

AGENDA INFORMATION	
☒ Regular Meeting	Date: May 25, 2026
☐ Other:	Date: _____

YJ
Dept.
Manager

DM
GM/
Director

MF
CAO

The District of North Vancouver REPORT TO COUNCIL

May 05, 2026

Case: PLN2024-00020

File: 08.3060.20/020.24

AUTHOR: Mina Sami, Development Planner

SUBJECT: DEVELOPMENT PERMIT 20.24 – 3712-3718 Edgemont Boulevard

RECOMMENDATION:

THAT Development Permit 20.24 to allow for a 21-unit townhouse development at 3712 - 3718 Edgemont Boulevard is ISSUED.

REASON FOR REPORT:

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

SUMMARY:

Robert Blaney Design has applied on behalf of BCG Edgemont GP Inc., to redevelop the site for 21-strata townhouse units in five two-storey buildings, one common amenity building and one level of underground parking.

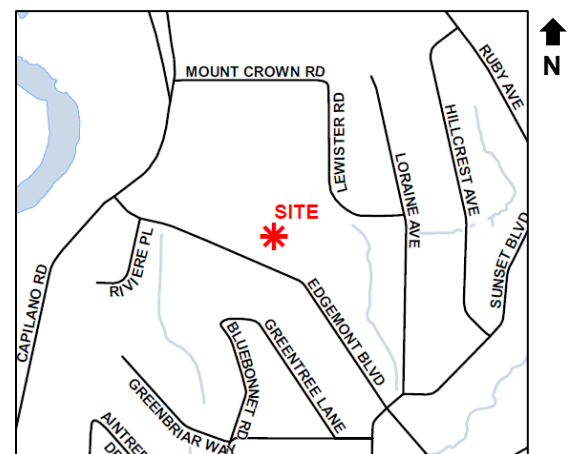


Figure 1: Site Location

Bylaw 8732, rezoning the site to the Comprehensive Development Zone 155 (CD155), received [First, Second and Third readings](#)¹ on March 17, 2025 and is scheduled for consideration of adoption on May 25, 2026. If Bylaw 8732 is adopted, the project is ready to be considered for issuance of Development Permit 20.24. This report recommends issuance of a Development Permit as the proposal is compliant with the applicable Development Permit Guidelines.

¹ First, Second and Third Reading Report [#6486236](#)

Minutes of the Council's meeting for First, Second and Third readings [#6504496](#)

Changes since Consideration of Third Reading

The building and landscape design was fairly advanced at the time of the Third reading and has not changed significantly.

Staff have identified minor errors in Bylaw 8732 (CD155 Zone), as outlined below, which is varied through this Development Permit, in order to match with the design presented throughout the rezoning process.

Section 4B 155 – 8 Setbacks:

- The minimum required setback on all frontage is varied from 3.5m (11.48 ft) to 3.05m (10 ft);
- The grade-level patios, unit entry stairs, exit stairs from underground parking, outdoor amenity's pergola and mechanical equipment are excluded from the minimum setback calculation.

Section 4B 155 - 11 Parking, Loading and Servicing Regulations:

- The minimum requirement of 2 parking spaces per residential unit rate is varied to be inclusive of residential, visitor and accessible Parking stalls. The total number of parking spaces remains the same as presented throughout the rezoning process.

DISCUSSION

Site and Surrounding Area

This site is approximately 2,765 m² (29,770 sq. ft.) in area and is located in the Edgemont Village area, approximately 500 metres from the Edgemont Village Centre and 200 metres northwest of the Capilano Road intersection. It is surrounded by ground oriented, attached housing, on both sides of Edgemont Boulevard.

The site consists of a single lot previously occupied by four self-contained dwelling units (known as Sala Gardens). On September 11, 2023, Council directed staff to process the demolition permit, noting that heritage conservation was not viable. The building was demolished in March 2026.

The proposal

In compliance with the CD155 zone, the proposal consists of 21 two-level strata townhouse units in five buildings, plus one common amenity building, all above one-level of underground parking for 42 vehicles. The gross floor area is approximately 2,209.8m² (23,786 sq. ft.) with a



Figure 2: Aerial of Site

density of 0.8 FSR. The proposed maximum building height is 10.2m (33.4 ft) and minimum set back is 3.05m (10 ft). The units consist of a mix of 6 one-bedroom, 10 two-bedroom, and 5 three-bedroom dwellings, ranging in size from approximately 67.8 m² (729.8 sq. ft.) to 188.2 m² (2,025.8 sq. ft.).

As shown on the site plan (Figure 3), direct pedestrian access to Buildings C and D is provided from Edgemont Boulevard. The remaining three residential buildings (A, B and E) and common amenity building (Building X) are set behind and accessed via a private path from Edgemont Boulevard connecting to an internal landscaped courtyard. Several private patios face the courtyard providing casual surveillance.

Vehicle access is provided via the proposed underground parking ramp located on the southwest side of the site. Units with basements also have separate direct access from the underground parking level. In addition, three common staircases and an elevator (located on the north side of the site plan) provide connection between the underground parking and the ground level, with the elevator providing enhanced accessibility for the development.

A common amenity building (building X in Figure 3) of approximately 50m² (538 sq. ft.) is proposed, which would include a gym and a bathhouse for use by the residents. An outdoor barbeque and seating area is located along the western property line adjacent to Building E and another common patio in front of Building X.



Figure 3: Proposed Site Plan

Vehicle and Bicycle Parking

Parking is provided in a single-level of underground parking accessed via Edgemont Boulevard. The application proposes a parking rate of 2 parking spaces per unit, inclusive of four accessible stalls and five visitor stalls, for a total of 42 parking spaces. “Level 2” Electric Vehicle charging will be provided in 100% of the residential parking spaces in accordance with the District’s Electric Vehicle Charging Infrastructure Policy.

The proposal also includes space for 43 “Class 1” (Long-term) bicycle storage spaces and storage lockers within the underground parking area and six “Class 2” (Short Term) bicycle storage spaces, which is in accordance with the District’s Bicycle Parking and end-of-trip Facilities policy and CD155.

Evaluation of Form and Character for Ground Oriented Housing Development Permit Area Compliance

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

Public Realm, Streetscape Elements and Neighbourhood Fit:

C1.1: Height and Massing: The proposed development is consistent with the height and massing of surrounding single-family and townhouse forms along Edgemont Boulevard, with building heights ranging from 9.1m to 10.2m and complying with the guideline. The two-storey form, combined with recessed balconies and black-and-white colour accents, reduces perceived massing and reinforces a low-density residential streetscape.

C1.3: Street Orientation: Units are encouraged to be oriented towards, and have a visual connection to, the street. The four units fronting Edgemont Boulevard are oriented towards the street to provide a visual connection (refer Figure 5 below). The remaining units set behind are oriented towards the internal private pathway and landscaped courtyard,



Figure 4: Aerial rendering looking toward the site from Edgemont Blvd.

providing passive surveillance.

C1.6: Setbacks: The buildings themselves are set back to compliment the newer neighbouring development to the West and is well appointed with layered and lush planting between the building faces and the public walkways/sidewalk.



Figure 5: Street view of Edgemont Blvd.



Figure 6: Central Courtyard

Site Planning and Landscaping:

C2.1 and C2.2 Replacement Trees and Landscaping: Most existing trees on-site, along with one proposed off-site tree, are to be removed as part of the development. In accordance with the Tree Protection Bylaw, the removal of two permit-sized trees will require six replacement trees across the site. These replacement trees are of native species and are proposed to be planted in appropriate locations on-site and/or along the Edgemont Boulevard frontage.

The conceptual landscape plan (Figure 7) includes extensive on-site and off-site tree planting, as well as hedges and shrubs surrounding private patios. Additional features include two



Figure 7: Proposed Landscape Plan

common outdoor amenity areas (located in the western and central portions of the site) with seating and barbeque facilities, along with landscape lighting and site furnishings.

C2.4: Privacy: Mature and larger plantings are incorporated to enhance visual interest throughout the development and to provide a buffer between the public realm and the units fronting Edgemont. Tree and shrub planting is proposed between units and along the site periphery to minimize privacy impacts. Fencing is also proposed along the northern and eastern property lines to soften the interface with adjacent developments and to enhance privacy between units and neighbouring properties.

C2.5: Shared Outdoor Space: In addition to the private outdoor spaces for all units, the proposal will also include a centrally located community amenity building and two shared outdoor spaces. An outdoor barbeque and seating area is located along the western property line adjacent to Building E and another common patio sits in front of Building X.

Architectural Character:

C3.1: Massing: The proposed massing is designed to reflect the form and character of single-family residences. The six buildings are each articulated with slight variations to create visual interest, while maintaining an overall cohesive composition. Individual townhome units are designed to be complementary yet distinct, contributing to the perception of smaller components within a larger, unified building form.

Advisory Design Panel

The application was considered by the Advisory Design Panel on July 11, 2024, and the Panel supported the proposal and made comments regarding improvement related to the communal outdoor space, landscape screening to neighbouring properties and accessible design features. These comments have been addressed in the resubmission materials to staff's satisfaction.

Accessible Units

The proposal fulfils the requirements of the [Accessible Design Policy](#) for Multifamily Housing through ground floor access for all the units and an elevator from the underground to main floor access. Additionally, four of the proposed units (19%) will have either basic or enhanced accessibility features, with several units capable of retrofitting an elevator to encourage ageing in place. Four accessible parking spaces are also provided to complement the other accessible design features. The accessible design features will be secured within the Development Covenant.

Acoustic Performance

Development Permit 20.24 includes the District's residential acoustic regulations for maximum noise levels in the bedrooms, living areas and other areas of the units. Prior to issuance of a

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

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

The project is designed in accordance with the Energy and Water Conservation and Greenhouse Gas Emission Reduction Development Permit Area Guidelines, complying with Step 4 of the BC Energy Step Code. The applicant has provided a commitment letter outlining how the project will address the applicable DPA requirements.

Energy Conservation

The proposal includes exterior insulation, triple-glazed windows, improved airtightness, and a high-efficiency HRV system to enhance energy performance and indoor air quality. The building is solar-ready and incorporates tree planting for shading. Design features such as large operable windows support daylight access and natural ventilation, while motion- and daylight-responsive lighting controls improve efficiency in parking and amenity areas.

Water Conservation

The design includes an on-site stormwater detention tank and a rainwater harvesting system for irrigation, in compliance with DNV bylaws. Drought-tolerant planting and landscaped areas over the parkade increase permeability, while water-efficient fixtures and high-efficiency hot water systems are provided throughout the units.

Greenhouse Gas Emission Reduction

The proposal prioritizes durable, locally and regionally sourced materials where feasible and includes a construction waste management plan. Low-VOC materials will be used throughout the building. Extensive landscaping, including garden areas over the parkade, contributes to carbon sequestration through tree and vegetation planting.

FINANCIAL CONTRIBUTIONS & INFRASTRUCTURE IMPROVEMENTS

The project will contribute the following estimated amounts:

- Off-site works estimated (Civil and Landscape) at \$1,514,750.
- CAC contribution of \$135,824.
- DCC's estimated at \$406,392, subject to rates in effect at Building Permit issuance.
- Greater Vancouver Sewerage & Drainage District (GVS&DD), Greater Vancouver Waste District (GVWD), and Translink DCCs estimated at a total of \$475,397, subject to rates in effect at Building Permit issuance.

Off-site works include several frontage improvements along Edgemont Boulevard:

- Street tree plantings;
- Sidewalk upgrades along the Edgemont Boulevard including pedestrian lighting, curb, gutter, and paving improvements;
- Sanitary, storm sewer and water main extension and upgrades along the Edgemont Boulevard frontage; and,
- Hydro, telecommunication, natural gas and phone service upgrades.

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). The CTMP must be approved by the District prior to the issuance of a Building Permit.

The CTMP must outline how the applicant will coordinate with other projects in the Edgemont area to minimize construction impacts on pedestrian and vehicle movement along Edgemont Boulevard and Capilano Road.

The preliminary CTMP outlines mitigation measures to reduce potential neighbourhood impacts, including but not limited to the following:

- The general public is to be protected from construction activities at all times by appropriate fencing, hoarding, communication and flaggers.
- Existing pedestrian routes (sidewalks, trails) and bikes routes are to remain clear and open at all times, unless specifically noted in the TMP.
- There are to be no restrictions to emergency vehicles at any time. Emergency vehicles to be given priority access at all times.
- Truck marshaling will occur on-site only, with a TMP provided to all contractors, and all drivers required to follow designated routes, communication protocols, and strict dust, mud, and debris control measures including covered loads and site maintenance.
- Four on-site parking spaces will be provided at the front of the lot, and south-side public parking on Edgemont Boulevard will be retained unless a specific HUP is approved to allow temporary closure.
- Traffic conditions and noise levels will be monitored by the project traffic consultant to confirm satisfactory performance and what modifications may be required.
- For neighbors with the potential to be directly affected by the proposed construction, written notifications are to be delivered prior to the commencement of general construction and before certain specific works.

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

CONCURRENCE

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

CONCLUSION

The project has been designed in accordance with the CD155 Zone regulations and the Development Permit Area Guidelines for Ground-Oriented Multifamily Housing and Greenhouse Gas Emission Reduction in the OCP. It also addresses the policy directions in the OCP and OCP Action Plan by providing low-carbon, ground-oriented units for families and seniors in close proximity to a village centre.

Development Permit 20.24 is now ready for Council's consideration.

Options:

The following options are available for Council's consideration:

- Issue Development Permit 20.24 (Attachment 1) (staff recommendation); or
- Deny Development Permit 20.24 and provide direction to staff.

Respectfully submitted,



Mina Sami
Development Planner

Attachments:

- Development Permit 20.24 and attachments

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

THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER

DEVELOPMENT PERMIT 20.24

This Development Permit 20.24 is hereby issued by The Corporation of the District of North Vancouver to the registered owner(s) for the development of a 21 unit townhouse development on the properties located at 3712 Edgemont Blvd, 3714 Edgemont Blvd, 3716 Edgemont Blvd, 3718 Edgemont Blvd, legally described as Lot 13 Block B District Lot 601 Plan 10816, (PID: 009-360-506) subject to the following terms and conditions:

- A. The following Zoning Bylaw regulations are varied under Part 14, Division 7, Subsection 490 (1) (a) of the Local Government Act:
1. The minimum required site setback on all frontages under *Section 4B 155 – 8 Setbacks; Subsection (a)* are varied from “3.5 m (11.48 ft)” to “3.05 m (10 ft)”;
 2. The grade-level patios, unit entry stairs, exit stairs from underground parking, outdoor amenity’s pergola and mechanical equipment are excluded from the minimum setback calculation under *Section 4B 155 – 8 Setbacks; Subsection (a) and (b)*; and
 3. The minimum parking spaces per residential unit under *Section 4B 155 - 11 Parking, Loading and Servicing Regulations* is varied from “2 spaces / residential unit, 0.25 spaces / residential unit, and of 4 accessible spaces” to “2 spaces / residential unit, inclusive of 0.25 spaces / residential unit and of 4 accessible spaces”.
- B. The following requirement is imposed under Subsection 490 (1) (c) and section 504 of the Local Government Act:
1. Substantial construction as determined by the General Manager of Planning, Properties, and Permits shall commence within two years of the date of this permit or the permit shall lapse.
 2. Prior to expiry under B (1) above, the applicant may request an extension to the permit for a period no longer than 1 year and if granted by the District, may be subject to new conditions. The granting of an extension will be at the sole discretion of the General Manager of Planning, Properties, and Permits or his/her designate.
 3. A Construction Management Plan is required prior to issuance of the Building Permit and Excavation Permit, and may require amendments during the course of construction to ensure that construction impacts are minimized.

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

1. The site shall be developed in accordance with the attached plans (DP 20.24 1 through 47).
2. All signage proposed must comply with the District of North Vancouver Sign Bylaw.
3. Prior to the issuance of a Building Permit, the following shall be submitted to:
 - i. Planning Department:
 - a. Confirmation of registration of:
 - Stormwater management covenant.
 - b. Confirmation that the accessible designs measures included in the project are as outlined on the attached plans (DP 20.24 - 5), whereby four units (19% of total) are in compliance with 'basic' and 'enhanced' accessible design criteria.
 - ii. Parks Department:
 - a. A final detailed landscape plan prepared by a Landscape Architect registered in British Columbia for the approval of the General Manager of Engineering or their designate;
 - b. A written landscape estimate in accordance with District format, submitted by the Landscape Architect for approval by the Parks and Engineering Services Department for the installation of all landscaping as shown on the final approved landscape plan; and,
 - c. A completed "Permission to Enter" agreement to provide evidence that a Landscape Architect has been retained to supervise the installation of the landscape works and the written authorization for the District or its agents to enter the premises and expend any or all of the deposit monies to complete the landscape works in accordance with the approved landscape plan.
 - iii. Engineering Department:
 - a. Finalized civil and electrical engineering plans designed by a Professional Engineer, for review and acceptance by the Engineering Department; and

-
- b. An executed Engineering Services Agreement between the property owner and the District related to the required upgrading of off-site facilities on Edgemont Boulevard. Upgrades will include, but are not limited to: street lighting, sidewalk, curb gutter, new service connections, street trees, and street improvements.
 - D. The following requirements are imposed under Subsections 491 (9) and (10) of the Local Government Act:
 - 1. Prior to issuance of the Building Permit the following is required:
 - i. Confirmation of the green building features included in the project to fulfil the Energy and Water Conservation and Greenhouse Gas Emission Reduction Development Permit area guidelines and meet Step 4 of the BC Energy Step Code with a Low Carbon Energy system, as outlined in the Energy and Water Conservation and Greenhouse Gas Emission Reduction DPA Letter prepared by ATA Architectural Design Ltd dated February 14, 2025.
 - E. 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.
 - F. Nothing in this Development Permit alters or affects in any way any of the preconditions to issuance of a Building Permit as set out in section 219 Covenants, if any, registered against the Land in favour of the District.
-

Mayor

Corporate Officer



MAGNOLIA DEVELOPMENT

3712 EDMONTON BLVD. NORTH VANCOUVER

A000 COVER PAGE
A001 ZONING ANALYSIS
A002 AREA CALCULATIONS
A003 WASTE MANAGEMENT OVERLAY PLAN
A101 SITE PLAN
A102 UNDERGROUND PARKING PLAN
A103 SITE SECTIONS

A-A201 BLDG A BASEMENT PLAN
A-A202 BLDG A MAIN FLOOR PLAN
A-A203 BLDG A SECOND FLOOR PLAN
A-A204 BLDG A ROOF PLAN
A-A300 BLDG A ELEVATIONS
A-A301 BLDG A ELEVATIONS
A-A400 BLDG A SECTION
B-A201 BLDG B BASEMENT PLAN
B-A202 BLDG B MAIN + SECOND FLOOR PLAN
B-A203 BLDG B ROOF PLAN
B-A300 BLDG B ELEVATIONS
B-A301 BLDG B ELEVATIONS
B-A400 BLDG B SECTION

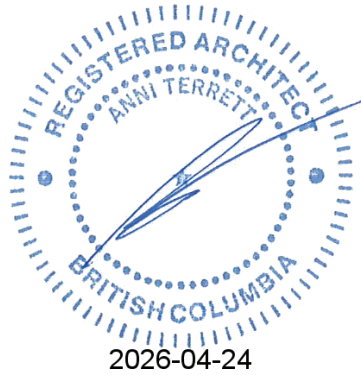
CD-A201 BLDGS C+D BASEMENT PLAN
CD-A202 BLDGS C+D MAIN FLOOR PLAN
CD-A203 BLDGS C+D SECOND FLOOR PLAN
CD-A204 BLDGS C+D ROOF PLAN
CD-A300 BLDGS C+D ELEVATIONS
CD-A301 BLDGS C+D ELEVATIONS
CD-A400 BLDGS C+D SECTION
E-A201 BLDG E MAIN FLOOR PLAN
E-A202 BLDG E SECOND FLOOR PLAN
E-A203 BLDG E ROOF PLAN
E-A300 BLDG E ELEVATIONS
E-A301 BLDG E ELEVATIONS
E-A400 BLDG E SECTION
X-A201 ACCESSORY BLDG FLOOR/ROOF PLAN
X-A300 ACCESSORY BLDG ELEVATIONS
X-A400 AERIAL VIEW
X-A500 MATERIAL BOARD
X-A600 SHADOW ANALYSIS - MARCH 21ST
X-A601 SHADOW ANALYSIS - JUNE 21ST
X-A602 SHADOW ANALYSIS - SEPT 21ST

WWW.ROBERTBLANEYDESIGN.COM
604-626-6020

ISSUE DATES:		ISSUED FOR:
1	MAR 10/26	ISSUED FOR BP COORDINATION
2	APR 16/26	ISSUED FOR DP RESUBMISSION
3	APR 24/26	RE-ISSUED FOR DP
4	/26	
5	/26	
6	/26	
7	/26	
8	/26	

REVISION SCHEDULE		
NO	DATE	DESCRIPTION
1	APR 10/26	4TH READING RESUBMISSION

SEAL:



NOTES:
THE DRAWINGS ARE NOT TO BE SCALED
THE DESIGNS AND DRAWING REMAIN THE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND MAY NOT BE ALTERED, ISSUED, OR REPRODUCED WITHOUT THEIR SPECIFIC WRITTEN CONSENT.
THE CONTRACTOR MUST CHECK AND VERIFY ALL DETAILS AND DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR SAME REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK.
ALL DRAWINGS, DETAILS AND SPECIFICATIONS ARE TO BE USED FOR CONSTRUCTION ONLY WHEN SIGNED BY ATA ARCHITECTURAL DESIGN.

PROJECT:

3712 Edgemont
BLVD.

SHEET TITLE:

COVER PAGE

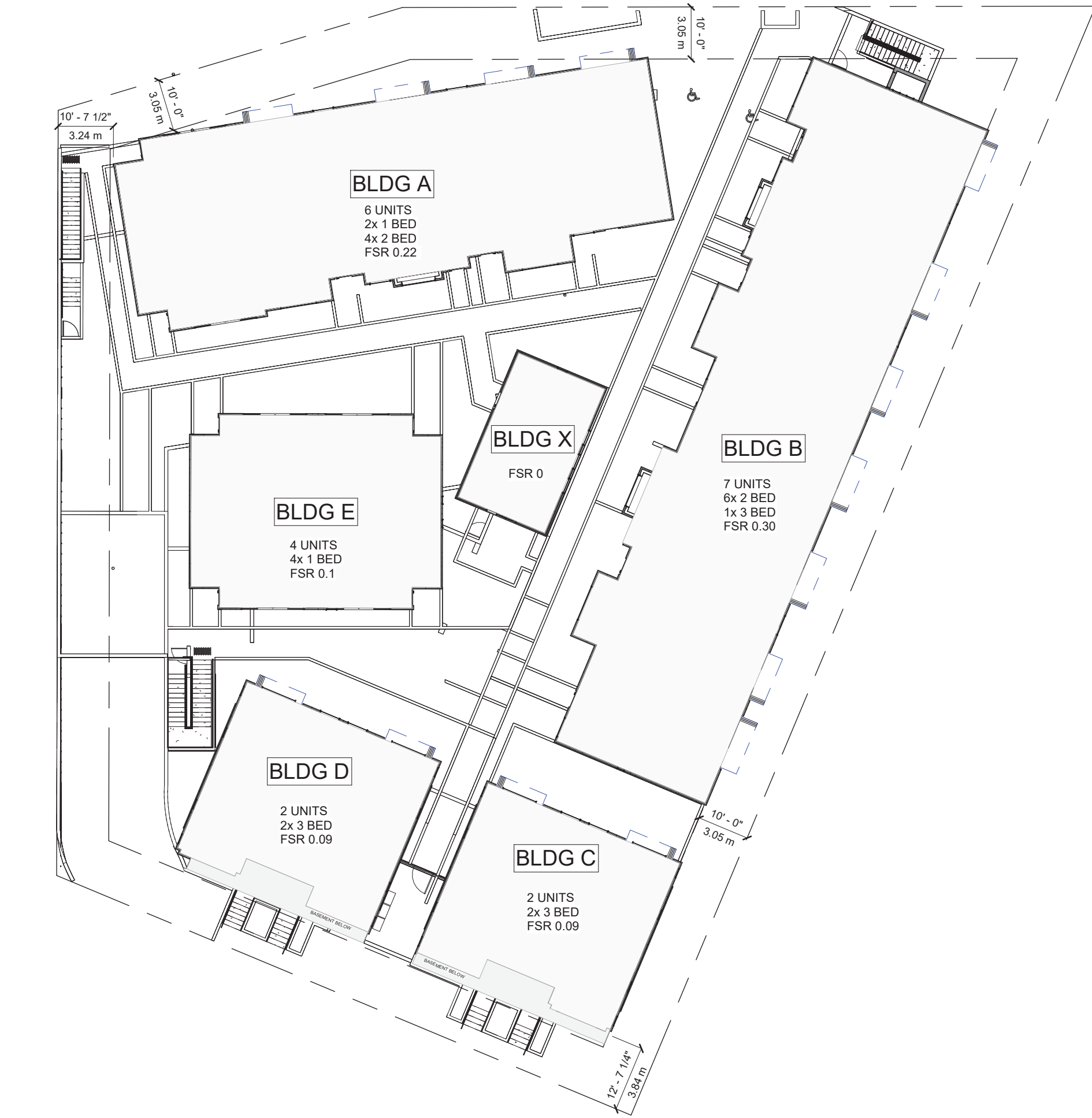
CHECKED BY:	ATA
DRAWN BY:	Author
START DATE:	09.18.23
SCALE:	
PROJECT NO.	DRAWING NO.
038862	A000

DP 20.24 - 1

ZONING INFORMATION				
SITE STATISTICS				
CIVIC ADDRESS	3712 EDMONT BLVD, NORTH VANCOUVER			
LEGAL DESCRIPTION	LOT 13 BLOCK B DISTRICT LOT 601 GROUP ONE NEW WESTMINSTER DISTRICT			
P.I.D.	009-360-506			
ZONE	CD 155			
LOT AREA (SQ.FT.)	29,770 sq.ft. (2,765.7 sq.m.)			
PROJECT STATISTICS				
	PERMITTED/REQUIRED		PROPOSED	
BUILDING HEIGHT	FT	M	FT	M
BLDG A	32.8	10	32.1	9.79
BLDG B	33.14	10.1	32.16	10.09
BLDG C	30.5	9.3	30.37	9.26
BLDG D	29.9	9.1	29.73	9.06
BLDG E	33.5	10.2	31.28	9.53
FRONT YARD SETBACK		3.5 m	12.6 ft	3.84 m
EAST SIDE YARD SETBACK		3.5 m	10 ft	3.05 m
WEST SIDE YARD SETBACK		3.5 m	10.62 ft	3.24 m
REAR YARD SETBACK		3.5 m	10 ft	3.05 m
REQUIRED COMMUNITY BUILDING	400 sq.ft.	121.92 sq.m.	540 sq.ft.	164.59 sq.m.
TYPE OF UNITS	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL
NUMBER OF UNITS	6	10	5	21
TYPE OF PARKING	RESIDENT	VISITOR	ACCESSIBLE	
NUMBER OF PARKING	37	5	(4)	42
BICYCLE PARKING CLASS 1				43
BICYCLE PARKING CLASS 2				6
FLOOR AREAS				
	FLOOR AREA (SQ.M)	EXCLUSIONS (SQ.M.)	TOTAL FLOOR AREA (SQ.M.)	FSR
BUILDING A	BASEMENT	89.18	89.18	0
	MAIN FLOOR	328.89	1.13	327.76
	SECOND FLOOR	287.27		287.27
			615.03	0.22
BUILDING B	BASEMENT	211.24	211.24	0
	MAIN FLOOR	437.81	3.40	434.41
	SECOND FLOOR	397.67		397.67
			832.08	0.30
BUILDING C	BASEMENT	65.44	65.44	0
	MAIN FLOOR	126.02		126.02
	SECOND FLOOR	119.62		119.62
			245.64	0.09
BUILDING D	BASEMENT	64.57	64.57	0
	MAIN FLOOR	126.02		126.02
	SECOND FLOOR	119.62		119.62
			245.64	0.09
BUILDING E	BASEMENT			
	MAIN FLOOR	156.82		156.82
	SECOND FLOOR	114.59		114.59
			271.41	0.10
AMMENITY BUILDING	50.17	50.17	0	0
TOTAL FLOOR AREA BEFORE EXCLUSIONS			2,694.92	
TOTAL FLOOR AREA AFTER EXCLUSIONS			2,209.72	
TOTAL FSR				0.80
UNIT SIZE RANGES				
	SMALLEST	LARGEST		
1-BEDROOM	67.8 SM	67.8 SM		
2-BEDROOM	110.9 SM	155.36 SM		
3-BEDROOM	154.5 SM	188.2 SM		
LOT COVERAGE				
	PERMITTED		PROPOSED BLDG COVERAGE	
	BLDG COVERAGE	SITE COVERAGE	AREA (SF)	AREA (SM)
MAIN FLOOR AREA OF PRINCIPLE BUILDINGS			12,653.62	1,175.56
AREA OF ACCESSORY BUILDING			540	50.17
TOTAL BLDG COVERAGE	1,244.6 SM	1,936 SM	13,193.65	1,225.73
	45%	70%		44.3%



3 U/G PARKING
3/64" = 1'-0"



4 KEY PLAN
3/64" = 1'-0"



2 MAIN FLOOR
3/64" = 1'-0"



1 SECOND FLOOR
3/64" = 1'-0"

ATA ARCHITECTURAL DESIGN LTD

731 Donegal Place
North Vancouver, BC V7N 2X6
Tel: (604) 736-3730
www.atarchitect.ca

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3 APR 24/26 RE-ISSUED FOR DP
4 /26
5 /26
6 /26
7 /26
8 /26

REVISION SCHEDULE
NO DATE DESCRIPTION
1 FEB 13/25 Revision 6 PMT SIZE AND LOCATION
2 APR 10/26 4TH READING RESUBMISSION

SEAL:

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PROJECT:

3712 Edgemont BLVD.

SHEET TITLE:

ZONING ANALYSIS

CHECKED BY: ATA
DRAWN BY: Author
START DATE: 09.18.23
SCALE: 3/64" = 1'-0"
PROJECT NO. 038862
DRAWING NO. A001

DP 2024-2

Area Schedule BASEMENTS			
Name	Area	Area (Metric)	Perimeter

UNIT 3 - BASEMENT	320.00 ft²	29.7 m²	72' - 0"
UNIT 4 - BASEMENT	320.00 ft²	29.7 m²	72' - 0"
UNIT 5 - BASEMENT	320.00 ft²	29.7 m²	72' - 0"
UNIT 7 - BASEMENT	673.79 ft²	62.6 m²	107' - 6 3/4"
UNIT 8 - BASEMENT	320.00 ft²	29.7 m²	72' - 0"
UNIT 9 - BASEMENT	320.00 ft²	29.7 m²	72' - 0"
UNIT 10 - BASEMENT	320.00 ft²	29.7 m²	72' - 0"
UNIT 11 - BASEMENT	320.00 ft²	29.7 m²	72' - 0"
UNIT 12 - BASEMENT	320.00 ft²	29.7 m²	72' - 0"
UNIT 14 - BASEMENT	329.23 ft²	30.6 m²	72' - 11"
UNIT 15 - BASEMENT	352.20 ft²	32.7 m²	75' - 2 3/4"
UNIT 16 - BASEMENT	352.20 ft²	32.7 m²	75' - 2 3/4"
UNIT 17 - BASEMENT	342.85 ft²	31.9 m²	75' - 2 3/4"
	4610.27 ft²	428.3 m²	

Area Schedule MAIN			
Name	Area	Area (Metric)	Perimeter

UNIT 1 - MAIN FLOOR	422.00 ft²	39.2 m²	85' - 0"
UNIT 2 - MAIN FLOOR	422.00 ft²	39.2 m²	85' - 0"
UNIT 3 - MAIN FLOOR	692.00 ft²	64.3 m²	112' - 0"
UNIT 4 - BAY WINDOW	12.78 ft²	1.2 m²	21' - 10"
UNIT 4 - MAIN FLOOR	680.00 ft²	63.2 m²	108' - 0"
UNIT 5 - MAIN FLOOR	692.00 ft²	64.3 m²	112' - 0"
UNIT 6 - MAIN FLOOR	620.00 ft²	57.6 m²	102' - 0"
UNIT 7 - MAIN FLOOR	692.00 ft²	64.3 m²	112' - 0"
UNIT 8 - BAY WINDOW	18.41 ft²	1.7 m²	23' - 0"
UNIT 8 - MAIN FLOOR	680.00 ft²	63.2 m²	108' - 0"
UNIT 9 - MAIN FLOOR	692.00 ft²	64.3 m²	112' - 0"
UNIT 10 - MAIN FLOOR	620.00 ft²	57.6 m²	102' - 0"
UNIT 11 - BAY WINDOW	18.42 ft²	1.7 m²	22' - 8 3/4"
UNIT 11 - MAIN FLOOR	680.00 ft²	63.2 m²	108' - 0"
UNIT 12 - MAIN FLOOR	692.00 ft²	64.3 m²	112' - 0"
UNIT 13 - MAIN FLOOR	620.00 ft²	57.6 m²	102' - 0"
UNIT 14 - MAIN FLOOR	677.68 ft²	63.0 m²	110' - 8 1/4"
UNIT 15 - MAIN FLOOR	678.80 ft²	63.1 m²	110' - 8 1/4"
UNIT 16 - MAIN FLOOR	678.80 ft²	63.1 m²	110' - 8 1/4"
UNIT 17 - MAIN FLOOR	677.68 ft²	63.0 m²	110' - 8 1/4"
UNIT 18 - MAIN FLOOR	422.00 ft²	39.2 m²	85' - 0"
UNIT 19 - MAIN FLOOR	422.00 ft²	39.2 m²	85' - 0"
UNIT 20 - MAIN FLOOR	422.01 ft²	39.2 m²	85' - 0"
UNIT 21 - MAIN FLOOR	422.00 ft²	39.2 m²	85' - 0"
	12654.57 ft²	1175.6 m²	

Area Schedule 2ND FLOOR			
Name	Area	Area (metric)	Perimeter

UNIT 1 - SECOND FLOOR	308.37 ft²	28.6 m²	85' - 0"
UNIT 2 - SECOND FLOOR	308.37 ft²	28.6 m²	85' - 0"
UNIT 3 - SECOND FLOOR	660.46 ft²	61.4 m²	112' - 0"
UNIT 4 - SECOND FLOOR	580.00 ft²	53.9 m²	98' - 0"
UNIT 5 - SECOND FLOOR	660.50 ft²	61.4 m²	112' - 0"
UNIT 6 - SECOND FLOOR	574.59 ft²	53.4 m²	99' - 0 1/4"
UNIT 7 - SECOND FLOOR	660.50 ft²	61.4 m²	112' - 0"
UNIT 8 - SECOND FLOOR	580.00 ft²	53.9 m²	98' - 0"
UNIT 9 - SECOND FLOOR	660.50 ft²	61.4 m²	112' - 0"
UNIT 10 - SECOND FLOOR	564.59 ft²	52.5 m²	98' - 0 1/4"
UNIT 11 - SECOND FLOOR	580.00 ft²	53.9 m²	98' - 0"
UNIT 12 - SECOND FLOOR	660.50 ft²	61.4 m²	112' - 0"
UNIT 13 - SECOND FLOOR	574.59 ft²	53.4 m²	99' - 0 1/4"
UNIT 14 - SECOND FLOOR	643.26 ft²	59.8 m²	110' - 8 1/4"
UNIT 15 - SECOND FLOOR	644.39 ft²	59.9 m²	110' - 8 1/4"
UNIT 16 - SECOND FLOOR	644.39 ft²	59.9 m²	110' - 8 1/2"
UNIT 17 - SECOND FLOOR	643.26 ft²	59.8 m²	110' - 8 1/4"
UNIT 18 - SECOND FLOOR	308.37 ft²	28.6 m²	85' - 0"
UNIT 19 - SECOND FLOOR	308.37 ft²	28.6 m²	85' - 0"
UNIT 20 - SECOND FLOOR	308.37 ft²	28.6 m²	85' - 0"
UNIT 21 - SECOND FLOOR	308.37 ft²	28.6 m²	85' - 0"
	11181.73 ft²	1038.8 m²	

Area Schedule BLDG E - MAIN FLOOR				
Name	Area	Area (Metric)	Perimeter	BUILDING

UNIT 18 - MAIN FLOOR	422.00 ft²	39.2 m²	85' - 0"	BLDG E
UNIT 19 - MAIN FLOOR	422.00 ft²	39.2 m²	85' - 0"	BLDG E
UNIT 20 - MAIN FLOOR	422.01 ft²	39.2 m²	85' - 0"	BLDG E
UNIT 21 - MAIN FLOOR	422.00 ft²	39.2 m²	85' - 0"	BLDG E
	1688.01 ft²	156.8 m²		

Area Schedule BLDG E - 2ND FLOOR				
Name	Area	Area (Metric)	Perimeter	BUILDING

UNIT 18 - SECOND FLOOR	308.37 ft²	28.6 m²	85' - 0"	BLDG E
UNIT 19 - SECOND FLOOR	308.37 ft²	28.6 m²	85' - 0"	BLDG E
UNIT 20 - SECOND FLOOR	308.37 ft²	28.6 m²	85' - 0"	BLDG E
UNIT 21 - SECOND FLOOR	308.37 ft²	28.6 m²	85' - 0"	BLDG E
	1233.48 ft²	114.6 m²		

Area Schedule MAIN OUTDOOR			
Name	Area	Area (metric)	Perimeter

ACCESSORY - PATIO	148.55 ft²	13.8 m²	48' - 10"
COMMUNITY - PATIO	601.40 ft²	55.9 m²	99' - 1"
UNIT 1 - PATIO	319.18 ft²	29.7 m²	85' - 9 3/4"
UNIT 3 - PATIO	258.06 ft²	24.0 m²	65' - 10 1/4"
UNIT 4 - PATIO	307.59 ft²	28.6 m²	69' - 9 3/4"
UNIT 5 - PATIO	275.51 ft²	25.6 m²	67' - 7 1/4"
UNIT 6 - PATIO	213.57 ft²	19.8 m²	61' - 4"
UNIT 7 - PATIO	830.11 ft²	77.1 m²	170' - 3"
UNIT 8 - PATIO	179.78 ft²	16.7 m²	57' - 7"
UNIT 9 - PATIO	180.47 ft²	16.8 m²	57' - 8 3/4"
UNIT 10 - PATIO	180.12 ft²	16.7 m²	57' - 7 3/4"
UNIT 11 - PATIO	180.43 ft²	16.8 m²	57' - 8 1/2"
UNIT 12 - PATIO	179.76 ft²	16.7 m²	57' - 7"
UNIT 13 - PATIO	181.47 ft²	16.9 m²	57' - 11 1/4"
UNIT 14 - PATIO	582.09 ft²	54.1 m²	150' - 9 1/4"
UNIT 15 - PATIO	156.45 ft²	14.5 m²	55' - 3"
UNIT 16 - PATIO	157.76 ft²	14.7 m²	55' - 7 1/4"
UNIT 17 - PATIO	137.30 ft²	12.8 m²	51' - 11 3/4"
UNIT 20 - PATIO	212.60 ft²	19.8 m²	60' - 4 1/2"
UNIT 21 - PATIO	154.71 ft²	14.4 m²	54' - 1 1/2"
	5436.91 ft²	505.1 m²	

Area Schedule 2ND FLOOR DECK			
Name	Area	Area (metric)	Perimeter

UNIT 1 - DECK	112.95 ft²	10.5 m²	51' - 2"
UNIT 2 - DECK	112.95 ft²	10.5 m²	51' - 2"
UNIT 3 - DECK	30.00 ft²	2.8 m²	22' - 4"
UNIT 4 - DECK	90.00 ft²	8.4 m²	49' - 0"
UNIT 5 - DECK	30.00 ft²	2.8 m²	22' - 4"
UNIT 6 - DECK	80.00 ft²	7.4 m²	48' - 0"
UNIT 7 - DECK	30.00 ft²	2.8 m²	22' - 4"
UNIT 8 - DECK	90.00 ft²	8.4 m²	49' - 0"
UNIT 9 - DECK	30.00 ft²	2.8 m²	22' - 4"
UNIT 10 - DECK	88.50 ft²	8.2 m²	48' - 4"
UNIT 11 - DECK	90.00 ft²	8.4 m²	49' - 0"
UNIT 12 - DECK	30.00 ft²	2.8 m²	22' - 4"
UNIT 13 - DECK	80.00 ft²	7.4 m²	48' - 0"
UNIT 14 - DECK 1	30.00 ft²	2.8 m²	22' - 4"
UNIT 14 - DECK 2	29.97 ft²	2.8 m²	23' - 8"
UNIT 15 - DECK 1	30.00 ft²	2.8 m²	22' - 4"
UNIT 15 - DECK 2	29.44 ft²	2.7 m²	22' - 2"
UNIT 16 - DECK 2	29.42 ft²	2.7 m²	22' - 2"
UNIT 16 - DECK 2	30.17 ft²	2.8 m²	22' - 4"
UNIT 17 - DECK 2	30.01 ft²	2.8 m²	23' - 8"
UNIT 17 - DECK 2	30.00 ft²	2.8 m²	22' - 4"
UNIT 18 - DECK	112.95 ft²	10.5 m²	51' - 2"
UNIT 19 - DECK	112.95 ft²	10.5 m²	51' - 2"
UNIT 20 - DECK	112.95 ft²	10.5 m²	51' - 2"
UNIT 21 - DECK	112.95 ft²	10.5 m²	51' - 2"
	1585.22 ft²	147.3 m²	

Area Schedule BLDG A - BASEMENT				
Name	Area	Area (Metric)	Perimeter	BUILDING

UNIT 3 - BASEMENT	320.00 ft²	29.7 m²	72' - 0"	BLDG A
UNIT 4 - BASEMENT	320.00 ft²	29.7 m²	72' - 0"	BLDG A
UNIT 5 - BASEMENT	320.00 ft²	29.7 m²	72' - 0"	BLDG A
	960.00 ft²	89.2 m²		

Area Schedule BLDG A - MAIN FLOOR				
Name	Area	Area (Metric)	Perimeter	BUILDING

UNIT 1 - MAIN FLOOR	422.00 ft²	39.2 m²	85' - 0"	BLDG A
UNIT 2 - MAIN FLOOR	422.00 ft²	39.2 m²	85' - 0"	BLDG A
UNIT 3 - MAIN FLOOR	692.00 ft²	64.3 m²	112' - 0"	BLDG A
UNIT 4 - BAY WINDOW	12.78 ft²	1.2 m²	21' - 10"	BLDG A BAY
UNIT 4 - MAIN FLOOR	680.00 ft²	63.2 m²	108' - 0"	BLDG A
UNIT 5 - MAIN FLOOR	692.00 ft²	64.3 m²	112' - 0"	BLDG A
UNIT 6 - MAIN FLOOR	620.00 ft²	57.6 m²	102' - 0"	BLDG A
	3540.78 ft²	328.9 m²		

Area Schedule BLDG A - 2ND FLOOR				
Name	Area	Area (Metric)	Perimeter	BUILDING

UNIT 1 - SECOND FLOOR	308.37 ft²	28.6 m²	85' - 0"	BLDG A
UNIT 2 - SECOND FLOOR	308.37 ft²	28.6 m²	85' - 0"	BLDG A
UNIT 3 - SECOND FLOOR	660.46 ft²	61.4 m²	112' - 0"	BLDG A
UNIT 4 - SECOND FLOOR	580.00 ft²	53.9 m²	98' - 0"	BLDG A
UNIT 5 - SECOND FLOOR	660.50 ft²	61.4 m²	112' - 0"	BLDG A
UNIT 6 - SECOND FLOOR	574.59 ft²	53.4 m²	99' - 0 1/4"	BLDG A
	3092.29 ft²	287.3 m²		

Area Schedule BLDG B - BASEMENT				
Name	Area	Area (Metric)	Perimeter	BUILDING

UNIT 7 - BASEMENT	673.79 ft²	62.6 m²	107' - 6 3/4"	BLDG B
UNIT 8 - BASEMENT	320.00 ft²	29.7 m²	72' - 0"	BLDG B
UNIT 9 - BASEMENT	320.00 ft²	29.7 m²	72' - 0"	BLDG B
UNIT 10 - BASEMENT	320.00 ft²	29.7 m²	72' - 0"	BLDG B
UNIT 11 - BASEMENT	320.00 ft²	29.7 m²	72' - 0"	BLDG B
UNIT 12 - BASEMENT	320.00 ft²	29.7 m²	72' - 0"	BLDG B
	2273.79 ft²	211.2 m²		

Area Schedule BLDG B - MAIN FLOOR				
Name	Area	Area (Metric)	Perimeter	BUILDING

UNIT 7 - MAIN FLOOR	692.00 ft²	64.3 m²	112' - 0"	BLDG B
UNIT 8 - BAY WINDOW	18.41 ft²	1.7 m²	23' - 0"	BLDG B BAY
UNIT 8 - MAIN FLOOR	680.00 ft²	63.2 m²	108' - 0"	BLDG B
UNIT 9 - MAIN FLOOR	692.00 ft²	64.3 m²	112' - 0"	BLDG B
UNIT 10 - MAIN FLOOR	620.00 ft²	57.6 m²	102' - 0"	BLDG B
UNIT 11 - BAY WINDOW	18.42 ft²	1.7 m²	22' - 8 3/4"	BLDG B BAY
UNIT 11 - MAIN FLOOR	680.00 ft²	63.2 m²	108' - 0"	BLDG B
UNIT 12 - MAIN FLOOR	692.00 ft²	64.3 m²	112' - 0"	BLDG B
UNIT 13 - MAIN FLOOR	620.00 ft²	57.6 m²	102' - 0"	BLDG B
	4712.83 ft²	437.8 m²		

Area Schedule BLDG B - 2ND FLOOR				
Name	Area	Area (Metric)	Perimeter	BUILDING

UNIT 7 - SECOND FLOOR	660.50 ft²	61.4 m²	112' - 0"	BLDG B
UNIT 8 - SECOND FLOOR	580.00 ft²	53.9 m²	98' - 0"	BLDG B
UNIT 9 - SECOND FLOOR	660.50 ft²	61.4 m²	112' - 0"	BLDG B
UNIT 10 - SECOND FLOOR	564.59 ft²	52.5 m²	98' - 0 1/4"	BLDG B
UNIT 11 - SECOND FLOOR	580.00 ft²	53.9 m²	98' - 0"	BLDG B
UNIT 12 - SECOND FLOOR	660.50 ft²	61.4 m²	112' - 0"	BLDG B
UNIT 13 - SECOND FLOOR	574.59 ft²	53.4 m²	99' - 0 1/4"	BLDG B
	4280.67 ft²	397.7 m²		

Area Schedule BLDG C - BASEMENT				
Name	Area	Area (Metric)	Perimeter	BUILDING

UNIT 14 - BASEMENT	329.23 ft²	30.6 m²	72' - 11"	BLDG C
UNIT 15 - BASEMENT	352.20 ft²	32.7 m²	75' - 2 3/4"	BLDG C
	681.43 ft²	63.3 m²		

Area Schedule BLDG C - MAIN FLOOR				
Name	Area	Area (Metric)	Perimeter	BUILDING

UNIT 14 - MAIN FLOOR	677.68 ft²	63.0 m²	110' - 8 1/4"	BLDG C
UNIT 15 - MAIN FLOOR	678.80 ft²	63.1 m²	110' - 8 1/4"	BLDG C
	1356.47 ft²	126.0 m²		

Area Schedule BLDG C - 2ND FLOOR				
Name	Area	Area (Metric)	Perimeter	BUILDING

UNIT 14 - SECOND FLOOR	643.26 ft²	59.8 m²	110' - 8 1/4"	BLDG C
UNIT 15 - SECOND FLOOR	644.39 ft²	59.9 m²	110' - 8 1/4"	BLDG C
	1287.64 ft²	119.6 m²		

Area Schedule BLDG D - BASEMENT				
Name	Area	Area (Metric)	Perimeter	BUILDING

UNIT 16 - BASEMENT	352.20 ft²	32.7 m²	75' - 2 3/4"	BLDG D
UNIT 17 - BASEMENT	342.85 ft²	31.9 m²	75' - 2 3/4"	BLDG D
	695.05 ft²	64.6 m²		

Area Schedule BLDG D - MAIN FLOOR				
Name	Area	Area (Metric)	Perimeter	BUILDING

UNIT 16 - MAIN FLOOR	678.80 ft²	63.1 m²	110' - 8 1/4"	BLDG D
UNIT 17 - MAIN FLOOR	677.68 ft²	63.0 m²	110' - 8 1/4"	BLDG D
	1356.48 ft²	126.0 m²		

Area Schedule BLDG D - 2ND FLOOR				
Name	Area	Area (Metric)	Perimeter	BUILDING

UNIT 1

WASTE CATEGORIES	ESTIMATED VOLUME GENERATED (LITRES/UNIT/WEEK)			
MULTI-FAMILY RESIDENTIAL BUILDING				
Garbage	53.00	x 21 units	=1113	1x 2 yard bin required
Glass Jars & Bottles	2.10	x 21 units	=44.1	1x 240L bin required
Mixed Containers	18.50	x 21 units	=388.5	1x 360L bin required
	*pick up 2 times a week			
Mixed Papers (including cardboard)	42.90	x 21 units	=900.9	1x 2 yard bin required
Mixed Papers (excluding cardboard)	15.00	x 21 units	=315	1x 360L bin required
Cardboard	27.50	x 21 units	=577.5	*see above 2 yard bin
Food Scraps & Yard Trimmings	14.00	x 21 units	=294	1x 240L bin required
	*pick up 2 times a week			

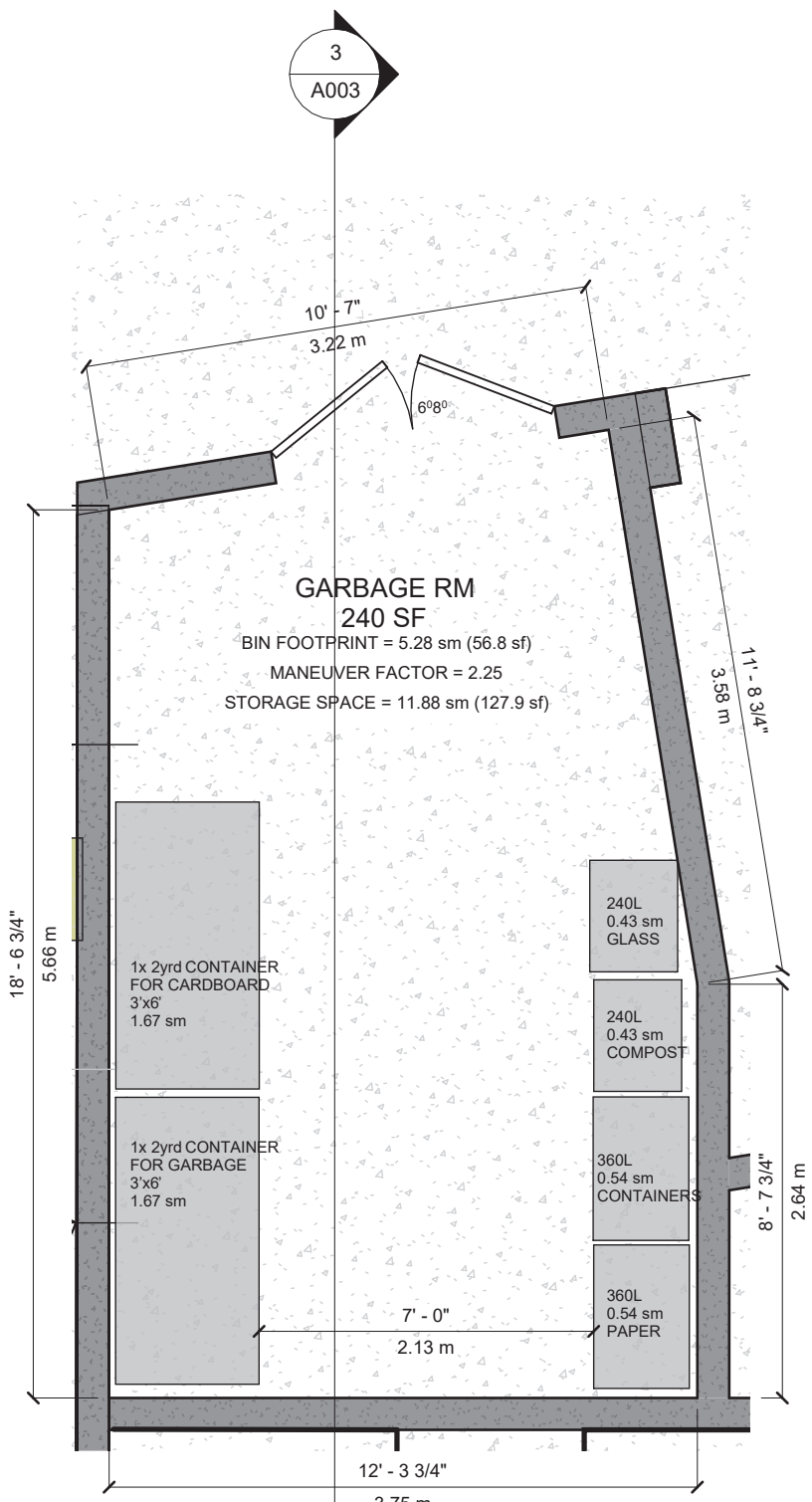
RECYCLING CARTS

TYPE	IDEAL USER	STANDARD SIZE	COLLECTION FREQUENCY
Containers Cart	Multi-family and small commercial/institutional buildings	360 litres	Weekly
Mixed Paper Cart	Multi-family and small commercial/institutional buildings	360 litres	Weekly
Glass Cart	Multi-family and commercial/institutional buildings	240 litres	Weekly
Organics Cart	Multi-family and small commercial/institutional buildings	240 litres	Weekly or Twice Weekly

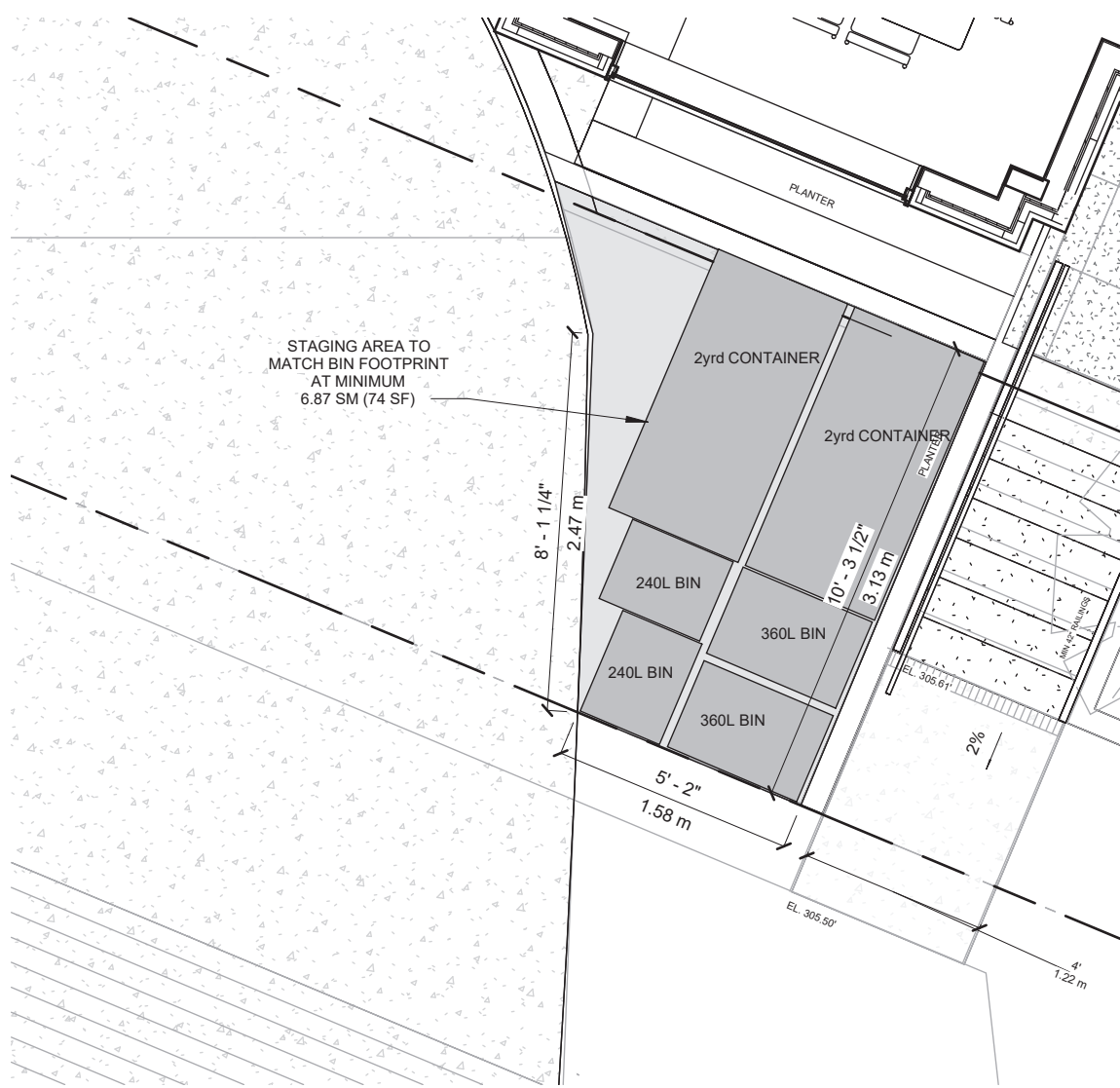
RECYCLING & GARBAGE CONTAINERS

TYPE	IDEAL USER	STANDARD SIZE	COLLECTION FREQUENCY
Cardboard Container	Multi-family (under 100 units) and commercial/institutional buildings	2, 3, 4 and 6 yard containers	Weekly or Twice Weekly
Organics Container	Commercial and institutional buildings	2, 3 and 4 yard containers	Weekly or Twice Weekly
Garbage Container	Multi-family (under 240 units) and commercial/institutional buildings	2, 3, 4 and 6 yard containers	Weekly or Twice Weekly

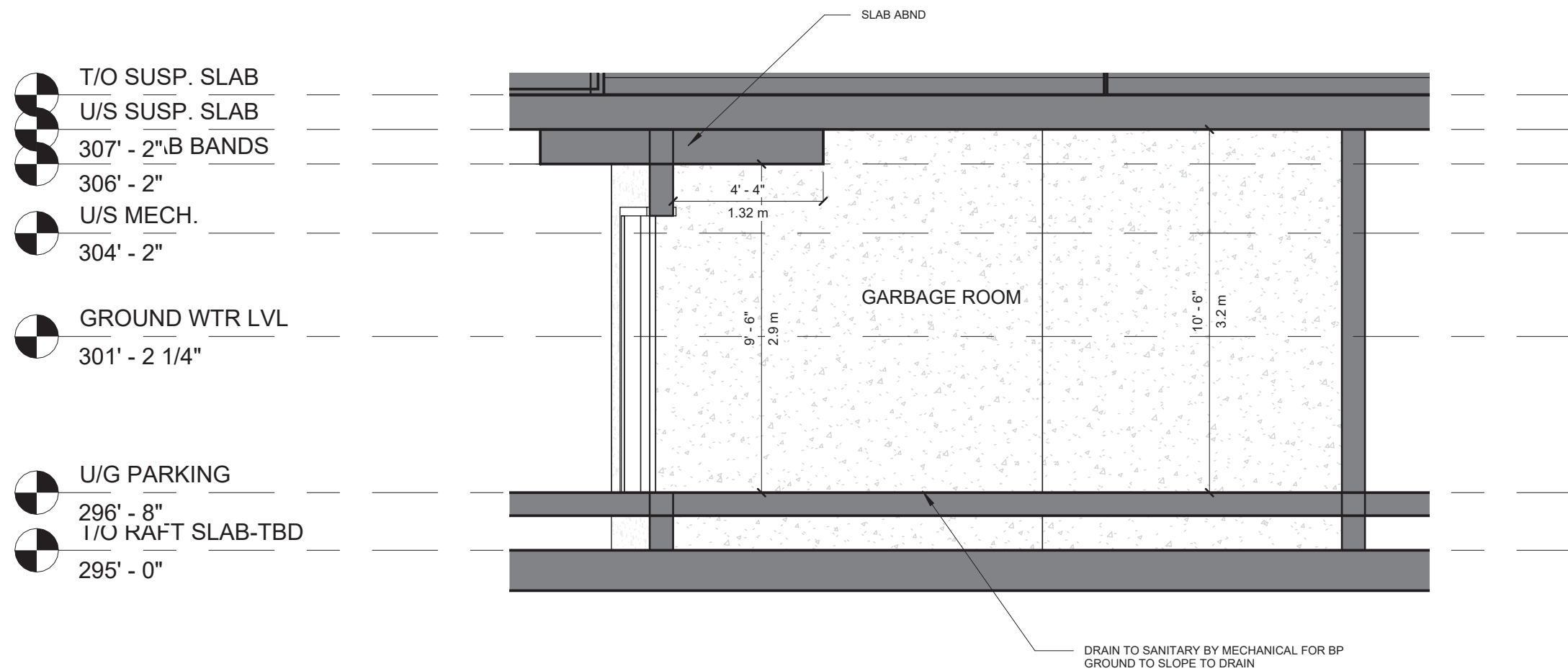
*NOTE FOR PAPER AND CARDBOARD COLLECTION:
-WE HAVE PROVIDED ONE 2-YARD BIN FOR CARDBOARD AND MIXED PAPER (INCLUDING CARDBOARD) COMBINED
-WE HAVE PROVIDED 1 360L BIN FOR PAPER (EXCLUDING CARDBOARD)



1 WASTE COLLECTION GARBAGE ROOM
1/4" = 1'-0"



2 WASTE COLLECTION STAGING AREA
1/4" = 1'-0"



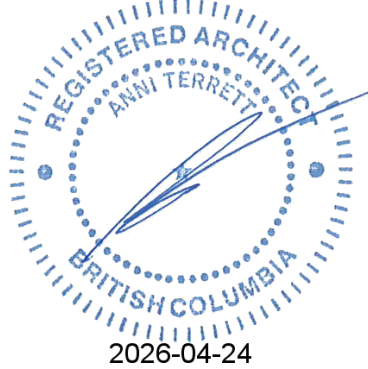
3 GARBAGE ROOM SECTION
1/4" = 1'-0"

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ISSUE DATES:		ISSUED FOR:
1	MAR 10/26	ISSUED FOR BP COORDINATION
2	APR 16/26	ISSUED FOR DP RESUBMISSION
3	APR 24/26	RE-ISSUED FOR DP
4	/26	
5	/26	
6	/26	
7	/26	
8	/26	

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

SEAL:



NOTES:
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PROJECT:

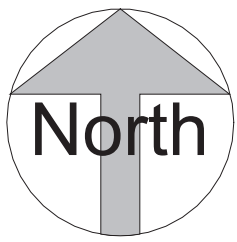
3712 Edgemont BLVD.

SHEET TITLE:

WASTE
MANAGEMENT
OVERLAY PLAN

CHECKED BY:	ATA
DRAWN BY:	Author
START DATE:	09.18.23
SCALE:	1/4" = 1'-0"
PROJECT NO.	DRAWING NO.
038862	A003

DP 20.24 - 4

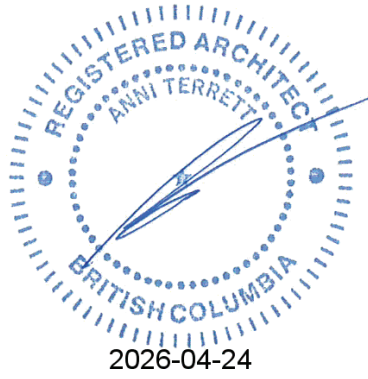


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ISSUE DATES:		ISSUED FOR:
1	MAR 10/26	ISSUED FOR BP COORDINATION
2	APR 16/26	ISSUED FOR DP RESUBMISSION
3	APR 24/26	RE-ISSUED FOR DP
4	/26	
5	/26	
6	/26	
7	/26	
8	/26	

REVISION SCHEDULE		
NO	DATE	DESCRIPTION
1	MAR 09/26	hydro coordination-move hydrant and hydro pole
2	APR 10/26	4TH READING RESUBMISSION

SEAL:



NOTES:
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THE CONTRACTOR MUST CHECK AND VERIFY ALL DETAILS AND DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR SAME REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK.
ALL DRAWINGS, DETAILS AND SPECIFICATIONS ARE TO BE USED FOR CONSTRUCTION ONLY WHEN SIGNED BY ATA ARCHITECTURAL DESIGN.

PROJECT:

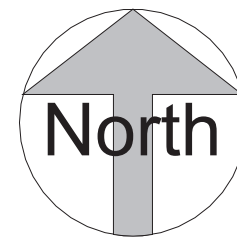
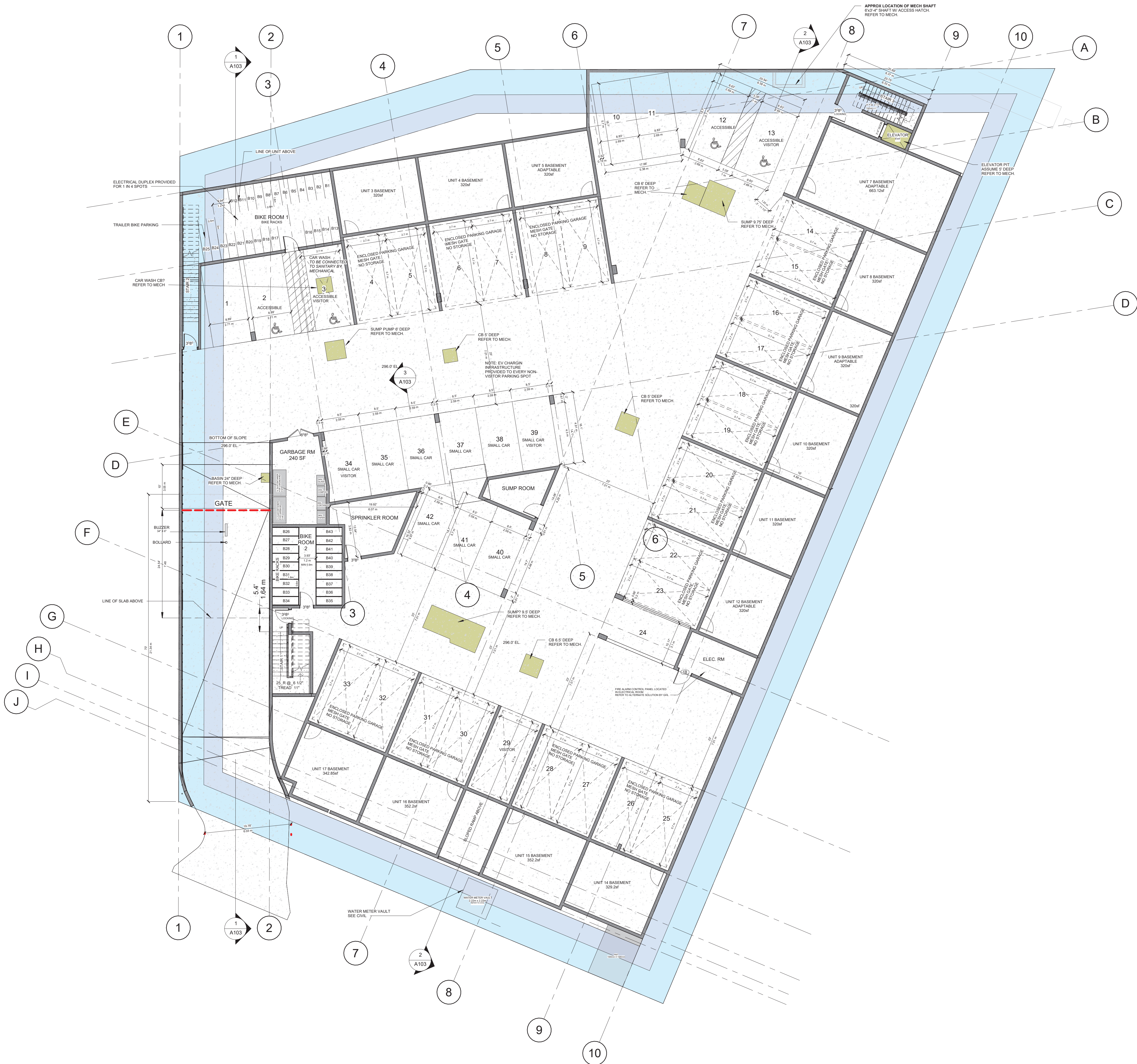
3712 Edgemont BLVD.

SHEET TITLE:

SITE PLAN

CHECKED BY:	ATA
DRAWN BY:	JP
START DATE:	09.18.23
SCALE:	3/32" = 1'-0"
PROJECT NO.	DRAWING NO.
038862	A101

DP 2024 - 5

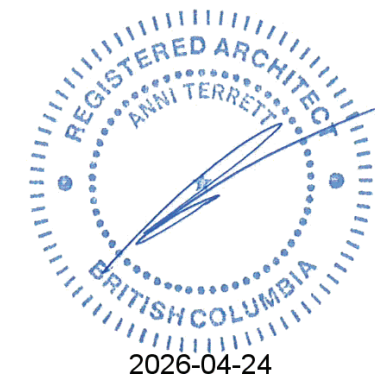


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ISSUE DATES:		ISSUED FOR:
1	MAR 10/26	ISSUED FOR BP COORDINATION
2	APR 16/26	ISSUED FOR DP RESUBMISSION
3	APR 24/26	RE-ISSUED FOR DP
4	/26	
5	/26	
6	/26	
7	/26	
8	/26	

REVISION SCHEDULE		
NO	DATE	DESCRIPTION
1	APR 10/26	4TH READING RESUBMISSION

SEAL:



NOTES:

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PROJECT:

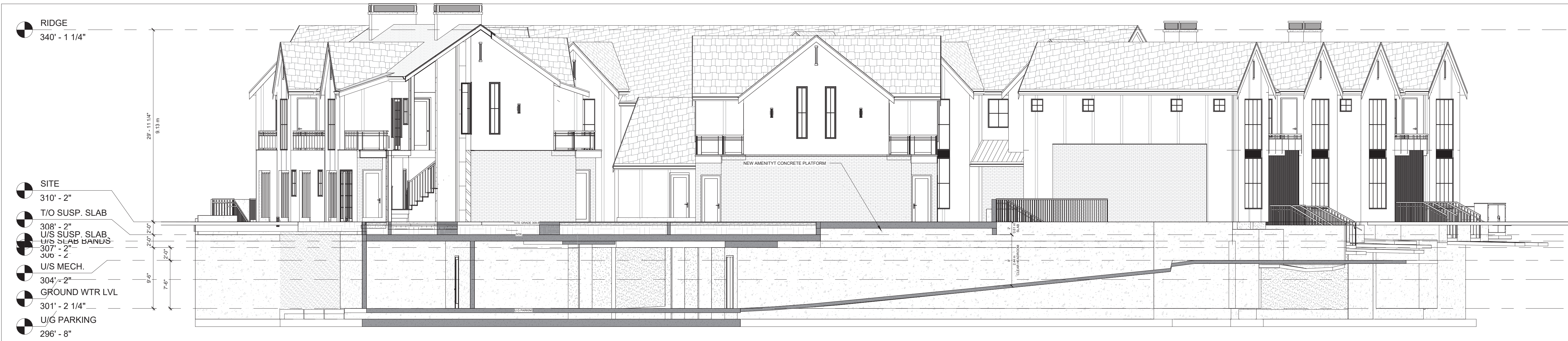
3712 Edgemont BLVD.

SHEET TITLE:

UNDERGROUND PARKING PLAN

CHECKED BY: ATA
DRAWN BY: Author
START DATE: 09.18.23
SCALE: 3/32" = 1'-0"
PROJECT NO. 038862
DRAWING NO. A102

DP 20.24 - 6



1 BP SECTION PARKING ENTRY RAMP
1/8" = 1'-0"



2 BP SITE SECTION WALKWAY RAMP
1/8" = 1'-0"



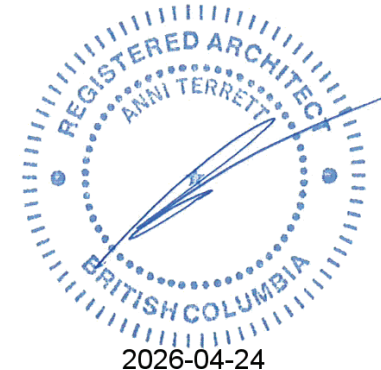
3 Section 3
1/8" = 1'-0"

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ISSUE DATES:		ISSUED FOR:
1	MAR 10/26	ISSUED FOR BP COORDINATION
2	APR 16/26	ISSUED FOR DP RESUBMISSION
3	APR 24/26	RE-ISSUED FOR DP
4	/26	
5	/26	
6	/26	
7	/26	
8	/26	

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

SEAL:



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PROJECT:

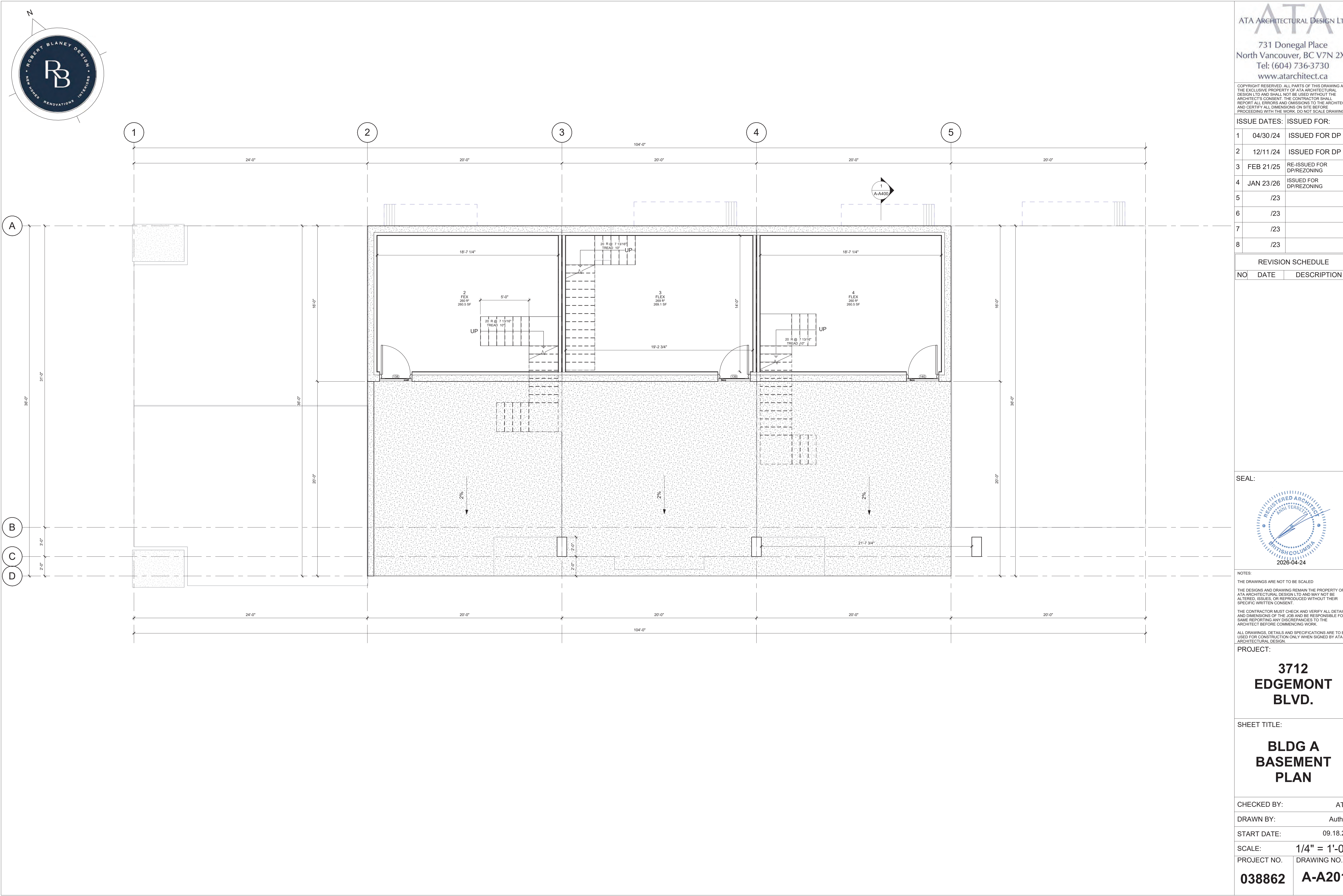
3712 Edgemont BLVD.

SHEET TITLE:

SITE SECTIONS

CHECKED BY:	ATA
DRAWN BY:	Author
START DATE:	09.18.23
SCALE:	1/8" = 1'-0"
PROJECT NO.	DRAWING NO.
038862	A103

DP 2024 - 7



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ISSUE DATES:		ISSUED FOR:
1	04/30/24	ISSUED FOR DP
2	12/11/24	ISSUED FOR DP
3	FEB 21/25	RE-ISSUED FOR DP/REZONING
4	JAN 23/26	ISSUED FOR DP/REZONING
5	/23	
6	/23	
7	/23	
8	/23	

REVISION SCHEDULE		
NO	DATE	DESCRIPTION



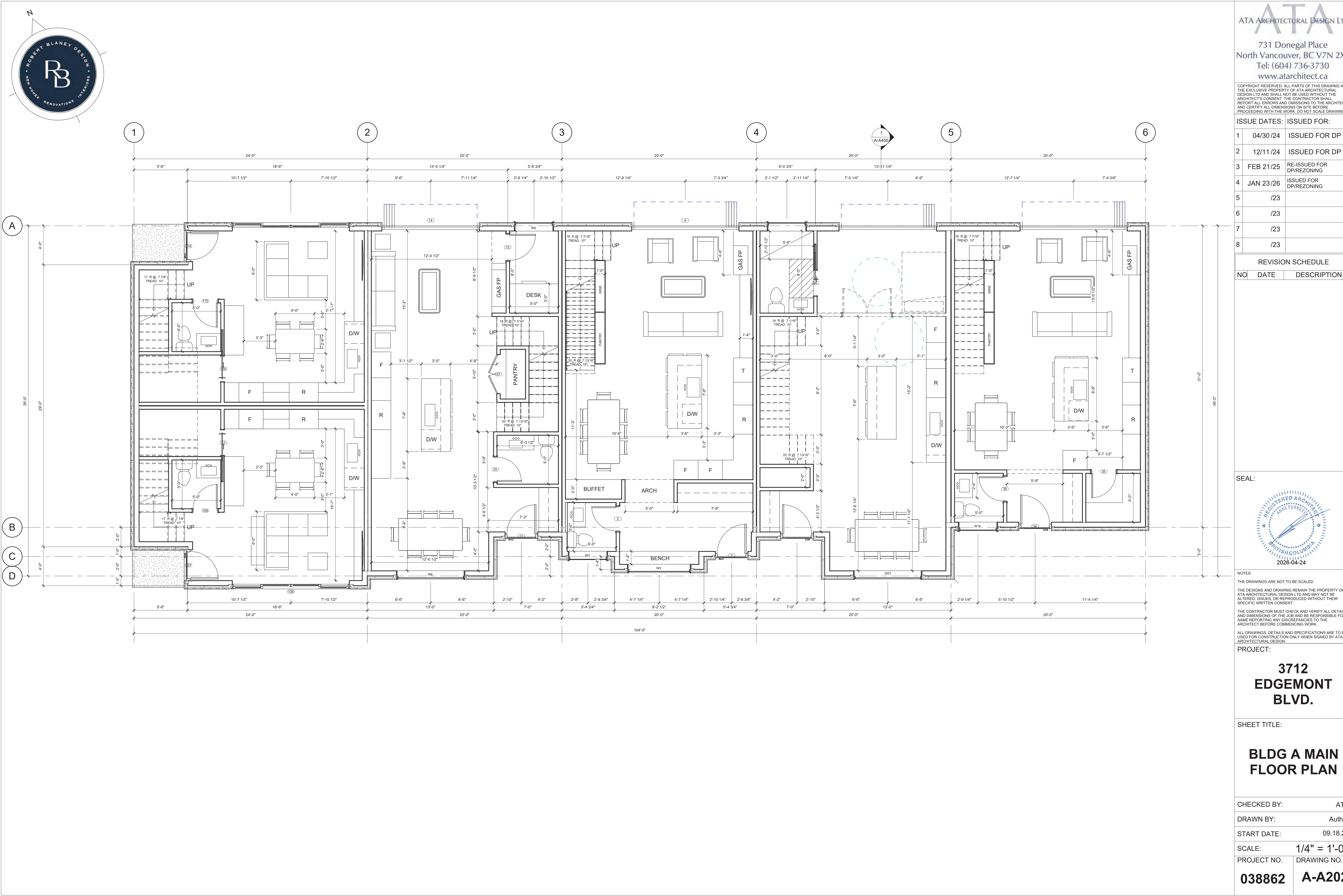
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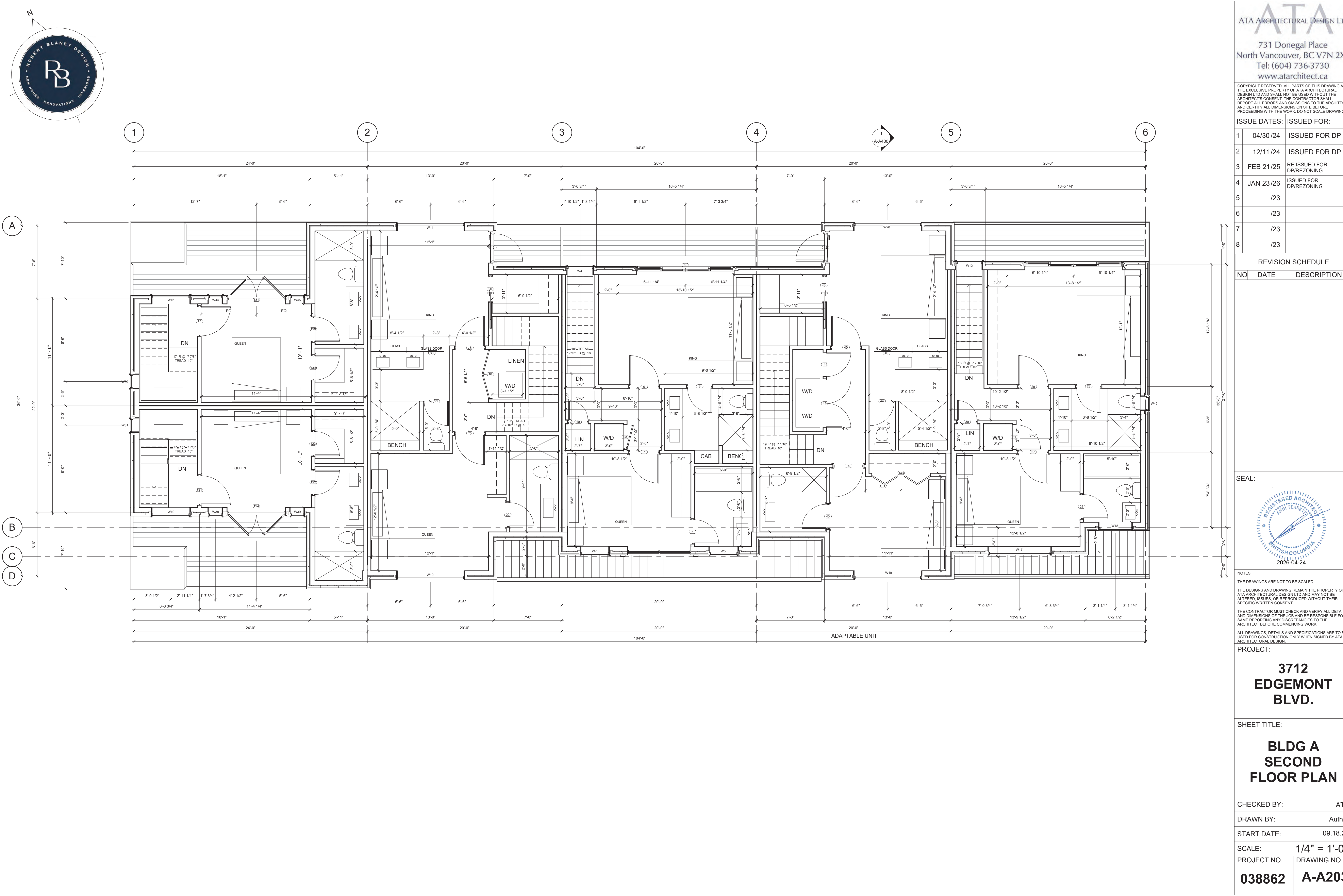
PROJECT:
**3712
EDGEMONT
BLVD.**

SHEET TITLE:
**BLDG A
BASEMENT
PLAN**

CHECKED BY:	ATA
DRAWN BY:	Author
START DATE:	09.18.23
SCALE:	1/4" = 1'-0"
PROJECT NO.	DRAWING NO.
038862	A-A201

DP 20.24 - 8





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ISSUE DATES:		ISSUED FOR:
1	04/30/24	ISSUED FOR DP
2	12/11/24	ISSUED FOR DP
3	FEB 21/25	RE-ISSUED FOR DP/REZONING
4	JAN 23/26	ISSUED FOR DP/REZONING
5	/23	
6	/23	
7	/23	
8	/23	

REVISION SCHEDULE		
NO	DATE	DESCRIPTION



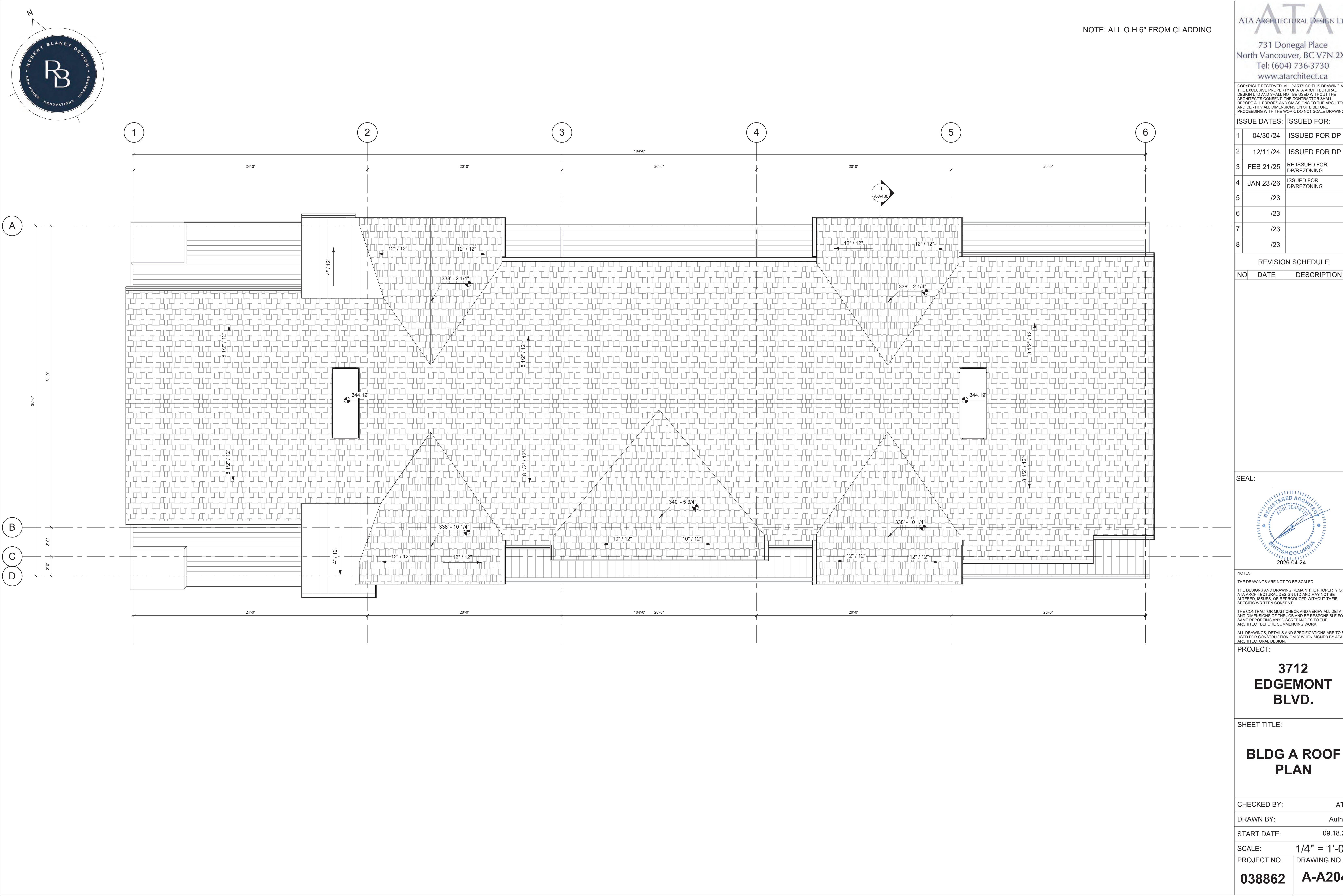
NOTES:
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PROJECT:
**3712
EDGEMONT
BLVD.**

SHEET TITLE:
**BLDG A
SECOND
FLOOR PLAN**

CHECKED BY:	ATA
DRAWN BY:	Author
START DATE:	09.18.23
SCALE:	1/4" = 1'-0"
PROJECT NO.	DRAWING NO.
038862	A-A203

DP 20.24 - 10



NOTE: ALL O.H 6" FROM CLADDING

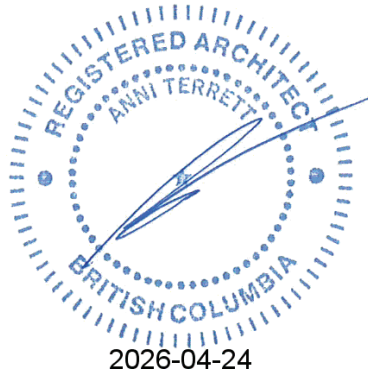
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ISSUE DATES:		ISSUED FOR:
1	04/30/24	ISSUED FOR DP
2	12/11/24	ISSUED FOR DP
3	FEB 21/25	RE-ISSUED FOR DP/REZONING
4	JAN 23/26	ISSUED FOR DP/REZONING
5	/23	
6	/23	
7	/23	
8	/23	

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

SEAL:



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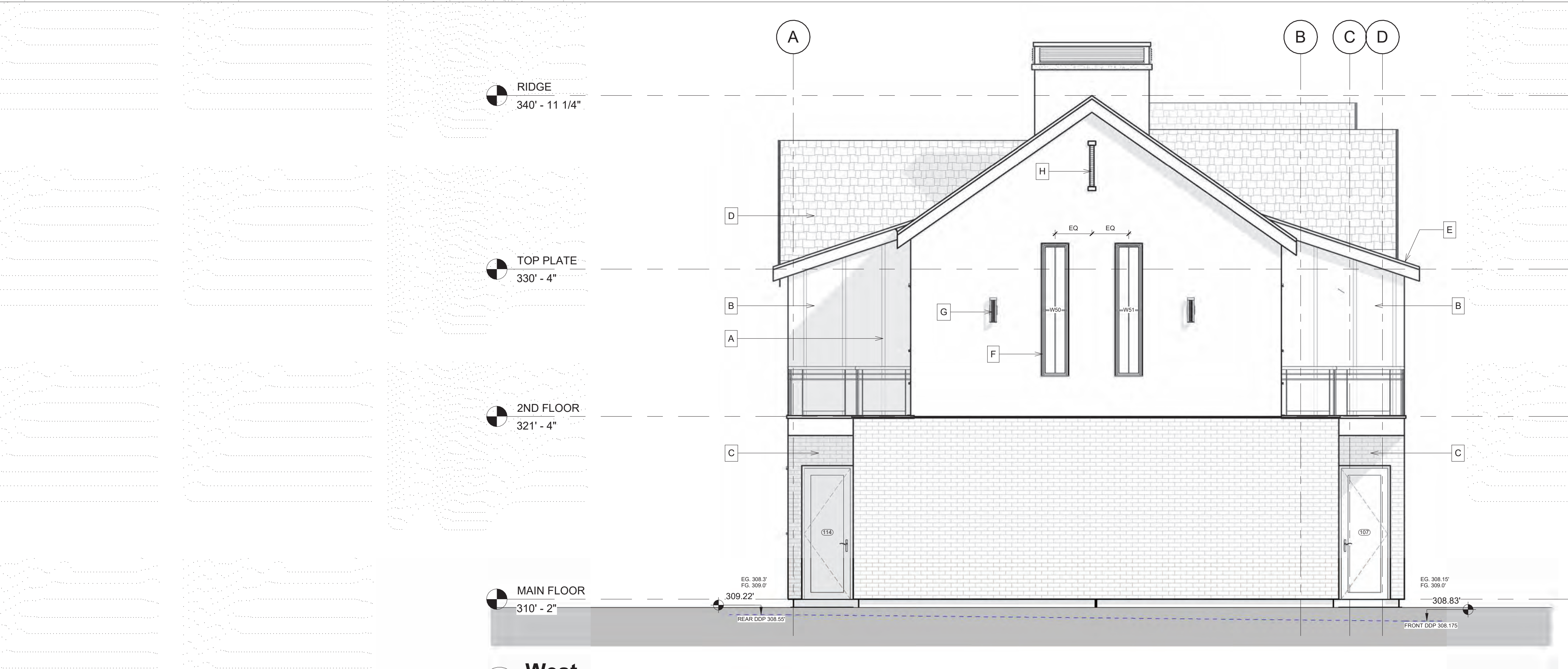
PROJECT:
**3712
EDGEMONT
BLVD.**

SHEET TITLE:

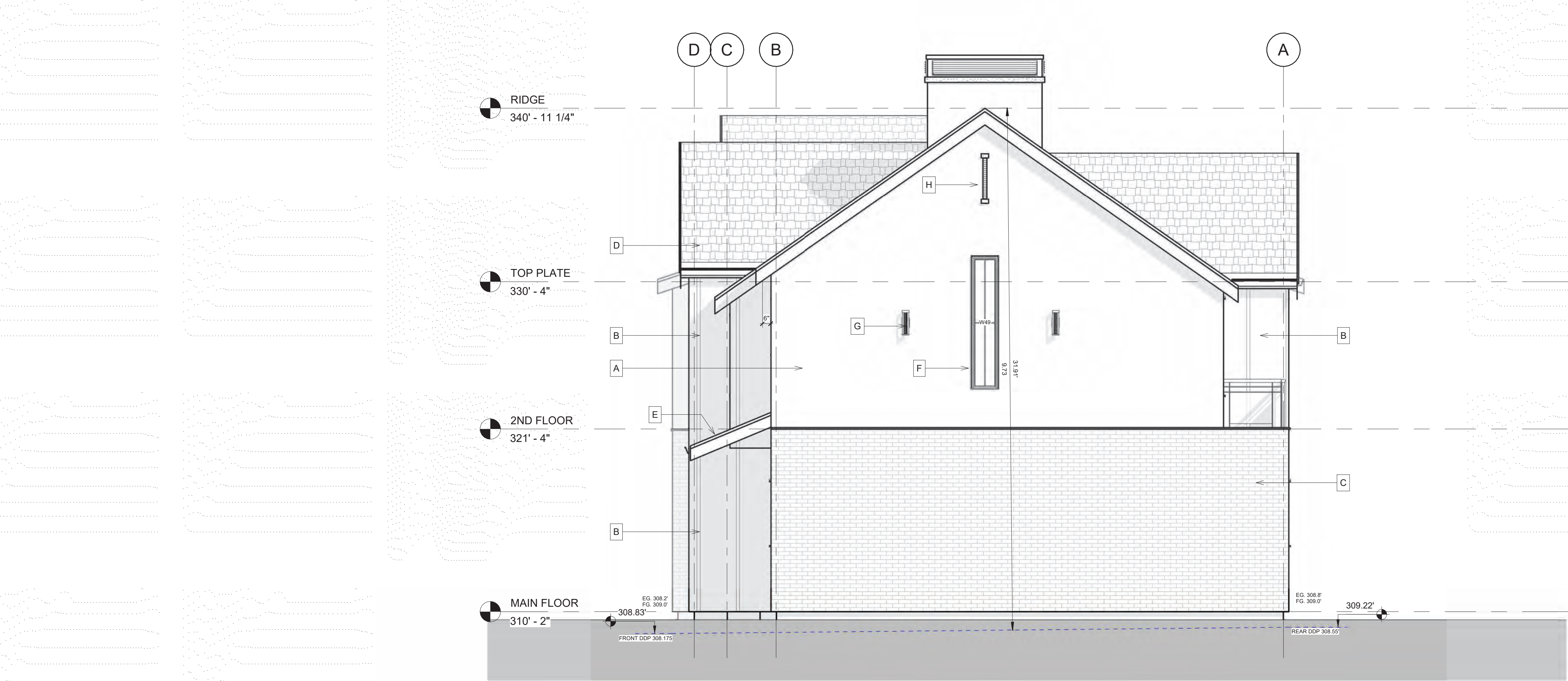
**BLDG A ROOF
PLAN**

CHECKED BY:	ATA
DRAWN BY:	Author
START DATE:	09.18.23
SCALE:	1/4" = 1'-0"
PROJECT NO.	DRAWING NO.
038862	A-A204

DP 20.24 - 11



2 West
1/4" = 1'-0"



1 East
1/4" = 1'-0"

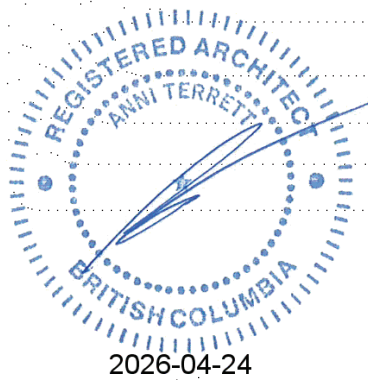
MATERIAL LEGEND	
STUCCO - BENJAMIN MOOOORE DOVE WHITE	A
BOARD & BATTEN - WROUGHT IRON	B
BRICK - BENJAMIN MOOOORE DOVE WHITE	C
ASPHALT SHINGLES (30 YR) - BLACK	D
STANDING SEAM METAL MATTE BLACK	E
WINDOWS - BLACK ALUMINUM	F
LIGHT FIXTURES - BLACK METAL	G
LOUVERS - BLACK CUSTOM METAL	H
2X10/2X2 STEPPED FASCIA - BLACK	I

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ISSUE DATES:		ISSUED FOR:
1	04/30/24	ISSUED FOR DP
2	12/11/24	ISSUED FOR DP
3	FEB 21/25	RE-ISSUED FOR DP/REZONING
4	JAN 23/26	ISSUED FOR DP/REZONING
5	/23	
6	/23	
7	/23	
8	/23	

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

SEAL:



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PROJECT:

3712
EDGEMONT
BLVD.

SHEET TITLE:

BLDG A
ELEVATIONS

CHECKED BY:	ATA
DRAWN BY:	Author
START DATE:	09.18.23
SCALE:	1/4" = 1'-0"
PROJECT NO.	DRAWING NO.
038862	A-A300

DP 20.24 - 12



1 North
3/16" = 1'-0"

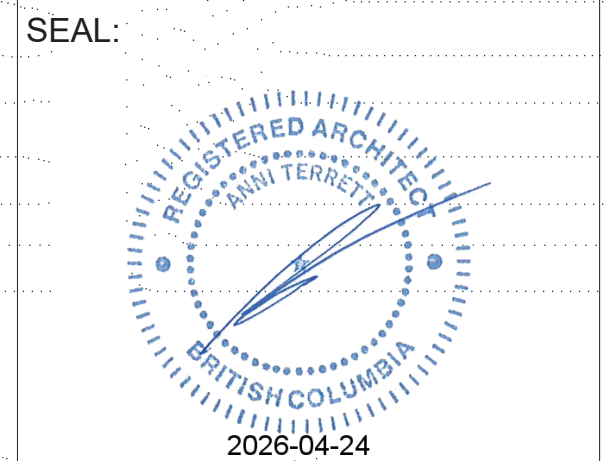
MATERIAL LEGEND	
STUCCO - BENJAMIN MOOORE DOVE WHITE	A
BOARD & BATTEN - WROUGHT IRON	B
BRICK - BENJAMIN MOOORE DOVE WHITE	C
ASPHALT SHINGLES (30 YR) - BLACK	D
STANDING SEAM METAL MATTE BLACK	E
WINDOWS - BLACK ALUMINUM	F
LIGHT FIXTURES - BLACK METAL	G
LOUVERS - BLACK CUSTOM METAL	H
2X10/2X2 STEPPED FASCIA - BLACK	I



2 South
3/16" = 1'-0"

ISSUE DATES:		ISSUED FOR:
1	04/30/24	ISSUED FOR DP
2	12/11/24	ISSUED FOR DP
3	FEB 21/25	RE-ISSUED FOR DP/REZONING
4	JAN 23/26	ISSUED FOR DP/REZONING
5	/23	
6	/23	
7	/23	
8	/23	

REVISION SCHEDULE		
NO	DATE	DESCRIPTION



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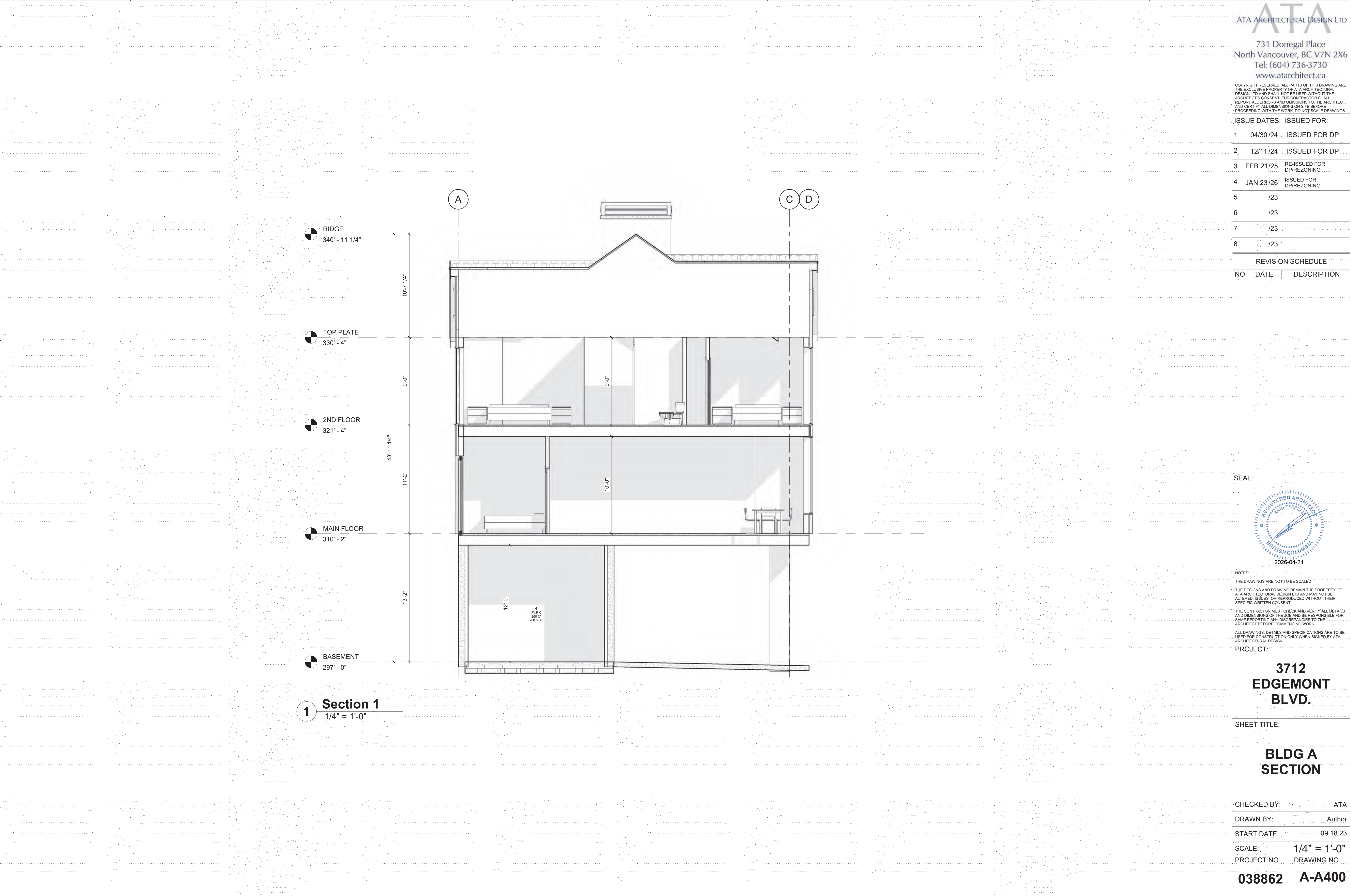
PROJECT:
**3712
EDGEMONT
BLVD.**

SHEET TITLE:

**BLDG A
ELEVATIONS**

CHECKED BY: ATA
DRAWN BY: Author
START DATE: 09.18.23
SCALE: 3/16" = 1'-0"
PROJECT NO. DRAWING NO.
038862 A-A301

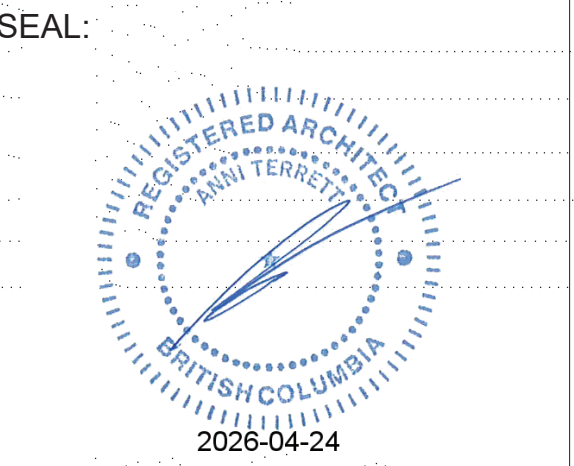
DP 20.24 - 13



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ISSUE DATES:		ISSUED FOR:
1	04/30/24	ISSUED FOR DP
2	12/11/24	ISSUED FOR DP
3	FEB 21/25	RE-ISSUED FOR DP/REZONING
4	JAN 23/26	ISSUED FOR DP/REZONING
5	/23	
6	/23	
7	/23	
8	/23	

REVISION SCHEDULE		
NO	DATE	DESCRIPTION



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PROJECT:
**3712
EDMONT
BLVD.**

SHEET TITLE:
**BLDG A
SECTION**

CHECKED BY:	ATA
DRAWN BY:	Author
START DATE:	09.18.23
SCALE:	1/4" = 1'-0"
PROJECT NO.	DRAWING NO.
038862	A-A400

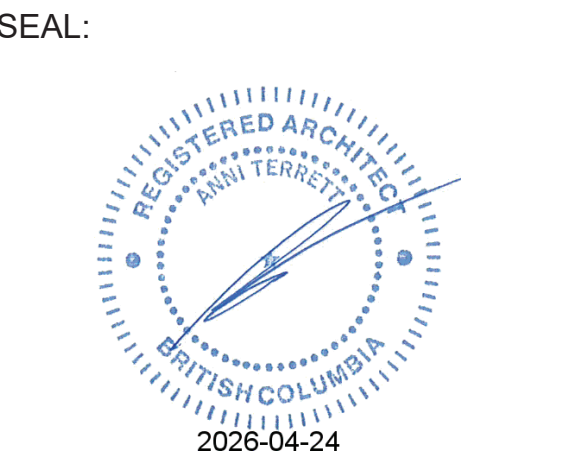
DP 2024 - 14



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ISSUE DATES:		ISSUED FOR:
1	04/30/24	ISSUED FOR DP
2	12/11/24	ISSUED FOR DP
3	FEB 21/25	RE-ISSUED FOR DP/REZONING
4	JAN 23/26	ISSUED FOR DP/REZONING
5	/23	
6	/23	
7	/23	
8	/23	

REVISION SCHEDULE		
NO	DATE	DESCRIPTION



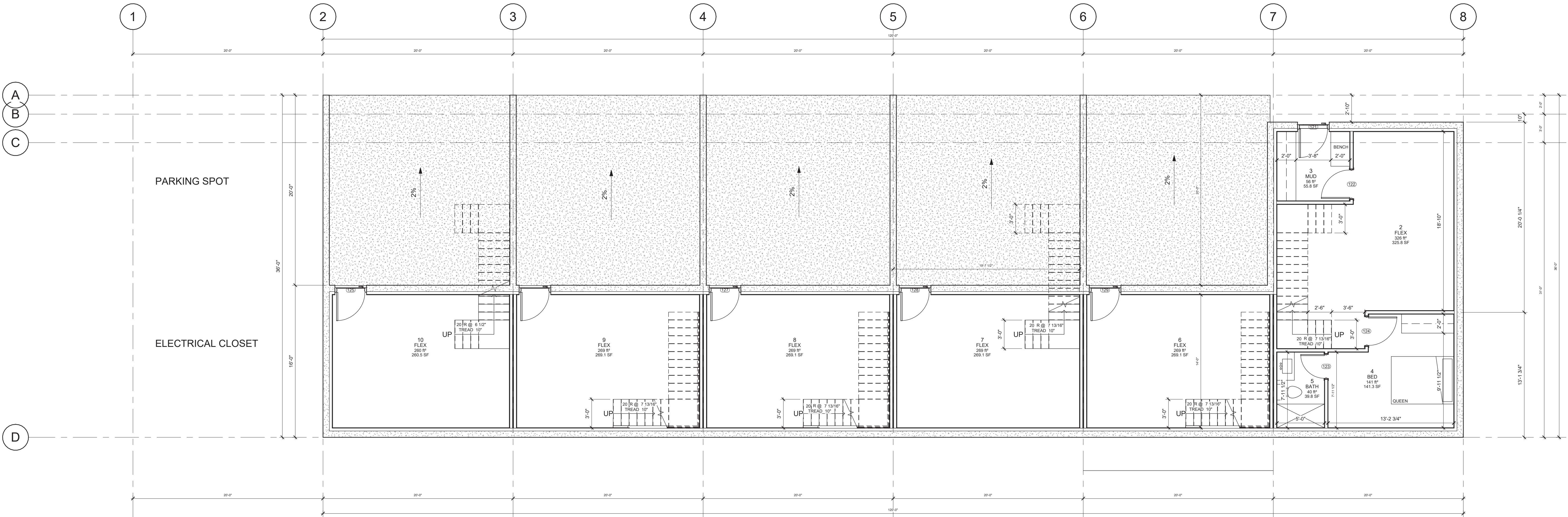
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PROJECT:
**3712
EDGEMONT
BLVD.**

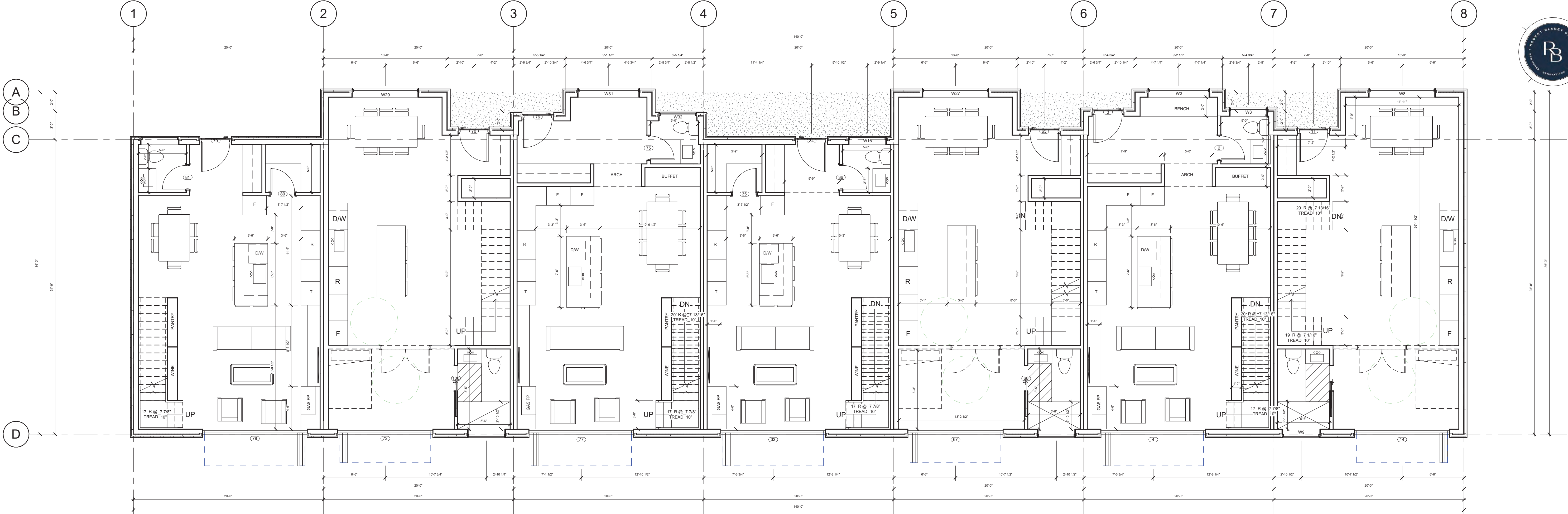
SHEET TITLE:
**BLDG B
BASEMENT
PLAN**

CHECKED BY:	ATA
DRAWN BY:	Author
START DATE:	09.18.23
SCALE:	3/16" = 1'-0"
PROJECT NO.	DRAWING NO.
038862	B-A201

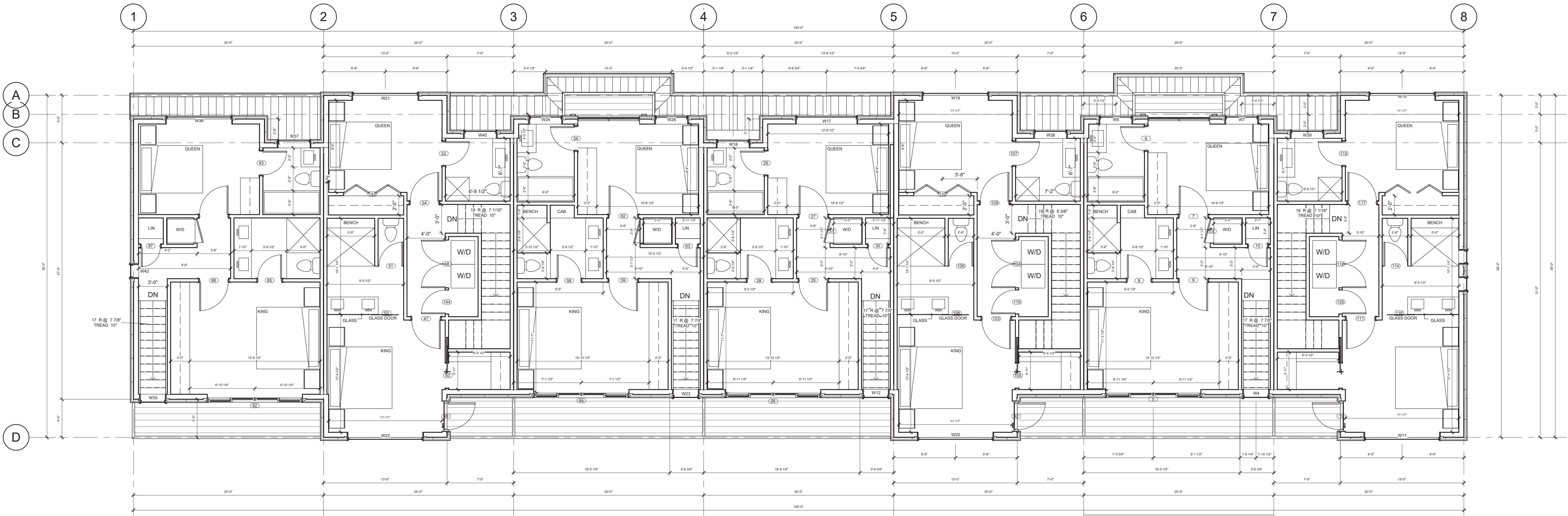
DP 20.24 - 15



1 BASEMENT
3/16" = 1'-0"



1 MAIN FLOOR
3/16" = 1'-0"



2 2ND FLOOR
3/16" = 1'-0"



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ISSUE DATES:		ISSUED FOR:
1	04/30/24	ISSUED FOR DP
2	12/11/24	ISSUED FOR DP
3	FEB 21/25	RE-ISSUED FOR DP/REZONING
4	JAN 23/26	ISSUED FOR DP/REZONING
5	/23	
6	/23	
7	/23	
8	/23	

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

SEAL:



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PROJECT:

**3712
EDGEMONT
BLVD.**

SHEET TITLE:

**BLDG B MAIN +
SECOND
FLOOR PLAN**

CHECKED BY:	ATA
DRAWN BY:	Author
START DATE:	09.18.23
SCALE:	3/16" = 1'-0"
PROJECT NO.	DRAWING NO.
038862	B-A202

DP 2024 - 16

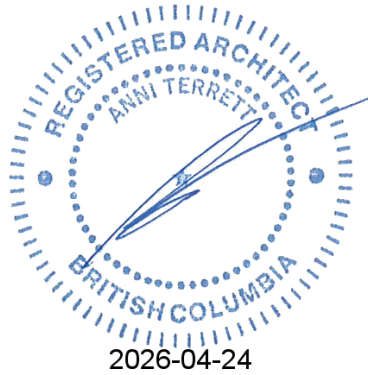
162

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ISSUE DATES:		ISSUED FOR:
1	04/30/24	ISSUED FOR DP
2	12/11/24	ISSUED FOR DP
3	FEB 21/25	RE-ISSUED FOR DP/REZONING
4	JAN 23/26	ISSUED FOR DP/REZONING
5	/23	
6	/23	
7	/23	
8	/23	

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

SEAL:



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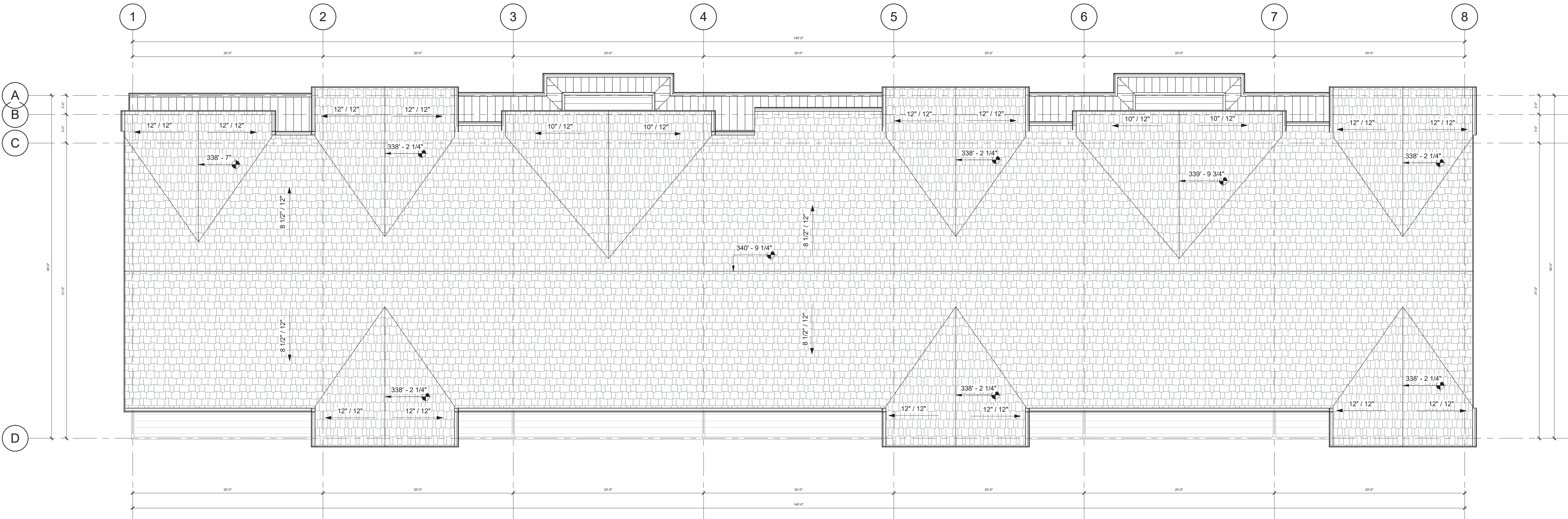
PROJECT:

**3712
EDGEMONT
BLVD.**

SHEET TITLE:

**BLDG B ROOF
PLAN**

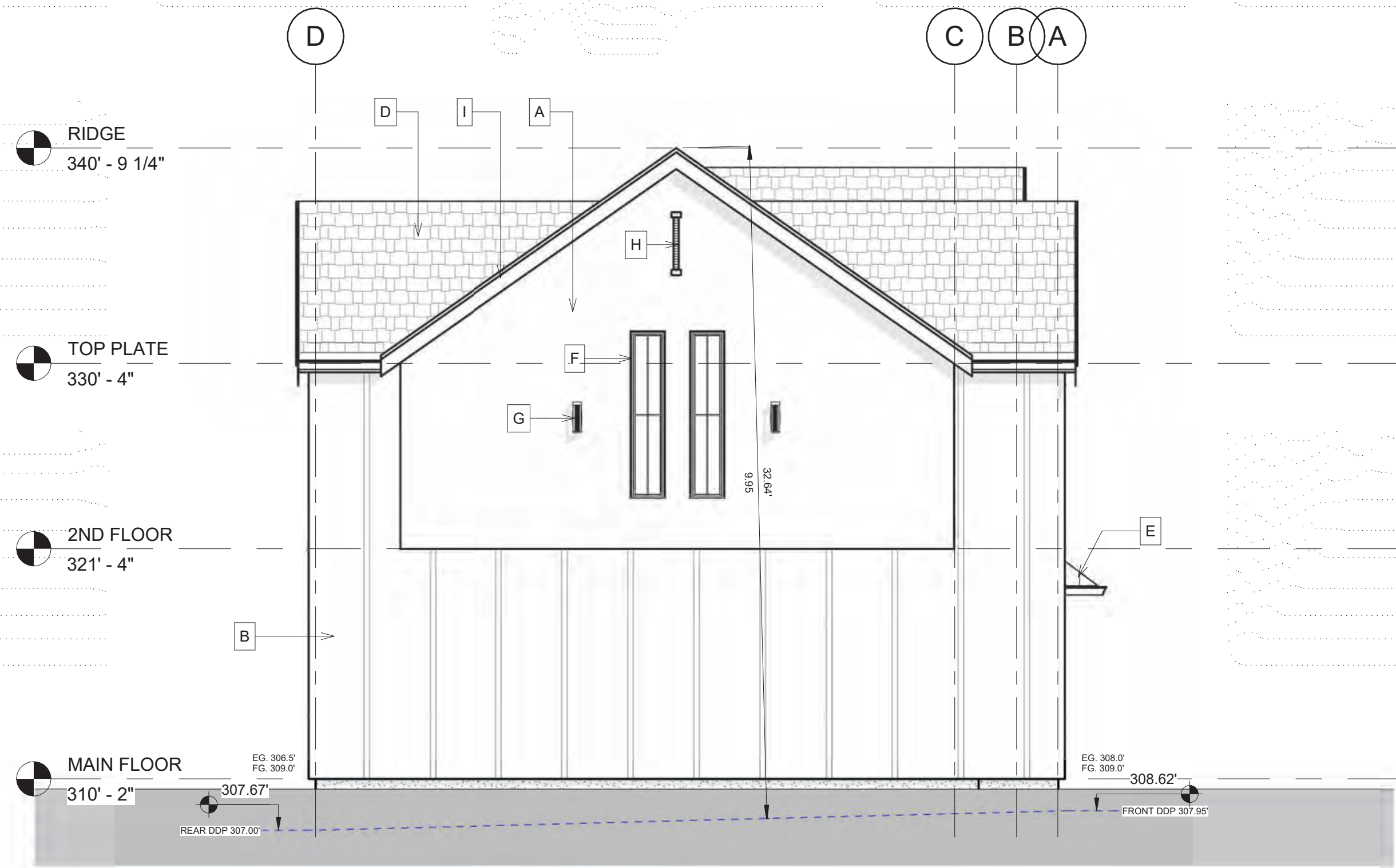
CHECKED BY:	ATA
DRAWN BY:	Author
START DATE:	09.18.23
SCALE:	3/16" = 1'-0"
PROJECT NO.	DRAWING NO.
038862	B-A203



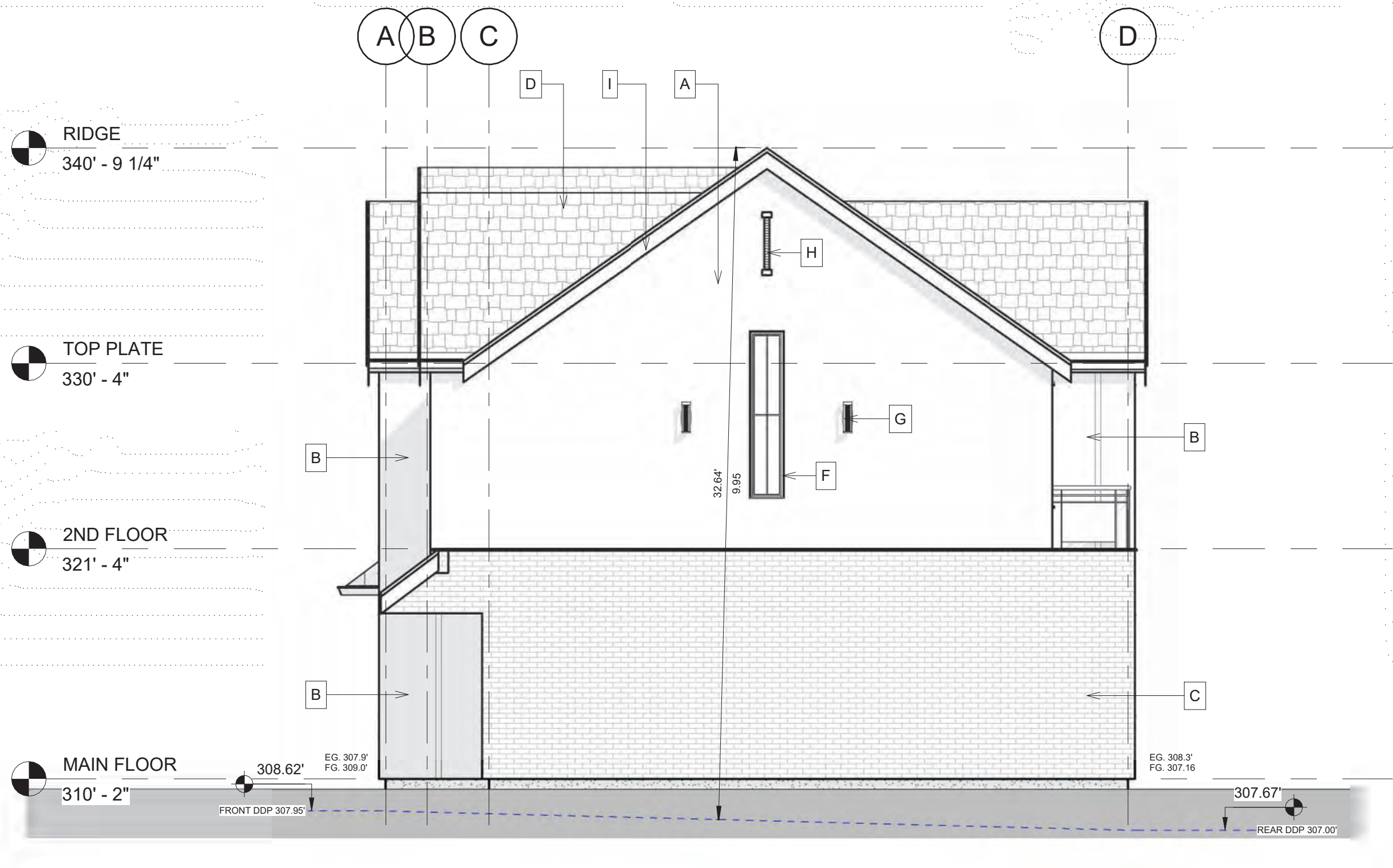
1 ROOF
3/16" = 1'-0"

DP 20.24 - 17

MATERIAL LEGEND	
STUCCO - BENJAMIN MOOORE DOVE WHITE	A
BOARD & BATTEN - WROUGHT IRON	B
BRICK - BENJAMIN MOOORE DOVE WHITE	C
ASPHALT SHINGLES (30 YR) - BLACK	D
STANDING SEAM METAL MATTE BLACK	E
WINDOWS - BLACK ALUMINUM	F
LIGHT FIXTURES - BLACK METAL	G
LOUVERS - BLACK CUSTOM METAL	H
2X10/2X2 STEPPED FASCIA - BLACK	I



2 East
3/16" = 1'-0"



3 West
3/16" = 1'-0"



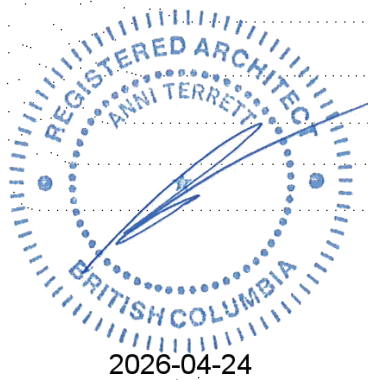
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ISSUE DATES:		ISSUED FOR:
1	04/30/24	ISSUED FOR DP
2	12/11/24	ISSUED FOR DP
3	FEB 21/25	RE-ISSUED FOR DP/REZONING
4	JAN 23/26	ISSUED FOR DP/REZONING
5	/23	
6	/23	
7	/23	
8	/23	

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

SEAL:



NOTES:
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PROJECT:
**3712
EDGEMONT
BLVD.**

SHEET TITLE:

**BLDG B
ELEVATIONS**

CHECKED BY:	ATA
DRAWN BY:	Author
START DATE:	09.18.23
SCALE:	3/16" = 1'-0"
PROJECT NO.	DRAWING NO.
038862	B-A300

DP 20.24 - 18



1 North
3/16" = 1'-0"

MATERIAL LEGEND	
STUCCO - BENJAMIN MOOORE DOVE WHITE	A
BOARD & BATTEN - WROUGHT IRON	B
BRICK - BENJAMIN MOOORE DOVE WHITE	C
ASPHALT SHINGLES (30 YR) - BLACK	D
STANDING SEAM METAL MATTE BLACK	E
WINDOWS - BLACK ALUMINUM	F
LIGHT FIXTURES - BLACK METAL	G
LOUVERS - BLACK CUSTOM METAL	H
2X10/2X2 STEPPED FASCIA - BLACK	I



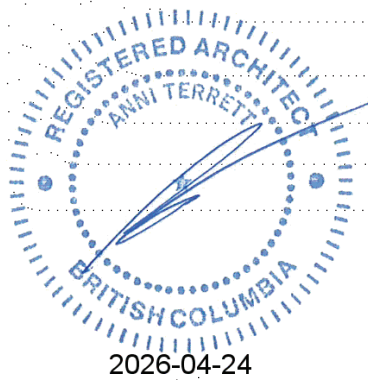
2 South
3/16" = 1'-0"

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ISSUE DATES:		ISSUED FOR:
1	04/30/24	ISSUED FOR DP
2	12/11/24	ISSUED FOR DP
3	FEB 21/25	RE-ISSUED FOR DP/REZONING
4	JAN 23/26	ISSUED FOR DP/REZONING
5	/23	
6	/23	
7	/23	
8	/23	

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

SEAL:



NOTES:
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PROJECT:
**3712
EDGEMONT
BLVD.**

SHEET TITLE:

**BLDG B
ELEVATIONS**

CHECKED BY:	ATA
DRAWN BY:	Author
START DATE:	09.18.23
SCALE:	3/16" = 1'-0"
PROJECT NO.	DRAWING NO.
038862	B-A301

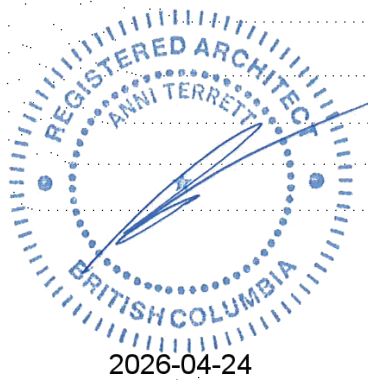
DP 20.24 - 19

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ISSUE DATES:		ISSUED FOR:
1	04/30/24	ISSUED FOR DP
2	12/11/24	ISSUED FOR DP
3	FEB 21/25	RE-ISSUED FOR DP/REZONING
4	JAN 23/26	ISSUED FOR DP/REZONING
5	/23	
6	/23	
7	/23	
8	/23	

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

SEAL:



NOTES:
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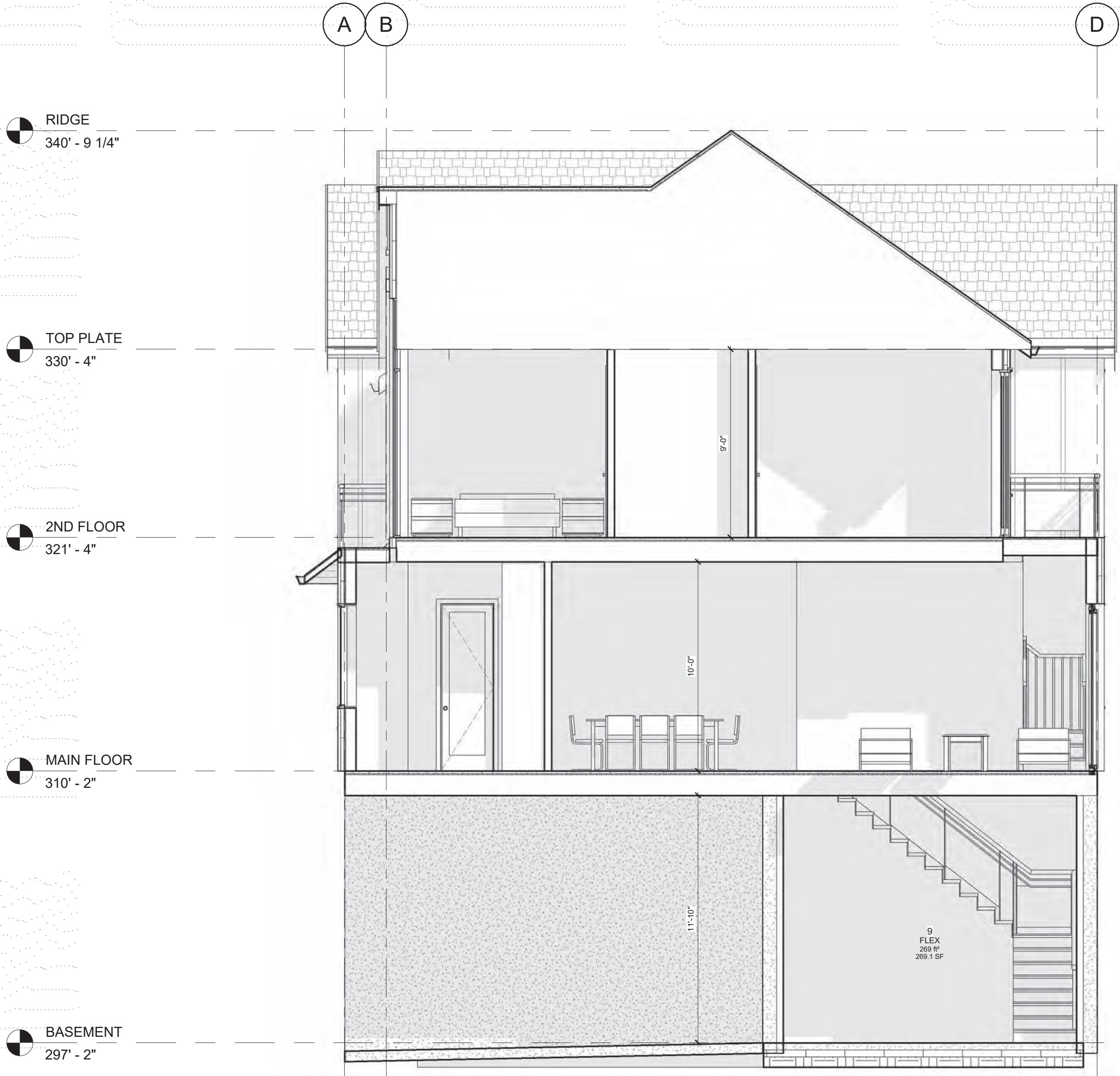
PROJECT:

**3712
EDGEMONT
BLVD.**

SHEET TITLE:

**BLDG B
SECTION**

CHECKED BY:	ATA
DRAWN BY:	Author
START DATE:	09.18.23
SCALE:	1/4" = 1'-0"
PROJECT NO.	DRAWING NO.
038862	B-A400



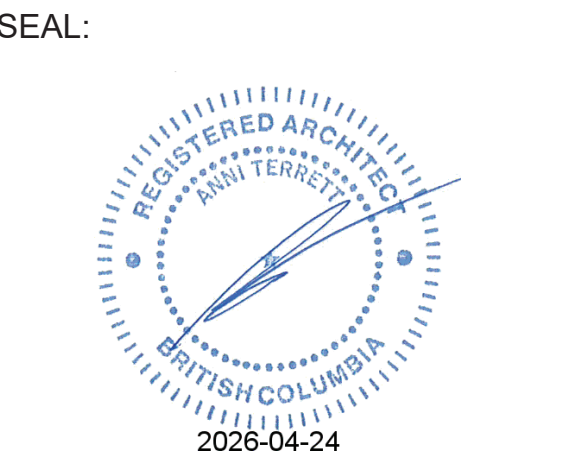
11 Section 1
1/4" = 1'-0"



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ISSUE DATES:		ISSUED FOR:
1	04/30/24	ISSUED FOR DP
2	12/11/24	ISSUED FOR DP
3	FEB 21/25	RE-ISSUED FOR DP/REZONING
4	JAN 23/26	ISSUED FOR DP/REZONING
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6	/23	
7	/23	
8	/23	

REVISION SCHEDULE		
NO	DATE	DESCRIPTION



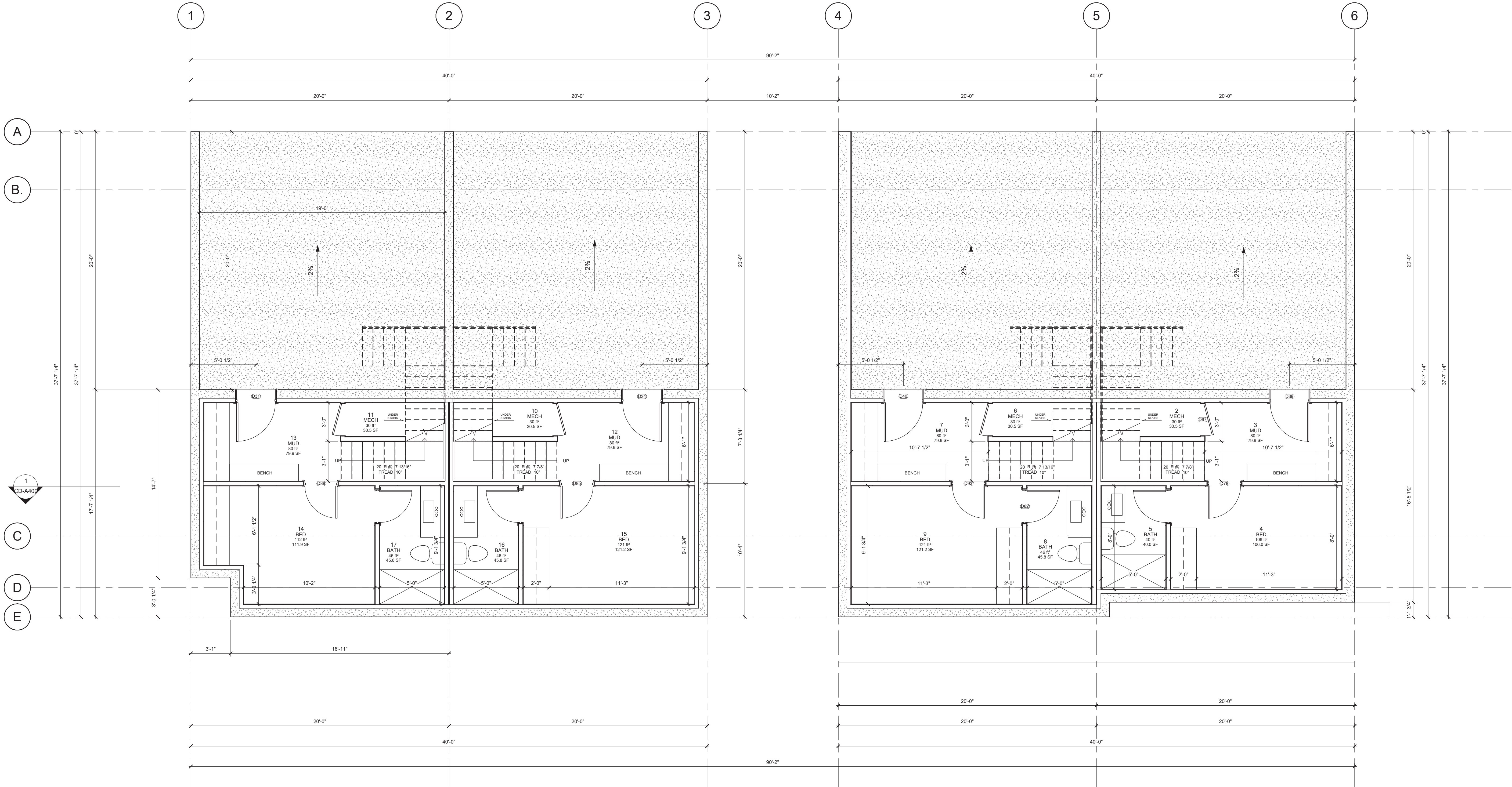
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PROJECT:
**3712
EDGEMONT
BLVD.**

SHEET TITLE:
**BLDGS C+D
BASEMENT
FLOOR PLAN**

CHECKED BY: ATA
DRAWN BY: Author
START DATE: 09.18.23
SCALE: 1/4" = 1'-0"
PROJECT NO. 038862
DRAWING NO. CD-A201

DP 20.24 - 21

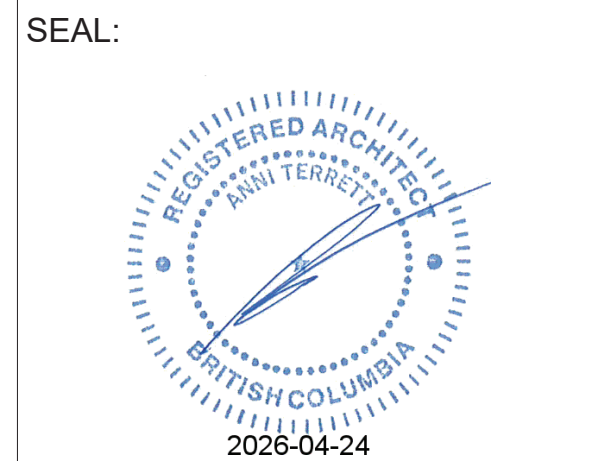




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ISSUE DATES:		ISSUED FOR:
1	04/30/24	ISSUED FOR DP
2	12/11/24	ISSUED FOR DP
3	FEB 21/25	RE-ISSUED FOR DP/REZONING
4	JAN 23/26	ISSUED FOR DP/REZONING
5	/23	
6	/23	
7	/23	
8	/23	

REVISION SCHEDULE		
NO	DATE	DESCRIPTION



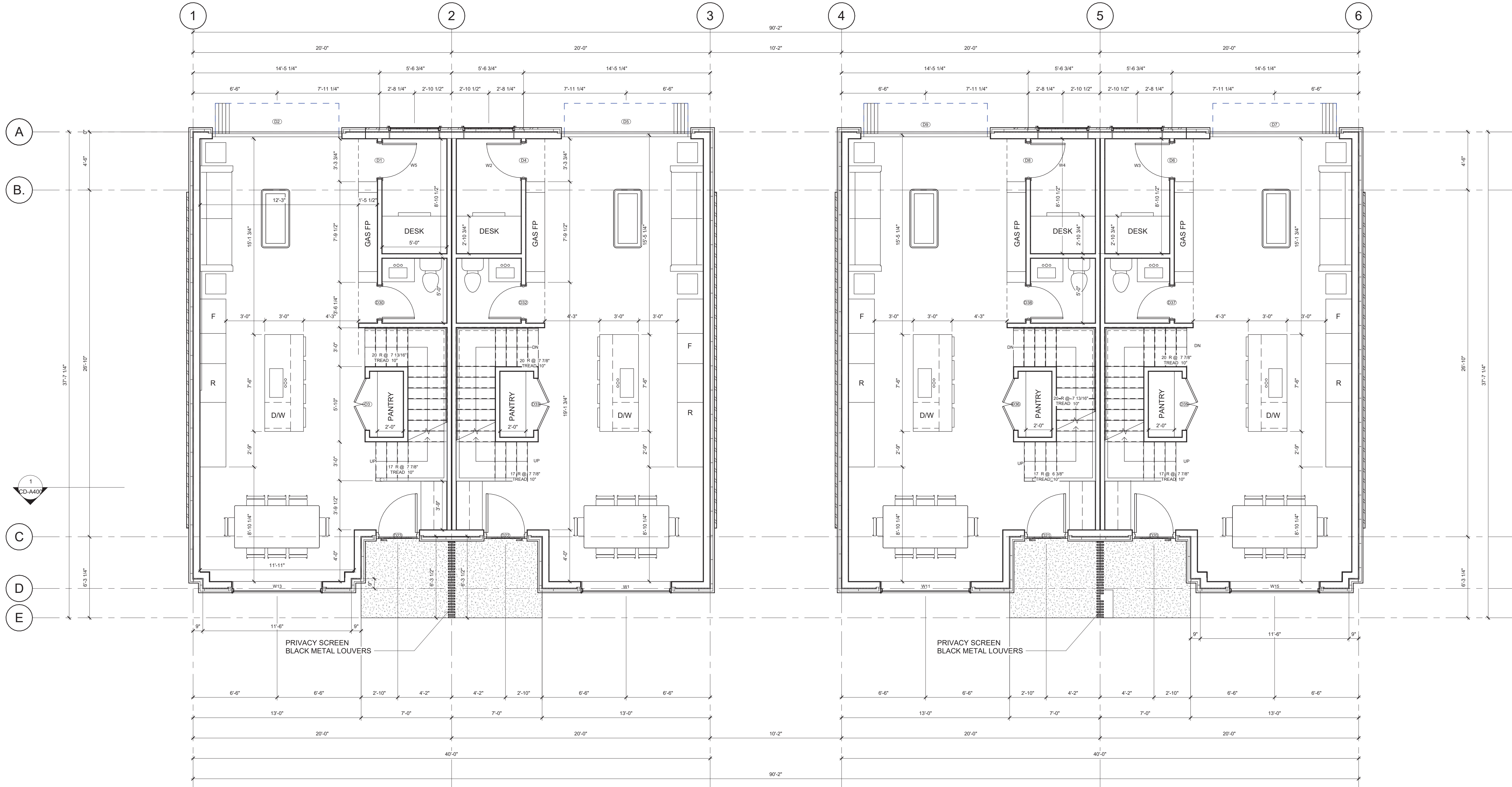
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PROJECT:
**3712
EDGEMONT
BLVD.**

SHEET TITLE:
**BLDGS C+D
MAIN FLOOR
PLAN**

CHECKED BY: ATA
DRAWN BY: Author
START DATE: 09.18.23
SCALE: 1/4" = 1'-0"
PROJECT NO. 038862
DRAWING NO. CD-A202

DP 20.24 - 22

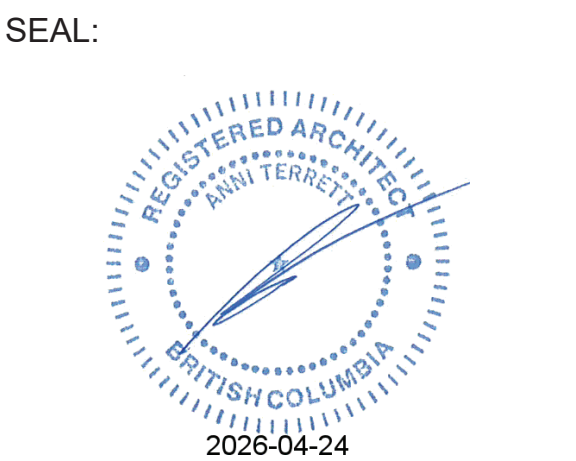




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ISSUE DATES:		ISSUED FOR:
1	04/30/24	ISSUED FOR DP
2	12/11/24	ISSUED FOR DP
3	FEB 21/25	RE-ISSUED FOR DP/REZONING
4	JAN 23/26	ISSUED FOR DP/REZONING
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6	/23	
7	/23	
8	/23	

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

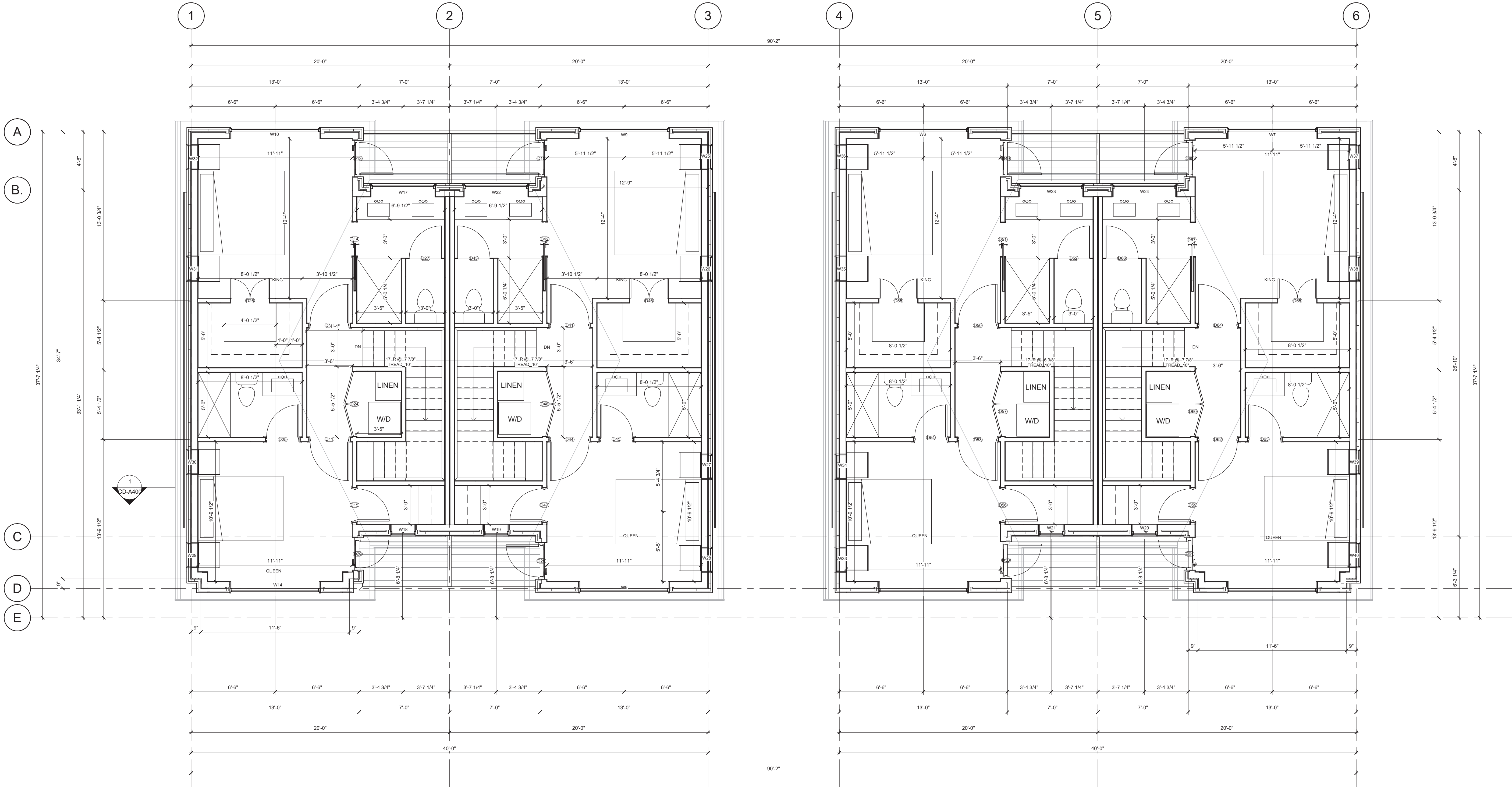


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PROJECT:
**3712
EDGEMONT
BLVD.**

SHEET TITLE:
**BLDGS C+D
SECOND
FLOOR PLAN**

CHECKED BY:	ATA
DRAWN BY:	Author
START DATE:	09.18.23
SCALE:	1/4" = 1'-0"
PROJECT NO.	DRAWING NO.
038862	CD-A203





NOTE: ALL O.H 6" FROM CLADDING

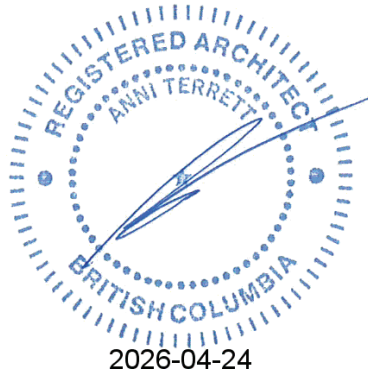
ATA
ATA ARCHITECTURAL DESIGN LTD
731 Donegal Place
North Vancouver, BC V7N 2X6
Tel: (604) 736-3730
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ISSUE DATES:		ISSUED FOR:
1	04/30/24	ISSUED FOR DP
2	12/11/24	ISSUED FOR DP
3	FEB 21/25	RE-ISSUED FOR DP/REZONING
4	JAN 23/26	ISSUED FOR DP/REZONING
5	/23	
6	/23	
7	/23	
8	/23	

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

SEAL:



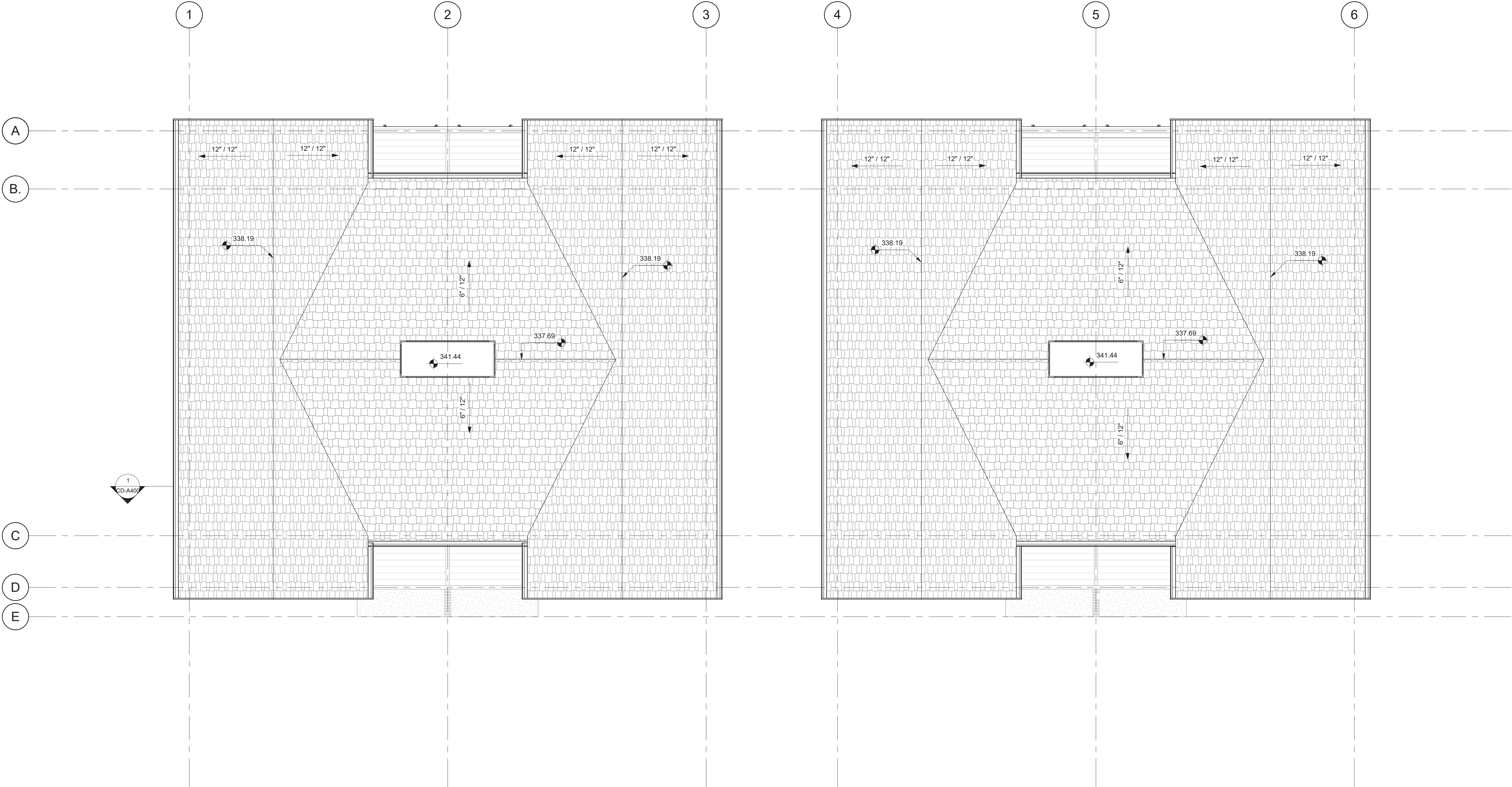
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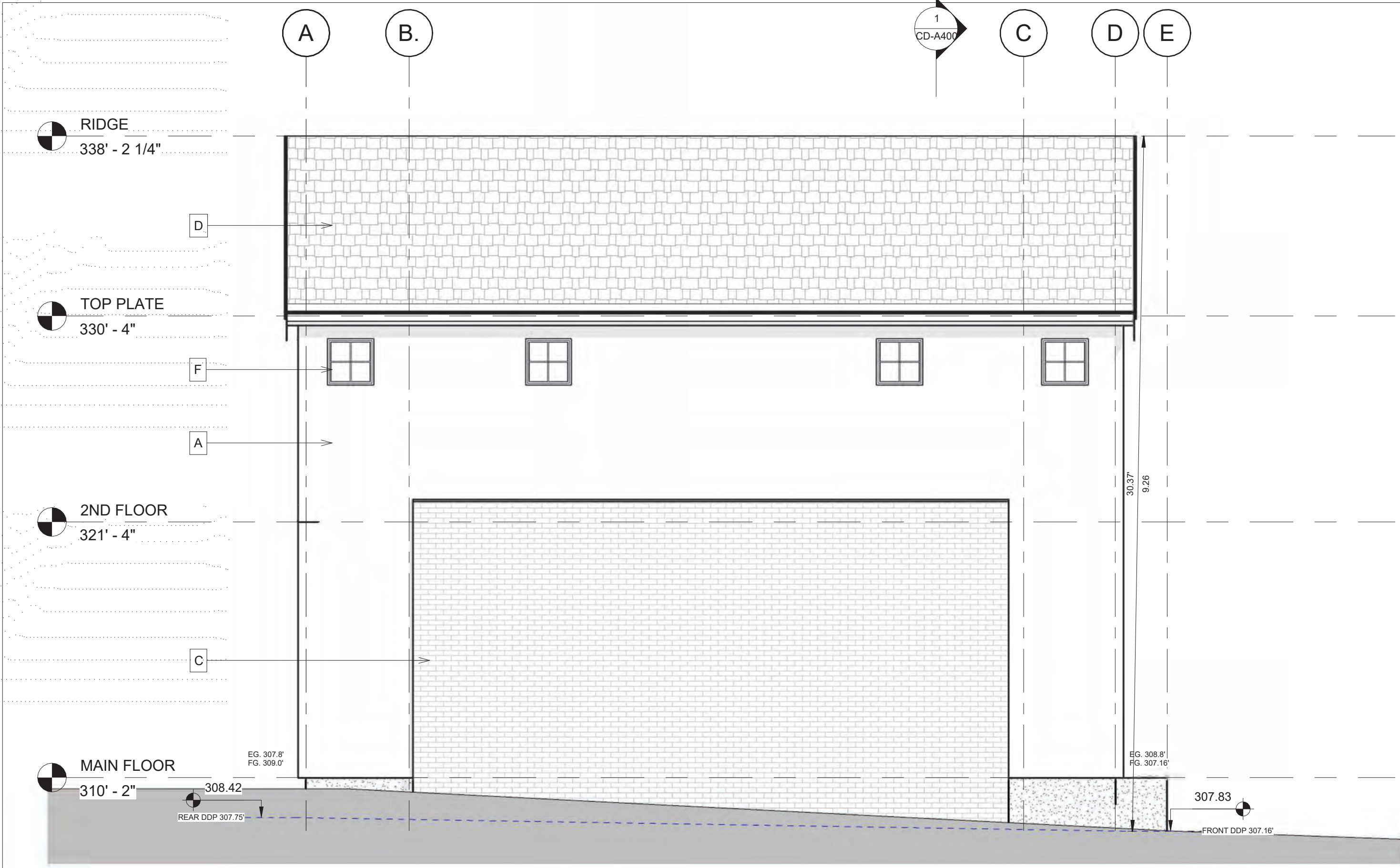
PROJECT:
**3712
EDGEMONT
BLVD.**

SHEET TITLE:
**BLDGS C+D
ROOF PLAN**

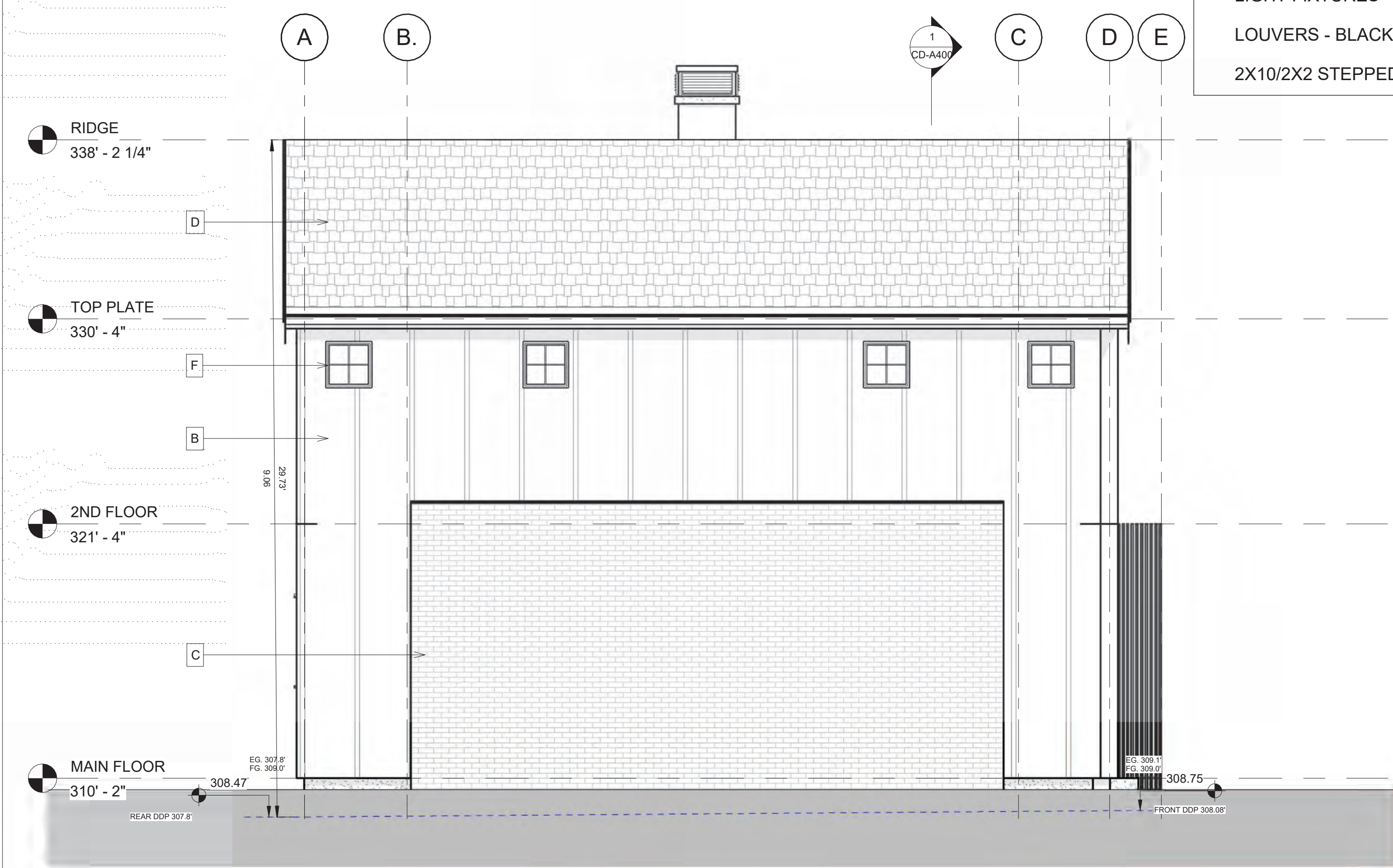
CHECKED BY:	ATA
DRAWN BY:	Author
START DATE:	09.18.23
SCALE:	1/4" = 1'-0"
PROJECT NO.	DRAWING NO.
038862	CD-A204

DP 20.24 - 24



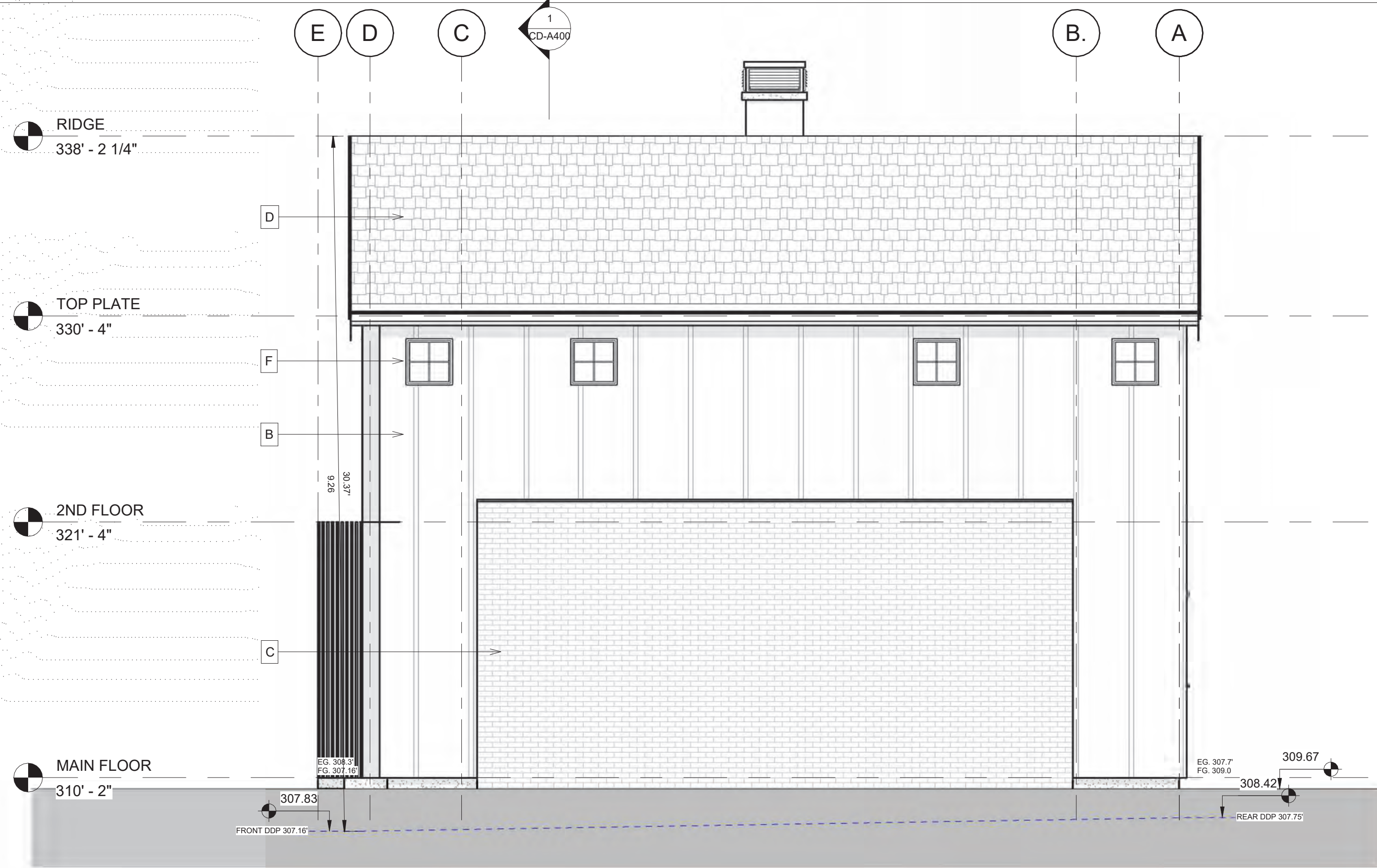


3 BLDG C West
1/4" = 1'-0"

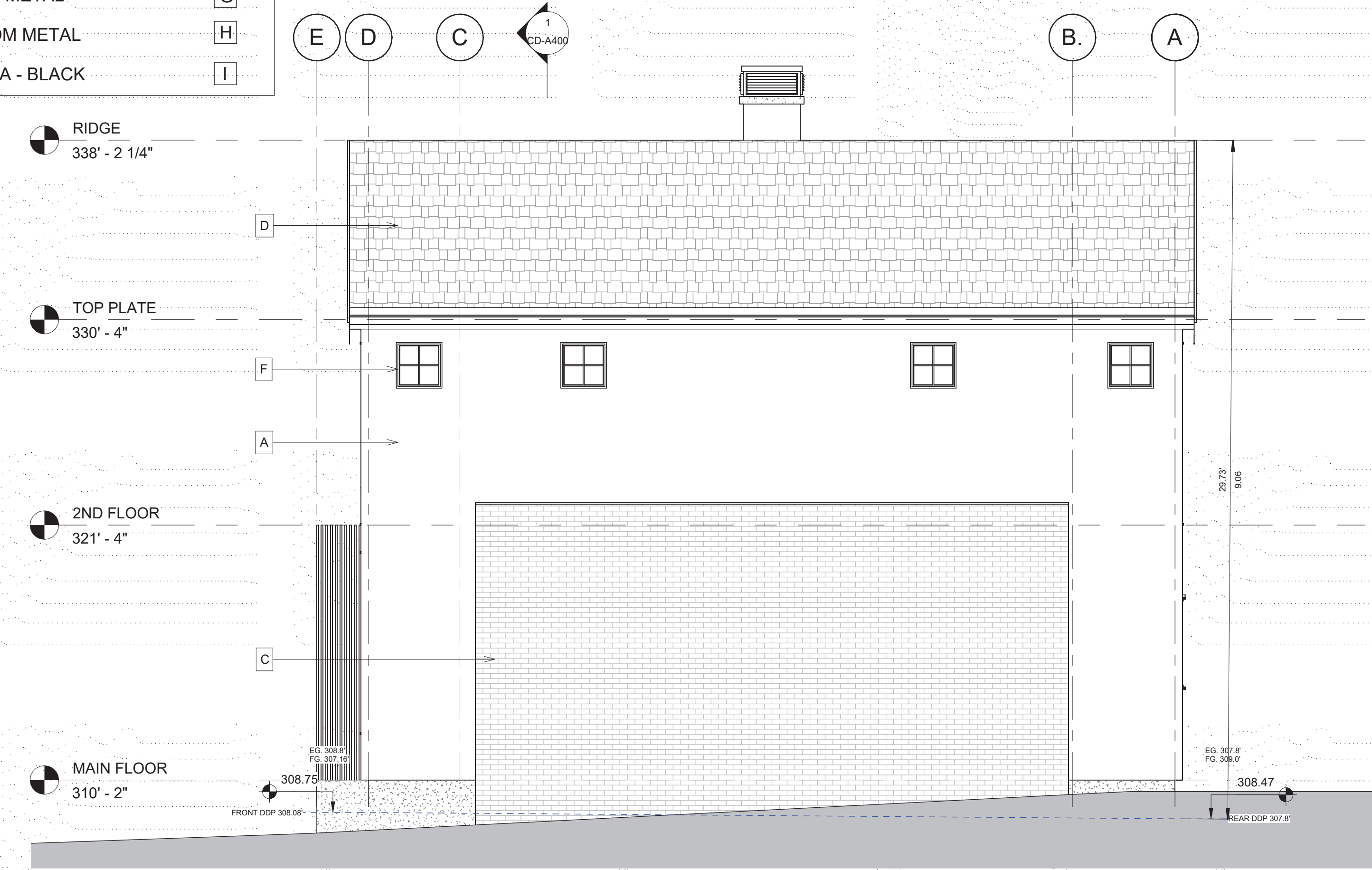


2 BLDG D West
1/4" = 1'-0"

MATERIAL LEGEND	
STUCCO - BENJAMIN MOORE DOVE WHITE	A
BOARD & BATTEN - WROUGHT IRON	B
BRICK - BENJAMIN MOORE DOVE WHITE	C
ASPHALT SHINGLES (30 YR) - BLACK	D
STANDING SEAM METAL MATTE BLACK	E
WINDOWS - BLACK ALUMINUM	F
LIGHT FIXTURES - BLACK METAL	G
LOUVERS - BLACK CUSTOM METAL	H
2X10/2X2 STEPPED FASCIA - BLACK	I



1 BLDG C East
1/4" = 1'-0"

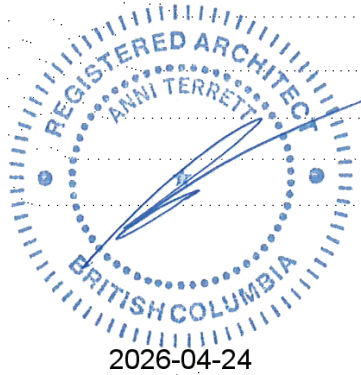


4 BLDG D East
1/4" = 1'-0"

ISSUE DATES:		ISSUED FOR:
1	04/30/24	ISSUED FOR DP
2	12/11/24	ISSUED FOR DP
3	FEB 21/25	RE-ISSUED FOR DP/REZONING
4	JAN 23/26	ISSUED FOR DP/REZONING
5	/23	
6	/23	
7	/23	
8	/23	

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

SEAL:



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PROJECT:

3712
EDGEMONT
BLVD.

SHEET TITLE:

BLDGS C+D
ELEVATIONS

CHECKED BY:	ATA
DRAWN BY:	Author
START DATE:	09.18.23
SCALE:	1/4" = 1'-0"
PROJECT NO.	DRAWING NO.
038862	CD-A3002

DP 20.24 - 25



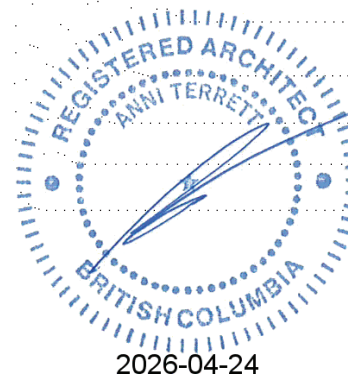
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ISSUE DATES:		ISSUED FOR:
1	04/30/24	ISSUED FOR DP
2	12/11/24	ISSUED FOR DP
3	FEB 21/25	RE-ISSUED FOR DP/REZONING
4	JAN 23/26	ISSUED FOR DP/REZONING
5	/23	
6	/23	
7	/23	
8	/23	

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

MATERIAL LEGEND	
STUCCO - BENJAMIN MOOORE DOVE WHITE	A
BOARD & BATTEN - WROUGHT IRON	B
BRICK - BENJAMIN MOOORE DOVE WHITE	C
ASPHALT SHINGLES (30 YR) - BLACK	D
STANDING SEAM METAL MATTE BLACK	E
WINDOWS - BLACK ALUMINUM	F
LIGHT FIXTURES - BLACK METAL	G
LOUVERS - BLACK CUSTOM METAL	H
2X10/2X2 STEPPED FASCIA - BLACK	I

SEAL



NOTE

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PROJECT:

3712
EDGEMONT
BLVD.

SHEET TITLE:

BLDGS C+D ELEVATIONS

CHECKED BY: AT:

DRAWN BY: _____ Auth _____

START DATE: 09.18.2011

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

PROJECT NO.	DRAWING NO.
-------------	-------------

038862 CD-A30

DP 20.24 - 26



2 South
1/4" = 1'-0"

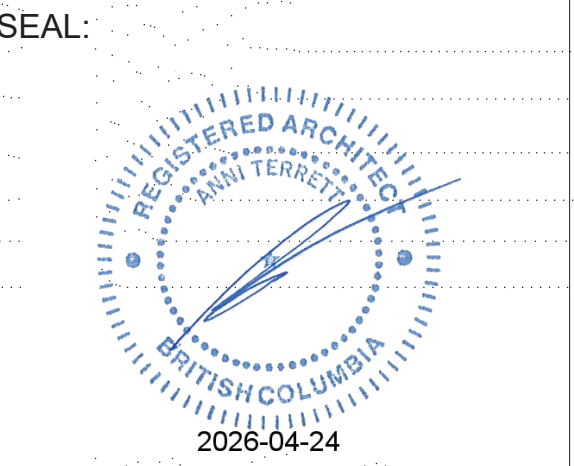


1 North
1/4" = 1'-0"

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5	/23	
6	/23	
7	/23	
8	/23	

REVISION SCHEDULE		
NO	DATE	DESCRIPTION



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PROJECT:

**3712
EDGEMONT
BLVD.**

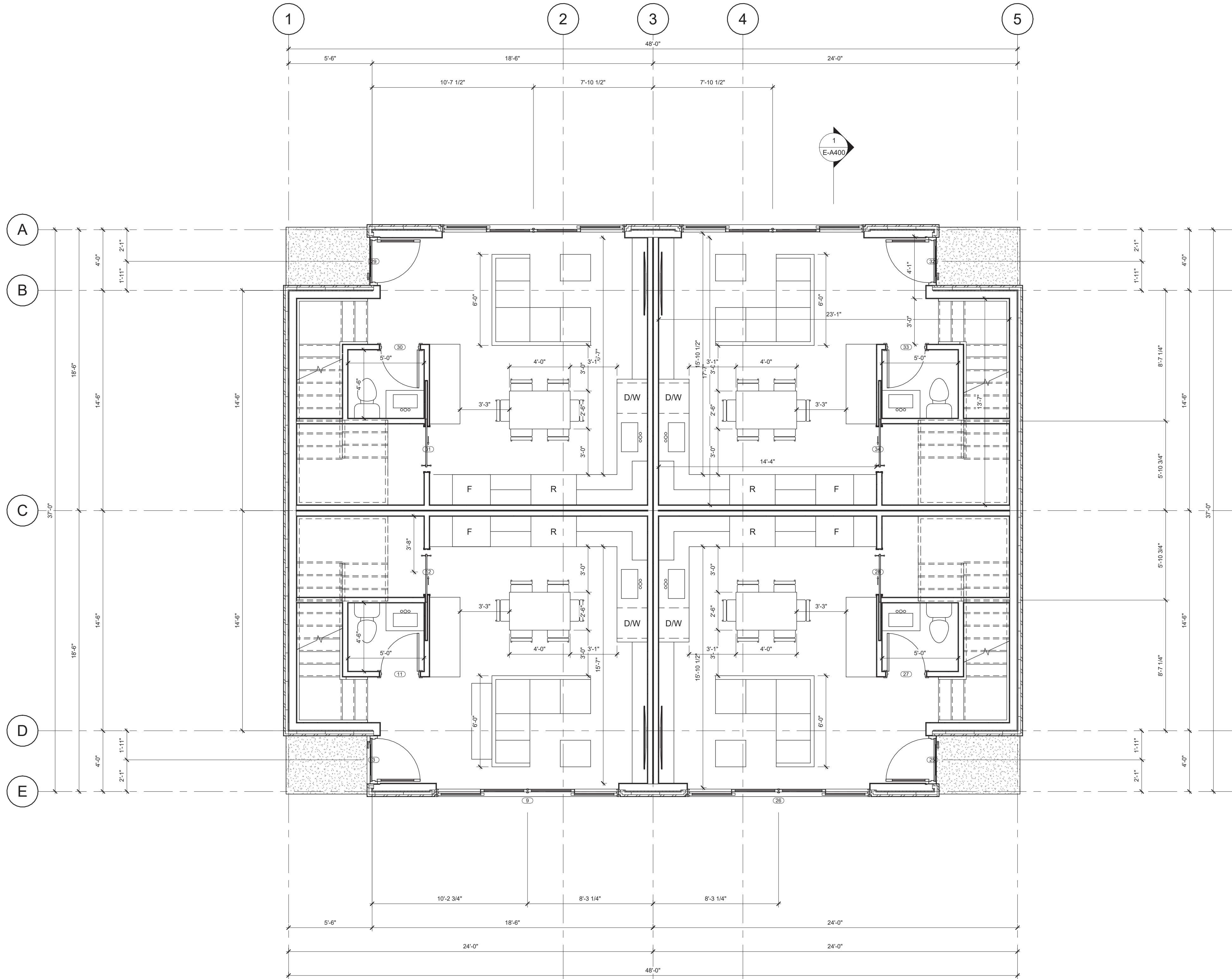
SHEET TITLE:

**BLDGS C+D
SECTION**

CHECKED BY:	ATA
DRAWN BY:	Author
START DATE:	09.18.23
SCALE:	1/4" = 1'-0"
PROJECT NO.	DRAWING NO.
038862	CD-A4000



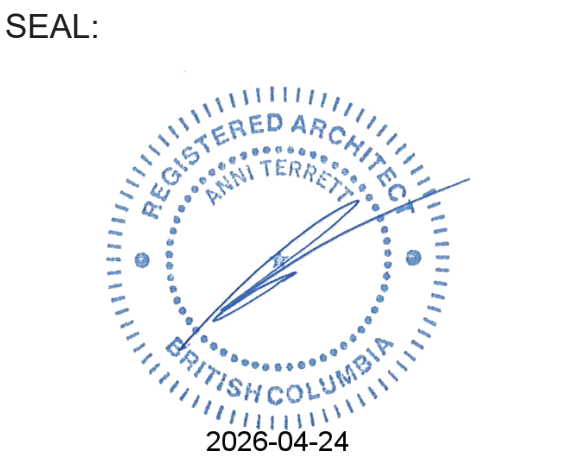
1 Section 1
1/4" = 1'-0"



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2	12/11/24	ISSUED FOR DP
3	FEB 21 /25	RE-ISSUED FOR DP/REZONING
4	JAN 23 /26	RE-ISSUED FOR DP/REZONING
5	/23	
6	/23	
7	/23	
8	/23	

REVISION SCHEDULE		
NO	DATE	DESCRIPTION



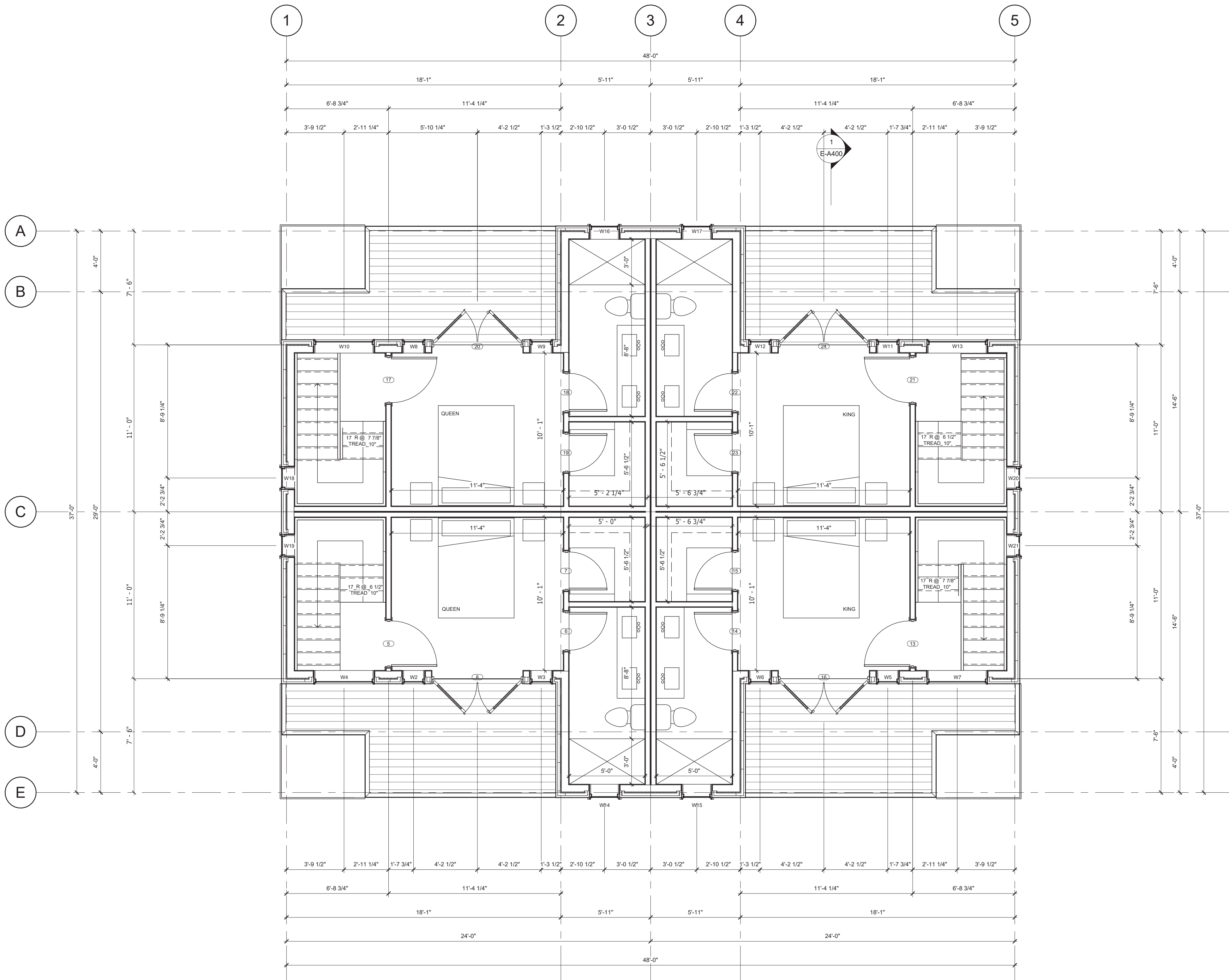
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PROJECT:
**3712
EDGEMONT
BLVD.**

SHEET TITLE:
**BLDG E MAIN
FLOOR PLAN**

CHECKED BY:	ATA
DRAWN BY:	Author
START DATE:	09.18.23
SCALE:	1/4" = 1'-0"
PROJECT NO.	DRAWING NO.
038862	E-A201

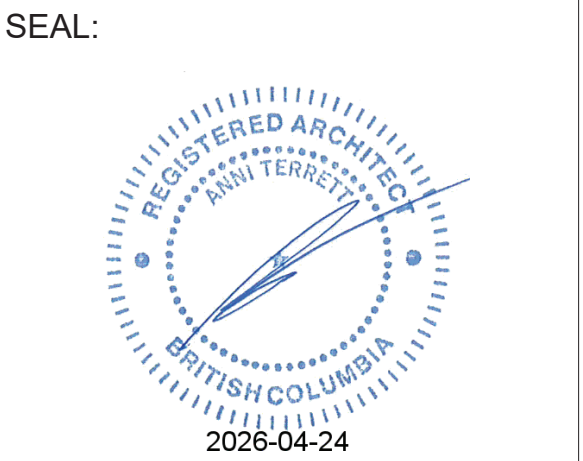
DP 20.24 - 28



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ISSUE DATES:		ISSUED FOR:
1	04/30/23	ISSUED FOR DP
2	12/11/24	ISSUED FOR DP
3	FEB 21 /25	RE-ISSUED FOR DP/REZONING
4	JAN 23 /26	RE-ISSUED FOR DP/REZONING
5	/23	
6	/23	
7	/23	
8	/23	

REVISION SCHEDULE		
NO	DATE	DESCRIPTION



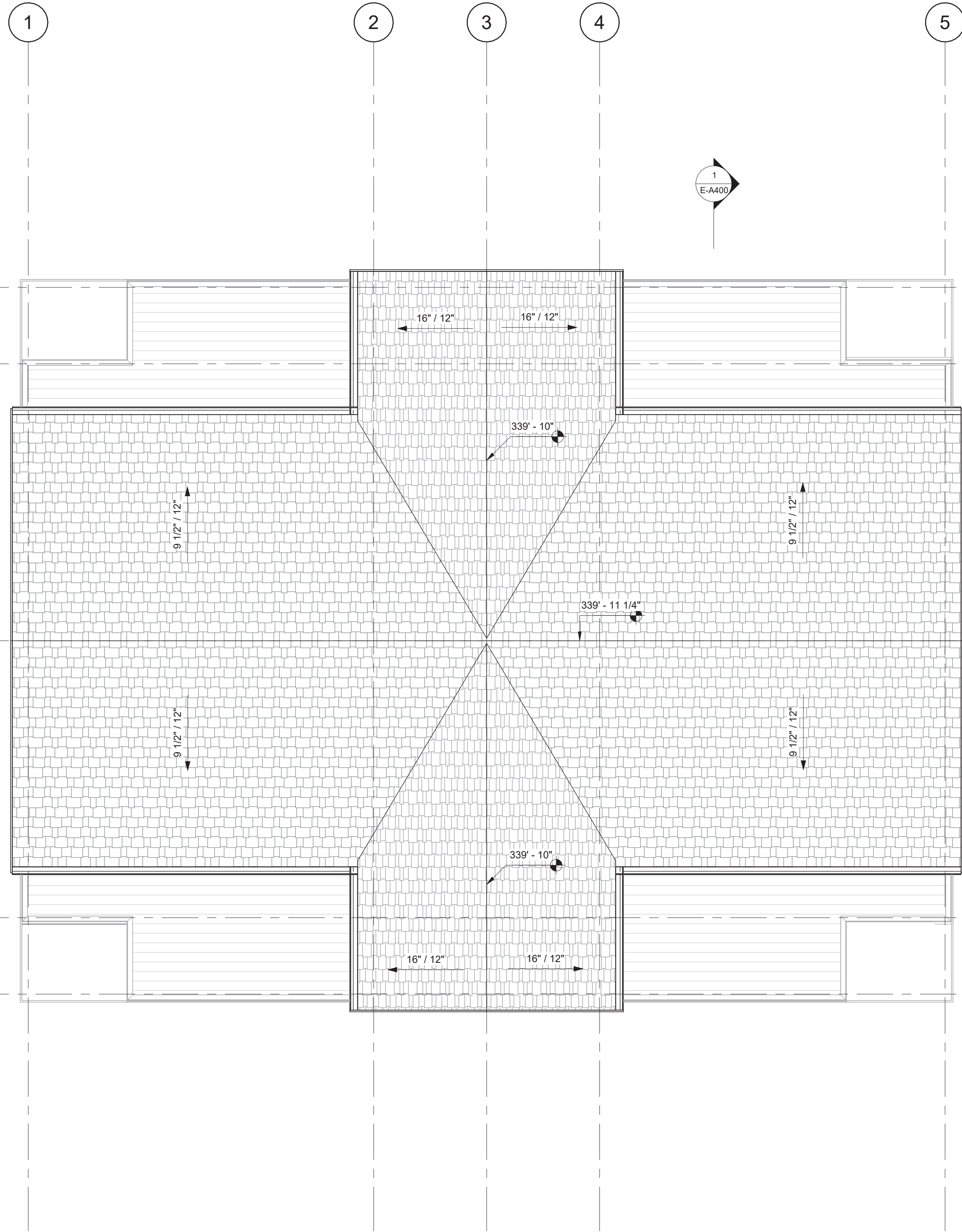
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PROJECT:
**3712
EDGEMONT
BLVD.**

SHEET TITLE:
**BLDG E
SECOND
FLOOR PLAN**

CHECKED BY:	ATA
DRAWN BY:	Author
START DATE:	09.18.23
SCALE:	1/4" = 1'-0"
PROJECT NO.	DRAWING NO.
038862	E-A202

DP 20.24 - 29



CHECKED BY:	ATA
DRAWN BY:	Author
START DATE:	09.18.23
SCALE:	1/4" = 1'-0"
PROJECT NO.	DRAWING NO.
038862	E-A203

DP 20.24 - 30



1 North
1/4" = 1'-0"



2 South
1/4" = 1'-0"

MATERIAL LEGEND		
STUCCO - BENJAMIN MOOORE DOVE WHITE	A	
BOARD & BATTEN - WROUGHT IRON	B	
BRICK - BENJAMIN MOOORE DOVE WHITE	C	
ASPHALT SHINGLES (30 YR) - BLACK	D	
STANDING SEAM METAL MATTE BLACK	E	
WINDOWS - BLACK ALUMINUM	F	
LIGHT FIXTURES - BLACK METAL	G	
LOUVERS - BLACK CUSTOM METAL	H	
2X10/2X2 STEPPED FASCIA - BLACK	I	

ATA ARCHITECTURAL DESIGN LTD

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North Vancouver, BC V7N 2X6
Tel: (604) 736-3730
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ISSUE DATES:		ISSUED FOR:
1	04/30/23	ISSUED FOR DP
2	12/11/24	ISSUED FOR DP
3	FEB 21/25	RE-ISSUED FOR DP/REZONING
4	JAN 23/26	RE-ISSUED FOR DP/REZONING
5	/23	
6	/23	
7	/23	
8	/23	

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

SEAL:

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PROJECT:
**3712
EDGEMONT
BLVD.**

SHEET TITLE:
**BLDG E
ELEVATIONS**

CHECKED BY:	ATA
DRAWN BY:	Author
START DATE:	09.18.23
SCALE:	1/4" = 1'-0"
PROJECT NO.	DRAWING NO.
038862	E-A300

DP 20.24 - 31



1 East
1/4" = 1'-0"



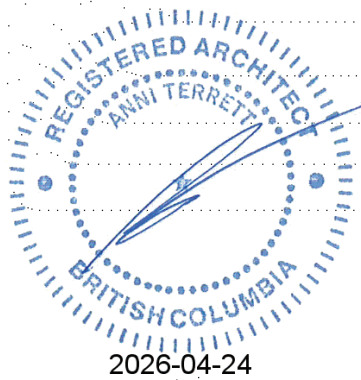
2 West
1/4" = 1'-0"

MATERIAL LEGEND		
STUCCO - BENJAMIN MOORE DOVE WHITE	A	
BOARD & BATTEN - WROUGHT IRON	B	
BRICK - BENJAMIN MOORE DOVE WHITE	C	
ASPHALT SHINGLES (30 YR) - BLACK	D	
STANDING SEAM METAL MATTE BLACK	E	
WINDOWS - BLACK ALUMINUM	F	
LIGHT FIXTURES - BLACK METAL	G	
LOUVERS - BLACK CUSTOM METAL	H	
2X10/2X2 STEPPED FASCIA - BLACK	I	

ISSUE DATES:		ISSUED FOR:
1	04/30/23	ISSUED FOR DP
2	12/11/24	ISSUED FOR DP
3	FEB 21/25	RE-ISSUED FOR DP/REZONING
4	JAN 23/26	RE-ISSUED FOR DP/REZONING
5	/23	
6	/23	
7	/23	
8	/23	

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

SEAL:



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PROJECT:
**3712
EDGEMONT
BLVD.**

SHEET TITLE:

**BLDG E
ELEVATIONS**

CHECKED BY: ATA
DRAWN BY: Author
START DATE: 09.18.23
SCALE: 1/4" = 1'-0"
PROJECT NO. DRAWING NO.
038862 E-A301

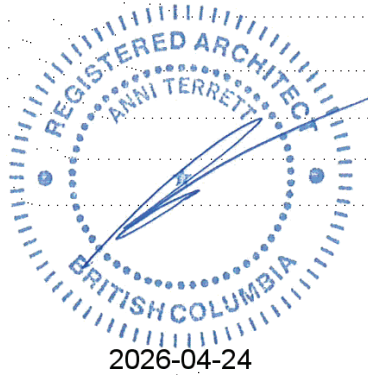
DP 20.24 - 32

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ISSUE DATES:		ISSUED FOR:
1	04/30/23	ISSUED FOR DP
2	12/11/24	ISSUED FOR DP
3	FEB 21 /25	RE-ISSUED FOR DP/REZONING
4	JAN 23 /26	RE-ISSUED FOR DP/REZONING
5	/23	
6	/23	
7	/23	
8	/23	

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

SEAL:



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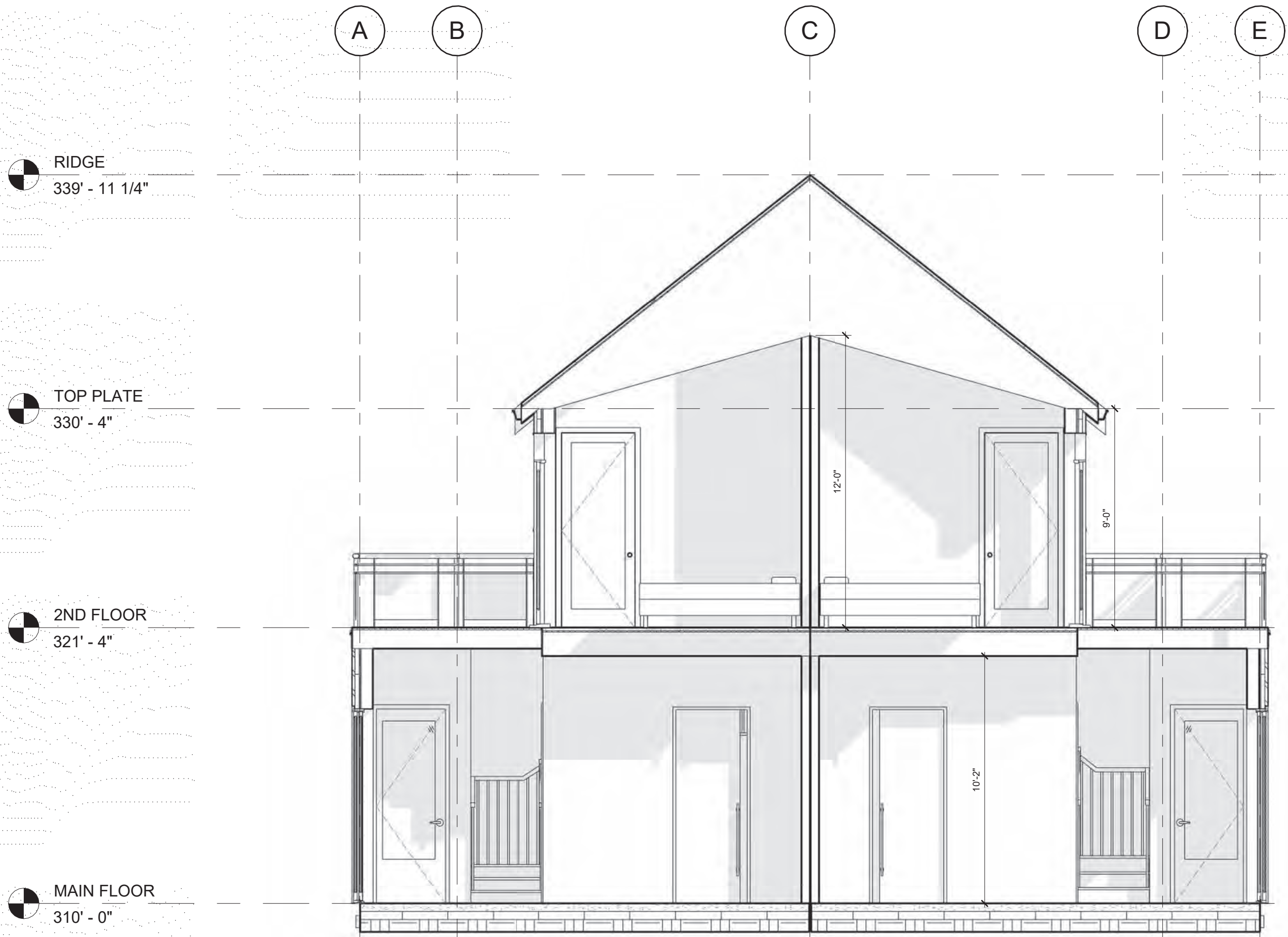
PROJECT:

3712
EDGEMONT
BLVD.

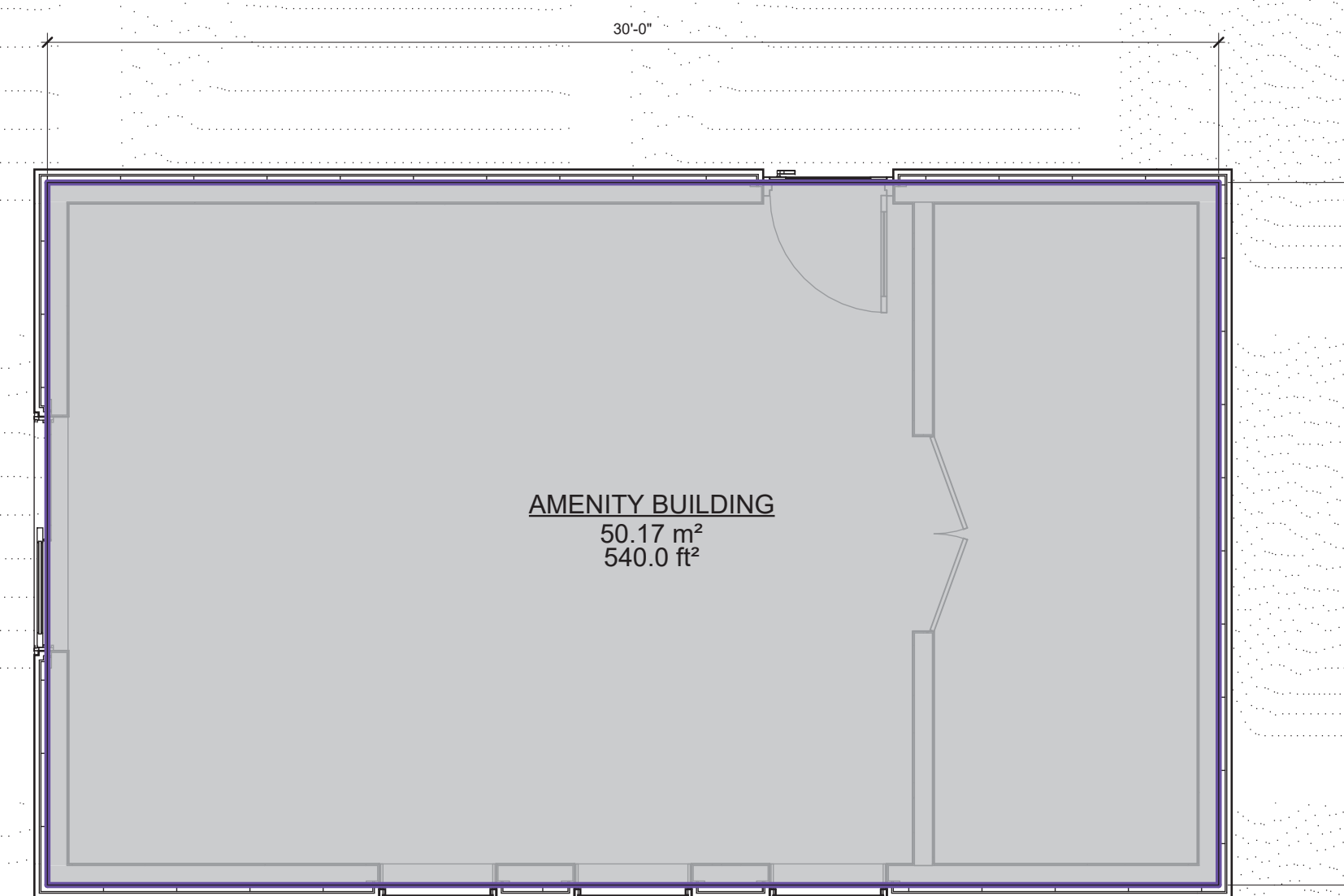
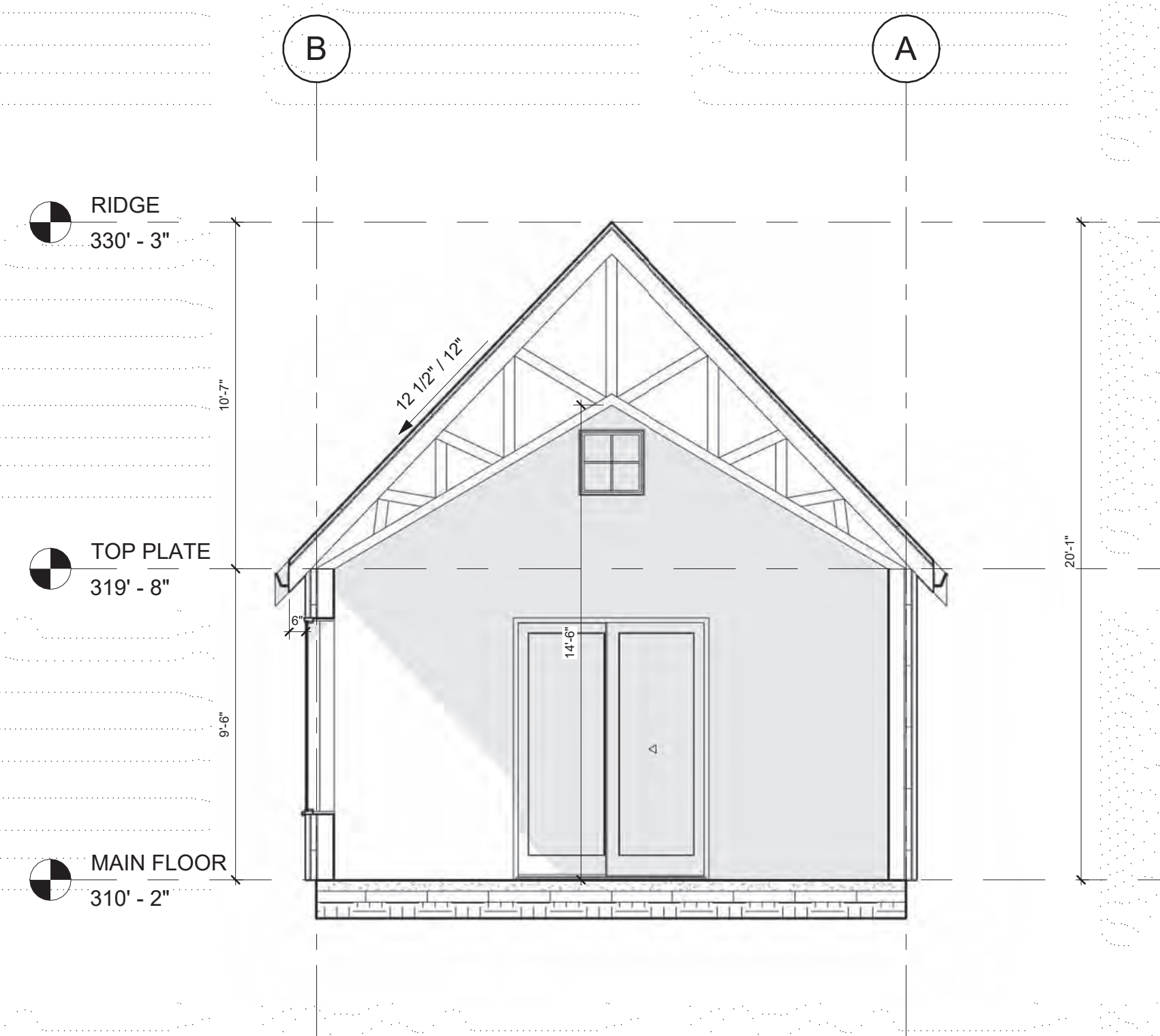
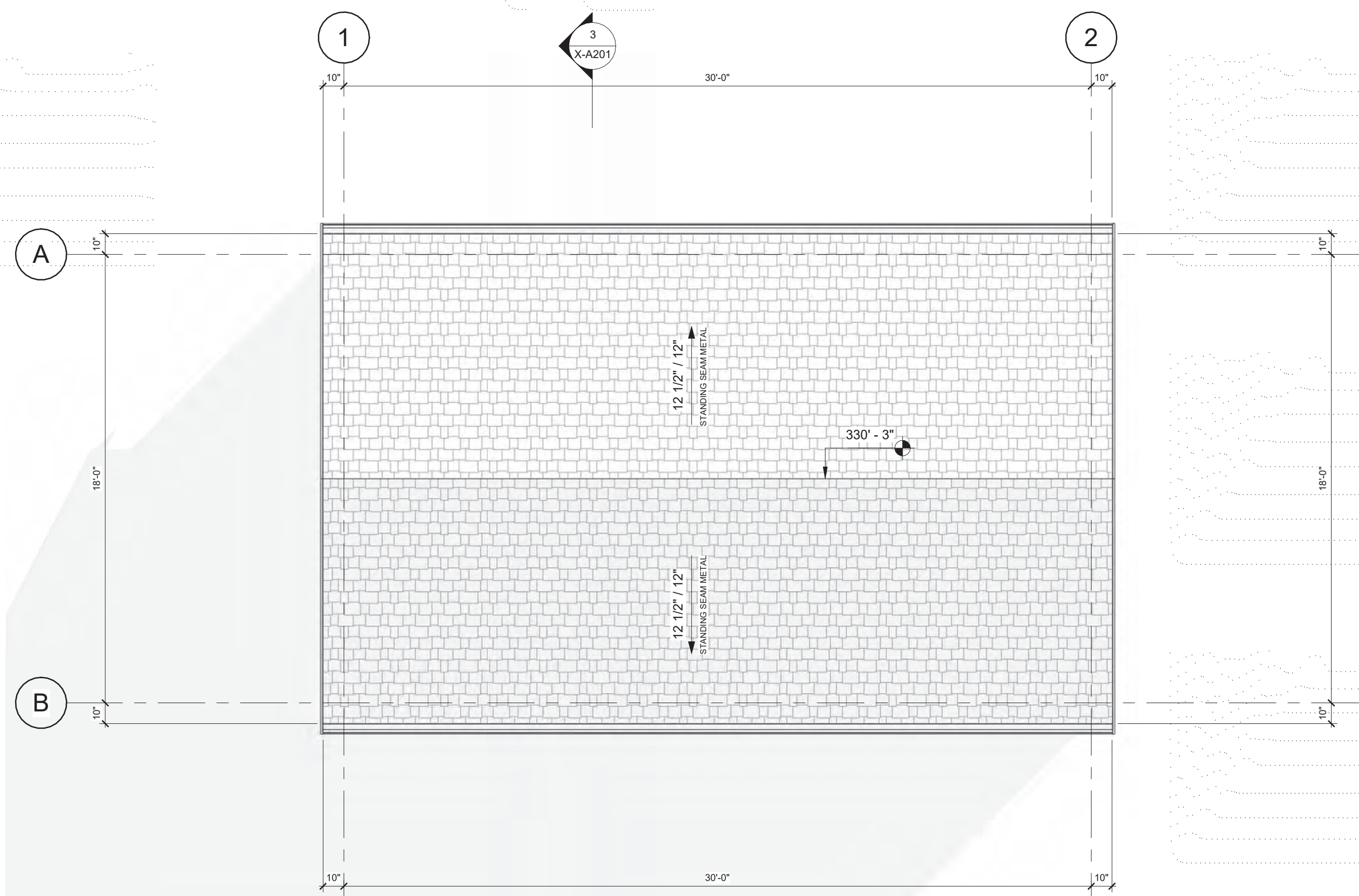
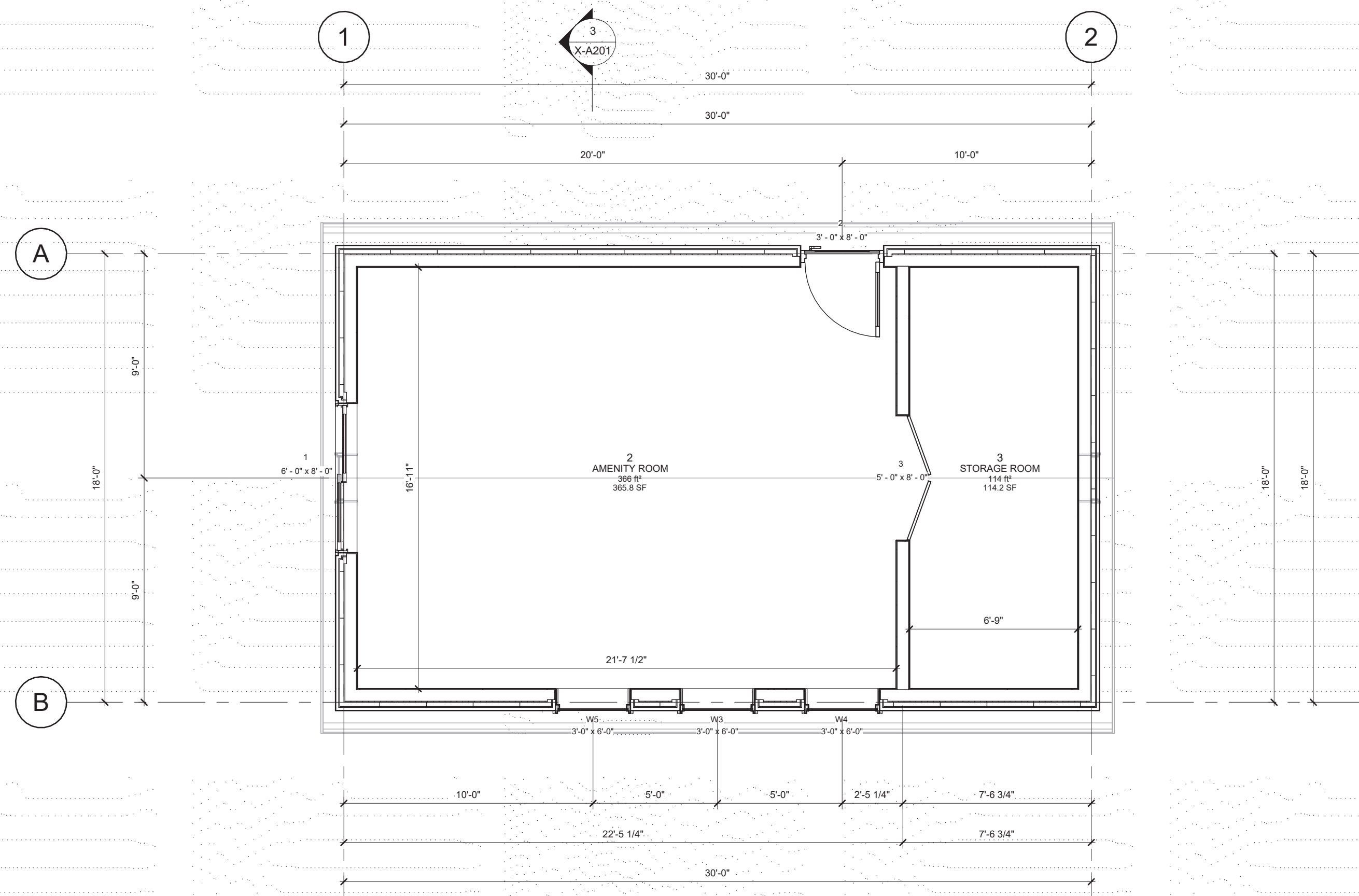
SHEET TITLE:

BLDG E
SECTION

CHECKED BY:	ATA
DRAWN BY:	Author
START DATE:	09.18.23
SCALE:	1/4" = 1'-0"
PROJECT NO.	DRAWING NO.
038862	E-A400



1 Section 1
1/4" = 1'-0"

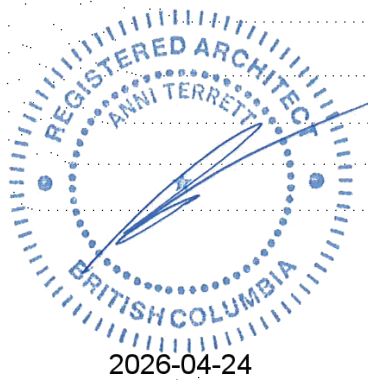


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3	FEB 21/25	RE-ISSUED FOR DP/REZONING
4	JAN 23/26	ISSUED FOR DP/REZONING
5	/23	
6	/23	
7	/23	
8	/23	

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

SEAL:



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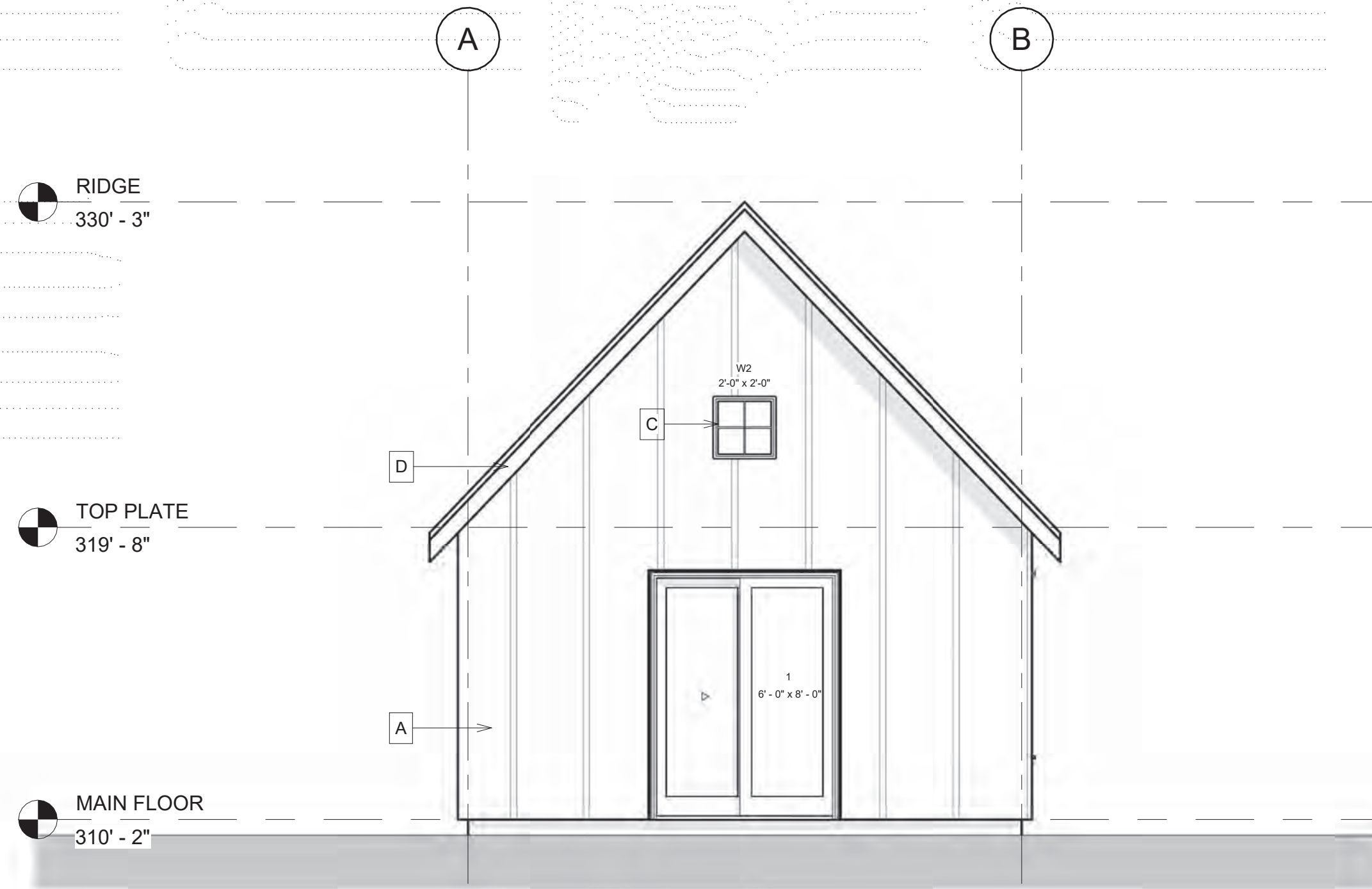
PROJECT:

3712
EDGEMONT
BLVD.

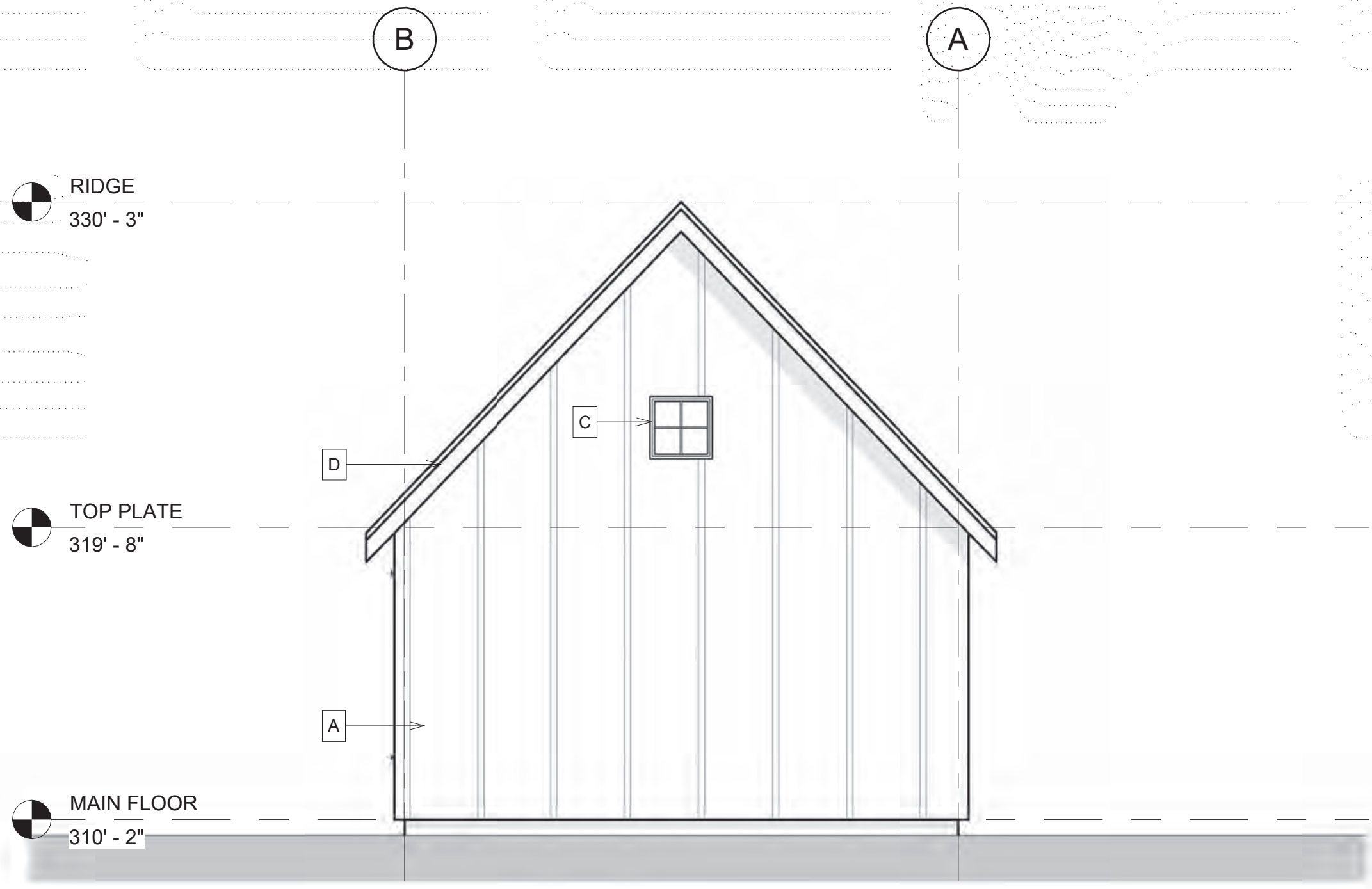
SHEET TITLE:

ACCESSORY
BLDG
ELEVATIONS

CHECKED BY: ATA
DRAWN BY: Author
START DATE: 01.17.24
SCALE: 1/4" = 1'-0"
PROJECT NO. 038862
DRAWING NO. X-A300



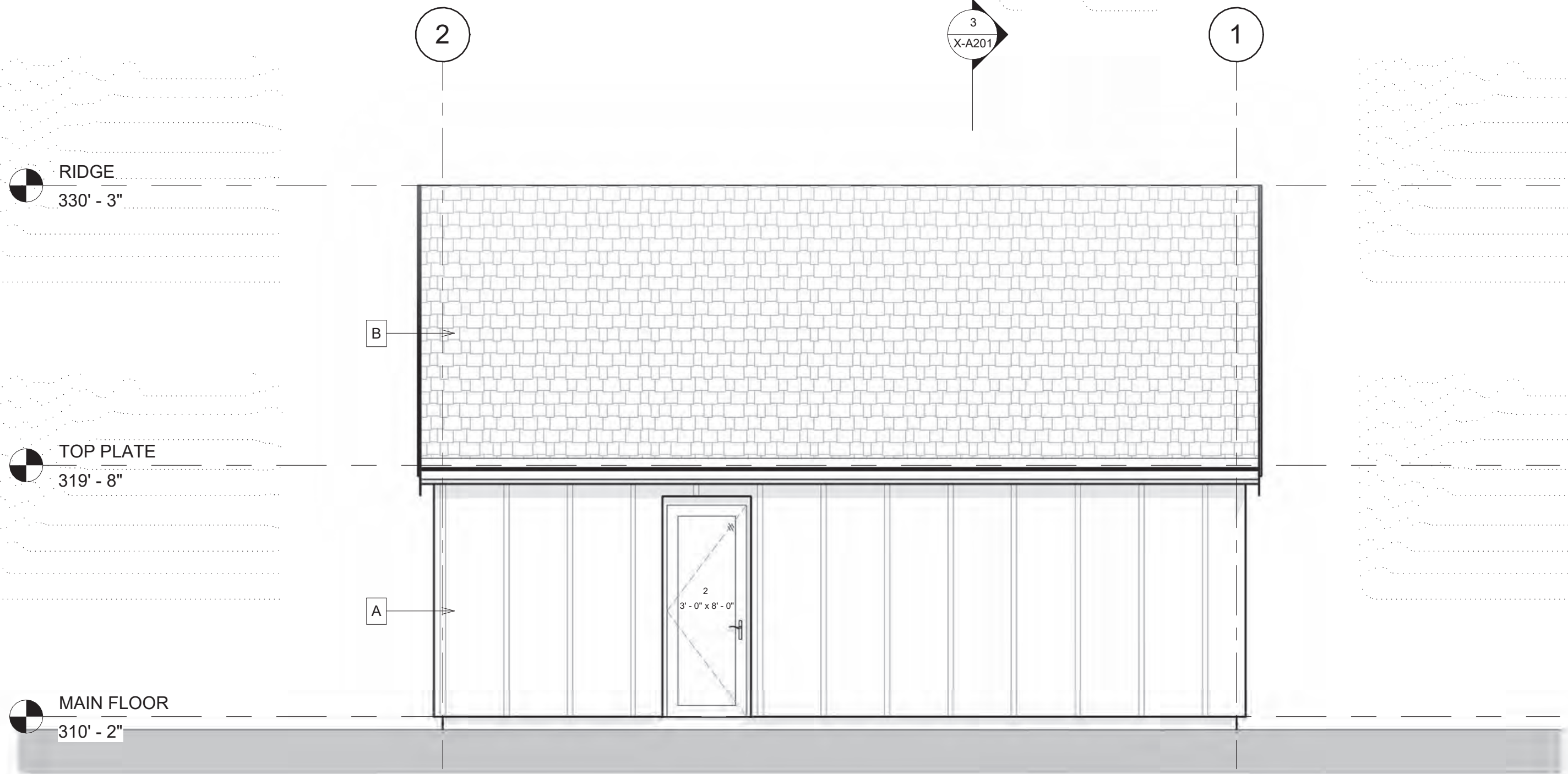
3 SOUTH
1/4" = 1'-0"



4 NORTH
1/4" = 1'-0"



2 EAST
1/4" = 1'-0"



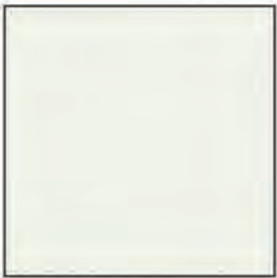
1 WEST
1/4" = 1'-0"

Window Schedule ALL FLOORS					
Level	Mark	Sill Height	Width	Height	Area
MAIN FLOOR	W2	11' - 9"	2' - 0"	2' - 0"	4 ft²
MAIN FLOOR	W3	2' - 0"	3' - 0"	6' - 0"	18 ft²
MAIN FLOOR	W4	2' - 0"	3' - 0"	6' - 0"	18 ft²
MAIN FLOOR	W5	2' - 0"	3' - 0"	6' - 0"	18 ft²
TOP PLATE	W6	2' - 3"	2' - 0"	2' - 0"	4 ft²

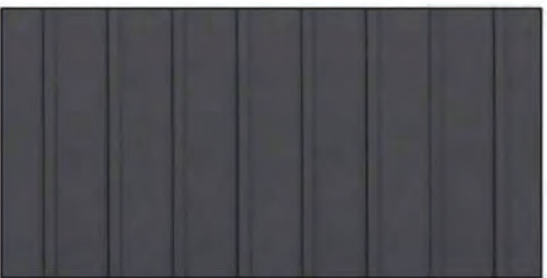
Door Schedule EXTERIOR				
Level	Mark	Width	Height	Function
MAIN FLOOR	1	6' - 0"	8' - 0"	Exterior
MAIN FLOOR	2	3' - 0"	8' - 0"	Exterior

MATERIAL LEGEND	
BOARD & BATTEN - WROUGHT IRON	A
ASPHALT SHINGLES (30 YR) - BLACK	B
WINDOWS - BLACK ALUMINUM	C
2X10/2X2 STEPPED FASCIA - BLACK	D

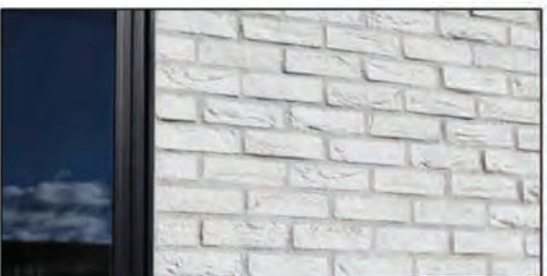




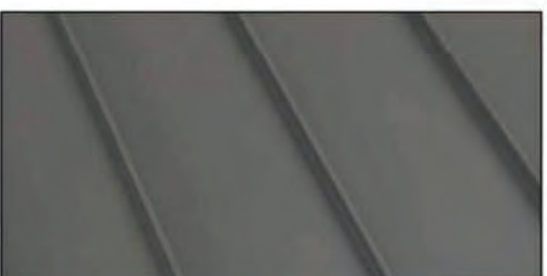
PAINTED STUCCO
TEXTURE: **SAND**
COLOUR: **WHITE DOVE (BM OC-17)**
(PAINTED TO MATCH)



BOARD & BATTEN PANEL
MANUFACTURER: **HARDIE PANEL VERTICAL SIDING**
CHARACTER: **SMOOTH**
COLOUR: **WROUGHT IRON (BM 2124-10)**



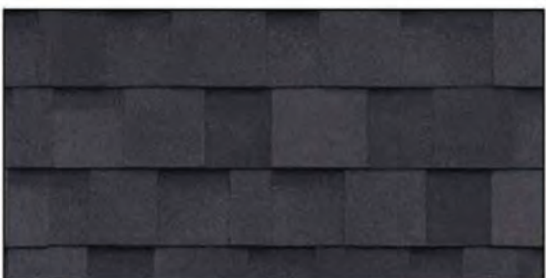
BRICK VENEER
MANUFACTURER: **ROCKY MOUNTAIN STONEWORKS**
SUPPLIER: **IXL**
TYPE: **WHITE OPAL WIRECUT THIN BRICK**
COLOUR : **WHITE DOVE (BM OC-17)**
(PAINTED TO MATCH)



PAINTED STANDING SEAM METAL ROOF
MATERIAL: **STANDING SEAM METAL ROOF**
COLOUR: **BLACK - MATTE (BM 2132-10)**
(PAINTED TO MATCH)



ROOF DECK (PAVERS)
MANUFACTURER: **TILETECH**
COLOUR: **DESSERT**
SYSTEM: **DECK PEDESTALS**



ASPHALT SHINGLE ROOF
MANUFACTURER: **IKO**
COLOUR: **DUALBLACK**



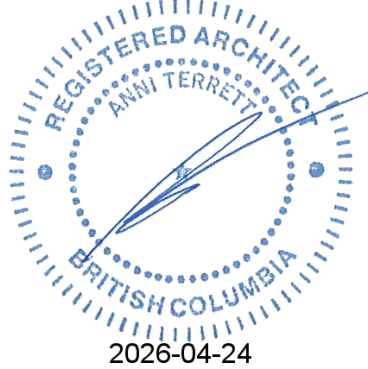
WINDOWS, DOORS, TRIMS
COLOUR : **BLACK - MATTE (BM 2132-10)**
(PAINTED TO MATCH)

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ISSUE DATES:		ISSUED FOR:
1	MAR 10/26	ISSUED FOR BP COORDINATION
2	APR 16/26	ISSUED FOR DP RESUBMISSION
3	APR 24/26	RE-ISSUED FOR DP
4	/26	
5	/26	
6	/26	
7	/26	
8	/26	

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

SEAL:



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PROJECT:
3712 Edgemont BLVD.

SHEET TITLE:

MATERIAL BOARD

CHECKED BY:	ATA
DRAWN BY:	Author
START DATE:	09.18.23
SCALE:	
PROJECT NO.	DRAWING NO.
038862	X-A500

DP 20.24 - 37



ISSUE DATES:		ISSUED FOR:
1	MAR 10/26	ISSUED FOR BP COORDINATION
2	APR 16/26	ISSUED FOR DP RESUBMISSION
3	APR 24/26	RE-ISSUED FOR DP
4	/26	
5	/26	
6	/26	
7	/26	
8	/26	

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PROJECT:

SHEET TITLE:

SHADOW ANALYSIS - MARCH 21ST

START DATE: 09.18.2011

PROJECT NO.	DRAWING NO.
-------------	-------------

038862	X-A600
--------	--------





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ISSUE DATES:

ISSUED FOR:

1

MAR 10/26

ISSUED FOR BP COORDINATION

2

APR 16/26

ISSUED FOR DP RESUBMISSION

3

APR 24/26

RE-ISSUED FOR DP

4

/26

5

/26

6

/26

7

/26

8

/26

REVISION SCHEDULE

NO

DATE

DESCRIPTION

SEAL:

REGISTERED ARCHITECT
MARI TERRETT
BRITISH COLUMBIA
2026-04-24

NOTES:

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PROJECT:

3712 Edgemont BLVD.

SHEET TITLE:

SHADOW ANALYSIS -JUNE 21ST

CHECKED BY:

ATA

DRAWN BY:

Author

START DATE:

09.18.23

SCALE:

1" = 30'-0"

PROJECT NO.

038862

DRAWING NO.

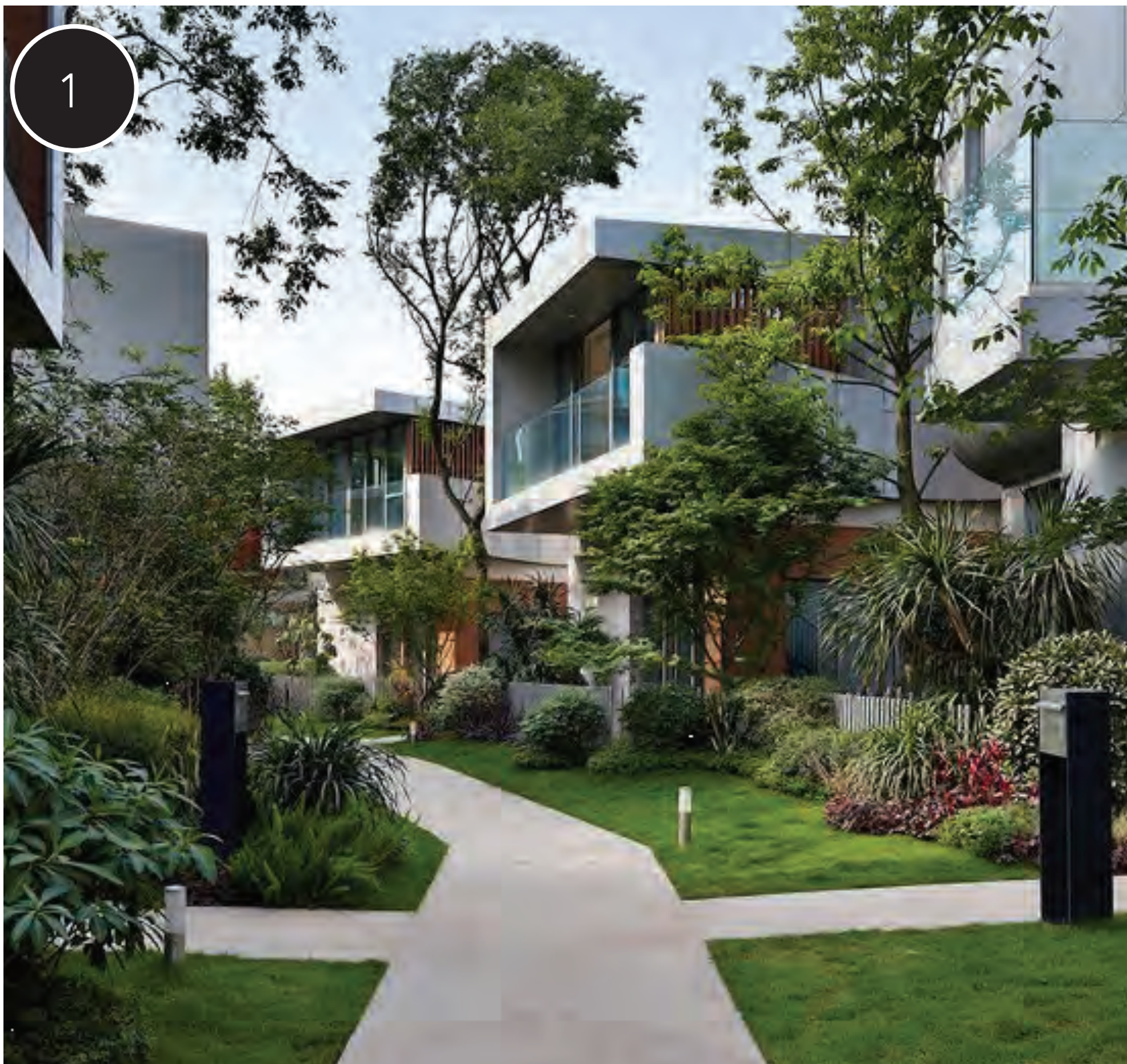
X-A601

DP 20.24-39

185



Landscape Character Images



Common entry and private entries



Common pathway



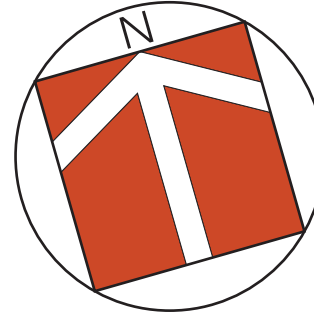
Private yards



Shared outdoor amenity space

Issue:

01	Dec 08, 2023	Review
02	April 15, 2024	Review
03	April 23, 2024	Review
04	April 24, 2024	Review
05	May 08, 2024	DP submission
06	June 24, 2024	ADP submission
07	Aug 14, 2024	PIM submission
08	Dec. 10, 2024	Rezoning
09	Dec. 18, 2024	Rezoning
10	Feb. 13, 2025	Coordination
11	Feb. 14, 2025	DP Rezoning Submission
12	Feb. 25, 2025	DP Rezoning Submission
13	Jan. 22, 2026	DP Rezoning Submission
14	Mar. 30, 2026	Coordination
15	Apr. 09, 2026	DP Rezoning Submission
16	Apr. 16, 2026	DP Rezoning Submission
17	Apr. 24, 2026	DP Rezoning Submission



By:
bearmark
design & landscape ltd.
www.bearmarkdesign.com
t: 604 319-9346

Project:
Magnolia - Site
3712 Edgemont Boulevard
North Vancouver, B.C.

Scale: 1/8" = 1' Date: April, 2026

Drawn By: BB/ AP

Project No.: 23052

Drawing Title:
Landscape Plan

Drawing No.: L1.01
Drawing Size: Arch E

DP 20.24 - 41





5
PLAN 8716

5
PLAN 8716

GRADING NOTES:

All hardscape sloped to drain
Pathways have 0.5-1.01% cross-slope into softscape area as shown
Patios to slope to trench drains & area drains as shown
Main Floor Finished Grade: 309.5'
Landscape finished grade 309' with isolated slopes to drain

DRAINS:

LS Landscape Sump Drain
LD Landscape Drain
Trench Drain
Brick Slot Drain

GRADING LEGEND:

BW 1.00' Bottom of wall
BW 1.00' Top of Wall
BW 1.00' Finished Grade

Issue:

01	Dec 08, 2023	Review
02	April 15, 2024	Review
03	April 23, 2024	Review
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06	June 24, 2024	ADP submission
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09	Dec. 18, 2024	Rezoning
10	Feb. 13, 2025	Coordination
11	Feb. 14, 2025	DP Rezoning Submission
12	Feb. 25, 2025	DP Rezoning Submission
13	Jan. 22, 2026	DP Rezoning Submission
14	Mar. 30, 2026	Coordination
15	Apr. 09, 2026	DP Rezoning Submission
16	Apr. 16, 2026	DP Rezoning Submission
17	Apr. 24, 2026	DP Rezoning Submission

By:

bearmark
design & landscape ltd.
www.bearmarkdesign.com
t: 604 319-9346

Project:

Magnolia - Site

3712 Edgemont Boulevard
North Vancouver, B.C.

Scale: 1/8" = 1' Date: April, 2026

Drawn By: BB/ AP

Project No.: 23052

Drawing Title:
Landscape Drainage Plan

Drawing No.: L1.03 Drawing Size: Arch E

DP 20.24 - 43



PLANTING LIST					
Trees					
Qty.	Sym.	Botanical Name	Common Name	Size	Spacing/ Comment
1		Acer japonicum 'Aconitifolium'	Full Moon Maple	5cm cal.	b&b, even on all sides
1		Cryptomeria japonica 'Yoshino'	Japanese Cedar	16.4' tall	96" O.C, basket, symmetrical
1		Chamaecyparis obtusa	Hinoki Cypress	15' ht, B&B	good branching; symmetrical
2		Cornus kousa x nuttallii 'Venus'	Venus Dogwood	5cm cal.	b&b, symmetrical
4		Hamamelis x intermedia 'Arnold Promise'	Witch Hazel (yellow)	1.75m tall	good branching; symmetrical
2		Magnolia stellata	Star Magnolia	3m tall	good branching; symmetrical
8		Picea omorika	Serbian Spruce	12' ht	72" O.C, b&b, symmetrical
7		Populus tremuloides 'Mountain Sentinel'	Aspen	30' range	60" O.C, b&b, symmetrical
2		Stewartia pseudocamellia	Japanese Stewartia	5-6cm cal.	b&b, even on all sides
Hedge					
15		Buxus sempervirens 'Green Mountain'	Boxwood	#3 pot	21" O.C
43		Taxus x media 'H.M. Eddie'	H.M. Eddie Yew	1.5m tall	21" O.C , B&B
43		Prunus lusitanica	Portugese Laurel	1.8m tall	30" O.C
Groundcover					
588		Oxalis oregana	Redwood Sorrel	10cm pot	8" O.C
Grasses					
276		Carex oshimensis 'Evergold'	Japanese Sedge	#1 pot	18" O.C
218		Hakonachloa macra 'Aurea'	Hakone grass	#1 pot	12" O.C
Shrubs					
20		asarum europaeum	European Ginger	#1 pot	
71		brunnera m. jack frost			
43		Choisya ternata	Mock Orange	#3 pot	36" O.C
9		Fothergilla 'Mount Airy'	Mount Airy Fothergilla	#5 pot	as shown
47		Hosta halycon	Plantain Lily	#1 pot	18" O.C
61		Hydrangea quercifolia 'Snowcicle'	Oakleaf Hydrangea	#3 pot	42" O.C
28		Prunus laurocerasus 'Otto Luyken'	Cherry Laurel	#2 pot	24" O.C
93		Prunus laurocerasus 'Otto Luyken'	Cherry Laurel	#1 pot	24" O.C
7		Physocarpus opulifolius 'Diabol'	Ninebark	#3 pot	36" O.C
326		Polystichum munitum	Western Sword Fern	#1 pot	24" O.C
11		Rosa rugosa 'Purple Pavement'	Rugosa Rose	#2 pot	36" O.C
31		Rhododendron 'Ramapo' (Purple)	Ramapo Rhododendron	#3 pot	30" O.C
5		Rhododendron 'Unique'	Unique Rhododendron	#5 pot	48" O.C
170		Sarcococca humilis	Dwarf Sweetbox	#2 pot	21" O.C
128		Skimmia japonica 'Rubella'	Skimmia	#3 pot	24" O.C
26		Spiraea bumalda 'Goldflame'	Goldflame Spirea	#2 pot	24" O.C
115		Lonicera pileata	Boxleaf honeysuckle	#2 pot	36" O.C

Issue:

01	Dec 08, 2023	Review
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11	Feb. 14, 2025	DP Rezoning Submission
12	Feb. 25, 2025	DP Rezoning Submission
13	Jan. 22, 2026	DP Rezoning Submission
14	Mar. 30, 2026	Coordination
15	Apr. 09, 2026	DP Rezoning Submission
16	Apr. 16, 2026	DP Rezoning Submission
17	Apr. 24, 2026	DP Rezoning Submission

By:

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Project:

Magnolia - Site

3712 Edgemont Boulevard
North Vancouver, B.C.

Scale: 1/8" = 1' Date: April, 2026

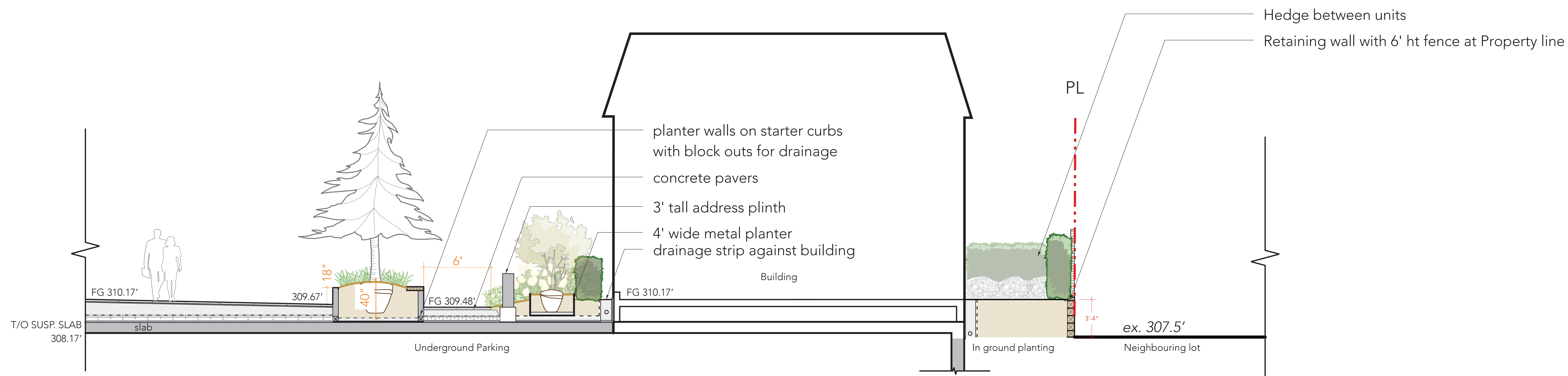
Drawn By: BB/ AP

Project No.: 23052

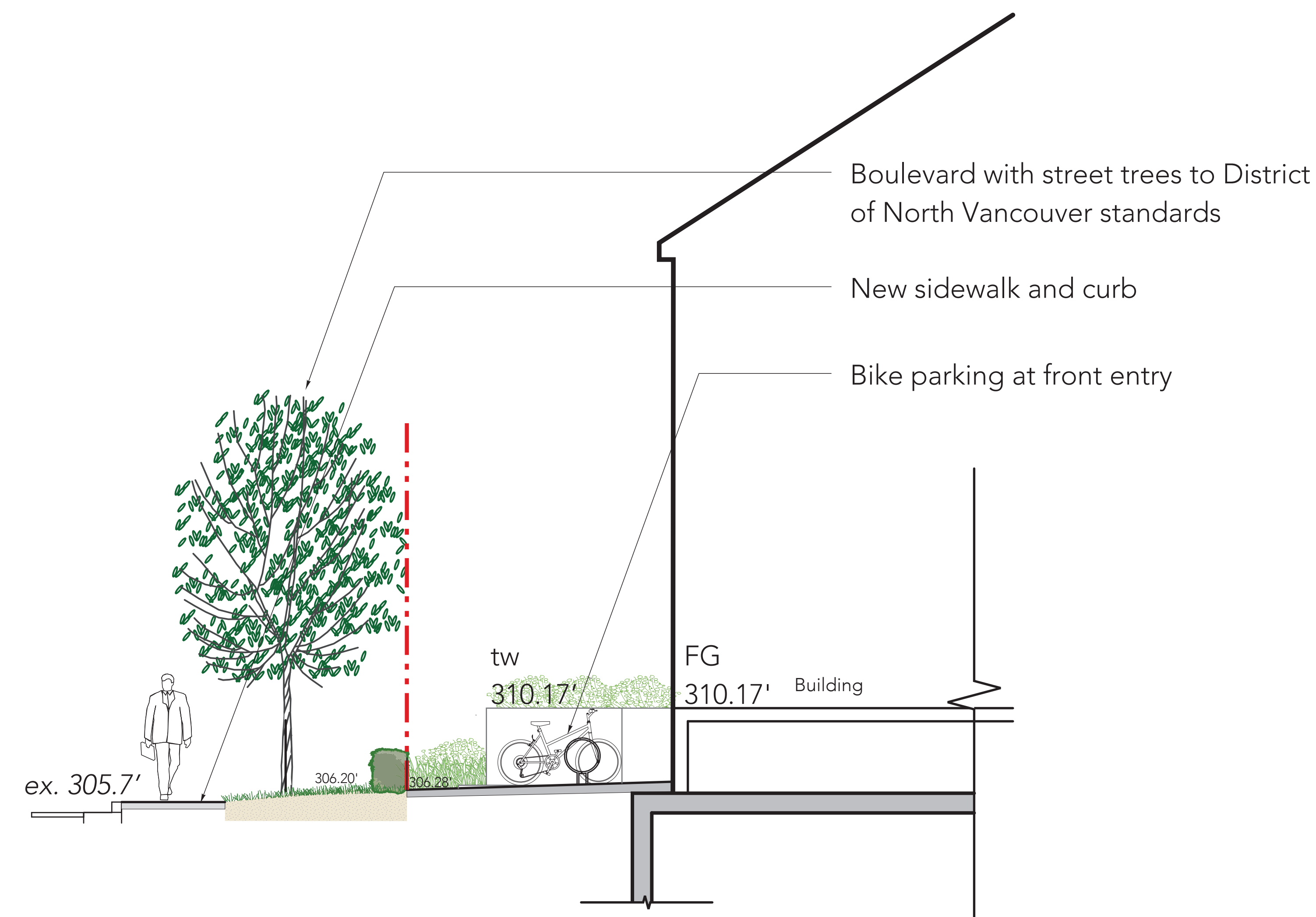
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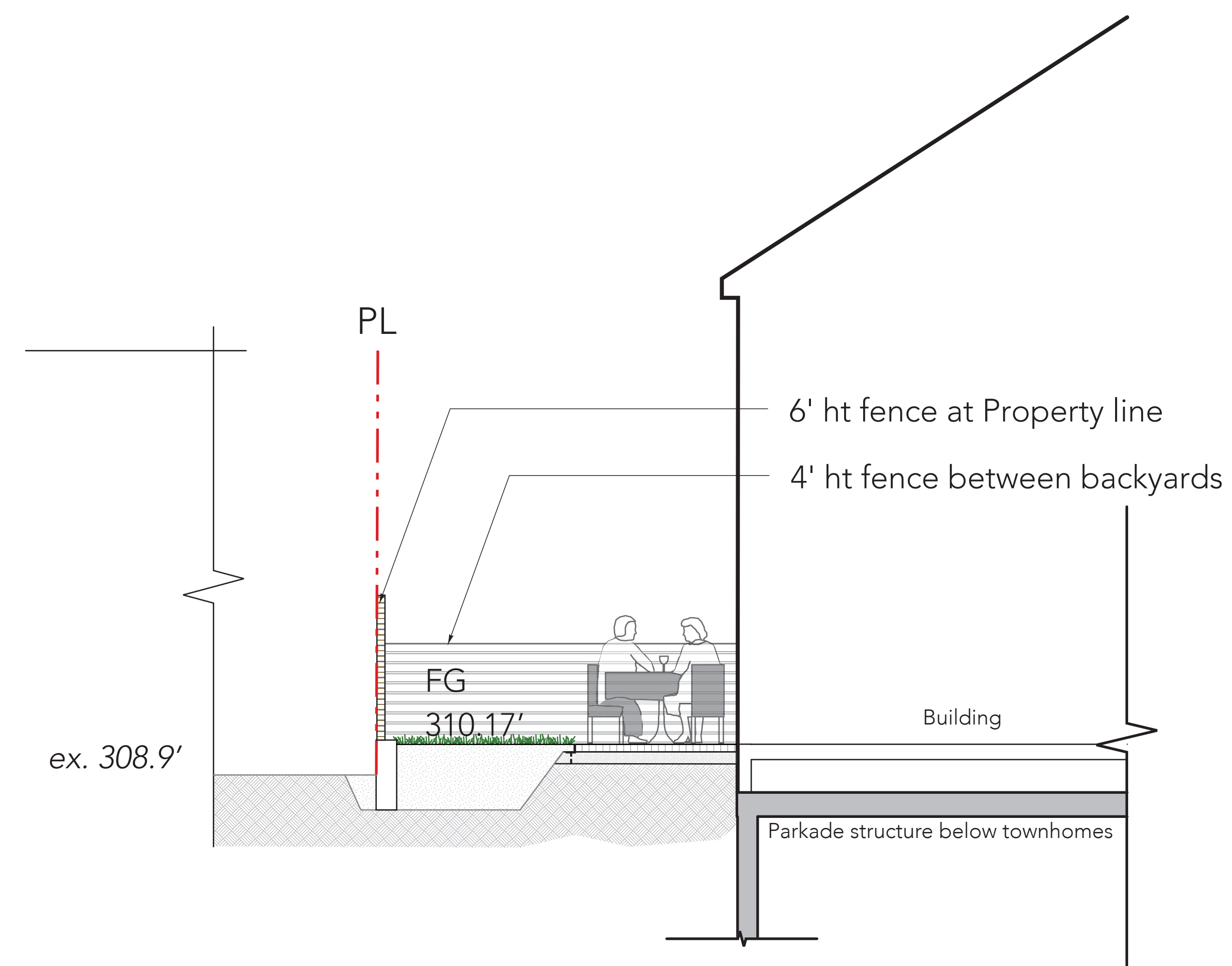
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Section One
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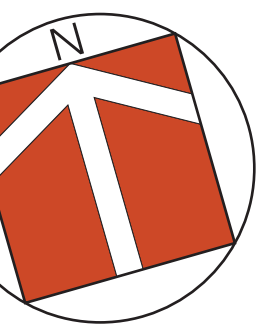


Section Two
Scale: 1/4" = 1'-0"



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

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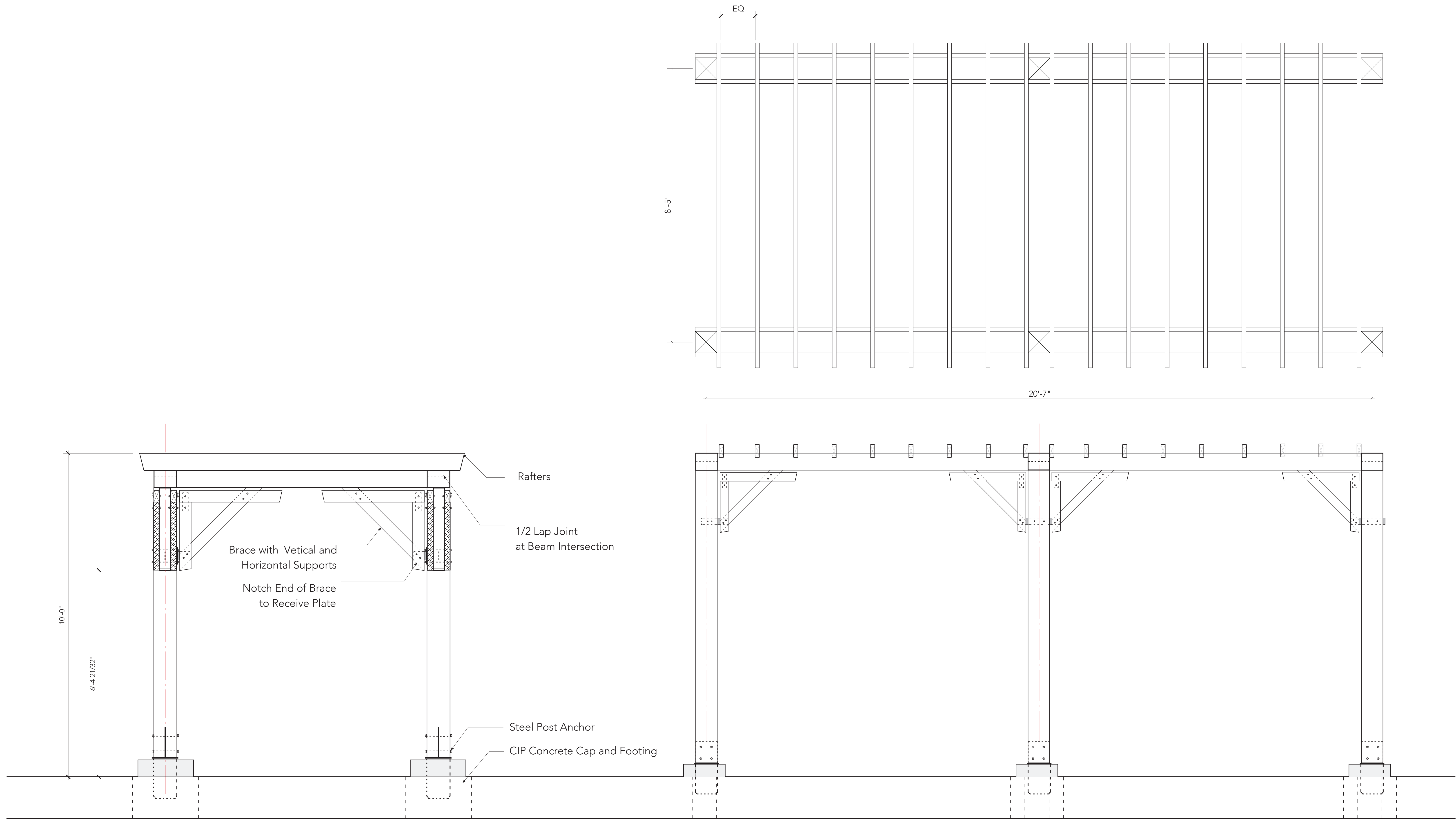
Drawn By: JW/ AP

Project No.: 23052

Drawing Title:
Landscape Sections

Drawing No.: L3.01 Drawing Size: Arch E

DP 20.24 - 45

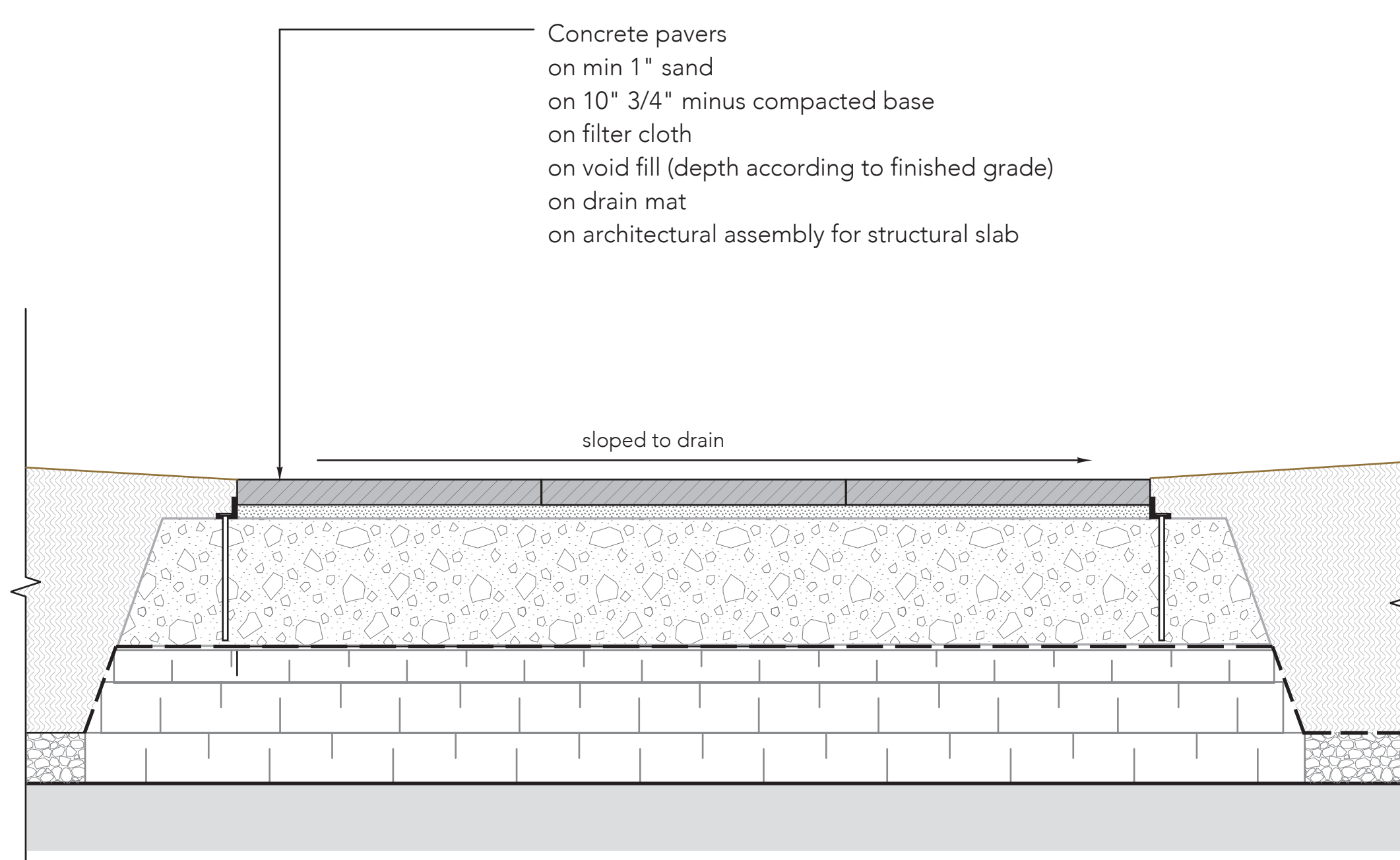


1
LSK-01

Trellis Concept
Scale: 1:16

Notes:

1. All pathways and patios to be edged with aluminum edge restraint.
2. All pathways and patios to be sloped to drain

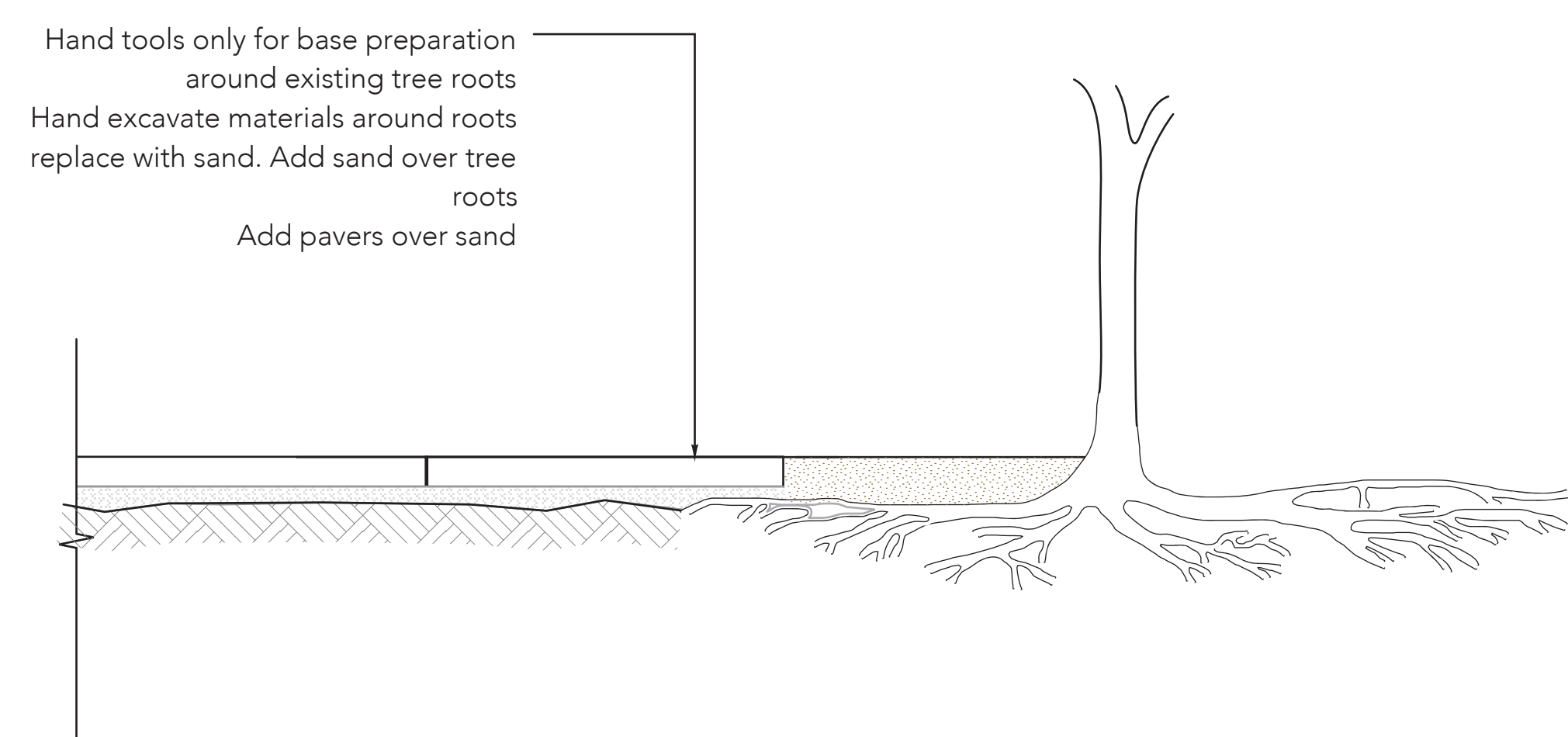


2
LD-01

Concrete pavers
Scale: 1:10

Notes:

1. All work within critical root zone (Unit 1, tree #9467) to be supervised by arborist
2. Hydrovac around roots to identify primary roots. No excavation is allowed within root zone
3. Hand tools for base prep and installation. No compaction within rootzone

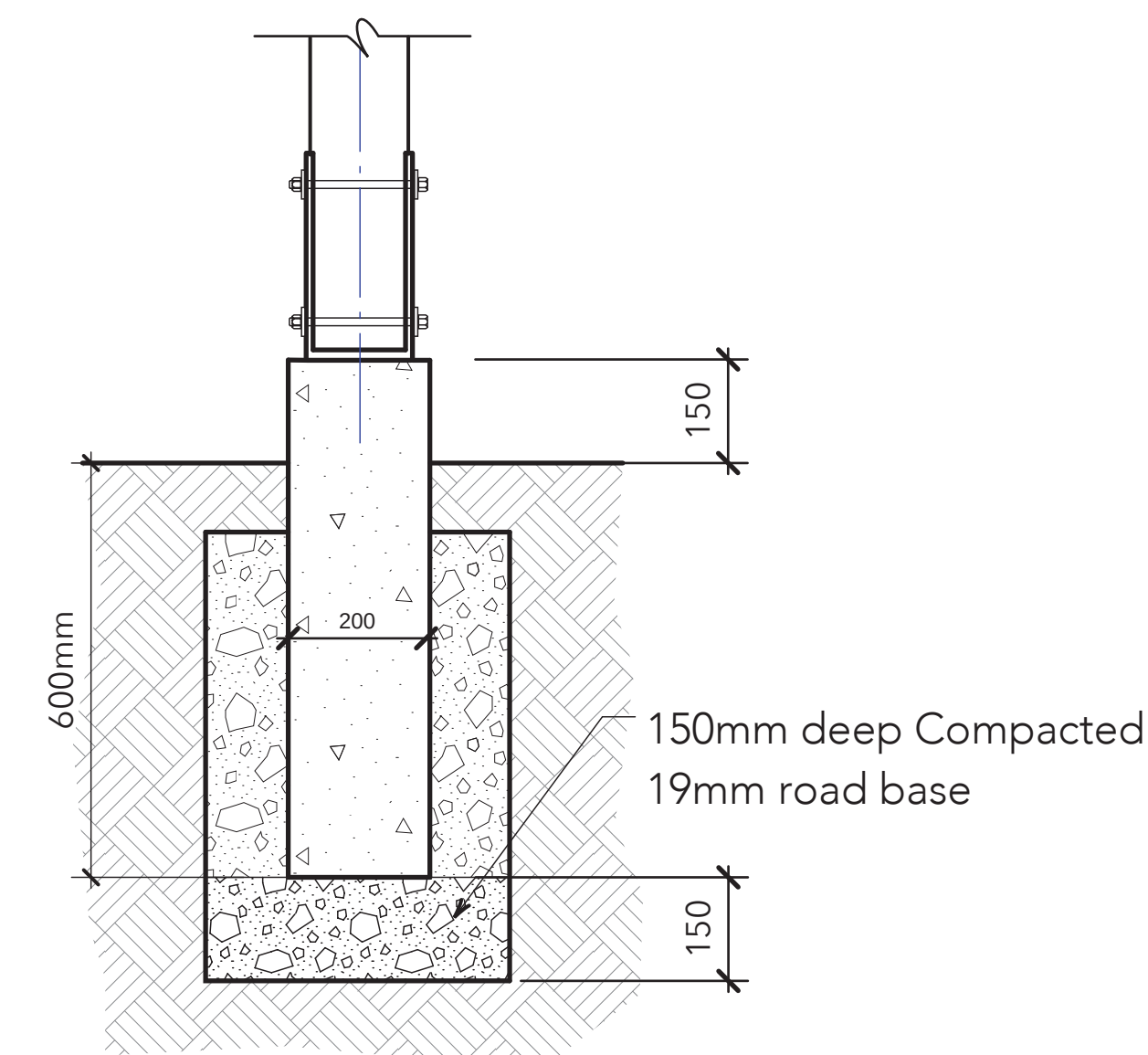


3
LD-01

Paver installation for patio around existing trees
Scale: 1:10

Notes:

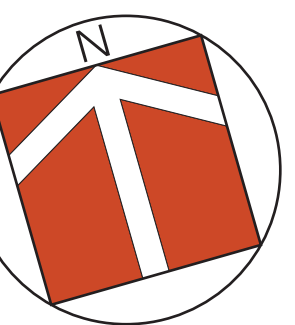
1. All work within critical root zone to be supervised by arborist
2. Arborist to review and advise for all construction methods.
3. For fence installation, hydrovac to determine location of roots and arborist to identify where point source excavation for fence footings can occur for fence posts. No linear excavation. Fence panels will span above tree roots to point source post



4
LD-01

Typical Fence Footing
Scale: 1:10

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Scale: 1/8" = 1' Date: April, 2026

Drawn By: JW/ AP

Project No.: 23052

Drawing Title:

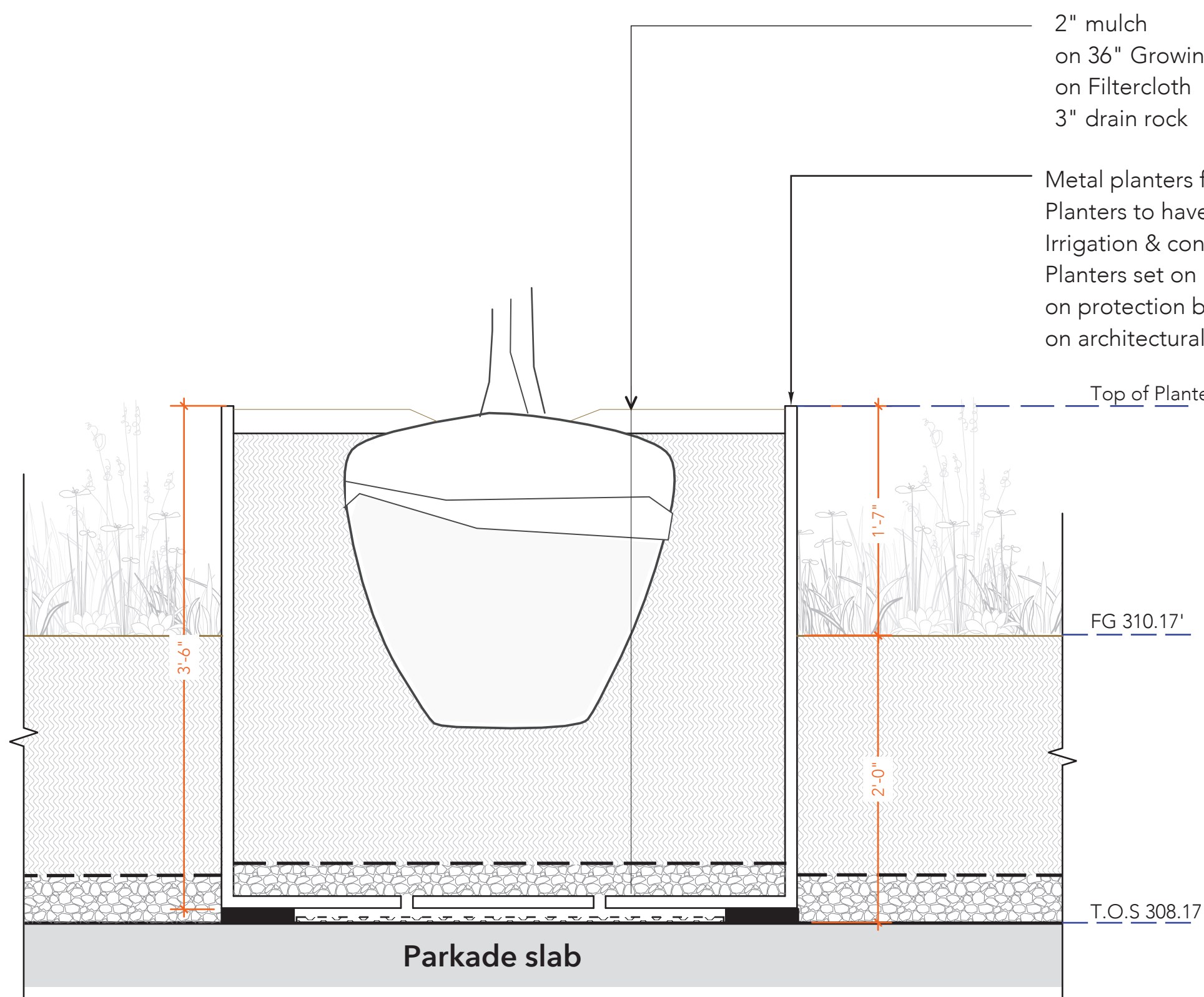
Landscape Details

Drawing No.: LD-4.01

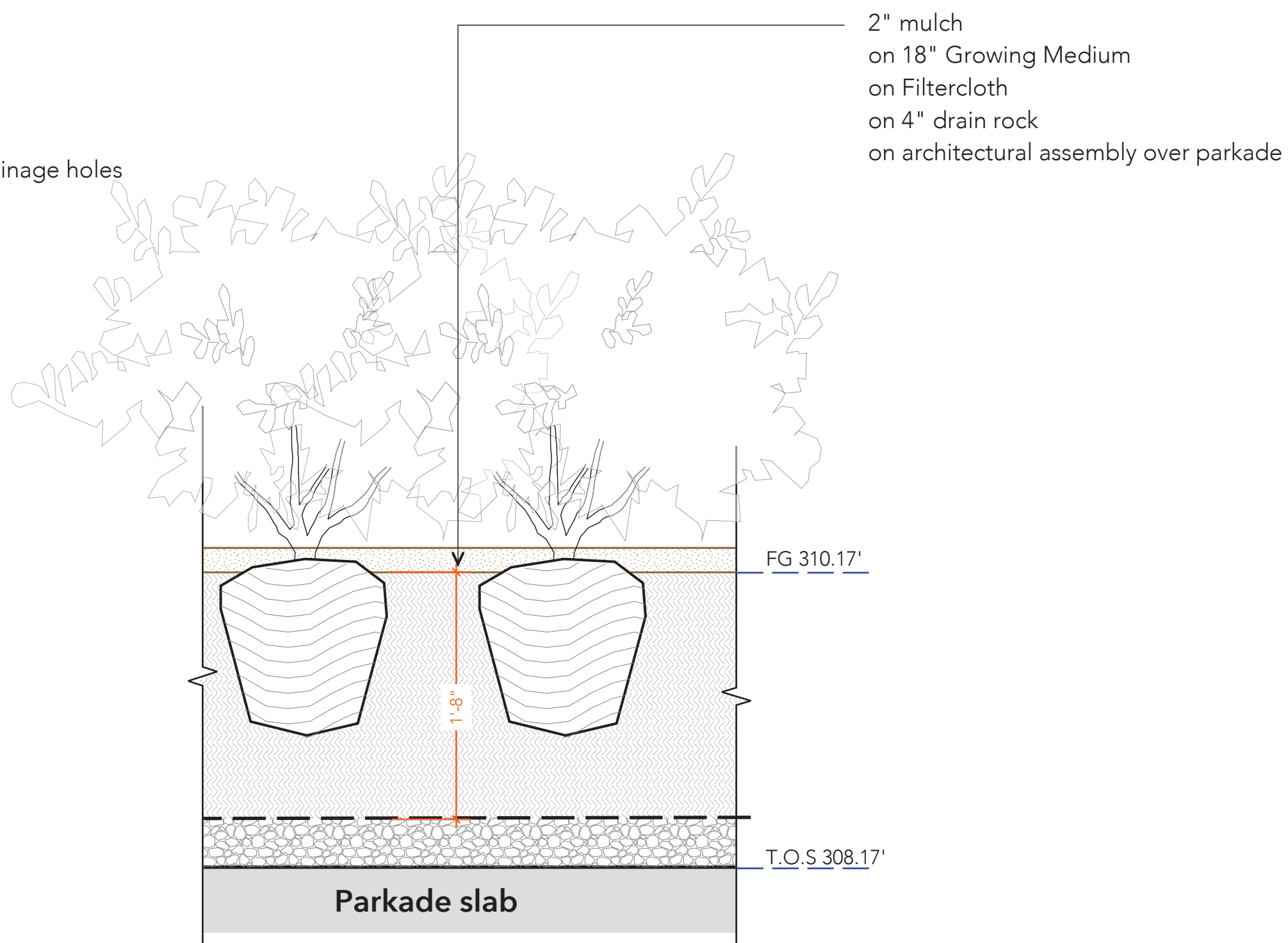
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DP 20.24 - 46

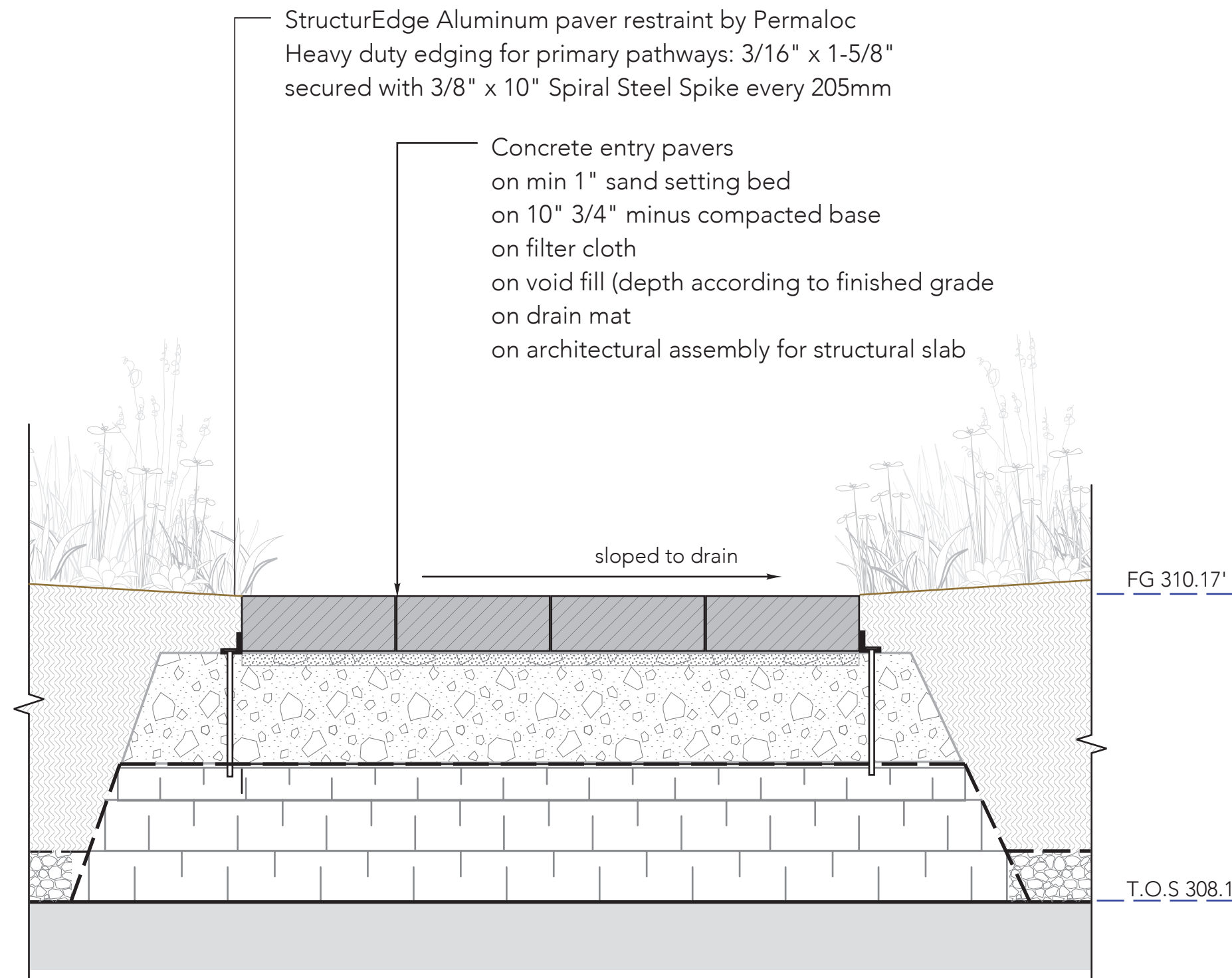
- Notes:
1. All pathways and patios to be edged with aluminum edge restraint.
 2. All pathways and patios to be sloped to drain



5 Tree Planting over parkade
LD-02 Scale: 1:10



6 Shrub planting over parkade
LD-02 Scale: 1:10



7 Concrete pavers
LD-02 Scale: 1:10

District of North Vancouver Development Servicing Bylaw 8145

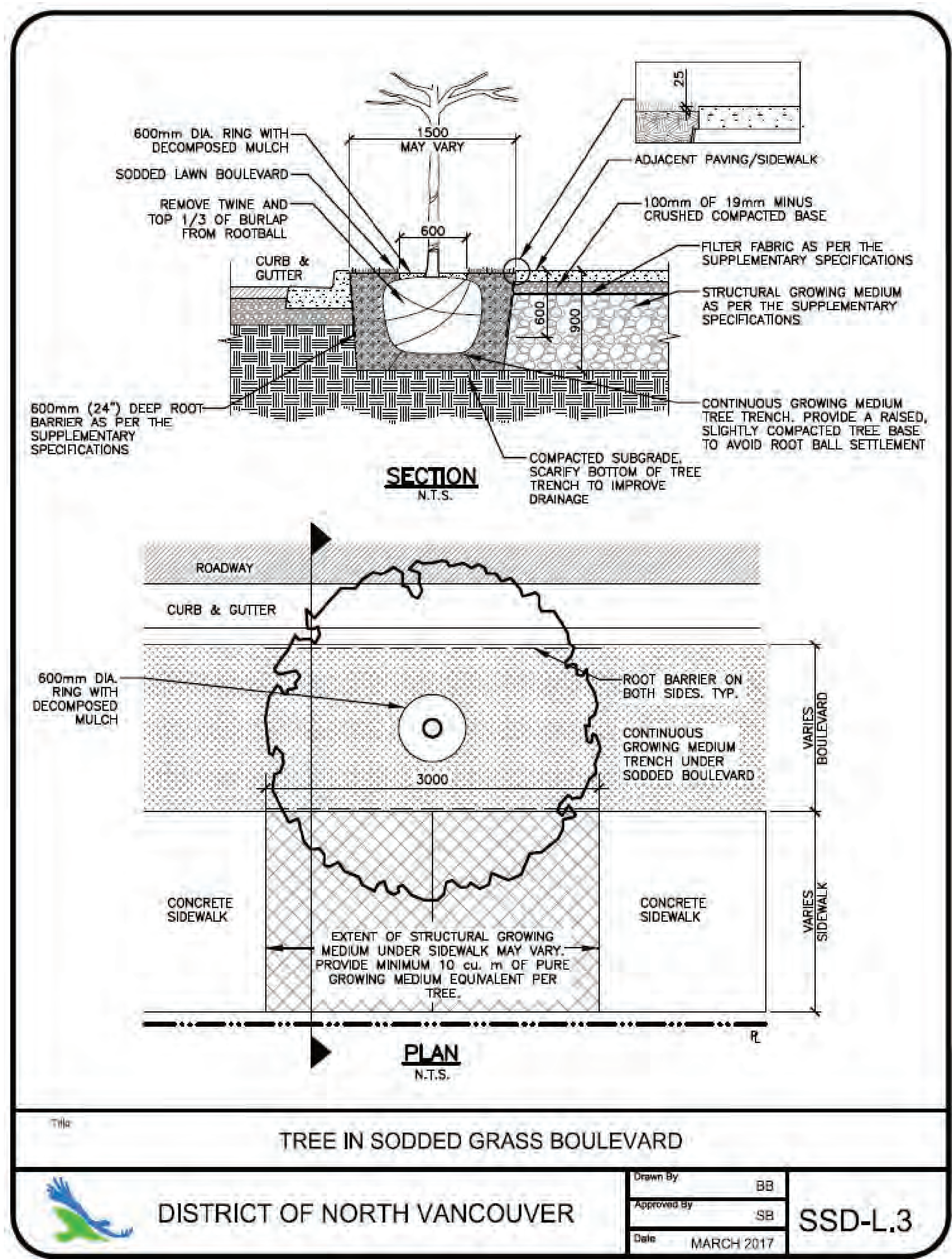
Schedule A – PART 3: SUPPLEMENTAL STANDARD DETAIL DRAWINGS (SSDD)

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District of North Vancouver Development Servicing Bylaw 8145

Schedule A – PART 3: SUPPLEMENTAL STANDARD DETAIL DRAWINGS (SSDD)

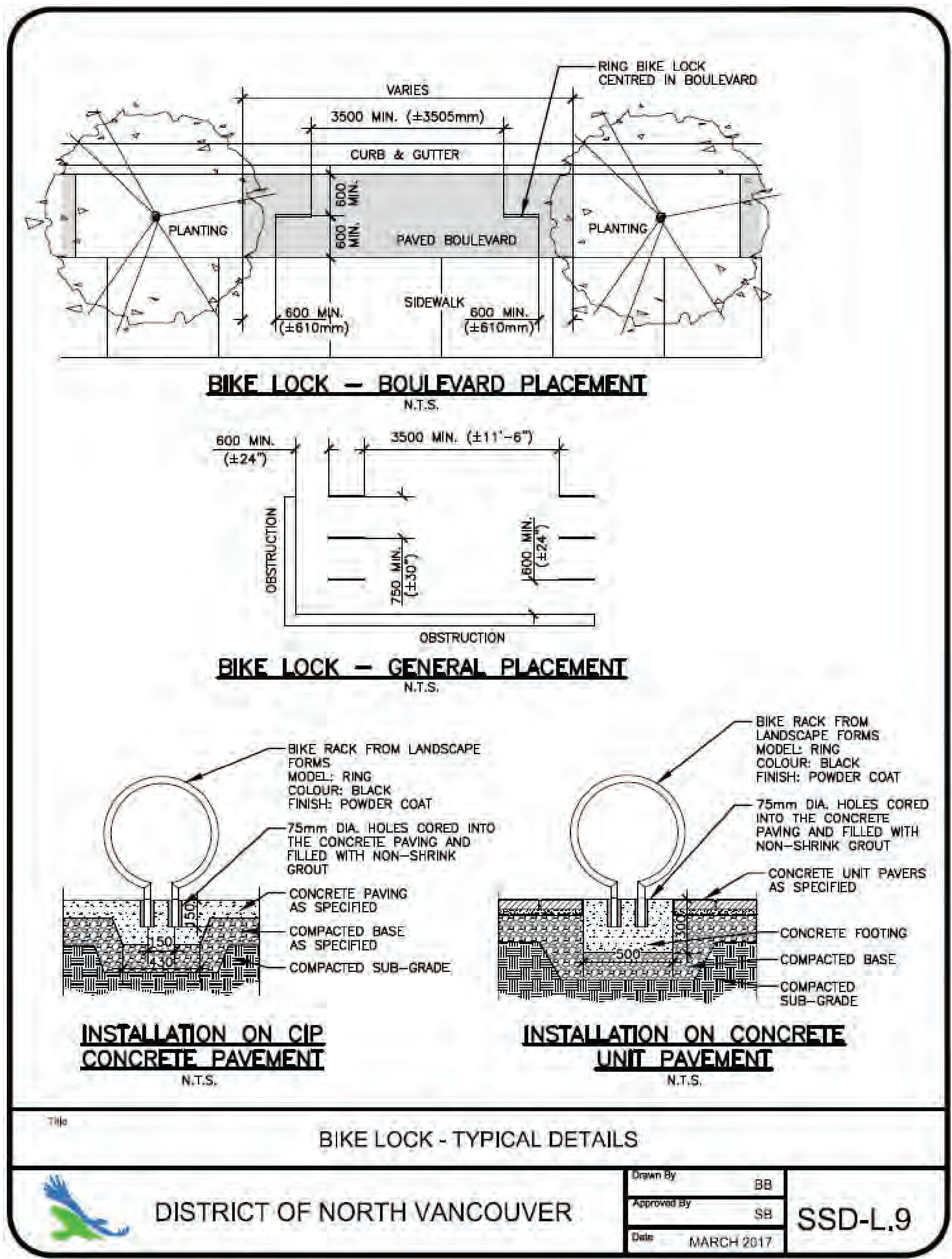
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DISTRICT OF NORTH VANCOUVER

Drawn by: BB
Approved by: SB
Date: MARCH 2017

SSD-L.3



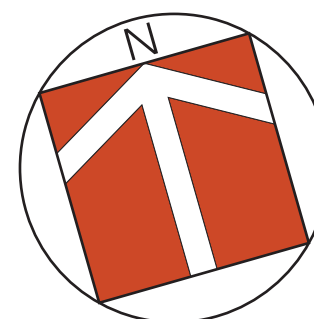
DISTRICT OF NORTH VANCOUVER

Drawn by: BB
Approved by: SB
Date: MARCH 2017

SSD-L.9

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Drawn By: JW/ AP

Project No.: 23052

Drawing Title:

Landscape Details

Drawing No.: LD-4.02
Drawing Size: Arch E

DP 20.24 - 47

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