AGENDA INFORMATION		Dept. Manager	GM/ Director	CAO
☑ Regular Meeting	Date: July 13, 2026			
☐ Council Workshop	Date:			
☐ Information Report	Date:			
☐ Other	Date:			

The District of North Vancouver
REPORT TO COUNCIL

June 23, 2026
Case: PLN2025-00044
File: 08.3060.20/044.25

AUTHOR: **Mackenzie Stonehocker, Development Planner**

SUBJECT: **DEVELOPMENT PERMIT 44.25 – Riverside Affordable Housing**

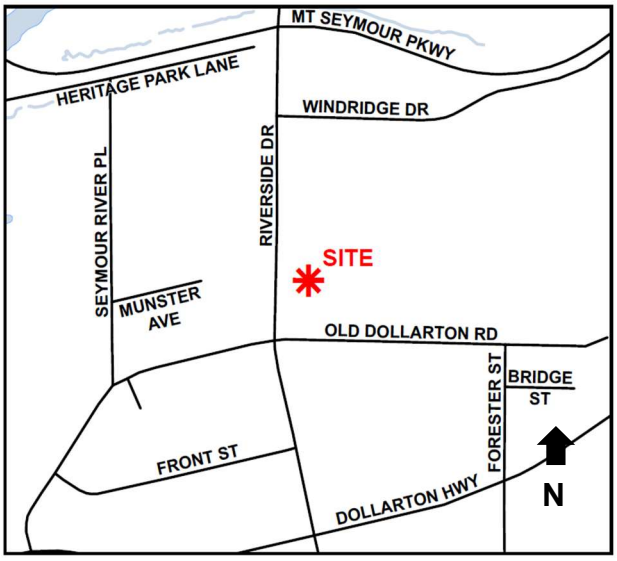
RECOMMENDATION

THAT Development Permit 44.25 for a six-storey multi-family rental building known as Riverside Affordable Housing located on four unaddressed lots on Riverside Drive is ISSUED.

REASON FOR REPORT

The site is in Development Permit Areas for Form and Character, Creek Hazard, Protection of the Natural Environment, Streamside Protection, and Energy and Water Conservation and GHG Emission Reduction.

The proposed development requires issuance of a Development Permit by Council.



SUMMARY

Integra Architecture has applied on behalf of Metro Vancouver Housing Corporation (MVHC) to redevelop the subject site as a six-storey multi-family rental building containing 81 units of affordable rental housing. MVHC is one of the largest non-profit housing providers in British Columbia, delivering safe and affordable homes primarily for families, seniors, and people with disabilities.

Background

This District-owned site was rezoned by the District in 2021 to support the development of affordable housing.

- November 1, 2021 – First reading of Bylaw 8538[1].
- November 23, 2021 – Public Hearing held[2].
- December 13, 2021 – Rezoning adopted[3], then the site was submitted to MVHC for an affordable housing partnership.
- March 25, 2022 – Site endorsed by the MVHC Board[4].
- 2024 – MVHC announced their partnership with BC Housing[5] to build homes on this site, and conducted site investigations and geotechnical work.
- 2025 – Development Permit application submitted to the District.

The project is now ready to be considered for the issuance of a Development Permit.

SITE AND SURROUNDING AREA

Located in Maplewood, the subject site is approximately 2,492 m^2 (26,824 sq. ft.) in size, with the western-most parcel located on Riverside Drive.

- To the north and east is Maplewood Park.
- To the south are detached residential homes and District-owned lots along Old Dollarton Road.
- To the west and southwest are other multi-family residential development sites.

Shops and services are a five-minute walk from the site at Northwoods Village. Transit is available 300m north or south of the site, on Mount Seymour Parkway and Dollarton Highway.



POLICY ALIGNMENT

Official Community Plan

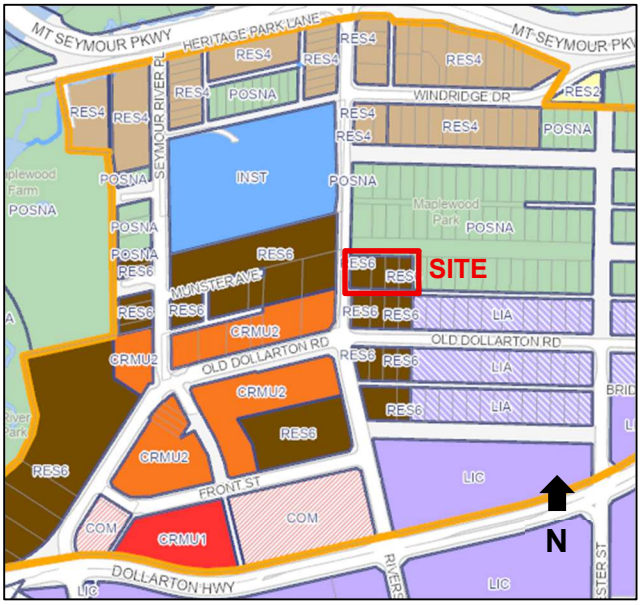
The site is located within the Maplewood Village Centre and is designated as Residential Level 6: Medium Density Apartment in the Official Community Plan (OCP), which envisions multi-family housing such as medium-rise apartments at a density of up to about 2.5 FSR (Floor Space Ratio). With 81 units of secured below-market rental housing, the proposal contributes to the

[1] First reading report https://app.dnv.org/OpenDocument/Default.aspx?docNum=5006742
[2] Public hearing minutes https://app.dnv.org/OpenDocument/Default.aspx?docNum=5187021
[3] Adoption report https://app.dnv.org/OpenDocument/Default.aspx?docNum=5123697
[4] MVHC endorsement https://metrovancouver.org/boards/MVHC/HC_2022-Mar-25_RCL.pdf
[5] MVHC announcement https://metrovancouver.org/media-room/media-release/844

objectives of the OCP, the Targeted OCP Review Action Plan, the Rental and Affordable Housing Strategy, and the Housing Needs Report

Zoning

The existing CD139 zoning allows for a six-storey residential building up to a maximum density of 2.5 FSR. For additional details, see Analysis section.



Development Permit Areas

The site is designated as a Development Permit Area (DPA) for the following purposes:

- Form and Character;
- Energy & Water Conservation and GHG Emission Reduction;
- Protection of The Natural Environment;
- Creek Hazard; and
- Streamside Protection (exempt, see DPA section).

PROPOSAL

The housing operator, MVHC, is entering into a 60-year lease of the site from the District. The proposal is for a six-storey residential building containing 81 units of affordable rental housing.

The proposal is designed within the constraints of the site. For example, direct vehicle access off Riverside Drive is not supported (for more information, see Access section) and groundwater impacts the parkade and tree retention (see Creek Hazard section).



Unit Mix and Affordability as Approved Through Rezoning

While not the focus of this Development Permit report, the following unit mix and affordability information is provided as background information.

The units range from studios to three-bedroom units, from about 45 to 100 m^2 in size (approximately 485 to 1100 sq. ft.). In addition, one ground-level unit has been designed with extra outdoor space, enabling a future resident the opportunity to operate a childcare business from home.

Table 1: Unit Mix	**Studio**	**1-bed**	**2-bed**	**3-bed**	**Total**
Number of units	5	38	27	11	**81 units**
Affordability					
Rent Geared to Income (RGI) – Income Assistance Flat Rate	1	5	4	2	12 units (15%)
RGI – 30% of household income based on HILs	1	5	4	2	12 units (15%)
Low end of market	3	28	19	7	57 units (70%)

In terms of housing affordability, the project will contain three levels of rents, which are secured in MVHC's lease:

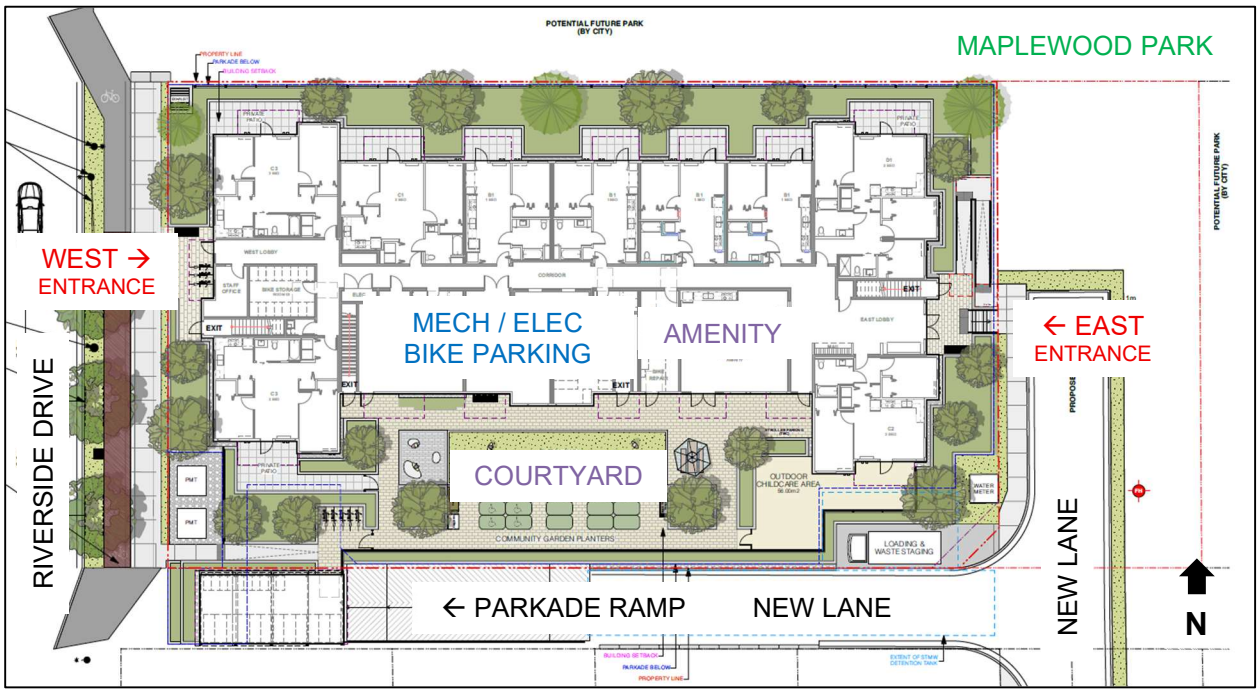
- 15% of units will be "Rent Geared to Income" with rents set at BC Housing Income Assistance Flat Rate;
- 15% of units will be "Rent Geared to Income" with rents up to 30% of household income, based on BC Housing's Housing Income Limits for the area[6]; and
- 70% of units will be "Low End of Market" with rents set 10-20% below market rent.

The table below translates those levels of affordability into estimated rents, *if the units were rented in 2026*. By the time the building is complete, BC Housing rates, market conditions, and resulting rents are likely to shift.

For comparison, the table also includes the 2025 statistics for CMHC median rents. The CMHC median includes all units regardless of age, whereas 'newer buildings' are those constructed after year 2000.

[6] https://www.bchousing.org/sites/default/files/media/documents/Housing-Income-Limits-Dec-2025.pdf

Table 2: Rents	Studio	1-bed	2-bed	3-bed
Anticipated rents – 2026 estimates				
Rent Geared to Income (RGI) – Housing Income Assistance Flat Rate	$445	$445	$635	$725
RGI – 30% of household income based on HILs	$445	$562	$800	$850
Low end of market	$1,975	$2,175	$2,950	$3,500
CMHC median rents – 2025 statistics *(includes buildings of all ages)*				
Metro Vancouver	$1,700	$1,779	$2,295	$2,600
District of North Vancouver	N/A	$2,500	$2,755	$2,551
CMHC median rents *for newer buildings* – 2025 statistics *(constructed after 2000)*				
Metro Vancouver	$1,950	$2,200	$2,820	$3,600
District of North Vancouver	N/A	$2,575	$3,295	$4,200
Reference: CMHC rents are median monthly rents for row/apartments as of October 2025.				



Site Planning

High groundwater and vehicle/pedestrian access inform the overall design. Pedestrians can access the building from either west (Riverside Drive) or east (new lane) directions.

Riverside Drive is an arterial route and oversized truck route, so vehicle and emergency access is provided from Old Dollarton Road. Parking is limited to a single level underground, and all mechanical/ electrical rooms must be located above the Flood Construction Level (i.e. on the ground floor) (see Creek Hazard section).

The shape of the building provides a natural courtyard space that allows for sunlight from the south and an ample outdoor amenity area. The interior amenity space is located adjacent to the east entrance and has direct access to the courtyard.

Vehicle Access

For vehicle access and emergency response, a new lane will run north from Old Dollarton Road to the east entrance. To access the parkade, the lane leading west to the parkade will be closed to traffic through a road closure bylaw, in order to accommodate the entrance ramp to this project and a knock-out panel for any future development on the adjacent Old Dollarton lands.



West Façade (Riverside Drive)



East Façade (New Lane)

Vehicle Parking and Bicycle Storage

Vehicle parking is provided in a single-level parkade with a total of 59 parking stalls (51 resident and 8 visitor) as per the rates in the CD139 zone. This is a rate of 0.73 stalls per unit (including visitor parking) or 0.63 stalls per unit (excluding visitor parking).

Electric charging will be available for both vehicles and bicycles. The parkade includes a car wash stall connected to the sanitary sewer.

Bicycle parking is provided as per the rates in the CD139 zone. However, 50% of the Class A bicycle parking will be vertical, which is higher than the recommended ratio in the Bicycle Parking and End of Trip Facilities Policy (25%). The policy allows staff to consider alternative approaches, which the applicant has pursued (e.g. stacking racks) to the maximum potential of the site. Staff support the proposed bicycle parking given the constraints of the site and the need to accommodate other necessary functions (e.g. vehicle parking, mechanical/electrical rooms, and waste management).

Vehicle Parking	***Bicycle Parking***
51 spaces – Resident Parking	119 spaces – Class A (Long-Term)
8 spaces – Visitor Parking	16 spaces – Class B (Short-Term)
59 spaces – Total	**135 spaces – Total**

ZONING COMPLIANCE CHECK

Zoning

The DP application has been evaluated against CD139 zone and found in compliance with the exception of two minor variances: 1) a minor reduction in the west setback, and 2) an increase in the number of small car spaces.

West setback:

- Minimum required setback along Riverside Drive is 3 m (9.8 ft.). While *most* of the proposed building is located 3.5 m (11.75 ft.) from the west property line, a small portion of the building (containing bedrooms and stairs) extends approximately 0.3m (1 ft) into the setback. Staff are supportive of this variance because it is minimal in nature, and results in achieving building code compliance and the minimum space requirements of the BC Housing Design Guidelines.

Small car spaces:

- Zoning requires that a maximum of 35% of parking spaces can be small car spaces (i.e. 21 small car spaces in a parkade with 59 total spaces). The parkade is efficiently designed, yet due to site constraints, an extra 2 small car spaces are needed, for a total of 23 small car spaces. Staff are supportive of this variance because it is minimal in nature and is a result of site constraints.

Development Permit Areas

The property is designated as a Development Permit Area for the following purposes:

- Streamside Protection (exempt, see below);
- Form and Character;
- Energy & Water Conservation and GHG Emission Reduction;
- Creek Hazard; and
- Protection of The Natural Environment.

Any new development within these Development Permit Areas is required to attain a development permit, and proposals are measured against the OCP's Schedule B Development Permit Area Guidelines.

Development Permit Area Guidelines for Streamside Protection

This site is included in the DPA for Streamside Protection. However, a Qualified Professional has confirmed no streams or wetlands are present or adjacent to the development area; therefore the project is exempt from this DPA.

Development Permit Area Guidelines for Form and Character of Multi-Family Housing

Building Design – The project has been reviewed against the OCP's Guidelines for Multi-Family Housing, and the project complies with the guidelines. Notable highlights include:

- *B1.3 Solar Orientation: When siting development, careful consideration should be given to maximizing the benefits of sunshine exposure to public open spaces, and to minimizing the impacts of shading on adjacent properties.*



View of west entrance (Riverside Drive), bicycle storage shed, and south side of building

The shape of the building creates a courtyard that allows for sunlight from the south, an ample outdoor amenity area, and views of the outdoor area from many units above.

- *B1.5 Hierarchy of Public and Private Space: In considering the connections through a development site, …the project must define those spaces that are entirely public, and those which are semi-private and private, and design them accordingly.*

The design includes welcoming public entries at both ends of the building, and a more discreet access to the shared courtyard with bicycle parking for visitors.

- *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.*

- *B3.14 Private Outdoor Space: Private or semi-private outdoor spaces should be provided for each dwelling unit in the form of patios, balconies or rooftop decks that allow for outdoor seating.*

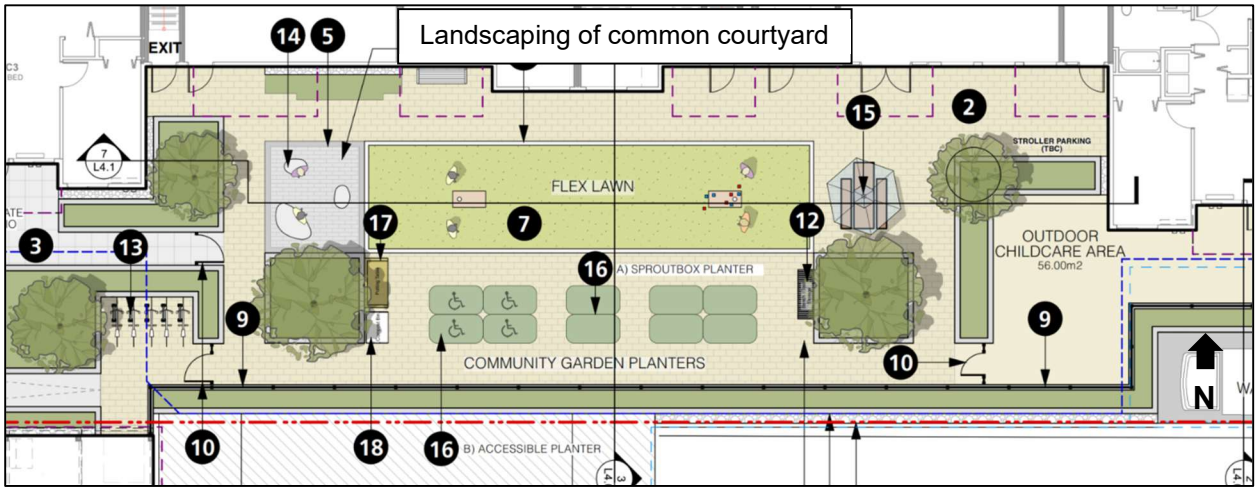
The south-facing shared courtyard is conveniently accessible and directly connected to the indoor amenity room.

- *B3.3 Legibility: Design of new development should ensure the identity, function and access to the building is easily understood.*

The design accommodates first responders and transportation priorities on Riverside Drive, and provides practical access for residents and visitors, whether they're arriving on foot, by bike, vehicle, or transit.


View of west entrance (Riverside Drive)

Landscaping – The proposed landscaping has been reviewed against the Guidelines for Multi-Family Housing, and the project complies with the guidelines. For details of tree removal and replacement, see the Protection of the Natural Environment section.



Notable highlights from the guidelines include:

- *B2.5 Sustainable Landscape Design: Landscape design is coordinated with building design, site servicing, utility placement and neighbourhood streetscape objectives.*

The design considers pedestrian and vehicle wayfinding, incorporates appropriate tree species in different locations, and addresses long-term maintenance for both the District and the operator.

- *B3.17 Layered Landscaping: Layered landscaping treatments and slightly elevated overlook of the public ream are encouraged to improve residential liveability.*

Layered landscaping provide screening between the courtyard and the lane and increases privacy between patios on the north side of the building and Maplewood Park.

Advisory Design Panel – The application was considered by the Advisory Design Panel on January 8, 2026 and the Panel recommended approval of the project subject to refinements of entrance hierarchy and clarity, material and colour strategy, massing articulation, bicycle storage integration, and servicing/layout efficiencies.

In response to the Panel's discussion, the applicant has increased clarity between the west (Riverside) and east (new lane) entrances; improved the façade composition; and redesigned the parkade to accommodate maximum functionality. Staff are satisfied with the resolution of these items.

Acoustic Performance – Development Permit 44.25 includes the District's residential acoustic regulations for maximum noise levels in the bedrooms, living areas and other areas of the units. Prior to issuance of a Building Permit, the applicant must submit a report from a qualified noise consultant demonstrating that the design enables these standards to be met.

Accessible Units – In accordance with the District's Accessible Design Policy, 81 units (100%) of units will be designed with 'basic' accessible design features, and 5 units (6%) will be designed with 'enhanced' features.

Development Permit Area Guidelines for Energy & Water Conservation and GHG Emission Reduction

In accordance with the Energy & Water Conservation and GHG Emission Reduction DPA Guidelines, the project is designed to reduce energy consumption and incorporate building performance measures that will result in reduced costs for future residents and the building operator. Notable highlights from the OCP guidelines include:

- *Energy Conservation*: Heat pump heating and cooling systems serving both residential and amenity areas; high-efficiency ERVs providing ventilation to residential and amenity spaces.
- *Building Envelope*: High-performance double-glazed vinyl windows and glazed patio doors for residential spaces.
- *Water Conservation*: Low flow toilets and faucets; efficient dishwashers and washers.
- *Greenhouse Gas Emission Reduction*: High-efficiency electric storage tanks providing domestic hot water; low VOC interior finishes.
- The project is designed to Energy Step Code 3 and Emissions Level 3.

Development Permit Area Guidelines for the Protection from Hazardous Conditions – Creek Hazard

The project is located within the Creek Hazard DPA, which requires a Flood Hazard Assessment to confirm a safe Flood Construction Level. Impacts on building design are that the parkade must be tanked, and that mechanical or electrical equipment must be located aboveground (not in the parkade).

Development Permit Area Guidelines for Protection of the Natural Environment, Ecosystems & Biodiversity

Knotweed

There is a small patch (approximately 10 m^2) of invasive Japanese knotweed located within the development area. Treatment has started as per the recommendations of the Qualified Professional.

Existing forest conditions and new forest edge

Maplewood Park is currently heavily forested. The trees are primarily red alders, black cottonwoods, and bigleaf maples, with a few conifers and other deciduous species. There are three young cedars in good health located in Maplewood Park near the development site that are expected to be retained.

Because the site is entirely treed at this time, development will create in a new forest edge. Site conditions such as shallow rooting (due to high groundwater), poor soil anchorage, high height-to-diameter ratios, and limited wind acclimation contribute to a high likelihood of windthrow along the newly created forest edges. Certain tree species present in this area are more prone to failure, such as bigleaf maple, black cottonwood, red alder, and western hemlock. Therefore, a Qualified Professional has provided a Stand Stability Assessment with recommendations to safely establish a new forest edge which minimizes the risk of windthrow.

Tree removal, retention and replanting

Tree removal will be conducted step by step: removing hazard trees; clearing the site itself; evaluating the new forest edge; removing additional trees as needed to windfirm the new forest edge in Maplewood Park; and ongoing monitoring and subsequent removal of any hazard trees.

MVHC is exploring opportunities with the Squamish Nation for use of the felled trees.

Tree removal:

- Hazard – near the north edge of the development site, there are 5 trees (1 maple, 1 cottonwood, 3 alders) that pose a high or extreme risk of failure. For safety reasons, these trees will be felled first.
- Onsite – about 125 trees will be removed in total, approx. 110 trees from the development site and roughly 15 trees from the new lane. Of the 125 trees only 2 are large diameter

trees: #9510, an 80 cm cottonwood within the development site, and #DNV2, an 80 cm cottonwood within the new lane.

- Maplewood Park – beyond the 5 hazard trees, the total number of trees that will be removed along the new forest edge is unknown at this point. Once the site has been cleared, arborists will choose the best available trees to create a new forest edge.

Tree replacement:

- Onsite – 20 new trees will be planted within the new development.
- Offsite – 3 new street trees will be planted along Riverside Drive.
- Other locations – to achieve a 1:1 replacement ratio for trees removed from the lane and development site, approximately 100 trees will be planted in other parts of the District. As additional trees are removed from Maplewood Park to create a windfirm forest edge, a commensurate number of trees will be replanted elsewhere. District Forestry staff have several locations in natural parkland available for replanting.

OFF-SITE IMPROVEMENTS

As part of this application, the applicant will be responsible for off-site improvements including the construction of a new lane and a new sidewalk and bike lane on Riverside Drive. As per Council's motion of September 27, 2021[7], the District is contributing approximately $600,000 towards the design and construction of the off-site improvements from the Affordable Housing Fund. The estimated total value of off-site landscaping along Riverside Drive is $11,500, to be covered by MVHC.

During the rezoning process, Bylaw 8539 waived District Development Cost Charges (DCCs) for affordable housing on the subject site.

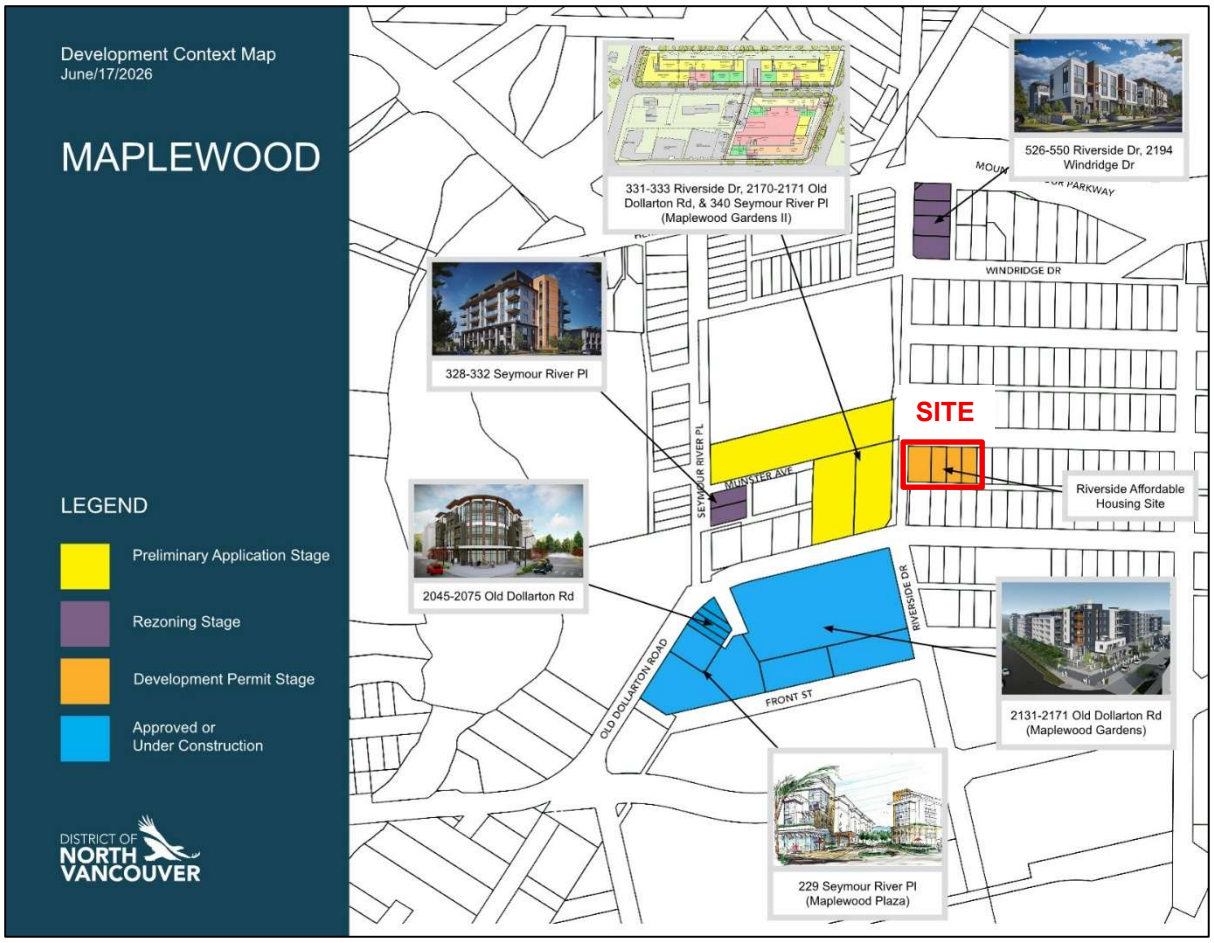
CONSTRUCTION TRAFFIC MANAGEMENT PLAN

The image on the next page shows the site in relation to other residential construction projects and potential development projects.

To minimize construction impacts on pedestrian and vehicle movement, the applicant is required to provide a Construction Traffic Management Plan (CTMP) that is coordinated with other projects in the area. Staff are continuing to work with the applicant on the CTMP, and a final version must be accepted prior to issuance of any building permits.

For this site, key issues are maintaining appropriate access to Riverside Drive as the oversized truck route, and accessing the site via the new lane off Old Dollarton.

[7] Minutes https://app.dnv.org/OpenDocument/Default.aspx?docNum=5186948



In addition, the Construction Traffic Management Plan must:

1. Provide safe passage for pedestrians, cyclists, and vehicle traffic;
2. Outline roadway efficiencies (i.e. location of traffic management signs and flaggers);
3. Make provisions for trade vehicle parking which is acceptable to the District and minimizes impacts to neighbourhoods;
4. Provide a point of contact for all calls and concerns;
5. Provide a sequence and schedule of construction activities;
6. Identify methods of communication with other developments in the area;
7. Address silt/dust control and cleaning up from adjacent streets;
8. Provide a plan for litter clean-up and street sweeping adjacent to site;
9. Include a communication plan to notify surrounding businesses and residents; and,
10. Commit to install cameras where necessary to assist staff in monitoring construction activities.

CONCURRENCE

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

FINANCIAL IMPLICATIONS

As per Council's motion of September 27, 2021[8], the District has taken action to support the financial viability of this project, including directing funds from the Affordable Housing Fund to contribute to related off-site costs (e.g. lane construction, tree replanting).

PUBLIC INPUT

In 2021, 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 February 11, 2026, and a virtual PIM from February 9 to 20, 2026.

Notices were mailed to approximately 1,132 neighbours in accordance with the District's policy on Non-Statutory Public Consultation for Development Applications. Three bidirectional signs were installed to notify passersby of the meeting, and three advertisements were placed in the North Shore News.

Approximately 15 members of the public attended the in-person meeting; 22 visitors attended the virtual PIM landing page; and the applicant's video presentation was viewed 28 times. Approximately 18 pieces of public input were received in total. Attachment 2 contains a summary of public engagement.

The majority of respondents expressed support for this specific proposal or for affordable housing in general.

The most common concern was that the proposed parking was insufficient. Other common concerns were transportation or infrastructure concerns (e.g. congestion; increased demand on community centres and parks; the need for improved transit, cycling infrastructure and car share options).

Responses to Public Input

The parkade design maximizes the number of parking stalls, which meets the requirements of CD139 zone. A second level of parking is not financially feasible in this location due to high groundwater, given the non-market nature of the development.

CONCLUSION

The project has been developed in accordance with the CD139 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 Creek Hazard; and for Protection of the Natural Environment. It also contributes to a key OCP goal to build "a diverse

[8] Minutes https://app.dnv.org/OpenDocument/Default.aspx?docNum=5186948

mix of housing type, tenure and affordability to accommodate the lifestyles and needs of people at all stages of life". Development Permit 44.25 is now ready for Council's consideration.

OPTIONS

The following options are available for Council's consideration:

1. Issue Development Permit 44.25 (Attachment 1) to allow for the proposed development (staff recommendation); or
2. Deny Development Permit and provide direction to staff.

Respectfully submitted,



Mackenzie Stonehocker
Development Planner

Attachments:

1. Development Permit 7.24
2. Summary of Public Engagement

REVIEWED WITH:

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

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

THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER

DEVELOPMENT PERMIT 44.25

This Development Permit 44.25 is hereby issued by The Corporation of the District of North Vancouver to the applicant for the development known as Riverside Affordable Housing on the four parcels located on Riverside Drive, legally described as:

1. LOT 34 BLOCK 40 DISTRICT LOT 611 PLAN 2353 (PID: 013-881-931)
2. LOT 33 BLOCK 40 DISTRICT LOT 611 PLAN 2353 (PID: 013-881-922)
3. LOT 32 BLOCK 40 DISTRICT LOT 611 PLAN 2353 (PID: 013-881-914)
4. LOT 31 BLOCK 40 DISTRICT LOT 611 PLAN 2353 (PID: 013-881-906)

subject to the following terms and conditions:

A. The following Zoning Bylaw regulations are varied under Part 14, Division 7, Subsection 490 (1) (a) of the Local Government Act:

   1. Section 4B-139-6 (a) is varied such that the west setback may be decreased to 2.7 m (8.8 ft); and

   2. Section 1007.1 (a) is varied such that small car spaces shall not exceed 40% of the required parking spaces.

B. The following requirements are 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 B (1) above, the applicant may request an extension to the permit for a period no longer than 1 year and if granted by the District, may be subject to new conditions. The granting of an extension will be at the sole discretion of the General Manager or his/her designate.

   3. A Construction Management Plan is required prior to issuance of the Building Permit and Excavation Permit, and may require amendments during the course of construction to ensure that construction impacts are minimized.

C. The following requirements are imposed under Subsection 491 (1) of the Local Government Act:

   1. No work shall take place except to the limited extent shown on the attached plans, and in accordance with the following specifications:

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

a. The Knotweed Management Report dated April 27, 2026 prepared by Diamond Head Consulting; and

b. The Knotweed Treatment Plan dated April 27, 2026 prepared by Diamond Head Consulting.

2. Prior to the issuance of a Building Permit, the Registered Professional(s) shall confirm that mitigation measures have been carried out in accordance with the above-mentioned Reports.

3. Prior to the issuance of an Occupancy Permit, a post-construction report by the Registered Professional(s) shall be submitted, stating that the development has been carried out in accordance with the above-mentioned Reports, including but not limited to:

i. Invasive species (knotweed) treatment and management.

D. 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, and in accordance with the following specifications:

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

a. The Tree Management Plan dated April 21, 2026 prepared by Diamond Head Consulting;

b. The Arboricultural Inventory and Report dated April 28, 2026 prepared by Diamond Head Consulting; and

c. The Stand Stability Assessment dated April 28, 2026 prepared by Diamond Head Consulting.

2. Prior to the issuance of a Building Permit, a qualified environmental professional shall confirm that:

i. windthrow hazard mitigation measures have been carried out in accordance with the recommendations of the reports referenced above, and to the satisfaction of the District of North Vancouver; and

ii. monitoring will continue throughout construction.

3. Prior to the issuance of an Occupancy Permit, a post-construction report by the Registered Professional(s) shall be submitted, stating that the development has been carried out in accordance with the above-mentioned Reports, including but not limited to:

i. Tree clearing and wind-firming in Maplewood Park has been completed to the satisfaction of the District of North Vancouver;

ii. Monitoring of hazard trees and potential windthrow risk will continue for five years after site clearing, to the satisfaction of the District of North Vancouver; and

iii. Planting of replacement trees has occurred in accordance with the attached plans (DP 44.25 – 1 through 49) and in cooperation with the Parks Department.

E. 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, and in accordance with the following specifications:

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

      a. The Geo-Environmental Report dated June 10, 2025 prepared by Stantec Consulting;

      b. The Construction Dewatering Assessment dated September 5, 2025 prepared by Stantec Consulting;

      c. The Flood Hazard Assessment dated September 2, 2025 and the Flood Hazard Assessment Confirmation dated June 23, 2026, both prepared by Stantec Consulting; and

      d. The Geotechnical Report dated September 5, 2025 prepared by Stantec Consulting.

2. Prior to the issuance of a Building Permit, a qualified professional engineer shall confirm that the building permit drawings meet the recommendations of the reports referenced above, or that the building permit drawings meet an equivalent or higher degree of protection.

3. Prior to the issuance of an Occupancy Permit, a post-construction report by a qualified professional engineer shall be submitted, stating that the development has been carried out in accordance with the above-mentioned Reports, including but not limited to:

   i. Creek hazard mitigation measures as outlined in the above-mentioned Reports have been constructed and inspected to the satisfaction of the qualified professional engineer; and

   ii. Details on any monitoring of conditions, structures or devices associated with the development.

F. 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 44.25 – 1 through 65).

2. All signage, including construction hoarding and real estate signage, must comply with the District of North Vancouver Sign Bylaw.

3. Prior to the issuance of a Building Permit, the following shall be submitted to:

   i. Building Department:

      a. Confirmation of registration of the consolidation and dedication plan (subdivision application);

      b. Confirmation of registration of the stormwater management covenant; and

      c. A completed report prepared by a qualified acoustic professional verifying compliance with the acoustic guidelines as follows:

         - Compliance with the 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. Planning Department:

      a. Confirmation that accessible design features are included in the project as outlined on the attached plans (DP 44.25 – 50 through 63); and

      b. Confirmation that bicycle parking and charging, electric vehicle charging, and car wash facilities are included in the project as outlined on the attached plans (DP 44.25 – 1 through 37).

   iii. Parks Department:

      a. A final detailed landscape plan, substantially in alignment with the attached plans (DP 44.25 – 38 through 49), prepared by a Landscape Architect

Document: 6711802

registered in British Columbia for the approval of the General Manager of Engineering or their designate;

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

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

iv. Engineering Department:

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

b. An executed Engineering Services Agreement between the property owner and the District related to the required upgrading of off-site facilities on Riverside Drive and the new lane from Old Dollarton Road.

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

1. Prior to issuance of the Building Permit, the following is required:

i. Confirmation of the green building features included in the project to fulfil the Energy and Water Conservation and Greenhouse Gas Emission Reduction Development Permit area guidelines as shown on the attached plans (DP 44.25 – 64 through 65).

H. 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 _____, _____

RIVERSIDE DRIVE

ISSUE 04 - DP RESUBMISSION

2026-05-22



CIVIC ADDRESS:
RIVERSIDE DR & OLD DOLLARTON RD, DNV, BC

DEVELOPMENT PERMIT NUMBER: **N/A**

BUILDING PERMIT NUMBER: **N/A**

NOTE: DRAWINGS ONLY TO SCALE WHEN PRINTED ON 30x42 SHEETS

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Contractor				
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Energy Modelling				
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Fire Suppression	Cardinal Engineering 688 W Hastings St Suite 470 Vancouver, BC V6B 1P1	Ryan Pavey		ryanpavey@cardinalfire.ca
Geotechnical	Stantec 500, 4515 Central Blvd Burnaby, BC V5H 0C6	Ben Huynh	778.331.0215 (d) 778.227.7443 (c)	ben.huynh@stantec.com
Interior Designer	Portico Design Group 300-1508 West 2ND Avenue Vancouver, BC V6J 1H2	Natalia Kwasnicki	604.275.5470	nkwasnicki@porticodesign.com
Landscape	Perry + Associates 112 East Broadway Vancouver, BC V5T 1V9	Michael Patterson Thaddeus Holland	604.738.4118 604.738.4118.113	mp@perryandassociates.ca th@perryandassociates.ca
Mechanical	Smith + Andersen 300-6400 Roberts St Burnaby, BC V5G 4C9	Chris Liu	604.637.1492	chris.liu@smithandandersen.com
Specifications	NBS St Nicholas Street, Newcastle Upon Tyne, UK NE1 1RH	Nicole Hildebrand	604.240.2113	nicole.seger@thenbs.com
Structural	RJC 300-1285 West Broadway Vancouver, BC V6H 3X8	Pat Elischer Róisín McKeever Tom Tong	778.728.0480 778.722.0951	pelischer@rjc.ca rmckeever@rjc.ca ttong@rjc.ca
Survey				
Transportation	Watt Consulting Group 550-888 Dunsmuir Street Vancouver, BC V6C 3K4	Jeeshan Ahmed Victor Ngo	778.309.1253 778.309.1253.442	jahmed@wattconsultinggroup.com vngo@wattconsultinggroup.com

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ARCHITECTURAL DRAWING ISSUES

2025-08-22	ISSUE 01 - FINAL DP DRAFT
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[ARCHITECT SEAL]

[CLIENT]

METRO VANCOUVER HOUSING

[PROJECT]

RIVERSIDE DRIVE

RIVERSIDE DR & OLD DOLLARTON RD
DNV, BC

[TITLE]

COVER

24666 [PROJECT]

[SCALE]

2026-05-22 [DATE]

ISSUE 04 - DP RESUBMISSION [ISSUE]

[DRAWING]

A-0.000

RIVERSIDE DRIVE

PROJECT OWNER:	Metro Vancouver Housing			
PROJECT CONTACT:		MVHC		
PROJECT ARCHITECT:	Shamus Sachs	Integra Architecture Inc.	2330-200 Granville Street, Vancouver, BC V6C 1S4	T.604.688.4220
PROJECT NUMBER:	24666			
CIVIC ADDRESS:	N/A			
LEGAL DESCRIPTION:	Lot 31 Block 40 District Lot 611 Plan 2353 (PID: 013-881-906) Lot 32 Block 40 District Lot 611 Plan 2353 (PID: 013-881-914) Lot 33 Block 40 District Lot 611 Plan 2353 (PID: 013-881-922) Lot 34 Block 40 District Lot 611 Plan 2353 (PID: 013-881-931)			
PROJECT DESCRIPTION:	6-Storey Multi-Family Aparment			
ZONING:				
Existing Zoning:	CD 139			
Proposed Zoning:	CD 139			
OCP Designation				
Development Permit Area				
ISSUE:	Issue 04 - DP Resubmission			
DATE:	2026-05-22			

SITE AREA

Total Site Area

Total Gross Site Area	0.616 Acres	26,824 SF	2,492.01 m^2	

**Note: Total Gross Site Area is taken from DNV Bylaw 8538*

FLOOR AREA RATIO (FAR)

Maximum FAR

Maximum Floor Area	2.50	**67,060.0 SF**	**6,230.0 m^2**	

Proposed FAR

Proposed Floor Area	2.49	**66,889.01 SF**	**6,214.1 m^2**	

EXCLUSION AREA

	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6		Total SF		Total m2		
Mechanical (above grade)	459.61	37.92	37.92	37.92	37.92	37.92		**649.21**		**60.31**		
Bike Storage (above grade) **per CD139 up to max. 90m2 or 968.75sf*	861.21							**861.21**		**80.01**		
Amenity **per BCH min. 760sf and max. 1500sf*	959.83							**959.83**		**89.17**		
Total	2280.65	37.92	37.92	37.92	37.92	37.92		**2470.25**		**229.49**		

COMMON AREA

	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6		Total SF		Total m2		
Corridor	1047.84	842.11	842.11	842.11	842.11	842.11		**5258.39**		**488.52**		
Elevator	170.95	170.95	170.95	170.95	170.95	170.95		**1025.70**		**95.29**		
Lobby	483.77							**483.77**		**44.94**		
Staff Office	128.37							**128.37**		**11.93**		
Mail & Parcels	50.08							**50.08**		**4.65**		
Janitor	32.08							**32.08**				
Exit Stairs	346.94	316.15	282.66	282.66	282.66	282.66		**1793.73**				
Electrical (above grade)	570.16	37.92	37.92	37.92	37.92	37.92		**759.76**				
								0.00				
Total	2830.19	1367.13	1333.64	1333.64	1333.64	1333.64		**9531.88**		**645.33**		

UNIT AREA

Unit Types	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Number of Units	Total SF	Average SF	Total m2	Average m2	% of Units
A1 - studio	0	1	1	1	1	1	5	**2424.96**	**484.99**	**225.28**	45.06	6.2%
B1 - 1 bed	4	6	6	6	6	6	34	**18890.20**	**555.59**	**1754.94**	51.62	46.9%
B2 - 1 bed	0	2	2	0	0	0	4	**2018.08**	**504.52**	**187.48**	46.87	
C1 - 2 bed (accessible)	1	2	2	2	2	2	11	**8448.88**	**768.08**	**784.92**	71.36	33.3%
C2 - 2 bed	1	0	0	0	0	0	1	**802.30**	**802.30**	**74.54**	74.54	
C3 - 2 bed	2	2	2	2	2	2	12	**10269.36**	**855.78**	**954.05**	79.50	
C4 - 2 bed	0	0	0	1	1	1	3	**2678.40**	**892.80**	**248.83**	82.94	
D1 - 3 bed & 2 bath	1	2	2	2	2	2	11	**11824.95**	**1075.00**	**1098.56**	99.87	13.6%
Total	9	15	15	14	14	14	**81**	**57,357.13**		**5,328.61**		**100%**

GROSS FLOOR AREA (GFA)

	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6		Total SF		Total m2		% of Area
Exclusion Area	2280.65	37.92	37.92	37.92	37.92	37.92		**2470.25**		**229.49**		3.6%
Common Area	2830.19	1367.13	1333.64	1333.64	1333.64	1333.64		**9531.88**		**885.53**		13.7%
Unit Area	6519.64	10210.45	10243.94	10127.70	10127.70	10127.70		**57357.13**		**5328.61**		82.7%
Total	11630.48	11615.50	11615.50	11499.26	11499.26	11499.26		**69,359.26**		**6,443.63**		**100%**
Efficiency (unit area / gross floor area)	56%	88%	88%	88%	88%	88%						

OFF-STREET PARKING

Vehicle Parking

Underground Parking

Residential Parking	0.50 Spaces Per Studio & 1 Bed Units	22 Spaces Required	51 Spaces Provided
Residential Parking	0.65 Spaces Per 2 Bed Units	18 Spaces Required	
Residential Parking	1.10 Spaces Per 3 Bed Units +	12 Spaces Required	
Visitor Parking	0.10 Spaces Per Per Dwelling Unit	8 Spaces Required	8 Spaces Provided
Accessible Parking	1 Space For Every 100 Parking Spaces +6 Spaces When 51-100 Total Parking is Provi	6 Spaces Required (inclusive)	6 Spaces Provided (inclusive)
Max. Small Cars	0.35 of Provided Spaces (up to a max. of 35% of the required parking spac	21 Spaces Max. (inclusive)	23 Spaces Provided (inclusive)
Total based on the Zoning Bylaw for CD 139		**59 Spaces Required**	**59 Spaces Provided**

Parking Space Dimensions	Required (Width x Length x Height)	Provided (Width x Length x Height)
Standard Space	2.7m (8.83 FT) x 5.7m (18.7 FT) x 2.1m (6.89 FT)	2.7m (8.83 FT) x 5.7m (18.7 FT) x 2.1m (6.89 FT)
Small Cars	2.6m (8.5 FT) x 4.9m (16.1 FT) x 2.1m (6.89 FT)	2.6m (8.5 FT) x 4.9m (16.1 FT) x 2.1m (6.89 FT)
Accessible Space	3.7m (12.1 FT) x 5.7m (18.7 FT) x 2.1m (6.89 FT)	3.7m (12.1 FT) x 5.7m (18.7 FT) x 2.1m (6.89 FT)
Loading Space	3m (9.8 FT) x 9m (29.5 FT) x 4m (13 FT)	3m (9.8 FT) x 9m (29.5 FT) x 4m (13 FT)
Min. Distance to Continuous Wall	0.2m (0.66 FT)	0.2m (0.66 FT)
Min. Drive Aisle Width	7m (23.0 FT)	7m (23.0 FT)

**Note: Support columns are not permitted to encroach into the required width of parking spaces; the required clear height of parking spaces must be maintainted over the entire area of the space.*

BICYCLE STALLS

Bicycle Spaces

Short-Term Bicycle Spaces Required	0.2 Bicycle Stalls Per Unit	16 Spaces Required	16 Horizontal Bike Racks
Long-Term Bicycle Spaces Required	1.0 Bicycle Stalls Per Studio & 1 Bed Units	43 Spaces Required	35 Horizontal Bike Racks
(max. 25% vertical stalls)	2.0 Bicycle Stalls Per 2 & 3 Bed Units	76 Spaces Required	60 Vertical Bike Racks
			13 Horizontal Stacked Bike Racks
		119 Long-Term Bicycle Spaces Required	108 Long-Term Bicycle Racks Provided
Total		**135 Total Spaces Required**	**124 Stalls Provided***

**refer to Variance Request Letter*

BUILDING HEIGHT

**Note: Maximum Height refers to the vertical distance from the existing grade adjoining a building or structure to the mean point between the highest point of a roof and the highest U/S ceiling line.*

Maximum Height = 21.4m (70.2 ft)

	Existing Grades NW	NE	SE	SW	Average Existing Grade	Max. Height
m	7.57	5.18	5.63	6.10	**6.12**	**27.52**
ft	24.84	17.00	18.47	20.01	**20.08**	**90.28**

Proposed Height

	Highest Point of U/S of Ceiling Structure	Highest Point of T.O. Roof Structure	Proposed Height (Mean Elevation)
m	25.75	26.17	**25.96**
ft	84.50	85.85	**85.18**

BUILDING SITE COVERAGE

Note: See Sheet A-8.100 for Overlays

Maximum Building Site Coverage	80.0%	21,459.20 SF	1,993.61 m^2	
Proposed Building Site Coverage	**43.36%**	11,630.48 SF	1,080.50 m^2	

**Note: Building Site Coverage does not include: bay windows, roof overhangs, & floor overhangs*

Additional Notes:

Note 1: *Unit areas are measured to the CL of Party Walls, Exterior of sheathing for Exterior Walls, Exterior of Exterior Concrete Walls, Exterior of Stud / Sheathing of Shaft Walls; Wall Furouts are not included (exterior walls with a width greater than 6").*

Note 2: *The proposed FAR excludes Parking Areas, Open to Below Spaces, Patios and Balconies.*

DESIGN GUIDELINES & REQUIREMENTS

DNV Basic Accessible Design Features Targets	100%	81 Units Required	100%	81 Units Provided
DNV Enhanced Accessible Design Features Targets	5%	4 Units Required	6%	5 Units Provided
CMHC Universal Design Guidelines	100%	81 Units Required	100%	81 Units Provided
CMHC Accessible Design Guidelines	5%	4 Units Required	6%	5 Units Provided
BC Housing Design Guidelines	100%	81 Units Required	100%	81 Units Provided
BCBC 2024 Adaptable Requirements	20%	16 Units Required	100%	81 Units Provided
BCBC 2024 Accessible Requirements	0%	0 Units Required	6%	5 Units Provided

**Note: The number of accessible units is determined by the Type of Development - Multi-Family Apartments.*

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[ARCHITECT SEAL]

[CLIENT]

METRO VANCOUVER HOUSING

[PROJECT]

RIVERSIDE DRIVE

RIVERSIDE DR & OLD DOLLARTON RD
DNV, BC

[TITLE]

PROJECT STATISTICS

24666 [PROJECT]

[SCALE]

2026-05-22 [DATE]

ISSUE 04 - DP RESUBMISSION [ISSUE]

[DRAWING]

A-0.101

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INTENT

This application for Detailed Planning submission is a proposal to develop Lot Assembly next to Riverside Drive – PID: 013-881-926 in the District of North Vancouver, BC. The site area is approximately 0.616 Acres (26,824 SF or 2,492 SM). On the west side of the site, a road dedication of approximately 2,203.38 SF (204.70 SM) is implemented. On the south-east corner of the site, a corner cut of 3m by 3m is dedicated (48.45 SF or 4.5 SM). This leaves a net site area of 0.566 Acres (24,687.80 SF or 2,293.57 SM).

The intent of the development is to provide one six-storey apartment building with 81 units of rental housing, over one level of underground parking.

The proposed variety of 1-bedroom, 2-bedroom and 3-bedroom units is in support of the city's vision for sustainable growth by providing housing options suitable for a diverse group of residents. The proposed residential area is 66,911 SF (6216 m2) achieving an FAR of 2.49.

NEIGHBOURHOOD CONTEXT

The subject site is located within the Maplewood Neighborhood within the District of North Vancouver, BC. Located north of the Old Dollarton Road. It is currently a forested site and has been rezoned as CD 139. The neighborhood is characterized by both multi-storey apartment buildings, townhomes, single-family residences, commercial spaces, and forested parks.

The site is served by public transit and bike routes along Riverside Drive and is walking distance to commercial and retail businesses along Dollarton Highway.

SITE PLAN CONCEPT & URBAN DESIGN RATIONALE

One six storey building sits on the site, fronting Riverside Drive with a proposed connection to Old Dollarton Road. This connection is via a new lane running north-south at the east side of the site so that the east lobby of the building serves as the primary access point, for the Fire Department, Canada Post, and residents of the building. The northern-most end of the lane is equipped with adequate signage to indicate that the area is for Fire access only. The west lobby that faces Riverside Drive provides residents with direct sidewalk access to the bike route along this main road.

The interior amenity space is located adjacent to the east lobby and has direct access to the outdoor amenity space. The 'C' shape of the building provides a natural courtyard space that allows for sunlight from the south and an ample outdoor amenity area. A mix of hardscape and softscape complement the programming of community gardens, and planting is used as buffer between the courtyard and the site boundaries.

Streetscape design has been carefully considered with generous landscaping, private yards, and thoughtful layering to add interest to the pedestrian realm. All residential units at grade have ground-oriented patios to activate the public realm and provide "eyes on the street".

At the south edge of the site there is an east-west lane dedication that is used as an access to the underground parkade. Appropriate design will be provided so that the parkade entry ramp can be shared with the future development of the neighbouring site to the south. Directly above the entrance to the parkade, there is an exterior bike shed which provides additional space for long-term residential bike parking.

The building elevation is positioned on this site to accommodate multiple factors: the flood construction level, access to the underground parkade, and the accessibility of the building from the street. Flood hazard and assessments have been conducted for this site, and the resulting flood construction level is 6m. This is the level below which no electrical, mechanical, or living spaces can be constructed because they are at risk of damage in the event of a flood. The highest existing corner grade of this site is 7.57m and the lowest existing corner grade is 5.18m. In order to make the building the most accessible from the street at both east and west lobbies, the first level of the building is located at 6.85m elevation. This means the elevation of the single level of underground parkade is below the flood construction level. Therefore, services that would typically be within the parkade are within the first floor of the building, taking up space that would otherwise be allocated for more homes. These elevation grades and the resulting impacts on the efficiency of the building are driving factors of the design within this site.

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FORM OF DEVELOPMENT

The proposed development consists of one six-storey apartment building, that sits over a single level of underground parkade with visitor, residential, and accessible parking spaces, and long-term bicycle spaces.

The development includes a mixture of studio, one, two and three bedroom apartment units for singles, young couples, and families. The units range in size from approximately 465.67ft^2 to 1082.08ft^2 (43.26m^2 – 100.53m^2). The percentage of family-oriented homes is 47%.

The unit breakdown is as follows:

81 Units

- 4 x Studio Units – 6% of Total Number of Units
- 38 x 1 Bedroom – 47% of Total Number of Units
- 27 x 2 Bedroom Units – 33% of Total Number of Units
- 11 x 3 Bedroom Units – 14% of Total Number of Units

Architecturally, modern rectilinear massing reflects a distinct character of an emerging neighborhood the District of North Vancouver. The exterior building materials are high quality, durable and non-combustible as per the requirements for a six-storey building and include brick masonry, fibre-cement panels, and fibre-cement siding with wood-grain finish as an accent finish.

The east and west façades of the building are both designed to stand out with prominent street presence and visually signify as main entrances. The north façade faces the potential future park, with ground-oriented homes and private patios and balconies. The south façade maximizes solar exposure for both the common amenity spaces and the homes. The building is anchored at the south corners with large family-oriented units and generous patios. The building form has simple elegance in its disciplined massing and select projections.

ARCHITECTURAL CHARACTER & BUILDING DESIGN RATIONALE

The development proposes a contemporary architectural character that bridges Nature with Urban, which considers its surrounding natural landscape. A marriage of modern and Westcoast design complements the existing streetscape diversity while further developing architectural excellence with high quality materials in the neighbourhood.

The massing is articulated with materials and a contemporary colour palette of white, dark greys, and black with warm wood-toned overhangs. The metal picket of the balconies create visual intrigue and feature brick at the south corners help anchor the building entrances.

The buildings are broken down visually with the use of colour and materials. White and light brown toned fibre-cement panels and siding form the base colour of the building, which is broken up with dark grey windows and panels to create a rhythm of movement that carries the eye across the façade. Near the lobbies, high quality brick masonry in a textured grey-brown tone is featured to showcase corner elements that further break down the vertical expression of the façade and hierarchy of forms. As a Westcoast design feature, wood-look soffits add warmth from the pedestrian view at street level.

SUSTAINABILITY

The proposed development will be designed and built, in accordance with the BC Energy Step Code Level 3.

Features such as storm-water retention are to be finalized in the design development phase to confirm practical implementation of these objectives.

Sustainability strategies such as high-performance envelope systems, low VOC interior finishes, waste diversion, parking spaces pre-wired for electric vehicle charging as well as high energy efficient appliances & fixtures will be considered.

All residential stalls will be provided with level 2 EV charging capabilities.

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CPTED (Crime Prevention Through Environmental Design)

The project has taken CPTED into consideration by ensuring the following, but not limited to:

Natural Surveillance

- Windows overlooking public and private areas.
- Transparency at building entrances and exits.
- Landscape design that provides surveillance and visibility
- Ensuring problem areas are well lit (eg. pathways, stairs, entries/exits etc., parking areas)
- Provide visibility though screens/fences

Natural Access Control

- Clearly identifiable point of entries
- Eliminate design features that provide access to roofs and upper levels

Natural Territorial Reinforcement

- Maintained premises and landscaping such that it communicates an alert and active presence occupying the space.
- Restricted private activities to defined private areas.
- Scheduling activities in common areas to increase proper use, attracts more people and increases the perception that these areas are controlled.

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[ARCHITECT SEAL]

[CLIENT]

METRO VANCOUVER HOUSING

[PROJECT]

RIVERSIDE DRIVE

RIVERSIDE DR & OLD DOLLARTON RD
DNV, BC

[TITLE]

RATIONALE

24666 [PROJECT]

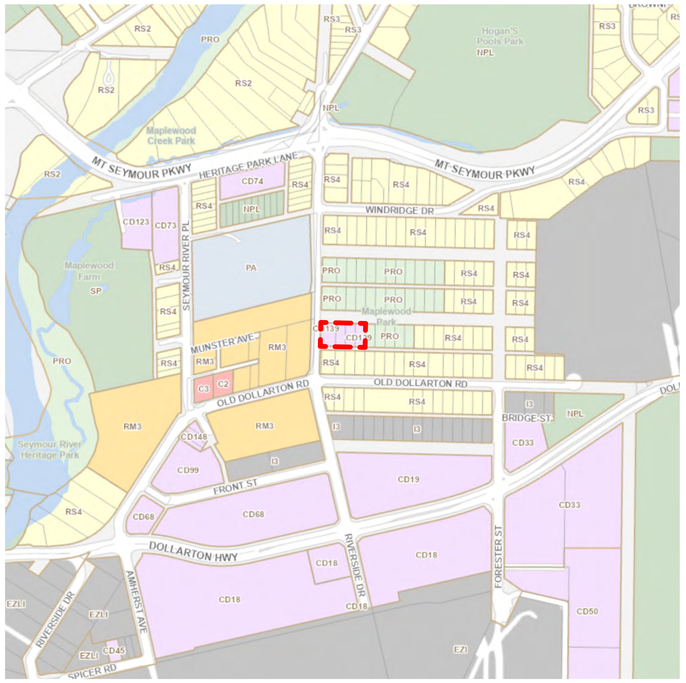
[SCALE]

2026-05-22 [DATE]

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[DRAWING]

A-0.201









A NORTHEAST CORNER



B SITE ACCESS



C RIVERSIDE DRIVE

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[PROJECT]
RIVERSIDE DRIVE

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DNV, BC

[TITLE]
CONTEXT

24666 [PROJECT]

[SCALE]

2026-05-22 [DATE]

ISSUE 04 - DP RESUBMISSION [NOTE]

[DRAWING]
A-0.301



EAST FACADE

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[PROJECT]

RIVERSIDE DRIVE

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DNV, BC

[TITLE]

RENDERS

24666	[PROJECT]
[SCALE]	
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A-0.401



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DNV, BC

[TITLE]

RENDERS

24666 [PROJECT]

[SCALE]

2026-05-22 [DATE]

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A-0.402



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[PROJECT]

RIVERSIDE DRIVE

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DNV, BC

[TITLE]

RENDERS

24666 [PROJECT]

[SCALE]

2026-05-22 [DATE]

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A-0.403



SOUTHWEST CORNER

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WEST LOBBY ENTRANCE

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RENDERS

24666 [PROJECT]

[SCALE]

2026-05-22 [DATE]

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[DRAWING]

A-0.405

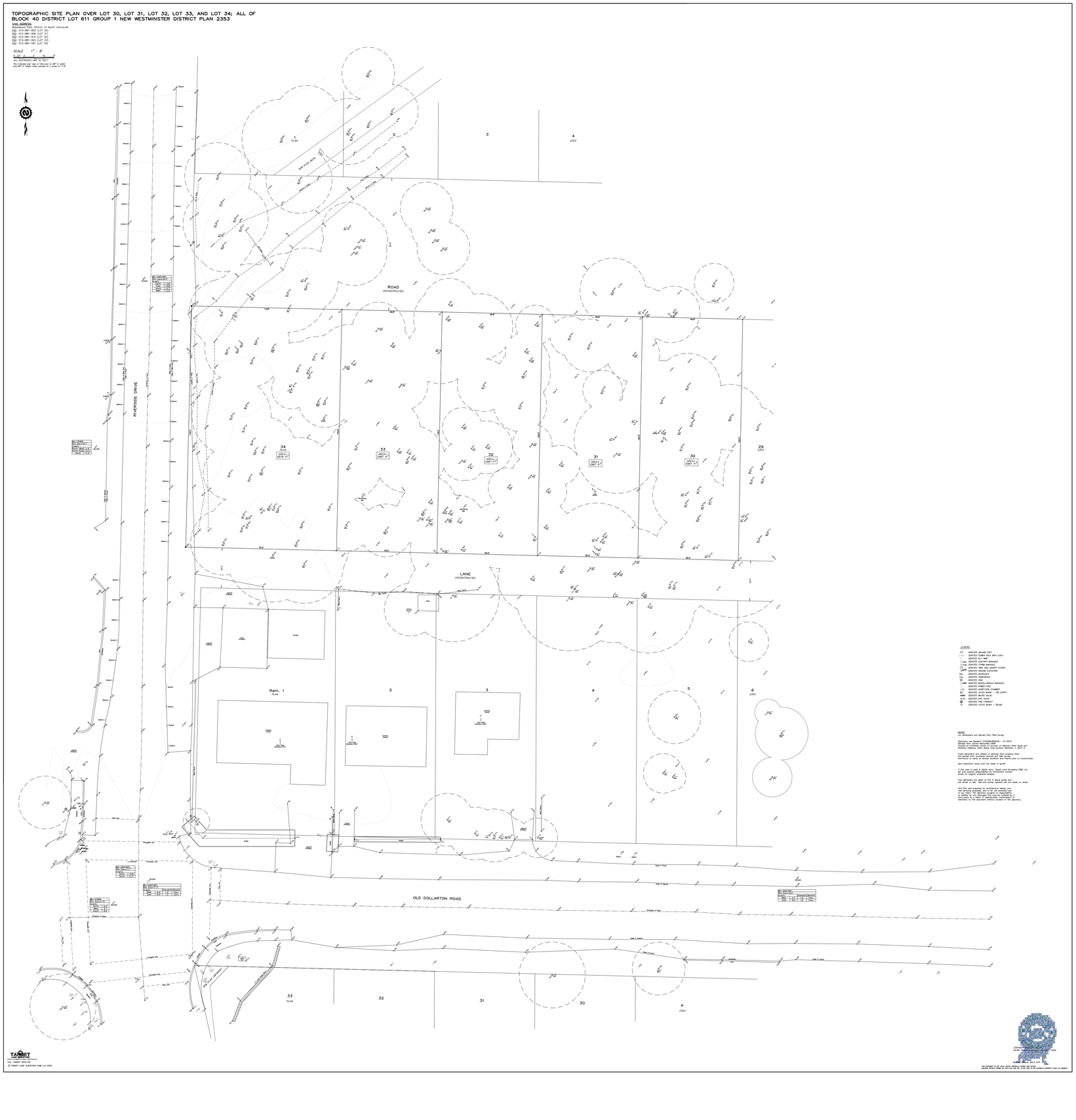
TOPOGRAPHIC SITE PLAN OVER LOT 30, LOT 31, LOT 32, LOT 33, AND LOT 34; ALL OF BLOCK 40 DISTRICT LOT 611 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 2353

CIVIC ADDRESS:
Maplewood Park, District of North Vancouver
PID: 013-881-906 (LOT 30)
PID: 013-881-949 (LOT 31)
PID: 013-881-914 (LOT 32)
PID: 013-881-892 (LOT 33)
PID: 013-881-931 (LOT 34)

SCALE 1" : 8'

ALL DISTANCES ARE IN FEET

The intended plot size of this plan is 30" in width and 42" in height when plotted at a scale of 1":8'



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RIVERSIDE DRIVE

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[TITLE]

SURVEY PLAN

24666	[PROJECT]
NOT TO SCALE	[SCALE]
2026-05-22	[DATE]
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[DRAWING]

A-1.100

POTENTIAL FUTURE PARK
(BY CITY)

RIVERSIDE DRIVE

WEST LOBBY

BUILDING FFE 22'-6" (6.85M)

EAST LOBBY
(PRIMARY ENTRY)

AMENITY

IN-SUITE
DAYCARE

OUTDOOR
CHILDCARE AREA
56.00m2

PMT

PMT

LOADING / WASTE STAGING

BIKE STORAGE
EXTERIOR
Area 611.56 sq ft
38 BIKES

PARKADE
ENTRY
RAMP

EAST-WEST LANE
DEDICATION

NORTH-SOUTH
LANE DEDICATION

POTENTIAL FUTURE PARK
(BY CITY)

OLD DOLLARTON ROAD

0 8' 16' 32'

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[PROJECT]

RIVERSIDE DRIVE

RIVERSIDE DR & OLD DOLLARTON RD
DNV, BC

[TITLE]

SITE PLAN

24666	[PROJECT]
3/32" = 1'-0"	[SCALE]
2026-05-22	[DATE]
ISSUE 04 - DP RESUBMISSION	[ISSUE]

[DRAWING]

A-1.200

POTENTIAL FUTURE PARK
(BY CITY)

GROSS SITE AREA
Area 28,939.63 sq ft

DEDICATION
Area 2,360.77 sq ft

NET SITE AREA
Area 24,530.41 sq ft

DEDICATION
Area 48.45 sq ft

RIVERSIDE DRIVE

POTENTIAL FUTURE PARK
(BY CITY)

OLD DOLLARTON ROAD

0 8' 16' 32'

LOT COVERAGE AREAS

- GROSS SITE AREA
- DEDICATION AREA
- NET SITE AREA

NOTES:
1. GROSS SITE AREA IS MEASURED TO EXISTING PROPERTY LINES.
2. NET SITE AREA IS MEASURED TO THE PROPOSED PROPERTY LINES.

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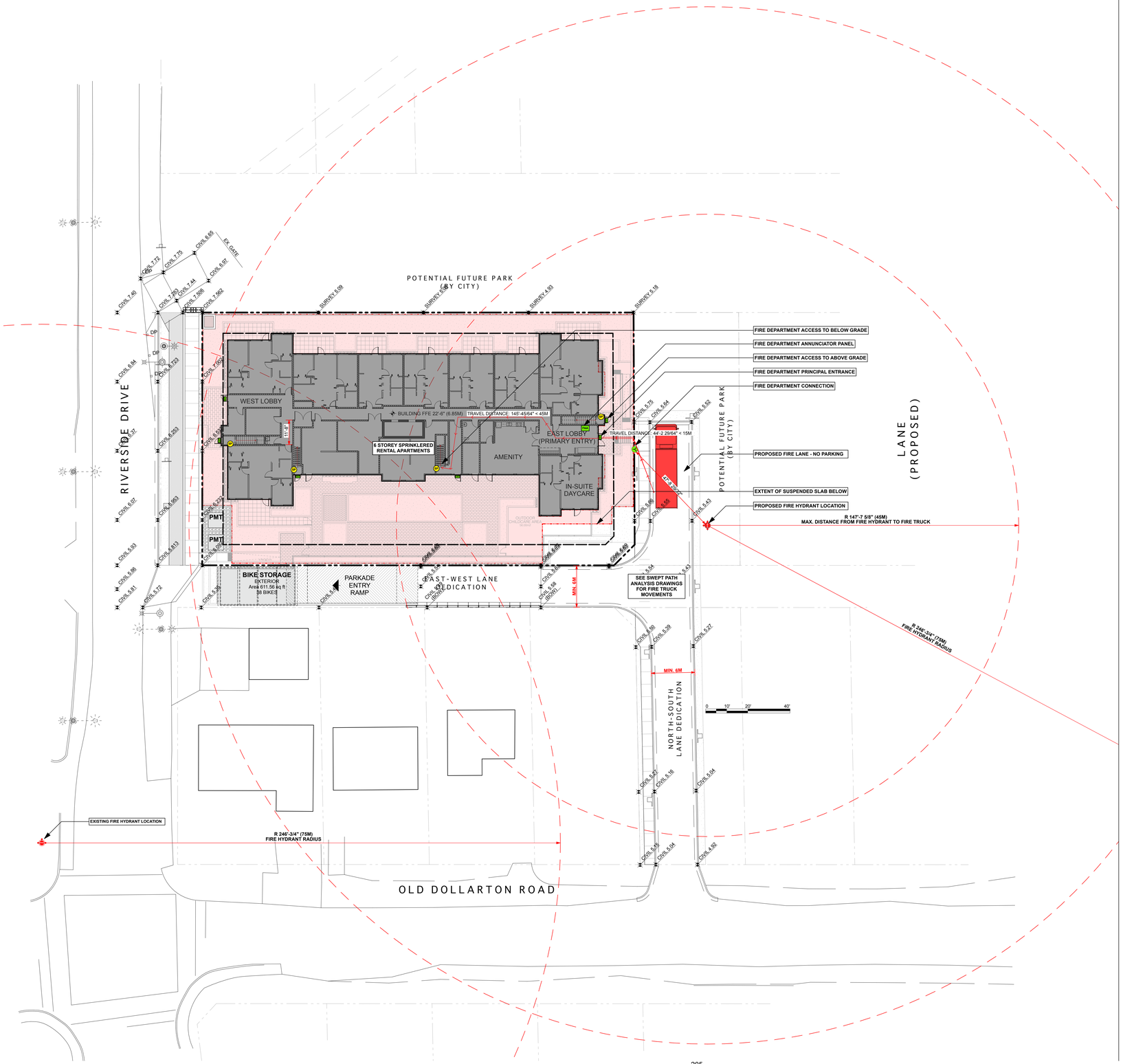
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LOT COVERAGE PLAN

24666	[PROJECT]
3/32" = 1'-0"	[SCALE]
2026-05-22	[DATE]
ISSUE 04 - DP RESUBMISSION	[ISSUE]

[DRAWING]

A-1.300



FLOOR AREAS

- FAA — FIRE DEPARTMENT ANNUNCIATOR PANEL
- FIRE DEPARTMENT CONNECTION
- EXIT
- SP — STANDPIPE
- FIRE HYDRANT
- TRAVEL DISTANCE

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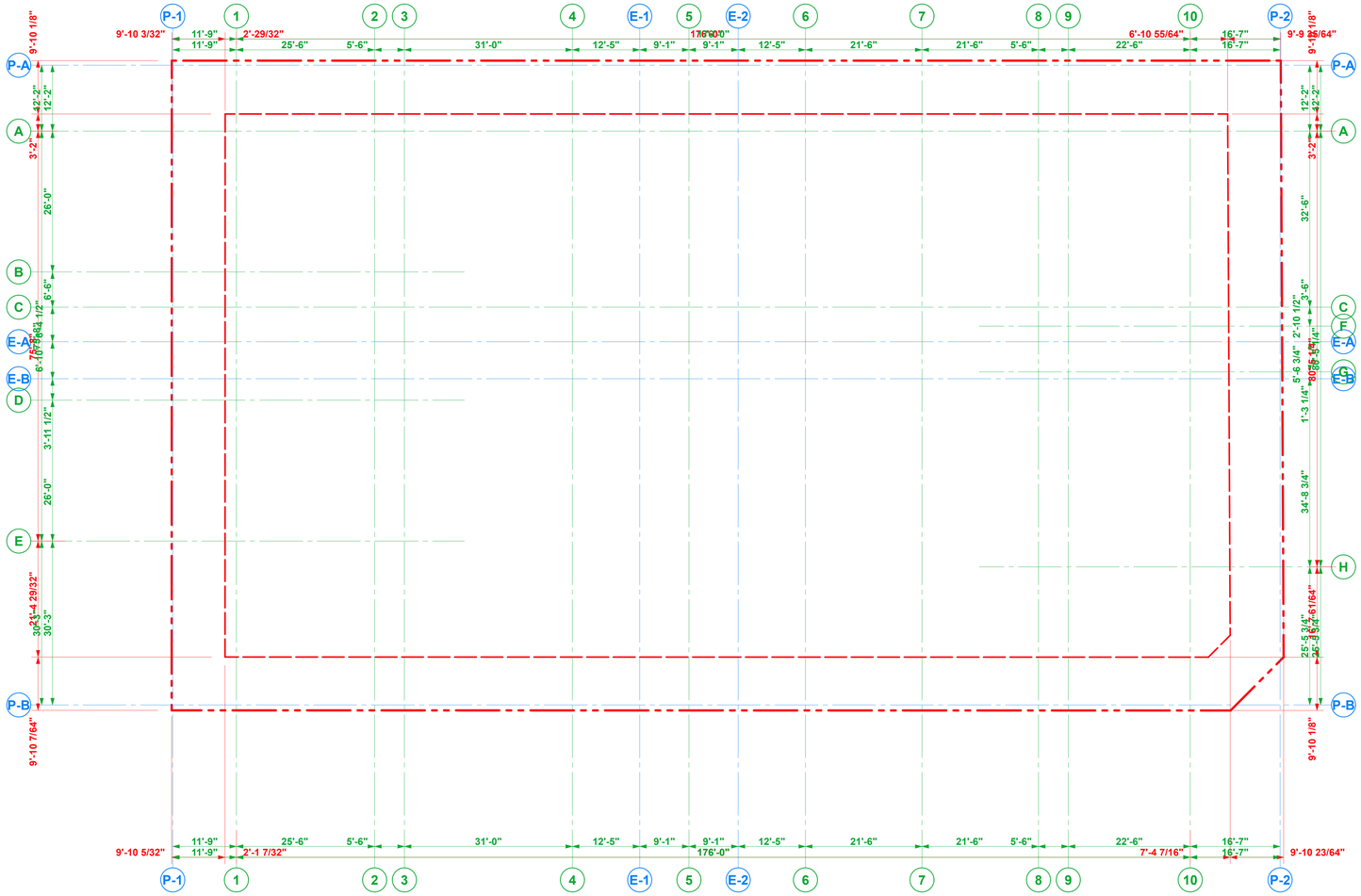
[TITLE]

FIREFIGHTER ACCESS PLAN

24666	[PROJECT]
1" = 20'	[SCALE]
2026-05-22	[DATE]
ISSUE 04 - DP RESUBMISSION	[ISSUE]

[DRAWING]

A-1.400



GRIDLINE DIMENSIONING

- PROPERTY LINE
- SETBACK LINE
- BUILDING GRIDLINE - ABOVE GRADE
- BUILDING GRIDLINE - BELOW GRADE

NOTES:
1. BUILDING GRIDLINES ARE SET TO THE EXTERIOR FACE OF SHEATHING.

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[PROJECT]

RIVERSIDE DRIVE

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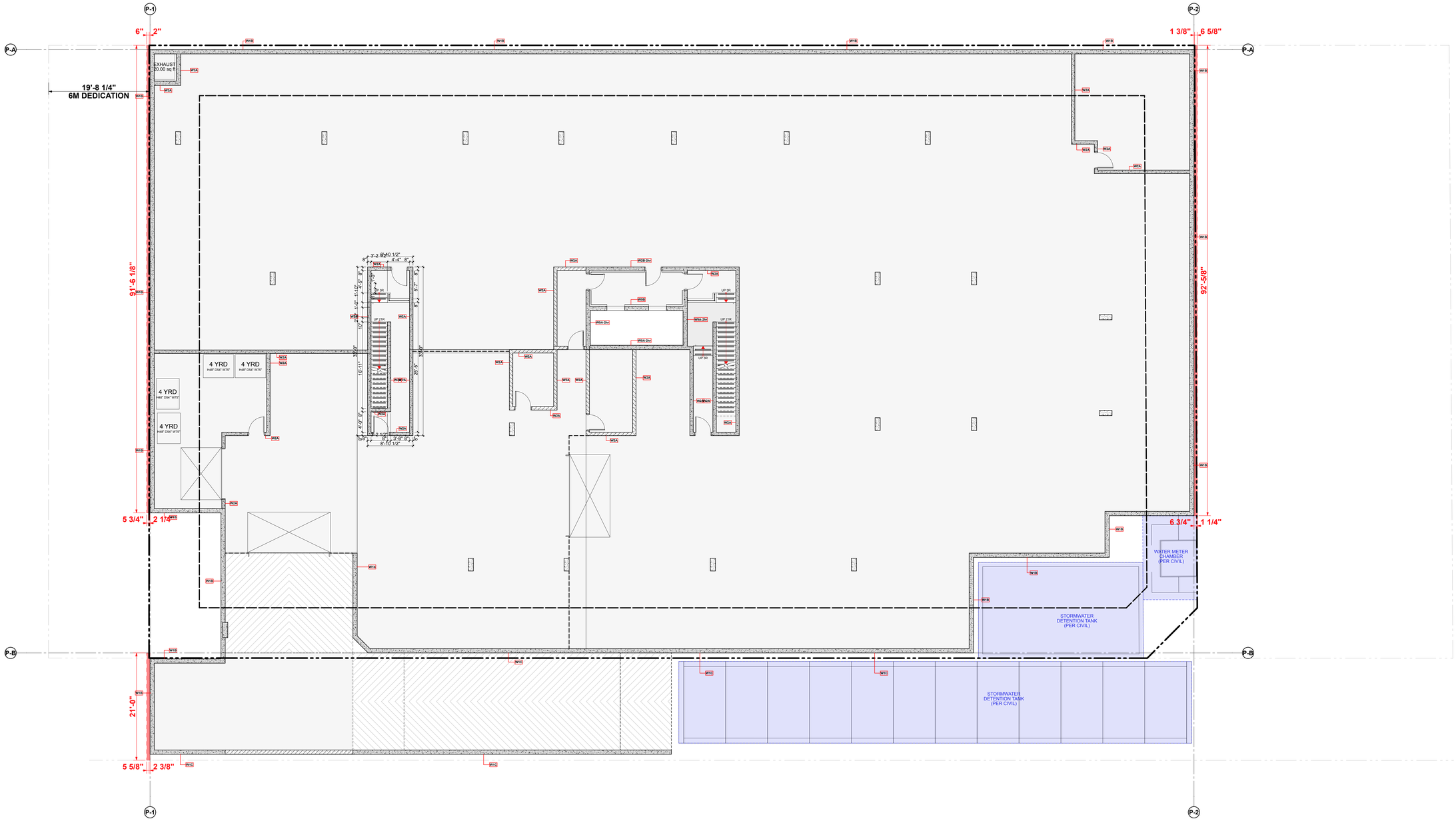
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GRIDLINE PLAN

24666	[PROJECT]
3/32" = 1'-0"	[SCALE]
2026-05-22	[DATE]
ISSUE 04 - DP RESUBMISSION	[ISSUE]

[DRAWING]

A-1.500



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[PROJECT]

RIVERSIDE DRIVE

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DNV, BC

[TITLE]

BELOW GRADE ENCROACHMENT PLAN

24666	[PROJECT]
1/8" = 1'-0"	[SCALE]
2026-05-22	[DATE]
ISSUE 04 - DP RESUBMISSION	[NOTE]

[DRAWING]

A-1.601

DP 44.25 - 16

POTENTIAL FUTURE PARK
(BY CITY)

RIVERSIDE DRIVE

POTENTIAL FUTURE PARK
(BY CITY)

EXHAUST
20.00 sq ft

19'-8 1/4"
6M DEDICATION

9'-10 1/8"
3M
SETBACK

1'-0"

9'-0"

11 7/8"

WATER METER
CHAMBER
BELOW
(PER CIVIL)

STORMWATER
DETENTION TANK
BELOW
(PER CIVIL)

STORMWATER
DETENTION TANK
BELOW
(PER CIVIL)

0 4' 8' 16'

208

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[PROJECT]

RIVERSIDE DRIVE

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[TITLE]

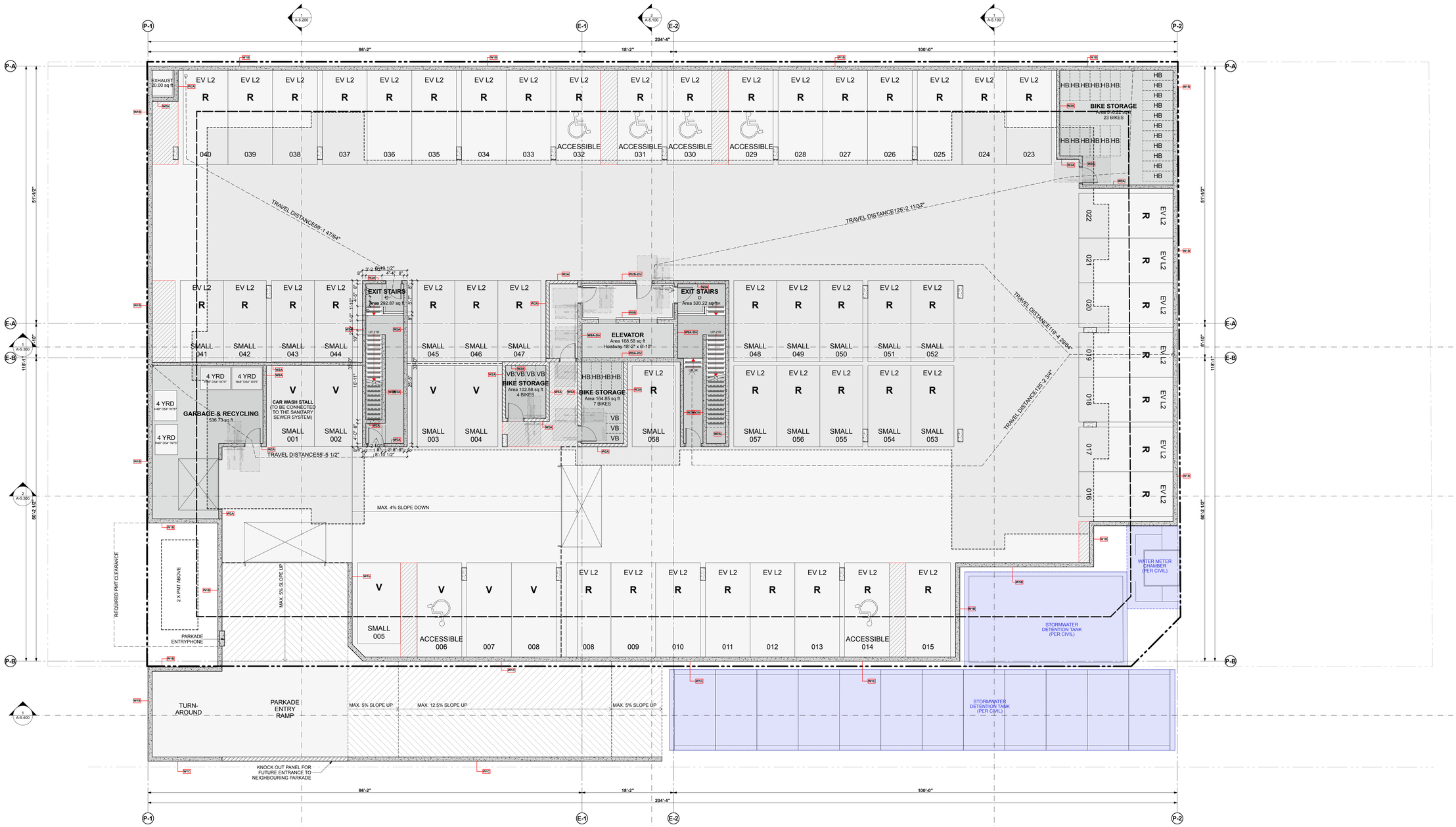
ABOVE GRADE ENCROACHMENT PLAN

24666	[PROJECT]
1/8" = 1'-0"	[SCALE]
2026-05-22	[DATE]
ISSUE 04 - DP RESUBMISSION	[ISSUE]

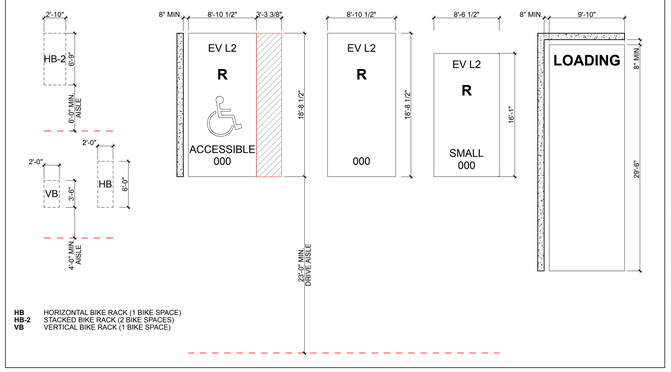
[DRAWING]

A-1.602

DP 44.25 - 17



PARKING LEGEND



HB HORIZONTAL BIKE RACK (1 BIKE SPACE)
HB-2 STACKED BIKE RACK (2 BIKE SPACES)
VB VERTICAL BIKE RACK (1 BIKE SPACE)

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RIVERSIDE DRIVE

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DNV, BC

[TITLE]

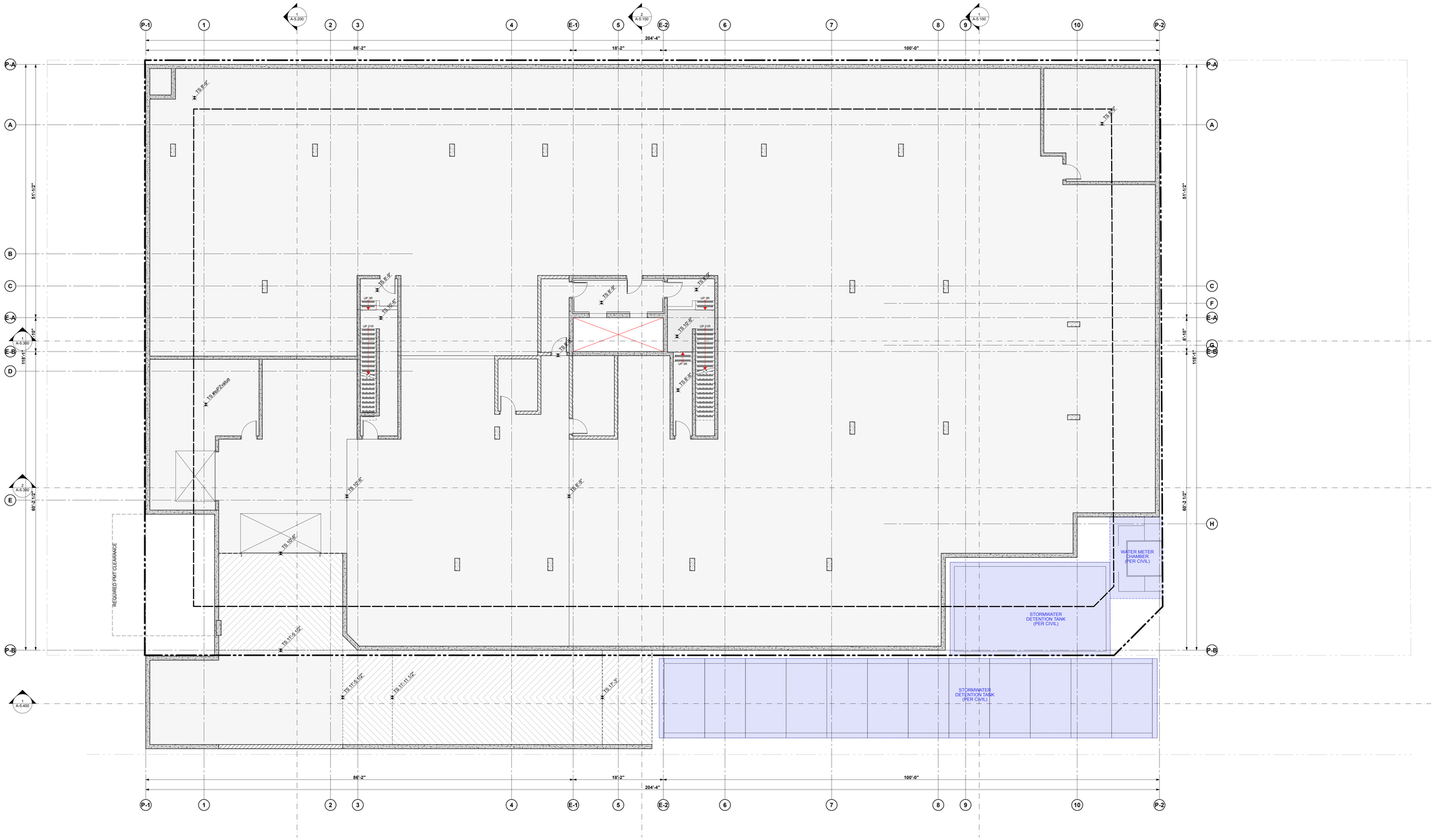
LEVEL P1 PARKING PLAN

24666	[PROJECT]
1/8" = 1'-0"	[SCALE]
2026-05-22	[DATE]
ISSUE 04 - DP RESUBMISSION	[ISSUE]

[DRAWING]

A-2.010

DP 44.25 - 18



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[PROJECT]

RIVERSIDE DRIVE

RIVERSIDE DR & OLD DOLLARTON RD
DNV, BC

[TITLE]

LEVEL P1 SLAB PLAN

24666	[PROJECT]
1/8" = 1'-0"	[SCALE]
2026-05-22	[DATE]
ISSUE 04 - DP RESUBMISSION	[NOTE]

[DRAWING]

A-2.011

DP 44.25 - 19

POTENTIAL FUTURE PARK
(BY CITY)

RIVERSIDE DRIVE

POTENTIAL FUTURE PARK
(BY CITY)

EXHAUST
20.00 sq ft

LOBBY ENTRYPHONE

LOBBY
WEST (SECONDARY ACCESS)
188.75 sq ft

STAFF OFFICE
Area 126.37 sq ft

BIKE STORAGE
Area 235.93 sq ft
16 BIKES

EXIT STAIRS
A
Area 63.12 sq ft

JANITOR
CLOSET

C3
2 BED
838.65 sq ft
C3.1

C3
2 BED
839.51 sq ft
C3.2

C1
2 BED
768.08 sq ft
C1.2

B1
1 BED
549.35 sq ft
B1.2

B1
1 BED
549.35 sq ft
B1.2

B1
1 BED
559.00 sq ft
B1.1

B1
1 BED
559.00 sq ft
B1.4

D1
3 BED
1,064.40 sq ft
D1.1

C2
2 BED
802.30 sq ft
C2.1

MECH
CLOSET

ELEC
CLOSET

EXIT STAIRS
C
Area 86.68 sq ft

CORRIDOR
1,047.84 sq ft

ELEVATOR
Area 170.95 sq ft
Hoistway 16'-2" x 6'-10"

ELEC
MAIN ROOM
Area 539.37 sq ft

MECH
MAIN ROOM
Area 421.69 sq ft

BIKE STORAGE
Area 625.28 sq ft
30 BIKES

EXIT STAIRS
D
Area 84.11 sq ft

AMENITY
UWC
Area 87.15 sq ft

AMENITY
STORAGE
Area 74.08 sq ft

AMENITY
BIKE REPAIR
Area 129.51 sq ft

AMENITY
FLEX SPACE
Area 669.09 sq ft

EXIT STAIRS
B
Area 95.59 sq ft

MAIL
MAIL ROOM

LOBBY
EAST (PRIMARY ACCESS)
295.02 sq ft

MAIL
MAIL BOXES

DOOR REQUIREMENTS PER CANADA POST

LOBBY ENTRYPHONE

OUTDOOR CHILDCARE AREA
56.00m2

WATER METER CHAMBER BELOW (PER CIVIL)

STORMWATER DETENTION TANK BELOW (PER CIVIL)

LOADING / WASTE STAGING

PMT

PMT

REQUIRED PMT CLEARANCE

BIKE STORAGE
EXTERIOR
Area 611.56 sq ft
38 BIKES

HB-2-HB-2-HB-2-HB-2-HB-2-HB-2-HB-2-HB-2-HB-2-HB-2-HB-2-HB-2

MAX. 5% SLOPE DN

PARKADE ENTRY RAMP

MAX. 12.5% SLOPE DN

MAX. 5% SLOPE DN

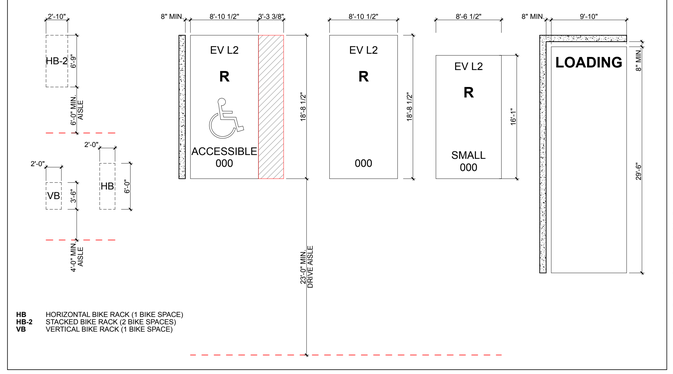
6.75m @ 5.0%

5.6m @ 0.833%

5.6m @ 0.833%

11'-9" | 25'-6" | 5'-6" | 31'-0" | 12'-5" | 9'-1" | 9'-1" | 176'-0" | 12'-5" | 21'-6" | 21'-6" | 5'-6" | 22'-6" | 16'-7" | 16'-7"

PARKING LEGEND



HB HORIZONTAL BIKE RACK (1 BIKE SPACE)
HB-2 STACKED BIKE RACK (2 BIKE SPACES)
VB VERTICAL BIKE RACK (1 BIKE SPACE)

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[ARCHITECT SEAL]

[CLIENT]
METRO VANCOUVER HOUSING

[PROJECT]
RIVERSIDE DRIVE

RIVERSIDE DR & OLD DOLLARTON RD
DNV, BC

[TITLE]
LEVEL 1 FLOOR PLAN

24666 [PROJECT]

1/8" = 1'-0" [SCALE]

2026-05-22 [DATE]

ISSUE 04 - DP RESUBMISSION [ISSUE]

[DRAWING]
A-2.100

POTENTIAL FUTURE PARK
(BY CITY)

RIVERSIDE DRIVE

POTENTIAL FUTURE PARK
(BY CITY)

REQUIRED PMT CLEARANCE

PARKADE
ENTRY
RAMP

MAX. 5% SLOPE DN

MAX. 12.5% SLOPE DN

MAX. 5% SLOPE DN

WATER METER
CHAMBER
BELOW
(PER CIVIL)

STORMWATER
DETENTION TANK
BELOW
(PER CIVIL)

STORMWATER
DETENTION TANK
BELOW
(PER CIVIL)

11'-9" | 25'-6" | 5'-6" | 31'-0" | 12'-5" | 9'-1" | 9'-1" | 12'-5" | 21'-6" | 21'-6" | 5'-6" | 22'-6" | 16'-7"
11'-9" | 176'-0" | 16'-7"

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DNV, BC

[TITLE]

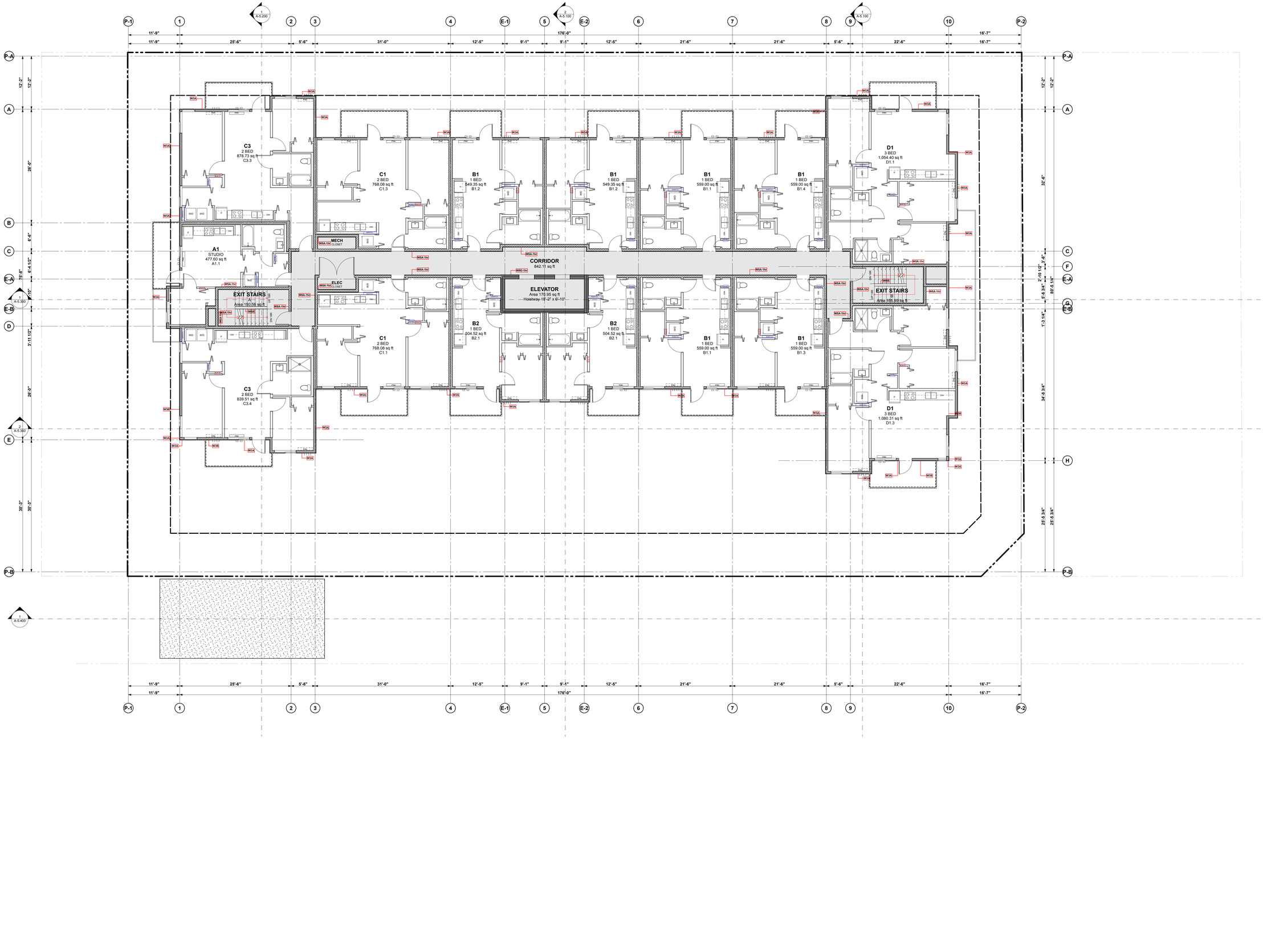
LEVEL 1 SLAB PLAN

24666	[PROJECT]
1/8" = 1'-0"	[SCALE]
2026-05-22	[DATE]
ISSUE 04 - DP RESUBMISSION	[ISSUE]

[DRAWING]

A-2.101

DP 44.25 - 21



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DNV, BC

[TITLE]

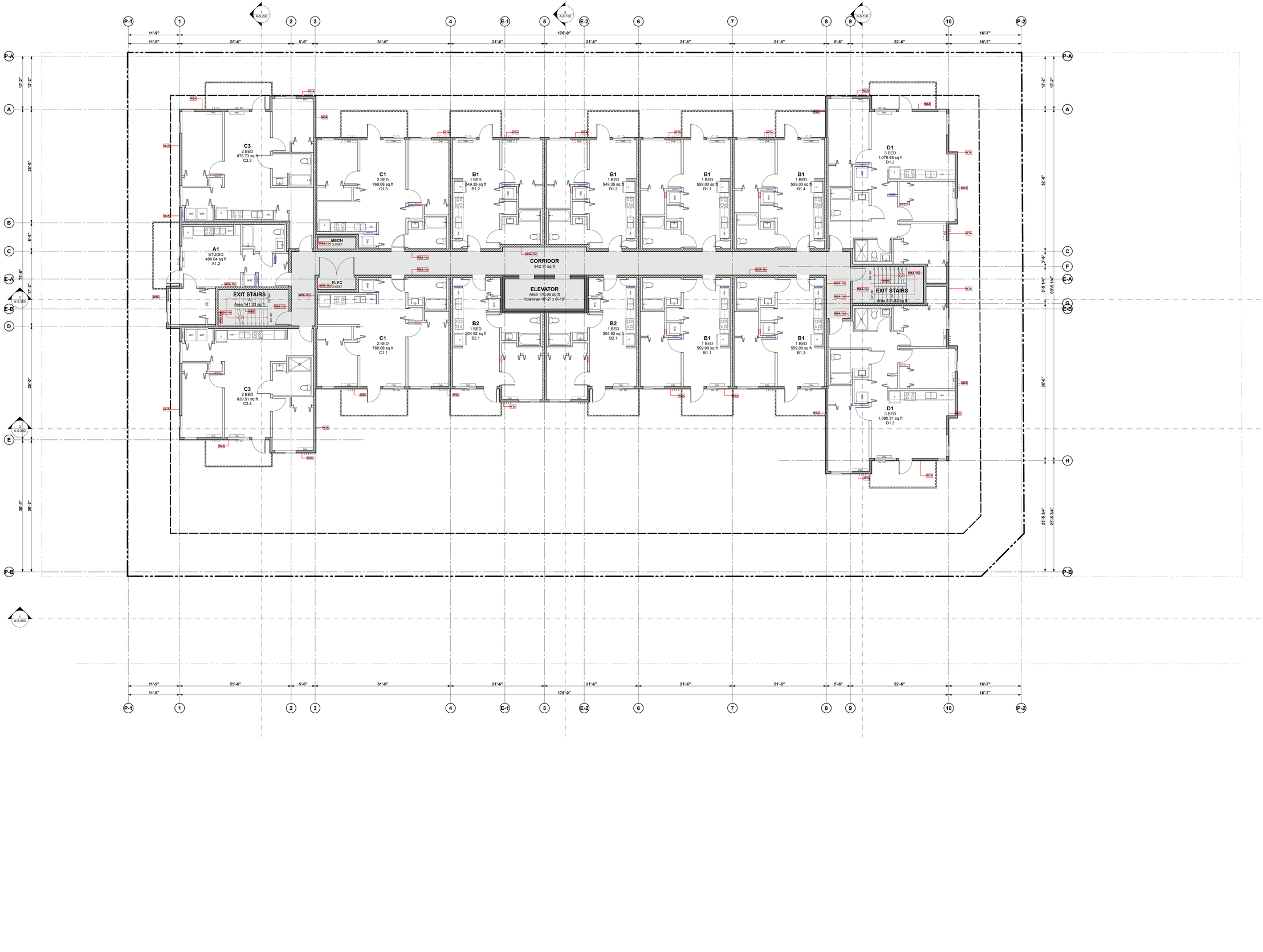
LEVEL 2 FLOOR PLAN

24666	[PROJECT]
1/8" = 1'-0"	[SCALE]
2026-05-22	[DATE]
ISSUE 04 - DP RESUBMISSION	[ISSUE]

[DRAWING]

A-2.200

DP 44.25 - 22



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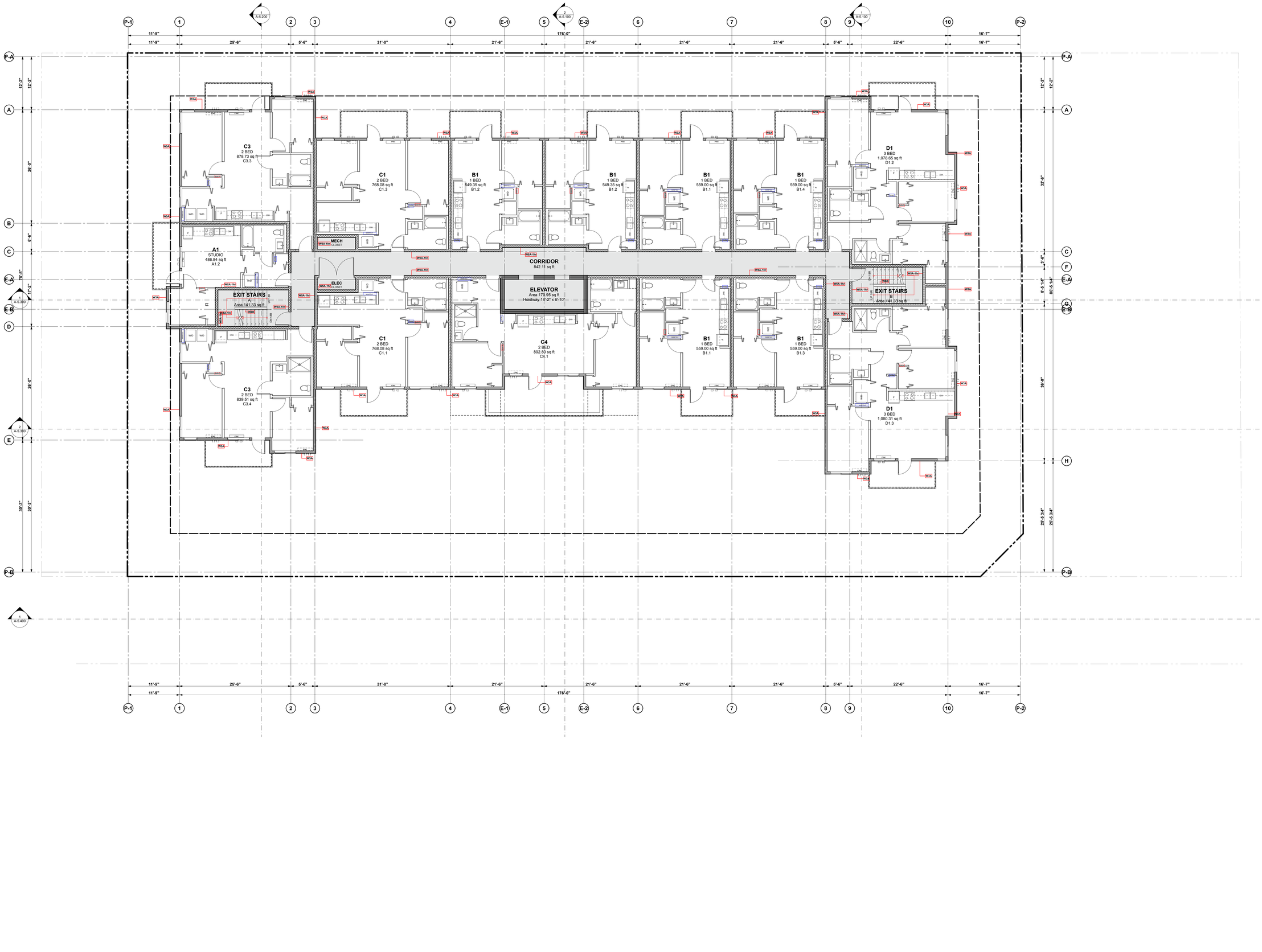
[TITLE]

LEVEL 3 FLOOR PLAN

24666	[PROJECT]
1/8" = 1'-0"	[SCALE]
2026-05-22	[DATE]
ISSUE 04 - DP RESUBMISSION	[STATUS]

[DRAWING]

A-2.300



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DNV, BC

[TITLE]

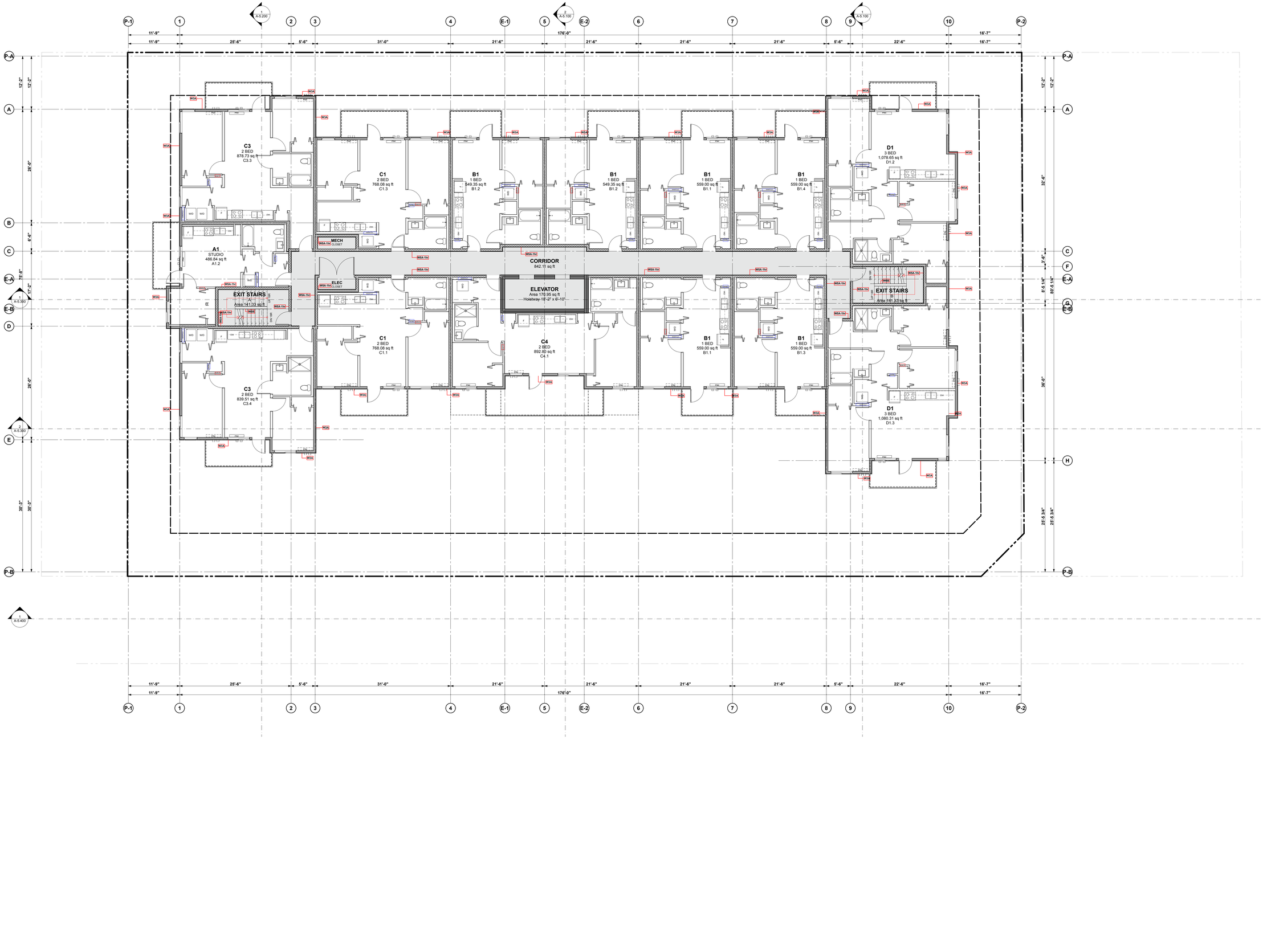
LEVEL 4 FLOOR PLAN

24666	[PROJECT]
1/8" = 1'-0"	[SCALE]
2026-05-22	[DATE]
ISSUE 04 - DP RESUBMISSION	[STATUS]

[DRAWING]

A-2.400

DP 44.25 - 24



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[TITLE]

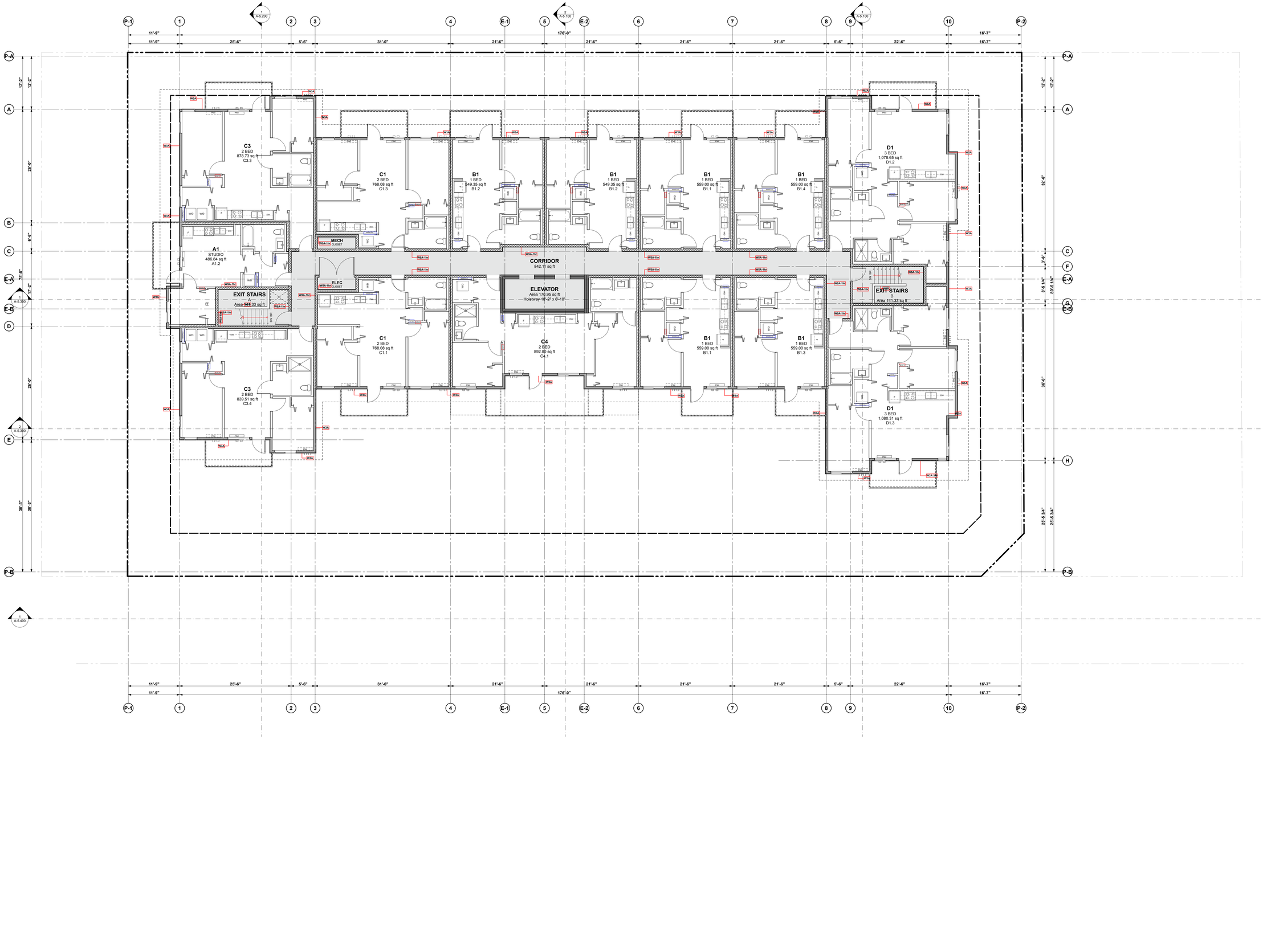
LEVEL 5 FLOOR PLAN

24666	[PROJECT]
1/8" = 1'-0"	[SCALE]
2026-05-22	[DATE]
ISSUE 04 - DP RESUBMISSION	[STATUS]

[DRAWING]

A-2.500

DP 44.25 - 25



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[TITLE]

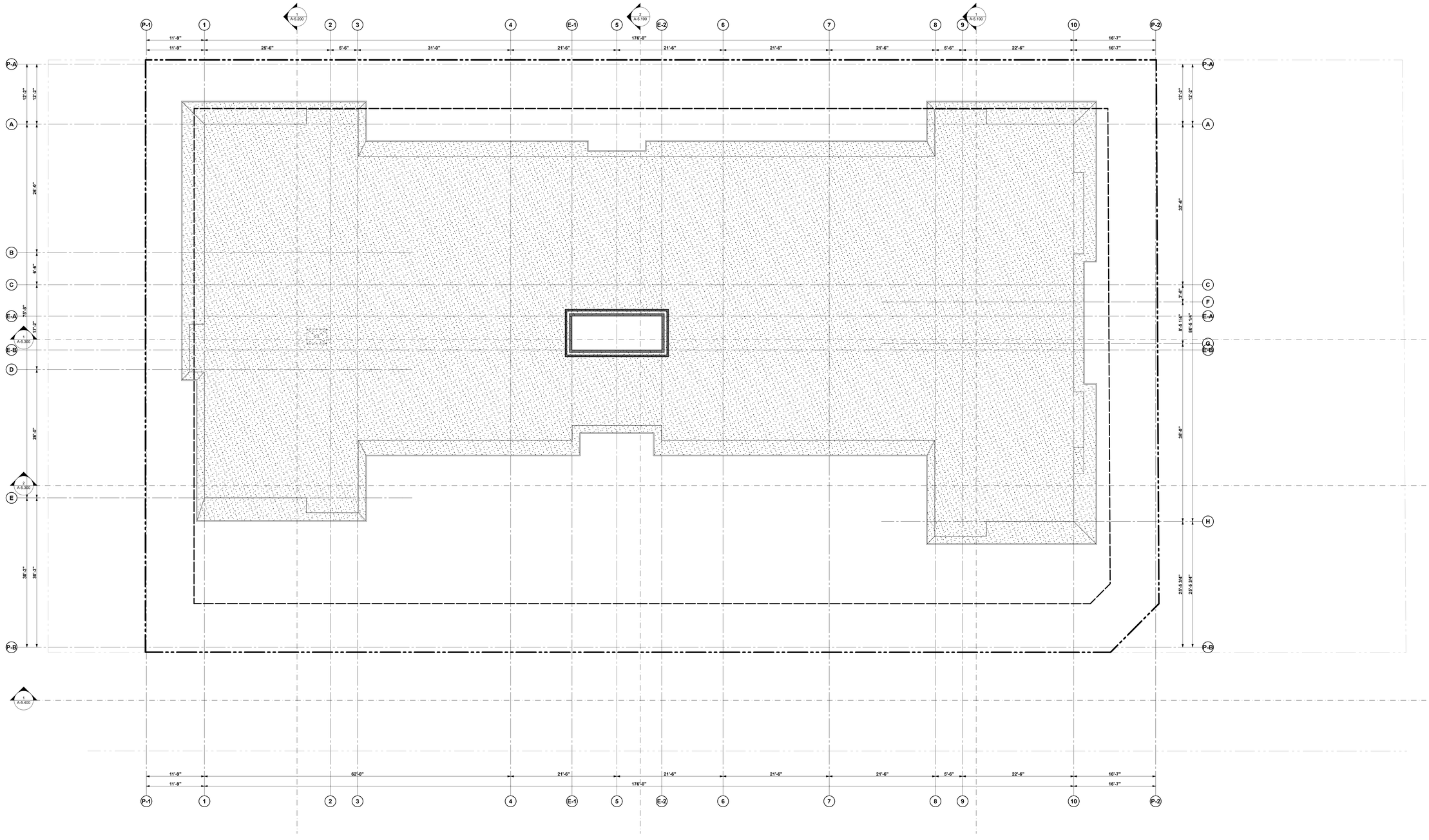
LEVEL 6 FLOOR PLAN

24666	[PROJECT]
1/8" = 1'-0"	[SCALE]
2026-05-22	[DATE]
ISSUE 04 - DP RESUBMISSION	[ISSUE]

[DRAWING]

A-2.600

DP 44.25 - 26



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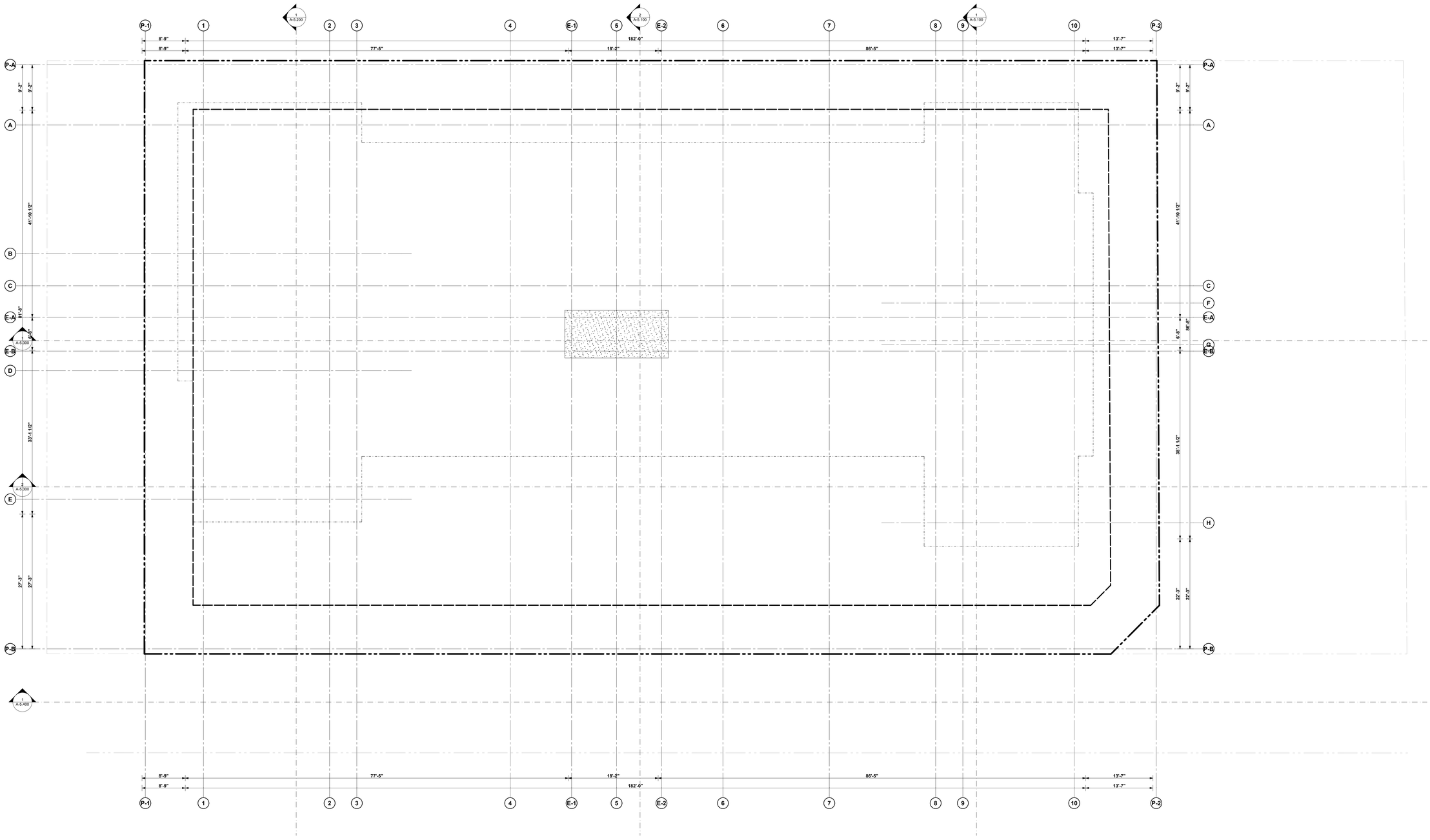
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LOWER ROOF PLAN

24666	[PROJECT]
1/8" = 1'-0"	[SCALE]
2026-05-22	[DATE]
ISSUE 04 - DP RESUBMISSION	[ISSUE]

[DRAWING]

A-2.700



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DNV, BC

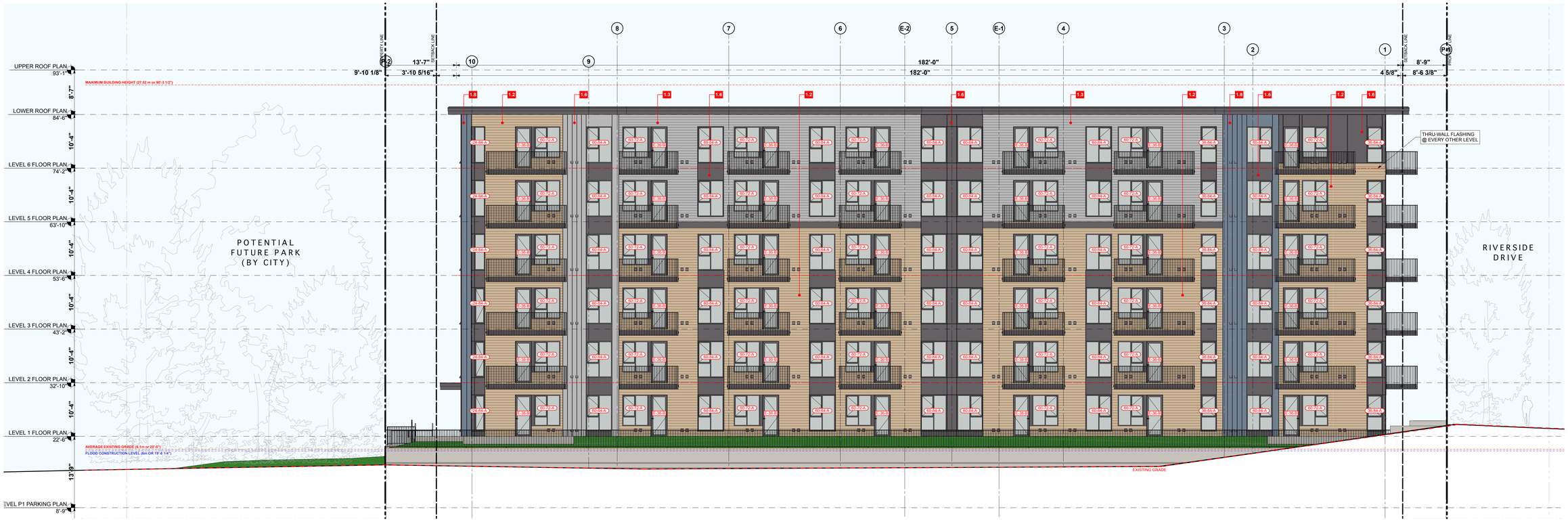
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UPPER ROOF PLAN

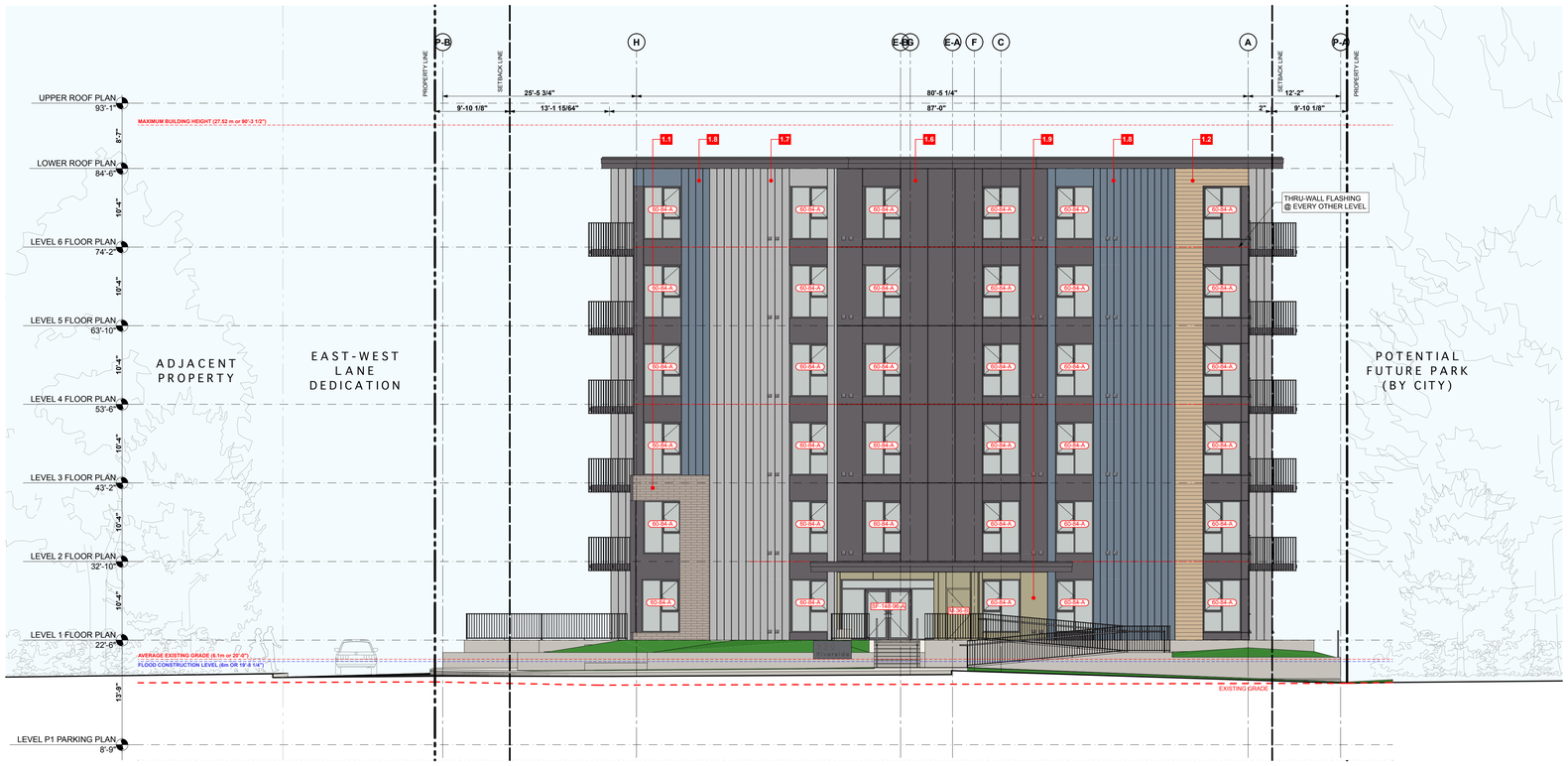
24666	[PROJECT]
1/8" = 1'-0"	[SCALE]
2026-05-22	[DATE]
ISSUE 04 - DP RESUBMISSION	[STAGE]

[DRAWING]

A-2.800



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



2 ELEVATION - EAST
SCALE: 1/8" = 1'-0"

Material and Colour Legend

	Colour	Product (to match)	Location
1.0			**CLADDING**
1.1	Tan	Brick Masonry	Exterior Accent Walls
1.2	Tan	Cementitious Lap Siding (150mm / 6" Exposure)	Exterior Walls
1.3	Light Gray	Cementitious Lap Siding (150mm / 6" Exposure)	Exterior Walls
1.4	Light Gray	Fibre Cement Panel	Exterior Walls
1.5	Pale Blue	Fibre Cement Panel	Exterior Architectural Frames
1.6	Light Gray	Fibre Cement Panel (Artisan Type)	Exterior Walls
1.7	Pale Blue	Fibre Cement Panel (Artisan Type)	Exterior Accent Panels
1.8	Tan	Prefinished Metal Panel	Building Entry
1.9	Charcoal	Prefinished Metal Panel	Building Entry
1.10	Brown	Slatted / Folded Metal Panel	Courtyard Wall
1.11	Charcoal	Undulated Perforated Panels	Exterior Bike Storage
2.0			**SOFFIT**
2.1	Stained Cedar	Fiber Cement Soffit - 6" V-Groove Panel	Exterior Walls / Soffits
3.0			**TRIMS / FASCIA**
3.1	Charcoal	Cementitious Trims	Roofs / Overhangs / Flashings
4.0			**ROOFS**
4.1	Charcoal		SBS Membrane at flat roofs
5.0			**WINDOWS**
5.1	Black	Vinyl Windows and Fiberglass Doors c/w matching Flashing and Trim	Residential Windows
6.0			**DOORS**
6.1	Black	Vinyl Windows and Fiberglass Doors c/w matching Flashing and Trim	Residential Doors
6.2	Black	Aluminum Doors c/w matching Flashing and Trim	Storefront Entry Doors at Lobby and Exterior Door to Bike Storage
7.0			**RAILINGS**
7.1	Black	Pre-Finished Metal Frame	Railings @ Balconies

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[PROJECT]

RIVERSIDE DRIVE

RIVERSIDE DR & OLD DOLLARTON RD
DNV, BC

[TITLE]

ELEVATION - NORTH & EAST

24666 [PROJECT]

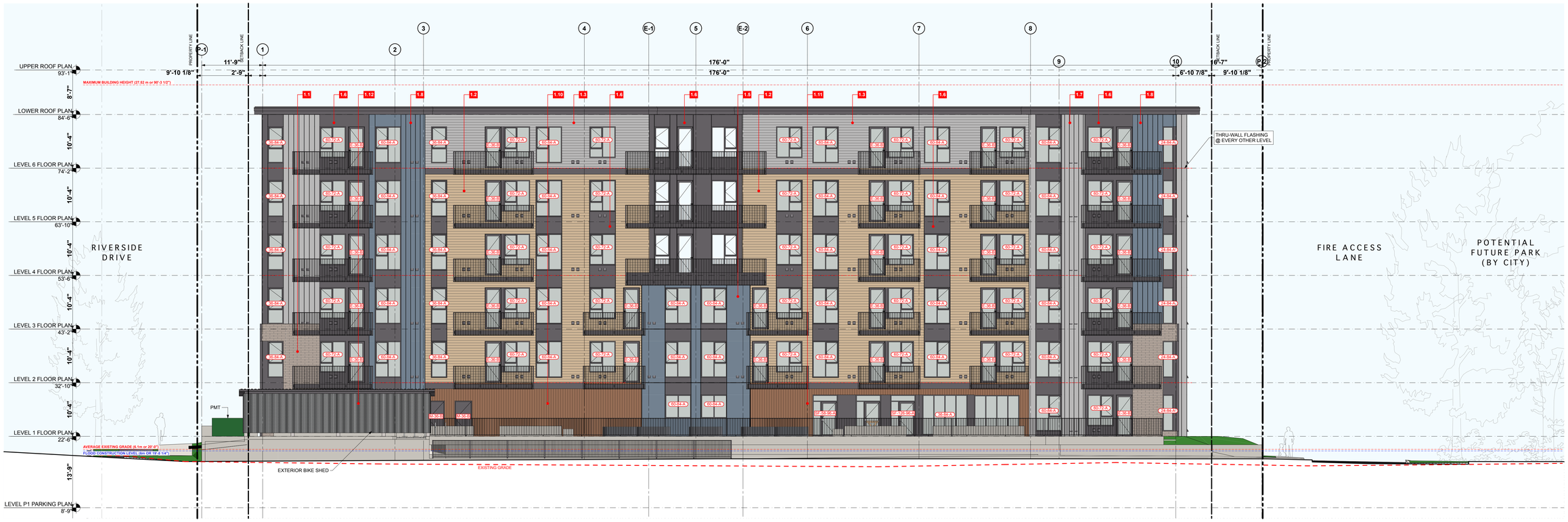
1/8" = 1'-0" [SCALE]

2026-05-22 [DATE]

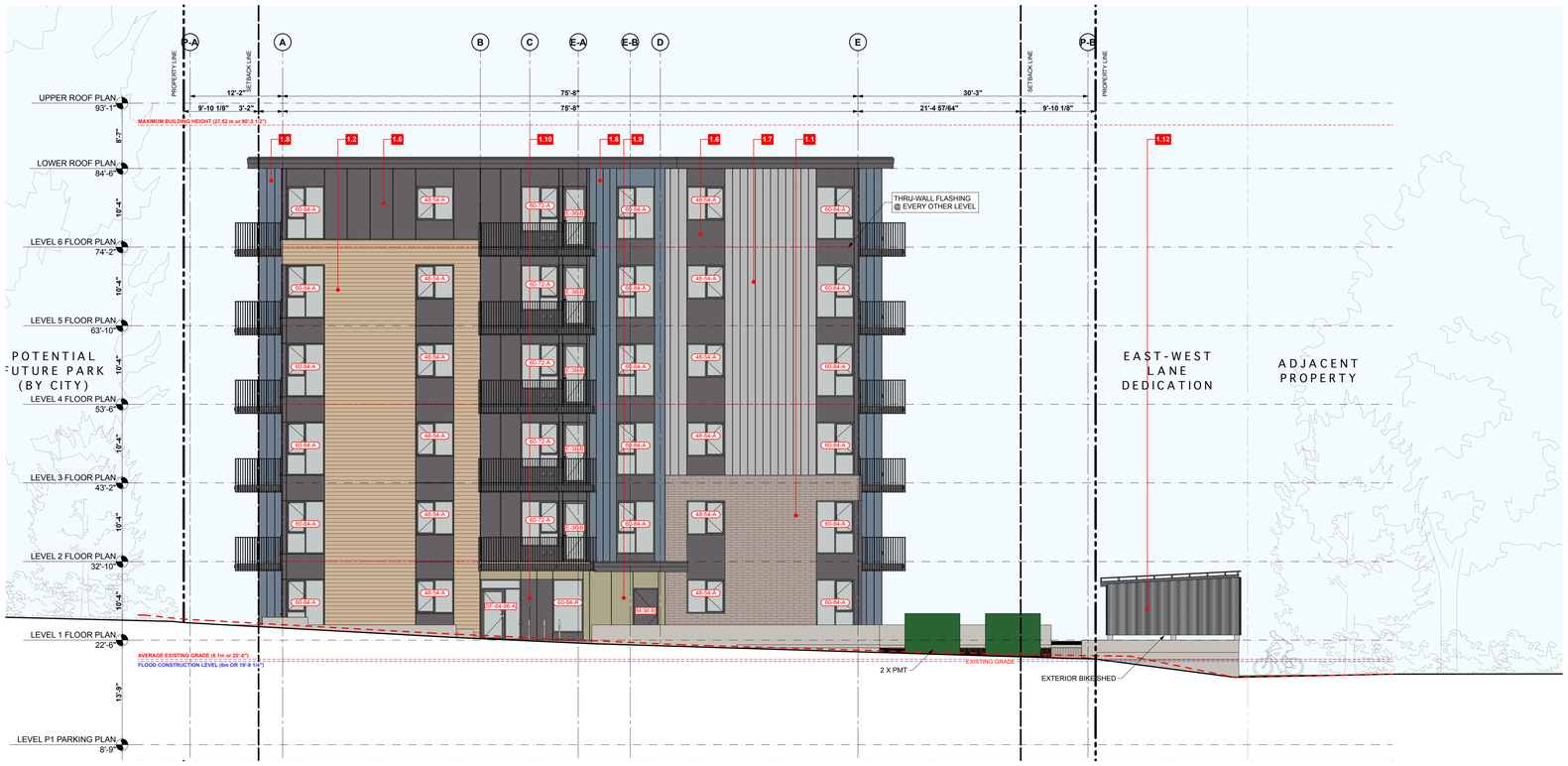
ISSUE 04 - DP RESUBMISSION [NOTE]

[DRAWING]

A-4.100



2 ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



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

Material and Colour Legend

	Colour	Product (to match)	Location
1.0			**CLADDING**
1.1	Tan	Brick Masonry	Exterior Accent Walls
1.2	Tan	Cementitious Lap Siding (150mm / 6" Exposure)	Exterior Walls
1.3	Light Gray	Cementitious Lap Siding (150mm / 6" Exposure)	Exterior Walls
1.4	Light Gray	Fibre Cement Panel	Exterior Walls
1.5	Pale Blue	Fibre Cement Panel	Exterior Architectural Frames
1.6	Light Gray	Fibre Cement Panel (Artisan Type)	Exterior Walls
1.7	Pale Blue	Fibre Cement Panel (Artisan Type)	Exterior Accent Panels
1.8	Tan	Prefinished Metal Panel	Building Entry
1.9	Charcoal	Prefinished Metal Panel	Building Entry
1.10	Brown	Slatted / Folded Metal Panel	Courtyard Wall
1.11	Charcoal	Undulated Perforated Panels	Exterior Bike Storage
2.0			**SOFFIT**
2.1	Stained Cedar	Fiber Cement Soffit - 6" V-Groove Panel	Exterior Walls / Soffits
3.0			**TRIMS / FASCIA**
3.1	Charcoal	Cementitious Trims	Roofs / Overhangs / Flashings
4.0			**ROOFS**
4.1	Charcoal		SBS Membrane at flat roofs
5.0			**WINDOWS**
5.1	Black	Vinyl Windows and Fiberglass Doors c/w matching Flashing and Trim	Residential Windows
6.0			**DOORS**
6.1	Black	Vinyl Windows and Fiberglass Doors c/w matching Flashing and Trim	Residential Doors
6.2	Black	Aluminum Doors c/w matching Flashing and Trim	Storefront Entry Doors at Lobby and Exterior Door to Bike Storage
7.0			**RAILINGS**
7.1	Black	Pre-Finished Metal Frame	Railings @ Balconies

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[PROJECT]

RIVERSIDE DRIVE

RIVERSIDE DR & OLD DOLLARTON RD
DNV, BC

[TITLE]

ELEVATION - SOUTH & WEST

24666 [PROJECT]

1/8" = 1'-0" [SCALE]

2026-05-22 [DATE]

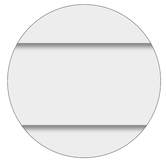
ISSUE 04 - DP RESUBMISSION [NOTE]

[DRAWING]

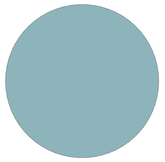
A-4.200



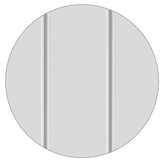
1.1 Brick - Running Bond
Tan



1.3 Cementitious Lap Siding
Light Gray



1.5 Fibre Cement Panel
Pale Blue



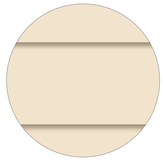
1.7 Vertical Cementitious Panel
Light Gray



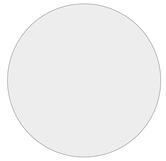
1.9 Prefinished Metal Panel
Tan



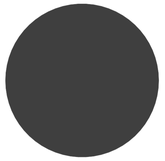
1.11 Slatted Folded Metal Panel
Brown



1.2 Cementitious Lap Siding
Tan



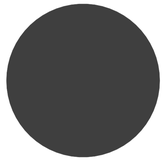
1.4 Fibre Cement Panel
Light Gray



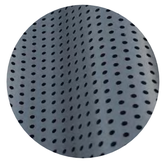
1.6 Fibre Cement Panel
Charcoal



1.8 Vertical Cementitious Panel
Pale Blue



1.10 Prefinished Metal Panel
Charcoal



1.12 Corrugated Perforated Panel
Charcoal



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[CLIENT]

METRO VANCOUVER HOUSING

[PROJECT]

RIVERSIDE DRIVE

RIVERSIDE DR & OLD DOLLARTON RD
DNV, BC

[TITLE]

MATERIAL BOARD

24666 [PROJECT]

[SCALE]

2026-05-22 [DATE]

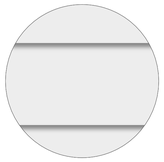
ISSUE 04 - DP RESUBMISSION [ISSUE]

[DRAWING]

A-4.300



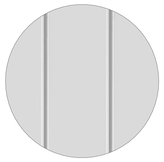
1.1 Brick - Running Bond
Tan



1.3 Cementitious Lap Siding
Light Gray



1.5 Fibre Cement Panel
Pale Blue



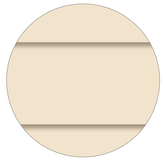
1.7 Vertical Cementitious Panel
Light Gray



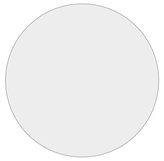
1.9 Prefinished Metal Panel
Tan



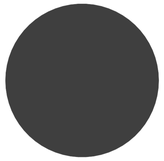
1.11 Slatted Folded Metal Panel
Brown



1.2 Cementitious Lap Siding
Tan



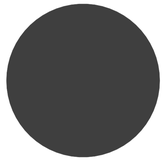
1.4 Fibre Cement Panel
Light Gray



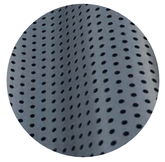
1.6 Fibre Cement Panel
Charcoal



1.8 Vertical Cementitious Panel
Pale Blue



1.10 Prefinished Metal Panel
Charcoal



1.12 Corrugated Perforated Panel
Charcoal



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SERVICES AND SOLUTIONS FOR A LIVABLE REGION

[ARCHITECT SEAL]

[CLIENT]

METRO VANCOUVER HOUSING

[PROJECT]

RIVERSIDE DRIVE

RIVERSIDE DR & OLD DOLLARTON RD
DNV, BC

[TITLE]

MATERIAL BOARD

24666 [PROJECT]

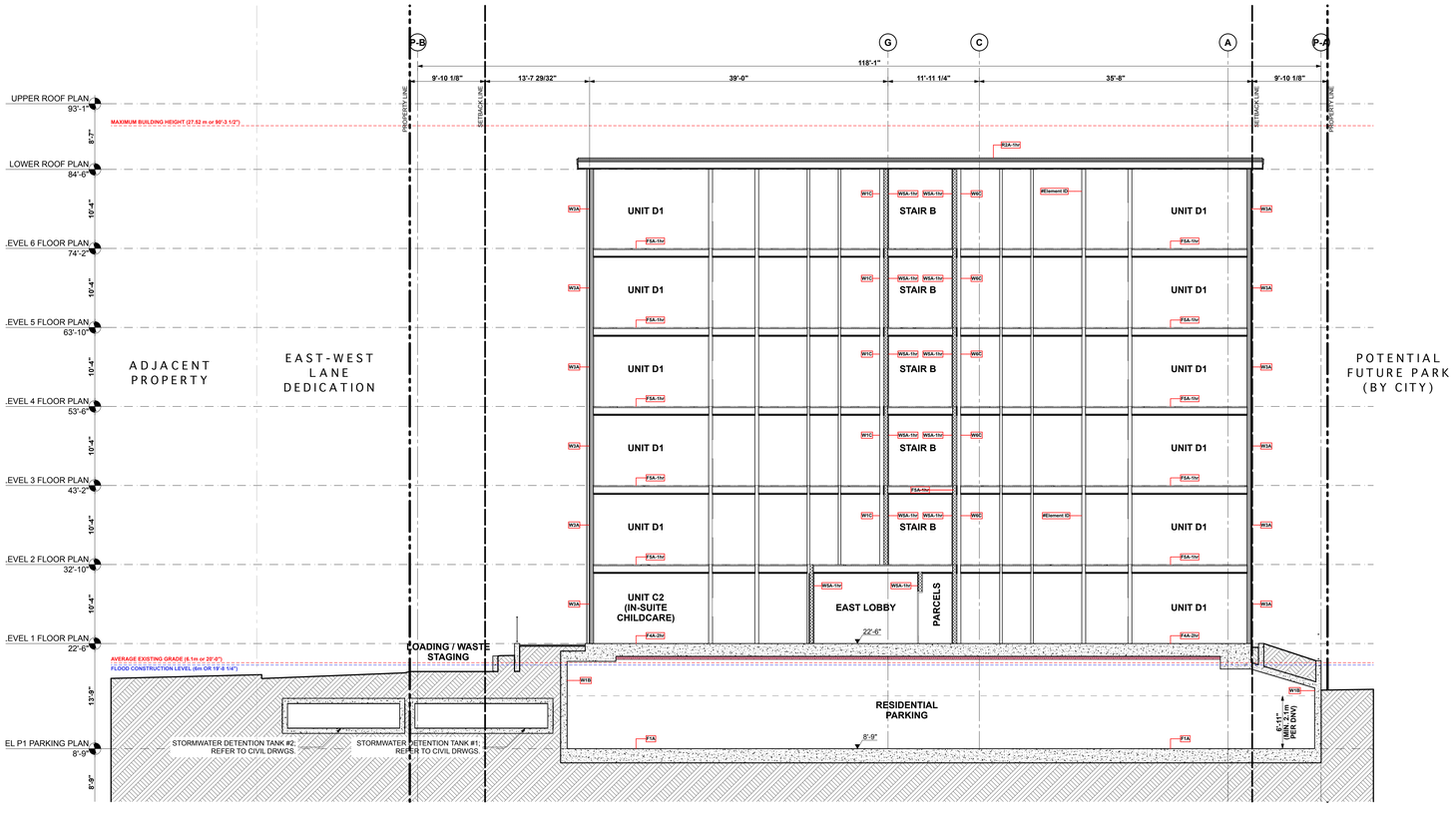
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2026-05-22 [DATE]

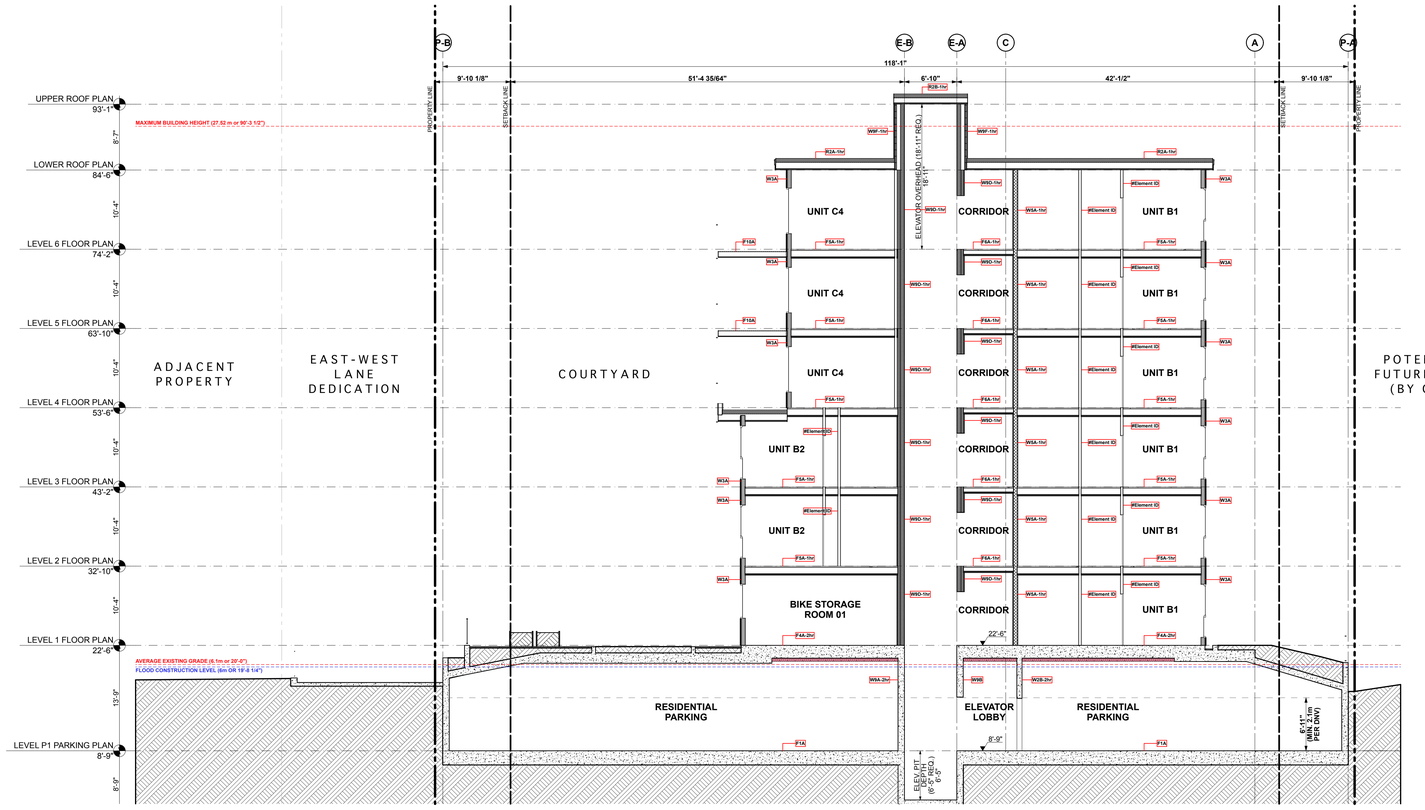
ISSUE 04 - DP RESUBMISSION [NOTE]

[DRAWING]

A-4.400



1 NS SECTION - 01
SCALE: 1/8" = 1'-0"



2 NS SECTION - 02
SCALE: 1/8" = 1'-0"

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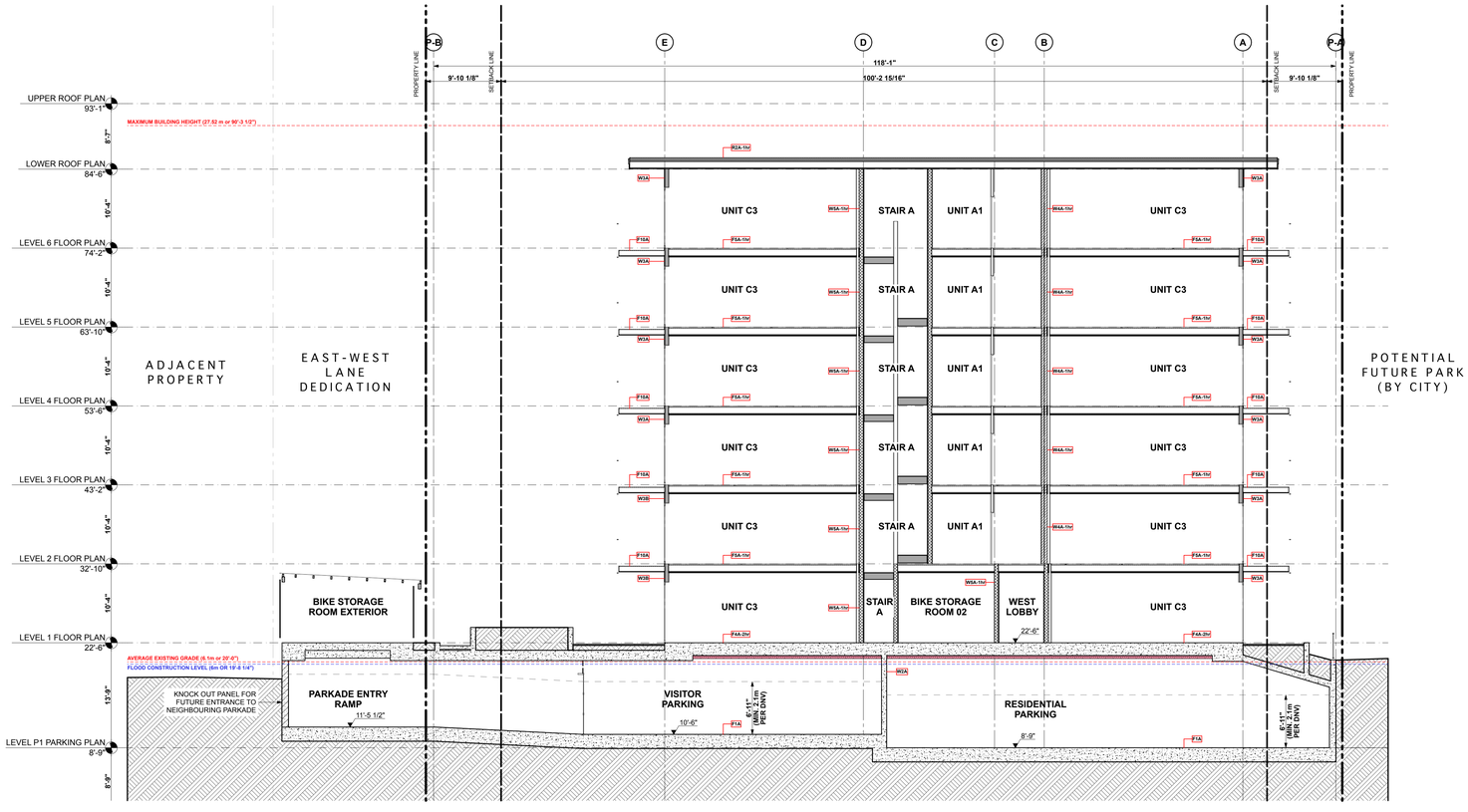
[PROJECT]
RIVERSIDE DRIVE

RIVERSIDE DR & OLD DOLLARTON RD
DNV, BC

[TITLE]
SECTION - NORTH-SOUTH

24666	[PROJECT]
1/8" = 1'-0"	[SCALE]
2026-05-22	[DATE]
ISSUE 04 - DP RESUBMISSION	[ISSUE]

[DRAWING]
A-5.100



1 NS SECTION - 03
SCALE: 1/8" = 1'-0"

DP 44.25 - 33

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METRO VANCOUVER HOUSING

[PROJECT]

RIVERSIDE DRIVE

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DNV, BC

[TITLE]

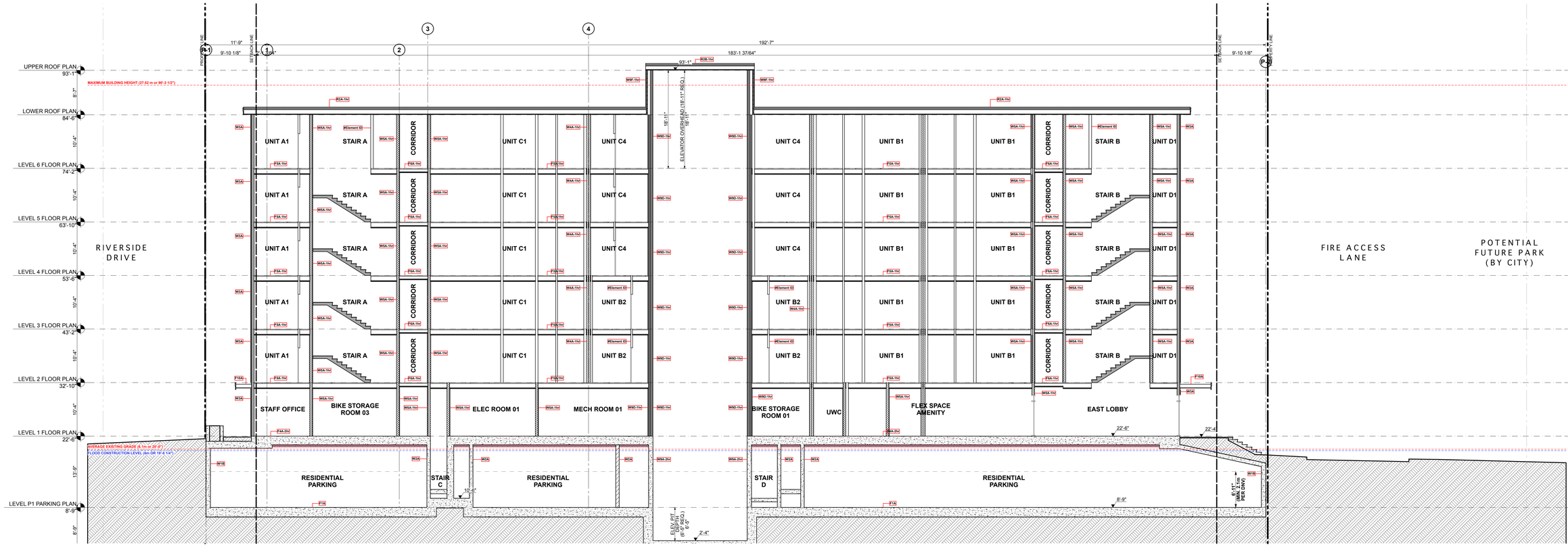
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24666	[PROJECT]
1/8" = 1'-0"	[SCALE]
2026-05-22	[DATE]
ISSUE 04 - DP RESUBMISSION	[ISSUE]

[DRAWING]

A-5.200

DP 44.25 - 34



1 EW SECTION - 01
SCALE: 1/8" = 1'-0"



2 EW SECTION - 02
SCALE: 1/8" = 1'-0"

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[PROJECT]
RIVERSIDE DRIVE

RIVERSIDE DR & OLD DOLLARTON RD
DNV, BC

[TITLE]
SECTION - EAST-WEST

[PROJECT] 24666
[SCALE] 1/8" = 1'-0"
[DATE] 2026-05-22
[ISSUE] ISSUE 04 - DP RESUBMISSION

[DRAWING]
A-5.300

DP 44.25 - 35



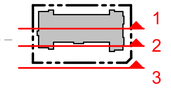
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SCALE: 1/8" = 1'-0"

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METRO VANCOUVER HOUSING

[PROJECT]

RIVERSIDE DRIVE

RIVERSIDE DR & OLD DOLLARTON RD
DNV, BC

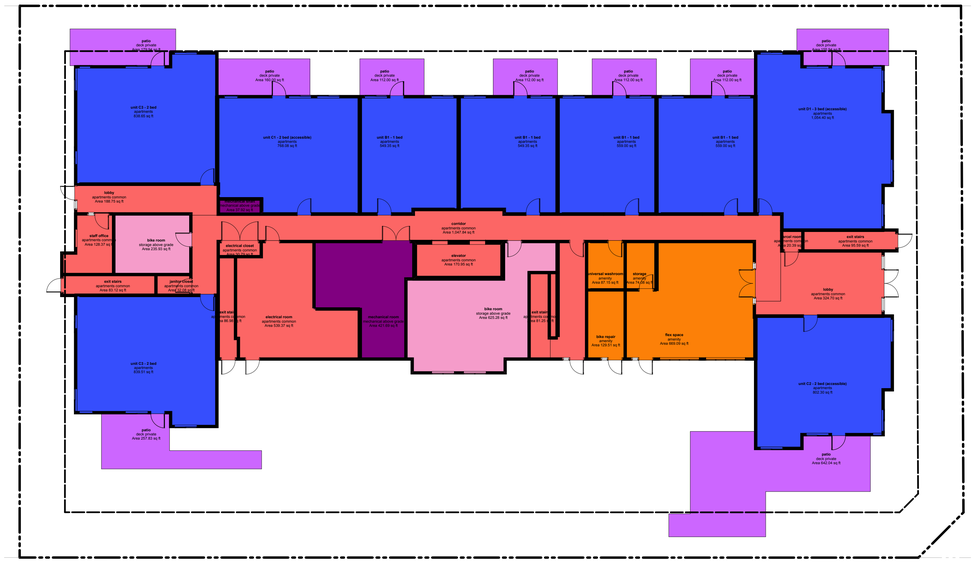
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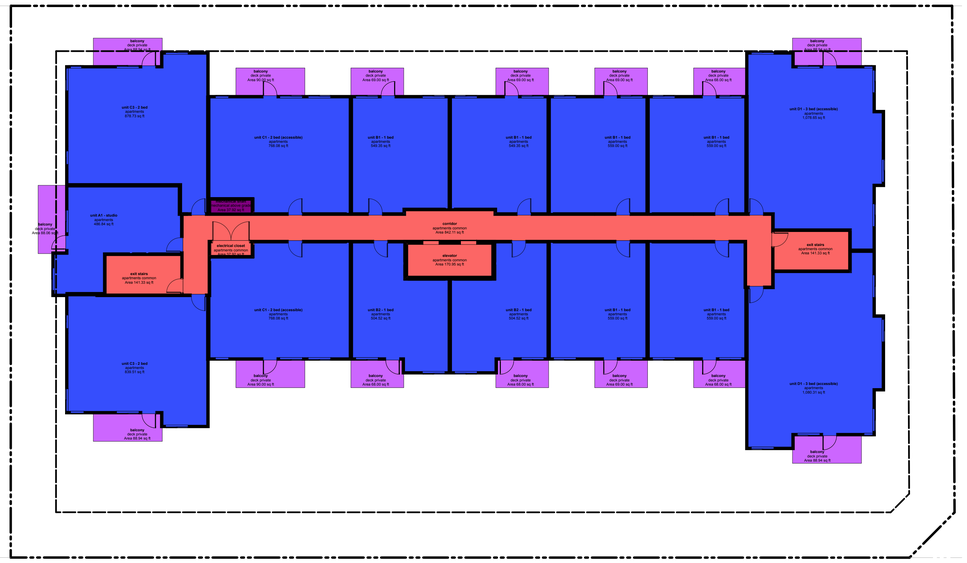
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1/8" = 1'-0"	[SCALE]
2026-05-22	[DATE]
ISSUE 04 - DP RESUBMISSION	[ISSUE]

[DRAWING]

A-5.400



1 LEVEL 1 - FAR OVERLAY
SCALE: 1:160



3 LEVEL 3 - FAR OVERLAY
SCALE: 1:160

2 LEVEL 2 - FAR OVERLAY
SCALE: 1:160

4 LEVEL 4-6 FAR OVERLAY
SCALE: 1:160

DNV FARM - INCLUSIONS

Home Story	Zone Category	Measured Area
LEVEL 1 FLOOR PLAN		
	apartments	6,519.64
	apartments.common	2,830.18
LEVEL 2 FLOOR PLAN		
	apartments	10,210.45
	apartments.common	1,367.13
LEVEL 3 FLOOR PLAN		
	apartments	10,243.94
	apartments.common	1,333.64
LEVEL 4 FLOOR PLAN		
	apartments	10,127.70
	apartments.common	1,333.64
LEVEL 5 FLOOR PLAN		
	apartments	10,127.70
	apartments.common	1,333.64
LEVEL 6 FLOOR PLAN		
	apartments	10,127.70
	apartments.common	1,333.64
		66,889.00 ft²

DNV FARM - EXCLUSIONS

Home Story	Zone Category	Measured Area
LEVEL 1 FLOOR PLAN		
	amenity	959.83
	mechanical.above grade	459.61
	storage.above grade	861.21
LEVEL 2 FLOOR PLAN		
	mechanical.above grade	37.92
LEVEL 3 FLOOR PLAN		
	mechanical.above grade	37.92
LEVEL 4 FLOOR PLAN		
	mechanical.above grade	37.92
LEVEL 5 FLOOR PLAN		
	mechanical.above grade	37.92
LEVEL 6 FLOOR PLAN		
	mechanical.above grade	37.92
		2,470.25 ft²

DNV FARM - EXTERIOR SPACES

Home Story	Zone Category	Measured Area
LEVEL 1 FLOOR PLAN		
	deck.private	1,843.75
LEVEL 2 FLOOR PLAN		
	deck.private	1,171.82
LEVEL 3 FLOOR PLAN		
	deck.private	1,171.82
LEVEL 4 FLOOR PLAN		
	deck.private	1,250.07
LEVEL 5 FLOOR PLAN		
	deck.private	1,250.07
LEVEL 6 FLOOR PLAN		
	deck.private	1,250.07
		7,937.60 ft²

FLOOR AREAS

PRIVATE RESIDENTIAL APARTMENTS	INCLUDED IN FAR CALCULATIONS
APARTMENT COMMON AREAS	INCLUDED IN FAR CALCULATIONS
MECHANICAL AREAS ABOVE GRADE	EXCLUDED FROM FAR CALCULATIONS
STORAGE AREAS ABOVE GRADE	EXCLUDED FROM FAR CALCULATIONS
INTERIOR AMENITY AREAS	EXCLUDED FROM FAR CALCULATIONS
PRIVATE DECKS AND BALCONIES	EXTERIOR SPACE ONLY

NOTES:
1. REFER TO PROJECT STATISTICS SHEET IN ARCHITECTURAL DRAWING SET FOR DETAILED BREAK DOWN OF FLOOR AREAS.
2. REFER TO FLOOR AREA REPORT AND MODEL FOR MORE INFORMATION ON HOW FLOOR AREAS ARE MEASURED.

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[CLIENT]

METRO VANCOUVER HOUSING

[PROJECT]

RIVERSIDE DRIVE

RIVERSIDE DR & OLD DOLLARTON RD
DNV, BC

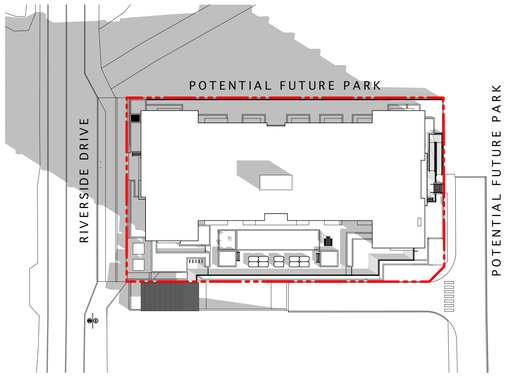
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FAR OVERLAYS

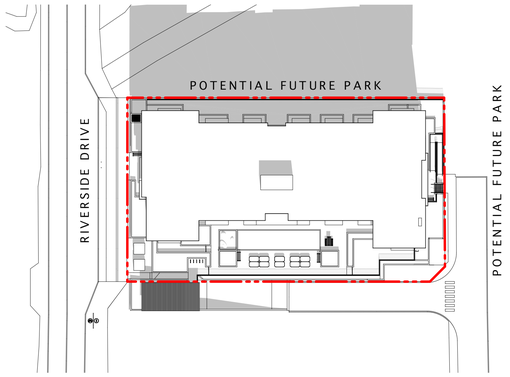
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1:160	[SCALE]
2026-05-22	[DATE]
ISSUE 04 - DP RESUBMISSION	[ISSUE]

[DRAWING]

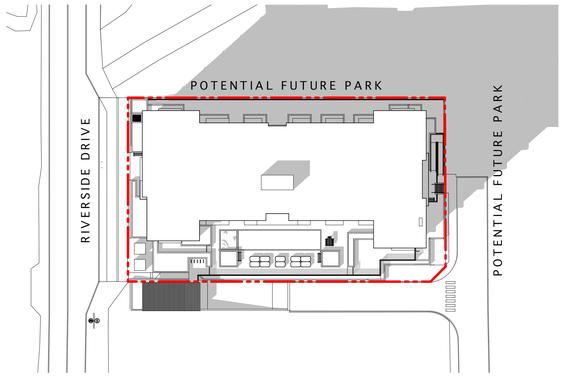
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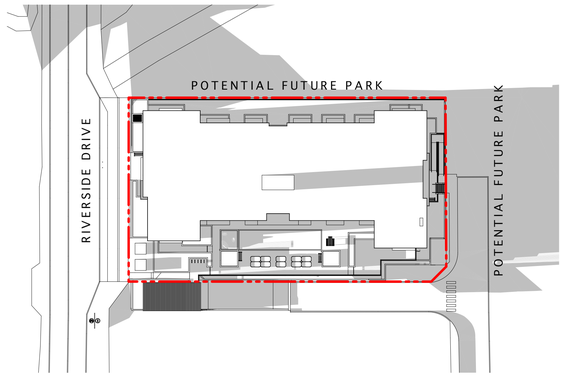
1 March 21st @ 9:00
SCALE: 1" = 40'



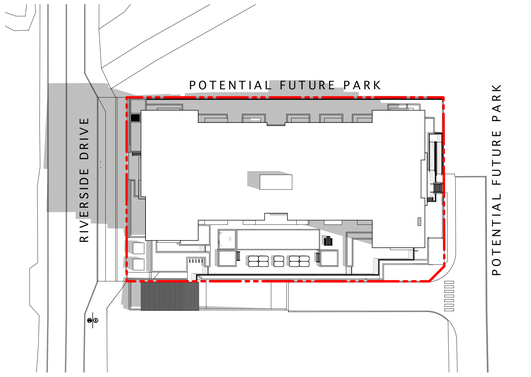
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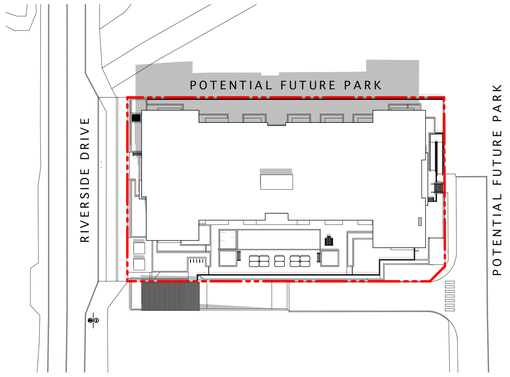
3 March 21st @ 15:00
SCALE: 1" = 40'



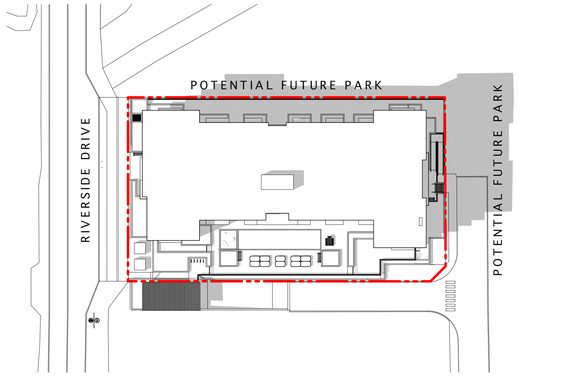
4 March 21st @ 18:00
SCALE: 1" = 40'



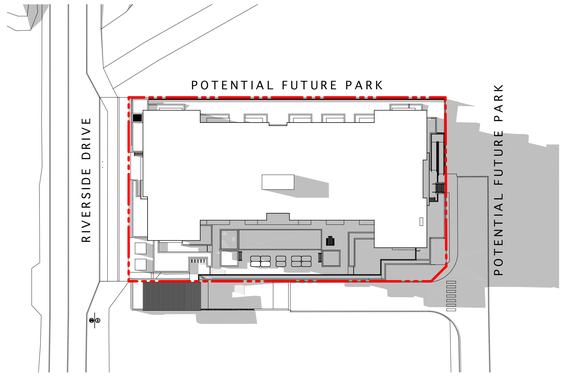
5 June 21st @ 9:00
SCALE: 1" = 40'



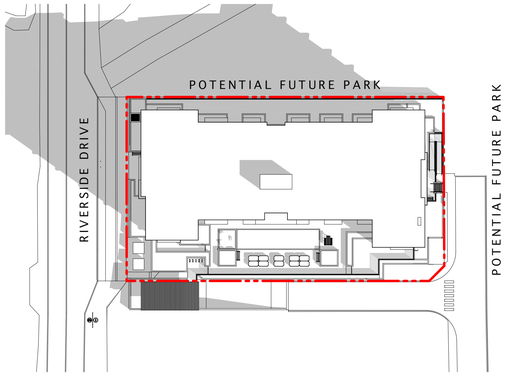
6 June 21st @ 12:00
SCALE: 1" = 40'



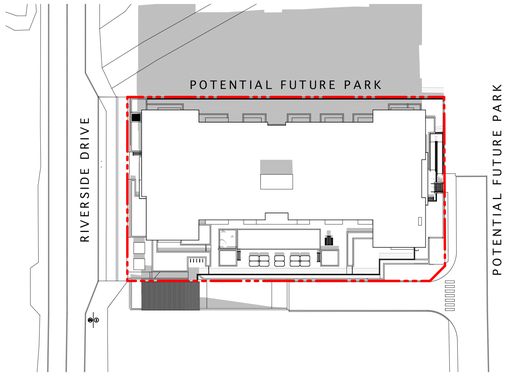
7 June 21st @ 15:00
SCALE: 1" = 40'



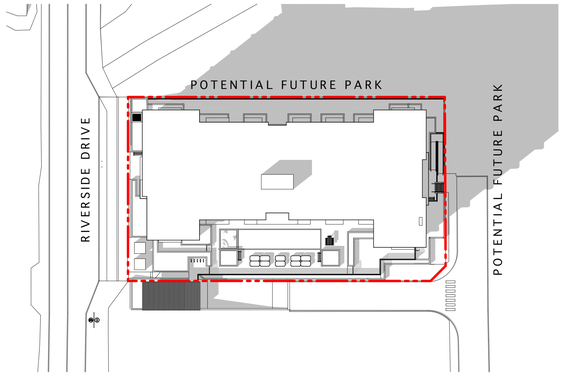
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SCALE: 1" = 40'



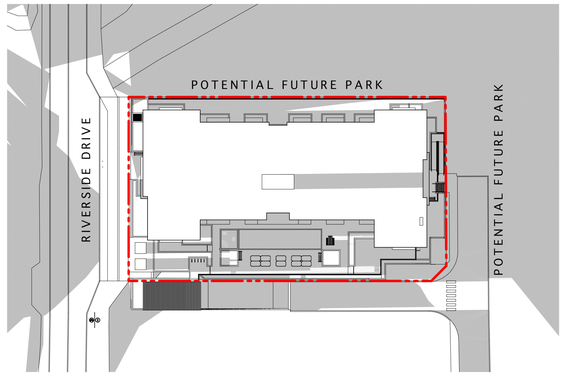
9 Sept 21st @ 9:00
SCALE: 1" = 40'



10 Sept 21st @ 12:00
SCALE: 1" = 40'



11 Sept 21st @ 15:00
SCALE: 1" = 40'



12 Sept 21st @ 18:00
SCALE: 1" = 40'

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[ARCHITECT SEAL]

[CLIENT]

METRO VANCOUVER HOUSING

[PROJECT]

RIVERSIDE DRIVE

RIVERSIDE DR & OLD DOLLARTON RD
DNV, BC

[TITLE]

SHADOW STUDIES

24666	[PROJECT]
1" = 40'	[SCALE]
2026-05-22	[DATE]
ISSUE 04 - DP RESUBMISSION	[ISSUE]

[DRAWING]

A-8.200

RIVERSIDE DRIVE

666 RIVERSIDE DRIVE & OLD DOLLARTON HWY, DISTRICT OF NORTH VANCOUVER, BC

RE-ISSUED FOR DEVELOPMENT PERMIT

April 28, 2026



LANDSCAPE DRAWING LIST:

L0.0	COVER SHEET
L0.1	TREE MANAGEMENT PLAN
L1.0	LANDSCAPE LAYOUT & KEY PLAN
L1.1	LIGHTING COORDINATION PLAN
L2.0	GRADING PLAN
L2.1	SOIL DEPTH PLAN
L3.0	PLANTING PLAN
L3.1	SCHEMATIC IRRIGATION PLAN
L4.0	ILLUSTRATIVE LANDSCAPE SECTIONS
L4.1	ILLUSTRATIVE LANDSCAPE SECTIONS
L5.0	LANDSCAPE DETAILS
L5.1	LANDSCAPE DETAILS & PRECEDENT IMAGES

0 5 10 20

plot date: 2026-04-28

DP 44.25 - 38

P+A

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Landscape Architecture
Site Planning

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Vancouver, BC V5T 1V9

T: 604.738.4118
perryandassociates.ca

Issues

No.	Description	Date
1	Issued for DP	2025-09-18
2	Re-Issued for DP	2025-10-30
3	Re-issued for DP	2026-04-28

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Client:

Metro Vancouver Housing

Project Title:

Riverside Drive

Riverside Drive & Old Dollarton Road
District of North Vancouver, BC

Drawing Title:

COVER SHEET

Project North: PN

Drawn By: TH

Checked By: MP

Scale: 1:150

Job No.: 24034

Sheet No.:

L0.0

DP 44.25 - 39

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Issues

No.	Description	Date
1	Issued for DP	2025-09-18
2	Re-Issued for DP	2025-10-30
3	Re-Issued for DP	2026-04-28

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Client:

Metro Vancouver Housing

Project Title:

Riverside Drive

Riverside Drive & Old Dollarton Road
District of North Vancouver, BC

Drawing Title:

Tree Management Plan

Project North: PN

Drawn By: TH

Checked By: MP

Scale: 1:150

Job No.: 24034

Sheet No.:

L0.1

NOTES:

1. This plan is to be read in conjunction with Arborist Report and Plans.
2. Refer to Arborist Report for removal and replacement totals.
3. Contractor to meet onsite with Arborist prior to tree removals to review scope and retention. No work is to be performed within the Root Protection Zones without the project Arborist present to supervise.

   Arborist Contact:
   Joey Banh
   Diamondhead Consulting
   Phone: (604)-733-7886
4. Protection measures of trees to be retained as per District of North Vancouver or modified according to Arborist report, see Critical Root Protection Zone this sheet, and tree protection fencing.

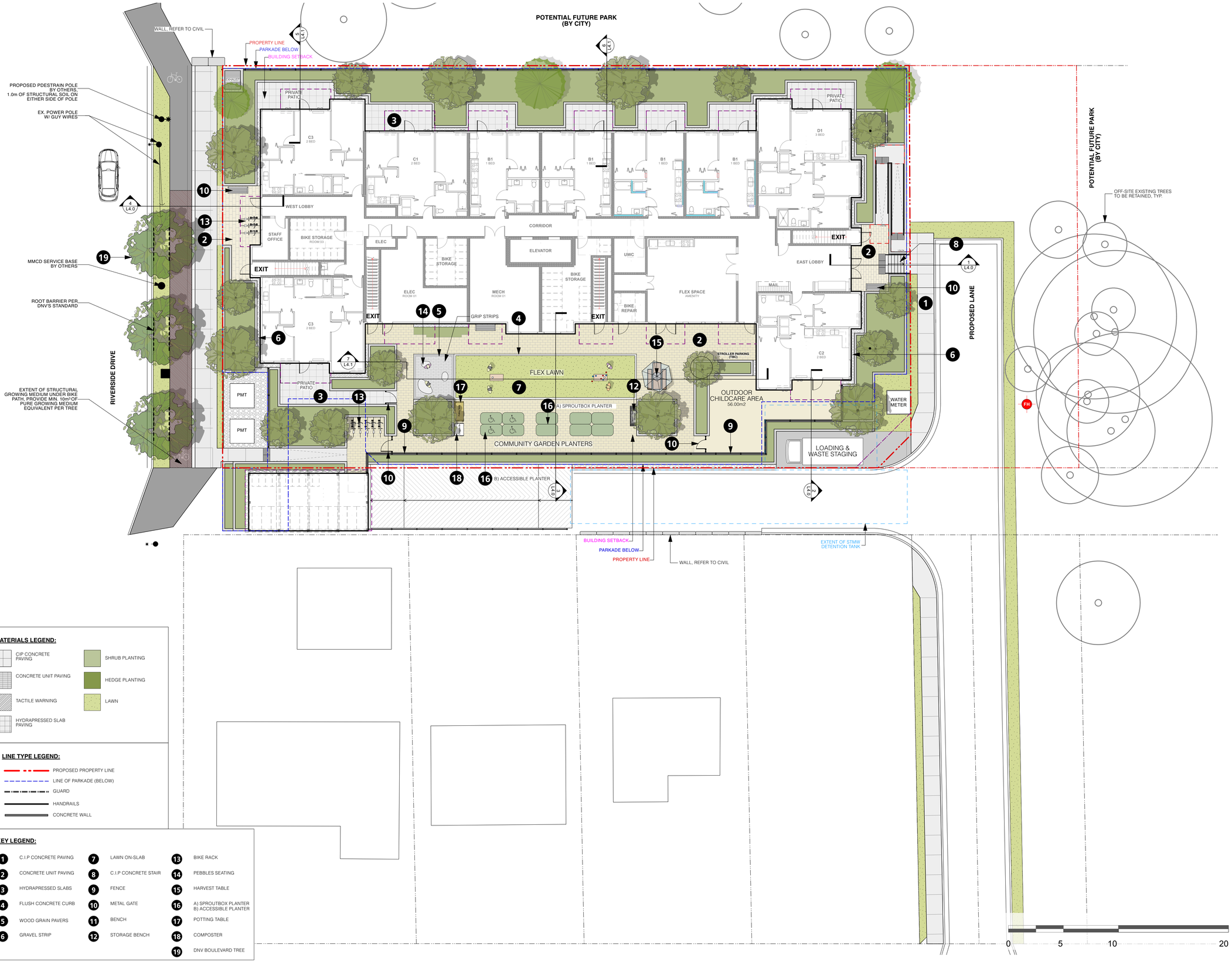
LEGEND:

To Be Removed *To Be Retained*

TREE PROTECTION FENCING, TYP.

CRITICAL ROOT PROTECTION ZONE

plot date: 2026-04-28



MATERIALS LEGEND:

- CIP CONCRETE PAVING
- CONCRETE UNIT PAVING
- TACTILE WARNING
- HYDRAPRESSED SLAB PAVING
- SHRUB PLANTING
- HEDGE PLANTING
- LAWN

LINE TYPE LEGEND:

- PROPOSED PROPERTY LINE
- LINE OF PARKADE (BELOW)
- GUARD
- HANDRAILS
- CONCRETE WALL

KEY LEGEND:

1	C.I.P CONCRETE PAVING	7	LAWN ON-SLAB	13	BIKE RACK
2	CONCRETE UNIT PAVING	8	C.I.P CONCRETE STAIR	14	PEBBLES SEATING
3	HYDRAPRESSED SLABS	9	FENCE	15	HARVEST TABLE
4	FLUSH CONCRETE CURB	10	METAL GATE	16	A) SPROUTBOX PLANTER B) ACCESSIBLE PLANTER
5	WOOD GRAIN PAVERS	11	BENCH	17	POTTING TABLE
6	GRAVEL STRIP	12	STORAGE BENCH	18	COMPOSTER
				19	DNV BOULEVARD TREE

plot date: 2026-04-28

DP 44.25 - 40

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Issues

No.	Description	Date
1	Issued for DP	2025-09-18
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Client:

Metro Vancouver Housing

Project Title:

Riverside Drive

Riverside Drive & Old Dollarton Road
District of North Vancouver, BC

Drawing Title:

Landscape Layout & Key Plan

Project North: PN

Drawn By: TH

Checked By: MP

Scale: 1:150

Job No.: 24034

Sheet No.:

L1.0

POTENTIAL FUTURE PARK
(BY CITY)

PROPERTY LINE
PARKADE BELOW
BUILDING SETBACK

RIVERSIDE DRIVE

POTENTIAL FUTURE PARK
(BY CITY)

PROPOSED LANE

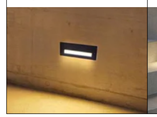
EXHAUST
PRIVATE PATIO
C3 2 BED
C1 2 BED
B1 1 BED
D1 3 BED
WEST LOBBY
STAFF OFFICE
BIKE STORAGE ROOM 03
EXIT
CORRIDOR
ELEC
ELEC ROOM 01
BIKE STORAGE
MECH ROOM 01
ELEVATOR
UWC
FLEX SPACE AMENITY
BIKE REPAIR
MAIL
EAST LOBBY
C2 2 BED
FLEX LAWN
STROLLER PARKING (TBC)
OUTDOOR CHILDCARE AREA 56.00m2
COMMUNITY GARDEN PLANTERS
LOADING & WASTE STAGING
WATER METER
PMT
STM
SAN
W
FH

EXTENT OF STMW DETENTION TANK

BUILDING SETBACK
PARKADE BELOW
PROPERTY LINE

0 5 10 20

LIGHTING LEGEND:

WL WALL LIGHT	SL STEP LIGHT	B 24" HT LIT BOLLARD	BL ARCHITECTURAL BUILDING LIGHT (REFER TO ARCH)
			R RECEPTACLE LOCATION (GFCI IN EXTERIOR GRADE BOX)

NOTES:

1. LIGHTING PLAN AND PRECEDENT IMAGES ARE FOR ILLUSTRATIVE PURPOSES ONLY AND TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ELECTRICAL LIGHTING PLANS.
2. CONTRACTOR TO REPORT ANY DISCREPANCIES TO CONSULTANTS FOR REVIEW.
3. POWER SUPPLY FOR EACH LIGHT FIXTURE TO BE LOCATED INSIDE PLANTER C/W EXTERIOR RATED AND WEATHERPROOF ENCLOSURES. REFER TO ELECTRICAL FOR SPECIFICATION.
4. BUILDING LIGHTING LOCATIONS ARE SHOWN FOR SCHEMATIC PURPOSES ONLY. REFER TO ARCHITECTURAL FOR DETAILS AND QUANTITY OF THESE ITEMS.

plot date: 2026-04-28

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Client:

Metro Vancouver Housing

Project Title:

Riverside Drive

Riverside Drive & Old Dollarton Road
District of North Vancouver, BC

Drawing Title:

Schematic Lighting Plan

Project North: PN

Drawn By: TH

Checked By: MP

Scale: 1:150

Job No.: 24034

Sheet No.:

L1.1

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POTENTIAL FUTURE PARK
(BY CITY)

PROPERTY LINE
PARKADE BELOW
BUILDING SETBACK

RIVERSIDE DRIVE

EXHAUST
PRIVATE PATIO
C3 2 BED
C1 2 BED
B1 1 BED
D1 3 BED
WEST LOBBY
LEVEL
STAFF OFFICE
BIKE STORAGE
EXIT
ELEC
ELEC ROOM 01
MECH ROOM 01
CORRIDOR
ELEVATOR
UWC
FFE 6.85m (22.50')
AMENITY
FLEX SPACE
EAST LOBBY
MAIL
BIKE REPAIR
STROLLER PARKING (TBC)
C2 DAYCARE
FLUSH CURB
FLEX LAWN
OUTDOOR CHILDCARE AREA 56.00m2
COMMUNITY GARDEN PLANTERS
LOADING & WASTE STAGING
PMT
WATER METER
6.75m @ 5.0%
5.0%
12.0%
5.0%

FG 6.80m (22.30')
FG 6.85m (22.50')
TW 6.15m (20.17') BW 5.09m (16.70')
TW 6.80m (22.30') BW 6.19m (20.30')
TW 6.80m (22.30') BW 5.02m (16.50')
TW 6.80m (22.30') BW 5.89m (19.30')
TW 7.46m (24.50')
TW 6.24m (20.47') BW 6.24m (20.47')
TW 6.24m (20.50') BW 5.63m (18.50')
TW 6.65m (21.81') BW 6.04m (19.81')
TW 6.04m (19.81') BW 5.54m (18.17')
TW 6.04m (19.81') BW 5.63m (18.47')
TR 6.53m (21.42')
TR 6.53m (20.83')
BR 6.29m (20.34')
BR 5.83m (19.12')
TS 6.80m (22.30')
TBR 6.80m (22.30')
TBR 6.85m (22.50')
5.3m @ 0.833%
6.3m @ 0.833%
6R DN 0.178m
5.64m (18.50') Civil
5.78m (18.53') Civil
5.54m (18.17') Civil
7.29m (23.91') Civil
7.57m (24.83') Civil
7.17m (23.52') Int
6.73m (22.08') Civil
7.01m (22.99') Civil
6.85m (21.45')
6.70m (21.45')
6.54m (21.45') Civil
6.26m (20.53') Civil
6.24m (20.47') Civil
6.19m (20.30') Int
5.96m (19.55') Civil
5.92m (19.09') Civil
6.10m (20.01') Civil
5.72m (18.77') Civil
4.93m (16.20') Survey
5.09m (16.70') Survey
5.18m (17.00') Survey
5.89m (19.30') Survey
4 L4.0
5 L4.1
6 L4.1
7 L4.1
3 L4.0
2 L4.0

GRADING LEGEND:

EX 45.15m	EXISTING GRADE
FG 45.15m	FINISHED GRADE
CIV 45.15m	CIVIL GRADE
TS 45.15m	TOP OF STAIR
BS 45.15m	BOTTOM OF STAIR
TC 45.15m	TOP OF CURB
TW 45.15m	TOP OF WALL
BW 45.15m	BOTTOM OF WALL
1:25	SLOPE
	DRAINAGE ARROW

GRADING NOTES:

1. CONTRACTOR TO ENSURE ALL PAVING SLOPES TO DRAIN AWAY FROM BUILDINGS.
2. CONTRACTOR TO ENSURE TOPSOIL SLOPES AND DRAINS AWAY FROM ALL BUILDINGS.
3. SOFT LANDSCAPE FINISHED GRADE TO BE MIN. 200MM BELOW ANY FINISHED BUILDING ELEVATIONS.
4. CONTRACTOR TO REPORT ANY DISCREPANCIES IN GRADE.
5. SLOPE ALL SURFACES TO DRAINS AS SHOWN.

0 5 10 20

plot date: 2026-04-28

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Client:

Metro Vancouver Housing

Project Title:

Riverside Drive

Riverside Drive & Old Dollarton Road
District of North Vancouver, BC

Drawing Title:

Grading Plan

Project North: PN

Drawn By:

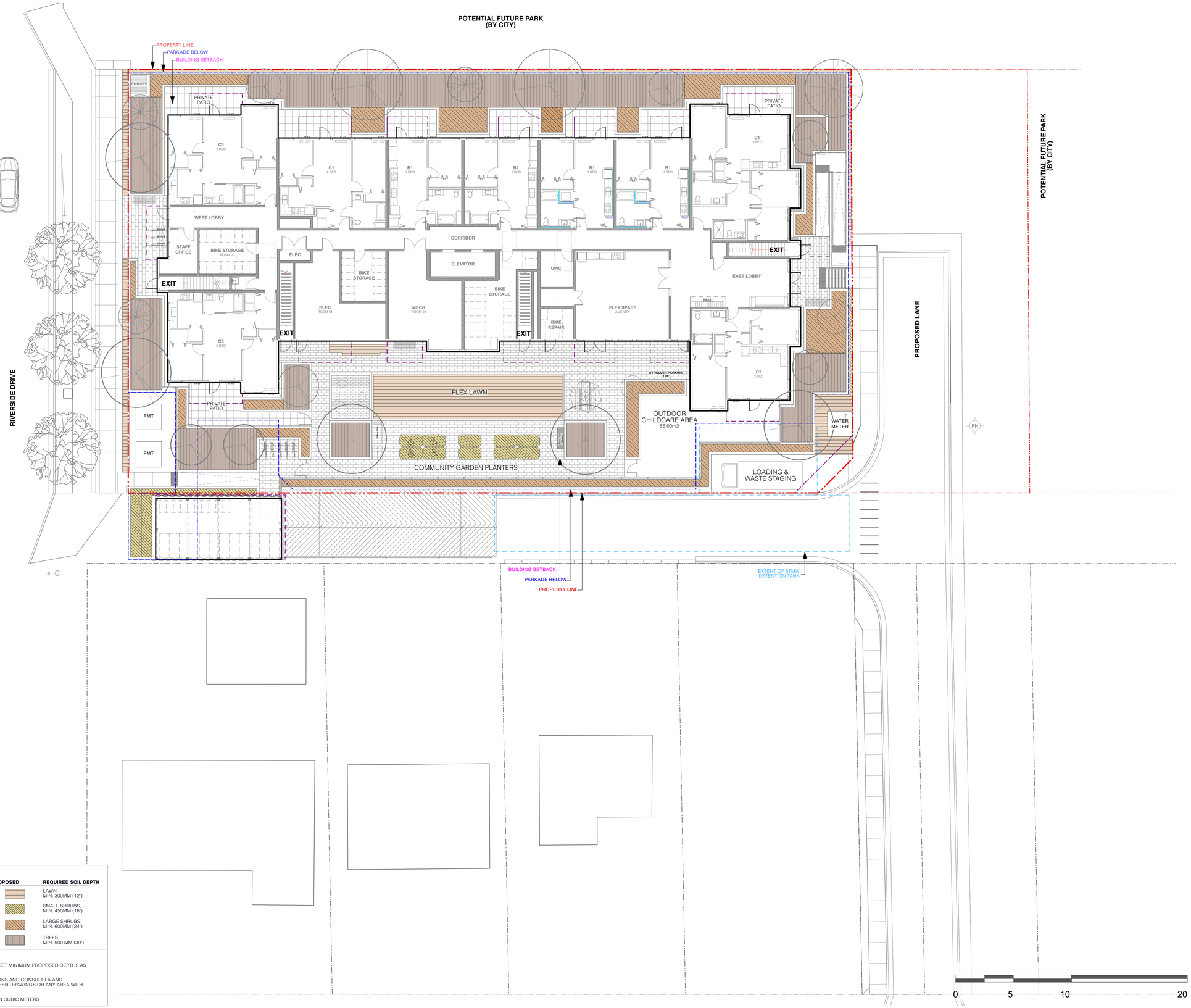
Checked By:

Scale: 1:100

Job No.: 24034

Sheet No.:

L2.0



SOIL DEPTH KEY:

PLANT MATERIALS	SOIL DEPTH PROPOSED	REQUIRED SOIL DEPTH
LAWN AREAS	300 MM (12")	LAWN, MIN. 300MM (12")
SMALL SHRUBS, GROUND COVERS, FERNS, PERENNIALS, GRASSES	450 MM (18")	SMALL SHRUBS, MIN. 450MM (18")
LARGE SHRUBS, GROUND COVERS, FERNS, PERENNIALS, GRASSES	600 MM (24")	LARGE SHRUBS, MIN. 600MM (24")
TREES	900 MM (36")	TREES, MIN. 900 MM (39")

NOTES:

1. SOIL DEPTH FOR ALL PLANTING AREAS TO MEET MINIMUM PROPOSED DEPTHS AS SHOWN.

2. CONTRACTOR TO VERIFY AS-BUILT CONDITIONS AND CONSULT LA AND CONSULTANTS FOR ANY DISCREPANCIES BETWEEN DRAWINGS OR ANY AREA WITH INSUFFICIENT SOIL DEPTH AS REQUIRED.

3. SOIL VOLUME QUANTITIES ON PLAN NOTED IN CUBIC METERS

plot date: 2026-04-28

DP 44.25 - 43

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Client:

Metro Vancouver Housing

Project Title:

Riverside Drive

Riverside Drive & Old Dollarton Road
District of North Vancouver, BC

Drawing Title:

Soil Depth Plan

Project North: PN

Drawn By: TH

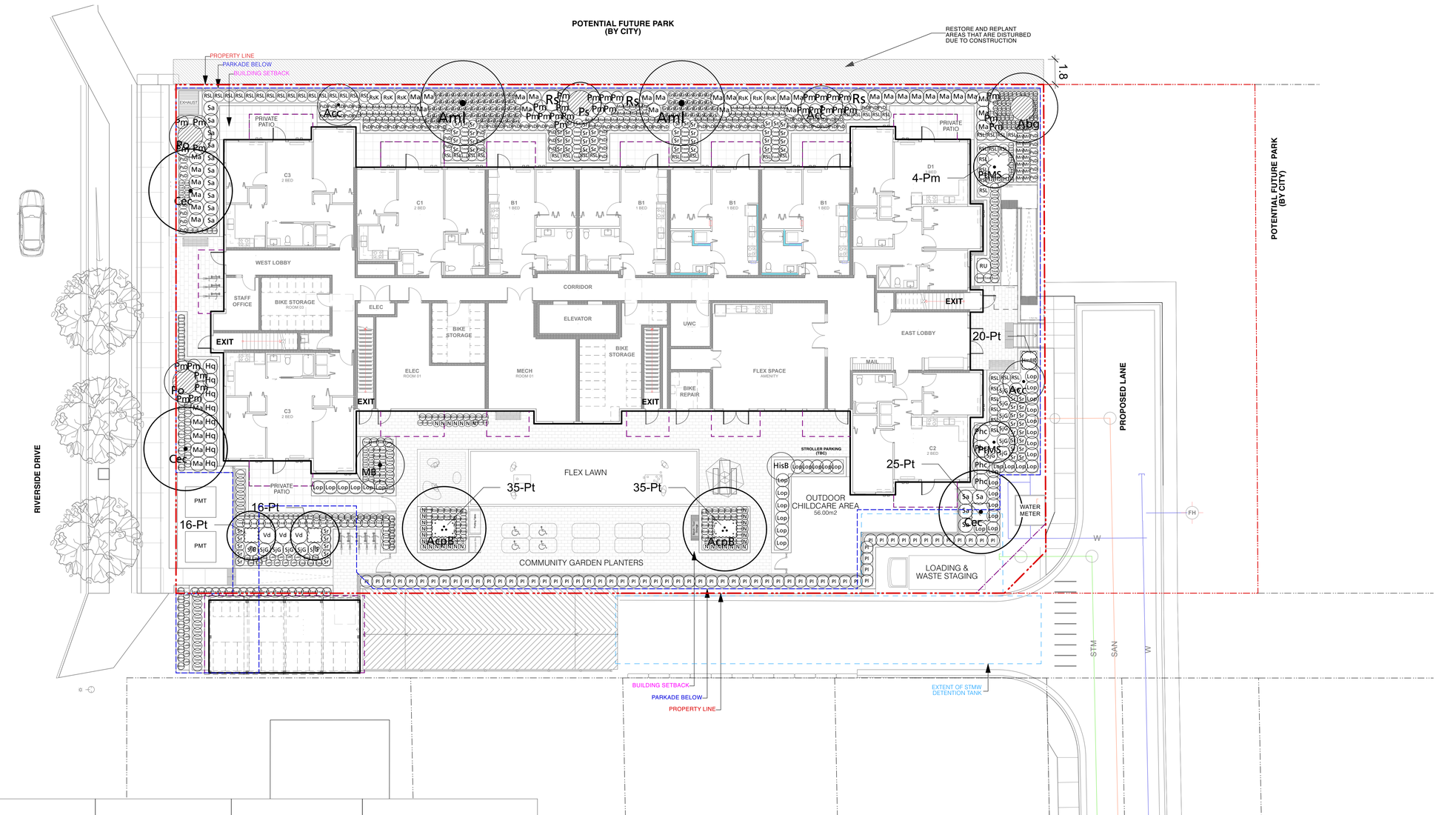
Checked By: MP

Scale:

Job No.: 24034

Sheet No.:

L2.1



Plant List

Symbol	Qty.	Botanical Name	Common Name	Scheduled Size	Remarks
Trees					
Abg	1	**Abies grandis**	Grand Fir	3m ht, B+B	
Acc	3	**Acer circinatum**	Vine Maple	2.5m ht., B&B, max. 3 stems	*native *habitat
AcpB	2	**Acer palmatum 'Bloodgood'**	Bloodgood Japanese Maple	3m ht., 6cm cal., WB	Specimen grade
Aml	2	**Amelanchier laevis 'Spring Flurry'**	Saskatoon	5-6cm cal., WB	*native
Cec	3	**Cercis canadensis**	Eastern Redbud	6cm cal., WB	
HisB	1	**Hibiscus syriacus 'Bluebird'**	Blue Bird Rose of Sharon	#10 pot	
MB	1	**Magnolia 'Betty'**	Betty Magnolia	6cm cal.	
Pp	2	**Parrotia persica 'Golden Belltower'**	Golden Belltower Parrotia	6cm caliper	
Po	2	**Picea omorika**	Serbian Spruce	3m ht, B&B	
Ps	1	**Picea sitchensis**	Sitka Spruce	3m ht, B&B	*native
PtMS	2	**Populus tremuloides 'Mountain Sentinel'**	Columnar Aspen	6cm cal., WB	Min 3 Stakes, WB, Large Root Ball, Selected by LA
Shrubs					
BmW	29	**Buxus microphylla 'Winter Gem'**	Winter Gem Boxwood	#3 pot	
Gs	99	**Gaultheria shallon**	Salal	#2 pot	*native
HmBB	1	**Hydrangea macrophylla 'Blue Billows'**	Lacecap Hydrangea	#5 pot	
Hq	8	**Hydrangea quercifolia**	Oakleaf Hydrangea	#5 pot	
Lop	36	**Lonicera pileata**	Privet Honeysuckle	#3 pot	
Ma	37	**Mahonia aquifolium**	Oregon Grape	#2 pot	
Mn	16	**Mahonia nervosa**	Longleaf Mahonia	#2 pot	
Mar	84	**Mahonia repens**	Creeping Mahonia	#2 pot	
Phc	4	**Physocarpus capitatus**	Pacific Ninebark	#5 pot	*habitat plant
Pl	61	**Prunus laurocerasus 'Otto Luyken'**	Otto Luyken Laurel	#3 pot	
RSL	52	**Rhododendron 'Snow Lady'**	Snow Lady Rhododendron	#3 pot	
RU	1	**Rhododendron 'Unique'**	Unique Rhododendron	#5 pot	
Rim	59	**Rhododendron impeditum**	Dwarf Purple Rhododendron	#2 pot	
RsK	6	**Ribes sanguineum 'King Edward VII'**	Flowering Currant	#5 pot	
Rs	3	**Rubus spectabilis**	Salmonberry	#5 pot	
Sr	68	**Sarcococca ruscifolia**	Fragrant Sarcococca	#3 pot	
SjG	14	**Spiraea japonica 'Goldmound'**	Goldmound Spirea	#3 pot	
Sa	14	**Symphoricarpos albus**	Snowberry	#2 pot	
TmH	106	**Taxus x media 'Hicksii' (male form)**	Hicksii Yew (male form)	4' ht	
Vd	3	**Viburnum davidii**	David Viburnum	#5 pot	
Groundcovers, Vines, Ferns, Perennials and Grasses					
Cml	16	**Carex morrowii 'Ice Dance'**	Variegated Japanese Sedge	#1 pot	
CoE	56	**Carex oshimensis 'Evergold'**	Sedge	#1 pot	
HmA	26	**Hakonechloa macra 'Aureola'**	Japanese Forest Grass	#1 pot	
HC	6	**Heuchera 'Cherries Jubilee'**	Coral Bells	#1 pot	
HmP	6	**Heuchera micrantha 'Palace Purple'**	Palace Purple Coral Bells	#1 pot	
HJ	3	**Hosta 'June'**	June Hosta	#1 pot	
LaM	17	**Lavandula angustifolia 'Munstead'**	English Lavender	#1 pot	
N	33	**Nepeta 'Cat's Pajamas'**	Catmint	#1 pot	
Pt	147	**Pachysandra terminalis**	Japanese Spurge	#1 pot	
PsD	88	**Polystichum setiferum 'Divisilobum'**	Soft Shield Fern	#2 pot	
Vh	54	**Vancouveria hexandra**	White Inside-out Flower	#1 pot	

plot date: 2026-04-28

DP 44.25 - 44

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3	Re-issued for DP	2026-04-28

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Client:

Metro Vancouver Housing

Project Title:

Riverside Drive

Riverside Drive & Old Dollarton Road
DNV, BC

Drawing Title:

Planting Plan

Project North: PN

Drawn By: JW

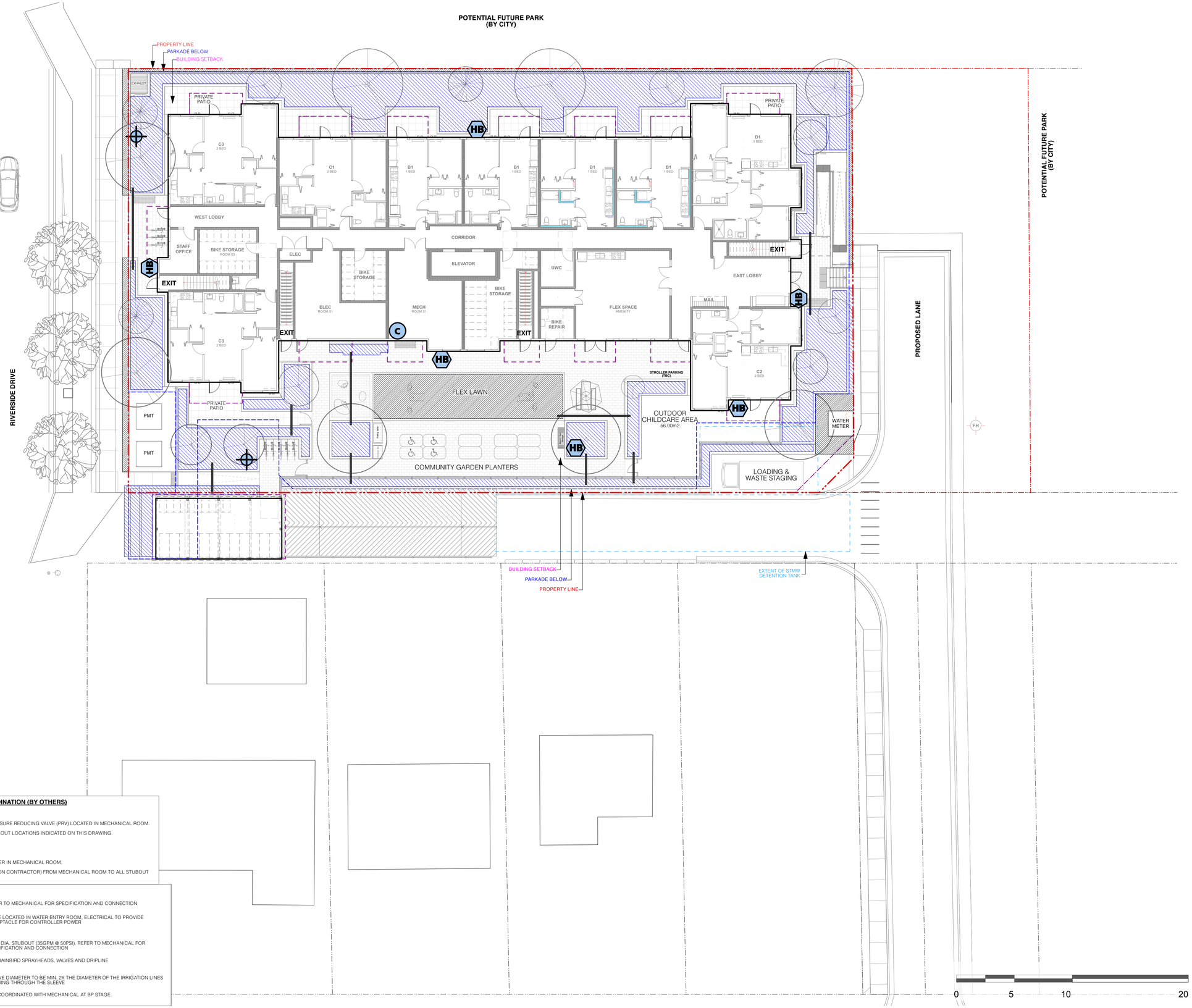
Checked By: MP/TH

Scale: 1:150

Job No.: 24034

Sheet No.:

L3.0



MECHANICAL + ELECTRICAL IRRIGATION COORDINATION (BY OTHERS)

MECHANICAL:

1. PROVIDE BACKFLOW PREVENTER, BLOWOUT TEE, AND PRESSURE REDUCING VALVE (PRV) LOCATED IN MECHANICAL ROOM.
2. PROVIDE PIPING FROM BACKFLOW PREVENTER TO ALL STUBOUT LOCATIONS INDICATED ON THIS DRAWING.
3. PROVIDE COPPER TO PVC FITTING AT EACH STUBOUT.

ELECTRICAL:

1. PROVIDE 120V POWER SOURCE FOR IRRIGATION CONTROLLER IN MECHANICAL ROOM.
2. PROVIDE CONDUIT (FOR LOW VOLTAGE WIRING BY IRRIGATION CONTRACTOR) FROM MECHANICAL ROOM TO ALL STUBOUT AND AUTO VALVE LOCATIONS.

IRRIGATION LEGEND:

HB	HOSE BIB	REFER TO MECHANICAL FOR SPECIFICATION AND CONNECTION
C	IRRIGATION CONTROLLER PROVIDED BY IRRIGATION CONTRACTOR	TO BE LOCATED IN WATER ENTRY ROOM, ELECTRICAL TO PROVIDE RECEPTACLE FOR CONTROLLER POWER
	STUBOUT LOCATION	1-1/2" DIA. STUBOUT (35GPM @ 50PSI). REFER TO MECHANICAL FOR SPECIFICATION AND CONNECTION
NEW	ONSITE IRRIGATION ZONE	USE RAINBIRD SPRAYHEADS, VALVES AND DRIPLINE
	SLEEVE LOCATION	SLEEVE DIAMETER TO BE MIN. 2X THE DIAMETER OF THE IRRIGATION LINES RUNNING THROUGH THE SLEEVE

NOTE: FINAL STUB OUT AND HOSE BIB LOCATIONS TO BE COORDINATED WITH MECHANICAL AT BP STAGE.

plot date: 2026-04-28

DP 44.25 - 45

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Client:

Metro Vancouver Housing

Project Title:

Riverside Drive

Riverside Drive & Old Dollarton Road
District of North Vancouver, BC

Drawing Title:

Schematic Design/Build
Irrigation Plan

Project North: PN

Drawn By: TH

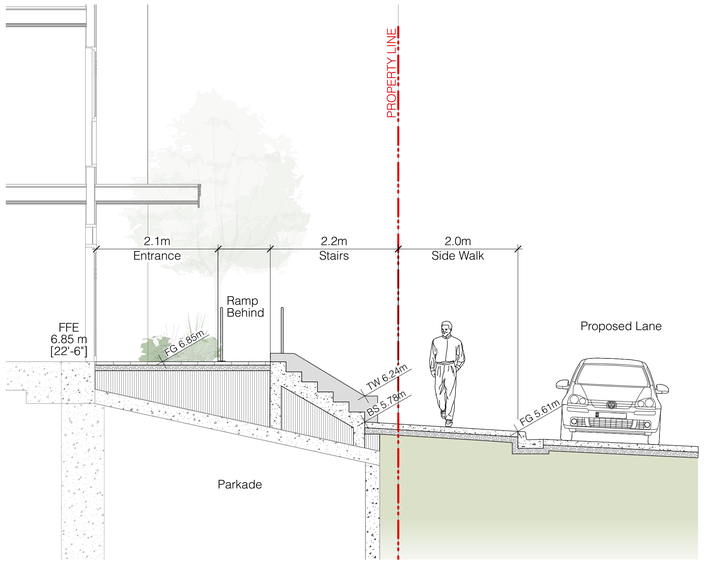
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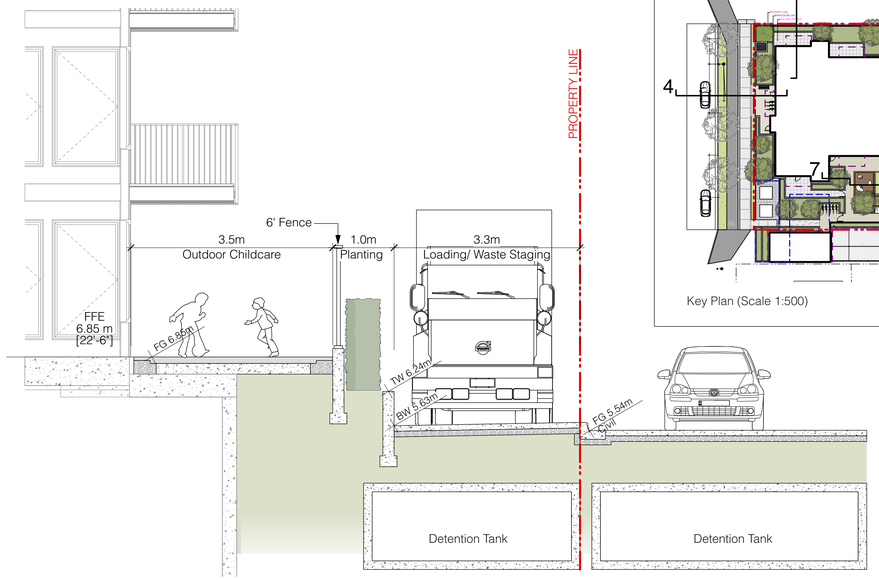
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Sheet No.:

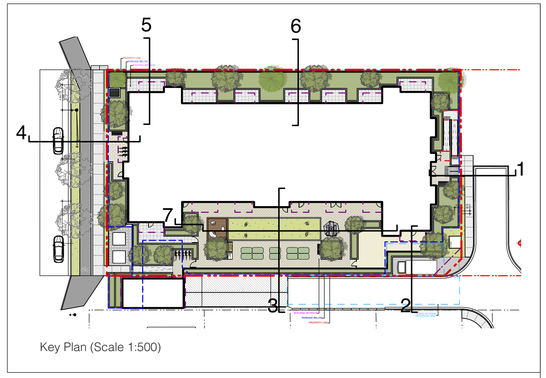
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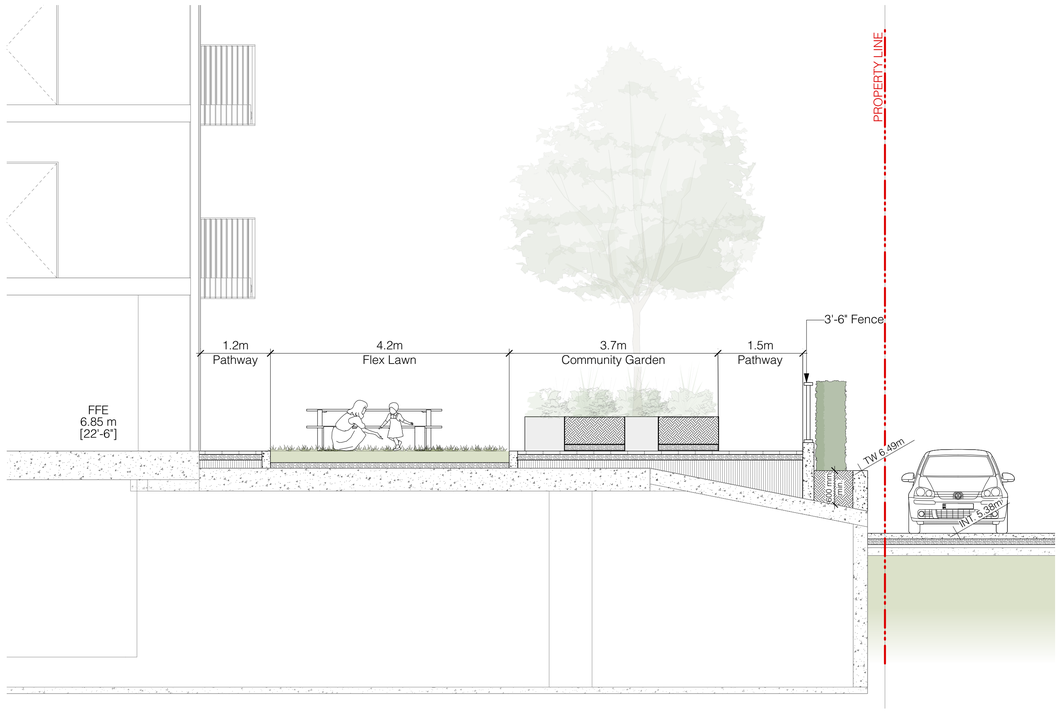
1 East Section through Ramp and Proposed Lane
1:50



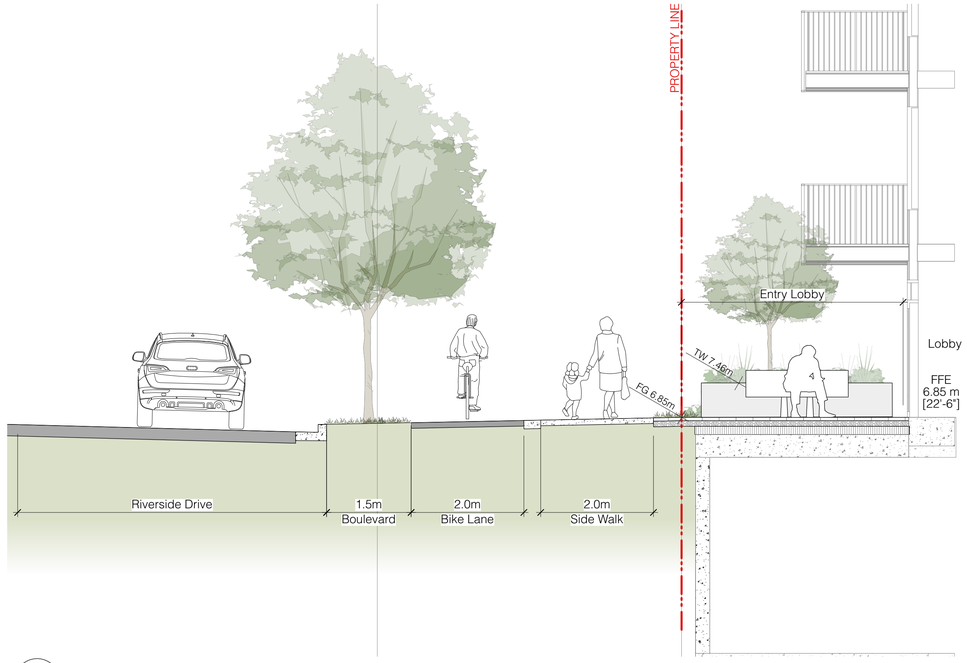
2 South Section through Outdoor Childcare
1:50



Key Plan (Scale 1:500)



3 South Section through Flex Lawn and Community Garden
1:50



4 West Section through Riverside Drive and Lobby
1:50

plot date: 2026-04-28

DP 44.25 - 46

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Client:

Metro Vancouver Housing

Project Title:

Riverside Drive

Riverside Drive & Old Dollarton Road
DNV, BC

Drawing Title:

Landscape Sections

Project North: PN

Drawn By: KC

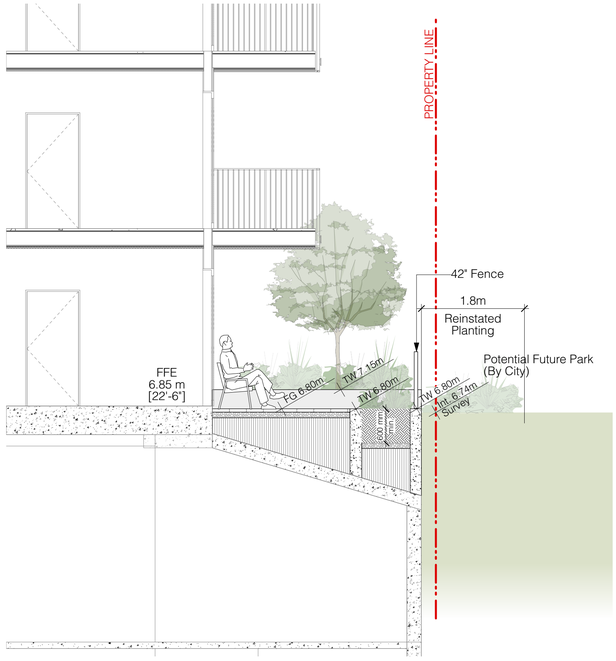
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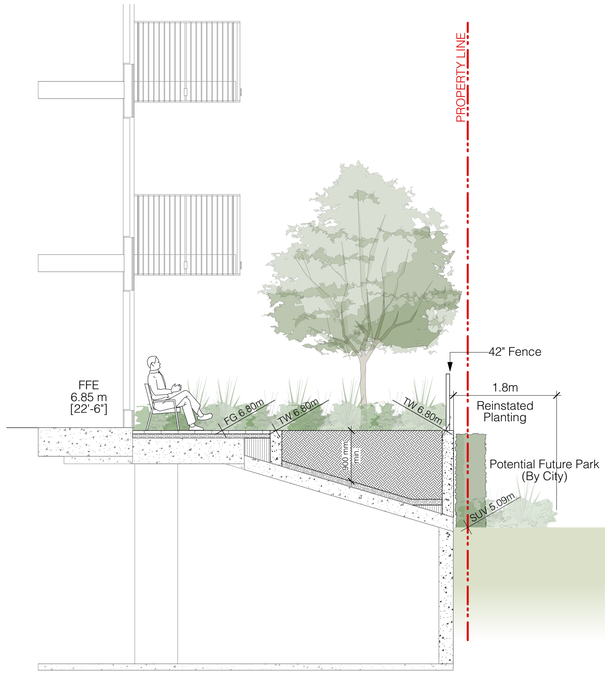
Job No.: 24-034

Sheet No.:

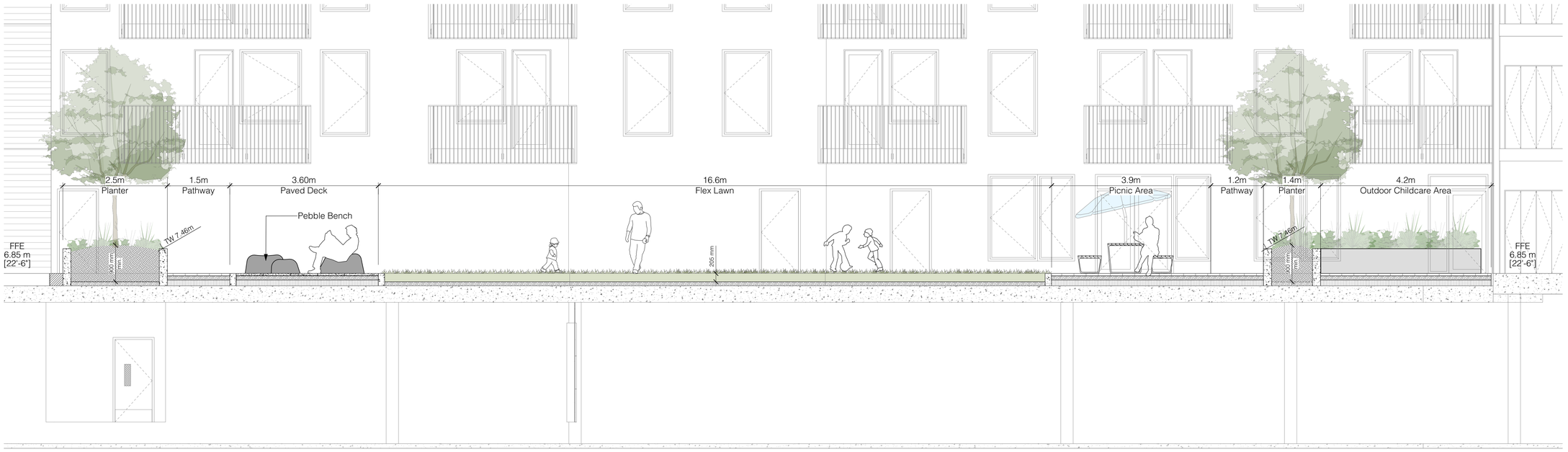
L4.0



5 North Section through Private Patio and Potential Future Park
1:50



6 North Section through Private Patio and Planting
1:50



7 Cross Section through Outdoor Amenity
1:50

plot date: 2026-04-28

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Issues

No.	Description	Date
1	Issued for DP	2025-09-18
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Client:

Metro Vancouver Housing

Project Title:

Riverside Drive

Riverside Drive & Old Dollarton Road
DNV, BC

Drawing Title:

Landscape Sections

Project North: PN

Drawn By: KC

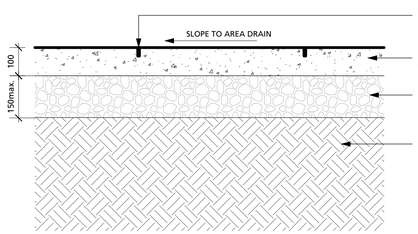
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Scale:

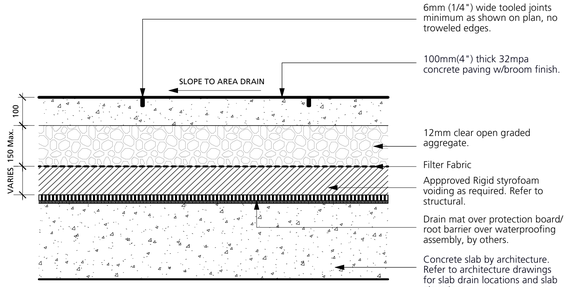
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Sheet No.:

L4.1

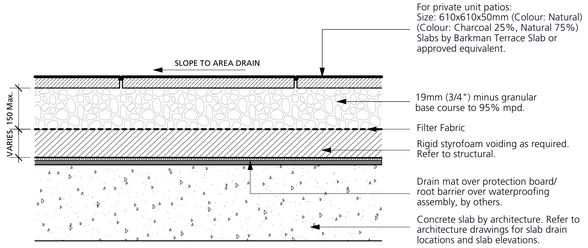


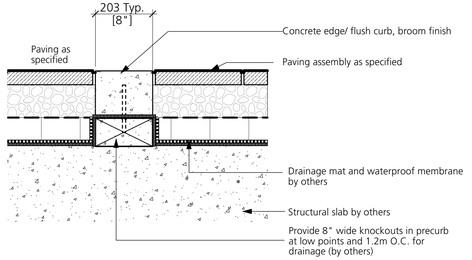
A) ON-GRADE



B) ON-SLAB

1 C.I.P CONCRETE PAVING
1:10



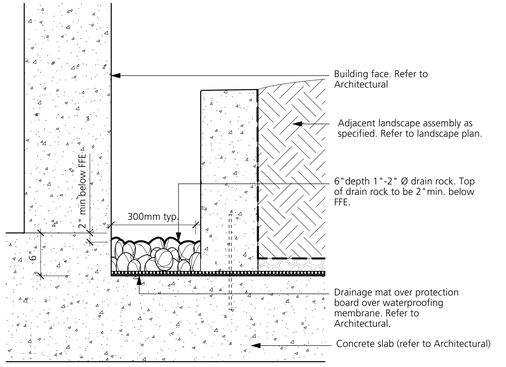


2 CONCRETE UNIT PAVING
1:10

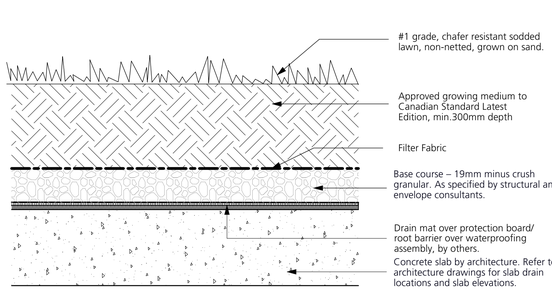
Product: Bridgewood Slab by Barkman
Dimensions: 890 x 250 x 51mm
Materials: Concrete **Colour:** Cedar Brown
Pattern: Running Bond
Location: Level 5 Lounge Sitting Area and Picnic Table Area

Available at **Barkman**
Phone: 778.661.1408
Email: vancouver@barkmanconcrete.com

3 HYDRAPRESSED SLABS
1:10



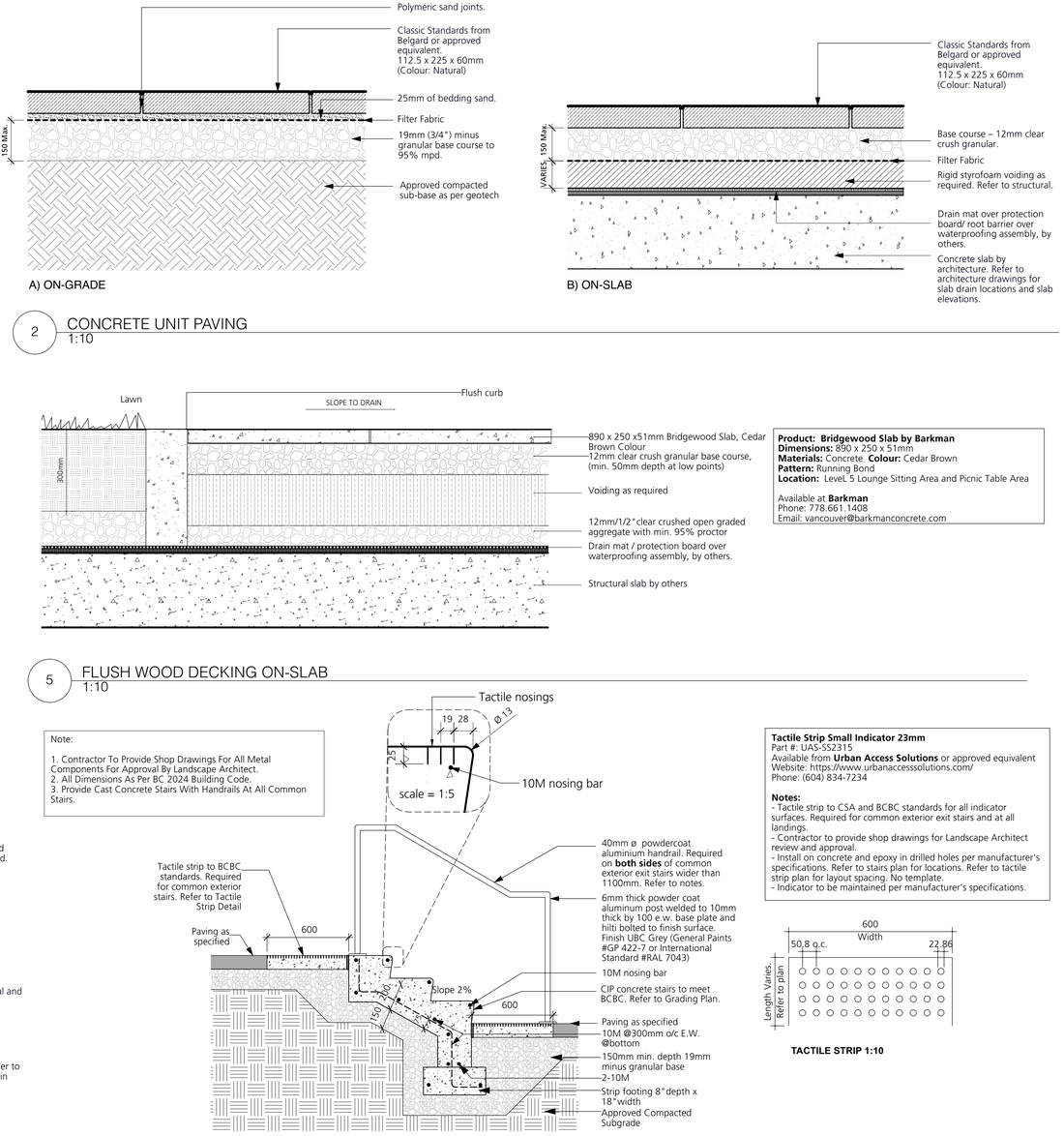
4 FLUSH CONCRETE CURB
1:10



5 FLUSH WOOD DECKING ON-SLAB
1:10

Note:

1. Contractor To Provide Shop Drawings For All Metal Components For Approval By Landscape Architect.
2. All Dimensions As Per BC 2024 Building Code.
3. Provide Cast Concrete Stairs With Handrails At All Common Stairs.

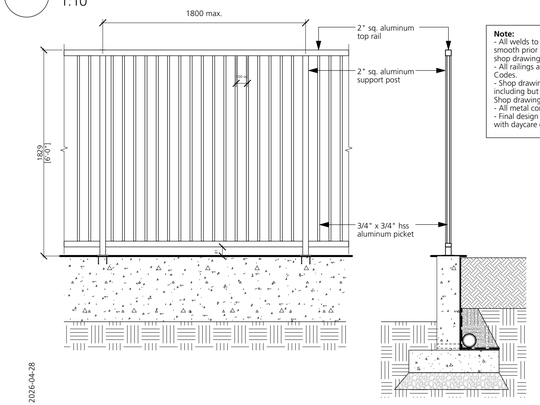


Tactile Strip Small Indicator 23mm
Part #: UAS-SS2315
Available from **Urban Access Solutions** or approved equivalent
Website: https://www.urbanaccesssolutions.com/
Phone: (604) 834-7234

Notes:
- Tactile strip to CSA and BCBC standards for all indicator surfaces. Required for common exterior exit stairs and at all landings.
- Contractor to provide shop drawings for Landscape Architect review and approval.
- Install on concrete and epoxy in drilled holes per manufacturer's specifications. Refer to stairs plan for locations. Refer to tactile strip plan for layout spacing. No template.
- Indicator to be maintained per manufacturer's specifications.

TACTILE STRIP 1:10

6 GRAVEL STRIP
1:10



Note:
- All welds to be continuous along joints and ground smooth prior to shop priming and powder coating. shop drawings to be provided for approval.
- All railings and guardrails to meet current Building Codes.
- Shop drawings required for all metal components, including but not limited to, gates, handrails and fences. Shop drawings to show all connection details.
- All metal components to have black powdercoat finish
- Final design of fence to be determined in coordination with daycare operator

A) DAYCARE (SCALE: 1:25)

7 LAWN ON-SLAB
1:10

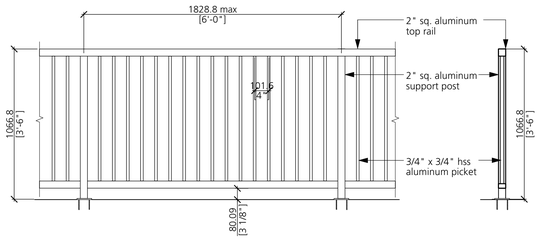
NOTE:

ALL WELDS TO BE CONTINUOUS ALONG JOINTS AND GROUND SMOOTH PRIOR TO SHOP PRIMING AND POWDER COATING. SHOP DRAWINGS TO BE PROVIDED FOR APPROVAL.

ALL RAILINGS AND GUARDRAILS TO MEET CURRENT BUILDING CODES.

SHOP DRAWINGS REQUIRED FOR ALL METAL COMPONENTS, INCLUDING BUT NOT LIMITED TO, GATES, HANDRAILS AND FENCES. SHOP DRAWINGS TO SHOW ALL CONNECTION DETAILS.

ALL METAL COMPONENTS TO HAVE POWDER COAT FINISH TO MATCH METAL WORK BY ARCHITECTURE. ALL RAILINGS TO BE CONFIRMED BY ARCHITECTURAL AND LA FOR REVIEW AND APPROVAL.

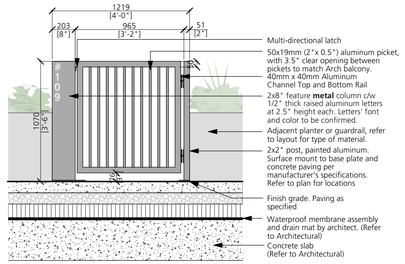


B) GUARDRAIL (SCALE: 1:20)

8 C.I.P CONCRETE STAIR
1:20

Note:

1. All railings and guards to meet current Building Code.
2. All railings' colour to be **powdercoat Charcoal** to match Architectural coloured pickets.
3. Contractor to verify all dimensions before fabrication.
4. All welded connections to be ground smooth.
5. All openings in fence to be less than100mm wide.
6. All fasteners/plates/metal connectors be galvanized unless otherwise noted.
7. Raised aluminum letters' colour to be **powdercoat White**. Contractor to provide cut sheets and engineered shop drawings with colour samples for review and approval by Landscape Architect.
8. Unit numbers to be confirmed. Refer to Architectural plans.
9. Provide samples of colors for LA approval.



9 FENCE
As Shown

10 METAL GATE
1:25

plot date: 2026-04-28

DP 44.25 - 48

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Client:

Metro Vancouver Housing

Project Title:

Riverside Drive

Riverside Drive & Old Dollarton Road
DNV, BC

Drawing Title:

Landscape Details

Project North: PN

Drawn By: LR

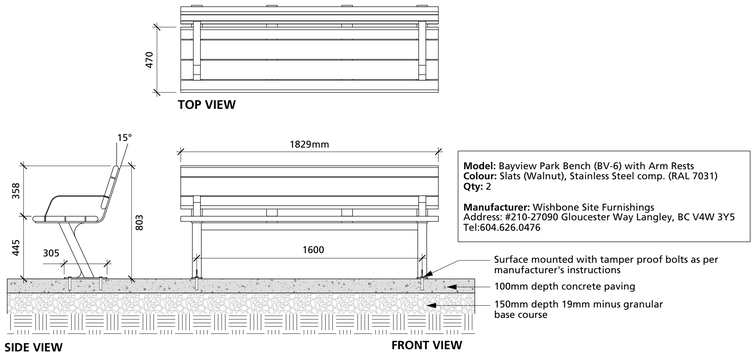
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Scale:

Job No.: 24-034

Sheet No.:

L5.0

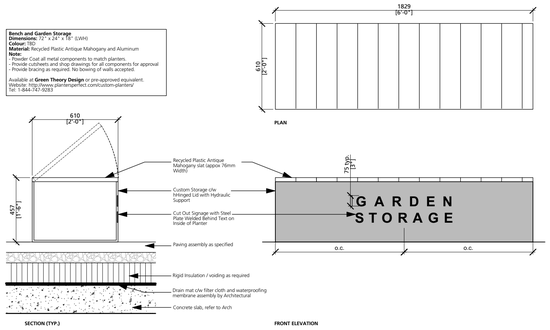


Model: Bayview Park Bench (BV-6) with Arm Rests
Colour: Slats (Walnut), Stainless Steel comp. (RAL 7031)
Qty: 2

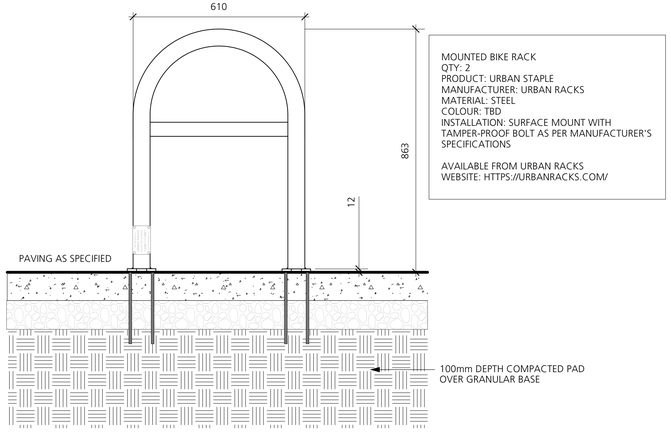
Manufacturer: Wishbone Site Furnishings
Address: #210-27090 Gloucester Way Langley, BC V4W 3Y5
Tel:604.626.0476

Surface mounted with tamper proof bolts as per manufacturer's instructions
100mm depth concrete paving
150mm depth 19mm minus granular base course

11 BENCH
1:20



12 STORAGE BENCH
1:20



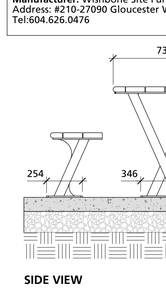
MOUNTED BIKE RACK
QTY: 2
PRODUCT: URBAN STAPLE
MANUFACTURER: URBAN RACKS
MATERIAL: STEEL
COLOUR: TBD
INSTALLATION: SURFACE MOUNT WITH TAMPER-PROOF BOLT AS PER MANUFACTURER'S SPECIFICATIONS

AVAILABLE FROM URBAN RACKS
WEBSITE: HTTPS://URBANRACKS.COM/

13 BIKE RACK
1:10



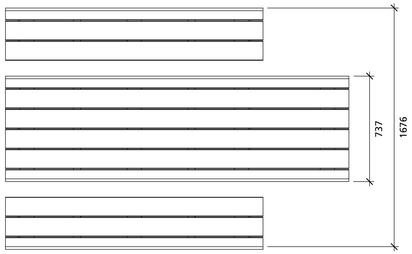
14 PEBBLES SEATING
NTS



Model: Bayview 8' WC Accessible Picnic Table (BVWCPT-8)
Colour: Slats (Walnut), Stainless Steel comp. (RAL 7031)
Qty. 3

Manufacturer: Wishbone Site Furnishings
Address: #210-27090 Gloucester Way Langley, BC V4W 3Y5
Tel:604.626.0476

15 ACCESSIBLE PICNIC TABLE
1:20





Product: Sproutbox Planter
Qty: 6
Material: Steel
Colours: TBD
Installation: Panels are assembled on site. Refer to manufacturer's specifications.

Available at **Sproutbox Garden**
Contact: https://www.sproutboxgarden.com
Tel: 778-661-1144

A) SPROUTBOX PLANTER

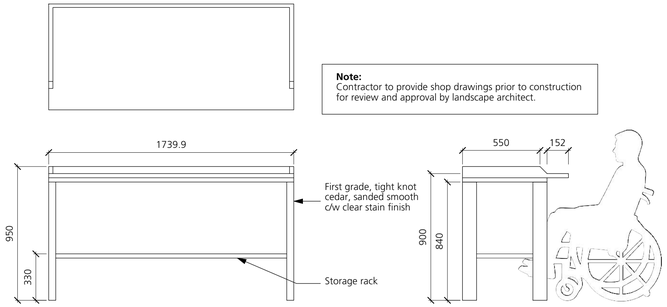


Product: Classic VegTrug
Qty: 4
Material: Wood
Colours: TBD
Installation: Panels are assembled on site. Refer to manufacturer's specifications.

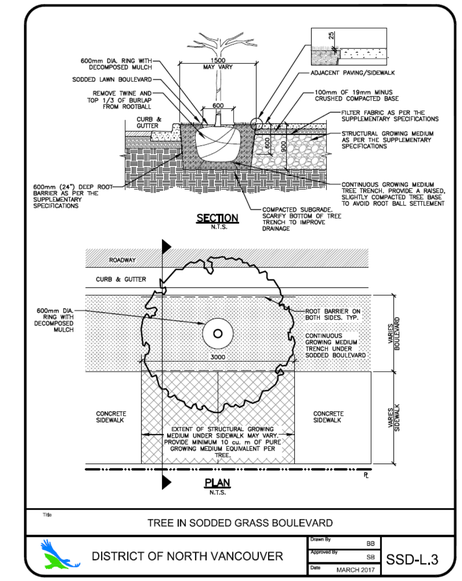
Available at **VegTrug**
Contact: https://www.vegtrug.com
Tel: 1(888) 908 2008

B) ACCESSIBLE PLANTER

16 GARDEN PLANTER
NTS



17 POTTING TABLE
1:20



18 DNV BOULEVARD TREE PLANTING
1:20

plot date: 2026-04-28

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Client:

Metro Vancouver Housing

Project Title:

Riverside Drive

Riverside Drive & Old Dollarton Road
DNV, BC

Drawing Title:

Landscape Details & Precedent Images

Project North: PN

Drawn By: LR

Checked By: TH/MP

Scale:

Job No.: 24-034

Sheet No.:

L5.1

The Corporation of the District of North Vancouver

COUNCIL POLICY

Title	Accessible Design Policy for Multi-Family Housing
Section	Development and Social Planning

POLICY

It is the policy of Council that new multi-family residential development provides basic design features to facilitate building access and useability for people of all ages and abilities, and enhanced features, where appropriate, to facilitate ageing in place and to support people with mobility and/or sensory impairments.

Policy approved on: February 16, 2015 Regular Council
1. Amendment Date: December 6, 2017 Chief Administrative Officer

PROCEDURE

The following procedure is used to implement this policy, but does not form part of the policy. This procedure may be amended from time to time at the discretion of the Chief Administrative Officer.

DEFINITIONS

"Basic Design Features": Features that facilitate building access and useability by all people, regardless of age and abilities.

"Enhanced Design Features": Features that facilitate building access and useability by people with mobility and sensory impairments. May also include infrastructure for future installations.

"Ground-oriented Multi-family": multi-family dwelling units of one or more storeys (including stacked townhouses), each with an exterior primary entrance to grade.

"Multi-family Apartments": Single level multi-family dwelling units. Where multi-family apartments are co-located with other uses, such as commercial in a mixed-use development, this policy provides direction for the residential component of the development only.

"Seniors": People over the age of 65.

APPLICATION

1. This policy applies to multi-family rezoning applications and form and character for multi-family development permit applications proposing 4 or more new multi-family apartments units or 4 or more new ground-oriented multi-family units.

2. All units designed as enhanced accessible units must also include basic accessible design elements.

3. Accessible Design Features (outlined in Attachment 1) are to be provided as follows:

TYPE OF DEVELOPMENT	BASIC ACCESSIBLE DESIGN FEATURES TARGETS	ENHANCED ACCESSIBLE DESIGN FEATURES TARGETS
Ground-Oriented Multi-family	Approximately 15% of the total number of units (where feasible)	Explore provision of enhanced accessible design features including infrastructure to allow for future adaptability
Multi-family apartments	100% of units	Minimum of 5% of units
Multi-family apartments intended for seniors (S)	100% of units	Minimum of 50% of units Additional enhanced accessible design features, where specified (S), apply to units: • in buildings intended for seniors • in any building specifically intended for people with disabilities.
Multi-family apartments intended for people with sensory and/or mobility impairments (S)	100% of units	100% of units Additional enhanced accessible design features, where specified (S), apply to units: • in buildings intended for seniors • in any building specifically intended for people with disabilities.

4. Where required accessible design features apply to only one bathroom or one only bedroom within a unit, these elements are to be applied to the same bathroom and the same bedroom selected in all cases.

5. Where site specific conditions present unique challenges, alternate solutions can be considered which achieve purpose/ intent of this policy.

6. At the Preliminary Planning Application, Detailed Planning Application and the Building Permit stages, applicants are to provide the District with confirmation that the project fulfills the objectives of the District's Accessible Design Policy for Multi-family Housing. At the Detailed Application, the applicant is expected to provide the Accessible Design Checklist (Attachment 2). At the Building Permit stage they are expected to provide floor plans for the accessible units.

7. Property managers and strata corporations are encouraged to take measures to ensure that, to the greatest extent possible, units with enhanced accessible design features and accessible parking spaces are reserved for people with sensory and/or mobility impairments.

8. Off street accessible parking spaces are to be provided for any developments that include enhanced accessible units as follows:

Total number required parking spaces:	Total number of accessible parking spaces to be provided, inclusive of spaces required by the Zoning Bylaw:
1 - 25	2
26 - 50	4
52 - 100	6
101 -150	8
151 - 200	10
201 - 250	12
251 - 300	14
301 - 350	16
351- 400	18
401 - 450	20
450+	4.5% of all parking provided

NOTE: This policy should not be used as a substitute for existing applicable building codes and other regulations. The development applicant is responsible for compliance with all codes, bylaws, and other regulations whether described in this policy or not.

AUTHORITY TO ACT

Delegated to Staff

Attachments: 1. Basic and Enhanced Accessible Design Features
2. Accessible Design Checklist

BASIC AND ENHANCED ACCESSIBLE DESIGN FEATURES

Attachment 1

Building Access and Main Entrances

	Item	Basic (B) Accessible Design Features	Enhanced (E) Accessible Design Features	Applicability of Accessible Design to Ground-Oriented Multi-Family	Purpose/ Intent	Compliance (Y/N)
1-B	Unobstructed access to main building entrances	An accessible path of travel is to be provided: • from the street and private parking area to at least one main entrance • from the main entrance to all suite entry doors (unless prohibited by the terrain or unusual site conditions) • from the main entrance to the elevator • from the main entrance to each common amenity area (e.g. recreational, storage and laundry facilities, mailbox areas, garbage/ recycling areas)		**Yes** – The accessible path applies to the building main entrance, if units are accessed via a corridor or passageway, and/or to a unit entrance of those identified ground floor level entrance ground-oriented m/fs that can be easily accessed without the use of stairs.	To enable a person using a stroller, cane, walker, wheelchair, or trolley to readily access a building	
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 <u>of the identified ground-oriented m/f units</u>.	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 <u>of the identified ground-oriented m/f units</u>.	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 <u>of the identified ground-oriented m/f units</u>.	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 <u>of the identified ground-oriented m/f units</u>.	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 <u>of the identified ground-oriented m/f units</u>.	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	

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Residential Unit – Electrical

35-E	Kitchen - electrical outlet		• Ensure ready and safe access to at least one electrical outlet units.	**Yes –** Applies to the kitchen of identified ground-oriented m/f units	To enable a person in a wheelchair to reach plugs for kettle, toaster etc.	
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.

Attachment 2
ACCESSIBLE DESIGN CHECKLIST – TO BE SUBMITTED AT THE DETAILED PLANNING APPLICATION STAGE

Proposed Development Riverside Drive
Address Lot 31 Block 40 District Lot 611 Plan 2353 (PID: 013-881-906)
Lot 32 Block 40 District Lot 611 Plan 2353 (PID: 013-881-914)
Lot 33 Block 40 District Lot 611 Plan 2353 (PID: 013-881-922)
Lot 34 Block 40 District Lot 611 Plan 2353 (PID: 013-881-931)
Date April 27 2026

Type of Residential: multi-family apartment [✓] mixed use building [ ] ground-oriented multi-family
Total number of residential units 81

Parking
Total number of parking stalls 59 (residential component only)
Total number of accessible parking stalls 6 (residential component only)

A. Basic Accessible Design

Total **apartment** units designed as **basic accessible** units 81 — Unit numbers (if applicable)
Building number/address (if applicable) — Unit sizes 481.15 sqft - 1075.61 sqft

B. Enhanced Accessible Design

Total **apartment** units designed as **enhanced accessible** units 5 — Unit numbers (if applicable)
Building number/address (if applicable) — Unit sizes 768.08 sqft

C. Ground-oriented Multi-Family Units

Total **ground-oriented m/f** units designed as **basic accessible** units 9 — Unit numbers (if applicable)
Building number/address (if applicable) — Unit sizes 549.35 sqft - 1054.46 sqft

Total **ground-oriented m/f** units designed as **enhanced accessible** units 0 — Unit numbers (if applicable)
Building number/address (if applicable) — Unit sizes N/A

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

_____ (signature)

_____ (date)

_____(stamp)

REGISTERED ARCHITECT
SHAMUS F SACKS
2026-04-28
BRITISH COLUMBIA

Integra ARCHITECTURE INC.
2330-200 Granville Street, Vancouver, BC, V6C 1S4
www.integra-arch.com | Telephone: 604 688 4220

Project: **Riverside Drive**
Civic Address: Riverside Drive & Old Dollarton Road, DNV, BC
Legal Description: Lot 31 Block 40 District Lot 611 Plan 2353 (PID: 013-881-906)
Lot 32 Block 40 District Lot 611 Plan 2353 (PID: 013-881-914)
Lot 33 Block 40 District Lot 611 Plan 2353 (PID: 013-881-922)
Lot 34 Block 40 District Lot 611 Plan 2353 (PID: 013-881-931)

Date: June 23, 2026 Project Number: 24666
Pages: 03

Development Permit Areas (DPA) Guidelines Memo

Documents for Riverside Drive project:		Author	Date	DP
1.	Construction Dewatering Assessment	Stantec - Geotech	Sept 5 2025	Yes
2.	Geo-Environmental Report	Stantec - Geotech	June 10 2025	Yes
3.	Flood Hazard Assessment	Stantec - Geotech	Sept 2 2025	Yes
4.	Geotechnical Report	Stantec - Geotech	Sept 5 2025	Yes
5.	Arboricultural Inventory and Report	Diamond Head – Arborist	Sept 10 2025	Yes
6.	Bird Nest Survey	Diamond Head – Arborist	July 30 2024	Yes
7.	Environmental Site Assessment	Diamond Head – Arborist	Mar 18 2024	Yes
8.	Tree Management Plan	P&A – Landscape Architect	Oct 30 2025	Yes
9.	Preliminary Stormwater Management	Vector Engineering – Civil	Oct 30 2025	Yes
10.	ESC	Vector Engineering – Civil	Oct 30 2025	Yes
11.	Topographic Survey	Target Land Surveying - Survey	Jan 23 2025	Yes

Creek Hazard

This project is within the DPA for Creek Hazard. For further info please refer to the DP submission package for Topographic Survey, Flood Hazard Assessment report and other related documents to see how this project will reduce impacts of flooding during construction and into the future.

Energy, Water, and Greenhouse Gas

This project is within the DPA for Energy, Water, and Greenhouse Gas.

For energy conservation, this project uses:
- High-performance double-glazed vinyl windows and glazed patio doors for residential spaces.
- Heat pump heating and cooling systems serving both residential and amenity areas.
- High-efficiency ERVs providing ventilation to residential and amenity spaces.
- High-efficiency electric storage tanks providing domestic hot water.
- Operable windows for each habitable space to provide passive ventilation.
- Operable window coverings to provide privacy and added shading for residents within the building.
- Roof and balcony overhangs of up to 6’ to provide shading for residential units.
- South facing courtyard to maximize solar access in colder months.
- Larger trees to be planted in courtyard to provide shading in hotter months.

Energy conservation strategies that were considered but determined not feasible:
- A green roof was determined to be too costly and had high maintenance requirements for an affordable rental project of this size.

For water conservation, this project uses:
- Low flow rate plumbing fixtures.
- Two stormwater detention tanks to accommodate the large water discharge on site.
- Pervious surfaces such as grass and planters to enhance stormwater infiltration opportunities on site.

Water conservation strategies that were considered but determined not feasible:

- Rainwater capturing on site was determined to reduce the total parking stall count and therefore decided against as an option. Rainwater harvesting systems involve the storage of surface water on site in tanks, at or below grade. Given the complexity of the Level 1 programming and the FCL, the rainwater storage tanks would be located below grade to capture as much above grade surface drainage as possible. The required storage volume would depend on the irrigation requirements of the planting in the development, which we anticipate would take up at least 2-3 parking stalls below grade. There is no obvious dead space to locate equipment and tanks, and the tanked foundation limits the depth of the development without compromising the structural integrity of the raft slab. The space requirements are driven by the size of the storage tanks (can be C.I.P. or plastic), the pumping equipment for the irrigation (pumps, filters, water treatment), and any equipment associated with the overflow from the surface drainage. The overflow system would consist of a sump pump with piping to the stormwater detention tank to allow for water to be moved from the storage tank to the stormwater detention tank, preventing flooding at L1 or storage tank overflow on P1 when the storage tanks are full and irrigation needs are met. The design intent is to exclude groundwater drainage sump pumps from the building since this is a tanked foundation.

For greenhouse gas emission reductions, this project uses:

- Electric heating and appliances rather than natural gas.
- Cementitious cladding – a durable product with a lifespan of more than 30 years – which reduces the future need to replace the building cladding.
- Wood frame construction for the above grade storeys, which is low VOC.
- A construction waste management plan will be developed prior to the start of construction.

For further info please refer to the DP submission package for the Preliminary Stormwater Management plan. An Energy Model will be produced to show how the building is meeting the BC Step Code requirements.

Natural Environment

This project is within the DPA for Natural Environment. For further info please refer to the DP submission package for Topographic Survey, Bird Nest Survey, Tree Management Plan, Arboricultural Inventory and Report, and other related documents to see how this project will protect the natural setting, ecology and watersheds.

Streamside Protection

This project is exempt from the DPA for Streamside Protection as per the Streamside Protection Exemption Memo from the QEP dated May 5 2026. For further info please refer to the DP submission package for Topographic Survey and Environmental Site Assessment.

We are confident that this project is aligned with the District of North Vancouver's DPA requirements and hope that this letter and supporting documents provide sufficient assurance.

Regards,

Ryleigh Staples M.Arch
on behalf of

Shamus F Sachs Architect AIBC AAA AANB MRAIC Registered Architect (WA) LEED AP Principal

604 688 4220 Extension 518
Integra Architecture Inc.
2330-200 Granville Street, Vancouver, BC V6C 1S4 T 604.688.4220

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The Contractor is responsible to receive, review and distribute as necessary all Contract Documents information (including drawings, specifications, addenda, supplemental instructions, change directives, change orders and revisions or clarifications by

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DISTRICT OF NORTH VANCOUVER

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

Riverside Drive affordable 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: February 9 to 20, 2026
Website: DNV.org/public-meeting

Attendance: 87 visitors to the Significant Apps project page, 125 total views
22 visitors to the virtual meeting landing page, 34 total views
8 visitors to the discussion thread, 32 total views
28 people viewed the applicant's video presentation

Comments: 10 comments or questions were received online (+ 13 responses by staff)

In-Person Meeting

Event Date: February 11, 2026 from 6-8 pm
Location: Lynnmour Elementary, 800 Forsman Avenue – Gymnasium
Attendance: Approximately 15 members of the public came to the in-person meeting
District: Mackenzie Stonehocker, Development Planner
Applicant: Metro Vancouver Housing Corporation
(Joanna Kolakowski, Ross Arbo, Manson Leung)
Architect: Integra Architecture (Shamus Sachs, Ryleigh Staples)
Landscape: Perry + Associates
Civil: Vector Engineering
Traffic: Watt Consulting Group

Notification

In accordance with District of North Vancouver policies:

Invitation Brochures
Notification flyers were delivered to approximately 1,132 addresses in an area exceeding a 100m radius of the site. Appendix A includes a copy of the flyer and a map of the distribution area.

Newspaper Ad
Newspaper ads were placed in the North Shore News on three consecutive Wednesdays: January 28, February 4, and February 11 2026. Copies of the ads are included in Appendix A.

Signs

Three bidirectional signs were installed along Riverside Drive, located at: Mount Seymour Parkway, in front of the site, and at Old Dollarton Road. Maps and photographs are 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 February 9 to 20, 2026
- Via email or phone throughout the course of the application

Approximately 18 written responses were received; a summary is included in Appendix B. Residents generally support the goal of affordable housing, but raise concerns relating to parking shortages, traffic congestion, and the need for 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*
Support for Affordable / Non-Market Housing	~40%	Many respondents expressed strong support for additional rental and affordable housing in the District and welcomed the partnership with Metro Vancouver and non-profit housing providers
Insufficient Parking	~30%	The most common concern was that the project does not include sufficient parking. Commenters noted existing street parking pressures and suggested additional parking solutions

Traffic and Transportation	~20%	Residents noted existing congestion in the area and expressed concern that additional density could worsen traffic conditions. Some suggested improved transit service, cycling infrastructure, and car-share options
Housing Inquiries	~20%	Inquiries from individuals seeking rental housing or affordable housing opportunities
Infrastructure Capacity	~10%	Expressing concern about increased demand on local infrastructure such as community centres, parks, and public facilities
Housing Design and Unit Mix	~10%	Suggestions included adding larger family-sized units, incorporating green building features, and providing community amenities within the development
Site Planning / Adjacent Properties	~10%	Asked about redevelopment of neighbouring properties and suggested including nearby houses or commercial space in the broader development plan
Environmental and Wildlife Impacts	~5%	Concerns about loss of trees, natural habitat, and impacts on local wildlife

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 1,132 invitations were distributed to neighbours, three newspaper ads notified the community of the meeting, and three bi-directional signs were posted along Riverside Drive.

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 15 people attended the in-person meeting, while 22 visitors accessed the virtual PIM. Approximately 18 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 – January 28, 2026

elevate
Training | Health | Wellness



Over 50's New Year New You!

Are you over 50 and ready to feel stronger, fitter and more confident in 2026?

Join our Over 50s Program—designed to improve strength, mobility, balance, and energy in a fun, supportive environment.

What's included:
For a limited time enjoy 20% OFF and get your assessment and first session on us. Bring a friend or loved one for even more savings.

Happy hour rates:
Train from 11am to 4pm on weekdays or all day Saturday and Sunday for an extra 10% savings.

Book in your free consultation today and let us help you see results in just 12 weeks.

103-130 Pemberton Ave. North Vancouver | 778.331.0972 elevatehealth.ca

'STUNNING MESS'

Conservative leadership hopeful calls for sewage plant inquiry

JANE SEYD
jseyd@nsnews.com

B.C. Conservative leadership hopeful and West Vancouver resident Yuri Fulmer has pledged to hold a "full public inquiry" into the North Shore sewage plant boondoggle – provided he wins the leadership and is subsequently elected.



Construction of the North Shore Wastewater Treatment Plant is shown on April 16, 2025. METRO VANCOUVER

Fulmer, a North Shore business leader and philanthropist, recently entered the leadership race to replace former BC Conservative leader John Rustad, who resigned under pressure from his own caucus in December.

Last week, Fulmer said he's setting his sights on the massive cost overruns that have plagued the North Shore Wastewater Treatment Plant, currently under construction in North Vancouver, and the failure of government to stop them or tell the public how they happened.

"British Columbians deserve answers as to how a $700 million project has gone more than $3 billion over budget and not a single person has faced accountability or consequences for this slap in the face to Metro Vancouver taxpayers," said Fulmer, in a press statement. "North Shore residents are facing a projected tax increase of $590 annually for the next 30 years to help pay for this stunning mess of government

Continued on A11

This is the future site of
Affordable Housing

Located on District-owned land, this mixed income rental housing project features 81 rental units within one six-storey building, opportunity for one in-suite childcare unit, 58 underground parking stalls and 135 bicycle parking spaces.



LEARN MORE

Public Info Meeting:
6:00pm–8:00pm, Wed. February 11
Lynnmour Elementary School
800 Forsman Ave., North Vancouver

Virtual Public Meeting:
February 9–February 20
at DNV.org/public-meeting

See the project designs at: DNV.org/riverside-drive-housing

DISTRICT OF NORTH VANCOUVER
Mackenzie Stonehocker
604-990-2411
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Integra ARCHITECTURE INC.
Shamus Sachs, 604-688-4220
shamuss@integra-arch.com

metrovancouver

Newspaper Advertisement #2: North Shore News – February 4, 2026

north shore news *nsnews.com* WEDNESDAY, FEBRUARY 4, 2026 | A7

PUBLIC PLEA

Man's identity remains mysterious, 26 years after his body was found in West Van

JANE SEYD
jseyd@nsnews.com

He was camped out alone in the bush east of Eagle Lake when he died.

It was May of 1999, more than 26 years ago, when a West Vancouver municipal crew spotted a green tent well off the beaten track, on a plateau looking toward the water.

When they looked inside, it was clear the body of the man they found had been there a while, according to news reports at the time.

An autopsy revealed the man had likely died of hypothermia.

A quarter of a century later, West Vancouver Police still don't know who the man was and whether anyone still wonders what happened to him.

They're hoping a new composite image from the BC Coroners Service may jog someone's memory.

In particular, the man – estimated to be anywhere between 40 and 70 years old, with short grey hair and a beard – would have had an unusually toothy smile, with two prominent front teeth.



West Vancouver police are hoping this new composite photo will jog someone's memory. The body of this man remains unidentified after 26 years. WVPD

Neither dental records nor a search of fingerprints in Canadian police files turned up any matches at the time the man's body was found.

He used reading glasses, which were found along with a hammock in the camp.

The area where the man was found was known as a place where homeless people sometimes camped at the time. There was no food found in the camp, nor anything to cook with, according to reports at the time. Based on the condition of the man's body, the coroner said at the time it was most likely the man had died in the fall of 1998.

He had a few personal possessions with him in the camp, including a change of clothes, according to news reports.

But no identification.

"We don't have a lot of files like this," said Suzanne Birch, spokesperson for the West Vancouver Police Department.

While it's been decades since the man's body was found, police are hoping this new composite photograph will help jog the memory of someone who knew him, said Birch.

"We would very much like to find out who he is," she said.

Anyone who might have information about the man's identity should call 604-925-7300 and quote file number 99-6186.





This is the future site of
Affordable Housing

Located on District-owned land, this mixed income rental housing project features 81 rental units within one six-storey building, opportunity for one in-suite childcare unit, 58 underground parking stalls and 135 bicycle parking spaces.



LEARN MORE

Public Info Meeting:
6:00pm–8:00pm, Wed. February 11
Lynnmour Elementary School
800 Forsman Ave., North Vancouver

Virtual Public Meeting:
February 9–February 20
at DNV.org/public-meeting

See the project designs at: DNV.org/riverside-drive-housing

DISTRICT OF NORTH VANCOUVER
Mackenzie Stonehocker
604-990-2411
stonehockerm@dnv.org

Integra ARCHITECTURE INC.
Shamus Sachs, 604-688-4220
shamuss@integra-arch.com

metrovancouver



Newspaper Advertisement #3: North Shore News – February 11, 2026

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7-year-old girl seriously injured

Continued from A5

Sigurdson found the driver of the van that struck the girl, William Neill, was also partly responsible for the crash, concluding he failed to exercise due care when approaching the crosswalk.

Neill testified he was driving about 55 kilometres per hour in a 50 km/h zone at the time of the collision.

But expert evidence suggested the van was travelling faster – about 70 km/h – and that the collision may have been avoided had the driver been travelling more slowly.

In assessing damages, the judge found the girl sustained a serious brain injury that has affected her energy levels, memory, concentration and emotional regulation over the years since the accident. Evidence at trial showed the girl, now 17, experiences ongoing fatigue and headaches and struggles with depression and anxiety.

The judge found the accident significantly altered the course of the girl's life and is likely to limit her future employment prospects, although Sigurdson concluded she has the potential to live independently with treatment and support and is unlikely to need full-time care.

The award includes $2 million for the cost of future care and $30,000 for past care provided by family members, $350,000 for pain and suffering and $1.25 million for loss of future income, for a total of $3.63 million.

Following the release of the decision, Brian Brooke, lawyer for the girl and her family, said while the family is generally pleased with the decision, it doesn't change the fact the girl suffered a traumatic brain injury that continues to impact her life. Brooke said he hopes the decision will spur municipalities to do a better job of keeping on top of public safety issues.

"When they let us down, terrible things like this happen, and it's completely preventable," he said.

Ryan Schaap, spokesperson for the district, issued a statement on behalf of the municipality saying, "Any accident involving a person, particularly a child – no matter the circumstances – is upsetting. We do our best every day to ensure our community's safety and wellbeing."

Schaap added the district is "reviewing this decision and has no further comment at this time."

An out-of-court settlement was reached between the girl and ICBC, representing the driver, prior to the case going to trial.



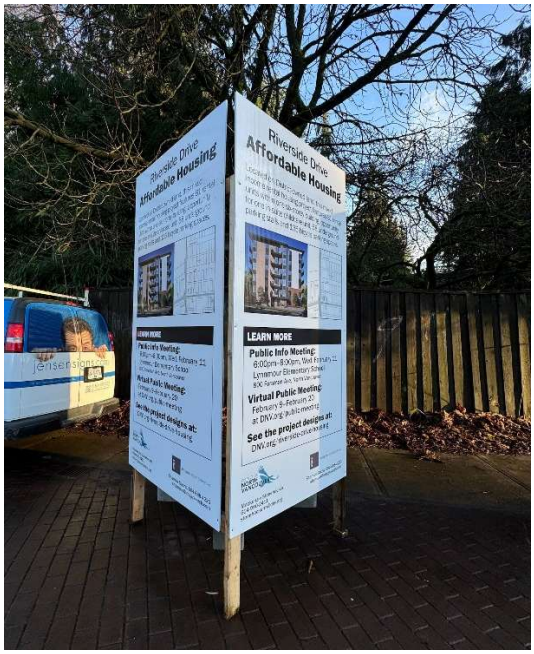
Notification signs



Location of signs



Bi-directional sign in front of site



Bi-directional sign
at Mount Seymour Parkway



Bi-directional sign
at Old Dollarton Road

Notification Flyer – Page 1

metrovancouver | HOUSING

Notice of Public Information Meeting in Your Neighbourhood
Riverside Drive Non-Market Housing Development

Metro Vancouver, through Metro Vancouver Housing, is planning to build non-market rental homes in the Maplewood neighbourhood. The proposed building would help meet local housing needs by providing up to 81 new rental units for low- to moderate-income families, seniors, and people with disabilities.

You are invited to view design plans, ask questions, and share your feedback.

How to participate:

Virtual Public Information Meeting
February 9 – 20, 2026
Visit DNV.org/public-meeting or use the QR code to access the virtual meeting during the dates above.

In-Person Public Information Meeting
Wednesday, February 11, 2026 6:00 – 8:00 pm
Lynnmour Xá7elcha Elementary School gym
800 Forsman Ave, North Vancouver, BC V7J 2G6

Contact Us
Information Centre: 604-432-6200 (Monday to Friday from 8:00 am to 4:30 pm)
Email: icentre@metrovancouver.org (include "Riverside Drive Non-Market Housing Development" in the subject line)
Website: metrovancouver.org
(search "Riverside Drive Non-Market Housing Development")





Northeast of Riverside Drive and Old Dollarton Road intersection

Notification Flyer – Page 2

The District of North Vancouver has provided municipal land for affordable rental housing and is working in partnership with Metro Vancouver and BC Housing to deliver much-needed homes at this location. On December 13, 2021, District Council approved a rezoning to allow apartment-style housing on the site.

In line with the approved rezoning, a Development Permit has been submitted proposing:

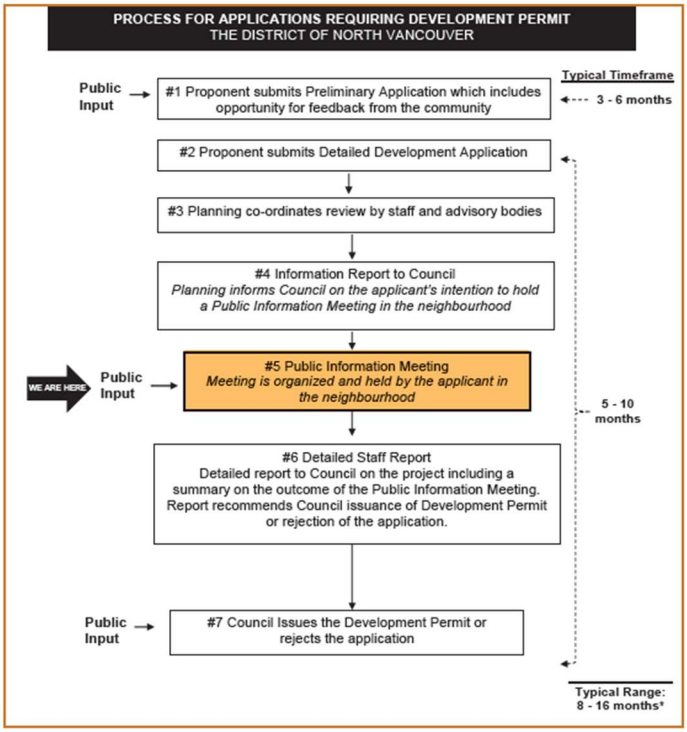
- 81 homes in a single six-storey building
- Mix of studio, one-, two-, and three-bedroom units
- Opportunity for one in-suite childcare unit
- 58 parking stalls (including eight visitor stalls)
- 135 bicycle parking spaces

The Development Permit stage concentrates on finalizing architectural details, building materials, landscaping, and the project's relationship to the surrounding neighbourhood. Your feedback will help the project team evaluate the design and identify potential improvements.

Contact Us

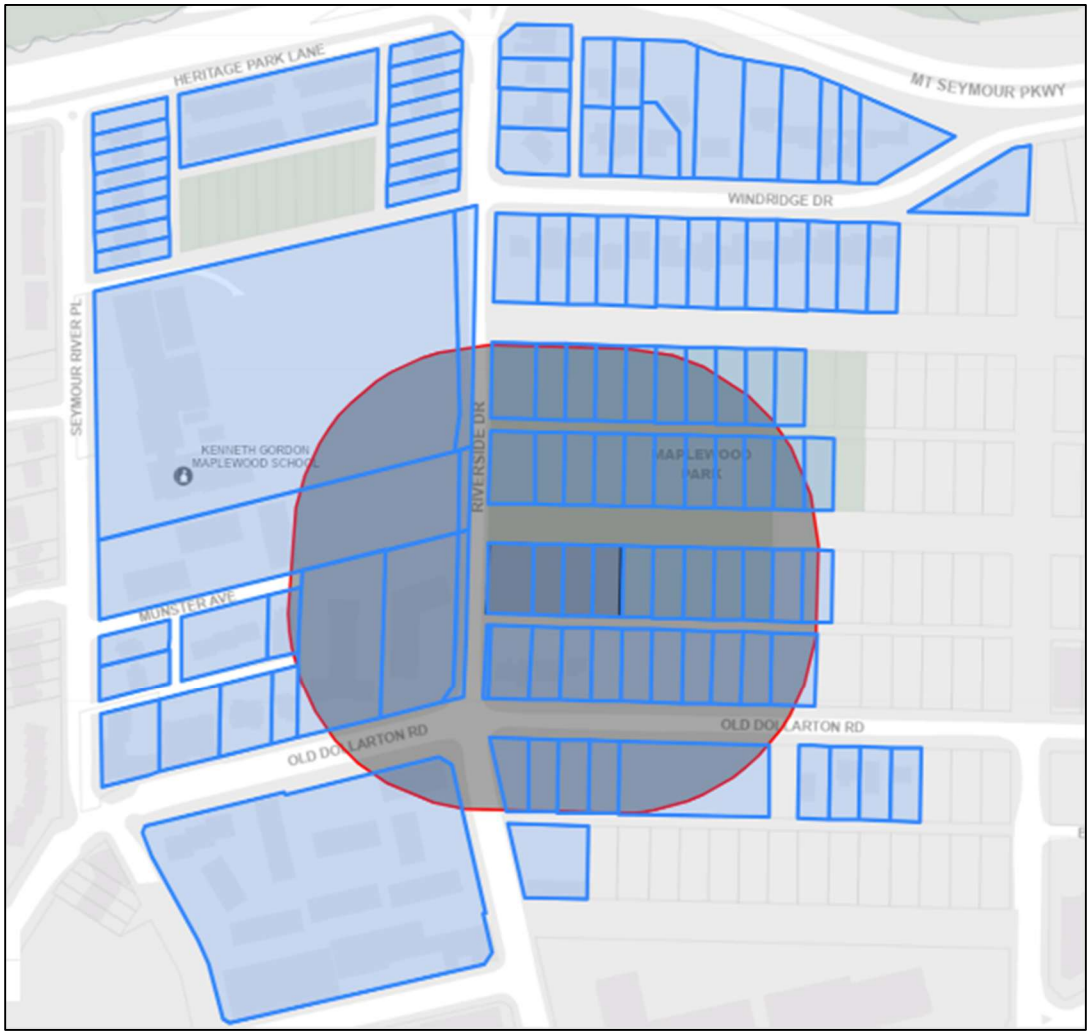
Tash Cheong, Development Planner
Email: cheongt@dnv.org
Mackenzie Stonehocker, Development Planner
Email: stonehockerm@dnv.org
District of North Vancouver Phone: 604-990-2411

Shamus Sachs, Partner
Integra Architecture Inc.
Email: shamuss@integra-arch.com Phone: 604-688-4220



Should you wish to contact District Council, they can be reached at: ***council@dnv.org***
**Time requirements can vary due to the specifics of individual projects.*

Notification area map (100m radius + expansion)



Appendix B: Summary of Public Comments

Total – 18 pieces of public input from 3 sources:

1) **Emails** – 3 comments were received via emails to the DNV Development Planner
2) **Handwritten comment sheets** – 5 comments were received via handwritten comment sheets from the in-person PIM
3) **Virtual PIM comments** – 10 comments were received via the virtual PIM

Summary of key themes

1) **Support for Affordable / Non-Market Housing → Most Common Response**
    a. *Positive feedback includes:*
    b. The project is "welcomed and essential."
    c. Recognition that the District needs more rental housing.
    d. Appreciation for public–non-profit collaboration.
    e. Support for Metro Vancouver involvement.
    f. Interest in prefabricated construction to speed development.
    g. Some commenters also:
    h. Asked about how affordability will be calculated (e.g. HILS, RGI).
    i. Contacted the municipality seeking affordable housing themselves.

2) **Insufficient Parking → Most Common Concern**
    a. A high proportion of commenters are concerned that the development does not include enough parking for residents and visitors.
    b. Common points:
    c. The area already has limited street parking.
    d. Residents typically own at least one vehicle.
    e. Existing streets are already crowded with parked cars, especially in summer.
    f. Some suggest adding parking on nearby streets.
    g. One comment suggests adding building height instead of underground parking due to the high water table.

3) **Traffic and Transportation Impacts**
    a. Worries that additional density will worsen existing traffic congestion.
    b. Key issues raised:
    c. Rush hour congestion is already severe, especially when accidents occur.
    d. Concern about hundreds of additional cars entering the neighbourhood.
    e. Requests for better transit service, including:

f. More frequent buses
g. Larger buses
h. Potential rapid transit
i. Car-share options (e.g., EVO)
j. Desire for better cycling infrastructure.

4) Infrastructure and Community Services Capacity

a. Some residents are worried that local infrastructure may not keep up with growth.
b. Concerns include:
c. Aging facilities such as Ron Andrews Community Centre.
d. Need for supporting infrastructure as density increases.
e. Overcrowding of parks and recreation areas.

5) Housing Design and Unit Mix

a. Some suggestions related to project design:
b. Include 4-bedroom units to accommodate larger families.
c. Add green roofs and green walls.
d. Consider ground-floor community amenities.

6) Site Planning and Adjacent Properties

a. Some respondents asked about future development of nearby properties.
b. Suggestions:
c. Incorporate neighbouring houses currently for sale.
d. Add ground-floor commercial space at Old Dollarton.
e. Improve site access and aesthetics through coordinated redevelopment.

7) Environmental and Wildlife Concerns

a. A smaller number of comments focused on environmental impacts.
b. Key issues:
c. Loss of trees and natural areas in Maplewood.
d. Potential impacts on bird and wildlife diversity.
e. Concern that development is removing the “wood” from Maplewood.

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