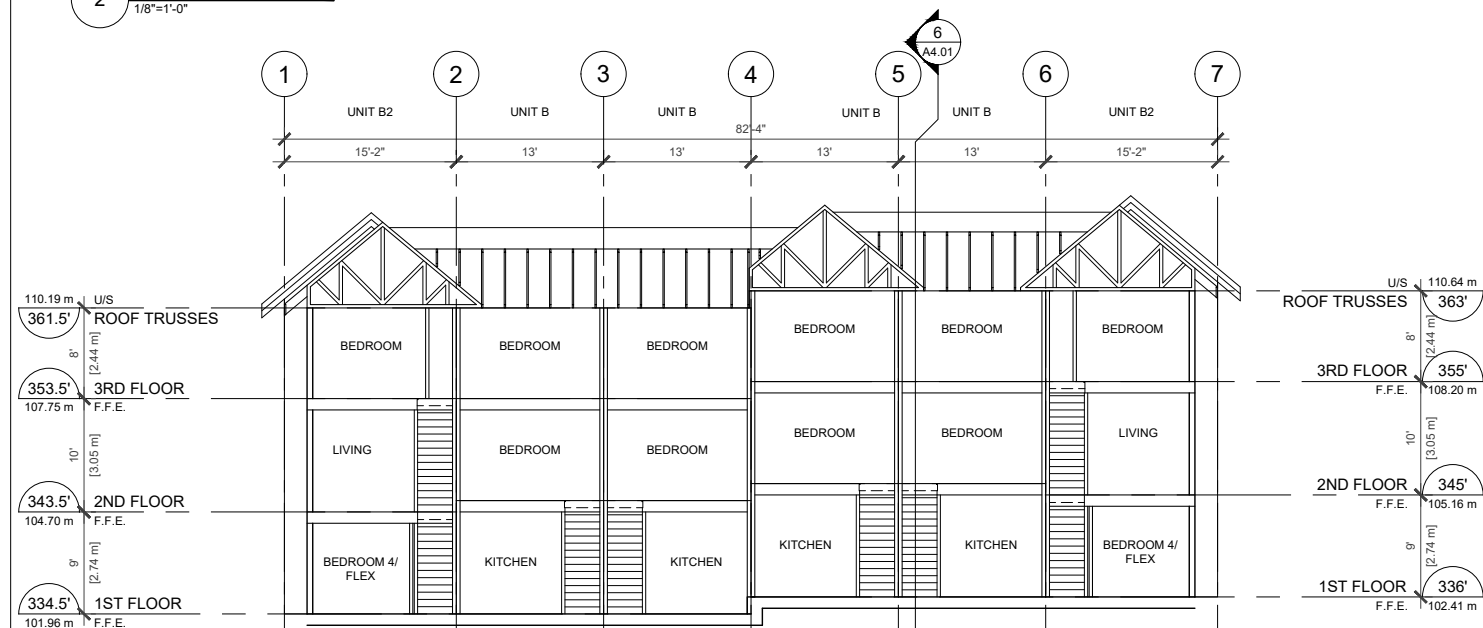




1 SOUTH ELEVATION  
1/8"=1'-0"

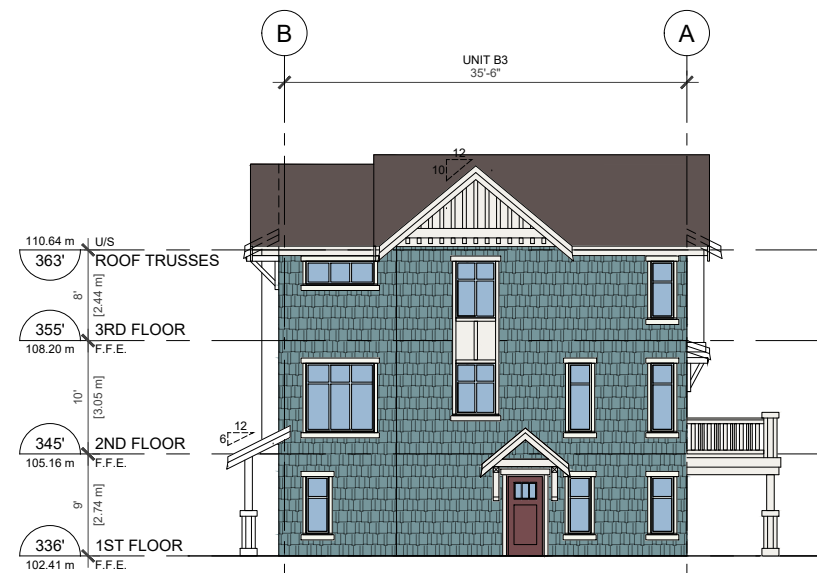


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1/8"=1'-0"

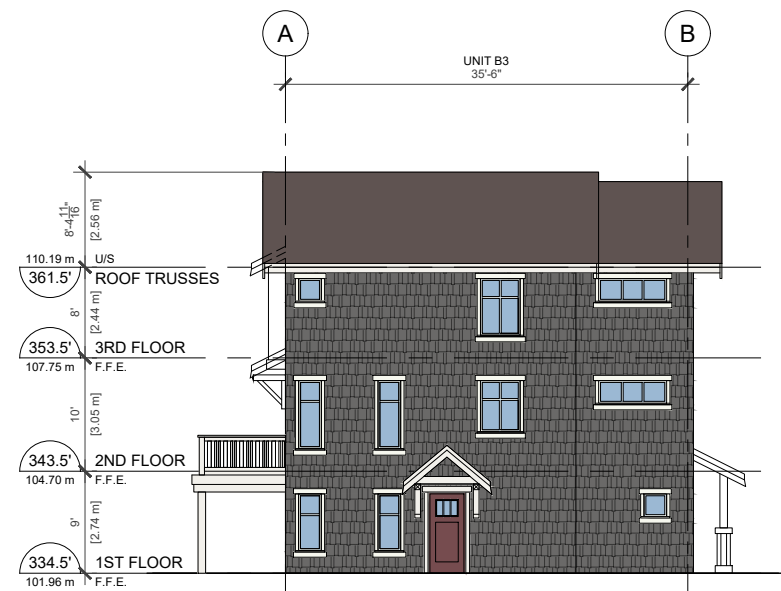


3 BUILDING 2 SECTION  
1/8"=1'-0"

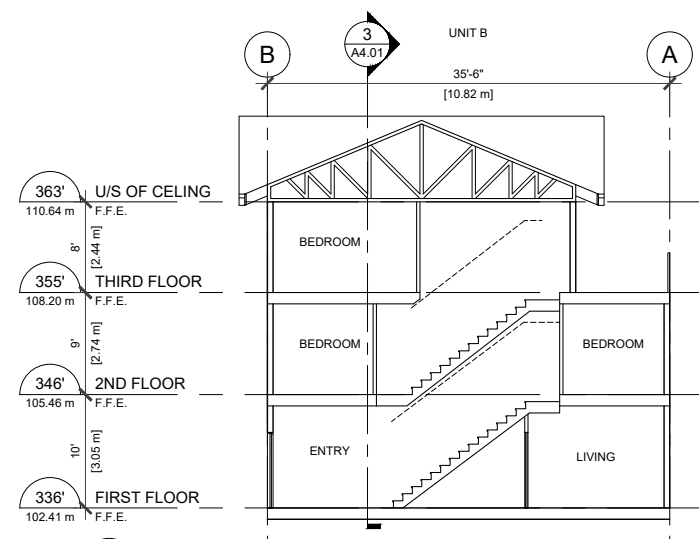
| COLOUR AND MATERIAL LEGEND                  |                                    |
|---------------------------------------------|------------------------------------|
| COLOUR SCHEME 2                             |                                    |
|                                             | ASPHALT SINGLE ROOF                |
|                                             | IKO - CAMBRIDGE "Charcoal Grey"    |
|                                             | SHINGLE CLADDING                   |
|                                             | HORIZONTAL SIDING (6" profile)     |
|                                             | Paint: 2136-40 "Aegean Teal"       |
|                                             | SHINGLE CLADDING                   |
|                                             | HORIZONTAL SIDING (6" profile)     |
|                                             | Paint: CC-544 "Overcoat"           |
|                                             | HORIZONTAL SIDING (4" profile)     |
|                                             | Paint: AF-670 "Nightingale"        |
|                                             | ENTRY DOOR @                       |
|                                             | "Aegean Teal" CLADDING             |
|                                             | Paint: HC-61 "New London Burgundy" |
|                                             | WOOD TRIMS AND DETAILS             |
|                                             | Paint: OC-57 "White Heron"         |
| (all paint colours noted by Benjamin Moore) |                                    |



3 EAST ELEVATION  
1/8"=1'-0"



4 WEST ELEVATION  
1/8"=1'-0"



5 UNIT B SECTION  
1/8"=1'-0"

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CONSULTANT(S)

CLIENT:

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MARC L. SMITH  
BRITISH COLUMBIA  
2026-05-13

PROJECT No. 24-01

PROJECT:  
**GASPE TOWNHOUSES**

3374, 3380 MT. SEYMOUR PKWY AND  
3382, 3386, 3398 GASPE PLACE  
NORTH VANCOUVER BC

DRAWING  
**BUILDING 2 ELEVATIONS & SECTIONS**

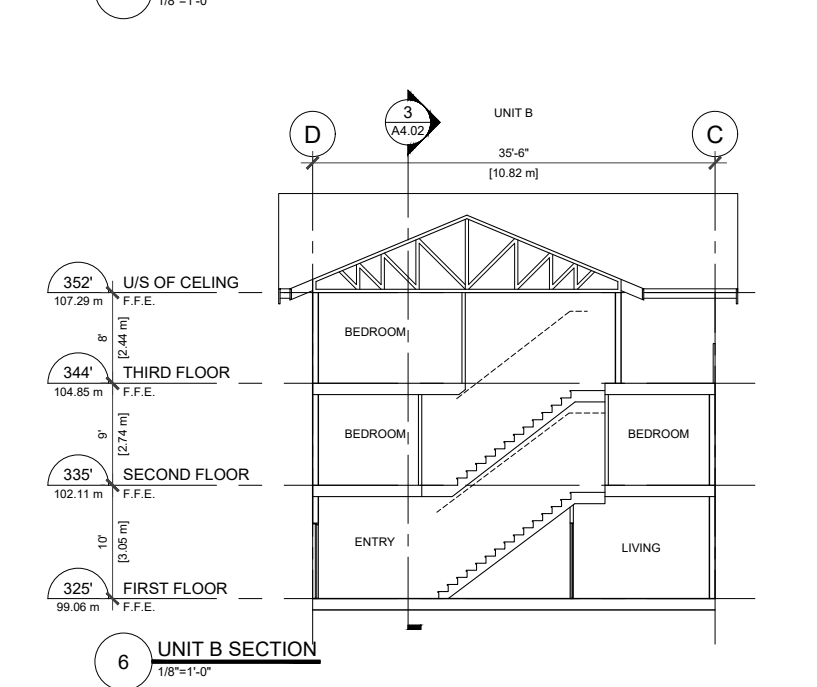
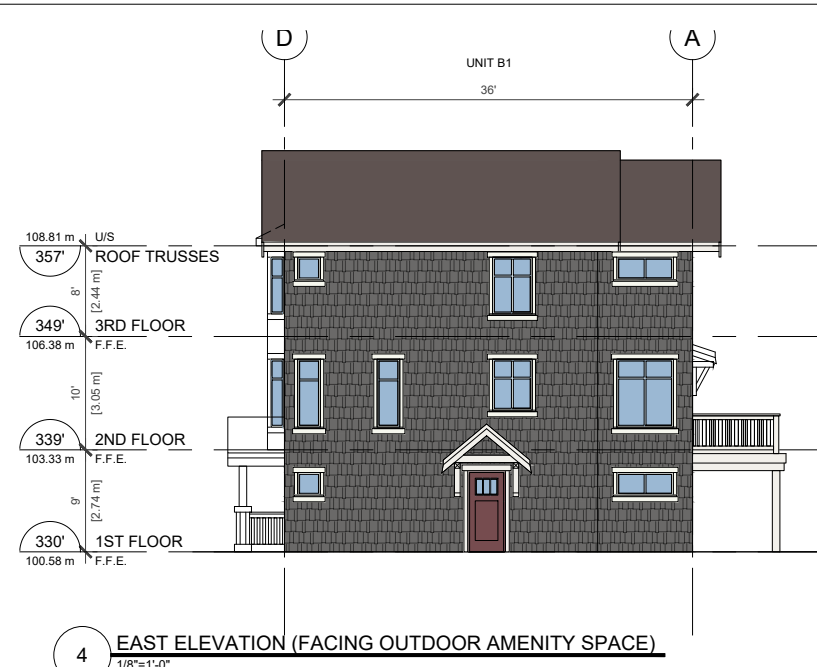
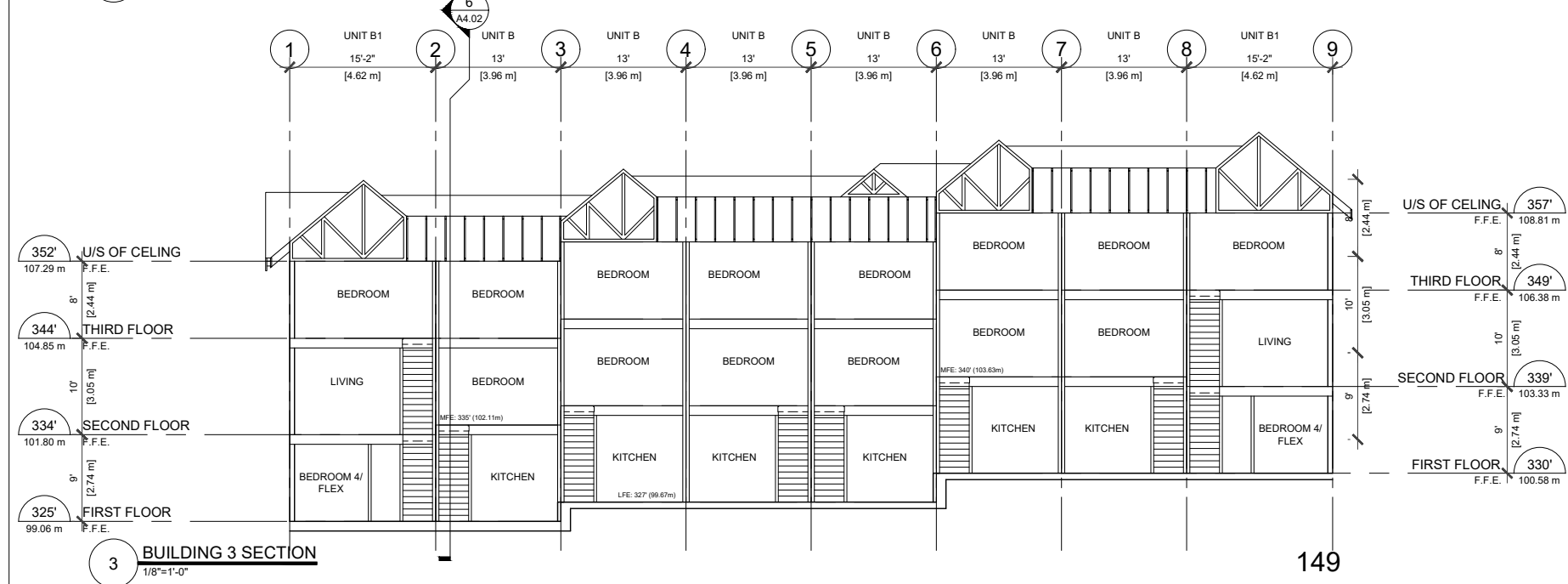
CHECKED BY: K.S. DRAWN BY: C.E.

DATE: FEB 2026 SCALE: 1/8" = 1'-0"

DRAWING No. **A4.01**



- COLOUR AND MATERIAL LEGEND**
- COLOUR SCHEME 2**
- ASPHALT SINGLE ROOF  
IKO - CAMBRIDGE "Charcoal Grey"
  - SHINGLE CLADDING  
HORIZONTAL SIDING (6" profile)  
Paint: 2136-40 "Aegean Teal"
  - SHINGLE CLADDING  
HORIZONTAL SIDING (6" profile)  
Paint: CC-544 "Overcoat"
  - HORIZONTAL SIDING (4" profile)  
Paint: AF-670 "Nightingale"
  - ENTRY DOOR @  
"Aegean Teal" CLADDING  
Paint: HC-61 "New London Burgundy"
  - WOOD TRIMS AND DETAILS  
Paint: OC-57 "White Heron"
- (all paint colours noted by Benjamin Moore)



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| 6                 | MAY 13, 2026 RE-ISSUED FOR RZ/DP *         |

CONSULTANT(S):

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K.S. Smith  
BRITISH COLUMBIA  
2026-05-13

PROJECT No. 24-01

PROJECT:  
**GASPE TOWNHOUSES**  
3374, 3380 MT. SEYMOUR PKWY AND  
3382, 3386, 3398 GASPE PLACE  
NORTH VANCOUVER BC

DRAWING  
**BUILDING 3 ELEVATIONS & SECTIONS**

| CHECKED BY: | DRAWN BY: |
|-------------|-----------|
| K.S         | C.E       |

| DATE:    | SCALE:       |
|----------|--------------|
| FEB 2026 | 1/8" = 1'-0" |

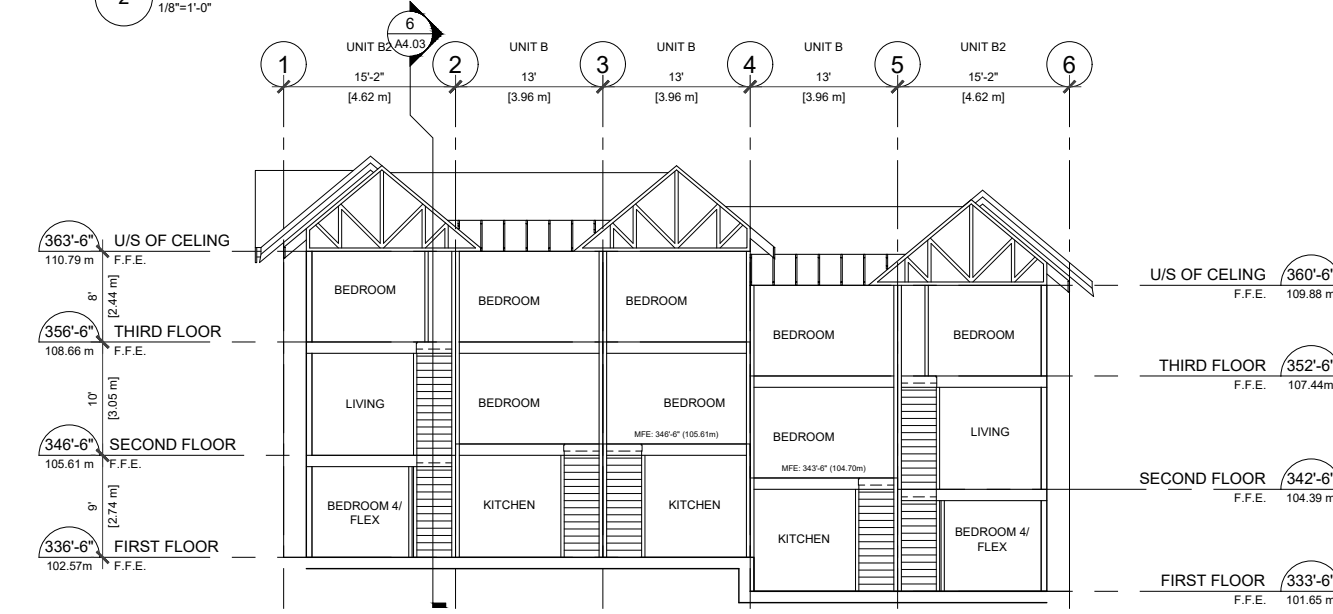
DRAWING No. **A4.02**



1 NORTH ELEVATION  
1/8"=1'-0"



2 SOUTH ELEVATION (FACING MT. SEYMOUR PARKWAY)  
1/8"=1'-0"

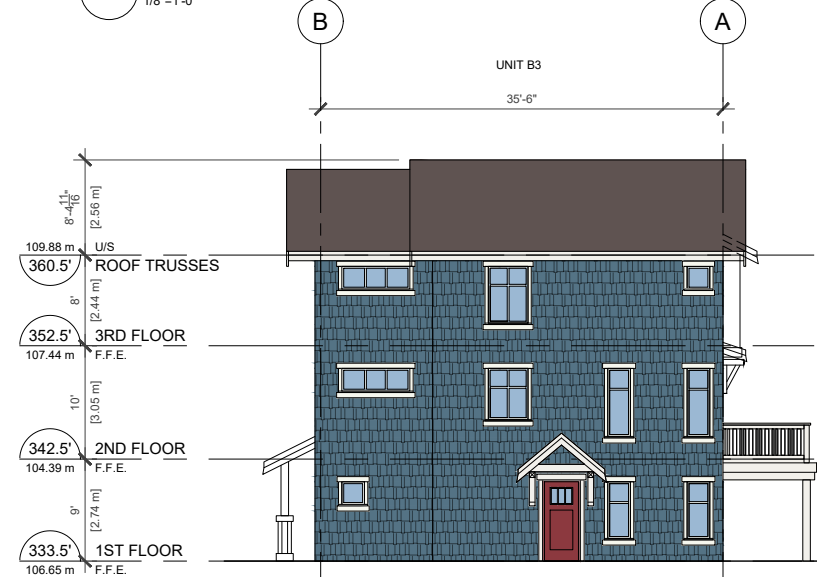


3 BUILDING 3 SECTION  
1/8"=1'-0"

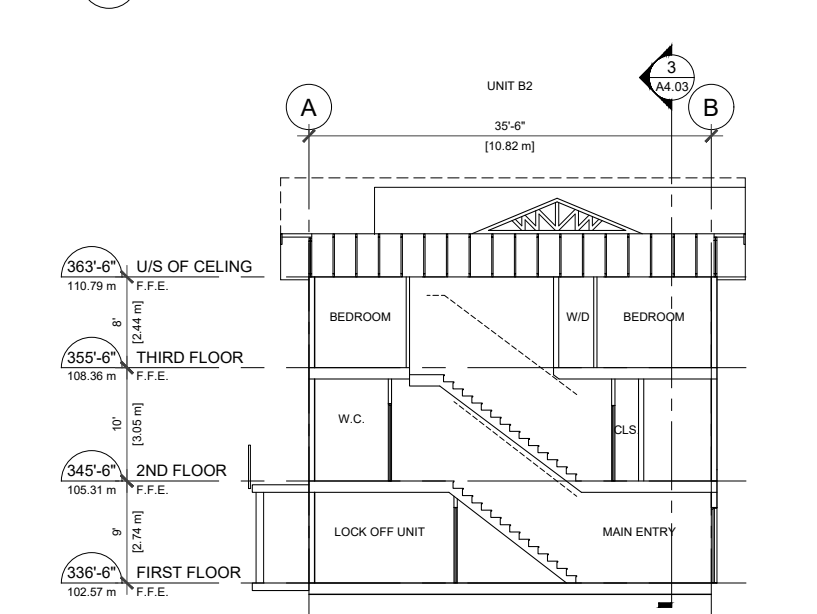
| COLOUR AND MATERIAL LEGEND                  |                                                                                    |
|---------------------------------------------|------------------------------------------------------------------------------------|
| COLOUR SCHEME 1                             |                                                                                    |
|                                             | ASPHALT SINGLE ROOF<br>IKO - CAMBRIDGE "Charcoal Grey"                             |
|                                             | SHINGLE CLADDING<br>HORIZONTAL SIDING (6" profile)<br>Paint: CC-782 "Georgian Bay" |
|                                             | SHINGLE CLADDING<br>HORIZONTAL SIDING (6" profile)<br>Paint: CC-544 "Overcoat"     |
|                                             | HORIZONTAL SIDING (4" profile)<br>Paint: AF-670 "Nightingale"                      |
|                                             | ENTRY DOOR<br>Paint: AF-295 "Pomegranate"                                          |
|                                             | WOOD TRIMS AND DETAILS<br>Paint: OC-57 "White Heron"                               |
| (All paint colours noted by Benjamin Moore) |                                                                                    |



4 WEST ELEVATION (FACING GASPE PLACE)  
1/8"=1'-0"



5 EAST ELEVATION (FACING OUTDOOR AMENITY)  
1/8"=1'-0"



6 UNIT B2 SECTION  
1/8"=1'-0"

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CONSULTANT(S):

CLIENT:

**engage**  
ARCHITECTURE

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(604) 428-6259  
www.engagearchitecture.ca

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REGISTERED ARCHITECT  
K. S. SMITH  
BRITISH COLUMBIA  
2026-05-13

PROJECT No. 24-01

PROJECT:  
**GASPE TOWNHOUSES**

3374, 3380 MT. SEYMOUR PKWY AND  
3382, 3386, 3398 GASPE PLACE  
NORTH VANCOUVER BC

DRAWING  
**BUILDING 4 ELEVATIONS & SECTIONS**

CHECKED BY: K.S.  
DATE: FEB 2026

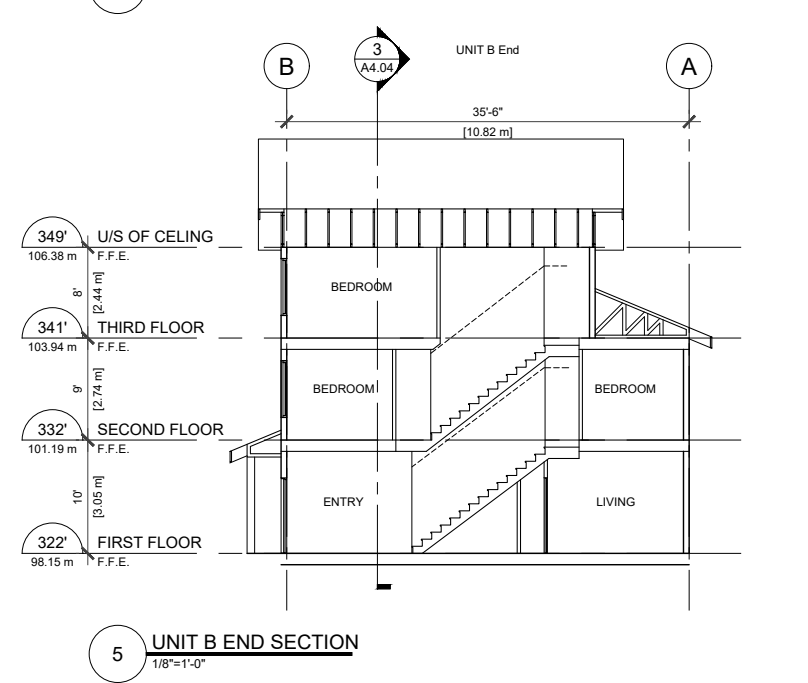
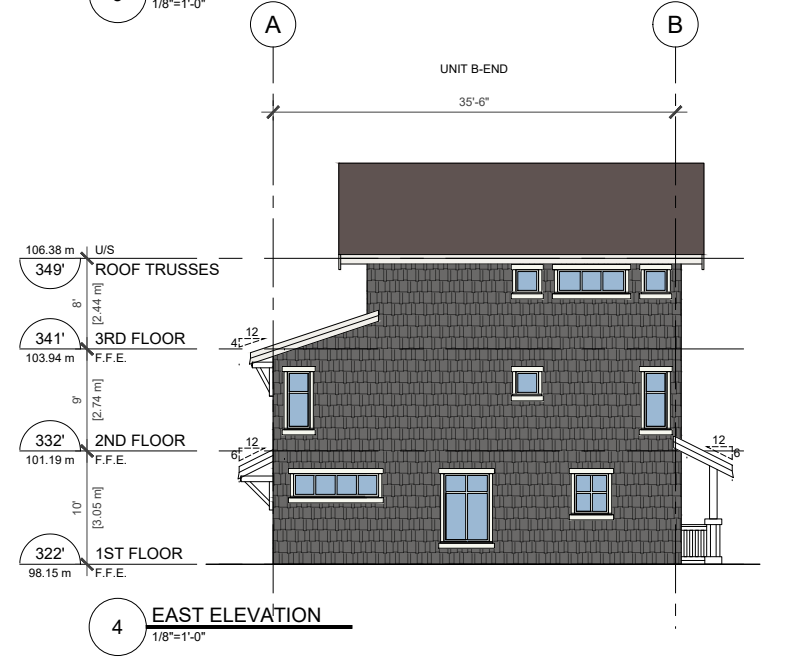
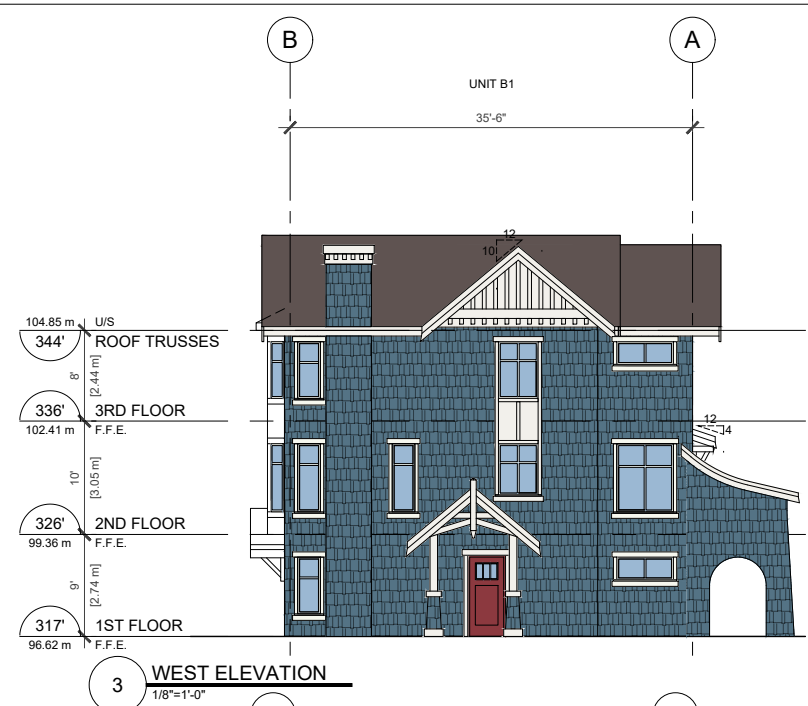
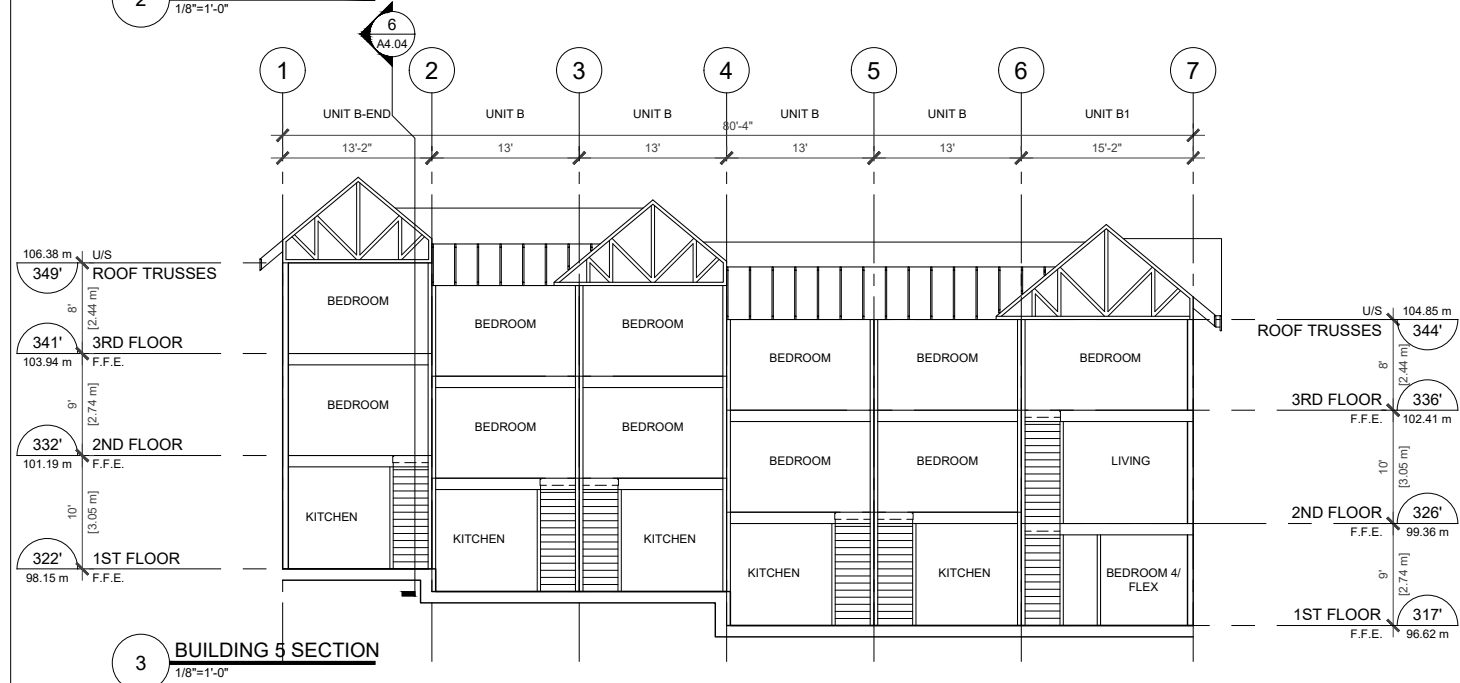
DRAWN BY: C.E.  
SCALE: 1/8" = 1'-0"

DRAWING No.:  
**A4.03**





- COLOUR AND MATERIAL LEGEND**  
**COLOUR SCHEME 1**
- ASPHALT SINGLE ROOF  
IKO - CAMBRIDGE "Charcoal Grey"
  - SHINGLE CLADDING  
HORIZONTAL SIDING (6" profile)  
Paint: CC-782 "Georgian Bay"
  - SHINGLE CLADDING  
HORIZONTAL SIDING (6" profile)  
Paint: CC-544 "Overcoat"
  - HORIZONTAL SIDING (4" profile)  
Paint: AF-670 "Nightingale"
  - ENTRY DOOR  
Paint: AF-295 "Pomegranate"
  - WOOD TRIMS AND DETAILS  
Paint: OC-57 "White Heron"
- (All paint colours noted by Benjamin Moore)



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CONSULTANT(S):

CLIENT:

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**ARCHITECTURE**

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VANCOUVER, B.C., V6B 1P2  
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SEAL:

REGISTERED ARCHITECT  
MARC L. SMITH  
BRITISH COLUMBIA  
2026-05-13

PROJECT No. 24-01

PROJECT:  
**GASPE TOWNHOUSES**  
3374, 3380 MT. SEYMOUR PKWY AND  
3382, 3386, 3398 GASPE PLACE  
NORTH VANCOUVER BC

DRAWING  
**BUILDING 5 ELEVATIONS & SECTIONS**

CHECKED BY: K.S. DRAWN BY: C.E.

DATE: FEB 2026 SCALE: 1/8" = 1'-0"

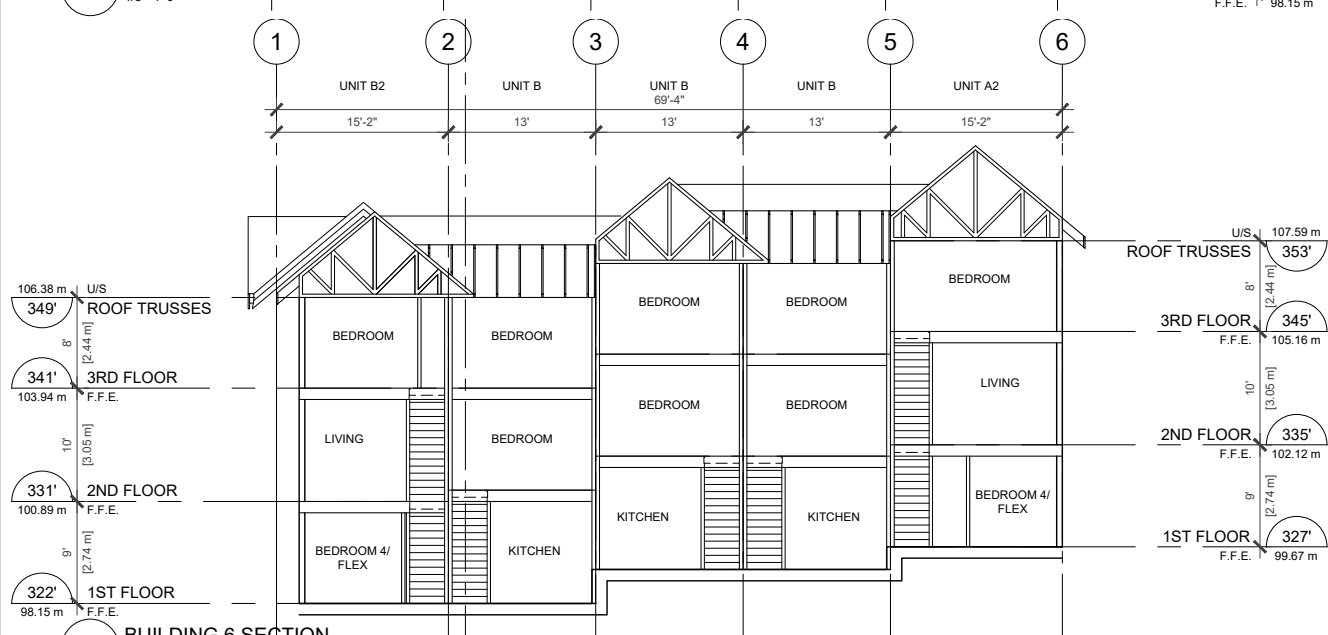
DRAWING No. **A4.04**



1 EAST ELEVATION  
1/8"=1'-0"



2 WEST ELEVATION  
1/8"=1'-0"

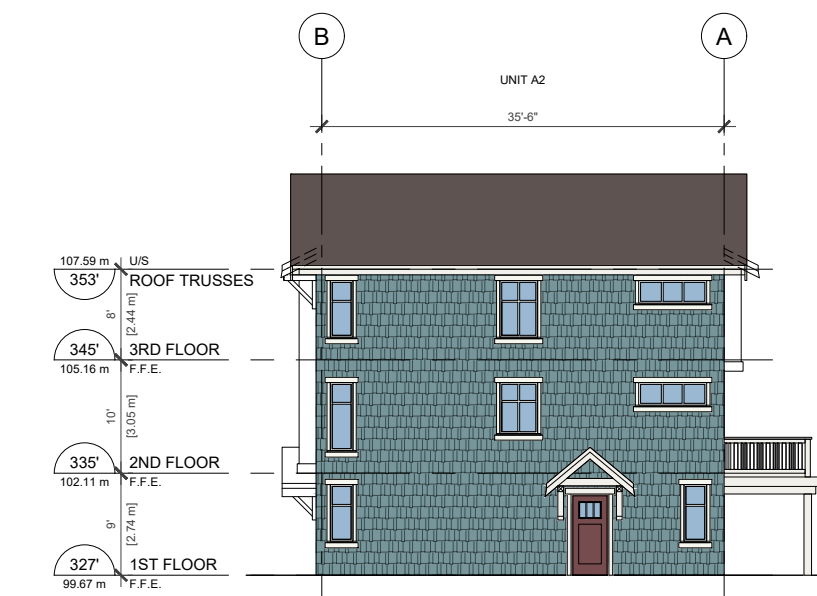


3 BUILDING 6 SECTION  
1/8"=1'-0"

**COLOUR AND MATERIAL LEGEND**  
**COLOUR SCHEME 2**

- ASPHALT SINGLE ROOF  
IKO - CAMBRIDGE "Charcoal Grey"
- SHINGLE CLADDING  
HORIZONTAL SIDING (6" profile)  
Paint: 2136-40 "Aegean Teal"
- SHINGLE CLADDING  
HORIZONTAL SIDING (6" profile)  
Paint: CC-544 "Overcoat"
- HORIZONTAL SIDING (4" profile)  
Paint: AF-670 "Nightingale"
- ENTRY DOOR @  
"Aegean Teal" CLADDING  
Paint: HC-61 "New London Burgundy"
- WOOD TRIMS AND DETAILS  
Paint: OC-57 "White Heron"

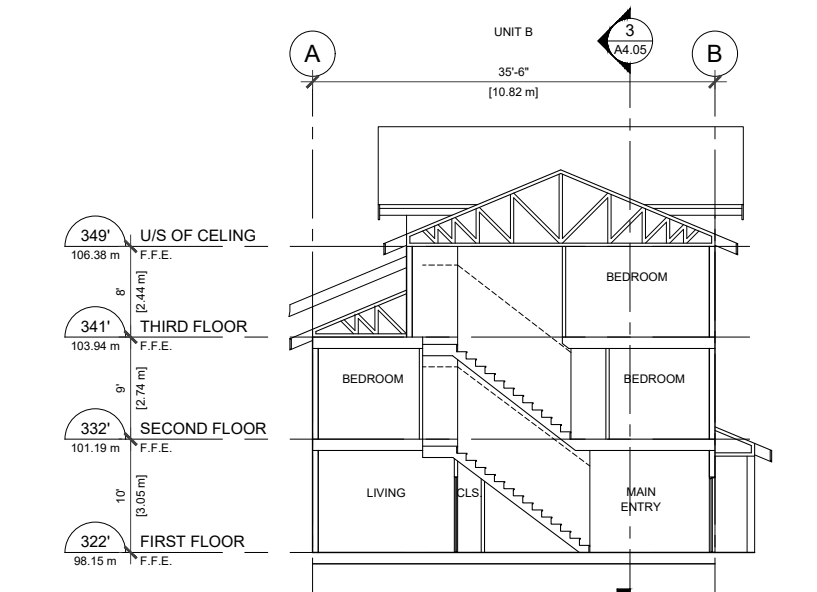
(all paint colours noted by Benjamin Moore)



3 NORTH ELEVATION  
1/8"=1'-0"



4 SOUTH ELEVATION (FACING MT. SEYMOUR PARKWAY)  
1/8"=1'-0"



5 UNIT B2 SECTION  
1/8"=1'-0"

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| 6                 | MAY 13, 2026 RE-ISSUED FOR RZ/DP -         |

CONSULTANT(S):

CLIENT:

**engage**  
ARCHITECTURE

400-602 WEST HASTINGS  
VANCOUVER, B.C., V6B 1P2  
(604) 428-6259  
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SEAL:

REGISTERED ARCHITECT  
MAREN L. SMITH  
BRITISH COLUMBIA  
2026-05-13

PROJECT No. 24-01

PROJECT:  
**GASPE TOWNHOUSES**  
3374, 3380 MT. SEYMOUR PKWY AND  
3382, 3386, 3398 GASPE PLACE  
NORTH VANCOUVER BC

DRAWING  
**BUILDING 6 ELEVATIONS & SECTIONS**

|                              |                        |
|------------------------------|------------------------|
| CHECKED BY:<br>K.S           | DRAWN BY:<br>C.E       |
| DATE:<br>FEB 2026            | SCALE:<br>1/8" = 1'-0" |
| DRAWING No.:<br><b>A4.05</b> |                        |

DP 17.24-26

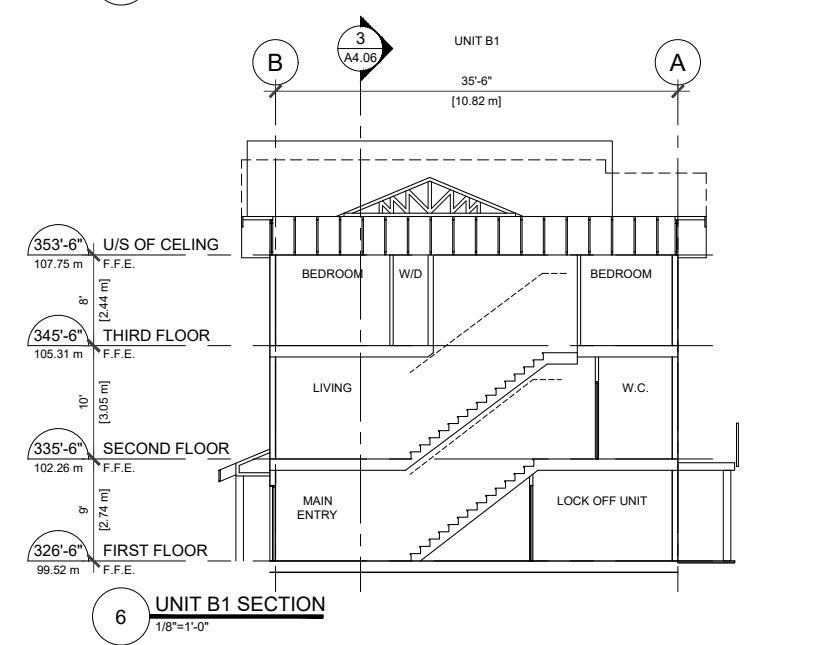
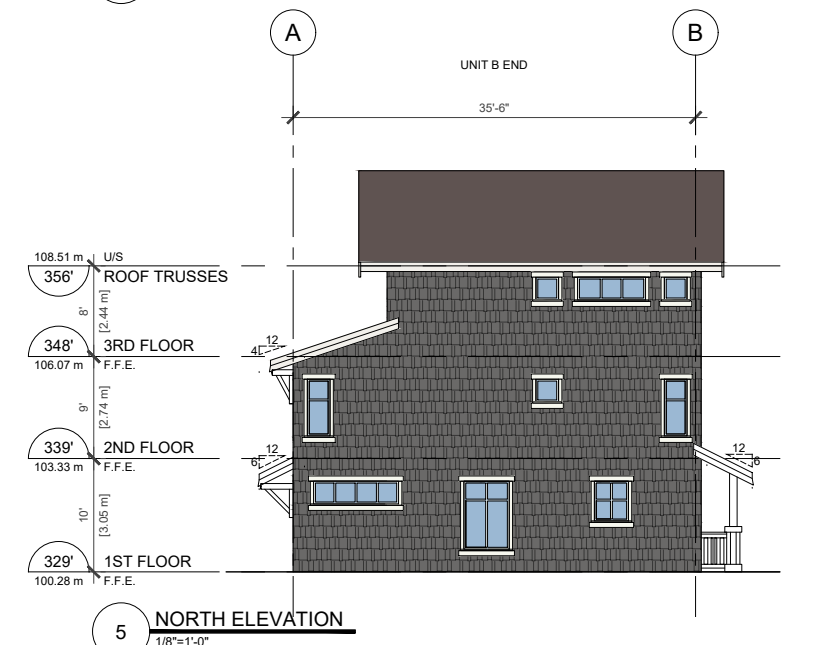
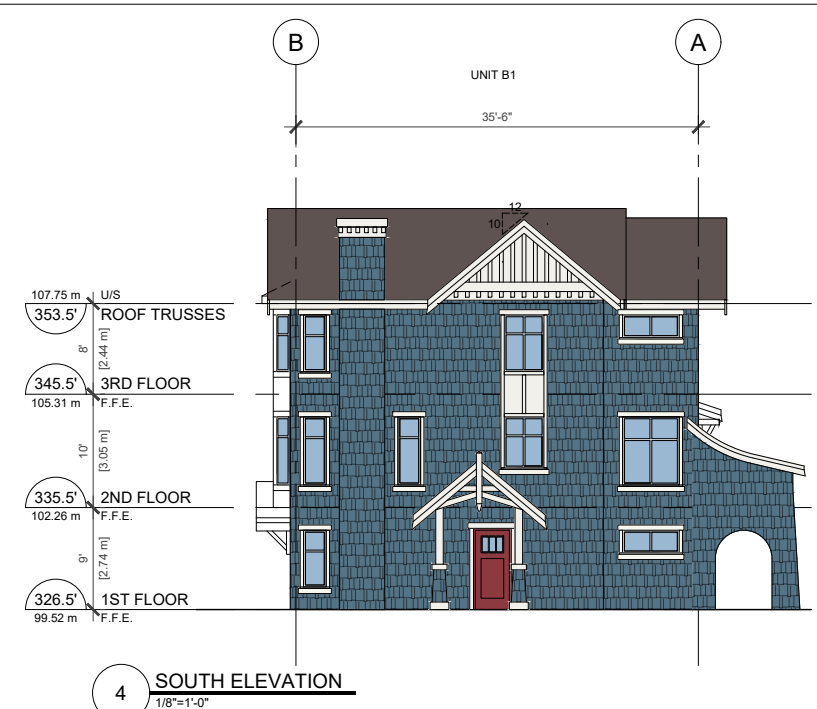
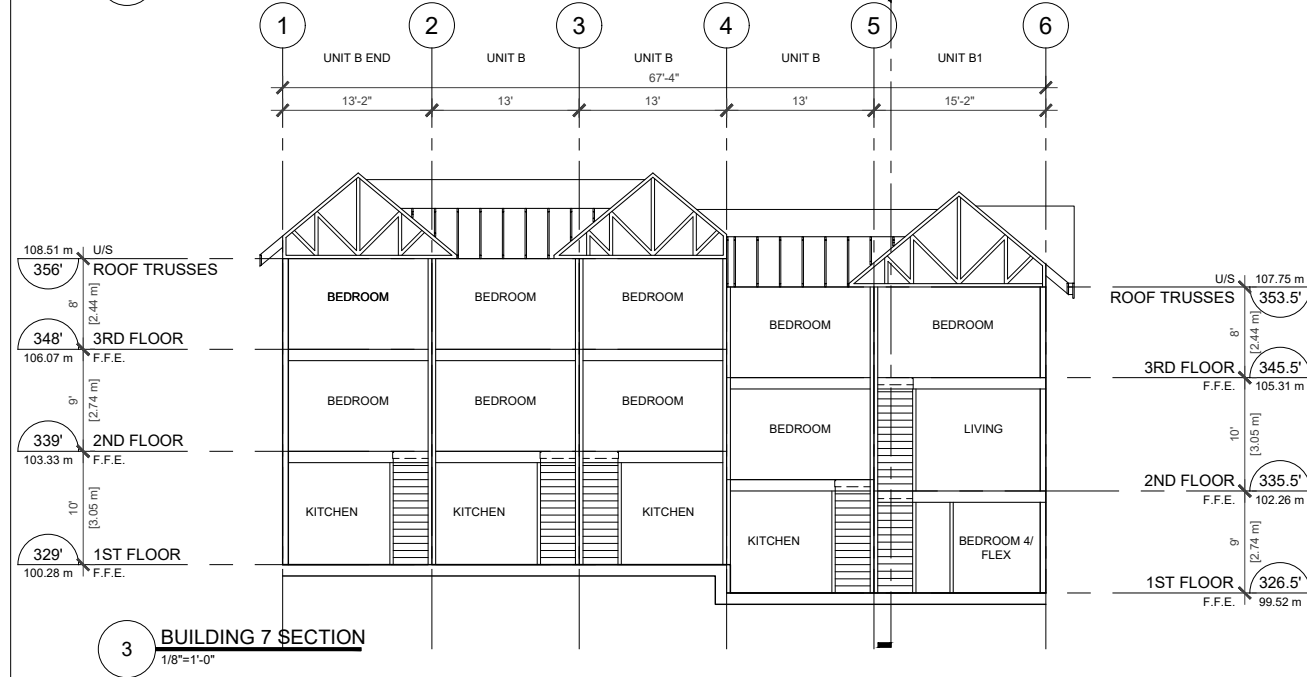




**COLOUR AND MATERIAL LEGEND**  
**COLOUR SCHEME 1**

- ASPHALT SINGLE ROOF  
IKO - CAMBRIDGE "Charcoal Grey"
- SHINGLE CLADDING  
HORIZONTAL SIDING (6" profile)  
Paint: CC-782 "Georgian Bay"
- SHINGLE CLADDING  
HORIZONTAL SIDING (6" profile)  
Paint: CC-544 "Overcoat"
- HORIZONTAL SIDING (4" profile)  
Paint: AF-670 "Nightingale"
- ENTRY DOOR  
Paint: AF-295 "Pomegranate"
- WOOD TRIMS AND DETAILS  
Paint: OC-57 "White Heron"

(All paint colours noted by Benjamin Moore)



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|-----|--------------|-------------------------------|
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| 6   | MAY 13, 2026 | RE-ISSUED FOR RZ/DP           |

CONSULTANT(S):

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SEAL:

REGISTERED ARCHITECT  
MARC L. SMITH  
BRITISH COLUMBIA  
2026-05-13

PROJECT No. 24-01

PROJECT:  
**GASPE TOWNHOUSES**

3374, 3380 MT. SEYMOUR PKWY AND  
3382, 3386, 3398 GASPE PLACE  
NORTH VANCOUVER BC

DRAWING  
**BUILDING 7 ELEVATIONS & SECTIONS**

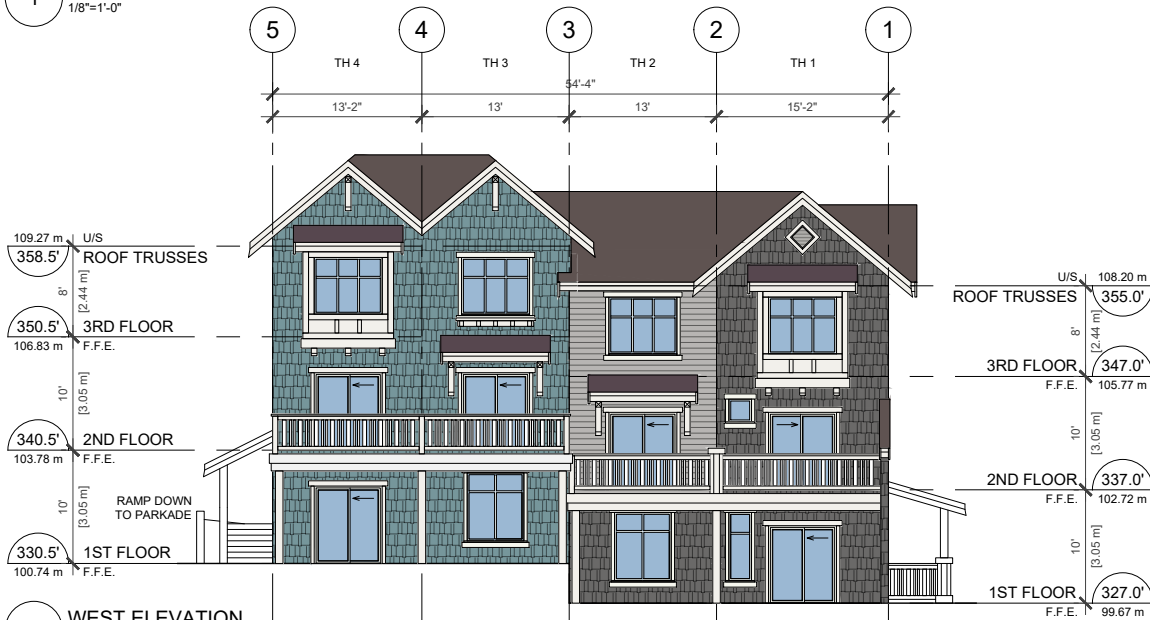
CHECKED BY: K.S. DRAWN BY: C.E.

DATE: FEB 2026 SCALE: 1/8" = 1'-0"

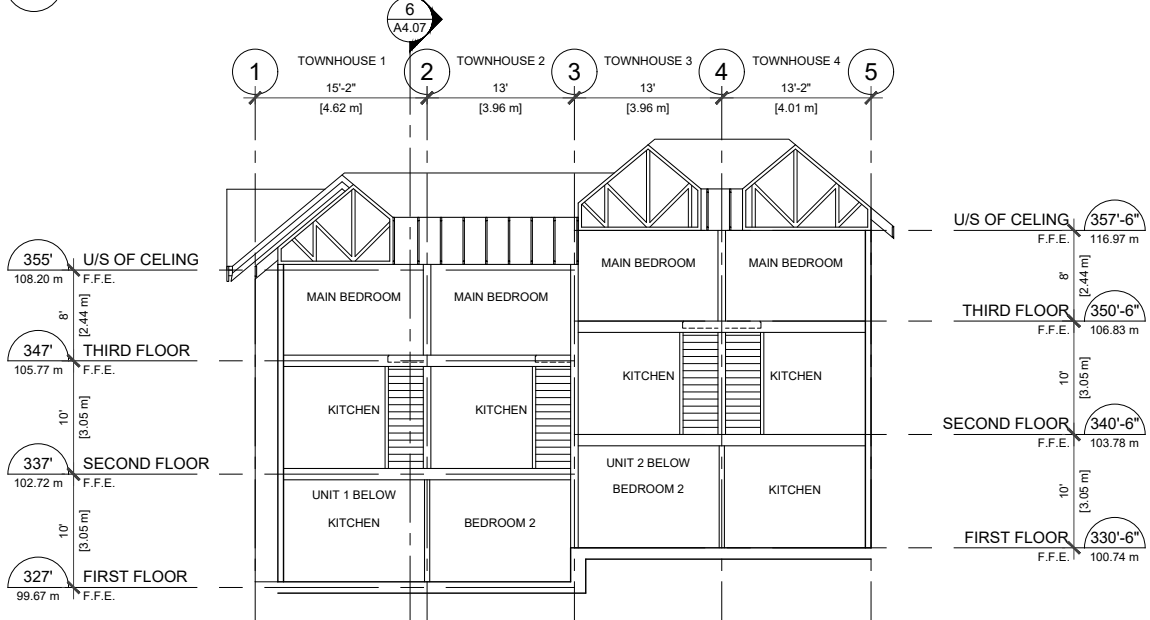
DRAWING No.: **A4.06**



1 EAST ELEVATION (FACING GASPÉ PLACE)

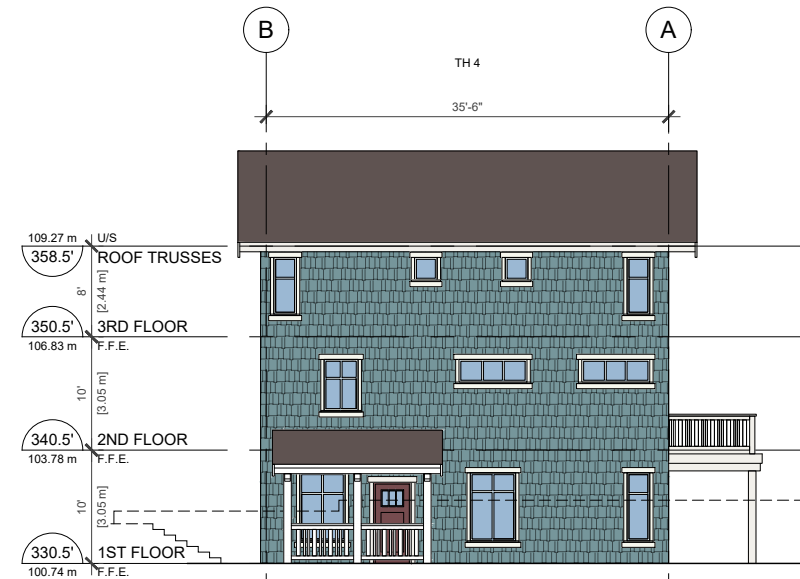


2 WEST ELEVATION



3 BUILDING 8 SECTION

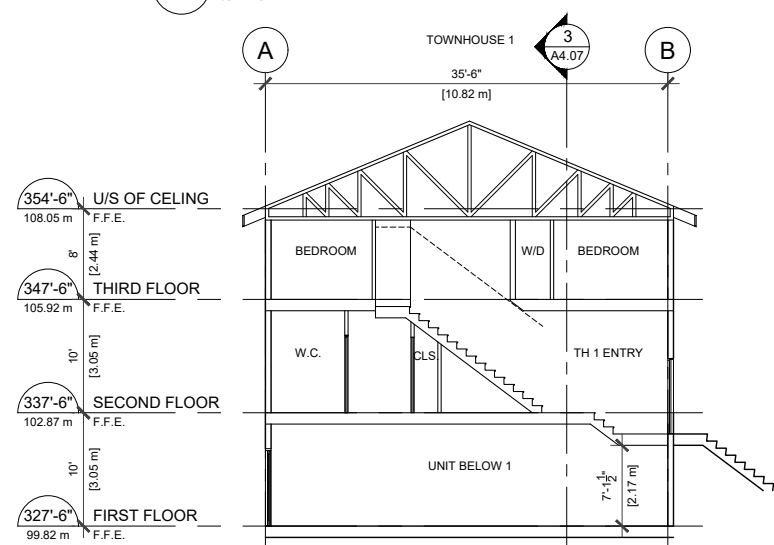
- COLOUR AND MATERIAL LEGEND**  
**COLOUR SCHEME 2**
- ASPHALT SINGLE ROOF  
IKO - CAMBRIDGE "Charcoal Grey"
  - SHINGLE CLADDING  
HORIZONTAL SIDING (6" profile)  
Paint: 2136-40 "Aegean Teal"
  - SHINGLE CLADDING  
HORIZONTAL SIDING (6" profile)  
Paint: CC-544 "Overcoat"
  - HORIZONTAL SIDING (4" profile)  
Paint: AF-670 "Nightingale"
  - ENTRY DOOR @  
"Aegean Teal" CLADDING  
Paint: HC-61 "New London Burgundy"
  - WOOD TRIMS AND DETAILS  
Paint: OC-57 "White Heron"
- (all paint colours noted by Benjamin Moore)



4 NORTH ELEVATION



5 SOUTH ELEVATION (FACING MT. SEYMOUR PARKWAY)



6 TOWNHOUSE 1 SECTION

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CONSULTANT(S)

CLIENT:

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**ARCHITECTURE**

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MARION L. SMITH  
BRITISH COLUMBIA  
2026-05-13

PROJECT No. 24-01

PROJECT:  
**GASPE TOWNHOUSES**

3374, 3380 MT. SEYMOUR PKWY AND  
3382, 3386, 3398 GASPE PLACE  
NORTH VANCOUVER BC

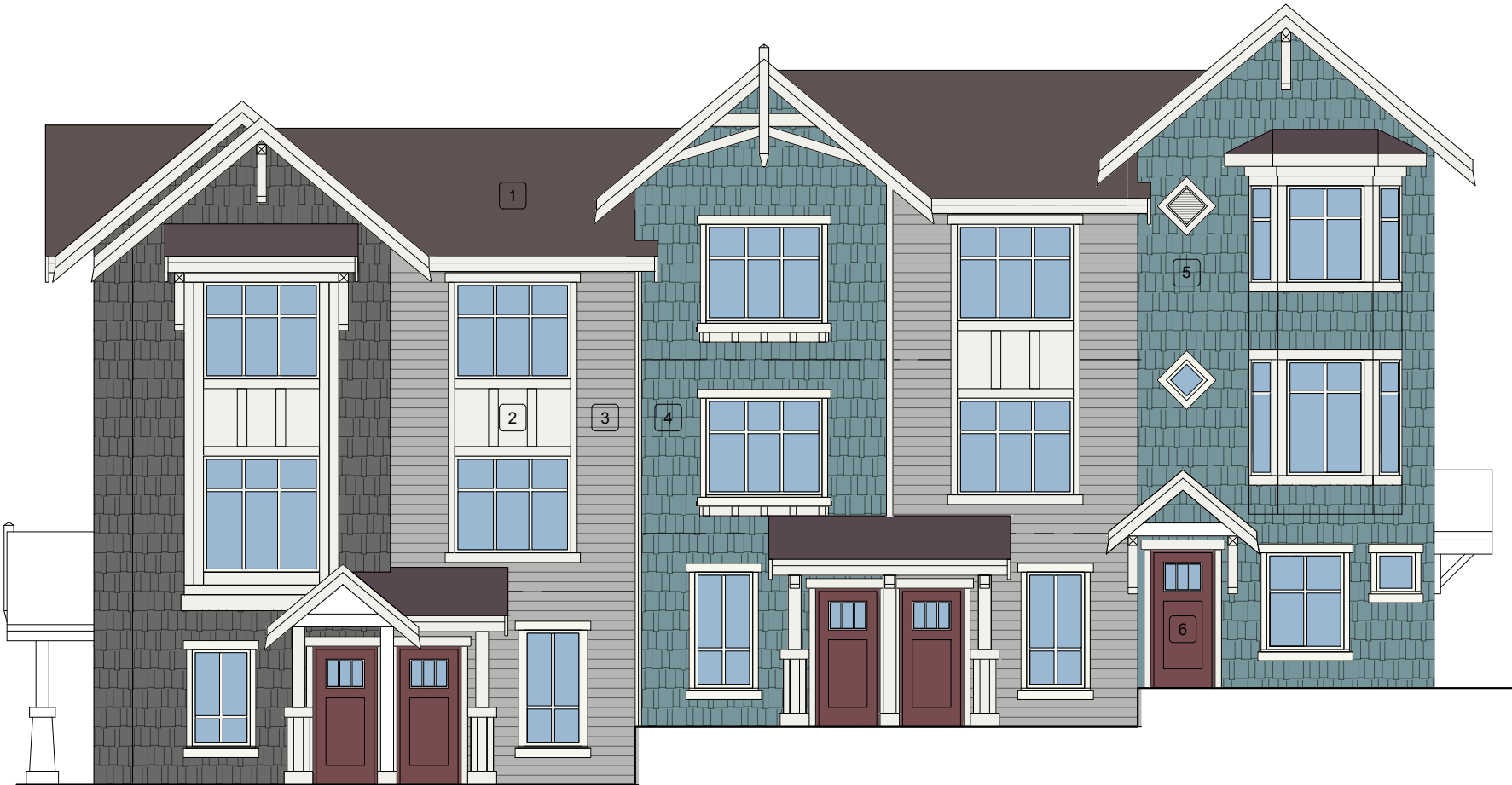
DRAWING  
**BUILDING 8 ELEVATIONS & SECTIONS**

|                     |                        |
|---------------------|------------------------|
| CHECKED BY:<br>K.S. | DRAWN BY:<br>C.E.      |
| DATE:<br>FEB 2026   | SCALE:<br>1/8" = 1'-0" |

DRAWING No.:  
**A4.07**



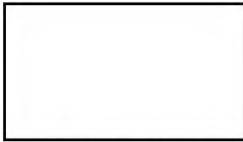
1 COLOUR SCHEME 1  
A5-0 1/4"= 1'-0"



2 COLOUR SCHEME 2  
A5-0 1/4"= 1'-0"



1 ASPHALT SHINGLE  
IKO - CAMBRIDGE  
CHARCOAL GREY



2 WOOD TRIMS, FASCIAS,  
BOARD & BATTEN  
PAINTED, BENJAMIN MOORE  
OC-57 WHITE HERON



3 HORIZONTAL SIDING  
PAINTED, BENJAMIN MOORE  
AF-670 NIGHTINGALE



5 SHINGLE CLADDING  
PAINTED, BENJAMIN MOORE  
CC-782 GEORGIAN BAY



4 SHINGLE CLADDING  
PAINTED, BENJAMIN MOORE  
CC-544 OVERCOAT



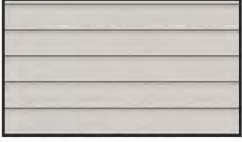
6 INSULATED ENTRY DOOR  
PAINTED, BENJAMIN MOORE  
SF-295 POMEGRANATE



1 ASPHALT SHINGLE  
IKO - CAMBRIDGE  
CHARCOAL GREY



2 WOOD TRIMS, FASCIAS,  
BOARD & BATTEN  
PAINTED, BENJAMIN MOORE  
OC-57 WHITE HERON



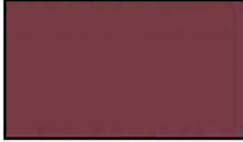
3 HORIZONTAL SIDING  
PAINTED, BENJAMIN MOORE  
AF-670 NIGHTINGALE



7 SHINGLE CLADDING  
PAINTED, BENJAMIN MOORE  
2136-40 AEGEAN TEAL



4 SHINGLE CLADDING  
PAINTED, BENJAMIN MOORE  
CC-544 OVERCOAT



8 INSULATED ENTRY DOOR  
PAINTED, BENJAMIN MOORE  
HC-61 NEW LONDON BURGUNDY

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CONSULTANT(S):

CLIENT:

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ARCHITECTURE

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SEAL:



PROJECT No. 24-01

PROJECT:  
GASPE TOWNHOUSES

3374, 3380 MT. SEYMOUR PKWY AND  
3382, 3386, 3398 GASPE PLACE  
NORTH VANCOUVER BC

DRAWING

COLOURS & MATERIALS

CHECKED BY:  
K.S

DRAWN BY:  
C.E

DATE:  
FEB 2026

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

DRAWING No.:

A5.00

DP 17.24-29





1  
A5.01 VIEW OF SITE FROM SOUTHWEST CORNER ALONG MOUNT SEYMOUR PARKWAY

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CONSULTANT(S)

CLIENT:



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SEAL:



PROJECT No. 24-01

PROJECT:  
**GASPE TOWNHOUSES**  
  
3374, 3380 MT. SEYMOUR PKWY AND  
3382, 3386, 3398 GASPE PLACE  
NORTH VANCOUVER BC

DRAWING  
  
**RENDERS**

|                    |                  |
|--------------------|------------------|
| CHECKED BY:<br>K.S | DRAWN BY:<br>C.E |
|--------------------|------------------|

|                   |                 |
|-------------------|-----------------|
| DATE:<br>FEB 2026 | SCALE:<br>N.T.S |
|-------------------|-----------------|

DRAWING No.:

A5.01

DP 17.24-30





1  
A5.02 VIEW OF SITE ALONG MOUNT SEYMOUR PARKWAY

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CONSULTANT(S)

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MARCH L. SMITH  
K. Smith  
BRITISH COLUMBIA  
2026-05-13

PROJECT No. 24-01

PROJECT:

**GASPE TOWNHOUSES**

3374, 3380 MT. SEYMOUR PKWY AND  
3382, 3386, 3398 GASPE PLACE  
NORTH VANCOUVER BC

DRAWING

**RENDERS**

|              |           |
|--------------|-----------|
| CHECKED BY:  | DRAWN BY: |
| K.S          | C.E       |
| DATE:        | SCALE:    |
| FEB 2026     | N.T.S     |
| DRAWING No.: |           |

**A5.02**

**DP 17.24-31**





1  
A5.03 VIEW OF SITE FROM SOUTHEAST CORNER ALONG GASPE & MOUNT SEYMOUR PARKWAY

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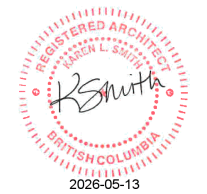
CONSULTANT(S)

CLIENT:

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SEAL:



PROJECT No. 24-01

PROJECT:  
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3374, 3380 MT. SEYMOUR PKWY AND  
3382, 3386, 3398 GASPE PLACE  
NORTH VANCOUVER BC

DRAWING  
  
**RENDERS**

|                    |                  |
|--------------------|------------------|
| CHECKED BY:<br>K.S | DRAWN BY:<br>C.E |
|--------------------|------------------|

|                   |                 |
|-------------------|-----------------|
| DATE:<br>FEB 2026 | SCALE:<br>N.T.S |
|-------------------|-----------------|

DRAWING No.:

**A5.03**

**DP 17.24-32**



| DRAWING LIST |                                           |             |
|--------------|-------------------------------------------|-------------|
| L-0.00       | Cover Sheet                               | NTS         |
| T-1.1        | Existing Trees Retention and Removal Plan | 1/16"=1'-0" |
| L-1.01       | Landscape Plan                            | 1/16"=1'-0" |
| L-1.02       | Grading Plan                              | 1/16"=1'-0" |
| L-1.03       | Planting Plan                             | 1/16"=1'-0" |
| L2.01        | Sections                                  | 1/4"=1'-0"  |
| L2.02        | Sections                                  | 1/4"=1'-0"  |
| L3.01        | Landscape Details                         | As Shown    |
| L3.02        | Landscape Details                         | As Shown    |
| L3.03        | Landscape Details                         | As Shown    |

| LEGEND |                  |
|--------|------------------|
|        | Property Line    |
|        | Extent of slab   |
|        | Overhead canopy  |
|        | Guardrail        |
|        | Fence            |
|        | Split rail fence |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>General Notes</b><br>1. Refer to architectural drawings for all walls and stair layout and elevations, unless otherwise noted.<br>2. Refer to electrical drawings for all final landscape lighting layout and specifications.<br>3. Refer to architectural and mechanical drawings for all drain locations and rim elevations.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |
| <b>Irrigation Notes</b><br>1. All 'Soft Landscape Areas' are to be irrigated with a high efficiency design/built irrigation system to IASBC Standards, complete with Rain and Wind Sensor.<br>2. The irrigation system design and installation shall be in accordance with the Irrigation Industry of BC Standards and Guidelines.<br>3. System design and installation shall take into account elevation differences, sun orientation and other factors affecting zoning and operation of the system to minimize evapotranspiration and wind loss.<br>4. System design shall provide for uniform complete 'Head to Head' coverage of all lawns and planted areas.<br>5. Contractor shall be responsible to provide SHOP DRAWINGS a minimum of 3 weeks prior to installation of any irrigation for review and approval.<br>6. Should the contractor proceed without approval, any additional modifications to the irrigation systems, as directed by the Landscape Architect shall be at contractors cost.<br>7. Lawns shall be irrigated on separate zones from planted areas.<br>8. Controller shall be located in mechanical room.<br>9. PRIOR to Substantial Performance, contractor shall provide a maintenance data and Operation instruction manual containing operational information for all operating components, cleansing and lubrication schedules, overhaul/adjustment schedule.<br>10. Record Drawings: Submit with the operating and maintenance manuals a reproducible copy of the AS-BUILT condition of the system.<br>11. Contractor shall instruct a designated representative of the Owner in the complete operating and maintenance procedures for the irrigation system, including winterizing for the first time with the designated representative observing.<br>12. All piping shall be class 200.<br>13. Use GSR Schedule 40 PVC designed for solvent welding to PVC pipe except where valves, risers, etc. require threaded joints.<br>14. Provide sleeves under all hard surfaces and as required through walls. If under vehicular paving, cast iron piping required.<br>15. Solenoid valves shall be first quality, compatible with the controller selected.<br>16. Valve boxes shall be reinforced plastic boxes manufactured specifically for landscape irrigation, complete with captive lock bolt cover, sized to suit valves and other components with adequate room for operation and maintenance. |  |
| <b>Planting Notes</b><br>1. All plants / planting to be per BCNTA and BCSLA standards.<br>2. Plant selection subject to availability at the time of planting.<br>3. Contractor shall source specified plant material and only after area of search has been exhausted will substitutions be considered.<br>4. All trees to be staked in accordance with BCNTA Standards.<br>5. All plants to be sourced from nurseries certified free of P. ramorum.<br>6. Plant sizes and related container classes are specified according to the B.C. Landscape Standards current edition. For container classes #3 and smaller, plant sizes shall be as shown in the plant list. Specifically, when the plant list calls for #5 class containers, these shall be as defined in the BCNTA (ANSI) Standard.<br>7. All trees to have minimum 10 cubic meters of growing medium unless otherwise specified.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |
| <b>Soil Preparation and Placement Notes</b><br>1. All growing medium placed on project to meet or exceed BCNTA and B.C. Landscape Standards latest edition.<br>2. Submit sieve analysis by an approved independent soil testing laboratory for each type of growing medium being used on the project PRIOR to placement for review and approval. Clearly identify source and type for each. Resubmit as required until growing medium is approved. Provide one composite sample of each type of proposed growing medium for each different application within the project. Minimum 1 litre physical sample.<br>3. Submittals shall be made at least seven (7) days before.<br>4. Contractor shall not move or work growing medium or additives when they are excessively wet, extremely dry, or frozen or in any manner which will adversely affect growing medium structure. Growing medium whose structure has been destroyed by handling under these conditions will be rejected. Growing medium shall not be handled in wet or frozen conditions.<br>5. Slab drainage shall be 19mm (3/4") diameter drain gravel free from any silt and clay as shown in details.<br>6. Place growing medium, except structural to required finish grades and minimum depths as detailed, unless shown otherwise.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |

| SYMBOL | DESCRIPTION                                                                                                                               |
|--------|-------------------------------------------------------------------------------------------------------------------------------------------|
|        | <b>Ornamental Planting</b>                                                                                                                |
|        | <b>Privacy Hedge</b>                                                                                                                      |
|        | <b>SOD Lawn</b>                                                                                                                           |
|        | <b>Rubber play</b><br>Poured in play rubber safety surfacing for kids play                                                                |
|        | <b>Hydropressed Slabs</b><br>Patio Paving<br>24" x 24" Hydropressed slabs                                                                 |
|        | <b>Interlocking Pavers</b><br>Supplier: Belgard - VS5<br>Size: 6" x 12", Colour: Grey<br>Pattern: Staggered running bond                  |
|        | <b>Interlocking Pavers</b><br>Supplier: Belgard - VS5<br>Size: 6" x 12", Colour: Tofino grey, Midnight<br>Pattern: Staggered running bond |
|        | <b>Clear western red cedar deck</b>                                                                                                       |
|        | <b>Special paving</b>                                                                                                                     |
|        | <b>CIP Concrete Paving</b><br>Colour: Natural grey, Finish: Broom<br>Pattern: Saw cut                                                     |
|        | <b>CIP Concrete Paving</b><br>Standard City Sidewalk<br>Broom finish                                                                      |
|        | <b>Asphalt Paving</b><br>District of Northvancouver Parks standards                                                                       |
|        | <b>Stamped Concrete</b><br>Colour: Natural grey, Finish: Broom<br>Pattern: Staggered                                                      |

| SYMBOL | DESCRIPTION                                                             |
|--------|-------------------------------------------------------------------------|
|        | <b>Kitchen counter with BBQ</b>                                         |
|        | <b>Harvest table</b>                                                    |
|        | <b>Bike racks</b><br>Hi-Lo Bike racks<br>Supplier: Advantage Bike racks |
|        | <b>Trellis</b>                                                          |
|        | <b>Existing Trellis</b>                                                 |
|        | <b>Play Equipment</b><br>Play Hut<br>Supplier: Kompan                   |
|        | <b>Play Equipment</b><br>Balancing logs<br>Supplier: Kompan             |
|        | <b>Play Equipment</b><br>Seesaw<br>Supplier: Kompan                     |
|        | <b>Planter Bench</b>                                                    |

| ONSITE PLANT LIST                          |      |                                   |                        |                          |
|--------------------------------------------|------|-----------------------------------|------------------------|--------------------------|
| TREES SYMBOL                               | QTY  | BOTANICAL NAME                    | COMMON NAME            | SIZE/COMMENTS            |
|                                            | 7    | Acer griseum                      | Paperbark maple        | 5cm cal. B&B             |
|                                            | 21   | Acer palmatum                     | Japanese maple         | 5cm cal. B&B             |
|                                            | 17   | Acer rubrum 'Autumn flame'        | Autumn flame red maple | 5cm cal. B&B             |
|                                            | 8    | Amelanchier grandiflora           | Serviceberry           | 5cm cal., B&B            |
|                                            | 25   | Cercis canadensis                 | Eastern redbud         | 5cm cal. B&B             |
|                                            | 30   | Cornus kousa 'Sotomi'             | Kousa Dogwood          | 5cm cal., B&B            |
|                                            | 2    | Prunus x yedoensis 'Akebono'      | Akebono yoshino cherry | 5cm cal., B&B Specimen   |
| <b>SHRUBS</b>                              |      |                                   |                        |                          |
| SYMBOL                                     | QTY  | BOTANICAL NAME                    | COMMON NAME            | SIZE/COMMENTS            |
| ar                                         | 46   | Arctostaphylos uva-ursi           | Kinninnick             | #2 pot, 24" o.c.         |
| AH                                         | 420  | Azalea 'Hino crimson'             | Azalea                 | #2 pot, 18" o.c.         |
| Ap                                         | 308  | Azalea 'Fashion Pink'             | Azalea                 | #2 pot, 18" o.c.         |
| CT                                         | 65   | Choisy ternata 'Sundance'         | Mexican orange blossom | #2 pot, 24" o.c.         |
| Hm                                         | 7    | Hydrangea macrophylla             | Big leaf hydrangea     | #3 pot, 30" o.c.         |
| Lp                                         | 14   | Lonicera pileata                  | Privet honeysuckle     | #2 pot, 24" o.c.         |
| Pj                                         | 23   | Peris japonica                    | Japanese andromeda     | #3 pot, 36" o.c.         |
| Rh                                         | 83   | Rhododendron 'Cunningham's blush' | Rhododendron           | #2 pot, 24" o.c.         |
|                                            | 1568 | Taxus x media 'hicksii'           | Yew hedge              | 4' ht. B&B               |
| <b>GROUNDCOVERS / PERRENIALS / GRASSES</b> |      |                                   |                        |                          |
| SYMBOL                                     | QTY  | BOTANICAL NAME                    | COMMON NAME            | SIZE/COMMENTS            |
| A                                          | 277  | Achillea millefolium              | Common yarrow          | #1 pot, 12" o.c.         |
| Ca                                         | 120  | Carex oshimensis 'Evergold'       | Japanses Sedge         | #1 pot, 16" o.c.         |
| Dr                                         | 103  | Dryopteris erythrosora            | Autumn fern            | #1 pot, 16" o.c.         |
| Er                                         | 231  | Erica carnea                      | Winter Heath           | #1 pot, 10" o.c.         |
| Ed                                         | 64   | Erica carnea 'December red'       | Winter Heath           | #1 pot, 10" o.c.         |
| ©                                          | 1992 | Galium odoratum                   | Sweet woodruff         | #1 pot, 6" o.c./18" o.c. |
| H                                          | 538  | Hakonechloa macra                 | Japanese forest grass  | #1 pot, 14" o.c.         |
| Ho                                         | 325  | Hosta 'Tokudama'                  | Plantain               | #2 pot, 18" o.c.         |
| la                                         | 80   | Lavandula angustifolia 'Hidcote'  | English Lavender       | #1 pot, 16" o.c.         |
| li                                         | 914  | Liriope muscari                   | Lilyturf               | #1 pot, 12" o.c.         |
| N                                          | 124  | Nepeta faassenii                  | Catmint                | #1 pot, 18" o.c.         |
| p                                          | 64   | Pachysandra terminalis            | Japanese pachysandra   | #1 pot, 12" o.c.         |
| Pm                                         | 67   | Polystichum munitum               | Western sword fern     | #2 pot, 18" o.c.         |
| T                                          | 635  | Tiarella 'Sugar and spice'        | Foamflower             | #1 pot, 12" o.c.         |
| St                                         | 25   | Stipa tenuissima                  | Mexican Feather Grass  | #1 pot, 16" o.c.         |
| OFFSITE PLANT LIST - MOUNT SEYMOUR PARKWAY |      |                                   |                        |                          |
| OFFSITE TREES SYMBOL                       | QTY  | BOTANICAL NAME                    | COMMON NAME            | SIZE/COMMENTS            |
|                                            | 9    | Acer x freemanii 'Armstrong'      | Armstrong maple        | 6cm cal., B&B            |

| LIGHTING LEGEND                                                                                 |                 |
|-------------------------------------------------------------------------------------------------|-----------------|
|                                                                                                 | Step Lights     |
|                                                                                                 | Uplighter       |
|                                                                                                 | LED strip light |
|                                                                                                 | Bollard Lights  |
| Landscape lighting shown for locations only.<br>Refer to electrical drawing for light fixtures. |                 |

| GRADING LEGEND |                          |
|----------------|--------------------------|
| + tw           | Top of Wall              |
| + fg           | Finished Grade           |
| + B.G.         | Building Grade           |
| + I.G.         | Interpolated Grade       |
| + Civil        | Civil Grade              |
| FFE            | Finished Floor Elevation |
| 2% →           | Direction of Slope       |

|            |              |                         |
|------------|--------------|-------------------------|
| 06         | May 14, 2026 | Re-issued for DP        |
| 05         | Mar 03, 2026 | Re-issued for DP        |
| 04         | Dec 16, 2024 | Re-issued for DP        |
| 03         | Apr 12, 2024 | Issued for DP           |
| 02         | Apr 05, 2024 | Issued for coordination |
| 01         | Mar 15, 2024 | Progress set            |
| no.: j     |              | date:                   |
| Revisions: |              | Item:                   |

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Project:  
**GASPE**  
**3382-3396 Gaspe Pl &**  
**3374-3380 Mt Seymour Parkway**  
**North Vancouver**

|                |               |
|----------------|---------------|
| Drawn by:      | AB            |
| Checked by:    | SV            |
| Date:          | March 01 2024 |
| Scale:         | 1/16" = 1'-0" |
| Drawing Title: |               |

Coversheet

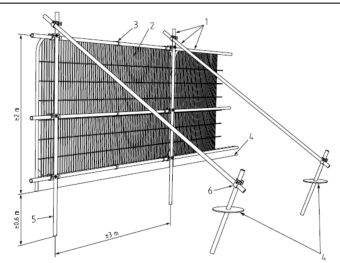
|              |       |
|--------------|-------|
| Project No.: | 24006 |
| Sheet No.:   |       |

L-0.0

DRAWING KEY

- Extent of drip line of existing tree, location from survey by BCLS Land Surveyor
- Extent of drip line of existing tree, approximate location as observed on site by DK
- Tree recommended for Removal (marked are by-law sized, non by-law sized and dead trees, refer to summary of tree removal in paragraph 5.0 in attached arborist report for exact number of by-law sized trees recommended for removal)
- Tree Number referred to in existing trees list and report for protected trees (per District of North Vancouver Tree Removal - Bylaw and Policy Guidelines, removal permit required)
- Tree Number referred to in existing trees list and report for protected trees (per District of North Vancouver Tree Removal - Bylaw and Policy Guidelines, removal permit not required)

- D** Dead trees, still standing. See inventory list for extent of remaining crown.
- R** Trees no longer existing and removed since the survey had been done.
- Location of protective barrier for tree protection throughout construction:
- Protective barrier to be installed before start of other work on site.
  - No excavation shall be allowed within extent of protective barrier.
  - All work within this area shall be coordinated with the consulting arborist.
- Extent of proposed building footprint.
- Extent of proposed underground parking structure.



- Key
- Standard scaffold poles
  - Heavy gauge 2 in tall galvanized tube and welded mesh in 18" panels
  - Posts secured to uprights and crossmembers with wire ties
  - Ground level
  - Uprights driven into the ground until secure (minimum depth 0.6 m)
  - Standard scaffold clamps

Tree Protection Fencing for Public Trees North of Site  
scale: nts

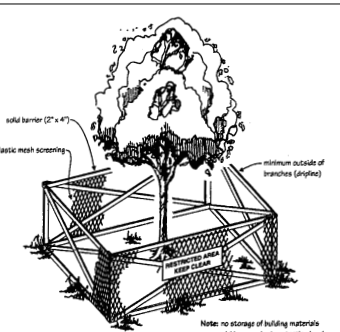
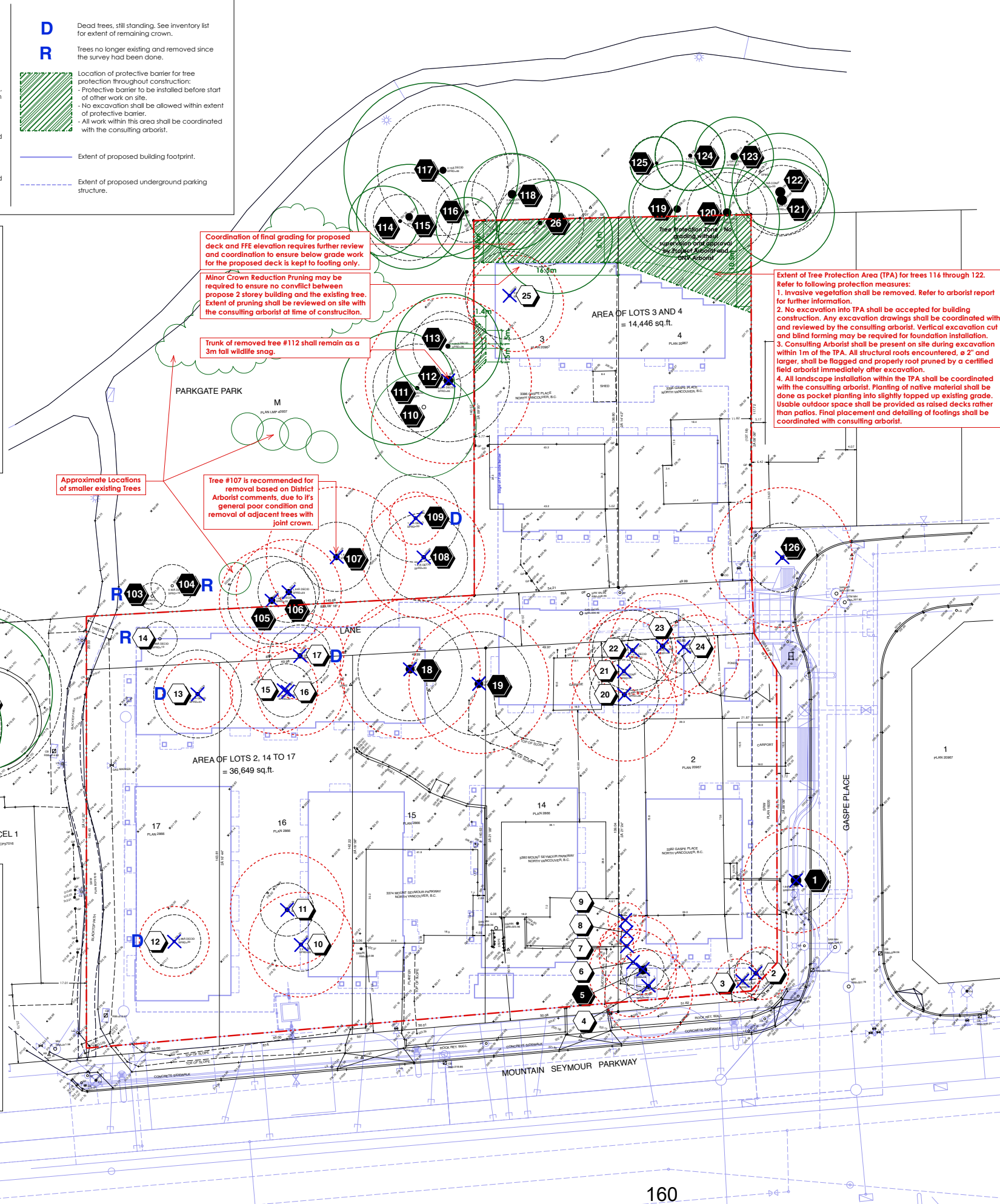


Figure 3 - Tree Protection Barrier  
Tree Protection Fencing Typical  
scale: nts



| Tree No.                                                                                                                                                                                                                                                                                                                                                                                             | Species                                | # of stems | DBH - cm | Spread - m | Height - m | Field Observations                                                                                                                                                                                                                                | Dead | Poor | Fair | Good | Excellent | Notes |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|------------|----------|------------|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|------|------|------|-----------|-------|
| ON SITE                                                                                                                                                                                                                                                                                                                                                                                              |                                        |            |          |            |            |                                                                                                                                                                                                                                                   |      |      |      |      |           |       |
| 1                                                                                                                                                                                                                                                                                                                                                                                                    | Thuja plicata (western red cedar)      | 11         | 115      | 12         | 12         | Base on slope. Main trunk and 4-7, 10 sub-dominant leaders. Sub-dominant leaders a 15cm to 28cm. Borer chair limb(s). Pruning wounds on trunk. Woundwood development is good. Previously topped at 5 above ground. Live crown ratio 80%.          |      |      |      |      |           |       |
| 2                                                                                                                                                                                                                                                                                                                                                                                                    | Chamaecyparis var. (false cypress)     | 2          | 46       | 6          | 10         | Asymmetrical crown (50% crown volume only, crown on east side removed for line clearance.) Co-dominant leaders at 3m above ground. One other stem removed at base. Included bark. Deadwood within inner crown. Live crown ratio 30%.              |      |      |      |      |           |       |
| 3                                                                                                                                                                                                                                                                                                                                                                                                    | Thuja plicata (western red cedar)      | 30         | 5        | 12         |            | Fence brace nailed to trunk. Joint crown. Asymmetrical crown. Live crown ratio 90%.                                                                                                                                                               |      |      |      |      |           |       |
| 4                                                                                                                                                                                                                                                                                                                                                                                                    | Thuja plicata (western red cedar)      | 45         | 10       | 16         |            | Multiple co-dominant leaders at 8m above ground, leading to potentially weak connections. Ramification of trunk from base to 2m above ground. Included bark. Joint crown. Asymmetrical crown. Crown 2m clear of power line. Live crown ratio 95%. |      |      |      |      |           |       |
| 5                                                                                                                                                                                                                                                                                                                                                                                                    | Chamaecyparis var. (false cypress)     | 3          | 91       | 10         | 12         | 3 co-dominant leaders at base. 2 stems have 2 co-dominant leaders at 2m above ground. Suppressed by adjacent trees. Joint crown. Asymmetrical crown. Deadwood within inner crown. Live crown ratio 80%.                                           |      |      |      |      |           |       |
| 6                                                                                                                                                                                                                                                                                                                                                                                                    | Pinus lauraceus (laurate)              | 3          | 41       | 9          | 10         | Suppressed by adjacent trees. Asymmetrical crown. Joint crown.                                                                                                                                                                                    |      |      |      |      |           |       |
| 7                                                                                                                                                                                                                                                                                                                                                                                                    | Thuja occidentalis (white cedar)       | 3          | 42       | 4          | 10         | Part of hedge. Poor structure. Live crown ratio 80%.                                                                                                                                                                                              |      |      |      |      |           |       |
| 8                                                                                                                                                                                                                                                                                                                                                                                                    | Thuja occidentalis (white cedar)       | 15         | 3        | 7          |            | Part of hedge. Poor structure. Large limb torn out, leaving wound with fair woundwood development. Live crown ratio 40%.                                                                                                                          |      |      |      |      |           |       |
| 9                                                                                                                                                                                                                                                                                                                                                                                                    | Thuja occidentalis (white cedar)       | 2          | 26       | 4          | 6          | Part of hedge. Poor structure. Included bark. Live crown ratio 80%.                                                                                                                                                                               |      |      |      |      |           |       |
| 10                                                                                                                                                                                                                                                                                                                                                                                                   | Pinus subro (red cedar)                | 32         | 12       | 14         |            | Sweep. 3 Co-dominant leaders at 4m above ground. Joint crown. Poor structure.                                                                                                                                                                     |      |      |      |      |           |       |
| 11                                                                                                                                                                                                                                                                                                                                                                                                   | Pinus emarginata (batter cherry)       | 2          | 47       | 13         | 15         | 2 co-dominant leaders at base. Included bark to 1m above ground. Joint crown.                                                                                                                                                                     |      |      |      |      |           |       |
| 12                                                                                                                                                                                                                                                                                                                                                                                                   | Rhamnus purshiana (cascara)            | 27         | 8        | 13         |            | Dead. Remains standing with scaffold limbs.                                                                                                                                                                                                       |      |      |      |      |           |       |
| 13                                                                                                                                                                                                                                                                                                                                                                                                   | Pinus emarginata (batter cherry)       | 42         | 8        | 15         |            | Dead. Remains standing with scaffold limbs.                                                                                                                                                                                                       |      |      |      |      |           |       |
| 14                                                                                                                                                                                                                                                                                                                                                                                                   | Removed                                | 0          | 0        | 0          |            |                                                                                                                                                                                                                                                   |      |      |      |      |           |       |
| 15                                                                                                                                                                                                                                                                                                                                                                                                   | Pinus emarginata (batter cherry)       | 21         | 10       | 18         |            | Base in immediate proximity to tree #14. Sweep. Joint crown. Asymmetrical crown.                                                                                                                                                                  |      |      |      |      |           |       |
| 16                                                                                                                                                                                                                                                                                                                                                                                                   | Pinus emarginata (batter cherry)       | 29         | 10       | 18         |            | Base in immediate proximity to #15. Sweep. Joint crown. Asymmetrical crown.                                                                                                                                                                       |      |      |      |      |           |       |
| 17                                                                                                                                                                                                                                                                                                                                                                                                   | Pinus subro (red cedar)                | 50         | 10       | 18         |            | Dead. Remains standing with scaffold limbs.                                                                                                                                                                                                       |      |      |      |      |           |       |
| 18                                                                                                                                                                                                                                                                                                                                                                                                   | Pseudotsuga menziesii (Douglas fir)    | 95         | 16       | 21         |            | Large buttress roots to south and east. Natural shedding of lower branches. Live crown ratio 95%.                                                                                                                                                 |      |      |      |      |           |       |
| 19                                                                                                                                                                                                                                                                                                                                                                                                   | Pseudotsuga menziesii (Douglas fir)    | 91         | 16       | 20         |            | Base on slope in immediate proximity to driveway. Large buttress roots to south and west. Live crown ratio 95%.                                                                                                                                   |      |      |      |      |           |       |
| 20                                                                                                                                                                                                                                                                                                                                                                                                   | Chamaecyparis var. (false cypress)     | 51         | 12       | 16         |            | Base in immediate proximity to garage. Brace from adjacent structure nailed to trunk. Asymmetrical crown. Joint crown with tree #19. Dieback throughout crown. Live crown ratio 80%.                                                              |      |      |      |      |           |       |
| 21                                                                                                                                                                                                                                                                                                                                                                                                   | Chamaecyparis var. (false cypress)     | 38         | 12       | 16         |            | Base in immediate proximity to shed. Asymmetrical crown. Joint crown. Dieback throughout crown. Live crown ratio 80%.                                                                                                                             |      |      |      |      |           |       |
| 22                                                                                                                                                                                                                                                                                                                                                                                                   | Ilex aquifolium (English holly)        | 10         | 45       | 10         |            | Suppressed by adjacent trees. Dieback substantial in lower crown.                                                                                                                                                                                 |      |      |      |      |           |       |
| 23                                                                                                                                                                                                                                                                                                                                                                                                   | Chamaecyparis var. (false cypress)     | 53         | 12       | 16         |            | 2 Co-dominant leaders at 4m above ground. Substantial included bark for 2m length. Potential weak connection. Dieback within lower crown substantial. Live crown ratio 80%.                                                                       |      |      |      |      |           |       |
| 24                                                                                                                                                                                                                                                                                                                                                                                                   | Chamaecyparis var. (false cypress)     | 34         | 9        | 16         |            | 2 Co-dominant leaders. Included bark. Suppressed by adjacent trees. Corrected lean. Asymmetrical crown. Dieback within lower crown substantial. Reduced vigor. Live crown ratio 80%.                                                              |      |      |      |      |           |       |
| 25                                                                                                                                                                                                                                                                                                                                                                                                   | Juglans regia (English walnut)         | 34         | 11       | 14         |            | Asymmetrical crown. Slight lean to west. Reverse taper on some scaffold limb(s). Substantial sapucker damage present.                                                                                                                             |      |      |      |      |           |       |
| 26                                                                                                                                                                                                                                                                                                                                                                                                   | Betula var. (baccata)                  | 46         | 13       | 19         |            | Asymmetrical crown. Phototropic lean east.                                                                                                                                                                                                        |      |      |      |      |           |       |
| OFF SITE                                                                                                                                                                                                                                                                                                                                                                                             |                                        |            |          |            |            |                                                                                                                                                                                                                                                   |      |      |      |      |           |       |
| 101                                                                                                                                                                                                                                                                                                                                                                                                  | Thuja plicata (western red cedar)      | 85         | 15       | 23         |            | Joint crown. Slight crook in main stem near top. Slight phototropic lean. Live crown ratio 90%.                                                                                                                                                   |      |      |      |      |           |       |
| 102                                                                                                                                                                                                                                                                                                                                                                                                  | Pseudotsuga menziesii (Douglas fir)    | 133        | 18       | 16         |            | Joint crown. Live crown ratio 80%.                                                                                                                                                                                                                |      |      |      |      |           |       |
| 103                                                                                                                                                                                                                                                                                                                                                                                                  | Removed                                | 0          | 0        | 0          |            |                                                                                                                                                                                                                                                   |      |      |      |      |           |       |
| 104                                                                                                                                                                                                                                                                                                                                                                                                  | Removed                                | 0          | 0        | 0          |            |                                                                                                                                                                                                                                                   |      |      |      |      |           |       |
| 105                                                                                                                                                                                                                                                                                                                                                                                                  | Pinus subro (red cedar)                | 2          | 73       | 12         | 18         | 2 co-dominant leaders at base. Sweep and reaction wood near base. Joint crown. Deadwood within upper crown is substantial.                                                                                                                        |      |      |      |      |           |       |
| 106                                                                                                                                                                                                                                                                                                                                                                                                  | Pinus subro (red cedar)                | 2          | 65       | 12         |            | 2 co-dominant leaders at base. Sweep. Joint crown. Deadwood within upper crown.                                                                                                                                                                   |      |      |      |      |           |       |
| 107                                                                                                                                                                                                                                                                                                                                                                                                  | Pinus subro (red cedar)                | 45         | 18       |            |            | Deadwood within upper crown substantial.                                                                                                                                                                                                          |      |      |      |      |           |       |
| 108                                                                                                                                                                                                                                                                                                                                                                                                  | Pinus subro (red cedar)                | 53         | 14       |            |            | Trunk damage near base substantial. Woundwood development is good. Compartmentalisation is good. Deadwood within inner crown.                                                                                                                     |      |      |      |      |           |       |
| 109                                                                                                                                                                                                                                                                                                                                                                                                  | Pinus subro (red cedar)                | 8          | 32       | 4          | 11         | Dead. Remains standing with scaffold limbs.                                                                                                                                                                                                       |      |      |      |      |           |       |
| 110                                                                                                                                                                                                                                                                                                                                                                                                  | Pinus subro (red cedar)                | 44         | 12       |            |            | Phototropic lean. Lean south. Asymmetrical crown. Sapucker damage present.                                                                                                                                                                        |      |      |      |      |           |       |
| 111                                                                                                                                                                                                                                                                                                                                                                                                  | Pinus emarginata (batter cherry)       | 43         | 13       | 18         |            | Phototropic lean. Substantial lean west. Suppressed by adjacent trees. Large trunk wound. Indicator of internal decay. Substantial sapucker damage present at lower trunk. Asymmetrical crown. Poor structure.                                    |      |      |      |      |           |       |
| 112                                                                                                                                                                                                                                                                                                                                                                                                  | Populus trichocarpa (black cottonwood) | 103        | 19       | 21         |            | 3 scaffold limb(s) shed, leaving long stubs. Dieback minimal. Hanger.                                                                                                                                                                             |      |      |      |      |           |       |
| 113                                                                                                                                                                                                                                                                                                                                                                                                  | Pinus emarginata (batter cherry)       | 51         | 18       |            |            | Asymmetrical crown. Suppressed by adjacent trees. Poor structure.                                                                                                                                                                                 |      |      |      |      |           |       |
| 114                                                                                                                                                                                                                                                                                                                                                                                                  | Pinus subro (red cedar)                | 36         | 8        | 15         |            | Phototropic lean west. Corrected lean. Asymmetrical crown.                                                                                                                                                                                        |      |      |      |      |           |       |
| 115                                                                                                                                                                                                                                                                                                                                                                                                  | Pinus subro (red cedar)                | 3          | 80       | 12         | 15         | Suppressed by adjacent trees. Asymmetrical crown. Trunk wound. Woundwood development is good. Potential for internal decay. Deadwood within upper crown.                                                                                          |      |      |      |      |           |       |
| 116                                                                                                                                                                                                                                                                                                                                                                                                  | Pinus emarginata (batter cherry)       | 34         | 7        | 15         |            | Sweep. Phototropic lean and bow south. Trunk wound near base. Development of reaction wood is good. Asymmetrical crown.                                                                                                                           |      |      |      |      |           |       |
| 117                                                                                                                                                                                                                                                                                                                                                                                                  | Acer macrophyllum (big leaf maple)     | 73         | 20       | 19         |            | 2 co-dominant leaders at 1.2m above ground. Included bark. 1 sub-dominant leader with DBH @ 15cm at base. Asymmetrical crown. Deadwood minimal.                                                                                                   |      |      |      |      |           |       |
| 118                                                                                                                                                                                                                                                                                                                                                                                                  | Thuja plicata (western red cedar)      | 92         | 11       | 19         |            | Asymmetrical crown. Joint crown. Reduced vigor. Live crown ratio 100%.                                                                                                                                                                            |      |      |      |      |           |       |
| 119                                                                                                                                                                                                                                                                                                                                                                                                  | Thuja plicata (western red cedar)      | 79         | 11       | 19         |            |                                                                                                                                                                                                                                                   |      |      |      |      |           |       |
| 120                                                                                                                                                                                                                                                                                                                                                                                                  | Pseudotsuga menziesii (Douglas fir)    | 89         | 12       | 23         |            | Ivy removed from trunk, bark chipped in places. Asymmetrical crown. Joint crown. Live crown ratio 40%.                                                                                                                                            |      |      |      |      |           |       |
| 121                                                                                                                                                                                                                                                                                                                                                                                                  | Pseudotsuga menziesii (Douglas fir)    | 109        | 12       | 23         |            | Joint base with #122. Joint crown. Asymmetrical crown. Live crown ratio 75%.                                                                                                                                                                      |      |      |      |      |           |       |
| 122                                                                                                                                                                                                                                                                                                                                                                                                  | Thuja plicata (western red cedar)      | 108        | 11       | 19         |            | Joint base with #121. Live crown ratio 95%.                                                                                                                                                                                                       |      |      |      |      |           |       |
| 123                                                                                                                                                                                                                                                                                                                                                                                                  | Pseudotsuga menziesii (Douglas fir)    | 78         | 9        | 23         |            | Phototropic bow. Base over large boulder. Joint crown. Asymmetrical crown. Live crown ratio 40%.                                                                                                                                                  |      |      |      |      |           |       |
| 124                                                                                                                                                                                                                                                                                                                                                                                                  | Pseudotsuga menziesii (Douglas fir)    | 39         | 8        | 23         |            | Asymmetrical crown. Joint crown. Live crown ratio 40%.                                                                                                                                                                                            |      |      |      |      |           |       |
| 125                                                                                                                                                                                                                                                                                                                                                                                                  | Thuja plicata (western red cedar)      | 29         | 4        | 15         |            | Sweep. Suppressed by adjacent trees. Vertical trunk wound from base. Reaction wood is good. Compartmentalisation is good. Joint crown. Asymmetrical crown. Live crown ratio 100%.                                                                 |      |      |      |      |           |       |
| 126                                                                                                                                                                                                                                                                                                                                                                                                  | Acer subro (red maple)                 | 45         | 16       |            |            | Critical Root Zone south of tree has been compacted by lane traffic. Asymmetrical base. Surface roots and strong buttress north and west of tree. Poor pruning for line clearance. Woundwood development is poor. Poor structure.                 |      |      |      |      |           |       |
| TREE NOTES                                                                                                                                                                                                                                                                                                                                                                                           |                                        |            |          |            |            |                                                                                                                                                                                                                                                   |      |      |      |      |           |       |
| ♦ Trees that are not protected per District of North Vancouver Tree Removal - Bylaw and Policy Guidelines, no permit is required for removal.                                                                                                                                                                                                                                                        |                                        |            |          |            |            |                                                                                                                                                                                                                                                   |      |      |      |      |           |       |
| ♦ Trees that are protected per District of North Vancouver Tree Removal - Bylaw and Policy Guidelines, permit is required for removal.                                                                                                                                                                                                                                                               |                                        |            |          |            |            |                                                                                                                                                                                                                                                   |      |      |      |      |           |       |
| An ISA Level 2 Basic Assessment has been performed to generate this tree inventory, for site retention of this tree, the performance of an ISA Level 3 Advanced Techniques Assessment is recommended to verify structural integrity. This ISA Level 3 Assessment may include measures such as aerial inspection of the trunk wound for extent of decay and possible performance of sonic tomography. |                                        |            |          |            |            |                                                                                                                                                                                                                                                   |      |      |      |      |           |       |

Observations and recommendations by Florian Fisch, ISA Certified Arborist PN-7921A.

Observations made March 28, 2024.

This drawing shall be read in conjunction with Existing Trees Report for this site by Durante Kreuk, dated December 16, 2024.

|              |            |                            |
|--------------|------------|----------------------------|
| 15           | May 14, 26 | Re-issued for DP           |
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| 13           | Mar 02, 26 | Issued for Coordination    |
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| 11           | Apr 12, 24 | Issued for DP              |
| 10           | Apr 05, 24 | Issued for Coordination    |
| 09           | Mar 15, 24 | Progress Review            |
| 08           | Mar 01, 24 | Progress Review            |
| 07           | Jun 07, 18 | Issued for ADP             |
| 06           | Mar 28, 18 | Issued for Rezoning/DP     |
| 05           | Mar 26, 18 | Re-issued for Coordination |
| 04           | Mar 23, 18 | Issued for Coordination    |
| 03           | Mar 22, 18 | Progress                   |
| 02           | Mar 21, 18 | Progress                   |
| 01           | Mar 16, 18 | Progress Review            |
| no.: 1 date: |            | item:                      |

Revisions:

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Project:

**GASPE**  
**3382-3396 Gaspe PI &**  
**3374-3380 Mt Seymour Parkway**  
**North Vancouver**

Drawn by: FF

Checked by: SV

Date: December 16, 2024

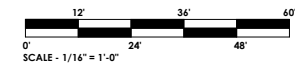
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Drawing Title:

**Existing Trees**  
**Retention and Removal**  
**Plan**

Project No.: 24006

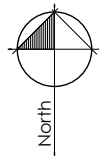
Sheet No.:



T-1.1

DP 17.24-34





**Landscape Pre Construction Meeting:**  
The project landscape contractor, the project landscape architect and a District of North Vancouver Parks (DNV Parks) representative must be present at the project pre-construction meeting. **If this is not possible, the developer must make sure that all three groups meet before ANY landscape construction work takes place onsite.**

**Landscape Plant Material:**  
All plant material used in this project must first be inspected by a representative of the District of North Vancouver parks department (DNV Parks) before installation. **The District of North Vancouver has the right to refuse any or all of the selected plant material if it does not meet current BCUNA standards.**

**Offsite Notes:**  
1. Final approval/selection of any off-site street trees/site furniture will be made by DNV staff. The tree species/furniture types specified on this plan could be subject to change. Please contact DNV Park & Urban Designer Dimitri Samaridis ([samaridis@dnv.org](mailto:samaridis@dnv.org) or 604-990-2495) to confirm tree and site furniture types prior to purchase.  
2. A minimum of 10m3 of soil volume per tree will be provided, with continuous structural soil trenches between tree pits. Structural soil will be installed to a depth of 1000mm below the underside of sidewalk.

**Offsite Landscape Maintenance Note:**  
"The District of North Vancouver is responsible for the on-going maintenance of street trees on off-site areas. Please ensure that the developer is aware that on-going maintenance of shrubs/groundcover on off-site areas (i.e., boulevards) is the responsibility of the future property owner."

| Offsite Tree Clearances                                       |       |
|---------------------------------------------------------------|-------|
| Lamp Posts                                                    | 6.0m  |
| Stop Signs & Traffic Signals                                  | 6.0m  |
| Utilities (Water, Sanitary, Storm, Gas, Communication, Hydro) | 0.75m |
| Hydrants                                                      | 2.0m  |
| Manholes, valve boxes                                         | 1.2m  |
| Driveways                                                     | 2.0m  |
| Planting Strip area (B/W sidewalk and curb)                   | 0.75m |
| - Face of curb                                                | 0.75m |
| - Edge of sidewalk                                            | 0.60m |

| Revisions: | no.:       | date: | item:                      |
|------------|------------|-------|----------------------------|
| 15         | May 14, 26 |       | Re-issued for DP           |
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| 03         | Mar 22, 18 |       | Progress                   |
| 02         | Mar 21, 18 |       | Progress                   |
| 01         | Mar 16, 18 |       | Progress Review            |

**Revisions:**

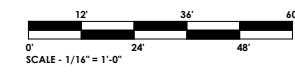
|                            |                    |
|----------------------------|--------------------|
| durante kreuk              | Durante Kreuk Ltd. |
| 102 - 1637 West 5th Avenue |                    |
| Vancouver BC V6J 1N5       |                    |
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Project:  
**GASPE**  
**3382-3396 Gaspe Pl &**  
**3374-3380 Mt Seymour Parkway**  
**North Vancouver**

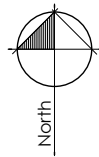
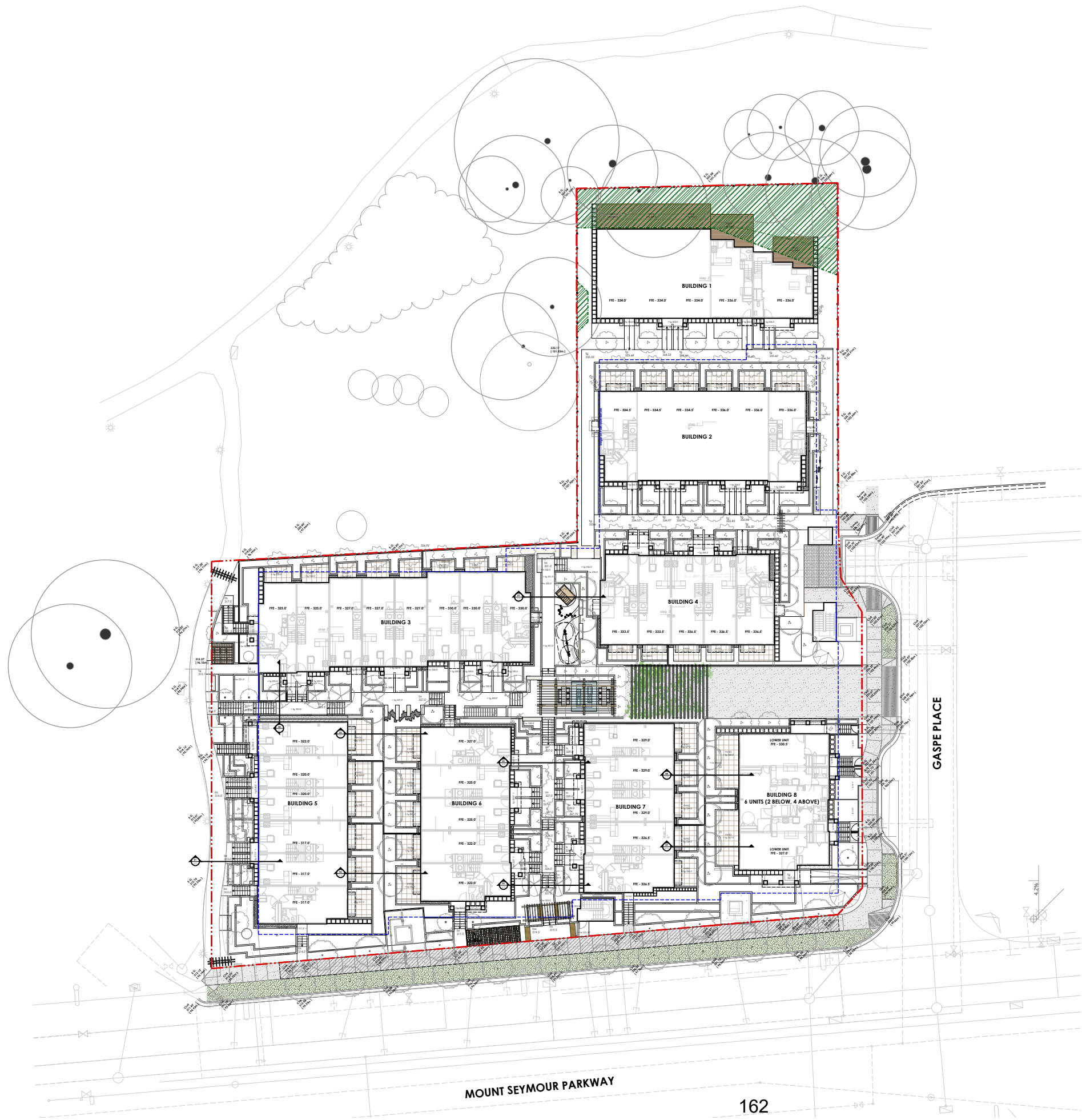
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Checked by: SV  
Date: December 16, 2024  
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Drawing Title:  
**Landscape Plan**

Project No.:  
**24006**  
Sheet No.:

**L-1.1**



**DP 17.24-35**



|      |            |                            |
|------|------------|----------------------------|
| 15   | May 14, 26 | Re-issued for DP           |
| 14   | Mar 03, 26 | Re-issued for DP           |
| 13   | Mar 02, 25 | Issued for Coordination    |
| 12   | Dec 16, 24 | Re-issued for DP           |
| 11   | Apr 12, 24 | Issued for DP              |
| 10   | Apr 05, 24 | Issued for Coordination    |
| 09   | Mar 15, 24 | Progress Review            |
| 08   | Mar 01, 24 | Progress Review            |
| 07   | Jun 07, 18 | Issued for ADP             |
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| 03   | Mar 22, 18 | Progress                   |
| 02   | Mar 21, 18 | Progress                   |
| 01   | Mar 16, 18 | Progress Review            |
| no.: | date:      | item:                      |

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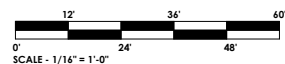
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Project:  
**GASPE**  
**3382-3396 Gaspe Pl &**  
**3374-3380 Mt Seymour Parkway**  
**North Vancouver**

Drawn by: AB  
Checked by: SV  
Date: December 16, 2024  
Scale: 1/16" = 1'-0"  
Drawing Title:  
**Grading Plan**

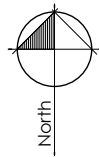
Project No.:  
**24006**  
Sheet No.:

**L-1.2**



**DP 17.24-36**





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| 14   | Mar 03, 26 | Re-issued for DP           |
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| no.: | date:      | item:                      |

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Project:

**GASPE**  
**3382-3396 Gaspe Pl &**  
**3374-3380 Mt Seymour Parkway**  
**North Vancouver**

Drawn by: AB

Checked by: SV

Date: December 16, 2024

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

Drawing Title:

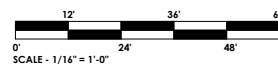
**Planting Plan**

Project No.:

**24006**

Sheet No.:

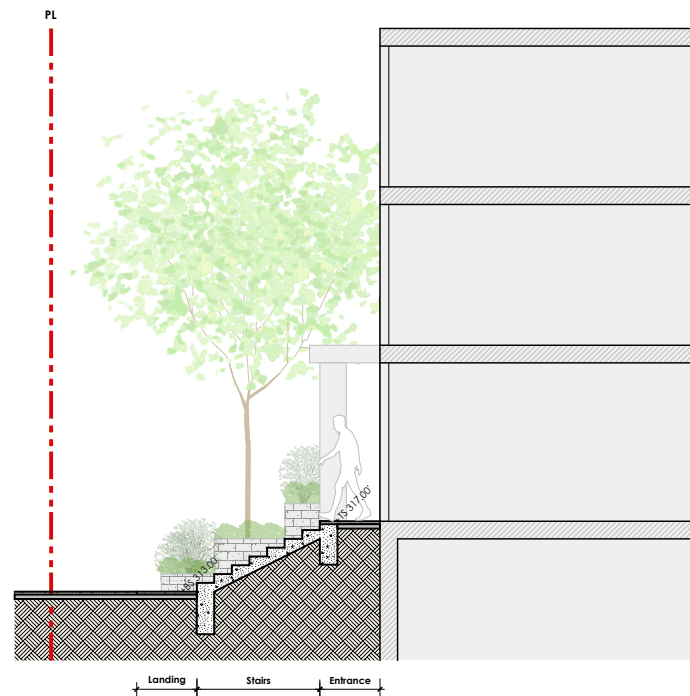
**L-1.3**



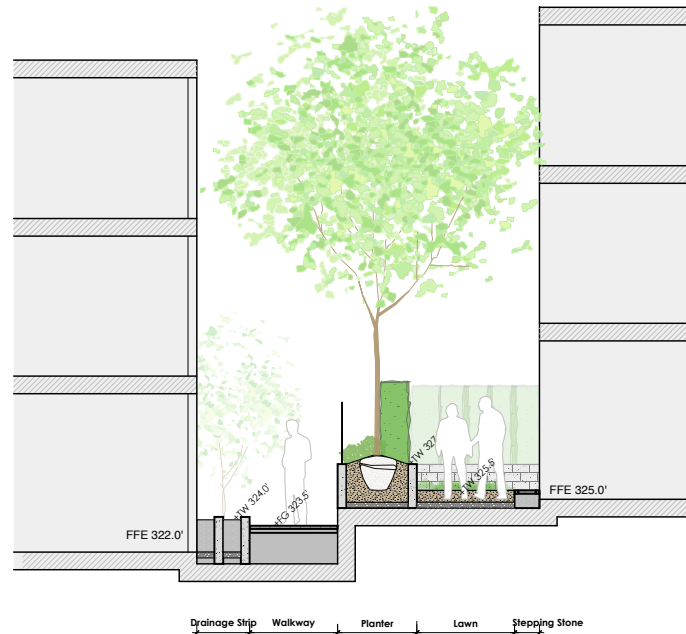
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**DP 17.24-37**

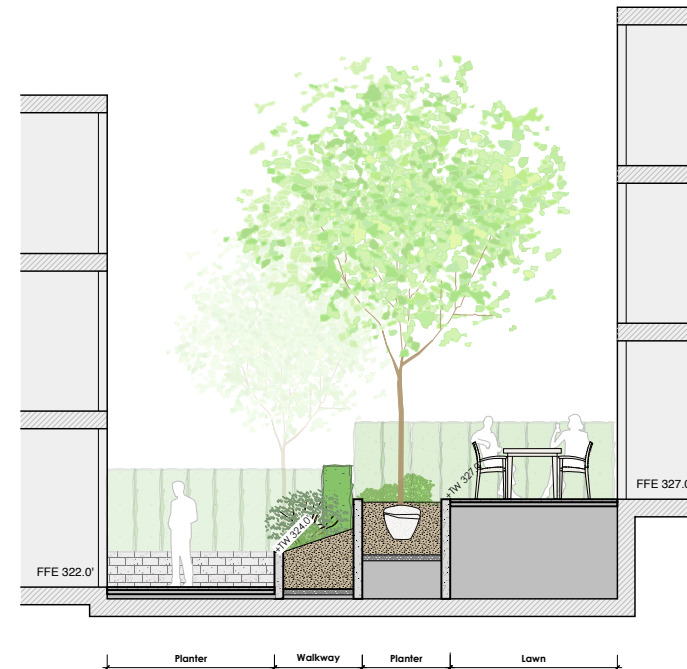




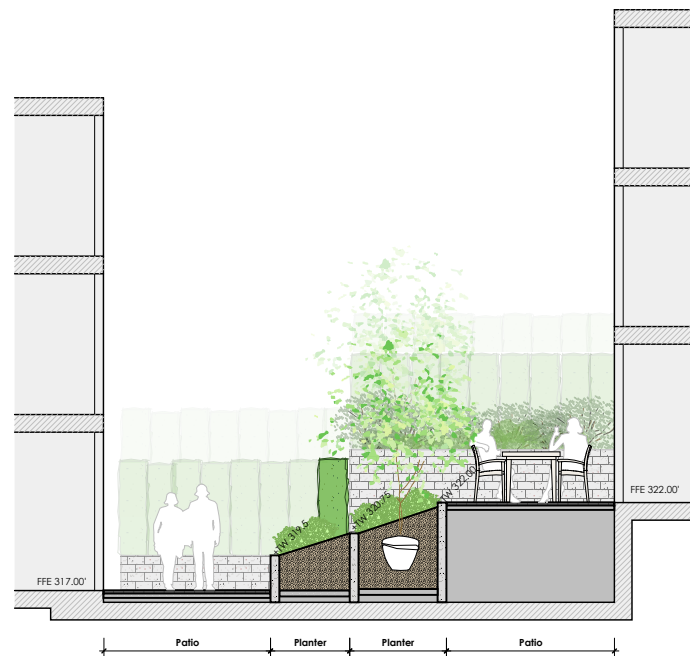
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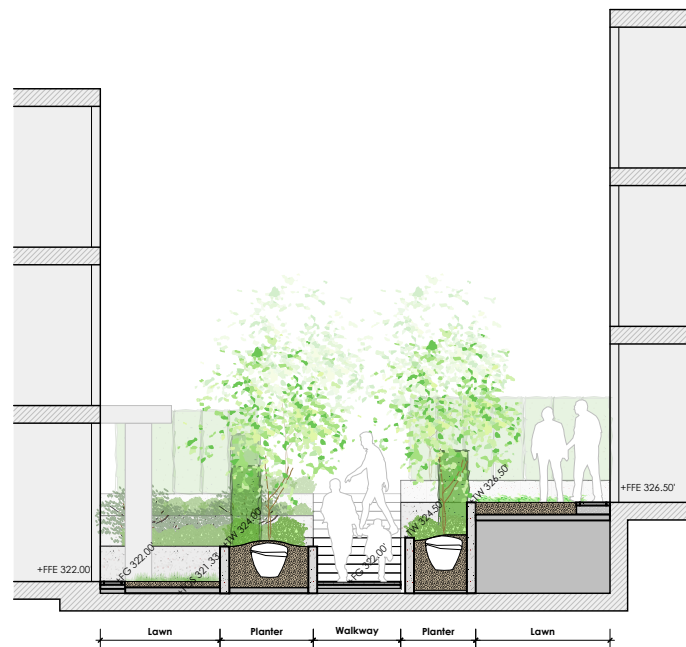
02 SECTION THROUGH WALKWAY AND LAWN BETWEEN BUILDING 3 AND 5  
SCALE = 1/4" = 1'-0"



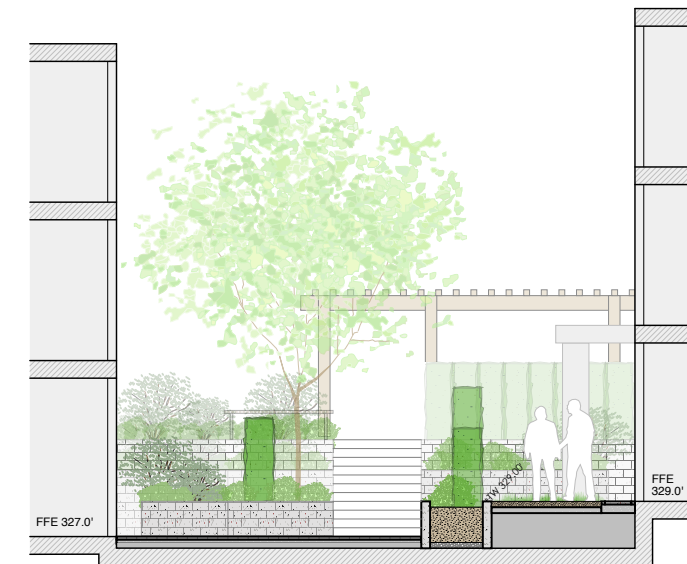
03 SECTION THROUGH WALKWAY AND LAWN BETWEEN BUILDING 3 AND 5  
SCALE = 1/4" = 1'-0"



04 SECTION THROUGH BUILDING 5 AND 6 PATIOS  
SCALE = 1/4" = 1'-0"



05 SECTION THROUGH MAIN ENTRANCE  
SCALE = 1/4" = 1'-0"



06 SECTION THROUGH BUILDING 6 AND 7TH ENTRANCE  
SCALE = 1/4" = 1'-0"

03 - Mar 03, 2026 - Re-issued for DP  
02 - Dec 16, 2024 - Re-issued for DP  
02 - April 12, 2024 - Issued for DP  
01 - Mar 15, 2024 - Progress set  
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Project:

**GASPE**  
3382-3396 Gaspe Pl &  
3374-3380 Mt Seymour Parkway  
North Vancouver

Drawn by: AB

Checked by: SV

Date: March 01 2024

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

Drawing Title:

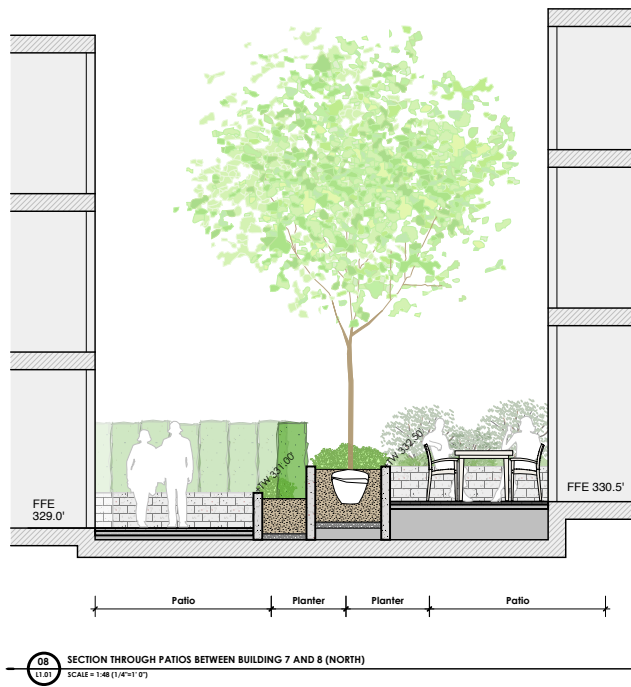
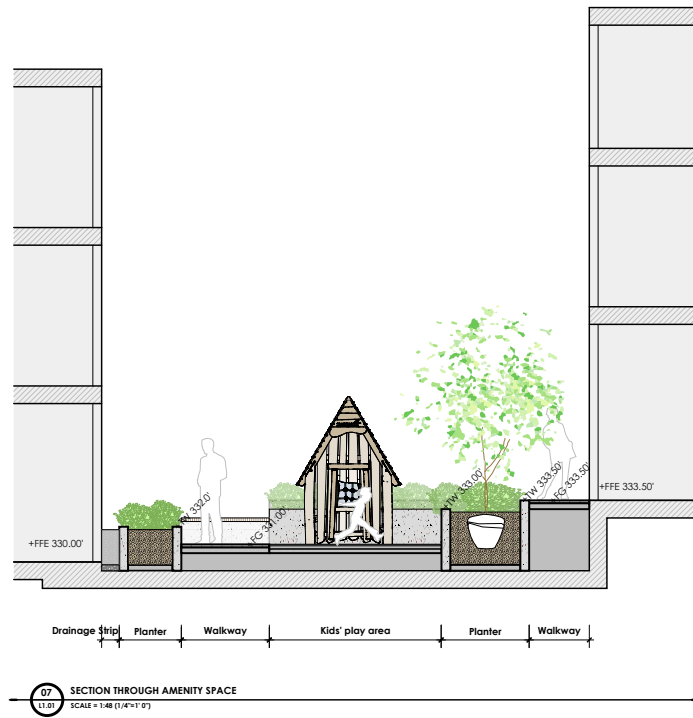
**Landscape Sections**

Project No.:

24006

Sheet No.:

**L-2.1**



|      |             |                  |
|------|-------------|------------------|
| 03   | Dec 11 2024 | Re-issued for DP |
| 02   | Apr 12 2024 | Issued for DP    |
| 01   | Mar 14 2024 | Progress set     |
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Project:

**GASPE**  
**3382-3396 Gaspé Pl &**  
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**North Vancouver**

Drawn by: AB

Checked by: SV

Date: March 01 2024

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

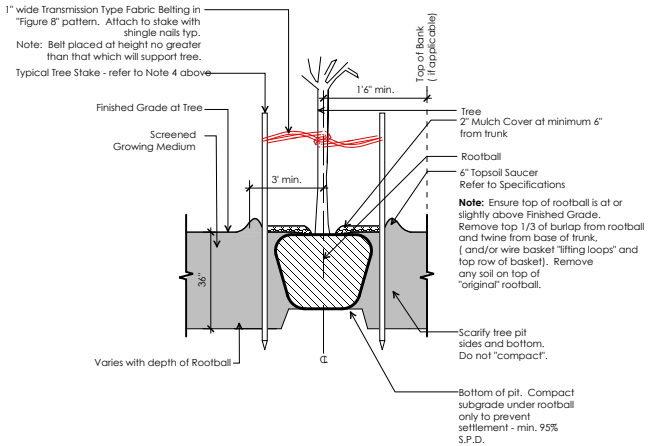
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**Landscape Sections**

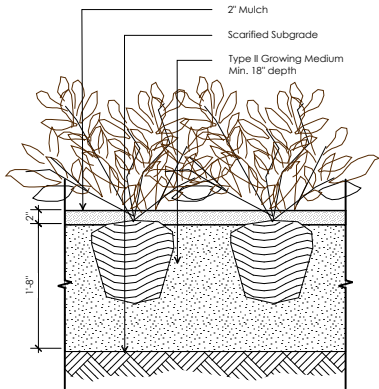
Project No.:  
**24006**

Sheet No.:

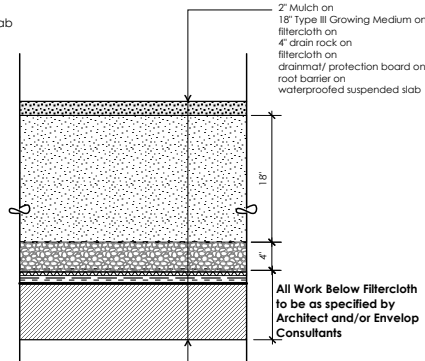
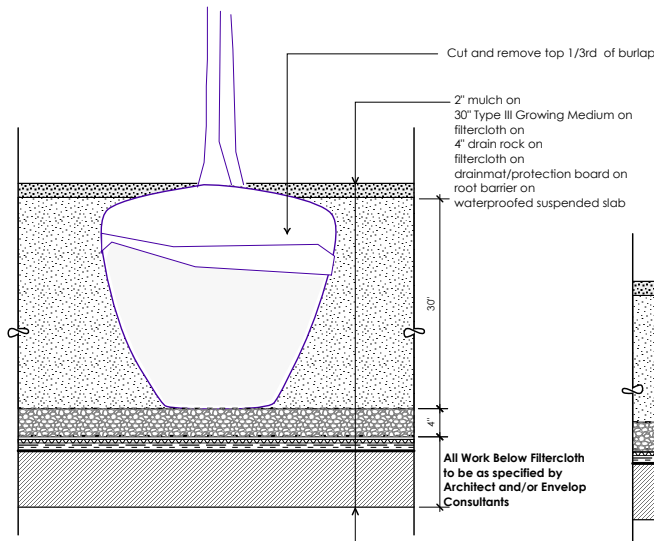
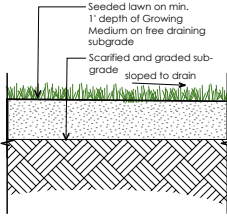
- General Notes:**
1. Do not cut Free Leader.
  2. Protect tree from damage during planting. Ensure rootball protected from Sun, Frost or Deseccation.
  3. Ensure tree location does not conflict with Underground Services. "Call before digging".
  4. All street trees to be staked with 2" x 8" long. Minimum depth of stake embedment is 3". Ensure stakes do not penetrate or damage rootball. Ensure all stakes are aligned parallel to sidewalk/road on tree pit centreline.
  5. Provide min. 5 cubic metres of growing medium per tree.
  6. Refer to Growing Medium Chart below for surface area depth of Growing Medium.



| Depth of Growing Medium Total (mm) | Area (M2) | Variation 1 Size of Surface Square | Variation 2 Size of Surface Circle |
|------------------------------------|-----------|------------------------------------|------------------------------------|
| 450                                | 11.11     | 3.3 M x 3.3 M                      | 3.80 M Ø                           |
| 600                                | 8.33      | 2.9 M x 2.9 M                      | 3.25 M Ø                           |
| 750                                | 6.67      | 2.6 M x 2.6 M                      | 2.90 M Ø                           |



Note:  
1) See specifications for all seeded lawn and meadow requirements.  
2) Refer to landscape plan for lawn area grading and elevation information.  
3) Ensure entire lawn/meadow area is free of existing debris such as organic material (stumps/rocks/weeds) and rocks etc. Ensure level and consistent scarified sub-grade throughout entire lawn area.



**Ld-01 Tree Planting on Grade**  
L-3.1 Not to Scale

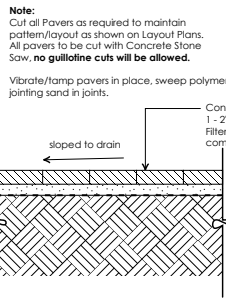
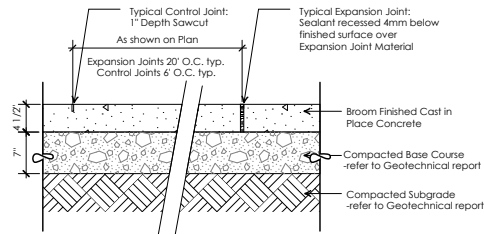
**Ld-01 Shrub Planting on Grade**  
L-3.1 Scale 1" = 1'-0"

**Ld-03 Sodded Lawn on Grade**  
L-3.1 Scale 1" = 1'-0"

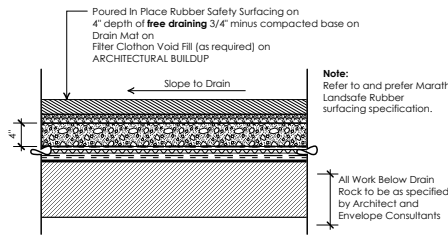
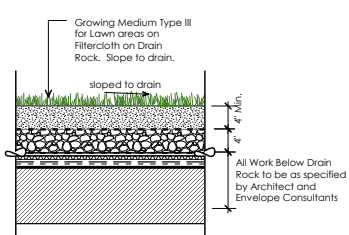
**Ld-04 Tree Planting on Slab**  
L-3.1 Scale 1" = 1'-0"

**Ld-05 Shrub Planting on Slab**  
L-3.1 Scale 1" = 1'-0"

Note: No Trowel Marks. All areas are saw cut.



Note:  
Cut all Pavers as required to maintain pattern/layout as shown on Layout Plans. All pavers to be cut with Concrete Stone Saw, no gullotine cuts will be allowed.  
Vibrate/tamp pavers in place, sweep polymer jointing sand in joints.



**Ld-06 Pedestrian C.I.P. Concrete Paving on Grade**  
L-3.1 Scale 1" = 1'-0"

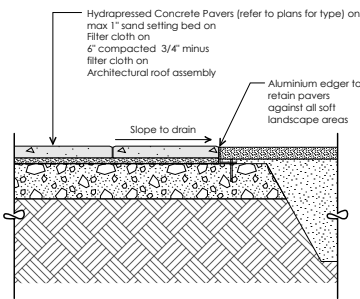
**Ld-07 Pedestrian Interlocking Pavers on Grade**  
L-3.1 Scale 1" = 1'-0"

**Ld-08 Sodded lawn on Slab**  
L-3.1 Scale 1" = 1'-0"

**Ld-09 Pour in place rubber**  
L-3.1 Scale 1" = 1'-0"

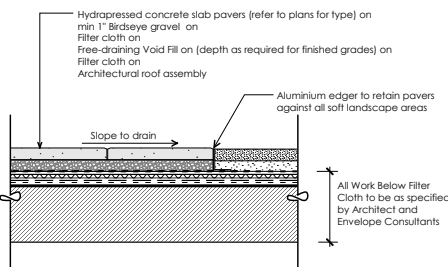
**Paver Notes:**

1. Install as per manufacturer's recommendations.
2. Cut all Pavers as required to maintain pattern/layout as shown on Plans. All cut pavers to be minimum 1/3 of total paver size, silver cuts will be rejected.
3. All pavers to be sawcut, no gullotine cuts will be accepted



**Paver Notes:**

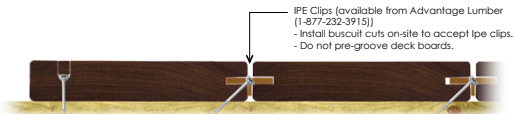
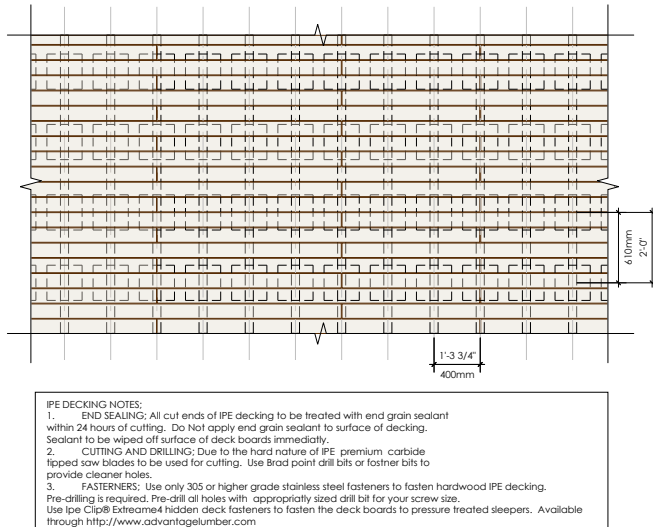
1. Install as per manufacturer's recommendations.
2. Cut all Pavers as required to maintain pattern/layout as shown on Plans. All cut pavers to be minimum 1/3 of total paver size, silver cuts will be rejected.
3. All pavers to be sawcut, no gullotine cuts will be accepted



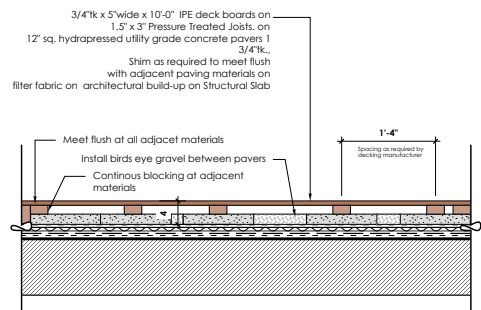
**Ld-10 Hydrapressed Pavers on Grade**  
L-3.1 Scale 1" = 1'-0"

**Ld-11 Hydrapressed Pavers on slab**  
L-3.1 Scale 1" = 1'-0"

**Ld-12 IPE Typical decking plan detail**  
L-3.1 Scale 1/2" = 1'-0"



**IPE Decking Installation - IPE Clip in Biscuit Joint**



**Ld-13 IPE Decking section detail**  
L-3.1 Scale 1" = 1'-0"

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Project:  
**GASPE**  
**3382-3396 Gaspe PI &**  
**3374-3380 Mt Seymour Parkway**  
**North Vancouver**

Drawn by: AB  
Checked by: SV  
Date: March 01 2024  
Scale: 1/16" = 1'-0"  
Drawing Title:

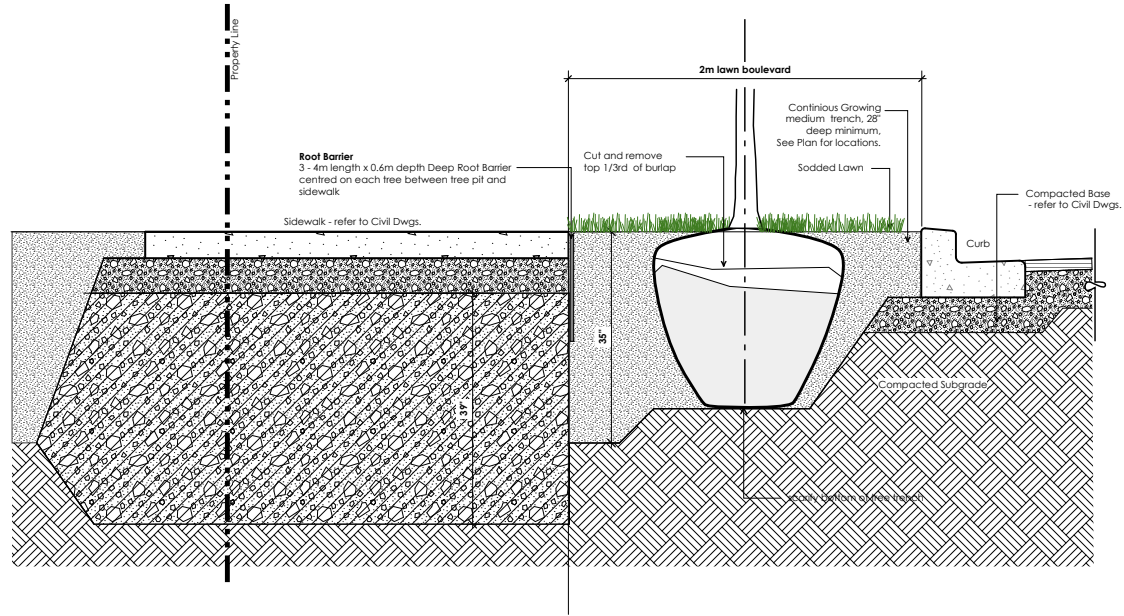
Landscape Layout  
and Material Plan

Project No.:  
24006  
Sheet No.:

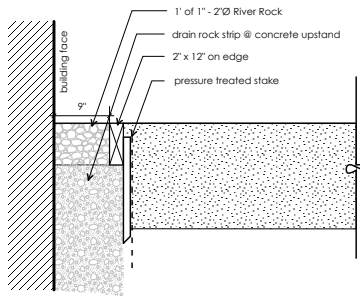
L-3.1

DP 17.24-40

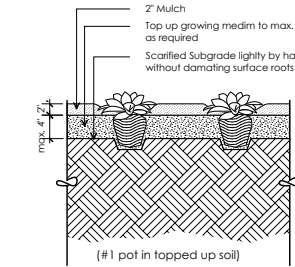




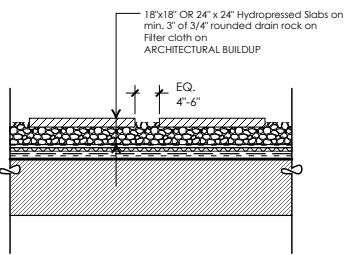
**Ld-01 Street Tree Planting**  
Scale 1" = 1'-0"



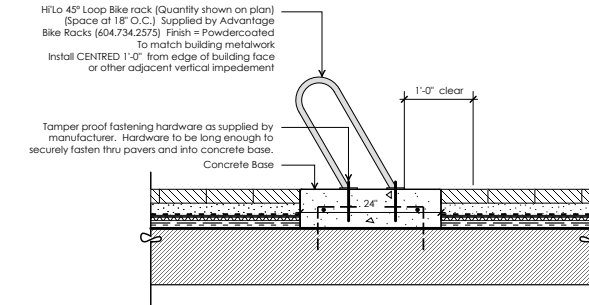
**Ld-02 Drain Strip at Building Face on Grade and on Slab**  
Scale 1" = 1'-0"



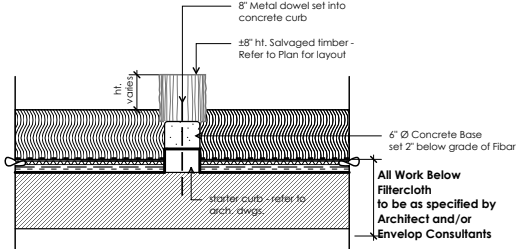
**Ld-03 Pocket Planting in Tree Protection Zone**  
Scale 1" = 1'-0"



**Ld-04 Step stones**  
Scale 1" = 1'-0"



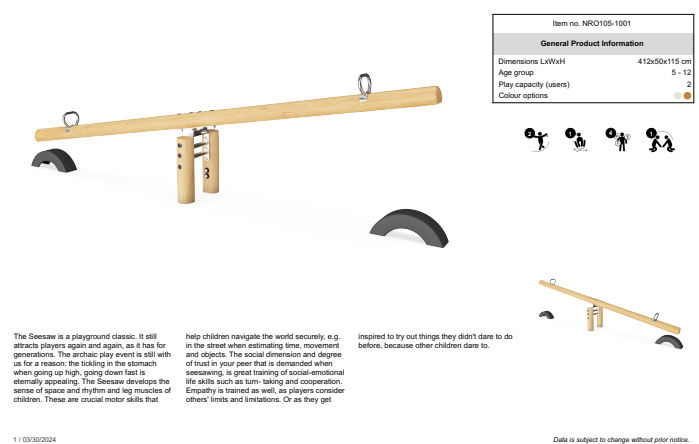
**Ld-04 Metal Bike Rack Mounting on Grade**  
Scale 1" = 1'-0"



**Ld-05 Balance Logs at Kid's Play Area**  
Scale 1" = 1'-0"

## Entry Seesaw, 2 persons

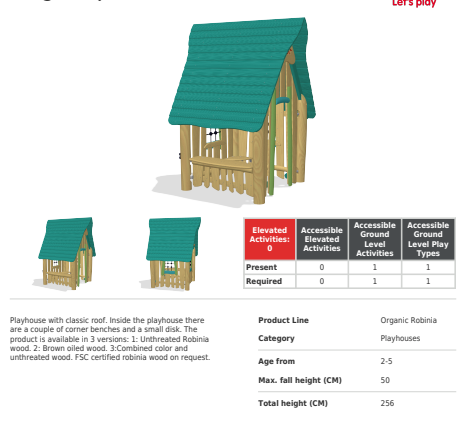
NRO105



1 / 03/05/2024

Data is subject to change without prior notice.

## NRO404 Village Shop

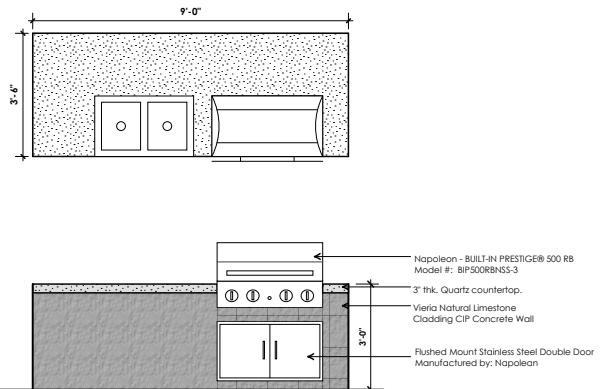


Playhouse with classic roof. Inside the playhouse there are a couple of corner benches and a small desk. The product is available in 3 versions: 1. Untreated Robinia wood. 2. Brown oiled wood. 3. Combined color and untreated wood. FSC certified robinia wood on request.

Product Line: Organic Robinia  
Category: Playhouses  
Age from: 2-5  
Max. fall height (CM): 50  
Total height (CM): 256

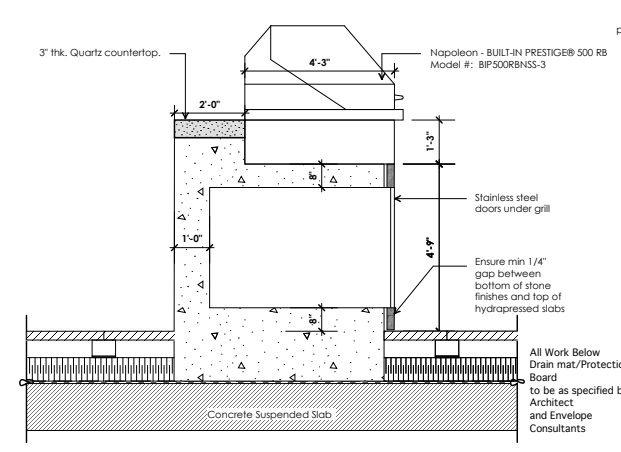
**Ld-07 Play equipment - Play Hut**  
Scale N.T.S.

**Ld-06 Play equipment - See saw**  
Scale N.T.S.

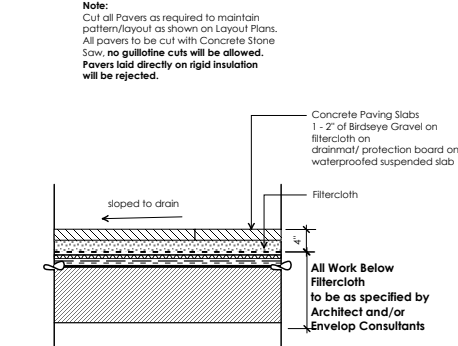


**General Notes:**  
1. Provide stamped Engineered Shop Drawings for all specified prior to manufacturing for review by Landscape Architect.

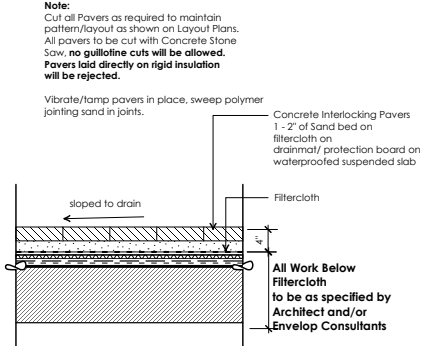
**Ld-09 BBQ Detail Plan**  
Scale N.T.S.



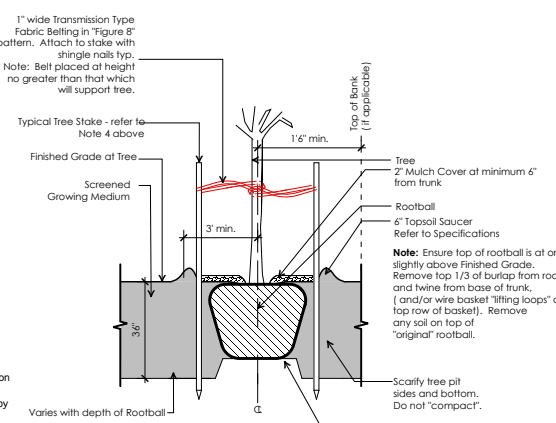
**Ld-10 BBQ Detail Section**  
Scale N.T.S.



**Ld-08 Patio Concrete Paving Slabs on Slab**  
Scale 1" = 1'-0"



**Ld-09 Pedestrian Interlocking Pavers on Slab**  
Scale 1" = 1'-0"



**Ld-03 Tree Planting in forested area**  
Not to Scale

**General Notes:**  
1. Do not cut Tree Leader.  
2. Protect tree from damage during planting. Ensure rootball protected from Sun, Frost or Desiccation.  
3. Ensure tree location does not conflict with existing tree roots. "Call before digging".  
4. All street trees to be staked with 2 - 4" x 8' long. Ensure stakes do not penetrate or damage rootball. Ensure all stakes are aligned parallel to sidewalk/road on tree pit centreline.  
5. Provide min. 15 cubic meters of growing medium per tree.  
6. Refer to Growing Medium Chart below for surface area depth of Growing Medium.

| Depth of Growing Medium Total (mm) | Area (M2) | Variation 1<br>Size of Surface Square | Variation 2<br>Size of Surface Circle |
|------------------------------------|-----------|---------------------------------------|---------------------------------------|
| 450                                | 11.11     | 3.3 M x 3.3 M                         | 3.80 M Ø                              |
| 600                                | 8.33      | 2.9 M x 2.9 M                         | 3.25 M Ø                              |
| 750                                | 6.67      | 2.6 M x 2.6 M                         | 2.90 M Ø                              |

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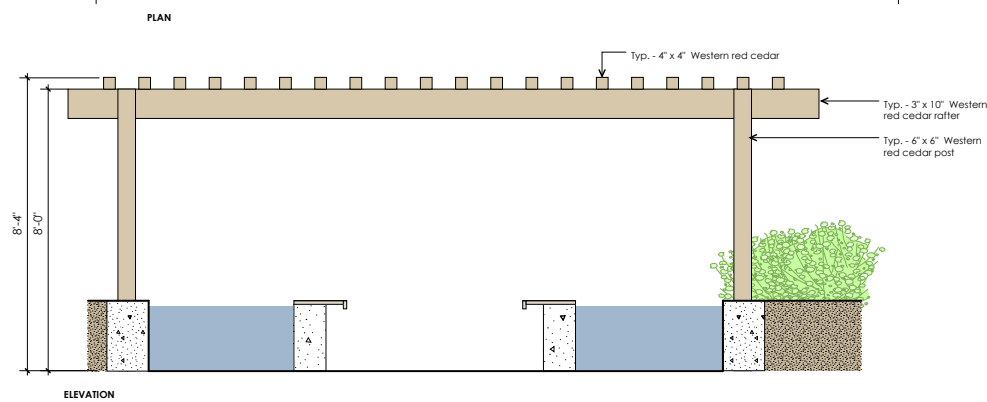
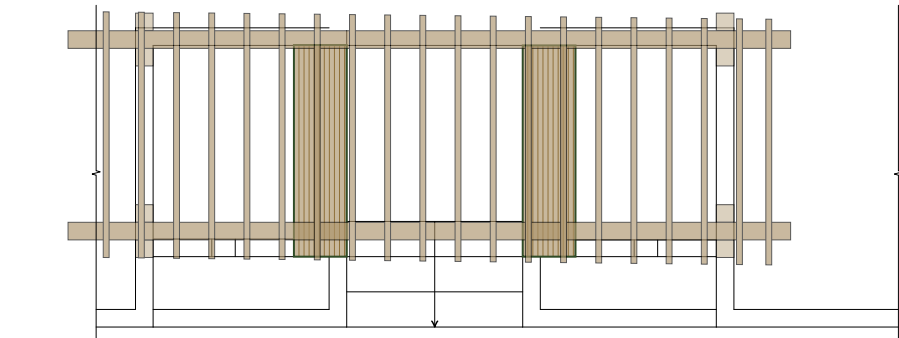
Drawn by: AB  
Checked by: SV  
Date: March 01 2024  
Scale: 1/16" = 1'-0"

Drawing Title:  
**Landscape Layout and Material Plan**

Project No.:  
**24006**  
Sheet No.:

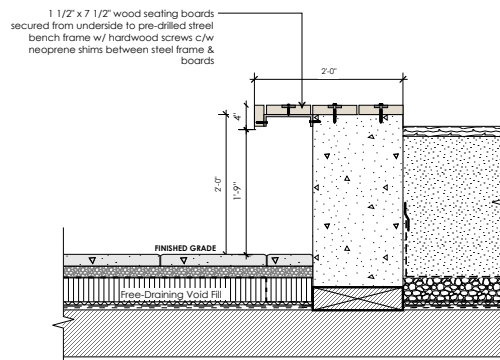
**L-3.2**

**DP 17.24-41**

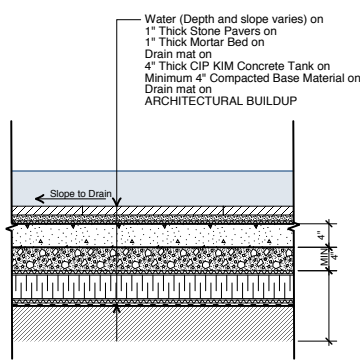


Ld-01 Mount Seymour Trellis  
L-3.3 Scale 1/2" = 1'-0"

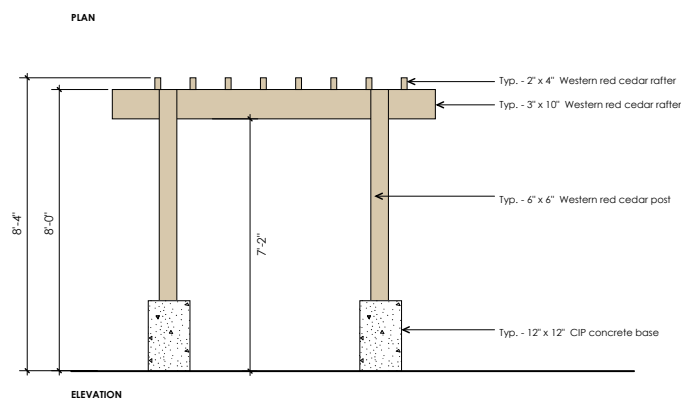
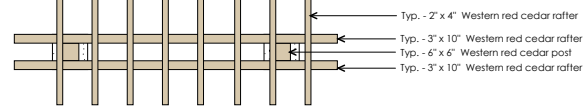
- GENERAL NOTES:
1. Measure on-site to determine exact dimensions of benchtop prior to fabrication.
  2. Submit shop drawings for Landscape Architect review and approval prior to fabrication.
  3. Wood can be either lpe or Jarrah hardwood.
  4. All metal components to be galvanized. All metal parts to be drilled prior to galvanizing.
  5. Bench frames are to be weld and mechanical connections. All weld faces to be ground smooth.
  6. All hardware to be galvanized unless otherwise noted.
  7. Provide shop drawing for all metal work and layout in plan of each segment.
  8. Reinforcement drawings to be provided by Structural Engineer.



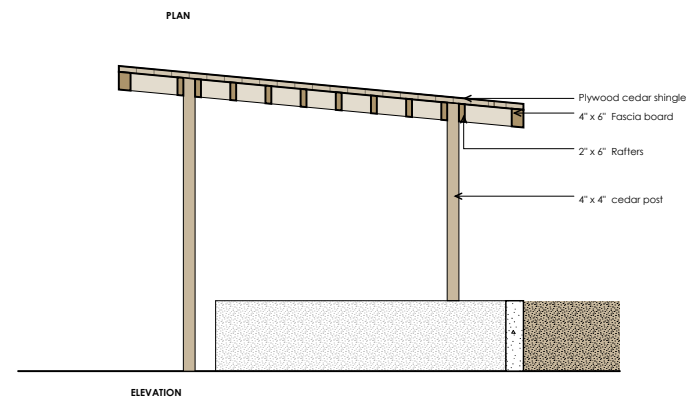
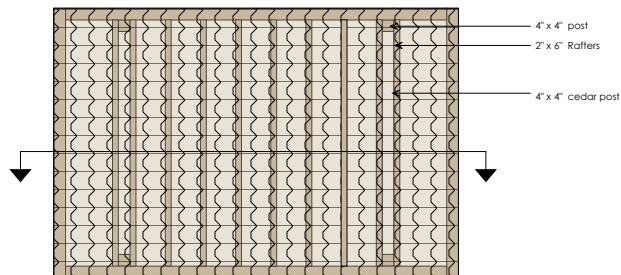
Ld-03 Planter bench  
L-3.3 Scale 1" = 1'-0"



Ld-04 Typical water feature bottom  
L-3.3 Scale 1" = 1'-0"



Ld-02 Small Trellis  
L-3.3 Scale 1/2" = 1'-0"



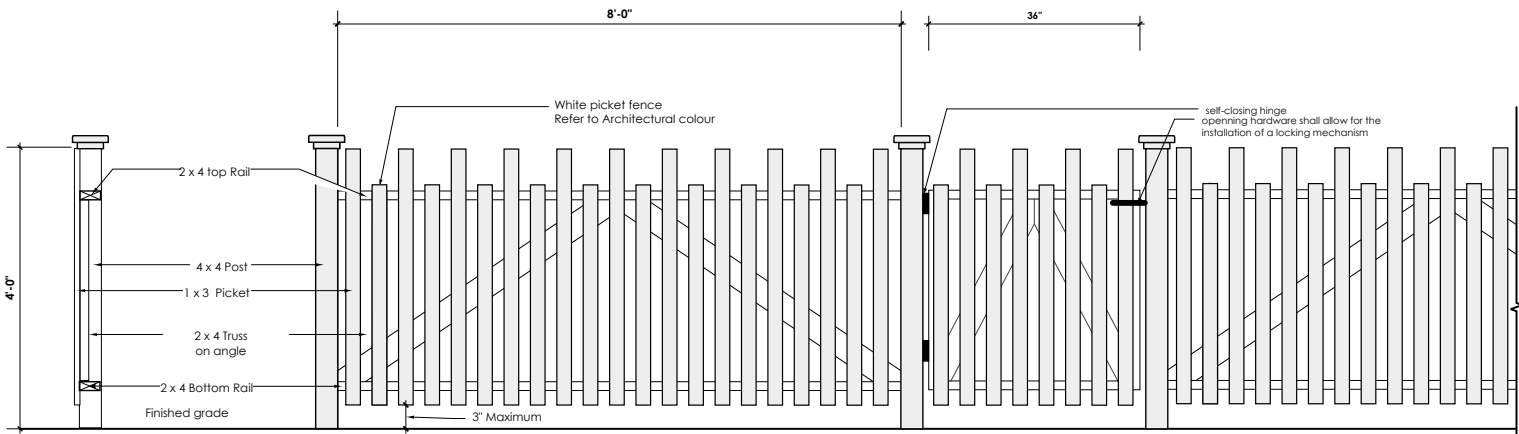
Ld-02 Small Trellis  
L-3.3 Scale 1/2" = 1'-0"

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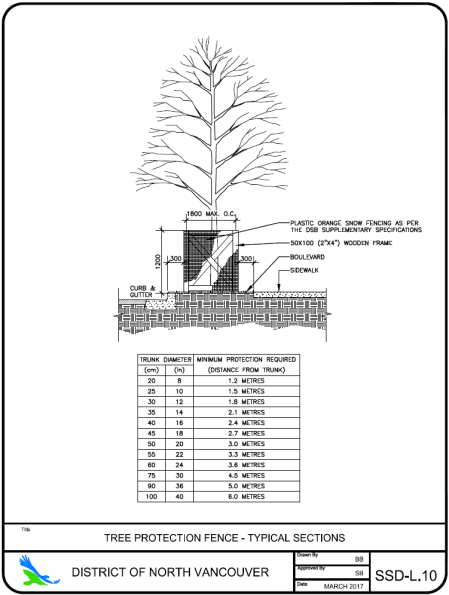
Ld-03 4' high picket fence and gate  
L-3.3 Scale 1" = 1'-0"

Project:

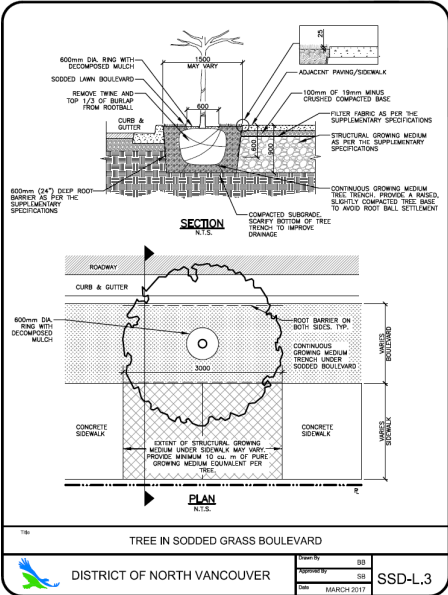
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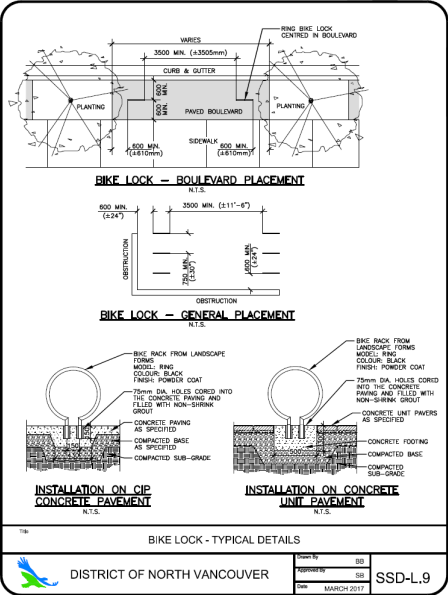
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Sheet No.:



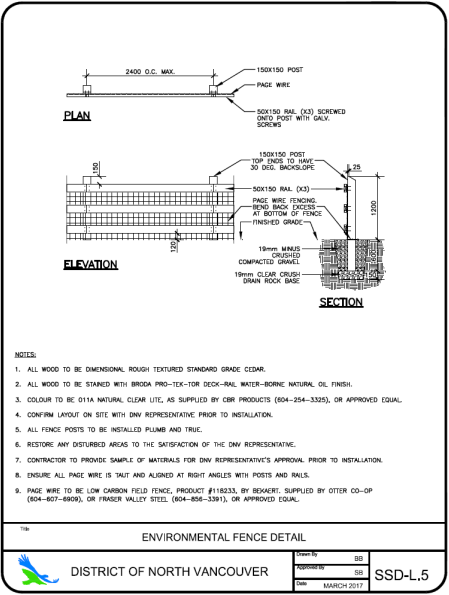
Ld-01 DNV - Tree Protection Fence  
L-3.4 Scale N.T.S.



Ld-02 DNV - Tree in Sodded Grass Boulevard  
L-3.4 Scale N.T.S.



Ld-03 DNV - Bike rack  
L-3.4 Scale N.T.S.



Ld-04 DNV - Environment Fence Detail  
L-3.4 Scale N.T.S.



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