AGENDA INFORMATION		Dept. Manager	GM/ Director	CAO
☑ Regular Meeting	Date: May 25, 2026			
❒ Other:	Date:			

The District of North Vancouver
REPORT TO COUNCIL

May 7, 2026
Case: PLN2017-00107
File: 08.3060.20/107.17

AUTHOR: **Taylor Jenks, Development Planner**

SUBJECT: **DEVELOPMENT PERMIT 107.17 - 1135 to 1147 Ridgewood Drive and 3288 Brookridge Drive**

RECOMMENDATION:

THAT Development Permit 107.17 to allow for the construction of a 12-unit townhouse development at 1135-1147 Ridgewood Drive and 3288 Brookridge Drive is ISSUED.

REASON FOR REPORT

The site is in the Development Permit Areas for Form and Character, and Energy and Water Conservation and GHG Emission Reduction. The proposed construction requires issuance of a Development Permit by Council.

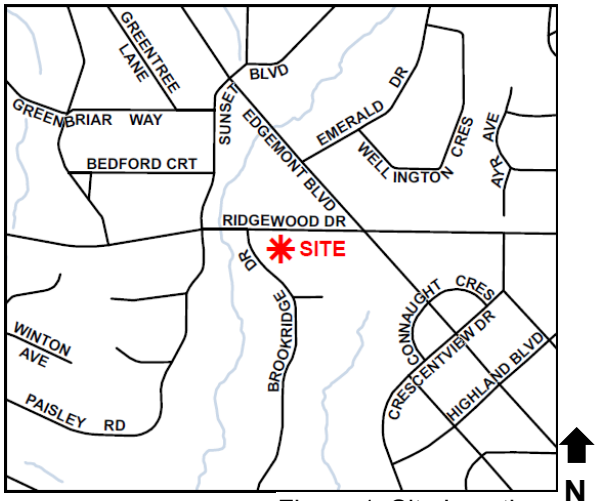


Figure 1. Site Location

SUMMARY

In compliance with the Comprehensive Development Zone 140 (CD 140), Domus Homes has applied to redevelop the site with a 12-unit townhouse development. The proposal includes a single level of underground parking with 24 residential and three visitor stalls, as well as significant off-site improvements.

On May 5, 2025 the following bylaws were adopted to enable the development:

- Bylaw 8554 amending the Official Community Plan (OCP) to “Residential Level 3”; and
- Bylaw 8555 rezoning the site from Residential Single-Family Edgemont (RSE) to the CD 140 Zone.

Links to the reports, and meeting minutes for each reading can be found on the District's website here:

- Introduction Report and Meeting Minutes;
- 2nd/3rd Reading Report and Meeting Minutes;
- Adoption Report and Meeting Minutes

This report recommends issuance of Development Permit 107.17 as the proposal is compliant with CD140 and applicable Development Permit Guidelines.

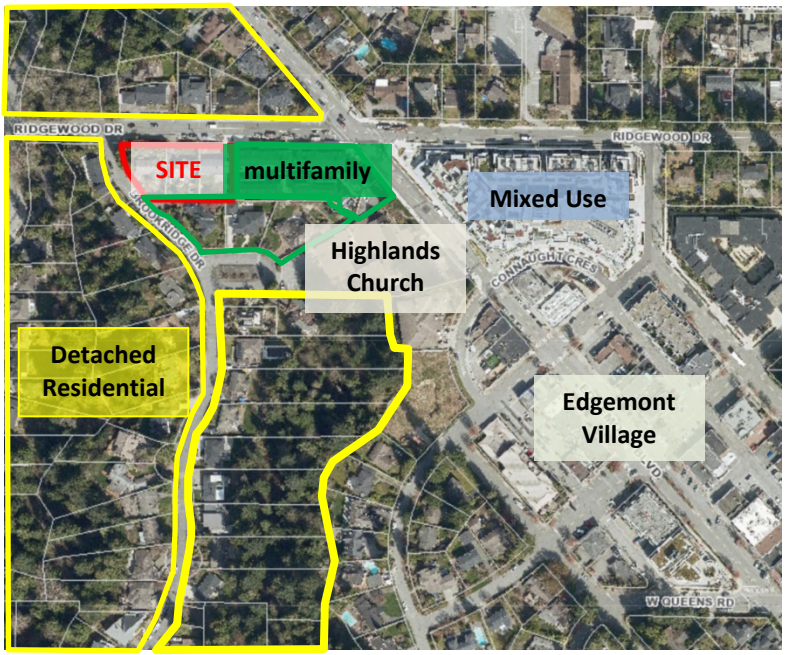


Figure 2. Aerial context image

DISCUSSION

Site and Surrounding Area

The site is approximately 25,000 sq. ft. in size and is located at the corner of Ridgewood Drive and Brookridge Drive in the Edgemont Village Periphery Area under the *Edgemont Village Centre: Plan and Design Guidelines*, approximately one block from the commercial corridor of Edgemont Boulevard. The site consists of three single-family zoned lots, which are currently occupied by three homes.

To the immediate west and north of the site, are detached residential properties; to the east is a 24-unit townhouse development; and to the south is a single-family property which is identified for future multifamily development in the Edgemont Village Plan. To the southeast is Highlands Church which also serves as a daycare, school and community gathering space amongst other purposes.

Proposal

The project includes 12 townhouse units in five buildings and a total floor area of approximately 1,799 m² (19,364 sq. ft.) with exemptions applied.



Figure 3 - Rendering of North Elevation from Ridgewood Drive



Figure 4 - Aerial image of South Elevation

The five buildings frame an internal courtyard, with three 3-storey buildings fronting Ridgewood Drive, and two 2-storey buildings on the south side of the site, transitioning to the adjacent single-family home to the south. The courtyard is accessed from both Ridgewood Drive and Brookridge Drive, contains an outdoor amenity area and bicycle storage, as well as entrances to each unit.

Vehicle access is provided from Brookridge Drive to a single level of underground parking, which includes individual residential parking garages as well as common visitor parking and a car wash station.

Direct access to each of the units is also provided from the parking garages in the underground where each unit has a flex space. In addition, pedestrian access is designed to buildings 1, 2 and 4 directly from Ridgewood Drive

All units are three-bedrooms and range in size from 149 to 171 m^2 (1,600 – 1,840 sq. ft.). Two of the units are designed with basic accessible features and provide opportunity for future adaptability.

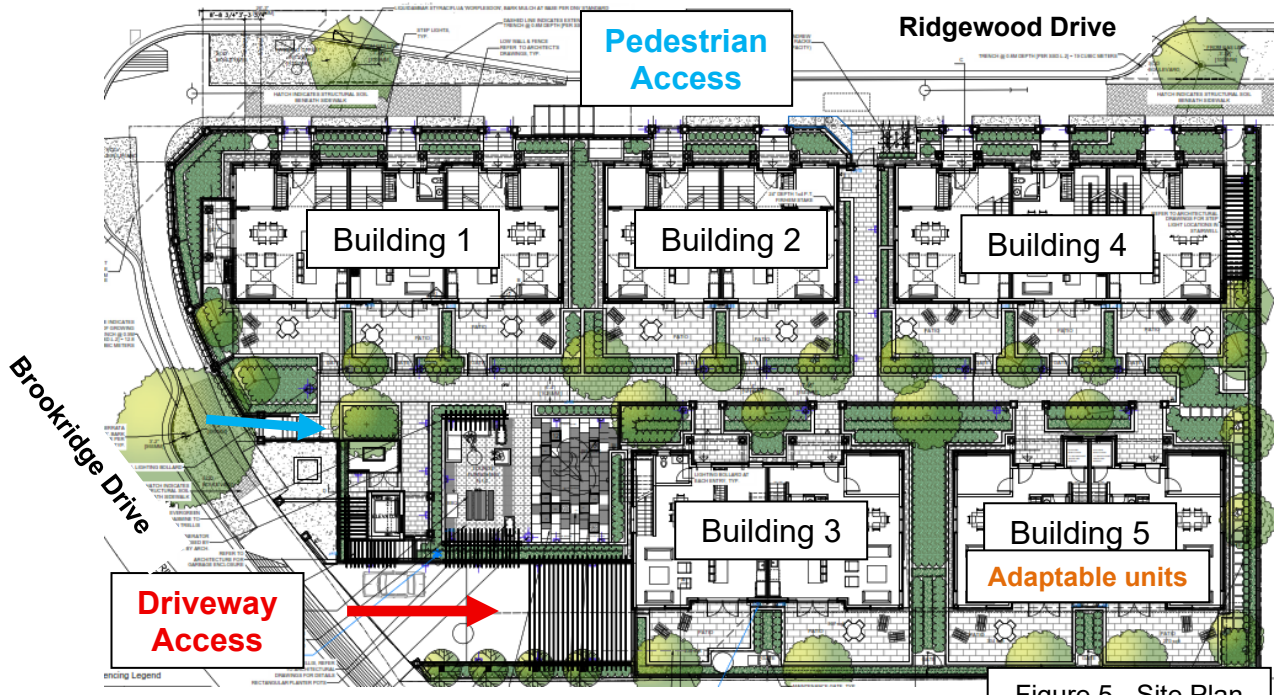


Figure 5 - Site Plan

Revisions to the Proposal Since Rezoning

The building and landscape design was well-developed at the time of rezoning. At this DP stage, the applicant made a few design changes, including:

- addition of dormers on the upper storey of each unit;
- small additions on the top level of Buildings 1, 3, and 5;
- additional patio space on the ground floor of Building 1;
- new architectural features/materials such as a chimney on the west end of Building 1, and brick cladding on the north side of Building 5; and
- refined treatment of the parkade stairwell and elevator building.

The project remains compliant with the CD 140 zone and the Development Covenant.

Development Permit for Form and Character of Ground Oriented Housing

The project has been reviewed against the form and character guidelines for Ground-Oriented Housing. Notable highlights from the guidelines include:

Height and massing

The proposed building heights are below 12 metres (39.4 ft.) as recommended by the Form and Character Guidelines. The heights of buildings on the south side of the property are limited to two storeys to respect the privacy of single-family residences to the south.

Street orientation and setbacks

The units are oriented towards Ridgewood Drive to have a visual connection to the street. The setbacks are consistent with those of the townhouse development to the east and accommodate boulevard upgrades and an enhanced pedestrian connection.

Massing and varied roofline

The development is broken up into multiple buildings to reduce the massing and to maintain light in the courtyard and view corridors to the north. The buildings have a varied roofline to reduce the appearance of bulk and height. The height of dormers on the east end of the building has been reduced to limit overlook to the adjacent site.

Privacy and street interface

Evergreen hedges and solid wood fence are proposed on southern property line to create separation and privacy with neighbours to the south, while magnolia trees are proposed to screen any overlook from the second story of the buildings. Yew trees will line the walkways between the buildings to increase privacy between living spaces, and low-lying retaining structure and planting on the Ridgewood frontage will maintain visibility to the front of the buildings.

Shared outdoor space

A shared outdoor space is provided at the west end of the courtyard which offers an informal gathering space as well as a play area.

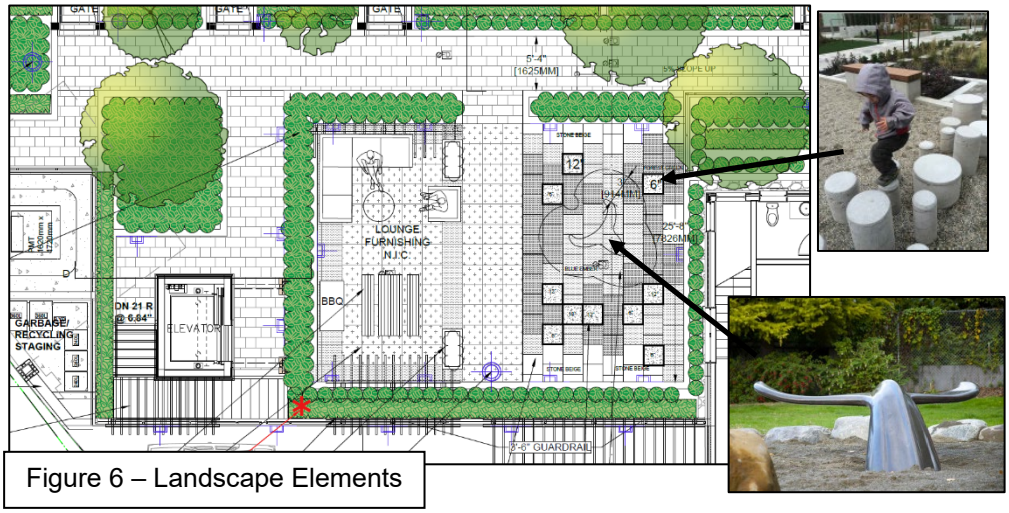


Figure 6 – Landscape Elements

Advisory Design Panel

The application was considered by the Advisory Design Panel on February 8, 2018 and at the panel's recommendation, was reconsidered on April 12, 2018 at which time the panel recommended approval of the project subject to review of items to satisfaction of staff. The applicant has addressed the panel and staff's comments.

Vehicle and Bicycle Parking

As required in the CD 140 zone, the proposal includes two vehicle parking spaces per unit which are located within private garages in the parkade. Two of these stalls are accessible stalls and are reserved for occupants of the accessible units. Three additional visitor stalls are located in the parkade for a total of 27 parking stalls. The Development Covenant includes the requirement for all residential stalls to provide energized outlets capable of level 2 charging or higher which are provided.

In addition, one parking pocket on Brookridge Drive and another one on Ridgewood Drive will be provided and can be used for deliveries, passenger drop-offs, loading, or time-limited parking.

The development proposes 24 “Class 1” (long term) bicycle parking spaces as well as four “Class 2” (“short-term”) spaces which complies with the CD 140 zone as well as the District’s Bicycle Parking Policy.

The proposal also includes space for a dog washing station within the underground parking area.

Acoustic Performance

The development covenant 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.

Accessible Units

In accordance with the District’s Accessible Design Policy, two units in Building 5 include basic accessible features, as well as a general site plan that has been designed to meet the intent of the policy. The multi-story nature of the townhouse development limits opportunities for accessibility measures, however “Enhanced Accessible” features have been included where feasible in Building 5, to allow for future adaptability. These include stacked closets to accommodate potential elevator installation, as well as space for future installation of alternative cooktops, wall ovens, and fridge/freezers. A summary of the features is included as Attachment DP 107.17 – 23 through 32 in the Development Permit.

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

In accordance with this DPA, the project has been designed to reduce energy consumption and incorporate building performance measures that will result in reduced operating costs for future owners. It is designed to be fossil fuel free with electric heat pump technology for space heating and supplementary heat recovery ventilators.

Other notable highlights include:

Water conservation - High-efficiency toilets, faucets, appliances, high efficiency irrigation systems including moisture sensors and rain delays reduce water use within the development.

Energy Conservation - Electric heat pumps, low energy appliances, interior window coverings and window selection reduce energy use and potential solar heat gain within the development.

Greenhouse Gas (GHG) Emission Reduction - With the intention of reduction GHG emissions the project proposes measures such as the use of durable building materials with long warranty periods; a selection of products sourced from within 800 km; and products with-low Volatile Organic Compounds and formaldehyde-bases - such as flooring, cabinets, or interior paints.

INFRASTRUCTURE IMPROVEMENTS AND FINANCIAL CONTRIBUTIONS

The small project will contribute a suite of significant off-site works & frontage work, land dedication, as well as financial contributions, as follows:

Off-site & frontage works - to improve the servicing capacity and the overall condition of the pedestrian network on Brookridge and Ridgewood, with an estimated cost of over $1.4 million and will include:

- storm and sanitary main upgrades on Ridgewood and Brookridge Drive;
- bike lane extension along Ridgewood Drive;
- bus pullout and stop on Ridgewood Drive;
- new bus shelter on Ridgewood Drive;
- new sidewalk along Brookridge and Ridgewood Drive;
- improved sightlines and new crosswalk markings and letdown at the intersection of Brookridge and Ridgewood to ensure safe pedestrian crossing to Edgemont Village; and
- dedicated parking pockets on both streets, which also ensures the feasibility of two-way vehicle movement on Brookridge.

The full scope and value of required off-site construction will be determined through the detailed design work at the Building Permit stage.

Land dedications – total of approximately 55.02 m² (592.2 sq. ft.) of land to facilitate development of infrastructure and active transportation improvements.

Additional active transportation contribution - An additional $200,000 contribution is offered by the applicant and secured through rezoning for pedestrian and active transportation improvements in the area. The use of these funds will be considered as part of future discussions with Council regarding Edgemont/Highland improvements and

it is anticipated that they will be combined with other funds to contribute to the delivery of larger scale projects in the area.

Development Cost Charges - District of North Vancouver DCC's, Metro Vancouver DCCs and Regional Transportation DCCs will be payable at the applicable rate at time of Building Permit. DCC's for this project are estimated to be $201,000; $224,000; and $24,000 respectively.

Community Amenity Contribution – A CAC of $335,947 was also secured through rezoning and will be payable at BP issuance. The allocation of the fund is subject to Council direction and can be used towards affordable housing; park and trail improvements; public art; or other public realm infrastructure improvements in and around this area.

CONSTRUCTION TRAFFIC MANAGEMENT PLAN

The site is shown in relation to other residential construction projects and potential development projects within the Edgemont Town Centre in the image below:

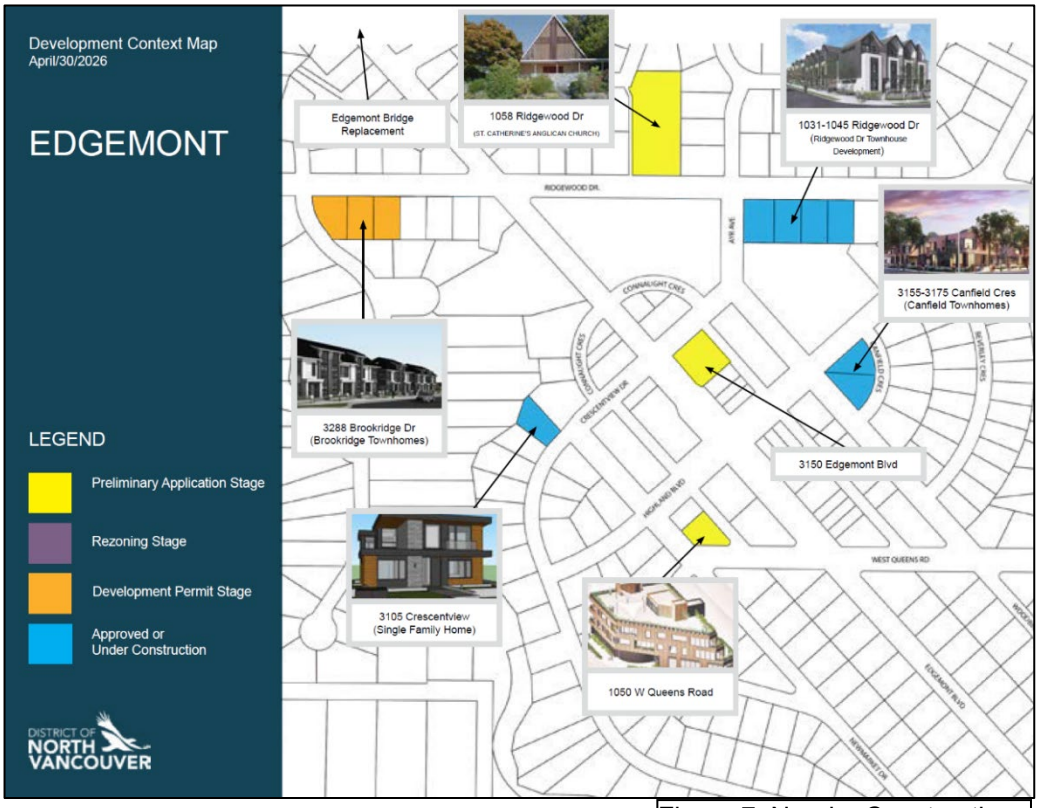


Figure 7. Nearby Construction

In order to reduce the 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 issuance of a building permit and generally provide the following measures:

1. minimize impacts on pedestrian, bicycle and vehicle movement along Brookridge Drive and Ridgewood Drive;
2. include details on ensuring safe use of the street for visitors to the school and church;
3. coordinate with District of North Vancouver infrastructure projects such as the Edgemont Bridge and Montroyal Bridge replacements to ensure impacts to Ridgewood Drive are effectively mitigated.
    - This includes maintaining operation of both east and west lanes to vehicle traffic wherever possible, with single lane alternating being required for a portion of off-site works;
4. make provisions for off-site trade vehicle parking which is acceptable to the District and minimizes impacts to neighbourhoods;
5. identify methods of communication with other developments in the area;
6. address silt/dust control and cleaning up from adjacent streets; and
7. commit to install cameras where necessary to assist staff in monitoring construction activities.

Staff are continuing to work with the applicant and an acceptable CTMP is required prior to issuance of a Building Permit.

CONCURRENCE:

The project has been reviewed by staff from Environment, Building, Legal, Parks, Development Engineering, Construction Traffic, Engineering and Design, Project Delivery, Community Planning, Urban Design, Transportation, Fire Services, and Public Art.

CONCLUSION:

The project has been developed in accordance with the CD 140 Zone and the Development Permit Area Guidelines for Ground-Oriented Housing as well as Energy and Water Conservation and Greenhouse Gas Emission Reduction and the Edgemont Plan. It includes townhouse units suitable for families and seniors close to a high-amenity village centre. Further, if approved, it will contribute to improve the local street infrastructure for pedestrians, cyclists, bus users as well as drivers.

Development Permit 107.17 is now ready for Council's consideration.

OPTIONS:

The following options are available for Council's consideration:

1. Issue Development Permit 107.17 (Attachment 1) to allow for the proposed construction (staff recommendation); or

2. Deny Development Permit 107.17 and provide direction to staff.

Respectfully submitted,



Taylor Jenks
Development Planner

ATTACHMENTS:

1. Development Permit 107.17 and attachments

REVIEWED WITH:

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

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

THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER

DEVELOPMENT PERMIT 107.17

This Development Permit 107.17 is hereby issued by The Corporation of the District of North Vancouver to the registered owner(s) for the development of twelve townhouses on the properties located at 3288 Brookridge Drive, and 1135 to 1147 Ridgewood Drive, legally described as Lot 1 through 3, Block 69, District Lots 598 To 601, Plan 6659, (PID: 010-823-506, 010-823-514, and 003-799-794) subject to the following terms and conditions:

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

1. Substantial construction as determined by the 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.

B. The following requirement is imposed under Subsection 491 (1)(3)(iii) of the Local Government Act:

1. Remediation works are to be carried out during demolition process, in compliance with the report submitted by Ambleside Environmental report, dated April 25, 2016.

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 107.17 - 1 through 32).

2. All signage including construction hoarding and real estate signage 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 that the accessible designs measures are included in the project as outlined on the attached plans (DP 107.17 - 23 through 32);

        b. Confirmation of registration of the Consolidation and dedication plan (subdivision application); and

        c. Statutory Right of Way for the Bus Stop on Ridgewood Drive.

    ii. Environment Department:

        d. An application for a Soil Permit

        e. A report is required confirming remediation has been carried out, including removal of all contaminated soils from the site, and soil sample results to demonstrate such.

    iii. 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.

    iv. 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 Ridgewood Drive and Brookridge Drive. Upgrades will include, but are not limited to: Storm Main upgrade, bus stop, and a bike lane on Ridgewood Drive, and sidewalk and pedestrian improvements, curb and gutter, and street trees on both frontages, as well as service connections to the development.

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 as shown on DP 107.17 - 22.

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

_____

Municipal Clerk

Dated this _____ day of _____, _____



1 PERSPECTIVE - RIDGEWOOD DRIVE LOOKING SE
Scale: NTS



2 PERSPECTIVE - RIDGEWOOD DRIVE LOOKING SW
Scale: Actual Size



3 PERSPECTIVE - BROOKRIDGE DRIVE LOOKING NE INTO COURTYARD
Scale: Actual Size



4 PERSPECTIVE - RIDGEWOOD DRIVE LOOKING S @ SITE ENTRY
Scale: Actual Size

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CONTRACTOR TO VERIFY DIMENSIONS BEFORE PROCEEDING AND NOTIFY THE ARCHITECTS OF ANY DISCREPANCIES.

No.	Date	Issue Notes
C	2026.04.20	REISSUE FOR DP APP R02
B	2026.01.14	REVISED REISSUE FOR DP APP
A	2025.07.31	REISSUE FOR DP APP

Issues

Consultant

Architect

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405 - 375 West 5th Avenue Vancouver B.C. V5Y 1J6
phone - 604.688.5585 fax - 604.688.7486

REGISTERED ARCHITECT
NEIL ROBERTSON
BRITISH COLUMBIA
2026-04-24

Seal

Project Title

Brookridge Townhouses

3288 Brookridge Drive
District of North Vancouver, B.C.

Sheet Title

Perspectives

Issue Date	Plot Date
	March 1, 2025
Designed By	Reviewed By
SB	SB
Drawn By	Checked By
CD	SB
Project ID	Scale
225.01	As Noted

Sheet No.
A10.01

Issue/Revision
DP 107.17.1

File name: 2026 0420_Brookridge_Domus TH_VW2025__sarahbrar.vwww



1 PERSPECTIVE - RIDGEWOOD DRIVE LOOKING S
Scale: NTS



2 PERSPECTIVE - BROOKRIDGE DRIVE LOOKING NE
Scale: NTS



3 PERSPECTIVE - REARYARD LOOKING NW
Scale: NTS



4 PERSPECTIVE - RIDGEWOOD DRIVE LOOKING SE
Scale: NTS

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REGISTERED ARCHITECT NEIL ROBERTSON BRITISH COLUMBIA
2026-04-24

Seal

Project Title

Brookridge Townhouses

3288 Brookridge Drive
District of North Vancouver, B.C.

Sheet Title

Perspectives

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	March 1, 2025	A10.02
Designed By: SB	Reviewed By: SB	
Drawn By: CD	Checked By: SB	
Project ID: 225.01	Scale: As Noted	Issue/Revision

DP 107.17.2

File name: 2026 0420_Brookridge_Domus TH_VW2025_-_sarahbrar.vwx



1 PERSPECTIVE - RIDGEWOOD DRIVE LOOKING SE
Scale: NTS



2 PERSPECTIVE - COURTYARD LOOKING SW
Scale: NTS



3 PERSPECTIVE - BROOKRIDGE DRIVE LOOKING E
Scale: NTS



4 PERSPECTIVE - INTO COURTYARD LOOKING NW
Scale: NTS

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REGISTERED ARCHITECT
NEIL ROBERTSON
BRITISH COLUMBIA
2026-04-24

Seal

Project Title

Brookridge Townhouses

3288 Brookridge Drive
District of North Vancouver, B.C.

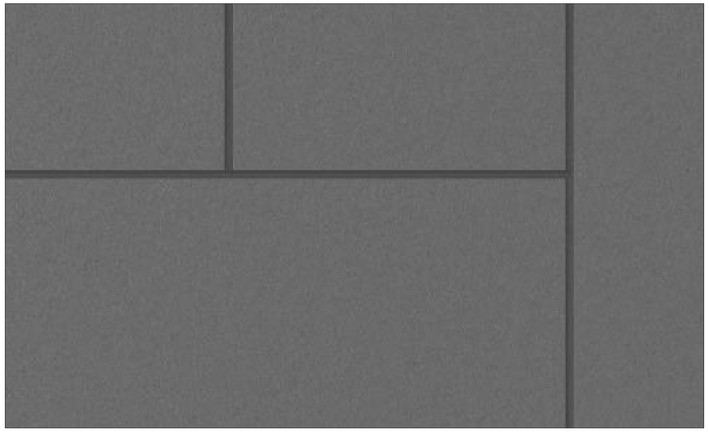
Sheet Title

Perspectives

Issue Date	Plot Date	Sheet No.
	March 1, 2025	A10.03
Designed By: SB	Reviewed By: SB	
Drawn By: CD	Checked By: SB	
Project ID: 225.01	Scale: As Noted	Issue/Revision

DP 107.17 - 3

File name: 2026 0420_Brookridge_Domus TH_VW2025__sarahbrar.vwx



OPEN JOINT/ LARGE FORMAT PANEL/ HIGH DENSITY CEMENTITIOUS PANELS - EQUITONE/ NATURA/ NU074



DOORS AND WINDOWS - BLACK FRAMES W/ LARGE SCALE MUNTINS



CONCRETE WHALE TAIL BENCH



PAVERS



EVERGOLD JAPANESE SEDGE



BOX LEAF HONEYSUCKLE



PAPERBARK MAPLE



MAGNOLIA



STUCCO - SLOPE-DASH TEXTURE - BM MOUNTAIN PEAK WHITE 2148-70



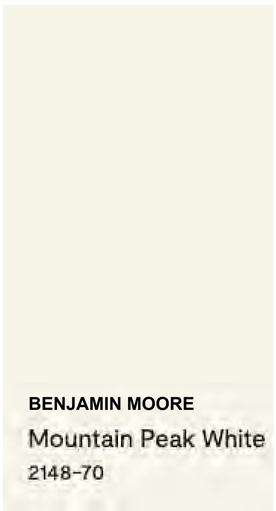
ASHPHALT SHINGLES - CERTAINTEED/ LANDMARK/ GEORGETOWN GRAY



BRICK - MUTUAL MATERIALS - IMPERIAL GRAY/ MISSION



TRIMS/ BAND BOARDS/ FASCIAS



SLOP-DASH STUCCO



ACCENT FRONT DOOR/ HIGH GLOSS

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REGISTERED ARCHITECT
NEIL ROSEN
BRITISH COLUMBIA
2026-04-24

Seal

Project Title
Brookridge Townhouses
3288 Brookridge Drive
District of North Vancouver, B.C.

Sheet Title
Colours + Materials

Issue Date	Plot Date	Sheet No.
	March 1, 2025	A0.03
Designed By: SB	Reviewed By: SB	
Drawn By: CD	Checked By: SB	
Project ID: 225.01	Scale: As Noted	Issue/Revision

DP 107.17 -4

File name: 2026.0420_Brookridge_Domus TH_VW2025_...sarahbrar.vwx



NOTES

1. STREETSIDE PERIMETER FENCE: 2'-0" HIGH POWDER COATED ALUMINUM PICKETS, OVER CONCRETE WALL. BRICK VENEER ON WALLS OVER 1FT HIGH, 18" SQUARE BRICK VENEER POSTS, COMPLETE WITH PRECAST SLOPED ARCHITECTURAL CONCRETE CAPS.
2. METAL BIKE STAND. REFER TO LANDSCAPE
3. PREFINISHED METAL BUS SHELTER COMPLETE WITH 2 SEAT PEDESTAL BENCH, ROOF PANELS CURVED 6mm GREY TINT CLEAR SOLID POLYCARBONATE, WITH REAR WALL PANEL 10mm CLEAR TEMPERED GLASS, AND SIDE WALL PANELS LED ILLUMINATED SIGNBOXES. MANUFACTURER: DAYTECH, MODEL #CBC06X13D2
4. PARKING GARAGE ENTRANCE TRELLIS: PREFINIHSED POWDER COATED ALUMINUM TO MATCH BENJAMIN MOOR 2120-30 'WITCHING HOUR'
5. HIDDEN LINE INDICATES OUTLINE OF DETENTION TANK BELOW GRADE - REFER TO CIVIL
6. FIRE HYDRANT - REFER TO CIVIL DRAWINGS FOR LOCATION, GRADES & SPECIFICATIONS
7. PAD MOUNTED TRANSFORMER. INSTALLED PER BC HYDRO STANDARDS + SPECIFICATIONS
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12. BACK UP GENERATOR FOR STORM PUMPS. INSTALLED PER MANUFACTURER SPECS AND ENCLOSED WITH SOLID FENCE
13. WHALE TAIL BENCH PER LANDSCAPE. REQUIRES CONCRETE HOUSEKEEPING PAD ADDITIONAL COORD REQUIRED

1 **Site Plan**
Scale: 1/8" = 1'-0"

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No.	Date	Issue Notes
C	2026.04.20	REISSUE FOR DP APP R02
B	2026.01.14	REVISED REISSUE FOR DP APP
A	2025.07.31	REISSUE FOR DP APP

Issues

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Seal

2026-04-24

Project Title

Brookridge Townhouses

3288 Brookridge Drive
District of North Vancouver, B.C.

Sheet Title

DP - Site Plan

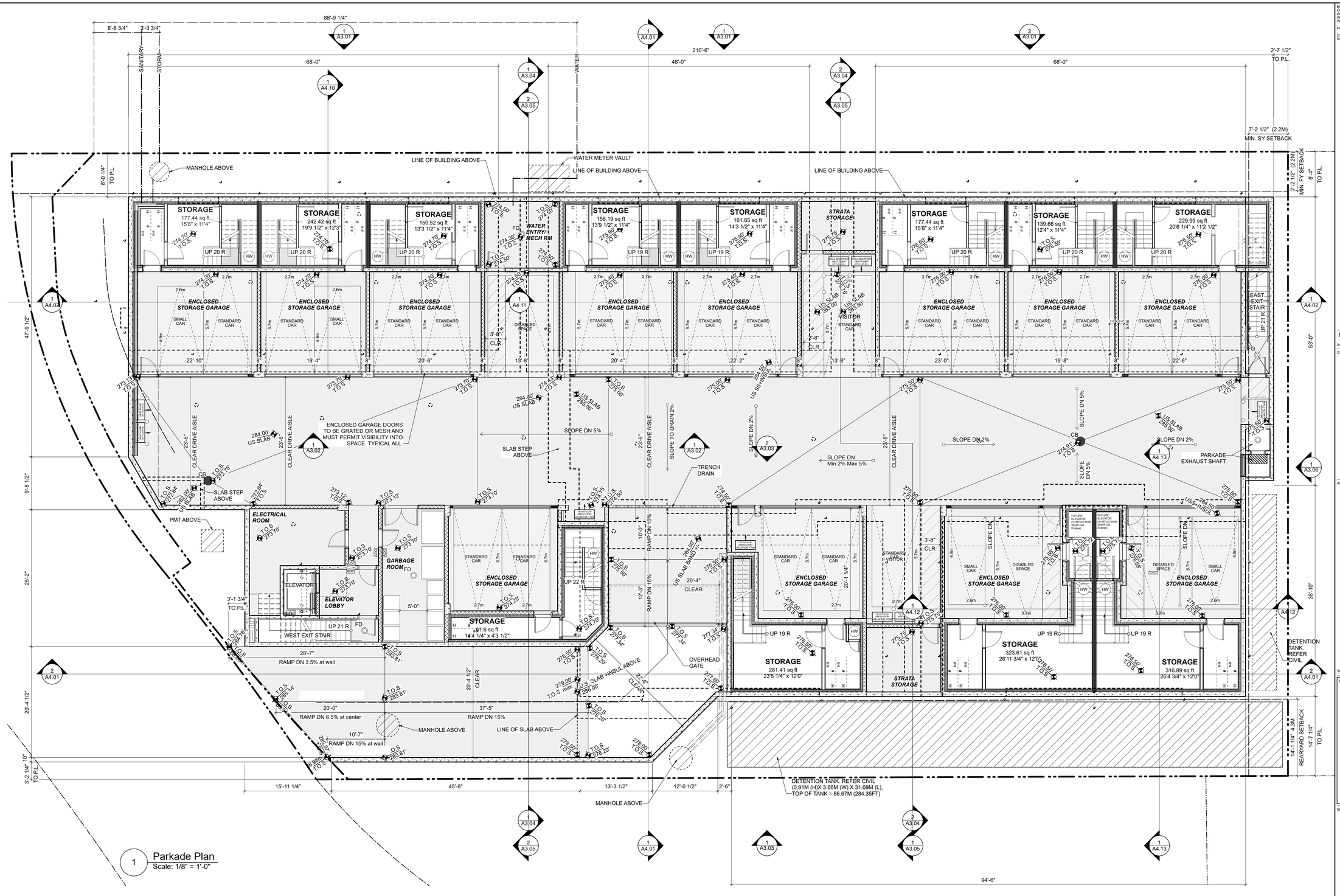
Issue Date	Plot Date
	March 1, 2025
Designed By	Reviewed By
SB	SB
Drawn By	Checked By
CD	SB
Project ID	Scale
225.01	As Noted

Sheet No.
A1.01
DP

Issue/Revison

DP 107.17.5

File name: 2026 0420_Brookridge_Domus TH_VW2025__sarahbrar.vwx



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

PARKADE NOTES:
1. HEADROOM/CLEARANCE THROUGHOUT THE PARKADE:
   EXIT AND EXIT PATHS - BCBC 2024 / 3.4.3.4. 1) - HEIGHT OF EXITS AND EXIT PATHS NOT LESS THAN 2050MM (6'-9")
   PARKING SPACES AND DRIVE AISLES - DISTRICT OF NORTH VAN ZOING BYLAW / 1005.1 - MIN. CLEAR HEIGHT TO AND OVER STANDARD, SMALL AND DISABLED SPACES IS 2.1M (6'-11") (CLEARANCE REQUIRED OVER ENTIRE SPACE)
2. **ENCLOSED STORAGE GARAGE** - PER *DNV FIRE RESCUE AND SERVICE BY-LAW (8762)*, ENCLOSED STORAGE GARAGES (FOR EACH UNIT) ARE DESIGNED TO BE USED FOR PARKING OF VEHICLES AND BIKES ONLY AND CANNOT BE USED FOR STORAGE. THE FOLLOWINGPARAMETERS MUST BE MET:
   (6.59) ENCLOSED STORAGE GARAGES MUST HAVE THE INTERIOR SPACE FULLY VISABLE FROM THE EXTERIOR ADJACNET DRIVE AISLE THROUGH A GATED OR MESH OVERHEAD DOOR.
   (6.61) *"NO STORAGE PERMITTED"* SIGNAGE MUST BE INSTALLED IN ALL ENCLOSED STORAGE GARAGES.
   (6.62) PRIVATE PARKING STALLS, BIKE STORAGE ROOMS AND/OR BIKE STORAGE LOCKERS MUST NOT BE USED TO STORE COMBUSTIBLE MATERIALS.
   (6.63) THE FIRE SAFETY PLAN FOR AN ENCLOSED STORAGE GARAGE MUST REQUIRE THE OWNER OR STRATA CORPORATION TO INSPECT THE ENCLOSED STORAGE GARAGES MONTHLY AND ENFORCE FOR COMPLIANCE.
   (6.64) ENCLOSED STORAGE GARAGES MUST BE AVAILABLE FOR INSPECTION BY THE FIRE DEPARTMENT AT ANY TIME WITHOUT NOTICE AND MUST NOT HAVE THE ACCESS OR VISIBILITY OF THE GARAGE BLOCKED AT ANY TIME.
   (6.65) REPLACEMENT OF THE OVERHEAD DOOR AT THE ENTRANCE OF THE SPACE WITH A SOLID DOOR IS NOT PERMITTED.

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REGISTERED ARCHITECT NEIL ROBERTSON BRITISH COLUMBIA
2026-04-24

Seal

Project Title

Brookridge Townhouses

3288 Brookridge Drive
District of North Vancouver, B.C.

Sheet Title

Parkade Plan

Issue Date	Plot Date
	March 1, 2025
Designed By	Reviewed By
SB	SB
Drawn By	Checked By
CD	SB
Project ID	Scale
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Issue/Revision

DP 107.17.9

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REGISTERED ARCHITECT
PAUL ROSKELLEY
BRITISH COLUMBIA
2026-04-24

Seal

Project Title

Brookridge Townhouses

3288 Brookridge Drive
District of North Vancouver, B.C.

Sheet Title

Main Floor Plan

Issue Date	Plot Date
	March 1, 2025
Designed By	Reviewed By
SB	SB
Drawn By	Checked By
CD	SB
Project ID	Scale
225.01	As Noted

Sheet No.
A2.03
DP

Issue/Revision

DP 107.17.7

NOTES

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1 Main Floor Plan
Scale: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

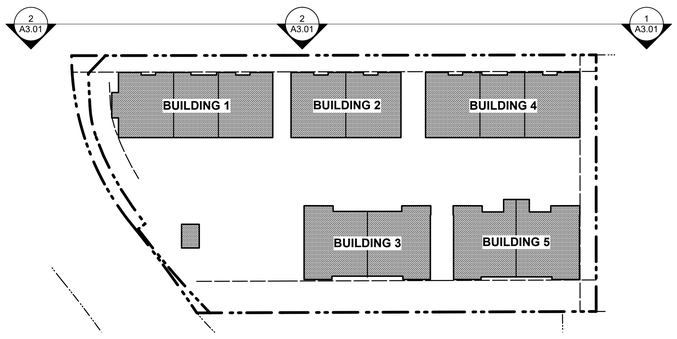
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B	PAINTED STUCCO - SLOPE-DASH TEXTURE - BM MOUNTAIN PEAK WHITE 2122-70
C	HIGH DENSITY CEMENTITIOUS PANELS - EQUITONE - NATURA N074
D	ARCHITECTURAL ASPHALT SHINGLES - GEORGETOWN GRAY
E	PAINTED WOOD TRIM - BM NIGHT HORIZON 2134-10
F	METAL FRAMED WINDOWS - BLACK FRAMES
G	ACCENT FRONT DOOR - BM SEA STAR 2130-30
H	METAL RAILINGS - COLOUR MATCH TO WINDOW FRAMES
I	RAINWATER LEADER - COLOUR MATCH TO TRIM



1 North Elevation - Buildings 4 & 2
Scale: 1/8" = 1'-0"



2 North Elevation - Building 1
Scale: 1/8" = 1'-0"



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

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Issues

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REGISTERED ARCHITECT NEIL ROSEN-JONES BRITISH COLUMBIA
2026-04-24

Seal

Project Title

Brookridge Townhouses

3288 Brookridge Drive
District of North Vancouver, B.C.

Sheet Title

Building Elevations

Issue Date	Plot Date
	March 1, 2025
Designed By: SB	Reviewed By: SB
Drawn By: CD	Checked By: SB
Project ID: 225.01	Scale: As Noted

Sheet No. A3.01

Issue/Revision

DP 107.17.8

File name: 2026 0429_Brookridge_Domus TH_VW2025_...sarahbnar.www

EXTERIOR FINISH SCHEDULE

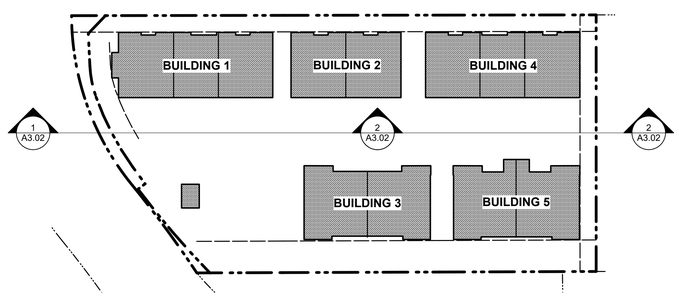
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I	RAINWATER LEADER - COLOUR MATCH TO TRIM



1 South Elevation - Buildings 1 & 2
Scale: 1/8" = 1'-0"



2 South Elevation - Building 4
Scale: 1/8" = 1'-0"



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

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REGISTERED ARCHITECT NEIL ROBERT LOW BRITISH COLUMBIA
2026-04-24

Seal

Project Title
Brookridge Townhouses
3288 Brookridge Drive
District of North Vancouver, B.C.

Sheet Title
Building Elevations

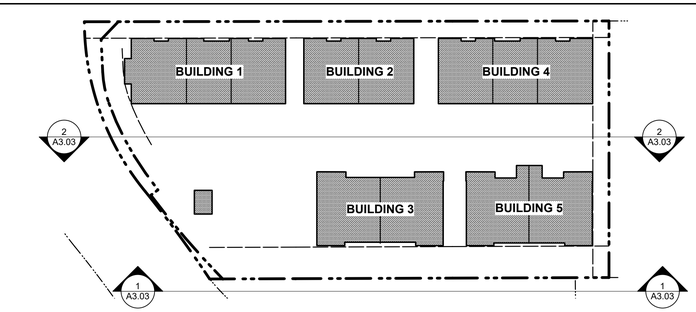
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	March 1, 2025	A3.02
Designed By: SB	Reviewed By: SB	
Drawn By: CD	Checked By: SB	
Project ID: 225.01	Scale: As Noted	Issue/Revision

DP 107.17 - 9

File name: 2026.0420_Brookridge_Domus TH_VW2025_...sarahbrar.vwxw

EXTERIOR FINISH SCHEDULE

A	BRICK - MUTUAL MATERIALS - IMPERIAL GRAY/MISSION
B	PAINTED STUCCO - SLOPE-DASH TEXTURE - BM MOUNTAIN PEAK WHITE 2122-70
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I	RAINWATER LEADER - COLOUR MATCH TO TRIM



4 Key Plan
Scale: 1/32" = 1'-0"



1 South Elevation - Buildings 3 & 5
Scale: 1/8" = 1'-0"



2 North Elevation - Buildings 3 & 5
Scale: 1/8" = 1'-0"

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REGISTERED ARCHITECT NEIL ROBERTSON BRITISH COLUMBIA
2026-04-24

Seal

Project Title

Brookridge Townhouses

3288 Brookridge Drive
District of North Vancouver, B.C.

Sheet Title

Building Elevations

Issue Date	Plot Date
	March 1, 2025
Designed By	Reviewed By
SB	SB
Drawn By	Checked By
CD	SB
Project ID	Scale
225.01	As Noted

Sheet No. A3.03

Issue/Revision

DP 107.17.10

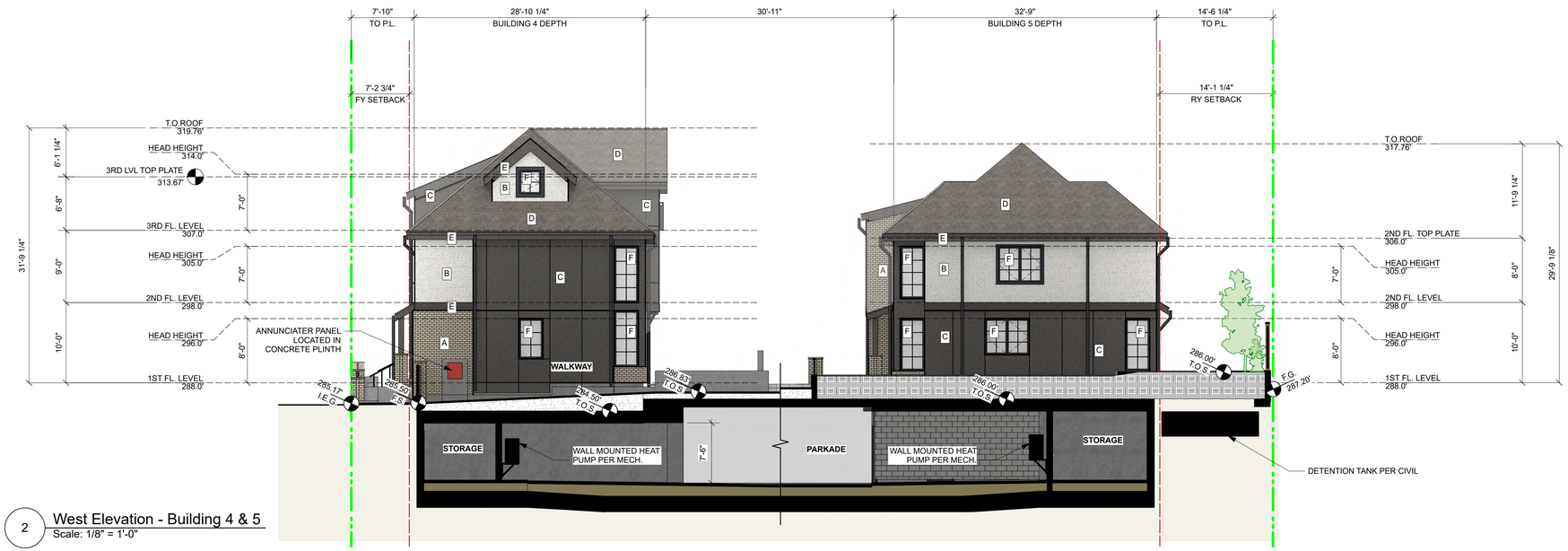
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EXTERIOR FINISH SCHEDULE

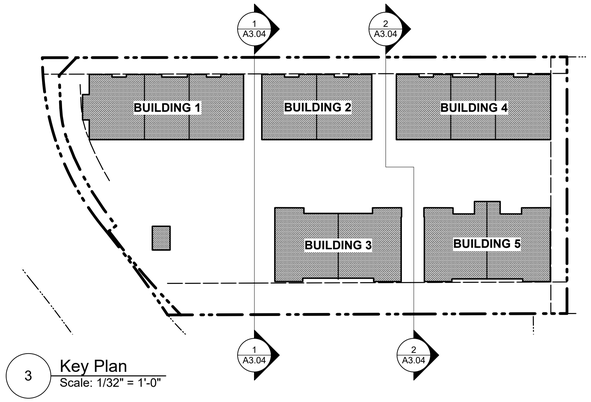
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1 West Elevation - Building 2 & 3
Scale: 1/8" = 1'-0"



2 West Elevation - Building 4 & 5
Scale: 1/8" = 1'-0"



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

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REGISTERED ARCHITECT PAUL ROSE-PALCOX BRITISH COLUMBIA
2026-04-24

Project Title

Brookridge Townhouses

3288 Brookridge Drive
District of North Vancouver, B.C.

Sheet Title

Building Elevations

Issue Date	Plot Date
	March 1, 2025
Designed By	Reviewed By
SB	SB
Drawn By	Checked By
CD	SB
Project ID	Scale
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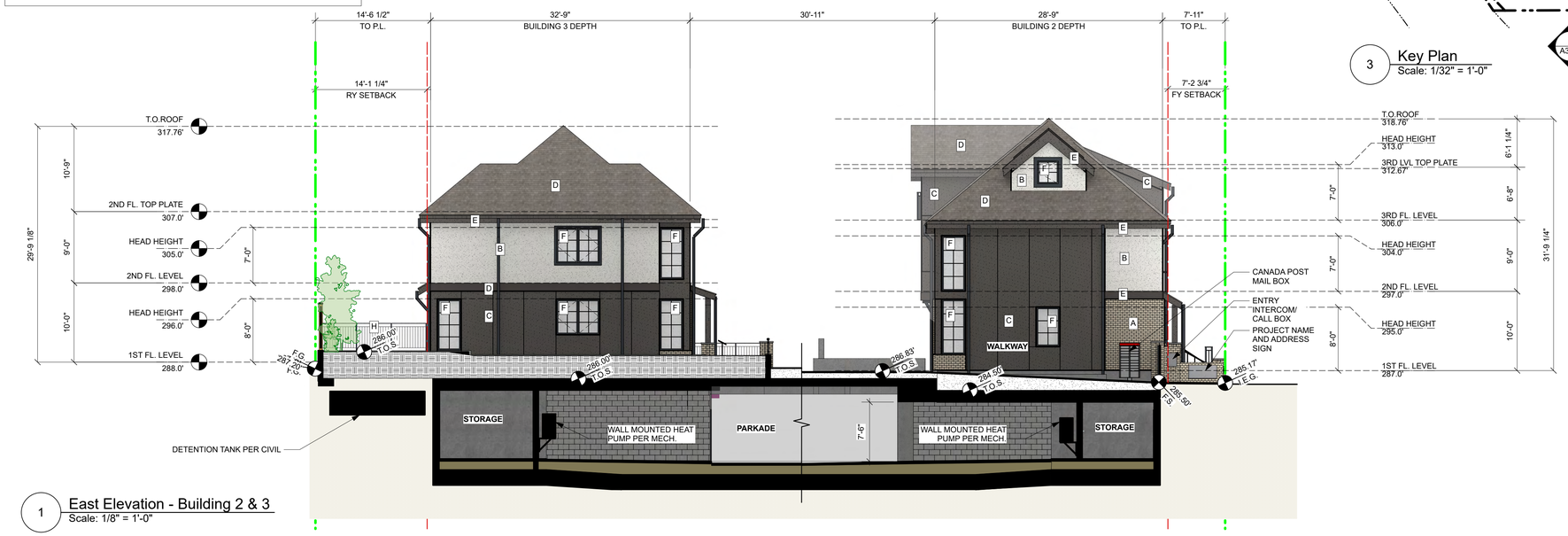
Issue/Revision

DP 107.17.11

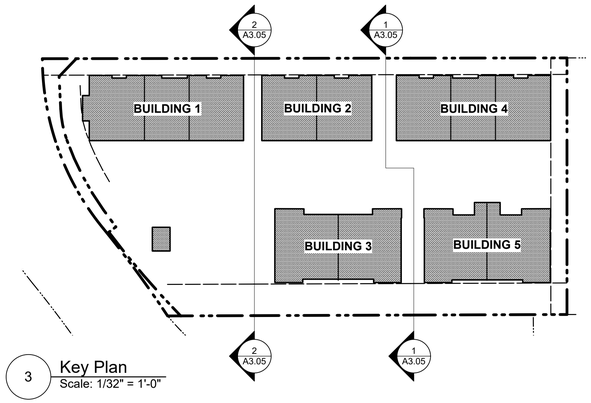
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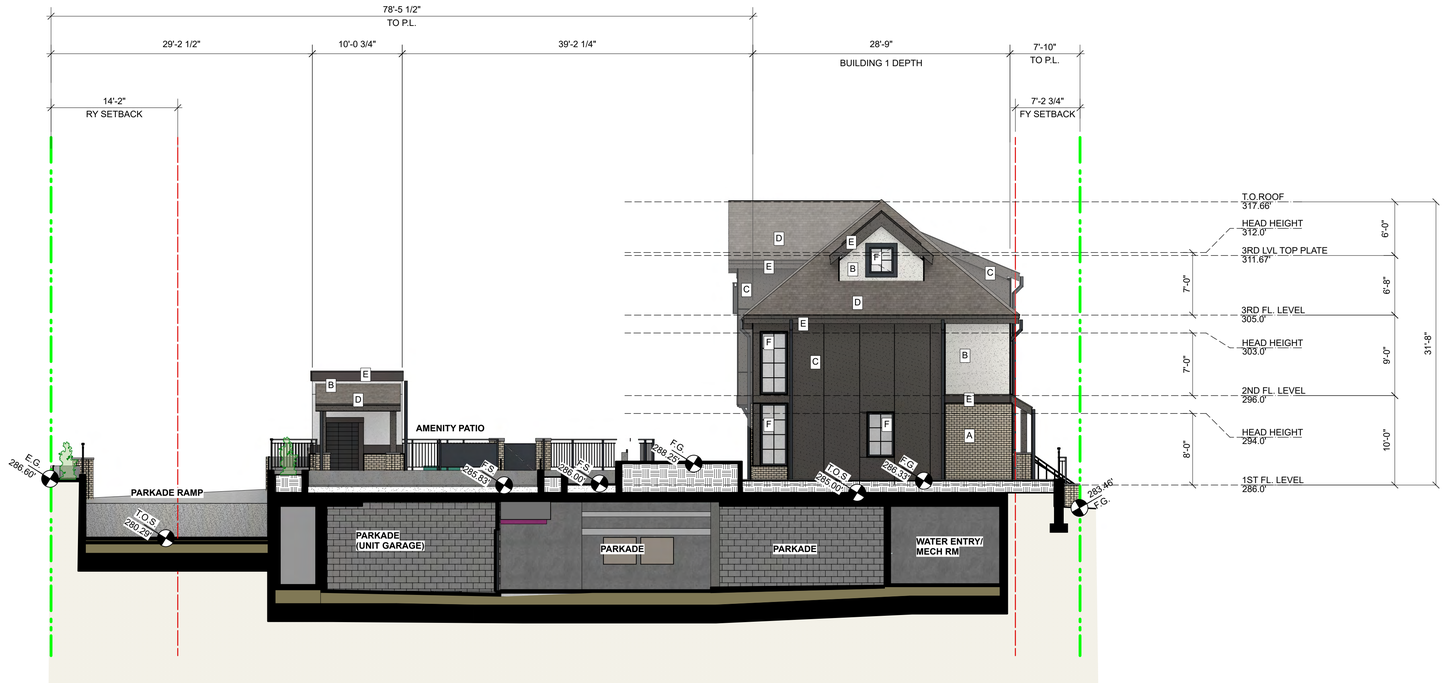
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1 East Elevation - Building 2 & 3
Scale: 1/8" = 1'-0"



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



2 East Elevation - Building 1
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REGISTERED ARCHITECT
NEIL ROBERTSON
BRITISH COLUMBIA
2026-04-24

Seal

Project Title

Brookridge Townhouses

3288 Brookridge Drive
District of North Vancouver, B.C.

Sheet Title

Building Elevations

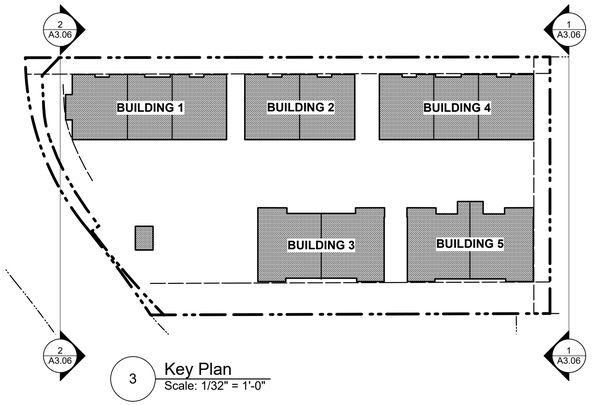
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	March 1, 2025	A3.05
Designed By: SB	Reviewed By: SB	
Drawn By: CD	Checked By: SB	
Project ID: 225.01	Scale: As Noted	Issue/Revision

DP 107.17 - 12

File name: 2026 0420_Brookridge_Domus TH_VW2025__sarahbrar.vwx

EXTERIOR FINISH SCHEDULE

A	BRICK - MUTUAL MATERIALS - IMPERIAL GRAY/MISSION
B	PAINTED STUCCO - SLOPE-DASH TEXTURE - BM MOUNTAIN PEAK WHITE 2122-70
C	HIGH DENSITY CEMENTITIOUS PANELS - EQUITONE - NATURA N074
D	ARCHITECTURAL ASPHALT SHINGLES - GEORGETOWN GRAY
E	PAINTED WOOD TRIM - BM NIGHT HORIZON 2134-10
F	METAL FRAMED WINDOWS - BLACK FRAMES
G	ACCENT FRONT DOOR - BM SEA STAR 2130-30
H	METAL RAILINGS - COLOUR MATCH TO WINDOW FRAMES
I	RAINWATER LEADER - COLOUR MATCH TO TRIM



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



1 East Elevation - Buildings 4 & 5
Scale: 1/8" = 1'-0"



2 West Elevation - Building 1
Scale: 1/8" = 1'-0"

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No.	Date	Issue Notes
C	2026.04.20	REISSUE FOR DP APP R02
B	2026.01.14	REVISED REISSUE FOR DP APP
A	2025.07.31	REISSUE FOR DP APP

Issues

Consultant

Architect

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REGISTERED ARCHITECT NEIL ROSENTHAL BRITISH COLUMBIA
2026-04-24

Seal

Project Title

Brookridge Townhouses

3288 Brookridge Drive
District of North Vancouver, B.C.

Sheet Title

Building Elevations

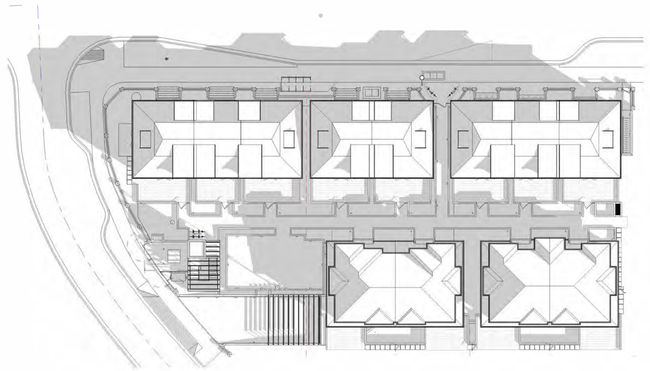
Issue Date	Plot Date
	March 1, 2025
Designed By	Reviewed By
SB	SB
Drawn By	Checked By
CD	SB
Project ID	Scale
225.01	As Noted

Sheet No. A3.06

Issue/Revision

DP 107.17 - 13

File name: 2026 0420_Brookridge_Domus TH_VW2025__sarahkrar.vwx



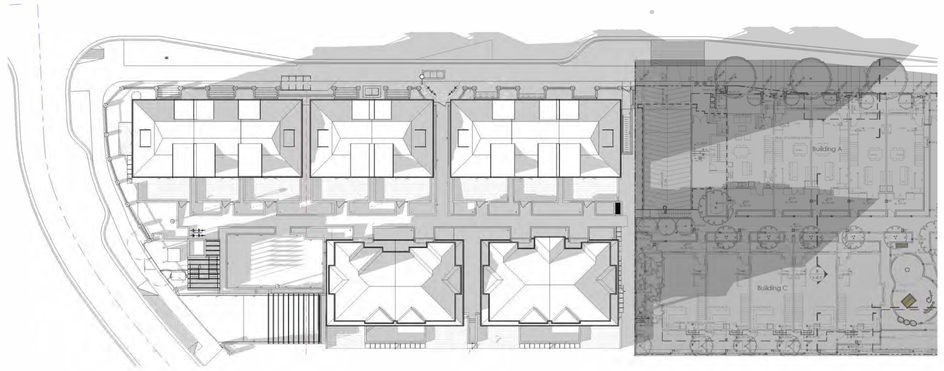
SHADOW STUDY - MARCH 21, 10AM



SHADOW STUDY - MARCH 21, 12 NOON



SHADOW STUDY - MARCH 21, 2 PM



SHADOW STUDY - MARCH 21, 6 PM

1 Shadow Studies
Scale: N.T.S.

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REGISTERED ARCHITECT NEIL ROBERTSON BRITISH COLUMBIA
2026-04-24

Seal

Project Title

Brookridge Townhouses

3288 Brookridge Drive
District of North Vancouver, B.C.

Sheet Title

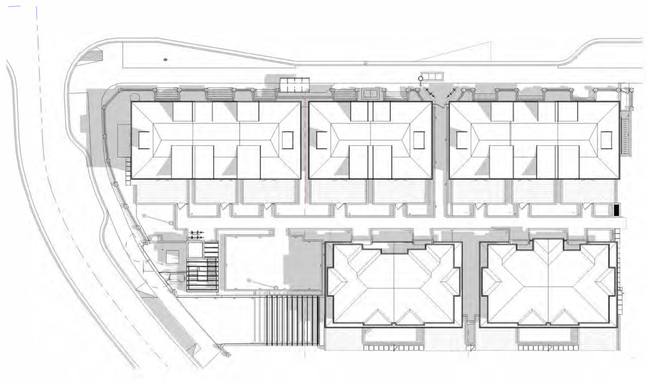
DP - Shadow Studies

Issue Date	Plot Date	Sheet No.
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Designed By: SB	Reviewed By: SB	
Drawn By: CD	Checked By: SB	
Project ID: 225.01	Scale: As Noted	Issue/Revision

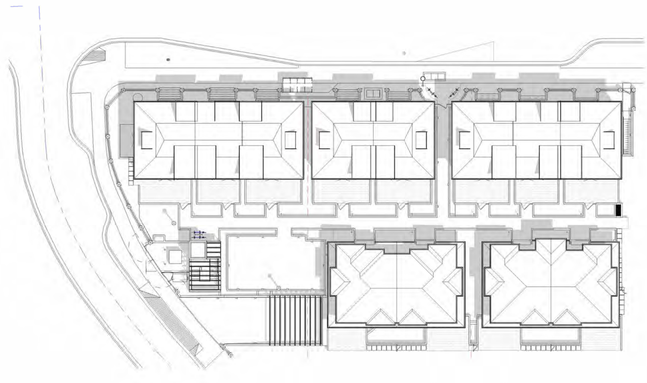
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DP 107.17.14

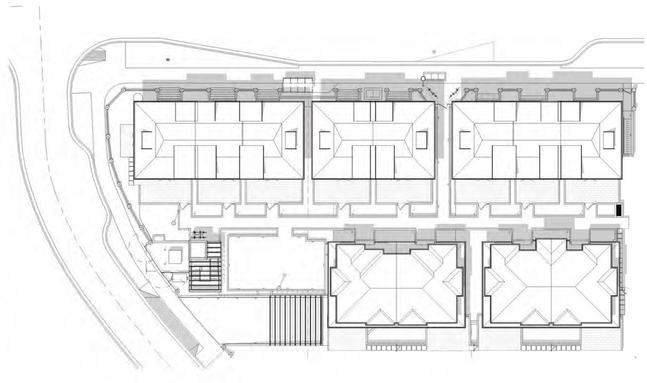
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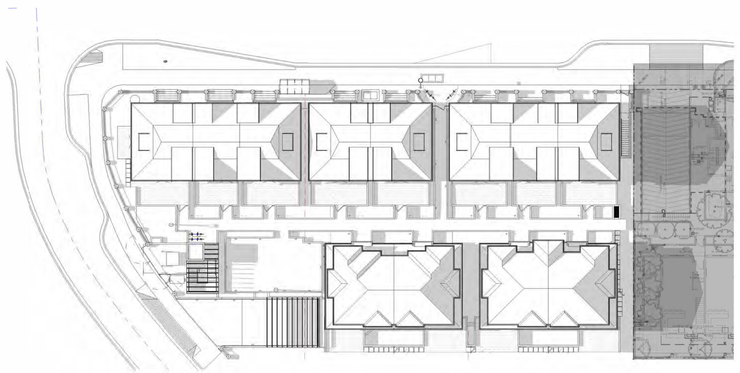
SHADOW STUDY - JUNE 21, 10AM



SHADOW STUDY - JUNE 21, 12 NOON



SHADOW STUDY - JUNE 21, 2 PM



SHADOW STUDY - JUNE 21, 6 PM

1 Shadow Studies
Scale: N.T.S.

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REGISTERED ARCHITECT
NEIL ROBERTSON
BRITISH COLUMBIA
2026-04-24

Seal

Project Title

Brookridge Townhouses

3288 Brookridge Drive
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Sheet Title

DP - Shadow Studies

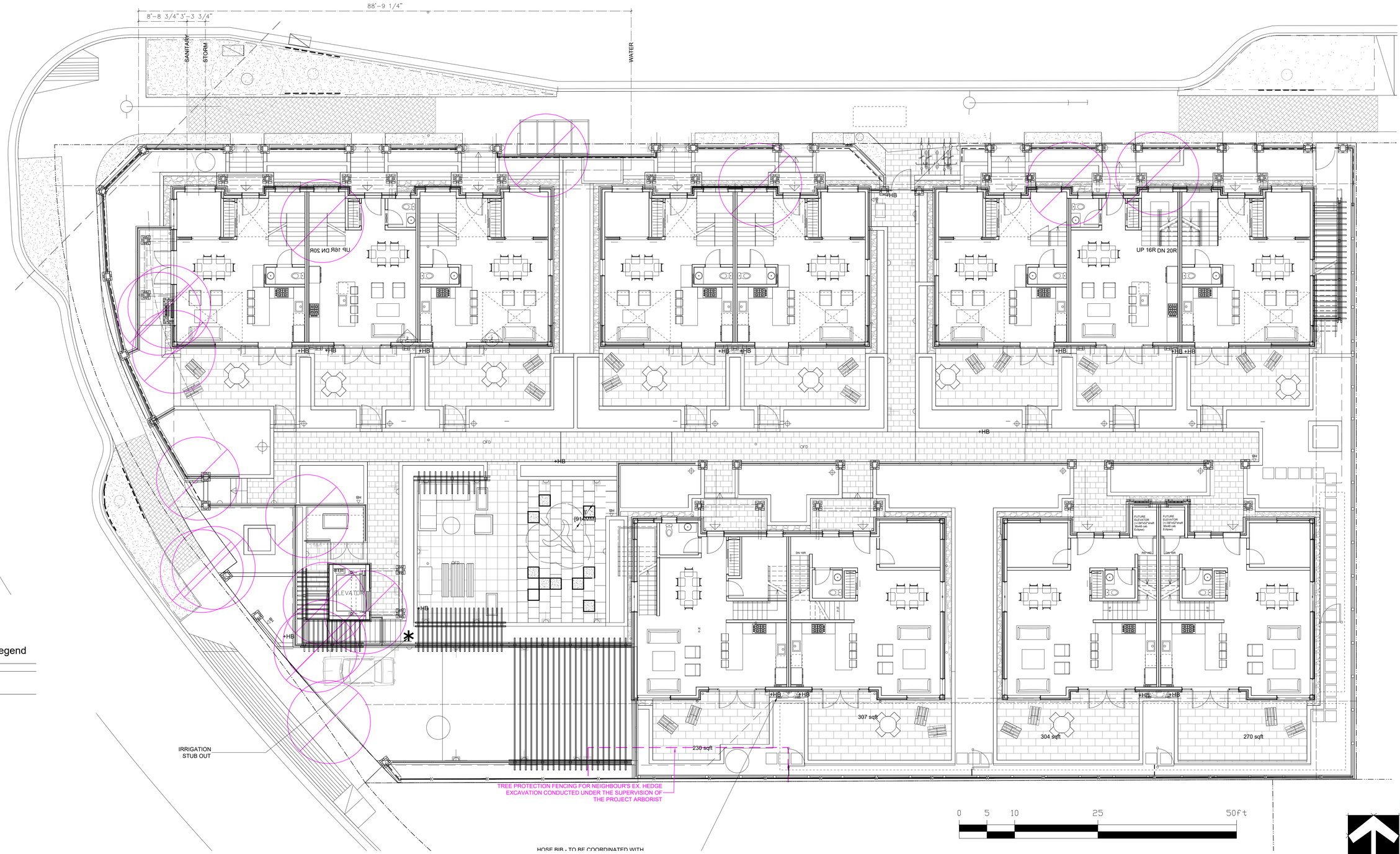
Issue Date	Plot Date
	March 1, 2025
Designed By	Reviewed By
SB	SB
Drawn By	Checked By
CD	SB
Project ID	Scale
225.01	As Noted

Sheet No.
A0.07

Issue/Revision
DP 107.17.15

N

File name: 2026 0420_Brookridge_Domus TH_VW2025__sarahbrar.vwx



Tree Management Legend

Symbol	Model
⊘	TREE TO REMOVE

DP 107 . 17 - 16

25203-4.zip

pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
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19	26.APR.17	UPDATE PER NEW ARCH PLAN	AO
18	26.MAR.06	HOSEBIB LOCATIONS REV	BJ
17	26.JAN.28	UPDATE PLANTER	CLG
16	26.JAN.08	UPDATE PER NEW SITE PLAN	MC

PROJECT:

TOWNHOUSE DEVELOPMENT

1135, 1147 RIDGEWOOD DR, 3288 BROOKRIDGE DR.
DISTRICT OF NORTH VANCOUVER, BC

SEAL:

DRAWING TITLE:

TREE MANAGEMENT PLAN

DATE:	17.AUG.14
SCALE:	1/8" = 1'-0"
DRAWN:	CLG
DESIGN:	PCM
CHK'D:	PCM

DRAWING NUMBER: **L1** OF 7

PMG PROJECT NUMBER: **25-203**

RIDGEWOOD DRIVE

BROOKRIDGE DRIVE

BUILDING 1

BUILDING 2

BUILDING 3

BUILDING 4

BUILDING 5

26'-3" [7998MM]

8'-8 3/4" 3'-3"

SANITARY

STORM

SOD BOULEVARD

HYRDANT OFFSET R6'-6½" [R1999MM]

FROM GAS LINE 3'-3¾" [1000MM]

STEP LIGHTS, TYP.

LIQUIDAMBAR STYRACIFLUA 'WORPLESDON', BARK MULCH AT BASE PER DNV STANDARD

DASHED LINE INDICATES EXTENT OF GROWING MEDIUM TRENCH @ 0.8M DEPTH [PER SSD.L.2] = 37 CUBIC METERS

LOW WALL & FENCE REFER TO ARCHITECT'S DRAWINGS, TYP.

BUS SHELTER

ER

CONCRETE STRIP AT BUS STOP, BETWEEN SIDEWALK AND CURB, REFER TO CIVIL

FRANCES ANDREW VICTORIAN BIKE RACKS (4 BIKE CAPACITY)

LIQUIDAMBAR STYRACIFLUA 'WORPLESDON', BARK MULCH AT BASE PER DNV STANDARD

DASHED LINE INDICATES EXTENT OF GROWING MEDIUM TRENCH @ 0.8M DEPTH [PER SSD.L.2] = 19 CUBIC METERS

FROM GAS LINE 3'-3¾" [1000MM]

SOD BOULEVARD

HATCH INDICATES STRUCTURAL SOIL BENEATH SIDEWALK

CONCRETE SIDEWALK

HATCH INDICATES STRUCTURAL SOIL BENEATH SIDEWALK

SOD BOULEVARD

26'-2¾" [7996MM]

NO STREET TREE POSSIBLE DUE TO 8.0M SIGHT LINE

DASHED LINE INDICATES EXTENT OF GROWING MEDIUM TRENCH @ 0.9M DEPTH [PER SSD.L.2] = 12.8 CUBIC METERS

ZELKOVA SERRATA 'GREEN VASE'. BARK MULCH AT BASE PER DNV STANDARD, TYP.

3'-2" [955MM]

3'-2" [955MM]

TALL LIGHTING BOLLARD

SOD BOULEVARD

HATCH INDICATES STRUCTURAL SOIL BENEATH SIDEWALK

EVERGREEN JASMINE TO GROW ON TRELLIS

GENERATOR ENCLOSED BY FENCE. BY ARCH.

REFER TO ARCHITECTURE FOR GARBAGE ENCLOSURE

METAL TRELLIS, REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS

PICNIC TABLE

24" SQ. CONCRETE HYDRAPRESSED SLABS, DARK GREY BORDER, LIGHT GREY FIELD

IRRIGATION STUB OUT

METAL TRELLIS, REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS

RECTANGULAR PLANTER POTS

PEDESTRIAN LIGHT STANDARD

LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE' TREES TO PROVIDE ADDITIONAL SCREENING

RUBBER PLAY SURFACE TILES

CONCRETE SEATING BLOCKS

WISHBONE INDUSTRIES WHALETAIL BENCH

TREE PROTECTION FENCING FOR NEIGHBOUR'S EX. HEDGE EXCAVATION CONDUCTED UNDER THE SUPERVISION OF THE PROJECT ARBORIST

HOSE BIB - TO BE COORDINATED WITH MECHANICAL/ARCHITECTURAL CONSULTANTS

PROPOSED 1.8M HT. EVERGREEN HEDGE

MAINTENANCE GATE, TYP.

EDGE OF SLAB BELOW

MAGNOLIA GRANDIFLORA 'D.D.BLANCHARD' TO SCREEN OVERLOOK

1.8M HT. SOLID FENCE

MAINTENANCE PATH

PARROTIA PERSICA 'RUBY VASE'

24" DEPTH 1x4 P.T. FIR/HEM STAKE

UP 16R DN 20R

REFER TO ARCHITECTURAL DRAWINGS FOR STEP LIGHT LOCATIONS IN STAIRWELL

LIGHTING BOLLARD AT EACH ENTRY, TYP.

LOUNGE FURNISHING N.I.C.

BBQ

ELEVATOR

PATIO

GATE

5'-4" [1625MM]

4' [1218MM]

5'-4½" [1640MM]

3'-0" [914MM]

230 sqft

307 sqft

304 sqft

270 sqft

0 5 10 25 50ft

Site Furnishing Legend

Symbol	Model
	WISHBONE INDUSTRIES LARSON PICNIC TABLE IN BLACK POWDERCOAT WITH CEDAR COLOURED SLATS
	C3 METAL PLANTERS - 'TROUGH' 46X20X24" SLATE COLOUR.
	FRANCES ANDREW VICTORIAN BIKE RACK, BLACK POWDERCOAT
	WISHBONE INDUSTRIES WHALETAIL BENCH

*USE TAMPER-RESISTANT HARDWARE TO FASTEN ALL SITE FURNISHINGS

Lighting Legend

Symbol	Model
	CSCLED LIGHTING, 'BL01' BOLLARD, 35" HEIGHT BASE POLE, BLACK POWDERCOAT.
	CSCLED LIGHTING, 'BL01' BOLLARD, 19" HEIGHT BASE POLE, BLACK POWDERCOAT.
	GALAXY LIGHTING, 'L225560BK' STEP LIGHT, BLACK POWDERCOAT.

Fencing Legend

Symbol	Model
	6' HT. SOLID WOOD PERIMETER FENCE
	3' HT. METAL PICKET FENCE ON LOW WALL

DP 107.17 -17

25203-4.2

pmg LANDSCAPE ARCHITECTS

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18	26.MAR.06	HOSEBIB LOCATIONS REV	BJ
17	26.JAN.28	UPDATE PLANTER	CLG
16	26.JAN.08	UPDATE PER NEW SITE PLAN	MC

PROJECT:

TOWNHOUSE DEVELOPMENT

1135, 1147 RIDGEWOOD DR, 3288 BROOKRIDGE DR.
DISTRICT OF NORTH VANCOUVER, BC

SEAL:

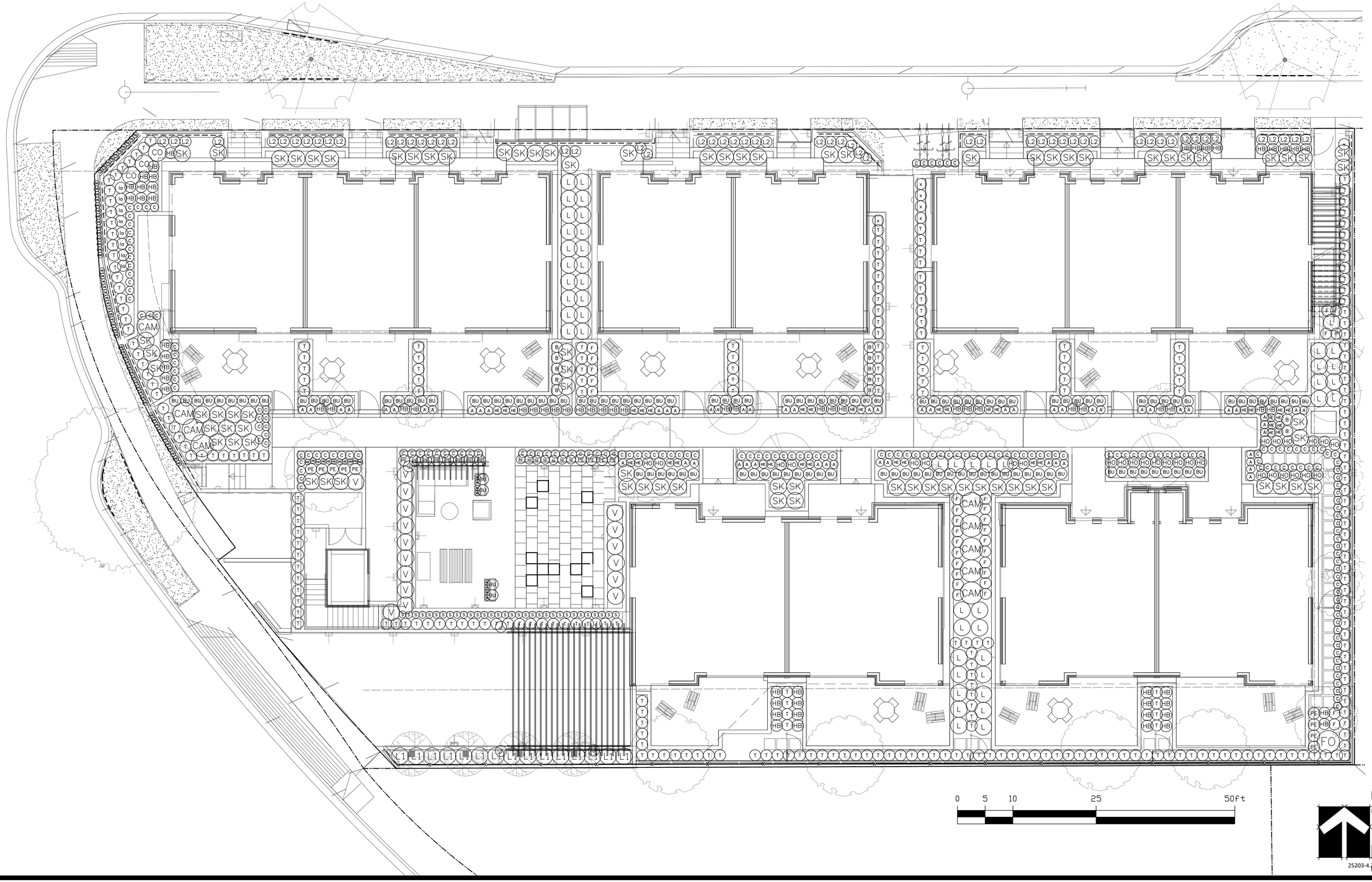
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LANDSCAPE PLAN

DATE:	17.AUG.14
SCALE:	1/8" = 1'-0"
DRAWN:	CLG
DESIGN:	PCM
CHK'D:	PCM

DRAWING NUMBER: **L2** OF 7

PMG PROJECT NUMBER: **25-203**



DP 107.17 -18

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16	26.JAN.08	UPDATE PER NEW SITE PLAN	MC

PROJECT:

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DISTRICT OF NORTH VANCOUVER, BC

SEAL:

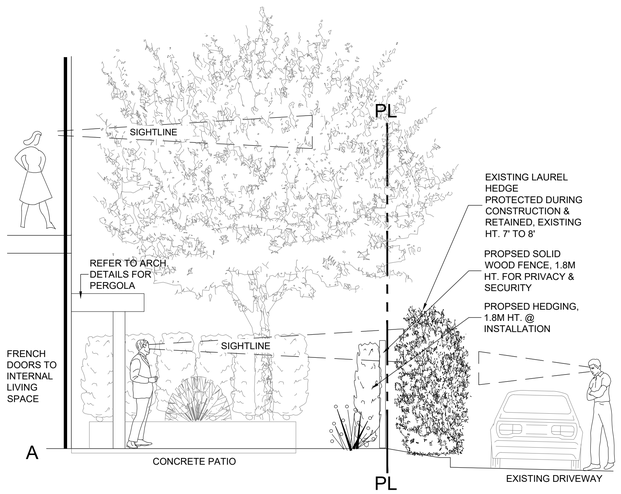
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SHRUB PLAN

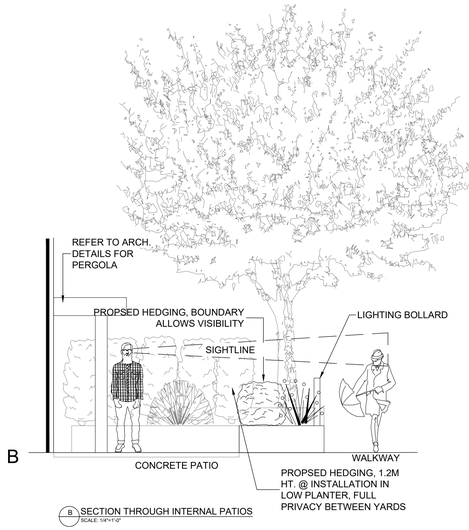
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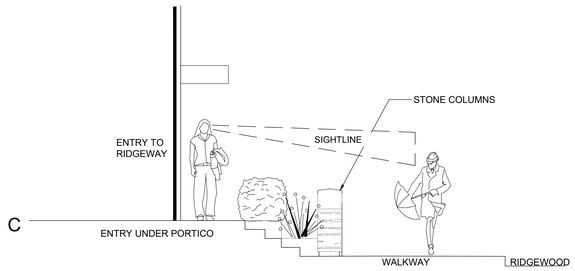
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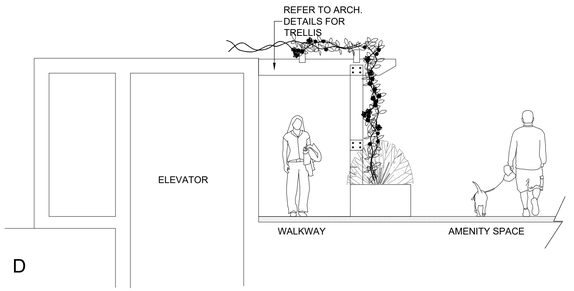
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SCALE: 1/4"=1'-0"



B SECTION THROUGH INTERNAL PATIOS
SCALE: 1/4"=1'-0"



C SECTION THROUGH RIDGEWOOD ENTRIES
SCALE: 1/4"=1'-0"



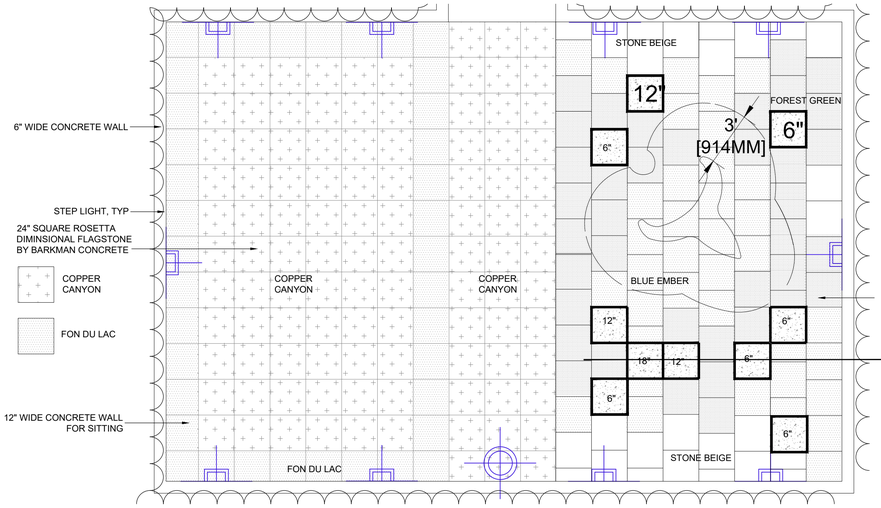
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PLANT SCHEDULE

PMG PROJECT NUMBER: 16-180

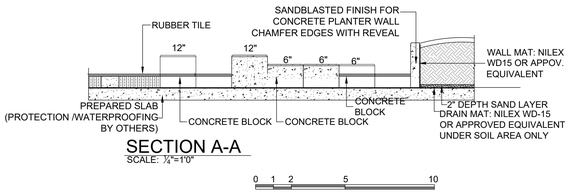
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	1	ACER GRISEUM	PAPERBARK MAPLE	6CM CAL; 1.8M STD; B&B
	2	ACER PALMATUM DISSECTUM 'SEIRYU'	GREEN CUTLEAF JAPANESE MAPLE	6CM CAL; 3-STEM CLUMP; B&B
	2	LIQUIDAMBAR STYRACIFLUA 'WORPLESDON'	WORPLESDON SWEET GUM	6CM CAL; 2M STD; B&B
	4	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEETGUM	6CM CAL; 2M STD; B&B
	8	MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD'	D.D. BLANCHARD SOUTHERN MAGNOLIA	6.0CM CAL; 1.8M STD; B&B
	5	PARROTIA PERSICA 'RUBY VASE'	RUBY VASE PERSIAN IRONWOOD	5CM CAL; 1.5M STD;B&B
	3	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	5CM CAL 1.5M STD;B&B
	6	STYRAX JAPONICUS 'SNOWBELL'	JAPANESE SNOWBELL	5CM CAL. 1.5M STD; B&B
	1	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	6CM CAL; 2.0M STD; B&B
SHRUB				
BU	127	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#2 POT; 25CM
CM	9	CAMELLIA SASANQUA 'YULETIDE'	EVERGREEN CAMELIA; ROSE RED	#3 POT; 60CM
CO	13	CORNUS ALBA 'ELEGANTISSIMA'	VARIEGATED SHRUB DOGWOOD	#2 POT; 50CM
FO	1	FOTHERGILLA MAJOR 'MOUNT AIRY'	MOUNT AIRY FOTHERGILLA	#3 POT; 60CM
HB	71	HEBE 'SUTHERLAND'	SUTHERLAND HEBE	#1 POT; 30CM #2 POT; 40CM
L	48	LEUCOTHOE FONTANESIANA 'RAINBOW'	VARIEGATED LEUCOTHOE	#3 POT; 50CM
LI	15	LONICERA PILEATA	BOXLEAF HONEYSUCKLE	#2 POT; 30CM
SK	87	SKIMMIA JAPONICA 'RUBELLA'	RUBELLA SKIMMIA	#3 POT; 50CM
T	277	TAXUS X MEDIA 'HICKSII'	HICKS YEW	1.8M B&B
V	12	VACCINIUM OVATUM 'THUNDERBIRD'	EVERGREEN HUCKLEBERRY	#2 POT; 50CM
GRASS				
C	123	CAREX 'ICE DANCE'	FROSTED SEDGE	#1 POT
X	10	HAKONECHLOA MACRA 'ALL GOLD'	GOLDEN JAPANESE FOREST GRASS	#1 POT
HS	68	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT
LJ	69	LIRIOPE MUSCARI 'EVERGREEN GIANT'	EVERGREEN GIANT LILYTURF	#2 POT
MI	17	MISCANTHUS SINENSIS `MORNING LIGHT'	MORNING LIGHT GRASS	#2 POT
PE	33	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	#1 POT
VINE				
J	6	JASMINUM POLYANTHUM	PINK JASMINE	#3 POT; 60CM; STAKED
PERENNIAL				
B	12	BERGENIA CORDIFOLIA	HEARTLEAF BERGENIA; ROSE PINK	15CM POT
HE	30	HELLEBORUS x HYBRIDUS	LENTEN ROSE, PINK	15CM POT
HO	20	HOSTA 'HALCYON'	HOSTA; LARGE; BLUE	#2 POT; 1-2 EYE
la	28	LAVENDULA ANGUSTIFOLIA 'MUNSTEAD'	ENGLISH LAVENDER; COMPACT; VIOLET-BLUE	#1 POT
GC				
A	51	ASARUM SPLENDENS 'QUICKSILVER'	CARPET BUGLE	#1 POT; 20CM
S	30	FRAGARIA x ANANASSA	GARDEN STRAWBERRY	9CM POT
F	52	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 20CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.





24" SQUARE ROSETTA DIM, FLAGSTONE BY BARKMAN CONCRETE
COPPER CANYON, PACIFIC GREY & FON DU LAC





CONCRETE STEPPER CONCEPT - SCULPTURAL AND PLAYFUL.
NOTE: PROPOSED ARE SQUARE AND ON PLAY SURFACING TILES.



WHALE TAIL BENCH BY WISHBONE INDUSTRIES - REPRESENTS THE NEARBY SEA

NOTE:
1. 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 (IE. BOULEVARDS) IS THE RESPONSIBILITY OF THE FUTURE PROPERTY OWNER.
2. 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.
3. ALL PLANT MATERIAL USED IN THIS PROJECT MUST FIRST BE INSPECTED BY A REPRESENTATIVE OF THE DISTRICT OF NORTH VANCOUVER PARKS (DNV PARKS) BEFORE INSTALLATION.
4. FINAL APPROVAL / SELECTION OF ANY OFF-SITE STREET TREES/SITE FURNITURE WILL BE MADE BY DNV STAFF. THE TREE SPECIES/FURNITURE TYPE SPECIFIED ON THIS PLAN COULD BE SUBJECT TO CHANGE. PLEASE CONTACT DNV PARK & URBAN DESIGNER DIMITRI SAMARIDIS (SAMARIDISD@DNV.ORG OR 604 990-2495) TO CONFIRM TREE AND SITE FURNITURE TYPES PRIOR TO PURCHASE.

DP 107.17 -19

25203-4.2

pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

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CLIENT:

NO.	DATE	REVISION DESCRIPTION	DR.
19	26.APR.17	UPDATE PER NEW ARCH PLAN	AO
18	26.MAR.06	HOSEBIB LOCATIONS REV	BJ
17	26.JAN.28	UPDATE PLANTER	CLG
16	26.JAN.08	UPDATE PER NEW SITE PLAN	MC

PROJECT:

TOWNHOUSE DEVELOPMENT

1135, 1147 RIDGEWOOD DR, 3288 BROOKRIDGE DR.
DISTRICT OF NORTH VANCOUVER, BC

SEAL:

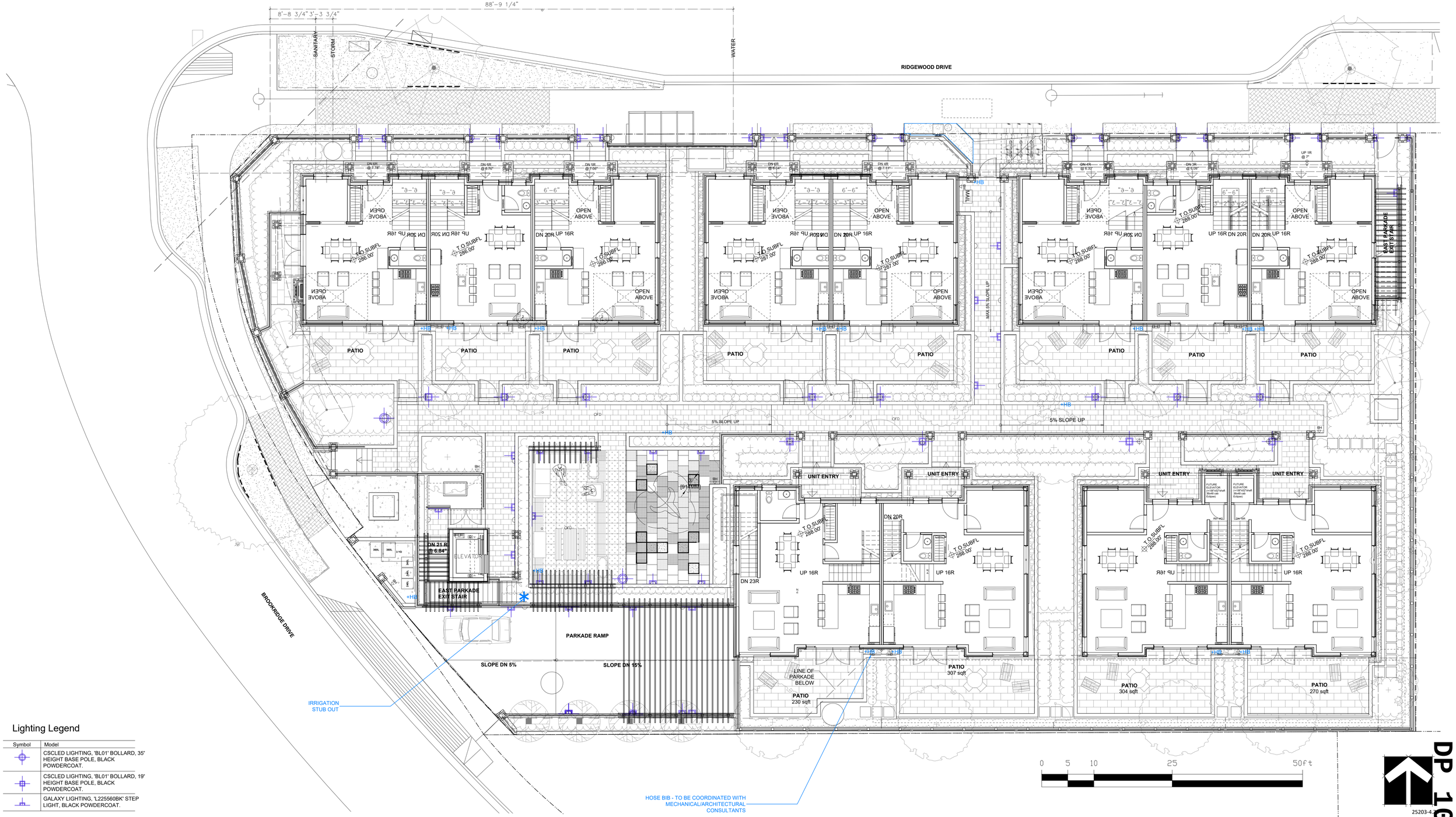
DRAWING TITLE:

PLANT LIST & AMENITY ENLARGEMENT

DATE:	17.AUG.14
SCALE:	
DRAWN:	CLG
DESIGN:	PCM
CHK'D:	PCM

DRAWING NUMBER: **L5** OF 7

PMG PROJECT NUMBER: **25-203**



Lighting Legend

Symbol	Model
	CSCLED LIGHTING, 'BL01' BOLLARD, 35" HEIGHT BASE POLE, BLACK POWDERCOAT.
	CSCLED LIGHTING, 'BL01' BOLLARD, 19" HEIGHT BASE POLE, BLACK POWDERCOAT.
	GALAXY LIGHTING, 'L225560BK' STEP LIGHT, BLACK POWDERCOAT.

DP 107.17 -20

25203-4.2

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PROJECT:

TOWNHOUSE DEVELOPMENT

1135, 1147 RIDGEWOOD DR, 3288 BROOKRIDGE DR.
DISTRICT OF NORTH VANCOUVER, BC

SEAL:

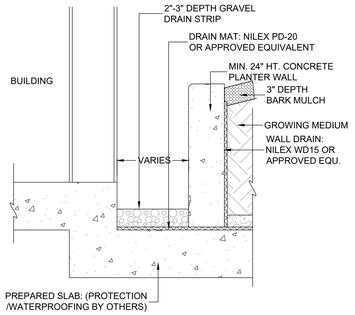
DRAWING TITLE:

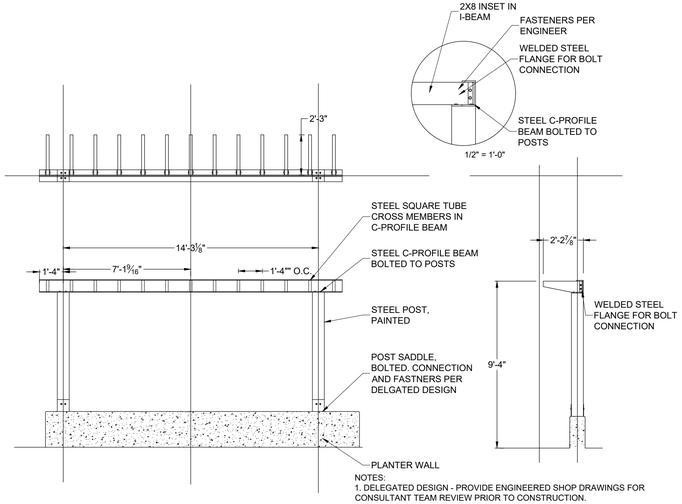
ELECTRICAL AND MECHANICAL PLAN

DATE:	17.AUG.14
SCALE:	1/8" = 1'-0"
DRAWN:	CLG
DESIGN:	PCM
CHK'D:	PCM

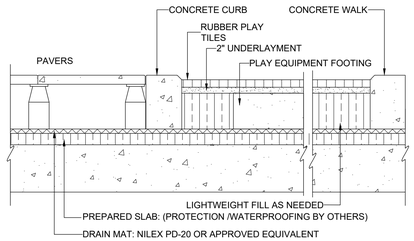
DRAWING NUMBER: **L6** OF 7

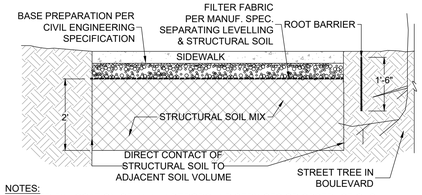
PMG PROJECT NUMBER: **25-203**



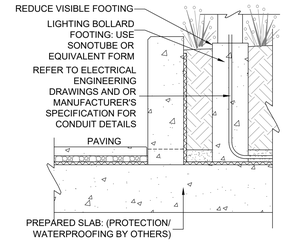


NOTES:
1. DELEGATED DESIGN - PROVIDE ENGINEERED SHOP DRAWINGS FOR CONSULTANT TEAM REVIEW PRIOR TO CONSTRUCTION.
2. ALL WOOD CEDAR, D CLEAR GRADE OR BETTER.
3 ALL FASTENERS HOT DIPPED GALVANIZED.
4.HARDWARE AND FASTENERS AS SPECIFIED BY DELEGATED ENGINEER.





NOTES:
1. VERIFY LOCATION OF ANY UNDERGROUND SERVICES OR OBSTRUCTIONS PRIOR TO CONSTRUCTION.
2. DIMENSIONS AND LAYOUT AS PER LANDSCAPE PLAN

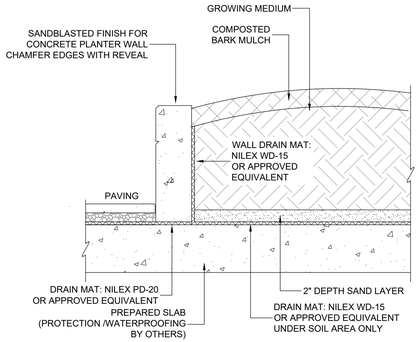


6 - DRAIN ROCK STRIP AT BUILDING ON SLAB
1"=1'-0"

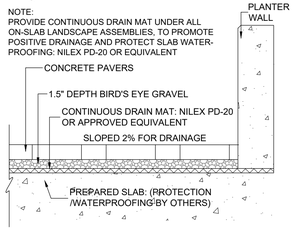
7 - METAL TRELLIS
1/4" = 1' - 0"

8 - SECTION THROUGH STRUCTURAL SOIL
1/2" = 1' - 0"

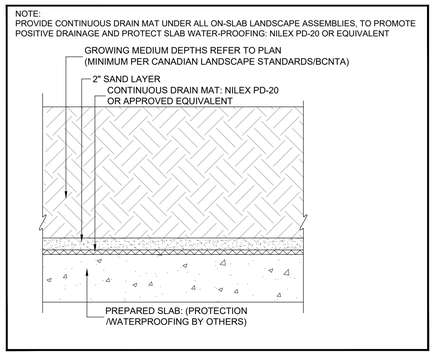
9 - LIGHTING BOLLARD FOOTING
1"=1'-0"



5 - PLANTER WALL ON SLAB
1"=1'-0"

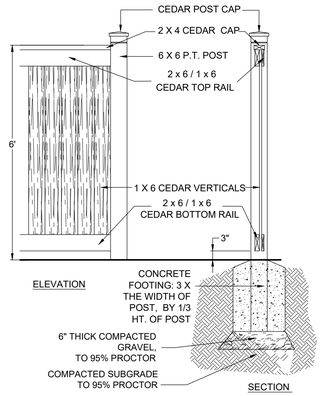


4 - PAVERS ON SLAB
1"=1'-0"

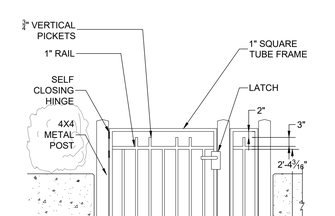


3 - PLANTING ON SLAB
1"=1'-0"

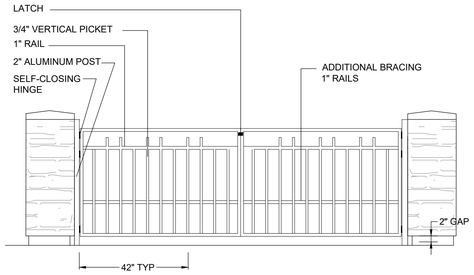
10 - PLAY SURFACE ON SLAB
1"=1'-0"



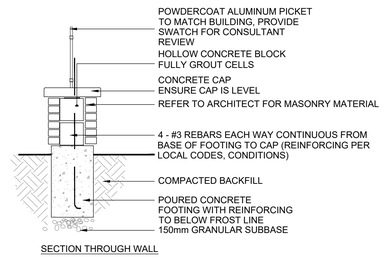
2 - 6' HT. WOOD PRIVACY FENCE
1/2" = 1' - 0"



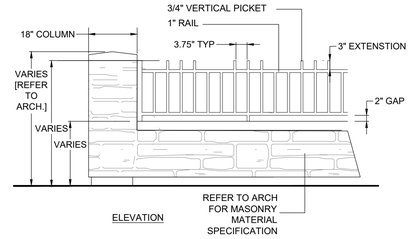
INTERNAL WALKWAY GATE DETAIL



GARBAGE ENCLOSURE GATE DETAIL



SECTION THROUGH WALL



ELEVATION

1 - 42" HT. LOW WALL WITH METAL FENCE & GATE
1/2" = 1' - 0"



PEDESTRIAN LIGHTING POLE -DECORATIVE



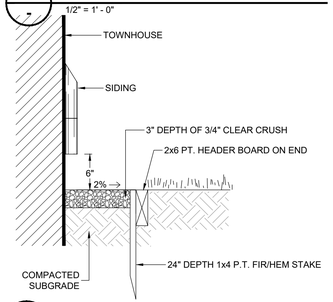
LIGHTING BOLLARD: KUZCO COMO 'EB48314' BLACK 18" HT.



FRANCES ANDREW VICTORIAN BIKE RACK, BLACK POWDERCOAT



BARKMAN HARVEST GROVE BBQ KIT



11 - GRAVEL DRAIN STRIP
1"=1'-0"

DP 107.17-21

25203-4.2

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PROJECT:

TOWNHOUSE DEVELOPMENT

1135, 1147 RIDGEWOOD DR, 3288 BROOKRIDGE DR.
DISTRICT OF NORTH VANCOUVER, BC

SEAL:

DRAWING TITLE:

LANDSCAPE DETAILS

DATE:	17.AUG.14
SCALE:	AS NOTED
DRAWN:	CLG
DESIGN:	PCM
CHK'D:	PCM

DRAWING NUMBER: L7 OF 7

PMG PROJECT NUMBER: 25-206

Clean Energy Commitment

In addition to meeting the current STEP code requirements for STEP code level 3 with low carbon energy systems, the applicant proposes the following:

- Fossil fuel free development *(Except for the fuel powered back-up generator which will support the required pumping of the storm water retention tanks in case of a power outage.)*

Energy Conservation

- Space and domestic hot water heating equipment with "best in class" efficiency ratings
- Brookridge will use electric heat pump technology for the space heating system.
- Domestic Hot Water will be by way of high-efficiency electric hot water tanks.
- 75-100% low energy lighting and EnergyStar Certified appliances (fridge, dishwasher, clothes washer, clothes dryer) in all units.
- Programmable thermostats will be utilized when possible.
- Air tightness will meet STEP 3 criteria.
- E3 will recommend windows with minimal solar heat gain to help combat the risk of overheating and occupant discomfort.
- Project will be designed solar ready. There is a significant amount of well sloped, south facing roof that could be utilized by occupants in future for PV. This potential paired with a well performing envelope will make the development a good candidate for solar panels in future.
- In all habitable rooms, Brookridge LP will be providing interior window coverings (shades) which occupants will use to decrease solar heat gain when undesirable.

Water Conservation

- Low flow toilets and faucets
- Water saving dishwasher and clothes washer
- Stormwater management includes two modular infiltration/ detention tanks at the *southeast corner* of the project. Together they can store up to *88.7m3* of water. This infiltration tank capture volume coupled with the landscape capture volume calculates to 0.0m3 of excess water runoff for this project. Outside of the storm water management plan, hydrapressed pavers have been specified for the patios which are considered to be semi-permeable paving. There is also a continuous drain mat under all on-slab landscape assemblies to promote positive drainage.
- Irrigation technologies include moisture sensors/rain delay control, drip heads, timer controls, high efficiency nozzles, customized water spray patterns. The Project will utilize high efficiency irrigation technologies as designed by the landscape consultant to increase outdoor water conservation.

Greenhouse Gas Emission Reduction

- Durable Building Materials such as:
  a) Deck ing materials that will not req uire any maintenance for at least 5 y ears
  b) 2 0 to 3y0ear roof manufacturer warranty
  c) F iber cement, brick or metal siding p roducts
  d) E x terior nishes made from alternativ es to wood
  d) Durable hard surface flooring in high traffic areas
  f) Lifetime finishes on all faucets and door hardware

- Brookridge LP will commit to selecting at least 5 products manufactured within 800km.
- When possible, will utilize low VOC or low formaldehyde insulation, sub floor sheathing, particleboard/MDF for cabinets or shelving, and interior paints.

BASIC AND ENHANCED ACCESSIBLE DESIGN FEATURES

Attachment 1

Building Access and Main Entrances

	Item	Basic (B) Accessible Design Features	Enhanced (E) Accessible Design Features	Applicability of Accessible Design to Ground-Oriented Multi-Family	Purpose/ Intent	Compliance (Y/N)
1-B	Unobstructed access to main building entrances	An accessible path of travel is to be provided: • from the street and private parking area to at least one main entrance • from the main entrance to all suite entry doors (unless prohibited by the terrain or unusual site conditions) • from the main entrance to the elevator • from the main entrance to each common amenity area (e.g. recreational, storage and laundry facilities, mailbox areas, garbage/ recycling areas)		**Yes** – The accessible path applies to the building main entrance, if units are accessed via a corridor or passageway, and/or to a unit entrance of those identified ground floor level entrance ground-oriented m/fs that can be easily accessed without the use of stairs.	To enable a person using a stroller, cane, walker, wheelchair, or trolley to readily access a building	YES - TO ACCESSIBLE UNITS IN BLDG 5 AND AMENITY AREA
2-B	Accessible path of travel	The accessible path of travel is to be: • continuous with no steps • have a permanent, firm, non-slip finish • an uninterrupted clear width of 152cm (5ft) • a gradient not more than 1:20 • a different/distinctive texture to adjacent paved surfaces • be free of obstructions lower than 196cm (77in) • be designed as a ramp where gradient exceeds 1:20 (5%) (excludes vehicular underground parking ramp) • have no grating openings that will allow the passage of a sphere more than 13mm (0.5in) in diameter.		**Yes** – The accessible path to unit entrance applies to those identified ground floor level entrance ground-oriented m/fs that can be easily accessed without the use of stairs.	To enable a person using a stroller, cane, walker, wheelchair, or trolley to readily access a building	YES - TO ACCESSIBLE UNITS IN BLDG 5
3-B/E	Lighting, weather protection, intercom, address numbering	Building entrances in accessible paths of travel are to: • provide weather protection with a min. 152cm x152cm (60in x 60in) canopy over the main entrance and door-phone. • have an intercom system installed with user functions located no more than 1375mm (54in) above paved area. • have good lighting outside & inside building entrance - 100 lux • have mailbox units installed no more than 1375 mm (54 in) above the finished paved area. • have address numbering that is glare free, approx. 60 in above finished floor, highly contrasting (color) and sized as follows depending on distance from the street: At 0-15 m from road, numbering are to be 10cm (4 in). At 15-20 m numbering are to be 15cm (6 in) and at >20m from road, numbering are to be 20cm (8 in).		**Yes** – Basic accessible design applies to identified ground-oriented m/f unit entrances and main building entrance if included in the project design. May have door- bell instead of intercom system.	Provide shelter to any person while unlocking the front door, and easy entry to assist the frail, or persons with stroller, trolley, wheelchair, and visually impaired	YES - WEATHER PROTECTION PROVIDED AT BUILDING 5 ACCESSIBLE UNITS ENTRIES. PROJECT MAIN ENTRY GATE TO HAVE INTERCOM AND MAILBOXES AT NOTED HEIGHTS. LIGHTING AND ADDRESSING TO COMPLY AS NOTED.

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	Item	Basic (B) Accessible Design Features	Enhanced (E) Accessible Design Features	Applicability to Ground-Oriented Multi-Family	Purpose/ Intent	Compliance (Y/N)
	and mailbox					
4-B	Entrance door assembly and operation	Door assemblies in the accessible path of travel are to: • provide a clear opening width of no less than 850mm (34in) if there is only 1 door leaf • have the active leaf providing a clear opening of no less than 850 mm (34in) (in a doorway with multiple leaves) • have power-operated doors, functioning for passage in both directions • be operable by devices that do not require tight grasping or twisting • have a push plate or latch releasing device.		**Yes** – Applies to identified ground-oriented m/f unit entrances and main building entrance if included in the project design.	To permit easier entry by a person in wheelchair, stroller, trolley (for moving furniture into/out of building).	YES - PROJECT MAIN ENTRY GATE WILL COMPLY WITH ALL FEATURES. ACCESSIBLE UNITS IN BUILDING 5 WILL MEET CLEAR WIDTHS ONLY.

Building Access and Main Entrances – Continued

5-B	Entry door clearance	• Doorways in accessible paths of travel are to have a clear and level area on either side of the door. • Doorway thresholds in accessible paths of travel are to be no more than 13 mm (0.5in) above the floor and bevelled. • The entry foyer shall have a non-slip surface.		**Yes** – Applies to identified ground-oriented m/f unit entrances and main building entrance if included in the project design.	To permit easier entry by person in wheelchair, stroller, trolley (for moving furniture etc).	YES - ALL APPLIES TO PROJECT MAIN ENTRY GATE. ACCESSIBLE UNITS IN BLDG 5 TO HAVE CLEAR AREAS AT ENTRY DOORS AND NON-SLIP SURFACE.
6-B	Tactile warning strip on stairs	• Provide tactile warning strips at the top of stairways, on all emergency stairs, and at landings intercepted by other paths of travel.		**Yes**	To assist visually impaired with way-finding	YES
7-B	Colour contrast	• Provide contrasting colours on signs, address numbers, corridor walls and unit entries.		**Yes**	To assist visually impaired with way-finding	YES

Corridors and Circulation

8-B	Corridor and passageway width	Corridors and passageways providing access to unit entrances and common facilities should: • be no less than 1220mm (48in) in width and			Permit mobility of those with walkers and wheelchairs,	**N/A**

	Item	Basic (B) Accessible Design Features	Enhanced (E) Accessible Design Features	Applicability to Ground-Oriented Multi-Family	Purpose/ Intent	Compliance (Y/N)
		• provide a clear area no less than 1500mm x 1500mm (60 in) adjacent to the elevator entrance at intervals no more than 10m (394in). Corridor doors installed in series are to be separated by a space no less than 1220mm (48 in) plus the width of any door swinging into the separating space. See also 4-B and 5-B above for door assembly and clearance in accessible paths of travel.		**Yes** – Applies to identified ground-oriented m/f unit corridors and passageways, if included in the project design.	strollers, trolleys for moving furniture etc.	YES - CEAR SPACE ADJACNET TO COMMON ELEVATOR PROVIDED
9-E	Access to upper levels **– Applies to identified ground-oriented m/f units only**		Explore opportunities to facilitate future adaptation for a personal elevator or stair lift.	**Yes** – Applies to identified ground-oriented m/f units only.	To facilitate access by a person in a wheelchair to upper floors in a town house unit	YES - SPACE IN THE ACCESSIBLE UNITS IN BLDG 5 IS PROVIDED THAT MAY BE CONVERTED TO AN ELEVATOR

	Item	Basic (B) Accessible Design Features	Enhanced (E) Accessible Design Features	Applicability to Ground-Oriented Multi-Family	Purpose/ Intent	Compliance (Y/N)
Residential Unit – Entry Door						
10-B	Unit entry door assembly	Unit entry doors should: • have a clear opening width of no less than 850mm (34in) • be operable by devices, such as lever door handles, that do not require tight grasping or twisting of the wrist • operate when a force of not more than 22 N is applied at the handle, push plate or latch releasing device • Where the threshold is not flush with the floor, the difference in level is to be not more than 13 mm and shall be bevelled.		**Yes** – Also refer to item 4 and 5 above.	To permit easier entry by a person in wheelchair, walker or with a stroller or trolley into the unit.	YES - TO ACCESSIBLE UNITS IN BLDG 5. EXCEPT DUE TO POTENTIAL WATER INGRESS THE DOOR THRESHOLD MAY BE GREATER THAN 13MM
11-B	Unit entry door clearance	Door assemblies for unit entry are to have a clear and level area*: • when the door swing is away from this area, not less than 1220 mm (48 in) long by a width equal to the door assembly width plus not less than 300 mm (12 in) of clear space beside the latching jamb of the door • when the door swing is toward this area, not less than 1500 mm (60 in) long by a width equal to the door assembly width plus not less than 600 mm (24 in) clear space beside the latching jamb of the door		**Yes** – Also refer to item 4 and 5 above.	To permit easier entry by a person in wheelchair, walker or with a stroller or trolley into the unit.	YES - ACCESSIBLE UNITS IN BLDG 5 TO COMPLY

DP 107.17 - 25

	Item	Basic (B) Accessible Design Features	Enhanced (E) Accessible Design Features	Applicability to Ground-Oriented Multi-Family	Purpose/ Intent	Compliance (Y/N)
		* Alternative solutions (such as power door installation) will be considered for potential equivalency.				

Residential Unit – Bathroom

12-B	Bathroom entry door assembly	At least one bathroom is to: • provide a clear opening width of no less than 800mm (32in) • be operable by devices, such as lever door handles, that do not require tight grasping or twisting of the wrist Where the threshold is not flush with the floor, the difference in level is to be 13mm (0.5in) in height or less and bevelled.		**Yes** – Applies to at least one bathroom on the ground floor level of the identified ground-oriented m/f units.	To enable a person in a wheelchair to gain access to and from the bathroom	YES - ACCESSIBLE UNITS IN BLDG 5. MAIN LVL WC DOOR TO COMPLY
13-B	Bathroom door clearance	Door assemblies for the above bathroom shall: • open away from (or outside) the bathroom area • have a clear and level area of*: not less than 1220 mm (48 in) long by a width equal to the door assembly width plus not less than 300 mm (12 in) clear space beside the latching jamb of the door. *Except where a pocket door is provided as an alternative to a swing door. The space under the sink (see 24-E) may be used towards meeting clearance requirements.		**Yes** – Applies to at least one bathroom on the ground floor level of the identified ground-oriented m/f units.	To enable a person in a wheelchair to gain access to and from the bathroom	YES - ACCESSIBLE UNITS IN BLDG 5. MAIN LVL WC DOOR TO SWING OUT.
14-E	Pocket doors		• A minimum of one bathroom is to provide a pocket door. • Doors providing access are to have heavy duty hardware and D-shaped handles.	**Yes –** Applies to at least one bathroom on the ground floor level of the identified ground-oriented m/f units.	To facilitate wheelchair access to small bathroom spaces	**N**

Residential Unit – Bathroom Continued

15-B	Bathroom space	At least one bathroom is to have enough floor space to be 'minimally accessible' per the following: • A clear dimension from the front edge of the toilet to the facing wall is to be a min. of 800mm (32in). • Space from the front edge of the bathtub to the centre of the toilet is to be a min. 508mm (20in). Clear floor area in front of the sink/lavatory is to be a minimum of 760mm (30in) wide by 1220mm (48in) deep centred on the sink/lavatory.		**Yes** – Applies to at least one bathroom on the ground floor level of the identified ground-oriented m/f units.	To enable a person in a wheelchair to use the toilet	YES - ACCESSIBLE UNITS IN BLDG 5. MAIN LVL WC TO COMPLY
16-B	Bathroom flooring	• Slip resistant flooring – material as recommended by the applicant's architect.		**Yes** – Applies to at least one bathroom of the identified ground-oriented m/f units.	To reduce risk of slipping	YES - ACCESSIBLE UNITS IN BLDG 5 TO COMPLY
17-B	Bathroom wall reinforcement	Reinforcement provided in wall assemblies adjacent to a toilet* and bathtub or shower are to accommodate the future installation of vertical, horizontal or diagonal grab			To permit installation of grab bars	YES - ACCESSIBLE UNITS IN BLDG 5 TO COMPLY

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	Item	Basic (B) Accessible Design Features	Enhanced (E) Accessible Design Features	Applicability to Ground-Oriented Multi-Family	Purpose/ Intent	Compliance (Y/N)
		bars or towel bars and such reinforcement should provide sufficient support to the bars so they can resist a vertical or horizontal load of not less than 1.3 kiloNewtons (kN). *In at least one bathroom, the toilet is to be located next to a reinforced wall for future grab bar installation.		**Yes** – Applies to at least one bathroom on the ground floor level of the identified ground-oriented m/f units.		YES - ACCESSIBLE UNITS IN BLDG 5 TO COMPLY
18-B	Adjustable height shower	At least one bathroom can accommodate an adjustable height shower head or hand held shower head on adjustable bracket.		**Yes** – Applies to at least one ground floor level bathroom of the identified ground-oriented m/f units.	To enable sit down bathing	YES - ACCESSIBLE UNITS IN BLDG 5 - 2ND LEVEL BATHROOM TO INCLUDE ADJ. HT SHOWER. FUTURE ELEVATOR TO PROVIDE ACCESS
19-E	Pressure and temperature control valves		• Pressure balanced tub and shower valves should minimize risk of scalding (maximum water temperature of approximately 49° C is suggested).	**Yes** – Applies to at least one bathroom on the ground floor level of the identified ground-oriented m/f units.	To prevent scalding	YES - ACCESSIBLE UNITS IN BLDG 5 TO COMPLY
20-E (S)	Tub control valve position		• Tub control valve is to be provided at the outer edge of tub with spout in middle.	**N/A**	To permit filling tub without bending or reaching	**N/A**
21-B	Bathroom Faucet levers	At least one bathroom is to have lever faucet handles that that do not require tight grasping or twisting.				YES - ACCESSIBLE UNITS IN BLDG 5 TO COMPLY
22-E (S)	Accessible shower		• A min. of one bathroom is to be adaptable to facilitate future installation of a wheelchair accessible shower.	**N/A**	To enable installation of a future wheel-in shower	**N/A**
23-E	Space under sink		• A min. of one bathroom is to provide space under sink no less than 81 cm (32 in) wide. This space can also be achieved by providing a removable vanity cabinet.	**N/A**	To allow a wheelchair to slide under the sink	**N/A**

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	Item	Basic (B) Accessible Design Features	Enhanced (E) Accessible Design Features	Applicability to Ground-Oriented Multi-Family	Purpose/ Intent	Compliance (Y/N)
Residential Unit – Bedroom						
24-E	Space next to bed		• A min. of one bedroom to provide no less than 152cm (60 in) of manoeuvring space between closet & double bed.	**Yes** – Applies to at least 1 bed-room on the ground floor level of identified ground-oriented m/f units	To enable a person in a wheelchair to access the bed	YES - ACCESSIBLE UNITS IN BLDG 5 TO COMPLY
Residential Unit – Kitchen						
25-E	Turning radius		Provide 152cm (60 in) turning radius in the kitchen (centre islands may not work).	**Yes** – Applies to the kitchen of identified ground-oriented m/f units	To enable sufficient space for wheelchair movements	YES - ACCESSIBLE UNITS IN BLDG 5 TO COMPLY
26-B	Kitchen flooring	• Slip resistant flooring – material as recommended by the applicant's architect.		**Yes** – Applies to the kitchen of identified ground-oriented m/f units	To reduce risk of slipping	YES - ACCESSIBLE UNITS IN BLDG 5 TO COMPLY
27-B	Adjustable shelves	• Kitchen cabinets are to include adjustable shelves		**Yes** – Applies to the kitchen of identified ground-oriented m/f units	Ergonomic, easier to reach shelves	YES - ACCESSIBLE UNITS IN BLDG 5 TO COMPLY
28-E (S)	Cupboards – Lowest Shelf		• Design cupboards above countertops so that the lowest shelf is no more than 137cm (54 in) above the finished floor.	**Yes** – Applies to the kitchen of identified ground-oriented m/f units	To enable easy reach by a person with frailties and/or in a wheelchair	N
29-E	Cabinet Handles		• Provide D-shaped cabinet handles for all kitchen cupboards that are intended to be accessible.	**Yes** – Applies to the kitchen of identified ground-oriented m/f units	Permit use by persons with disabilities and/ or frailties	N
30-B	Faucet handles	• All kitchen faucets within units and common amenity areas are to be operable by devices (e.g. "lever" handles) that do not require tight grasping or twisting.		**Yes** – Applies to the kitchen of identified ground-oriented m/f units	Ergonomic and easier to use by a person with mobility impairments or frailties	YES - ACCESSIBLE UNITS IN BLDG 5 TO COMPLY
31-E	Future modification (appliances)		• Provide sufficient space for future installation of cook top, wall oven and side-by-side fridge/freezer or bottom mounted freezer.	**Yes** – Applies to the kitchen of identified ground-oriented m/f units	To facilitate future use of appliances by a person in a wheelchair	YES - ACCESSIBLE UNITS IN BLDG 5 TO COMPLY
32-E	Sink adjacent to stove		• Kitchen to be designed so that the range and sink are adjacent or can have a continuous counter space between them.	**Yes** – Applies to the kitchen of identified ground-oriented m/f units	To enable a person in a wheelchair to move heavy pots between sink & stove	YES - ACCESSIBLE UNITS IN BLDG 5 TO COMPLY

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	Item	Basic (B) Accessible Design Features	Enhanced (E) Accessible Design Features	Applicability to Ground-Oriented Multi-Family	Purpose/ Intent	Compliance (Y/N)
33-E **(S)**	Countertop & sink height		• Facilitate future ability to remove the sink cabinet and lower the countertop height. • Ensure that the kitchen taps are reachable by a person in a wheelchair.	**Yes** – Applies to the kitchen of identified ground-oriented m/f units	To enable full use of the sink by a person in a wheelchair	N
34-E **(S)**	Workspace area		• Provide an adjustable height workspace min. 81cm (32 in) between sink and stove.	**Yes** – Applies to the kitchen of identified ground-oriented m/f units	To enable a person in a wheelchair to prepare meals	N

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Residential Unit – Electrical

35-E	Kitchen - electrical outlet		• Ensure ready and safe access to at least one electrical outlet units.	**Yes –** Applies to the kitchen of identified ground-oriented m/f units	To enable a person in a wheelchair to reach plugs for kettle, toaster etc.	YES - ACCESSIBLE UNITS IN BLDG 5 TO COMPLY
36-B	Rocker switches	• All switch types shall be operable with a closed fist (such as rocker switches)		**Yes –** Applies to identified ground-oriented m/f units	Ergonomic design	YES - ACCESSIBLE UNITS IN BLDG 5 TO COMPLY
37-B	Telephone jacks	• Include a telephone jack in at least one bedroom • Telephone jacks are to be approx. 200 mm or less from an electrical outlet.		**Yes –** Applies to identified ground-oriented m/f units	To enable telephone use from bed	YES - ACCESSIBLE UNITS IN BLDG 5 TO COMPLY
38-B	Bedroom – 3-way switch	• Three way switched outlet near bed and doorway		**Yes –** Applies to identified ground-oriented m/f units	Allows a person in bed to control lights and/or fan.	YES - ACCESSIBLE UNITS IN BLDG 5 TO COMPLY
39-E	Electrical switches and outlets		• Controls for the operation of building services or safety devices, including electrical switches, thermostats and intercom switches are to be accessible to a person in a wheelchair, operable with one hand, and be located between 900 mm (35 in) and 1200 mm (47 in) above the floor. • Electrical, telephone, cable and data outlets for occupant use are to be located between 455 mm (18 in) and 1200 mm (47 in) above the floor.	**Yes –** Applies to identified ground-oriented m/f units	To allow wheelchair users to easily reach	N
40-B	Visual alarm-installation	• Install visual alarm system in all common areas of the building. Wiring for a visual alarm is to be tied into the fire alarm system.		**Yes**	To alert a person with hearing disabilities of an emergency	Y

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	Item	Basic (B) Accessible Design Features	Enhanced (E) Accessible Design Features	Applicability to Ground-Oriented Multi-Family	Purpose/ Intent	Compliance (Y/N)
41-E	Visual alarm - wiring		• Install wiring for visual alarm system in living room and at least one bedroom. Wiring to be connected to the building's fire alarm system.	**Yes –** Applies to identified ground-oriented m/f units	To enable future installation of a warning alarm for hearing impaired	N
42-E **(S)**	Visual alarm-installation		• Connection for visual alarm signals to be installed in each suite of a building intended for seniors and be appropriately labelled. • Visual alarm signals are required for suites intended for use by people with a hearing impairment. • A visual alarm system is to be installed in the living room and the accessible bedroom. Wiring for a visual alarm is to be tied into the fire alarm system. When visual signals are required a Strobe light must be installed beside every smoke Alarm. Strobe must have the word "smoke" visible on the lens.		Strobe or other device for the hearing impaired	N

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Residential Unit – Laundry

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

Residential Unit – Windows, Patios and Balconies

44-E	Balconies and patios – threshold		Decks, balconies or patios provided for use by occupants of a dwelling unit are to • be accessible to persons using wheelchairs by a design that does not compromise the water resistance of the building envelope. • have a minimum 86 cm (34 in) clear opening door width. • be no less than 152 cm (60 in) deep from the outside face of the exterior wall to the inside edge of the balcony, deck or patio.	**Yes –** Applies to ground floor patio	To enable balcony use by a person in a wheelchair, and also to provide temporary refuge in case of building fire	N

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	Item	Basic (B) Accessible Design Features	Enhanced (E) Accessible Design Features	Applicability to Ground-Oriented Multi-Family	Purpose/ Intent	Compliance (Y/N)
45-E	Window openings and window sill height		• Windows are to have an opening mechanism no more than 117 cm (46 in) above the floor and be operable by devices (such as "levers") that do not require tight grasping or twisting. • Window sills are to be located no more than 76 cm (30 in) above the floor.	**Yes –** Applies to ground floor level of identified ground-oriented m/f units	To enable operation and use by a person in a wheelchair	N

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Attachment 2

ACCESSIBLE DESIGN CHECKLIST – TO BE SUBMITTED AT THE DETAILED PLANNING APPLICATION STAGE

Proposed Development BROOKRIDGE TOWNHOUSES
Address 3288 BROOKRIDGE DRIVE, DNV
Date 2026-05-01

Type of Residential: multi-family apartment [ ] mixed use building [ ] ground-oriented multi-family
Total number of residential units 12

Parking
Total number of parking stalls 27 (residential component only)
Total number of accessible parking stalls 3 (residential component only)

A. Basic Accessible Design

Total **apartment** units designed as **basic accessible** units NA
Building number/address (if applicable)_____
Unit numbers (if applicable)_____
Unit sizes_____

B. Enhanced Accessible Design

Total **apartment** units designed as **enhanced accessible** units NA
Building number/address (if applicable)_____
Unit numbers (if applicable)_____
Unit sizes_____

C. Ground-oriented Multi-Family Units

Total **ground-oriented m/f** units designed as **basic accessible** units 2
Building number/address (if applicable)_____
Unit numbers (if applicable) BLDG 5
Unit sizes +/-149m2

Total **ground-oriented m/f** units designed as **enhanced accessible** units 0
Building number/address (if applicable)_____
Unit numbers (if applicable)_____
Unit sizes_____

I, the Registered Professional of Record for the project confirm that the above development will comply with the standards outlined in this policy.

_____ (signature)

2026-05-01 (date)

_____(stamp)

REGISTERED ARCHITECT
NEIL ROBERTSON
BRITISH COLUMBIA

2026-05-01