AGENDA INFORMATION

☑ Regular Meeting Date: April 13, 2026

☐ Other: Date:

Dept. Manager

GM/ Director

CAO

The District of North Vancouver
REPORT TO COUNCIL

March 26, 2026
Case: PLN2025-00004
File: 08.3060.20/004.25

AUTHOR: **Mackenzie Stonehocker, Development Planner**

SUBJECT: **DEVELOPMENT PERMIT 4.25 – Lillooet Social Housing**

RECOMMENDATION

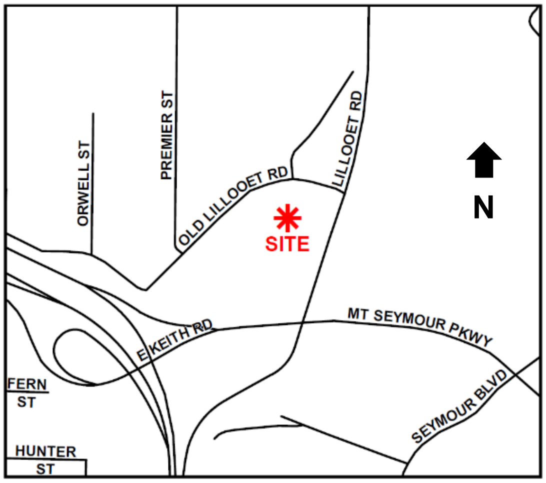
THAT Development Permit 4.25 for a six-storey affordable rental apartment building at the southwest corner of Old Lillooet Road and Lillooet Road is ISSUED.

REASON FOR REPORT

The site is in Development Permit Areas for:

1) Form and Character for Multi-Family Development;
2) Energy and Water Conservation and GHG Emission Reduction;
3) Slope Hazard; and
4) Protection of The Natural Environment.

Therefore, the proposed Lillooet Social Housing development requires issuance of a Development Permit by Council.



BACKGROUND

On December 4, 2023, the District adopted amendments to the Official Community Plan (OCP) and the Zoning Bylaw for the subject site, allowing for apartment-style affordable housing. Refer to the Bylaw Introduction Staff Report[1] for further detail on the three approved bylaws:

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[1] http://app.dnv.org/OpenDocument/Default.aspx?docNum=6118012

- Bylaw 8645 amended the Official Community Plan (OCP) designation from Commercial Residential Mixed Use (CRMU1) and Parks Open Space and Natural Areas (POSNA) to Residential Level 5 (RES5);
- Bylaw 8646 rezoned the site from Interim Industrial (I4) to CD146 Zone; and
- Bylaw 8647 waived Development Cost Charges (DCCs) for the affordable housing development on the subject site.

At the time of rezoning, no detailed architectural drawings were developed. Staff informed Council and the public that, should the project proceed, there would be another round of community information sharing on the proposed design (see Public Input section).

In March 2024, the project advanced with the announcement of funding from BC Housing's Community Housing Fund (CHF), which supports the creation of mixed-income housing for families, independent seniors, and individuals.

On behalf of More Than a Roof Housing Society, Public Architecture submitted a Development Permit application for the District-owned site at the southwest corner of Old Lillooet Road and Lillooet Road.

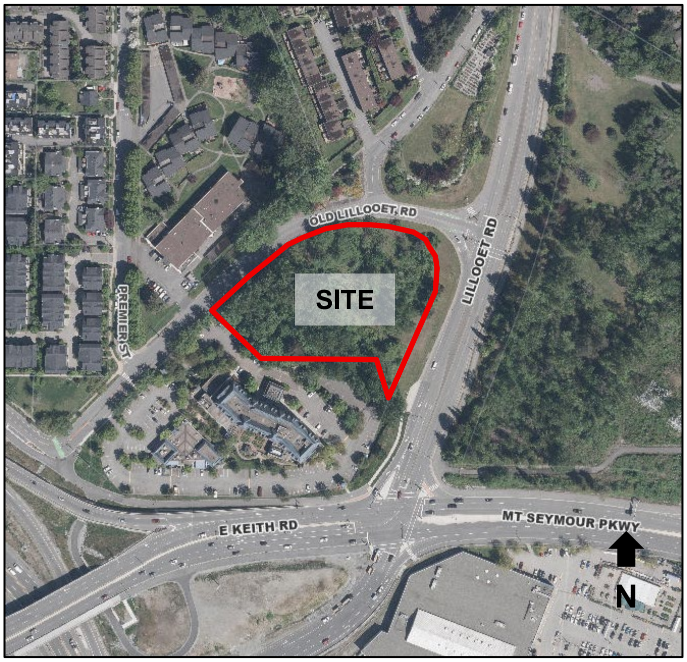
This report recommends that Development Permit 4.25 (Attachment 1) be issued to accommodate the proposed affordable housing project in compliance with CD146 zoning.

DISCUSSION

Site and Surrounding Area

This District-owned site is situated at the southwest corner of Old Lillooet Road and Lillooet Road, on the upper plateau above the Holiday Inn, encompassing approximately 2.4 acres (9,900 m²).

The southern portion of the site features a steep slope adjacent to the Holiday Inn, while the grade levels out toward the north. Mature trees line the site's perimeter and the area next to the Holiday Inn, while the northern portion of the site is more sparsely vegetated, primarily with invasive blackberries.

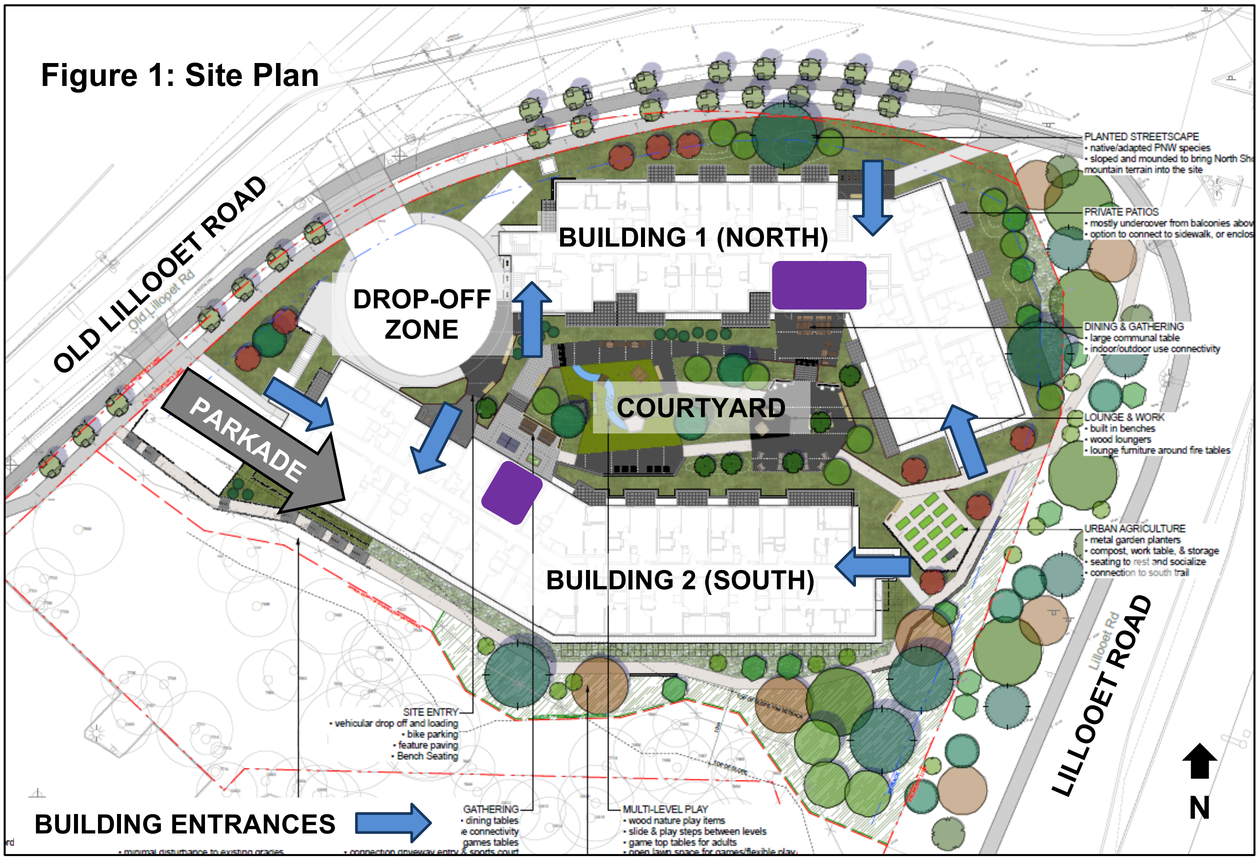


The site is located in the Lynnmour Inter-River neighbourhood with a mix of townhouses and low-rise apartments. Lynnmour Elementary School is within a five-minute walk (approximately three blocks) west of the site and has capacity for additional students. The Superstore grocery store is conveniently located just one block away to the south. The neighbourhood also benefits from strong transit connections, largely due to its proximity to Capilano University.

Proposal

At 1.59 FSR, the proposal consists of 188 affordable rental units in two six-storey buildings, joined by a central courtyard and an at-grade drop-off zone. The unit mix includes 16 studios, 77 one-bedrooms, 53 two-bedrooms, 36 three-bedrooms, and 6 four-bedrooms, ranging in size from approximately 35 m^2 (376 sq. ft.) to 117 m^2 (1,266 sq. ft.). A total of 131 parking stalls are provided, including 14 visitor stalls located both underground and at-grade near the parkade ramp. The underground parkade also includes 331 Class 1 bicycle parking spaces.

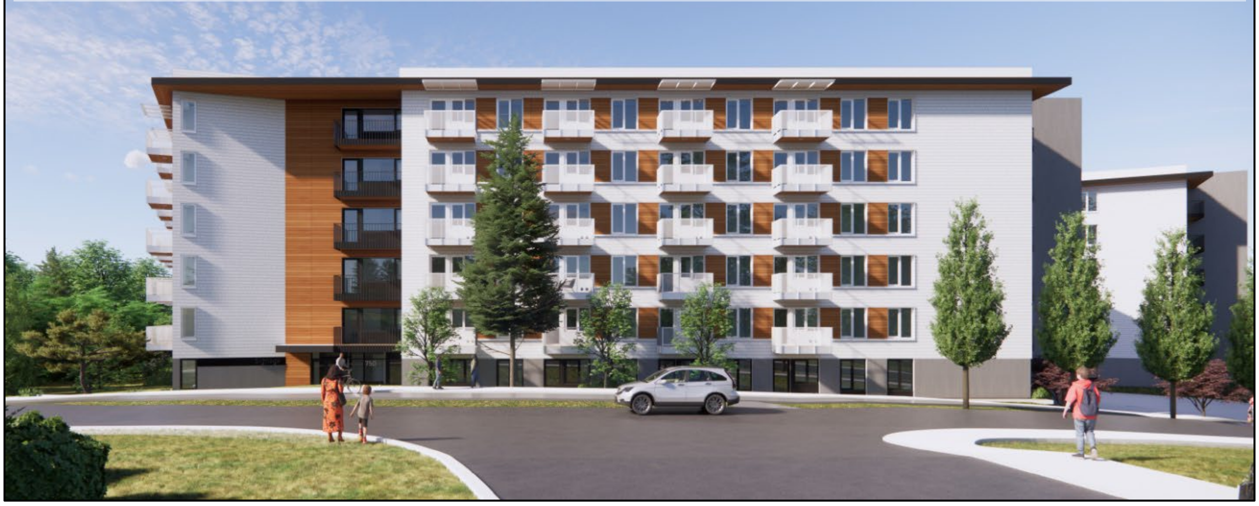
Figure 1: Site Plan


OLD LILLOOET ROAD
Old Lillooet Rd
DROP-OFF ZONE
PARKADE
BUILDING 1 (NORTH)
COURTYARD
BUILDING 2 (SOUTH)
LILLOOET ROAD
Lillooet Rd
N
PLANTED STREETSCAPE
• native/adapted PNW species
• sloped and mounded to bring North Sho
mountain terrain into the site
PRIVATE PATIOS
• mostly undercover from balconies abov
• option to connect to sidewalk, or enclos
DINING & GATHERING
• large communal table
• indoor/outdoor use connectivity
LOUNGE & WORK
• built in benches
• wood loungers
• lounge furniture around fire tables
URBAN AGRICULTURE
• metal garden planters
• compost, work table, & storage
• seating to rest and socialize
• connection to south trail
SITE ENTRY
• vehicular drop off and loading
• bike parking
• feature paving
• Bench Seating
GATHERING
• dining tables
e connectivity
games tables
• connection driveway entry & sports court
MULTI-LEVEL PLAY
• wood nature play items
• slide & play steps between levels
• game top tables for adults
• open lawn space for games/flexible play
• minimal disturbance to existing grades
BUILDING ENTRANCES

As shown on the site plan (Figure 1), the proposed development offers a range of community and site benefits, including indoor amenity spaces (shown in purple), off-site improvements, a courtyard drop-off area, significant active transportation upgrades, civil infrastructure enhancements, and public boulevard improvements. The size of the site allows the buildings to be set back from the forested slope along the south side, providing a courtyard area with play space and outdoor seating for residents.

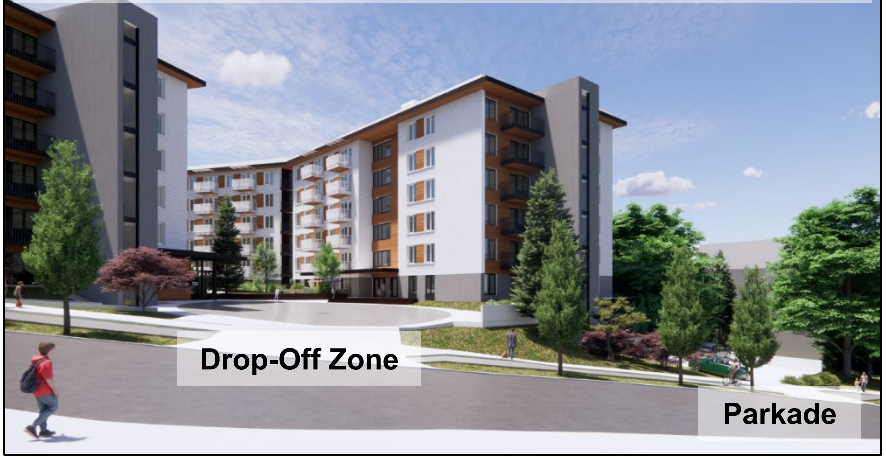
This site is located within the transit-oriented area (TOA) for the Capilano University bus exchange, where provincial legislation encourages higher-density development. While the legislation allows up to eight storeys and 3.0 FSR, the current proposal is well below these maximum densities, reflecting a careful balance between growth and neighbourhood context.

Figure 2: View of North Building pedestrian entrance from north side of Old Lillooet Road



Transportation and safety are key considerations. Recent updates, including improved signal timing and delineator installation at the Lillooet and Old Lillooet intersection, directly responding to community concerns raised during the rezoning process. Although the existing road network can accommodate greater capacity than this project requires, improvements are planned, such as extending the left-turn lane from Lillooet onto Old Lillooet intersection, to accommodate more vehicles.

Figure 3: Vehicle access from west side of Old Lillooet Road



The project includes an underground parkade for residential and visitor parking, accessed off Old Lillooet Road in a location that meets Transportation Association of Canada (TAC) standards, with clear sightlines in both directions. While provincial TOA legislation does not mandate minimum parking, the project includes 131 parking stalls, demonstrating sufficient parking for residents and visitors based on industry standards and observed needs from similar non-market rental housing projects.

Finally, the southern portion of the site will be largely undisturbed, with many trees retained and native infill planting proposed where feasible. The site is currently affected by invasive species such as English ivy, Himalayan blackberry, and Japanese knotweed, with some areas reaching up to 90% ground cover. The project's environmental management plan prioritizes restoring natural areas and preventing the spread of invasive species, supporting both ecological health and long-term site sustainability.

DEVELOPMENT PERMIT AREA (DPA) GUIDELINES

1) Form and Character for Multi-Family Housing

Fronting Old Lillooet Road, the proposed low-rise development is generally compliant with the Form and Character Guidelines for Multi-Family Housing. The project proposes two buildings, each with massing articulated to respond to the adjacent street alignment, preserve views, and follow the sloping topography. Notable highlights include:

B1.1 Context: New development should fit the neighbourhood context. Consideration should be given to the local topography, vegetation and environmental features. The proposal is compatible with the surrounding neighbourhood of low-rise apartment buildings, articulated to align with the curved streets, and protects the southern slope.

Figure 4A: Section through courtyard at amenity patio

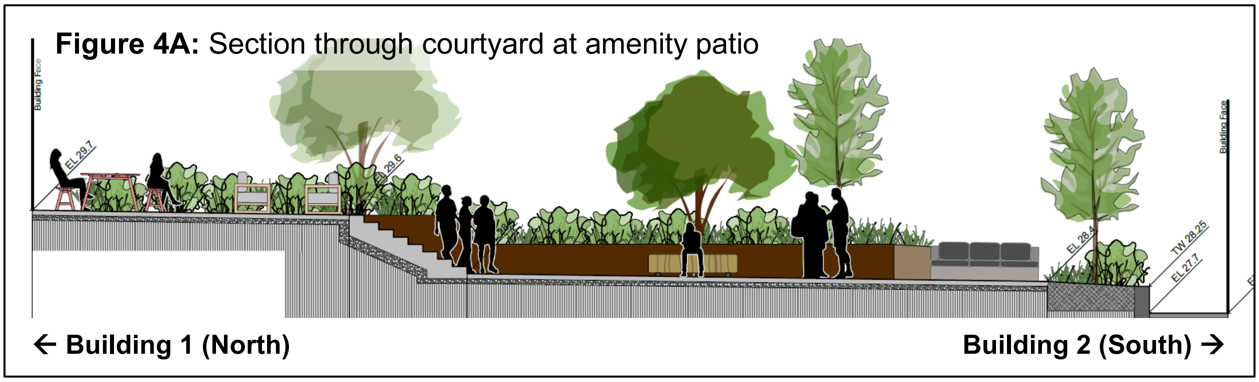
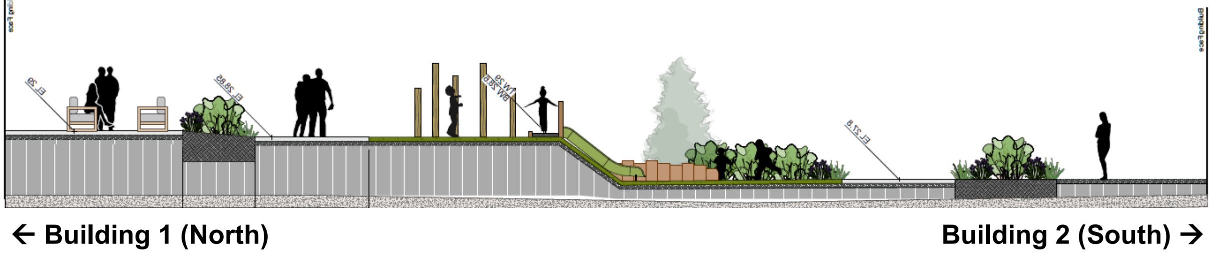


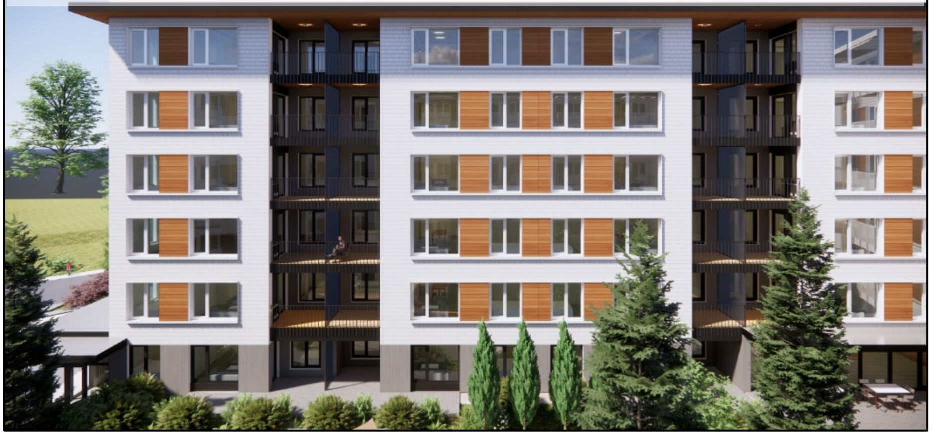
Figure 4B: Section through courtyard at tiered play area



B1.6 Common Outdoor Space: Residential developments should consider providing communal outdoor space that is conveniently accessible and in a visible, sunny location with suitable wind protection. The central courtyard includes a children's play area in common view, plus general outdoor spaces (e.g. games table, lounge areas, dining area adjacent to indoor amenity room) which follow the topography in an interesting manner. In addition, a community garden is provided at the east end.

B3.14 Private Outdoor Space: Private outdoor space is provided for each dwelling unit. Ground-floor patios are separated from common outdoor space by landscaping.

Figure 5: View of private outdoor space on south side of Building 1



B3.3 Legibility: Design of new development should ensure the identity, function and access to the building is easily understood. The design has evolved to accommodate first responders, as well as practical access for residents and visitors, whether they're arriving on foot, by bike, vehicle or transit.

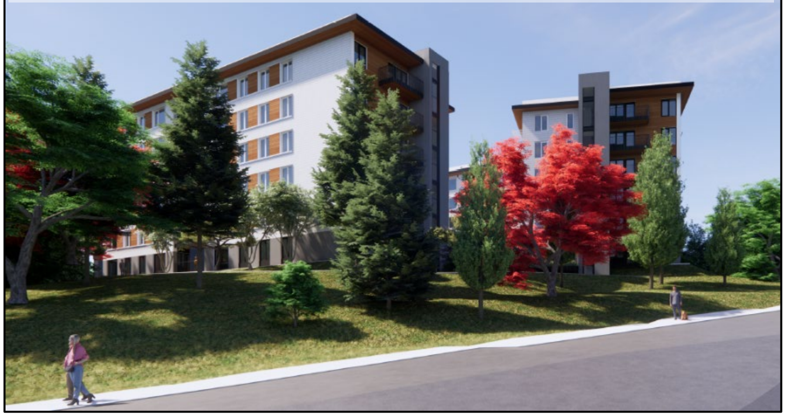
B2.5 Sustainable Landscape Design: Landscape design is coordinated with building design, site servicing, utility placement and neighbourhood streetscape objectives. The design considers pedestrian wayfinding, the use of native species (especially along Lillooet Road boulevard), appropriate tree species in different locations, and long-term maintenance for both the District and the building operator.

B3.17 Layered Landscaping: Layered landscaping treatments and slightly elevated overlook of the public ream are encouraged to improve residential liveability. This building includes layered landscaping to address the change in grade across the site and ensure that the underground parkade is screened.

Advisory Design Panel

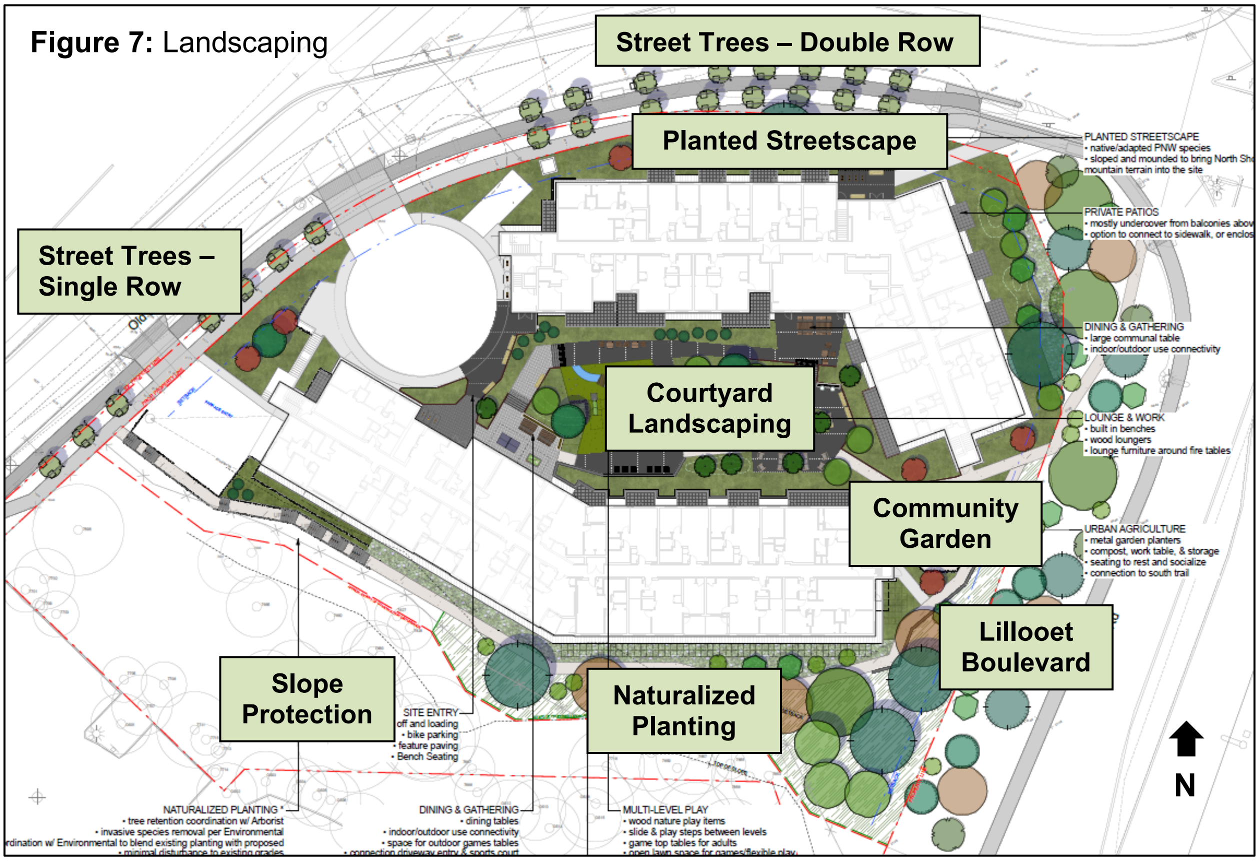
The application was considered by the Advisory Design Panel on March 13, 2025. The Panel recommended approval of the project subject to addressing the following items. Staff are satisfied with the resolution of these items:

Figure 6: Conceptual landscaping along Lillooet Road



- **Building materiality** has been reviewed and refined.
- **Building entrances** have been further refined in terms of legibility, materiality and lighting to enhance visibility.
- **Balcony placement** has been reviewed in consideration of impact on the courtyard and liveability for residents (e.g. sun exposure).
- **Boulevard enhancements**: A double row of street trees is proposed where feasible with sight lines (only a single row can be accommodated near vehicle accesses).
- **Drop-off / pick-up area** has been refined to provide practical, legible access, and connects to the courtyard visually and materially.
- **Courtyard design and outdoor amenities** have been better resolved to protect the privacy of ground-floor patios, and a community garden is included.

Figure 7: Landscaping


Street Trees – Double Row
Planted Streetscape
Street Trees – Single Row
Courtyard Landscaping
Community Garden
Lillooet Boulevard
Slope Protection
Naturalized Planting
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PLANTED STREETSCAPE
• native/adapted PNW species
• sloped and mounded to bring North Sho
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URBAN AGRICULTURE
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• compost, work table, & storage
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• connection to south trail
SITE ENTRY
off and loading
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• Bench Seating
NATURALIZED PLANTING *
• tree retention coordination w/ Arborist
• invasive species removal per Environmental
rdination w/ Environmental to blend existing planting with proposed
• minimal disturbance to existing grades
DINING & GATHERING
• dining tables
• indoor/outdoor use connectivity
• space for outdoor games tables
• connection driveway entry & sports court
MULTI-LEVEL PLAY
• wood nature play items
• slide & play steps between levels
• game top tables for adults
• open lawn space for games/flexible play

Landscaping

Over this large development site, consideration of long-term maintenance was a high priority, and landscaping is designed to reflect the level of activity in the area. Landscaping zones are listed from the most actively used to most natural:

- **Courtyard Landscaping** and **Community Garden** are designed for active use.
- **Street Trees** and **Planted Streetscape** contribute to urban canopy and provide a welcoming streetscape, as well as screening/privacy for units on lower levels.
- **Lillooet Boulevard** is currently a wide, underused grass area. This area is able to accommodate approximately 35 new trees to offset the loss of trees on-site. Shrubs, groundcover and perennials will be planted amongst the trees to provide a lush landscaped buffer between this arterial road and the new homes.
- **Naturalized Planting** provides a transition from the active areas of the development to the natural **Slope Protection** area and to the **Lillooet Boulevard**.

Vehicle and Bicycle Parking

Vehicle Parking	***Bicycle Parking***
117 – Resident parking	331 – Class 1 (long-term)
5 – Visitor parking (surface)	20 – Class 2 (short-term)
9 – Visitor parking (parkade)	
131 – Total	**351 – Total**

Vehicle parking was a prime concern from the public (see Public Input section). Since the PIM, the site has been redesigned to increase the number of parking spaces from 107 to 131. This is the maximum amount of parking that can be accommodated within a one-level parkade, in conjunction with other functions (e.g. bike parking, garbage and recycling, mechanical/electrical rooms, stormwater detention tank).

Acoustic Performance

Development Permit 4.25 includes the District's acoustic regulations for maximum noise levels in bedrooms, living areas and other areas of residential units. Prior to issuance of a Building Permit, the applicant must submit a report from a qualified acoustic consultant demonstrating that the building design enables these acoustic standards to be met.

Accessible Units

In accordance with the District's Accessible Design Policy, 100% of the units will be designed to meet the 'basic' standard and 11 (6%) of the units will be designed to meet the 'enhanced' standard.

2) Energy and Water Conservation and Greenhouse Gas Emission Reductions

In accordance with the Energy and Water Conservation and Greenhouse Gas Emission Reduction Development Permit Area Guidelines, the project has been designed to reduce energy consumption and incorporate building performance measures that will lower operating costs for current and future owners.

Energy Conservation: The proposed development is on track to meet Step 4 of the BC Step Code and achieve a Greenhouse Gas Intensity (GHGI) target of 3.0 kgCO2e/m²/year, consistent with BCBC 2024 and BC Housing Design Guidelines and Construction Standards. High-efficiency appliances and LED lighting will be installed throughout the building. Lighting controls, including occupancy and daylight sensors, will turn off non-emergency luminaires when not needed and dim lights in naturally lit areas, such as exit stairs, to maximize use of daylight.

Water Conservation: Low-flow showerheads, faucets, and water closets will reduce water consumption and sanitary discharge flows, in accordance with BC Housing guidelines. Native or drought-resistant landscaping will be used to further conserve water, with temporary irrigation provided via hose bibs or drip systems as needed.

Greenhouse Gas Emissions: The project will not have a natural gas connection and will not use any gas-fired appliances or equipment, resulting in zero operational greenhouse gas emissions from fossil fuel combustion. The six-storey wood-framed structure will also produce lower embodied carbon emissions compared with comparable concrete or steel construction.

3) Protection of Development from Hazardous Conditions – Slope Hazard

A Slope Stability Analysis is included in the *Geotechnical Investigation Report – Proposed Multi-Family Housing Development* (Geopacific Consultants, December 4, 2024). The report concludes that the slope, together with the proposed 10 m building setback from the top of the bank, meets the required factor of safety standards as per EGBC “Landslide Assessments in British Columbia” professional practice guidelines (2023).

4) Protection of the Natural Environment, Ecosystems and Biological Diversity

The Natural Environment Development Permit Area (DPA) provides an opportunity to protect the site’s natural setting and ecological functions, while enhancing forested areas, conserving environmentally sensitive habitats, and supporting biodiversity. To guide these objectives, the project includes an *Environmental Assessment Report* (Diamond Head Consulting, October 24, 2024) and an *Invasive Plant Management and Restoration Plan* (Diamond Head Consulting, October 24, 2024), which evaluate site conditions and outline strategies for protection and restoration.

The assessment identified the area along the southern sloped bank as the area of highest ecological value on the property and recommends locating development north of this to preserve it. The site also has a significant presence of invasive plant species, including English ivy, Himalayan blackberry, and Japanese knotweed, covering approximately 7,206 m² (77,564 sq. ft.). Removal of these species is recommended to reduce the risk of re-infestation, prevent spread during construction, and lower long-term maintenance requirements.

FINANCIAL CONTRIBUTIONS & OFF-SITE IMPROVEMENTS

The estimated total value of off-site works (engineering and landscaping) is approximately $1.2M, which includes:

- **Old Lillooet Road street improvements** – including sidewalk, bike lane, street trees, and street lighting;
- **Lillooet Road street improvements** – including left-turn lane extension, new sidewalk, and landscaping; and
- **Infrastructure improvements** – including water main upgrade along Old Lillooet Road.

This estimate has been provided by the applicant and the full scope (and value) of required off-site construction will be determined through the detailed design work at the Building Permit stage. Details will be secured through the Engineering Services Agreement prior to Building Permit issuance.

During the rezoning process, Bylaw 8647 waived District Development Cost Charges (DCCs) for affordable housing on the subject site.

CONSTRUCTION TRAFFIC MANAGEMENT

To minimize impacts on pedestrian and vehicular movement, the applicant has submitted a preliminary Construction Traffic Management Plan (CTMP). Construction staging and worker parking are anticipated to be accommodated off-site. The CTMP must outline how the applicant will coordinate with other nearby projects to minimize cumulative impacts on pedestrian and vehicular movement.

The preliminary CTMP is sufficient to support issuance of the Development Permit. The preliminary CTMP maintains two-way traffic along Old Lillooet Road by removing parking on both sides of the street, and uses the south boulevard and parking lane for the majority of construction activities (except for utility works). A comprehensive CTMP with additional detail is required at the Building Permit stage, and must be approved prior to Building Permit issuance.

CONCURRENCE

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

PUBLIC INPUT

In 2023, at the time of rezoning, a development concept had not yet been created, so staff informed Council and the public that, should the project proceed, there would be a new round of community information sharing.

The applicant held an in-person Public Information Meeting (PIM) on March 12, 2025, and a virtual PIM from March 10 to April 4, 2025.

Notices were mailed to approximately 1,454 neighbours in accordance with the District's policy on Non-Statutory Public Consultation for Development Applications. One bidirectional sign and two single-sided signs were installed along the frontage of the site to notify passersby of the meeting, and two advertisements were placed in the North Shore News.

Approximately 56 members of the public attended the in-person meeting; 126 visitors attended the virtual PIM landing page; and 106 people viewed the applicant's video presentation. Approximately 118 pieces of public input were received in total. Attachment 2 contains a summary of public engagement.

The majority of respondents expressed concerns rather than outright opposition, with the most frequently cited issues being parking availability, traffic congestion, limited road access, and the overall density of the proposal.

Some respondents expressed support for this specific proposal or for affordable housing in general, though these comments often also raised concerns regarding parking, traffic, or infrastructure capacity.

Responses to Public Input

As a result of issues raised during the rezoning process, the District has improved signal timing and installed a delineator at the Lillooet and Old Lillooet intersection.

With regard to road capacity: Although the existing road network can accommodate greater capacity than this project requires, District staff have negotiated improvements to mitigate traffic impacts, such as extending the left-turn lane from Lillooet onto Old Lillooet intersection.

With regard to parking, the site has been redesigned to increase the number of parking spaces from 107 to 131. This is the maximum amount of parking that can be accommodated within a one-level parkade, while reserving space for other functions (e.g. bike parking, garbage and recycling, mechanical/electrical rooms, stormwater detention tanks), and adding a second level of parking is not feasible for an affordable housing project.

CONCLUSION

The project has been developed in accordance with the CD146 Zone regulations and the Development Permit Area Guidelines for Form and Character of Multi-Family Housing; for Energy and Water Conservation and GHG Emission Reduction; for Slope Hazard; and for Protection of The Natural Environment. It also contributes to a key OCP goal to build “a diverse mix of housing type, tenure and affordability to accommodate the lifestyles and needs of people at all stages of life”. Development Permit 4.25 is now ready for Council’s consideration.

OPTIONS

The following options are available for Council’s consideration:

1. Issue Development Permit 4.25 (Attachment 1) to allow for the proposed construction (staff recommendation); or
2. Deny Development Permit 4.25 and provide direction to staff.

Respectfully submitted,

Mackenzie Stonehocker
Development Planner

Attachments:

1.	Development Permit 4.25	Word DM# 6694121
	Attachments	PDF DM# 6698029
2.	Summary of Public Engagement	PDF DM# 6697443

REVIEWED WITH:

☐ Community Planning ______
☐ Development Planning ______
☐ Development Engineering ______
☐ Utilities ______
☐ Engineering Operations ______
☐ Parks ______
☐ Environment ______
☐ Facilities ______
☐ Human Resources ______
☐ Review and Compliance ______

☐ Clerk’s Office ______
☐ Communications ______
☐ Finance ______
☐ Fire Services ______
☐ ITS ______
☐ Solicitor ______
☐ GIS ______
☐ Real Estate ______
☐ Bylaw Services ______
☐ Planning ______

External Agencies:
☐ Library Board ______
☐ NS Health ______
☐ RCMP ______
☐ NVRC ______
☐ Museum & Arch. ______
☐ Other: ______

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

THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER

DEVELOPMENT PERMIT 4.25

This Development Permit 4.25 is hereby issued by The Corporation of the District of North Vancouver to the applicant for the development known as Lillooet Social Housing on the property located at the southwest corner of Lillooet Road and Old Lillooet Road, legally described as Lot 8, Except; Part On SRW Plan 17782 District Lots 612 And 620 Plan 15038 (PID 007-698-038), subject to the following terms and conditions:

A. 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 Manager of Permits and Licenses shall commence within two years of the date of this permit or the permit shall lapse.

2. Prior to expiry under A (1) above, the applicant may request an extension to the permit for a period no longer than 1 year and if granted by the District, may be subject to new conditions. The granting of an extension will be at the sole discretion of the General Manager or 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 requirements are imposed under Subsection 491 (1) of the Local Government Act:

1. No work shall take place except to the limited extent shown on the attached plans (DP 4.25 1 through 65) and in accordance with the following specifications:

   i. The site shall be developed in accordance with the recommendations of

      the *Environmental Assessment Report* prepared by Diamond Head Consulting dated October 24, 2024, and

      the *Invasive Plant Management and Restoration Plan* prepared by Diamond Head Consulting dated October 24, 2024.

   ii. A qualified professional shall confirm that the Building Permit drawings meet the recommendations of the *Environmental Assessment Report* and of the *Invasive Plant Management and Restoration Plan* referenced above, or meet an equivalent or higher degree of protection.

iii. Mitigation measures are carried out in accordance with the recommendations of the qualified professional providing recommendations on topic.

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

1. No work shall take place except to the limited extent shown on the attached plans (DP 4.25 1 through 65) and in accordance with the following specifications:

    i. The site shall be developed in accordance with the recommendations of the *Geotechnical Investigation Report – Proposed Multi-Family Housing Development* report prepared by GeoPacific Consultants dated August 1, 2025.

    ii. A qualified professional engineer shall confirm that the Building Permit drawings meet the recommendations of the *Geotechnical Investigation Report* referenced above, or meet an equivalent or higher degree of protection.

    iii. Mitigation measures are carried out in accordance with the recommendations of the qualified professional providing recommendations on topic.

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

1. The site shall be developed in accordance with the attached plans (DP 4.25 1 through 65).

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. Building Department:

        a. Confirmation of registration of plan of subdivision.

        b. Confirmation of registration of stormwater management covenant.

        c. Confirmation that the accessible design features as outlined in DP 4.25 56 through 65 have been included in the project.

d. A completed report prepared by a qualified acoustic professional outlining the measures to be incorporated in the buildings to ensure:

  - Compliance with District of North Vancouver Noise Regulation Bylaw for any rooftop mechanical equipment; and
  - That noise levels for dwelling unit occupants will not exceed those listed below:

Portion of dwelling unit	*Noise level (decibels)**
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45

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

ii. Parks Department:

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

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

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

i. Engineering Department:

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

b. An executed Engineering Services Agreement between the applicant and the District related to the required upgrading of off-site facilities on Lillooet Road and Old Lillooet Road. Upgrades will include, but are not limited to: street lighting, sidewalk, curb gutter, street trees, and street improvements.

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

1. The site shall be developed in accordance with the list of *Energy and Water Conservation and Greenhouse Gas Emission Reduction* features provided by the applicant (DP 4.25 55).

    i. Prior to issuance of the Building Permit, confirmation must be provided to the Planning Department that the green building features included in the report noted above.

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

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

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

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

____

Mayor

____

Corporate Officer

Dated this __________ day of __________, _________

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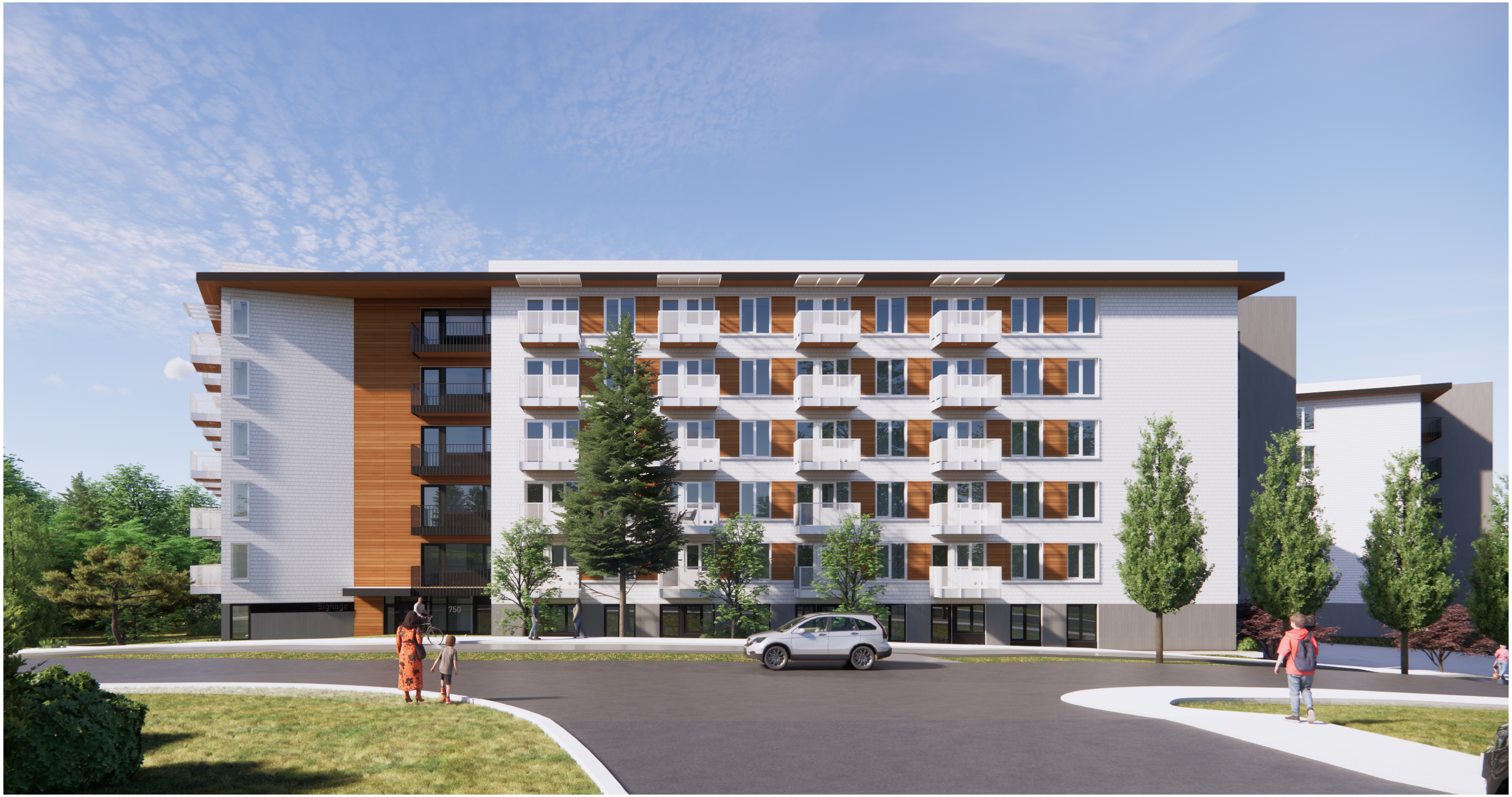
C	27 Jan 2025	Issued for Development Permit
D	16 Oct 2015	Issued for Development Permit
E	16 Oct 2025	Issued for DD Costing



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JOHN H. WALL
2025-10-17

Old Lillooet Road

Old Lillooet Road, North Vancouver, BC

PROJECT CODE
2315
SCALE

Cover sheet

SHEET
G0.00

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Site description

Project Name	Old Lillooet Road
Address	Old Lillooet Road, North Vancouver
Parking Type	Underground
Building coverage	29%
Site coverage	36%

Floor Space Ratio (FSR)

Gross Floor Area (GFA) w/ exemptions applied **(2)**	14,948.4
Site Area (m^2) **(3)**	9,509.3
Proposed FSR	1.6

Gross floor area (GFA) (m^2) **(1)**

	GFA		Exclusions		Net Area	
	m^2	ft^2	m^2	ft^2	m^2	ft^2
Building 1	7,323.0	78,824	225.3	2,425	7,097.7	76,399
Building 2	8,056.7	86,722	206.0	2,217	7,850.7	84,504
Total	15,379.7	165,546	431.3	4,642	14,948.4	160,903

Site Area

Site area (m^2)	9,509.3
Site area (acres)	2.34
Site area (ft^2)	102,357
Units Per Acre (UPA)	80.3

Setbacks	3m
Top of slope setback	10m
Building height	6 storeys

Exclusions (Updated)

Building 1

Floor	Exclusions	Qty	Area m2	Total m2
1	Amenity	1	100.60	100.60
1	Services - Mech/Elec	1	5.20	5.20
Typ 2-6	Amenity	5	14.10	70.50
Typ 2-6	Services - Mech/Elec	5	5.20	26.00
Typ 2-6	Enhanced accessible unit	5	4.60	23.00
Total				225.30

Building 2

Floor	Exclusions	Qty	Area m2	Total m2
1	Amenity	1	63.30	63.30
1	Amenity - Administration	1	30.90	30.90
1	Services - Mech Elec	1	5.70	5.70
1	Enhanced accessible unit	1	4.60	4.60
Typ 2-6	Amenity	5	10.00	50.00
Typ 2-6	Services - Mech / Elec	5	5.70	28.50
Typ 2-6	Enhanced accessible unit	5	4.60	23.00
				206.00
			Total	431.30

Number of units

Name	Total number
Building 1	
Ground floor	
1 Bed A	7
2 Bed A	2
2 Bed C	1
3 Bed A	2
3 Bed B	1
Studio A	1
	14
Typical floor (2-6)	
1 Bed A	35
2 Bed - accessible	5
2 Bed A	15
3 Bed A	10
3 Bed B	5
Studio A	5
Studio B	5
	80
	94
Building 2	
Ground floor	
1 Bed - accessible	1
1 Bed A	4
2 Bed A	4
2 Bed B	1
3 Bed A	2
3 Bed B	1
4 Bed A	1
	14
Typical floor (2-6)	
1 Bed - accessible	5
1 Bed A	25
2 Bed A	20
2 Bed B	5
3 Bed A	10
3 Bed B	5
4 Bed A	5
Studio	5
	80
	94
Grand total	188

Parking calculation

Parking Stall Mix

Stall type	Allowed	Proposed
Accessible **(4)**		8
Small car (35% max)	38	38
Standard car		71
Total Residential		117

Visitor stall

Outdoor		5
Indoor		9
Total Visitor		14
Total		131

Base Bicycle Parking - Class 1

Unit type (doc 3880619)	Rate	Units	No
Studio + 1 bed units	150%	93	140
2 or more bed units	200%	95	190
Total Class 1			330

Bicycle Stall Mix

Parking type	Target	Proposed
Class 1 Reg (doc 3880619)	330	331
Class 2 **(5)**	19	20

Class 1 Bicycle Stall mix

Stall type		Target	Proposed
Reg - Horizontal	70%	231	254
Long - Horizontal	5%	17	17
Total Horizontal	75%	248	271
Reg - Vertical	max 25%	83	60
Total - Class 1 (Horizontal + Vertical)			331

Notes

(1) "Gross floor area = The total floor area of a building or structure measured to exterior of its walls"
District of North Vancouver, Document 3511600, page 2

District of North Vancouver land use designation:

Residential level 5 - low density apartment
"Areas designated for low density apartments are intended predominantly for multifamily housing in centres and corridors up to approximately 1.75 FSR. Development in this designation will typically be expressed in low-rise apartments, but may include some townhouses. Some commercial use may be permitted at grade."

(2) Gross Floor Area (GFA) w/ exemptions applied = aggregate gross floor area of all buildings and structures in the CD67 zone exclusive of areas below grade, areas exempted by Section 410 and areas exempted by section 4B406

(3) Site area is based on current civil plan and may change as a result of the subdivision plan.

(4) 8 Accessible parking stalls required for 101 to 150 units
doc 3375230, page 102

(5) Class 2 = visitor bike parking, 6 spaces required per every 60 units.
188 units = 18.8 spaces
Document 3880619 "Bike parking and End-of-Trip Facilities", page 4

Legal description

Part of LOT 8, EXCEPT; PART ON SRW PLAN 17782 DISTRICT LOTS 612 AND 620 PLAN 15038

Building code summary

Regulated by:	BCBC 2024, Part 3
Major occupancy:	Group C
Building classification:	6 Storeys, Sprinklered BCBC 2024 3.2.2.51, 3.2.1.2
Building area[1]:	Building 1: 1,359.2 m^2 Building 2: 1,361.84 m^2
No. of storeys:	Building 1: 6 storeys Building 2: 6 storeys
Building height[2]:	Building 1: 15.375m Building 2: 15.375m
Streets/access routes:	Old Lillooet Road
Sprinkler system:	Yes
Standpipe:	Yes
Fire alarm:	Yes
High building:	No
Permitted construction:	Combustible or Non-Combustible
Mezzanine area:	No
Occupant load:	Building 1: 306 Building 2: 356
Hazardous substances:	No

[1] *Building area* is the greatest horizontal area of a building above grade within the outside surface of exterior walls or within the outside surface of exterior walls and the centreline of firewalls (BCBC 2024 1.4.1.2.(1).

[2] *Building height* is measured from the floor of the first storey to the floor of the uppermost level (BCBC 2024 3.2.2.51(c)

Units requirements

Studio, 1Bed, 2Bed, 3Bed, 4Bed:
DNV "basic accessible"
BCBC 2018

1Bed accessible, 2Bed accessible:
DNV "enhanced accessible"
BCBC 2024

Project team

Client

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Project team

Key Stakeholders

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Grace Oh, Project technologist
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Allen Cheung, Project technologist
E: acheung@bchousing.org
T: 604-307-0197

Drawing list

Sheets - Architectural

G0.0 - General

G0.00	Cover sheet
G0.01	Project information and drawing list
G0.02	Legends and abbreviations

A0.0 - General

A0.06	Survey and grades
A0.09	Streetscape
A0.10	Shadow analysis
A0.16	Perspective views
A0.17	Material sample board

A1.0 - Floor and ceiling plans

A1.12	Floor plan - Level 1N
A1.13	Floor plan - Level 2N-6N
A1.15	Floor plan - Level 1S
A1.16	Floor plan - Level 2S-6S

A3.0 - Sections

A3.07	Building sections

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JOHN H. WALL
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Old Lillooet Road

Old Lillooet Road, North Vancouver, BC

PROJECT CODE
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SCALE

Project information and drawing list

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Equipment legend *Note: delete unused*

⦶	duplex receptacle - see electrical
⊕	fourplex receptacle - see electrical
$	single pole switch - see electrical
◎	occupancy sensor - see electrical
◉	vacancy sensor - see electrical
E X	exit sign - see electrical
F	fire alarm pull station - see electrical
Ⓕ	fire alarm gong/speaker - see electrical
S	smoke alarm - see electrical
Ⓢ	smoke detector - see electrical
⊟	floor box - see electrical
▭	linear light - see electrical
○	pot light - see electrical
⊠	supply air - see mechanical
⧄	return air - see mechanical
⧄	exhaust air - see mechanical
↓	supply air, wall-mounted - see mechanical
↑	return air, wall-mounted - see mechanical
⊕	ceiling-mounted sprinkler - see mechanical
▽	wall-mounted sprinkler - see mechanical
Ⓣ	thermostat - see mechanical
FD	floor drain - see mechanical
▭	camera - see security
▭	wireless access point - see communications

Graphic legend

⊕	north arrow
2	grid line identification
Level XX 1000	geodetic elevation above sea level
drawing number → 2 sheet number → A2.22 sim	section reference
drawing number → 22 sheet number → A101	elevation reference
ROOM NAME room number → 202 222m2 ← area	room/area tag
100.1	door tag / refer to schedule
W100.1	window tag / refer to schedule
W22 W22	assembly tag / refer to assembly schedule
Cx 2000 Cx 2000	ceiling elevation
℄	centre line
═══	existing construction to remain
- - -	existing construction to be demolished
═══	new construction
———	0hr fire seperation
━━━	45min fire seperation
- - - -	1hr fire seperation
-·-·-	1.5hr fire seperation
-··-··	2hr fire seperation

Abbreviation legend

aff = above finished floor
cl = centre line
c/w = complete with
eq = equal
exist = existing
ext = exterior
int = interior
max = maximum
min = minimum
na = not applicable
nic = not in contract
oc = on centre
osci = owner supplied contractor installed
osoi = owner supplied owner installed
rec = recessed
reqd = required
rm = room
sim = similar
tme = to match existing
t/o = top of
typ = typical
uno = unless noted otherwise
u/s = underside
vif = verify in field
w/ = with

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REGISTERED ARCHITECT
JOHN H. WALL
2025-10-17
BRITISH COLUMBIA

Old Lillooet Road

Old Lillooet Road, North Vancouver, BC

PROJECT CODE
2315
SCALE
As indicated

Legends and abbreviations

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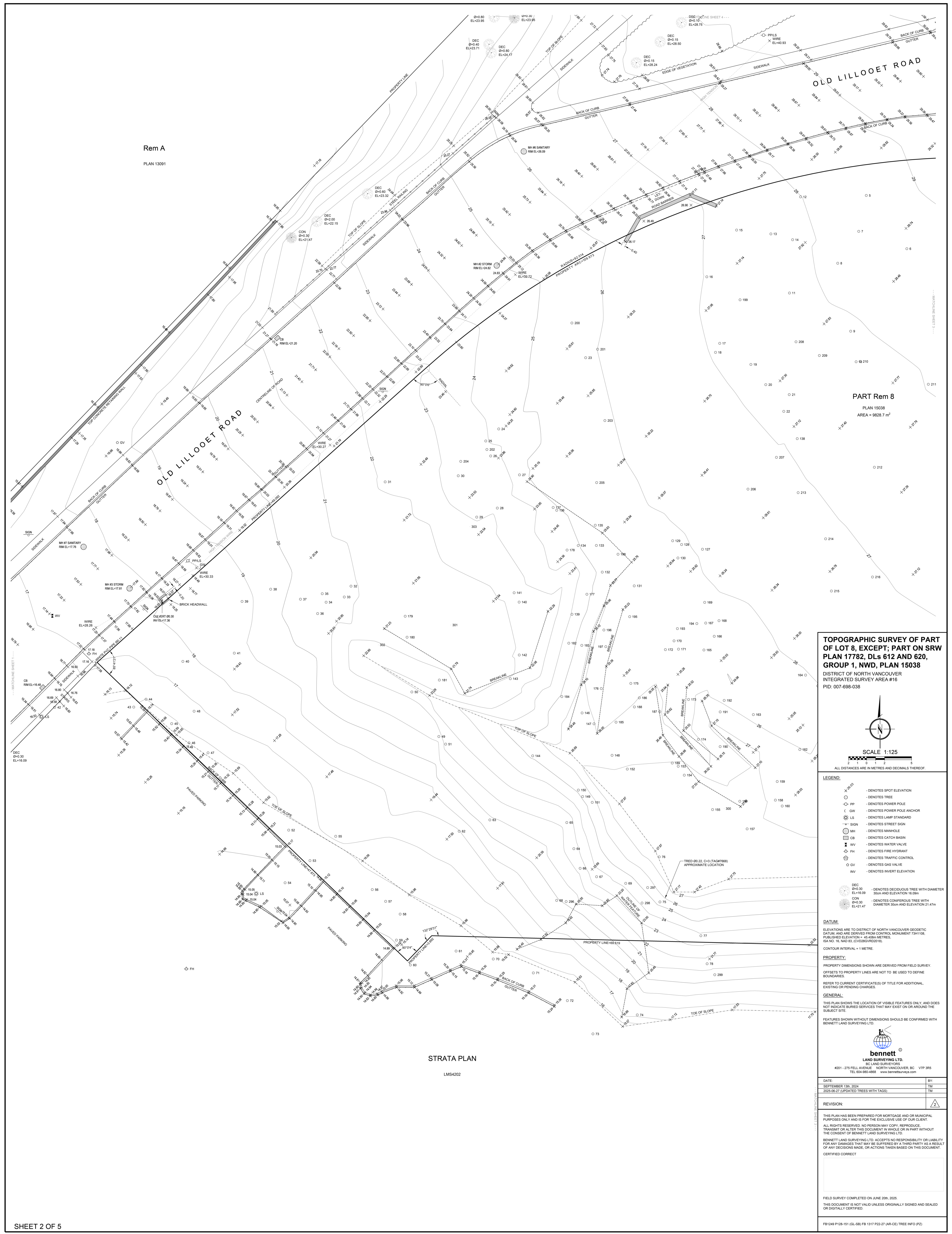

TOPOGRAPHIC SURVEY OF PART OF LOT 8, EXCEPT; PART ON SRW PLAN 17782, DLs 612 AND 620, GROUP 1, NWD, PLAN 15038

DISTRICT OF NORTH VANCOUVER
INTEGRATED SURVEY AREA #16
PID: 007-698-038

SCALE 1:125

2 1 0 1 2 5

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.

LEGEND:

✕ 26.03	- DENOTES SPOT ELEVATION
⊙	- DENOTES TREE
PP	- DENOTES POWER POLE
GW	- DENOTES POWER POLE ANCHOR
LS	- DENOTES LAMP STANDARD
SIGN	- DENOTES STREET SIGN
MH	- DENOTES MANHOLE
CB	- DENOTES CATCH BASIN
WV	- DENOTES WATER VALVE
FH	- DENOTES FIRE HYDRANT
TC	- DENOTES TRAFFIC CONTROL
GV	- DENOTES GAS VALVE
INV	- DENOTES INVERT ELEVATION
DEC Ø=0.30 EL=16.09	- DENOTES DECIDUOUS TREE WITH DIAMETER 30cm AND ELEVATION 16.09m
CON Ø=0.30 EL=21.47	- DENOTES CONIFEROUS TREE WITH DIAMETER 30cm AND ELEVATION 21.47m

DATUM:

ELEVATIONS ARE TO DISTRICT OF NORTH VANCOUVER GEODETIC DATUM, AND ARE DERIVED FROM CONTROL MONUMENT 73H1108, PUBLISHED ELEVATION = 45.408m METRES, ISA NO. 16, NAD 83, (CVD28GVRD2018).

CONTOUR INTERVAL = 1 METRE.

PROPERTY:

PROPERTY DIMENSIONS SHOWN ARE DERIVED FROM FIELD SURVEY.

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REFER TO CURRENT CERTIFICATE(S) OF TITLE FOR ADDITIONAL, EXISTING OR PENDING CHARGES.

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SEPTEMBER 13th, 2024	TM
2025-06-27 (UPDATED TREES WITH TAGS)	TM
REVISION:	2

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CERTIFIED CORRECT

FIELD SURVEY COMPLETED ON JUNE 20th, 2025.

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED OR DIGITALLY CERTIFIED.

FB1249 P128-151 (GL-SB) FB 1317 P22-27 (AR-CE) TREE INFO (PZ)

SHEET 2 OF 5

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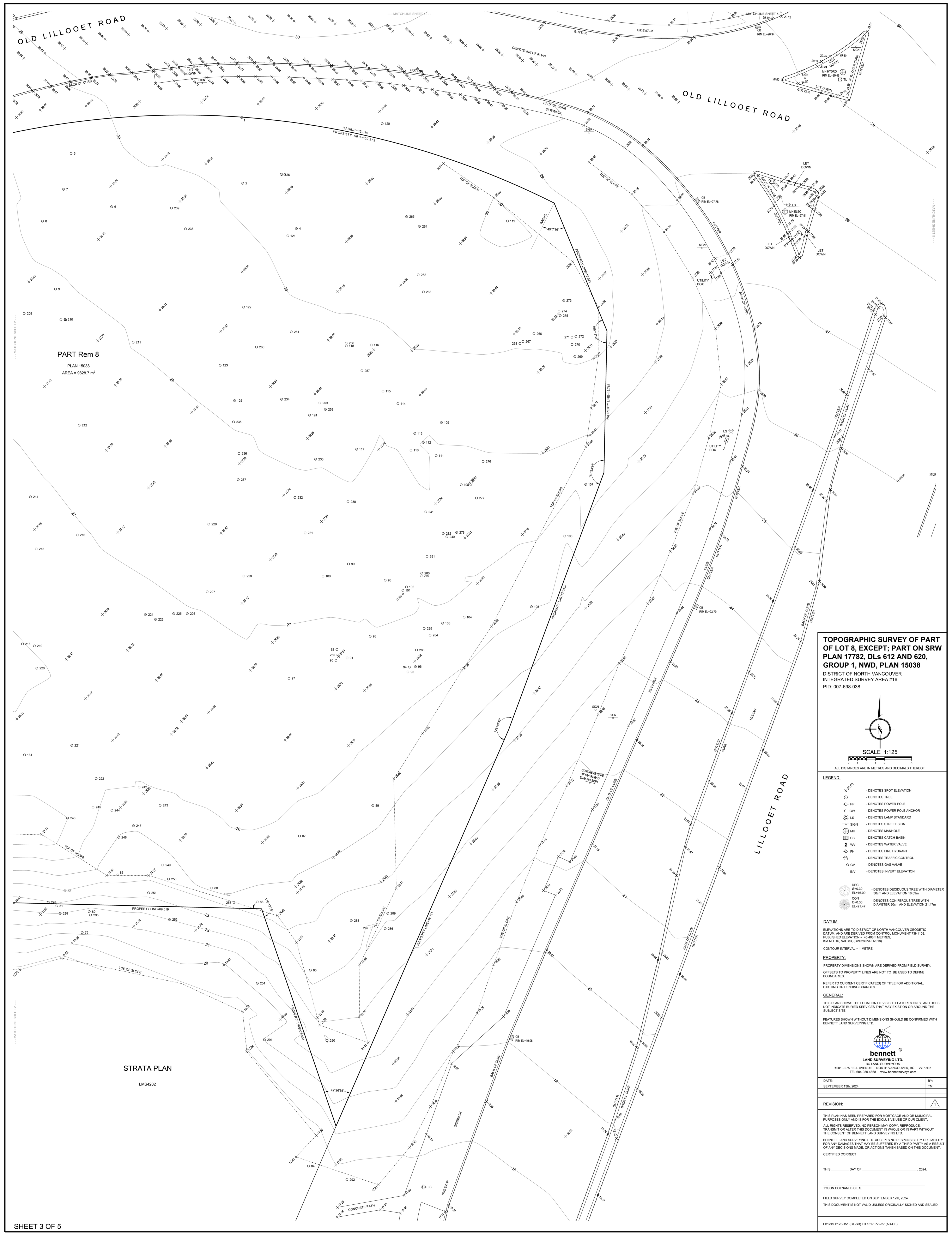

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DATE:	BY:
SEPTEMBER 13th, 2024	TM
REVISION:	1

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THIS ________ DAY OF ______________________________ , 2024.

____
TYSON COTNAM, B.C.L.S.

FIELD SURVEY COMPLETED ON SEPTEMBER 12th, 2024.

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED.

FB1249 P128-151 (GL-SB) FB 1317 P22-27 (AR-CE)

SHEET 3 OF 5

Q:\C0010-NV-2024\15729.00-700-OLD-LILLOOET-RD-DNV\15729.00-DRAWINGS\15729.00-TOPOGRAPHIC ASBUILT\T15729-02.DWG

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JOHN H. WALL
2025-10-17
BRITISH COLUMBIA

John Wall

Old Lillooet Road

Old Lillooet Road, North Vancouver, BC

PROJECT CODE
2315
SCALE
For information only - not to scale

Survey and grades

SHEET
A0.06

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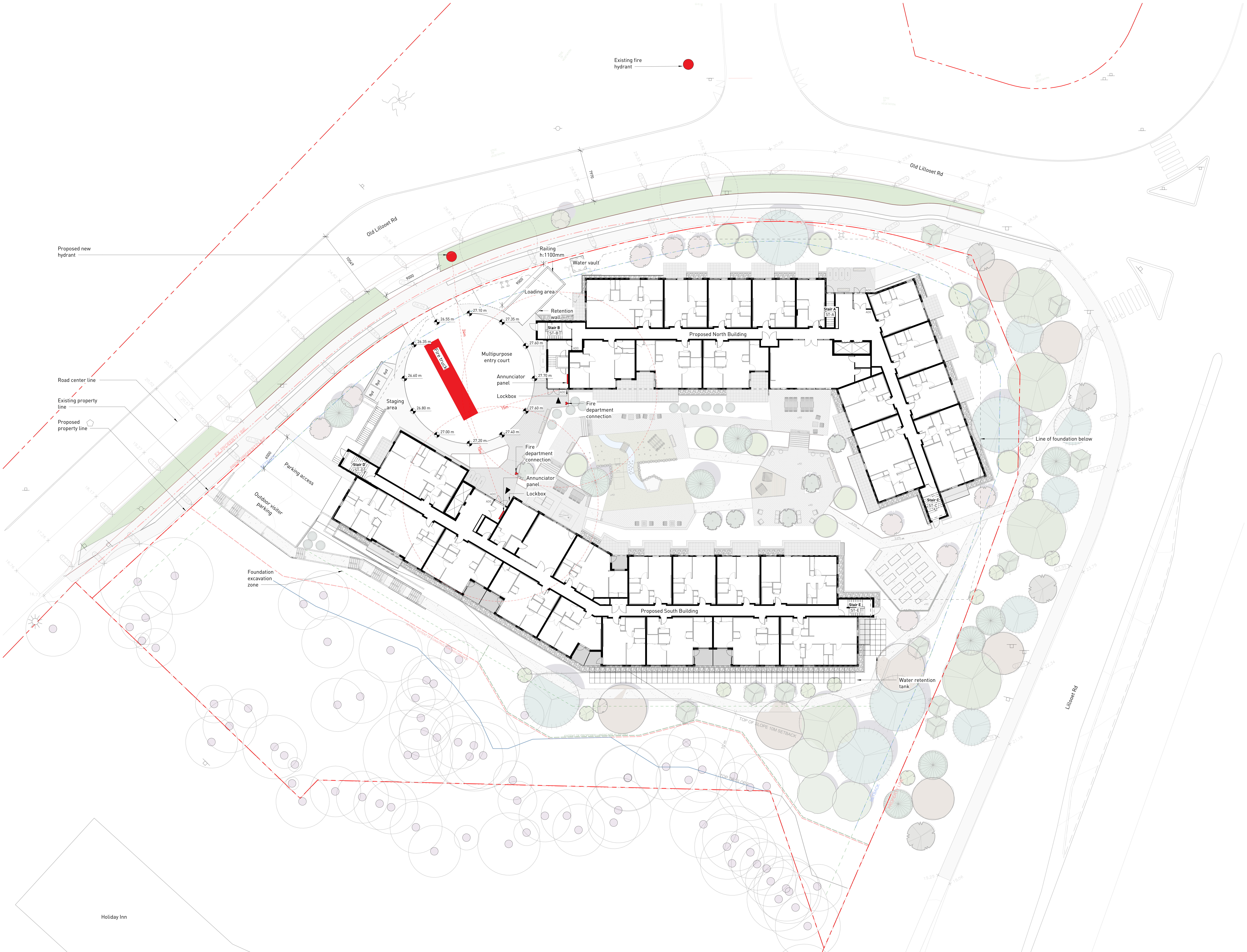

1 **Site plan**
1 : 200

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🟩 Green edge
▨ Cycle path
- - - Underground parking outline
— Top of steep slope
- - - Steep slope setback
- - - Property line
○ Un-surveyed trees to be retained - from the arborist plan

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JOHN H. WALL
2025-10-17

Old Lillooet Road

Old Lillooet Road, North Vancouver, BC

TRUE NORTH

PROJECT CODE
2315
SCALE
1 : 200

Site plan

SHEET
A0.08

A - OLD LILLOET ROAD (WEST) LOOKING NORTH

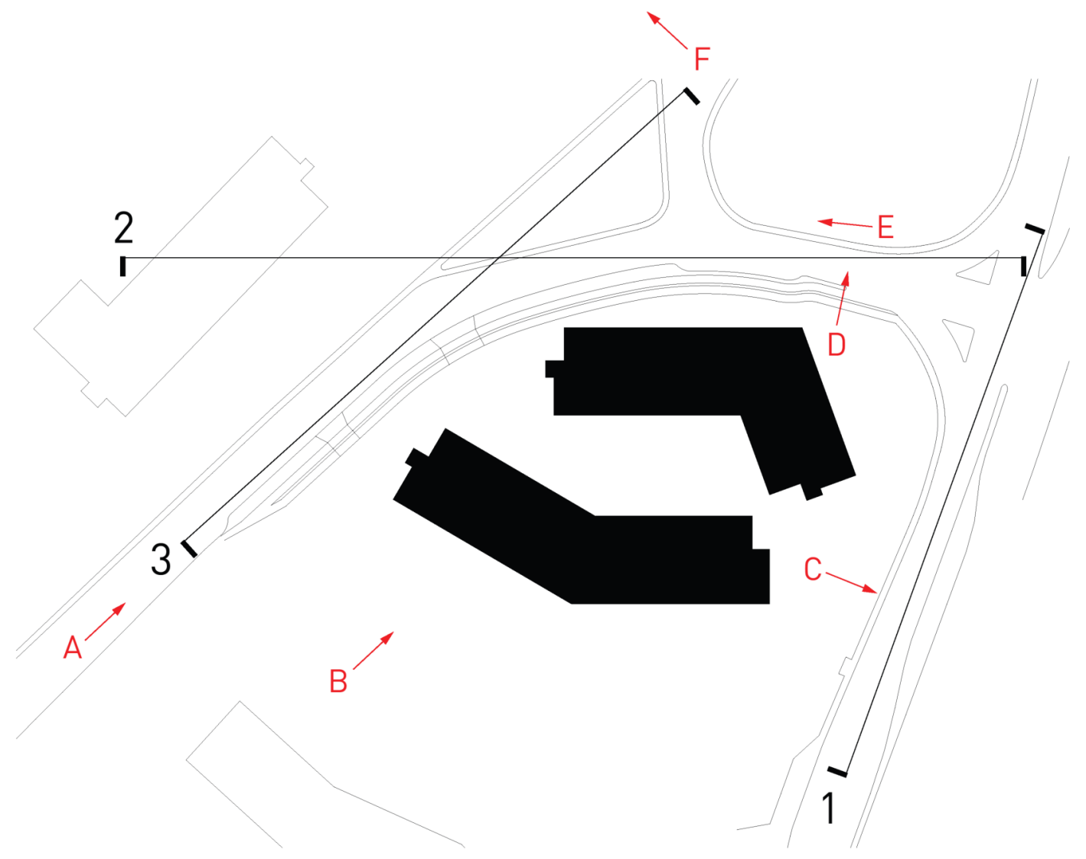
B - HOLIDAY INN

C - LILLOET ROAD

D - OLD LILLOET ROAD (NORTH)

E - OLD LILLOET ROAD (NORTH) LOOKING WEST

F - EXISTING HOUSING



KEY PLAN

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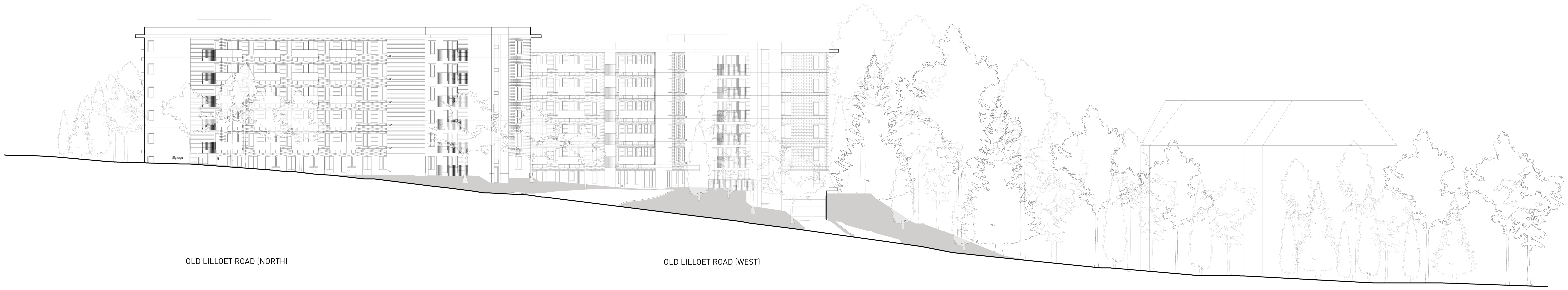
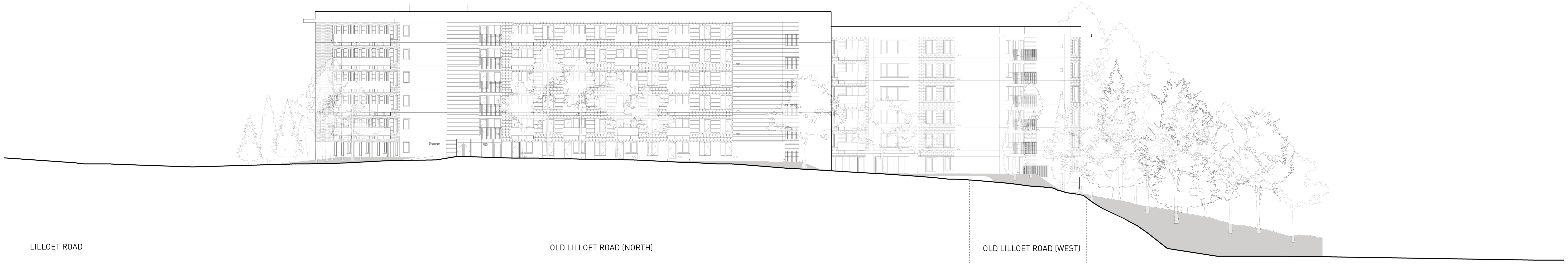
ISSUES + REVISIONS

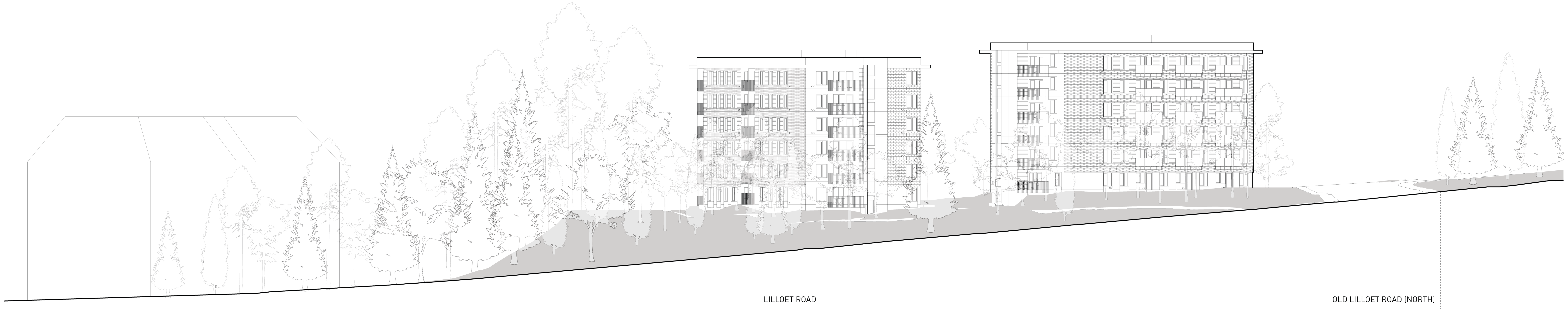
NO	DATE	DESCRIPTION
D	16 Oct 2015	Issued for Development Permit



Streetscape - West **3**
1 : 250 1 / A0.20



Streetscape - North **2**
1 : 250 1 / A0.20



Streetscape - East **1**
1 : 250 1 / A0.20

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2025-10-17
BRITISH COLUMBIA

Old Lillooet Road

Old Lillooet Road, North Vancouver, BC

PROJECT CODE
2315
SCALE

Streetscape

SHEET
A0.09

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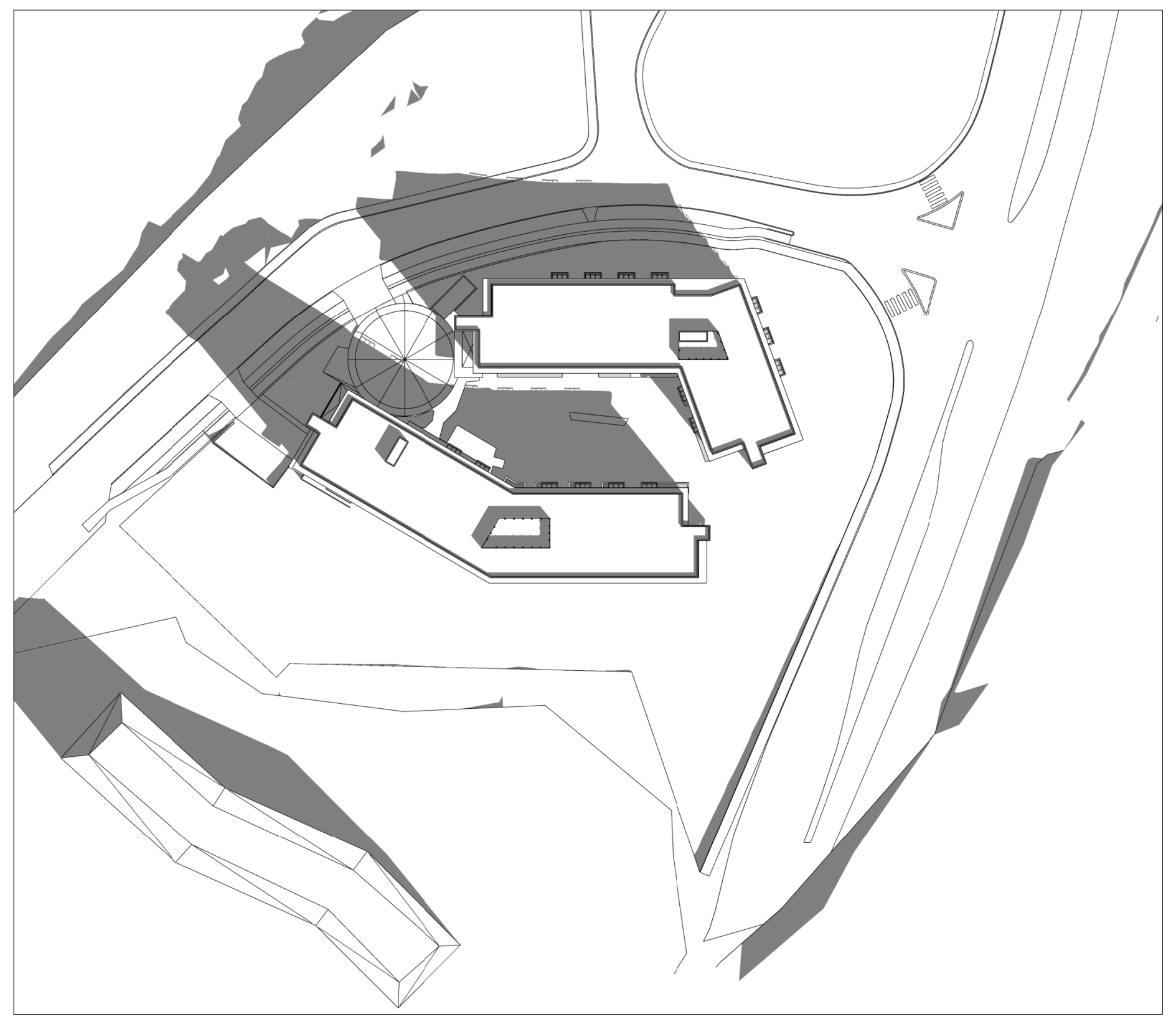

Shadow analysis - Sep 21 @ 10am 12
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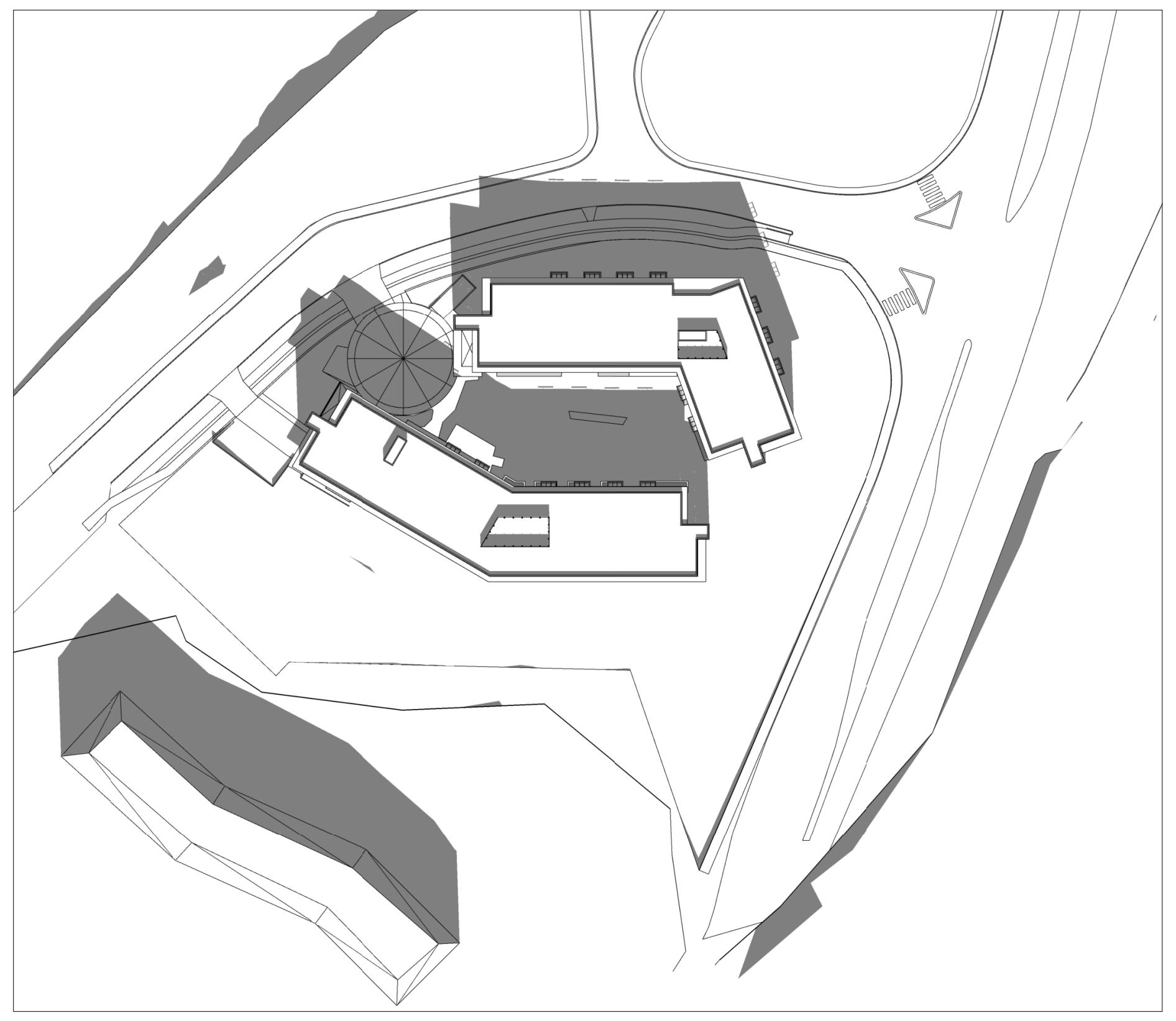

Shadow analysis - Sep 21 @ 12pm 9
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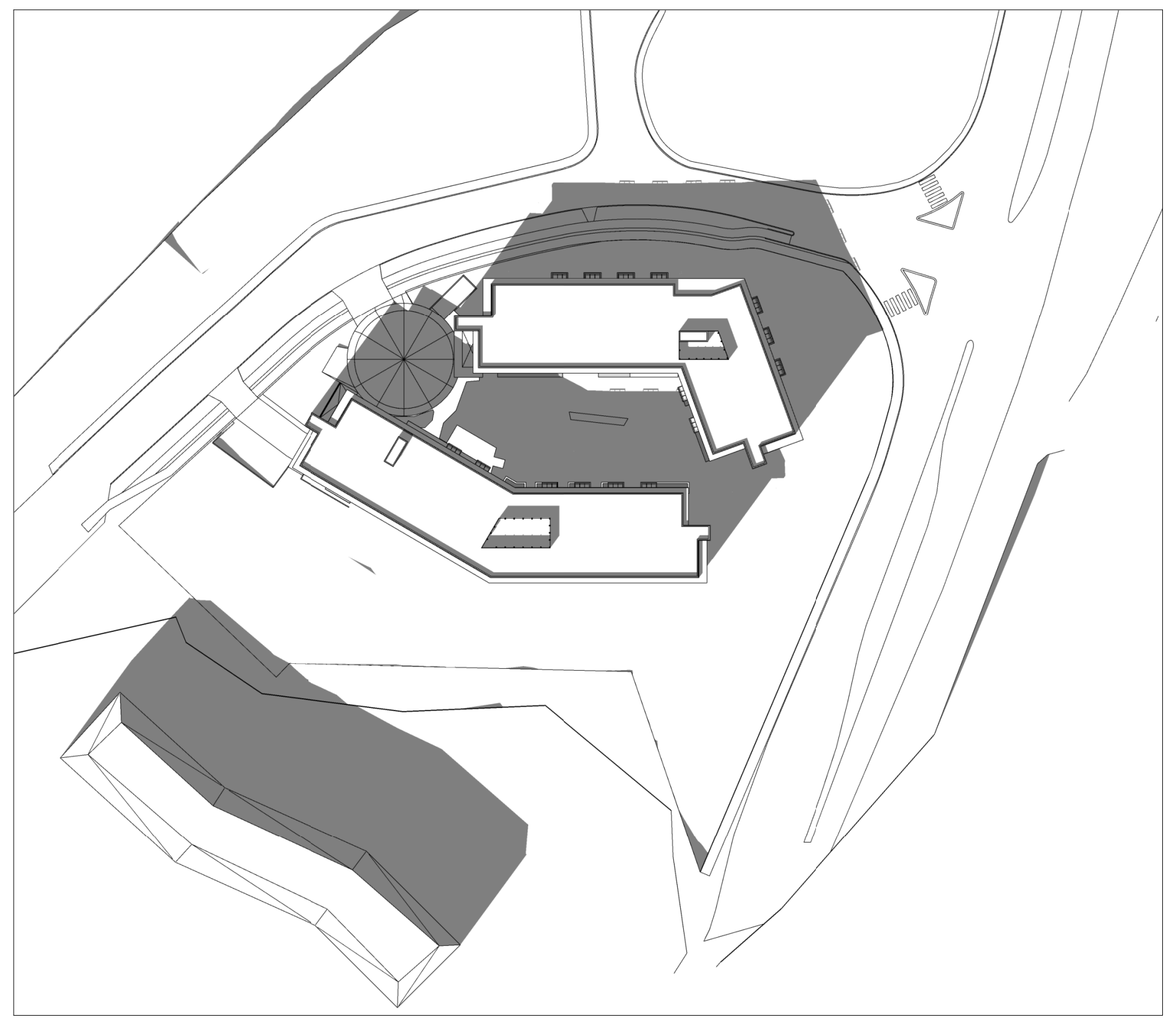

Shadow analysis - Sep 21 @ 2pm 6
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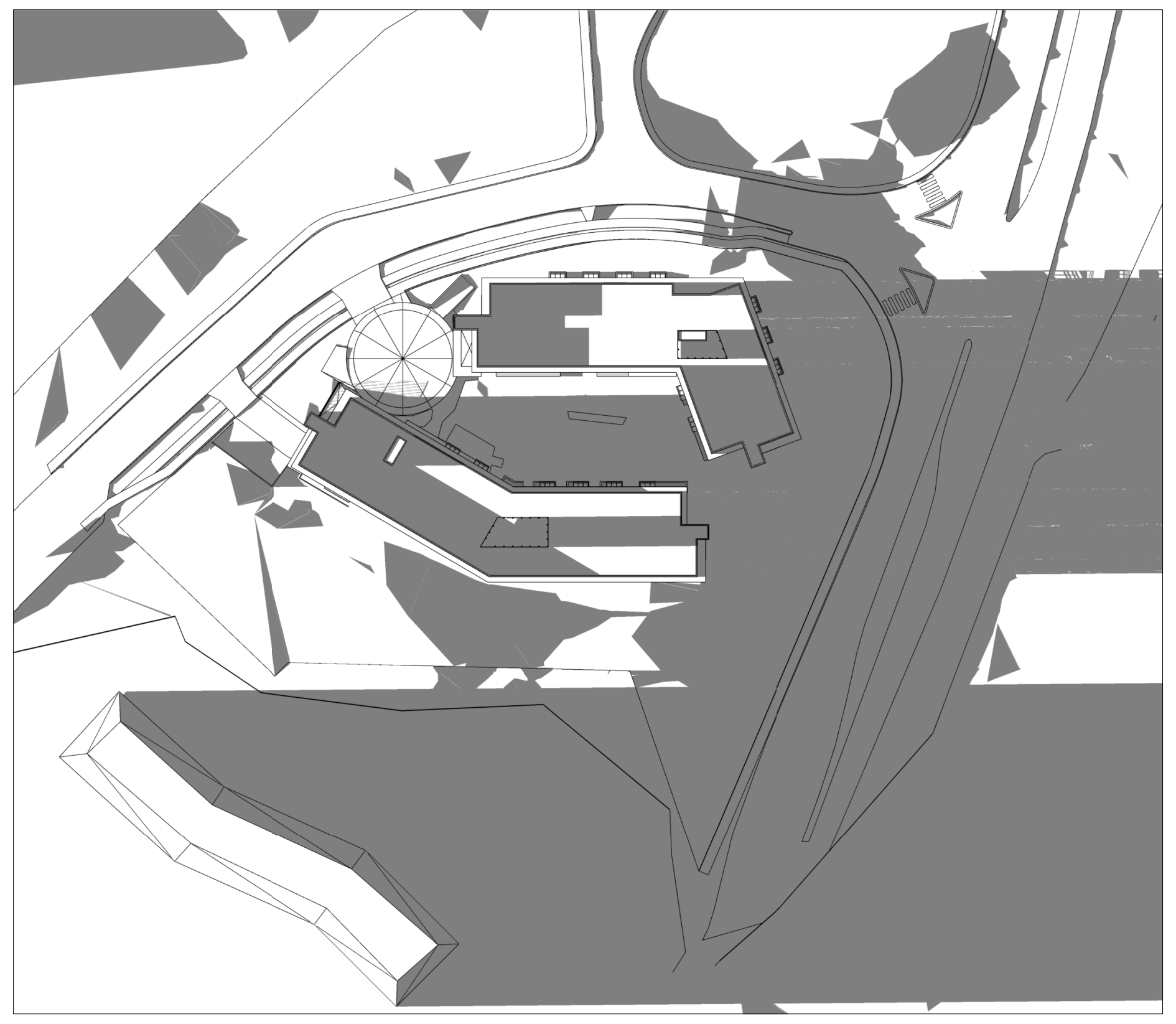

Shadow analysis - Sep 21 @ 6pm 3
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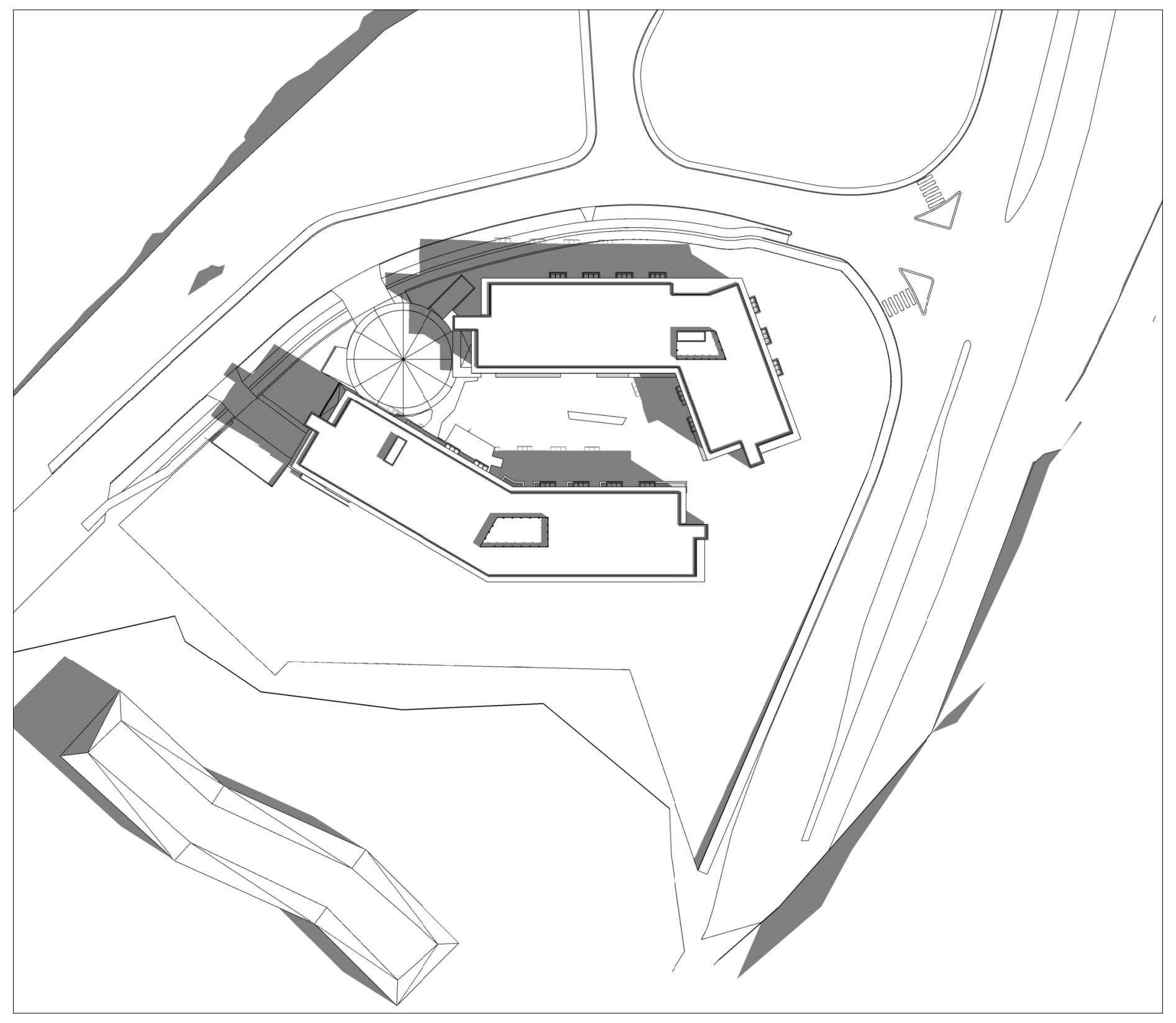

Shadow analysis - June 21 @ 10am 11
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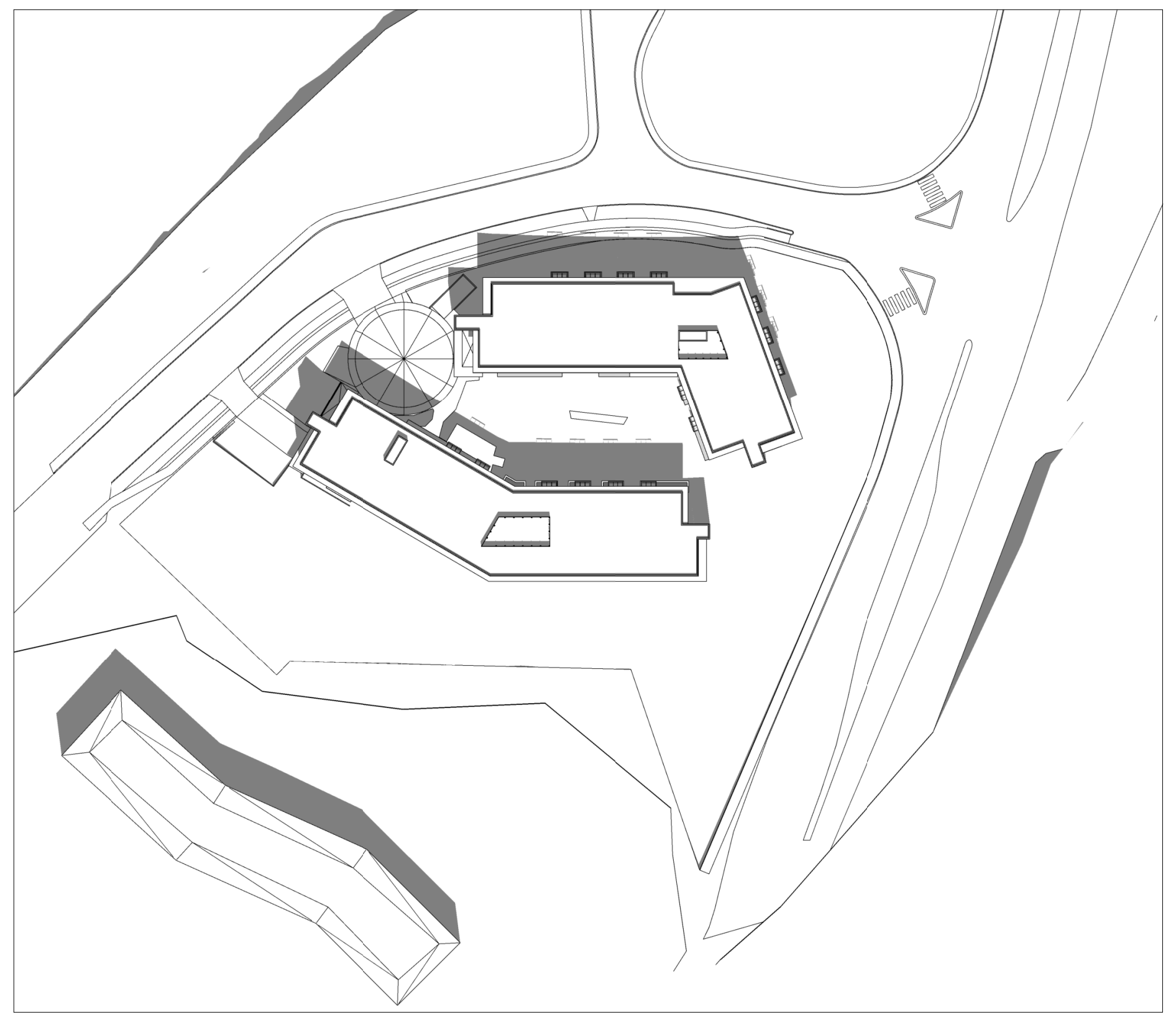

Shadow analysis - June 21 @ 12pm 8
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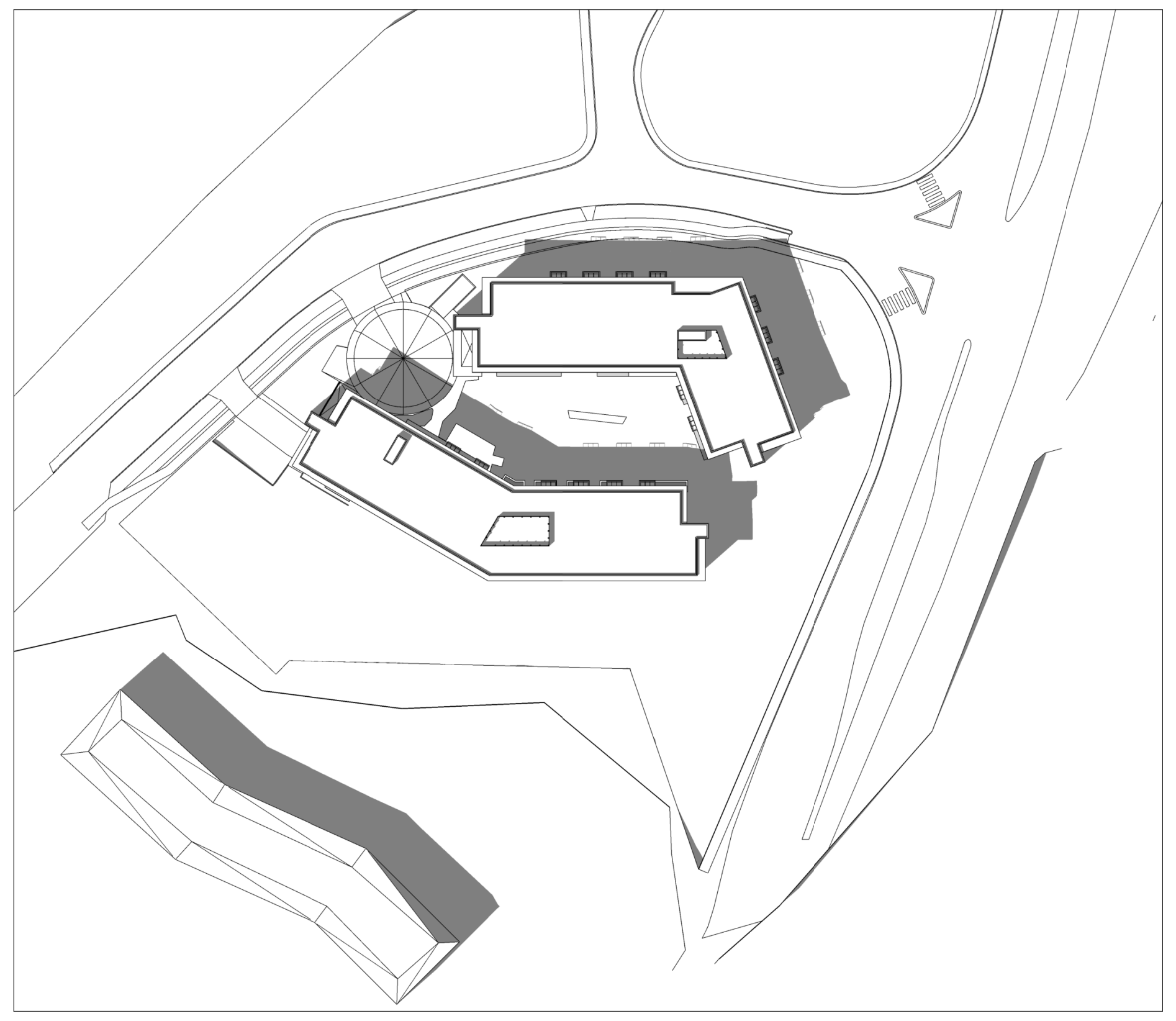

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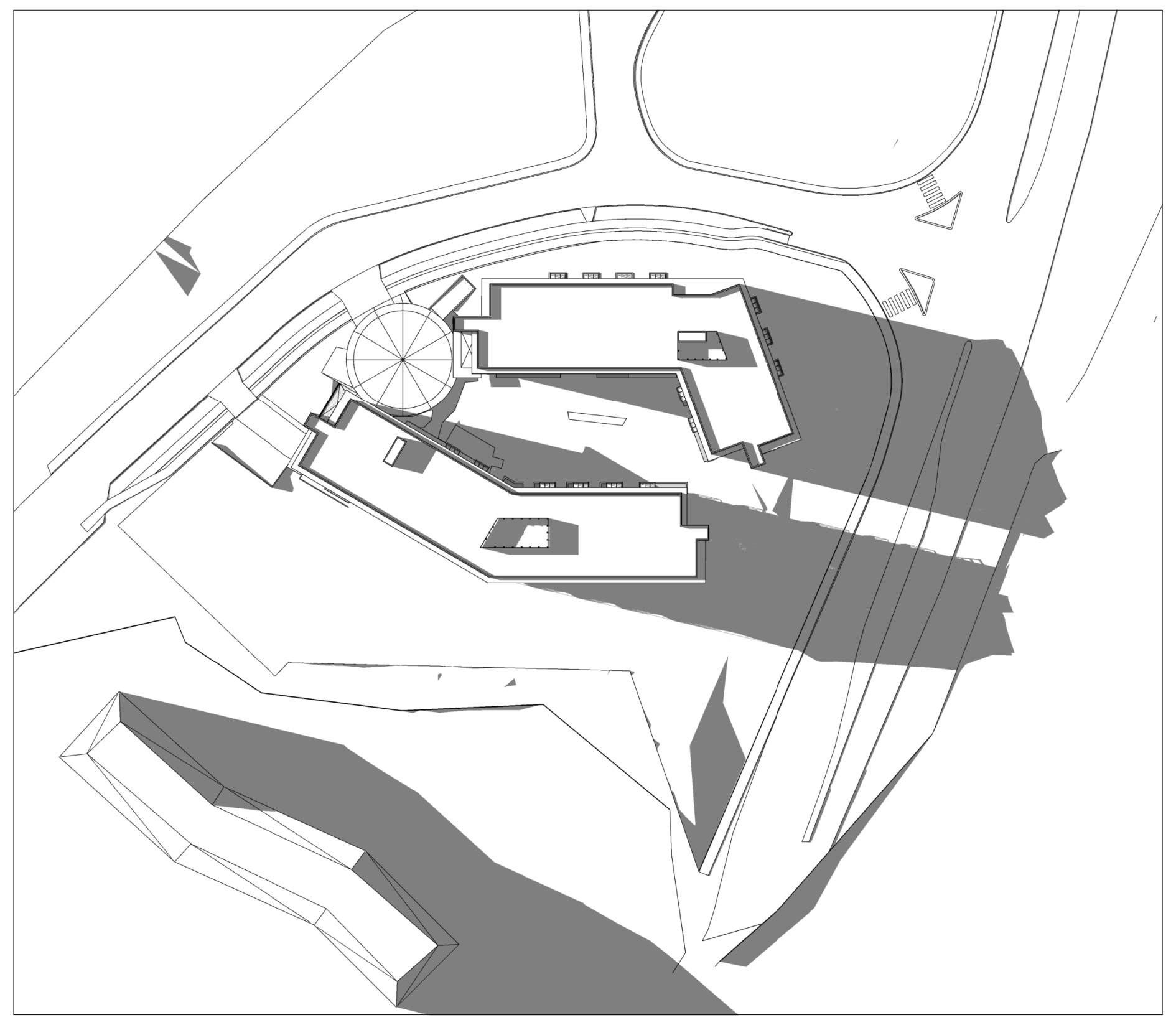

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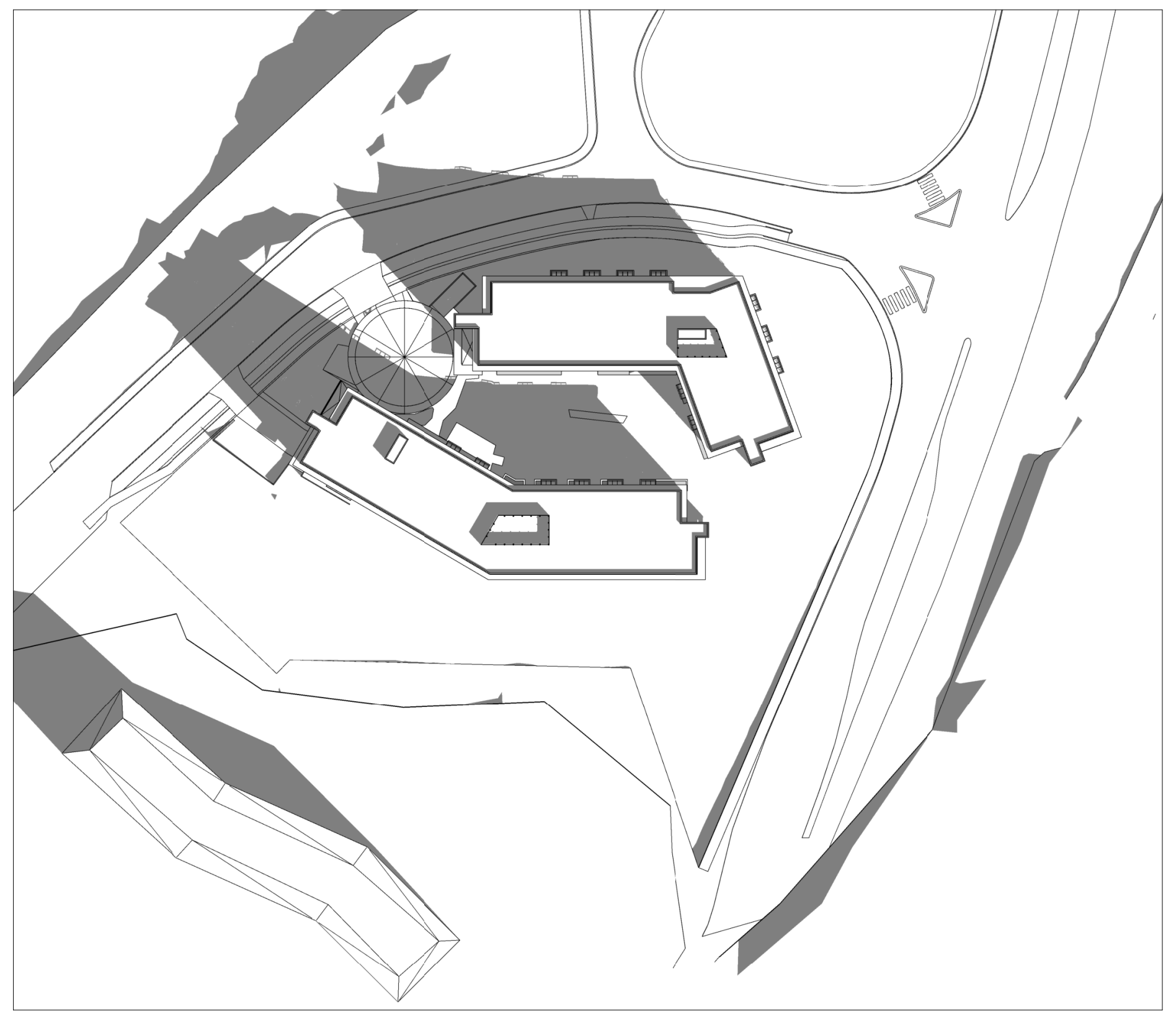

Shadow analysis - Mar 21 @ 10am 10
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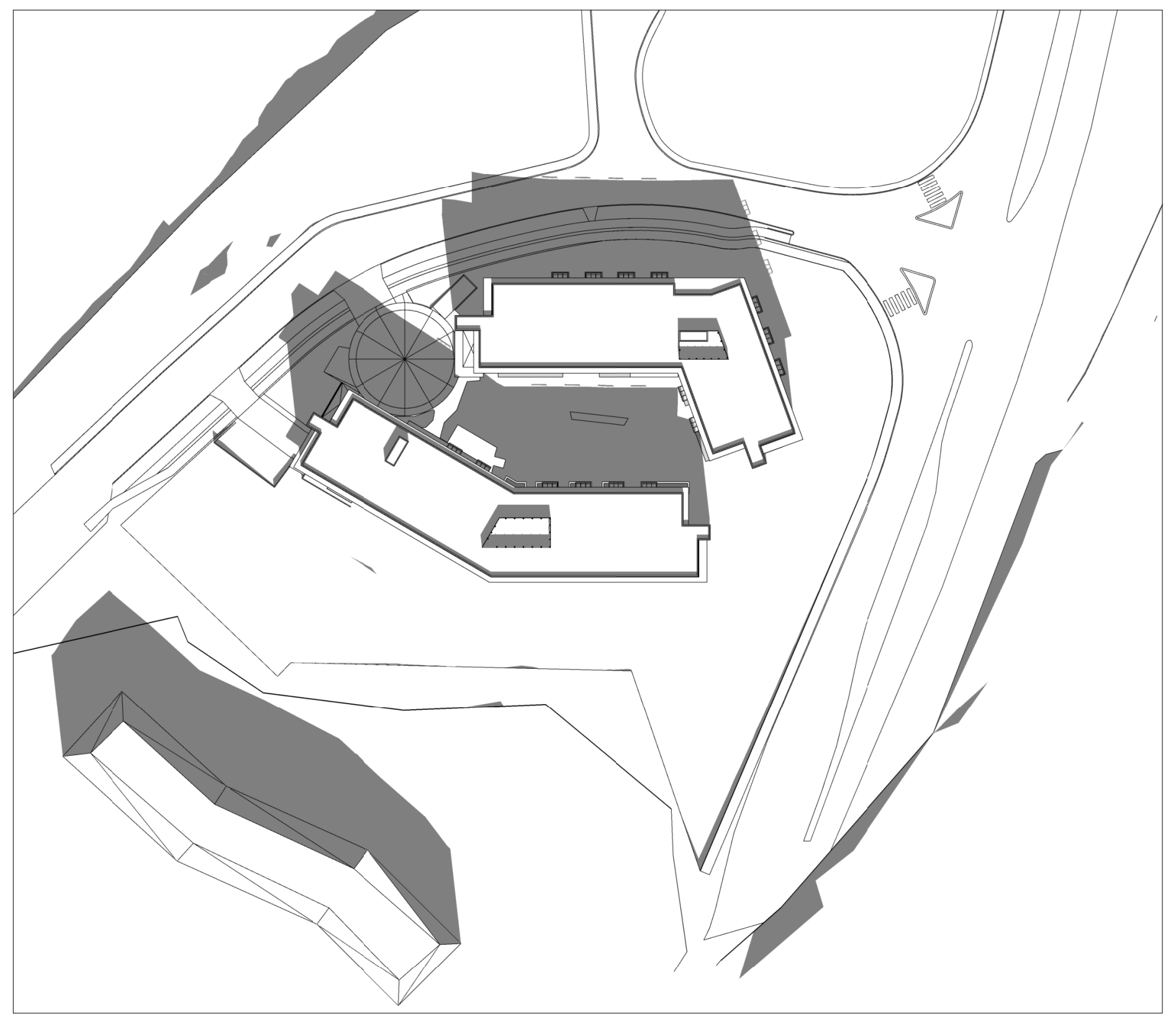

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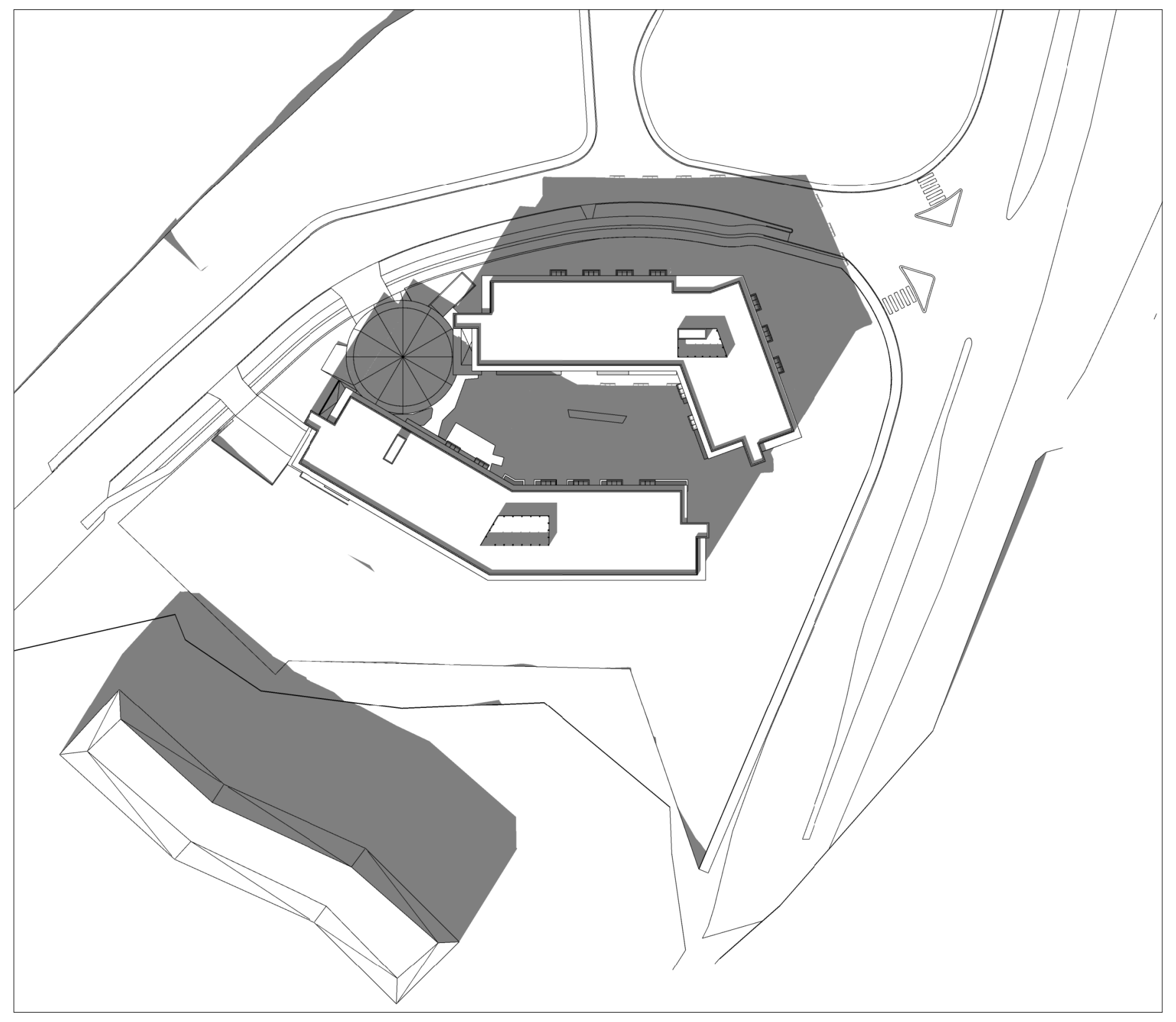

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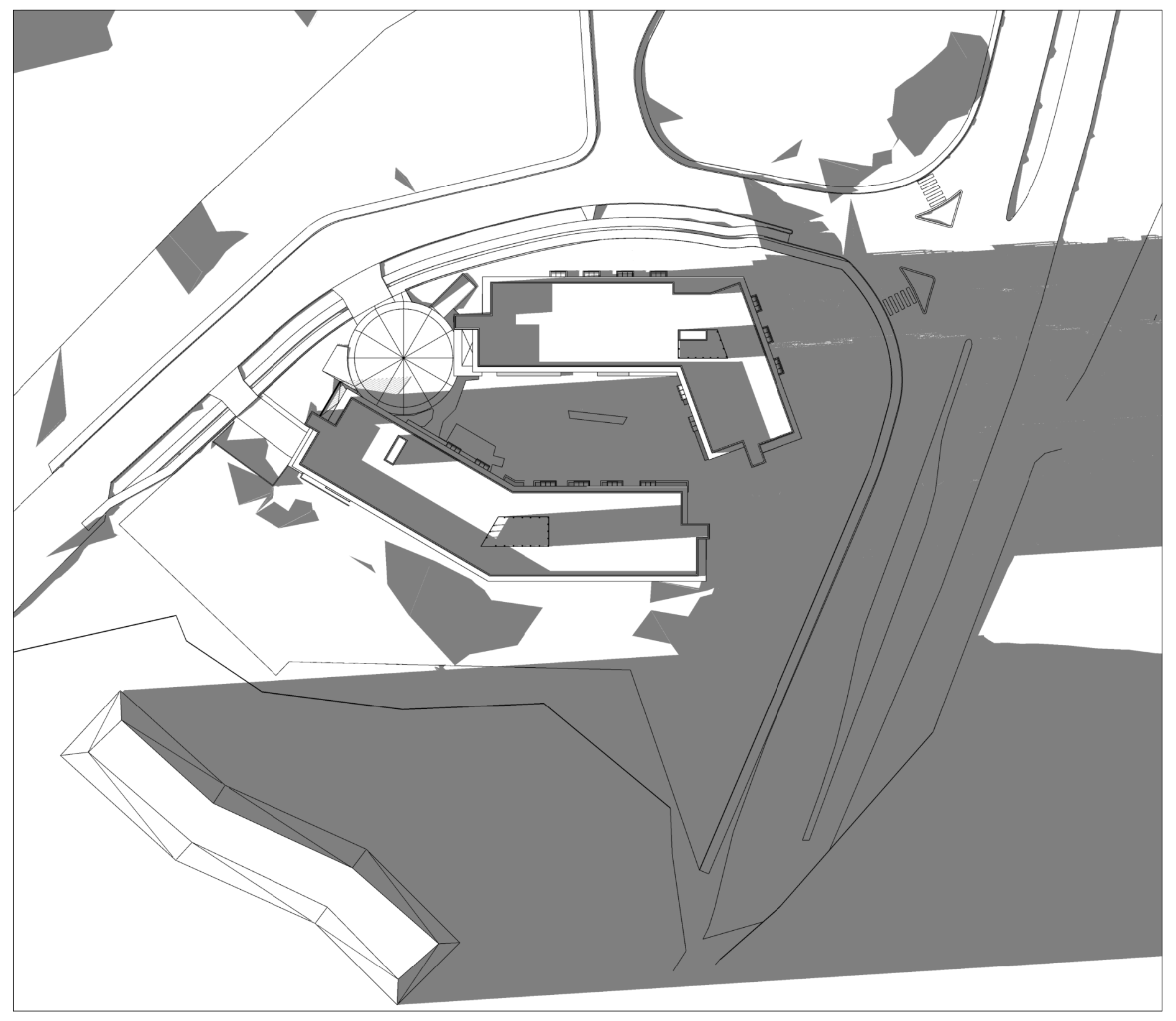

Shadow analysis - Mar 21 @ 6pm 1
/

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JOHN H. WALL
2025-10-17

Old Lillooet Road

Old Lillooet Road, North Vancouver, BC

PROJECT CODE
2315
SCALE

Shadow analysis

SHEET
A0.10

10/17/2025 1:21:20 PM C:\Users\anouck\Documents\2315_OLR_ARCH_anouckQ7KCE.rvt

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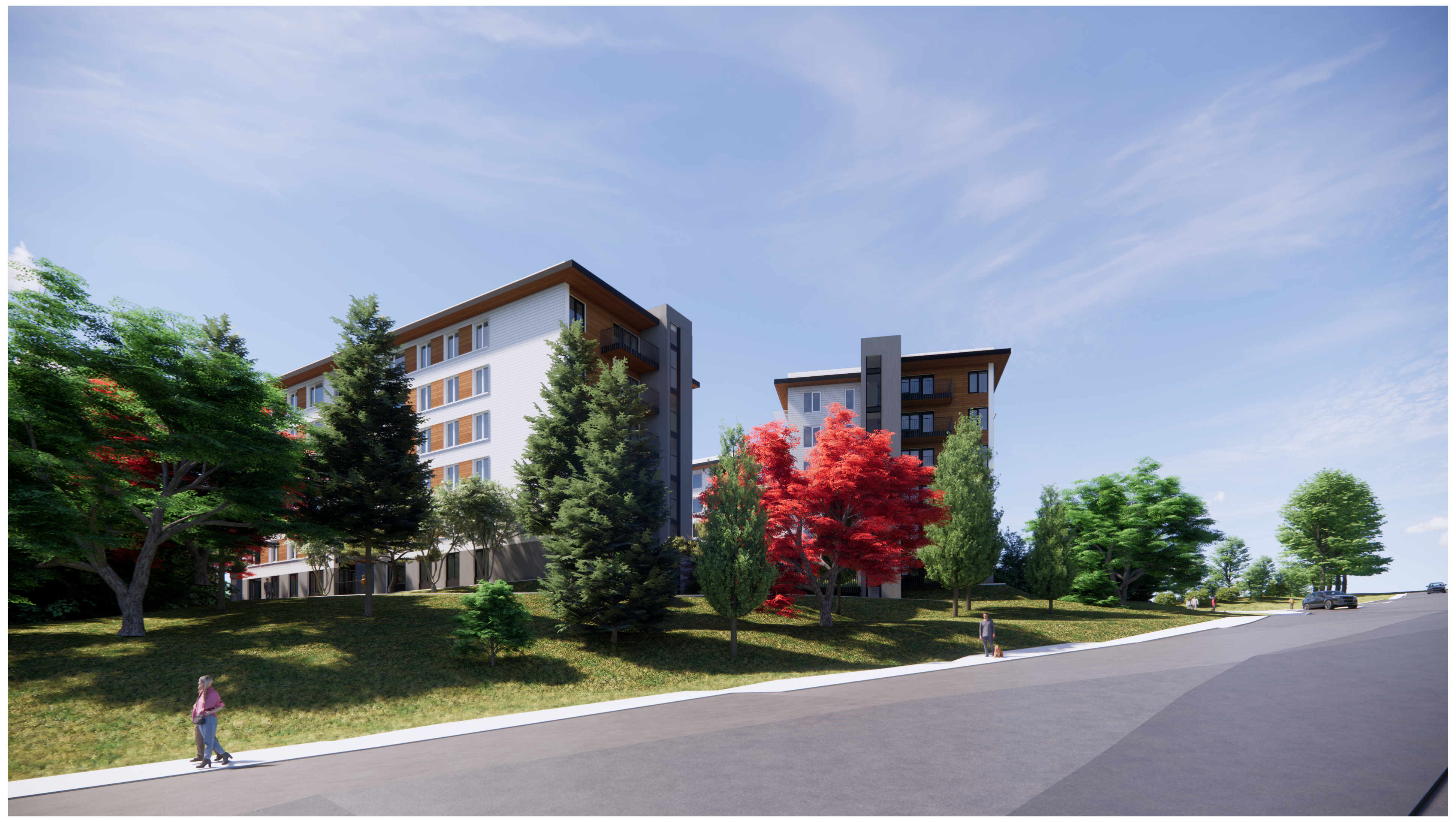
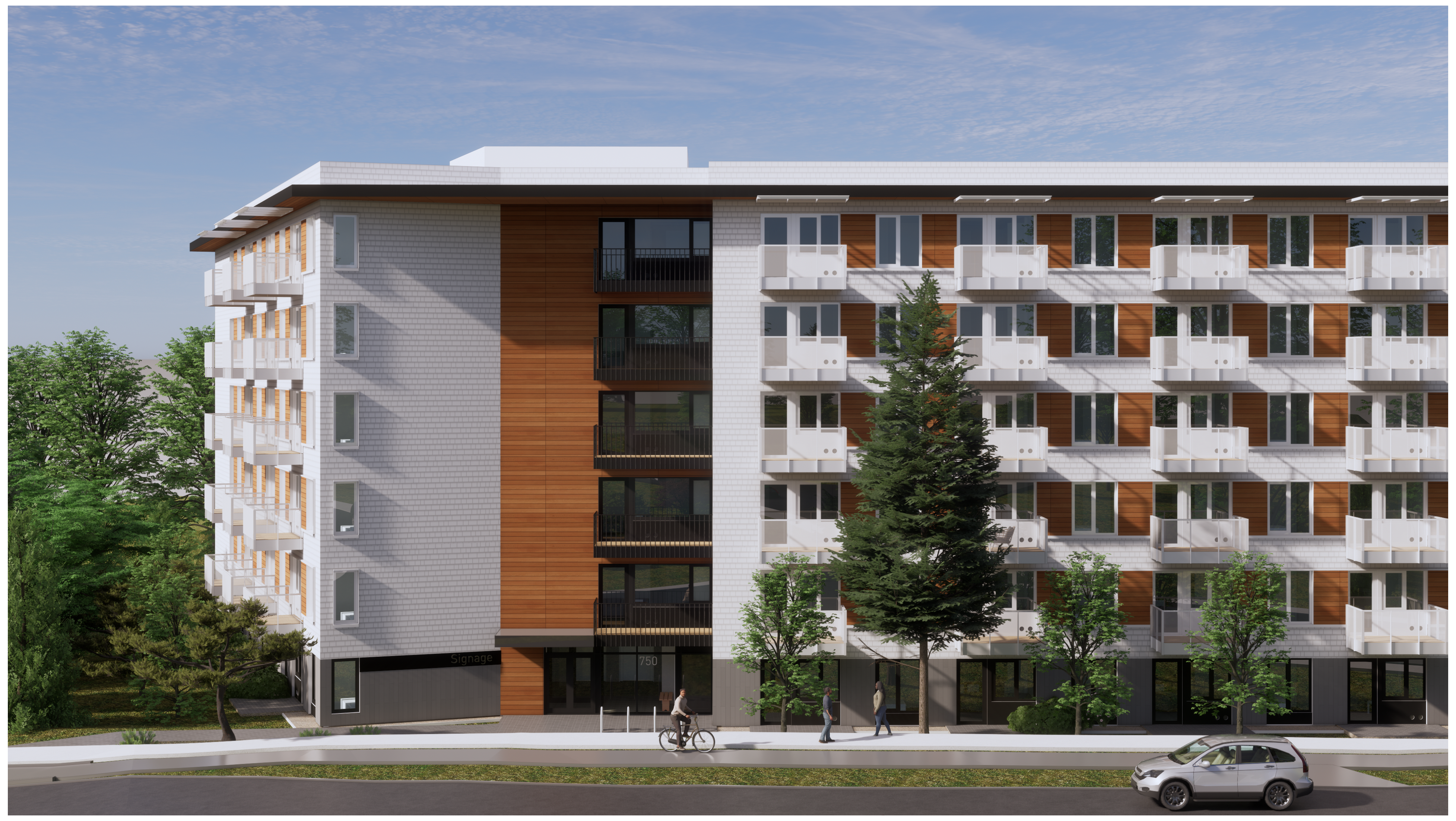
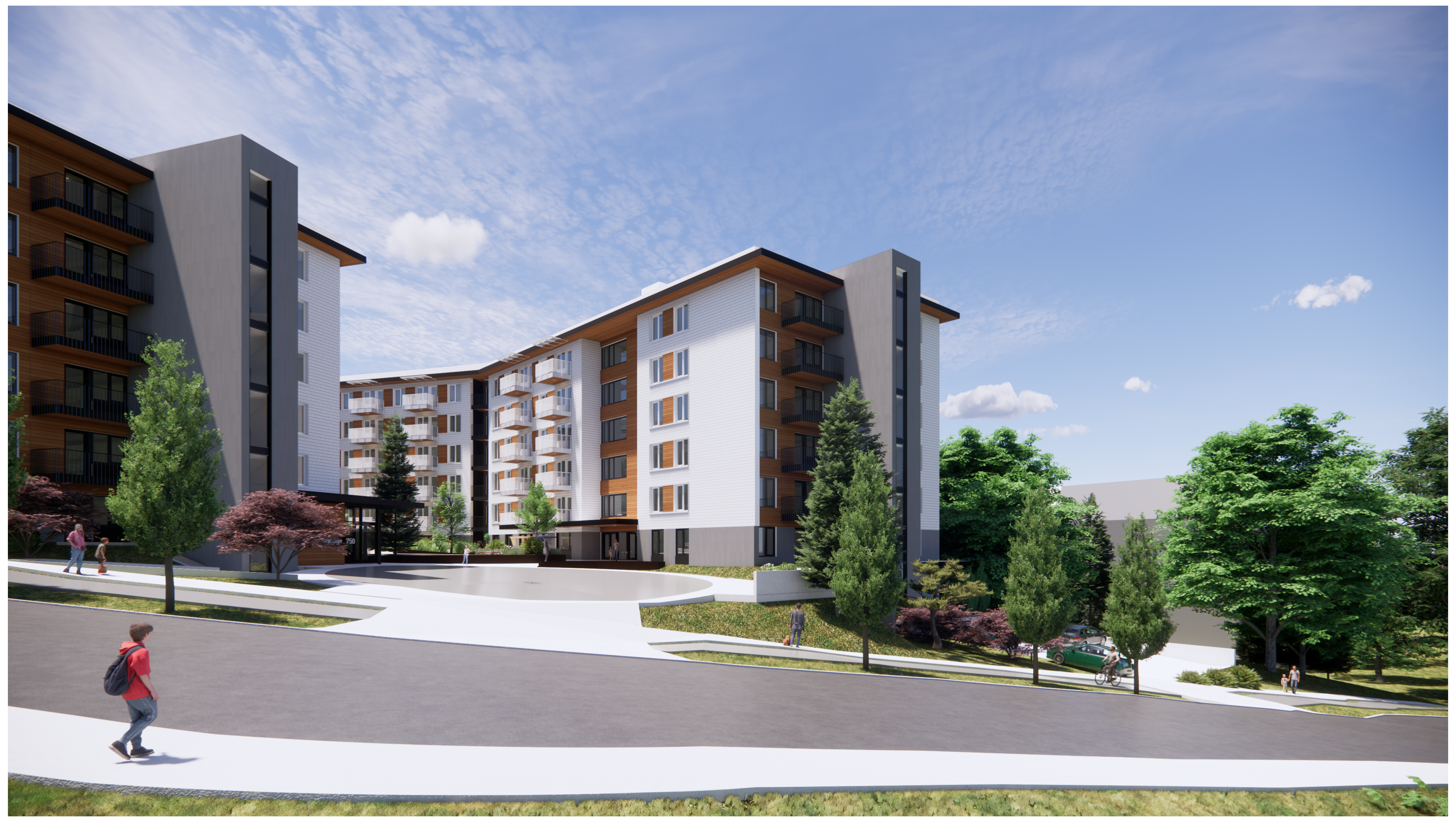
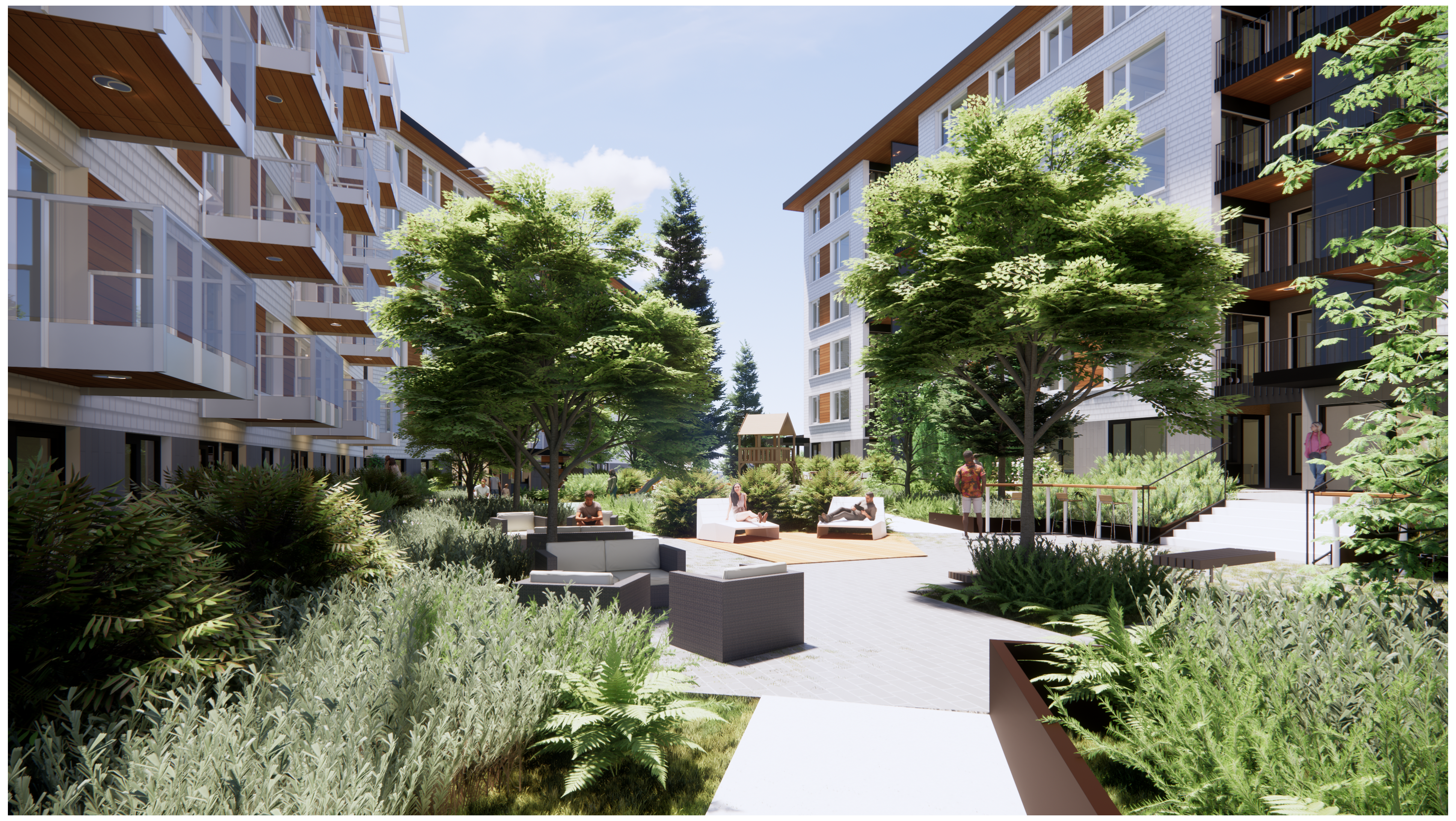
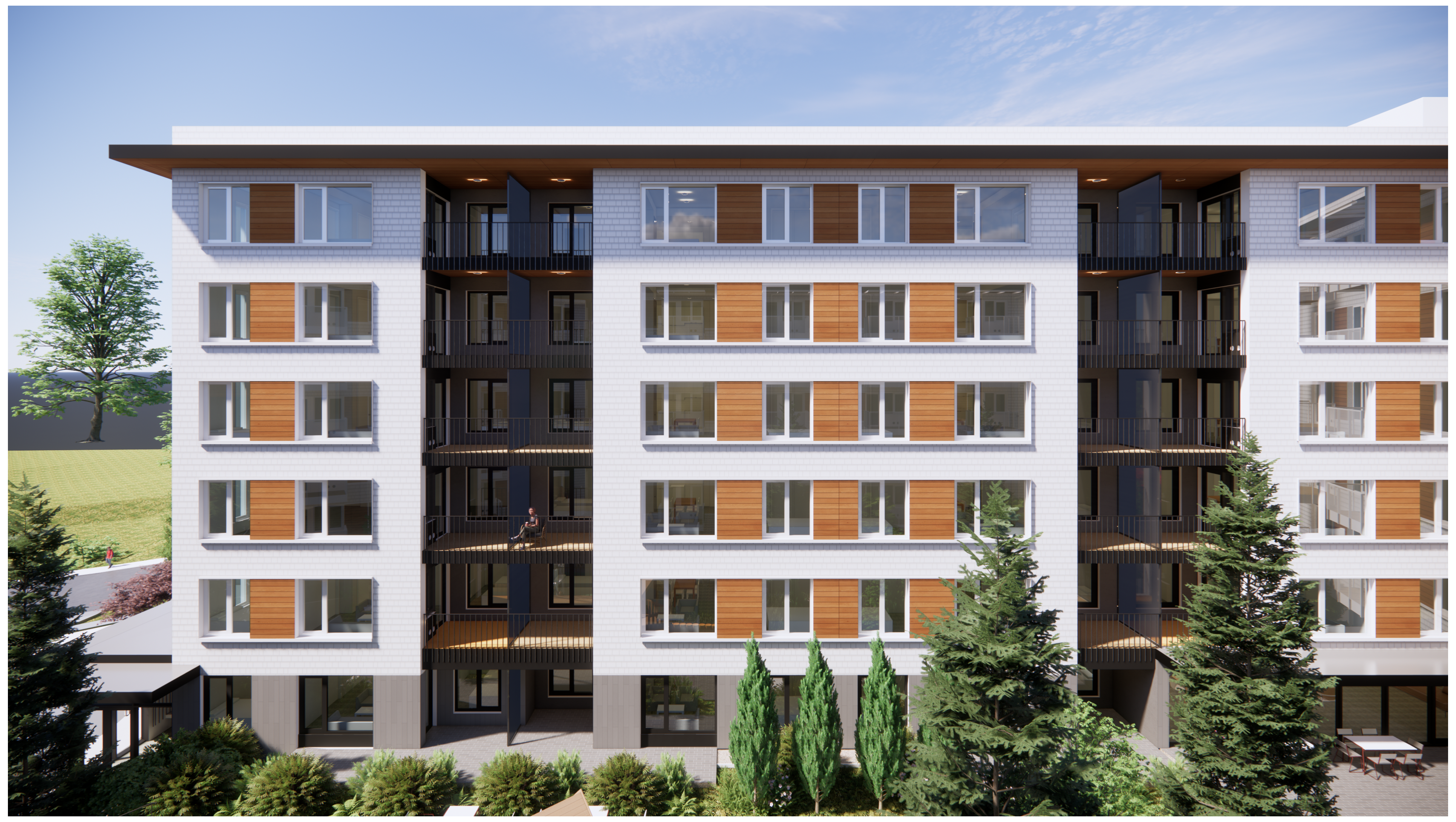
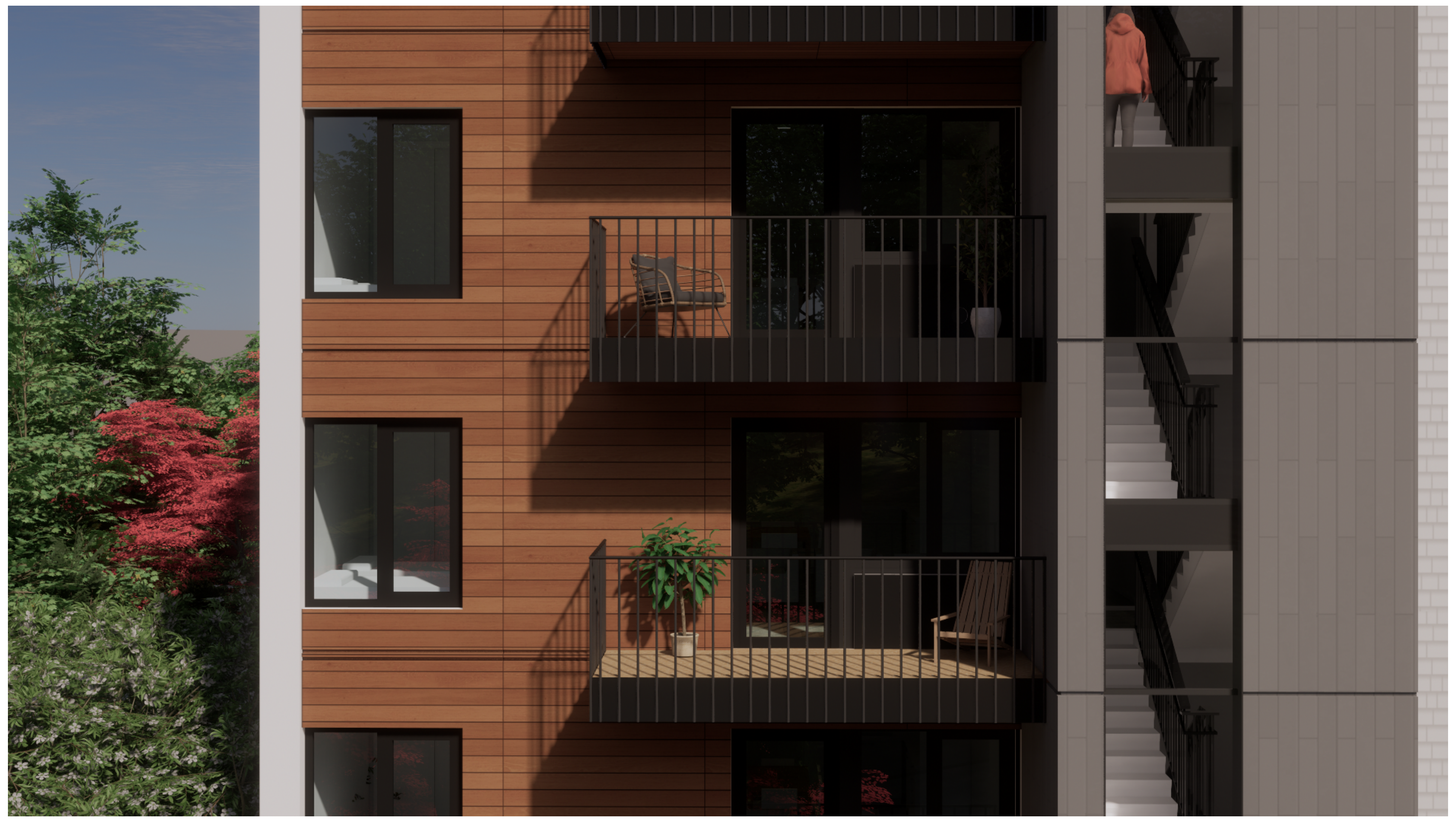

1 Lillooet Road

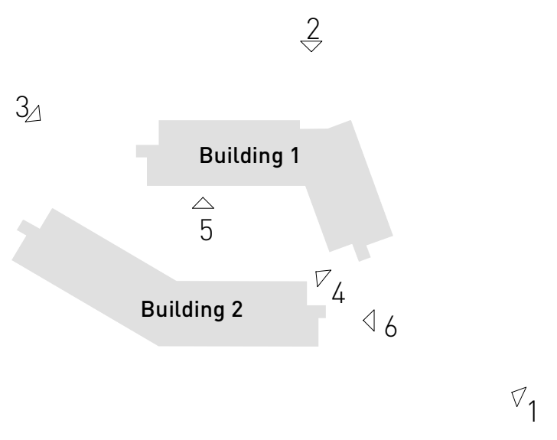

2 Building 1 entrance


3 Old Lillooet Road


4 Courtyard


5 Building 1 courtyard facade


6 Short elevation detail



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JOHN H. WALL
2025-10-17

Old Lillooet Road

Old Lillooet Road, North Vancouver, BC

PROJECT CODE
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SCALE
1 : 200

Perspective views

SHEET
A0.16

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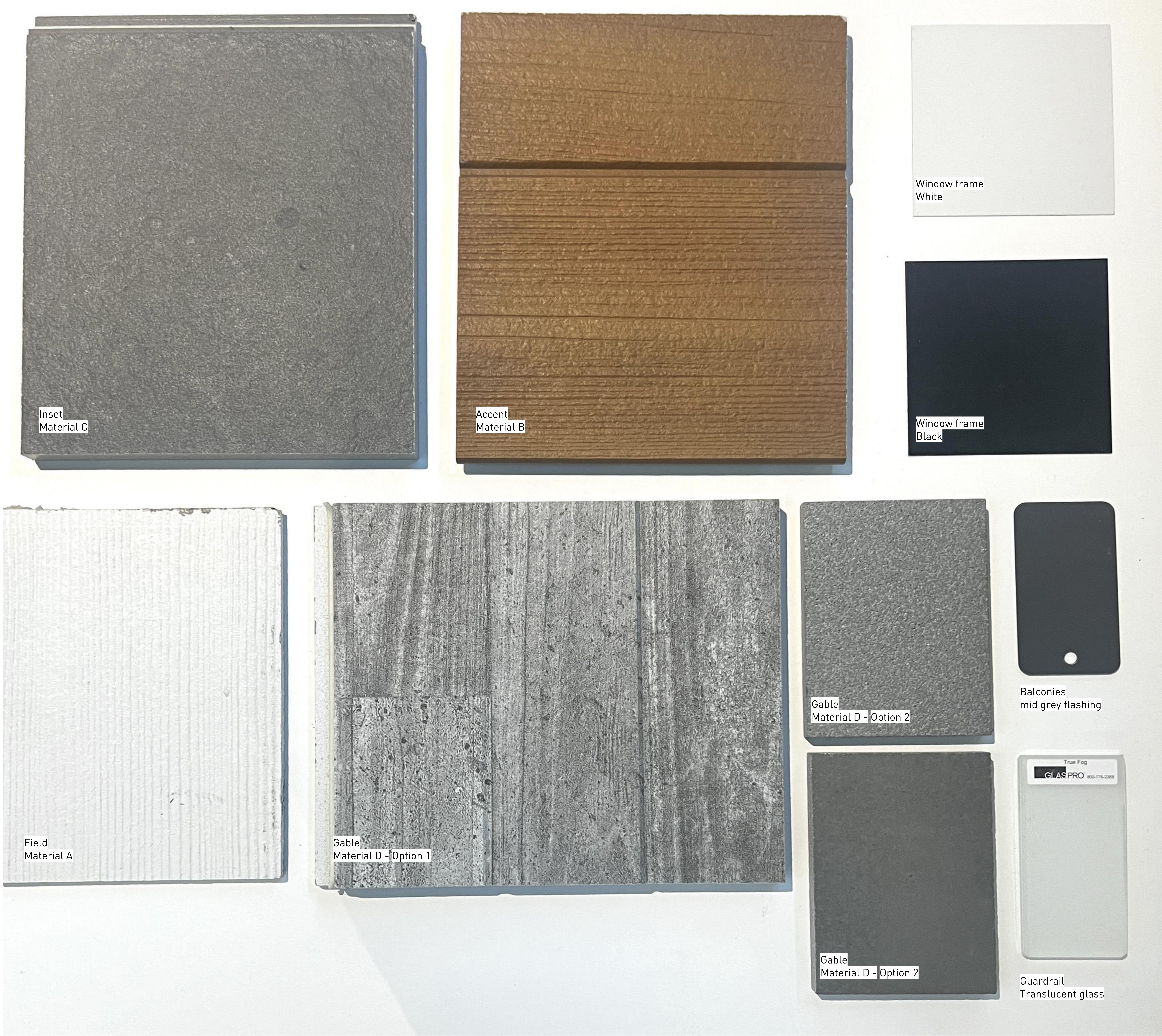

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Old Lillooet Road

Old Lillooet Road, North Vancouver, BC

PROJECT CODE
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SCALE

Material sample board

SHEET
A0.17

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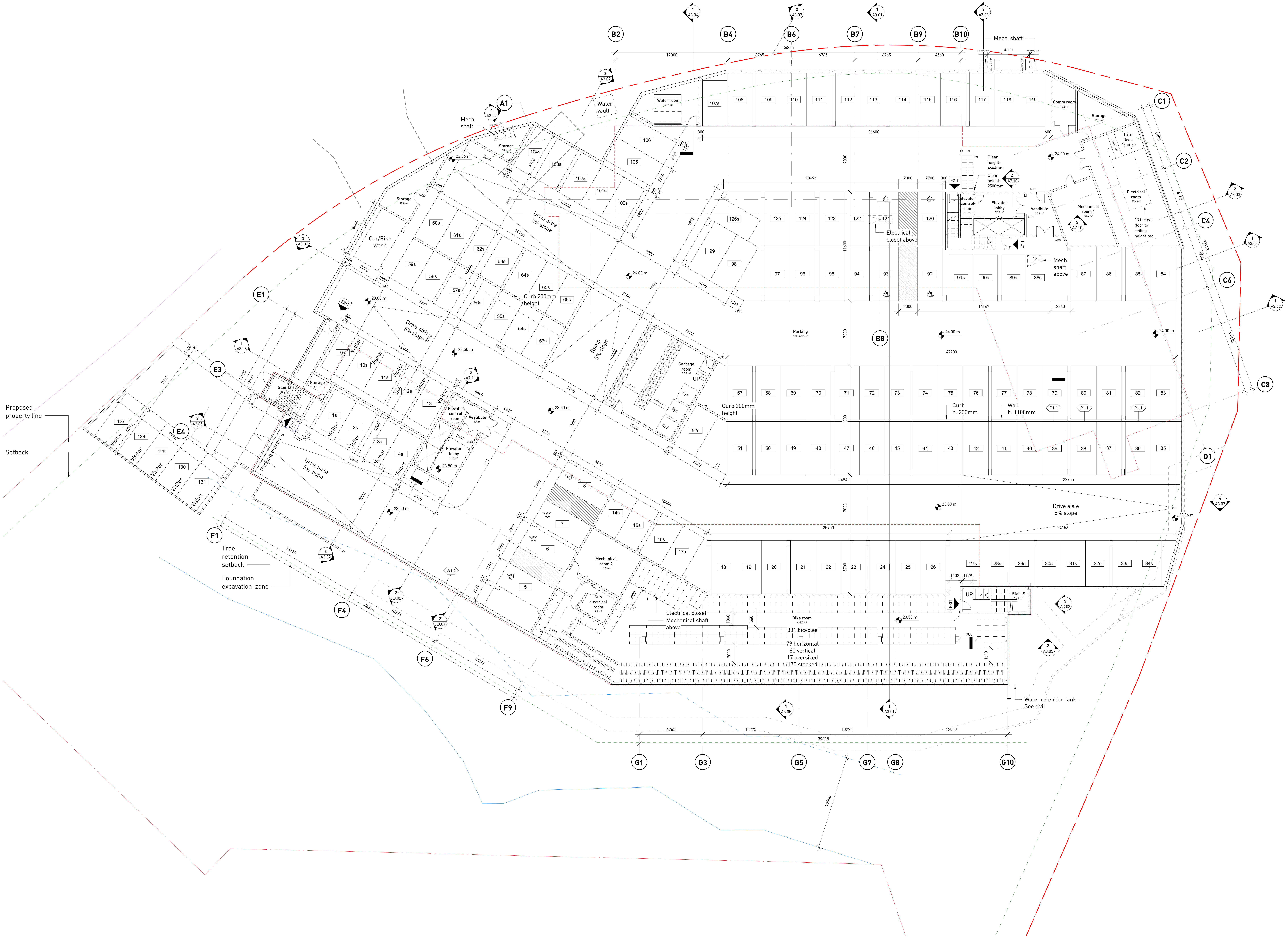
DP 4.25 10



Floor plan - P1 / P1S 1

1 : 150 6/A1.210

- Building above outline
- Top of slope
- Top of slope 10m setback
- Setback

Parking Schedule		
Family	Description	Count
Bike stall	Horizontal	79
Bike stall	Oversized	17
Bike stall	Stacked (lower) stall	105
Bike stall	Stacked (upper) stall	70
Bike stall	Vertical	60
		331
Parking Space	Accessible	8
Parking Space	Small	38
Parking Space	Standard	71
Parking Space	Visitor	14
		131

Notes:

Small car stall - 35% max allowed

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Old Lillooet Road

Old Lillooet Road, North Vancouver, BC

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2315
SCALE
As indicated

Floor plan - Level P1N-P1S

SHEET
A1.07

DP 4.25 11

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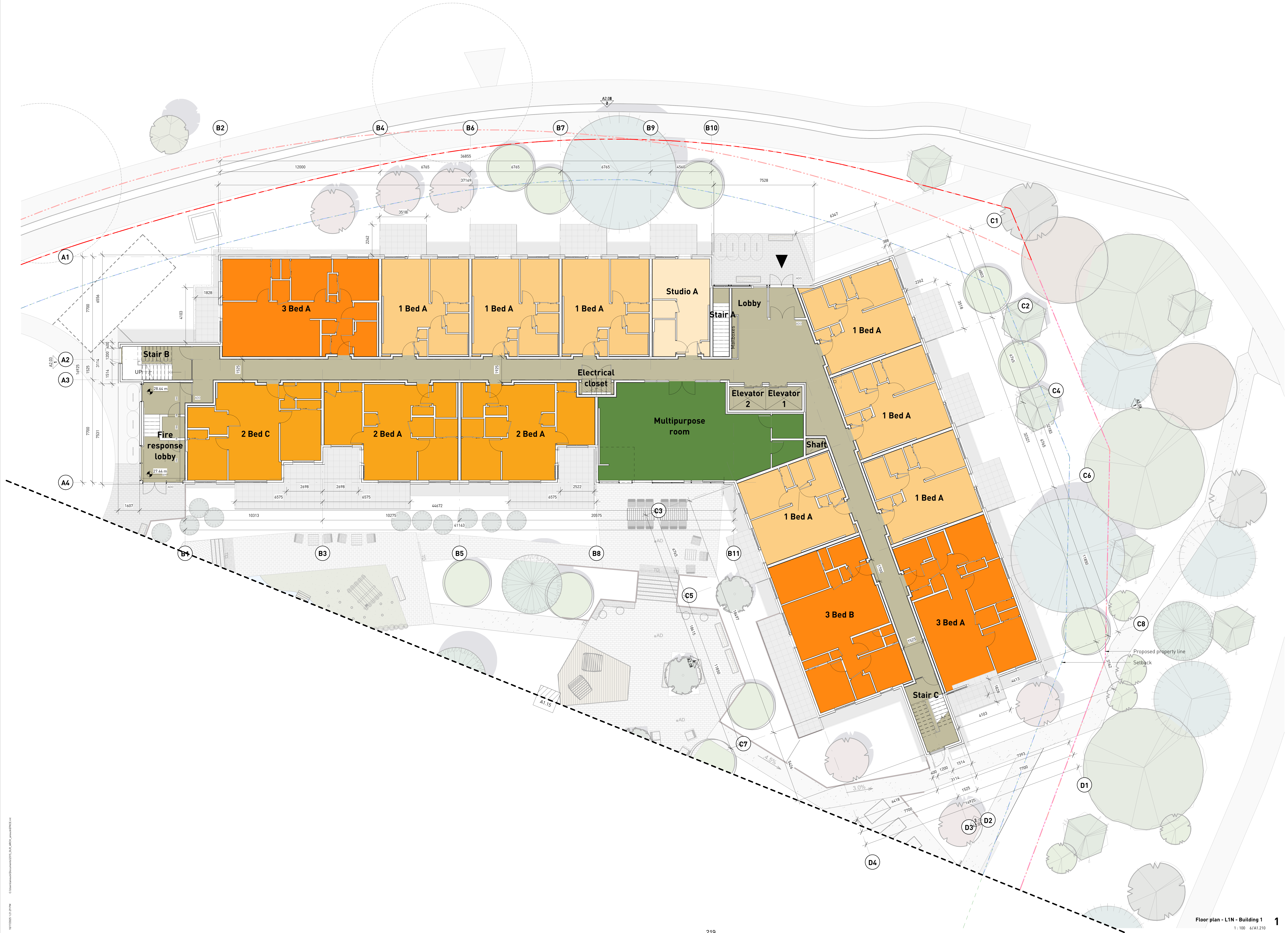

Floor plan - L1N - Building 1 1

1 : 100 6/A1.210

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BRITISH COLUMBIA

Old Lillooet Road

Old Lillooet Road, North Vancouver, BC

PROJECT CODE
2315
SCALE
1 : 100

Floor plan - Level 1N

SHEET
A1.12

DP 4.25 12

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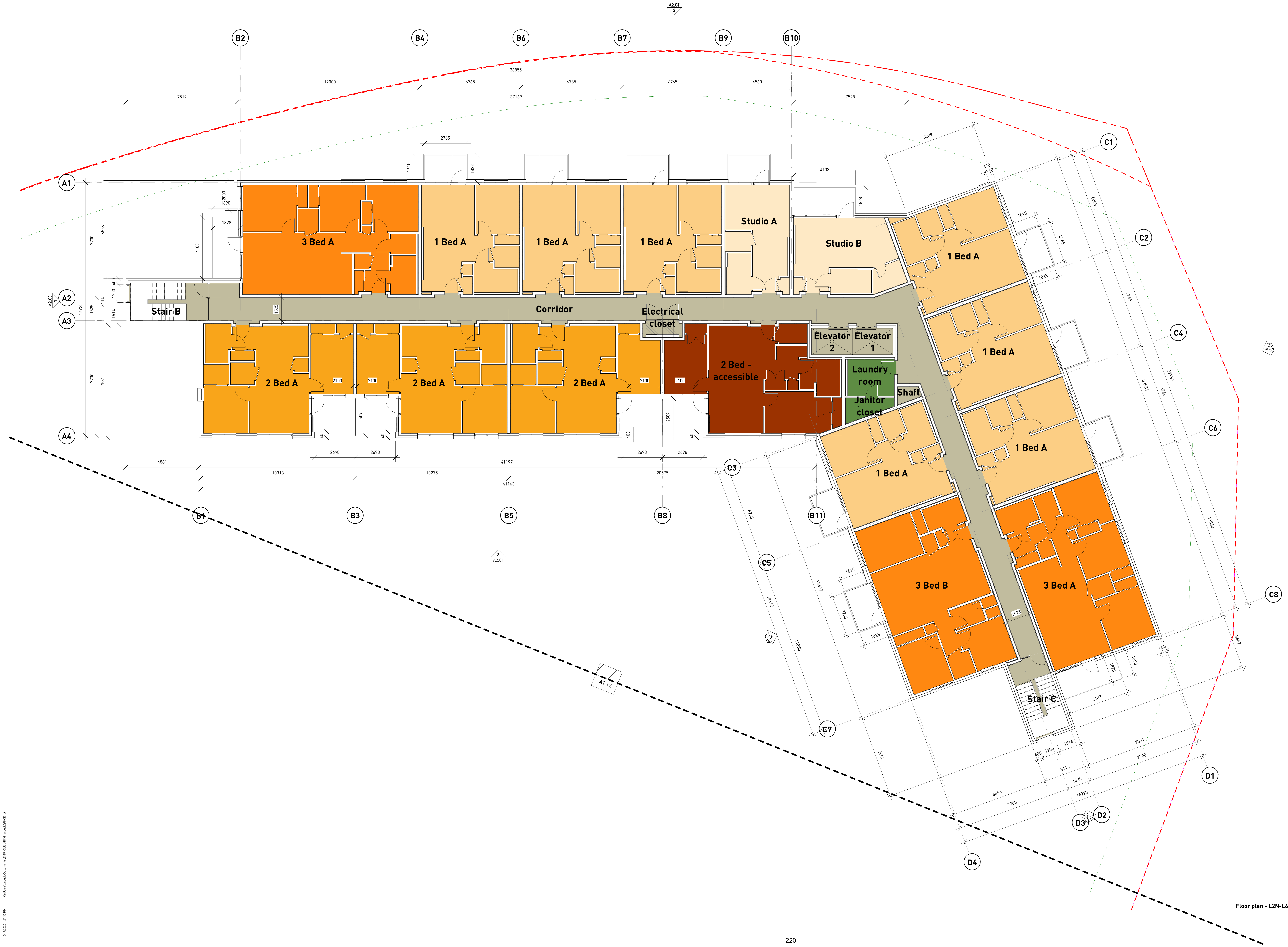

Floor plan - L2N-L6N - Building 1 **1**
1 : 100 6/A1.210

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John Wall

Old Lillooet Road

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SCALE
1 : 100

Floor plan - Level 2N-6N

SHEET
A1.13

DP 4.25 13

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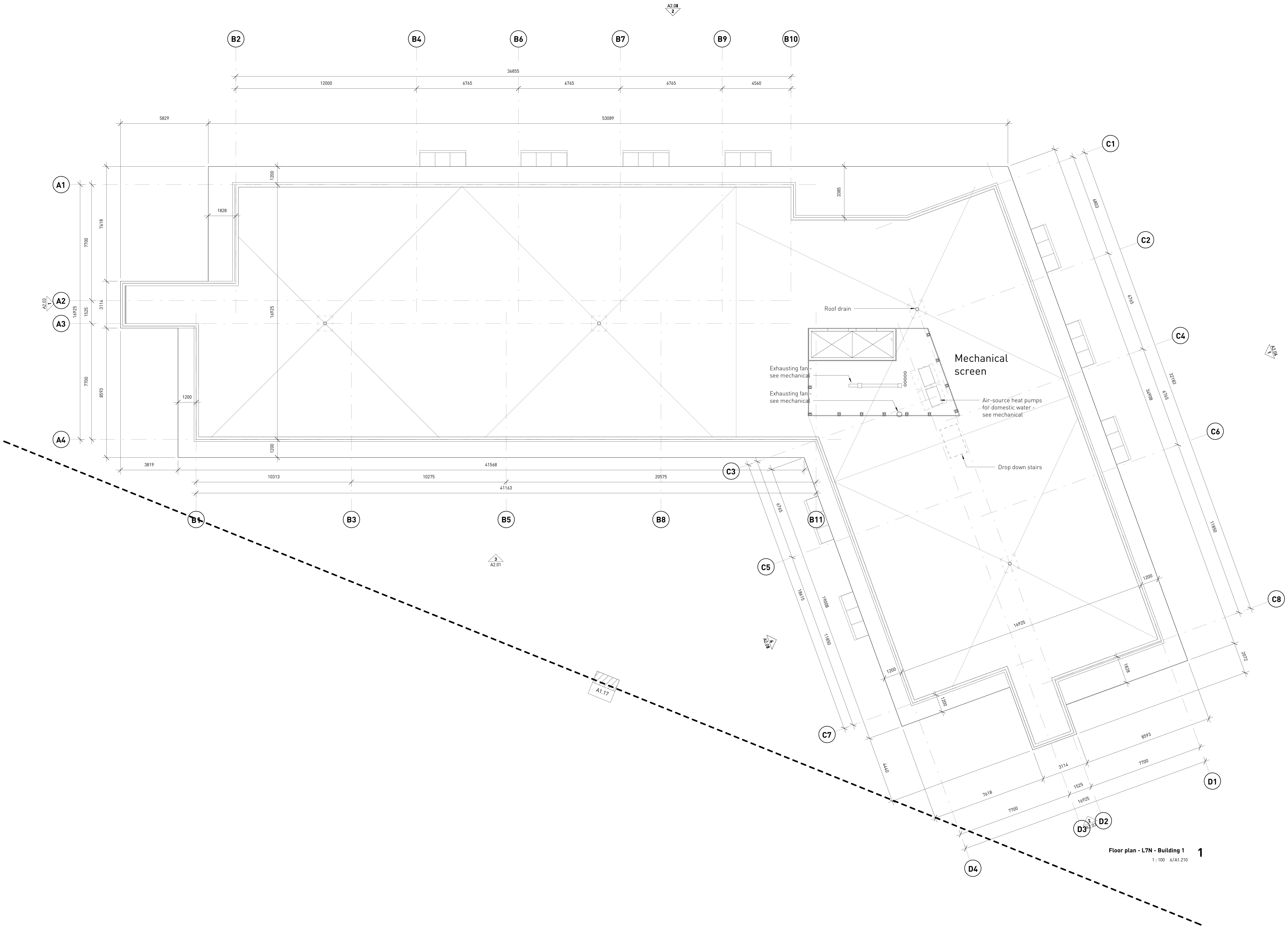

Floor plan - L7N - Building 1 **1**

1 : 100 6/A1.210

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JOHN H. WALL
2025-10-17
BRITISH COLUMBIA

Old Lillooet Road

Old Lillooet Road, North Vancouver, BC

PROJECT CODE
2315
SCALE
1 : 100

Floor plan - Level 7N (roof)

SHEET
A1.14

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DP 4.25 14

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Floor plan - L1S - Building 2 **1**
1 : 100 2/A1.10.2

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Old Lillooet Road

Old Lillooet Road, North Vancouver, BC

PROJECT CODE
2315
SCALE
1 : 100

Floor plan - Level 1S

SHEET
A1.15

DP 4.25 15

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Floor plan - L2S-L6S - Building 2 **1**

1 : 100   6/A1.210

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BRITISH COLUMBIA

Old Lillooet Road

Old Lillooet Road, North Vancouver, BC

PROJECT CODE
2315
SCALE
1 : 100

Floor plan - Level 2S-6S

SHEET
A1.16

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DP 4.25 16

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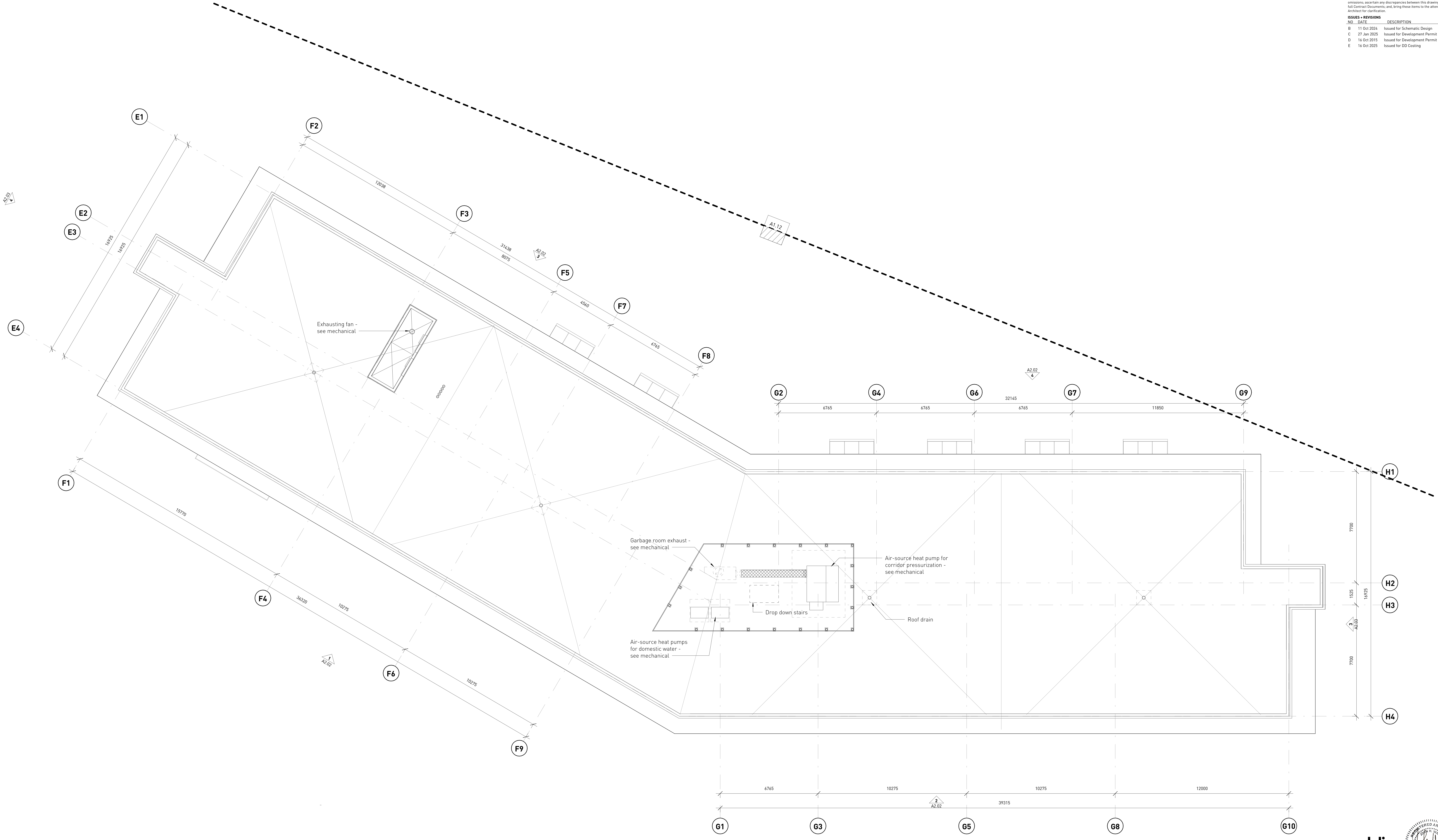

Floor plan - L7S - Building 2 **1**

1 : 100 6/A1.210

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2025-10-17

Old Lillooet Road

Old Lillooet Road, North Vancouver, BC

PROJECT CODE
2315
SCALE
1 : 100

Floor plan - Level 7S (roof)

SHEET
A1.17

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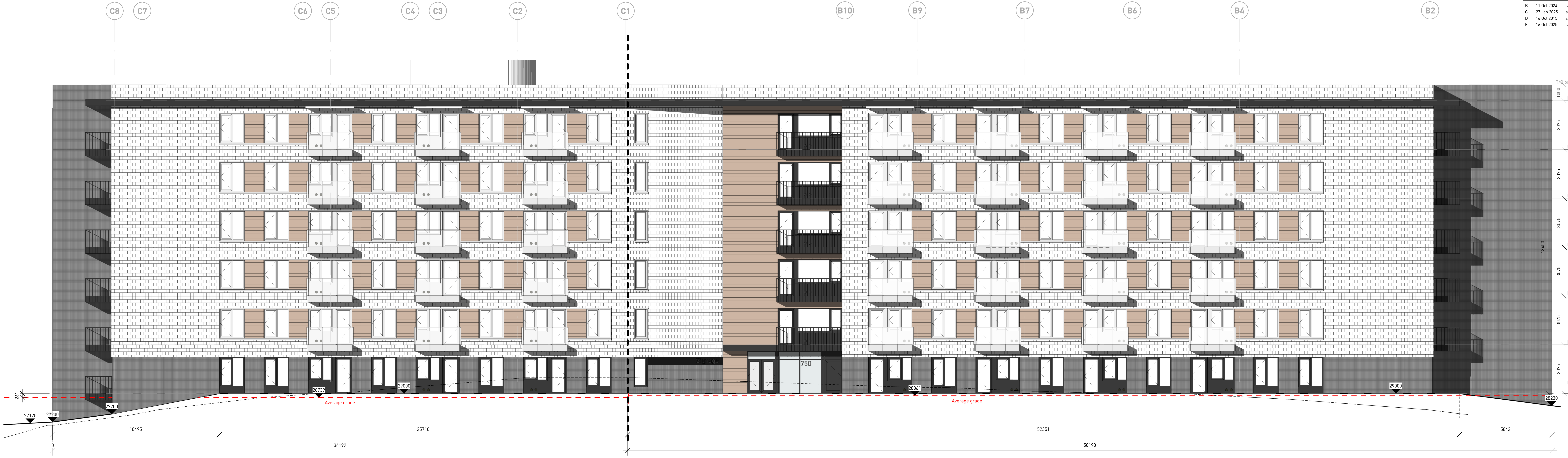
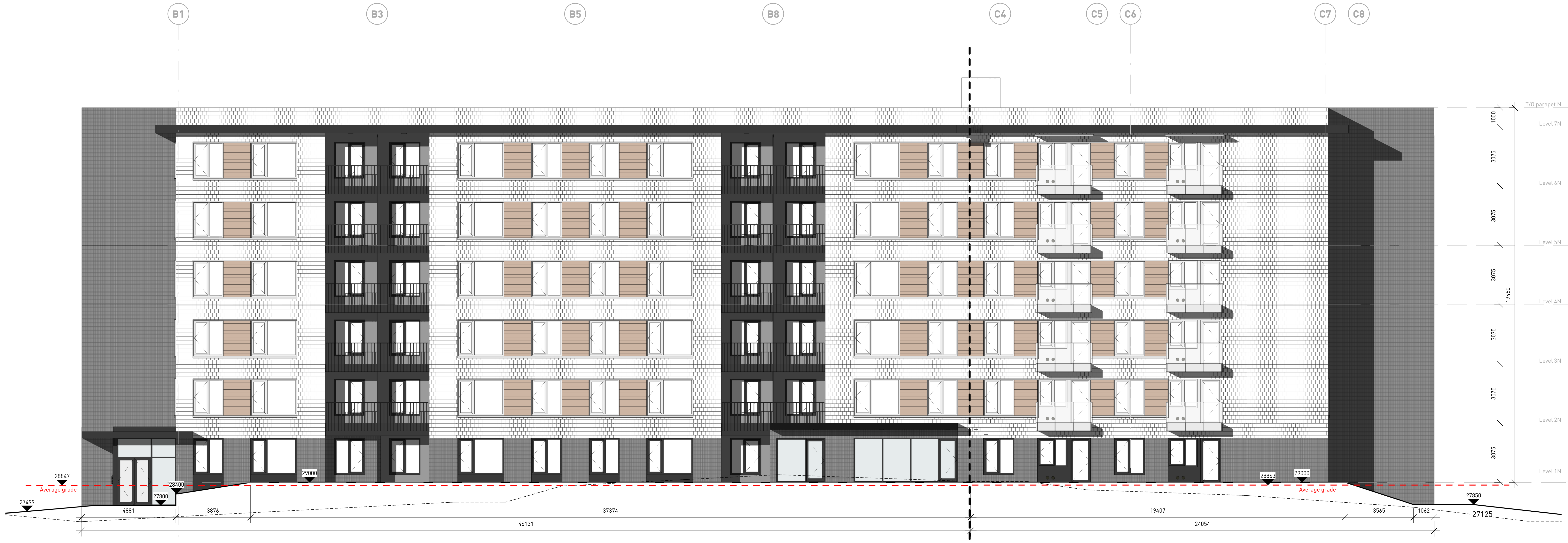


Elevation building 1 - North east 1
1 : 100 1/A0.20

Elevation building 1 - North 2
1 : 100 1/A0.20



Elevation building 1 - South 3
1 : 100 1/A0.20

Elevation building 1 - South west 4
1 : 100 1/A0.20

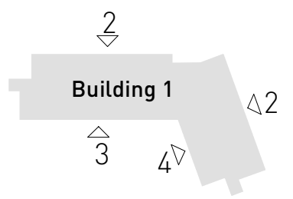
Legend

┄┄ Existing grades

━━ Design grades

Materials

☐	Fiber cement shingles, white
▤	Fiber cement panel, wood tone
■	Fiber cement panel, grey
▦	Okoskin
▥	Prefinished metal guardrail, grey
⊞	tempered glass guardrail



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2315
SCALE
As indicated

Elevations - Building 1 - Long elevations

SHEET
A2.01

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ISSUES + REVISIONS

NO	DATE	DESCRIPTION
B	11 Oct 2024	Issued for Schematic Design
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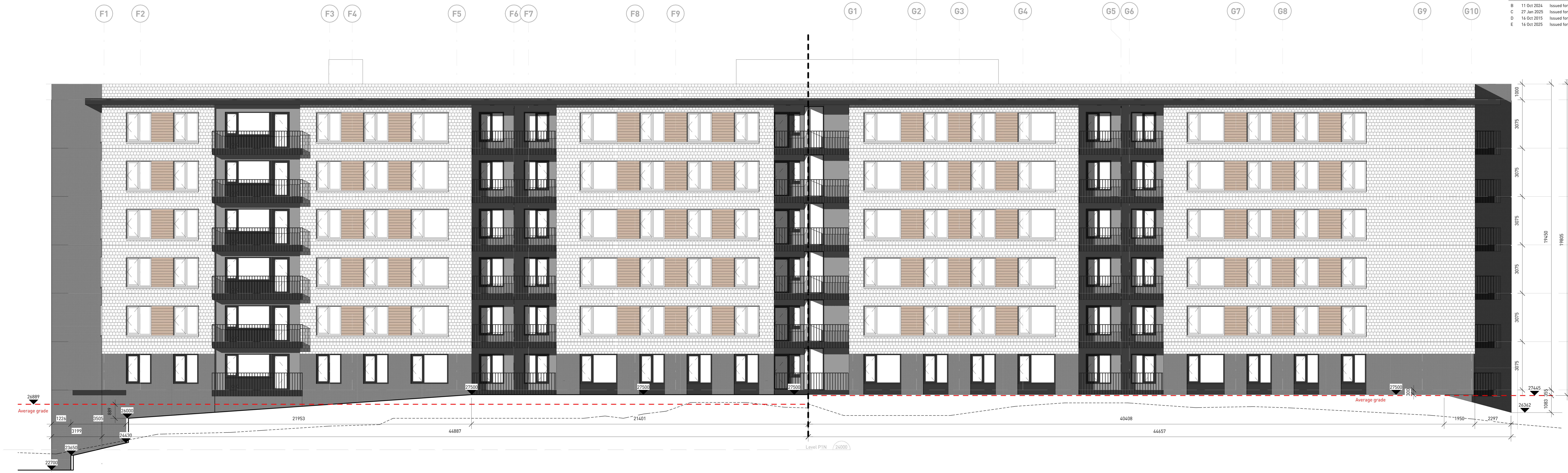
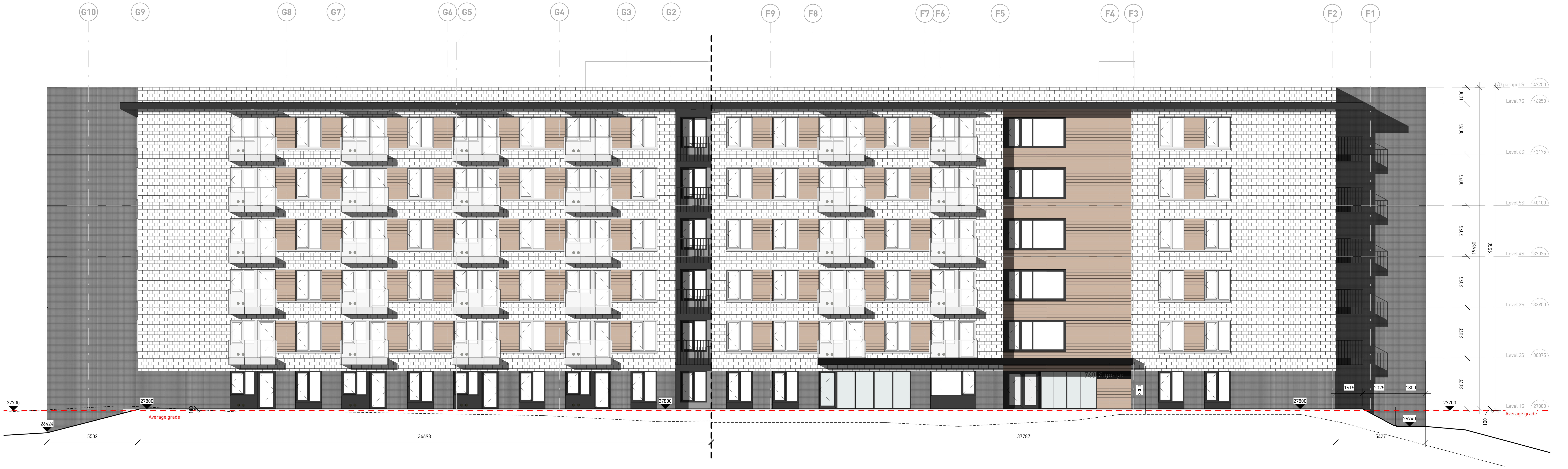
D	16 Oct 2015	Issued for Development Permit
E	16 Oct 2025	Issued for DD Costing



Elevation building 2 - South west 1
1 : 100 1/A0.20

Elevation building 2 - South 2
1 : 100 1/A0.20



Elevation building 2 - North 4
1 : 100 1/A0.20

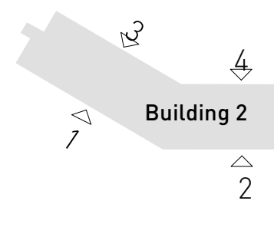
Elevation building 2 - North West 3
1 : 100 1/A0.20

Legend

┄ Existing grades
— Design grades

Materials

☐ Fiber cement shingles, white
▨ Fiber cement panel, wood tone
■ Fiber cement panel, grey
■ Okoskin
▥ Prefinished metal guardrail, grey
◫ tempered glass guardrail



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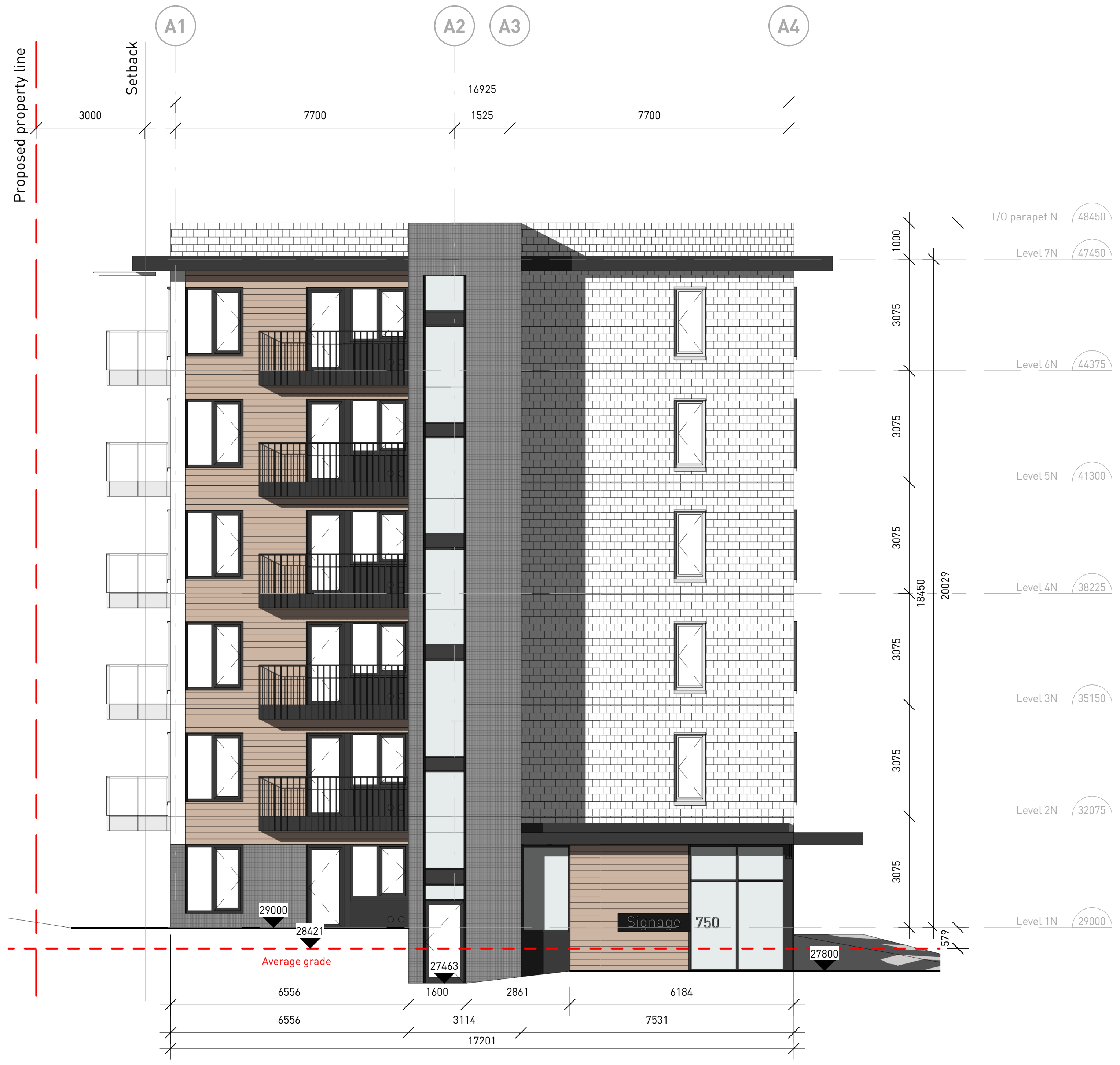
Old Lillooet Road

Old Lillooet Road, North Vancouver, BC

PROJECT CODE
2315
SCALE
As indicated

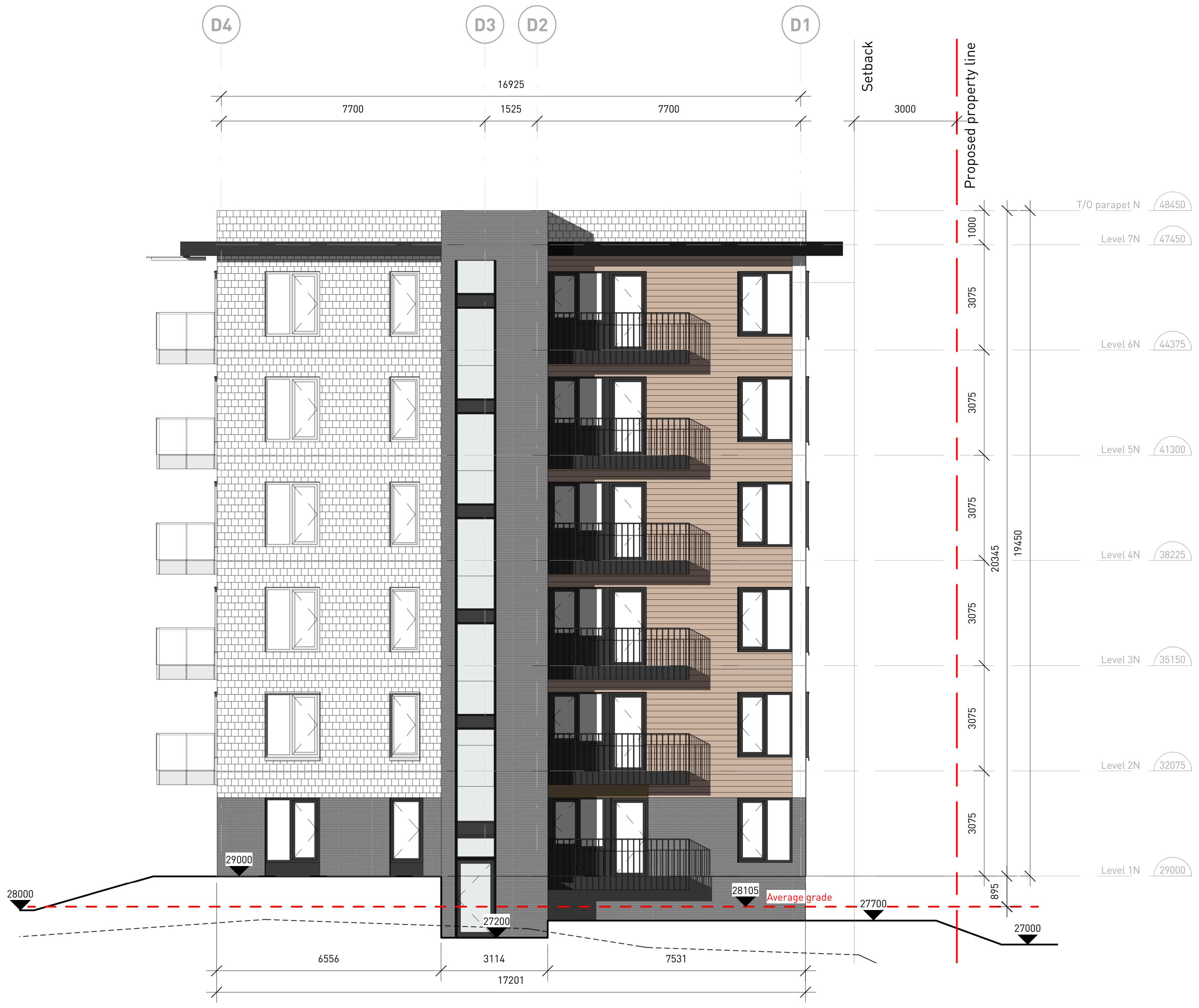
Elevations - Building 2 - Long elevations

SHEET
A2.02



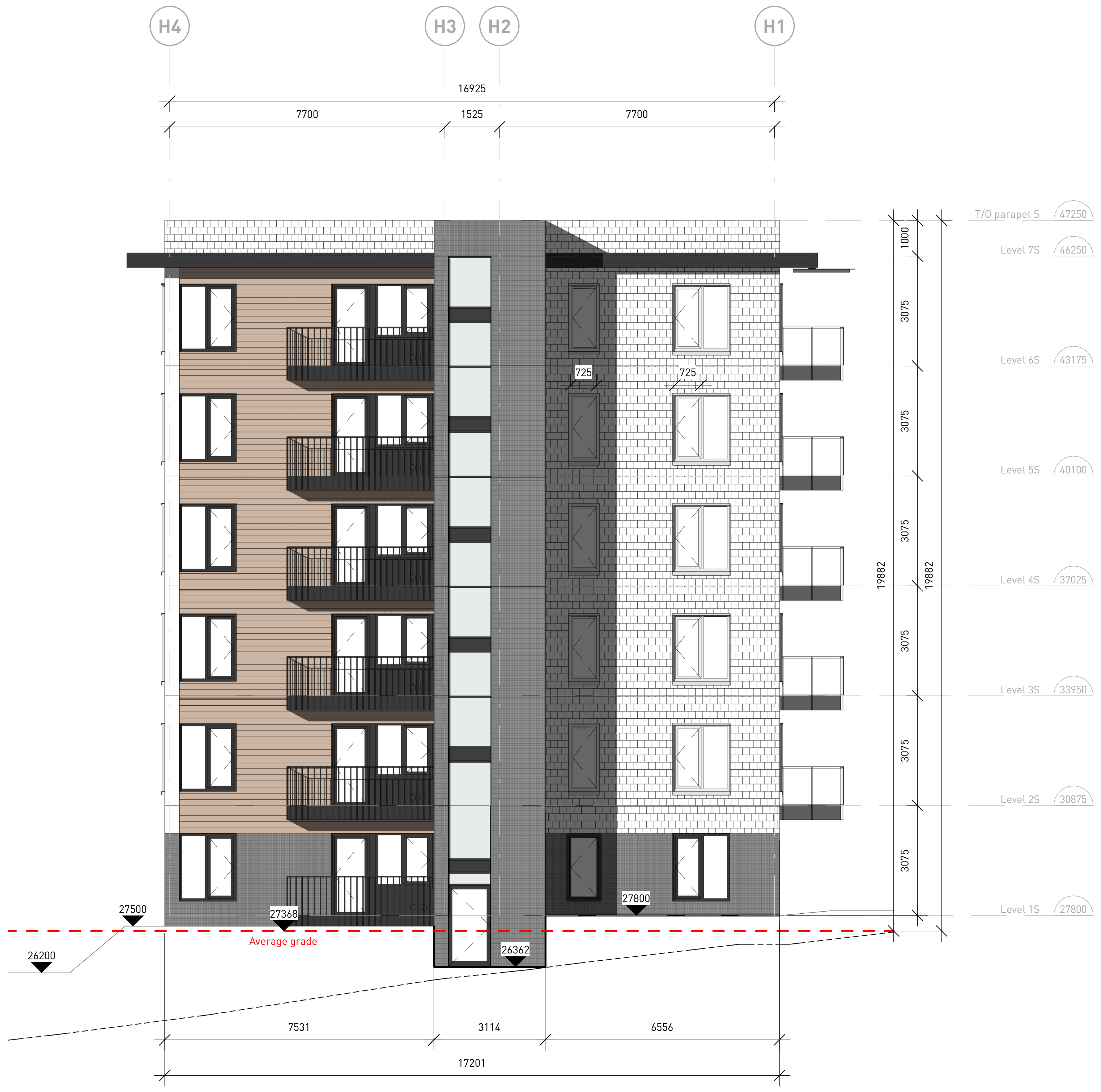
Elevation building 1 corner - West **1**

1 : 100 1/A0.20



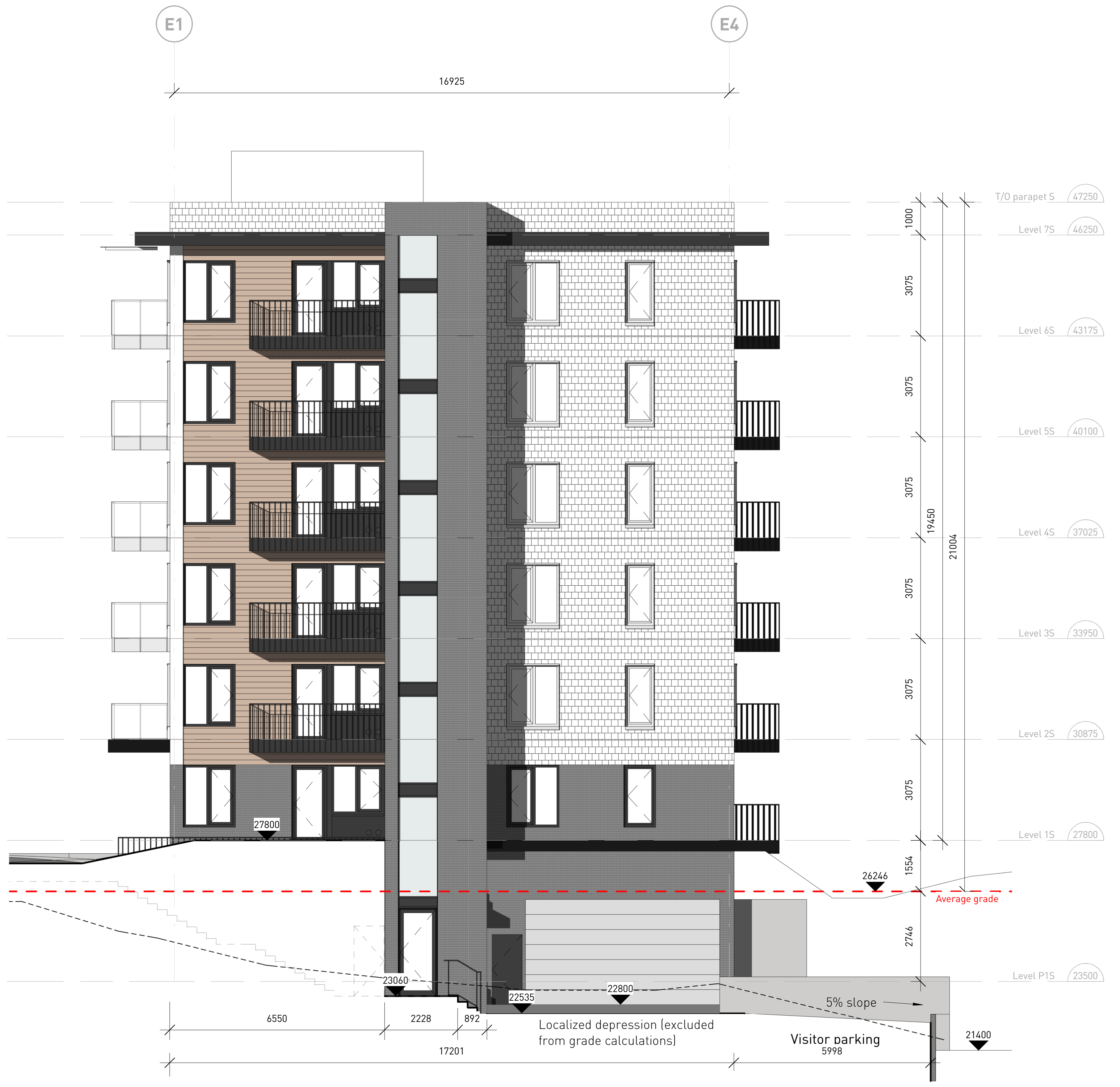
Elevation building 1 corner - South east **2**

1 : 100 1/A0.20



Elevation building 2 corner - East **3**

1 : 100 1/A0.20



Elevation building 2 corner - North West **4**

1 : 100 1/A0.20

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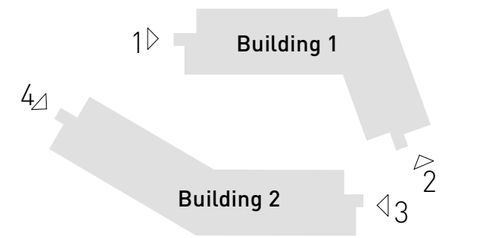
Legend

┈	Existing grades
━	Design grades

Materials

☐	Fiber cement shingles, white
▤	Fiber cement panel, wood tone
■	Fiber cement panel, grey
■	Okoskin
▥	Prefinished metal guardrail, grey
◫	tempered glass guardrail



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Old Lillooet Road

Old Lillooet Road, North Vancouver, BC

27 Aug 2024

PROJECT CODE
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SCALE
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Elevations - Building 1 & 2 - Short elevations

SHEET
A2.03

DP 4.25 20

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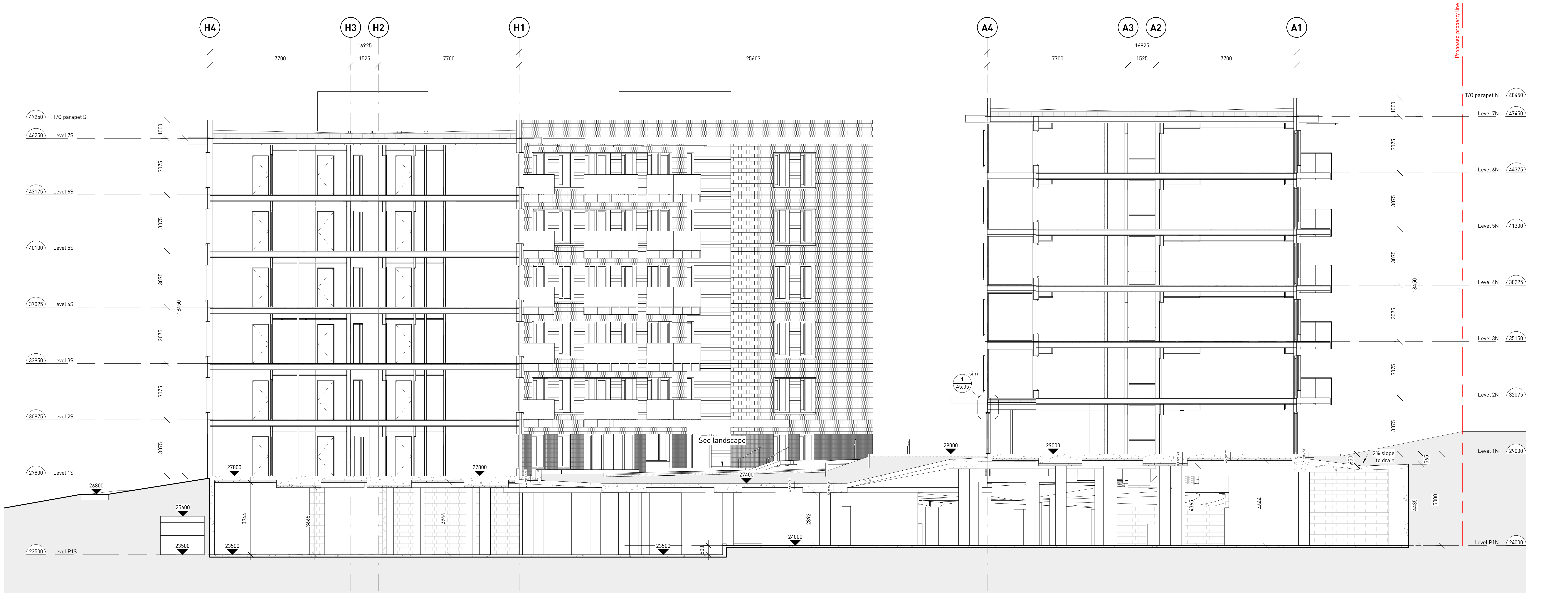

Building section - Courtyard **1**
1 : 100 1/A1.07

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Old Lillooet Road

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Building sections

SHEET
A3.01

DP 4.25 21

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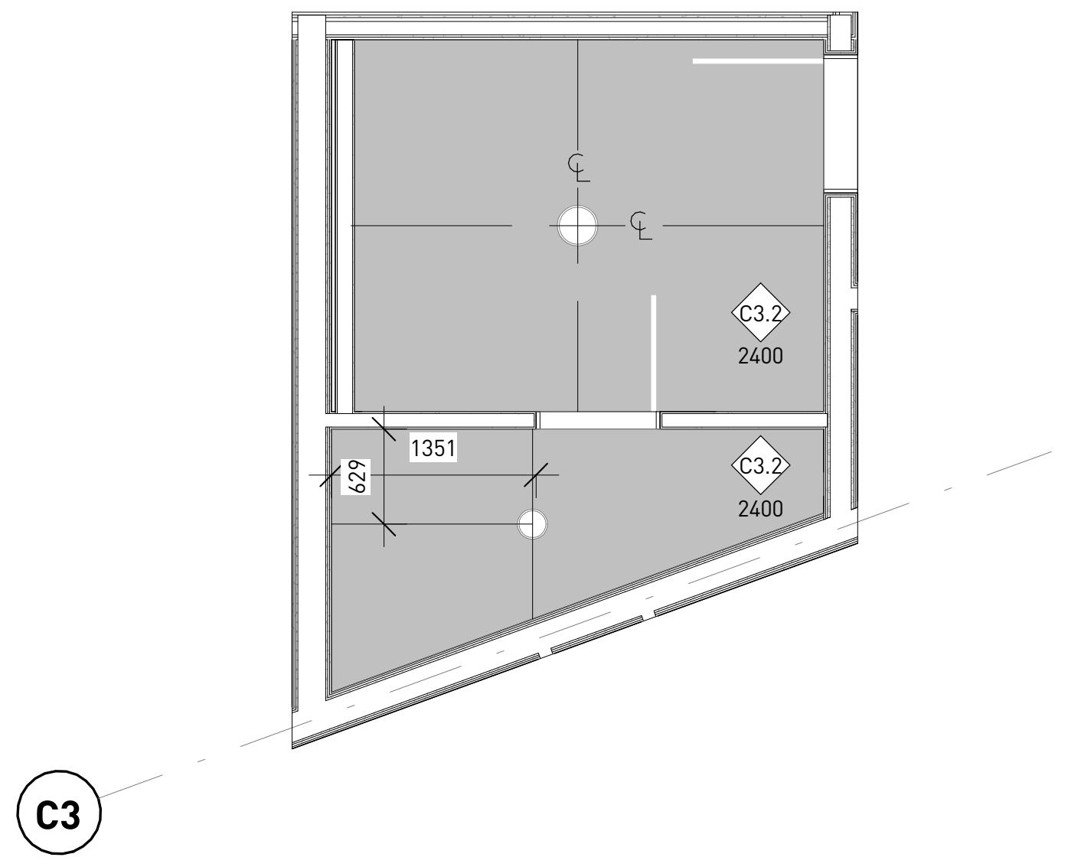
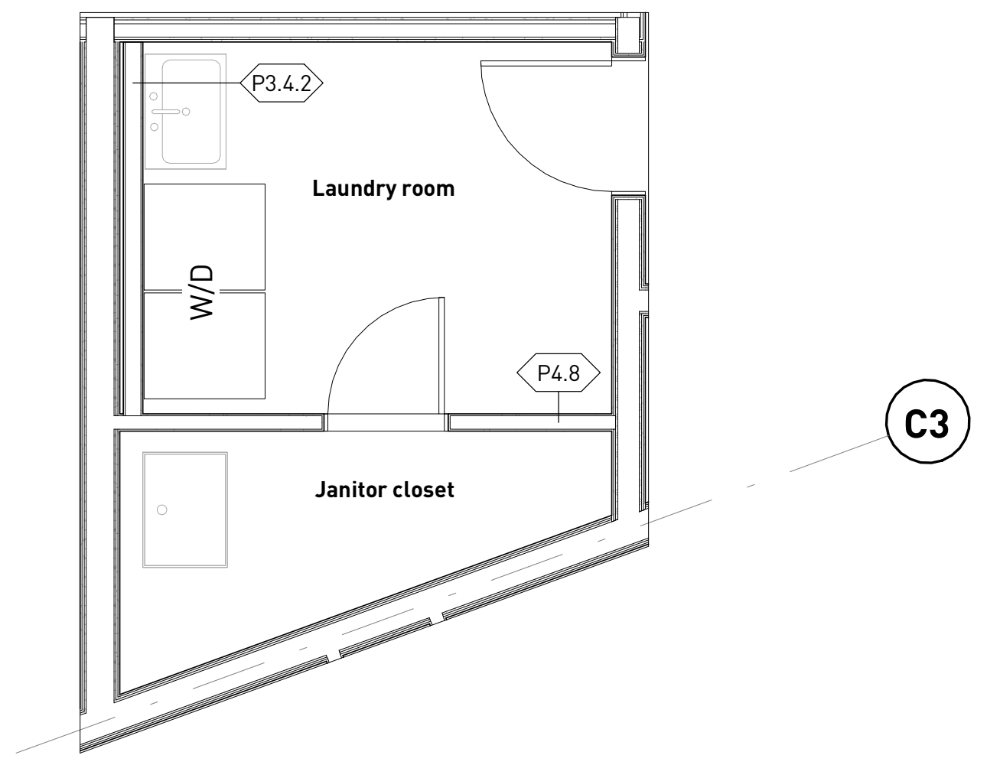
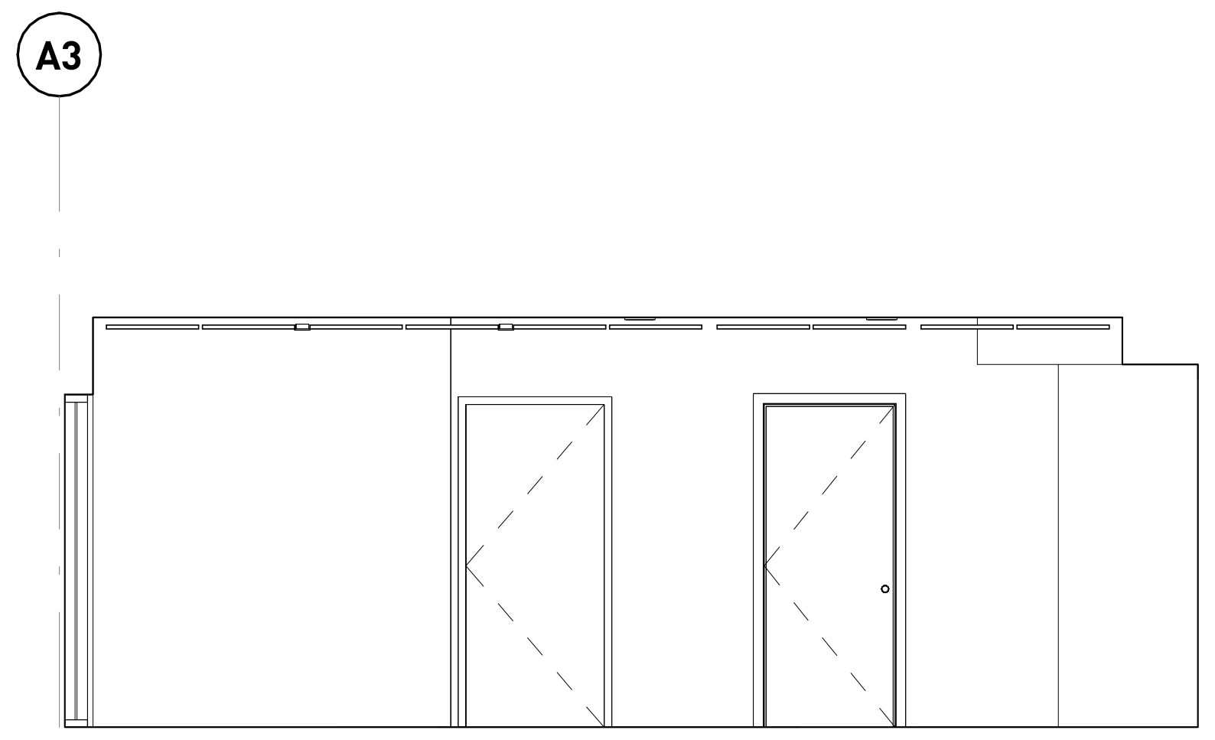


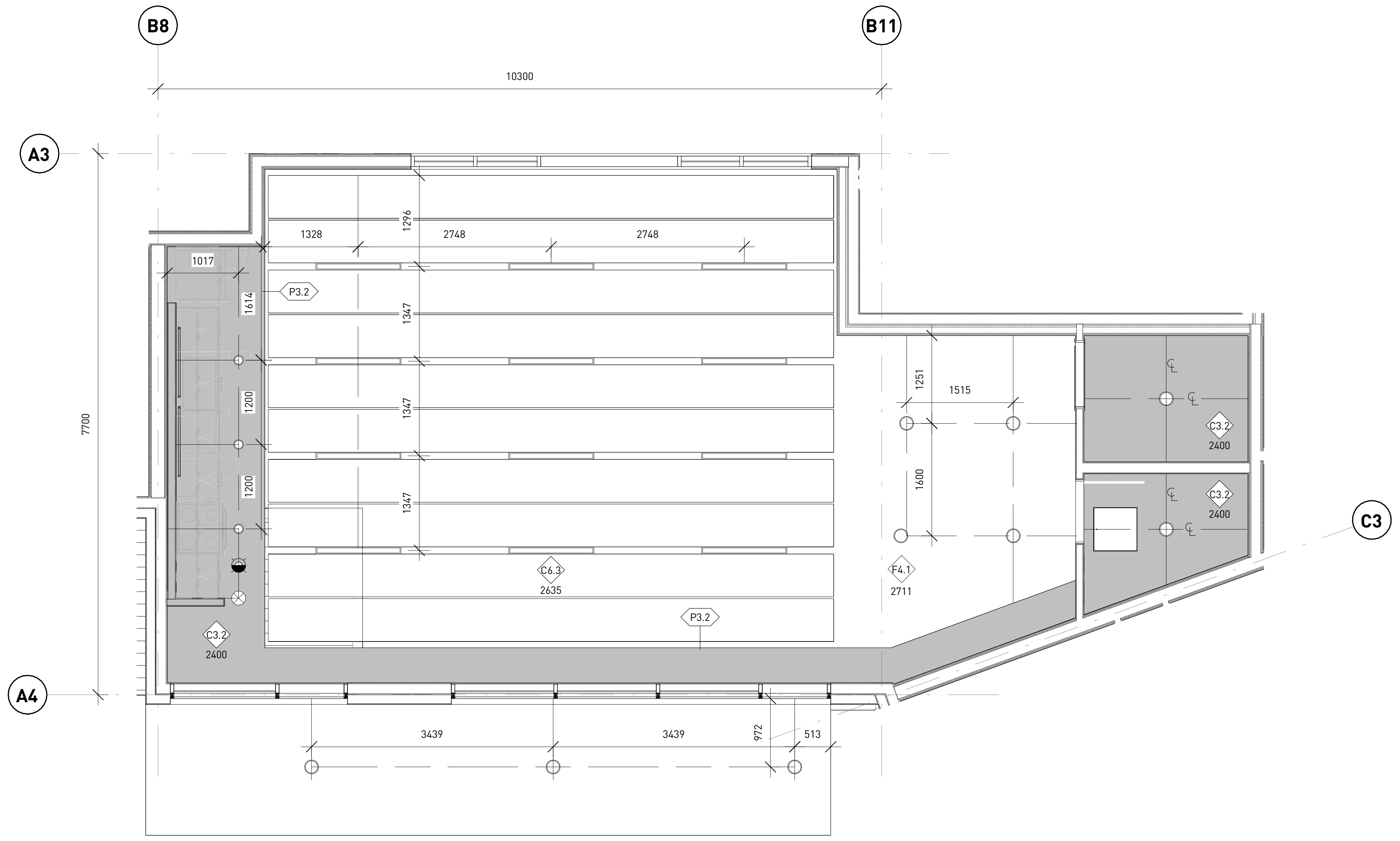
8 **RCP - Building 1 amenity - L2N-L6N**
1 : 50



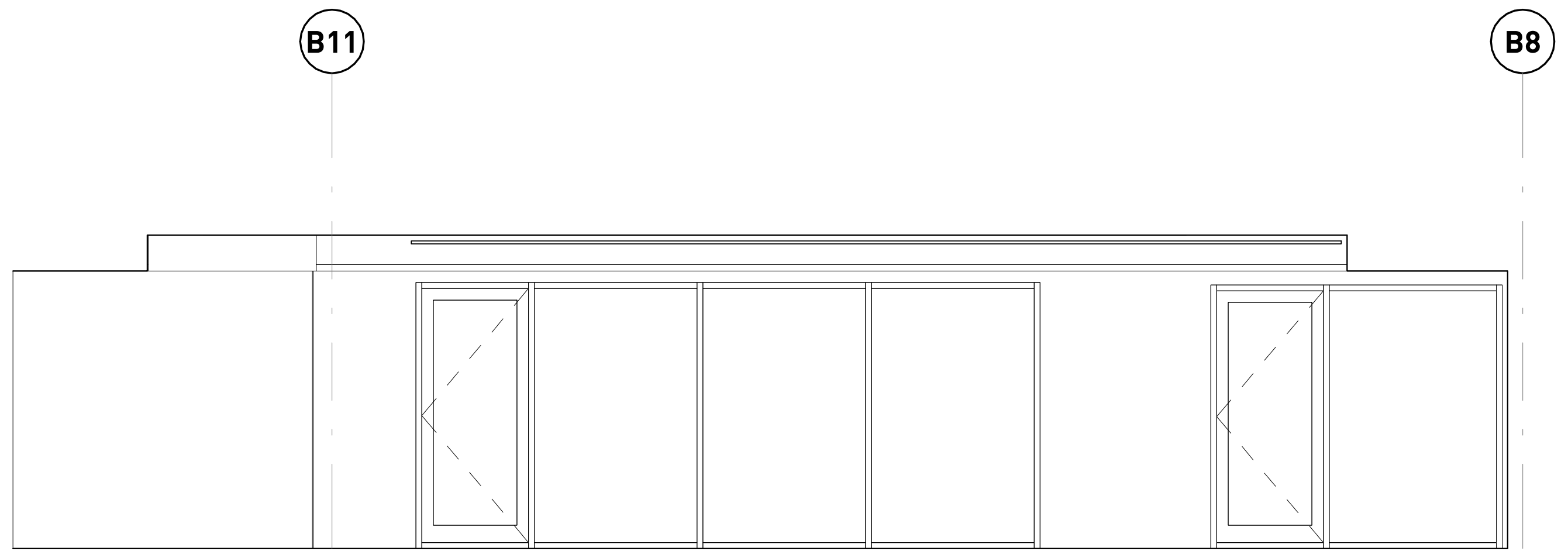
3 **Floor plan - Building 1 amenity - L2N-L6N**
1 : 50



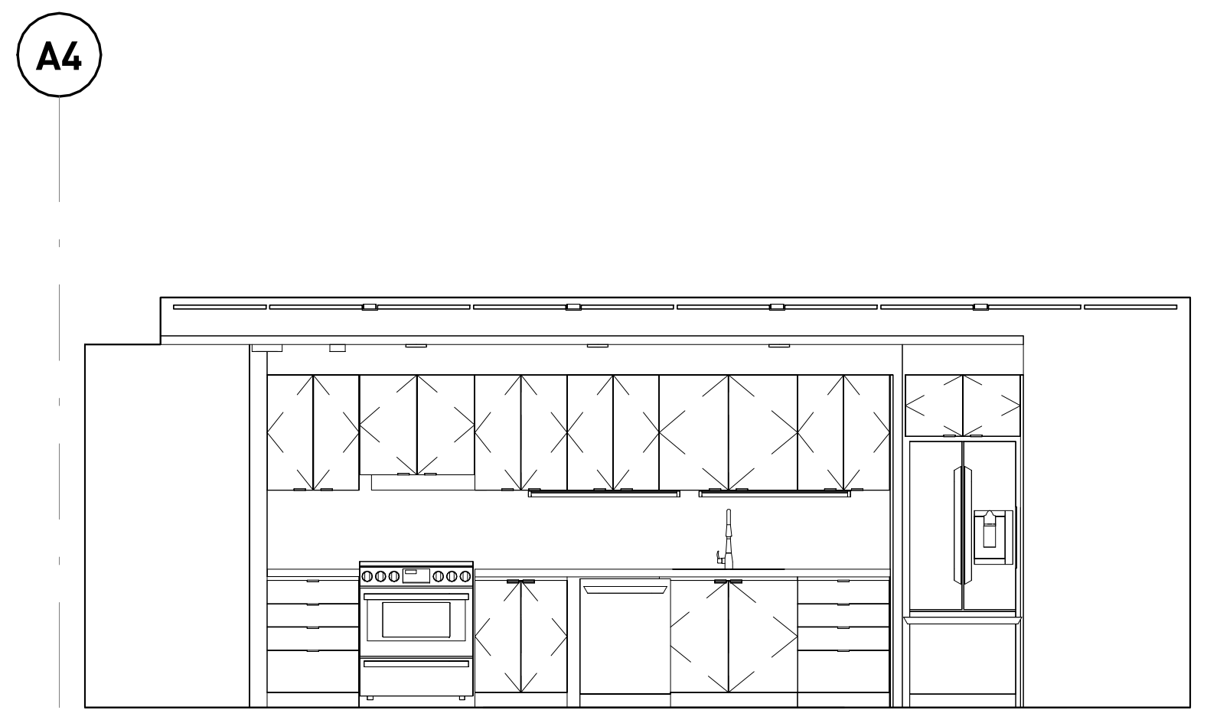
7 **Building 1 - Amenity - Interior elevation 4**
1 : 50



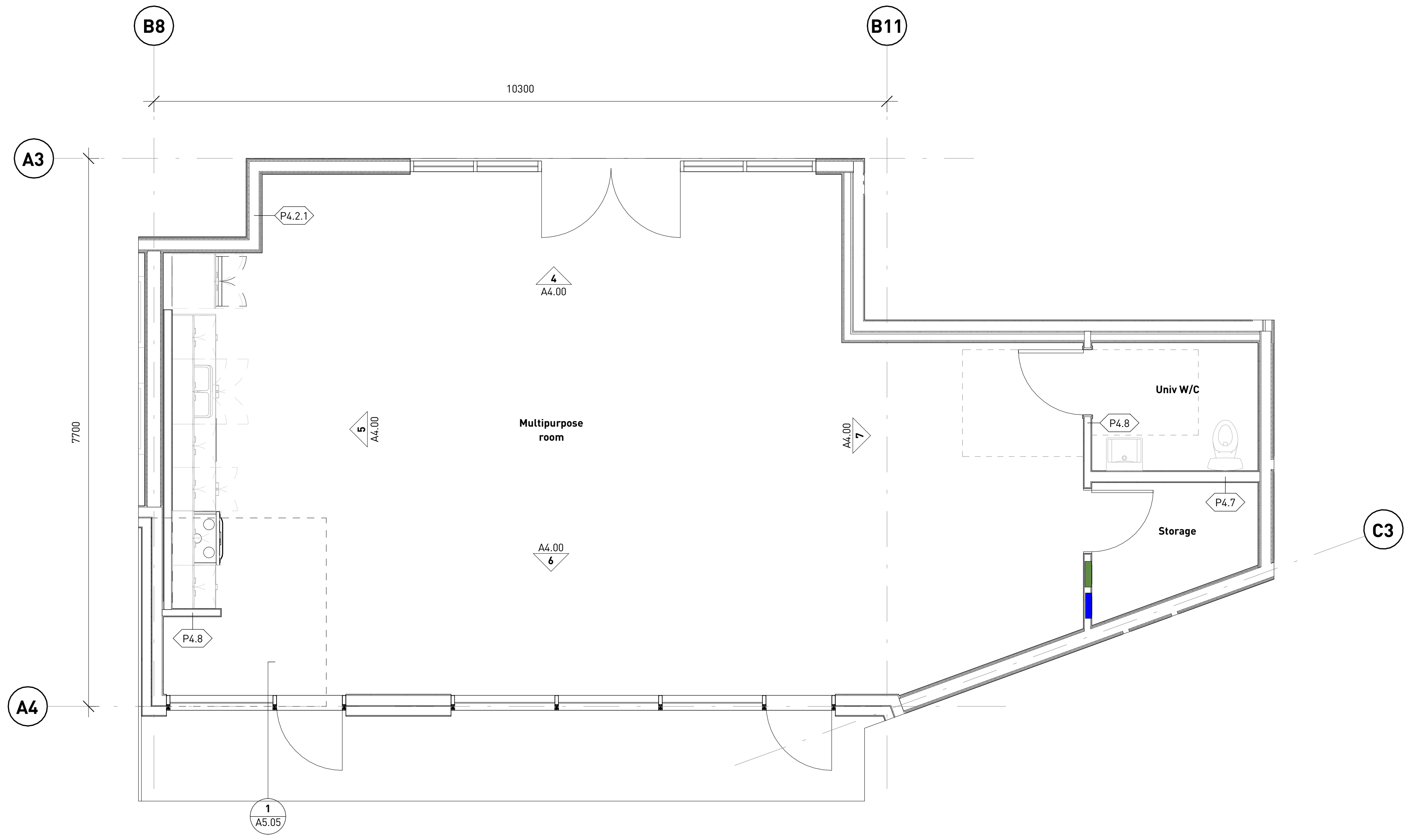
2 **RCP - Building 1 amenity - L1N**
1 : 50



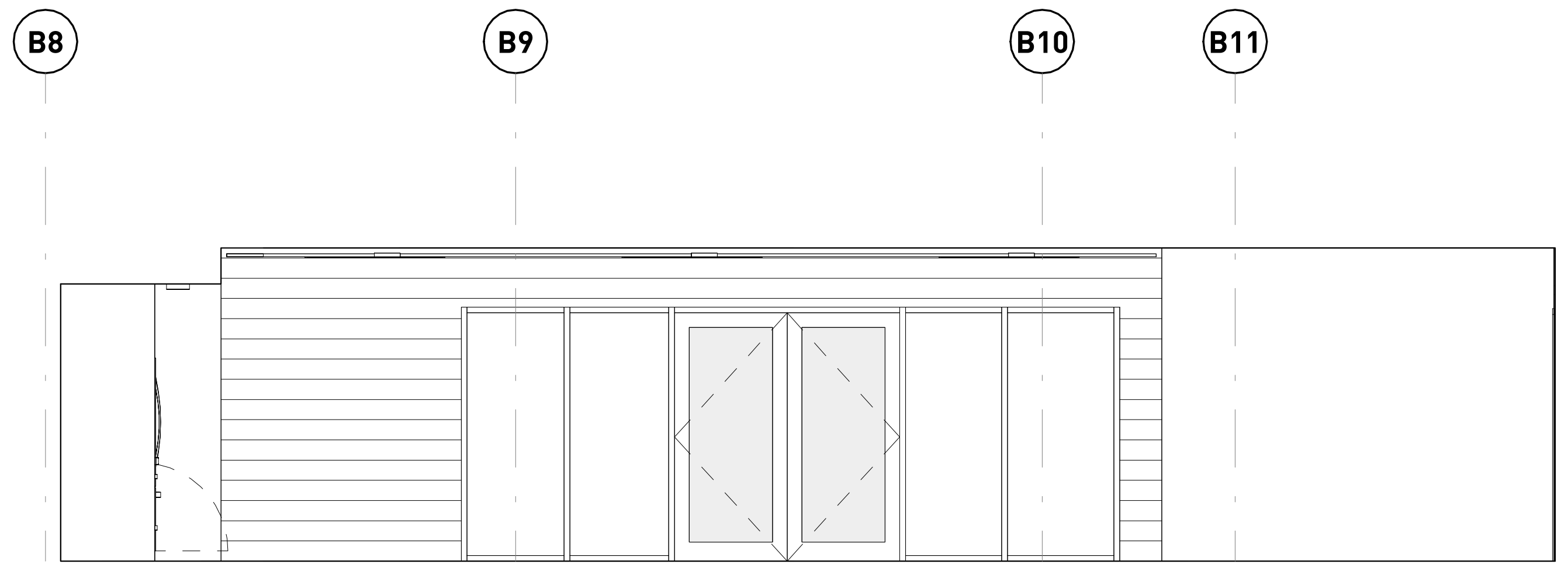
6 **Building 1 - Amenity - Interior elevation 3**
1 : 50



5 **Building 1 - Amenity - Interior elevation 2**
1 : 50



1 **Floor plan - Building 1 amenity - L1N**
1 : 50



4 **Building 1 - Amenity - Interior elevation 1**
1 : 50

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SCALE
1 : 50

Building 1 - Amenity spaces

SHEET
A4.00

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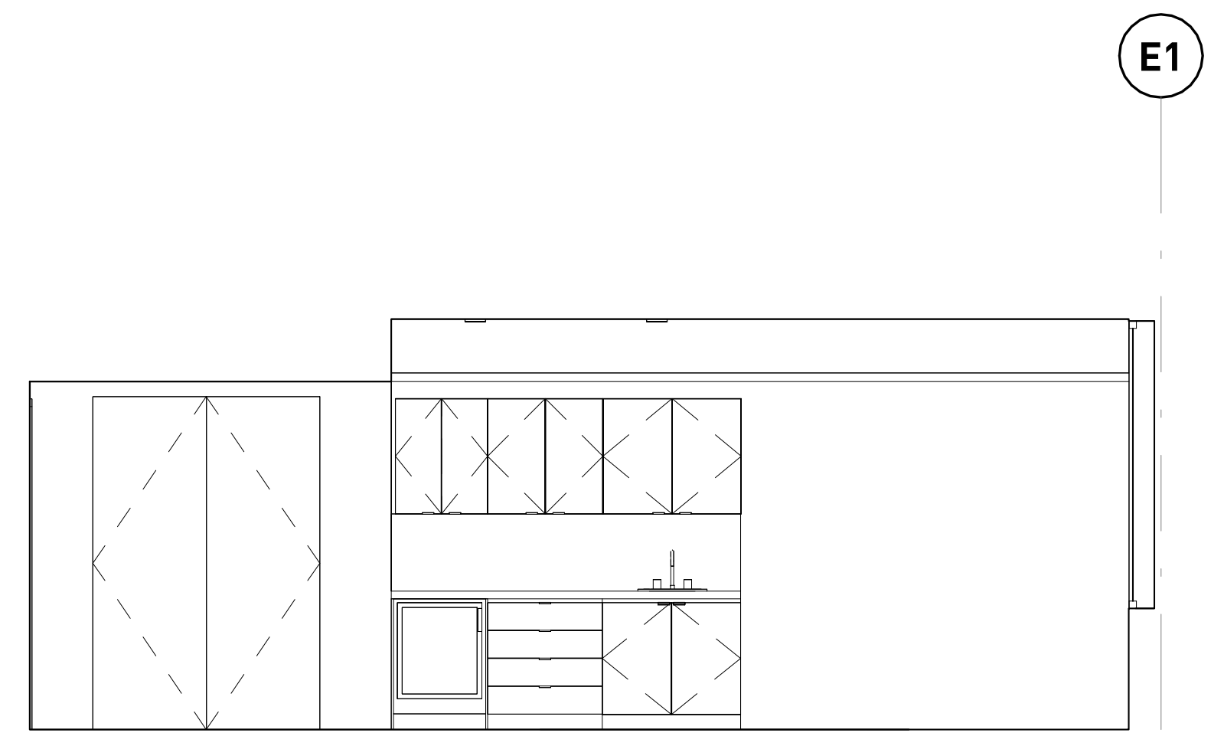
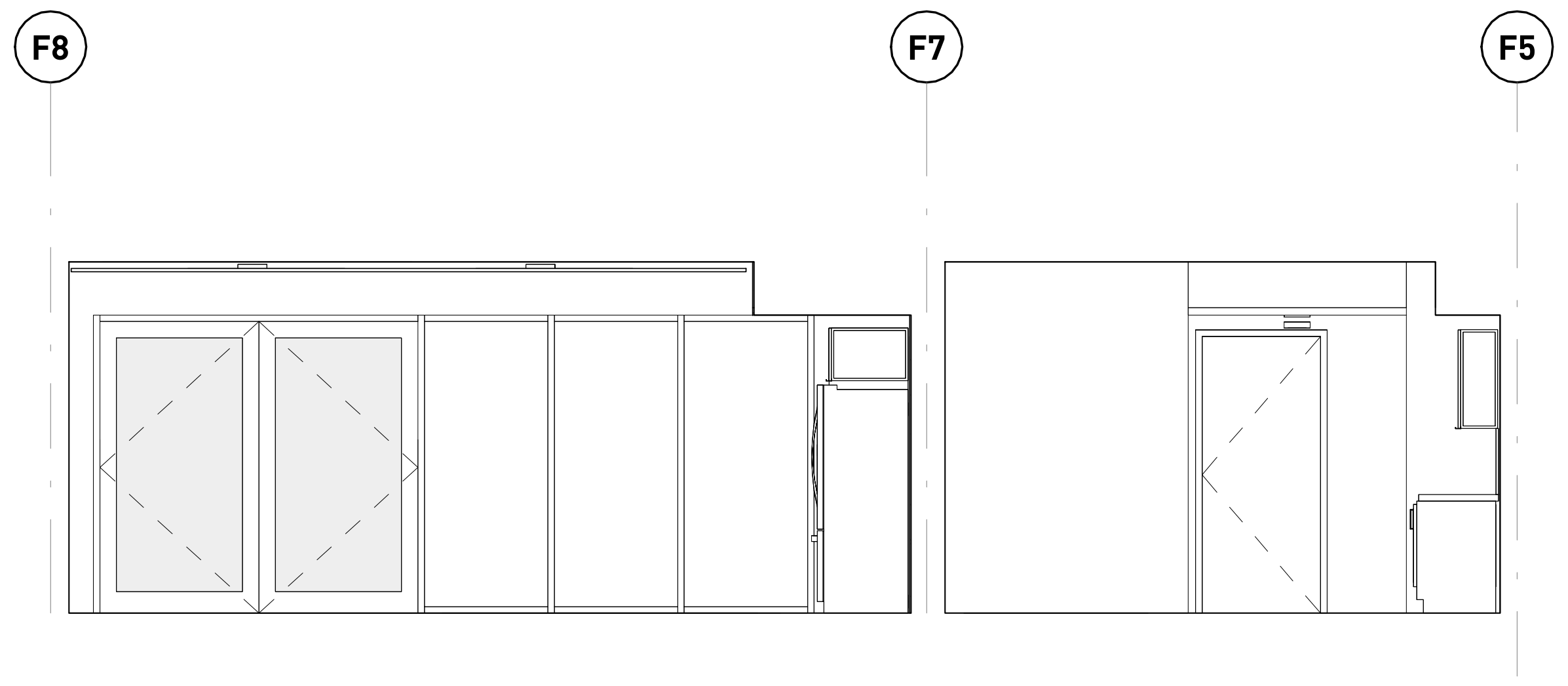
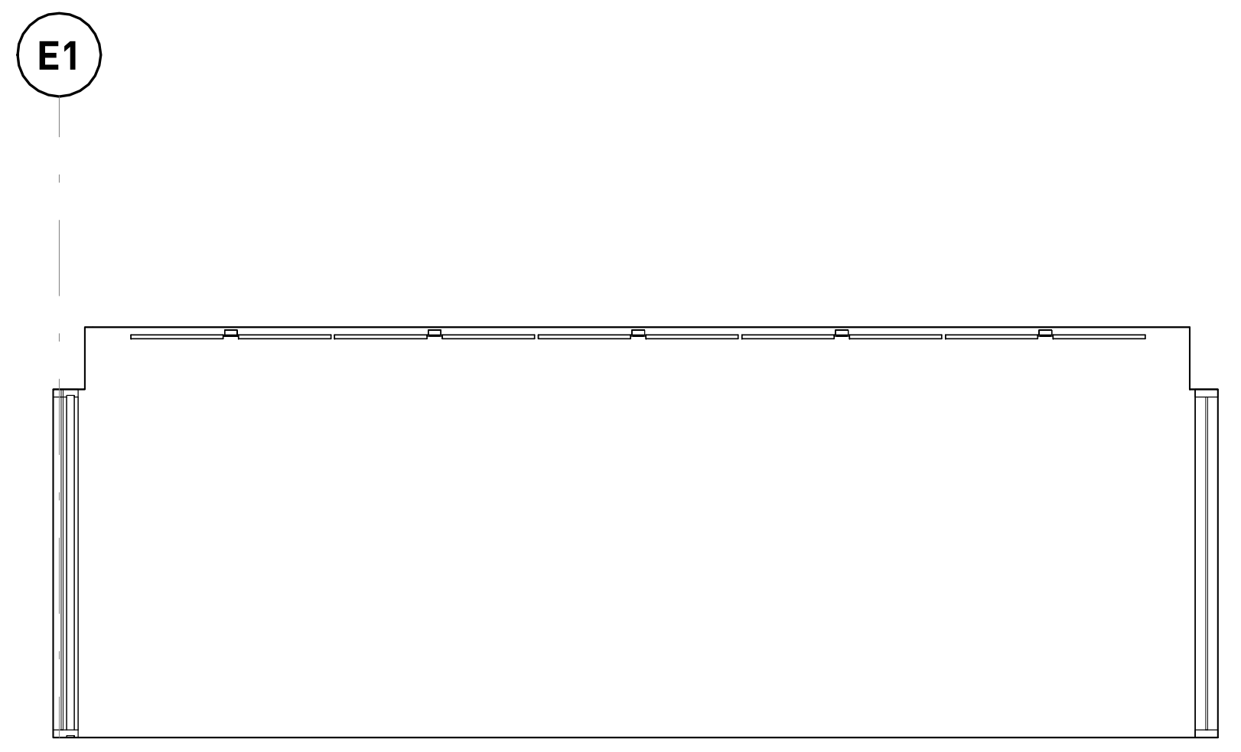


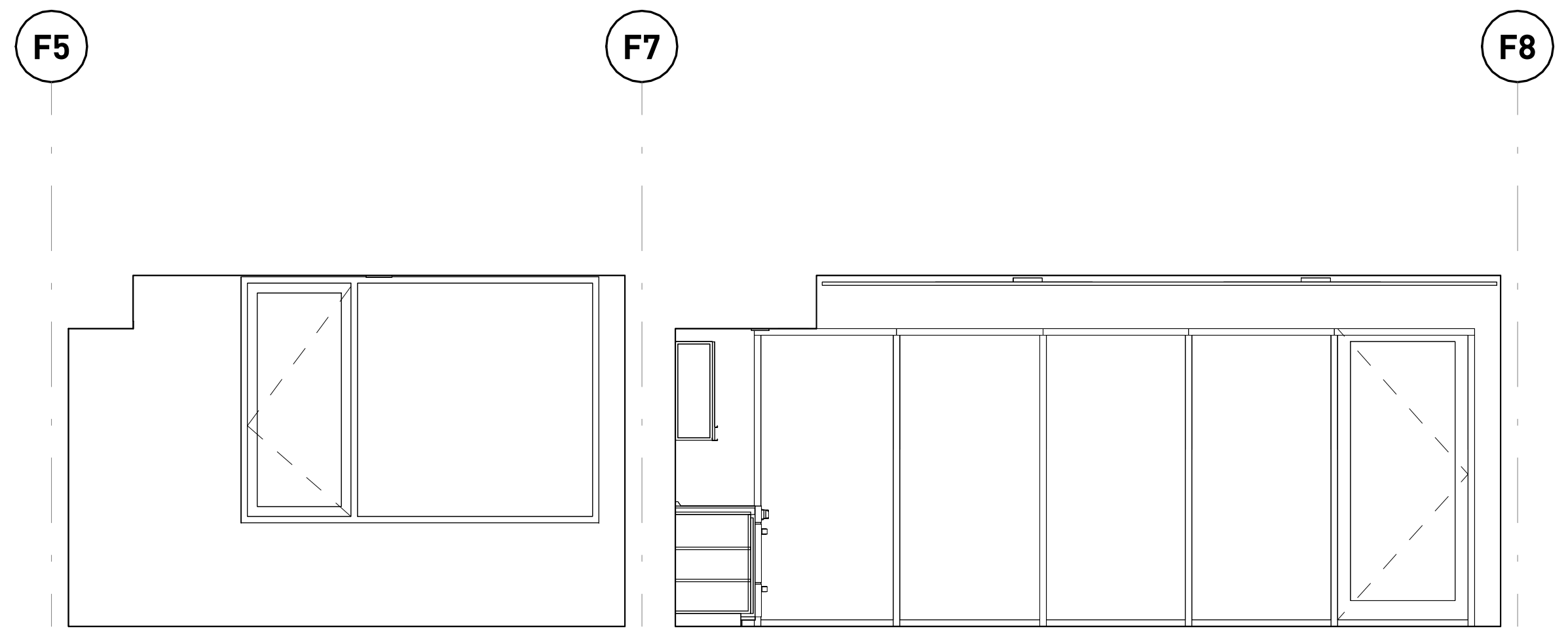
8 **Elevation - L1S - Multipurpose room - West**
1 : 50



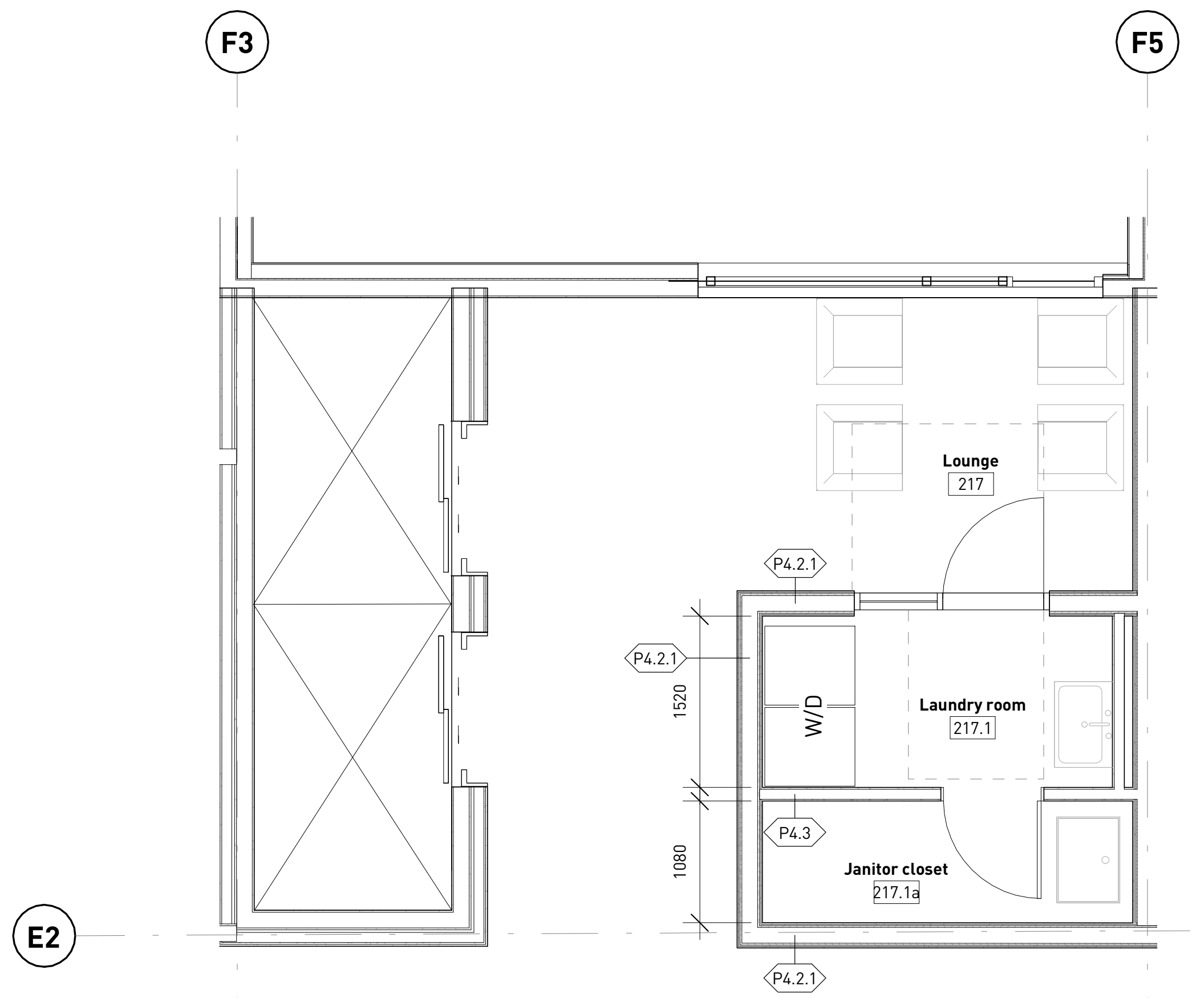
7 **Elevation - L1S - Multipurpose room - South**
1 : 50



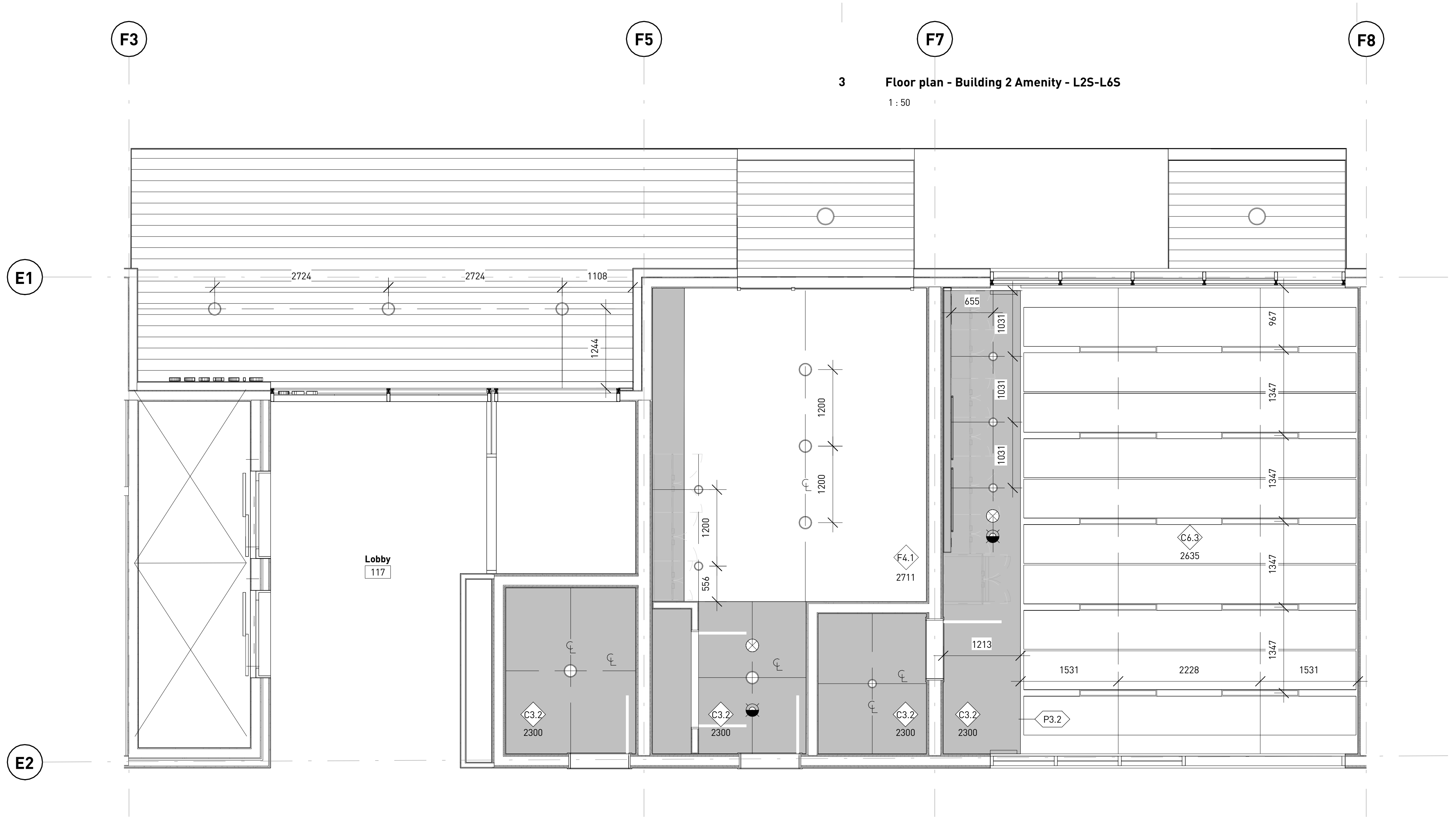
6 **Elevation - L1S - Multipurpose room - East**
1 : 50



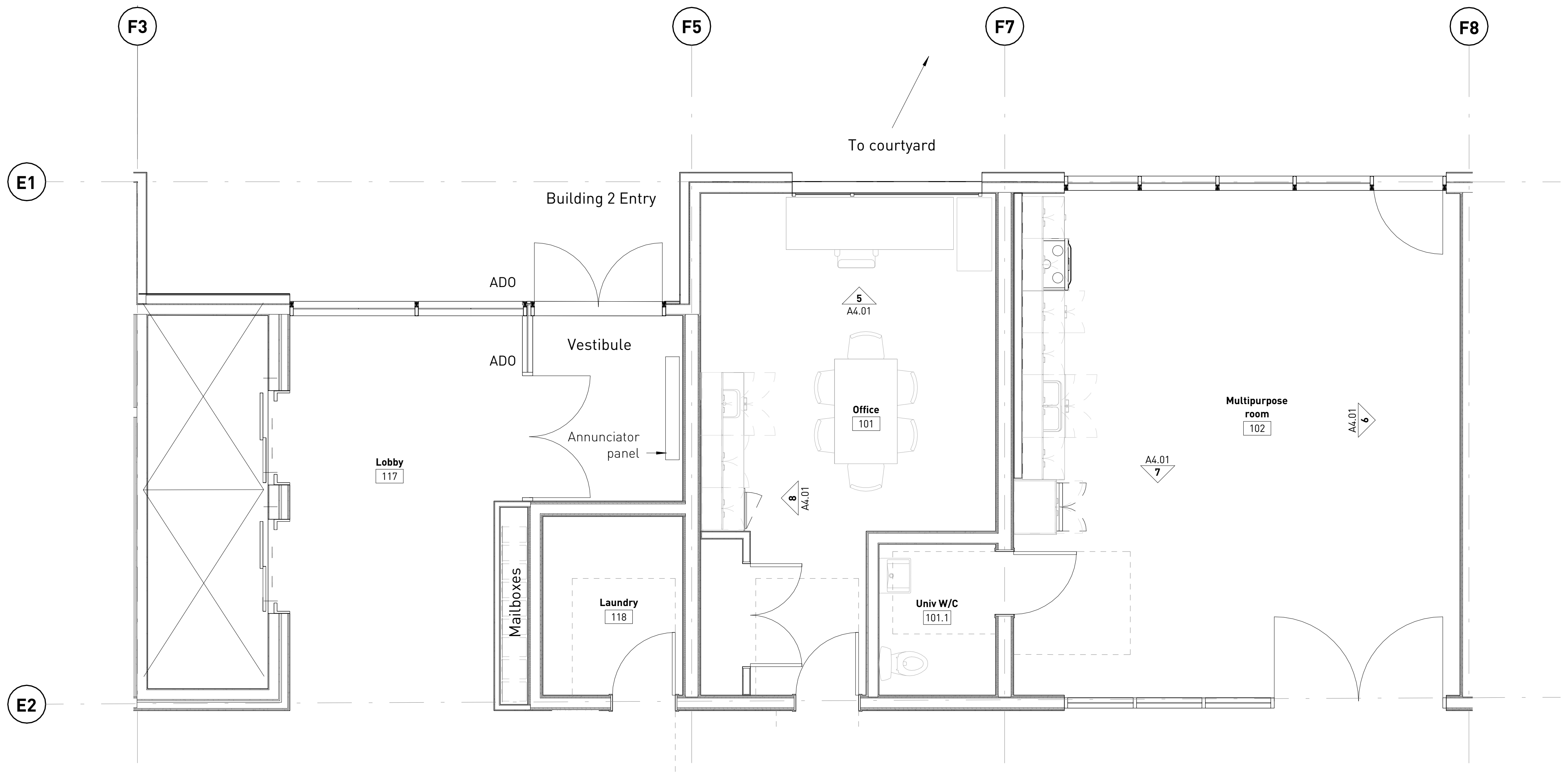
5 **Elevation - L1S - Multipurpose room - North**
1 : 50



3 **Floor plan - Building 2 Amenity - L2S-L6S**
1 : 50



2 **RCP - Building 2 Amenity - L1S**
1 : 50



1 **Floor plan - Building 2 Amenity - L1S**
1 : 50

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1 : 50

Building 2 - Amenity spaces

SHEET
A4.01

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DP 4.25 23

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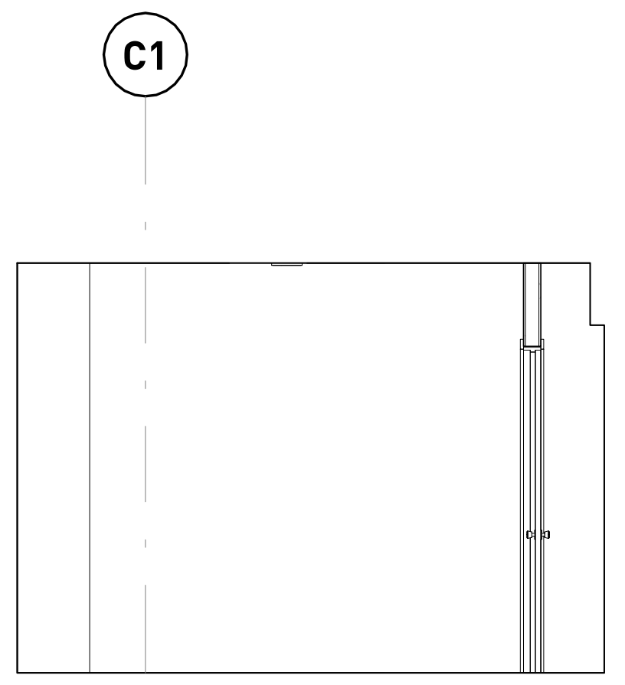
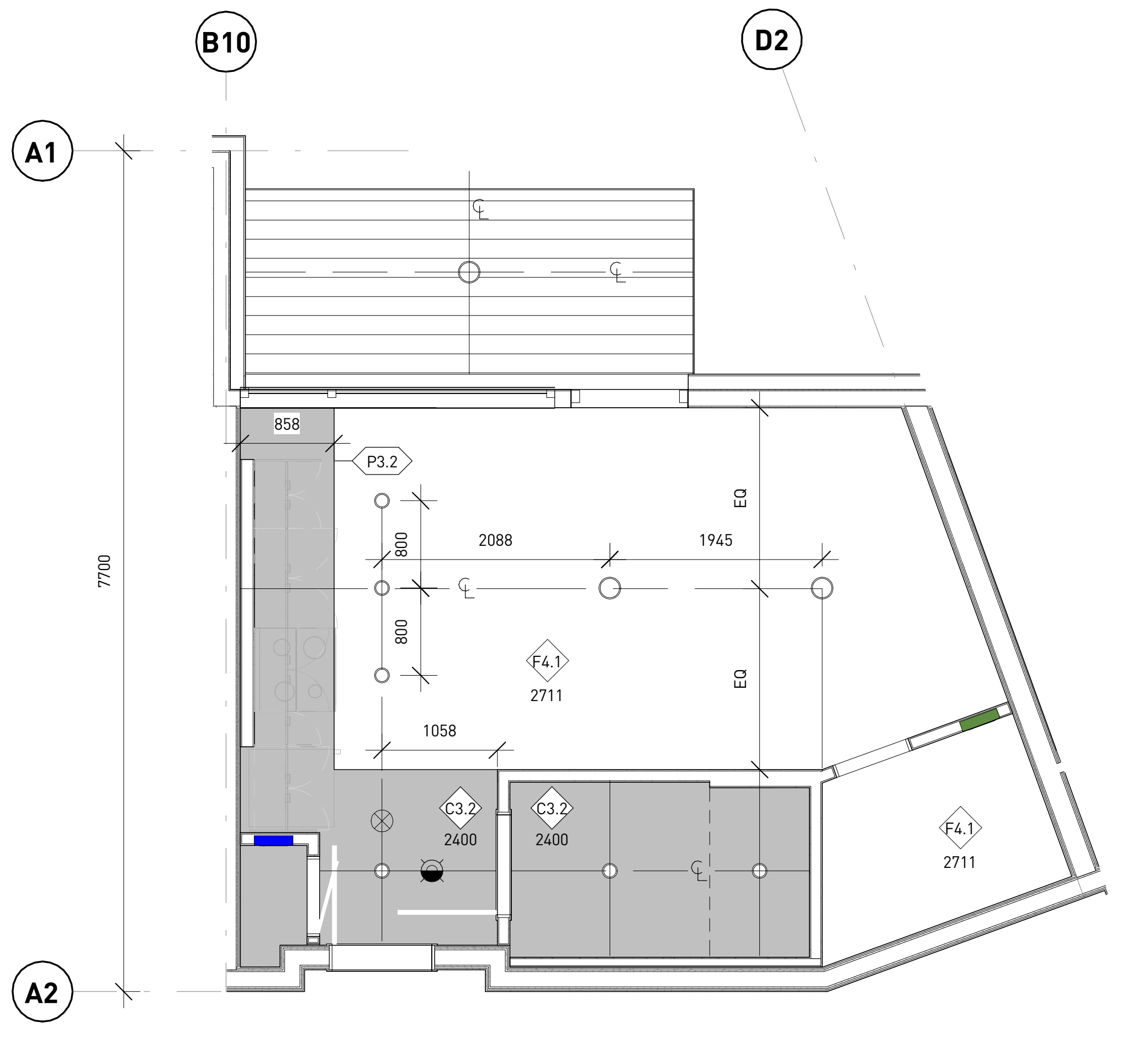
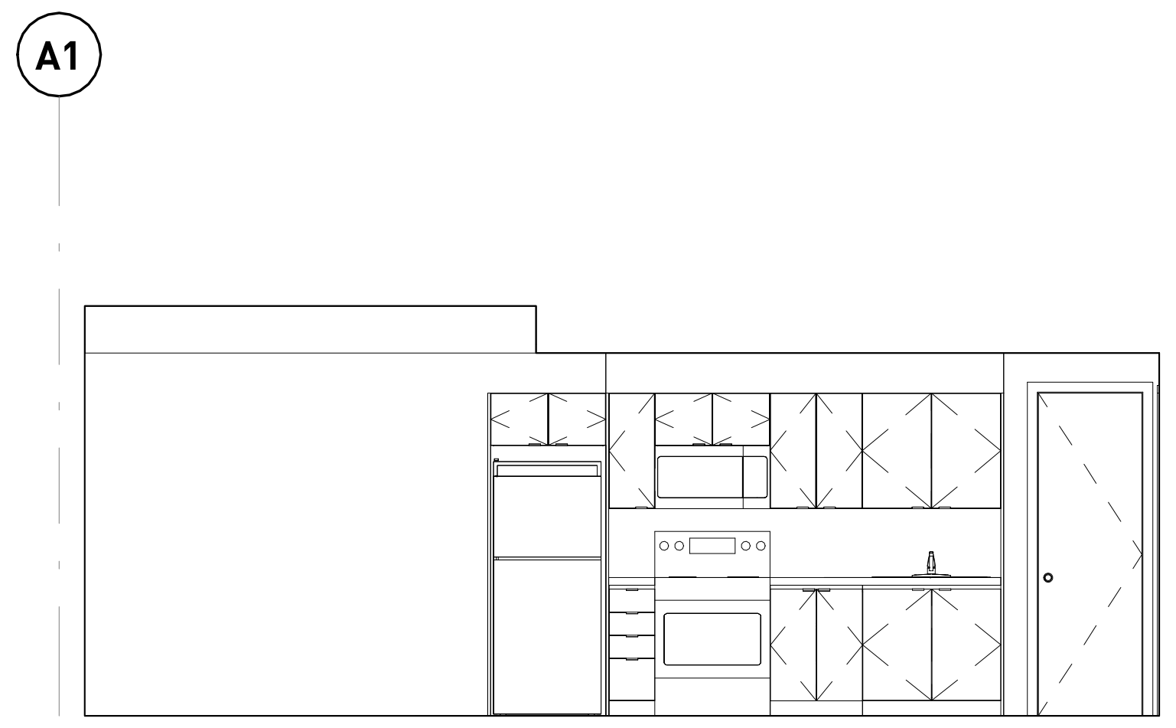


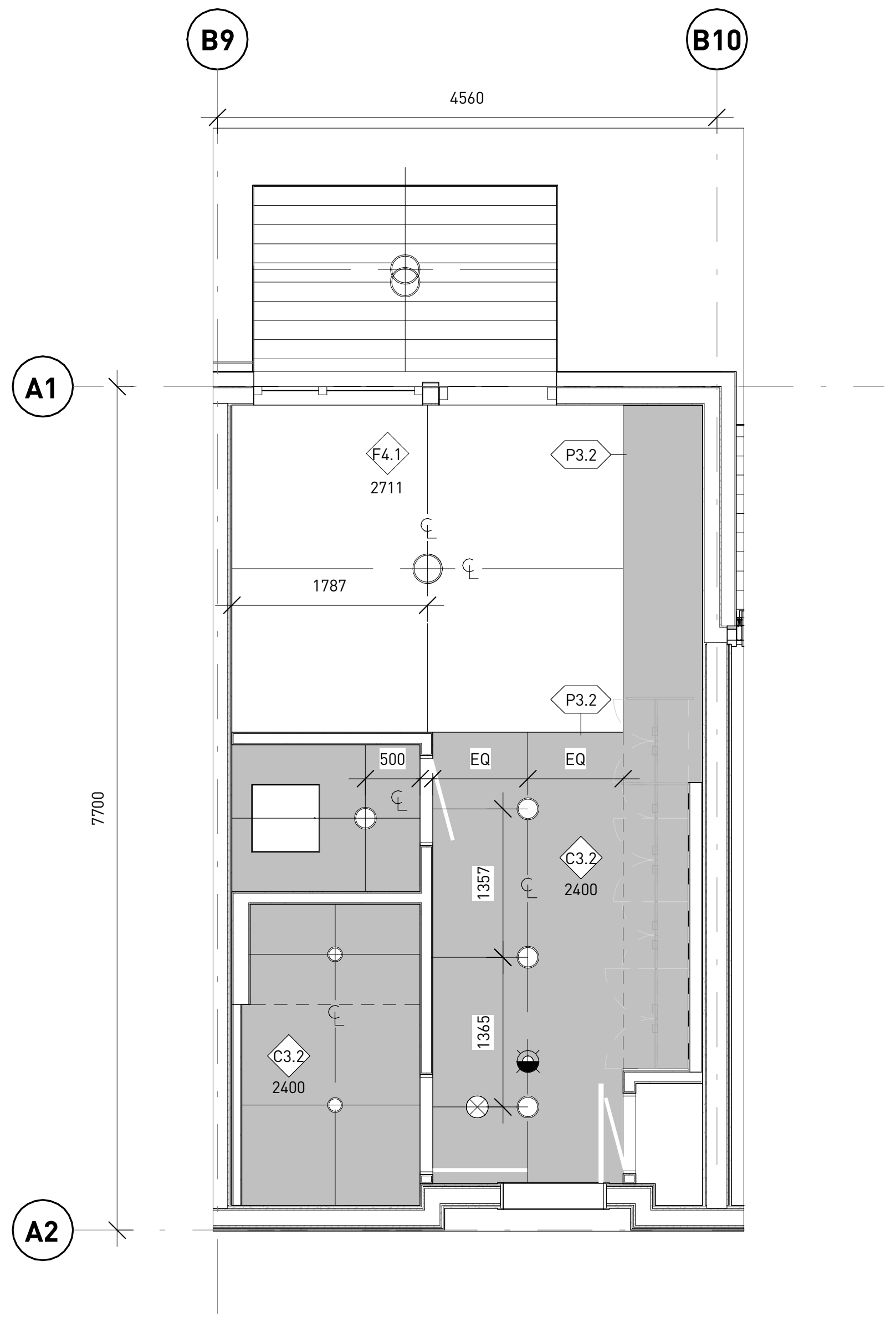
12 **Studio B - Interior Elevation 4**
1 : 50



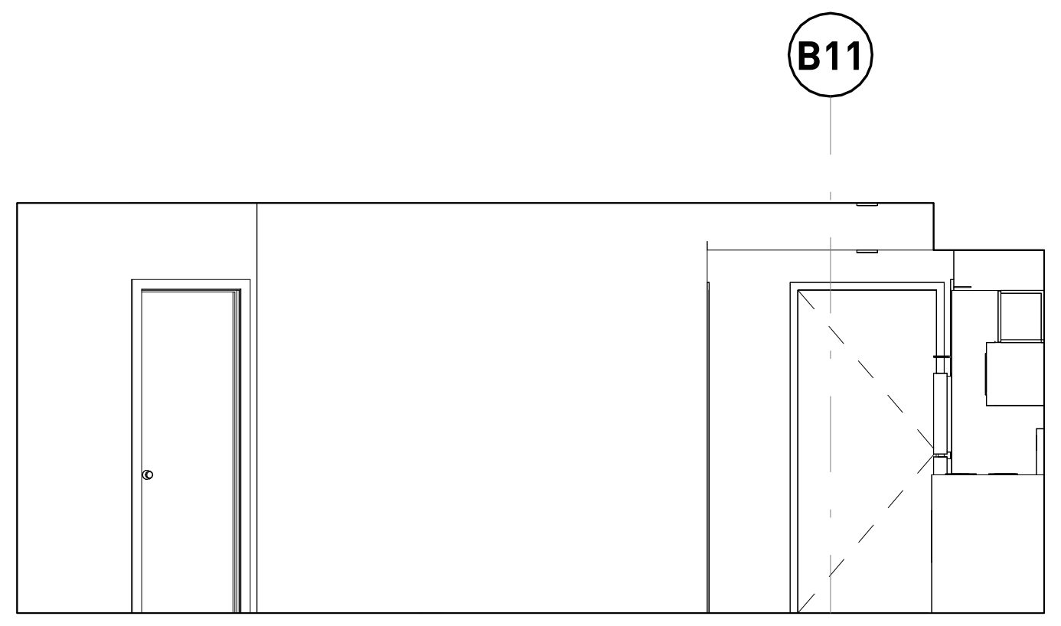
8 **RCP - Unit - Studio B**
1 : 50



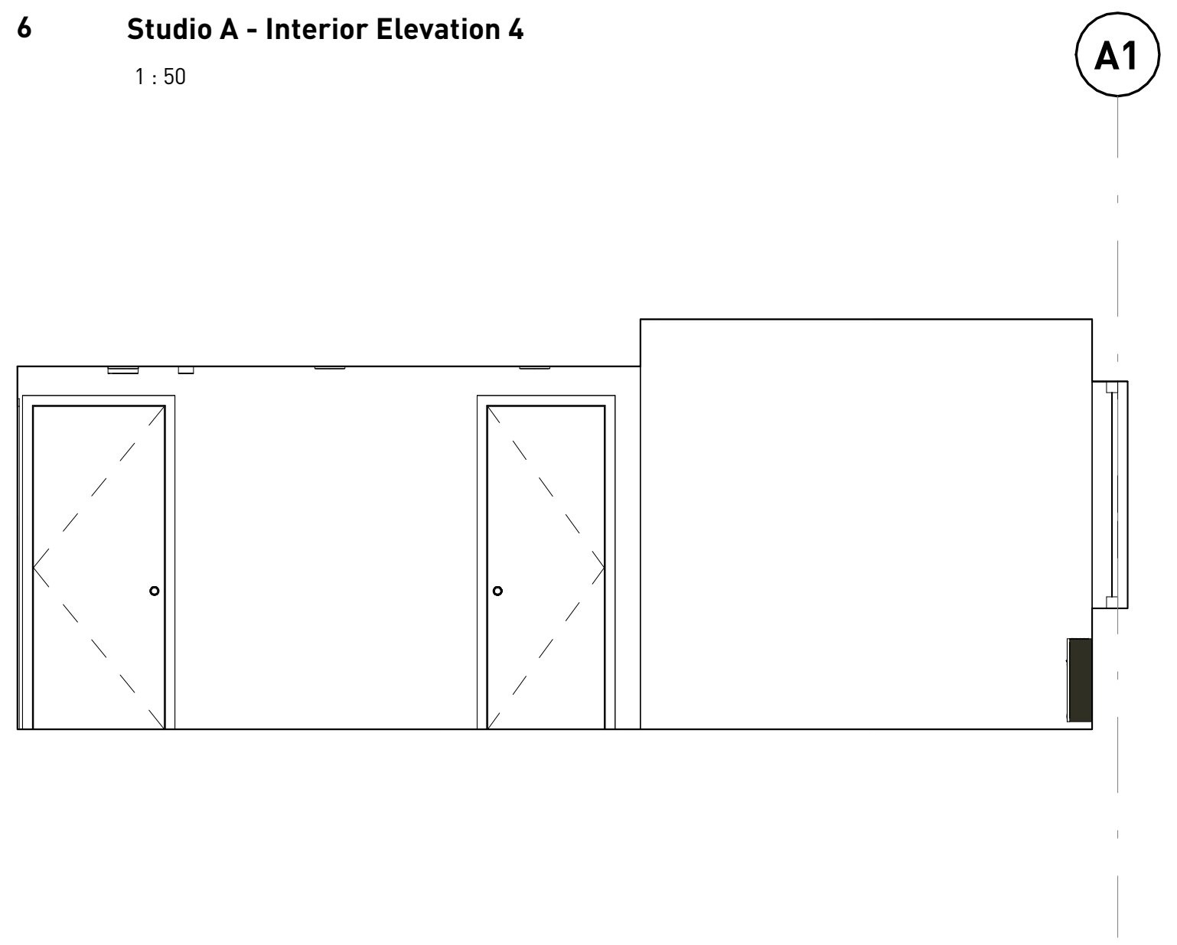
6 **Studio A - Interior Elevation 4**
1 : 50



2 **RCP - Unit - Studio A**
1 : 50



11 **Studio B - Interior Elevation 3**
1 : 50



5 **Studio A - Interior Elevation 2**
1 : 50

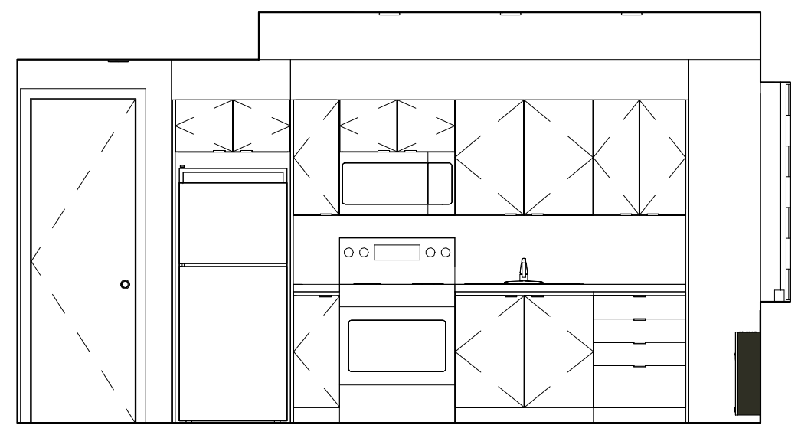
Area check

Studio
max 33 sqm
+5% 34.65 sqm

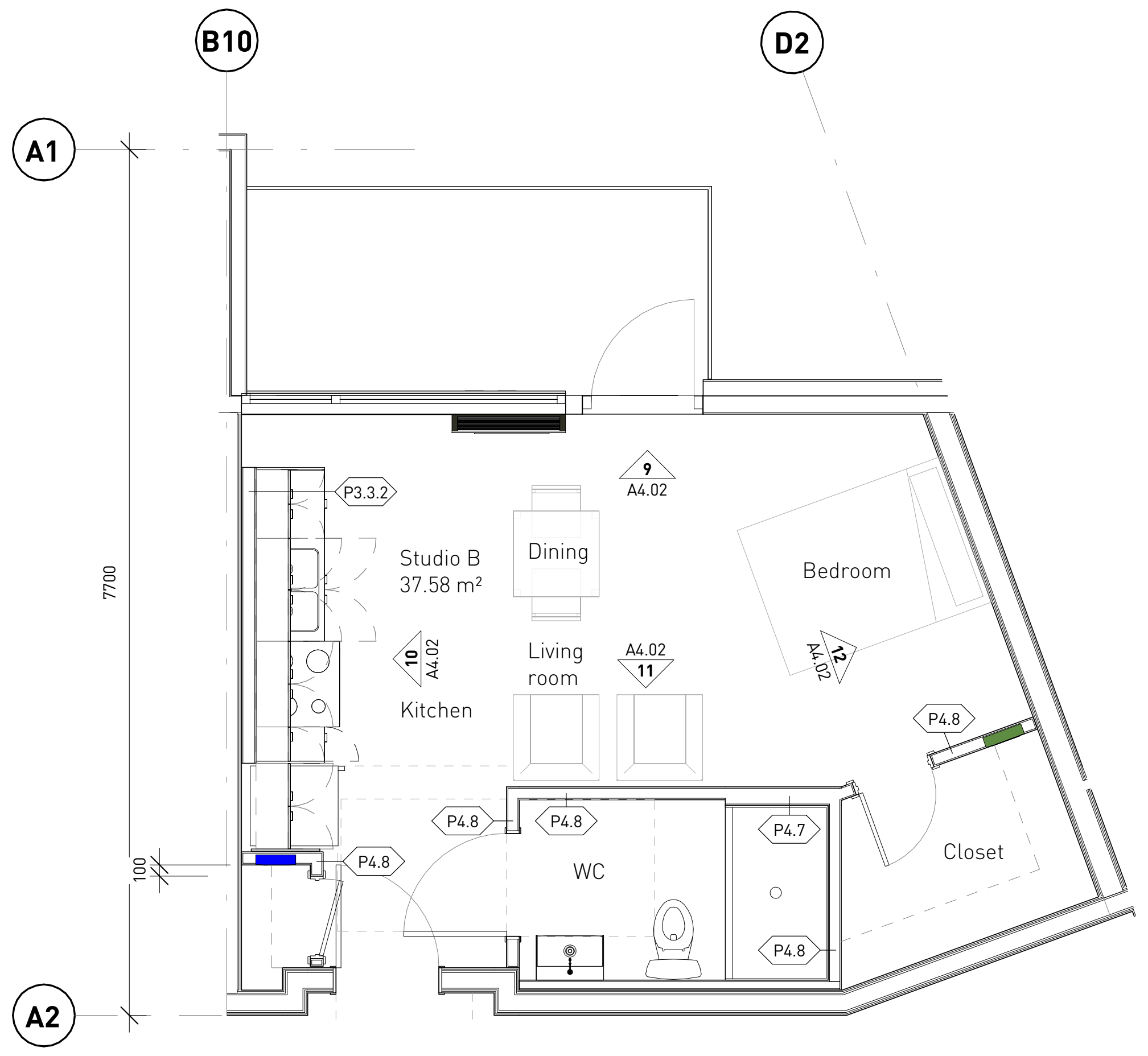
One bed
max 49 sqm
+5% 51.45 sqm
+12% 54.88 sqm

Two bed
max 67 sqm
+5% 70.35 sqm
+12% 75.04 sqm

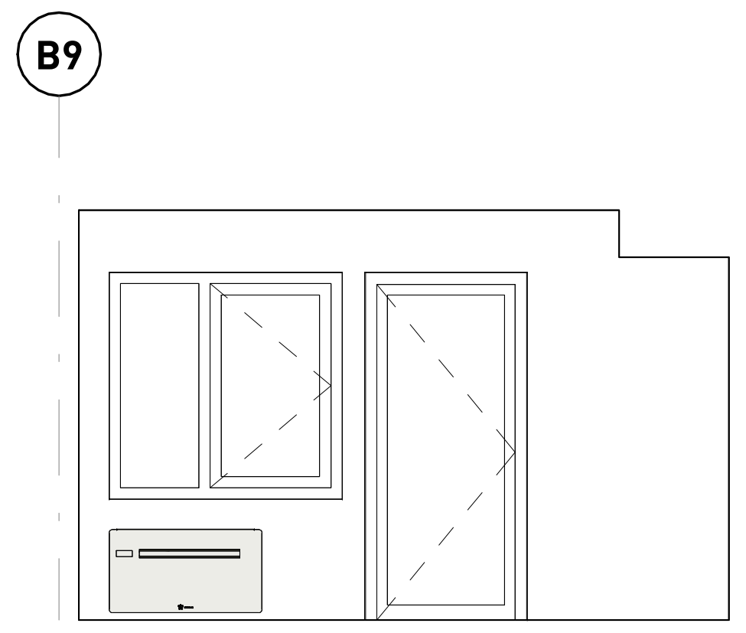
Three bed
max 86 sqm
+5% 90.30 sqm



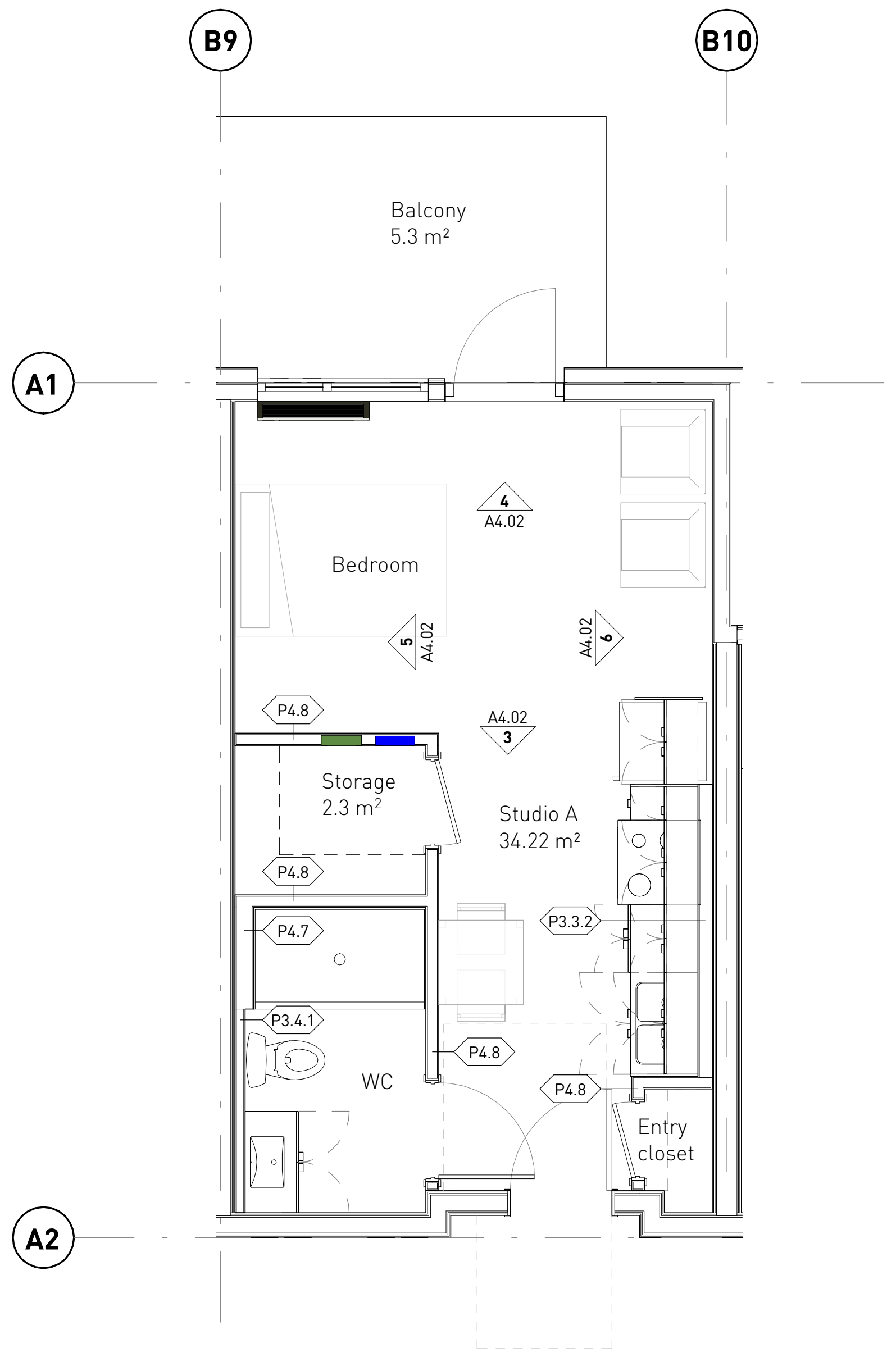
10 **0 Bed B - Interior Elevation 2**
1 : 50



7 **Unit plan - Studio B**
1 : 50



4 **Studio A - Interior Elevation 1**
1 : 50

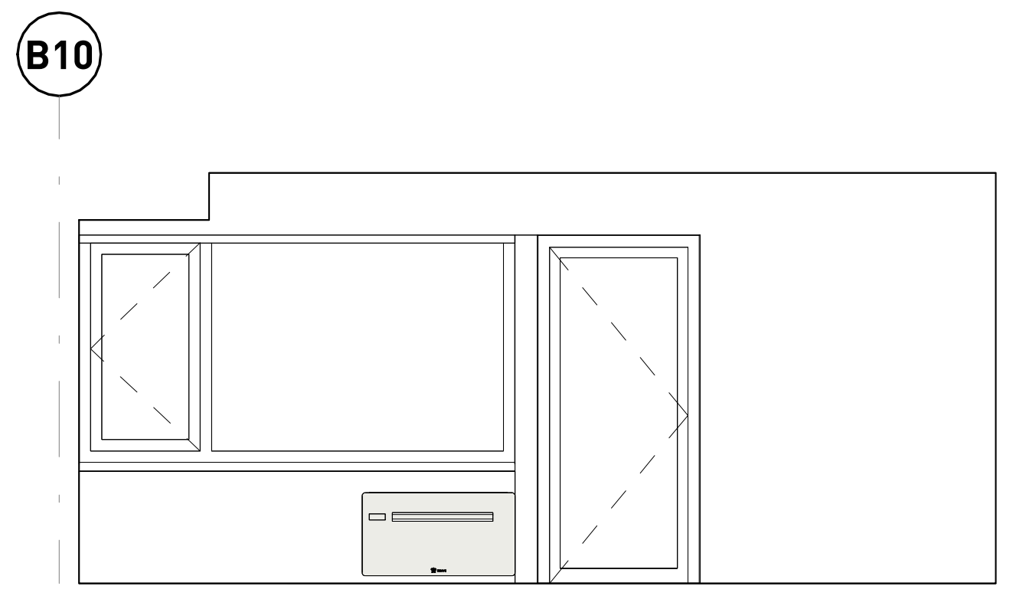


1 **Unit plans - Studio A**
1 : 50

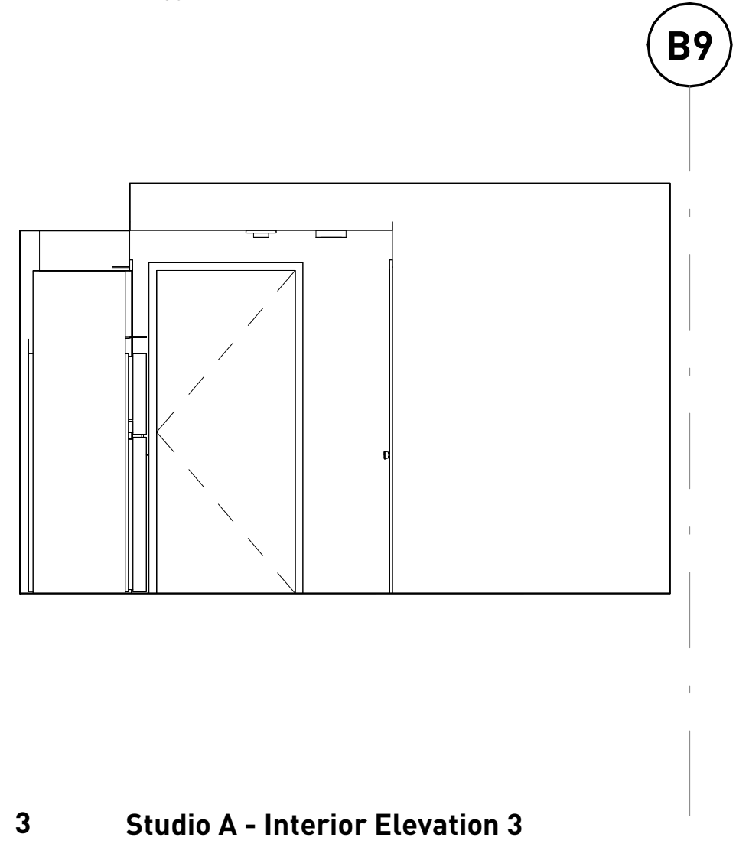
🟥 Manifold
- see mechanical

🟩 Electrical panel
- see electrical

🟦 Communication box
- see electrical



9 **Studio B - Interior Elevation 1**
1 : 50



3 **Studio A - Interior Elevation 3**
1 : 50

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Old Lillooet Road

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SCALE
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Studios

SHEET
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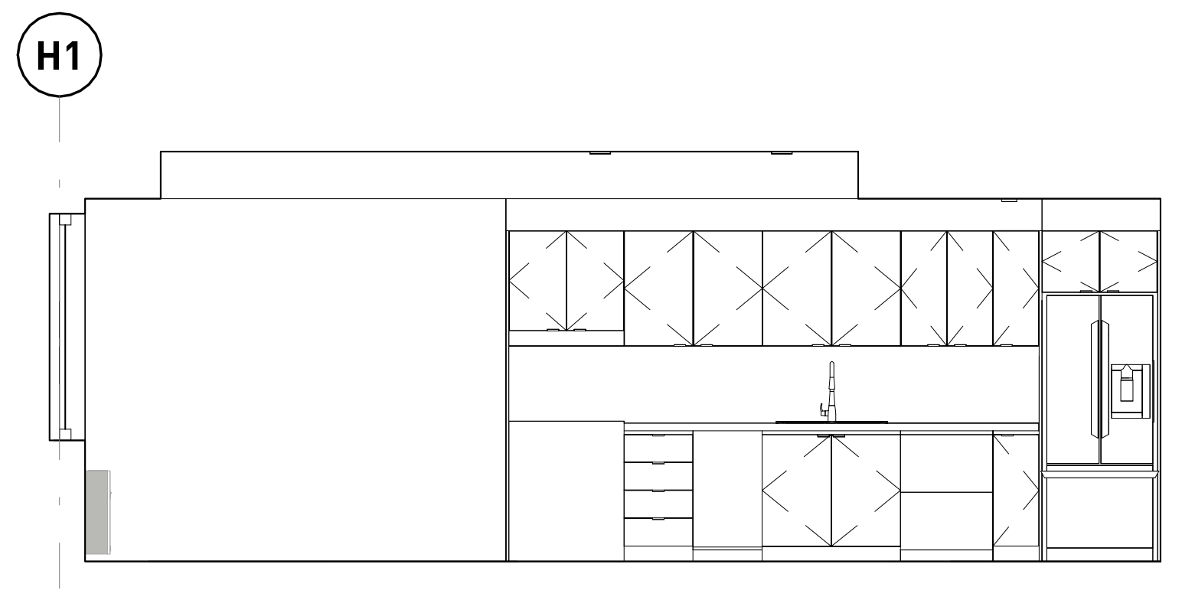
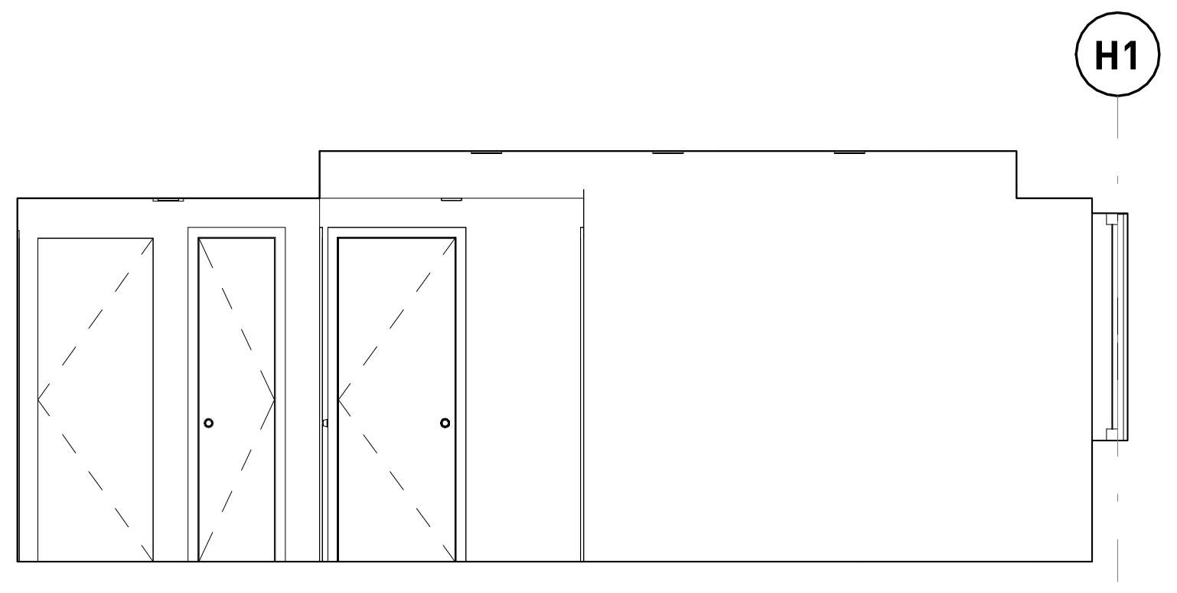


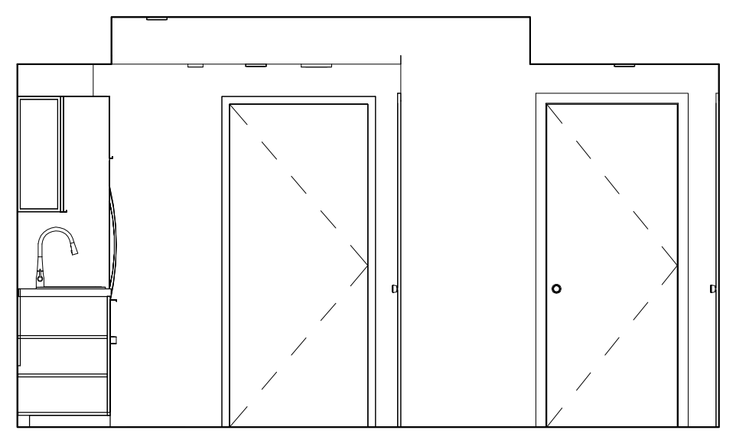
7 **Elevation 12 - a**

1 : 50



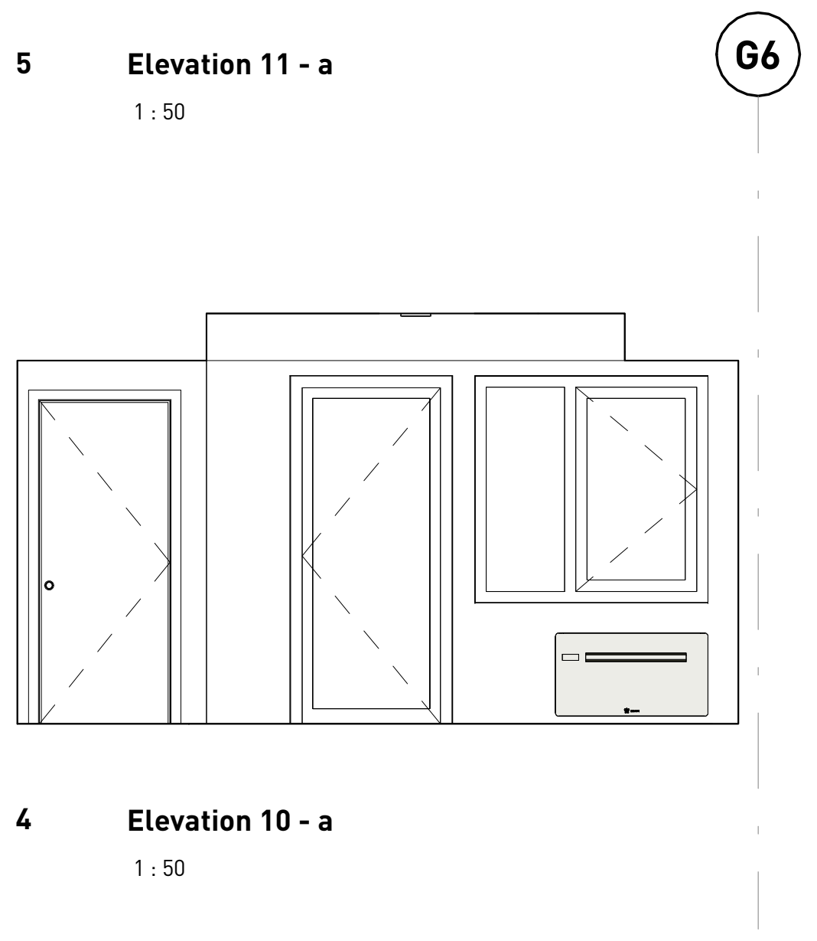
6 **Elevation 13 - a**

1 : 50



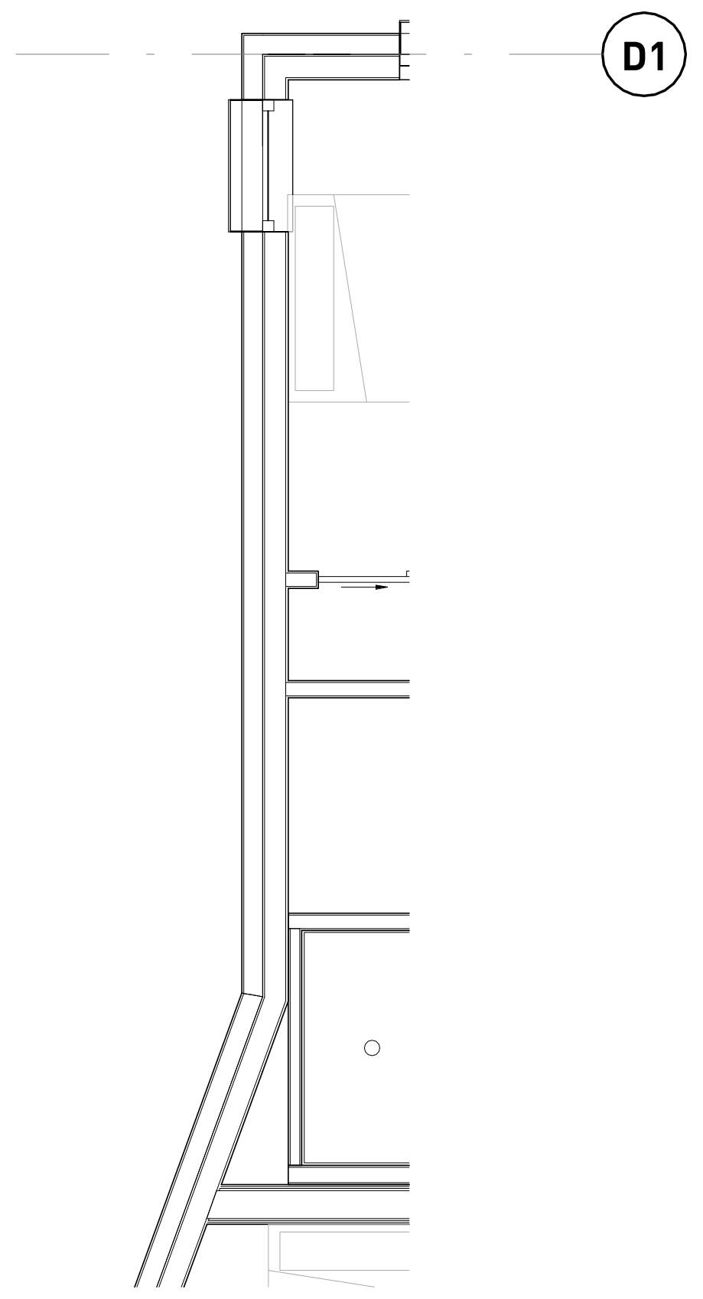
5 **Elevation 11 - a**

1 : 50



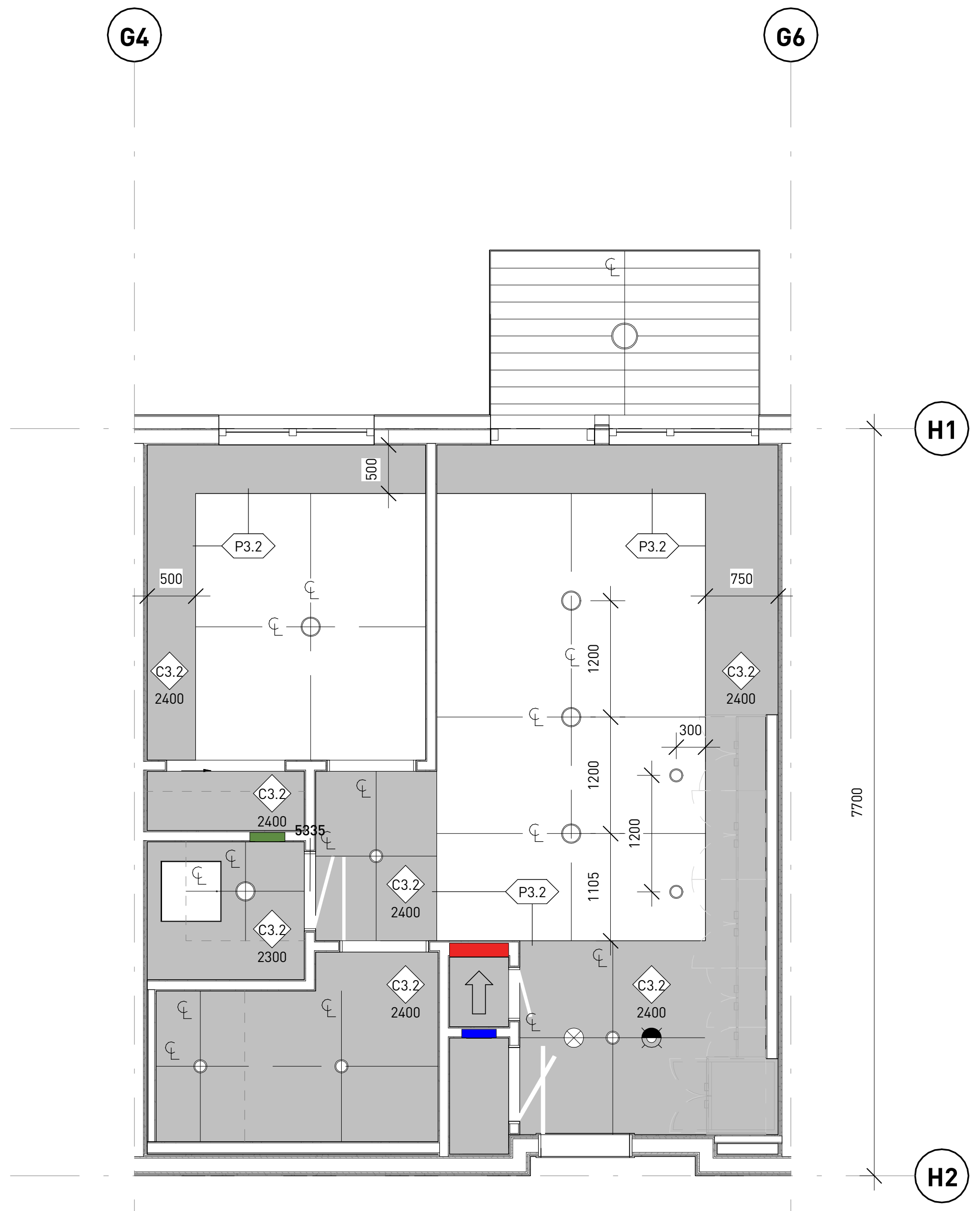
4 **Elevation 10 - a**

1 : 50



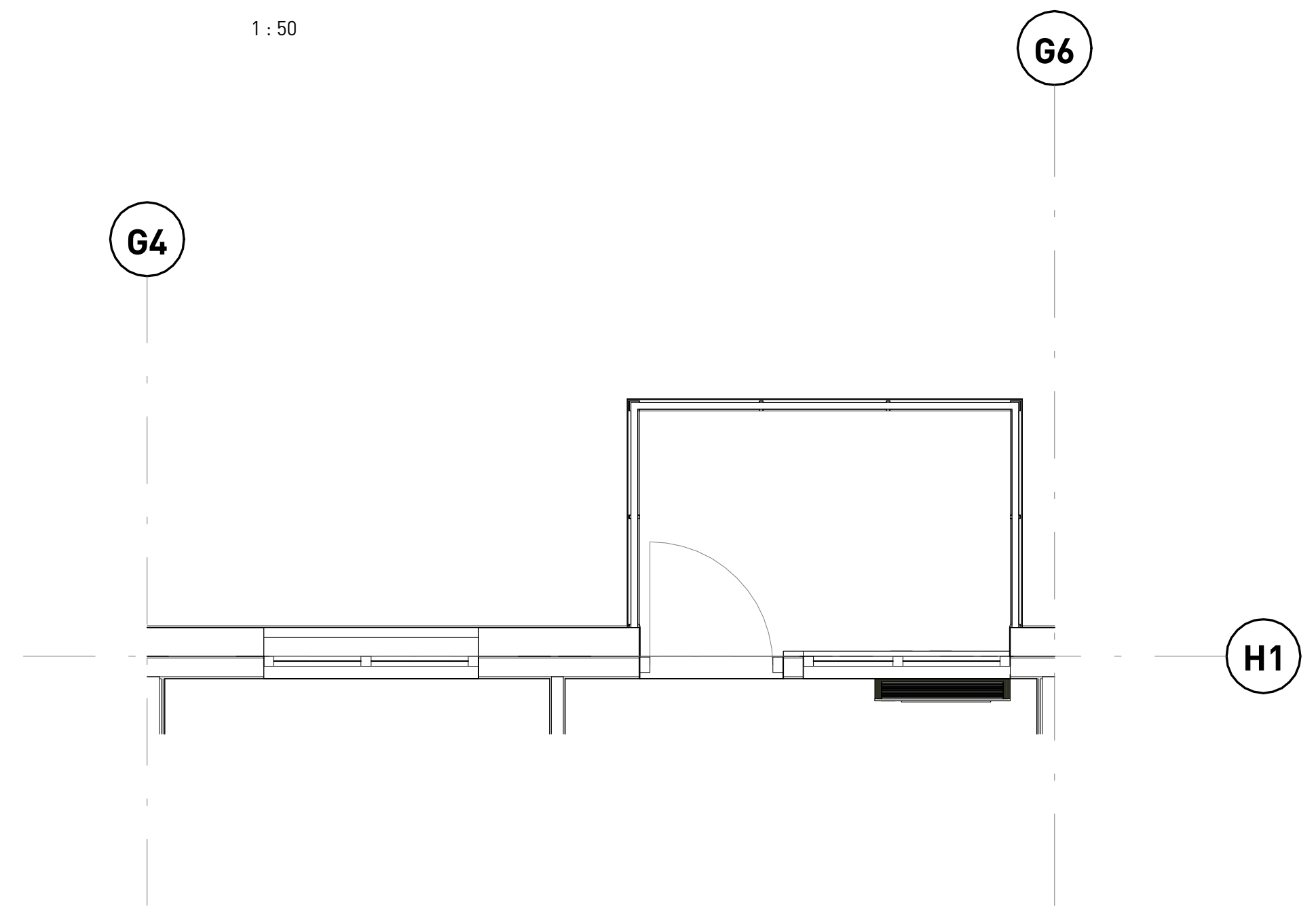
8 **Unit plan - Building North 1 Bed A corner**

1 : 50



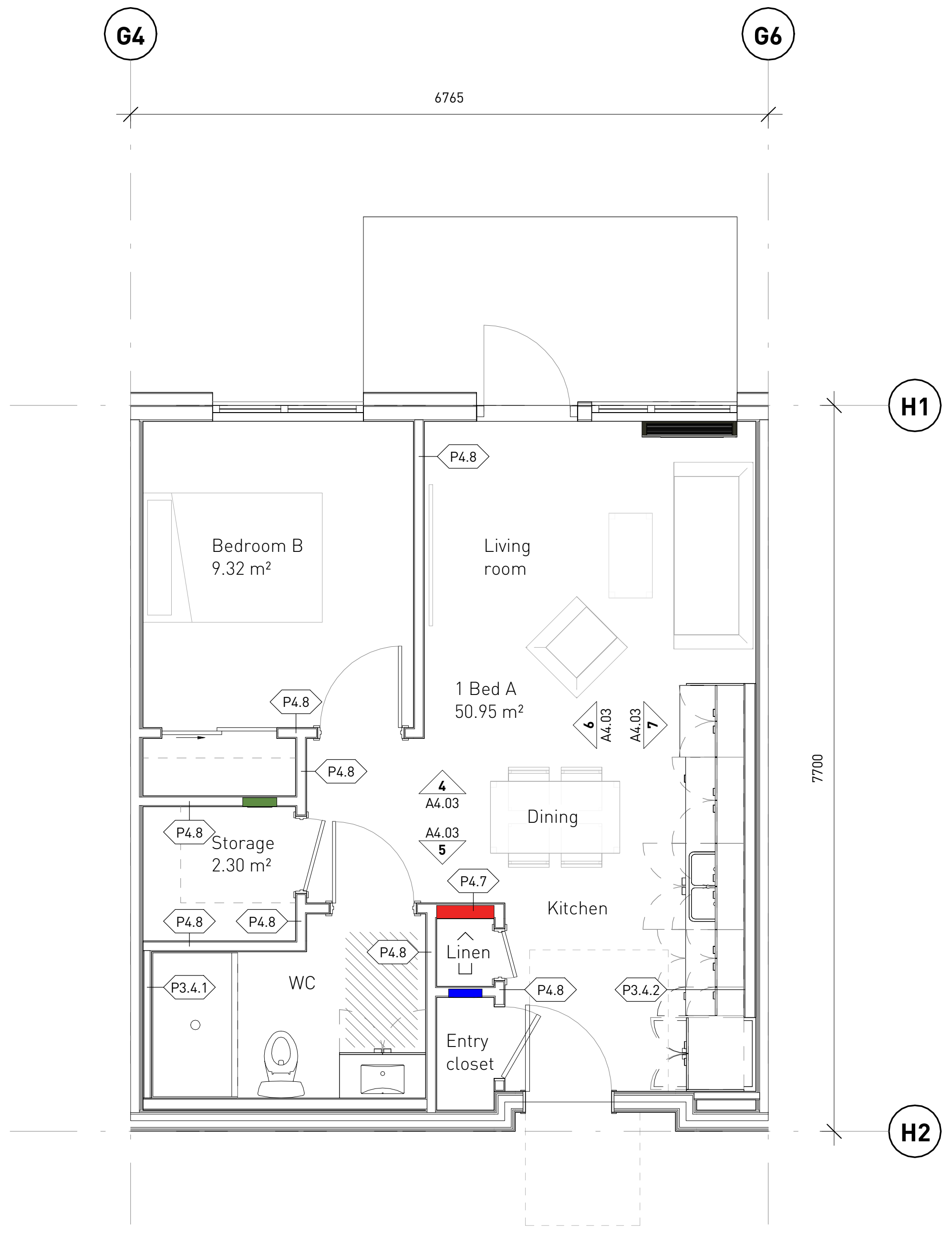
3 **RCP - Unit - 1 Bed A**

1 : 50



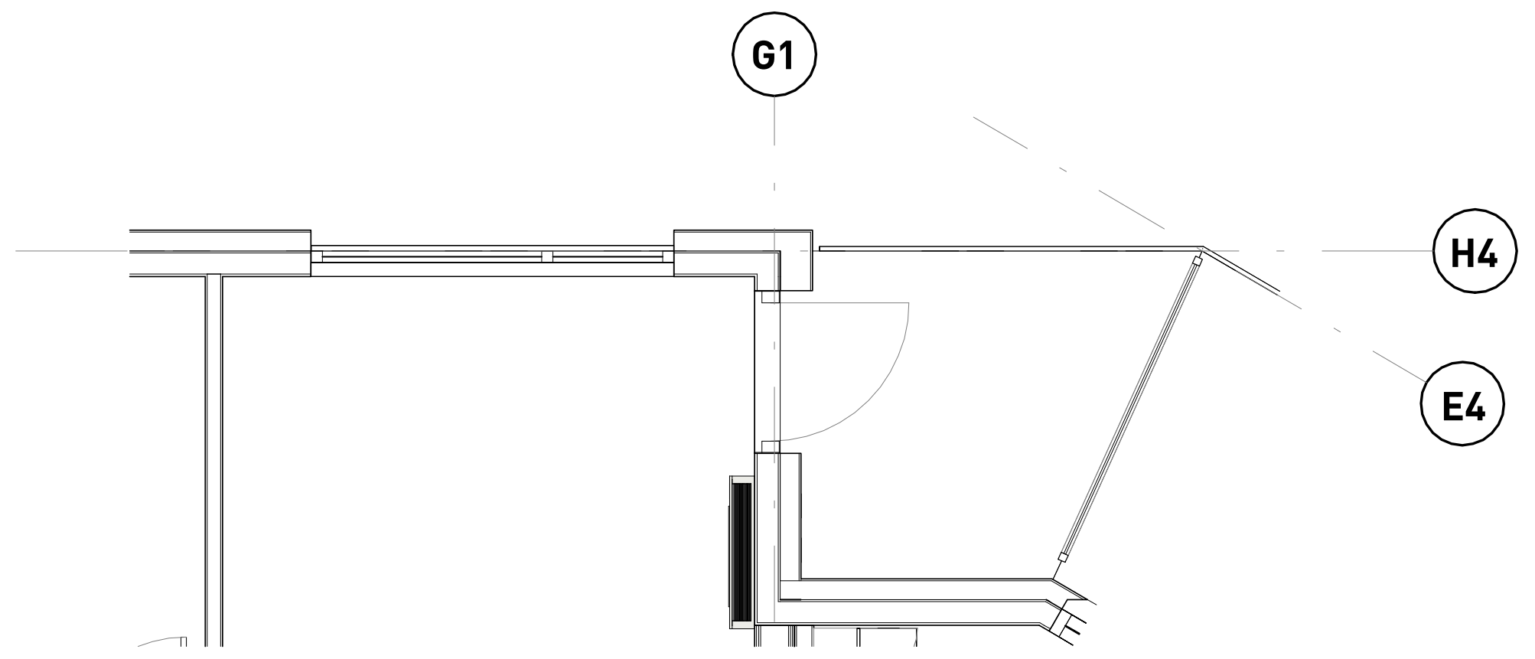
2 **Enlarged unit plan - 1 Bed A typical balcony**

1 : 50



1 **Enlarged unit plan - 1 Bed A**

1 : 50



9 **Unit plan - Building South 1 Bed A**

1 : 50

DP 4.25 24

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E	16 Oct 2025	Issued for DD Costing

Area check

Studio
max 33 sqm
+5% 34.65 sqm

One bed
max 49 sqm
+5% 51.45 sqm
+12% 54.88 sqm

Two bed
max 67 sqm
+5% 70.35 sqm
+12% 75.04 sqm

Three bed
max 86 sqm
+5% 90.30 sqm

🟥	Manifold - see mechanical
🟩	Electrical panel - see electrical
🟦	Communication box - see electrical

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JOHN H. WALL
2025-10-17

Old Lillooet Road

Old Lillooet Road, North Vancouver, BC

PROJECT CODE
2315
SCALE
As indicated

1 Bedroom A

SHEET
A4.03

DP 4.25 25

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ISSUES + REVISIONS

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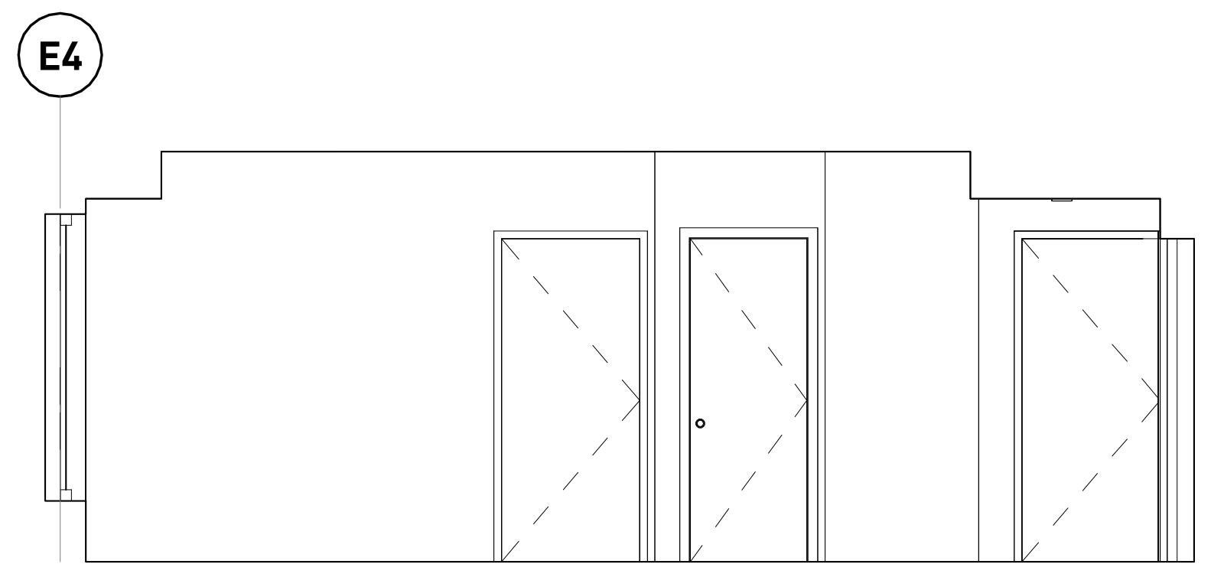
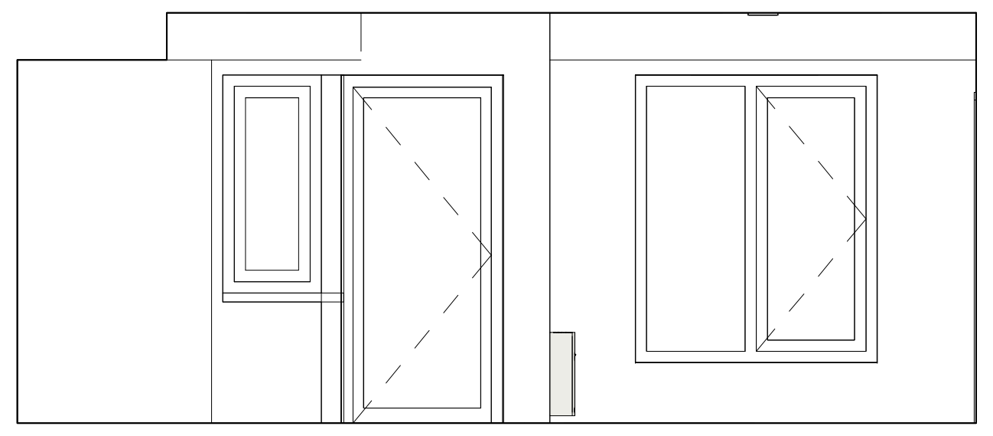


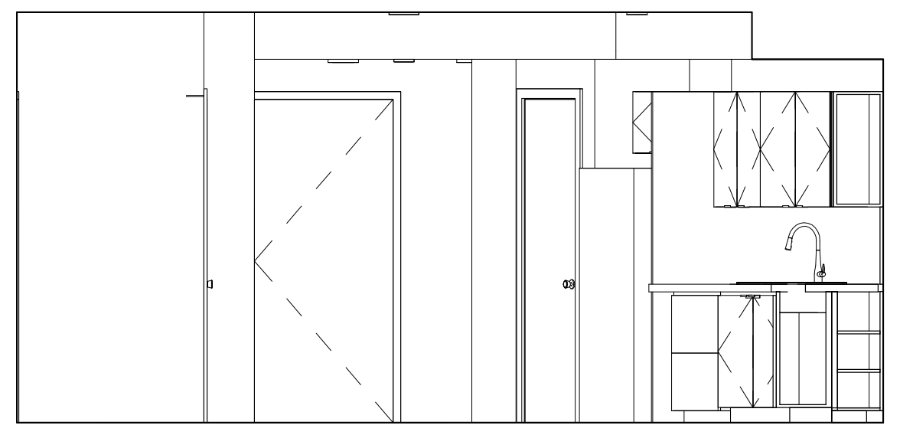
6 **1 Bed Acc - Interior elevation 2**

1 : 50



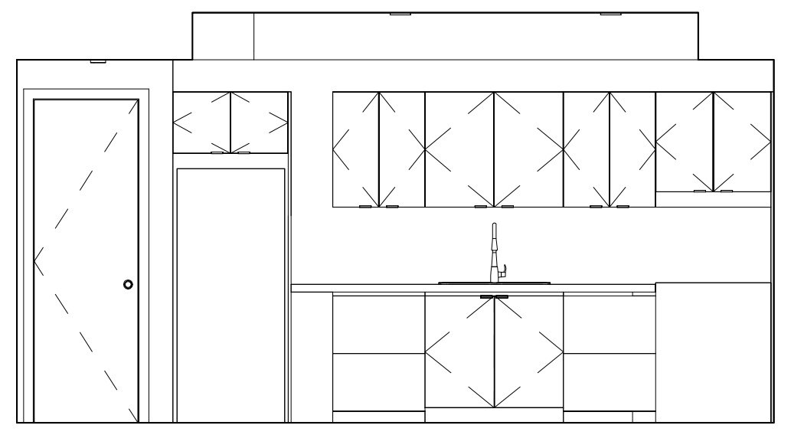
5 **1 Bed Acc - Interior elevation 3**

1 : 50



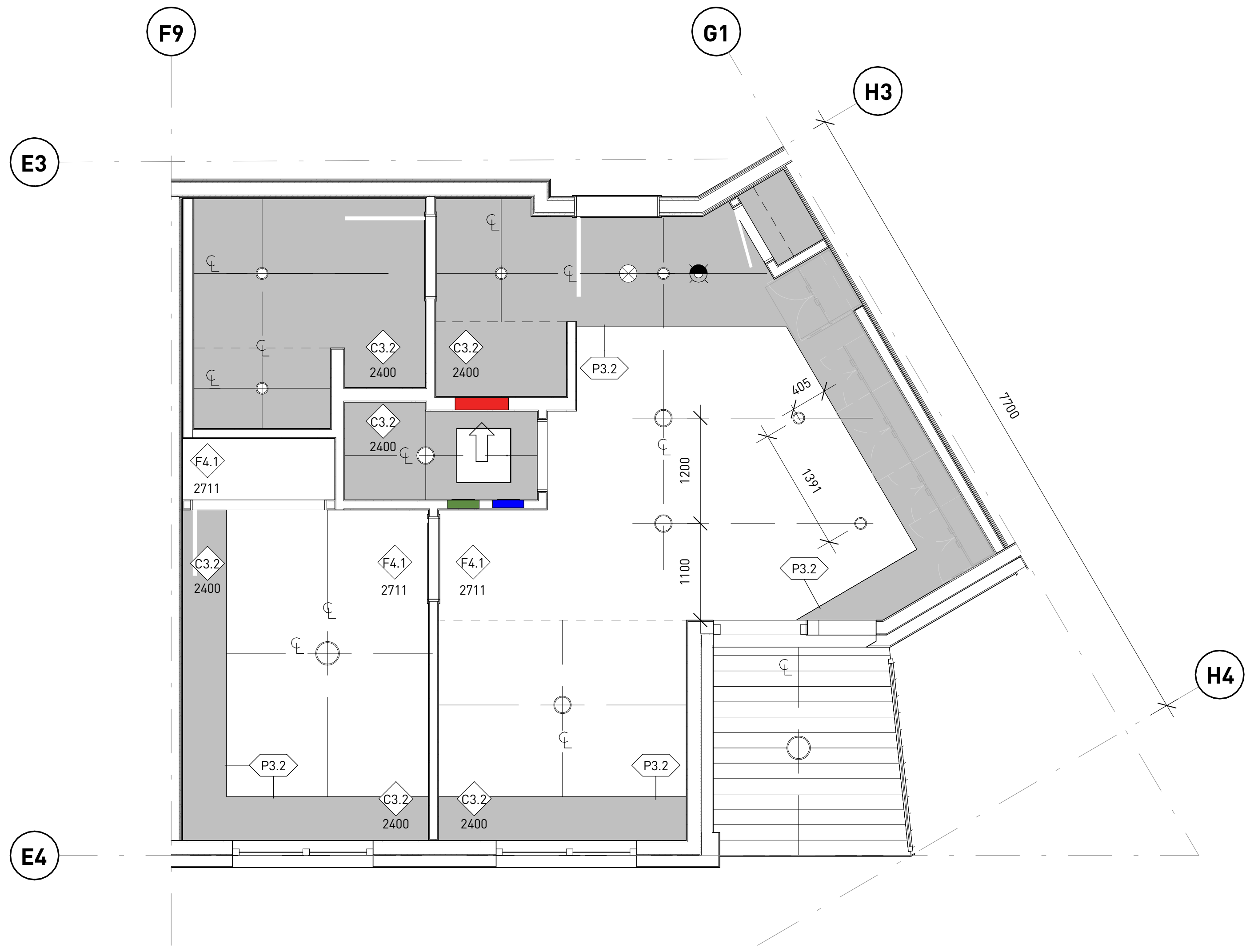
4 **1 Bed Acc - Interior elevation 1**

1 : 50



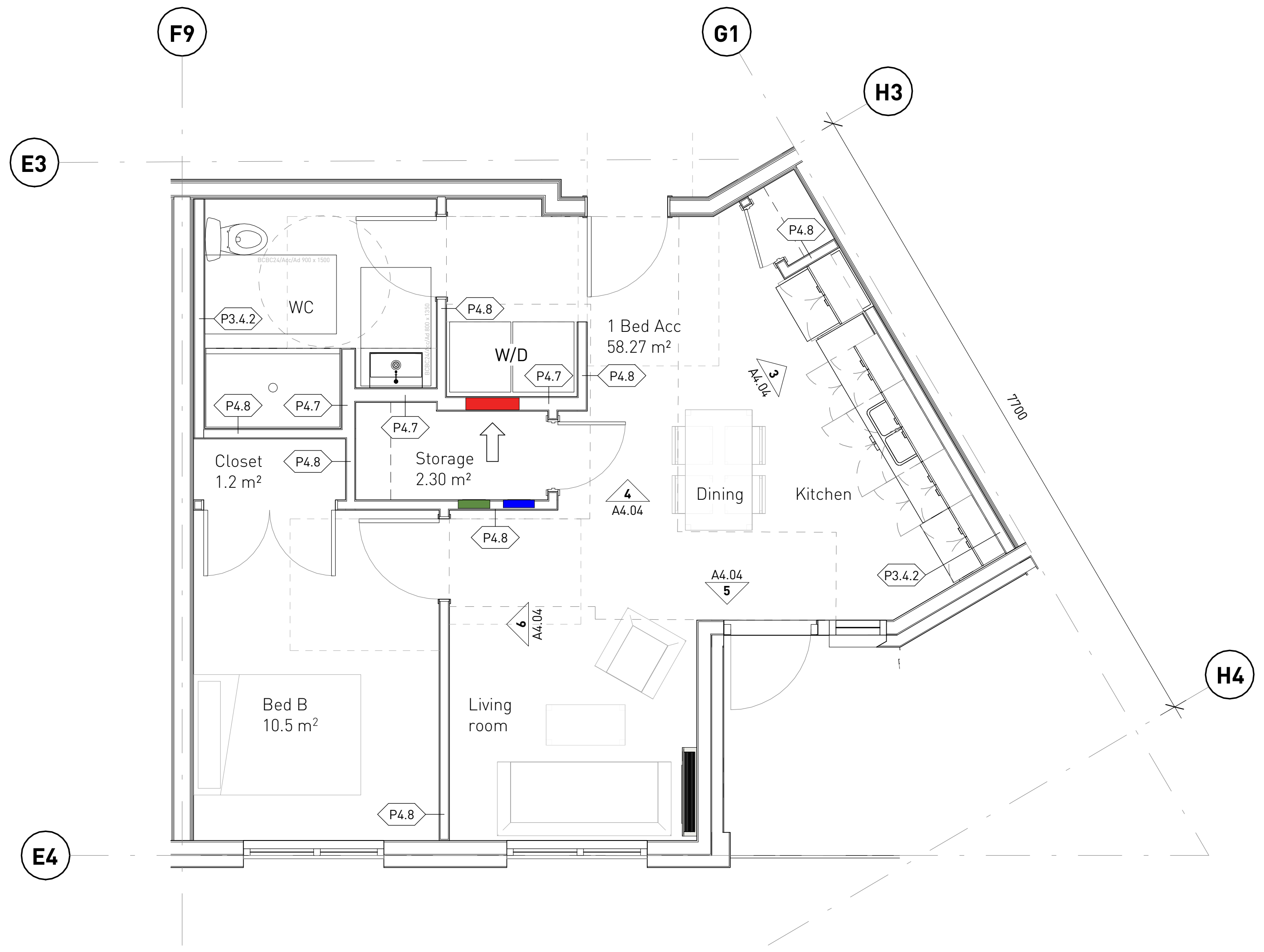
3 **1 Bed Acc - Interior elevation 4**

1 : 50



2 **RCP - Unit - 1 Bed Acc**

1 : 50



1 **Unit plan - 1 Bed Acc**

1 : 50

Area check

Studio
max 33 sqm
+5% 34.65 sqm

One bed
max 49 sqm
+5% 51.45 sqm
+12% 54.88 sqm

Two bed
max 67 sqm
+5% 70.35 sqm
+12% 75.04 sqm

Three bed
max 86 sqm
+5% 90.30 sqm

🟥	Manifold - see mechanical
🟩	Electrical panel - see electrical
🟦	Communication box - see electrical

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JOHN H. WALL
2025-10-17
BRITISH COLUMBIA

Old Lillooet Road

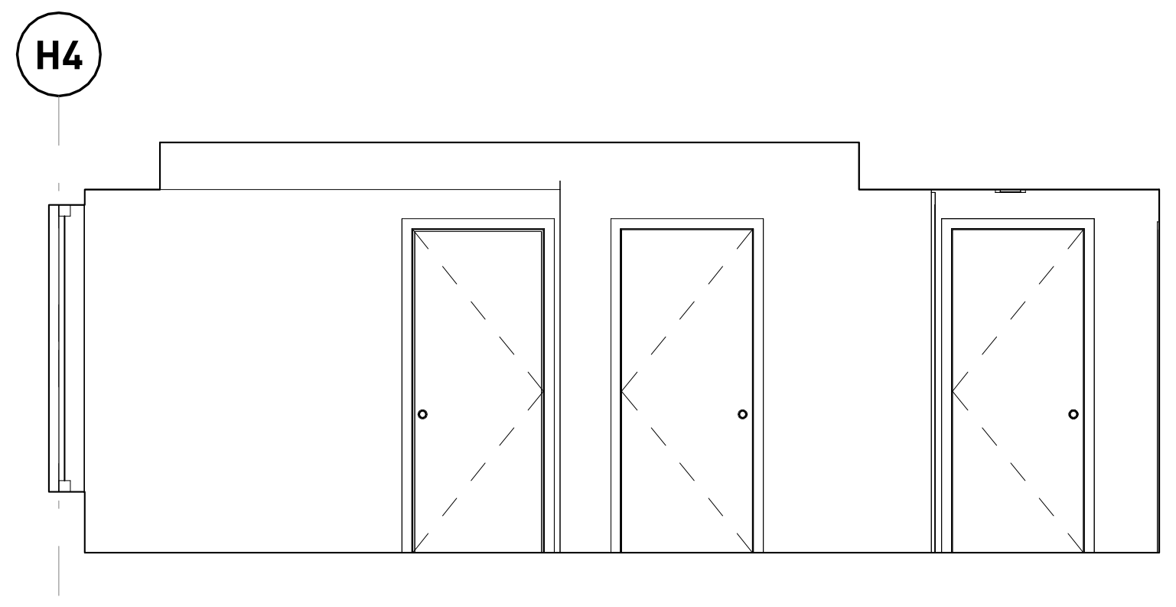
Old Lillooet Road, North Vancouver, BC

PROJECT CODE
2315
SCALE
As indicated

1 Bedroom - accessible

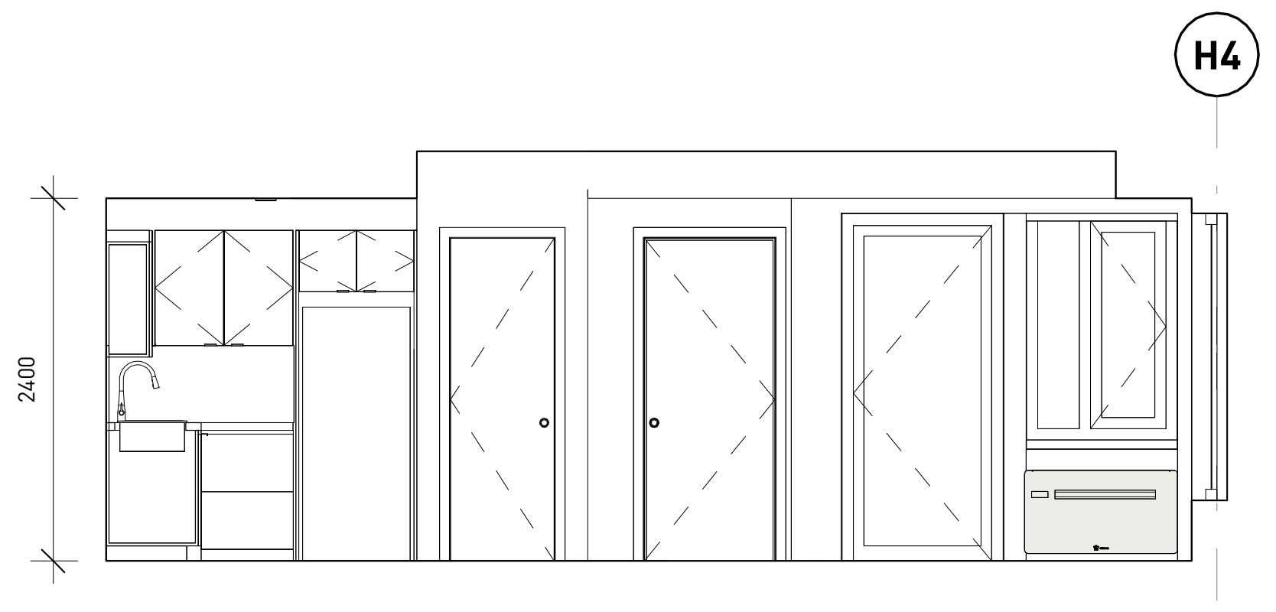
SHEET
A4.04

10/17/2025 1:23:11 PM C:\Users\anouck\Documents\2315_OLR_ARCH_anouckQ7KCE.rvt



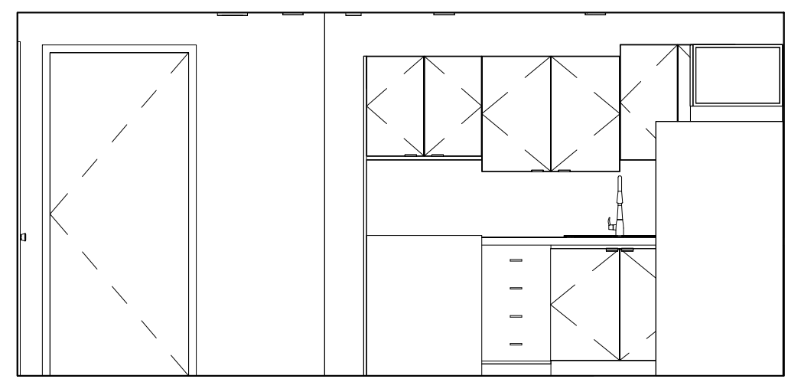
7 **Elevation 6 - a**

1 : 50



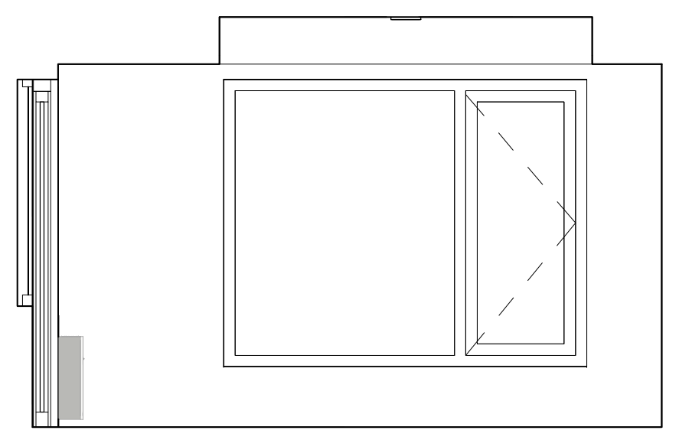
8 **Elevation 7 - a**

1 : 50



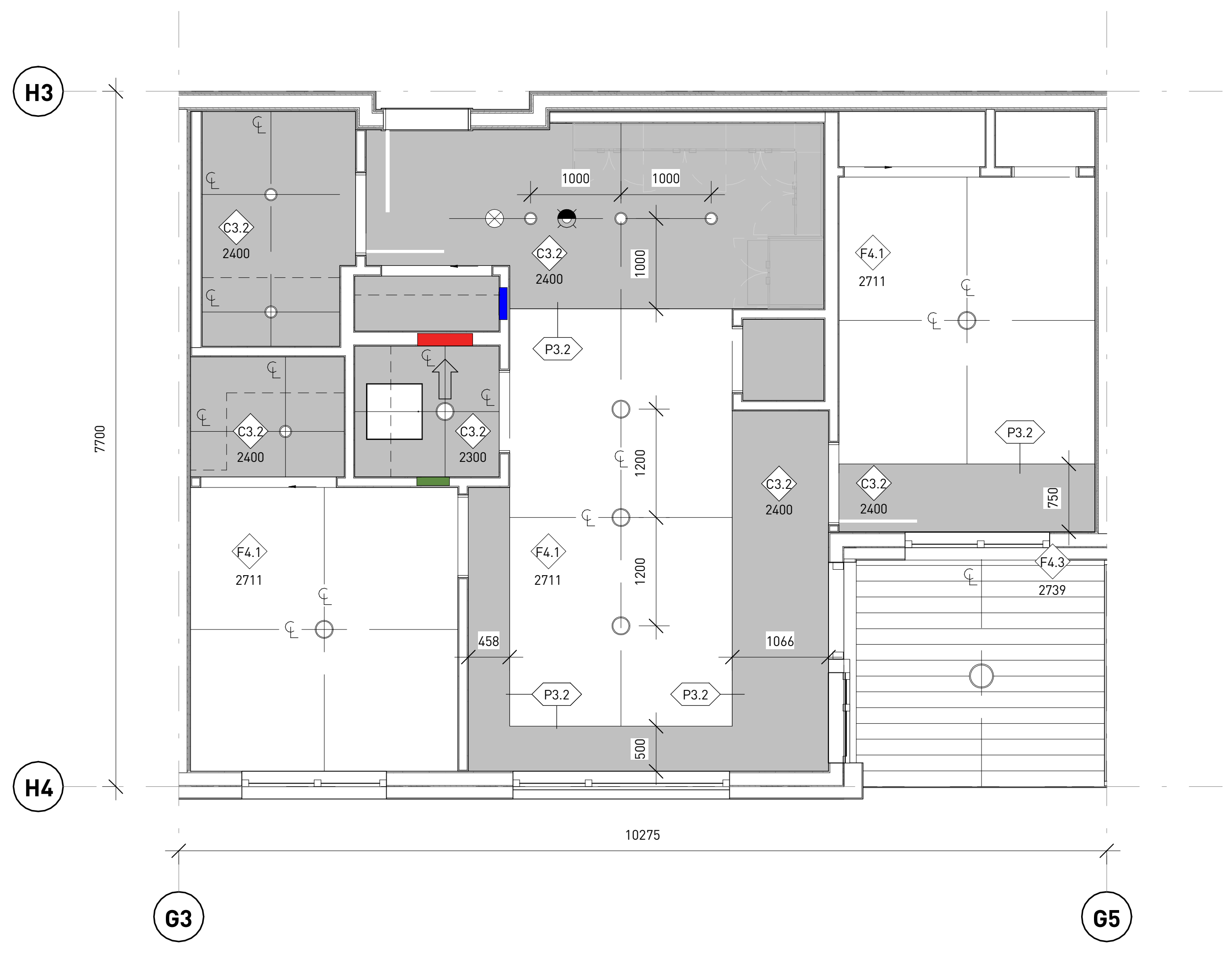
6 **Elevation 5 - a**

1 : 50



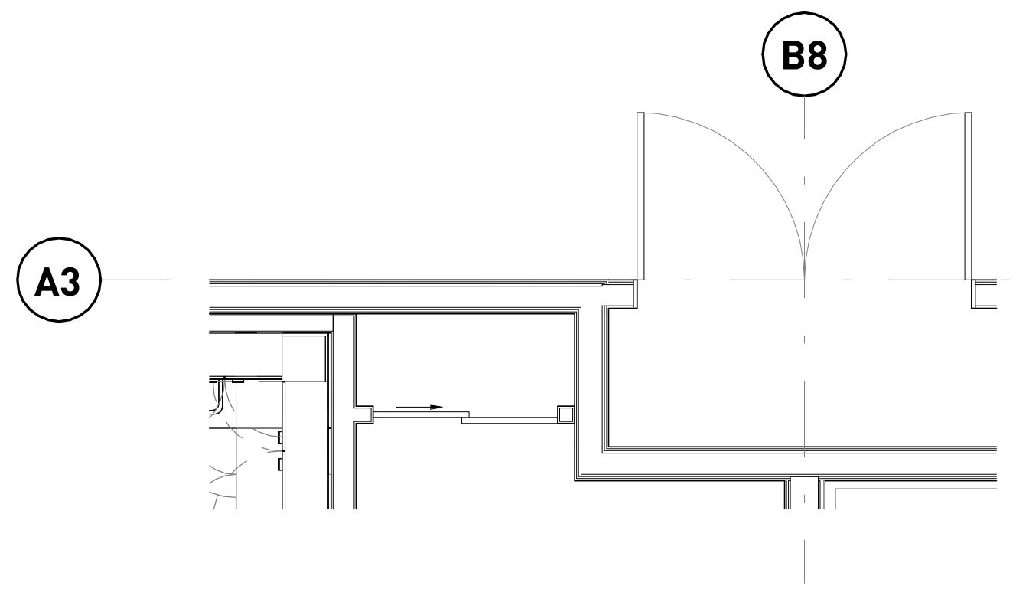
5 **Elevation 8 - a**

1 : 50



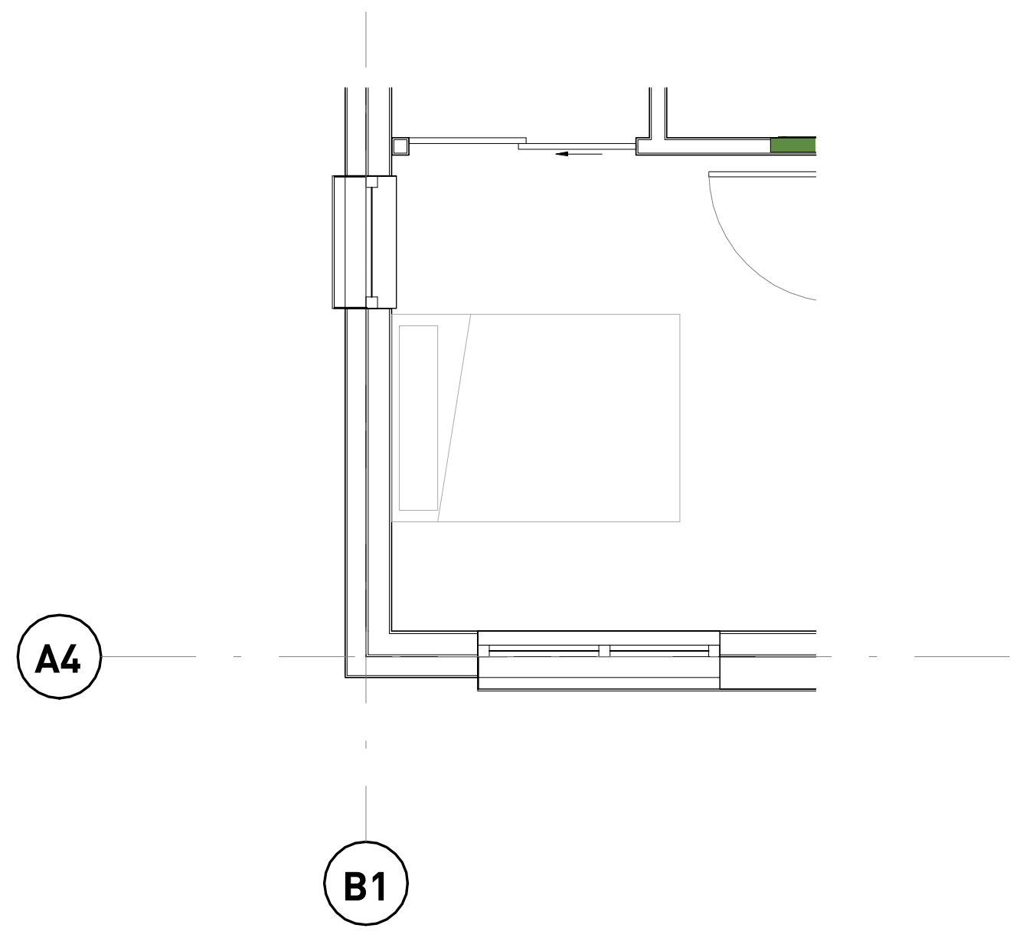
4 **RCP - Unit - 2 Bed A**

1 : 50



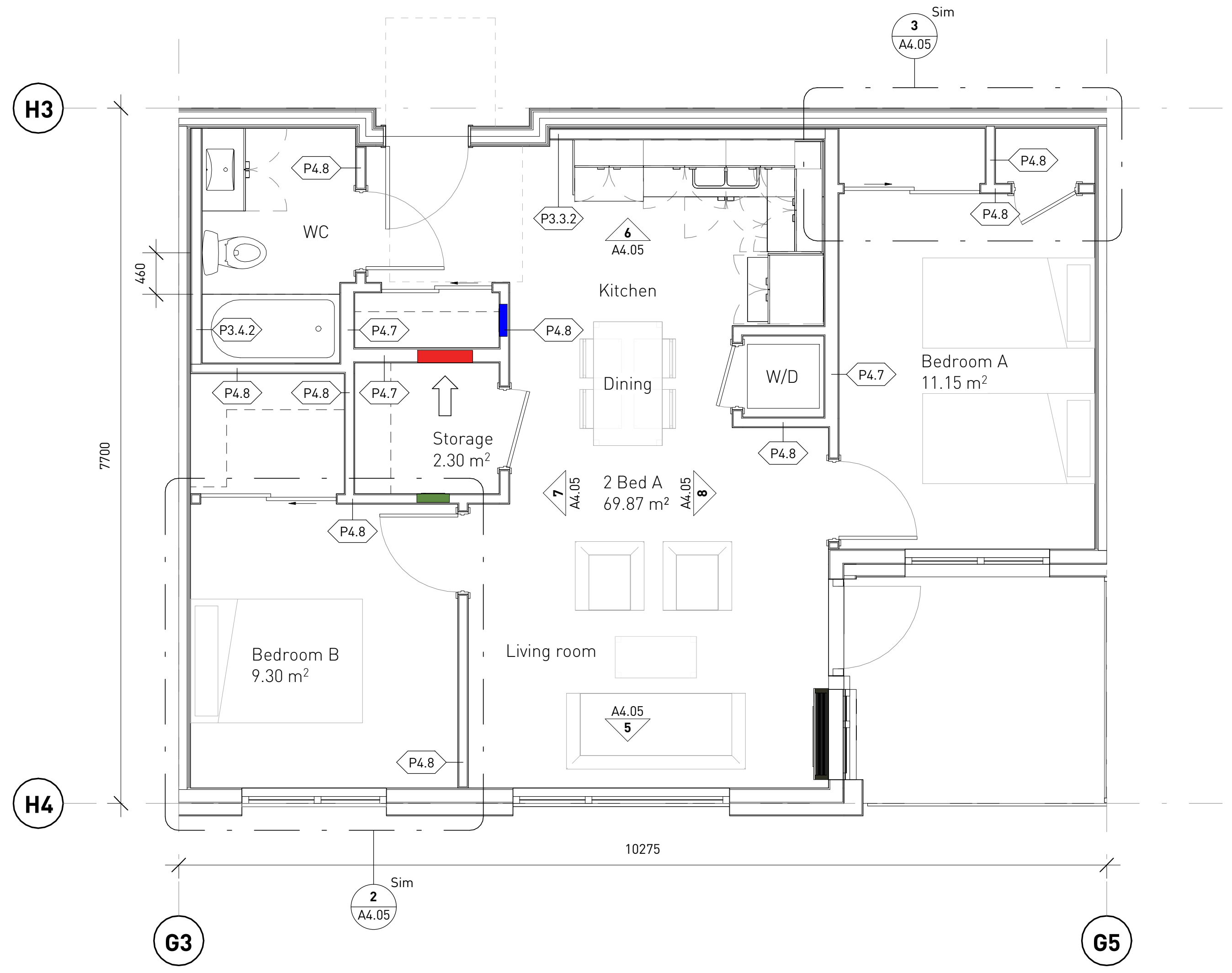
3 **Unit plan - Building North - 2 Bed A electrical room**

1 : 50



2 **Unit plan - Building North - 2 Bed A corner**

1 : 50



1 **Unit plan - 2 Bed A**

1 : 50

DP 4.25 26

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Area check

Studio
max 33 sqm
+5% 34.65 sqm

One bed
max 49 sqm
+5% 51.45 sqm
+12% 54.88 sqm

Two bed
max 67 sqm
+5% 70.35 sqm
+12% 75.04 sqm

Three bed
max 86 sqm
+5% 90.30 sqm

🟥	Manifold - see mechanical
🟩	Electrical panel - see electrical
🟦	Communication box - see electrical

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REGISTERED ARCHITECT
JOHN H. WALL
2025-10-17
BRITISH COLUMBIA

Old Lillooet Road

Old Lillooet Road, North Vancouver, BC

PROJECT CODE
2315
SCALE
As indicated

2 Bedroom A

SHEET
A4.05

10/17/2025 1:23:12 PM   C:\Users\anouck\Documents\2315_OLR_ARCH_anouckQ7KCE.rvt

DP 4.25 27

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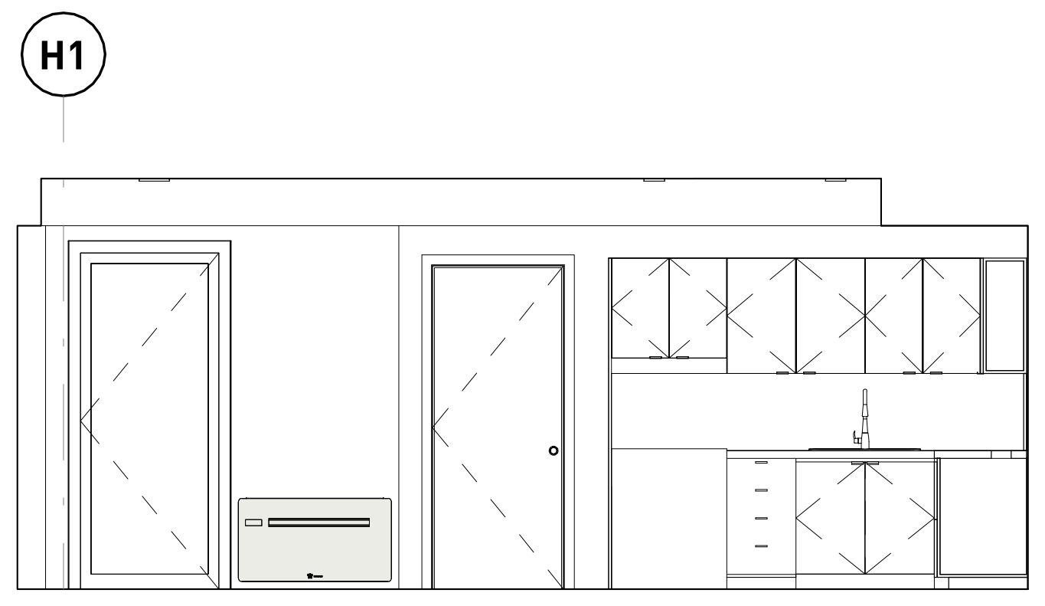
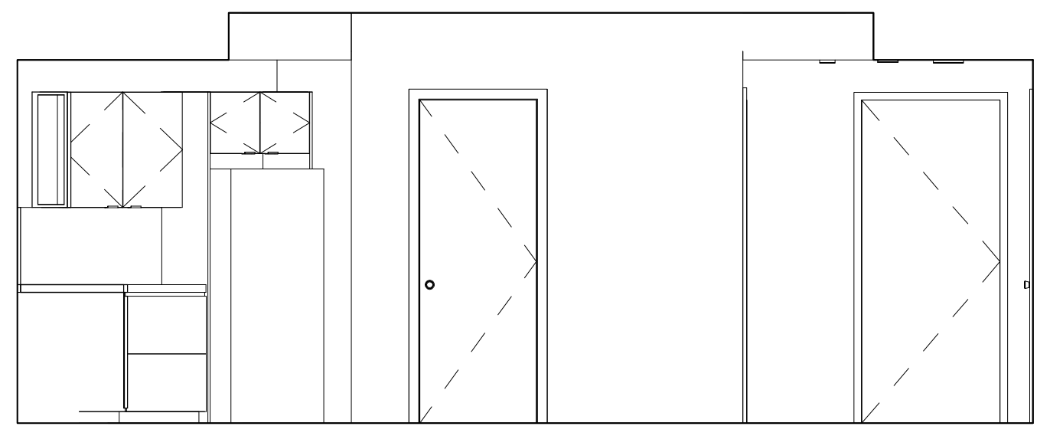
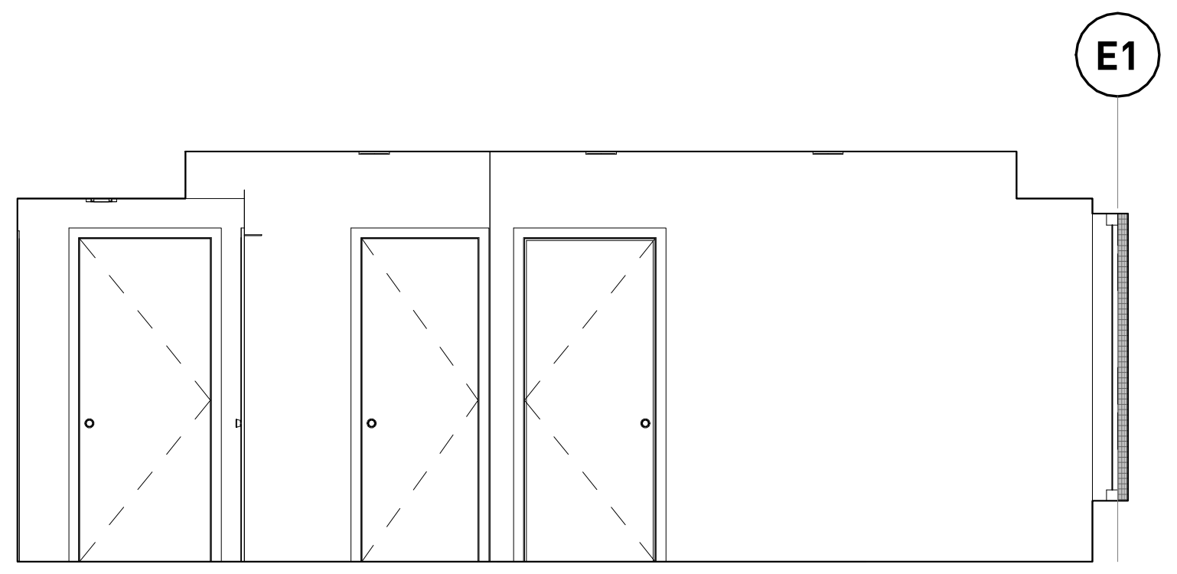


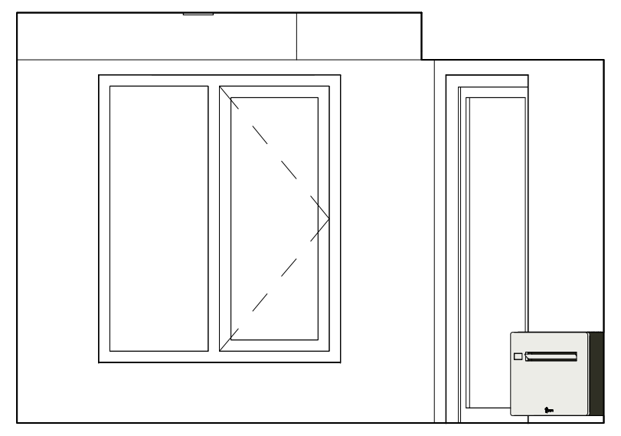
6 **2 Bed B - Interior Elevation 4**
1 : 50



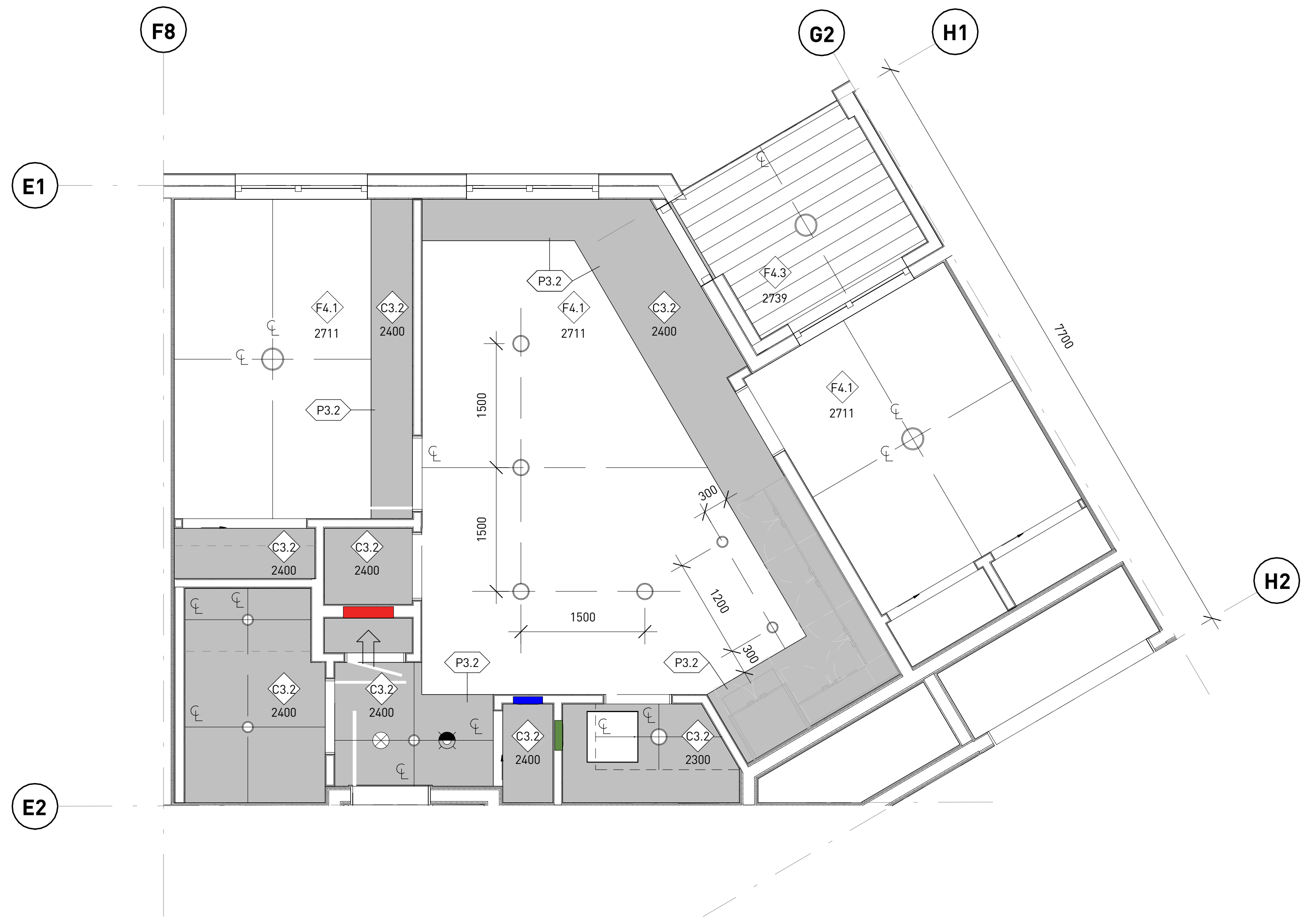
5 **2 Bed B - Interior Elevation 3**
1 : 50



4 **2 Bed B - Interior Elevation 2**
1 : 50



3 **2 Bed B - Interior Elevation 1**
1 : 50



7 **RCP - Unit - 2 Bed B**
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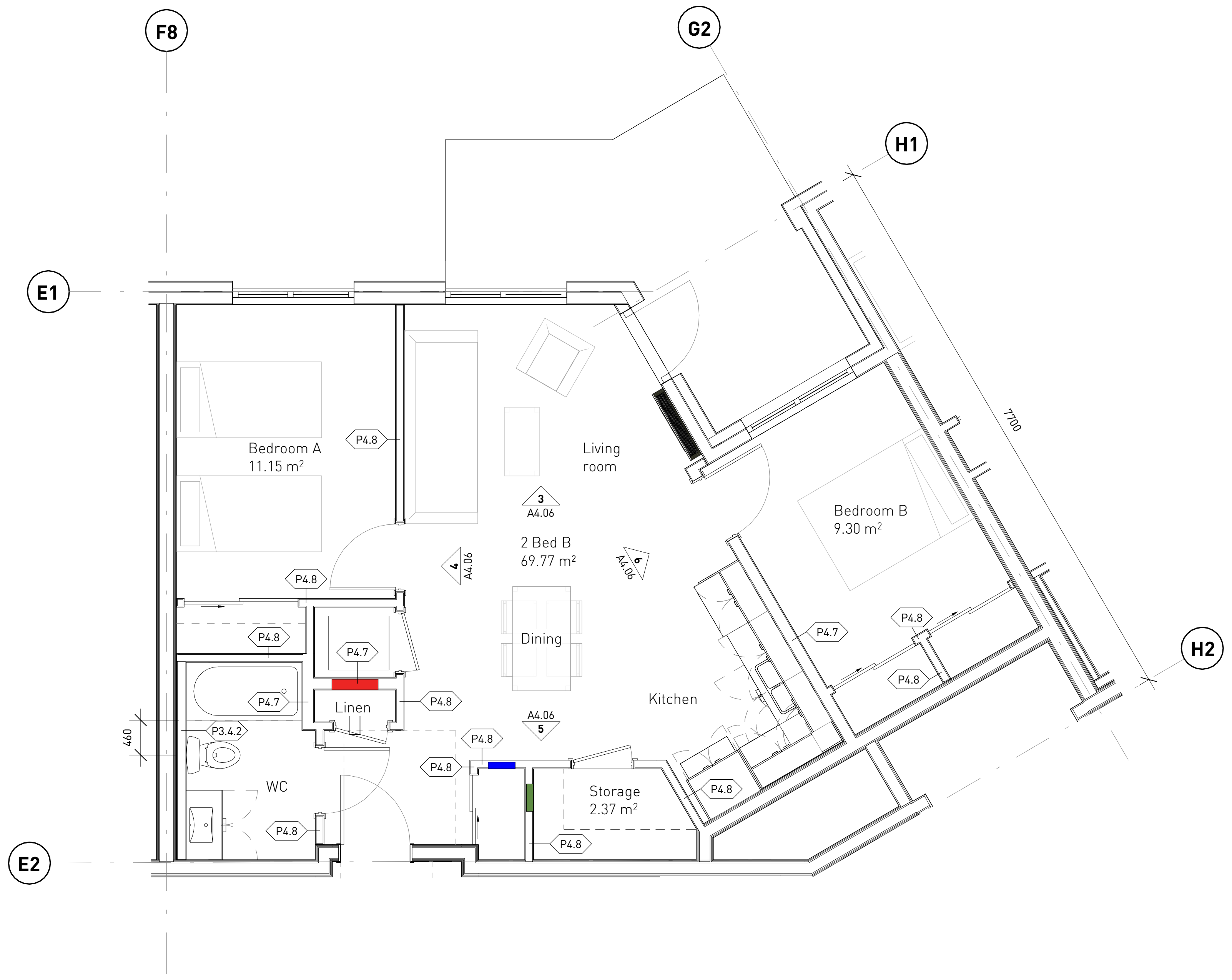

1 **Unit plan - 2 Bed B**
1 : 50

Area check

Studio
max 33 sqm
+5% 34.65 sqm

One bed
max 49 sqm
+5% 51.45 sqm
+12% 54.88 sqm

Two bed
max 67 sqm
+5% 70.35 sqm
+12% 75.04 sqm

Three bed
max 86 sqm
+5% 90.30 sqm

🟥	Manifold - see mechanical
🟩	Electrical panel - see electrical
🟦	Communication box - see electrical

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JOHN H. WALL
2025-10-17

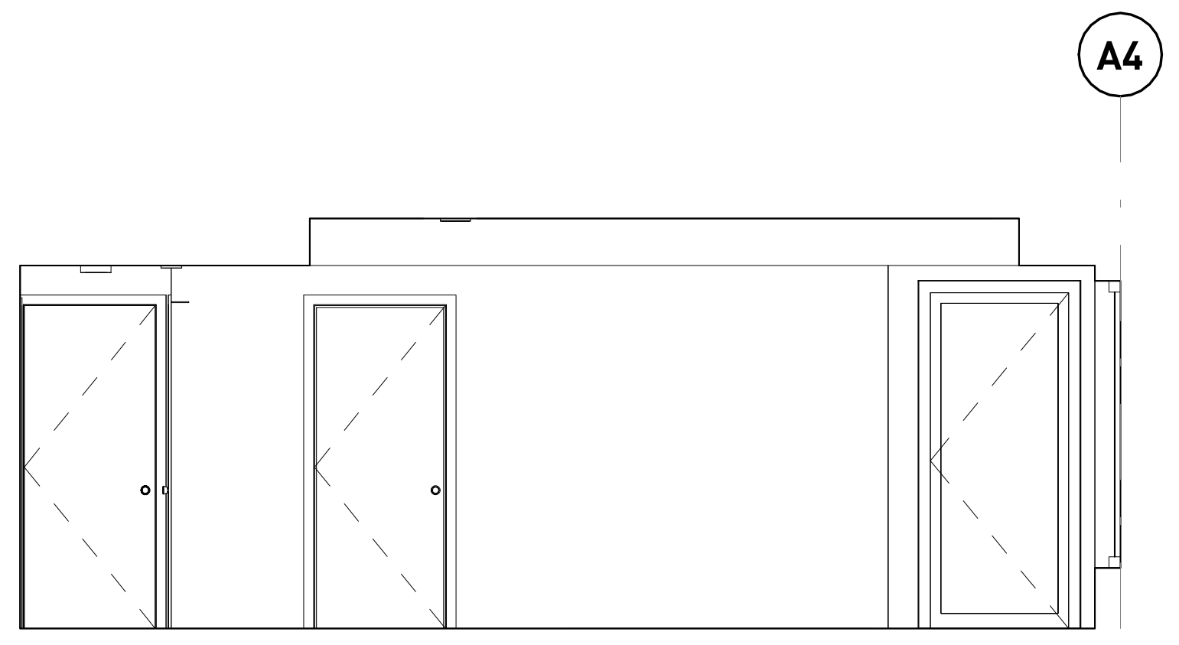
Old Lillooet Road

Old Lillooet Road, North Vancouver, BC

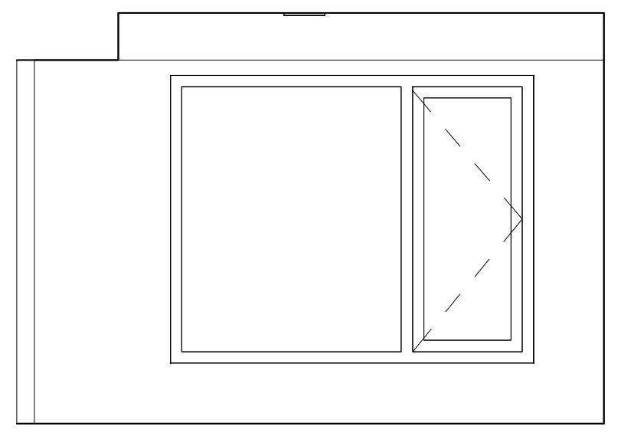
PROJECT CODE
2315
SCALE
As indicated

2 Bedroom B

SHEET
A4.06



6 **2 Bed C - Interior elevation 4**
1 : 50



5 **2 Bed C - Interior elevation 3**
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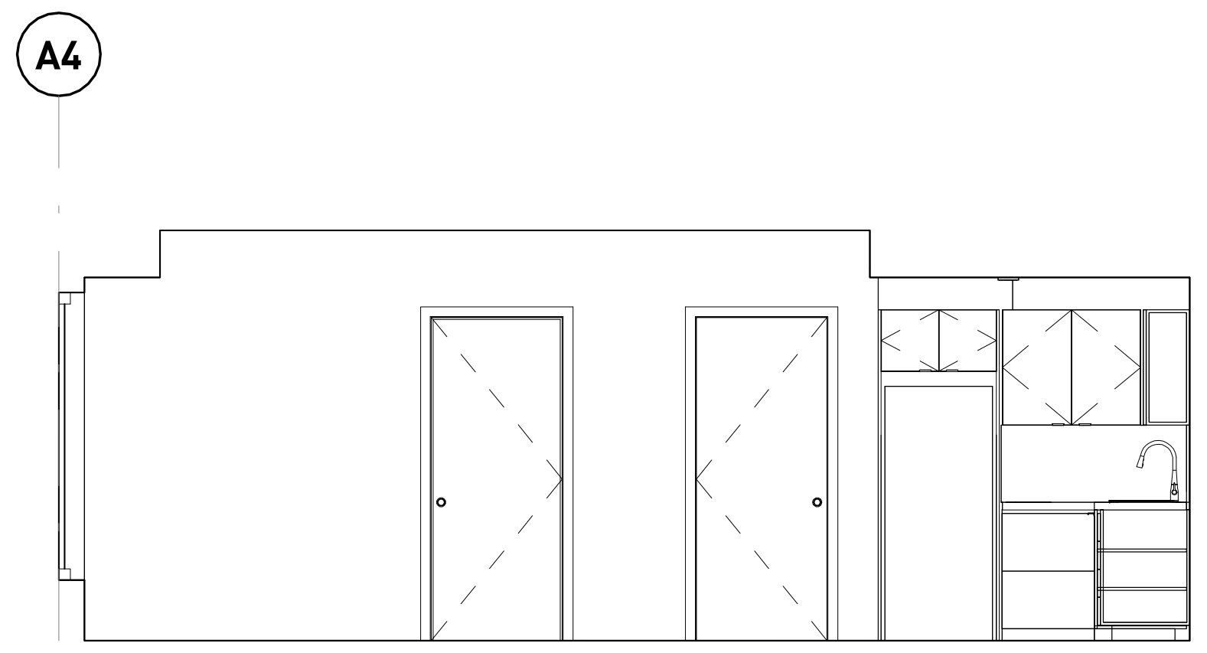

4 **2 Bed C - Interior elevation 2**
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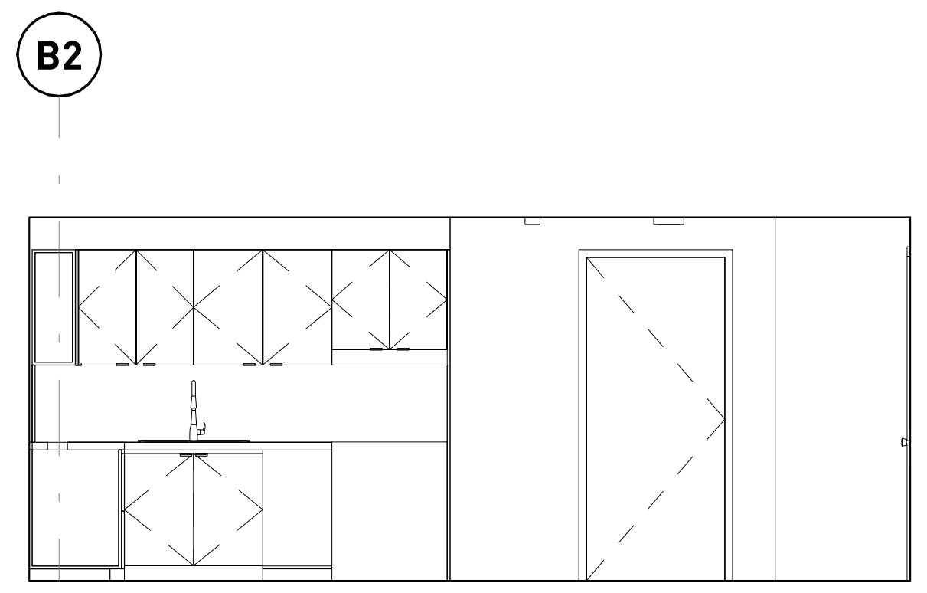

3 **2 Bed C - Interior elevation 1**
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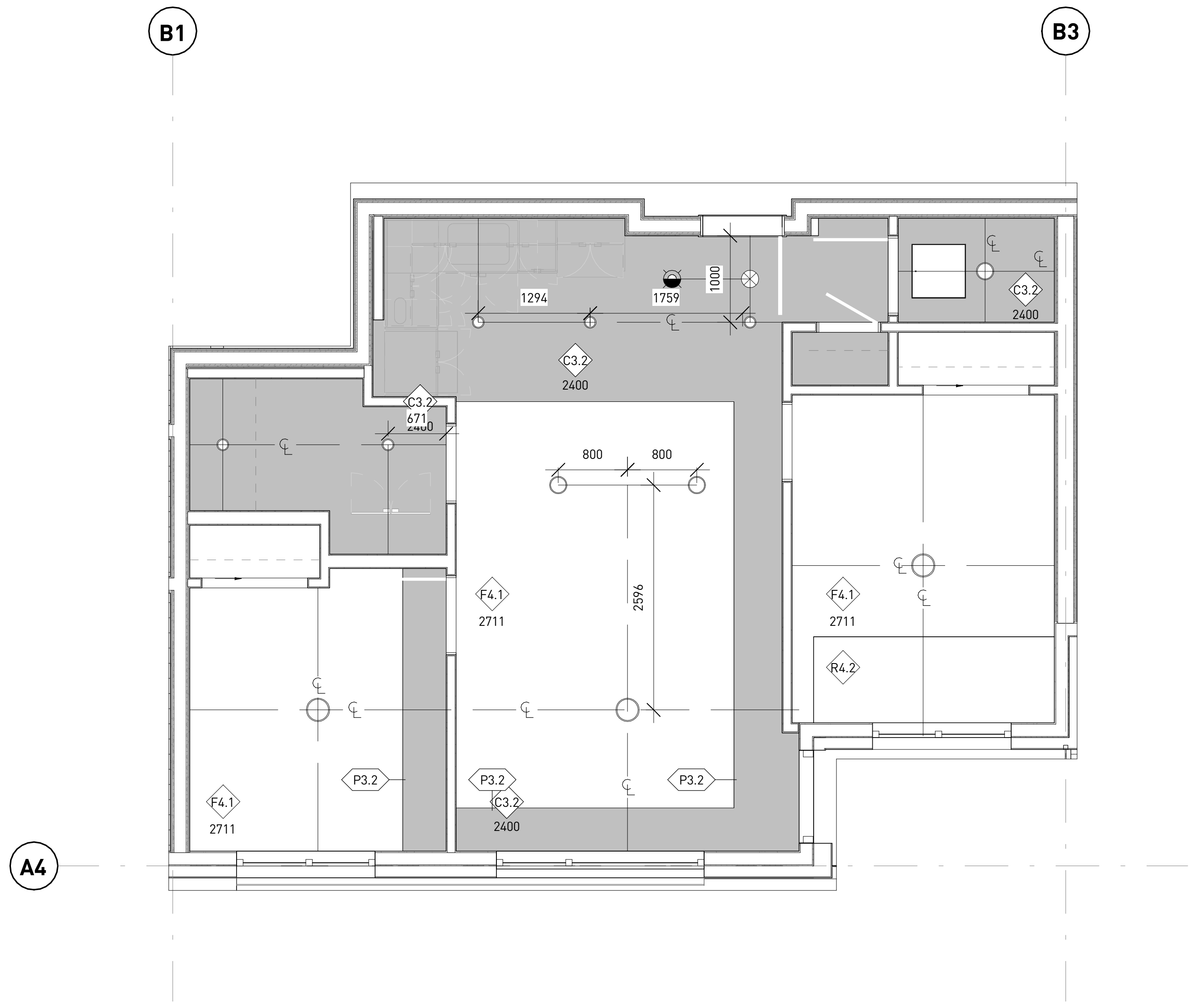
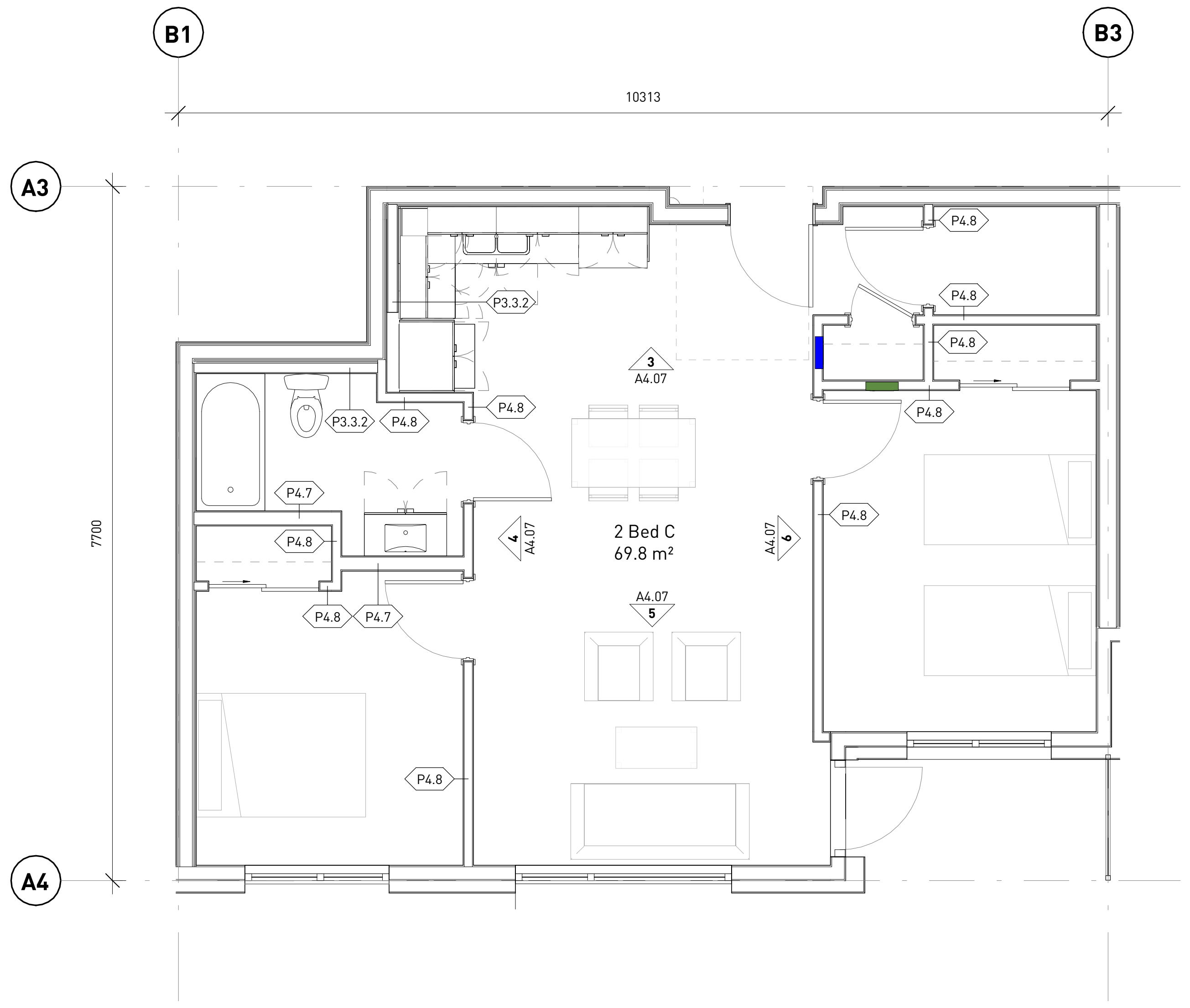


2 **RCP - Unit - 2 Bed C**
1 : 50



1 **Unit plan - 2 Bed C**
1 : 50

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Area check

Studio
max 33 sqm
+5% 34.65 sqm

One bed
max 49 sqm
+5% 51.45 sqm
+12% 54.88 sqm

Two bed
max 67 sqm
+5% 70.35 sqm
+12% 75.04 sqm

Three bed
max 86 sqm
+5% 90.30 sqm

🟥 Manifold
- see mechanical

🟩 Electrical panel
- see electrical

🟦 Communication box
- see electrical

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Old Lillooet Road

Old Lillooet Road, North Vancouver, BC

PROJECT CODE
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SCALE
As indicated

2 Bedroom C

SHEET
A4.07

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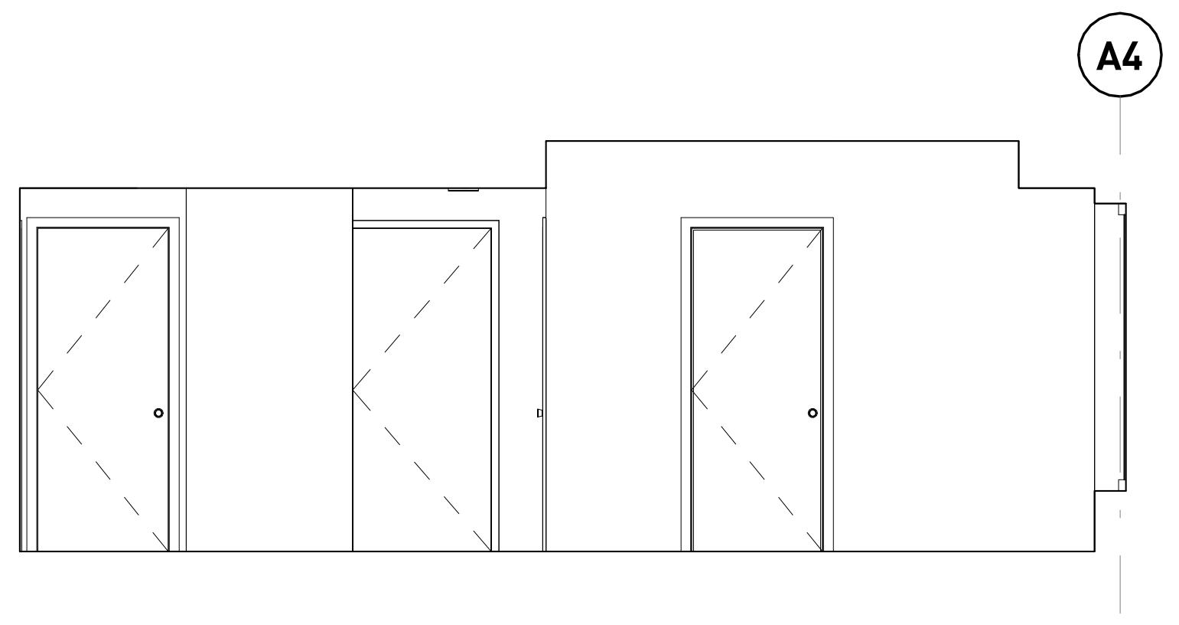

6 **2 Bed D Acc - Interior Elevation 4**
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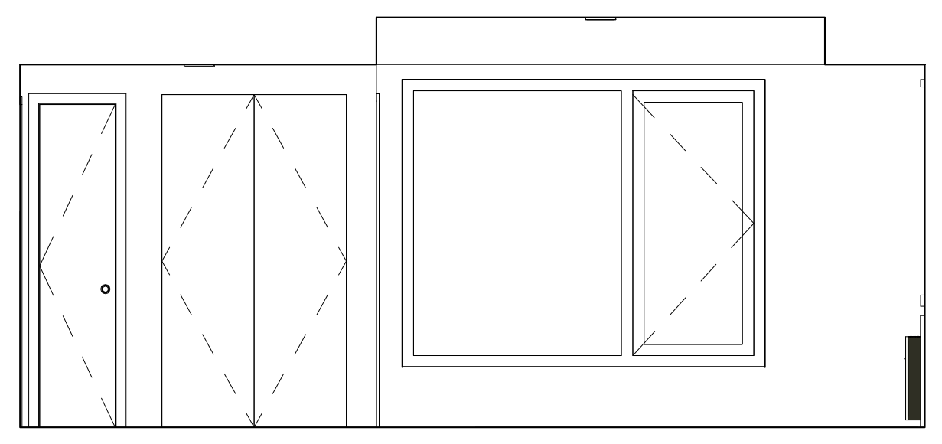
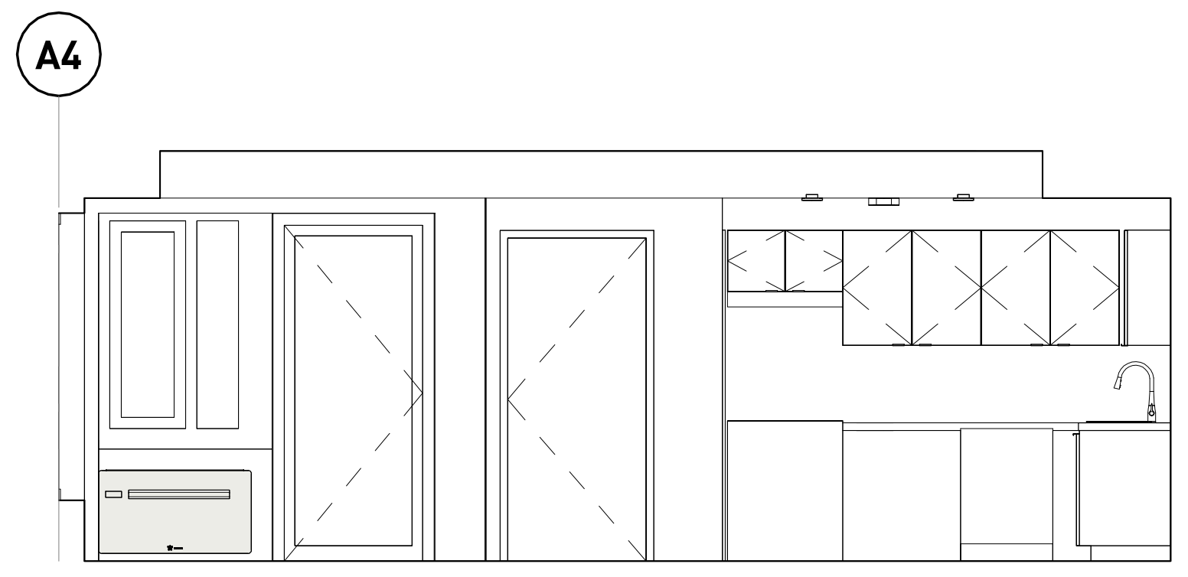


5 **2 Bed D Acc - Interior Elevation 3**
1 : 50



4 **2 Bed D Acc - Interior Elevation 2**
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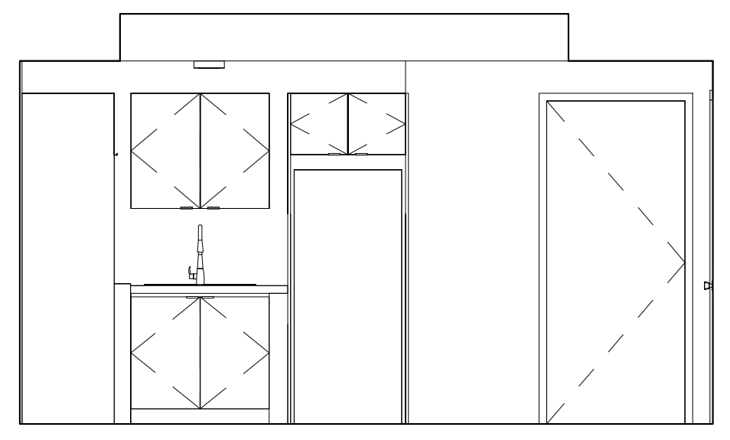

3 **2 Bed D Acc - Interior Elevation 1**
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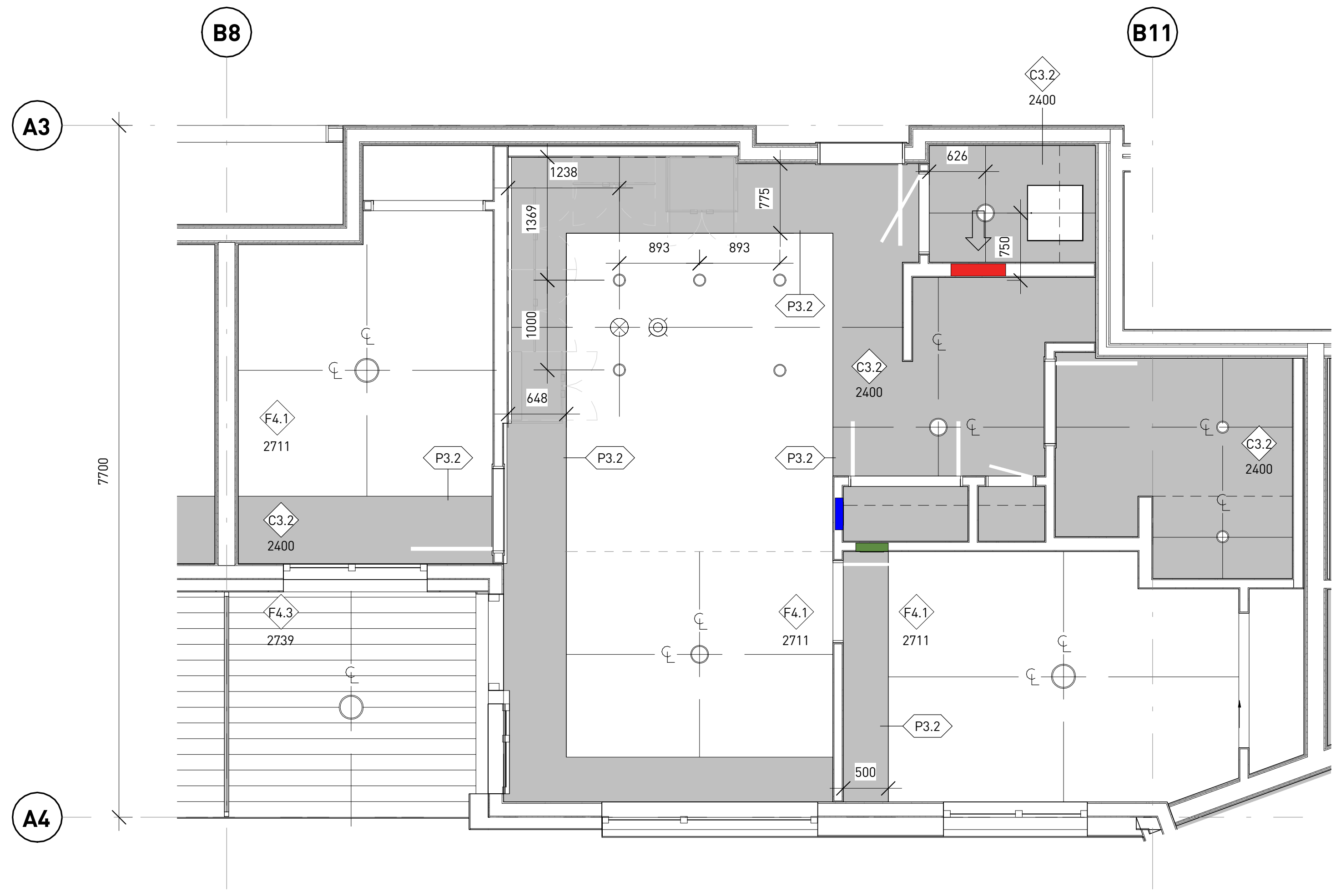
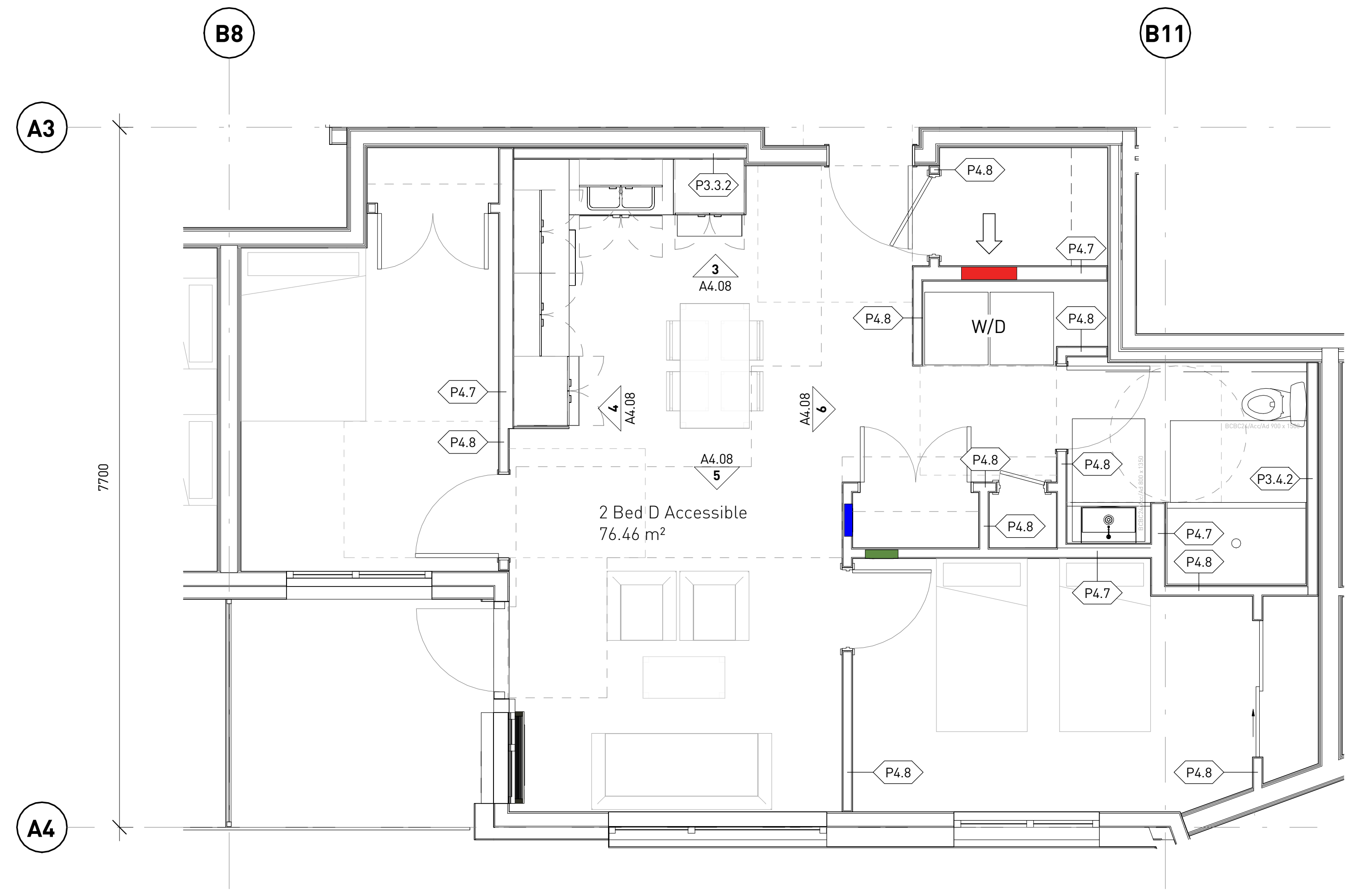


2 **RCP - Unit - 2 Bed Acc**
1 : 50



1 **Unit plan - 2 Bed D Acc**
1 : 50

Area check

Studio
max 33 sqm
+5% 34.65 sqm

One bed
max 49 sqm
+5% 51.45 sqm
+12% 54.88 sqm

Two bed
max 67 sqm
+5% 70.35 sqm
+12% 75.04 sqm

Three bed
max 86 sqm
+5% 90.30 sqm

🟥 Manifold
- see mechanical

🟩 Electrical panel
- see electrical

🟦 Communication box
- see electrical

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2025-10-17

Old Lillooet Road

Old Lillooet Road, North Vancouver, BC

PROJECT CODE
2315
SCALE
As indicated

2 Bedroom - accessible

SHEET
A4.08

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DP 4.25 30

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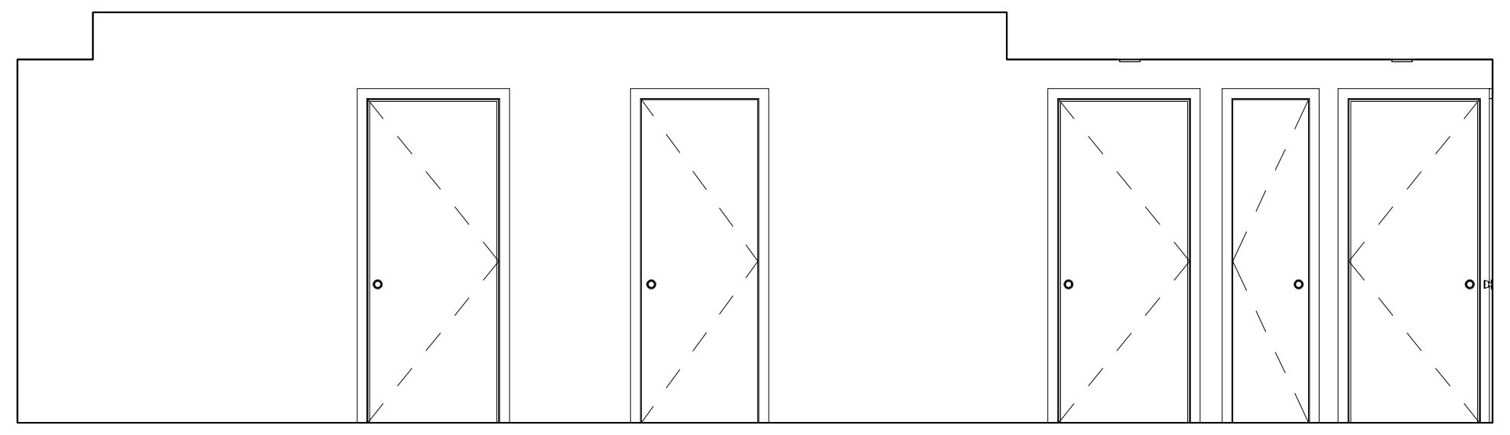
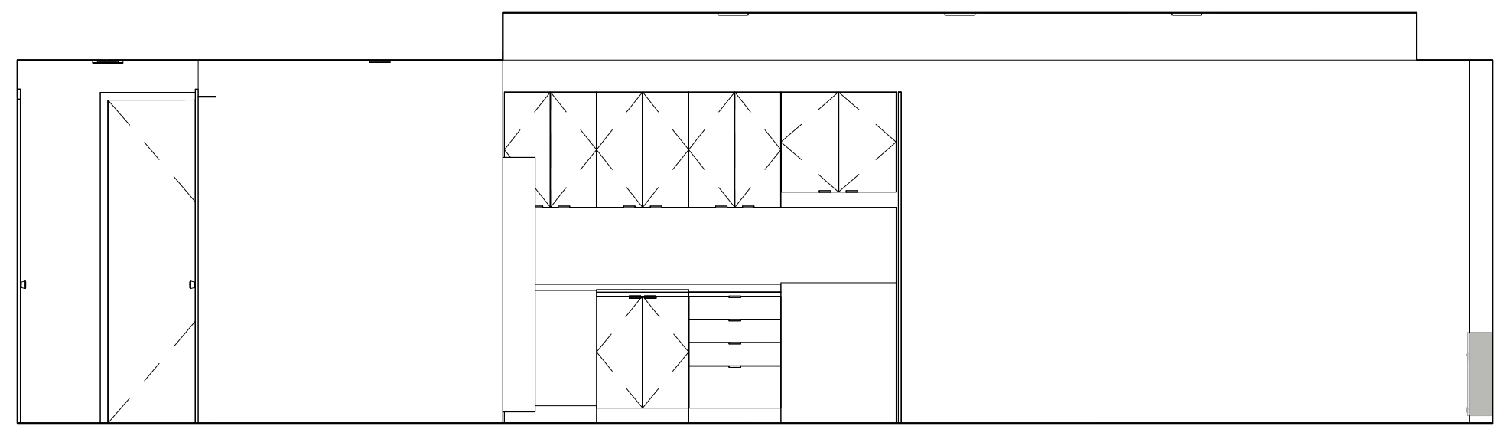
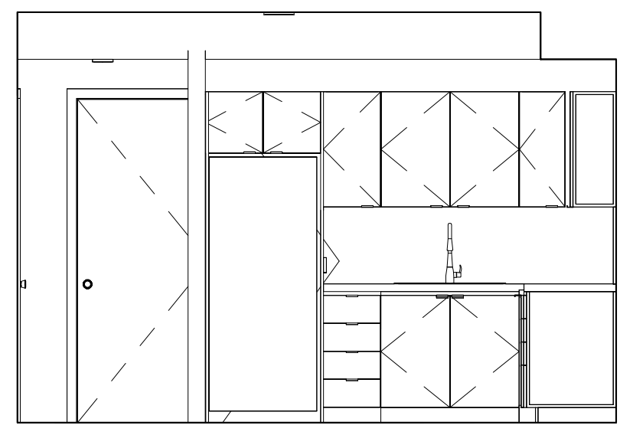


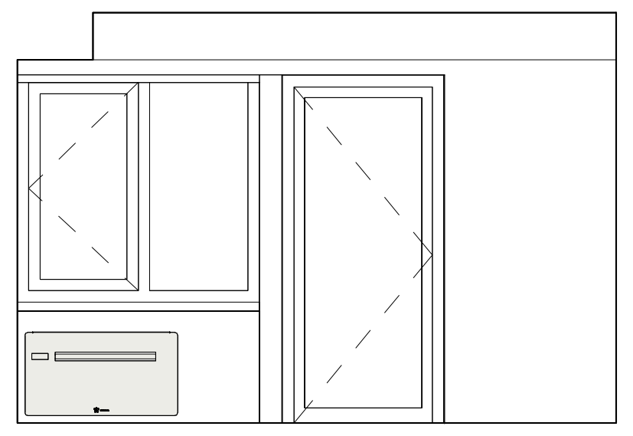
6 **3 Bed A - Interior Elevation 3**
1 : 50



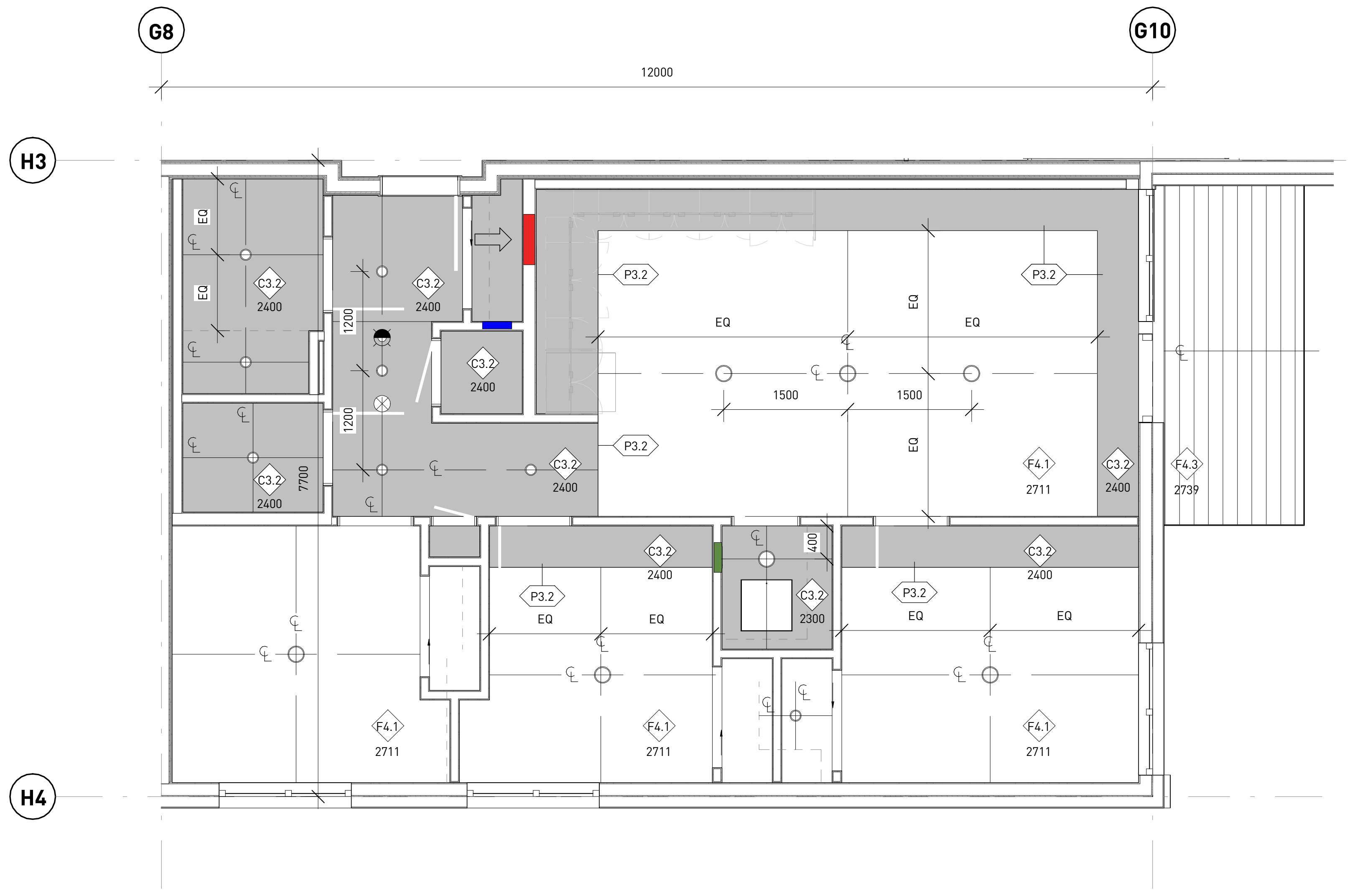
5 **3 Bed A - Interior Elevation 1**
1 : 50



4 **3 Bed A - Interior Elevation 2**
1 : 50



3 **3 Bed A - Interior Elevation 4**
1 : 50



2 **RCP - Unit - 3 Bed A**
1 : 50

Area check

Studio
max 33 sqm
+5% 34.65 sqm

One bed
max 49 sqm
+5% 51.45 sqm
+12% 54.88 sqm

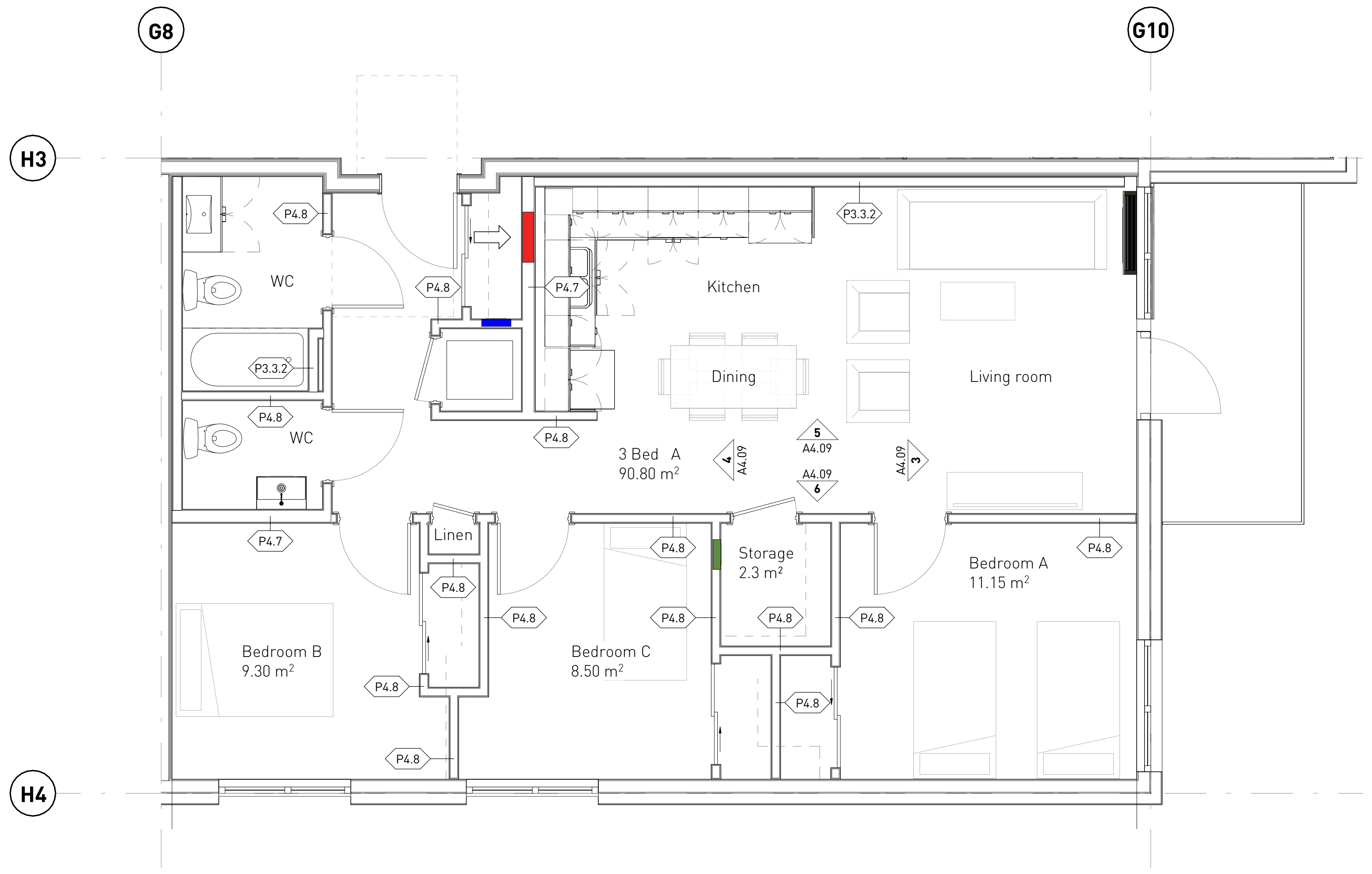
Two bed
max 67 sqm
+5% 70.35 sqm
+12% 75.04 sqm

Three bed
max 86 sqm
+5% 90.30 sqm

🟥 Manifold
- see mechanical

🟩 Electrical panel
- see electrical

🟦 Communication box
- see electrical



1 **Unit plan - 3 Bed A**
1 : 50

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REGISTERED ARCHITECT
JOHN H. WALL
2025-10-17
BRITISH COLUMBIA

Old Lillooet Road

Old Lillooet Road, North Vancouver, BC

PROJECT CODE
2315
SCALE
As indicated

3 Bedroom A

SHEET
A4.09

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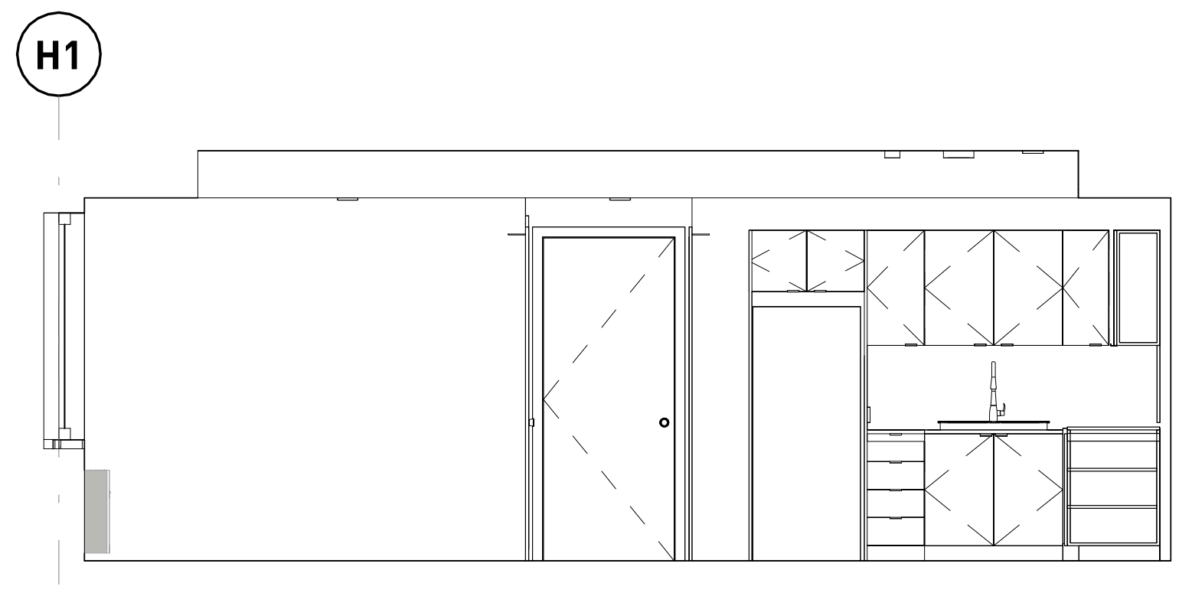
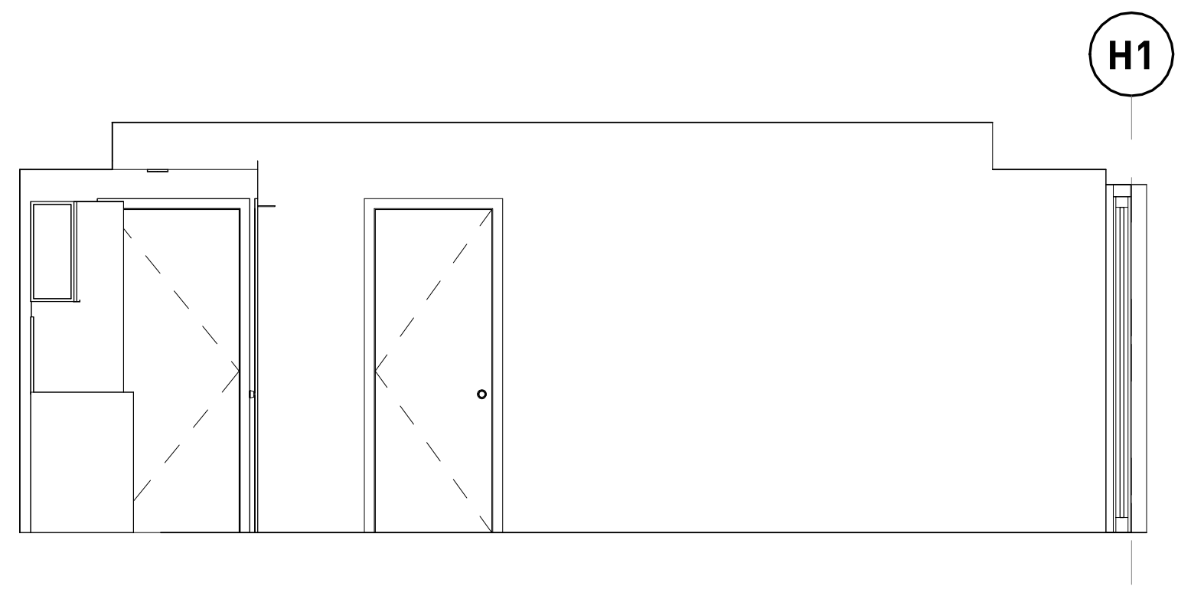
D	16 Oct 2015	Issued for Development Permit
E	16 Oct 2025	Issued for DD Costing



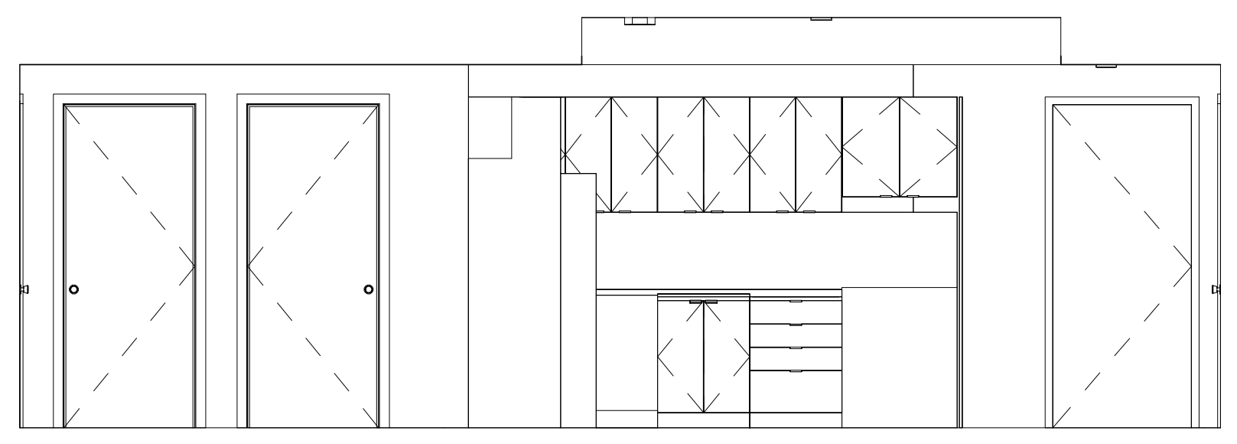
6 **3 Bed B - Interior elevation 4**

1 : 50



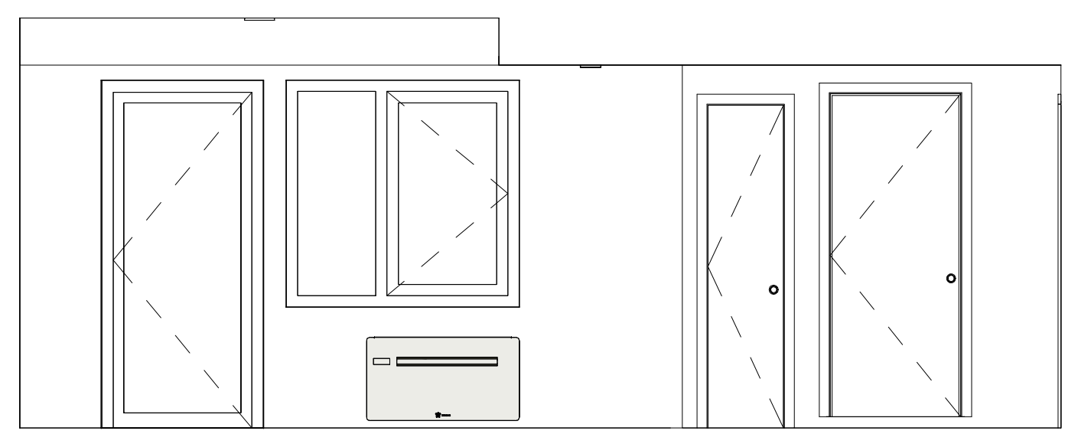
4 **3 Bed B - Interior elevation 2**

1 : 50



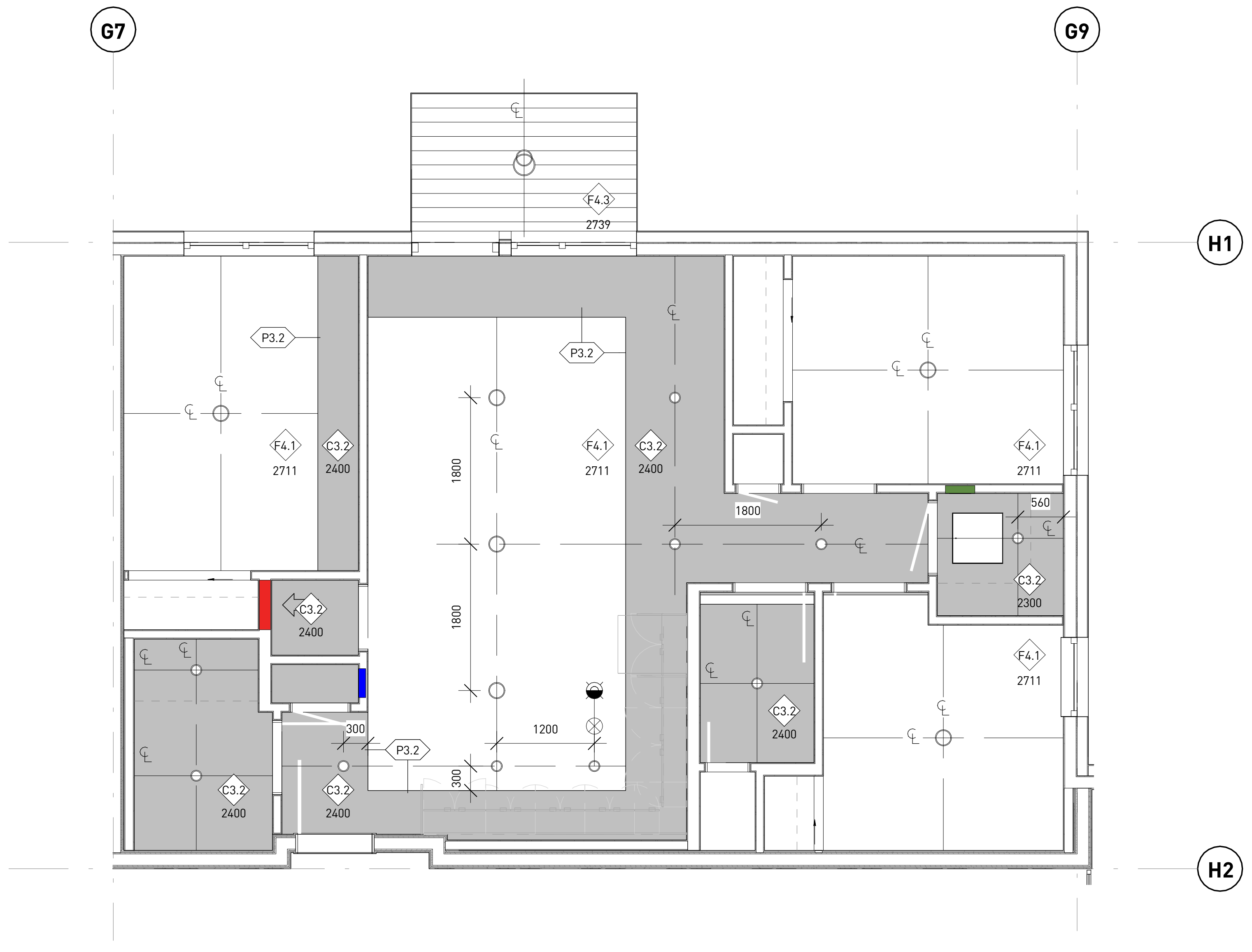
5 **3 Bed B - Interior elevation 3**

1 : 50



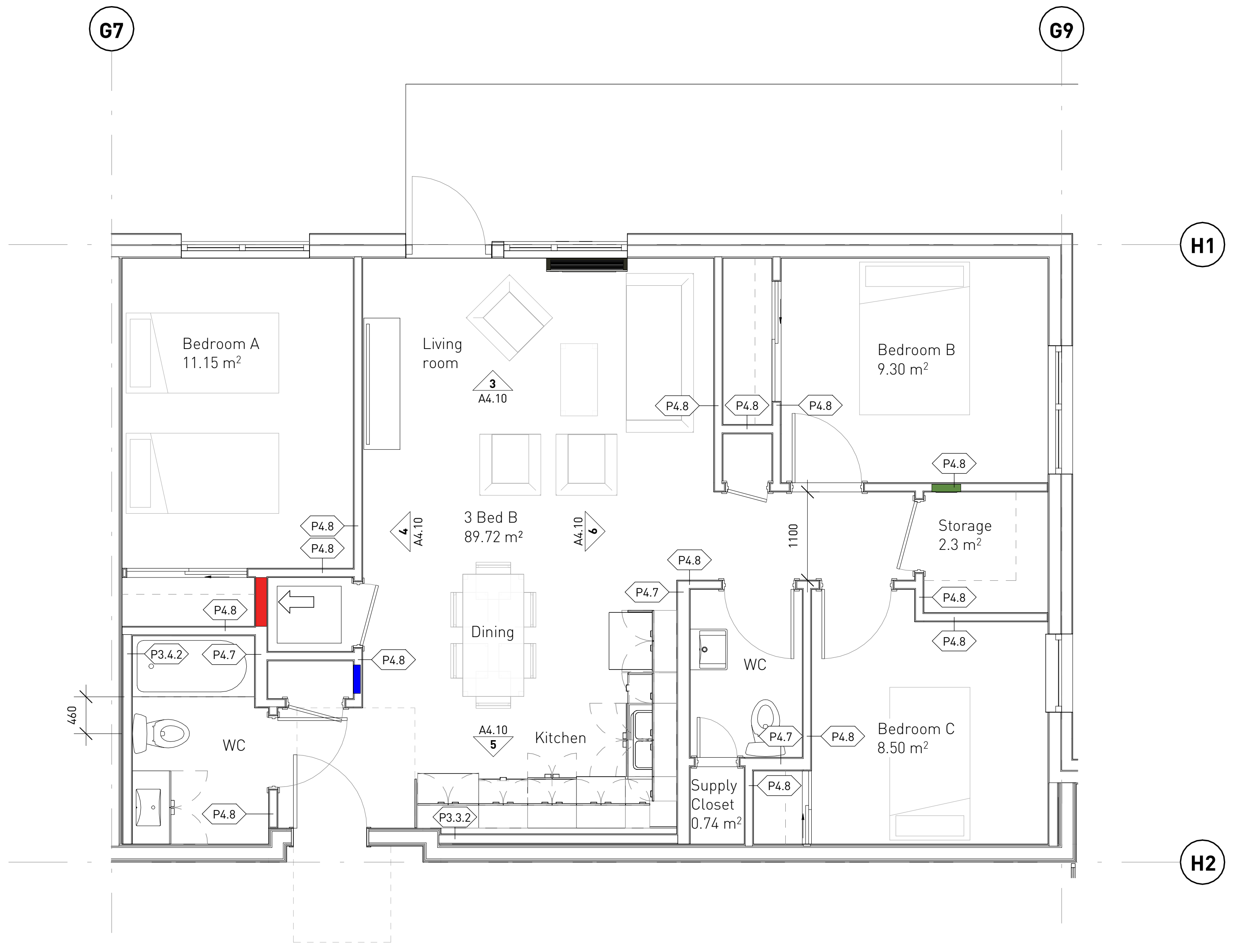
3 **3 Bed B - Interior elevation 1**

1 : 50



2 **RCP - Unit - 3 Bed B**

1 : 50



1 **Unit plan - 3 Bed B**

1 : 50

Area check

Studio
max 33 sqm
+5% 34.65 sqm

One bed
max 49 sqm
+5% 51.45 sqm
+12% 54.88 sqm

Two bed
max 67 sqm
+5% 70.35 sqm
+12% 75.04 sqm

Three bed
max 86 sqm
+5% 90.30 sqm

🟥	Manifold - see mechanical
🟩	Electrical panel - see electrical
🟦	Communication box - see electrical

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JOHN H. WALL
2025-10-17

Old Lillooet Road

Old Lillooet Road, North Vancouver, BC

PROJECT CODE
2315
SCALE
As indicated

3 Bedroom B

SHEET
A4.10

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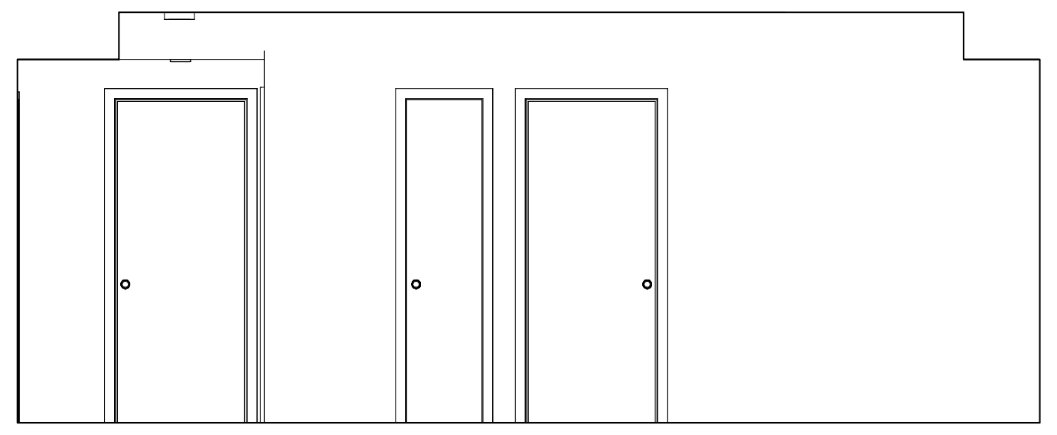
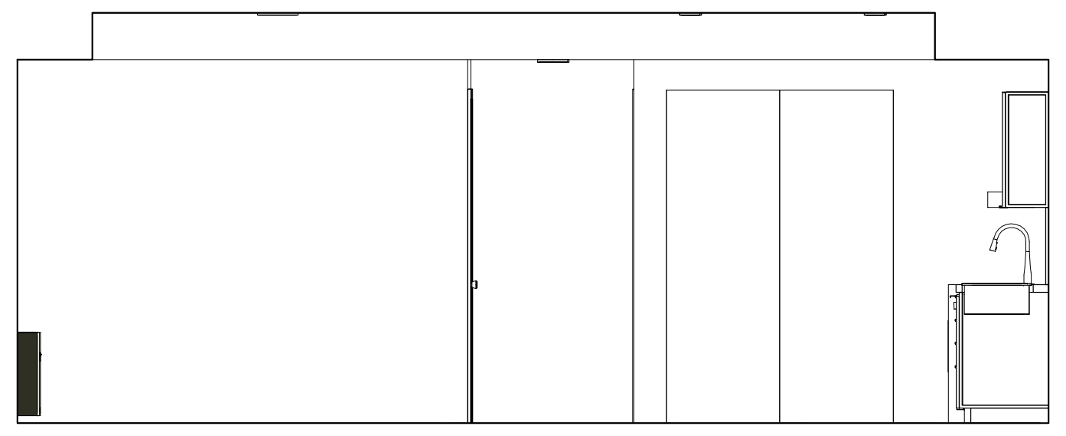
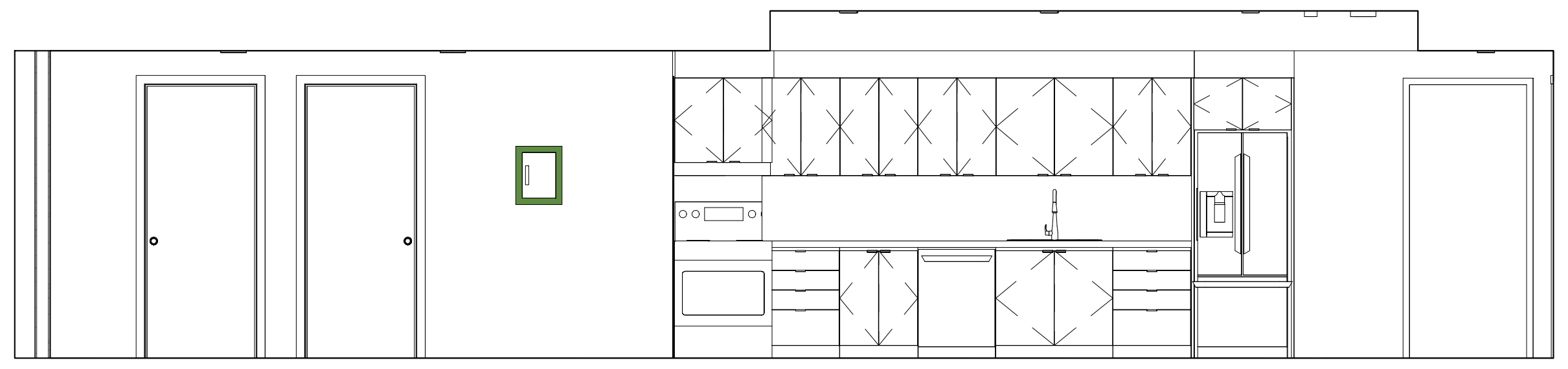


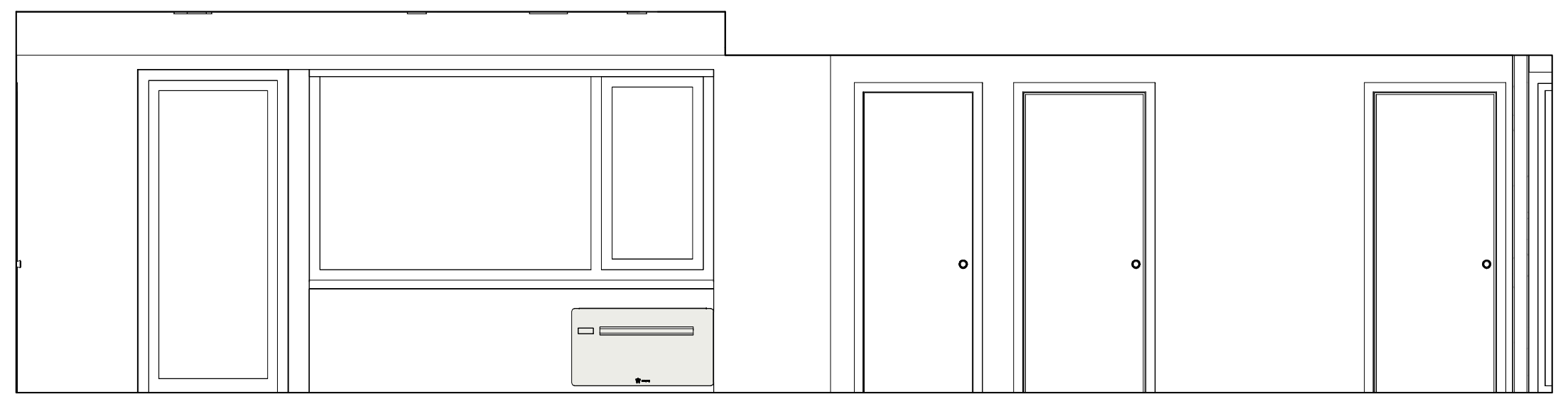
6 **4 Bed A - Interior elevation 4**
1 : 50



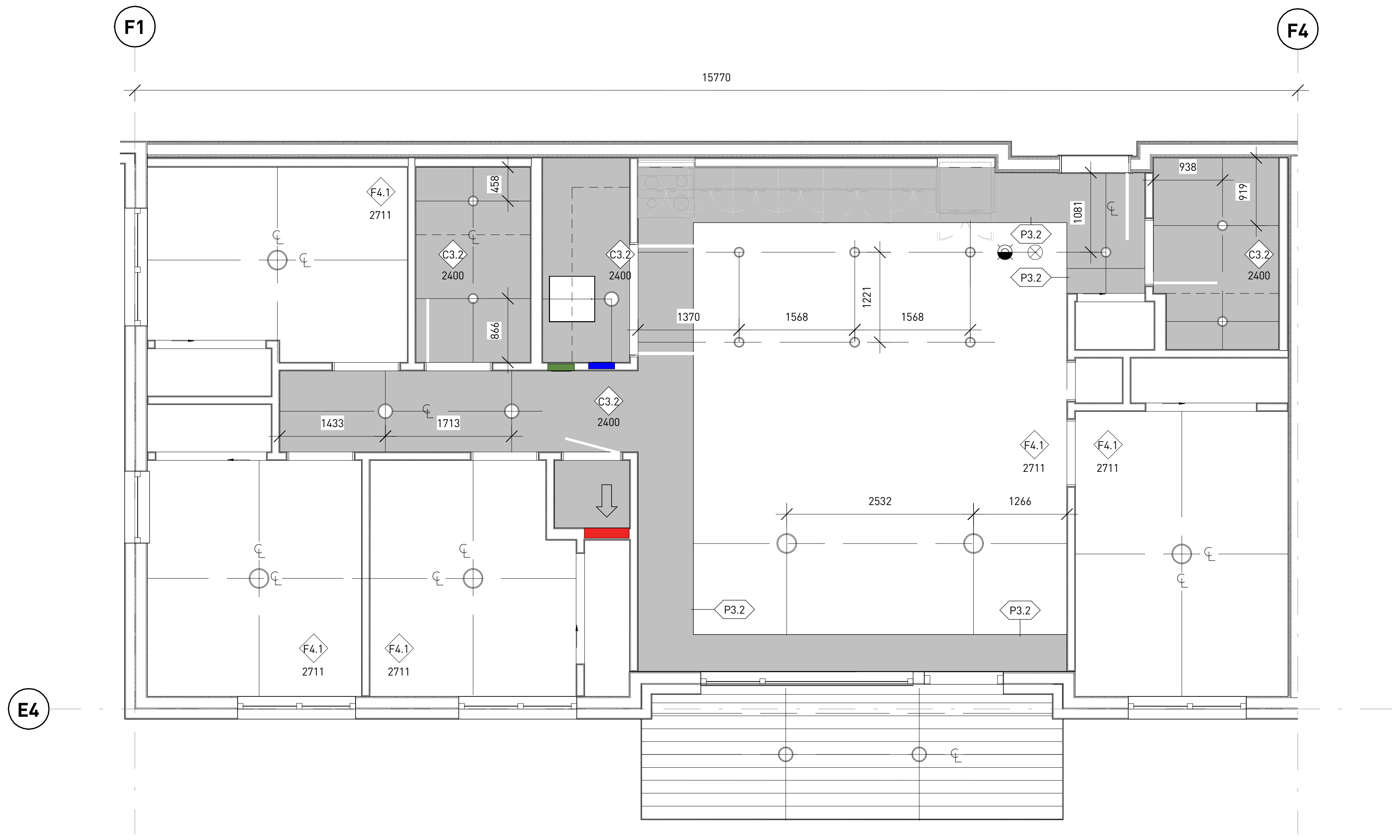
5 **4 Bed A- Interior elevation 3**
1 : 50



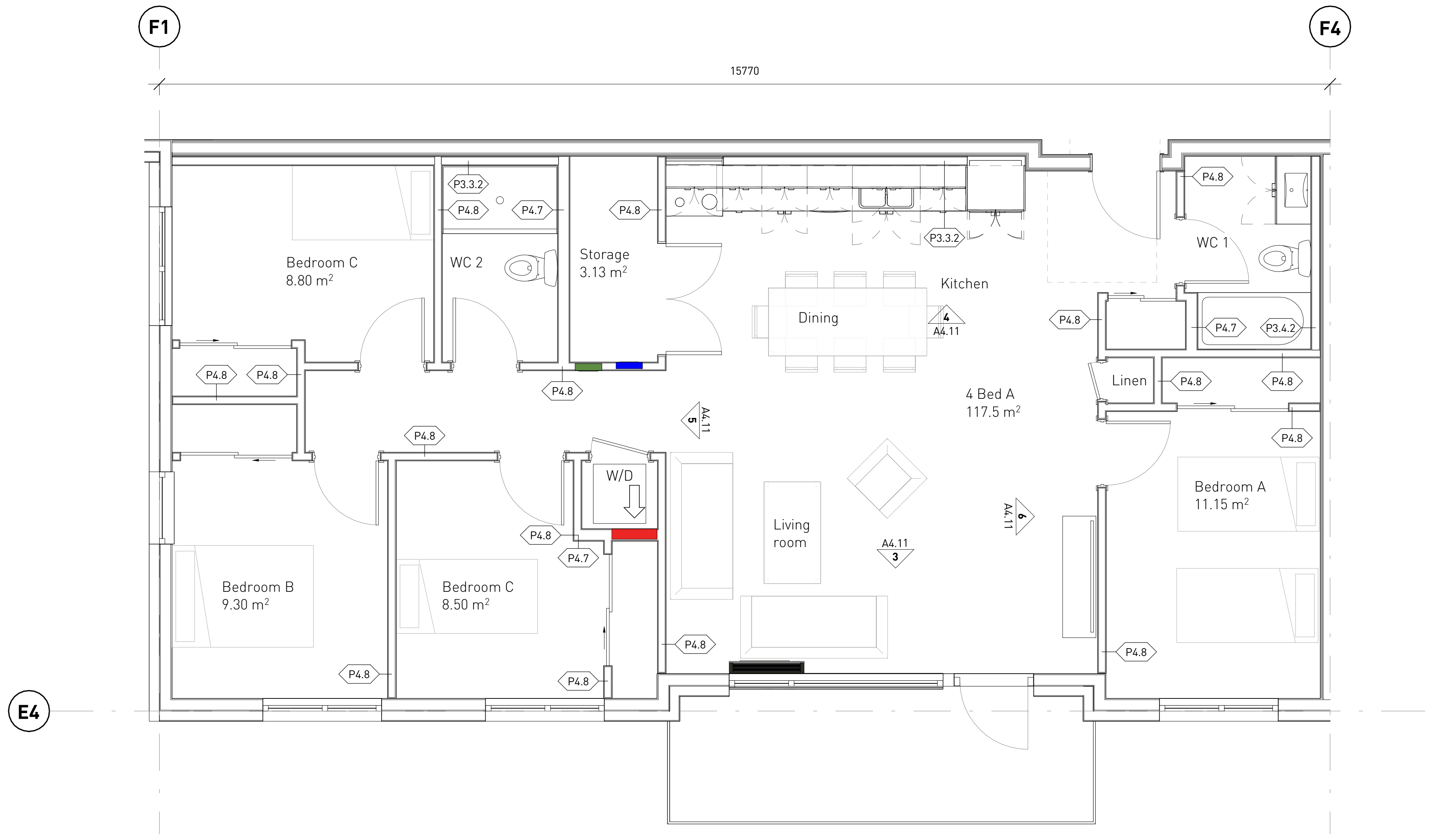
4 **4 Bed A - Interior elevation 2**
1 : 50



3 **4 Bed A - Interior elevation 1**
1 : 50



2 **RCP - Unit - 4 Bed A**
1 : 50



1 **Unit plan - 4 Bed A**
1 : 50

DP 4.25 32

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ISSUES + REVISIONS

NO	DATE	DESCRIPTION
B	11 Oct 2024	Issued for Schematic Design
C	27 Jan 2025	Issued for Development Permit
D	16 Oct 2015	Issued for Development Permit
E	16 Oct 2025	Issued for DD Costing

Area check

Studio
max 33 sqm
+5% 34.65 sqm

One bed
max 49 sqm
+5% 51.45 sqm
+12% 54.88 sqm

Two bed
max 67 sqm
+5% 70.35 sqm
+12% 75.04 sqm

Three bed
max 86 sqm
+5% 90.30 sqm

🟥	Manifold - see mechanical
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🟦	Communication box - see electrical

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JOHN H. WALL
2025-10-17

Old Lillooet Road

Old Lillooet Road, North Vancouver, BC

PROJECT CODE
2315
SCALE
As indicated

4 Bedroom A

SHEET
A4.11

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eta landscape architecture

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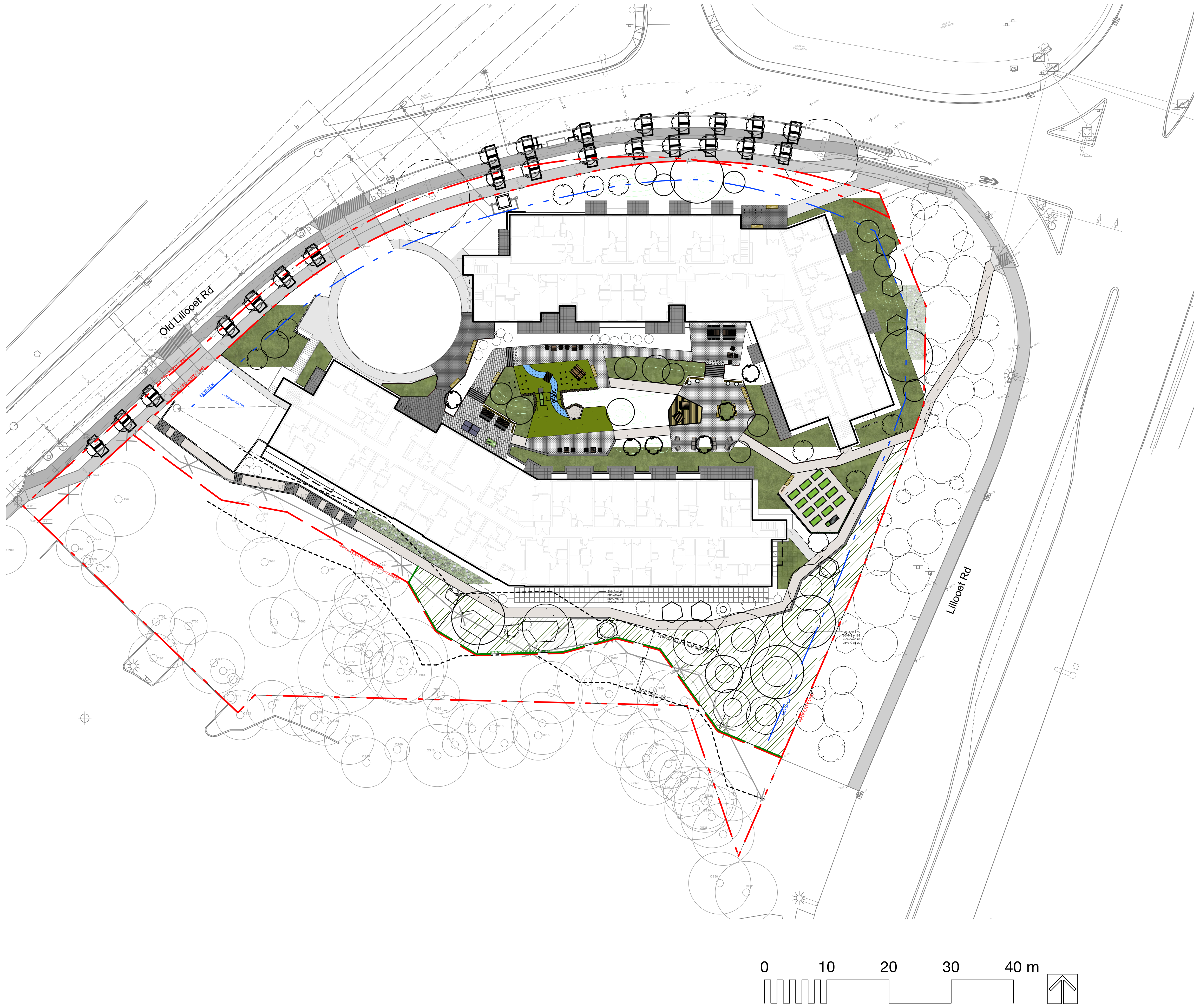
REISSUED FOR DEVELOPMENT PERMIT
December 19, 2025

Old Lillooet Road
for Vanmar Constructors

Civic Address: Old Lillooet Road, North Vancouver, BC



CONSULTANT TEAM

OWNER:	Vanmar Constructors
LANDSCAPE:	ETA Landscape Architecture
ARCHITECT:	Public Arts

Number	Sheet Title
L0.0	Cover Sheet
L0.1	Landscape Notes & Schedules
L0.2	Landscape Illustrative Plan
L0.3	Landscape Precedent Images
L1.0	Arborist Tree Management Plan
L2.1	Offsite Materials Plan
L2.2	Offsite Planting Plan
L3.0	Landscape Materials Plan
L4.0	Lighting Plan
L5.0	Landscape Grading & Drainage Plan
L6.0	Plant Materials
L6.1	Tree Plan
L6.2	Planting Plan
L7.0	Soil Depth & Servicing Plan
L8.0	Landscape Sections & Elevations
L8.1	Landscape Sections & Elevations
L9.1	Softscape Details
L9.2	Hardscape Details
L9.3	Hardscape Details
L9.4	Landscape Site Furnishing Details
L9.5	Play Details
L9.6	Carpentry Details

Revision

No.	Date	Revision Notes

Issue

No.	Date	Issue Notes
A	2025-01-24	Issued for DP
B	2025-10-15	Re-Issued for DP
C	2025-12-19	Re-Issued for DP

Professional Seal

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Project

Old Lillooet Road

Old Lillooet Road
North Vancouver, BC

Drawing Title

Cover Sheet

Legal

Project Manager KD	Project ID 22414
Drawn By KD	Scale As Noted
Reviewed By DT	Drawing No. **L0.0** 1 of 19

ALL PLANTS TO BE NURSERY GROWN
ALL PLANT MATERIALS AND LABOUR TO CONFORM
TO THE CURRENT EDITION OF THE CSLA LANDSCAPE STANDARDS.

ALL PLANT MATERIAL TO BE INSPECTED PRIOR TO DELIVERY ON SITE. CONTRACTOR TO ARRANGE FOR INSPECTION AND MATERIAL TO ASSEMBLED IN ONE LOCATION FOR REVIEW.

IMPORTED GROWING MEDIA SHALL BE A SANDY LOAM OR LOAMY SAND TEXTURE (NO LESS THAN 50% SAND BY WEIGHT) CONTAINING 4 AND 15% ORGANINC MATTER (DRY WEIGHT BASIS).

GROWING MEDIA SHALL VIRTUALLY FREE FROM SUBSOIL, WOOD INCLUDING WOODY PLANT PARTS, INVASIVE AND NOXIOUS PLANT AND THEIR REPRODUCTIBLE PARTS, PLANT PATHOGENIC ORGANISMS, ORGANIC OR INORGANIC MATERIALS, TOXINS, STONES OVER 30mm (1.2"), ANY DEBRIS AND FOREIGN OBJECTS.

IMPORTED GROWING MEDIA SHALL CONFORM TO AND BE TREATED AS PER SECTION 6.2.3 TO 6.2.7 INCLUSIVE OF THE CURRENT EDITION CANADIAN LANDSCAPE STANDARDS.

GROWING MEDIUM SHALL CONFORM TO LEVEL 1 "WELL-GROOMED" AREAS: LOW TRAFFIC LAWN AREAS, TREES AND LARGE SHRUBS (1L IN TABLE T-6.3.5.1 OF THE CURRENT EDITION OF THE CANADIAN LANDSCAPE STANDARDS).
IT SHALL POSSESS THE FOLLOWING QUALITIES:

TEXTURE
*COARSE GRAVEL (LARGER THAN 19mm AND SMALLER THAN 40mm): 0-1%
*ALL GRAVEL (LARGER THAN 2mm AND SMALER THAN 40mm): 0-5%
*SAND (LARGER THAN 0.05mm AND SMALLER THAN 2mm): 50-70%
*SILT (LARGER THAN 0.002mm AND SMALLER THAN 0.05mm): 10-25%
*CLAY (SMALLER THAN 0.002mm): 0-20%
*CLAY AND SILT COMBINED: MAXIMUM 25%

ORGANIC CONTENT: 3-10%

Acidity (pH): 6.0-7.0 as per CANADIAN LANDSCAPE STANDARDS

DRAINAGE: PERCOLATION SHALL BE SUCH THAT NO STANDING WATER IS VISIBLE 60 MINUTES AFTER AT LEAST 10 MINUTES OF MODERATE TO HEAVY RAIN OR IRRIGATION.

MINIMUM SOIL DEPTH TO BE AS PER TABLE T 6.3.5.5 OF THE CURRENT EDITION CANADIAN LANDSCAPE STANDARDS :

	Over prepared subgrade where the subsoil drains rapidly	Over structures or where the subsoil drains poorly
LARGE TREE	750mm(30")	915mm(36")
TREES (10m3 PER TREE)	750mm (30")	915mm(36")
SHRUBS	600mm(24")	600-900mm(24"-36")
LAWN-IRRIGATED	150mm(6")	150mm(6")
LAWN-NOT IRRIGATED	150mm(6")	225mm(9")

SOIL DEPTHS WILL BE CHECKED AT TIME OF SUBSTANTIAL COMPLETION REVIEW

SOIL FOR URBAN AGRICULTURE PLOTS IS TO BE URBAN GRO PROVIDED BY VERATEC, OR APPROVED ALTERNATIVE. SOIL FOR URBAN AGRICULTURE AREAS IS TO MEET OR EXCEED THE GUIDELINES FOR COMPOST QUALITY UNDER CANADIAN COUNCIL OF MINISTERS OF THE ENVIRONMENT (CCME).

SOIL IS **NOT** TO BE BLOWN IN FOR INSTALLATION.

COMPOST IS TO BE TESTED AND RESULTS SUBMITTED TO CONSULTANT PRIOR TO DELIVERY TO SITE.

BEDS TO HAVE 3" MULCH LAYER (after settling) CONSISTING OF ORGANIC COMPOSTED BARK APPLIED.

PLANTED AREAS TO HAVE PERMANENT HIGH EFFICIENCY IRRIGATION SYSTEM - SHOP DRAWINGS ARE TO BE PREPARED BY AN IABC CERTIFIED DESIGNER AND APPROVED BY LANDSCAPE ARCHITECT.

CONTRACTOR TO PROVIDE MAINTENANCE FOR 1 YEAR FOLLOWING SUBSTANTIAL COMPLETION.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON PLANT MATERIAL

CONTRACTOR TO PROVIDE COPY OF SOIL TEST TO LANDSCAPE CONSULTANT 3 WEEKS **PRIOR** TO DELIVERY ON-SITE. TEST TO BE PERFORMED BY AN INDEPENDENT LAB AND IS TO INCLUDE RECOMMENDATIONS FOR BOTH LAWN AND PLANTING BEDS.

CONSULTANT TO APPROVE SOIL BEFORE INSTALLATION. THIS DOES NOT PRECLUDE THE CONSULTANT FROM PERFORMING AN INDEPENDENT SOIL ANALYSIS AT TIME OF SUBSTANTIAL COMPLETION. CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF SOIL THAT DOES NOT MEET SPECIFICATIONS AT NO EXTRA COST TO CLIENT.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON SOIL SPECIFICATIONS.

AN INDEPENDENT SOIL TEST TO BE PROVIDED 1 WEEK PRIOR TO END OF 1 YEAR WARRANTY PERIOD CONTRACTOR TO PROVIDE SOIL AMMENDMENTS TO BRING SOIL UP TO QUALITY RECOMMENDED IN SOILS REPORT.

SITE INSPECTION
EXAMINE EXISTING SUBGRADE CONDITIONS AND SIGNIFY ACCEPTANCE IN WRITING TO THE CONSULTANT.

ASCERTAIN THE SIZE AND LOCATION OF ALL EXISTING SERVICES AND SUBGRADES PRIOR TO THE WORK.

IMMEDIATELY REPAIR DAMAGE RESULTING FROM FAILURE TO EXERCISE SUCH PRECAUTIONS AT NO COST TO THE OWNER.

ALL PRUNING TO BE IN ACCORDANCE WITH THE CSLA LANDSCAPE STANDARDS CURRENT EDITION.

ALL SOFTSCAPE AREAS ON SLAB TO INCLUDE MIN. 75MM GRAVEL DRAINAGE LAYERS IN ADDITION TO INDICATED SOIL DEPTH.

PLANT COUNTS
IN THE CASE OF ANY DISCREPANCY BETWEEN PLANT COUNTS ON PLANT LIST AND PLANT SYMBOLS ON DRAWING, THE DRAWINGS TAKES PRECEDENT. THE CONTRACTOR IS TO VERIFY ALL PLANT COUNTS AND NOTIFY CONSULTANT OF ANY DISCREPANCY.

BIRD FRIENDLY PLANTING
PLANTS THAT ENABLE BIRD-FRIENDLY HABITAT CONSERVATION AND PROMOTION HAVE BEEN SELECTED AND CAN BE FOUND THROUGHOUT THE LANDSCAPE. PLANTING IS GROUPED IN NATURALIZED LAYERS OF TREES, TALL SHRUBS, LOW SHRUBS AND GROUNDCOVERS, MIMICKING THE IDEAL ENVIRONMENTAL CONDITIONS FOR BIRDS. THESE LAYERS WILL BE VARIED WITH A DIVERSITY OF TEXTURES AND DENSITIES THAT ATTRACTS AND PROTECTS MANY BIRD SPECIES. SPECIFIC LOCAL AND NON-INVASIVE PLANT SPECIES HAVE BEEN SELECTED BASED ON THEIR ABILITY TO PROVIDE YEAR- ROUND FOOD FOR BIRDS AND/OR YEAR-ROUND NESTING OPPORTUNITIES.

GENERAL NOTES
1.DO NOT SCALE DIRECTLY FROM DRAWINGS.
2.WHERE PLANS AND SPECIFICATIONS ARE FOUND TO BE IN CONFLICT, OR WHERE VARIOUS ITEMS OF WORK ARE SEEN TO BE IN CONFLICT, NOTIFY THE CONSULTANT IN WRITING IMMEDIATELY, PRIOR TO COMMENCING CONSTRUCTION.
3.THE CONTRACTOR IS REQUIRED TO INVESTIGATE AND VERIFY THE ALIGNMENT AND LOCATION OF ALL EXISTING SERVICES AND ALL EXISTING LANDSCAPE FEATURES ON SITE PRIOR TO COMMENCING CONSTRUCTION.
4.THE CONTRACTOR SHOULD PROVIDE SHOP DRAWINGS FOR REVIEW PRIOR TO COMMENCEMENT OF LANDSCAPE WORKS. MOCK UPS MAY BE REQUIRED AS NOTED/REQUESTED.
5.DIMENSIONS ON THIS DRAWING ARE IN MM, UNLESS OTHERWISE STATED AS REQUIRED BY THE CITY.
6.THESE DRAWINGS SHOULD BE READ IN CONJUNCTION WITH CORRESPONDING ARCHITECTURE AND CIVIL ENGINEER'S DRAWINGS.
7.VERIFY LOCATION OF ALL UNDERGROUND STRUCTURES INCLUDING, BUT NOT LIMITED TO, VAULTS, ELECTRICAL DUCT BANKS, MANHOLES, CONDUITS AND PIPING, DRAINAGE STRUCTURES AND OTHER UTILITIES WITH CORRESPONDING WET AND DRY ENGINEER'S AND CIVIL DRAWINGS.
8.ALL VEHICULAR ROADS SUB LAYERS TO BE READ FROM GEOTECHNICAL SPECIFICATIONS.
9.THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL WORK DISTURBED BY CONSTRUCTION OUTSIDE OF LIMIT LINES DEFINED ON DRAWINGS OR THROUGH HIS/HER MEANS AND METHODS TO A CONDITION BETTER THAN OR EQUAL TO THE EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
10. FOR PHASED PROJECT, A SOIL TEST SUBMITTAL WILL BE REQUIRED AT EACH PHASE AND THE TEST IS TO BE WITHIN 3 WEEKS OF THE DELIVERY TO SITE.

PLANTING NOTES- REFER TO CURRENT NOTES LIST.
1.THE CONTRACTOR SHALL INSTALL TREE PROTECTION FENCE AS INDICATED ON THE DRAWINGS OR ARBORIST REPORT IN COMPLIANCE WITH ALL MUNICIPAL AND PROFESSIONAL REQUIREMENTS.
2.TREE PROTECTION TO REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE.
3.DO NOT STORE CONSTRUCTION MATERIALS, DEBRIS, EXCAVATED MATERIAL OR EQUIPMENT WITHIN TREE PROTECTION ZONE.
4.FINISH GRADING SHALL MEET EXISTING GRADE OF PROTECTED TREES 0.5M OR (20 INCHES) BEYOND THE DRIPLINE.
5.EXACT LOCATIONS OF PROPOSED PLANT MATERIALS SHALL BE FLAGGED / STAKED AND APPROVED BY LANDSCAPE ARCHITECT CONSULTANT ON SITE PRIOR TO INSTALLATION. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANTS ON SITE.
6.LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT UNSUITABLE MATERIAL DELIVERED OR INSTALLED ON SITE WITHOUT PRIOR REVIEW AND APPROVAL.
7.THE CONTRACTOR SHALL OBTAIN AN AGRONOMIC SOIL ANALYSIS REPORT, WHICH TESTS THE SOIL QUALITY CRITERIA RELATIVE TO – AGRICULTURE BY AN CERTIFIED SOIL NUTRIENT TESTING LABORATORY FOR APPROVAL BY THE LANDSCAPE ARCHITECT. THE REPORT SHALL INCLUDE RECOMMENDATIONS FOR PREPARATION OF GROWING MEDIUM TO MEET THE CSLA AAPC & CNLA ACPP.
8.EXCESS SOIL FROM LANDSCAPE GRADING IS TO BE REMOVED AND DISPOSED OF OFFSITE BY THE CONTRACTOR IN A LOCATION APPROVED BY THE DEPARTMENTAL REPRESENTATIVE.
9.REFER TO PLANT SCHEDULE FOR THE LIST OF SPECIES, INCLUDING SIZE AND FORM AND OTHER SPECIFIED INFO.
10.CONTRACTOR TO OBTAIN APPROVAL OF LANDSCAPE ARCHITECT FOR ANY SUBSTITUTIONS OF PLANT SPECIES OR SIZES.
11.ALL TREES MUST BE GUYED OR STAKED AS PER DETAILS AND SPECIFICATIONS.
12.THE CONTRACTOR SHALL PROVIDE ROOT BARRIERS FOR ALL TREES LOCATED WITHIN TWO (2.0) METERS OF PAVING OR UNDERGROUND UTILITIES.
13.THE CONTRACTOR SHALL MANUALLY IRRIGATE OR ACTIVATE IRRIGATION SYSTEMS NECESSARY TO WATER AND MAINTAIN PROPOSED AND EXISTING VEGETATION.
14.FOR PLANTING SOIL DEPTH, FOLLOW THE CITY'S RECOMMENDATION AND REQUIREMENTS ONLY IF THE CITY'S REQUIREMENTS FOR SOIL DEPTH EXCEEDS CSLA OR BCSLA STANDARDS AND REQUIREMENTS.
15. A SHOP DRAWING INDICATING THE SOIL DEPTH TO BE PROVIDED FOR THE LANDSCAPE REVIEW PRIOR TO INSTALLATION.
16. LIGHT-WEIGHT-BLOWN-IN SOIL WILL NOT BE ACCEPTED UNLESS IT IS REQUIRED BY STRUCTURAL ENGINEER.
17. A LANDSCAPE ARCHITECT SHALL BE ON SITE AT SOIL DELIVERY DATE.

HARD LANDSCAPE & FURNITURE NOTES
1.PROVIDE EXPANSION JOINTS ALIGNED WITH PROPOSED PAVING PATTERN AND PAVING MODULES. THE SPACING OF EXPANSION JOINTS TO STRUCTURAL ENGINEERS RECOMMENDATION.
2.UNLESS SPECIFICALLY DIMENSIONED SITE FURNITURE LOCATIONS ON DRAWINGS ARE APPROXIMATE AND MUST BE APPROVED ON SITE BY THE LANDSCAPE ARCHITECT BEFORE UNDERTAKING INSTALLATION.
3.CONTRACTOR TO SUBMIT ENLARGED DETAILED PLANS AND SHOP DRAWINGS FOR ALL HARDSCAPE MATERIAL PAVING, CLADDING AND CAPPING SHOWING PATTERNS, EXACT DIMENSIONS AND ARRANGEMENT FOR LANDSCAPE ARCHITECT'S APPROVAL.
4.ALL PAVING MATERIALS COLORS AND FINISHES ARE AS INDICATED ON DRAWINGS AND SPECIFICATIONS OR AS APPROVED BY THE LANDSCAPE ARCHITECT.
5.CONTRACTOR TO BUILD A 2M LONG X MINIMUM WIDTH OR 2M WIDTH (WHICH EVER IS LESS) MOCK-UP FOR ALL HARDSCAPE MATERIALS AS SPECIFIED ON DRAWINGS AND SPECIFICATIONS SETS FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLATION ON SITE. APPROVED MOCK-UPS COULD STAY AS PART OF THE OVERALL HARDSCAPE INSTALLATIONS.
6.ALL SITE FURNITURE COLORS AND FINISHES IS AS INDICATED ON DRAWINGS AND SPECIFICATIONS OR AS APPROVED BY THE LANDSCAPE ARCHITECT.
7.CONTRACTOR TO FOLLOW MANUFACTURER RECOMMENDATIONS FOR INSTALLATION AND FIXATION OF ALL SITE FURNITURE AND TO SUBMIT SHOP DRAWINGS FOR LANDSCAPE ARCHITECT'S APPROVAL.

SITE LAYOUT & GRADING NOTES
1.ALL PROPOSED DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH CONSTRUCTION.
2.SITE LAYOUT DIMENSIONS ARE IN M, UNLESS OTHERWISE INDICATED.
3.ALL PROPOSED LEVELS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH CONSTRUCTION.
4.STAIRS NUMBERS AND RISERS HEIGHT SHOULD BE VERIFIED ON SITE AND ADJUSTED AS SEEN NECESSARY AND AS APPROVED BY ENGINEER.
5.CONTRACTOR TO CROSS CHECK ALL EXTERNAL WORKS LEVELS WITH EXISTING BUILDINGS. ANY DISCREPANCIES TO BE SUBMITTED FOR THE LANDSCAPE ARCHITECT'S FEEDBACK.
6.DIMENSIONS TAKE PRECEDENCE OVER SCALE SHOWN ON DRAWINGS.
7.FOR LAYING OF ROADS AND CAR PARKING AND ASSOCIATED DRAINAGE REFER TO ENGINEER'S DRAWINGS AND SPECIFICATIONS.
8.THE FINISH GRADING OF PLANTING AREAS SHALL BE 50MM BELOW ADJACENT CURB OR PAVEMENT.

IRRIGATION NOTES
1. IRRIGATION TO BE PROVIDED FOR ALL SOFT LANDSCAPE AREAS SHOWN ON THE DRAWING, BY LANDSCAPE CONTRACTOR.
2. IRRIGATED AREAS TO BE INSTALLED AS A DESIGN BUILD IRRIGATION SYSTEM FROM THE STUB OUTS PROVIDED (TYP. 2", CONFIRM WITH MECHANICAL). PROVIDE SUBMITTALS OF DESIGN FOR LANDSCAPE REVIEW AT LEAST ONE WEEK PRIOR TO INSTALLATION AND AS-BUILT DRAWING WITHIN ONE MONTH OF SUBSTANTIAL PERFORMANCE, TO INCLUDE SLEEVING, DRIP LINE, PIPE SIZE, VALVE BOXES, ETC. VALVE BOXES TO BE LOCATED IN LOW-VISIBLE PLANTED AREAS ONLY AND LOCATIONS TO BE APPROVED.
3. IRRIGATION SYSTEM DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH CANADIAN LANDSCAPE STANDARDS.
4. IRRIGATION CONTRACTOR PERFORMING THE WORK MUST HAVE MINIMUM (5) FIVE YEARS DOCUMENTED EXPERIENCE, AND BE A MEMBER IN GOOD STANDING OF THE IIABC (IRRIGATION INDUSTRY ASSOCIATION OF BC).
5. IRRIGATION TO CONFORM TO ALL LOCAL PLUMBING AND ELECTRICAL CODE REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH MECHANICAL AND ELECTRICAL CONSULTANTS AND TRADES.
6. IRRIGATION STUB-OUTS AND HOSE BIBS PER MECHANICAL PLANS.
7. SEPARATE ZONE AND REQUIRED SLEEVES TO BE PROVIDED FOR SPRAY IRRIGATION OF OFFSITE AREAS, PER CITY STANDARDS.
8. ALL IRRIGATION VALVE BOXES TO BE QUIPPED WITH QUICK COUPLERS.
9. TEST SYSTEM PRIOR TO COMPLETION OF LANDSCAPE WORKS TO ENSURE NO LEAKAGE AND SPECIFIED PSI IS MET. PROVIDE WRITTEN NOTICE THAT PRESSURE TESTING HAS MET STANDARDS.
10. MAINTAIN AND OPERATE IRRIGATION PER MANUFACTURER'S RECOMMENDATIONS THROUGHOUT WARRANTY PERIOD - WINTERIZE AS REQUIRED.
11. PROVIDE COPIES OF INSTRUCTION MANUALS FOR OPERATION AND MAINTENANCE OF SYSTEM AND CONTROLS, SEASONAL ACTIVITY, AND SHUTDOWN AND MANUFACTURER'S PARTS CATALOGUE.

LANDSCAPE LIGHTING NOTES
1.ALL LIGHTING POINTS SHOWN ON LANDSCAPE PLANS ARE FOR REFERENCE ONLY. FOR ALL LIGHTING FIXTURES AND TYPES, REFER TO ELECTRICAL DRAWINGS AND SPECIFICATIONS.
2.CONTRACTOR TO SUBMIT SAMPLES OF ALL LIGHT FIXTURES WITH REFERENCE SPECS AND PHOTOMETRIC' S TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION ON SITE.
3.FOR STREET LIGHTING LOCATIONS AND TYPES REFER TO CIVIL DRAWINGS AND SPECIFICATIONS.
4.LIGHTING SPECS TO BE COORDINATED AND REVIEWED WITH ELECTRICAL PRIOR TO CONSTRUCTION.
5.STREET TREES AND FURNISHINGS TO BE LOCATED AT ACCEPTABLE OFFSITE- REFER TO LAYOUT DRAWINGS AND MUNICIPAL STANDARDS.

ID	QTY	LATIN NAME	COMMON NAME	SPACING	SIZE	NOTES	ATTRIBUTES
TREES - OFFSITE							
Aa	7	Amelanchier alnifolia	Saskatoon serviceberry	as shown	6cm cal/B&B	full/ bushy canopy	B, Ed
Acm	4	Acer macrophyllum	bigleaf maple	as shown	6cm cal/B&B	full/ bushy canopy	N
Ar	4	Acer rubrum	red maple	as shown	6cm cal/B&B	full/ bushy canopy	P, S
Cde	5	Cedrus deodara	deodar cedar	as shown	6cm cal/B&B	full/ bushy canopy	E, W, B, S
Cff	23	Carpinus betulus 'Frans Fontaine'	Frans Fontaine hornbeam	as shown	3.5m ht/B&B	full/ bushy canopy	S
Cn	4	Cornus nuttallii	pacific dogwood	as shown	6cm cal/B&B	full/ bushy canopy	N,B,P
Pc	6	Pinus contorta var contorta	shore pine	as shown	6cm cal/B&B	full/ bushy canopy	N, E, S
Pio	5	Picea omorika	Serbian spruce	as shown	6cm cal/B&B	full/ bushy canopy	E, S
LAWN - OFFSITE							
		Non-Netted, grown on sand	per Municipal standards				
SHRUBS / GROUNDCOVERS / PERENNIALS - OFFSITE							
Bs	317	Blechnum spicant	deer fern	0.3	#2 cont.	full/ bushy plants	N
Mdi	2140	Maianthemum dilatatum	false lily of the valley	0.25	SP 4	full/ bushy plants	N, B, P
Oc	80	Oemleria cerasiformis	Indian plum	1.37	#5 cont.	full/ bushy plants	N, B, P, Ed
Pm	317	Polystichum munitum	sword fern	0.76	#3 cont.	full/ bushy plants	N, E
Ron	139	Rosa nutkana	Nootka rose	0.81	#2 cont.	full/ bushy plants	N, B, P
Sa	158	Symphoricarpos albus	snowberry	0.76	#5 cont.	full/ bushy plants	N, B, P, W
Spd	317	Spiraea douglasii	hardhack	0.76	#2 cont.	full/ bushy plants	N, P

NOTES:
1 ALL LANDSCAPE TO CONFORM TO THE CURRENT EDITION OF THE CSLA STANDARDS FOR LEVEL 1 'GROOMED' LANDSCAPE TREATMENT IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLANTING PLAN TAKES PRECEDENCE.
2 SEARCH AREA TO INCLUDE BRITISH COLUMBIA, WASHINGTON, AND OREGON
3 N - NATIVE E - EVERGREEN B - BIRD FRIENDLY P - POLLINATOR Ed - EDIBLE W - WINTER INTEREST S - VERY SUITABLE/SUITABLE AS PER URBAN TREE LIST FOR METRO VANCOUVER IN A CHANGING CLIMATE
4 IN THE CASE OF ANY DISCREPANCY BETWEEN PLANT COUNTS ON PLANT LIST AND PLANT SYMBOLS ON DRAWING, THE DRAWINGS TAKES PRECEDENT. THE CONTRACTOR IS TO VERIFY ALL PLANT COUNTS AND NOTIFY CONSULTANT OF ANY DISCREPANCY.

MATERIALS AND FURNISHINGS

ID	DETAIL	DESCRIPTION	SIZE	COLOUR	MATERIAL	MODEL	MANUFACTURER	QTY
SITE FURNISHINGS								
F1	1/L9.4	Bike Rack	200x70x850mm H	traffic white *	powdercoat aluminum	Vroom	Vestre *	6
F2	2/L9.4	Sun Lounger	1349x1453x866mm H	traffic white *	powdercoat aluminum nordic pine	Bloc	Vestre *	2
F3	3/L9.4	Dining Table	2025x920x755mm H	traffic white *	powdercoat aluminum nordic pine	Kinn	Vestre *	4
F4	4/L9.4	Dining Chair	578x486x788mm H	traffic white *	powdercoat aluminum nordic pine	April Go	Vestre *	18
F5	5/L9.4	Cafe Table	657x600x383mm H	traffic white *	powdercoat aluminum nordic pine	Kinn (2 w/ game tops)	Vestre *	5
F6	6/L9.4	Cafe Chair	685x666x730mm H	traffic white *	powdercoat aluminum nordic pine	Kinn	Vestre *	11
F7	7/L9.4	Work Table	600mm dia x 730mm H	traffic white *	powdercoat aluminum	Munch	Vestre *	4
F8	8/L9.4	Lounge Sofa	110.5" x 35" x 26.25" H	iron *	aluminum	Marbella	Restoration Hardware *	2
F9	9/L9.4	Lounge Chair	37" x 32.75" x 24.5" H	iron *	aluminum	Marbella	Restoration Hardware *	4
F10	10/L9.4	Urban Agriculture Planter	72" x 36" x 24" H	rust	powdercoat aluminum	Wide Rectangle	GreenTheory *	12
F11	11/L9.4	Garden Work Table	762x1575x762mm H	charcaol grey *	-	Alfresco	LollDesigns	1
F12	12/L9.4	Garden Compost	36"x32"x32" H	-	cedar	Kitsilano	Cedar Creek	1
F13	13/L9.4	Garden Storage	150 gal	-	-	Deck Box Walnut	Kefer	1
F14	14/L9.4	Pool Table	103.75" x 59.75" x 31" H	dark	aluminum	Storm Outdoor	Canada Billiards	1
F15	14/L9.4	Ping Pong Table	-	black	steel	Plaza Outdoor	Tiger Ping Pong	1
F16	TBD	Timber Bench			Wood			10
F17	TBD	Standing Counter						per plan

*or equivalent alternate approved by Landscape

ID	DETAIL	DESCRIPTION	SIZE	COLOUR	MATERIAL	MODEL	MANUFACTURER	QTY
PLAY ELEMENTS								
P1	1/L9.5	Artificial Turf	-	-	-	-	Marathon Surfaces	-
P2	1/L9.5	PIP Play Rubber	-	rainbow blue	-	-	Marathon Surfaces	-
P3	1/L9.5	PIP Slope Grips	-	grey	-	-	Marathon Surfaces	-
P4	2/L9.5	Sand Pit	-	-	-	-	-	-
P5	3/L9.5	Cedar Stump	-	-	cedar	-	-	-
P9	4/L9.5	Play House	6' x 7' 10.5" x 6' H	natural	cedar	Skillion	Habitat	1
P8	5/L9.5	Play Slide	2930x1180mm H	green/brown	steel/plastic	PCm110121	Kompan	1
P6	6/L9.5	Play Bridge		natural	cedar			1
P7	7/L9.5	Forest Poles w/ Birdhouse	1.5 & 1.8m H	leaf green	cedar	Pitch Modern	LollDesigns	21 / 2

ID	DETAIL	DESCRIPTION	SIZE	COLOUR	PATTERN	MODEL	MANUFACTURER	QTY
MATERIALS								
M1	1,2/L9.2	Amenity Unit Pavers	6"x12"x2-3/8"	natural	running bond	Dorado	Newstone	-
M2	1,2/L9.2	Patio Unit Pavers	24"x24"x2"	charcoal	grid	Manhattan	Newstone	-
M2	1,2/L9.2	Feature Pavers	12" x 12"	charcoal	running bond	Dorado	Newstone	-
M4	4,5/L9.2	CIP Pedestrian Concrete	-	-	-	-	-	-
M5	6/L9.2	Timber Decking	-	-	-	TBD	Trex	-
M6	7,8/L9.2	Drip Strip	-	-	-	-	NW Landscape	-
M7	9/L9.2	Gravel Fines	-	-	-	-	NW Landscape	-
M8	1,2/L9.3	Unit Block Wall	600mm max height	charcoal	-	Dorado	Newstone	-
M9	3/L9.3	CIP Concrete Wall	150mm width	architectural fini	-	-	-	-
M10	4/L9.3	Metal Wall	per plan	corten	-	-	C3 *	-
M11	per Arch	Metal Guardrail	1.07m H	corten	-	-	-	-

*or equivalent alternate approved by Landscape

ID	DETAIL	DESCRIPTION	SIZE	COLOUR	MATERIAL	MODEL	MANUFACTURER	QTY
LIGHTING								
L1	per Elec	Step/Wall Light	-	-	-	-	-	-
L2	per Elec	Bollard Light	610-915mm (24-36") H	-	-	-	-	-
L3	per Elec	Path Light	305-610mm (12-24") H	-	-	-	-	-
L4	per Elec	LED Strip Light	-	-	-	-	-	-

NOTE: IN THE EVENT OF A DISCREPANCY BETWEEN THE SITE FURNISHINGS, MATERIALS, AND LIGHTING SCHEDULE QUANTITIES AND THE LANDSCAPE PLANS, THE LANDSCAPE PLANS TAKE PRECEDENCE.

ID	QTY	LATIN NAME	COMMON NAME	SPACING	SIZE	NOTES	ATTRIBUTES
TREES							
Aa	6	Amelanchier alnifolia	Saskatoon serviceberry	as shown	3m ht/B&B	full/ bushy canopy	B, Ed
Ac	11	Acer circinatum	vine maple	as shown	6cm cal/B&B	full/ bushy canopy	N
Acm	1	Acer macrophyllum	bigleaf maple	as shown	6cm cal/B&B	full/ bushy canopy	N
Alr	3	Alnus rubra	red alder	as shown	5cm cal/B&B	full/ bushy canopy	N, B
Ar	3	Acer rubrum	red maple	as shown	6cm cal/B&B	full/ bushy canopy	P, S
Ccf	9	Cercis canadensis 'Forest Pansy'	Forest Pansy eastern redbud	as shown	6cm cal/B&B	full/ bushy canopy	B, P, S
Cde	5	Cedrus deodara	deodar cedar	as shown	3.5m ht/B&B	full/ bushy canopy	E, W, B, S
Pas	14	Pinus nigra 'Arnold Sentinel'	Arnold Sentinel Austrian pine	as shown	3m ht/B&B	full/ bushy canopy	E, S
Pc	7	Pinus contorta var contorta	shore pine	as shown	3m ht/B&B	full/ bushy canopy	N, E, S
Pio	4	Picea omorika	Serbian spruce	as shown	3.5m ht/B&B	full/ bushy canopy	E, S
Stps	6	Stewartia pseudocamellia	Japanese stewartia	as shown	6cm cal/B&B	full/ bushy canopy; r	W, P, S
SHRUBS / GROUNDCOVERS / PERENNIALS							
Ajs	17	Acuba japonica 'Serratifolia'	Japanese acuba	1.07	#5 cont.	full/ bushy plants	E
Am	318	Achillea millefolium	yarrow	0.3	#1 cont.	full/ bushy plants	P
Asca	178	Asarum canadense	Canadian wild ginger	0.25	#1 cont.	full/ bushy plants	E
Auu	544	Arctostaphylos uva-ursi	kinnikinick	0.3	#1 cont.	full/ bushy plants	N, E, B, P
Bs	151	Blechnum spicant	deer fern	0.3	#2 cont.	full/ bushy plants	N
Cakf	112	Calamagrostis x acutiflora 'Karl Foerster'	feather reed grass	0.51	#3 cont.	full/ bushy plants	
Cf	144	Carex flacca	blue sedge	0.51	#1 cont.	full/ bushy plants	E
Cos	16	Cornus sericea	red osier dogwood	1.68	#5 cont.	full/ bushy plants	N, P, B, W
Csk	68	Cornus sericea 'Kelseyi'	dwarf red osier dogwood	0.61	#3 cont.	full/ bushy plants	N, B, P, W
Ct	13	Choisya ternata	Mexican mock orange	1.07	#3 cont.	full/ bushy plants	E, P
Dfo	120	Dicentra formosa	pacific bleeding heart	0.61	#2 cont.	full/ bushy plants	P
Dre	175	Dryopteris erythrosora	autumn fern	0.51	#1 cont.	full/ bushy plants	E
Epf	17	Epimedium x perralchicum 'Frohnleiten'	barrenwort	0.46	#1 cont.	full/ bushy plants	E, P
Gem	642	Geranium macrorrhizum 'Bevan's Variety'	bigroot geranium	0.3	#1 cont.	full/ bushy plants	E, P
Gs	273	Gaultheria shallon	salal	0.61	#2 cont.	full/ bushy plants	N, E, B, P, Ed
Hd	4	Holodiscus discolor	oceanspray	1.07	#5 cont.	full/ bushy plants	N, P
Heh	40	Helleborus x hybridus 'Royal Heritage'	hellebore	0.51	#2 cont.	full/ bushy plants	E, W, P
Hh	107	Hosta 'Halcyon'	Halcyon plantain lily	0.61	#1 cont.	full/ bushy plants	P
Lah	144	Lavandula angustifolia 'Hidcote Blue'	Hidcote Blue lavender	0.51	#2 cont.	full/ bushy plants	E, P, Ed
Lp	181	Lonicera pileata	box leaf honeysuckle	0.76	#2 cont.	full/ bushy plants	E, B, P
Maa	140	Mahonia aquifolium	tall Oregon grape	0.61	#3 cont.	full/ bushy plants	N, E, B, P, Ed
Mdi	620	Maianthemum dilatatum	false lily of the valley	0.25	SP 4	full/ bushy plants	N, B, P
Mn	76	Mahonia nervosa	longleaf Oregon grape	0.46	#2 cont	full/ bushy plants	N, E, B, P, Ed
Oo	360	Oxalis oregana	redwood sorrel	0.3	#1 cont.	full/ bushy plants	N, E, P
Pm	321	Polystichum munitum	sword fern	0.76	#3 cont.	full/ bushy plants	N, E
Pt	1026	Pachysandra terminalis	Japanese spurge	0.46	#1 cont.	full/ bushy plants	E, P
Pta	88	Pteridium aquilinum	bracken fern	0.76	#2 cont.	full/ bushy plants	N
Rob	26	Rosmarinus officinalis 'Barbeque'	Barbeque rosemary	0.51	#2 cont.	full/ bushy plants	E, P, Ed
Ron	57	Rosa nutkana	Nootka rose	0.81	#2 cont.	full/ bushy plants	N, B, P
Sa	164	Symphoricarpos albus	snowberry	0.76	#5 cont.	full/ bushy plants	N, B, P, W
Sh	468	Sarcococca hookeriana var. humilis	dwarf sweet box	0.46	#2 cont.	full/ bushy plants	E, B, P
Tv	49	Thymus vulgaris	common thyme	0.25	SP 4	full/ bushy plants	E, P, Ed
Vo	90	Vaccinium ovatum	evergreen huckleberry	0.76	#5 cont.	full/ bushy plants	N, E, B, P
	0			0			
SOUTH EDGE PLANTING (COORDINATED W/ ENVIRONMENTAL REPORT, ENVIRONMENT CONSULTANT TO REVIEW)							
Am	223	Achillea millefolium	yarrow	0.3	#1 cont.	full/ bushy plants	P
Cos	37	Cornus sericea	red osier dogwood	1.68	#5 cont.	full/ bushy plants	N, P, B, W
Mdi	506	Maianthemum dilatatum	false lily of the valley	0.25	SP 4	full/ bushy plants	N, B, P
Pm	76	Polystichum munitum	sword fern	0.76	#3 cont.	full/ bushy plants	N, E
Pta	76	Pteridium aquilinum	bracken fern	0.76	#2 cont.	---	N
Sa	270	Symphoricarpos albus	snowberry	0.76	#5 cont.	---	N, B, P, W
Vo	178	Vaccinium ovatum	evergreen huckleberry	0.76	#5 cont.	full/ bushy plants	N, E, B, P

NOTES:
1 ALL LANDSCAPE TO CONFORM TO THE CURRENT EDITION OF THE CSLA STANDARDS FOR LEVEL 1 'GROOMED' LANDSCAPE TREATMENT IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLANTING PLAN TAKES PRECEDENCE.
2 SEARCH AREA TO INCLUDE BRITISH COLUMBIA, WASHINGTON, AND OREGON
3 N - NATIVE E - EVERGREEN B - BIRD FRIENDLY P - POLLINATOR Ed - EDIBLE W - WINTER INTEREST
S - VERY SUITABLE/SUITABLE AS PER URBAN TREE LIST FOR METRO VANCOUVER IN A CHANGING CLIMATE
4 IN THE CASE OF ANY DISCREPANCY BETWEEN PLANT COUNTS ON PLANT LIST AND PLANT SYMBOLS ON DRAWING, THE DRAWINGS

Revision

No.	Date	Revision Notes

Issue

No.	Date	Issue Notes
A	2025-01-24	Issued for DP
B	2025-10-15	Re-Issued for DP
C	2025-12-19	Re-Issued for DP

Professional Seal

eta landscape architecture
1690 West 2nd Avenue
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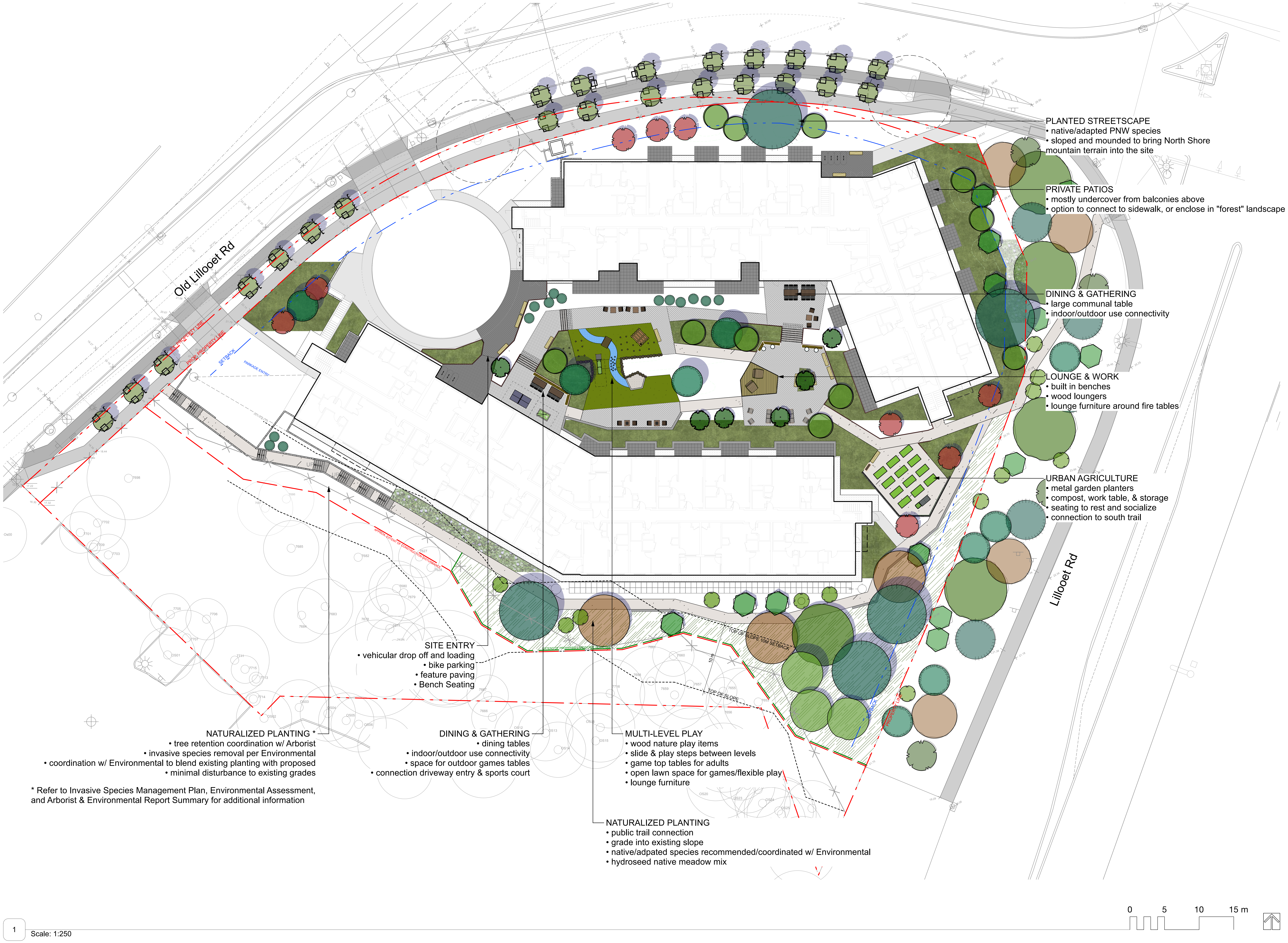
Project
Old Lillooet Road

Old Lillooet Road
North Vancouver, BC

Drawing Title
Landscape Notes & Schedules

Legal

Project Manager: KD
Project ID: 22414
Drawn By: KD
Scale: As Noted
Reviewed By: DT
Drawing No.: **L0.1**
2 of 19



PLANTED STREETSCAPE
- native/adapted PNW species
- sloped and mounded to bring North Shore mountain terrain into the site

PRIVATE PATIOS
- mostly undercover from balconies above
- option to connect to sidewalk, or enclose in "forest" landscape

DINING & GATHERING
- large communal table
- indoor/outdoor use connectivity

LOUNGE & WORK
- built in benches
- wood loungers
- lounge furniture around fire tables

URBAN AGRICULTURE
- metal garden planters
- compost, work table, & storage
- seating to rest and socialize
- connection to south trail

SITE ENTRY
- vehicular drop off and loading
- bike parking
- feature paving
- Bench Seating

NATURALIZED PLANTING *
- tree retention coordination w/ Arborist
- invasive species removal per Environmental
- coordination w/ Environmental to blend existing planting with proposed
- minimal disturbance to existing grades

* Refer to Invasive Species Management Plan, Environmental Assessment, and Arborist & Environmental Report Summary for additional information

DINING & GATHERING
- dining tables
- indoor/outdoor use connectivity
- space for outdoor games tables
- connection driveway entry & sports court

MULTI-LEVEL PLAY
- wood nature play items
- slide & play steps between levels
- game top tables for adults
- open lawn space for games/flexible play
- lounge furniture

NATURALIZED PLANTING
- public trail connection
- grade into existing slope
- native/adapted species recommended/coordinated w/ Environmental
- hydroseed native meadow mix

1 Scale: 1:250

Revision

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Project

Old Lillooet Road

Old Lillooet Road
North Vancouver, BC

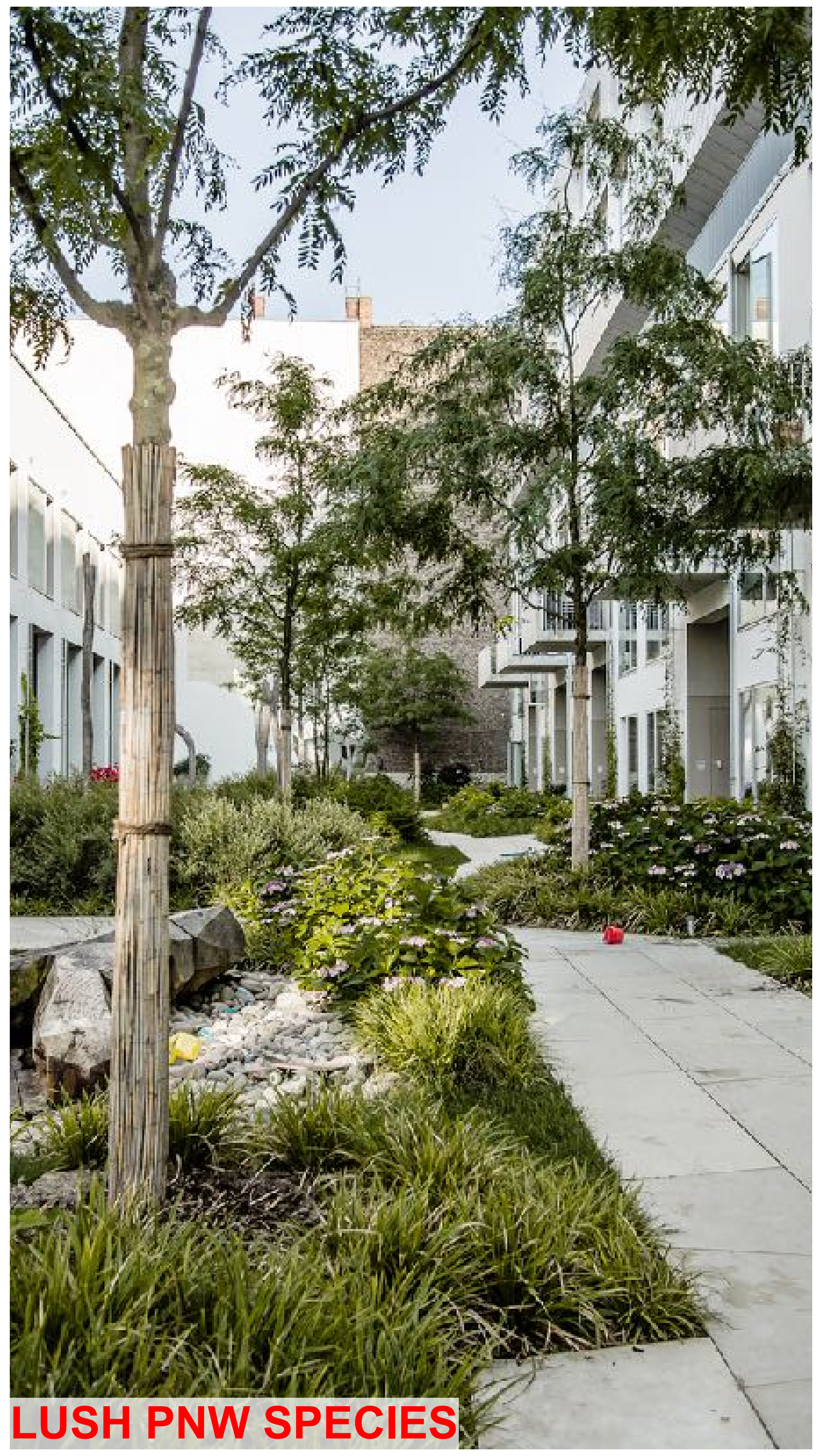
Drawing Title

Landscape
Illustrative Plan

Legal

Project Manager KD	Project ID 22414
Drawn By KD	Scale As Noted
Reviewed By DT	Drawing No. **L0.2** 3 of 19

TIERED AMENITY COURTYARD

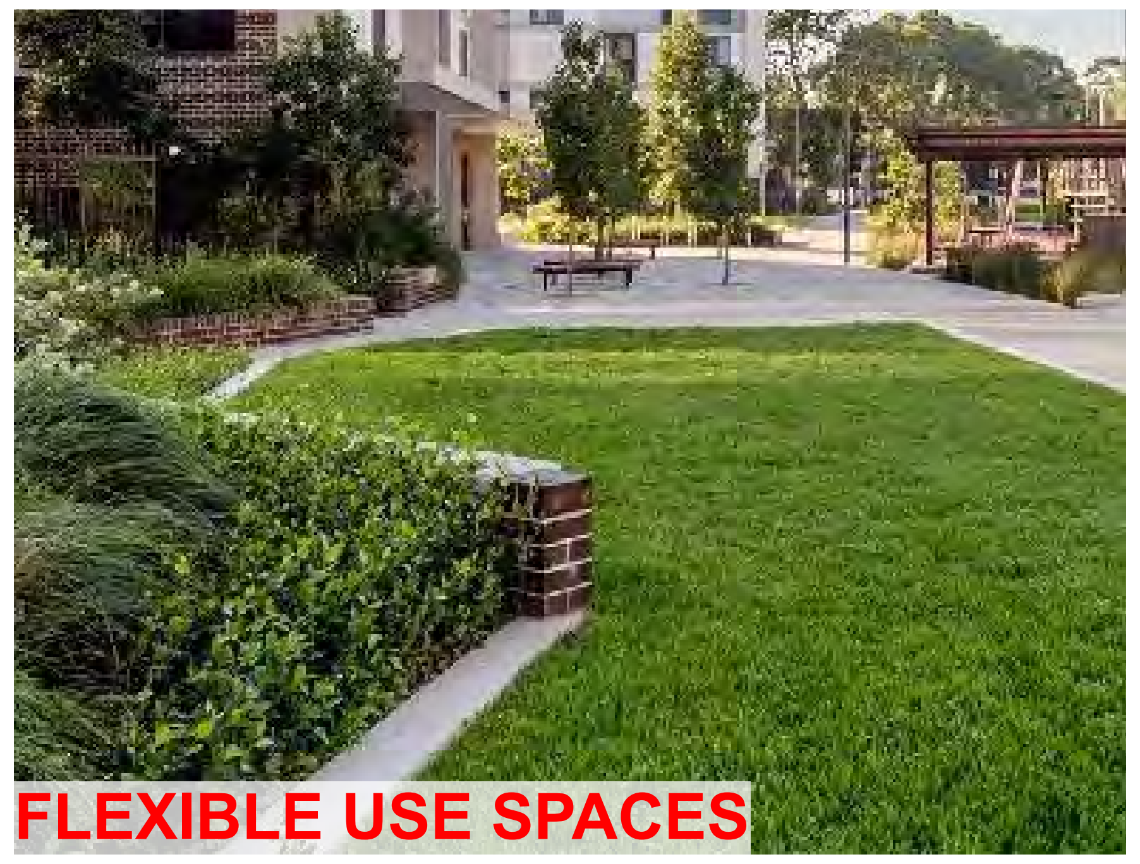


LUSH PNW SPECIES

METAL WALL ACCENTS

PLANTING PATIO SCREENING

MULTI-LEVEL KIDS NATURE PLAY



FLEXIBLE USE SPACES

SOCIAL GAMES & OLDER PLAY

Revision

No.	Date	Revision Notes

Issue

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Project

Old Lillooet Road

Old Lillooet Road
North Vancouver, BC

Drawing Title

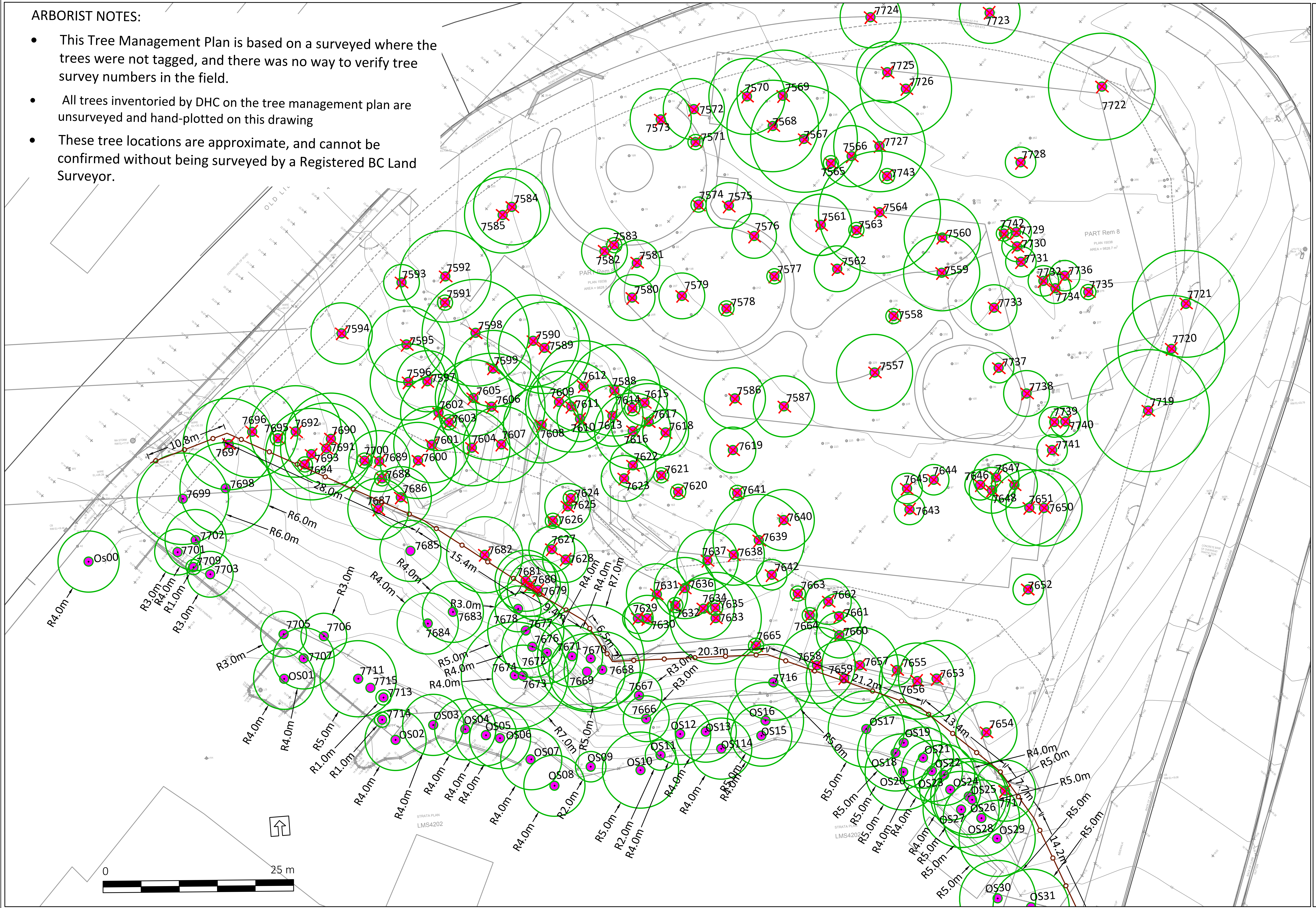
Landscape
Precedent Images

Legal

Project Manager KD	Project ID 22414
Drawn By KD	Scale As Noted
Reviewed By DT	Drawing No. **L0.3** 4 *of* 19

ARBORIST NOTES:

- This Tree Management Plan is based on a surveyed where the trees were not tagged, and there was no way to verify tree survey numbers in the field.
- All trees inventoried by DHC on the tree management plan are unsurveyed and hand-plotted on this drawing
- These tree locations are approximate, and cannot be confirmed without being surveyed by a Registered BC Land Surveyor.



LEGEND

🟩 CRITICAL ROOT ZONE

TREE PROTECTION ZONE AND FENCING

● UN-SURVEYED TREE TO BE RETAINED

☒ UN-SURVEYED TREE TO BE REMOVED

NOTES

1. The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
2. All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.
3. The tree protection zone shown is a graphical representation of the critical root zone, measured from the outer edge of the stem of the tree. (½ the trees diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)
4. No work is permitted within the Tree Protection Zone with the exception of swales. Swale construction is only permitted under the direct supervision of an arborist.
5. The 1.5m area No Build Zone does not allow for any building foundation wall encroachment. Excavation is permitted within this area under the direct supervision of an arborist.
6. Drainage works such as lawn basins, associated piping or services are permitted within the No Build Zone under the direct supervision of an arborist.
7. This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provide by the owners' Engineer (P Eng).
8. This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.

REFERENCE DRAWINGS

1. Base Survey by:

DIAMOND HEAD

3559 COMMERCIAL STREET
VANCOUVER BC | V5N 4E8
T 604.733.4886

Drawing title: Tree Management Plan
Project address: Old Lillooet Road, DNV
Client: More Than A Roof Housing Society c/o CPA Development Consultants Inc.

Drawing No: 001
Date: 24/06/21
Drawn by: CL
Page Size: TABLOID 11"x17"

Page #
1 of 1

Revision

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Project

Old Lillooet Road

Old Lillooet Road
North Vancouver, BC

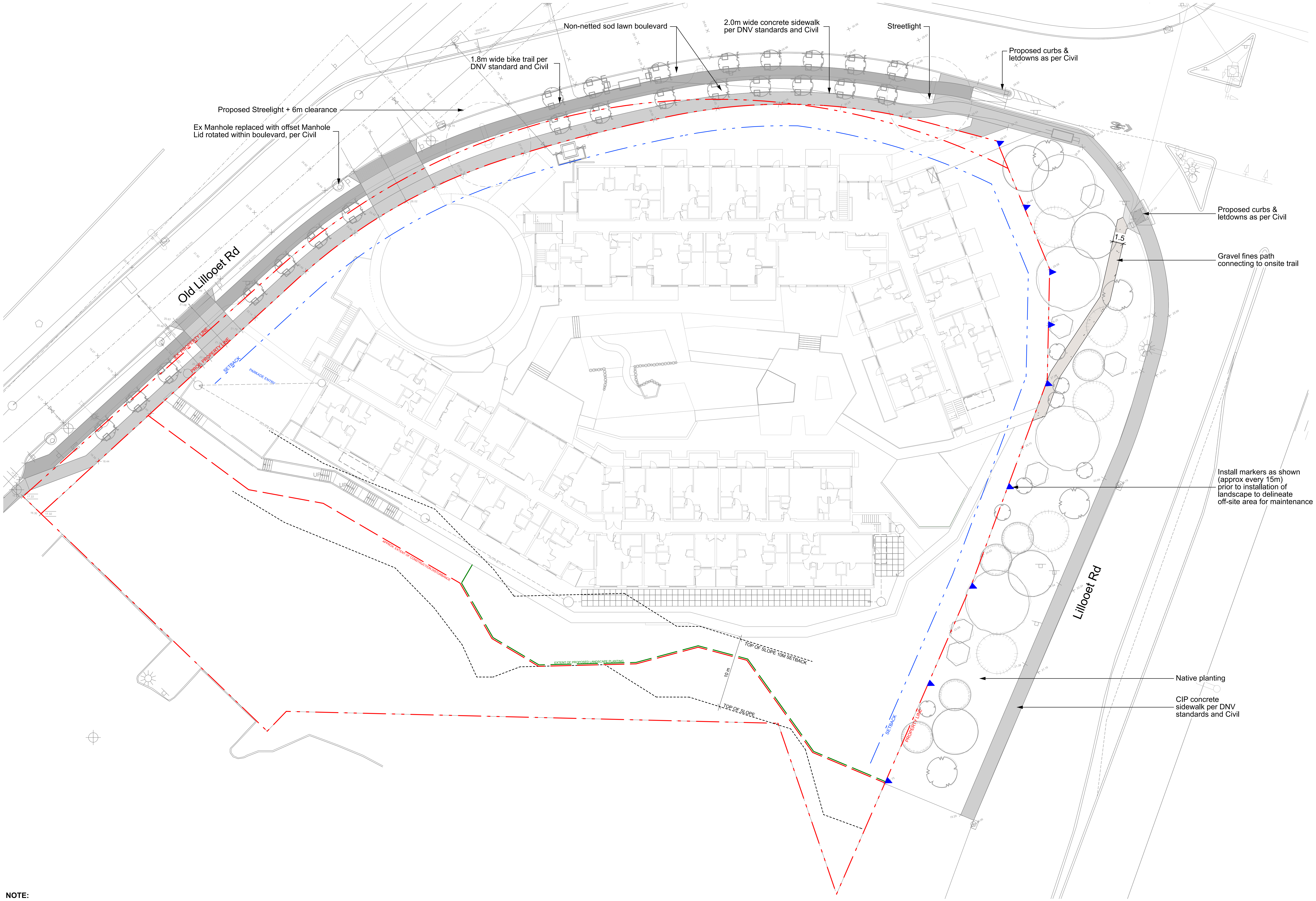
Drawing Title

Arborist Tree Management Plan

Legal

Project Manager	Project ID
KD	22414
Drawn By	Scale
KD	As Noted
Reviewed By	Drawing No.
DT	L1.0 5 of 19

NOTE: For reference only. Refer to full Arborist report for additional information.


Non-netted sod lawn boulevard
2.0m wide concrete sidewalk per DNV standards and Civil
Streetlight
1.8m wide bike trail per DNV standard and Civil
Proposed curbs & letdowns as per Civil
Proposed Streelight + 6m clearance
Ex Manhole replaced with offset Manhole Lid rotated within boulevard, per Civil
Old Lillooet Rd
EX. PROPERTY LINE
PROP. PROPERTY LINE
SETBACK
PARKADE ENTRY
Proposed curbs & letdowns as per Civil
1.5
Gravel fines path connecting to onsite trail
UP
Install markers as shown (approx every 15m) prior to installation of landscape to delineate off-site area for maintenance
APPROX. EXTENT OF CONSTRUCTION DISTURBANCE
EXTENT OF PROPOSED LANDSCAPE PLANTING
TOP OF SLOPE 10M SETBACK
10 m
TOP OF SLOPE
Lillooet Rd
Native planting
CIP concrete sidewalk per DNV standards and Civil
SETBACK
PROPERTY LINE

NOTE:
- Final location and species selection of street trees will be to the satisfaction of the District
- The DNV is responsible for the on-going maintenance of street trees on off-site areas.
- Property owner is responsible for on-going maintenance of shrubs/groundcover on off-site areas (i.e. blvds).
- Final location of Hydro poles and ultilities to be coordinated w/ BC Hydro prior to construction.

1 Scale: 1:250

0 5 10 15 m

Revision

No.	Date	Revision Notes

Issue

No.	Date	Issue Notes
A	2025-01-24	Issued for DP
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Project

Old Lillooet Road

Old Lillooet Road
North Vancouver, BC

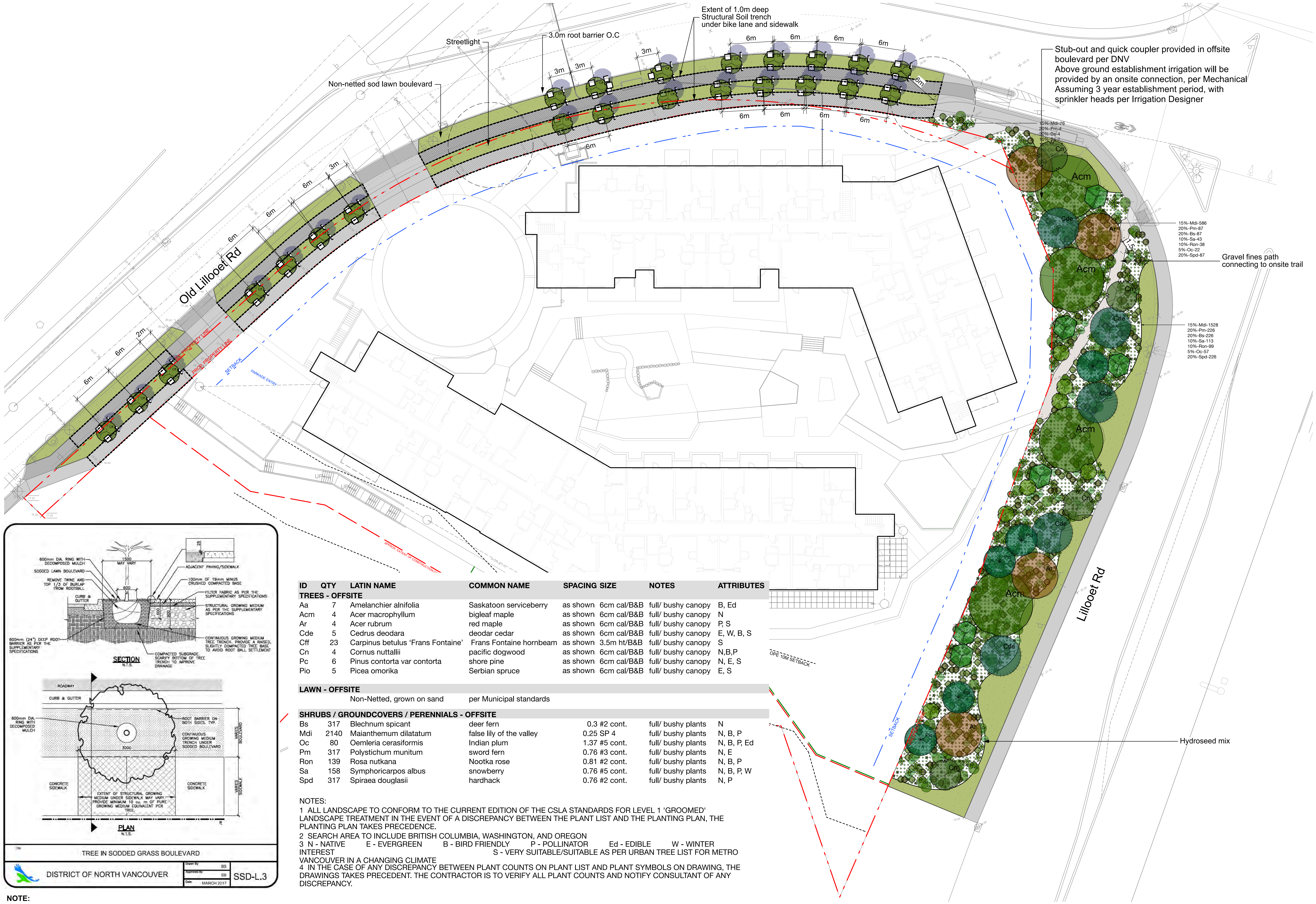
Drawing Title

Offsite

Materials Plan

Legal

Project Manager KD	Project ID 22414
Drawn By KD	Scale As Noted
Reviewed By DT	Drawing No. **L2.1** 6 *of* 19


Extent of 1.0m deep
Structural Soil trench
under bike lane and sidewalk
3.0m root barrier O.C
Streetlight
Non-netted sod lawn boulevard
Stub-out and quick coupler provided in offsite boulevard per DNV
Above ground establishment irrigation will be provided by an onsite connection, per Mechanical
Assuming 3 year establishment period, with sprinkler heads per Irrigation Designer
15%-Mdi-26
20%-Pm-4
20%-Bs-4
10%-Sa-2
10%-Ron-2
20%-Spd-4
15%-Mdi-586
20%-Pm-87
20%-Bs-87
10%-Sa-43
10%-Ron-38
5%-Oc-22
20%-Spd-87
Gravel fines path
connecting to onsite trail
15%-Mdi-1528
20%-Pm-226
20%-Bs-226
10%-Sa-113
10%-Ron-99
5%-Oc-57
20%-Spd-226
Hydroseed mix
Old Lillooet Rd
Lillooet Rd
6m
3m
2m
1.5
Acm
Ar
Cn
Cde
Pc
Pio
Aa
SETBACK
PARKADE ENTRY
APPROX. EXTENT OF CONSTRUCTION
600mm DIA. RING WITH DECOMPOSED MULCH
SODDED LAWN BOULEVARD
REMOVE TWINE AND TOP 1/3 OF BURLAP FROM ROOTBALL
CURB & GUTTER
1500 MAY VARY
600
ADJACENT PAVING/SIDEWALK
100mm OF 19mm MINUS CRUSHED COMPACTED BASE
FILTER FABRIC AS PER THE SUPPLEMENTARY SPECIFICATIONS
STRUCTURAL GROWING MEDIUM AS PER THE SUPPLEMENTARY SPECIFICATIONS
600mm (24") DEEP ROOT BARRIER AS PER THE SUPPLEMENTARY SPECIFICATIONS
CONTINUOUS GROWING MEDIUM TREE TRENCH. PROVIDE A RAISED, SLIGHTLY COMPACTED TREE BASE TO AVOID ROOT BALL SETTLEMENT
COMPACTED SUBGRADE. SCARIFY BOTTOM OF TREE TRENCH TO IMPROVE DRAINAGE
SECTION
N.T.S.
ROADWAY
CURB & GUTTER
600mm DIA. RING WITH DECOMPOSED MULCH
ROOT BARRIER ON BOTH SIDES. TYP.
CONTINUOUS GROWING MEDIUM TRENCH UNDER SODDED BOULEVARD
3000
VARIES BOULEVARD
CONCRETE SIDEWALK
CONCRETE SIDEWALK
VARIES SIDEWALK
EXTENT OF STRUCTURAL GROWING MEDIUM UNDER SIDEWALK MAY VARY. PROVIDE MINIMUM 10 cu. m OF PURE GROWING MEDIUM EQUIVALENT PER TREE.
PLAN
N.T.S.
Title
Drawn By BB
Approved By SB
Date MARCH 2017

TREE IN SODDED GRASS BOULEVARD

DISTRICT OF NORTH VANCOUVER

SSD-L.3

ID	QTY	LATIN NAME	COMMON NAME	SPACING	SIZE	NOTES	ATTRIBUTES
TREES - OFFSITE							
Aa	7	Amelanchier alnifolia	Saskatoon serviceberry	as shown	6cm cal/B&B	full/ bushy canopy	B, Ed
Acm	4	Acer macrophyllum	bigleaf maple	as shown	6cm cal/B&B	full/ bushy canopy	N
Ar	4	Acer rubrum	red maple	as shown	6cm cal/B&B	full/ bushy canopy	P, S
Cde	5	Cedrus deodara	deodar cedar	as shown	6cm cal/B&B	full/ bushy canopy	E, W, B, S
Cff	23	Carpinus betulus ‘Frans Fontaine’	Frans Fontaine hornbeam	as shown	3.5m ht/B&B	full/ bushy canopy	S
Cn	4	Cornus nuttallii	pacific dogwood	as shown	6cm cal/B&B	full/ bushy canopy	N,B,P
Pc	6	Pinus contorta var contorta	shore pine	as shown	6cm cal/B&B	full/ bushy canopy	N, E, S
Pio	5	Picea omorika	Serbian spruce	as shown	6cm cal/B&B	full/ bushy canopy	E, S
LAWN - OFFSITE							
		Non-Netted, grown on sand	per Municipal standards				
SHRUBS / GROUNDCOVERS / PERENNIALS - OFFSITE							
Bs	317	Blechnum spicant	deer fern	0.3	#2 cont.	full/ bushy plants	N
Mdi	2140	Maianthemum dilatatum	false lily of the valley	0.25	SP 4	full/ bushy plants	N, B, P
Oc	80	Oemleria cerasiformis	Indian plum	1.37	#5 cont.	full/ bushy plants	N, B, P, Ed
Pm	317	Polystichum munitum	sword fern	0.76	#3 cont.	full/ bushy plants	N, E
Ron	139	Rosa nutkana	Nootka rose	0.81	#2 cont.	full/ bushy plants	N, B, P
Sa	158	Symphoricarpos albus	snowberry	0.76	#5 cont.	full/ bushy plants	N, B, P, W
Spd	317	Spiraea douglasii	hardhack	0.76	#2 cont.	full/ bushy plants	N, P

NOTES:

1 ALL LANDSCAPE TO CONFORM TO THE CURRENT EDITION OF THE CSLA STANDARDS FOR LEVEL 1 'GROOMED' LANDSCAPE TREATMENT IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLANTING PLAN TAKES PRECEDENCE.

2 SEARCH AREA TO INCLUDE BRITISH COLUMBIA, WASHINGTON, AND OREGON

3 N - NATIVE E - EVERGREEN B - BIRD FRIENDLY P - POLLINATOR Ed - EDIBLE W - WINTER INTEREST S - VERY SUITABLE/SUITABLE AS PER URBAN TREE LIST FOR METRO VANCOUVER IN A CHANGING CLIMATE

4 IN THE CASE OF ANY DISCREPANCY BETWEEN PLANT COUNTS ON PLANT LIST AND PLANT SYMBOLS ON DRAWING, THE DRAWINGS TAKES PRECEDENT. THE CONTRACTOR IS TO VERIFY ALL PLANT COUNTS AND NOTIFY CONSULTANT OF ANY DISCREPANCY.

NOTE:
- Final location and species selection of street trees will be to the satisfaction of the District
- The DNV is responsible for the on-going maintenance of street trees on off-site areas.
- Property owner is responsible for on-going maintenance of shrubs/groundcover on off-site areas (i.e. blvds).
- Final location of Hydro poles and ultilities to be coordinated w/ BC Hydro prior to construction.

1 Scale: 1:250

0 5 10 15 m

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Project
Old Lillooet Road

Old Lillooet Road
North Vancouver, BC

Drawing Title
Offsite
Planting Plan

Legal

Project Manager KD	Project ID 22414
Drawn By KD	Scale As Noted
Reviewed By DT	Drawing No. L2.2 7 of 19

MATERIALS AND FURNISHINGS

SITE FURNISHINGS

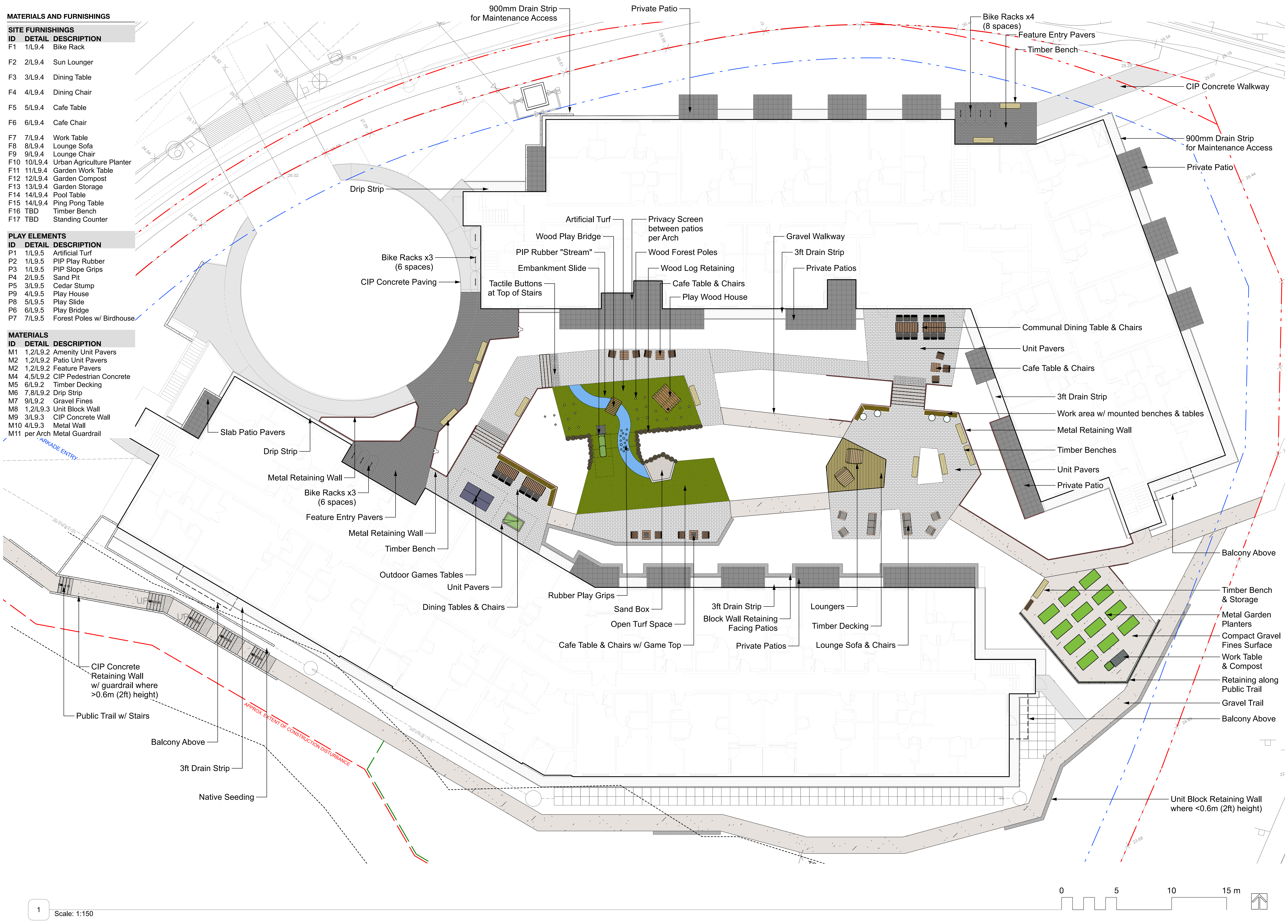
ID	DETAIL	DESCRIPTION
F1	1/L9.4	Bike Rack
F2	2/L9.4	Sun Lounger
F3	3/L9.4	Dining Table
F4	4/L9.4	Dining Chair
F5	5/L9.4	Cafe Table
F6	6/L9.4	Cafe Chair
F7	7/L9.4	Work Table
F8	8/L9.4	Lounge Sofa
F9	9/L9.4	Lounge Chair
F10	10/L9.4	Urban Agriculture Planter
F11	11/L9.4	Garden Work Table
F12	12/L9.4	Garden Compost
F13	13/L9.4	Garden Storage
F14	14/L9.4	Pool Table
F15	14/L9.4	Ping Pong Table
F16	TBD	Timber Bench
F17	TBD	Standing Counter

PLAY ELEMENTS

ID	DETAIL	DESCRIPTION
P1	1/L9.5	Artificial Turf
P2	1/L9.5	PIP Play Rubber
P3	1/L9.5	PIP Slope Grips
P4	2/L9.5	Sand Pit
P5	3/L9.5	Cedar Stump
P9	4/L9.5	Play House
P8	5/L9.5	Play Slide
P6	6/L9.5	Play Bridge
P7	7/L9.5	Forest Poles w/ Birdhouse

MATERIALS

ID	DETAIL	DESCRIPTION
M1	1,2/L9.2	Amenity Unit Pavers
M2	1,2/L9.2	Patio Unit Pavers
M2	1,2/L9.2	Feature Pavers
M4	4,5/L9.2	CIP Pedestrian Concrete
M5	6/L9.2	Timber Decking
M6	7,8/L9.2	Drip Strip
M7	9/L9.2	Gravel Fines
M8	1,2/L9.3	Unit Block Wall
M9	3/L9.3	CIP Concrete Wall
M10	4/L9.3	Metal Wall
M11	per Arch	Metal Guardrail



1 Scale: 1:150

Revision

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Project

Old Lillooet Road

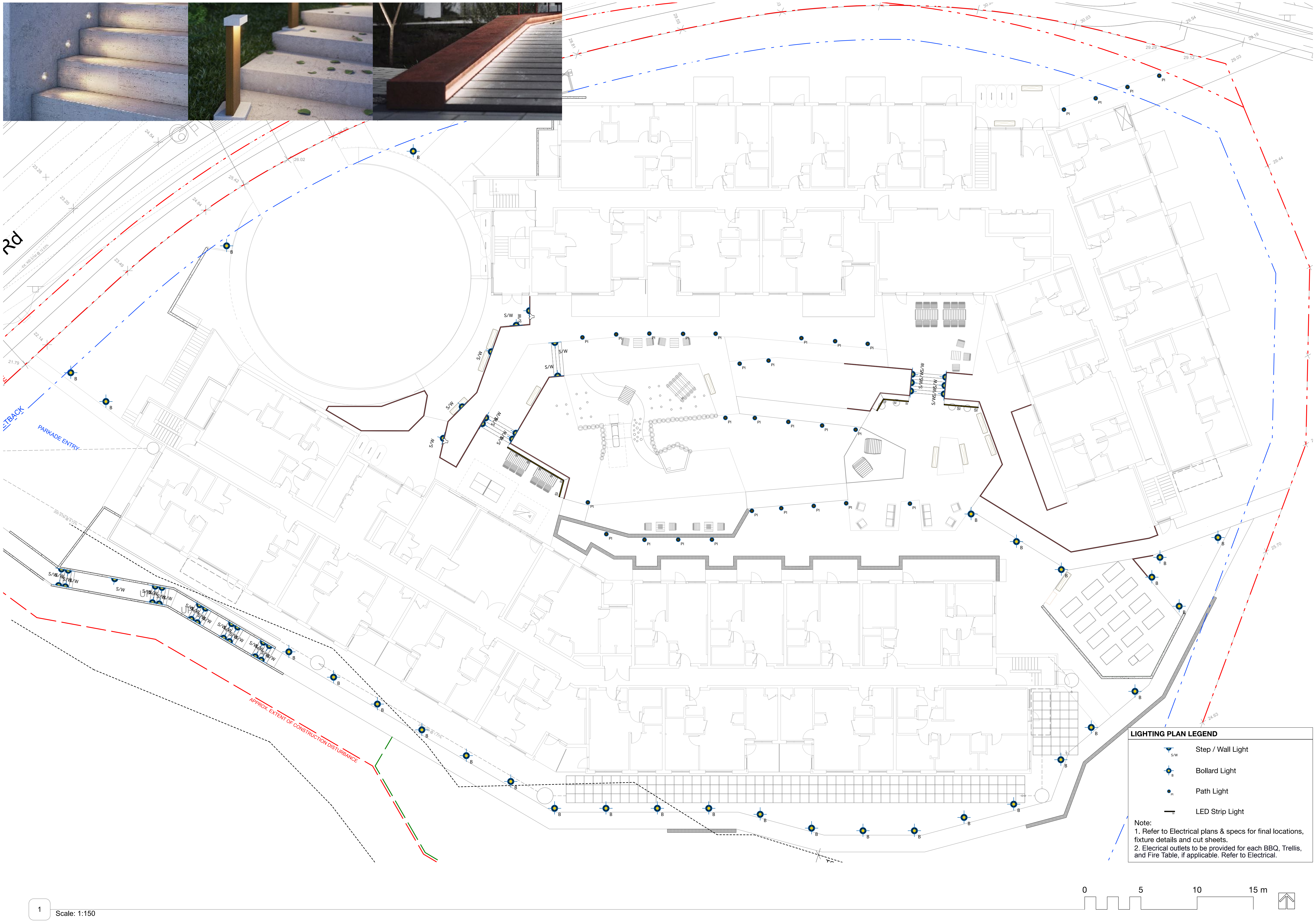
Old Lillooet Road
North Vancouver, BC

Drawing Title

Landscape Materials Plan

Legal

Project Manager KD	Project ID 22414
Drawn By KD	Scale As Noted
Reviewed By DT	Drawing No. **L3.0** 8 of 19



1 Scale: 1:150

LIGHTING PLAN LEGEND

S/W	Step / Wall Light
B	Bollard Light
PI	Path Light
—	LED Strip Light

Note:
1. Refer to Electrical plans & specs for final locations, fixture details and cut sheets.
2. Elecrical outlets to be provided for each BBQ, Trellis, and Fire Table, if applicable. Refer to Electrical.

Revision

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Project

Old Lillooet Road

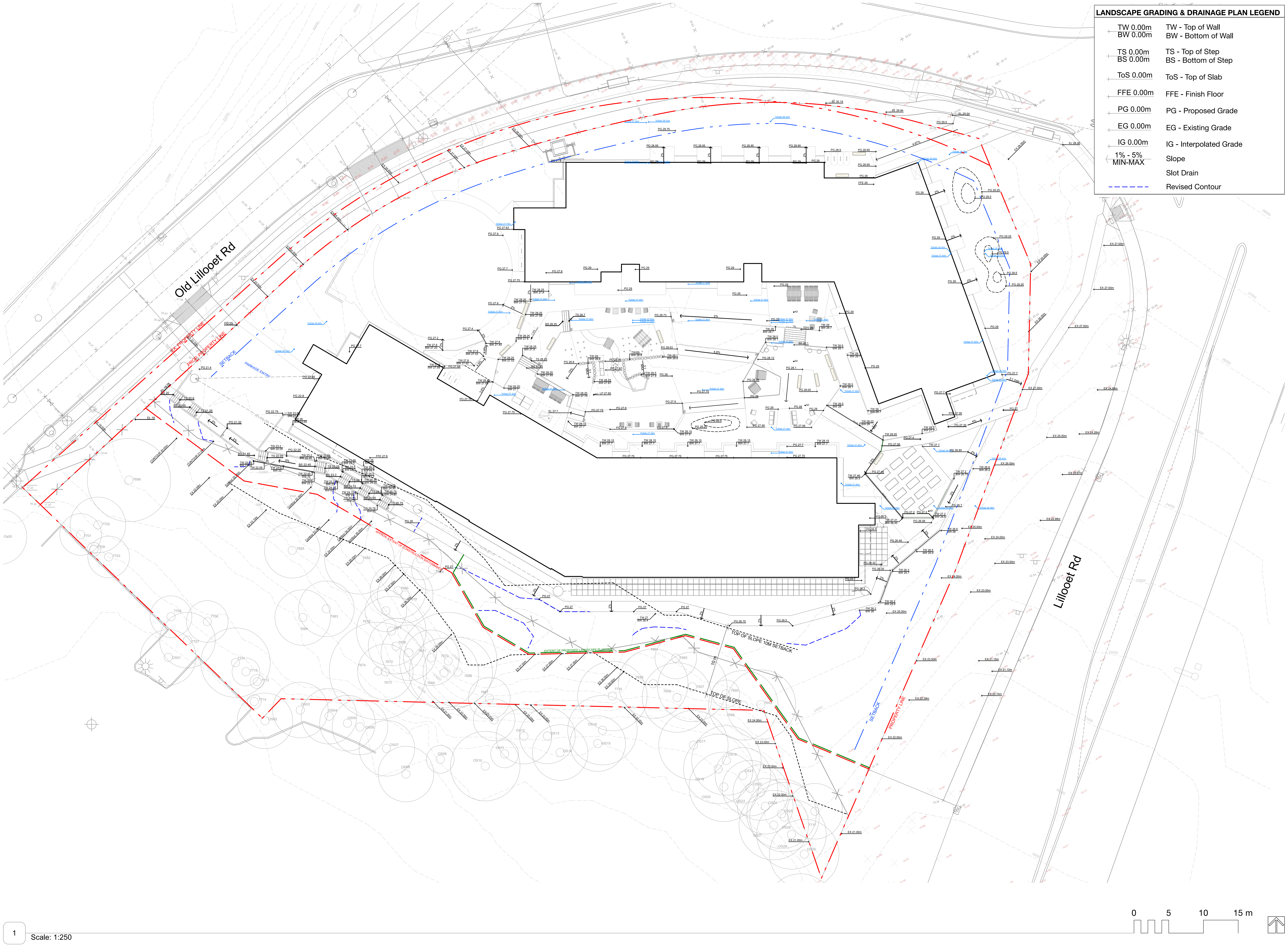
Old Lillooet Road
North Vancouver, BC

Drawing Title

Lighting Plan

Legal

Project Manager KD	Project ID 22414
Drawn By KD	Scale As Noted
Reviewed By DT	Drawing No. **L4.0** 9 of 19



LANDSCAPE GRADING & DRAINAGE PLAN LEGEND

TW 0.00m BW 0.00m	TW - Top of Wall BW - Bottom of Wall
TS 0.00m BS 0.00m	TS - Top of Step BS - Bottom of Step
ToS 0.00m	ToS - Top of Slab
FFE 0.00m	FFE - Finish Floor
PG 0.00m	PG - Proposed Grade
EG 0.00m	EG - Existing Grade
IG 0.00m	IG - Interpolated Grade
1% - 5% MIN-MAX	Slope
	Slot Drain
	Revised Contour

1 Scale: 1:250

Revision

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Project

Old Lillooet Road

Old Lillooet Road
North Vancouver, BC

Drawing Title

Landscape Grading & Drainage Plan

Legal

Project Manager KD	Project ID 22414
Drawn By KD	Scale As Noted
Reviewed By DT	Drawing No. **L5.0** 10 of 19

ID	QTY	LATIN NAME	COMMON NAME	SPACING	SIZE	NOTES	ATTRIBUTES
TREES							
Aa	6	Amelanchier alnifolia	Saskatoon serviceberry	as shown	3m ht/B&B	full/ bushy canopy	B, Ed
Ac	11	Acer circinatum	vine maple	as shown	6cm cal/B&B	full/ bushy canopy	N
Acm	1	Acer macrophyllum	bigleaf maple	as shown	6cm cal/B&B	full/ bushy canopy	N
Alr	3	Alnus rubra	red alder	as shown	5cm cal/B&B	full/ bushy canopy	N, B
Ar	3	Acer rubrum	red maple	as shown	6cm cal/B&B	full/ bushy canopy	P, S
Ccf	9	Cercis canadensis 'Forest Pansy'	Forest Pansy eastern redbud	as shown	6cm cal/B&B	full/ bushy canopy	B, P, S
Cde	5	Cedrus deodara	deodar cedar	as shown	3.5m ht/B&B	full/ bushy canopy	E, W, B, S
Pas	14	Pinus nigra 'Arnold Sentinel'	Arnold Sentinel Austrian pine	as shown	3m ht/B&B	full/ bushy canopy	E, S
Pc	7	Pinus contorta var contorta	shore pine	as shown	3m ht/B&B	full/ bushy canopy	N, E, S
Pio	4	Picea omorika	Serbian spruce	as shown	3.5m ht/B&B	full/ bushy canopy	E, S
Stps	6	Stewartia pseudocamellia	Japanese stewartia	as shown	6cm cal/B&B	full/ bushy canopy; r	W, P, S
SHRUBS / GROUNDCOVERS / PERENNIALS							
Ajs	17	Acuba japonica 'Serratifolia'	Japanese acuba	1.07	#5 cont.	full/ bushy plants	E
Am	318	Achillea millefolium	yarrow	0.3	#1 cont.	full/ bushy plants	P
Asca	178	Asarum canadense	Canadian wild ginger	0.25	#1 cont.	full/ bushy plants	E
Auu	544	Arctostaphylos uva-ursi	kinnikinick	0.3	#1 cont.	full/ bushy plants	N, E, B, P
Bs	151	Blechnum spicant	deer fern	0.3	#2 cont.	full/ bushy plants	N
Cakf	112	Calamagrostis x acutiflora 'Karl Foerster'	feather reed grass	0.51	#3 cont.	full/ bushy plants	
Cf	144	Carex flacca	blue sedge	0.51	#1 cont.	full/ bushy plants	E
Cos	16	Cornus sericea	red osier dogwood	1.68	#5 cont.	full/ bushy plants	N, P, B, W
Csk	68	Cornus sericea 'Kelseyi'	dwarf red osier dogwood	0.61	#3 cont.	full/ bushy plants	N, B, P, W
Ct	13	Choisya ternata	Mexican mock orange	1.07	#3 cont.	full/ bushy plants	E, P
Dfo	120	Dicentra formosa	pacific bleeding heart	0.61	#2 cont.	full/ bushy plants	P
Dre	175	Dryopteris erythrosora	autumn fern	0.51	#1 cont.	full/ bushy plants	E
Epf	17	Epimedium x perralchicum 'Frohnleiten'	barrenwort	0.46	#1 cont.	full/ bushy plants	E, P
Gem	642	Geranium macrorrhizum 'Bevan's Variety'	bigroot geranium	0.3	#1 cont.	full/ bushy plants	E, P
Gs	273	Gaultheria shallon	salal	0.61	#2 cont.	full/ bushy plants	N, E, B, P, Ed
Hd	4	Holodiscus discolor	oceanspray	1.07	#5 cont.	full/ bushy plants	N, P
Heh	40	Helleborus x hybridus 'Royal Heritage'	hellebore	0.51	#2 cont.	full/ bushy plants	E, W, P
Hh	107	Hosta 'Halcyon'	Halcyon plantain lily	0.61	#1 cont.	full/ bushy plants	P
Lah	144	Lavandula angustifolia 'Hidcote Blue'	Hidcote Blue lavender	0.51	#2 cont.	full/ bushy plants	E, P, Ed
Lp	181	Lonicera pileata	box leaf honeysuckle	0.76	#2 cont.	full/ bushy plants	E, B, P
Maa	140	Mahonia aquifolium	tall Oregon grape	0.61	#3 cont.	full/ bushy plants	N, E, B, P, Ed
Mdi	620	Maianthemum dilatatum	false lily of the valley	0.25	SP 4	full/ bushy plants	N, B, P
Mn	76	Mahonia nervosa	longleaf Oregon grape	0.46	#2 cont	full/ bushy plants	N, E, B, P, Ed
Oo	360	Oxalis oregana	redwood sorrel	0.3	#1 cont.	full/ bushy plants	N, E, P
Pm	321	Polystichum munitum	sword fern	0.76	#3 cont.	full/ bushy plants	N, E
Pt	1026	Pachysandra terminalis	Japanese spurge	0.46	#1 cont.	full/ bushy plants	E, P
Pta	88	Pteridium aquilinum	bracken fern	0.76	#2 cont.	full/ bushy plants	N
Rob	26	Rosmarinus officinalis 'Barbeque'	Barbeque rosemary	0.51	#2 cont.	full/ bushy plants	E, P, Ed
Ron	57	Rosa nutkana	Nootka rose	0.81	#2 cont.	full/ bushy plants	N, B, P
Sa	164	Symphoricarpos albus	snowberry	0.76	#5 cont.	full/ bushy plants	N, B, P, W
Sh	468	Sarcococca hookeriana var. humilis	dwarf sweet box	0.46	#2 cont.	full/ bushy plants	E, B, P
Tv	49	Thymus vulgaris	common thyme	0.25	SP 4	full/ bushy plants	E, P, Ed
Vo	90	Vaccinium ovatum	evergreen huckleberry	0.76	#5 cont.	full/ bushy plants	N, E, B, P
	0			0			
SOUTH EDGE PLANTING (COORDINATED W/ ENVIRONMENTAL REPORT, ENVIRONMENT CONSULTANT TO REVIEW)							
Am	223	Achillea millefolium	yarrow	0.3	#1 cont.	full/ bushy plants	P
Cos	37	Cornus sericea	red osier dogwood	1.68	#5 cont.	full/ bushy plants	N, P, B, W
Mdi	506	Maianthemum dilatatum	false lily of the valley	0.25	SP 4	full/ bushy plants	N, B, P
Pm	76	Polystichum munitum	sword fern	0.76	#3 cont.	full/ bushy plants	N, E
Pta	76	Pteridium aquilinum	bracken fern	0.76	#2 cont.	---	N
Sa	270	Symphoricarpos albus	snowberry	0.76	#5 cont.	---	N, B, P, W
Vo	178	Vaccinium ovatum	evergreen huckleberry	0.76	#5 cont.	full/ bushy plants	N, E, B, P

NOTES:

1 ALL LANDSCAPE TO CONFORM TO THE CURRENT EDITION OF THE CSLA STANDARDS FOR LEVEL 1 'GROOMED' LANDSCAPE TREATMENT IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLANTING PLAN TAKES PRECEDENCE.

2 SEARCH AREA TO INCLUDE BRITISH COLUMBIA, WASHINGTON, AND OREGON

3 N - NATIVE E - EVERGREEN B - BIRD FRIENDLY P - POLLINATOR Ed - EDIBLE W - WINTER INTEREST
S - VERY SUITABLE/SUITABLE AS PER URBAN TREE LIST FOR METRO VANCOUVER IN A CHANGING CLIMATE

4 IN THE CASE OF ANY DISCREPANCY BETWEEN PLANT COUNTS ON PLANT LIST AND PLANT SYMBOLS ON DRAWING, THE DRAWINGS TAKES PRECEDENT. THE CONTRACTOR IS TO VERIFY ALL PLANT COUNTS AND NOTIFY CONSULTANT OF ANY DISCREPANCY.

Acer circinatum

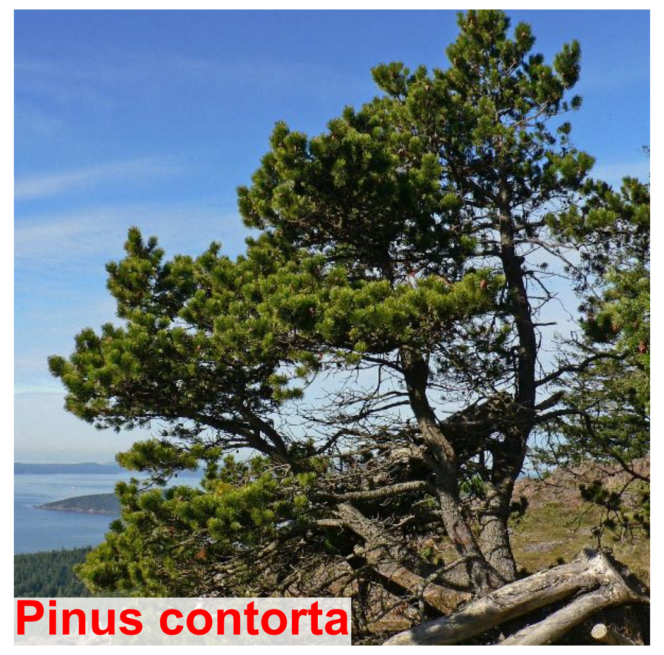
Cercis canadensis

Achillea millefolium

Calamagrostis x acutiflora

Polystichum munitum

Rosa meidiland


Pinus contorta

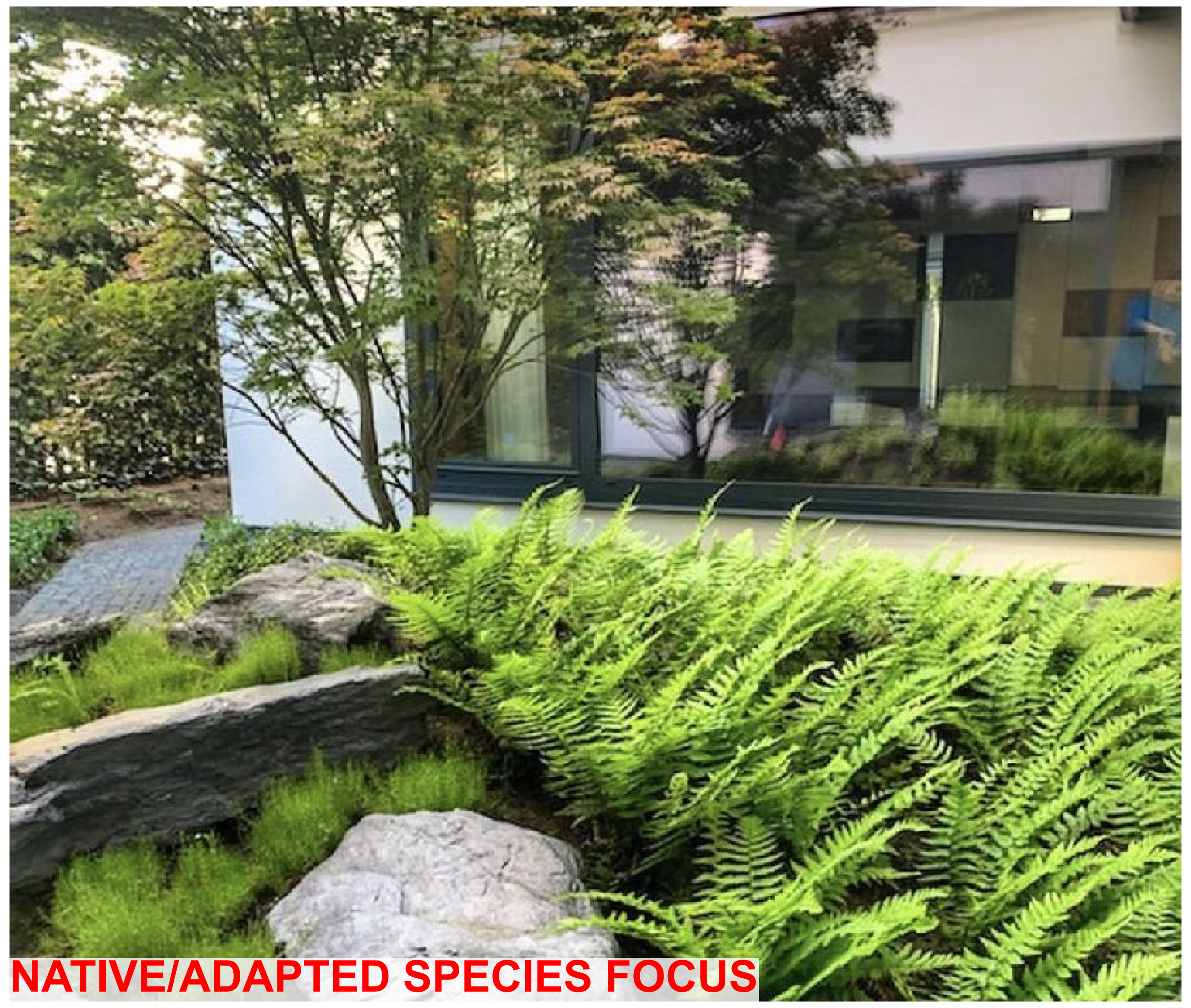
Thuja plicata

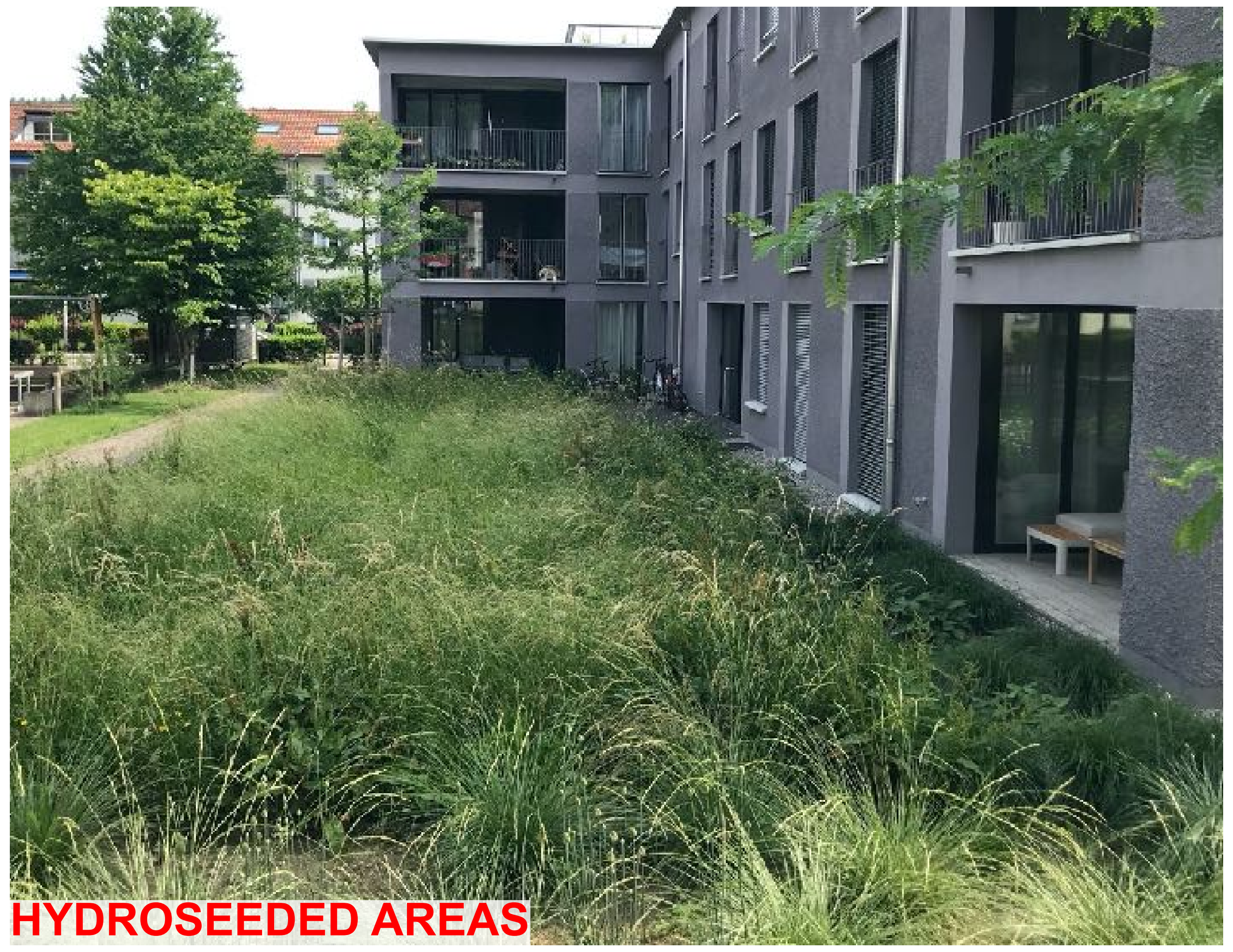
Gaultheria shallon

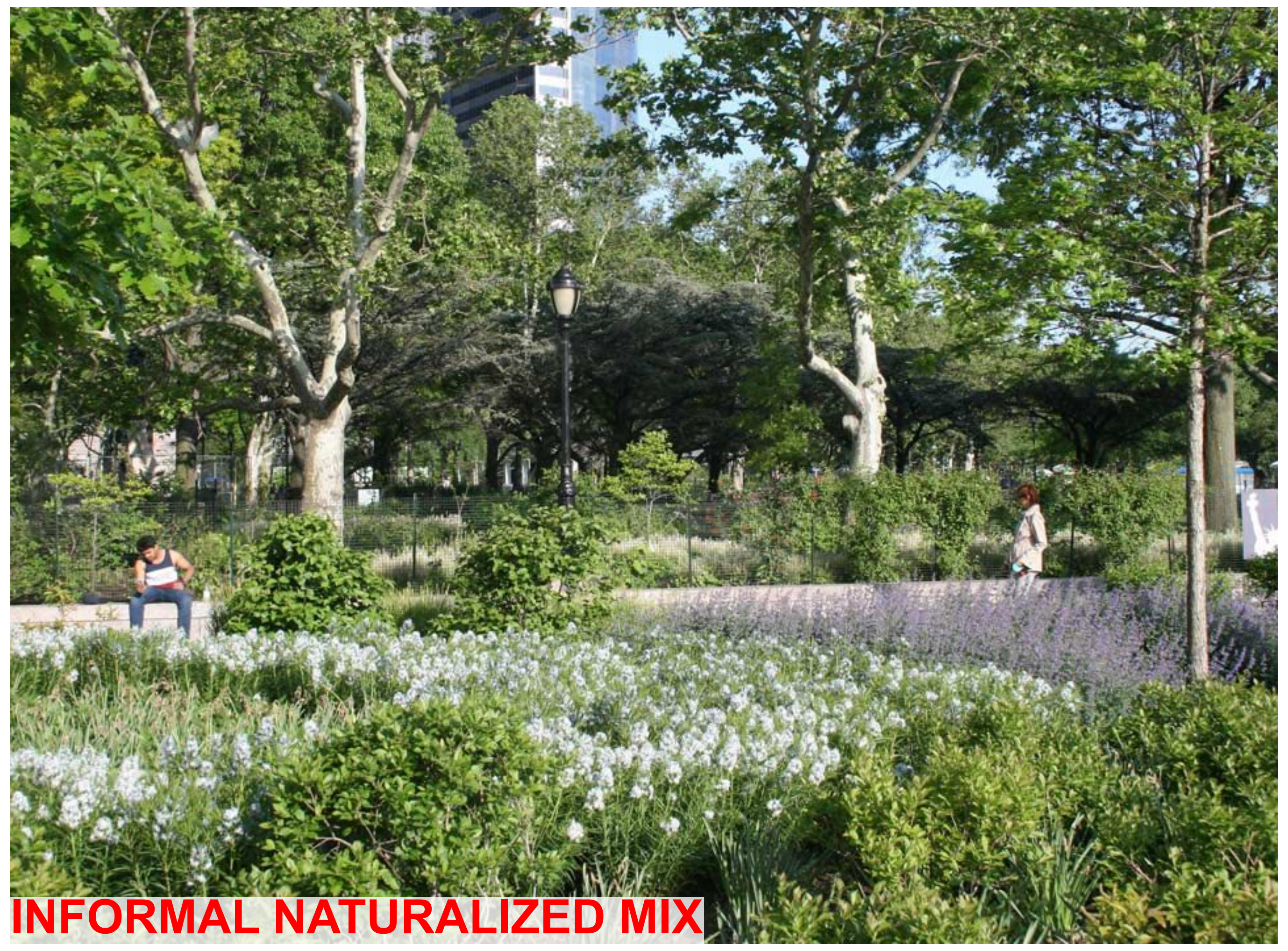
Pachysandra terminalis

Sarcococca hookeriana

Viburnum davidii


NATIVE/ADAPTED SPECIES FOCUS


HYDROSEEDED AREAS


INFORMAL NATURALIZED MIX

Revision

No.	Date	Revision Notes

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Project

Old Lillooet Road

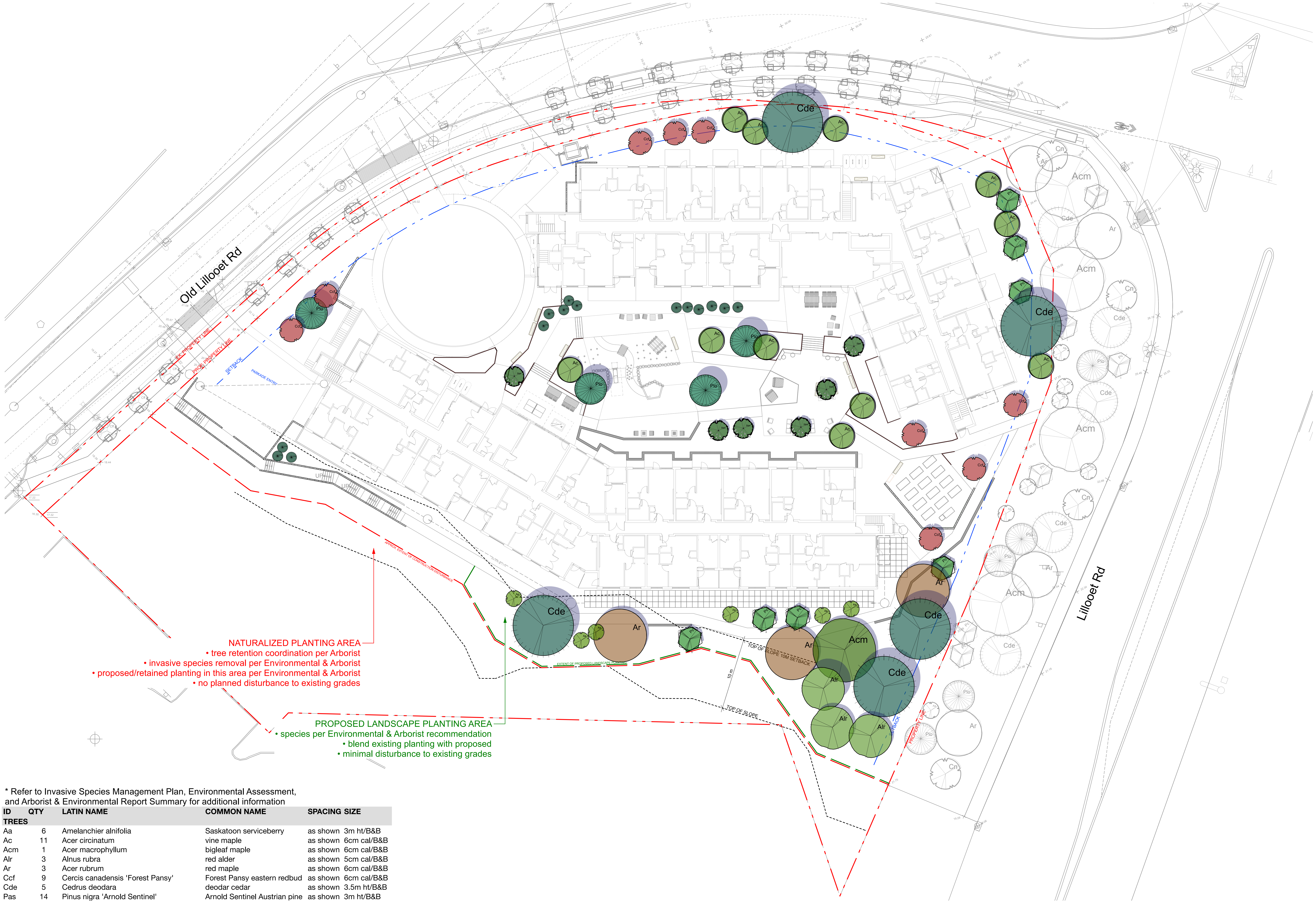
Old Lillooet Road
North Vancouver, BC

Drawing Title

Planting Plan

Legal

Project Manager KD	Project ID 22414
Drawn By KD	Scale As Noted
Reviewed By DT	Drawing No. **L6.0** 11 of 19



NATURALIZED PLANTING AREA
- tree retention coordination per Arborist
- invasive species removal per Environmental & Arborist
- proposed/retained planting in this area per Environmental & Arborist
- no planned disturbance to existing grades

PROPOSED LANDSCAPE PLANTING AREA
- species per Environmental & Arborist recommendation
- blend existing planting with proposed
- minimal disturbance to existing grades

* Refer to Invasive Species Management Plan, Environmental Assessment, and Arborist & Environmental Report Summary for additional information

ID	QTY	LATIN NAME	COMMON NAME	SPACING	SIZE
TREES					
Aa	6	Amelanchier alnifolia	Saskatoon serviceberry	as shown	3m ht/B&B
Ac	11	Acer circinatum	vine maple	as shown	6cm cal/B&B
Acm	1	Acer macrophyllum	bigleaf maple	as shown	6cm cal/B&B
Alr	3	Alnus rubra	red alder	as shown	5cm cal/B&B
Ar	3	Acer rubrum	red maple	as shown	6cm cal/B&B
Ccf	9	Cercis canadensis 'Forest Pansy'	Forest Pansy eastern redbud	as shown	6cm cal/B&B
Cde	5	Cedrus deodara	deodar cedar	as shown	3.5m ht/B&B
Pas	14	Pinus nigra 'Arnold Sentinel'	Arnold Sentinel Austrian pine	as shown	3m ht/B&B
Pc	7	Pinus contorta var contorta	shore pine	as shown	3m ht/B&B
Pio	4	Picea omorika	Serbian spruce	as shown	3.5m ht/B&B
Stps	6	Stewartia pseudocamellia	Japanese stewartia	as shown	6cm cal/B&B

1 Scale: 1:250

0 5 10 15 m

Revision

No.	Date	Revision Notes

Issue

No.	Date	Issue Notes
A	2025-01-24	Issued for DP
B	2025-10-15	Re-Issued for DP
C	2025-12-19	Re-Issued for DP

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Project

Old Lillooet Road

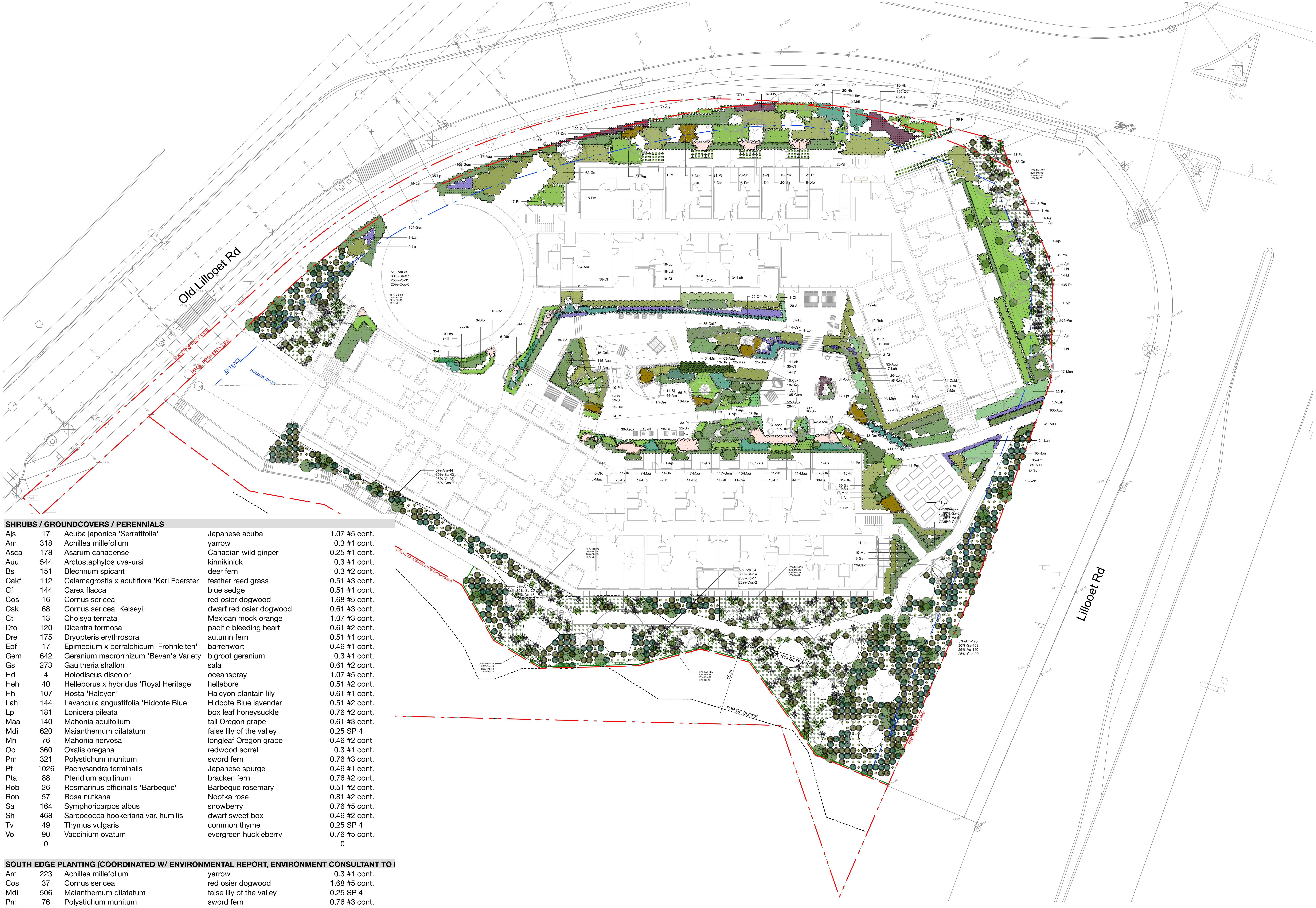
Old Lillooet Road
North Vancouver, BC

Drawing Title

Tree Plan

Legal

Project Manager KD	Project ID 22414
Drawn By KD	Scale As Noted
Reviewed By DT	Drawing No. **L6.1** 12 of 19



SHRUBS / GROUNDCOVERS / PERENNIALS

Ajs	17	Acuba japonica 'Serratifolia'	Japanese acuba	1.07 #5 cont.
Am	318	Achillea millefolium	yarrow	0.3 #1 cont.
Asca	178	Asarum canadense	Canadian wild ginger	0.25 #1 cont.
Auu	544	Arctostaphylos uva-ursi	kinnikinick	0.3 #1 cont.
Bs	151	Blechnum spicant	deer fern	0.3 #2 cont.
Cakf	112	Calamagrostis x acutiflora 'Karl Foerster'	feather reed grass	0.51 #3 cont.
Cf	144	Carex flacca	blue sedge	0.51 #1 cont.
Cos	16	Cornus sericea	red osier dogwood	1.68 #5 cont.
Csk	68	Cornus sericea 'Kelseyi'	dwarf red osier dogwood	0.61 #3 cont.
Ct	13	Choisya ternata	Mexican mock orange	1.07 #3 cont.
Dfo	120	Dicentra formosa	pacific bleeding heart	0.61 #2 cont.
Dre	175	Dryopteris erythrosora	autumn fern	0.51 #1 cont.
Epf	17	Epimedium x perralchicum 'Frohnleiten'	barrenwort	0.46 #1 cont.
Gem	642	Geranium macrorrhizum 'Bevan's Variety'	bigroot geranium	0.3 #1 cont.
Gs	273	Gaultheria shallon	salal	0.61 #2 cont.
Hd	4	Holodiscus discolor	oceanspray	1.07 #5 cont.
Heh	40	Helleborus x hybridus 'Royal Heritage'	hellebore	0.51 #2 cont.
Hh	107	Hosta 'Halcyon'	Halcyon plantain lily	0.61 #1 cont.
Lah	144	Lavandula angustifolia 'Hidcote Blue'	Hidcote Blue lavender	0.51 #2 cont.
Lp	181	Lonicera pileata	box leaf honeysuckle	0.76 #2 cont.
Maa	140	Mahonia aquifolium	tall Oregon grape	0.61 #3 cont.
Mdi	620	Maianthemum dilatatum	false lily of the valley	0.25 SP 4
Mn	76	Mahonia nervosa	longleaf Oregon grape	0.46 #2 cont
Oo	360	Oxalis oregana	redwood sorrel	0.3 #1 cont.
Pm	321	Polystichum munitum	sword fern	0.76 #3 cont.
Pt	1026	Pachysandra terminalis	Japanese spurge	0.46 #1 cont.
Pta	88	Pteridium aquilinum	bracken fern	0.76 #2 cont.
Rob	26	Rosmarinus officinalis 'Barbeque'	Barbeque rosemary	0.51 #2 cont.
Ron	57	Rosa nutkana	Nootka rose	0.81 #2 cont.
Sa	164	Symphoricarpos albus	snowberry	0.76 #5 cont.
Sh	468	Sarcococca hookeriana var. humilis	dwarf sweet box	0.46 #2 cont.
Tv	49	Thymus vulgaris	common thyme	0.25 SP 4
Vo	90	Vaccinium ovatum	evergreen huckleberry	0.76 #5 cont.
	0			0

SOUTH EDGE PLANTING (COORDINATED W/ ENVIRONMENTAL REPORT, ENVIRONMENT CONSULTANT TO I

Am	223	Achillea millefolium	yarrow	0.3 #1 cont.
Cos	37	Cornus sericea	red osier dogwood	1.68 #5 cont.
Mdi	506	Maianthemum dilatatum	false lily of the valley	0.25 SP 4
Pm	76	Polystichum munitum	sword fern	0.76 #3 cont.
Pta	76	Pteridium aquilinum	bracken fern	0.76 #2 cont.
Sa	270	Symphoricarpos albus	snowberry	0.76 #5 cont.
Vo	178	Vaccinium ovatum	evergreen huckleberry	0.76 #5 cont.

* Refer to Invasive Species Management Plan, Environmental Assessment, and Arborist & Environmental Report Summary for additional information

0 5 10 15 m

1 Scale: 1:250

Revision

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Issue

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Project

Old Lillooet Road

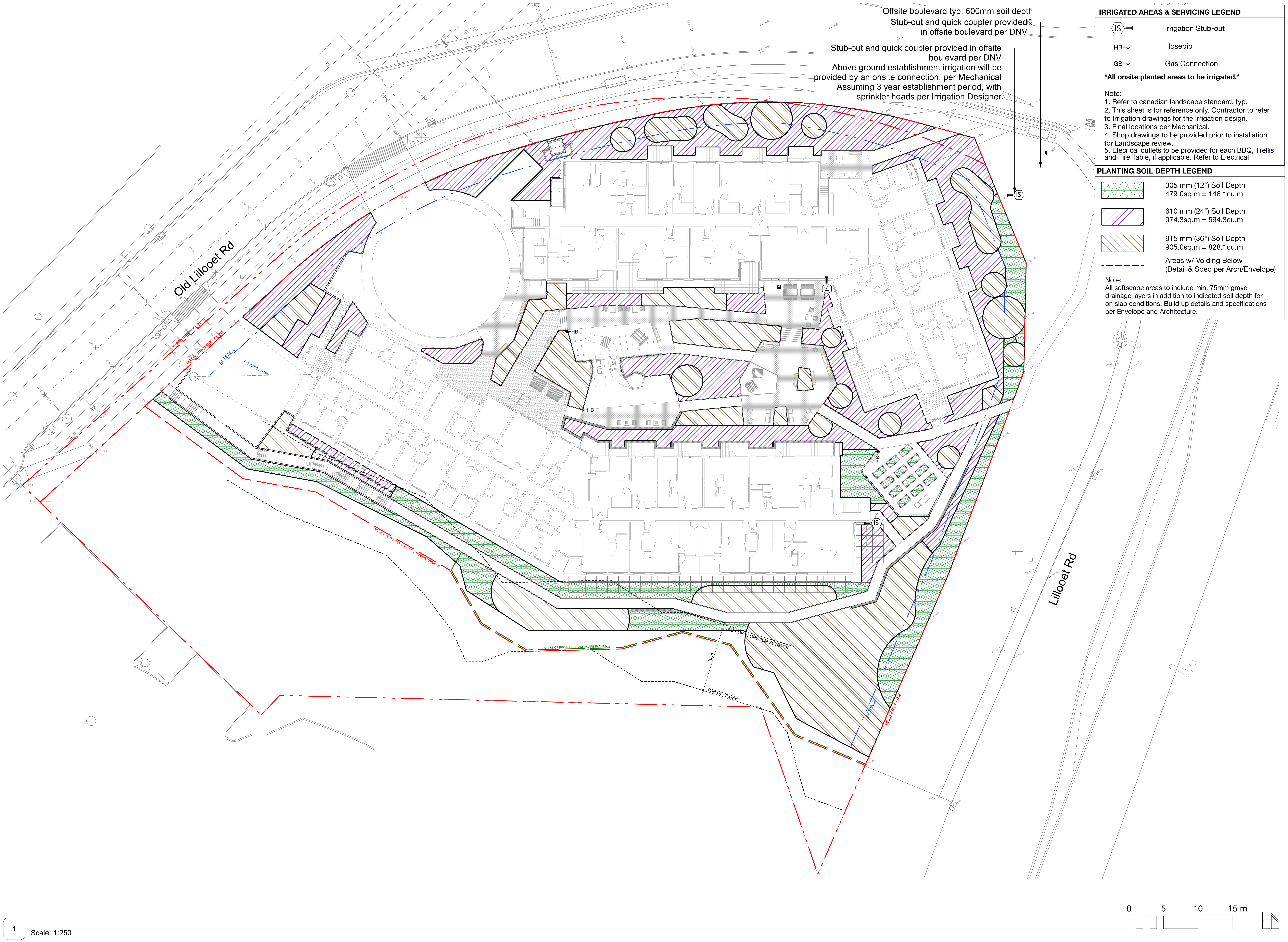
Old Lillooet Road
North Vancouver, BC

Drawing Title

Tree Plan

Legal

Project Manager KD	Project ID 22414
Drawn By KD	Scale As Noted
Reviewed By DT	Drawing No. **L6.2** 13 of 19



Offsite boulevard typ. 600mm soil depth

Stub-out and quick coupler provided in offsite boulevard per DNV

Stub-out and quick coupler provided in offsite boulevard per DNV

Above ground establishment irrigation will be provided by an onsite connection, per Mechanical Assuming 3 year establishment period, with sprinkler heads per Irrigation Designer

1 Scale: 1:250

IRRIGATED AREAS & SERVICING LEGEND

IS	Irrigation Stub-out
HB	Hosebib
GB	Gas Connection

All onsite planted areas to be irrigated.

Note:
1. Refer to canadian landscape standard, typ.
2. This sheet is for reference only, Contractor to refer to Irrigation drawings for the Irrigation design.
3. Final locations per Mechanical.
4. Shop drawings to be provided prior to installation for Landscape review.
5. Elecrical outlets to be provided for each BBQ, Trellis, and Fire Table, if applicable. Refer to Electrical.

PLANTING SOIL DEPTH LEGEND

🟩	305 mm (12") Soil Depth 479.0sq.m = 146.1cu.m
▨	610 mm (24") Soil Depth 974.3sq.m = 594.3cu.m
▧	915 mm (36") Soil Depth 905.0sq.m = 828.1cu.m
- - - -	Areas w/ Voiding Below (Detail & Spec per Arch/Envelope)

Note:
All softscape areas to include min. 75mm gravel drainage layers in addition to indicated soil depth for on slab conditions. Build up details and specifications per Envelope and Architecture.

Revision

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Project

Old Lillooet Road

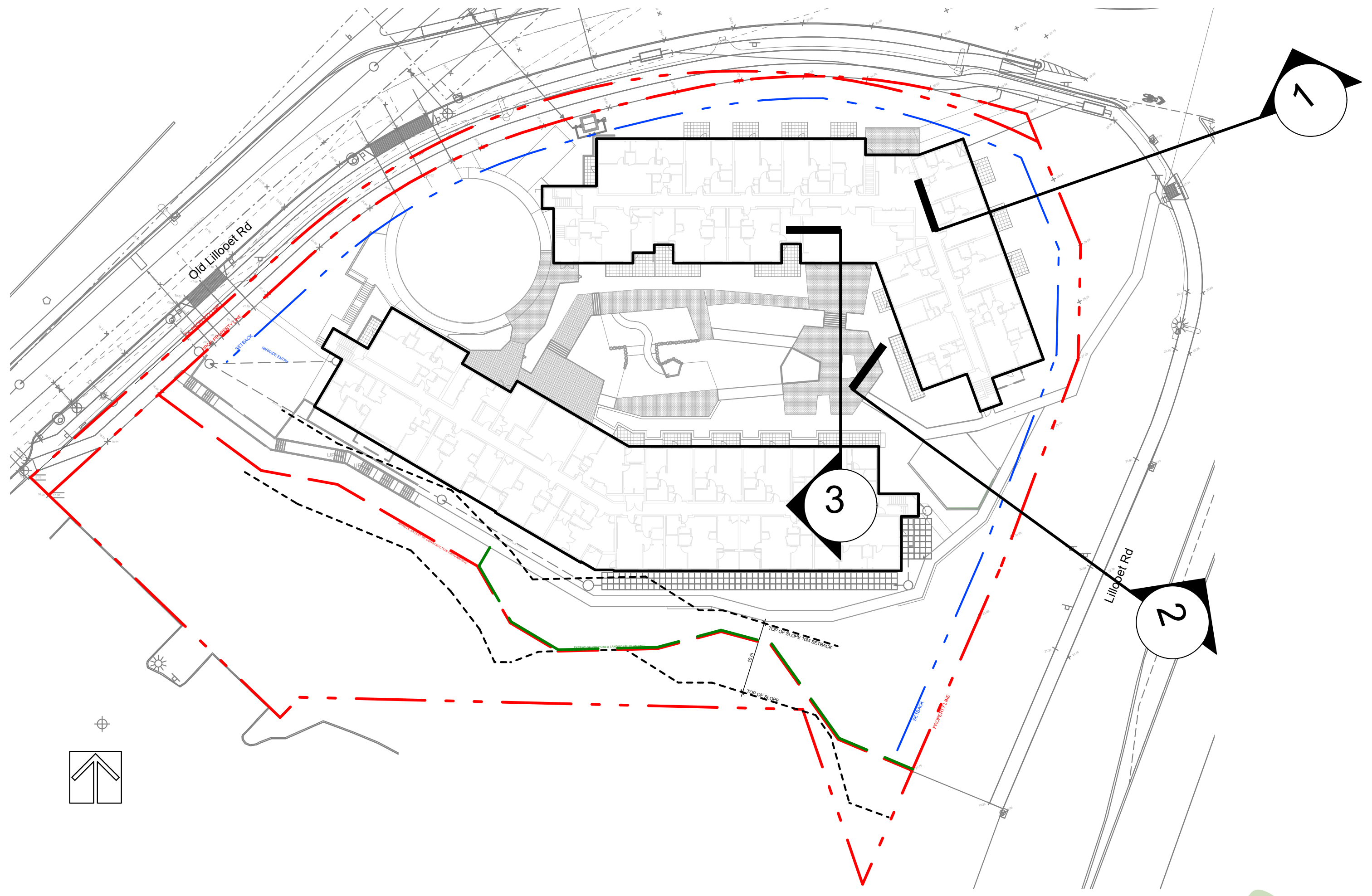
Old Lillooet Road
North Vancouver, BC

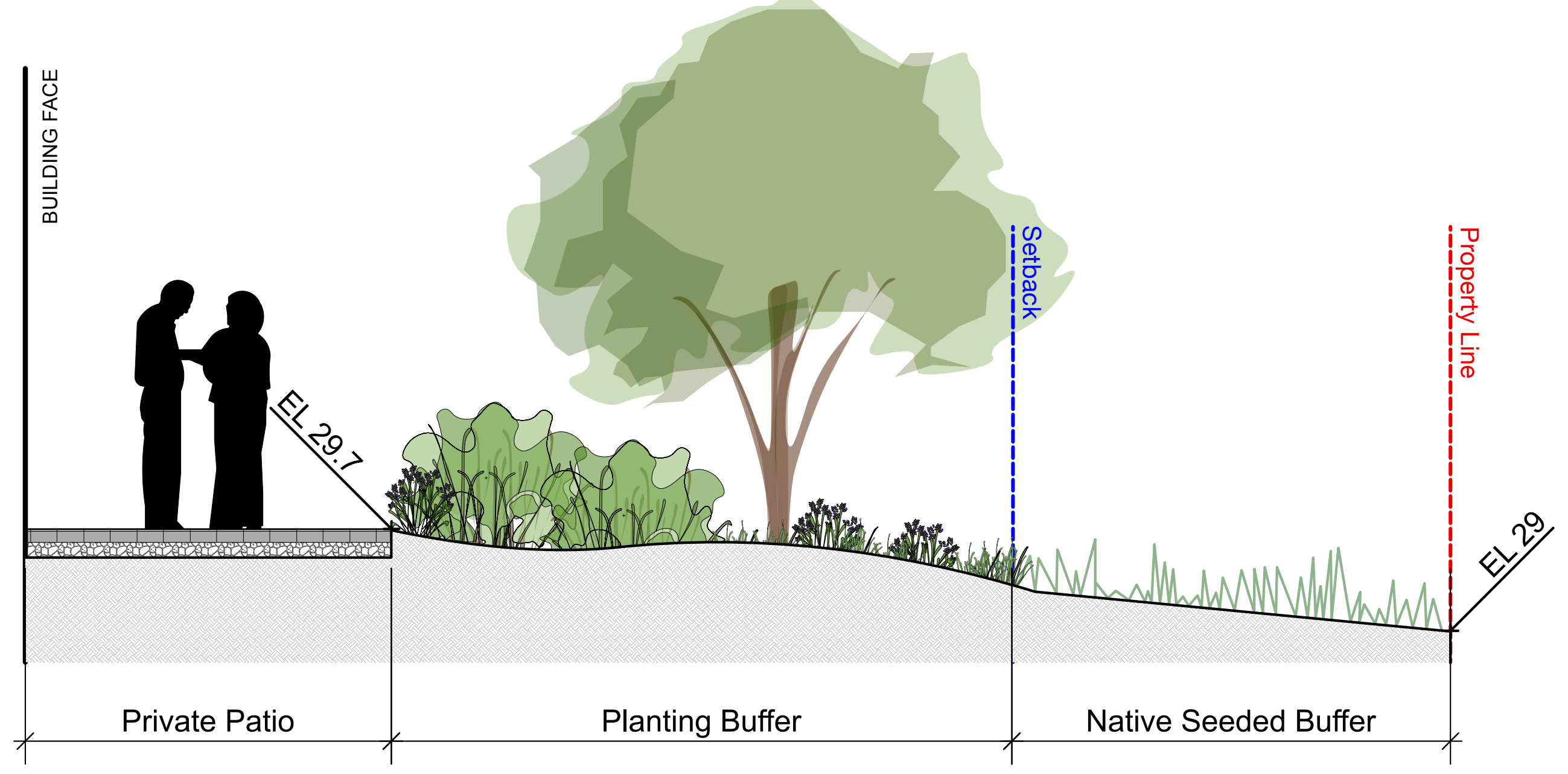
Drawing Title

Soil Depth & Servicing Plan

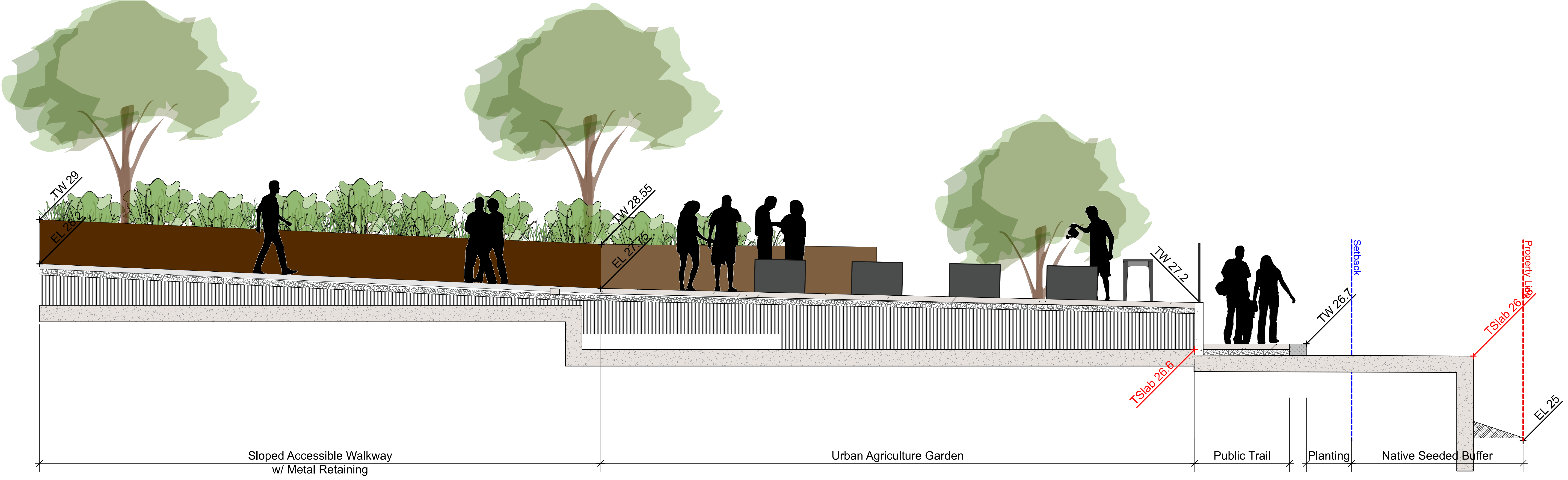
Legal

Project Manager KD	Project ID 22414
Drawn By KD	Scale As Noted
Reviewed By DT	Drawing No. **L7.0** 14 of 19

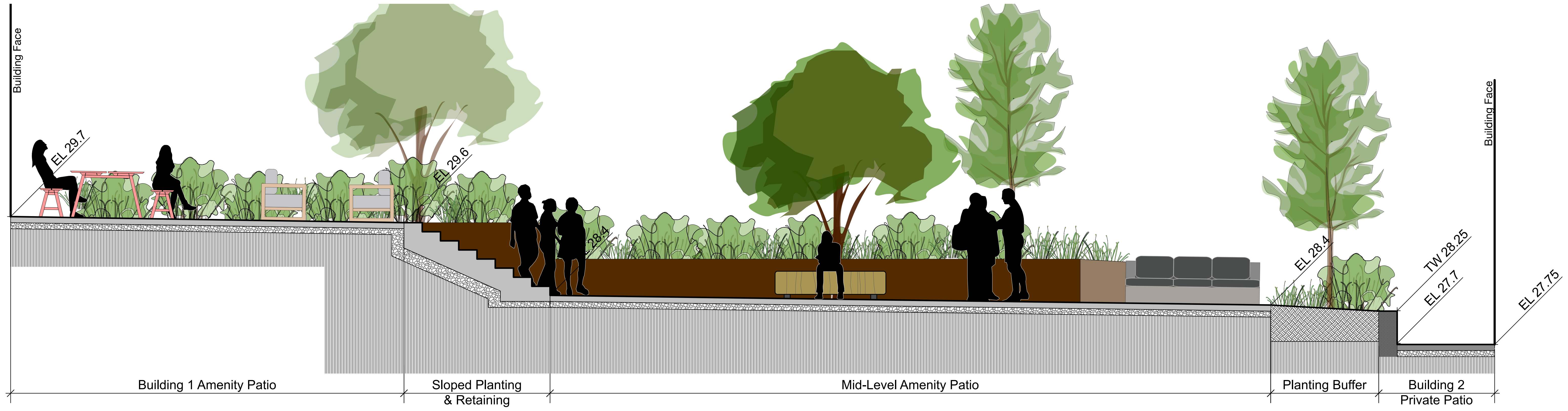




1 SECTION:Building 1 East Facing Patios
Scale: 1:50



2 SECTION: Urban Agriculture
Scale: 1:50



3 SECTION: Interior Amenity North-South
Scale: 1:50

Revision

No.	Date	Revision Notes

Issue

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Project

Old Lillooet Road

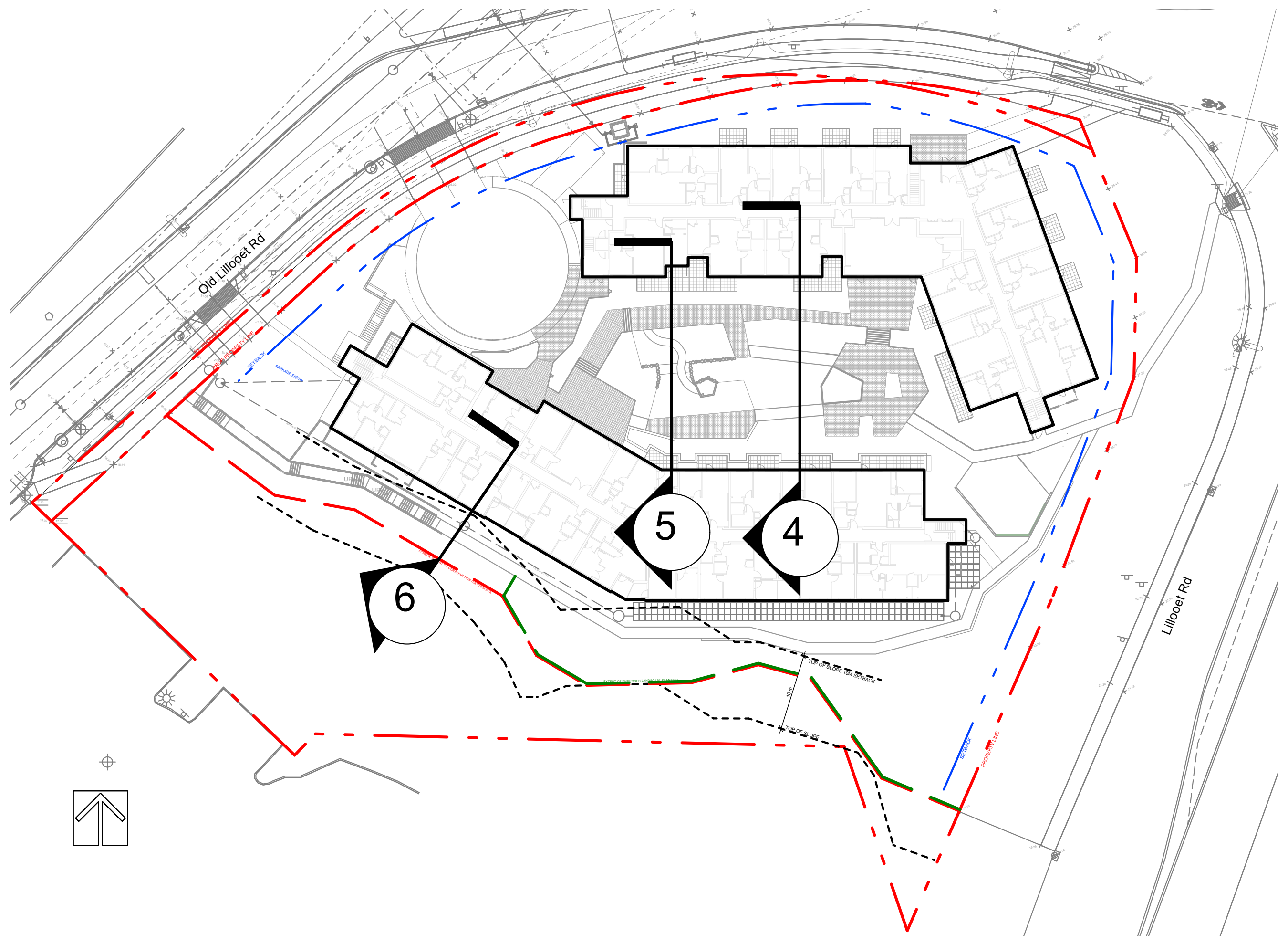
Old Lillooet Road
North Vancouver, BC

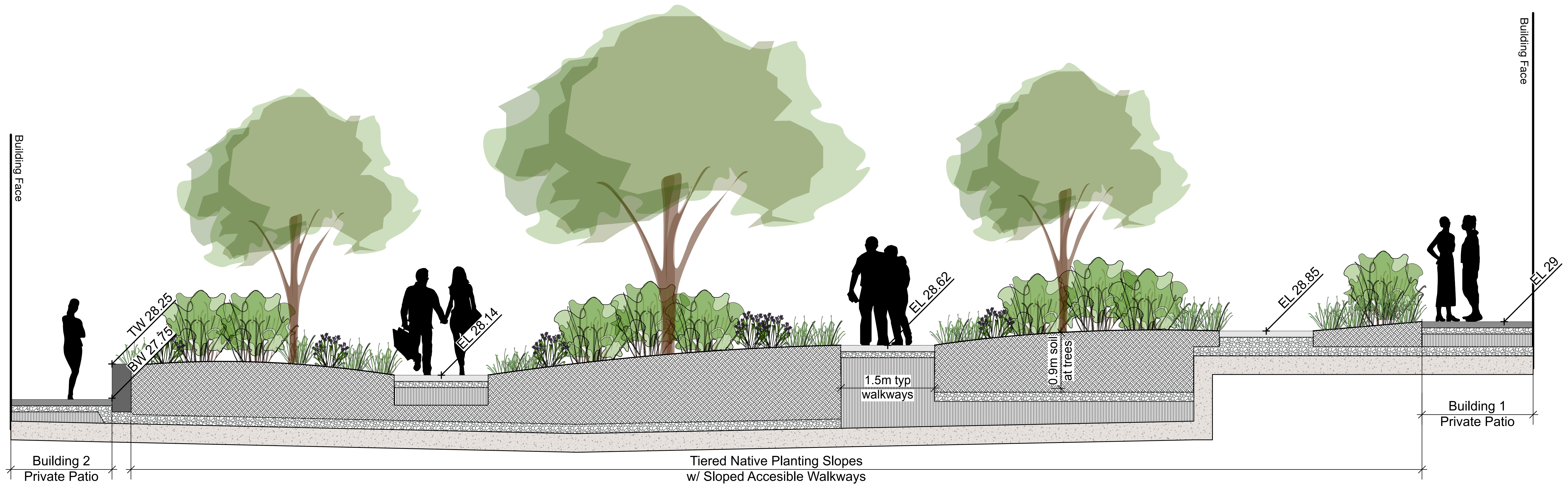
Drawing Title

Landscape Sections
& Elevations

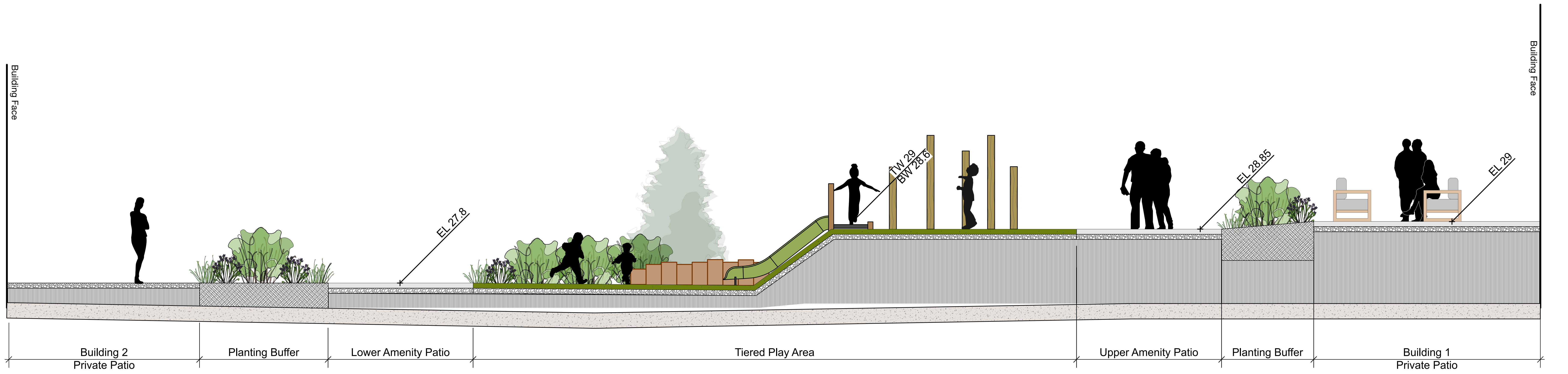
Legal

Project Manager KD	Project ID 22414
Drawn By KD	Scale As Noted
Reviewed By DT	Drawing No. **L8.0** 15 of 19

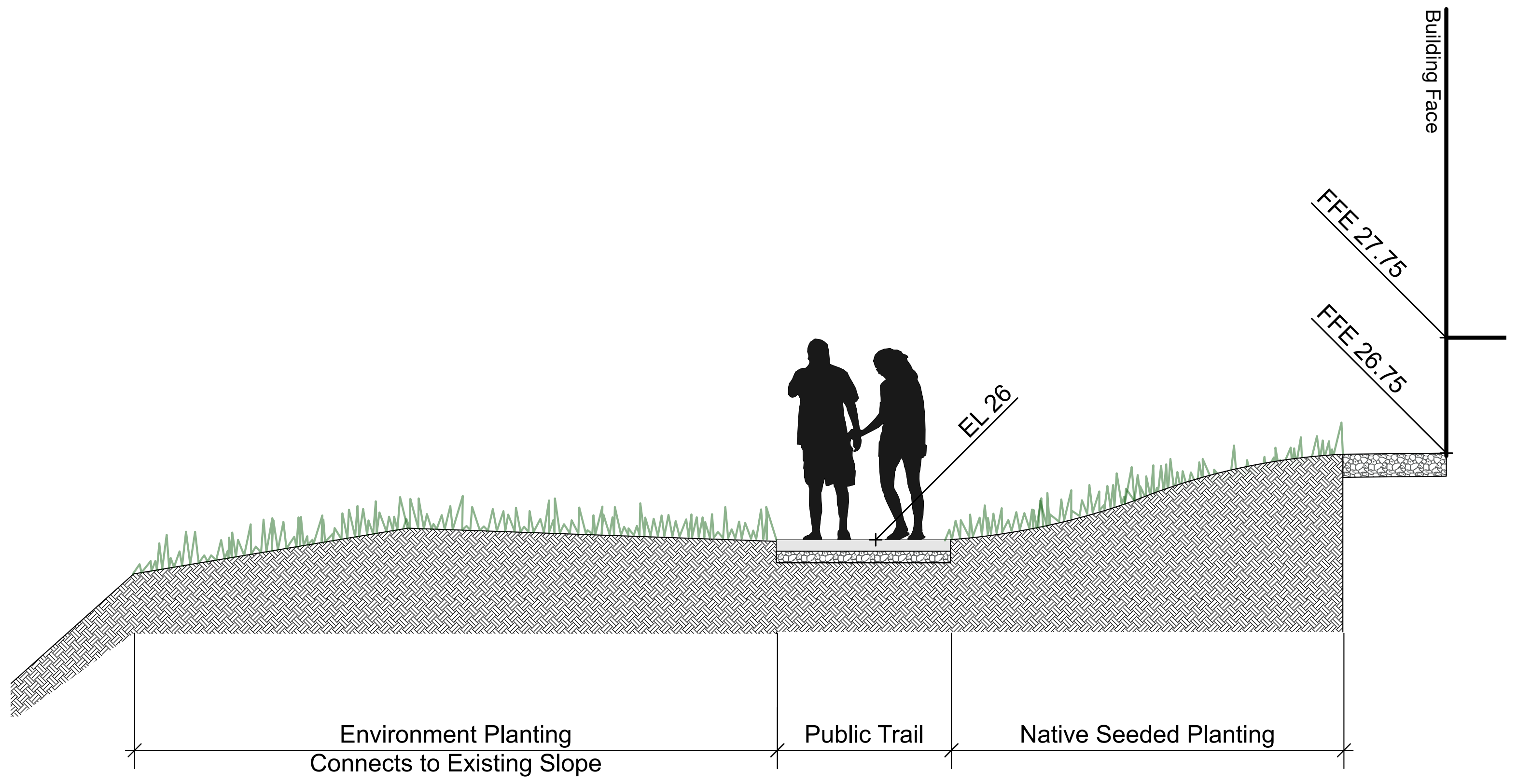




4 SECTION: Interior Amenity Planting North-South
Scale: 1:50



5 SECTION: North-South Through Play Area
Scale: 1:50



6 SECTION: South Trail
Scale: 1:50

Revision

No.	Date	Revision Notes

Issue

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Project

Old Lillooet Road

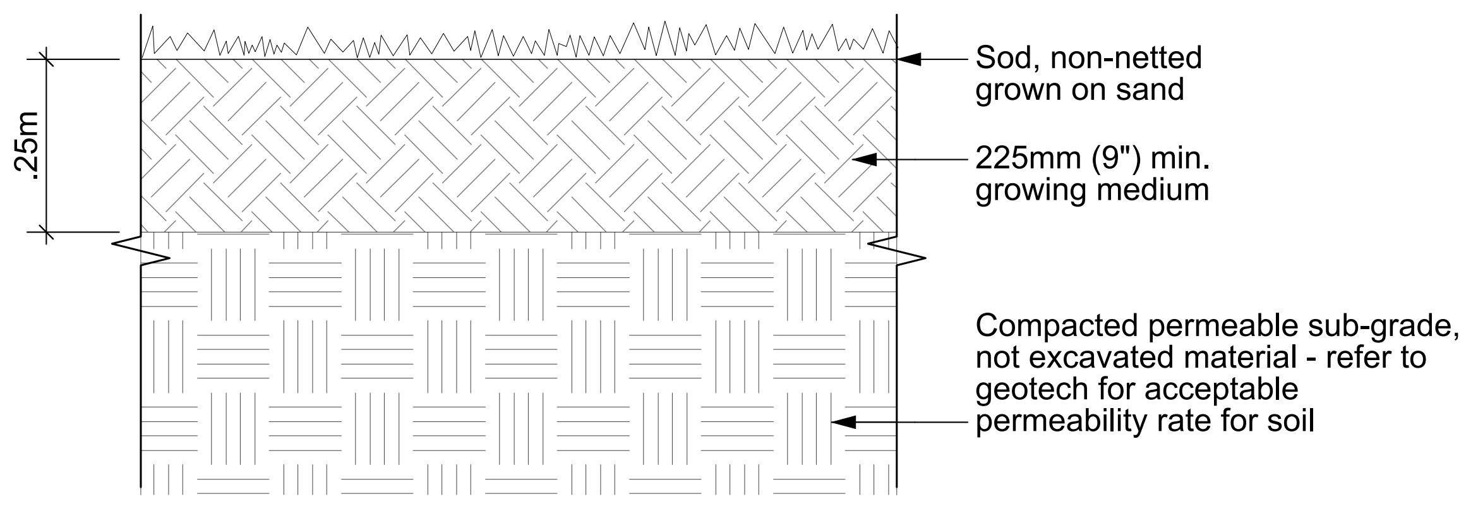
Old Lillooet Road
North Vancouver, BC

Drawing Title

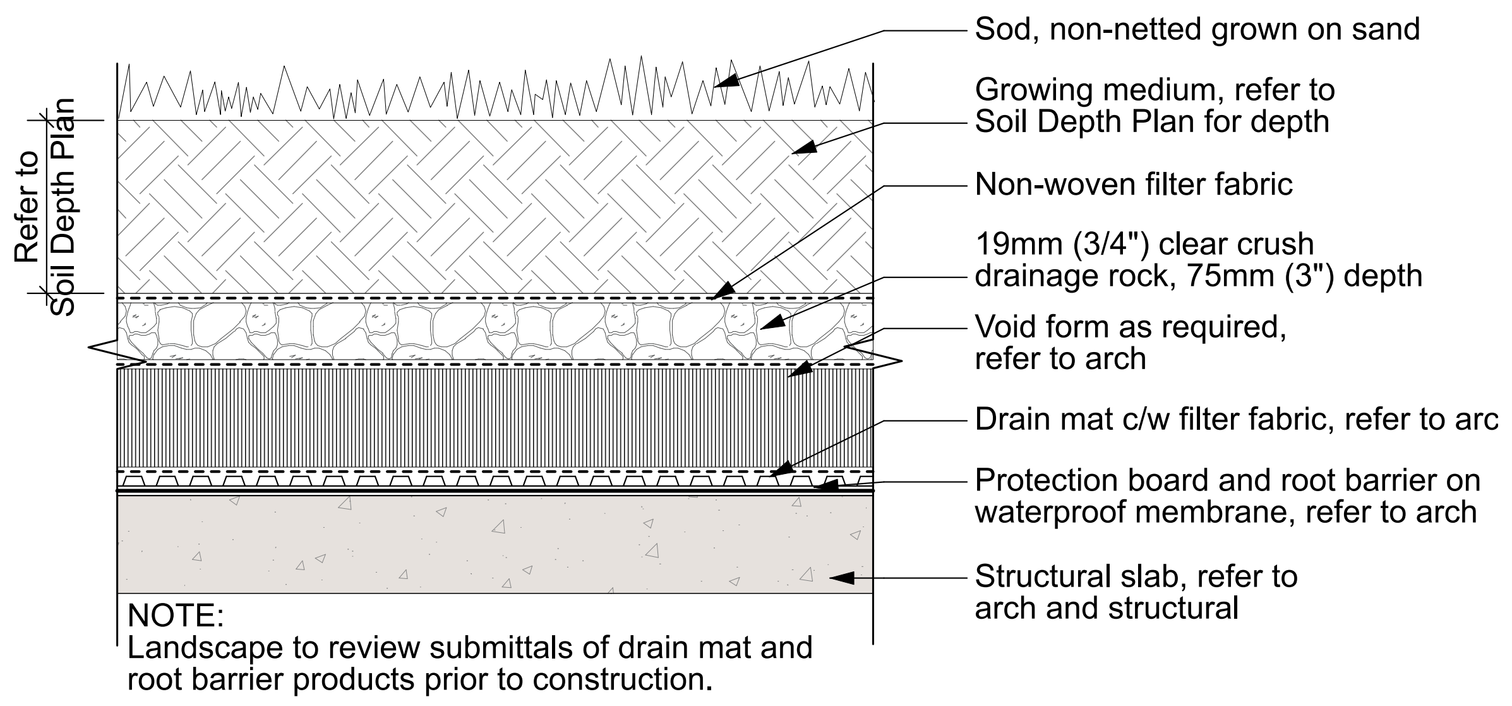
Landscape Sections & Elevations

Legal

Project Manager KD	Project ID 22414
Drawn By KD	Scale As Noted
Reviewed By DT	Drawing No. **L8.1** 16 of 19

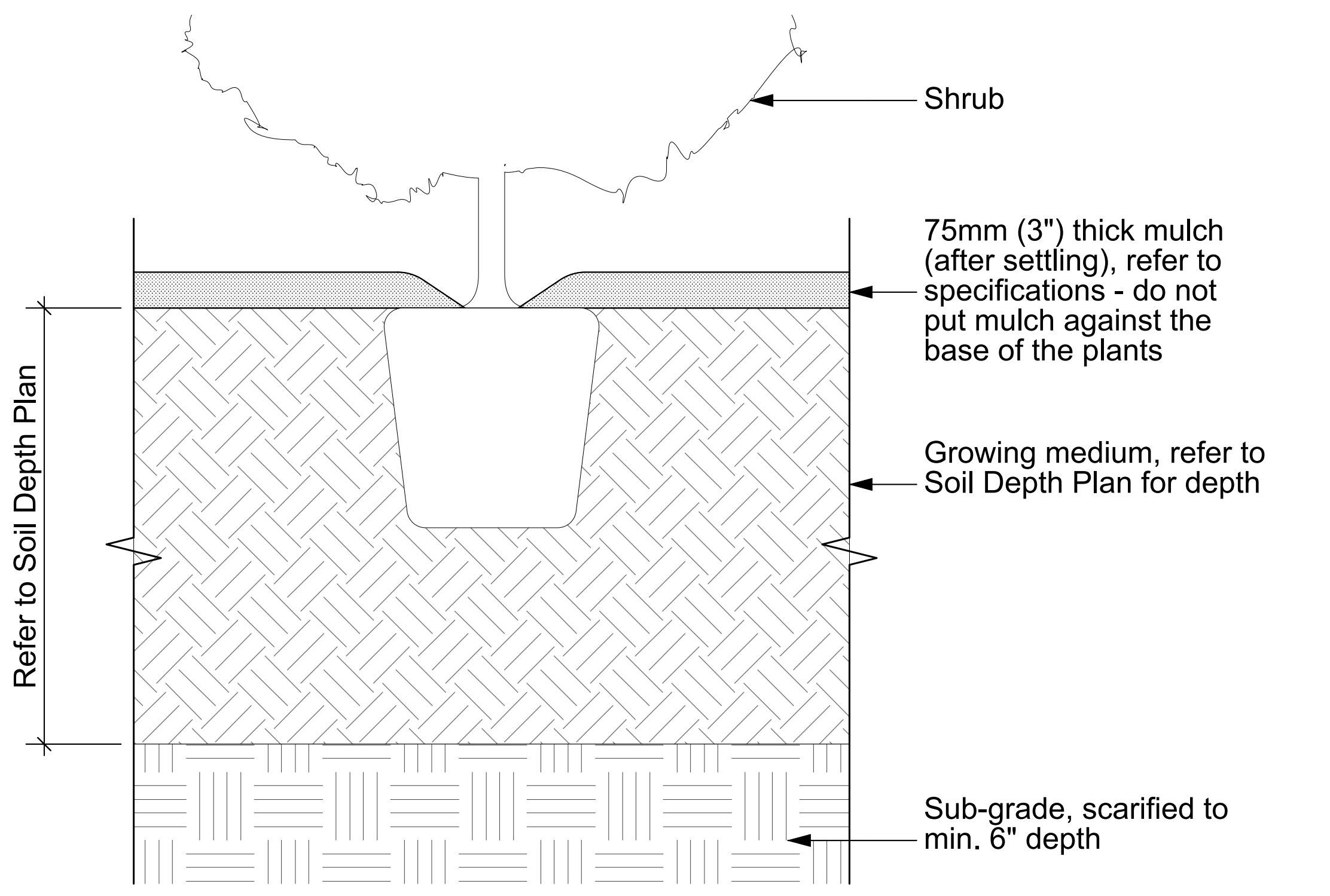

25mm
Sod, non-netted grown on sand
225mm (9") min. growing medium
Compacted permeable sub-grade, not excavated material - refer to geotech for acceptable permeability rate for soil

1 DETAIL: Sod at Grade
Scale: 1:10

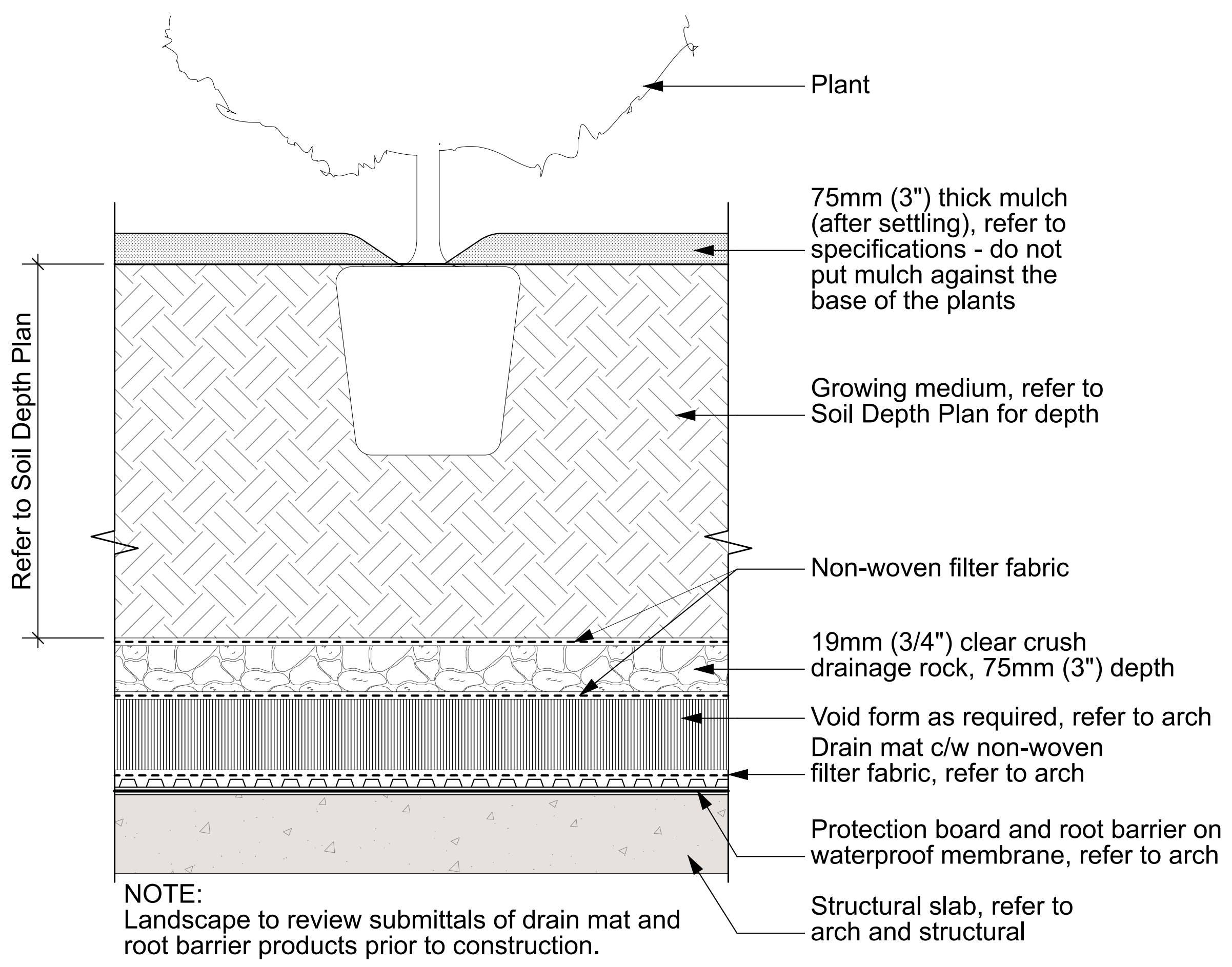

Refer to Soil Depth Plan
Sod, non-netted grown on sand
Growing medium, refer to Soil Depth Plan for depth
Non-woven filter fabric
19mm (3/4") clear crush drainage rock, 75mm (3") depth
Void form as required, refer to arch
Drain mat c/w filter fabric, refer to arc
Protection board and root barrier on waterproof membrane, refer to arch
Structural slab, refer to arch and structural

NOTE:
Landscape to review submittals of drain mat and root barrier products prior to construction.

2 DETAIL: Sod on Slab
Scale: 1:10

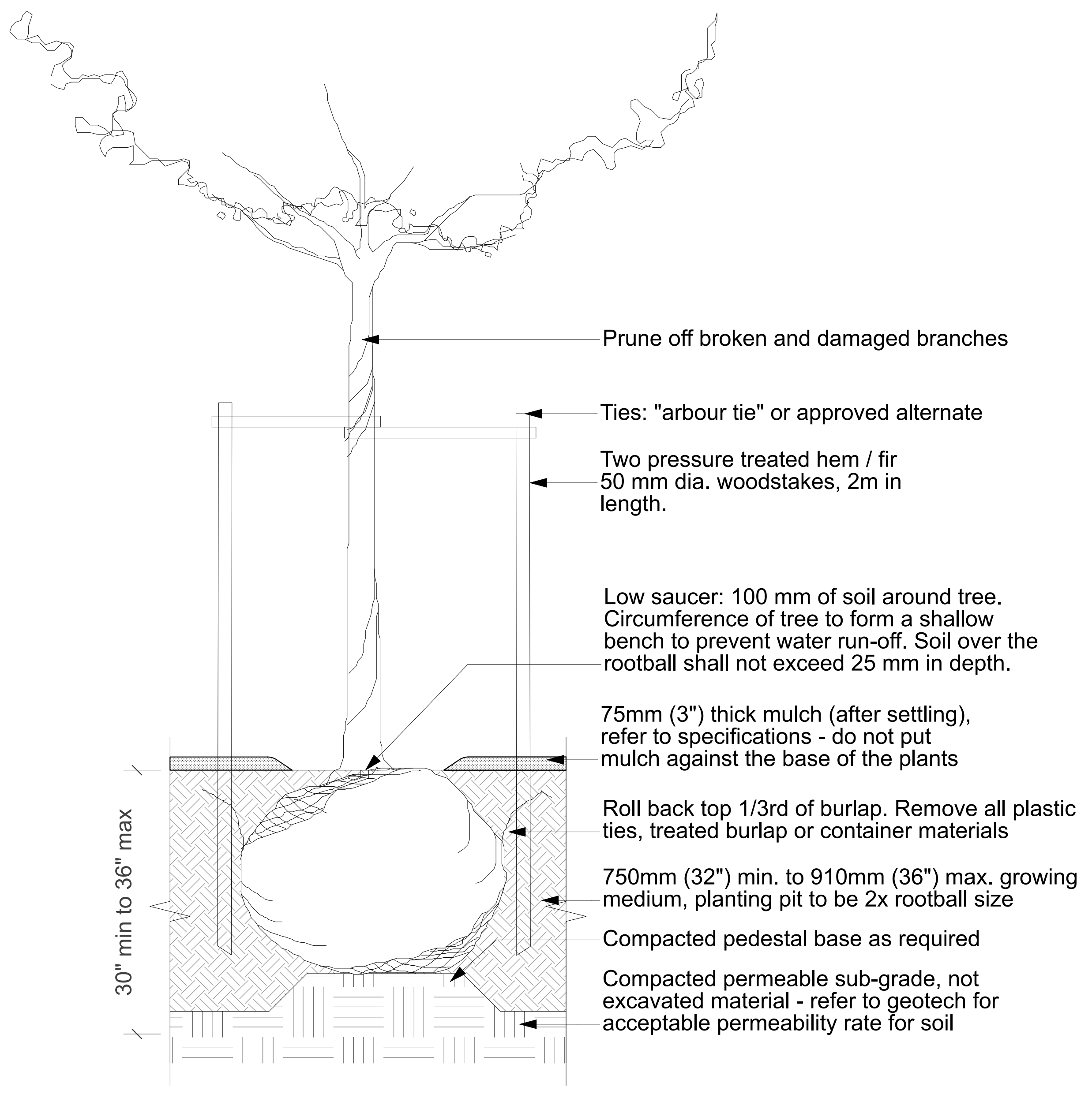

Refer to Soil Depth Plan
Shrub
75mm (3") thick mulch (after settling), refer to specifications - do not put mulch against the base of the plants
Growing medium, refer to Soil Depth Plan for depth
Sub-grade, scarified to min. 6" depth

3 DETAIL: Planting at Grade
Scale: 1:10


Refer to Soil Depth Plan
Plant
75mm (3") thick mulch (after settling), refer to specifications - do not put mulch against the base of the plants
Growing medium, refer to Soil Depth Plan for depth
Non-woven filter fabric
19mm (3/4") clear crush drainage rock, 75mm (3") depth
Void form as required, refer to arch
Drain mat c/w non-woven filter fabric, refer to arch
Protection board and root barrier on waterproof membrane, refer to arch
Structural slab, refer to arch and structural

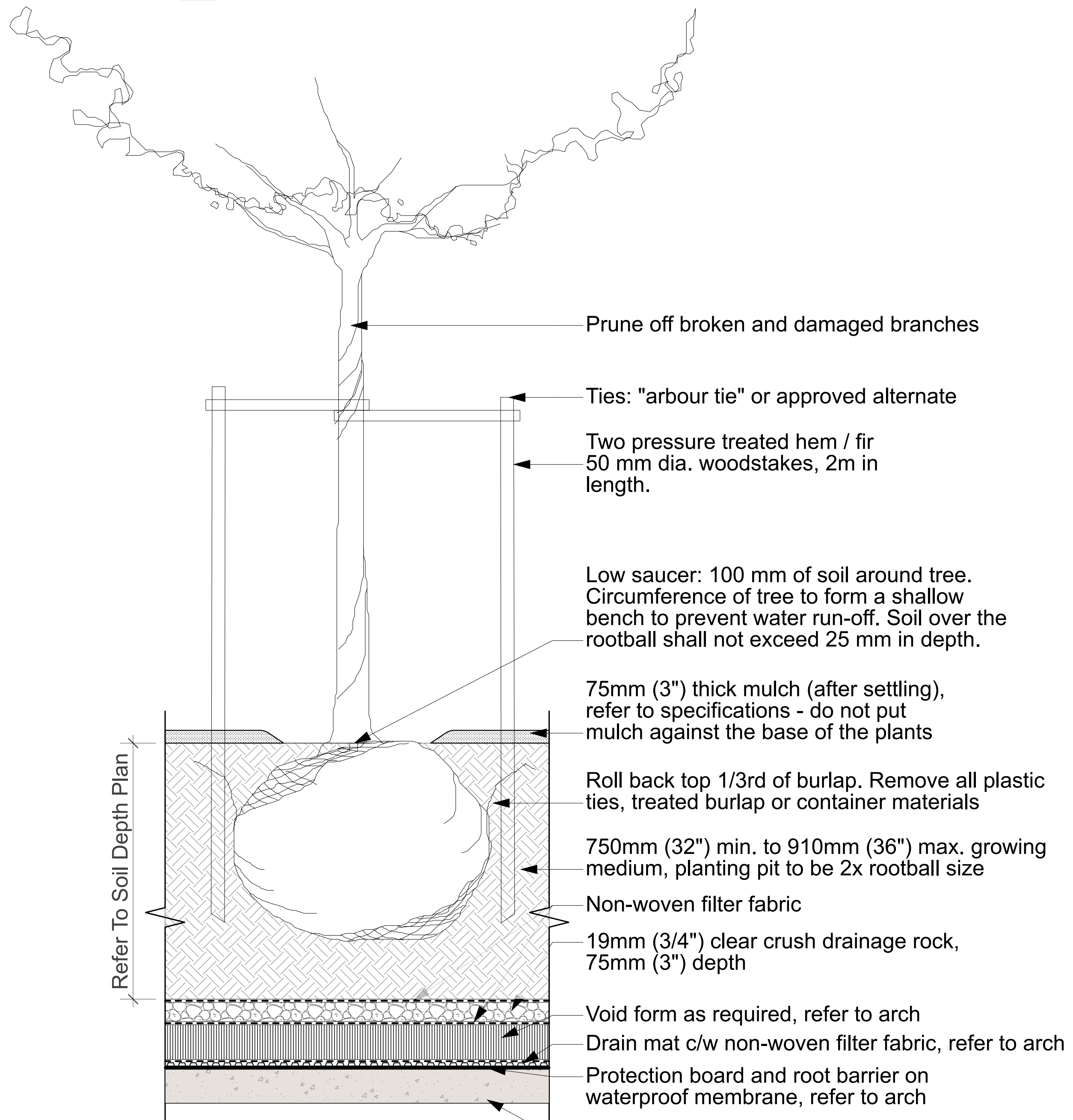
NOTE:
Landscape to review submittals of drain mat and root barrier products prior to construction.

4 DETAIL: Planting on Slab
Scale: 1:10


30" min to 36" max
Prune off broken and damaged branches
Ties: "arbour tie" or approved alternate
Two pressure treated hem / fir 50 mm dia. woodstakes, 2m in length.
Low saucer: 100 mm of soil around tree. Circumference of tree to form a shallow bench to prevent water run-off. Soil over the rootball shall not exceed 25 mm in depth.
75mm (3") thick mulch (after settling), refer to specifications - do not put mulch against the base of the plants
Roll back top 1/3rd of burlap. Remove all plastic ties, treated burlap or container materials
750mm (32") min. to 910mm (36") max. growing medium, planting pit to be 2x rootball size
Compacted pedestal base as required
Compacted permeable sub-grade, not excavated material - refer to geotech for acceptable permeability rate for soil

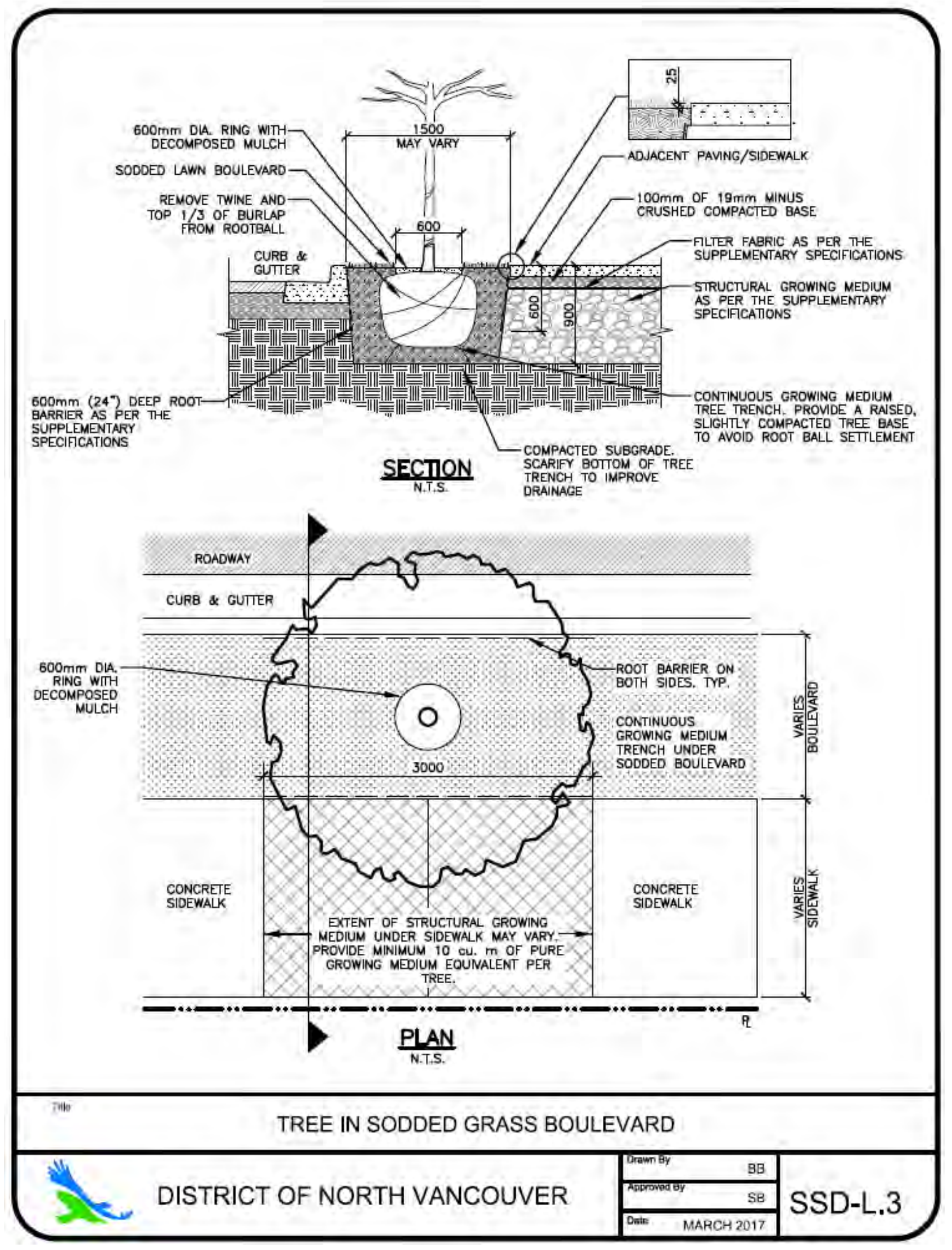
Notes:
-Minimum Width Of Tree Pit Shall Be The Rootball Diameter Plus 24"
-Tree Wells Shall Be 36" In Depth
-Tree Wells In Boulevards Shall Be Connected By A Continuous Soil Trench Of At Least 910mm (36") Depth

5 DETAIL: Tree Planting on Grade
Scale: 1:20


Refer To Soil Depth Plan
Prune off broken and damaged branches
Ties: "arbour tie" or approved alternate
Two pressure treated hem / fir 50 mm dia. woodstakes, 2m in length.
Low saucer: 100 mm of soil around tree. Circumference of tree to form a shallow bench to prevent water run-off. Soil over the rootball shall not exceed 25 mm in depth.
75mm (3") thick mulch (after settling), refer to specifications - do not put mulch against the base of the plants
Roll back top 1/3rd of burlap. Remove all plastic ties, treated burlap or container materials
750mm (32") min. to 910mm (36") max. growing medium, planting pit to be 2x rootball size
Non-woven filter fabric
19mm (3/4") clear crush drainage rock, 75mm (3") depth
Void form as required, refer to arch
Drain mat c/w non-woven filter fabric, refer to arch
Protection board and root barrier on waterproof membrane, refer to arch
Structural slab, refer to arch and structural

NOTE:
Landscape to review submittals of drain mat and root barrier products prior to construction.

6 DETAIL: Tree Planting on Slab
Scale: 1:20


600mm DIA. RING WITH DECOMPOSED MULCH
SODDED LAWN BOULEVARD
REMOVE TWINE AND TOP 1/3 OF BURLAP FROM ROOTBALL
CURB & GUTTER
1500 MAY VARY
600
25
ADJACENT PAVING/SIDEWALK
100mm OF 19mm MINUS CRUSHED COMPACTED BASE
FILTER FABRIC AS PER THE SUPPLEMENTARY SPECIFICATIONS
STRUCTURAL GROWING MEDIUM AS PER THE SUPPLEMENTARY SPECIFICATIONS
600
900
600mm (24") DEEP ROOT BARRIER AS PER THE SUPPLEMENTARY SPECIFICATIONS
CONTINUOUS GROWING MEDIUM TREE TRENCH. PROVIDE A RAISED, SLIGHTLY COMPACTED TREE BASE TO AVOID ROOT BALL SETTLEMENT
COMPACTED SUBGRADE. SCARIFY BOTTOM OF TREE TRENCH TO IMPROVE DRAINAGE
SECTION
N.T.S.
ROADWAY
CURB & GUTTER
600mm DIA. RING WITH DECOMPOSED MULCH
ROOT BARRIER ON BOTH SIDES. TYP.
CONTINUOUS GROWING MEDIUM TRENCH UNDER SODDED BOULEVARD
3000
VARIES BOULEVARD
CONCRETE SIDEWALK
CONCRETE SIDEWALK
EXTENT OF STRUCTURAL GROWING MEDIUM UNDER SIDEWALK MAY VARY. PROVIDE MINIMUM 10 cu. m OF PURE GROWING MEDIUM EQUIVALENT PER TREE.
VARIES SIDEWALK
PL
PLAN
N.T.S.
Title
TREE IN SODDED GRASS BOULEVARD
DISTRICT OF NORTH VANCOUVER
Drawn By BB
Approved By SB
Date MARCH 2017
SSD-L.3

7 CUTSHEET: Offsite Tree Planting per DNV

Revision

No.	Date	Revision Notes

Issue

No.	Date	Issue Notes
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Project
Old Lillooet Road

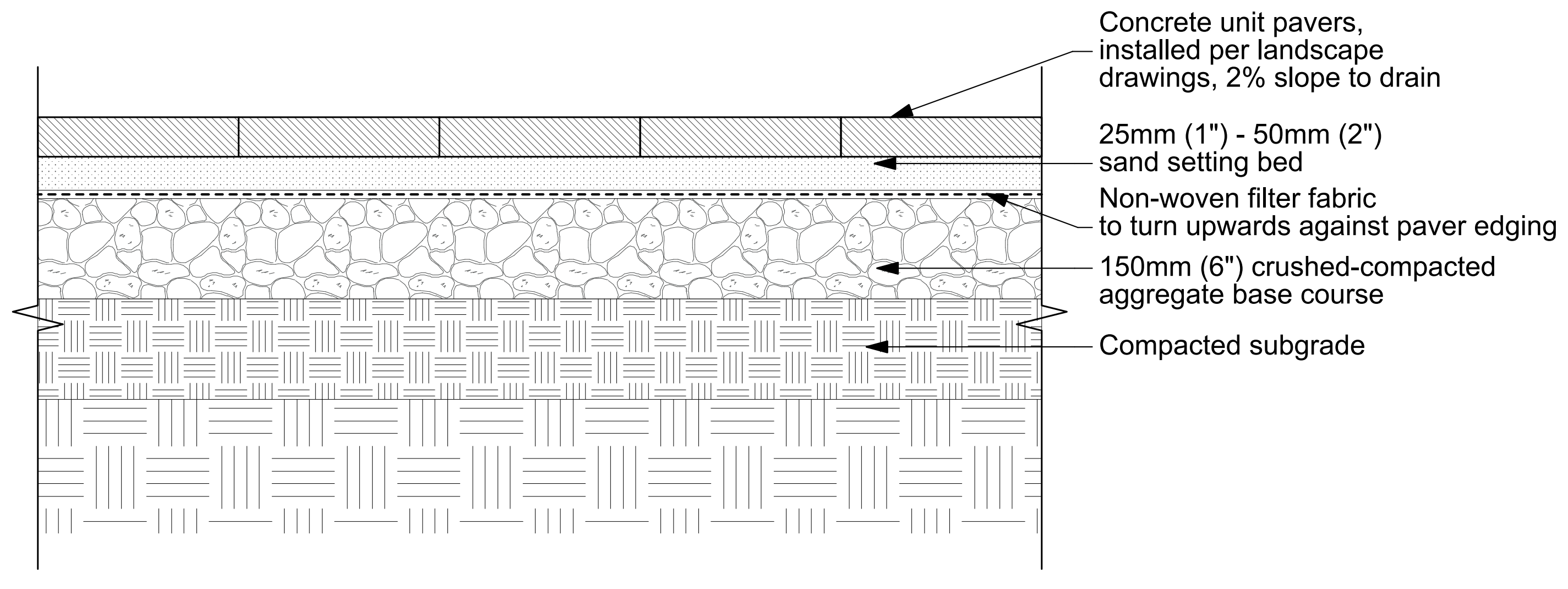
Old Lillooet Road
North Vancouver, BC

Drawing Title
Softscape Details

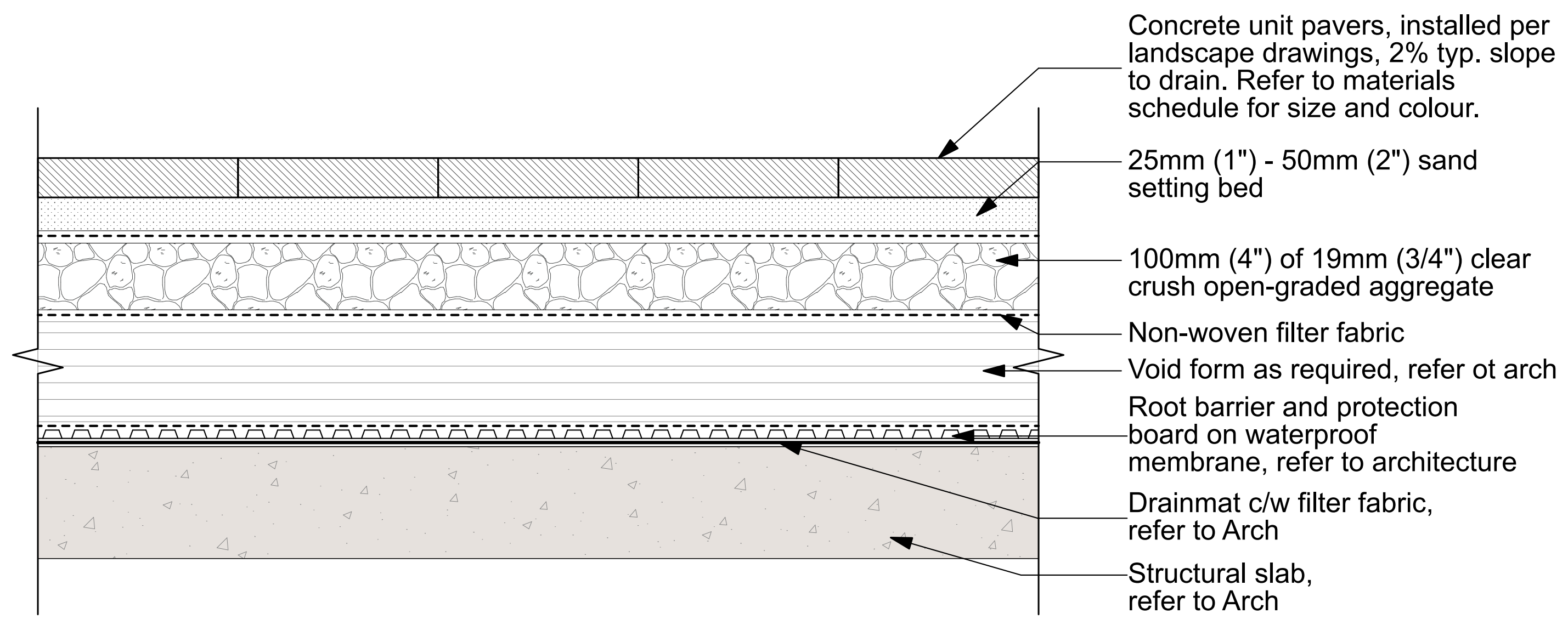
Legal

Project Manager KD	Project ID 22414
Drawn By KD	Scale As Noted
Reviewed By DT	Drawing No. **L9.1** 17 of 19

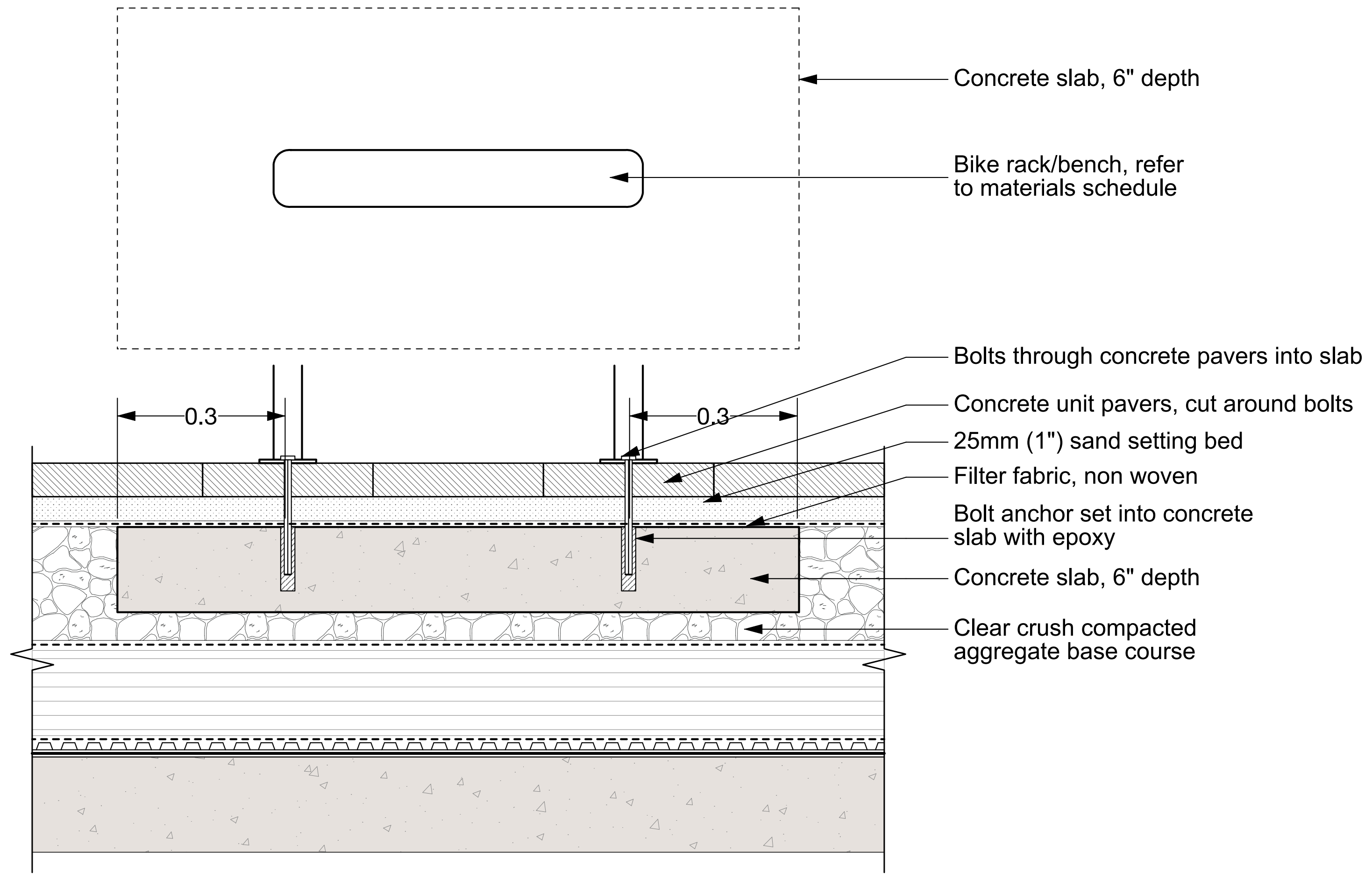
DP 4.25 50


Concrete unit pavers, installed per landscape drawings, 2% slope to drain
25mm (1") - 50mm (2") sand setting bed
Non-woven filter fabric to turn upwards against paver edging
150mm (6") crushed-compacted aggregate base course
Compacted subgrade

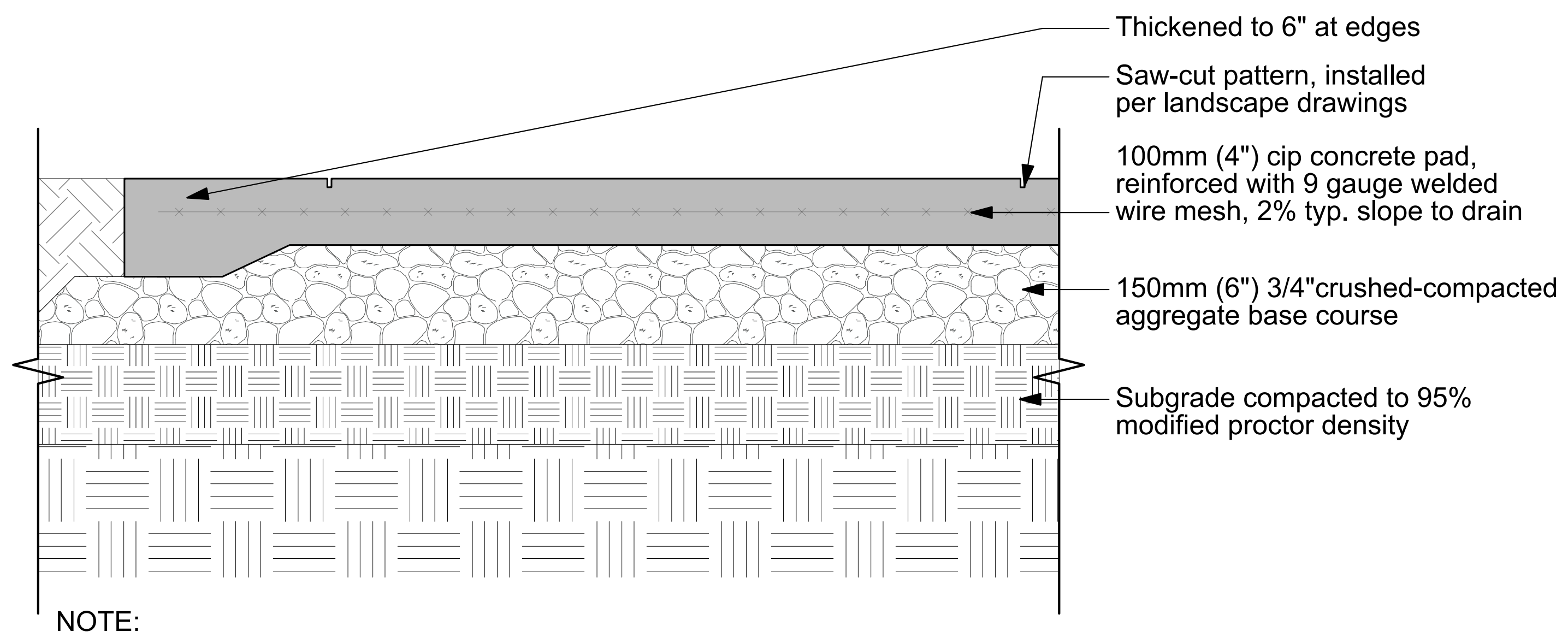
4 DETAIL: Pedestrian Unit Pavers at Grade
Scale: 1:10


Concrete unit pavers, installed per landscape drawings, 2% typ. slope to drain. Refer to materials schedule for size and colour.
25mm (1") - 50mm (2") sand setting bed
100mm (4") of 19mm (3/4") clear crush open-graded aggregate
Non-woven filter fabric
Void form as required, refer ot arch
Root barrier and protection board on waterproof membrane, refer to architecture
Drainmat c/w filter fabric, refer to Arch
Structural slab, refer to Arch

5 DETAIL: Pedestrian Unit Pavers on Slab
Scale: 1:10

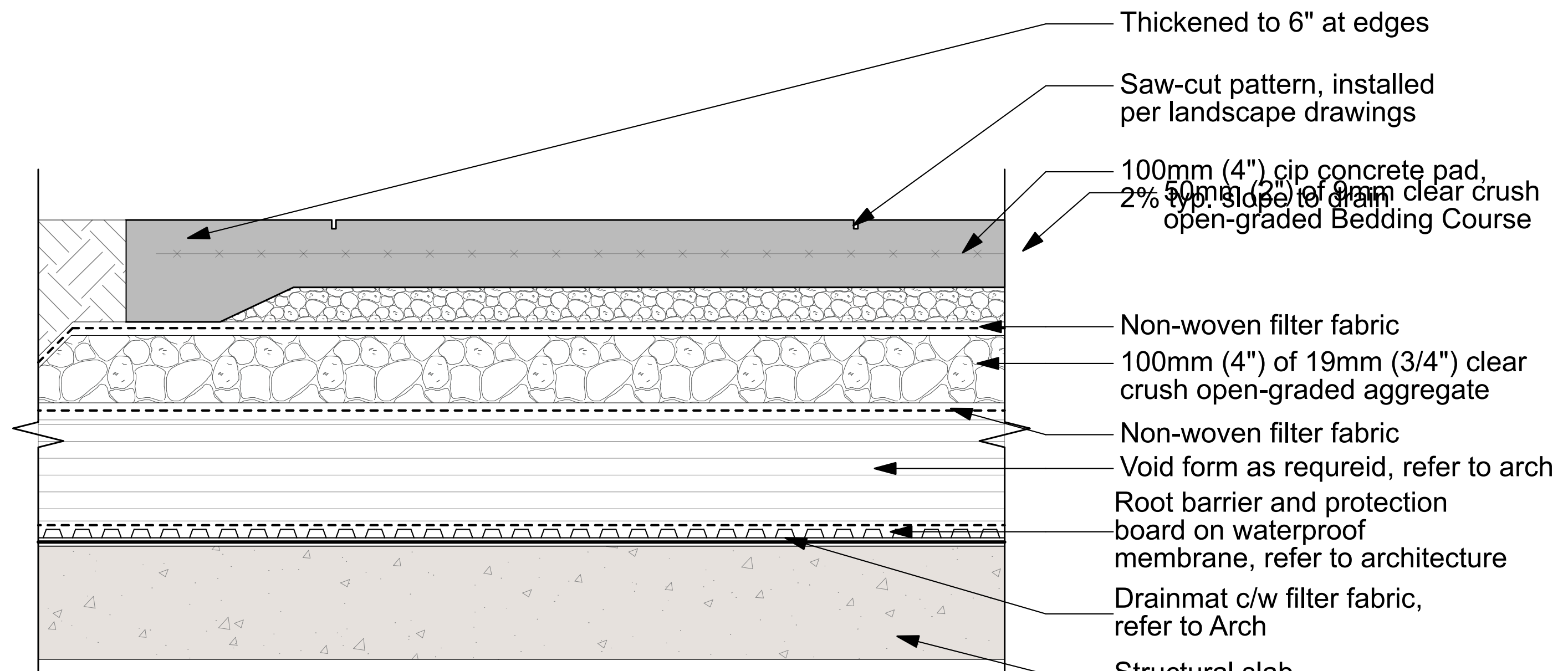

Concrete slab, 6" depth
Bike rack/bench, refer to materials schedule
0.3
0.3
Bolts through concrete pavers into slab
Concrete unit pavers, cut around bolts
25mm (1") sand setting bed
Filter fabric, non woven
Bolt anchor set into concrete slab with epoxy
Concrete slab, 6" depth
Clear crush compacted aggregate base course

3 DETAIL: Bike Racks/Bench Footing on Pavers
Scale: 1:10


Thickened to 6" at edges
Saw-cut pattern, installed per landscape drawings
100mm (4") cip concrete pad, reinforced with 9 gauge welded wire mesh, 2% typ. slope to drain
150mm (6") 3/4"crushed-compacted aggregate base course
Subgrade compacted to 95% modified proctor density

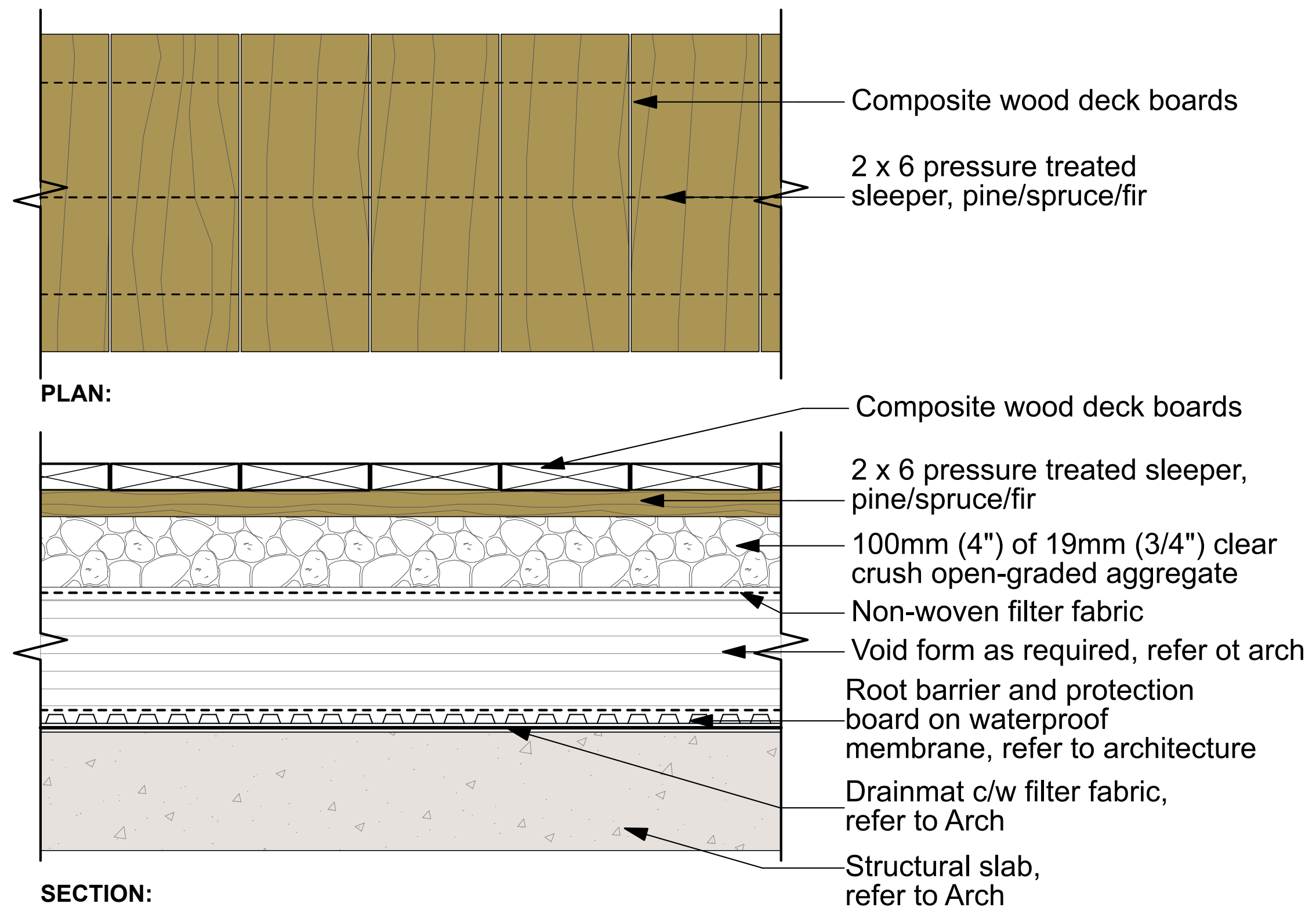
NOTE:
-Saw-cuts to be installed per layout plan, completed within 24hrs of pouring the slab
-Control joints to be 1/4 slab depth
-Control joints max 3m OC, as per MMCD
-Expansion joints to be max 9m OC as per MMCD
-Concrete to be broom-finished unless otherwise noted

4 DETAIL: CIP Pedestrian Concrete at Grade
Scale: 1:10

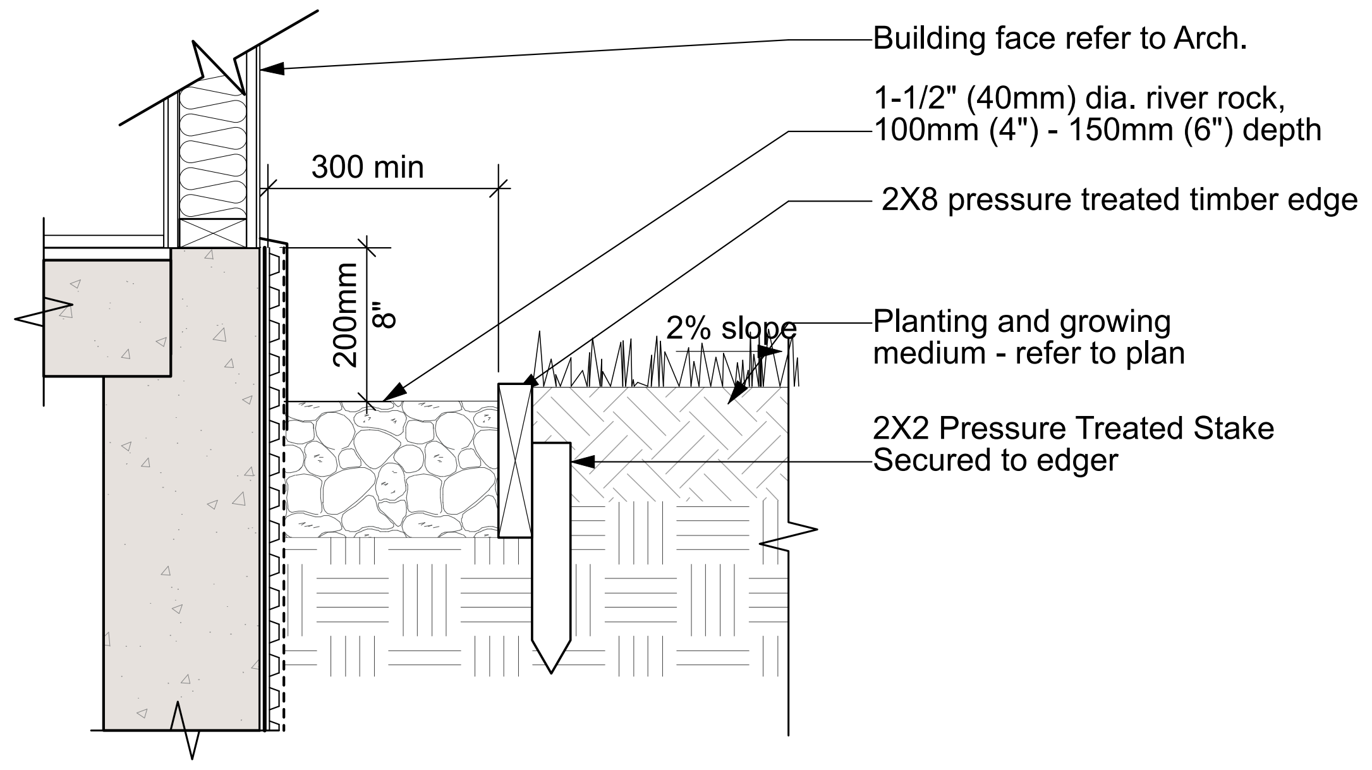

Thickened to 6" at edges
Saw-cut pattern, installed per landscape drawings
100mm (4") cip concrete pad, 2% typ. slope to drain
50mm (2") of 9mm clear crush open-graded Bedding Course
Non-woven filter fabric
100mm (4") of 19mm (3/4") clear crush open-graded aggregate
Non-woven filter fabric
Void form as requreid, refer to arch
Root barrier and protection board on waterproof membrane, refer to architecture
Drainmat c/w filter fabric, refer to Arch
Structural slab, refer to Arch

NOTE:
-Saw-cuts to be installed per layout plan, completed within 24hrs of pouring the slab
-Control joints to be 1/4 slab depth
-Control joints max 3m OC, as per MMCD
-Expansion joints to be max 9m OC as per MMCD
-Concrete to be broom-finished unless otherwise noted

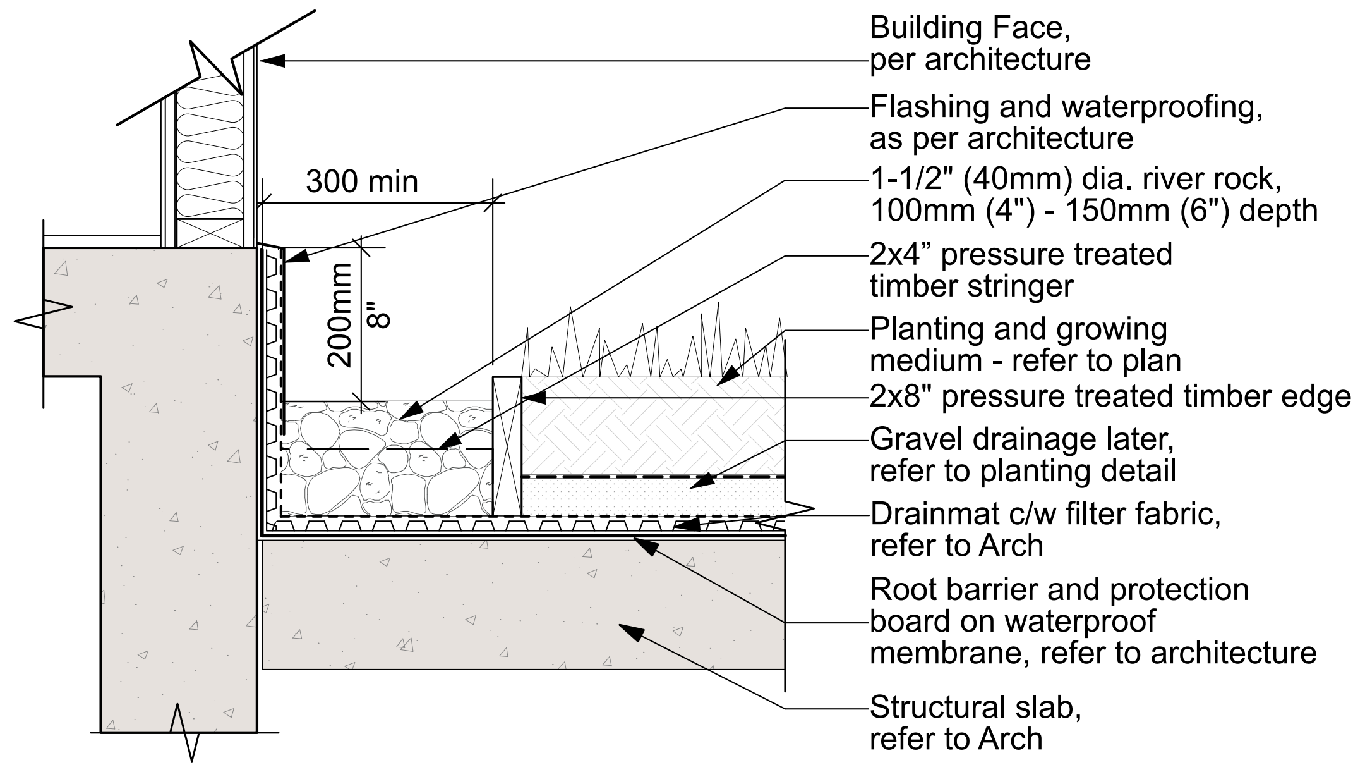
5 DETAIL: CIP Pedestrian Concrete on Slab
Scale: 1:10


Composite wood deck boards
2 x 6 pressure treated sleeper, pine/spruce/fir
PLAN:
Composite wood deck boards
2 x 6 pressure treated sleeper, pine/spruce/fir
100mm (4") of 19mm (3/4") clear crush open-graded aggregate
Non-woven filter fabric
Void form as required, refer ot arch
Root barrier and protection board on waterproof membrane, refer to architecture
Drainmat c/w filter fabric, refer to Arch
Structural slab, refer to Arch
SECTION:

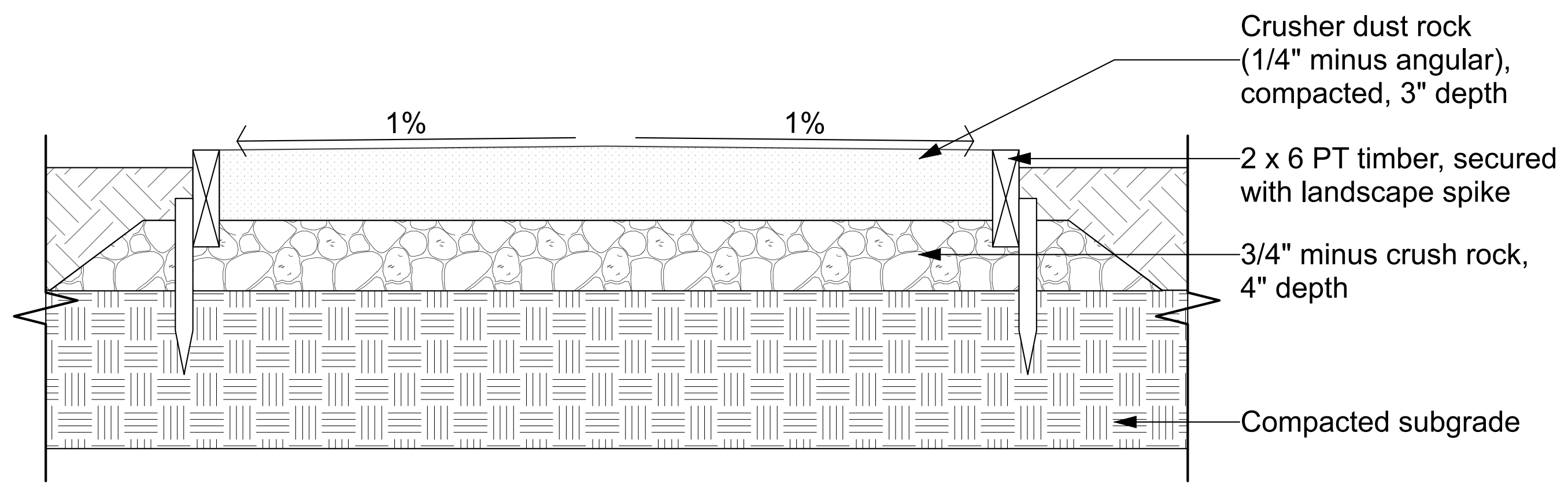
6 DETAIL: Timber Decking on Slab
Scale: 1:10


Building face refer to Arch.
1-1/2" (40mm) dia. river rock, 100mm (4") - 150mm (6") depth
2X8 pressure treated timber edge
300 min
200mm
8"
2% slope
Planting and growing medium - refer to plan
2X2 Pressure Treated Stake Secured to edger

7 DETAIL: Drip Strp at Grade
Scale: 1:10


Building Face, per architecture
Flashing and waterproofing, as per architecture
1-1/2" (40mm) dia. river rock, 100mm (4") - 150mm (6") depth
2x4" pressure treated timber stringer
300 min
200mm
8"
Planting and growing medium - refer to plan
2x8" pressure treated timber edge
Gravel drainage later, refer to planting detail
Drainmat c/w filter fabric, refer to Arch
Root barrier and protection board on waterproof membrane, refer to architecture
Structural slab, refer to Arch

8 DETAIL: Drip Strp aon Slab
Scale: 1:10


1%
1%
Crusher dust rock (1/4" minus angular), compacted, 3" depth
2 x 6 PT timber, secured with landscape spike
3/4" minus crush rock, 4" depth
Compacted subgrade

9 DETAIL: Gravel Fines Walkway
Scale: 1:10

Revision

No.	Date	Revision Notes

Issue

No.	Date	Issue Notes
A	2025-01-24	Issued for DP
B	2025-10-15	Re-Issued for DP
C	2025-12-19	Re-Issued for DP

Professional Seal

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Project

Old Lillooet Road

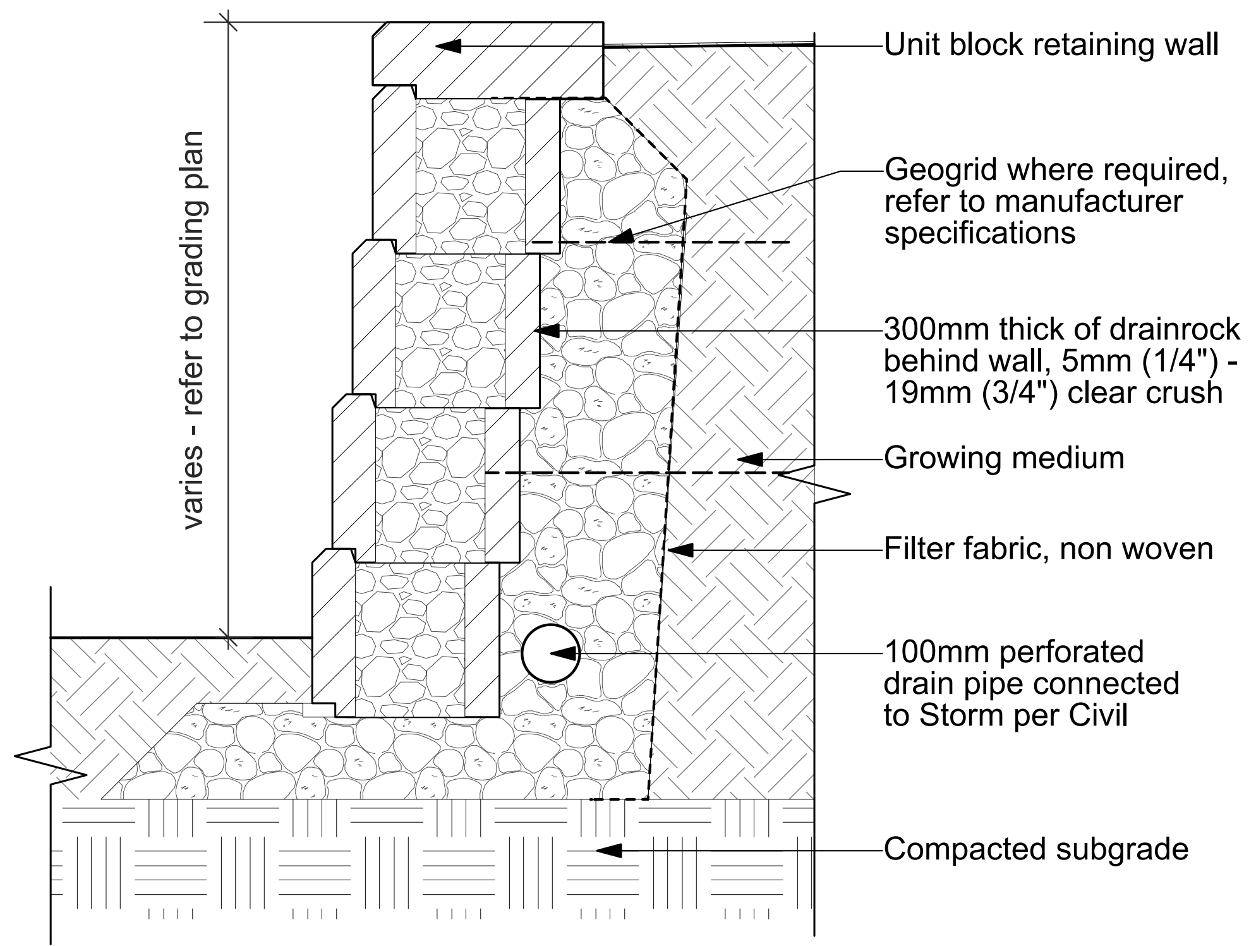
Old Lillooet Road
North Vancouver, BC

Drawing Title

Hardscape Details

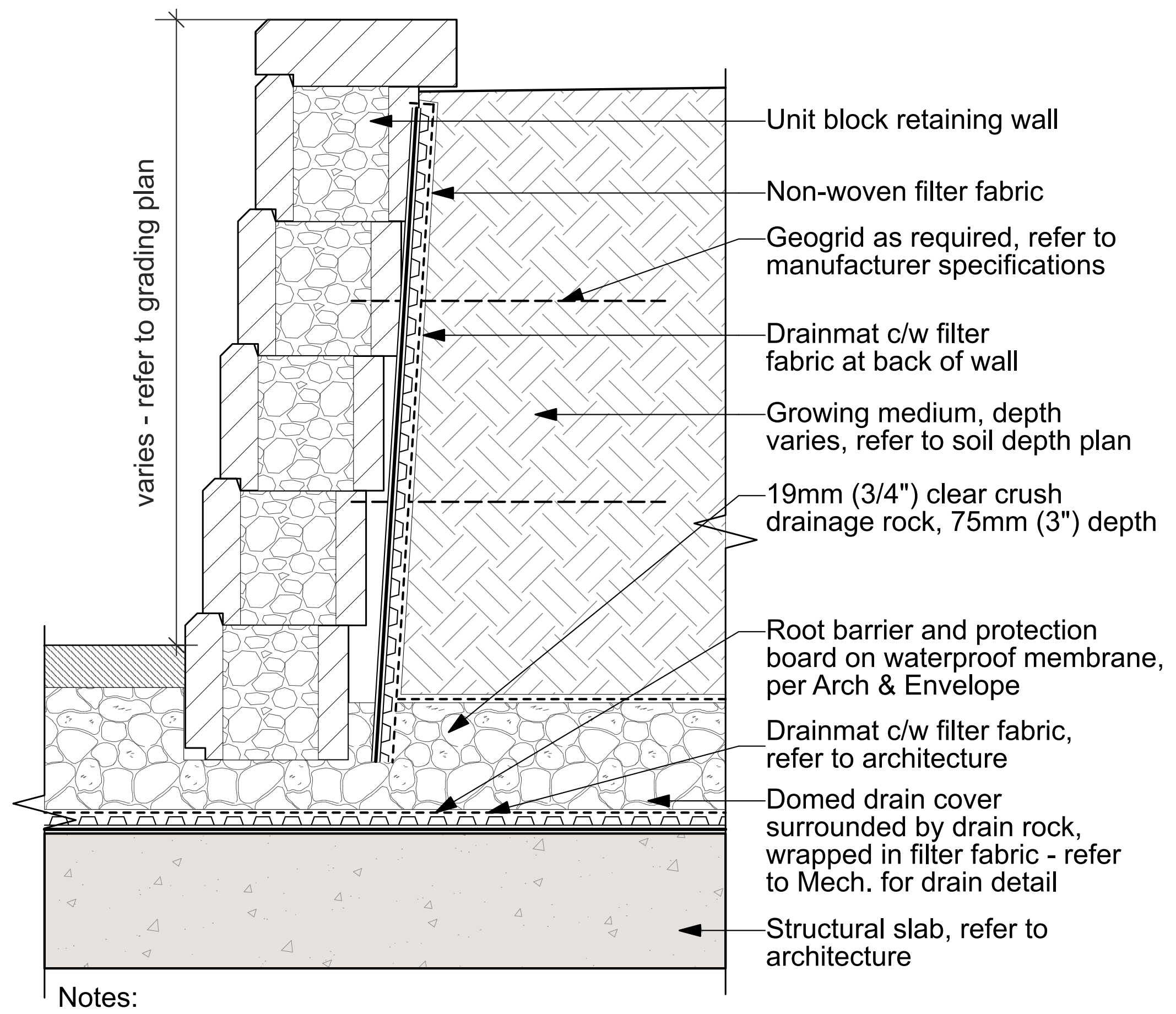
Legal

Project Manager KD	Project ID 22414
Drawn By KD	Scale As Noted
Reviewed By DT	Drawing No. **L9.2** 18 of 19


varies - refer to grading plan
Unit block retaining wall
Geogrid where required, refer to manufacturer specifications
300mm thick of drainrock behind wall, 5mm (1/4") - 19mm (3/4") clear crush
Growing medium
Filter fabric, non woven
100mm perforated drain pipe connected to Storm per Civil
Compacted subgrade

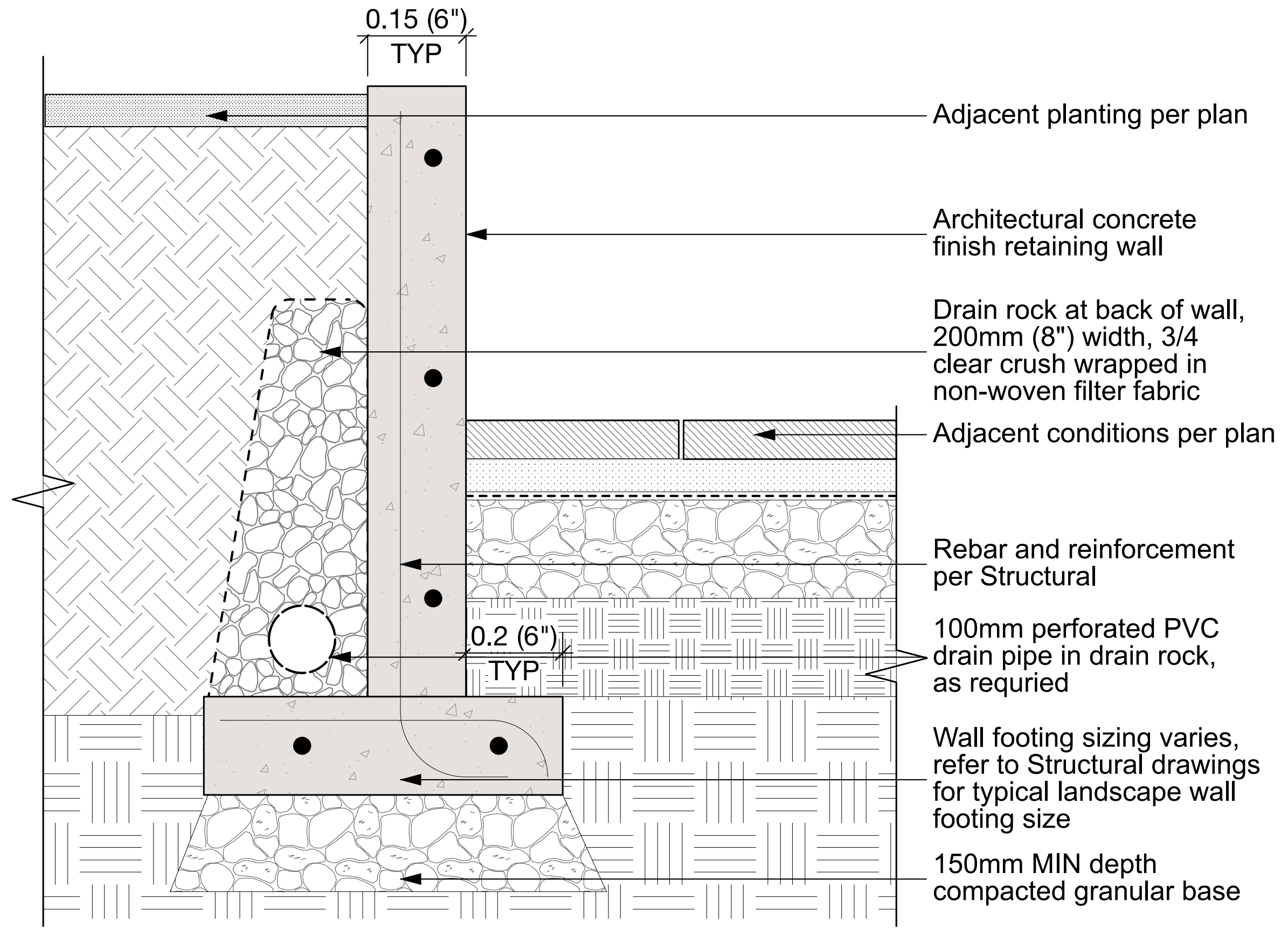
Notes:
-Installed as per manufacturer specifications
-Enigneered drawings required for any walls over 1.2m and/or requiring geogrid

1 DETAIL: Unit Block Retaining Wall at Grade
Scale: 1:10


varies - refer to grading plan
Unit block retaining wall
Non-woven filter fabric
Geogrid as required, refer to manufacturer specifications
Drainmat c/w filter fabric at back of wall
Growing medium, depth varies, refer to soil depth plan
19mm (3/4") clear crush drainage rock, 75mm (3") depth
Root barrier and protection board on waterproof membrane, per Arch & Envelope
Drainmat c/w filter fabric, refer to architecture
Domed drain cover surrounded by drain rock, wrapped in filter fabric - refer to Mech. for drain detail
Structural slab, refer to architecture

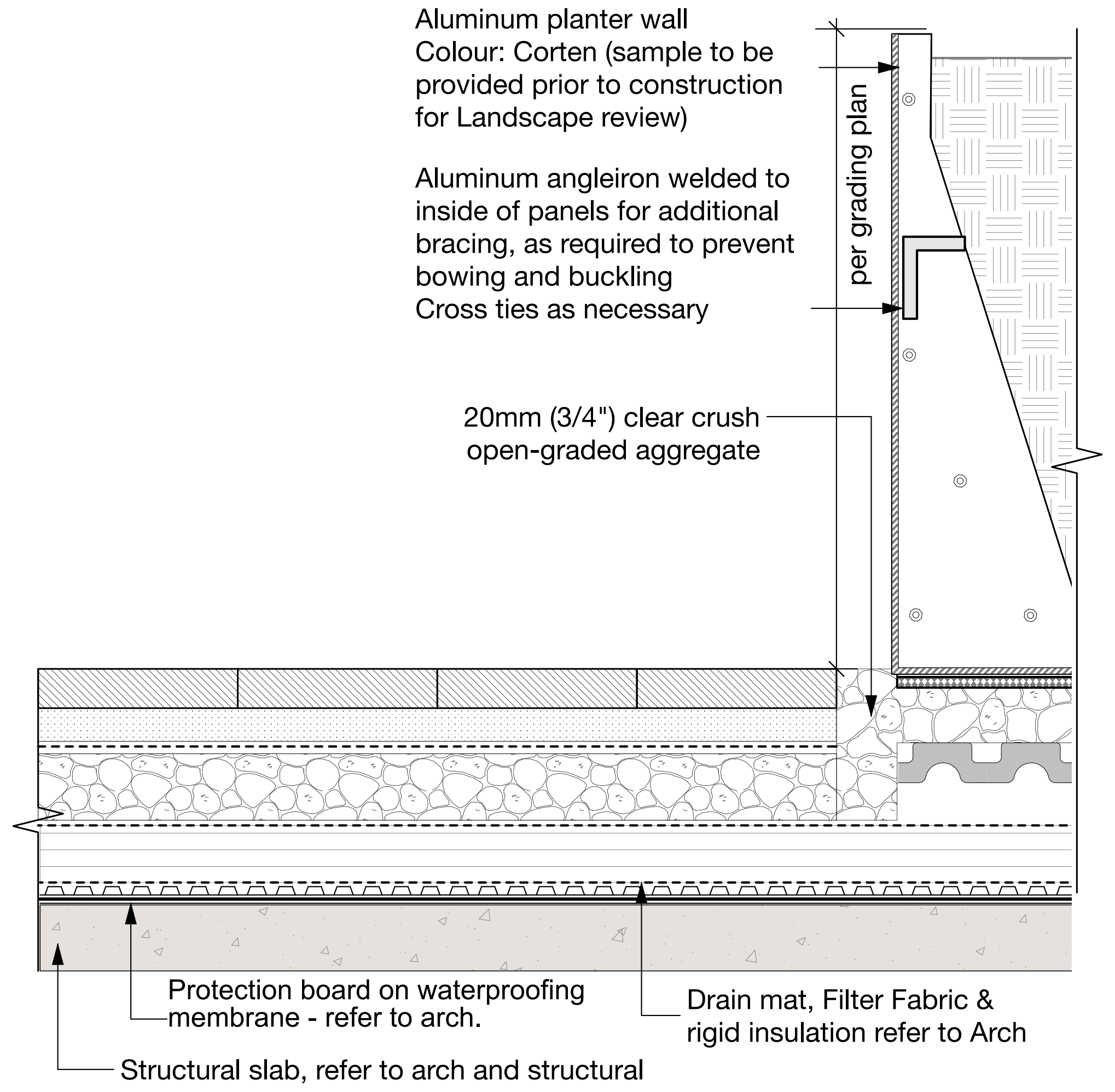
Notes:
-Installed as per manufacturer specifications
-Enigneered drawings required for any walls over 1.2m and/or requiring geogrid

2 DETAIL: Unit Block Retaining Wall on Slab
Scale: 1:10


0.15 (6")
TYP
Adjacent planting per plan
Architectural concrete finish retaining wall
Drain rock at back of wall, 200mm (8") width, 3/4 clear crush wrapped in non-woven filter fabric
Adjacent conditions per plan
Rebar and reinforcement per Structural
0.2 (6")
TYP
100mm perforated PVC drain pipe in drain rock, as requried
Wall footing sizing varies, refer to Structural drawings for typical landscape wall footing size
150mm MIN depth compacted granular base

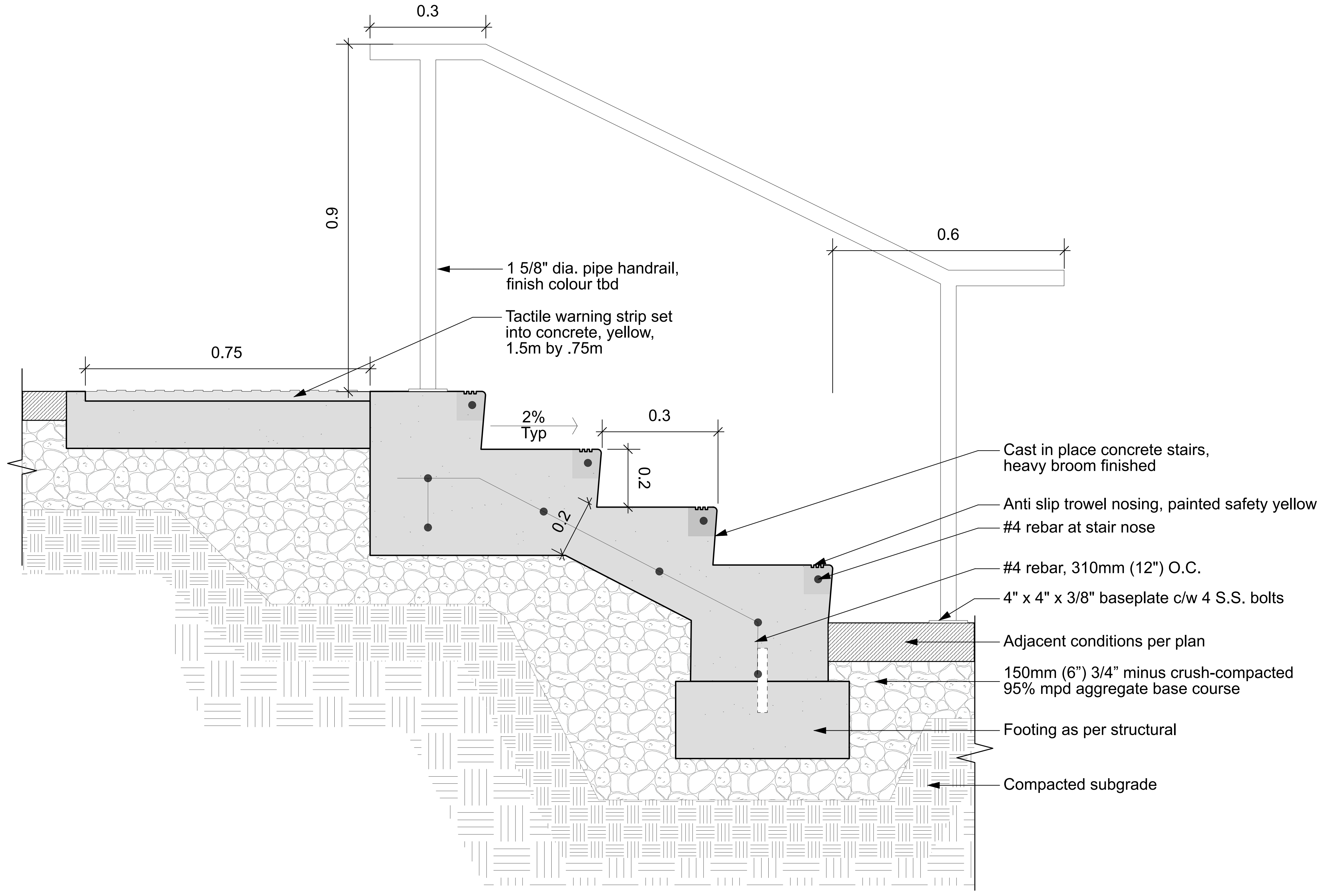
NOTE:
Refer to Structural drawings for footing requirements and reinforcement requirements.
Top of wall heights and required planting depth per Landscape drawings.

3 DETAIL: CIP Concrete Wall on Grade
Scale: 1:10


Aluminum planter wall
Colour: Corten (sample to be provided prior to construction for Landscape review)
Aluminum angleiron welded to inside of panels for additional bracing, as required to prevent bowing and buckling
Cross ties as necessary
per grading plan
20mm (3/4") clear crush open-graded aggregate
Protection board on waterproofing membrane - refer to arch.
Drain mat, Filter Fabric & rigid insulation refer to Arch
Structural slab, refer to arch and structural

NOTES:
Shop drawings to be provided for Landscape review prior to construction.
Preferred manufacturer C3 (or approved equivalent) to provide recommendations for construction.

4 DETAIL: Metal Retaining Wall
Scale: 1:10


0.3
0.9
1 5/8" dia. pipe handrail, finish colour tbd
Tactile warning strip set into concrete, yellow, 1.5m by .75m
0.6
0.75
2%
Typ
0.3
0.2
0.2
Cast in place concrete stairs, heavy broom finished
Anti slip trowel nosing, painted safety yellow
#4 rebar at stair nose
#4 rebar, 310mm (12") O.C.
4" x 4" x 3/8" baseplate c/w 4 S.S. bolts
Adjacent conditions per plan
150mm (6") 3/4" minus crush-compacted 95% mpd aggregate base course
Footing as per structural
Compacted subgrade

5 DETAIL: CIP Concrete Stairs w/ Handrail & Tactile Warning Strip
Scale: 1:10

Revision

No.	Date	Revision Notes

Issue

No.	Date	Issue Notes
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Project
Old Lillooet Road

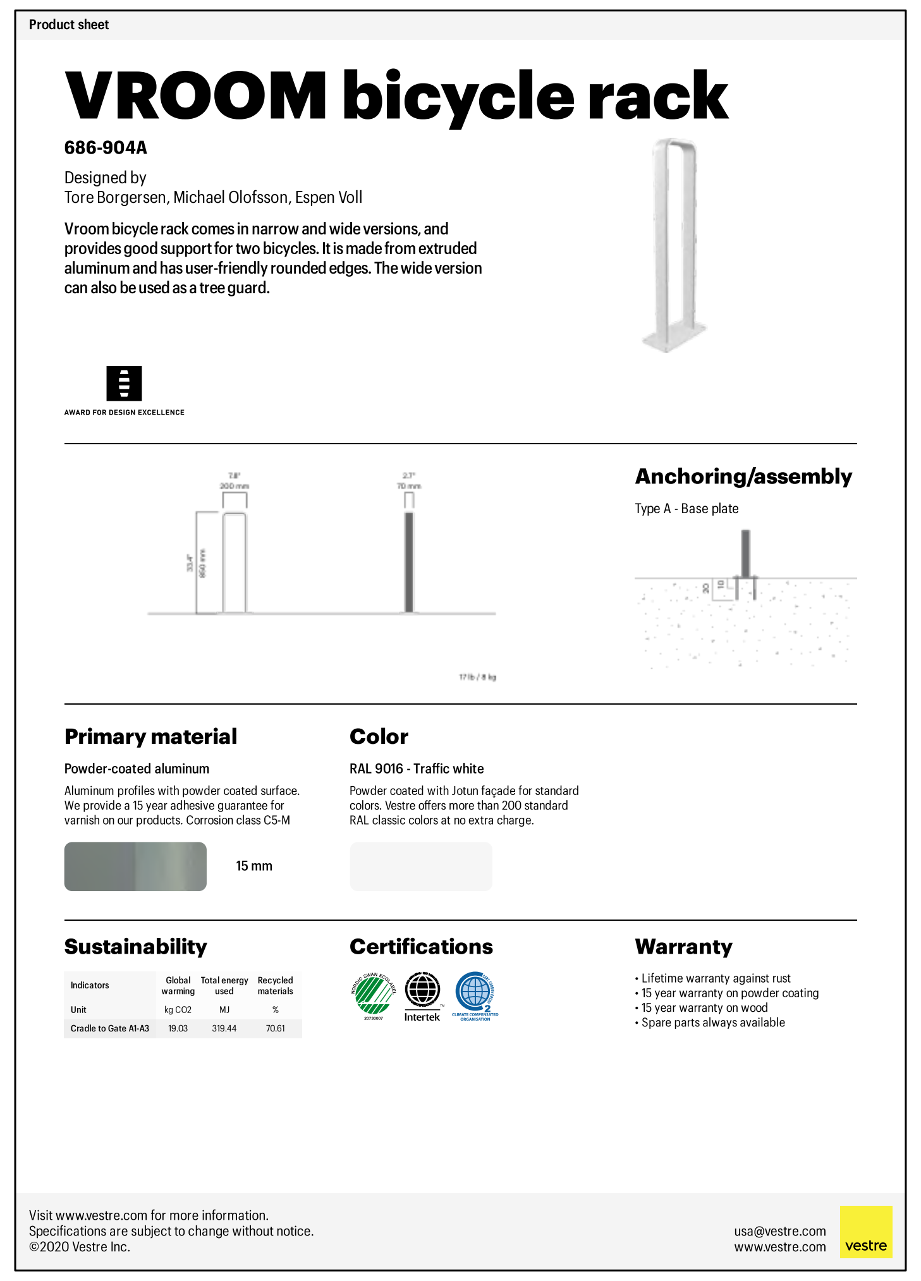
Old Lillooet Road
North Vancouver, BC

Drawing Title
Landscape Walls
& Fencing

Legal

Project Manager KD	Project ID 22414
Drawn By KD	Scale As Noted
Reviewed By DT	Drawing No. **L9.3** 19 of 19

DP 4.25 52


Product sheet

VROOM bicycle rack

686-904A

Designed by
Tore Borgersen, Michael Olofsson, Espen Voll

Vroom bicycle rack comes in narrow and wide versions, and provides good support for two bicycles. It is made from extruded aluminum and has user-friendly rounded edges. The wide version can also be used as a tree guard.

AWARD FOR DESIGN EXCELLENCE

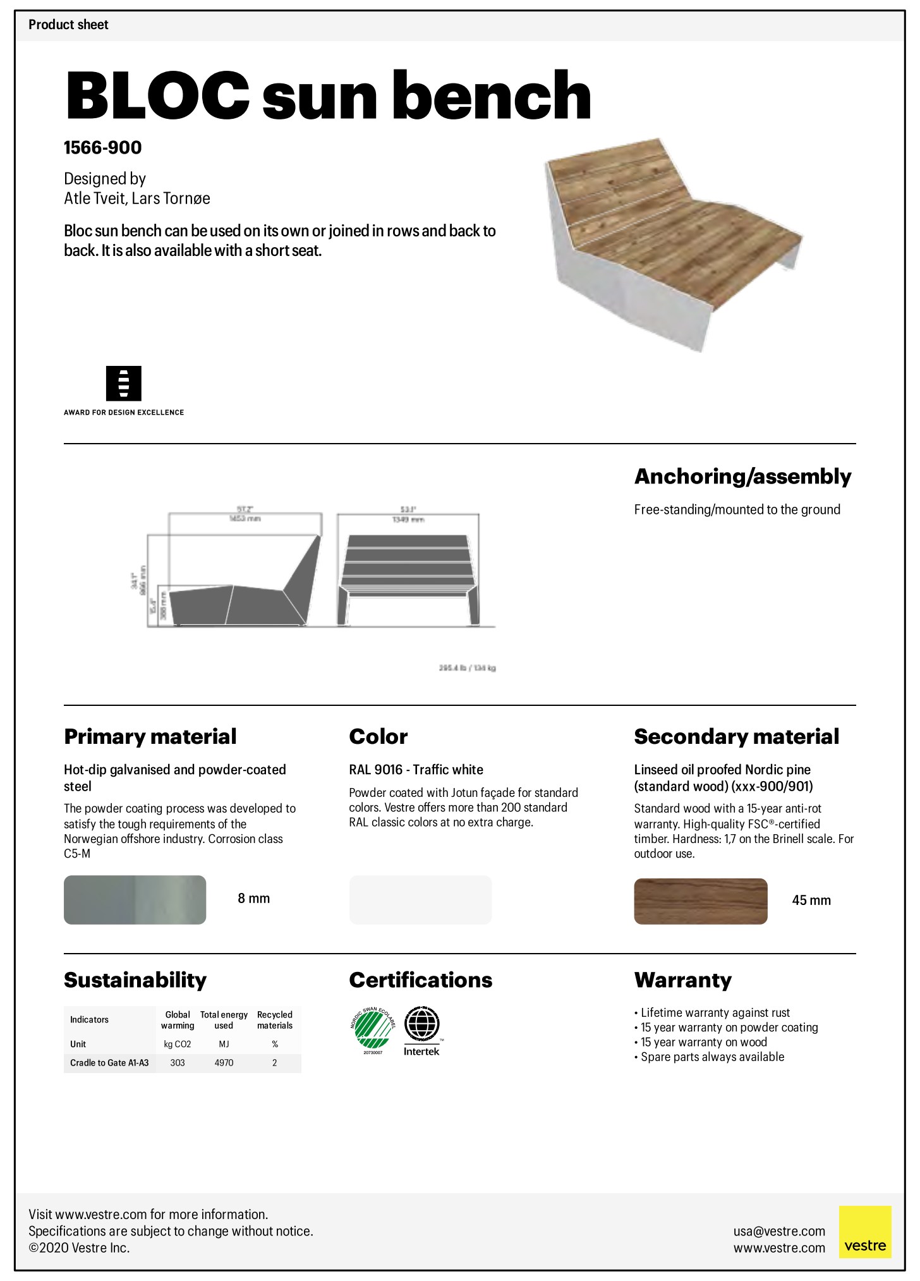
Anchoring/assembly

Type A - Base plate

Primary material **Color**

Sustainability **Certifications** **Warranty**

1 CUTSHEET: Bike Rack


Product sheet

BLOC sun bench

1566-900

Designed by
Atle Tveit, Lars Tornøe

Bloc sun bench can be used on its own or joined in rows and back to back. It is also available with a short seat.

AWARD FOR DESIGN EXCELLENCE

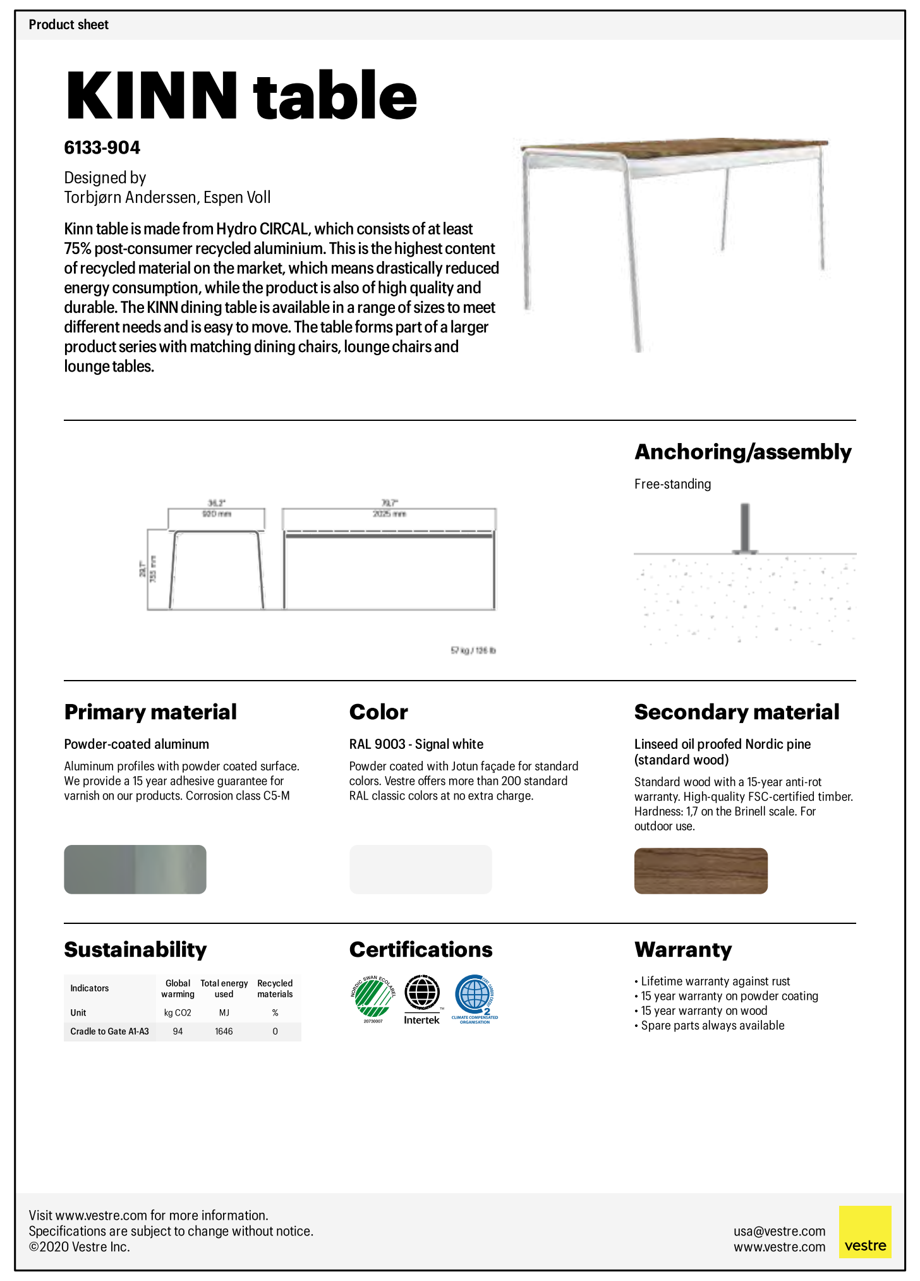
Anchoring/assembly

Free-standing/mounted to the ground

Primary material **Color** **Secondary material**

Sustainability **Certifications** **Warranty**

2 CUTSHEET: Lounger


Product sheet

KINN table

6133-904

Designed by
Torbjørn Anderssen, Espen Voll

Kinn table is made from Hydro CIRCAL, which consists of at least 75% post-consumer recycled aluminium. This is the highest content of recycled material on the market, which means drastically reduced energy consumption, while the product is also of high quality and durable. The KINN dining table is available in a range of sizes to meet different needs and is easy to move. The table forms part of a larger product series with matching dining chairs, lounge chairs and lounge tables.

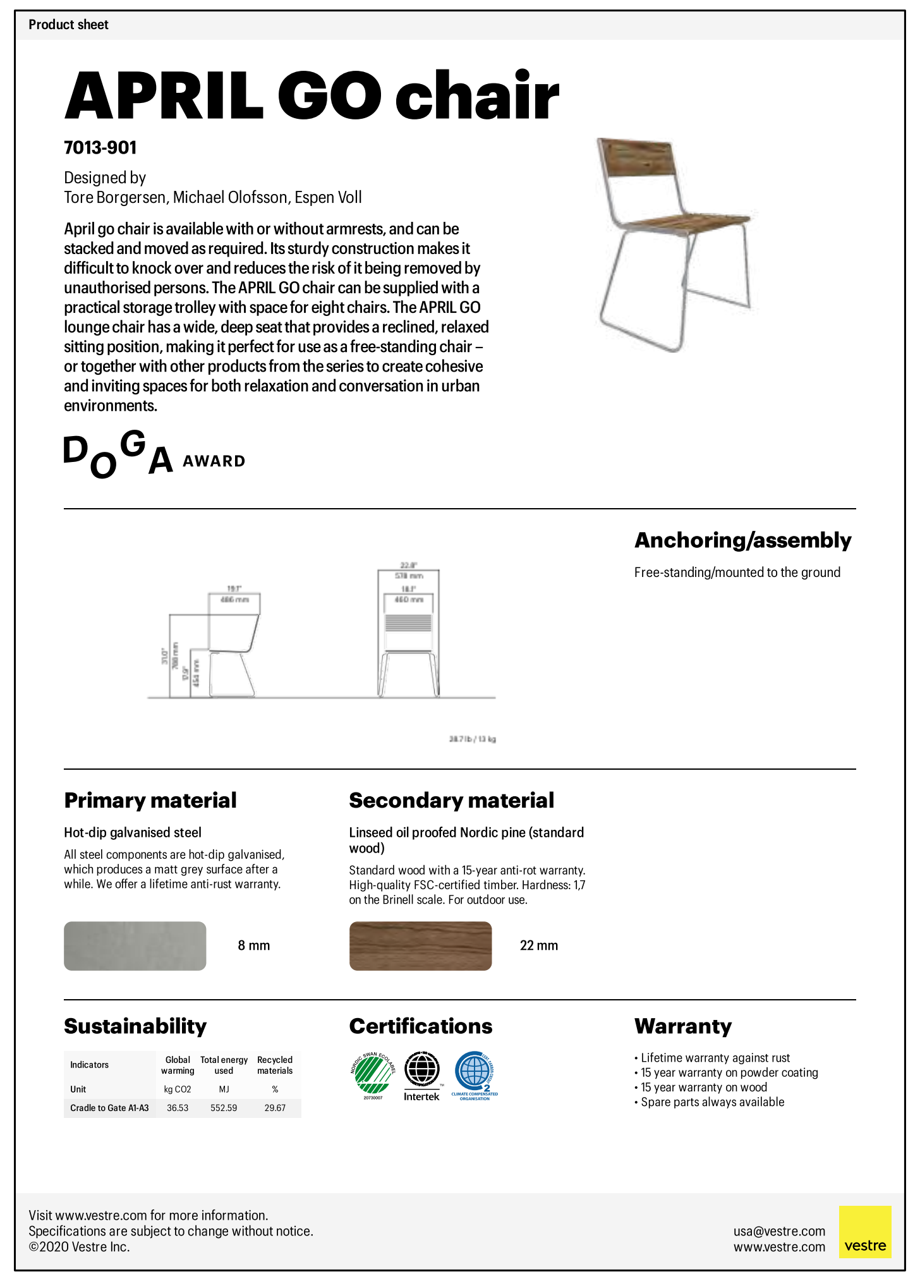
Anchoring/assembly

Free-standing

Primary material **Color** **Secondary material**

Sustainability **Certifications** **Warranty**

3 CUTSHEET: Dining Table


Product sheet

APRIL GO chair

7013-901

Designed by
Tore Borgersen, Michael Olofsson, Espen Voll

April go chair is available with or without armrests, and can be stacked and moved as required. Its sturdy construction makes it difficult to knock over and reduces the risk of it being removed by unauthorised persons. The APRIL GO chair can be supplied with a practical storage trolley with space for eight chairs. The APRIL GO lounge chair has a wide, deep seat that provides a reclined, relaxed sitting position, making it perfect for use as a free-standing chair – or together with other products from the series to create cohesive and inviting spaces for both relaxation and conversation in urban environments.

DOGA AWARD

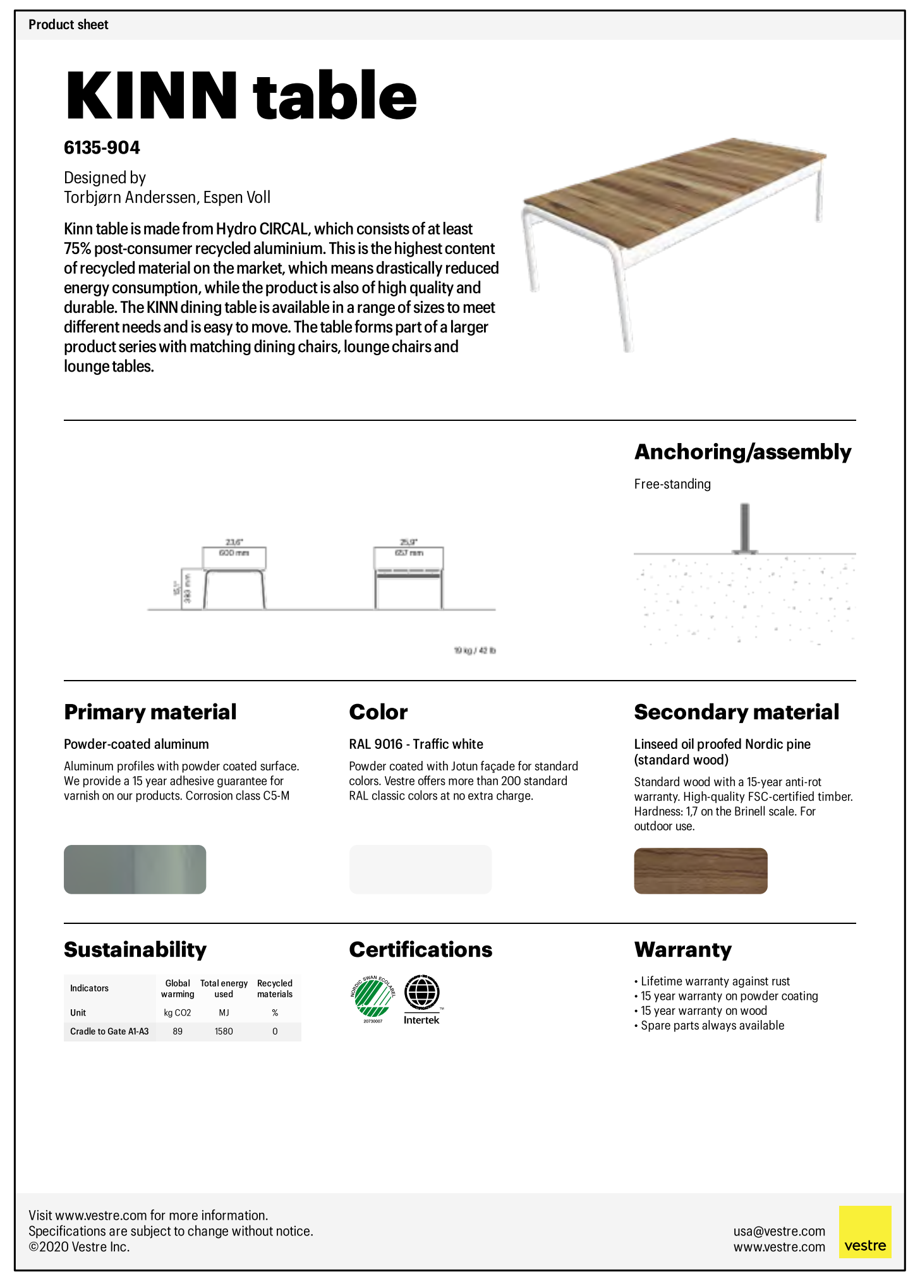
Anchoring/assembly

Free-standing/mounted to the ground

Primary material **Secondary material**

Sustainability **Certifications** **Warranty**

4 CUTSHEET: Dining Chair


Product sheet

KINN table

6135-904

Designed by
Torbjørn Anderssen, Espen Voll

Kinn table is made from Hydro CIRCAL, which consists of at least 75% post-consumer recycled aluminium. This is the highest content of recycled material on the market, which means drastically reduced energy consumption, while the product is also of high quality and durable. The KINN dining table is available in a range of sizes to meet different needs and is easy to move. The table forms part of a larger product series with matching dining chairs, lounge chairs and lounge tables.

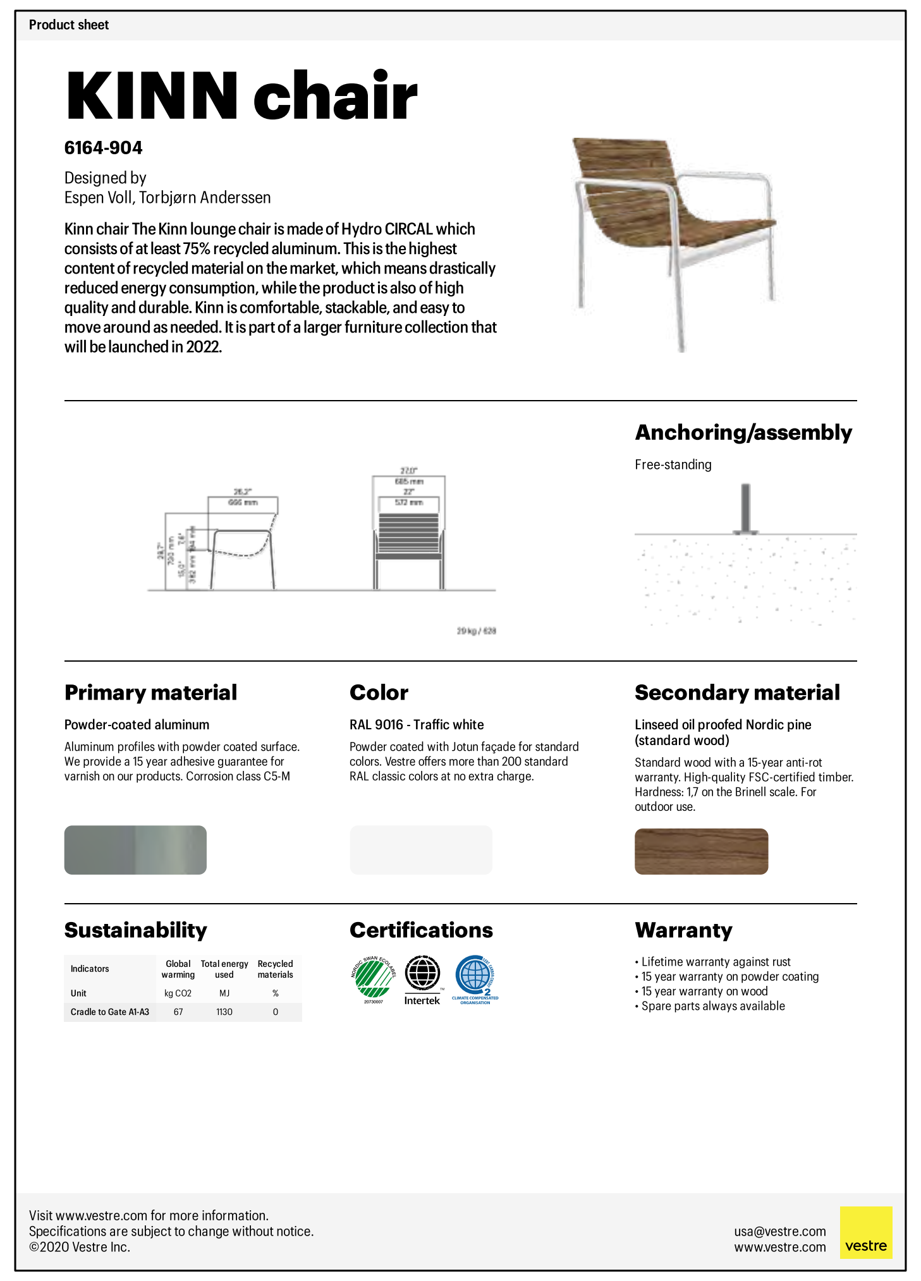
Anchoring/assembly

Free-standing

Primary material **Color** **Secondary material**

Sustainability **Certifications** **Warranty**

5 CUTSHEET: Cafe Table


Product sheet

KINN chair

6164-904

Designed by
Espen Voll, Torbjørn Anderssen

Kinn chair The Kinn lounge chair is made of Hydro CIRCAL which consists of at least 75% recycled aluminum. This is the highest content of recycled material on the market, which means drastically reduced energy consumption, while the product is also of high quality and durable. Kinn is comfortable, stackable, and easy to move around as needed. It is part of a larger furniture collection that will be launched in 2022.

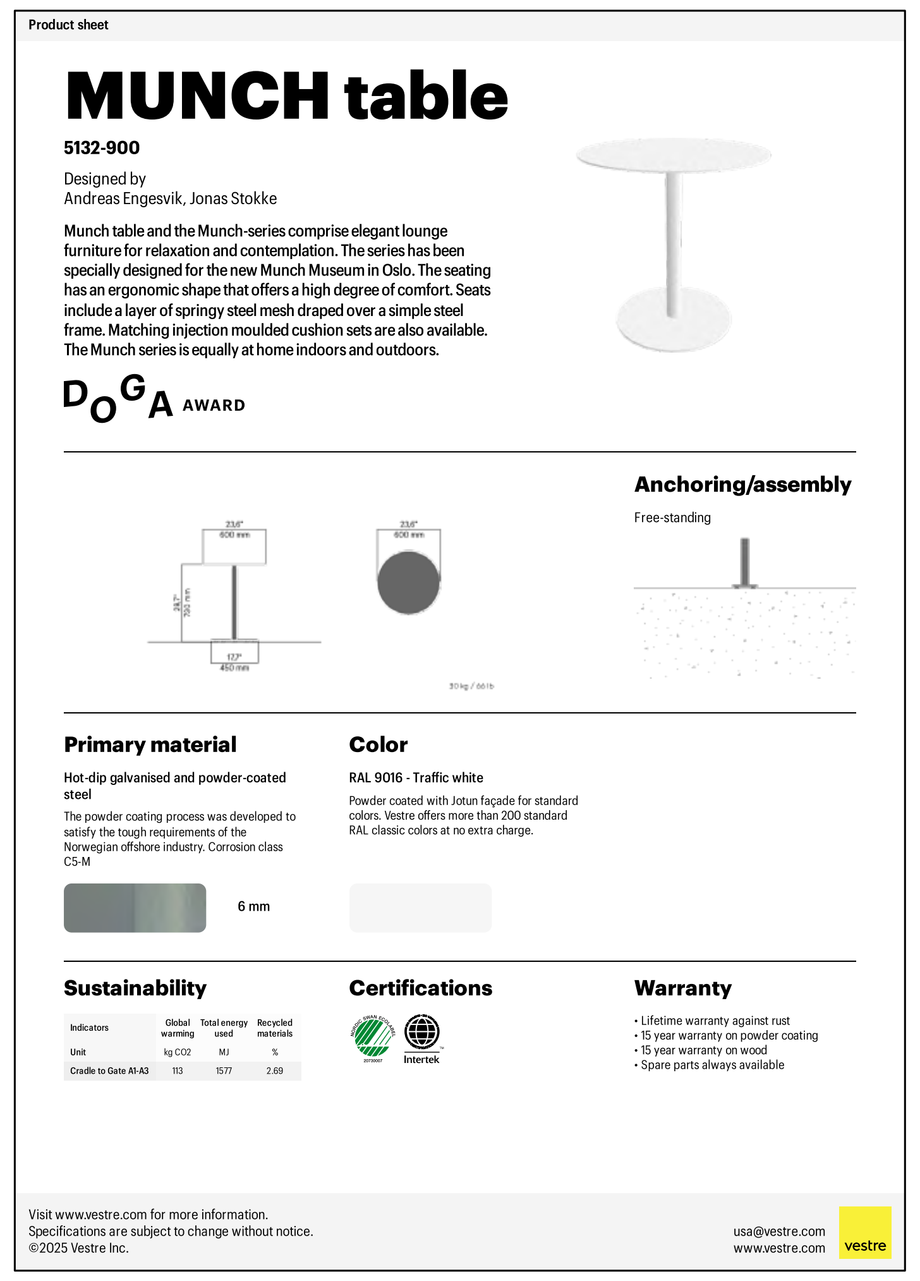
Anchoring/assembly

Free-standing

Primary material **Color** **Secondary material**

Sustainability **Certifications** **Warranty**

6 CUTSHEET: Cafe Chair


Product sheet

MUNCH table

5132-900

Designed by
Andreas Engesvik, Jonas Stokke

Munch table and the Munch-series comprise elegant lounge furniture for relaxation and contemplation. The series has been specially designed for the new Munch Museum in Oslo. The seating has an ergonomic shape that offers a high degree of comfort. Seats include a layer of springy steel mesh draped over a simple steel frame. Matching injection moulded cushion sets are also available. The Munch series is equally at home indoors and outdoors.

DOGA AWARD

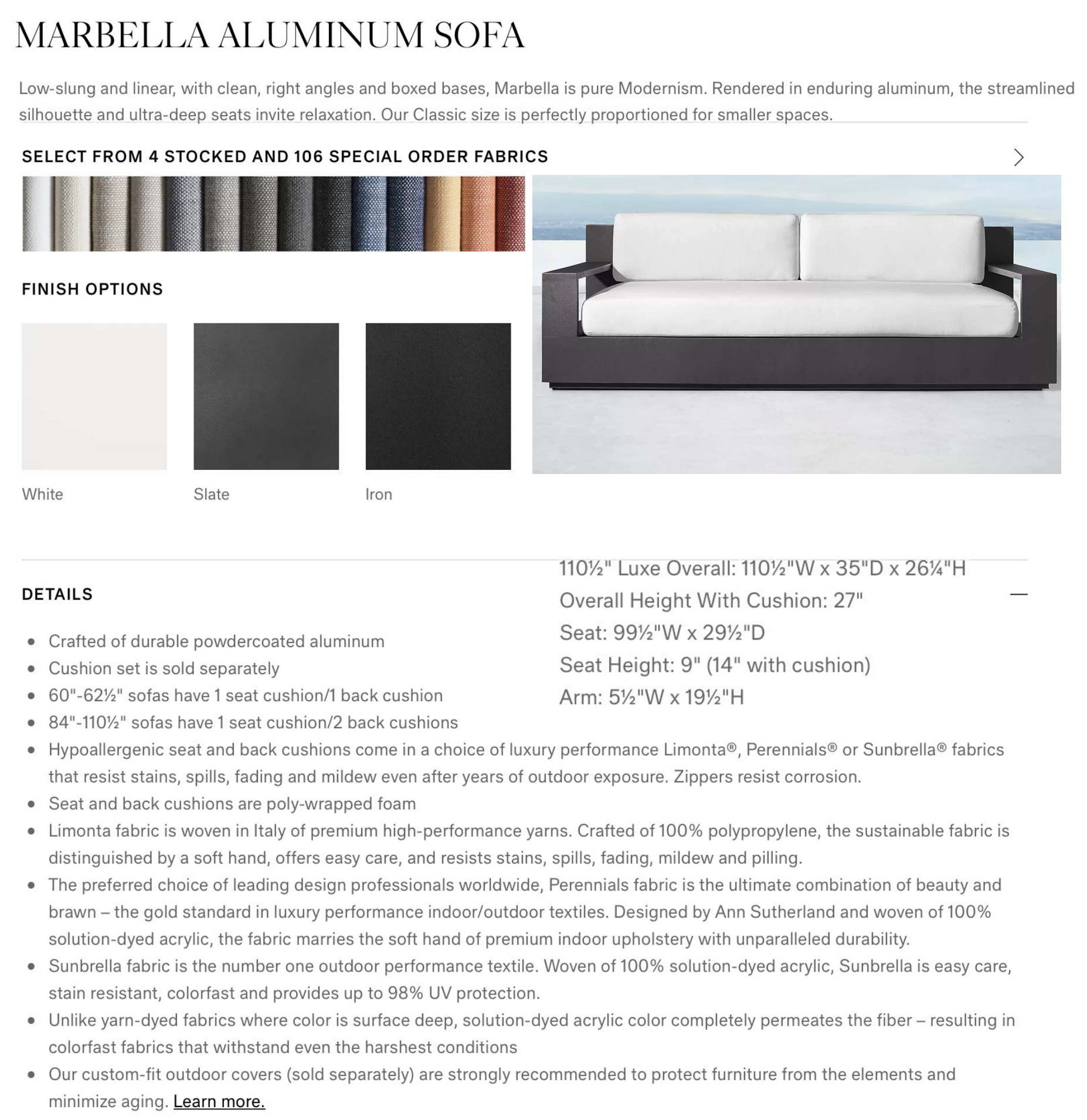
Anchoring/assembly

Free-standing

Primary material **Color**

Sustainability **Certifications** **Warranty**

7 CUTSHEET: Work Table


MARBELLA ALUMINUM SOFA

Low-slung and linear, with clean, right angles and boxed bases, Marbella is pure Modernism. Rendered in enduring aluminum, the streamlined silhouette and ultra-deep seats invite relaxation. Our Classic size is perfectly proportioned for smaller spaces.

SELECT FROM 4 STOCKED AND 106 SPECIAL ORDER FABRICS

FINISH OPTIONS

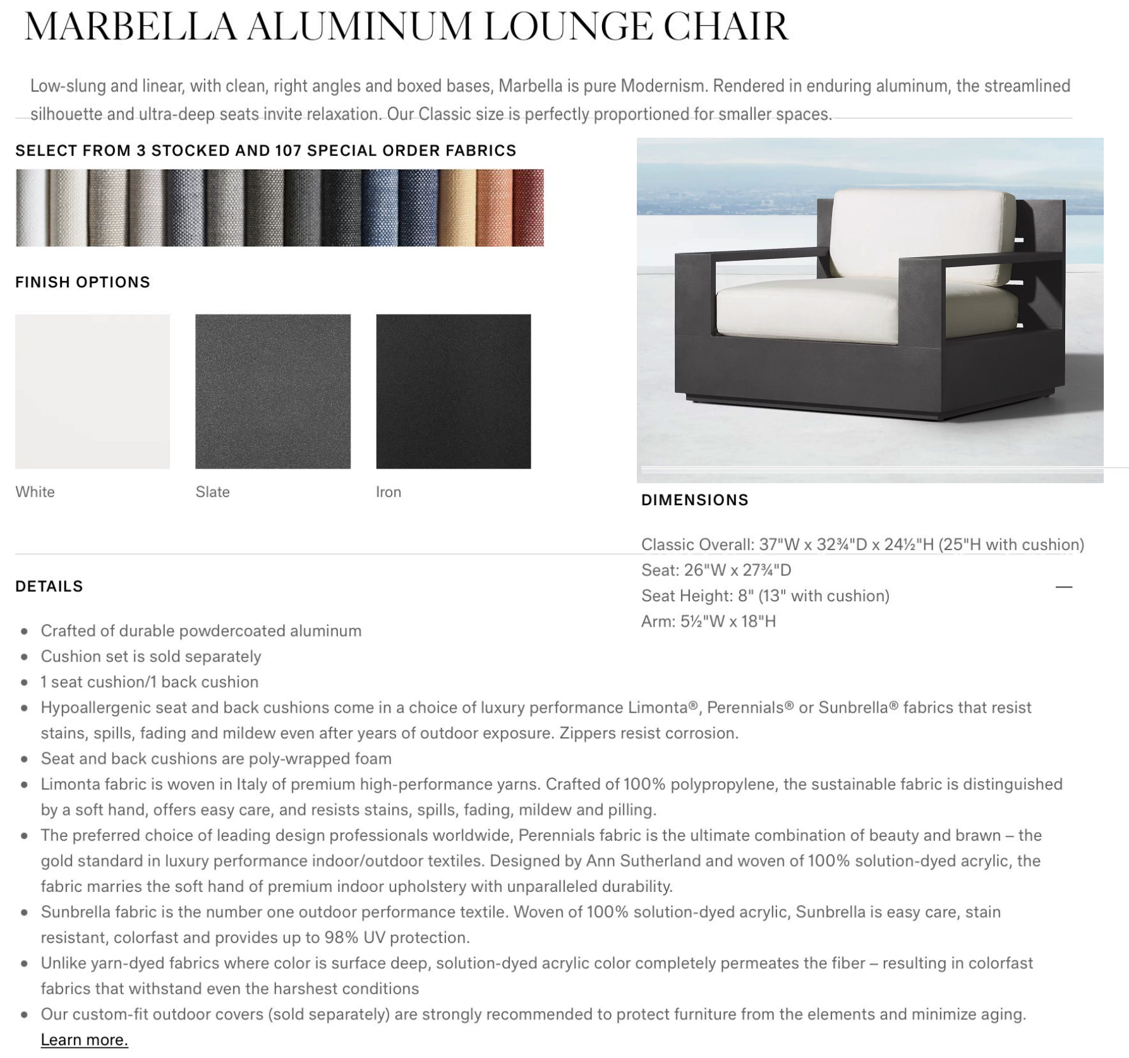
White Slate Iron

110½" Luxe Overall: 110½"W x 35"D x 26¼"H
Overall Height With Cushion: 27"
Seat: 99½"W x 29½"D
Seat Height: 9" (14" with cushion)
Arm: 5½"W x 19½"H

DETAILS

- Crafted of durable powdercoated aluminum
- Cushion set is sold separately
- 60"-62½" sofas have 1 seat cushion/1 back cushion
- 84"-110½" sofas have 1 seat cushion/2 back cushions
- Hypoallergenic seat and back cushions come in a choice of luxury performance Limonta®, Perennials® or Sunbrella® fabrics that resist stains, spills, fading and mildew even after years of outdoor exposure. Zippers resist corrosion.
- Seat and back cushions are poly-wrapped foam
- Limonta fabric is woven in Italy of premium high-performance yarns. Crafted of 100% polypropylene, the sustainable fabric is distinguished by a soft hand, offers easy care, and resists stains, spills, fading, mildew and pilling.
- The preferred choice of leading design professionals worldwide, Perennials fabric is the ultimate combination of beauty and brawn – the gold standard in luxury performance indoor/outdoor textiles. Designed by Ann Sutherland and woven of 100% solution-dyed acrylic, the fabric marries the soft hand of premium indoor upholstery with unparalleled durability.
- Sunbrella fabric is the number one outdoor performance textile. Woven of 100% solution-dyed acrylic, Sunbrella is easy care, stain resistant, colorfast and provides up to 98% UV protection.
- Unlike yarn-dyed fabrics where color is surface deep, solution-dyed acrylic color completely permeates the fiber – resulting in colorfast fabrics that withstand even the harshest conditions
- Our custom-fit outdoor covers (sold separately) are strongly recommended to protect furniture from the elements and minimize aging. Learn more.

8 CUTSHEET: Lounge Sofa


MARBELLA ALUMINUM LOUNGE CHAIR

Low-slung and linear, with clean, right angles and boxed bases, Marbella is pure Modernism. Rendered in enduring aluminum, the streamlined silhouette and ultra-deep seats invite relaxation. Our Classic size is perfectly proportioned for smaller spaces.

SELECT FROM 3 STOCKED AND 107 SPECIAL ORDER FABRICS

FINISH OPTIONS

White Slate Iron

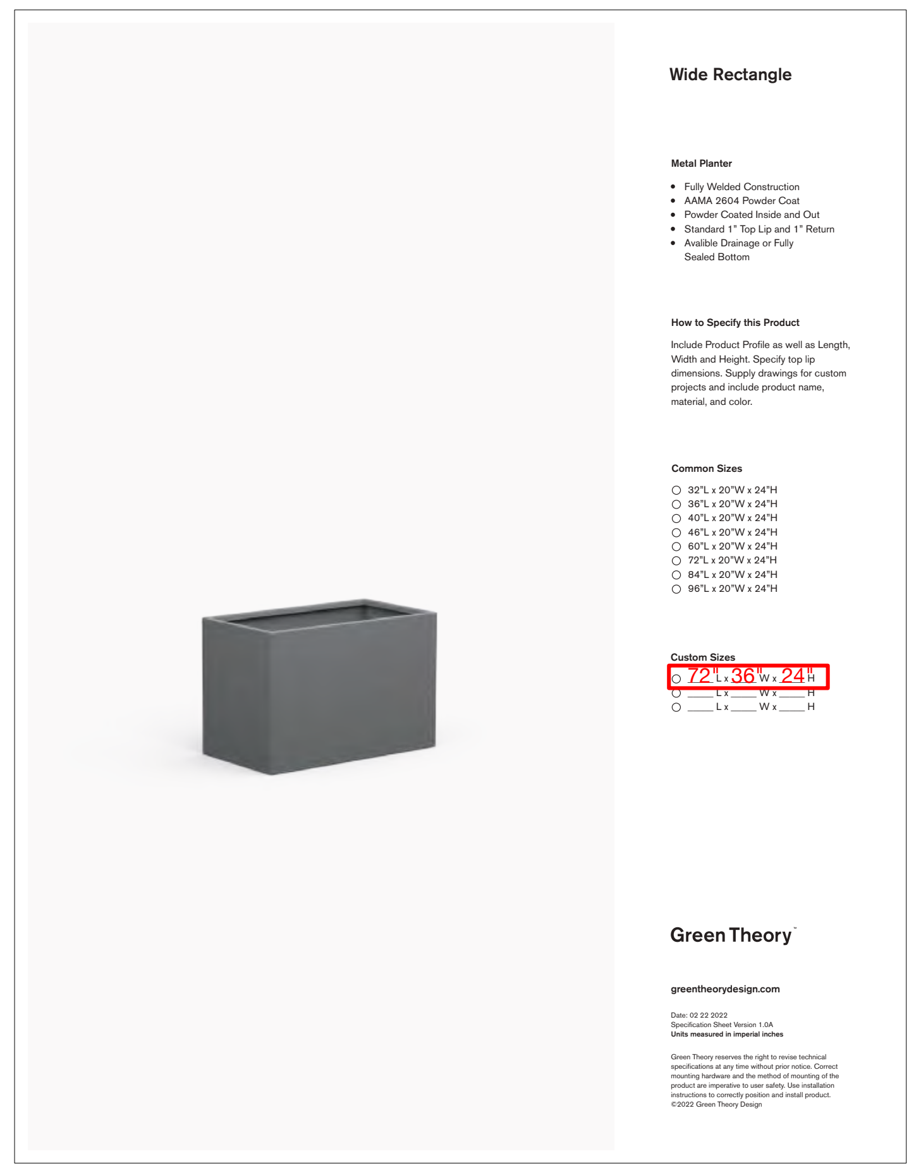
DIMENSIONS

Classic Overall: 37"W x 32¾"D x 24½"H (25"H with cushion)
Seat: 26"W x 27¾"D
Seat Height: 8" (13" with cushion)
Arm: 5½"W x 18"H

DETAILS

- Crafted of durable powdercoated aluminum
- Cushion set is sold separately
- 1 seat cushion/1 back cushion
- Hypoallergenic seat and back cushions come in a choice of luxury performance Limonta®, Perennials® or Sunbrella® fabrics that resist stains, spills, fading and mildew even after years of outdoor exposure. Zippers resist corrosion.
- Seat and back cushions are poly-wrapped foam
- Limonta fabric is woven in Italy of premium high-performance yarns. Crafted of 100% polypropylene, the sustainable fabric is distinguished by a soft hand, offers easy care, and resists stains, spills, fading, mildew and pilling.
- The preferred choice of leading design professionals worldwide, Perennials fabric is the ultimate combination of beauty and brawn – the gold standard in luxury performance indoor/outdoor textiles. Designed by Ann Sutherland and woven of 100% solution-dyed acrylic, the fabric marries the soft hand of premium indoor upholstery with unparalleled durability.
- Sunbrella fabric is the number one outdoor performance textile. Woven of 100% solution-dyed acrylic, Sunbrella is easy care, stain resistant, colorfast and provides up to 98% UV protection.
- Unlike yarn-dyed fabrics where color is surface deep, solution-dyed acrylic color completely permeates the fiber – resulting in colorfast fabrics that withstand even the harshest conditions
- Our custom-fit outdoor covers (sold separately) are strongly recommended to protect furniture from the elements and minimize aging. Learn more.

9 CUTSHEET: Lounge Chair


Wide Rectangle

Metal Planter

- Fully Welded Construction
- AAMA 2604 Powder Coat
- Powder Coated Inside and Out
- Standard 1" Top Lip and 1" Return
- Avalible Drainage or Fully Sealed Bottom

How to Specify this Product

Include Product Profile as well as Length, Width and Height. Specify top lip dimensions. Supply drawings for custom projects and include product name, material, and color.

Common Sizes

○ 32"L x 20"W x 24"H
○ 36"L x 20"W x 24"H
○ 40"L x 20"W x 24"H
○ 46"L x 20"W x 24"H
○ 60"L x 20"W x 24"H
○ 72"L x 20"W x 24"H
○ 84"L x 20"W x 24"H
○ 96"L x 20"W x 24"H

Custom Sizes

○ 72"L x 36"W x 24"H
○ _____ L x _____ W x _____ H
○ _____ L x _____ W x _____ H

Green Theory™

greentheorydesign.com

Date: 02 22 2022
Specification Sheet Version 1.0A
Units measured in imperial inches

Green Theory reserves the right to revise technical specifications at any time without prior notice. Correct mounting hardware and the method of mounting of the product are imperative to user safety. Use installation instructions to correctly position and install product.
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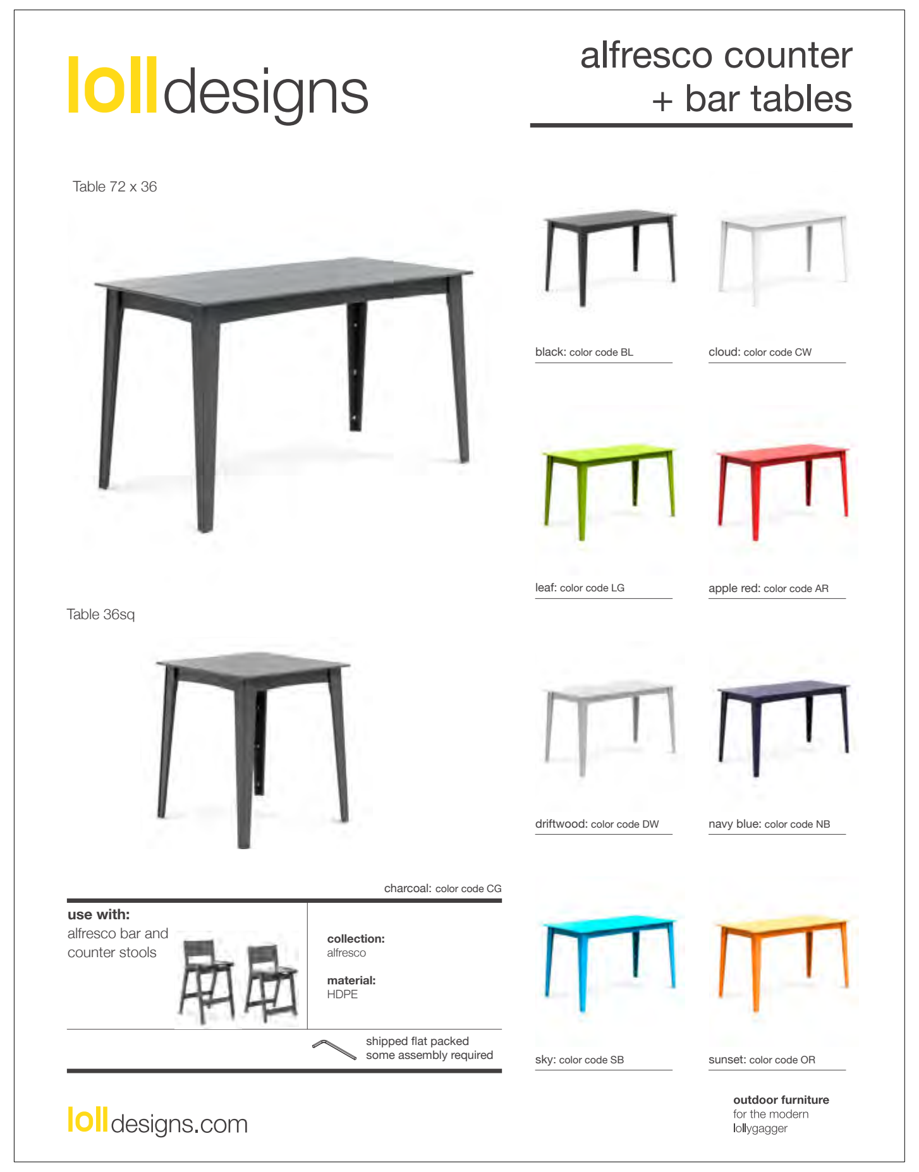
10 CUTSHEET: Urban Agriculture Planter


lolldesigns

alfresco counter
+ bar tables

Table 72 x 36

Table 36sq

charcoal: color code CG

black: color code BL
cloud: color code CW
leaf: color code LG
apple red: color code AR
driftwood: color code DW
navy blue: color code NB
sky: color code SB
sunset: color code OR

use with:
alfresco bar and counter stools

collection:
alfresco

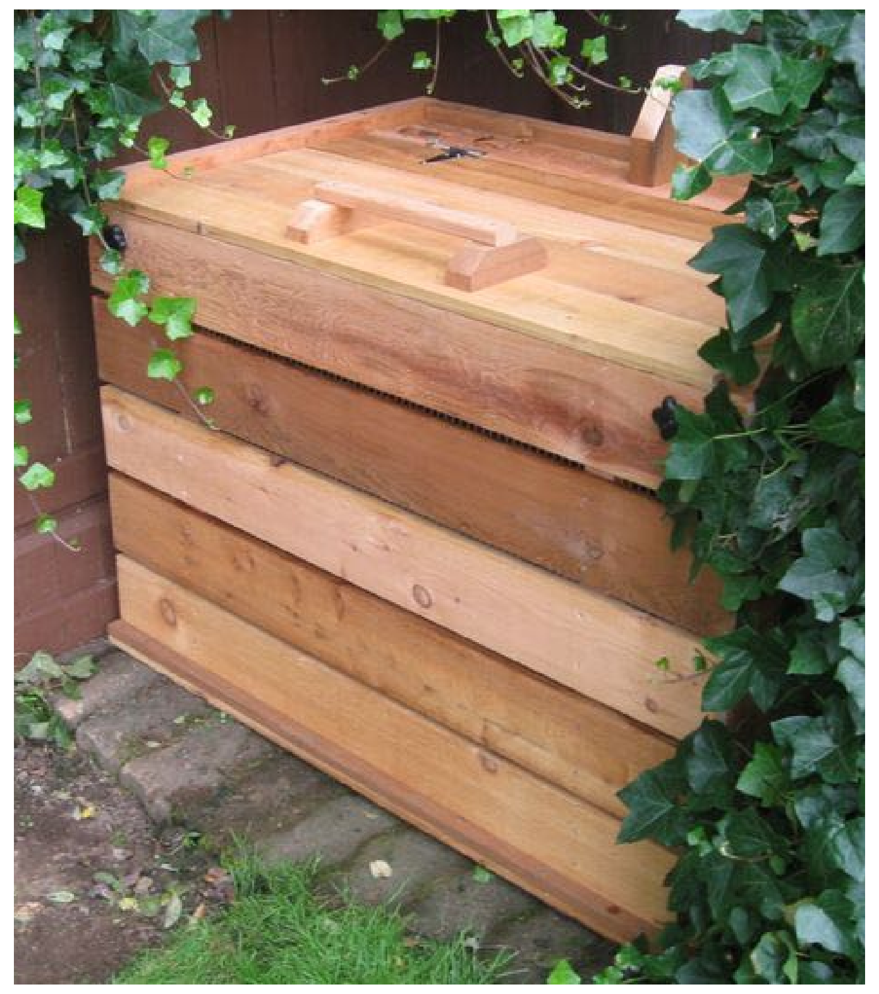
material:
HDPE

shipped flat packed
some assembly required

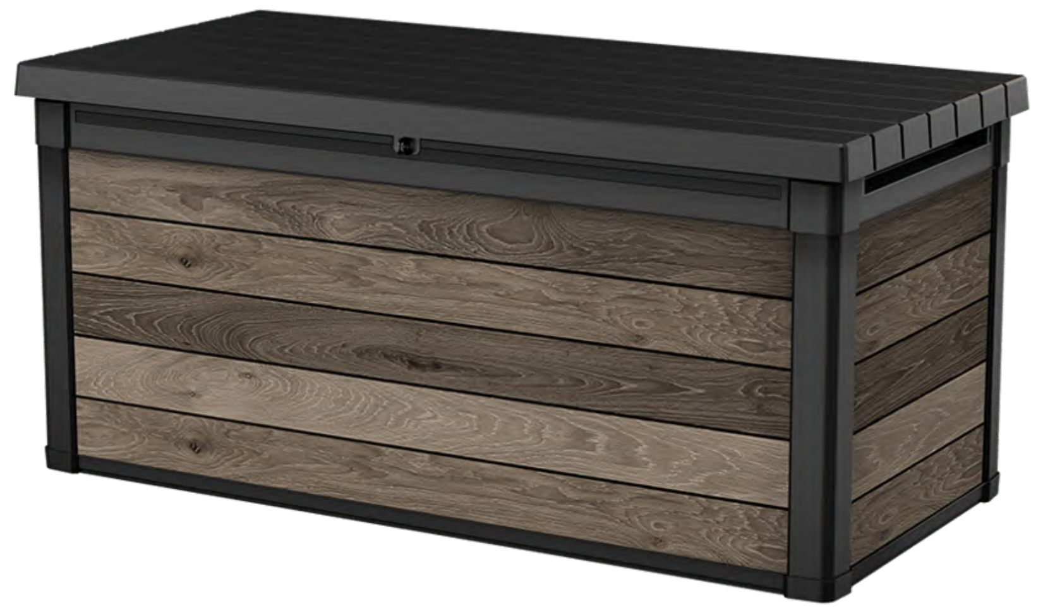
lolldesigns.com

outdoor furniture
for the modern
lollygagger

11 CUTSHEET: Garden Work Table

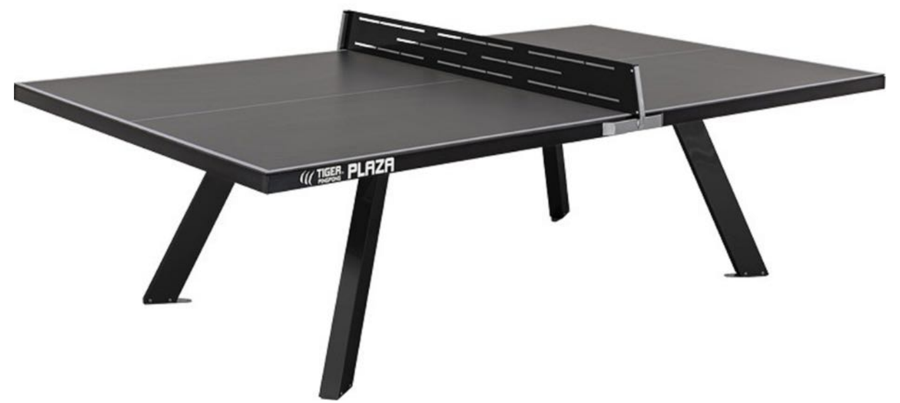

Kisilano Model Single Compost
By: Cedar Creek Enterprises

12 CUTSHEET: Garden Compost


Signature Deck Box - Walnut
150 Gal
By: Keter

13 CUTSHEET: Garden Storage Bin

Storm Outdoor Billiard Table
Dark Alumininum Powdercoat Finish
By: Canada Billiards


Plaza Outdoor Ping Pong Table
Grey Finish
By: Tiger Ping Pong

14 CUTSHEET: Games Tables

Revision

No.	Date	Revision Notes

Issue

No.	Date	Issue Notes
A	2025-01-24	Issued for DP
B	2025-10-15	Re-Issued for DP
C	2025-12-19	Re-Issued for DP

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Project

Old Lillooet Road

Old Lillooet Road
North Vancouver, BC

Drawing Title

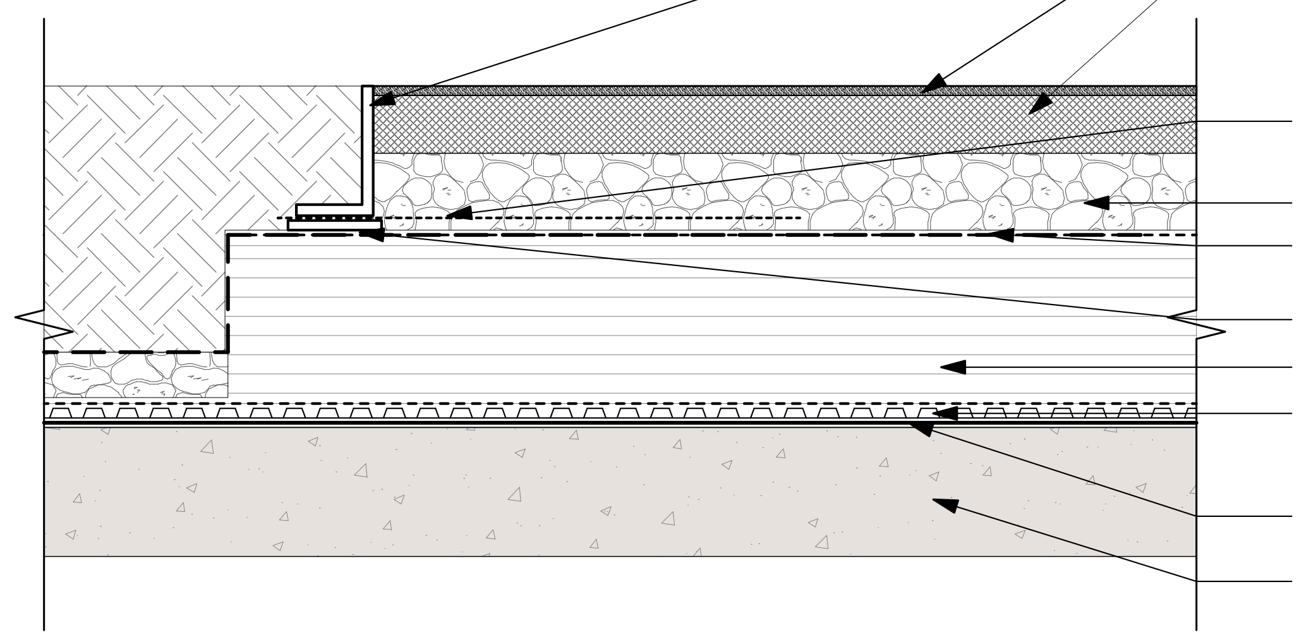
Landscape Site Furnishing Details

Legal

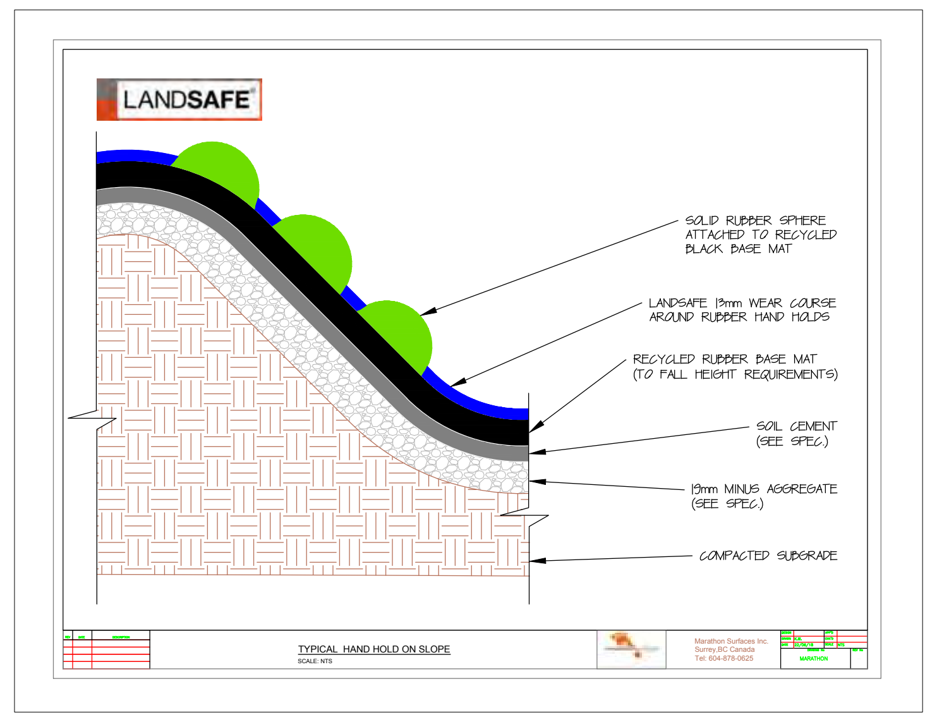
Project Manager KD	Project ID 22414
Drawn By KD	Scale As Noted
Reviewed By DT	Drawing No. **L9.4** 20 of 19

DP 4.25 53

Notes:
-Install as per manufacturer's specifications.
-Depth of material dependant on fall heights of play equipment.
-Shop drawings to be provided


L-shaped aluminum edger, Permastrip by Permaloc, 3/16" x 6"
Turf or Rubber surface
Rubber impact base layer - thickness varies as per play equipment fall protection standards, contractor to confirm required thickness prior to installation
Geogrid, extending minimum 30" back from edger, into gravel base course
3/4" minus compacted base course, 4" depth
Non-woven filter fabric - refer to architecture
Aluminum capture plate by Permaloc, securing geogrid to edger
Structural void form as required, refer to Arch.
Drainmat c/w filter fabric, refer to architecture
Protection board on waterproof membrane, refer to arch
Structural slab, refer to arch and structural

1 DETAIL: Artificial Turf/PIP Play Rubber on Slab
Scale: 1:10


LANDSAFE

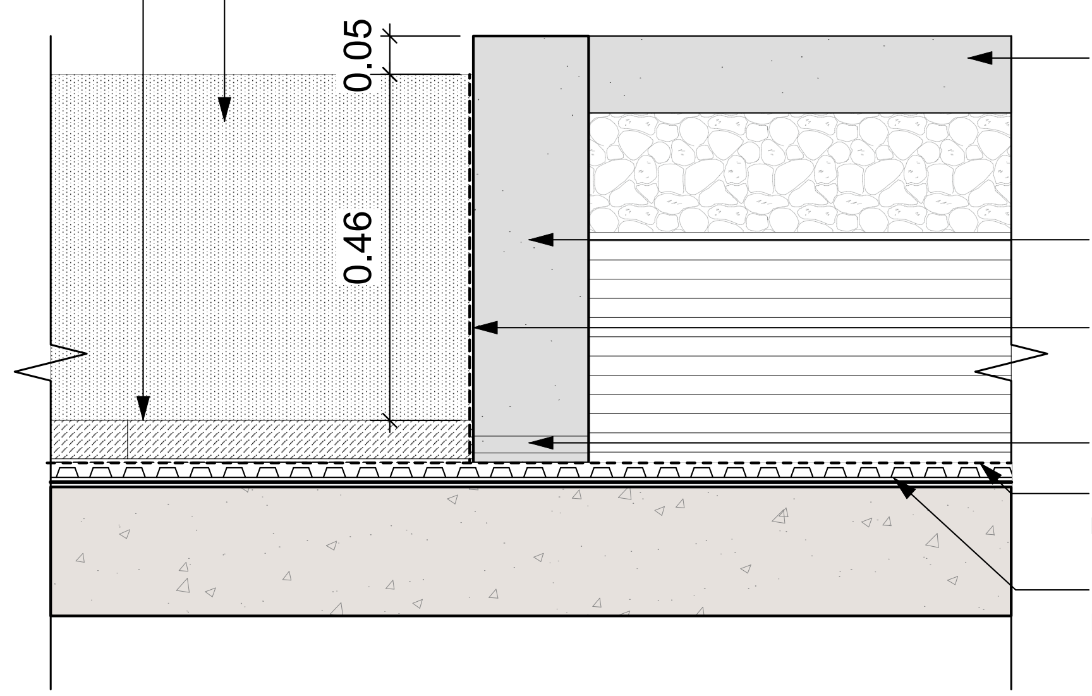
SOLID RUBBER SPHERE ATTACHED TO RECYCLED BLACK BASE MAT
LANDSAFE 13mm WEAR COURSE AROUND RUBBER HAND HOLDS
RECYCLED RUBBER BASE MAT (TO FALL HEIGHT REQUIREMENTS)
SOIL CEMENT (SEE SPEC.)
19mm MINUS AGGREGATE (SEE SPEC.)
COMPACTED SUBGRADE

TYPICAL HAND HOLD ON SLOPE
SCALE: NTS

Marathon Surfaces Inc.
Surrey,BC Canada
Tel: 604-878-0625

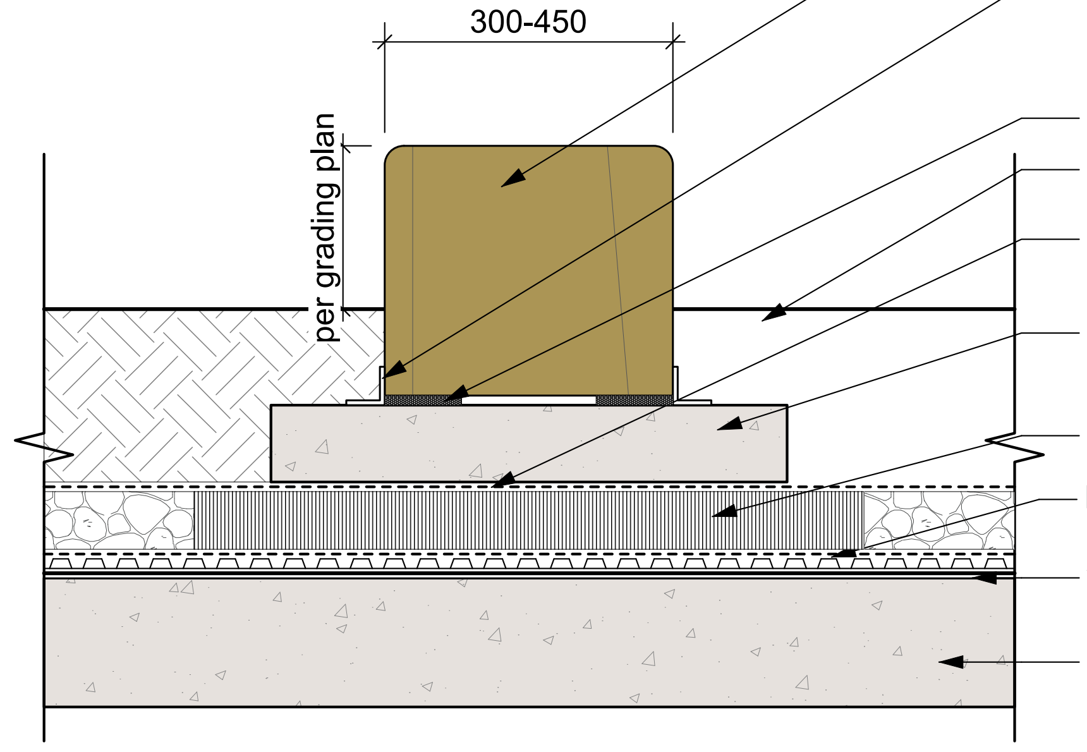
MARATHON

600x600mm (2x2') concrete slab pavers installed along bottom of sand box
Play sand, 0.46m minimum depth



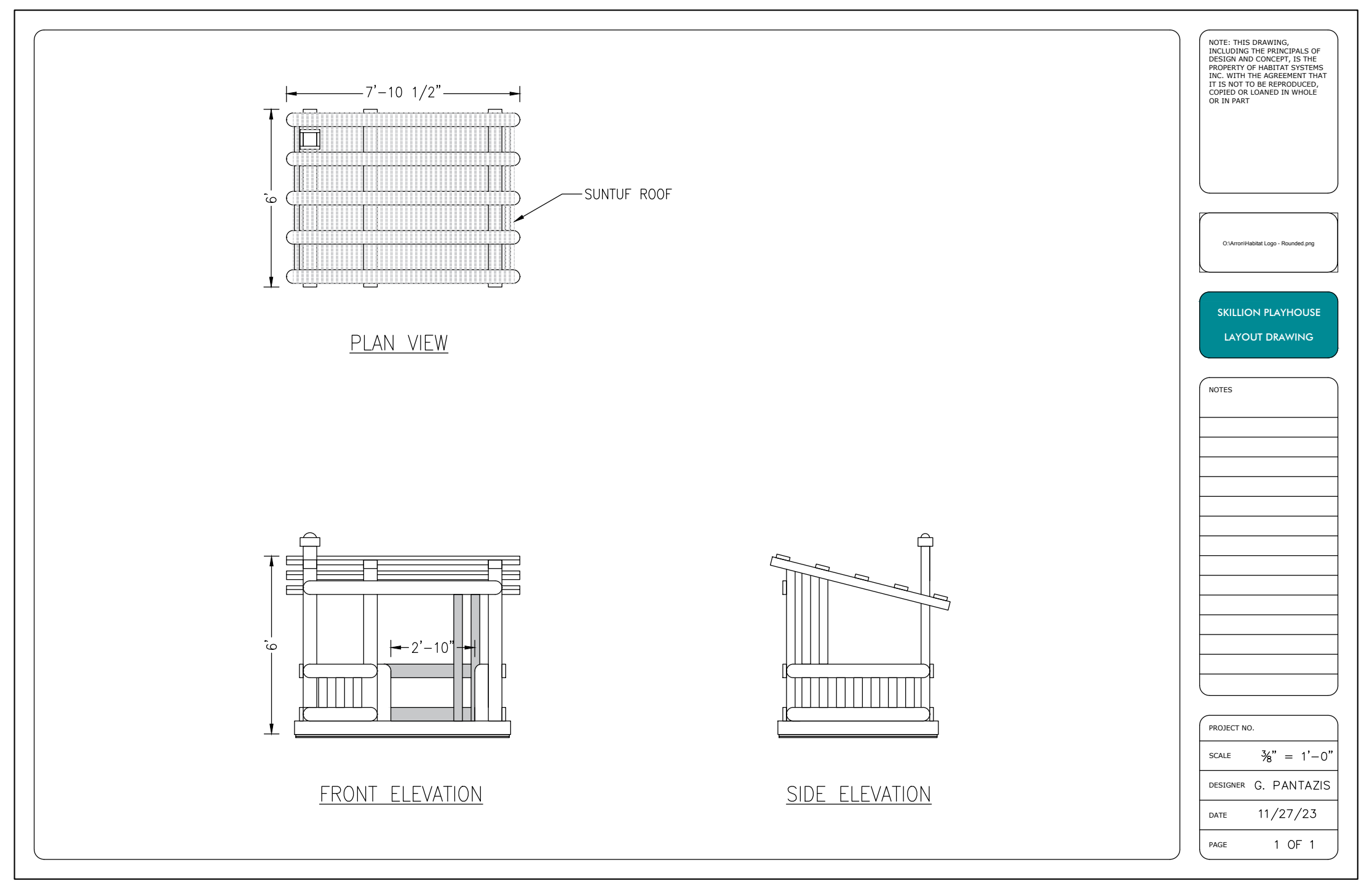
Adjacent conditions per plan
Concrete curb wall - refer to architecture for connection to slab and structural for reinforcing
Wrap filter fabric under pavers and up next to wall
Scuppers @ 0.6m o.c to drain to slab
Drainmat c/w filter fabric, refer to architecture
Protection board on waterproof membrane, refer to architecture

2 DETAIL: Sand Pit
Scale: 1:10



Yellow cedar stump with bark removed, diameter between 12" and 16", sanded smooth with radius on edges
Galvanized metal L brackets securing stumps to housekeeping, min 3 per stump
Rubber spacer to ensure stump not touching concrete, allow for water movement
Poured in place rubber, refer to detail
Non-woven filter fabric
4" thick concrete housekeeping slab, extending 6" past edge of cedar round
Structural void form base under concrete pad as needed
Drain mat c/w filter fabric, refer to arch
Protection board and root barrier on waterproof membrane, refer to arch
Structural slab, refer to arch and structural

3 DETAIL: Cedar Stump
Scale: 1:10



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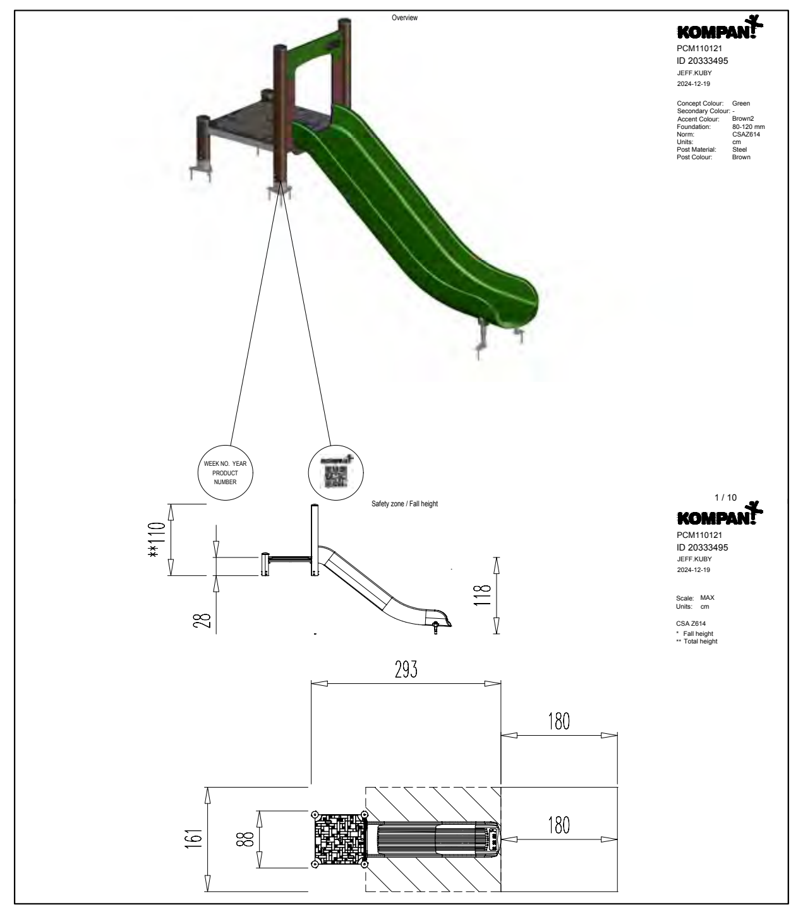
O:\Arron\Habitat Logo - Rounded.png

SKILLION PLAYHOUSE
LAYOUT DRAWING

NOTES

PROJECT NO.	
SCALE	⅜" = 1'-0"
DESIGNER	G. PANTAZIS
DATE	11/27/23
PAGE	1 OF 1

4 CUTSHEET: Play House



KOMPAN
PCM110121
ID 20333495
JEFF.KUBY
2024-12-19

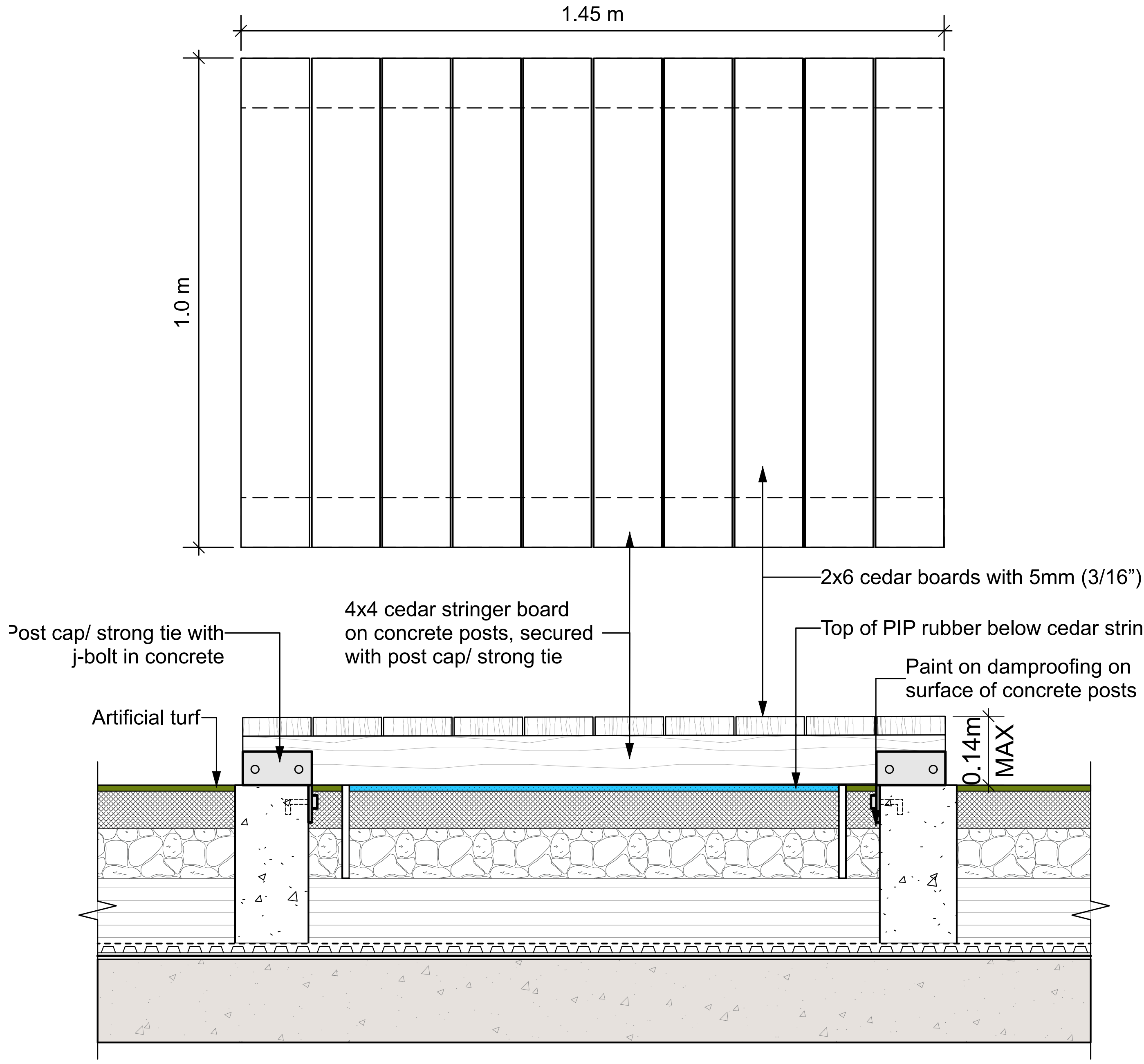
Concept Colour:	Green
Secondary Colour:	-
Accent Colour:	Brown2
Foundation:	80-120 mm
Norm:	CSAZ614
Units:	cm
Post Material:	Steel
Post Colour:	Brown

1 / 10
KOMPAN
PCM110121
ID 20333495
JEFF.KUBY
2024-12-19

Scale: MAX
Units: cm

CSA Z614
* Fall height
** Total height

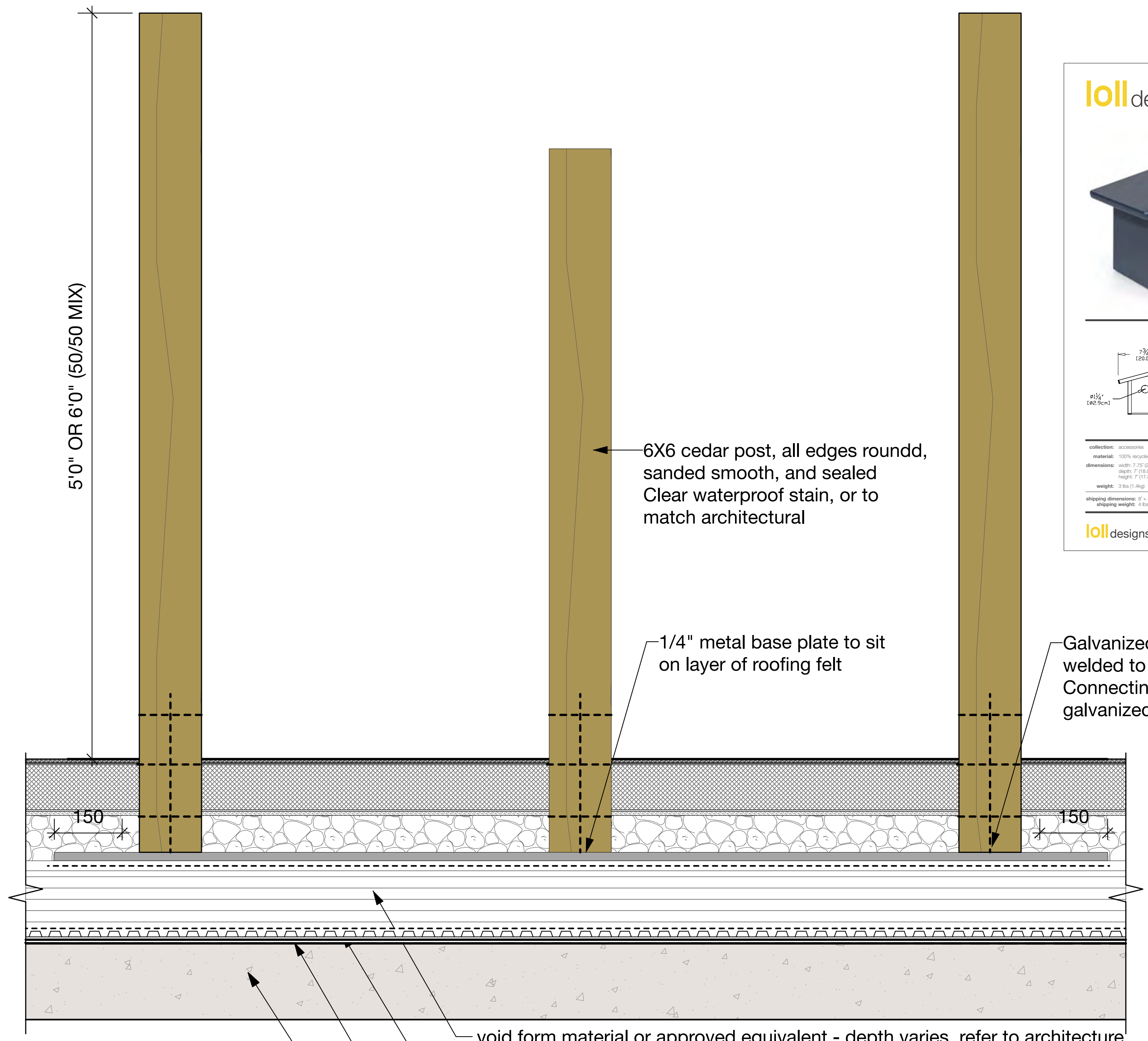
5 CUTSHEET: Play Slide



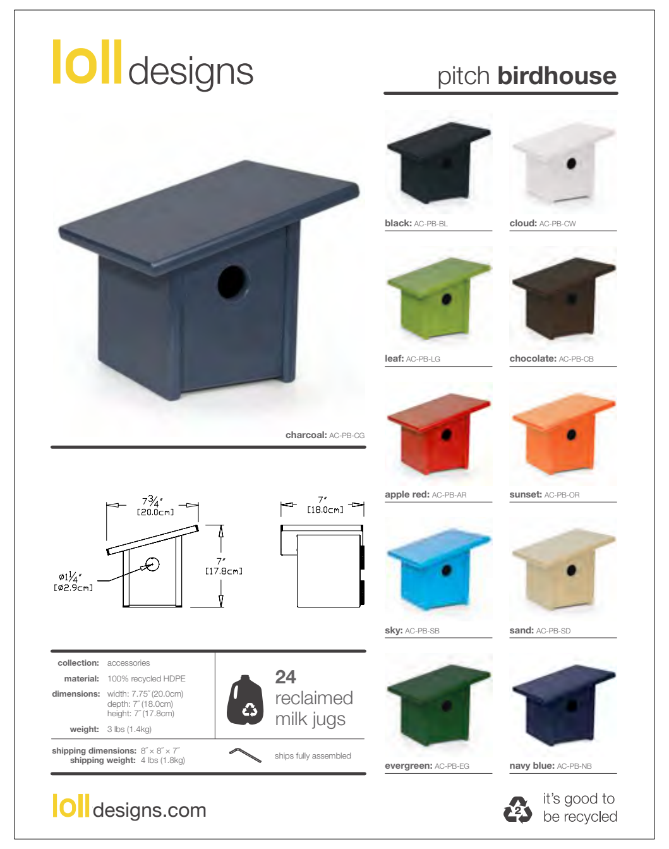
2x6 cedar boards with 5mm (3/16") spacing
4x4 cedar stringer board on concrete posts, secured with post cap/ strong tie
Top of PIP rubber below cedar stringer board
Post cap/ strong tie with j-bolt in concrete
Paint on dampproofing on surface of concrete posts
Artificial turf

NOTES:
All wood coming in contact with soil to be pressure treated Cedar.
All mill markings, stamps, paint or tags are to be removed
All cut ends to be treated with preservative, cut Square and clean, exposed wood and edges to be smooth and splinter free.
No loose knots will be accepted.
All exposed wood to be stained (finish per Landscape). Colour TBD and reviewed by Landscape. Provide sample.
Wood dimensions are nominal unless noted on drawings.
Contractor to submit engineered shop drawings of wood structures for approval by consultants prior to fabrication showing all connections and hardware with dimensions.

6 DETAIL: Play Bridge
Scale: 1:10



6X6 cedar post, all edges roundd, sanded smooth, and sealed
Clear waterproof stain, or to match architectural
1/4" metal base plate to sit on layer of roofing felt
Galvanized knife plate connection welded to galvanized metal plate
Connecting bolts to be hot dipped galvanized.
void form material or approved equivalent - depth varies, refer to architecture
drainmat c/w filter fabric, refer to architecture
protection board on waterproof membrane - refer to arch
structural slab, refer to architecture and structural


loll designs

pitch birdhouse

charcoal: AC-PB-CG
black: AC-PB-BL
cloud: AC-PB-CW
leaf: AC-PB-LG
chocolate: AC-PB-CB
apple red: AC-PB-AR
sunset: AC-PB-OR
sky: AC-PB-SB
sand: AC-PB-SD
evergreen: AC-PB-EG
navy blue: AC-PB-NB

collection: accessories
material: 100% recycled HDPE
dimensions: width: 7.75" (20.0cm)
depth: 7" (18.0cm)
height: 7" (17.8cm)
weight: 3 lbs (1.4kg)

24 reclaimed milk jugs

shipping dimensions: 8" × 8" × 7"
shipping weight: 4 lbs (1.8kg)

ships fully assembled

lolldesigns.com

it's good to be recycled

7 DETAIL: Wood Poles w/ Birdhouses
Scale: 1:10

Revision

No.	Date	Revision Notes

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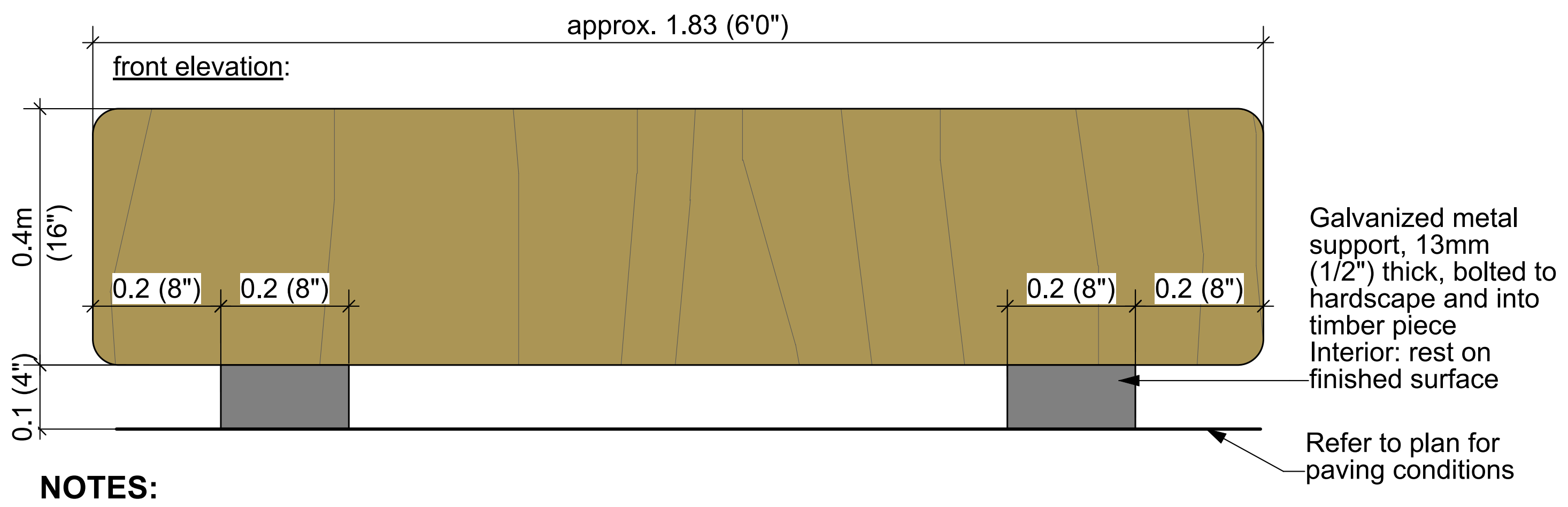
Project
Old Lillooet Road

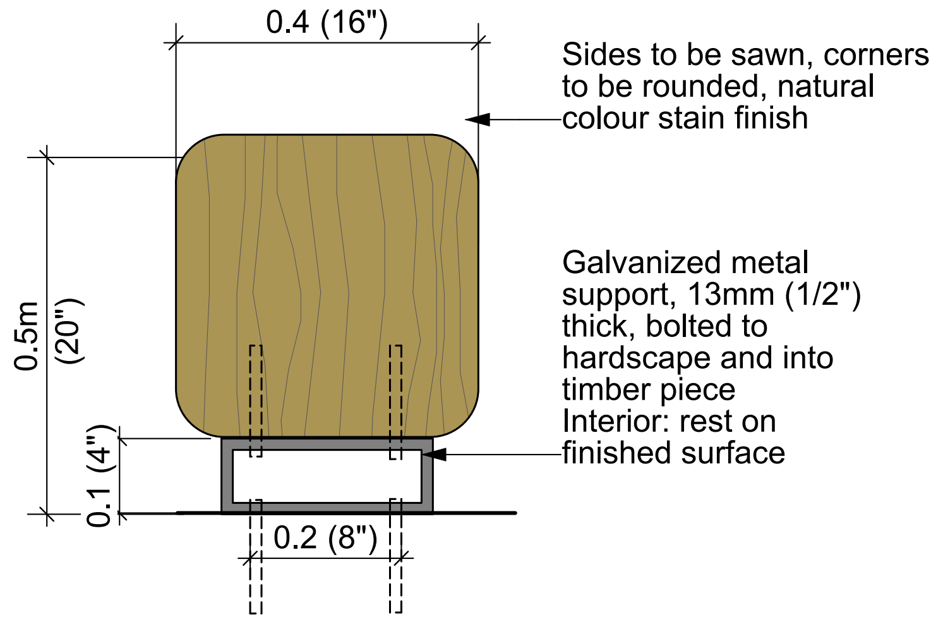
Old Lillooet Road
North Vancouver, BC

Drawing Title
Landscape Site
Furnishing Details

Legal

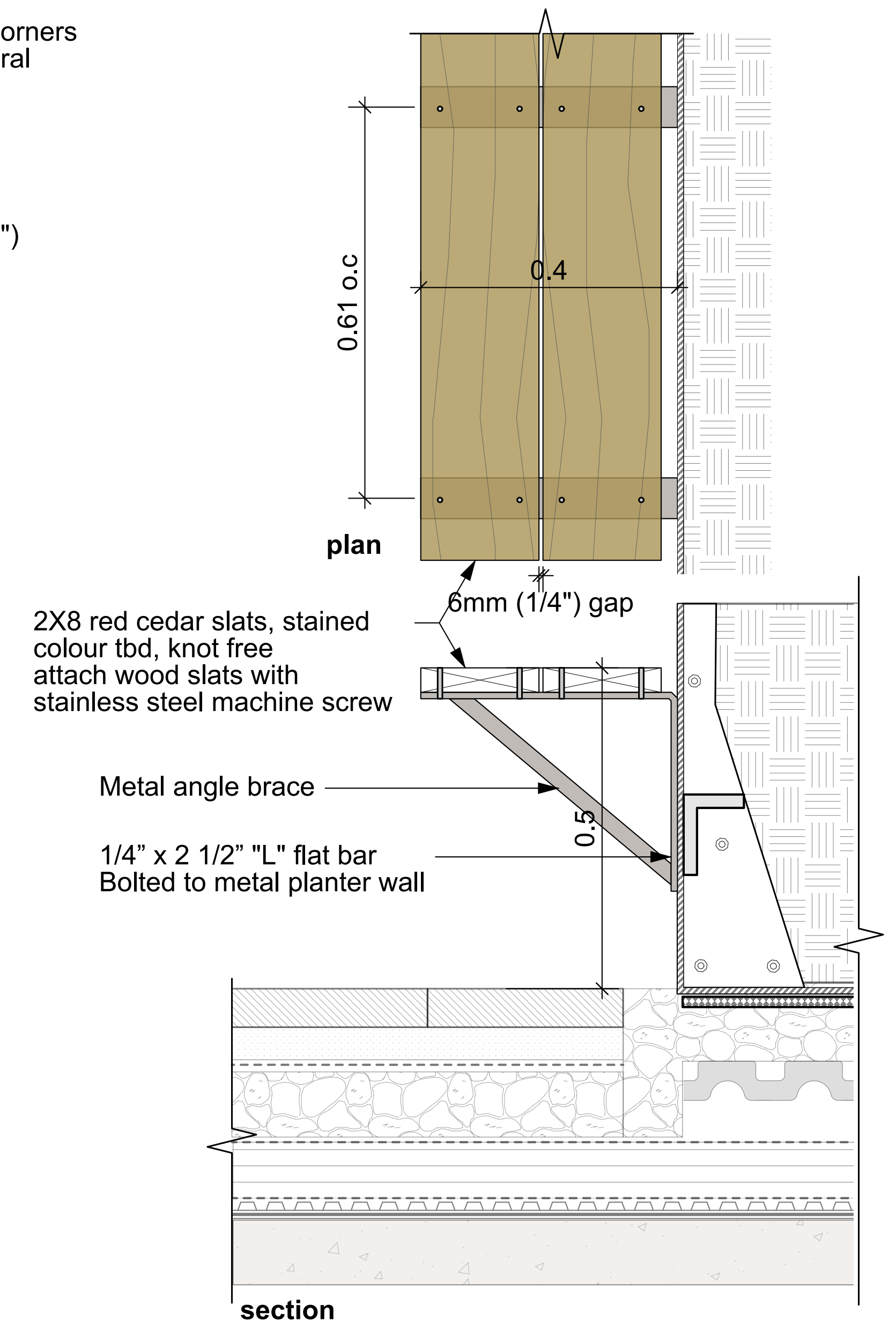
Project Manager KD	Project ID 22414
Drawn By KD	Scale As Noted
Reviewed By DT	Drawing No. **L9.5** 21 of 19


approx. 1.83 (6'0")
front elevation:
0.4m (16")
0.1 (4")
0.2 (8")
0.2 (8")
0.2 (8")
0.2 (8")
Galvanized metal support, 13mm (1/2") thick, bolted to hardscape and into timber piece
Interior: rest on finished surface
Refer to plan for paving conditions


0.4 (16")
Sides to be sawn, corners to be rounded, natural colour stain finish
0.5m (20")
0.1 (4")
Galvanized metal support, 13mm (1/2") thick, bolted to hardscape and into timber piece
Interior: rest on finished surface
0.2 (8")

NOTES:
Photos of cedar pieces used for benches to be reviewed by Landscape
Shop drawings to be provided for Landscape review prior to construction.
Height/grading at bench location to be confirmed prior to installation. May require spacers for leveling. TBD.
Bench height for entry areas to be between 20" - 22" ht

1 DETAIL: Timber Bench
Scale: 1:10


0.61 o.c
0.4
plan
6mm (1/4") gap
2X8 red cedar slats, stained colour tbd, knot free attach wood slats with stainless steel machine screw
Metal angle brace
1/4" x 2 1/2" "L" flat bar Bolted to metal planter wall
0.5
section

NOTES:
Shop drawings to be provided for Landscape review prior to construction.

2 DETAIL: Wall Mounted Timber Bench
Scale: 1:10

Revision

No.	Date	Revision Notes

Issue

No.	Date	Issue Notes
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Project
Old Lillooet Road

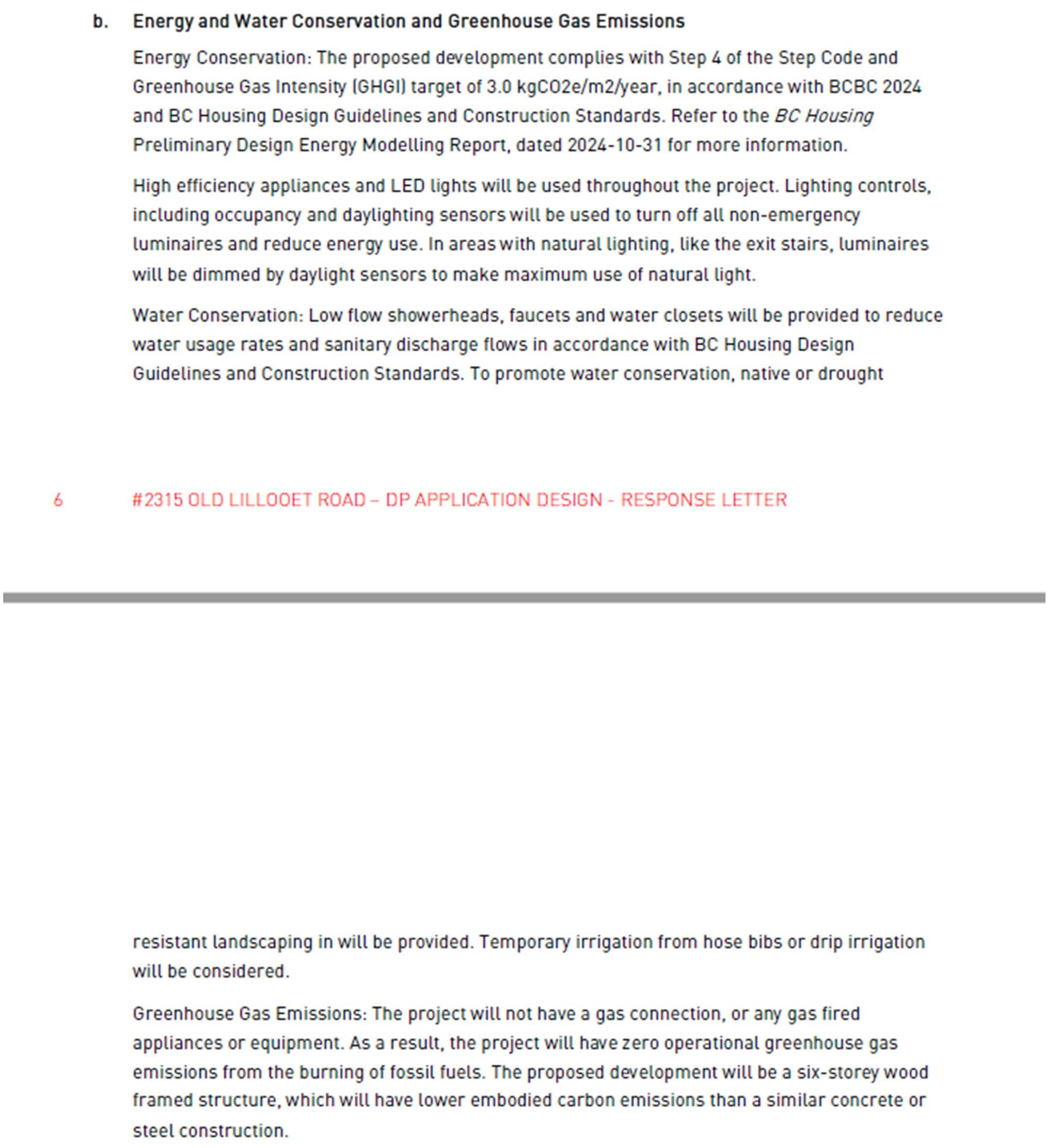
Old Lillooet Road
North Vancouver, BC

Drawing Title
Landscape Site Furnishing Details

Legal

Project Manager KD	Project ID 22414
Drawn By KD	Scale As Noted
Reviewed By DT	Drawing No. **L9.6** 22 of 19

Energy and Water Conservation and Greenhouse Gas Emission Reduction DPA



b. Energy and Water Conservation and Greenhouse Gas Emissions

Energy Conservation: The proposed development complies with Step 4 of the Step Code and Greenhouse Gas Intensity (GHGI) target of 3.0 kgCO2e/m2/year, in accordance with BCBC 2024 and BC Housing Design Guidelines and Construction Standards. Refer to the *BC Housing* Preliminary Design Energy Modelling Report, dated 2024-10-31 for more information.

High efficiency appliances and LED lights will be used throughout the project. Lighting controls, including occupancy and daylighting sensors will be used to turn off all non-emergency luminaires and reduce energy use. In areas with natural lighting, like the exit stairs, luminaires will be dimmed by daylight sensors to make maximum use of natural light.

Water Conservation: Low flow showerheads, faucets and water closets will be provided to reduce water usage rates and sanitary discharge flows in accordance with BC Housing Design Guidelines and Construction Standards. To promote water conservation, native or drought resistant landscaping in will be provided. Temporary irrigation from hose bibs or drip irrigation will be considered.

Greenhouse Gas Emissions: The project will not have a gas connection, or any gas fired appliances or equipment. As a result, the project will have zero operational greenhouse gas emissions from the burning of fossil fuels. The proposed development will be a six-storey wood framed structure, which will have lower embodied carbon emissions than a similar concrete or steel construction.

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

Proposed Development Old Lillooet Road____________
Address Old Lillooet Road____________
Date March 23, 2026____________

Type of Residential: multi-family apartment ~~[ ] mixed use building [ ] ground-oriented multi-family~~
Total number of residential units 188____________

Parking
Total number of parking stalls 131____________ (residential component only)
Total number of accessible parking stalls 8____________ (residential component only)

A. Basic Accessible Design

Total **apartment** units designed as **basic accessible** units 177____________
Building number/address (if applicable)____________
Unit numbers (if applicable)____________
Unit sizes____________

B. Enhanced Accessible Design

Total **apartment** units designed as **enhanced accessible** units 11____________
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____________
Building number/address (if applicable)____________
Unit numbers (if applicable)____________
Unit sizes____________

Total **ground-oriented m/f** units designed as **enhanced accessible** units____________
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)

March 23, 2026____________ (date)

Architect: please refer to document "6.0 251016- 2315 Old Lillooet Road_DP"

____________________(stamp)

BASIC AND ENHANCED ACCESSIBLE DESIGN FEATURES

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	
2-B	Accessible path of travel	The accessible path of travel is to be: • continuous with no steps • have a permanent, firm, non-slip finish • an uninterrupted clear width of 152cm (5ft) • a gradient not more than 1:20 • a different/distinctive texture to adjacent paved surfaces • be free of obstructions lower than 196cm (77in) • be designed as a ramp where gradient exceeds 1:20 (5%) (excludes vehicular underground parking ramp) • have no grating openings that will allow the passage of a sphere more than 13mm (0.5in) in diameter.		**Yes –** The accessible path to unit entrance applies to those identified ground floor level entrance ground-oriented m/fs that can be easily accessed without the use of stairs.	To enable a person using a stroller, cane, walker, wheelchair, or trolley to readily access a building	
3-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	

	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).	

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).	
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	
7-B	Colour contrast	• Provide contrasting colours on signs, address numbers, corridor walls and unit entries.		**Yes**	To assist visually impaired with way-finding	

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,	

	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.	
9-E	Access to upper levels **– Applies to identified ground-oriented m/f units only**		Explore opportunities to facilitate future adaptation for a personal elevator or stair lift.	**Yes** – Applies to identified ground-oriented m/f units only.	To facilitate access by a person in a wheelchair to upper floors in a town house unit	

	Item	Basic (B) Accessible Design 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.	
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.	

	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	
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	
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	

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	
16-B	Bathroom flooring	• Slip resistant flooring – material as recommended by the applicant's architect.		**Yes** – Applies to at least one bathroom of the identified ground-oriented m/f units.	To reduce risk of slipping	
17-B	Bathroom wall reinforcement	Reinforcement provided in wall assemblies adjacent to a toilet* and bathtub or shower are to accommodate the future installation of vertical, horizontal or diagonal grab			To permit installation of grab bars	

	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.		
18-B	Adjustable height shower	At least one bathroom can accommodate an adjustable height shower head or hand held shower head on adjustable bracket.		**Yes** – Applies to at least one ground floor level bathroom of the identified ground-oriented m/f units.	To enable sit down bathing	
19-E	Pressure and temperature control valves		• Pressure balanced tub and shower valves should minimize risk of scalding (maximum water temperature of approximately 49° C is suggested).	**Yes** – Applies to at least one bathroom on the ground floor level of the identified ground-oriented m/f units.	To prevent scalding	
20-E **(S)**	Tub control valve position		• Tub control valve is to be provided at the outer edge of tub with spout in middle.	**N/A**	To permit filling tub without bending or reaching	
21-B	Bathroom Faucet levers	At least one bathroom is to have lever faucet handles that that do not require tight grasping or twisting.				
22-E **(S)**	Accessible shower		• A min. of one bathroom is to be adaptable to facilitate future installation of a wheelchair accessible shower.	**N/A**	To enable installation of a future wheel-in shower	
23-E	Space under sink		• A min. of one bathroom is to provide space under sink no less than 81 cm (32 in) wide. This space can also be achieved by providing a removable vanity cabinet.	**N/A**	To allow a wheelchair to slide under the sink	

(S) = Applies only enhanced accessible design units in senior's buildings and units in other buildings that are intended specifically for people with disabilities.

	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	

Residential Unit – Kitchen

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

	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	
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	

(S) = Applies only enhanced accessible design units in senior's buildings and units in other buildings that are intended specifically for people with disabilities.

Residential Unit – Electrical

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

	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	
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	

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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	

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	

	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	

(S) = Applies only enhanced accessible design units in senior's buildings and units in other buildings that are intended specifically for people with disabilities.

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

Lillooet Road social housing
Public Information Meeting Summary Report

Overview

Both an in-person and virtual Public Information Meeting were held for this detailed planning application for a Development Permit. Members of the public could view a video presentation and browse display boards prepared by the project team on the virtual meeting web page, or they could view the information on boards during the in-person meeting.

Meeting Purpose: 1) To present the development proposal to neighbours
2) To provide an opportunity for the public to ask questions
3) To provide an opportunity for the public to comment on the proposal

Virtual Meeting

Event Date: March 10 to April 4, 2025
Website: DNV.org/public-meeting

Attendance: 548 visitors to the Significant Apps project page, 531 total views
126 visitors to the virtual meeting landing page, 299 total views
72 visitors to the discussion thread, 250 total views
106 people viewed the applicant's video presentation

Comments: 26 comments or questions were received online (+ 25 responses by staff)

In-Person Meeting

Event Date: March 12, 2025 from 5:30 – 7:30 pm
Location: Holiday Inn, 700 Old Lillooet Road – North Shore Ballroom
Attendance: Approximately 56 members of the public came to the in-person meeting
District: Tash Cheong, Development Planner
Tamsin Guppy, Development Planner
Applicant: Casey Clerkson, CPA Development
Heather Stuart Clark, CPA Development
Architect: Shane O'Neill, Public Architecture
Anouck Badina, Public Architecture

Javier Caceres, Public Architecture
Landscape: Kristin Defer, ETA Landscape Architecture
Traffic: James Lee, Bunt & Associates
Roxanna Sorkhi, Bunt & Associates

Notification

In accordance with District of North Vancouver policies:

Invitation Brochures

Notification flyers were delivered to approximately 1,454 addresses in the 100m+ expanded notification area, as shown on the map in Appendix A.

Newspaper Ad

Newspaper ads were placed in the North Shore News on two consecutive Wednesdays: February 26, and March 5 2025. Copies of the ads are included in Appendix A.

Signs

One bidirectional sign and two single-sided signs were installed along the frontage of the site, as shown on the diagram included in Appendix A.

Comments received

Participants were provided the opportunity to submit questions and comments to the project team and Development Planner through the following means:

- In-person via PIM comment forms or discussions with staff and the applicant
- Through the virtual PIM website for a two-week period from March 10 to April 4, 2025
- Via email or phone throughout the course of the application

In total, approximately 118 pieces of public input were received. A summary of the feedback is included in Appendix B.

The majority of respondents expressed concerns rather than outright opposition, with parking availability, traffic congestion due to a single access route, and the overall density of the proposal being the most frequently cited issues.

Many respondents indicated support for affordable housing in principle, but felt the scale of the proposed development and the surrounding infrastructure capacity were mismatched.

The correspondence indicates that residents are primarily focused on practical neighbourhood impacts associated with additional residential density, including parking availability, traffic conditions, and local infrastructure capacity.

While a small number of respondents expressed clear support or opposition to the proposal, the majority of submissions reflected conditional feedback, acknowledging the need for additional housing while raising concerns regarding the scale of development and the adequacy of supporting infrastructure.

The table below includes a breakdown of what percentage of comments raised which issues.

Theme	*Percent of comments which raised this theme*	*Key points raised*
Parking supply	~90%	Concern that 107 stalls for 188 units is insufficient; risk of spillover street parking; existing parking pressure already high
Density / scale of development	~75%	Perception that the number of units is too high for the site and surrounding neighbourhood
Traffic / road access	~70%	Single access route via Old Lillooet Rd; congestion near Mount Seymour Parkway; concern about additional traffic volumes
Family housing / amenities	~45%	Requests for child-friendly design, play areas, or community amenities
Neighbourhood fit / building design	~45%	Comments on height, massing, landscaping, and visual compatibility with surrounding development
School capacity	~40%	Concerns regarding capacity at Lynnmour Elementary and reliance on portables
Environmental and wildlife concerns	~15%	References to wildlife habitat and amphibians in the broader area
Emergency access / safety	~10%	Concern regarding limited evacuation routes in the event of emergencies
Construction impacts	~5%	Concerns about construction traffic, noise, and temporary access disruptions

Conclusion

The purpose of these public information meetings (in-person and virtual) was to present the detailed development application to the public, and to provide the public with an opportunity to ask clarifying questions and comment on the proposal. Approximately 1454 invitations were distributed to neighbours, two newspaper ads notified the community of the meeting, and three signs were posted along the site frontage.

The public could participate in this process in several ways:

- Viewing the video presentation
- Browsing the display boards
- Attending the in-person meeting

- Submitting written comments and questions to the Development Planner

Approximately 56 people attended the in-person meeting, while 126 visitors accessed the virtual PIM. Approximately 118 written responses were received, via handwritten comment sheets from the in-person PIM, online comments from the virtual PIM, and emails sent directly to the District's Development Planner (see Appendix B).

The meeting length and format was sufficient to provide all participants an opportunity to learn more and submit questions and make the comments they wished to provide within a two-week period. The applicant successfully notified and presented their proposal to the community, and neighbours had ample opportunity to express their views of the proposal.

The feedback received from the public was provided to the applicant, as well as feedback from staff and other stakeholders, in order to address issues and improve the project design.

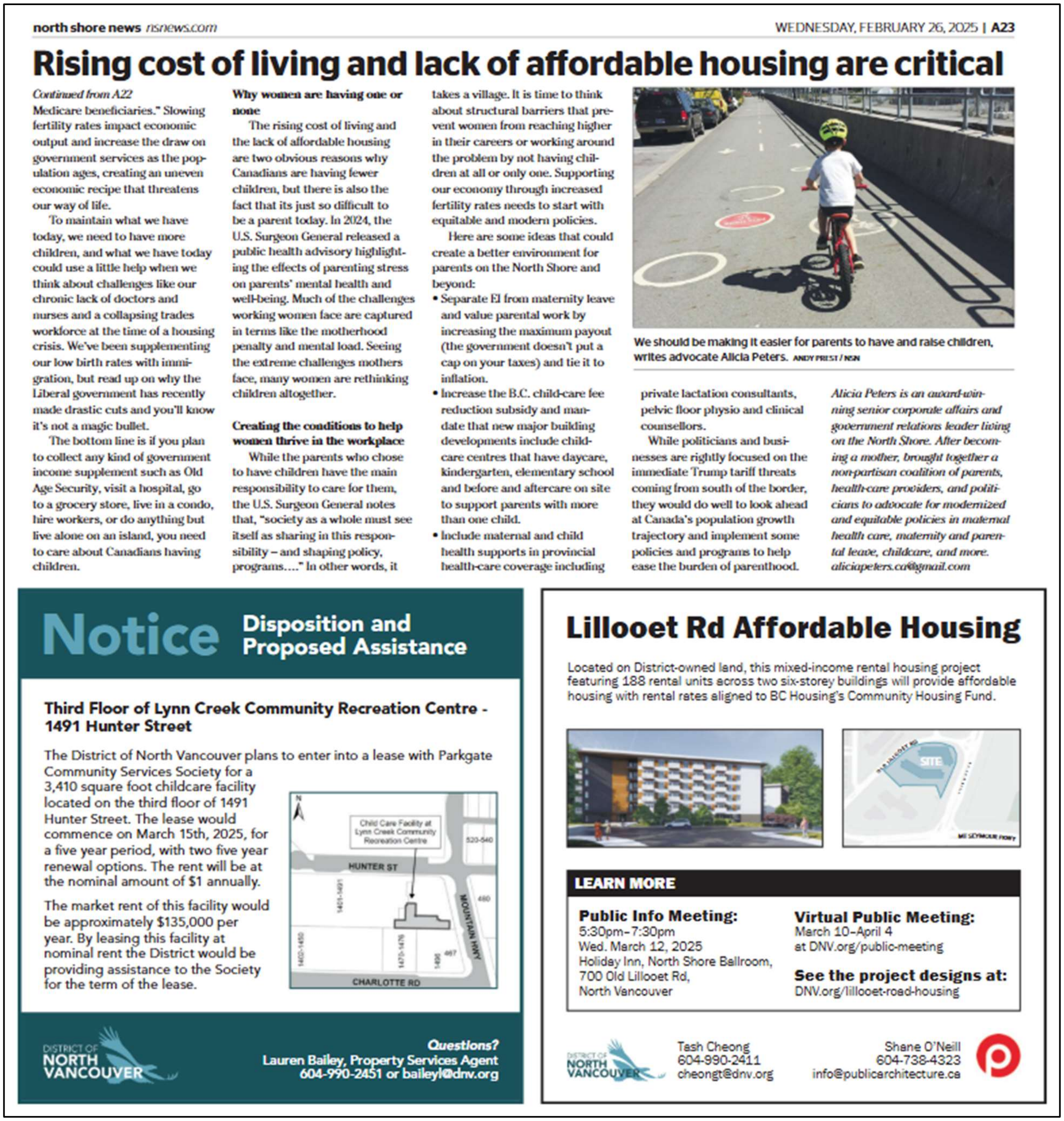
Attachments

Appendix A: Notification

Appendix B: Summary of Public Comments

Appendix A: Notification

Newspaper Advertisement #1: North Shore News – February 26, 2025



north shore news nsnews.com WEDNESDAY, FEBRUARY 26, 2025 | A23

Rising cost of living and lack of affordable housing are critical

Continued from A22

Medicare beneficiaries." Slowing fertility rates impact economic output and increase the draw on government services as the population ages, creating an uneven economic recipe that threatens our way of life.

To maintain what we have today, we need to have more children, and what we have today could use a little help when we think about challenges like our chronic lack of doctors and nurses and a collapsing trades workforce at the time of a housing crisis. We've been supplementing our low birth rates with immigration, but read up on why the Liberal government has recently made drastic cuts and you'll know it's not a magic bullet.

The bottom line is if you plan to collect any kind of government income supplement such as Old Age Security, visit a hospital, go to a grocery store, live in a condo, hire workers, or do anything but live alone on an island, you need to care about Canadians having children.

Why women are having one or none

The rising cost of living and the lack of affordable housing are two obvious reasons why Canadians are having fewer children, but there is also the fact that its just so difficult to be a parent today. In 2024, the U.S. Surgeon General released a public health advisory highlighting the effects of parenting stress on parents' mental health and well-being. Much of the challenges working women face are captured in terms like the motherhood penalty and mental load. Seeing the extreme challenges mothers face, many women are rethinking children altogether.

Creating the conditions to help women thrive in the workplace

While the parents who chose to have children have the main responsibility to care for them, the U.S. Surgeon General notes that, "society as a whole must see itself as sharing in this responsibility – and shaping policy, programs…." In other words, it takes a village. It is time to think about structural barriers that prevent women from reaching higher in their careers or working around the problem by not having children at all or only one. Supporting our economy through increased fertility rates needs to start with equitable and modern policies.

Here are some ideas that could create a better environment for parents on the North Shore and beyond:

- Separate EI from maternity leave and value parental work by increasing the maximum payout (the government doesn't put a cap on your taxes) and tie it to inflation.
- Increase the B.C. child-care fee reduction subsidy and mandate that new major building developments include childcare centres that have daycare, kindergarten, elementary school and before and aftercare on site to support parents with more than one child.
- Include maternal and child health supports in provincial health-care coverage including private lactation consultants, pelvic floor physio and clinical counsellors.

While politicians and businesses are rightly focused on the immediate Trump tariff threats coming from south of the border, they would do well to look ahead at Canada's population growth trajectory and implement some policies and programs to help ease the burden of parenthood.

Alicia Peters is an award-winning senior corporate affairs and government relations leader living on the North Shore. After becoming a mother, brought together a non-partisan coalition of parents, health-care providers, and politicians to advocate for modernized and equitable policies in maternal health care, maternity and parental leave, childcare, and more. aliciapeters.ca@gmail.com

We should be making it easier for parents to have and raise children, writes advocate Alicia Peters. ANDY PREST / NSN

Notice **Disposition and Proposed Assistance**

Third Floor of Lynn Creek Community Recreation Centre - 1491 Hunter Street

The District of North Vancouver plans to enter into a lease with Parkgate Community Services Society for a 3,410 square foot childcare facility located on the third floor of 1491 Hunter Street. The lease would commence on March 15th, 2025, for a five year period, with two five year renewal options. The rent will be at the nominal amount of $1 annually.

The market rent of this facility would be approximately $135,000 per year. By leasing this facility at nominal rent the District would be providing assistance to the Society for the term of the lease.

DISTRICT OF NORTH VANCOUVER

Questions?
Lauren Bailey, Property Services Agent
604-990-2451 or baileyl@dnv.org

Lillooet Rd Affordable Housing

Located on District-owned land, this mixed-income rental housing project featuring 188 rental units across two six-storey buildings will provide affordable housing with rental rates aligned to BC Housing's Community Housing Fund.

LEARN MORE

Public Info Meeting:
5:30pm–7:30pm
Wed. March 12, 2025
Holiday Inn, North Shore Ballroom,
700 Old Lillooet Rd,
North Vancouver

Virtual Public Meeting:
March 10–April 4
at DNV.org/public-meeting

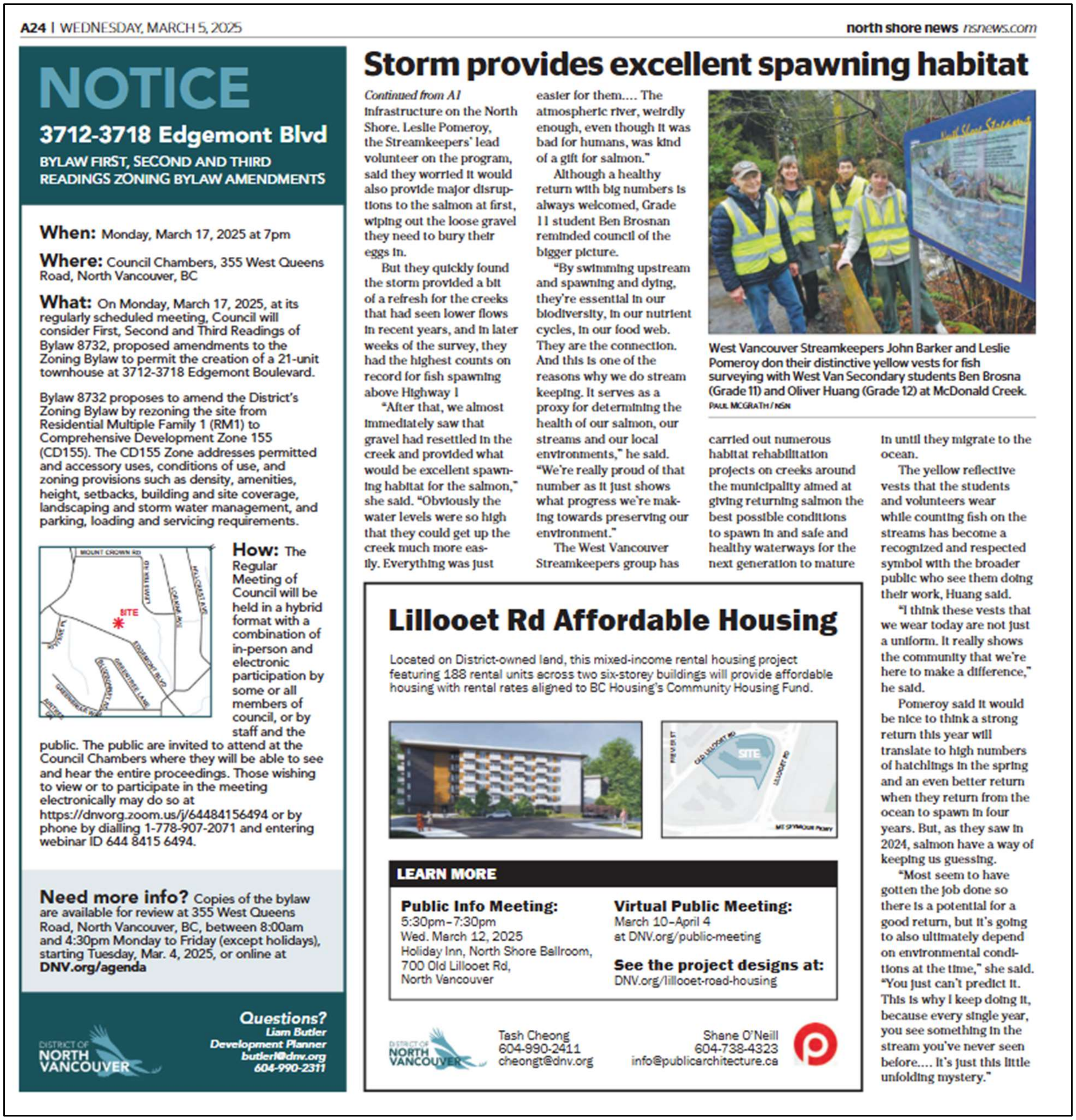
See the project designs at:
DNV.org/lillooet-road-housing

DISTRICT OF NORTH VANCOUVER

Tash Cheong
604-990-2411
cheongt@dnv.org

Shane O'Neill
604-738-4323
info@publicarchitecture.ca

Newspaper Advertisement #2: North Shore News – March 5, 2025


MOUNT CROWN RD
SITE
EDGEMONT BLVD
SITE
OLD LILLOOET RD
LILLOOET RD
MT SEYMOUR PKWY

A24 | WEDNESDAY, MARCH 5, 2025

north shore news *nsnews.com*

NOTICE

3712-3718 Edgemont Blvd

BYLAW FIRST, SECOND AND THIRD READINGS ZONING BYLAW AMENDMENTS

When: Monday, March 17, 2025 at 7pm

Where: Council Chambers, 355 West Queens Road, North Vancouver, BC

What: On Monday, March 17, 2025, at its regularly scheduled meeting, Council will consider First, Second and Third Readings of Bylaw 8732, proposed amendments to the Zoning Bylaw to permit the creation of a 21-unit townhouse at 3712-3718 Edgemont Boulevard.

Bylaw 8732 proposes to amend the District's Zoning Bylaw by rezoning the site from Residential Multiple Family 1 (RM1) to Comprehensive Development Zone 155 (CD155). The CD155 Zone addresses permitted and accessory uses, conditions of use, and zoning provisions such as density, amenities, height, setbacks, building and site coverage, landscaping and storm water management, and parking, loading and servicing requirements.

How: The Regular Meeting of Council will be held in a hybrid format with a combination of in-person and electronic participation by some or all members of council, or by staff and the public. The public are invited to attend at the Council Chambers where they will be able to see and hear the entire proceedings. Those wishing to view or to participate in the meeting electronically may do so at https://dnvorg.zoom.us/j/64484156494 or by phone by dialling 1-778-907-2071 and entering webinar ID 644 8415 6494.

Need more info? Copies of the bylaw are available for review at 355 West Queens Road, North Vancouver, BC, between 8:00am and 4:30pm Monday to Friday (except holidays), starting Tuesday, Mar. 4, 2025, or online at **DNV.org/agenda**

DISTRICT OF NORTH VANCOUVER

Questions?
Liam Butler
Development Planner
butlerl@dnv.org
604-990-2311

Storm provides excellent spawning habitat

Continued from A1

infrastructure on the North Shore. Leslie Pomeroy, the Streamkeepers' lead volunteer on the program, said they worried it would also provide major disruptions to the salmon at first, wiping out the loose gravel they need to bury their eggs in.

But they quickly found the storm provided a bit of a refresh for the creeks that had seen lower flows in recent years, and in later weeks of the survey, they had the highest counts on record for fish spawning above Highway 1

"After that, we almost immediately saw that gravel had resettled in the creek and provided what would be excellent spawning habitat for the salmon," she said. "Obviously the water levels were so high that they could get up the creek much more easily. Everything was just easier for them.... The atmospheric river, weirdly enough, even though it was bad for humans, was kind of a gift for salmon."

Although a healthy return with big numbers is always welcomed, Grade 11 student Ben Brosnan reminded council of the bigger picture.

"By swimming upstream and spawning and dying, they're essential in our biodiversity, in our nutrient cycles, in our food web. They are the connection. And this is one of the reasons why we do stream keeping. It serves as a proxy for determining the health of our salmon, our streams and our local environments," he said. "We're really proud of that number as it just shows what progress we're making towards preserving our environment."

The West Vancouver Streamkeepers group has carried out numerous habitat rehabilitation projects on creeks around the municipality aimed at giving returning salmon the best possible conditions to spawn in and safe and healthy waterways for the next generation to mature in until they migrate to the ocean.

The yellow reflective vests that the students and volunteers wear while counting fish on the streams has become a recognized and respected symbol with the broader public who see them doing their work, Huang said.

"I think these vests that we wear today are not just a uniform. It really shows the community that we're here to make a difference," he said.

Pomeroy said it would be nice to think a strong return this year will translate to high numbers of hatchlings in the spring and an even better return when they return from the ocean to spawn in four years. But, as they saw in 2024, salmon have a way of keeping us guessing.

"Most seem to have gotten the job done so there is a potential for a good return, but it's going to also ultimately depend on environmental conditions at the time," she said. "You just can't predict it. This is why I keep doing it, because every single year, you see something in the stream you've never seen before.... It's just this little unfolding mystery."

West Vancouver Streamkeepers John Barker and Leslie Pomeroy don their distinctive yellow vests for fish surveying with West Van Secondary students Ben Brosna (Grade 11) and Oliver Huang (Grade 12) at McDonald Creek.

PAUL MCGRATH / NSN

Lillooet Rd Affordable Housing

Located on District-owned land, this mixed-income rental housing project featuring 188 rental units across two six-storey buildings will provide affordable housing with rental rates aligned to BC Housing's Community Housing Fund.

LEARN MORE

Public Info Meeting:
5:30pm–7:30pm
Wed. March 12, 2025
Holiday Inn, North Shore Ballroom,
700 Old Lillooet Rd,
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Virtual Public Meeting:
March 10–April 4
at DNV.org/public-meeting

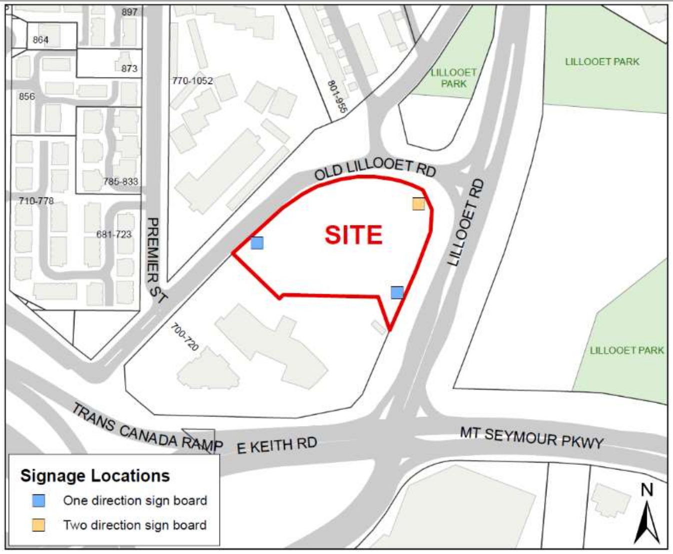
See the project designs at:
DNV.org/lillooet-road-housing

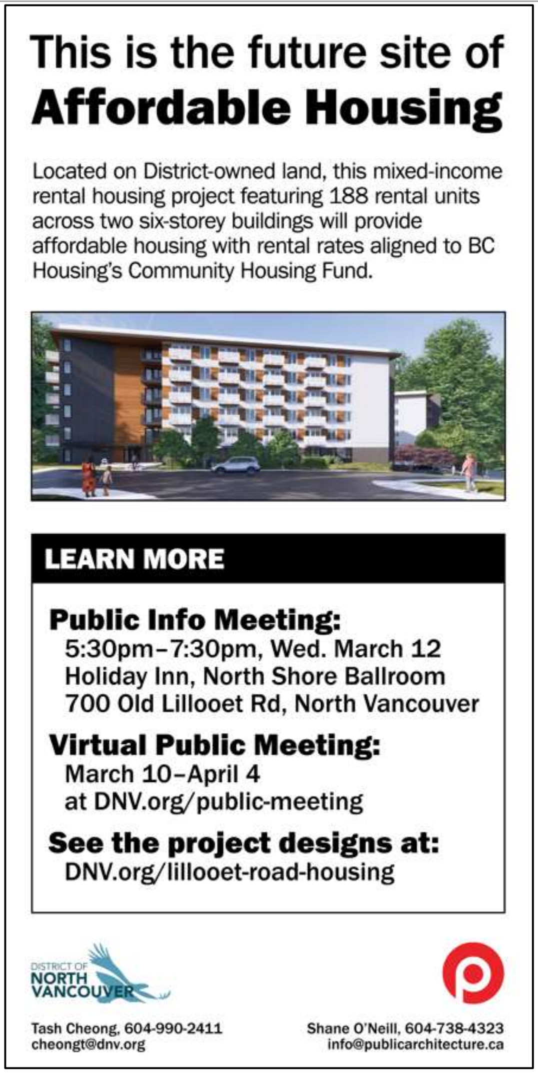
DISTRICT OF NORTH VANCOUVER

Tash Cheong
604-990-2411
cheongt@dnv.org

Shane O'Neill
604-738-4323
info@publicarchitecture.ca

Notification Signs





This is the future site of **Affordable Housing**

Located on District-owned land, this mixed-income rental housing project featuring 188 rental units across two six-storey buildings will provide affordable housing with rental rates aligned to BC Housing's Community Housing Fund.

LEARN MORE

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5:30pm–7:30pm, Wed. March 12
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DISTRICT OF NORTH VANCOUVER

Tash Cheong, 604-990-2411
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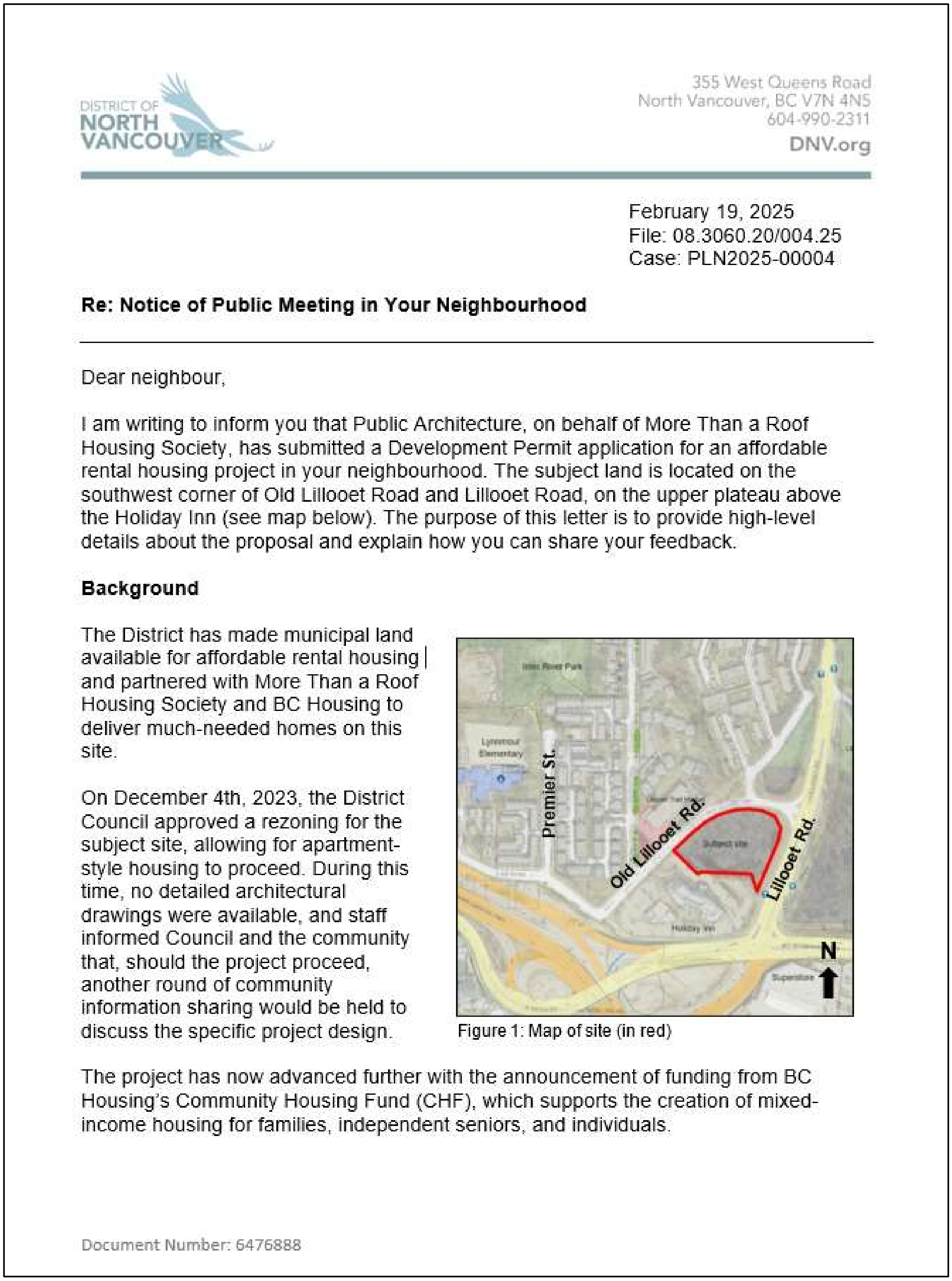
Notification Letter – Page 1



DISTRICT OF
NORTH
VANCOUVER

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

February 19, 2025
File: 08.3060.20/004.25
Case: PLN2025-00004

Re: Notice of Public Meeting in Your Neighbourhood

Dear neighbour,

I am writing to inform you that Public Architecture, on behalf of More Than a Roof Housing Society, has submitted a Development Permit application for an affordable rental housing project in your neighbourhood. The subject land is located on the southwest corner of Old Lillooet Road and Lillooet Road, on the upper plateau above the Holiday Inn (see map below). The purpose of this letter is to provide high-level details about the proposal and explain how you can share your feedback.

Background

The District has made municipal land available for affordable rental housing and partnered with More Than a Roof Housing Society and BC Housing to deliver much-needed homes on this site.

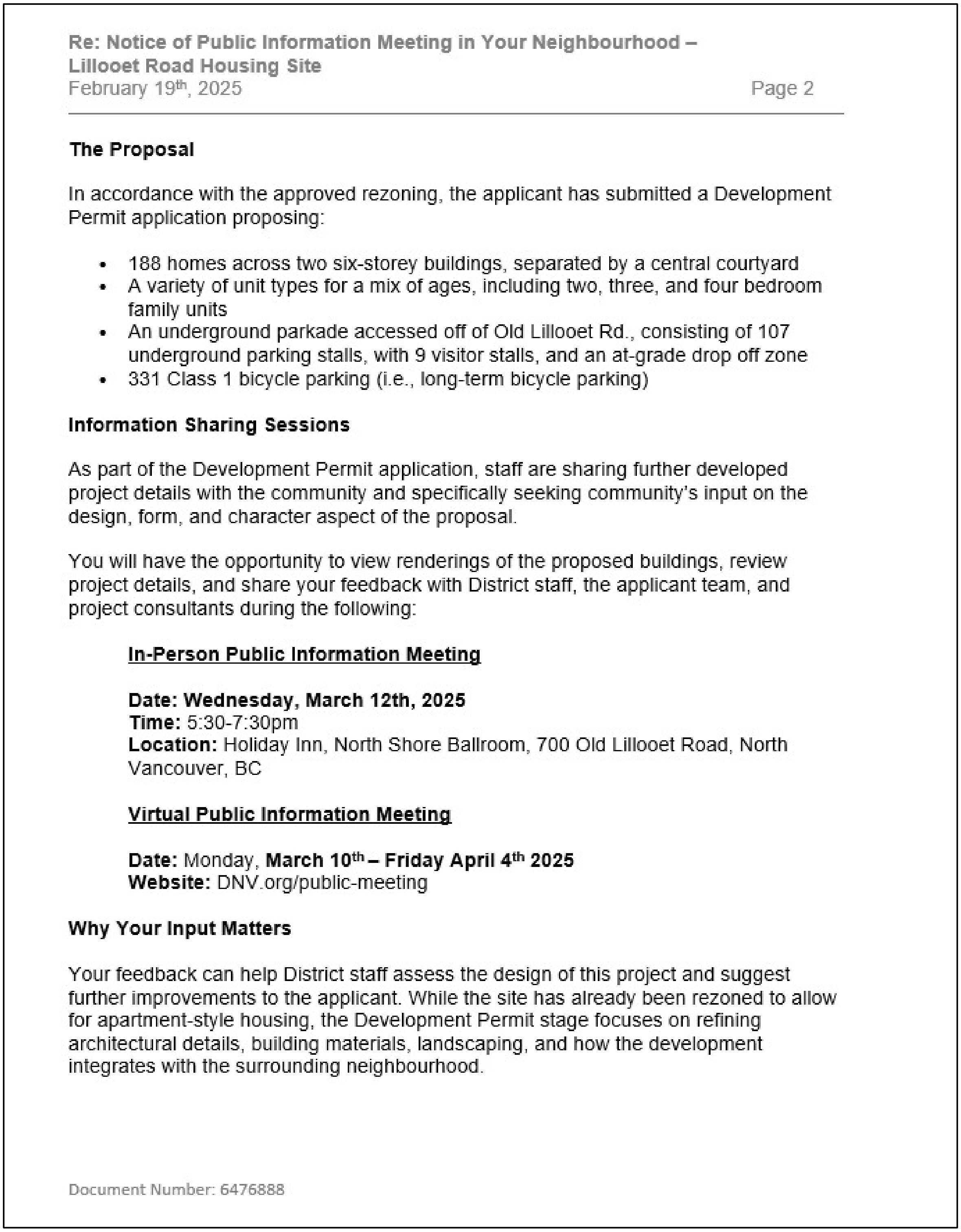
On December 4th, 2023, the District Council approved a rezoning for the subject site, allowing for apartment-style housing to proceed. During this time, no detailed architectural drawings were available, and staff informed Council and the community that, should the project proceed, another round of community information sharing would be held to discuss the specific project design.

Figure 1: Map of site (in red)

The project has now advanced further with the announcement of funding from BC Housing's Community Housing Fund (CHF), which supports the creation of mixed-income housing for families, independent seniors, and individuals.

Document Number: 6476888

Notification Letter – Page 2



The Proposal

In accordance with the approved rezoning, the applicant has submitted a Development Permit application proposing:

- 188 homes across two six-storey buildings, separated by a central courtyard
- A variety of unit types for a mix of ages, including two, three, and four bedroom family units
- An underground parkade accessed off of Old Lillooet Rd., consisting of 107 underground parking stalls, with 9 visitor stalls, and an at-grade drop off zone
- 331 Class 1 bicycle parking (i.e., long-term bicycle parking)

Information Sharing Sessions

As part of the Development Permit application, staff are sharing further developed project details with the community and specifically seeking community's input on the design, form, and character aspect of the proposal.

You will have the opportunity to view renderings of the proposed buildings, review project details, and share your feedback with District staff, the applicant team, and project consultants during the following:

In-Person Public Information Meeting

Date: Wednesday, March 12th, 2025
Time: 5:30-7:30pm
Location: Holiday Inn, North Shore Ballroom, 700 Old Lillooet Road, North Vancouver, BC

Virtual Public Information Meeting

Date: Monday, **March 10th – Friday April 4th 2025**
Website: DNV.org/public-meeting

Why Your Input Matters

Your feedback can help District staff assess the design of this project and suggest further improvements to the applicant. While the site has already been rezoned to allow for apartment-style housing, the Development Permit stage focuses on refining architectural details, building materials, landscaping, and how the development integrates with the surrounding neighbourhood.

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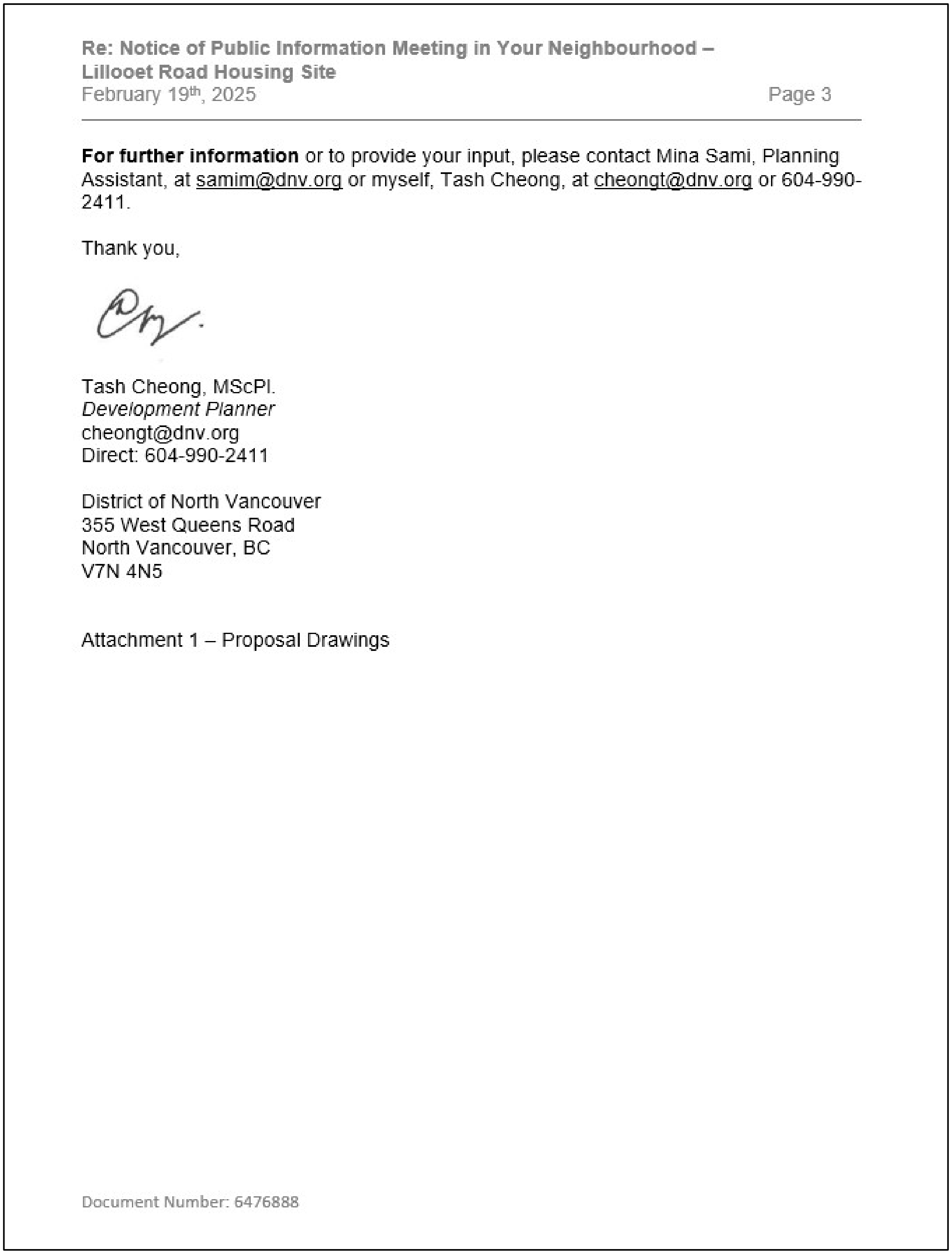

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Lillooet Road Housing Site
February 19th, 2025 Page 3

For further information or to provide your input, please contact Mina Sami, Planning Assistant, at samim@dnv.org or myself, Tash Cheong, at cheongt@dnv.org or 604-990-2411.

Thank you,

Tash Cheong, MScPl.
Development Planner
cheongt@dnv.org
Direct: 604-990-2411

District of North Vancouver
355 West Queens Road
North Vancouver, BC
V7N 4N5

Attachment 1 – Proposal Drawings

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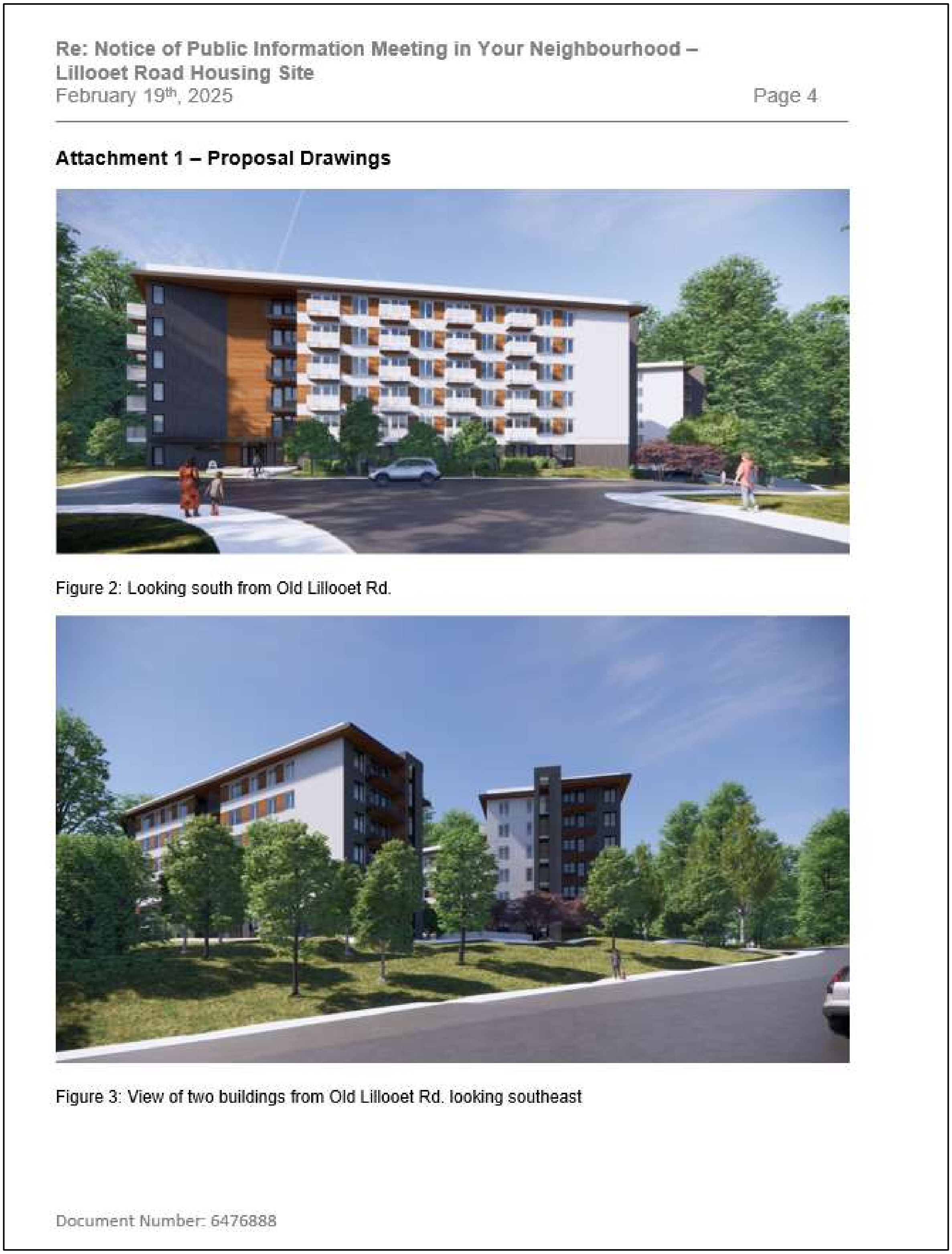

Attachment 1 – Proposal Drawings

Figure 2: Looking south from Old Lillooet Rd.

Figure 3: View of two buildings from Old Lillooet Rd. looking southeast

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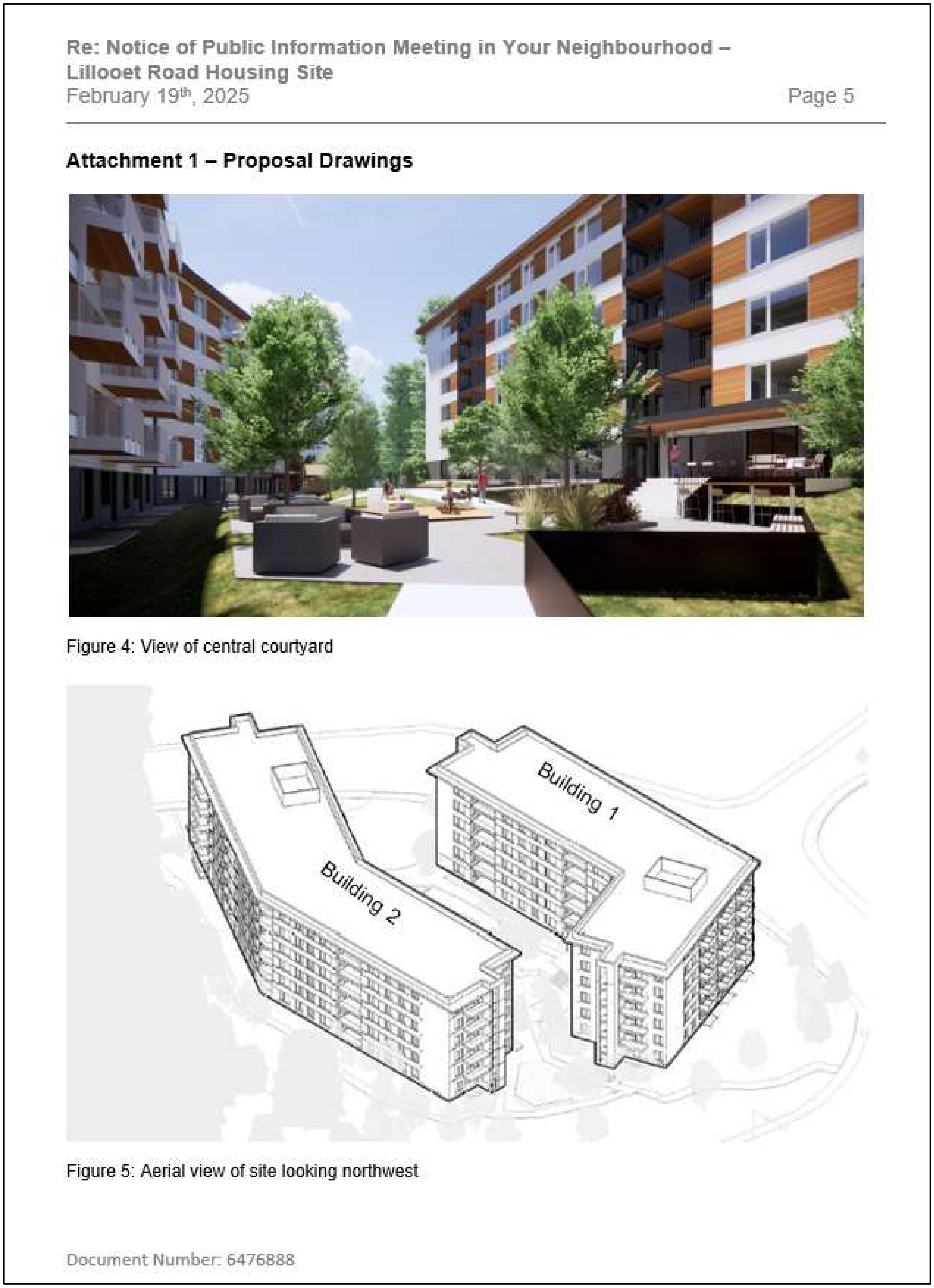

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Attachment 1 – Proposal Drawings

Figure 4: View of central courtyard

Figure 5: Aerial view of site looking northwest

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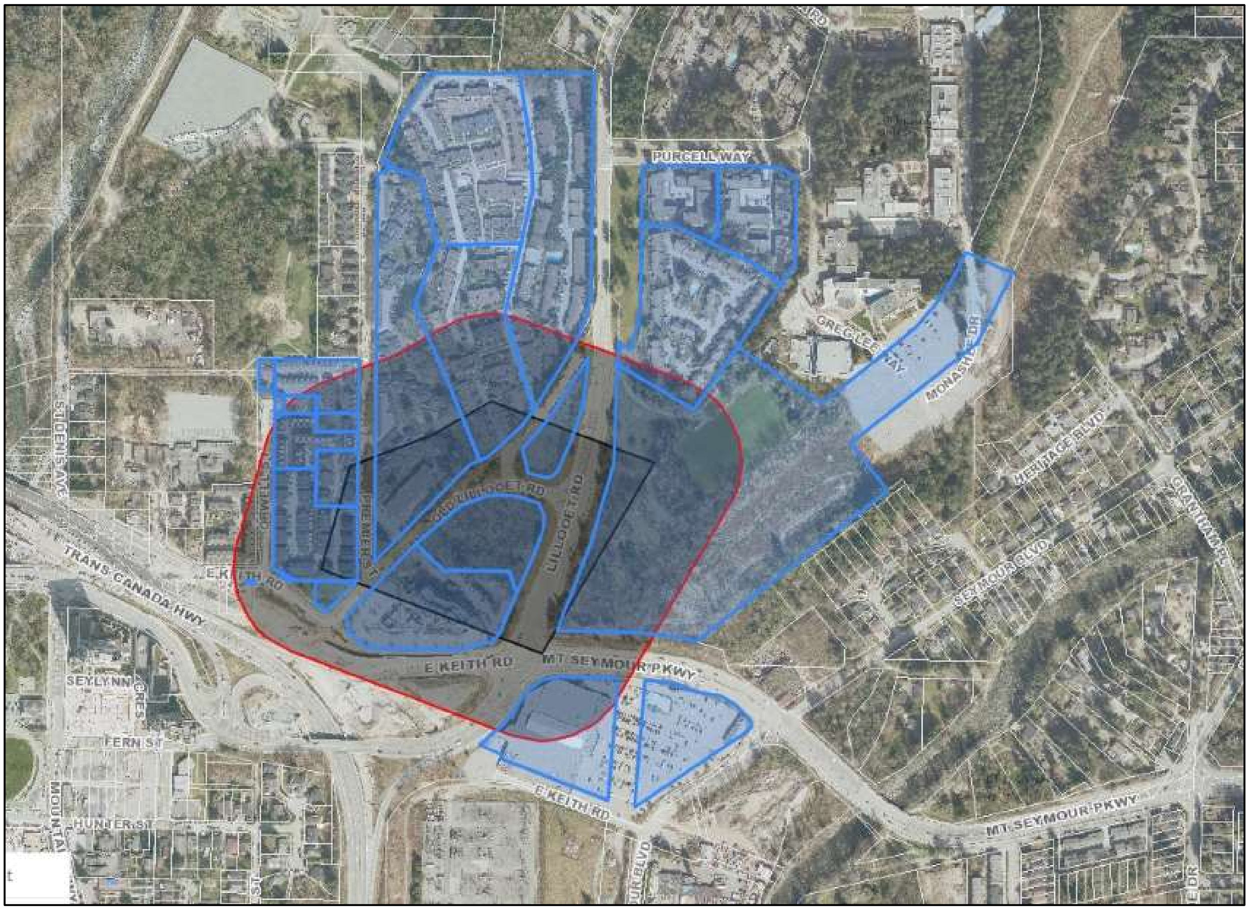
Notification area map (100m radius + expansion)



Appendix B: Summary of Public Comments

Total – 118 pieces of public input from 3 sources:

1) **Emails** – 75 comments were received via emails to the DNV Development Planner
2) **Handwritten comment sheets** – 18 comments were received via handwritten comment sheets from the in-person PIM
3) **Virtual PIM comments** – 25 comments were received via the virtual PIM

Summary of Key Themes

The most frequently raised issues are summarized below.

1. Parking Supply

Parking availability was the most frequently cited concern.

Many respondents indicated that the proposed supply of 107 parking spaces for 188 residential units may be insufficient for the anticipated number of residents and visitors.

Correspondence noted that on-street parking in the surrounding neighbourhood is already limited, particularly along Old Lillooet Road, Premier Street, and adjacent residential streets. Residents expressed concern that insufficient on-site parking could result in increased demand for on-street parking in the area.

2. Traffic and Road Access

A significant number of comments referenced concerns regarding traffic conditions in the area. Residents indicated that congestion is already experienced during peak commuting periods, particularly in relation to traffic accessing the Second Narrows Bridge corridor.

Respondents noted that the neighbourhood is primarily served by a single vehicular access route via Old Lillooet Road, which connects to Mount Seymour Parkway. Several comments expressed concern that additional residential density could increase traffic volumes and delays.

Some respondents also raised concerns about the lack of alternative access routes in the event of emergencies or road closures.

3. Development Density and Scale

Many submissions commented on the overall density and scale of the proposed development. While some respondents acknowledged the need for additional housing, several expressed the view that the number of proposed units may be high relative to the site and surrounding neighbourhood context. These comments often referenced broader concerns about cumulative growth and whether supporting infrastructure in the area is keeping pace with new residential development.

4. School Capacity

Several respondents referenced potential impacts on local schools, particularly Lynnmour Elementary School, noting that the school is perceived to be operating near capacity. These submissions raised questions about whether existing educational infrastructure would be able to accommodate additional students associated with new residential development.

5. Neighbourhood Character and Design

A number of comments related to how the proposed buildings would fit within the surrounding neighbourhood. Topics raised included building height and massing, visual prominence, landscaping, and integration with adjacent developments.

Some respondents suggested that additional landscaping, tree retention, or design adjustments could help improve compatibility with the surrounding area.

6. Family-Oriented Amenities

A group of respondents commented on the importance of including amenities that support families, such as outdoor play areas or shared community spaces.

A small number of submissions noted that additional family-oriented housing options could be beneficial in the neighbourhood if accompanied by appropriate amenities and services.

7. Environmental Considerations

A limited number of comments referred to environmental considerations, including potential impacts to local wildlife and habitat areas.

In particular, a small number of submissions referenced the presence of amphibians or other wildlife in the broader area and encouraged careful environmental review during the development process.

8. Construction Impacts

A smaller number of comments raised concerns regarding potential construction impacts, including construction traffic, staging of equipment, and temporary disruptions to neighbourhood access during the building phase.

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