| 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 10, 2026
Case: PLN2024-00007
File: 08.3060.20/007.24

**AUTHOR:** **Mackenzie Stonehocker, Development Planner**

**SUBJECT:** **DEVELOPMENT PERMIT 7.24 – 1883-1901 Glenaire Drive**

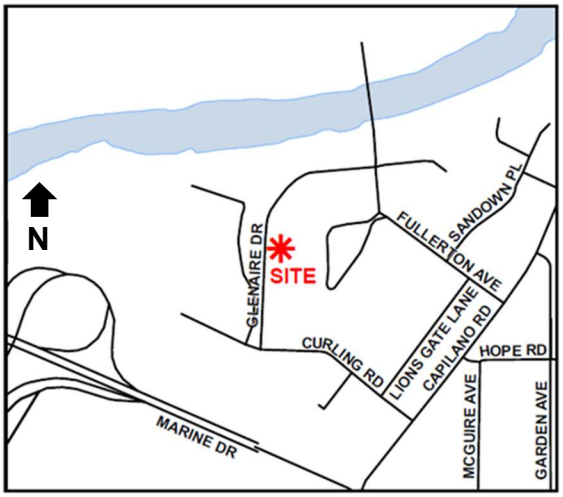
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## RECOMMENDATION

THAT Development Permit 7.24 for a 12-unit townhouse development at 1883-1901 Glenaire Drive is ISSUED.

## REASON FOR REPORT

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




## SUMMARY

Rodcon Construction Management Ltd. has applied on behalf of 1354760 BC Ltd. to redevelop the subject site into 12 townhouses (two of which include lock-off suites) above one level of underground parking.

The related bylaws were introduced to Council[1] on January 12, 2026 (with a Public Hearing[2] held on February 3, 2026) and adopted on June 1, 2026:

- Bylaw 8756 to amend the *Official Community Plan* to Residential Level 4: Transition Multi-Family; and
- Bylaw 8757 to rezone the site to Comprehensive Development Zone 158 (CD158).


View from Glenaire Drive

Project Refinement since Public Hearing

The building and landscape design was well advanced at the time of the Public Hearing and has not changed significantly. Since then, the design along Belle Isle Place has been refined to include a statutory right of way for a streetlight, and to coordinate grading for the sidewalk and pedestrian ramp.

Consideration of Development Permit

Following the adoption of related bylaws on June 1, 2026, the proposal is ready to be considered for the issuance of a Development Permit. This report recommends issuance of Development Permit 7.24 as the proposal fulfils the applicable Development Permit Area Guidelines and is compliant with the CD158 Zone.



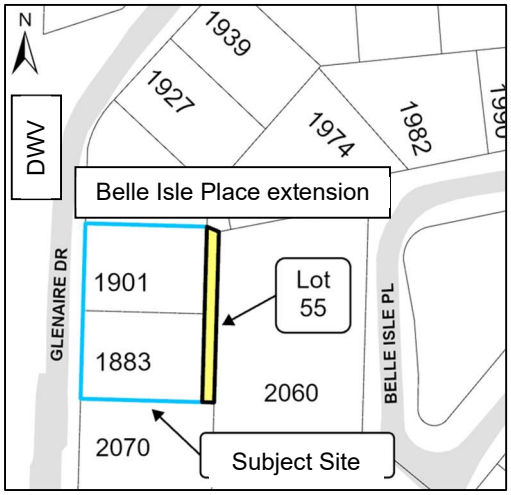

**SURROUNDING AREA**

The site is located in Lions Gate Village, at the corner of Glenaire Drive and the future westward extension of Belle Isle Place.

[1] Bylaw introduction report http://app.dnv.org/OpenDocument/Default.aspx?docNum=6653346
[2] Public hearing minutes https://app.dnv.org/OpenDocument/Default.aspx?docNum=6686833

This proposal would fill the final two remaining lots on Glenaire Drive with a similar form of townhouse development (CD106 to the south is "Mason", and CD153 to the north will be "Belle Isle North").

The District of West Vancouver is located west of the site across Glenaire Drive. The Capilano River is approximately 120 metres north of the site, and Marine Drive is approximately 230 metres south.



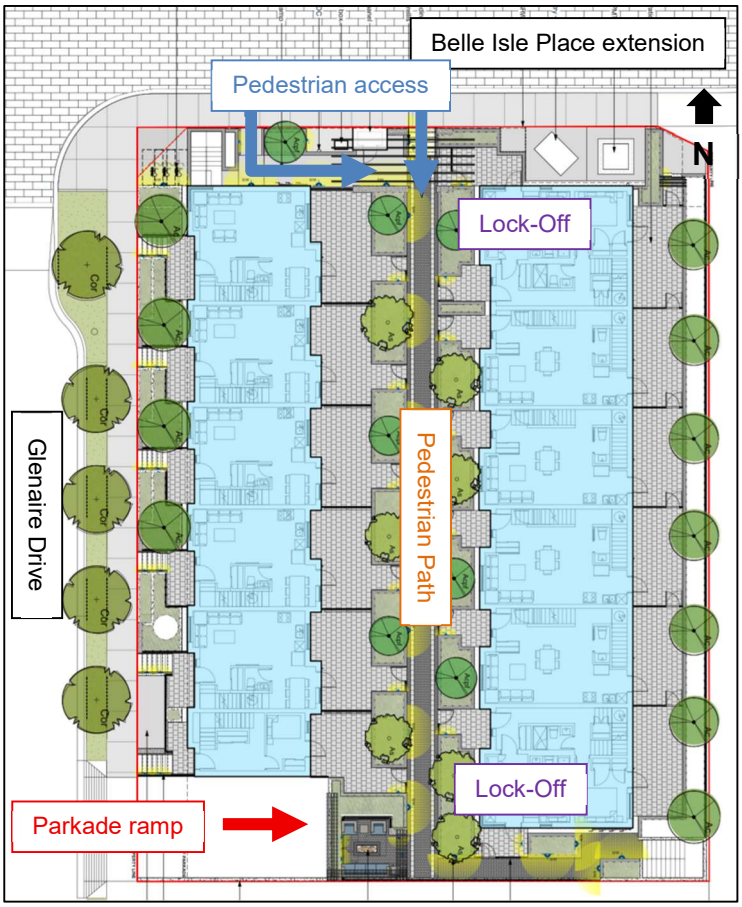

**SITE**

The development site is approximately 1,539 $m^2$ (16,565 sq. ft.) in size and is comprised of two residential lots (currently occupied by two detached homes) and a portion of Lot 55 (an unallocated lane purchased from the District).

**PROPOSAL**

In alignment with the Lions Gate *Peripheral Housing Plan*, this application proposes:

- Two three-storey buildings, approximately 10.5 m (34.5 ft) in height, located over one level of underground parking accessed from Glenaire Drive.
- Twelve townhouse-style residential units, containing 3- to 4-bedrooms each, and approximately 145-220 $m^2$ in size (1,560-2,370 sq. ft.).
- Two lock-off suites located within the two largest townhouses, approximately 25 $m^2$ (270 sq. ft.) in size and designed with basic accessible design features.
- Outdoor spaces for all 12 townhouses and both lock-off suites, as well as a common outdoor amenity area, and a central pedestrian path providing an accessible path of travel to all units.



Unit Mix & Lock-offs

| Bedrooms | 3-bedroom | 3-bed + den | 4-bedroom | 4-bedroom + Lock-Off | Total |
|---|---|---|---|---|---|
| **# of units** | 1 | 4 | 5 | 2 | 12 |

Parking

Underground parking is proposed with access off Glenaire Drive. The proposal complies with parking requirements as per Part 10 of the Zoning Bylaw and the CD158 zone:

| Resident Parking | Visitor Parking | Total Vehicle Parking |
|---|---|---|
| 23 | 3 (including 1 universal) | 26 |

All resident parking spaces will have access to a Level 2 EV charging outlet. One parking space will have car wash facilities connected to the sanitary sewer, and one accessible / universal space is included.

Bicycle Parking

The proposal complies with the *Bicycle Parking and End-of-Trip Facilities Policy* (e.g. all Class 1 long-term residential bike storage will include access to electric charging outlets) as well as the bicycle parking rates in the District's Zoning Bylaw and CD158 zone.

| Class 1 (Long Term) Bicycle Storage | Class 2 (Short Term) Bicycle Storage | Total Bicycle Parking |
|---|---|---|
| 24 (2 per townhouse) | 4 | 28 |

**POLICY ALIGNMENT**

Official Community Plan

Since adoption of Bylaw 8756, the *Official Community Plan* (OCP) now designates the subject site as Residential Level 4: Transition Multi-Family, which aligns with the *Lower Capilano Marine Village Centre Implementation Plan* and the *Lower Capilano Village Centre: Peripheral Area Housing Policy & Design Guidelines* (the "Peripheral Housing Plan").

For this site, these planning policies all anticipate ground-oriented multi-family housing up to a density of about 1.2 FSR (Floor Space Ratio). The housing form, height, and density of this proposal are consistent with the OCP.

Zoning

The newly adopted CD 158 Zone prescribes permitted uses and zoning provisions such as a maximum density of 1,846.7 $m^2$ (19,878 sq. ft.) (equivalent to 1.2 FSR), height, setbacks, and

the vehicle and bicycle parking requirements. The proposal fully complies with the regulations of the CD158 zone.

The proposal also conforms to the Development Covenant registered on the properties as a condition of the rezoning.

Development Permit Areas

The properties are within Development Permit Areas for the following purposes:

- Form and Character; and
- Energy and Water Conservation and GHG Emission Reduction.

All new developments within these Development Permit Areas must attain a development permit, and development proposals are measured against the OCP's Schedule B Development Permit Area Guidelines.




**Development Permit for the Form and Character of Ground-Oriented Housing**

Building Design

The proposal includes two three-storey buildings located over one level of underground parking. The buildings are separated by a central courtyard which includes a common outdoor amenity area and provides pedestrian access to all units.

The project has been reviewed against the OCP's Guidelines for Ground-Oriented Housing, and the project complies with the guidelines. Notable highlights include:

- ***B1.1 Context****: New development should fit the neighbourhood context.*

This project would fill the final two lots on Glenaire Drive with a similar form of townhouse development as is already surrounding the site.

- ***B1.6 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.*
- ***C2.10: Pedestrian Access****: The main pedestrian access route should be from the street rather than the lane or parking area.*

This project includes a welcoming, accessible pedestrian access near Belle Isle Park, and a clear progression from the public sidewalk, to the semi-private courtyard and outdoor amenity space, to private patios and balconies for all units.

- ***B3.4 Unit Identity and Relationship to the Street****: Buildings should be designed to provide a rhythm to the street frontage… To add to the "eyes on the street" unit layouts that provide living space that overlooks the street are encouraged.*
- ***C1.3 Street Orientation****: Units are encouraged to be oriented towards and have a visual connection to the street.*

Units facing Glenaire Drive continue the existing rhythm of townhouses, with private entrances and living spaces overlooking the street and Klahanie Park to the west.



Townhouse entrances and upper balconies along Glenaire Drive

Landscaping

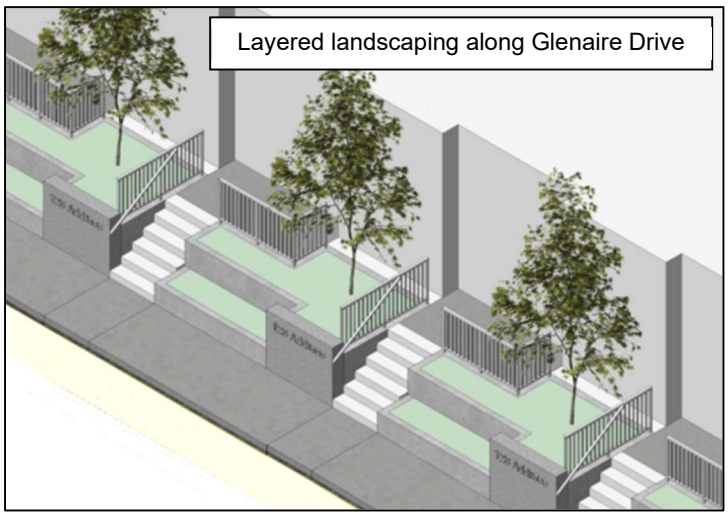
The proposed landscaping has been reviewed against the OCP's Guidelines for Ground-Oriented Housing, and the project complies with the guidelines. Six trees will be removed from the site and boulevard. Approximately 30 trees will be planted, including street trees and trees within the proposed development.

Notable highlights include:

- ***B3.14 Private Outdoor Space****: Private or semi-private outdoor space should be provided for each dwelling unit in the form of patios, balconies or rooftop decks that allow for outdoor seating. The minimum dimensions should be 1.8 m x 2.5 m with a minimum area of 4.5 m2 (48 sq. ft).*
- ***C2.6 Private Outdoor Space****: At least 9 square metres of usable private outdoor space should be provided for all units.*

Each unit (including lock-offs) has outdoor space on the courtyard level. The townhouses have a porch and a patio on opposite sides, allowing cross-breezes and light through the unit. In addition, the townhouses also have balconies on the third floor.

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


Layered landscaping along Glenaire Drive

The grading along Glenaire Drive creates two steps of landscaping, with increased privacy for residential entries and living spaces.

Advisory Design Panel

The application was considered by the Advisory Design Panel (ADP) on February 13, 2025 and the Panel recommended approval of the project subject to resolution of the Panel comments.

In addition to addressing staff comments, the applicant has addressed the Panel's comments by relocating short-term bicycle parking, redesigning planters, and considering tree placement and lighting along the central pedestrian path. Staff are satisfied with the resolution of these items.

Acoustic Performance

Development Permit 7.24 includes the District's residential acoustic regulations for maximum noise levels in the bedrooms, living areas and other areas of the units. Prior to issuance of a Building Permit, the applicant must submit a report from a qualified noise consultant demonstrating that the design enables these standards to be met.

Accessible Design Features

For ground-oriented multi-family housing, the Accessible Design Policy for Multifamily Housing aims for approximately 15% of the total number of units to include Basic Accessible design features, recognizing this may not be feasible in townhouse projects with many stairs. This

proposal meets the intent of the policy by providing two lock-off suites with direct outdoor access without stairs and Basic Accessible Design Features.

**Development Permit for Energy and Water Conservation and Greenhouse Gas Emission Reductions**

In accordance with the Energy and Water Conservation and Greenhouse Gas Emission Reductions Development Permit Area Guidelines, the project is designed to reduce energy consumption and incorporate building performance measures that will result in reduced costs for future owners. Notable highlights include:

- *Energy Conservation*: The proposal includes heat recovery ventilators, low-energy lighting and EnergyStar appliances, and programable thermostats in all units.
- *Building Envelope*: The proposal includes exterior air barriers for Step Code 4 building airtightness and exterior and full under-slab insulation.
- *Water Conservation*: The proposal includes low flow toilets and faucets and efficient dishwashers and washers.
- *Greenhouse Gas Emission Reduction*: The proposal is fossil fuel free with electric heat pump technology for space heating; some building products manufactured within 800km of the subject property; durable building materials; use of low volatile organic compound (VOC) products; a construction waste management plan to prioritize recycling.

The project is designed to Energy Step Code 4 and Emissions Level 3, and building operation will not use fossil fuels.

**OFF-SITE IMPROVEMENTS & FINANCIAL CONTRIBUTION**

The application includes improved street frontages, such as street trees, streetlight upgrades, curb, gutter, and paving improvements, along the existing and proposed roadways adjacent to or within the development.

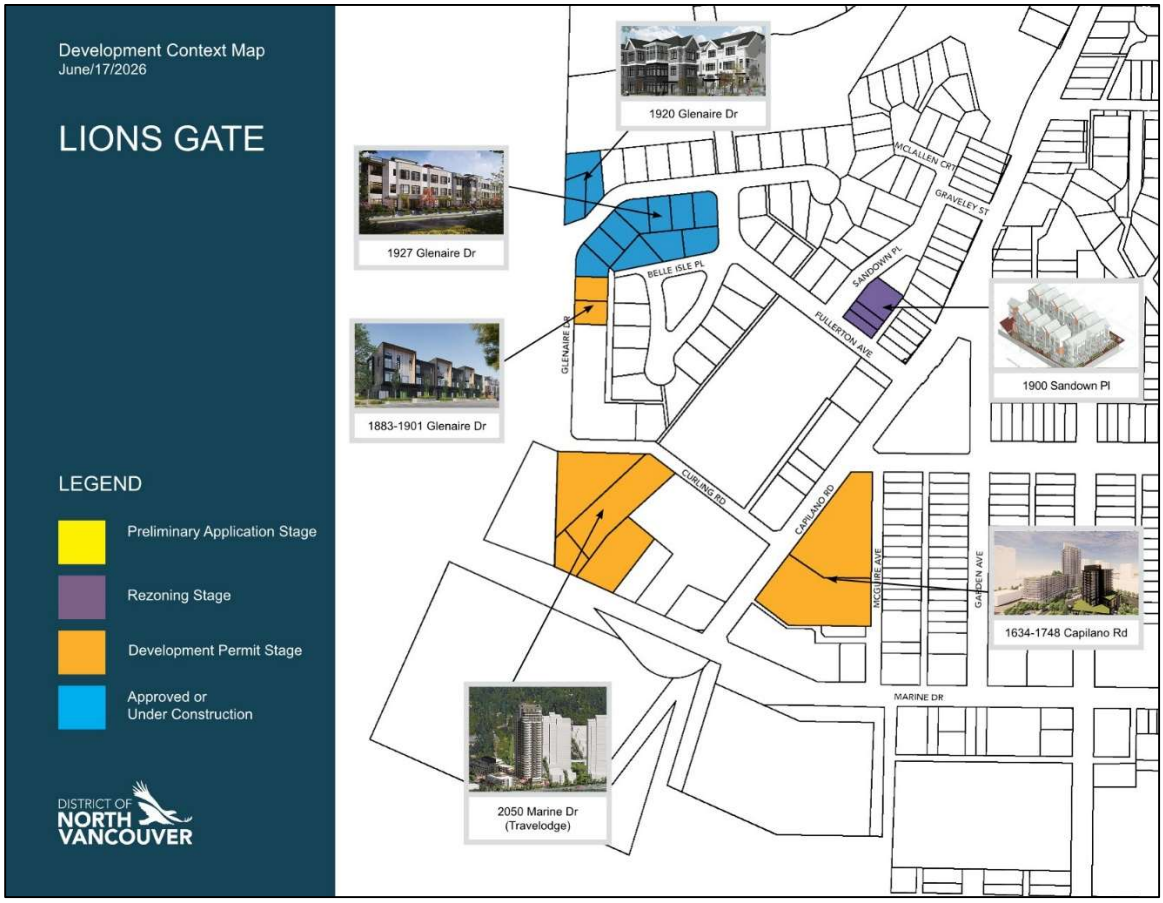
The estimated total value of off-site works (engineering and landscaping) is approximately $190,000. This estimate has been provided by the applicant, and the full scope (and value) of required off-site construction will be determined through the detailed design work at the Building Permit stage.

The project will also pay District, Metro Vancouver and TransLink Development Cost Charges (DCCs) at applicable rates at time of Building Permit. At current rates, District DCCs are estimated at approximately $244,662.

Lastly, the application requires a Community Amenity Contribution (CAC) of $378,008, which has been secured in the development covenant and will be paid prior to Building Permit issuance.

## CONSTRUCTION TRAFFIC MANAGEMENT PLAN

The site is shown in relation to other residential construction projects and potential development projects in the map below:




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.

In particular, the Construction Traffic Management Plan must:

1. Provide safe passage for pedestrians, cyclists, and vehicle traffic;
2. Outline roadway efficiencies (i.e. location of traffic management signs and flaggers);
3. Make provisions for trade vehicle parking, which are acceptable to the District and minimize impacts to the neighbourhood;
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 installing cameras where necessary to assist staff in monitoring construction activities.

**CONCURRENCE**

The DP application has been reviewed by Building, Community Planning, Development Engineering, Environment, Fire, Parks, Urban Design, Real Estate, and Construction Traffic Management.

**CONCLUSION**

This application complies with the applicable OCP designation, the CD158 Zone, and Development Permit Area Guidelines for Guidelines for Multi-Family Housing, and the Energy and Water Conservation and Greenhouse Gas Emission Reduction Development Permit Area. It also addresses the policy directions in the OCP regarding provision of diverse forms of housing and the objectives of the *Lower Capilano Village Centre: Peripheral Area Housing Policy & Design Guidelines*. Development Permit 7.24 is now ready for Council's consideration.

**OPTIONS**

The following options are available for Council's consideration:

1. Issue Development Permit 7.24 (Attachment 1) to allow for the proposed development (staff recommendation); or
2. Deny Development Permit 7.24 and provide direction to staff.

Respectfully submitted,



Mackenzie Stonehocker
Development Planner

**Attachments:**

1. Development Permit 7.24

**REVIEWED WITH:**

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

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

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

**DEVELOPMENT PERMIT 7.24**

This Development Permit 7.24 is hereby issued by The Corporation of the District of North Vancouver to the registered owner(s) for the development of 12 townhouse units on the following properties:

| *Address* | *Legal Description* | *PID* |
|---|---|---|
| 1883 Glenaire Drive | LOT 36 BLOCK 16 DISTRICT LOT 764 PLAN 8967 | 009-870-598 |
| 1901 Glenaire Drive | LOT 37 BLOCK 16 DISTRICT LOT 764 PLAN 8967 | 009-870-601 |
| Portion of Lot 55 | LOT 55 BLOCK 16 DISTRICT LOT 764 PLAN 8967 EXCEPT PART IN PLAN 4259, EPP54469 AND EPP63412 | 009-870-881 |

subject to the following terms and conditions:

A. The following requirement is imposed under Subsection 490 (1) (c ) and Section 504 of the Local Government Act:

1. Substantial construction as determined by the General Manager of Planning, Properties and Permits or his/her designate, shall commence within two years of the date of this permit or the permit shall lapse.

2. Prior to expiry under A (1) above, the applicant may request an extension to the permit for a period no longer than 1 year and if granted by the District, may be subject to new conditions. The granting of an extension will be at the sole discretion of the General Manager of Planning, Properties and Permits or his/her designate.

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

B. The following requirements are imposed under Subsections 491 (7) and (8) of the Local Government Act: [Form & Character]

1. The site shall be developed in accordance with the attached plans (DP 7.24 - 1 through 58).

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 streetlight statutory right of way;

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

d. A completed report prepared by a qualified acoustic professional verifying compliance with the acoustic guidelines as set out in the Development Covenant, and 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 7.24 - 1 through 56); 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 7.24 - 1 through 27).

iii. Parks Department:

a. A final detailed landscape plan, substantially in alignment with the attached plans (DP 7.24 - 28 through 46), prepared by a Landscape Architect registered in British Columbia for the approval of the General Manager of Engineering or their designate;

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

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

iv. Engineering Department:

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

b. An executed Engineering Services Agreement between the property owner and the District related to the required upgrading of off-site facilities on Glenaire Drive and Belle Isle Place.

C. 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 outlined in the attached report prepared by Energy Step Solutions (DP 7.24 - 57 through 58).

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

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

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

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

E. Nothing in this Development Permit alters or affects in any way any of the preconditions to issuance of a Building Permit as set out in section 219 Covenants, if any, registered against the Land in favour of the District.

_____

**Mayor**

_____

**Corporate Officer**

Dated this _____ day of _____, _____

# PROJECT STATISTICS

| | |
|---|---|
| CIVIC ADDRESS: | 1883-1901 GLENAIRE DR, NORTH VANCOUVER, BC |
| LEGAL DESCRIPTION: | LOT 36, 37 AND 55 BLOCK 16 DISTRICT LOT 764 PLAN 8967 EXCEPT PART IN PLAN 4259, EPP54469 AND EPP63412 |
| EXISTING ZONING: | RS3 - SINGLE FAMILY RESIENTIAL 7200 ZONE |
| PROPOSED ZONING: | CD - COMPREHENSIVE DEVELOPMENT (BASED ON xxx - MULTIPLE RESIDENTIAL DISTRICT) |
| PROPOSAL: | TO DEVELOP TWELVE, 3-STOREYS TOWNHOUSE UNITS ON A 1-STOREY UNDERGROUND PARKADE. TWO OF THE TWELVE UNITS TO FEATURE A STUDIO LOCK-OFF SUITE |

LOT AREA:

| | |
|---|---|
| LOT 36: | 7555.12 SF (701.89 m²) |
| LOT 37: | +7552.47 SF (701.65 m²) |
| LAND ACQUISITION: | 1456.88 SF (135.35 m²) |
| CONSOLIDATION: | 16564.47 SF (1538.89 m²) |
| DEDICATION: | - 00048.36 SF (0004.49 m²) |
| **NET SITE AREA:** | **16516.11 SF (1534.40 m²)** |

| | | |
|---|---|---|
| FAR: | PERMITTED: 1.20 | **PROPOSED: 1.20** |
| GFA: | PERMITTED: 19819.33 SF (1841.28 m²) | **PROPOSED: 19506.96 SF (1812.26 m²)** |
| BUILDING HEIGHT: | PERMITTED: 3 STOREYS | **PROPOSED: 3 STOREYS** |

| BUILDING SITING: | PERMITTED | **PROPOSED** |
|---|---|---|
| FRONT YARD: | - | **09.84FT (3.00m)** |
| SIDE LOT LINE (NORTH): | - | **11.48FT (3.50m)** |
| SIDE LOT LINE (SOUTH): | - | **10.47FT (3.19m)** |
| REAR LOT LINE: | - | **15.04FT (4.57m)** |

| CAR PARKING CALCULATION: | REQUIRED | | **PROPOSED** |
|---|---|---|---|
| | 2/DU=2x12 | = 24 | **25** (3) |
| | VISITORS:0.25/12 | = 03 (1) | 03 |
| | ADA: 1/100DU | = 01 | 01 (2) |
| | CAR WASH | = 01 | 01 |

*NOTES:*

1. *VISITOR STALLS ARE INCLUDED IN "REQUIRED" CALCULATION*
2. *1ST PROPOSED PARKING STALL FOR DISABLED PERSONS IS ASSIGNED AS A VISITOR STALL*
   *2ND PROPOSED PARKING STALL FOR DISABLED PERSONS IS SHARED WITH CAR WASH STALL*
3. *SEVEN OF THE PROPOSED PARKING STALLS ARE SMALL SIZE (28%)*
4. *100% OF RESIDENT PARKING SPACES TO HAVE A LEVEL 2 CHARGING OUTLET*

| BIKE PARKING CALCULATION: | REQUIRED | | **PROPOSED** |
|---|---|---|---|
| LONG TERM | 2/DU=2x12 | = 24 | **24** (1) |
| SHORT TERM | | = 04 | **04** |

*NOTES:*

1. *ONE DUPLEX 110v ELEC OUTLET TO BE PROVIDED FOR EVERY CLASS 1 BIKE STALLS*

UPH CALCULATION:

UPH = LOT SIZE: 16,516.11 SF = 0.15 HECTARES: 12 DU / 0.15 = 80 DWELLING UNITS PER HECTARE

# PROJECT TEAM


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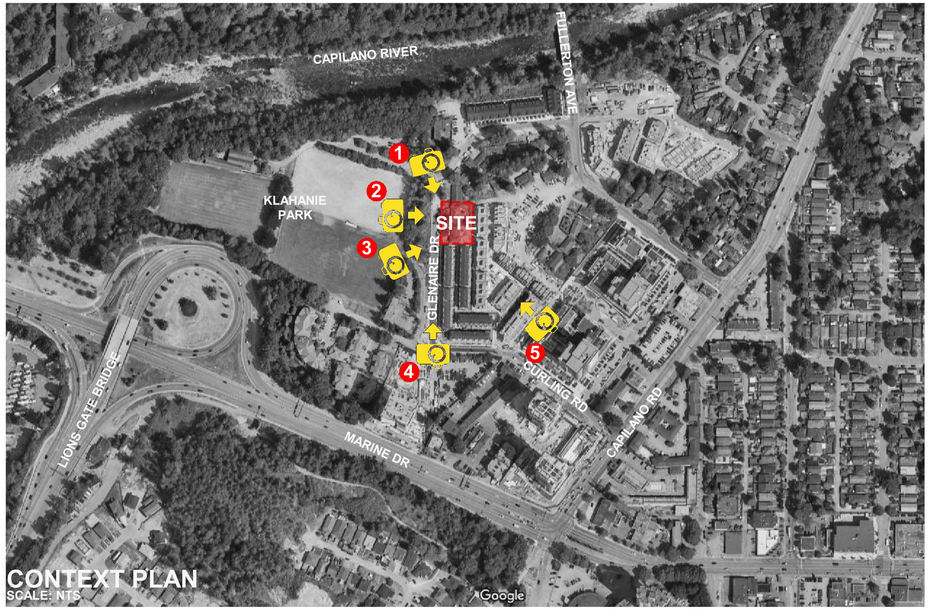
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| 25 | SECTIONS |
| 26 | SECTIONS |

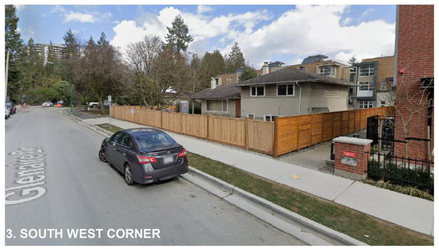



CONTEXT PLAN
SCALE: NTS


1. NORTH WEST CORNER

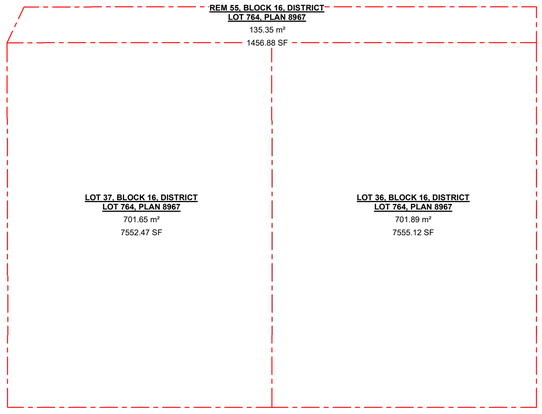

2. WEST FACING EAST (FRONT)


3. SOUTH WEST CORNER



4. SOUTH LOOKING NORTH


5. SOUTH LOOKING NORTH (AERIAL)




1 LAND ASSEMBLY PLAN
1" = 20'-0"




2 NET SITE AREA
1" = 20'-0"

## LAND ASSEMBLY

| ADDRESS | LEGAL DESCRIPTION | AREA (SF) | AREA (m²) |
|---|---|---|---|
| 1883 GLENAIRE DR | LOT 36, BLOCK 16, DISTRICT LOT 764, PLAN 8967 | 7555.12 SF | 701.89 m² |
| 1901 GLENAIRE DR | LOT 37, BLOCK 16, DISTRICT LOT 764, PLAN 8967 | 7552.47 SF | 701.65 m² |
| LAND ACQUISITION | REM 55, BLOCK 16, DISTRICT LOT 764, PLAN 8967 | 1456.88 SF | 135.35 m² |
| | | 16564.47 SF | 1538.89 m² |

## DEDICATIONS

| NAME | AREA (SF) | Area (m²) |
|---|---|---|
| CORNER CUT | 48.36 SF | 4.49 m² |

## NET SITE AREA

| NAME | AREA (SF) | Area (m²) |
|---|---|---|
| SITE AREA | 16516.11 SF | 1534.40 m² |

## BLDG COVERAGE

| NAME | AREA (SF) | AREA (m²) | B.C. |
|---|---|---|---|
| BUILDING 1 | 3017.29 SF | 280.32 m² | 18.27% |
| BUILDING 2 | 3612.50 SF | 335.61 m² | 21.87% |
| ANNUNCIATOR PANEL | 23.40 SF | 2.17 m² | 0.14% |
| | 6653.19 SF | 618.10 m² | 40.28% |

## SITE COVERAGE

| NAME | AREA (SF) | AREA (m²) | S.C. |
|---|---|---|---|
| BUILDING 1 | 3017.29 SF | 280.32 m² | 18.27% |
| BUILDING 2 | 3612.50 SF | 335.61 m² | 21.87% |
| ANNUNCIATOR PANEL | 23.40 SF | 2.17 m² | 0.14% |
| PMT | 24.58 SF | 2.28 m² | 0.15% |
| | 6677.77 SF | 620.39 m² | 40.43% |

APPROVED DP SET

REVISIONS

| No. | DATE |
|---|---|
| 2 | 2024.06.21 |
| 3 | 2024.08.21 |
| 9 | 2025.10.21 |

GRIMWOOD ARCHITECTURE

JANUARY 20, 2026

# THE GROVE ON GLENAIRE

1883-1901 GLENAIRE DR, NORTH VANCOUVER, BC

00




**1946-1998 GLENAIRE DR:**

- 23 STACKED TOWNHOUSE UNITS
- 3 THREE-STOREY BUILDINGS
- SINGLE-LEVEL BELOW GRADE PARKADE



**BELLE ISLE PL / GLENAIRE DR:**

- 112 STACKED TOWNHOUSE UNITS
- 10 THREE-STOREY BUILDINGS
- SINGLE-LEVEL BELOW GRADE PARKADE





**2035 GLENAIRE DR:**

- 109 STACKED TOWNHOUSE UNITS
- 6 THREE-STOREY BUILDINGS
- SINGLE-LEVEL BELOW GRADE PARKADE




CONTEXT PLAN
SCALE: NTS





**1900, 1903, 1950 SANDOWN PL:**

- 23 STACKED TOWNHOUSE UNITS
- 2 THREE-STOREY BUILDINGS
- SINGLE-LEVEL BELOW GRADE PARKADE





**2070 CURLING RD:**

- 40 TOWNHOUSE UNITS
- 6 THREE-STOREY BUILDINGS
- SINGLE-LEVEL BELOW GRADE PARKADE







**1886-1956 BELLE ISLE PL / 2046 CURLING RD:**

- 88 TOWNHOUSE UNITS
- 11 THREE-STOREY BUILDINGS
- SINGLE-LEVEL BELOW GRADE PARKADE

APPROVED DP SET

REVISIONS
No. DATE

# CONTEXT AND CHARACTER

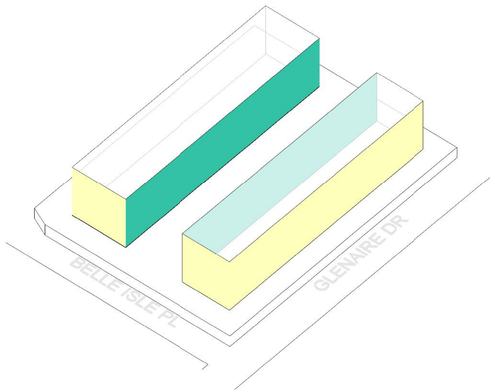
## THE GROVE ON GLENAIRE

JANUARY 20, 2026

1883-1901 GLENAIRE DR, NORTH VANCOUVER, BC

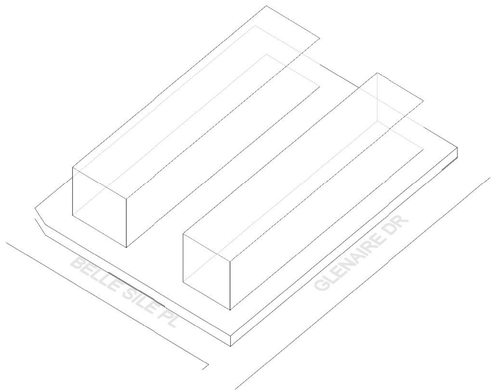
GRIMWOOD
ARCHITECTURE

01



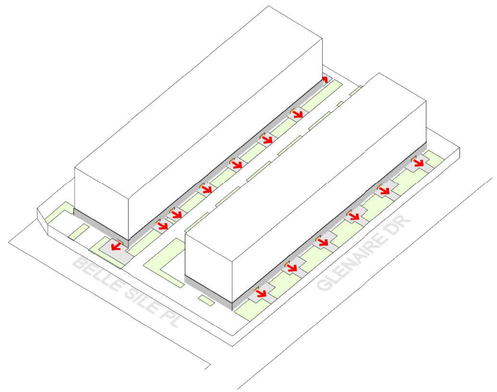

## A URBAN EDGE -vs- PRIVATE

- CONSTRUCTION BROKEN DOWN INTO TWO SMALLER BUILDINGS
- BUILDINGS ARRANGEMENT CLEARLY DEFINE A STRONG URBAN EDGE
- MAXIMIZES INTERNAL SPACE FOR SUCCESSFUL DAYLIT COURTYARD



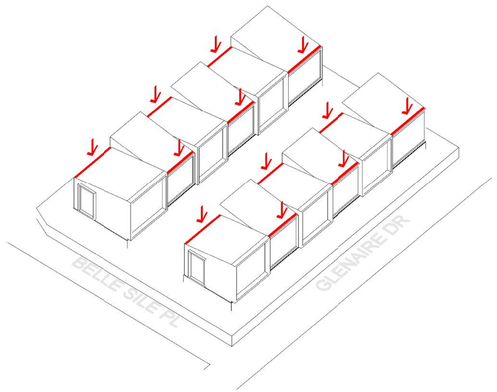

## B DESIGN CONFIGURATION

- CENTRAL COURTYARD RUNNING NORTH TO SOUTH IS FORMED
- COURTYARD MAIN ENTRANCE ACKNOWLEDGES BELLE ISLE PL FRONTAGE
- DISCREET SERVICE CIRCULATION ALONG SOUTH END OF LOT



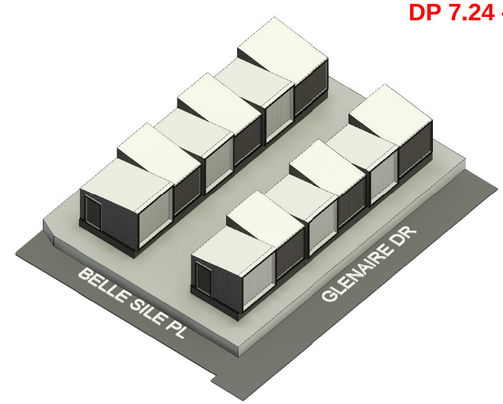

## C SENSE OF COMMUNITY

- VIBRANT, ENGAGING STREETSCAPE WITH ACTIVE FRONTAGES
- SHELTERED ENTRANCES ARE WELCOMING & HIGHLY VISIBLE
- FRONT PATIOS CREATE TRANSITION BETWEEN PRIVATE & PUBLIC REALMS




## D BUILDING FORM

- INTRODUCTION OF HEIGHT VARIATION TO CREATE INTEREST
- NEW FORM IS SYMPATHETIC TO NEIGHBOURING BUILDINGS
- SIMPLE CONTEMPORARY BUILDINGS PICK UP ON SLOPED ROOFS PREVALENT IN VICINITY
- SHADE AND SHADOWS ON OUTDOOR SPACES ARE REDUCED THROUGH ALTERNATING ROOF SLOPES
- DYNAMIC RYTHM WITH THE USE OF BUILT-UP FRAMES PROVIDE SHELTER TO MAIN ENTRANCES
- SUBTLE BUILT-UP FRAME IS PROVIDED ON NORTH AND SOUTH ENDS OF BUILDINGS IN ORDER TO ADDRESS BELLE ISLE PL FRONTAGE WHILE MAINTAINING A MORE DOMINANT ELEVATION ALONG GLENAIRE DR




## E MATERIALITY (SEE SHEET 06)

- ALTERNATE MATERIAL SURFACES PROMOTE SENSE OF OWNERSHIP WITHIN OCCUPANTS
- MATERIAL PALETTE RESPONDS TO EXISTING CONTEXT
- MATERIAL BREAKDOWN AS FOLLOWS:4

1. BASE: DARK GREY BRICK / DARK GREY, SMOOTH FINISH STUCCO
2. UPPER FLOORS: 8" WIDE VERTICAL PLANKS, LIGHT & DARK GREY
3. UNIT END WALLS: STAGGERED EDGE PANEL DARK GREY HARDIESHINGLES

## ZONING

- THE SITE IS ZONED SINGLE FAMILY RESIDENTIAL 7200 ZONE (RS3). WE ARE PROPOSING A REZONING TO A NEW COMPREHENSIVE DEVELOPMENT ZONE (CD)

## DEVELOPMENT PERMIT AREAS

THE PROPOSED DEVELOPMENT IS IN LINE WITH THE FOLLOWING GUIDELINES:
- FORM AND CHARACTER GROUND-ORIENTED HOUSING GUIDELINES
- ENERGY AND WATER CONSERVATION AND GREENHOUSE GAS EMISSION REDUCTION

## NEIGHBOURHOOD CHARACTER

- THE PROPOSED DESIGN ECHOES THE EXISTING MATERIALS AND CHARACTER OF THE NEIGHBOURHOOD
- THE RATIO OF WINDOWS/DOORS TO SOLID WALL IS COMPATIBLE WITH EXISTING BUILDINGS IN THE NEIGHBOURHOOD
- THE DEVELOPMENT LIGHTING FEATURES WILL INCLUDE PORCH LIGHTS, LIGHTS IN PRIVATE OUTDOOR AREAS AND PATH LIGHTING

## ACCESS & CIRCULATION

- VEHICULAR ACCESS IS PROVIDED THROUGH THE UNDERGROUND PARKADE OF THE DEVELOPMENT TO THE SOUTH
- MAIN ACCESS TO THE COURTYARD IS PROPOSED AT BELLE ISLE PL, PROVIDING DIRECT PEDESTRIAN ACCESS TO ALL UNITS IN BUILDING 2
- UNITS IN BUILDING 1 ARE ACCESSED VIA WELL-DEFINED, PRIVATE ENTRY PATHWAYS OFF OF GLENAIRE DR
- A DISCREET PEDESTRIAN CIRCULATION IS PROPOSED ON GLENAIRE DRIVE ALONG THE SOUTH PROPERTY LINE

## SETBACKS

- 3.0m FRONT SETBACK IS PROPOSED ALONG GLENAIRE DRIVE WHICH ALIGNS WITH THE DEVELOPMENT TO THE SOUTH
- 3.5m SIDE SETBACK IS PROPOSED ALONG BELLE ISLE PLACE
- 3.19m SIDE SETBACK IS PROPOSED ALONG THE SOUTH PROPERTY LINE
- 4.57m REAR SETBACK IS PROPOSED ALONG THE EAST PROPERTY LINE

NOTE: A 3m x 3m CORNER CUT (DEDICATION) IS PROVIDED ON THE CORNER OF BELLE ISLE PL & GLENAIRE DRIVE

## LIVABILITY

- THE BUILDINGS HAVE BEEN DESIGNED TO MINIMIZE SHADOW IMPACTS ON ADJACENT SITES WITH ALTERNATING EAST/WEST SINGLE SLOPED ROOFS WHICH ALLOW TO FILTER THROUGH DAYLIGHT
- LIGHT PENETRATION HAS BEEN MAXIMIZED BY OFFERING LARGE AND OPERATIONAL WINDOWS ALONG FRONT AND REAR OF ALL UNITS WHILE PROVIDING MINIMUM WINDOWS AT BOTH ENDS OF BOTH BUILDINGS TO MINIMIZE OVERLOOKING
- ALL UNITS WILL CONTAIN A PRIVATE FRONT PORCH AND A PRIVATE REAR AT-GRADE PATIOS OPENING UP TO THE PEDESTRIAN PATH
- DEDICATED BICYCLE STORAGE WILL BE PROVIDED INSIDE PRIVATE FLEX ROOM IN PARKADE

## FORM / MATERIALITY

- THE ARCHITECTURAL EXPRESSION MERGES THE CLEAN, CLEAR LANGUAGE OF CONTEMPORARY ARCHITECTURE WITH FAMILIAR AND WARM TACTILE MATERIALITY OF TRADITIONAL WEST COAST RESIDENTIAL HOMES
- EACH UNIT IS CLEARLY DELINIATED AND LEGIBLE AS A "HOME" ACCESSED BY WELL-DEFINED, PRIVATE ENTRY PATHWAYS LEADING TO RECESSED (COVERED) ENTRIES
- THE MASSING IS SOFTENED WITH A COMBINATION OF DARK GREY BRICK AND SMOOTH FINISHED STUCCO ON THE LOWER LEVEL WITH ALTERNATING VERTICAL 8" WIDE PLANKS IN LIGHT AND DARK GREY COLOUR. ADDITIONAL WARMTH IS INTRODUCED BY USING HARDIESHINGLES ON THE BUILT-UP FRAMES BODY. THE SHINGLED TEXTURE IS A WARMER COUNTERPOINT AND SERVES TO GIVE THE UPPER LEVELS A FEELING OF ELEVATION, BEING LOFTED ABOVE THE GROUND PLAN

## LANDSCAPING

- LANDSCAPE DESIGN HAS BEEN DEVELOPED TO OFFER STREET FRIENDLY PRESENCE
- ALONG BELLE ISLE PL AND GLENAIRE DR, A NEW STREET EDGE HAS BEEN CREATED WITH GRASS BOULEVARD, SIDEWALK AND STREET TREES, SIMILAR IN NATURE TO THE NEIGHBOURING PROPERTY TO THE SOUTH
- LANDSCAPING WILL BE USED TO ENHANCE THE SEPARATION OF PUBLIC AND PRIVATE SPACE
- THE PLANT PALETTE IS QUITE EXTENSIVE BECAUSE WE WANTED TO GIVE YEAR-ROUND COLOUR, TEXTURE AND INTEREST
- WE ARE USING DROUGHT TOLERANT, NATIVE, ADAPTIVE, ORNAMENTAL SPECIES WHICH WILL ALSO HAVE POLLINATOR VAL

## WASTE MANAGEMENT

*WASTE ROOM CALCULATIONS (BASED ON CITY OF VANCOUVER GARBAGE & RECYCLING STORAGE AMENITY DESIGN SUPPLEMENT):*

| TYPE OF WASTE | CALCULATION | (L/UNIT/WEEK) | | CONTAINER | REQ'D | PROPOSED | TYPE |
|---|---|---|---|---|---|---|---|
| GARBAGE: | 53.0L x 14 DU = | 742 LITRES | = | 360L CART | 3 | 4 | A |
| GLASS JARS & BOTTLES : | 02.1L x 14 DU = | 030 LITRES | = | 240L CART | 1 | 1 | B |
| MIXED CONTAINERS: | 18.5L x 14 DU = | 259 LITRES | = | 240L CART | 1 | 1 | C |
| MIXED PAPERS (INCL'D/ CARDBOARD): | 42.9L x 14 DU = | 601 LITRES | = | 360L CART | 2 | 2 | D |
| MIXED PAPERS (NO CARDBOARD): | 15.0L x 14 DU = | 210 LITRES | = | 240L CART | 1 | 1 | E |
| CARBOARD ONLY: | 27.5L x 14 DU = | 385 LITRES | = | 240L CART | 2 | 2 | F |
| ORGANICS: | 14.0L x 14 DU = | 196 LITRES | = | 240L CART | 1 | 1 | G |

1. WE ARE PROPOSING A 12.50 m² WASTE ROOM LOCATED IN THE UNDERGROUND PARKADE. THE TRUCK WOULD ACCESS THIS ROOM THROUGH RAMP OFF OF GLENAIRE DR @ THE SW CORNER OF THE LOT. A 4.49 m x 1.52 m STAGING AREA IS DESIGNATED FOR WASTE AT COLLECTION DAY ONLY ADJACENT TO PARKADE ENTRANCE.

## PARKING

- WE ARE PROPOSING A TOTAL OF 25 PARKING STALLS EXCEEDING THE REQUIRED TOTAL OF 24. THREE OF THOSE WILL BE ASSIGNED FOR VISITORS. ONE OF THOSE VISITORS STALLS IS TO BE ACCESSIBLE. LASTLY, WE WILL PROVIDE A DEDICATED CAR WASH SPACE w/ "NO PARKING" SIGN AND WILL BE CONNECTED TO THE SEWER SYSTEM.

- SEVEN STALLS TO BE SMALL SIZE (28%), 1 STALL ACCESSIBLE (4%) AND 17 STALLS ARE STANDARD SIZE (68%).
- TOTAL OF 22 STALLS WILL HAVE A LEVEL 2 EV CHARGING OUTLET (ALL RESIDENT STALLS, EXCLUDING VISITORS).
- A TOTAL OF 24 LONG TERM, SECURED BICYCLE PARKING SPACES ARE PROVIDED (TWO FOR EACH UNIT) INSIDE THE UNIT FLEX AREA IN THE PARKADE.
- A TOTAL OF FOUR SHORT TERM BICYCLE SPACES WILL BE PROVIDED LOCATED AT THE NORTH WEST CORNER OF THE SITE.

## AFFORDABILITY

- THR PROPOSED DEVELOPMENT SUPPORTS THE DISTRICT'S RAHS GOALS BY INCREASING THE SUPPLY OF DIVERSE HOUSING IN THE LIONS GATE VILLAGE CENTRE: PERIPHERAL AREA HOUSING POLICY & DESIGN GUIDELINES
- THE PROPOSED DESIGN IS SOCIALLY AND ECONOMICALY INCLUSIVE. VARIATION IN UNITS SIZE INCLUDES OPTIONS FOR FAMILIES, COUPLES, AND SINGLES AT DIFFERENT STAGES IN LIFE. THE ACCESSIBLE STUDIO LOCK-OFF SUITES ARE MODEST IN SIZE AND AFFORDABLE.
- A BREAKDOWN OF UNIT MIX AS FOLLOWS:

| | | | | |
|---|---|---|---|---|
| UNIT TYPE A1: | 2 BEDROOMS + DEN | INT AREA: 128.61 m² | COUNT: | 01 |
| UNIT TYPE A2: | 3 BEDROOMS + DEN | INT AREA: 133.45 m² | COUNT: | 04 |
| UNIT TYPE A3: | 3 BEDROOMS + DEN | INT AREA: 152.61 m² | COUNT: | 01 |
| UNIT TYPE B: | 4 BEDROOMS + DEN | INT AREA: 189.31 m² | COUNT: | 02 |
| | STUDIO | INT AREA: 025.20 m² | COUNT: | 02 (1), (2) |
| UNIT TYPE C: | 4 BEDROOMS | INT AREA: 154.58 m² | COUNT: | 04 |
| | | | **TOTAL:** | **14** |

**NOTES:**
1. THE LOCK-OFF SUITES ARE LOCATED WITHIN UNIT TYPE B
2. BOTH LOCK-OFF SUITES TO MEET THE "BASIC" ACCESSIBLE DESIGN CRITERIA

## STEP CODE

- THE PROPOSED DEVELOPMENT IS INTENDED TO MEET STEP CODE 3 WITH A LOW CARBON ENERGY SYSTEM (LCES)
- THE PROPOSED DEVELOPMENT WILL USE LOW CARBON ENERGY SOURCES TO PROVIDE HEATING, COOLING AND HOT WATER AND HAS A TOTAL MODELLED GREENHOUSE GAS INTENSITY OF <3kg $CO_2e/m^2/yr$

## ACCESSIBLE DESIGN

- 2 DWELLING UNITS (15%) OF THE PROPOSED UNITS WILL MEET THE "BASIC" ACCESSIBLE DESIGN CRITERIA.
- THE TWO LOCK-OFF SUITES WITHIN UNIT TYPE B WILL MEET THIS DESIGN CRITERIA. REFER TO **SHEET 19**
- BELOW IS A SUMMARY OF FEATURES PROVIDED IN THESE TWO SUITES:

1. UNOBSTRUCTED ACCESS TO MAIN BUILDING ENTRANCE
2. ACCESSIBLE PATH OF TRAVEL
3. LIGHTING, WEATHER PROTECTION, ADDRESS NUMBERING AND MAILBOX
4. ENTRANCE DOOR ASSEMBLY, OPERATION AND CLEARANCE:
   - OUTSWINGING DOOR W/ A MIN CLEAR WIDTH OF 850mm
   - OPRABLE BY DEVICE THAT DO NOT REQUIRE TIGHT GRASPING OR TWISTING
   - HAVE A PUSH PLATE OR LATCH RELEASING DEVICE
   - ACCESSIBLE PATH OF TRABEL WITH CLEAR AND LEVEL AREA ON EITHER SIDE OF DOOR
   - DOOR TRESHOLD TO BE BEVELLED AND NO MORE THAN 13mm ABOVE FLOOR
   - ALL UNIT TO HAVE A NON-SLIP SURFACES
5. CONTRASTING COLOURS ON SIGNS, ADDRESS NUMBERS, CORRIDOR WALLS AND UNIT ENTRIES
6. PATHWAYS THAT PROVIDE ACCESS TO THESE UNITS TO HAVE A MINIMUM OF 1220mm IN WIDTH
7. MINIMUM OF 1500mm x 150mm CLEAR AREA ADJACENT TO ELEVATOR ENTRANCE
8. WHEN DOOR SWINGS AWAY, A MINIMUM OF 1220mm x WIDTH OF DOOR + 300mm OF CLEAR AREA
9. WHEN DOOR SWINGS TOWARDS AREA, A MINIMUM OF 15000mm x WIDTH OF DOOR + 600mm OF CLEAR AREA
10. BATHROOM DOOR TO BE POCKET DOOR AND WILL HAVE A MINIMUM OF 800mm CLEAR WIDTH
11. MINIMUM OF 800mm AREA IN FRONT OF TOILET
12. MINIMUM OF 508mm FROM CENTRE OF TOILET TO THE FRONT EDGE OF BATHTUB
13. MINIMUM OF 760mm x 1220mm IN FRONT OF LAVATORY
14. SLIP RESISTANT FLOORING
15. WOOD BLOCKING WITHIN WALL CAVITIES ADJACENT TO TOILET AND BATHTUB TO SUPPORT GRAB BARS.
16. ADJUSTABLE HEIGHT SHOWER HEAD & HANDHELD SHOWER HEAD ON ADJUSTABLE BRACKET
17. BATHROOM WITH LEVER FAUCET HANDLE THAT DOES NOT REQUIRE TIGHT GRASPING OR TWISTING
18. MINIMUM OF 1520mm DIAMETRE TURNING RADIUS IN KITCHEN AND SLEEPING AREA
19. ADJUSTABLE SHELVES IN CABINETS. LOWEST SHELF TO BE NOT MORE THAN 1370mm AFF
20. "D" SHAPED CABINET HANDLES
21. KITCHEN WITH LEVER FAUCET HANDLE THAT DOES NOT REQUIRE TIGHT GRASPING OR TWISTING
22. MINIMUM OF 812mm OF WORKSPACE BETWEEN COOKTOP & SINK
23. FRONT LOADING SIDE BY SIDE WASHER & DRYER W/ A MINUMIM OF 1220mm MANEUVERING SPACE IN FRONT
24. MINIMUM OF 860mm CLEAR WIDTH AT ENTRANCE OF PATIO
25. MINIMUM OF 1520mm DEPTH OF PATIO
26. WINDOW SILL LOCATED AT 36" AFF
27. OPERATION OF WINDOW: LEVER TAHT DOES NOT REQUIRE TIGHT GRASPING OR TWISTING

APPROVED DP SET

**REVISIONS**

| No. | DATE |
|---|---|
| 1 | 2024.01.25 |
| 3 | 2024.08.21 |
| 4 | 2024.11.28 |
| 8 | 2025.09.19 |

# DESIGN RATIONALE

THE GROVE ON GLENAIRE

JANUARY 20, 2026

1883-1901 GLENAIRE DR, NORTH VANCOUVER, BC

GRIMWOOD ARCHITECTURE

02












APPROVED DP SET

REVISIONS
No. DATE

# PERSPECTIVE VIEWS

## THE GROVE ON GLENAIRE

JANUARY 20, 2026

1883-1901 GLENAIRE DR, NORTH VANCOUVER, BC

GRIMWOOD
ARCHITECTURE

03

# FORM AND MATERIALS


ASYMMETRICAL GABLE FORM

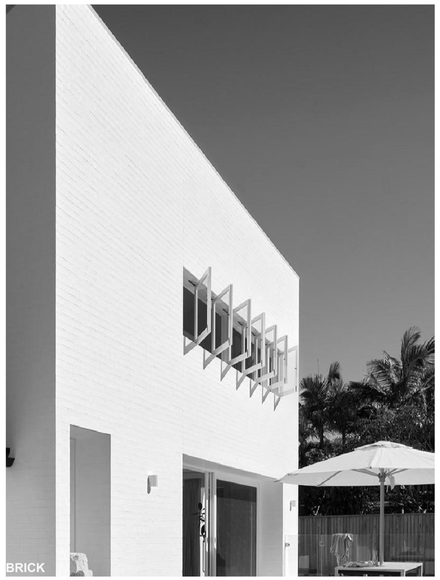

CONTRASTING GEOEMETRY ADDS PLAYFULNESS


CORRUGATED METAL


GABLE FORM AND DEEP OVERHANG AT ROOF DECK LEVEL


GABLE FORM AND DEEP OVERHANG AT ROOF DECK LEVEL


ENTRY PRIVACY SCREEN & CANOPY


BRICK


ASYMMETRICAL GABLE FORM


GABLE FORM AND DEEP OVERHANG AT ROOF DECK LEVEL


STUCCO / METAL CANOPY

APPROVED DP SET

REVISIONS
No. DATE

## PRECEDENTS

## THE GROVE ON GLENAIRE

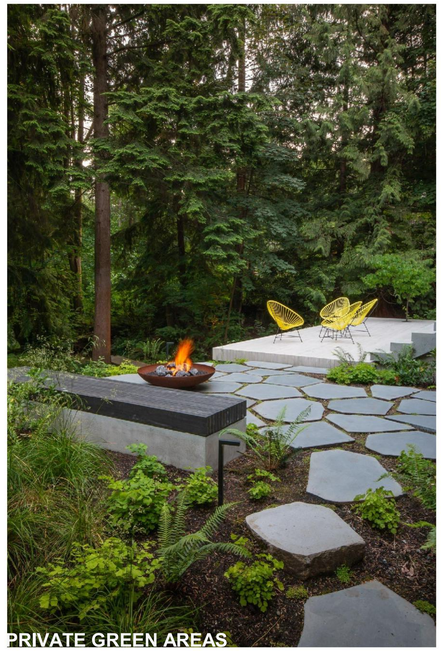
JANUARY 20, 2026

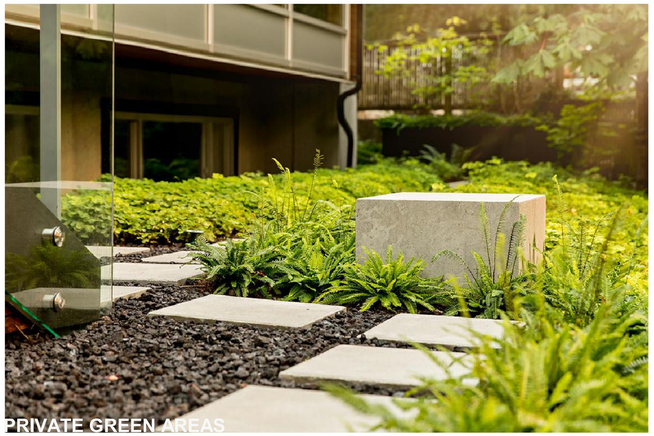
1883-1901 GLENAIRE DR, NORTH VANCOUVER, BC

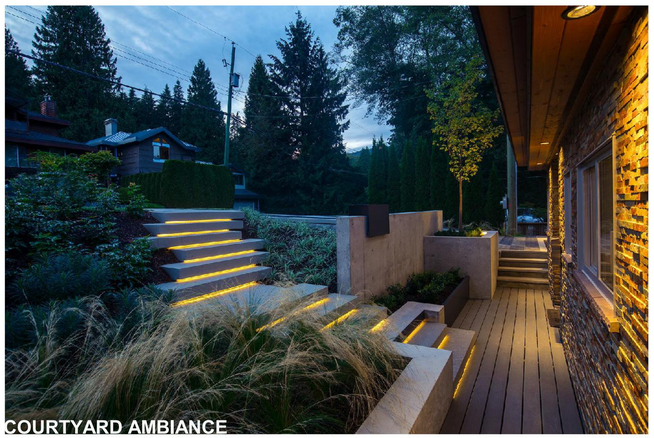
GRIMWOOD
ARCHITECTURE

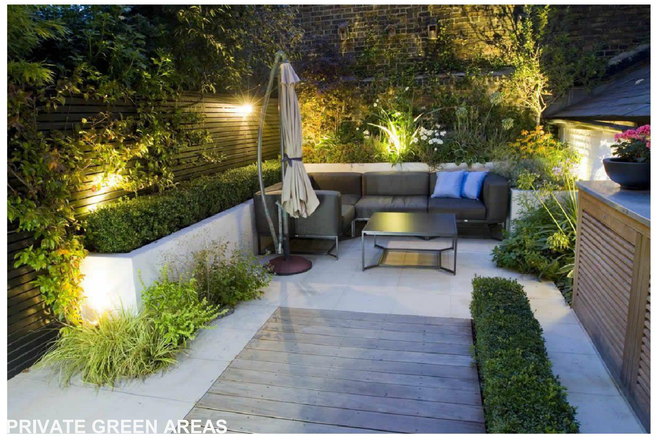
04

# LANDSCAPING


PRIVATE GREEN AREAS

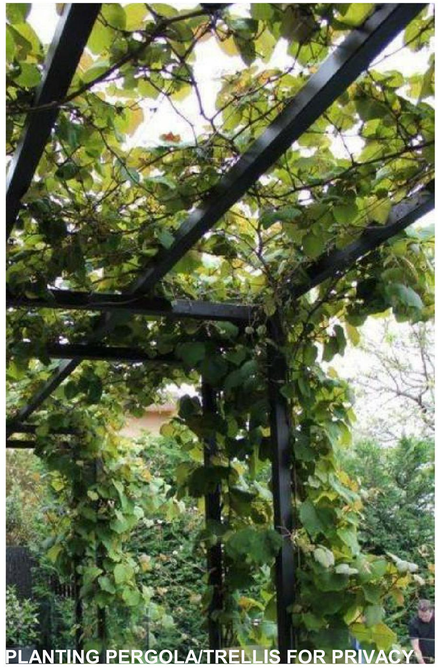

PRIVATE GREEN AREAS

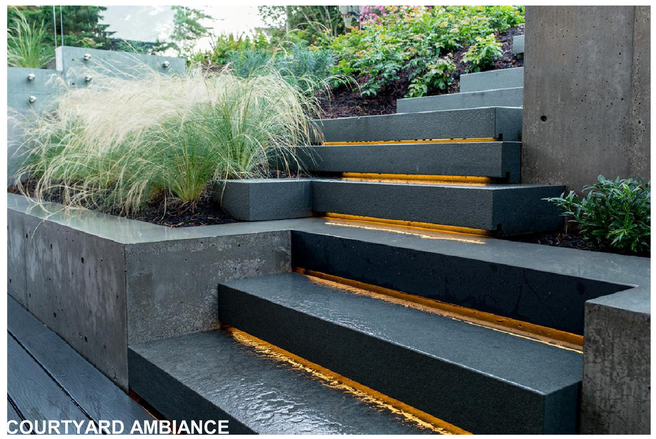

COURTYARD AMBIANCE


PRIVATE GREEN AREAS


COURTYARD DESIGN


PLANTING PERGOLA/TRELLIS FOR PRIVACY


PLANTING PERGOLA/TRELLIS FOR PRIVACY


COURTYARD AMBIANCE

APPROVED DP SET

REVISIONS
No. DATE

## PRECEDENTS

## THE GROVE ON GLENAIRE

JANUARY 20, 2026

1883-1901 GLENAIRE DR, NORTH VANCOUVER, BC

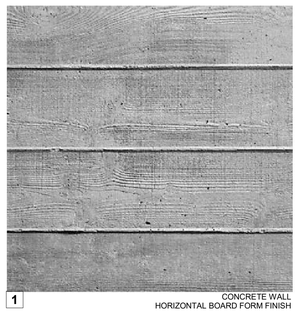
GRIMWOOD
ARCHITECTURE

05

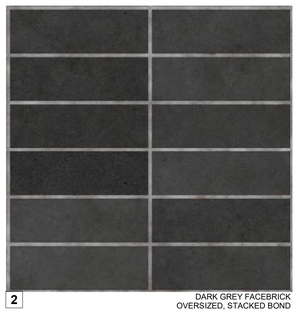



## MATERIALS LEGEND

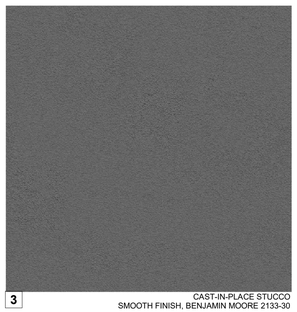
| # | MATERIAL |
|---|---|
| 01 | CONCRETE WALL, FORM BOARD FINISH |
| 02 | DARK GREY FACEBRICK, OVERSIZED, STACK BOND |
| 03 | CAST-IN-PLACE STUCCO, SMOOTH FINISH, B.MOORE 2133-30 |
| 04 | FIBRE CEMENT, 8" VERTICAL PLANK, SMOOTH FINISH, LIGHT MIST |
| 05 | FIBRE CEMENT, 8" VERTICAL PLANK, SMOOTH FINISH, IRON GRAY |
| 06 | FIBRE CEMENT, HARDIESHINGLE, STAGGERED EDGE PANEL, IRON GRAY |
| 07 | 1" THICK HARDIE TRIMBOARD, SMOOTH FINISH, IRON GRAY |
| 08a | PRE-FINISHED 24ga METAL FASCIA, B.MOORE 2133-30 |
| 08b | PRE-FINISHED METAL PANEL, B.MOORE 2133-30 |
| 08c | PRE-FINISHED 24ga METAL FASCIA, B.MOORE 2019-50 |
| 09 | PRE-FINISHED METAL FLASHING, B. MOORE 2133-30 |
| 10 | PRE-FINISHED METAL GUTTER/RAIN WATER LEADER, B.MOORE 2133-30 |
| 11 | MAIN ENTRY FIBRE GLASS DOOR (ALL WEATHER), B.MOORE 2026-30 |
| 12 | PATIO ENTRY FIBRE GLASS DOOR (ALL WEATHER), B.MOORE 2133-30 |
| 13 | FIBRE GLASS WINDOWS AND DOORS (ALL WEATHER), B.MOORE 2133-30 |
| 15 | 2 PLY HEAT-WELDED SBS ROOF, LIGHT GREY |
| 17 | 72" HIGH CEDAR PERIMETER FENCE, CLEAR STAIN, SEE LAN DGWS |
| 18 | 72" HIGH PC MTL PRIVACY FENCE, B.MOORE 2133-30 |
| 20 | PC MTL TRELLIS, B.MOORE 2133-30 |
| 22 | 42" HIGH POWDER COATED METAL PICKET GUARDRAIL, B.MOORE 2133-30 |
| 23 | 36" HIGH POWDER COATED METAL HANDRAIL, B.MOORE 2133-30 |
| 25 | ADDRESS SIGN PAINTED ON DOOR, B.MOORE 2133-30 |
| 26 | WALL-MOUNTED LIGHT FIXTURE, B.MOORE 2133-30 |
| 27 | EMERGENCY STROBE LIGHT. SEE CODE REPORT & ELEC DWGS |
| 28 | HOSE BIB, SEE MECH DWGS |
| 29 | GAS METER, SEE MECH & CIVIL DWGS |
| 30 | PMT, SEE ELEC DWGS |
| 32 | CEDAR TRELLIS, LINSEED OIL BLACK STAIN |
| 33 | FIRE DEPARTMENT CONNECTION |
| 34 | NATURAL WOOD ENTRY TRELLIS, LINSEED OIL STAIN |



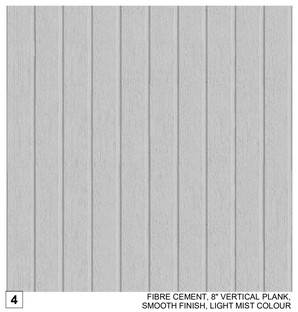
1 CONCRETE WALL
HORIZONTAL BOARD FORM FINISH



2 DARK GREY FACEBRICK
OVERSIZED, STACKED BOND



3 CAST-IN-PLACE STUCCO
SMOOTH FINISH, BENJAMIN MOORE 2133-30



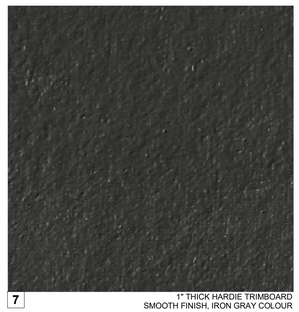
4 FIBRE CEMENT, 8" VERTICAL PLANK,
SMOOTH FINISH, LIGHT MIST COLOUR



5 FIBRE CEMENT, 8" VERTICAL PLANK,
SMOOTH FINISH, IRON GRAY COLOUR



6 FIBRE CEMENT HARDIE SHINGLE
STAGGERED EDGE PANEL, IRON GRAY COLOUR



7 1" THICK HARDIE TRIMBOARD
SMOOTH FINISH, IRON GRAY COLOUR



17 CEDAR ENTRY PORTICO/TRELLIS
LINSEED OIL BLACK STAIN



9 MAIN ENTRY GLAZED FIBRE GLASS DOOR (ALL WEATHER)
BENJAMIN MOORE 2026-39



20 FACIA MOUNTED 42" HIGH POWDER COATED
METAL PICKET GUARDRAIL, BENJAMIN MOORE 2133-30



25 WALL-MOUNTED LIGHT FIXTURE
BENJAMIN MOORE 2133-30



PRE-FINISHED METAL SURFACES
BENJAMIN MOORE 2133.30



APPROVED DP SET

**REVISIONS**

| No. | DATE |
|---|---|
| 3 | 2024.08.21 |
| 4 | 2024.11.28 |
| 5 | 2025.05.01 |
| 6 | 2025.07.31 |

# MATERIALS

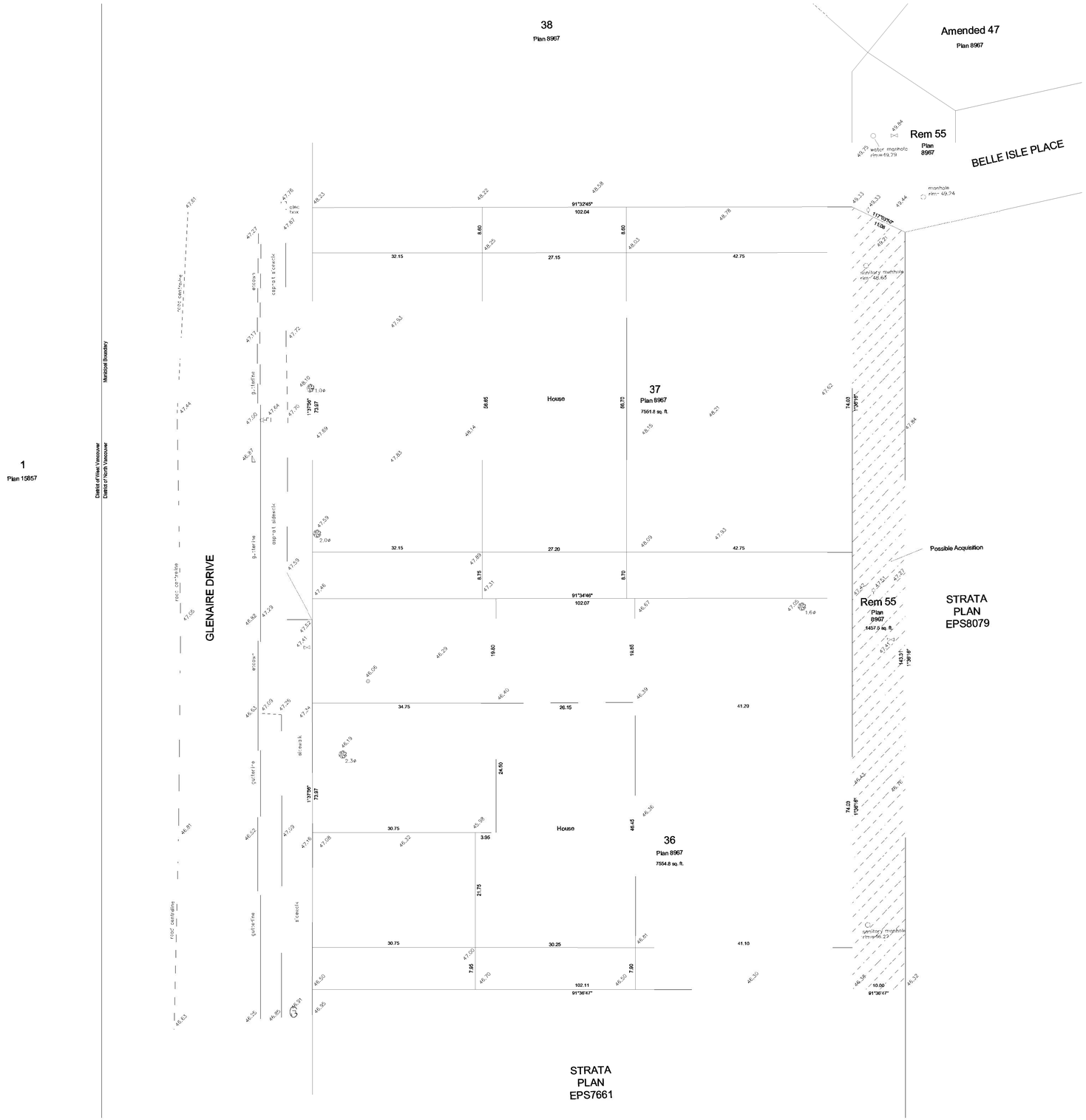
## THE GROVE ON GLENAIRE

JANUARY 20, 2026

1883-1901 GLENAIRE DR, NORTH VANCOUVER, BC

GRIMWOOD
ARCHITECTURE

06




APPROVED DP SET

REVISIONS
No. DATE

# SURVEY PLAN

0 5 10 20 40'

## THE GROVE ON GLENAIRE

JANUARY 20, 2026

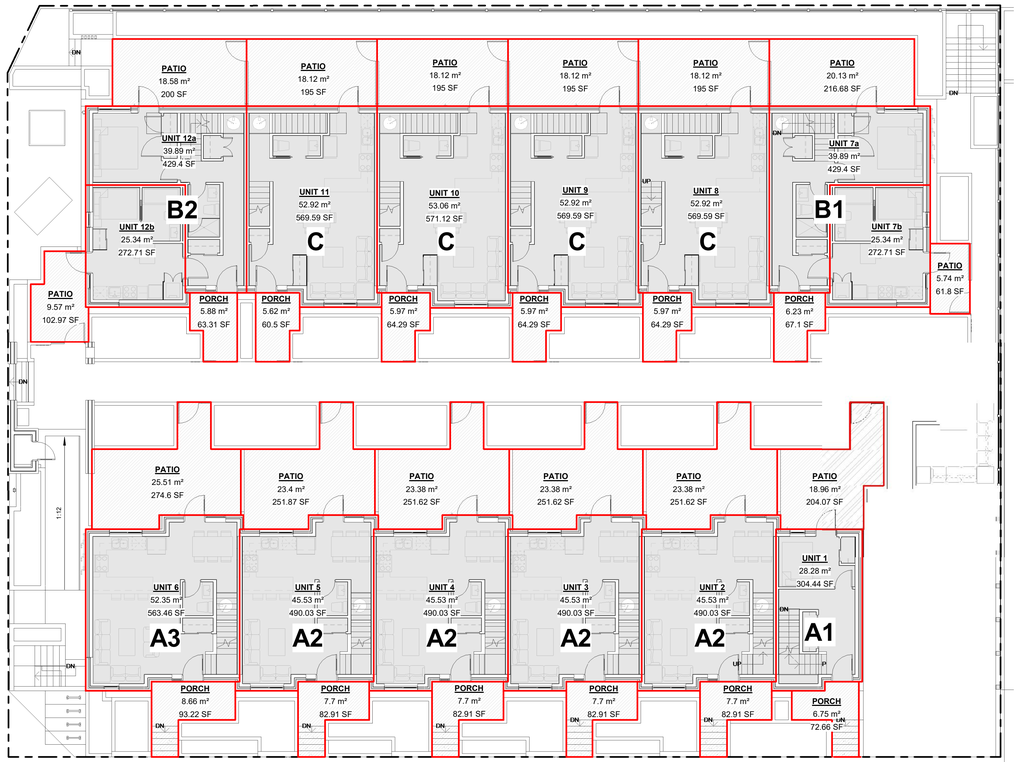
1883-1901 GLENAIRE DR, NORTH VANCOUVER, BC

GRIMWOOD
ARCHITECTURE

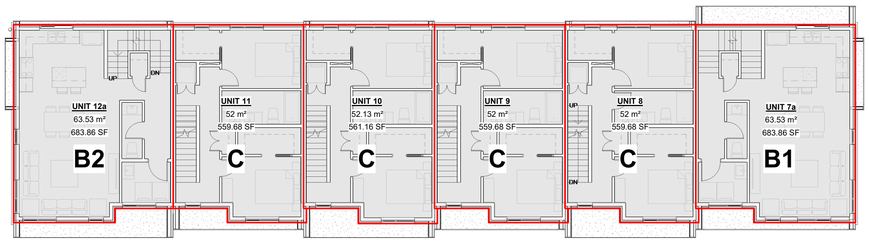
07

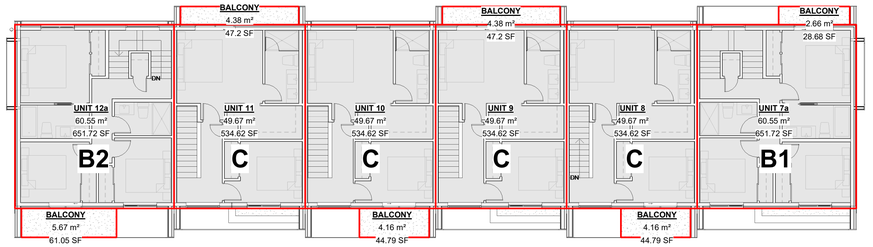


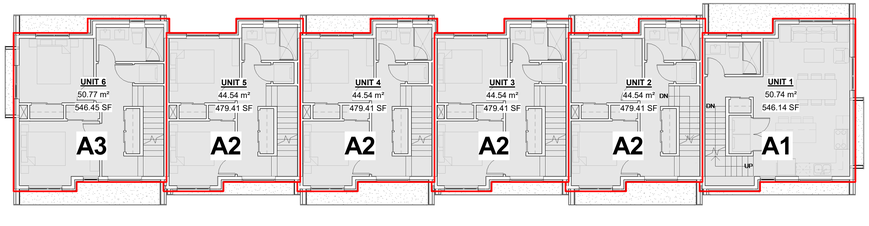

1 PARKADE LEVEL AREA PLAN
3/32" = 1'-0"



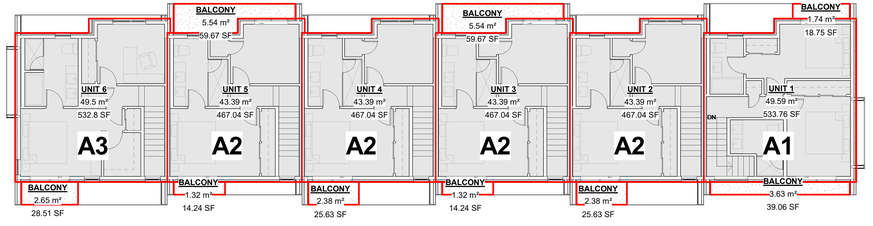

2 MAIN LEVEL AREA PLAN
3/32" = 1'-0"




3 2ND LEVEL AREA PLAN
3/32" = 1'-0"




4 3RD LEVEL AREA PLAN
3/32" = 1'-0"

# FSR

| NAME | AREA (SF) | AREA (m²) | FAR |
|---|---|---|---|
| MAIN LEVEL | | | |
| UNIT 1 | 304.44 SF | 28.28 m² | 0.02 |
| UNIT 2 | 490.03 SF | 45.53 m² | 0.03 |
| UNIT 3 | 490.03 SF | 45.53 m² | 0.03 |
| UNIT 4 | 490.03 SF | 45.53 m² | 0.03 |
| UNIT 5 | 490.03 SF | 45.53 m² | 0.03 |
| UNIT 6 | 563.46 SF | 52.35 m² | 0.03 |
| UNIT 7a | 429.4 SF | 39.89 m² | 0.03 |
| UNIT 7b | 272.71 SF | 25.34 m² | 0.02 |
| UNIT 8 | 569.59 SF | 52.92 m² | 0.03 |
| UNIT 9 | 569.59 SF | 52.92 m² | 0.03 |
| UNIT 10 | 571.12 SF | 53.06 m² | 0.03 |
| UNIT 11 | 569.59 SF | 52.92 m² | 0.03 |
| UNIT 12a | 429.4 SF | 39.89 m² | 0.03 |
| UNIT 12b | 272.71 SF | 25.34 m² | 0.02 |
| | 6512.14 SF | 605 m² | 0.39 |
| SECOND LEVEL | | | |
| UNIT 1 | 546.14 SF | 50.74 m² | 0.03 |
| UNIT 2 | 479.41 SF | 44.54 m² | 0.03 |
| UNIT 3 | 479.41 SF | 44.54 m² | 0.03 |
| UNIT 4 | 479.41 SF | 44.54 m² | 0.03 |
| UNIT 5 | 479.41 SF | 44.54 m² | 0.03 |
| UNIT 6 | 546.45 SF | 50.77 m² | 0.03 |
| UNIT 7a | 683.86 SF | 63.53 m² | 0.04 |
| UNIT 8 | 559.68 SF | 52 m² | 0.03 |
| UNIT 9 | 559.68 SF | 52 m² | 0.03 |
| UNIT 10 | 561.16 SF | 52.13 m² | 0.03 |
| UNIT 11 | 559.68 SF | 52 m² | 0.03 |
| UNIT 12a | 683.86 SF | 63.53 m² | 0.04 |
| | 6618.16 SF | 614.85 m² | 0.40 |
| THIRD LEVEL | | | |
| UNIT 1 | 533.76 SF | 49.59 m² | 0.03 |
| UNIT 2 | 467.04 SF | 43.39 m² | 0.03 |
| UNIT 3 | 467.04 SF | 43.39 m² | 0.03 |
| UNIT 4 | 467.04 SF | 43.39 m² | 0.03 |
| UNIT 5 | 467.04 SF | 43.39 m² | 0.03 |
| UNIT 6 | 532.8 SF | 49.5 m² | 0.03 |
| UNIT 7a | 651.72 SF | 60.55 m² | 0.04 |
| UNIT 8 | 534.62 SF | 49.67 m² | 0.03 |
| UNIT 9 | 534.62 SF | 49.67 m² | 0.03 |
| UNIT 10 | 534.62 SF | 49.67 m² | 0.03 |
| UNIT 11 | 534.62 SF | 49.67 m² | 0.03 |
| UNIT 12a | 651.72 SF | 60.55 m² | 0.04 |
| | 6376.66 SF | 592.41 m² | 0.39 |
| TOTAL: | 19506.96 SF | 1812.26 m² | 1.18 |

# FSR EXCLUSIONS

| NAME | AREA (SF) | AREA (m²) |
|---|---|---|
| PARKADE | | |
| ELEC RM | 203.69 SF | 18.92 m² |
| EXHAUST | 61.76 SF | 5.74 m² |
| MECH RM | 194.15 SF | 18.04 m² |
| PARKING | 9934.93 SF | 922.98 m² |
| STAIR 1 | 91.98 SF | 8.55 m² |
| STAIR 2 | 120.5 SF | 11.19 m² |
| UNIT 1 | 189.14 SF | 17.57 m² |
| UNIT 2 | 302.31 SF | 28.09 m² |
| UNIT 3 | 302.31 SF | 28.09 m² |
| UNIT 4 | 302.31 SF | 28.09 m² |
| UNIT 5 | 302.31 SF | 28.09 m² |
| UNIT 6 | 339.32 SF | 31.52 m² |
| UNIT 7a | 376.05 SF | 34.94 m² |
| UNIT 8 | 373.34 SF | 34.68 m² |
| UNIT 9 | 373.34 SF | 34.68 m² |
| UNIT 10 | 373.34 SF | 34.68 m² |
| UNIT 11 | 373.34 SF | 34.68 m² |
| UNIT 12a | 375.74 SF | 34.91 m² |
| WASTE RM | 150.71 SF | 14 m² |
| | 14740.59 SF | 1369.45 m² |
| MAIN LEVEL | | |
| PATIO | 2846.84 SF | 264.48 m² |
| PORCH | 881.33 SF | 81.88 m² |
| | 3728.17 SF | 346.36 m² |
| THIRD LEVEL | | |
| BALCONY | 559.11 SF | 51.94 m² |
| | 559.11 SF | 51.94 m² |
| TOTAL: | 19027.87 SF | 1767.75 m² |

GRIMWOOD
ARCHITECTURE
ADDRESS: 1273 CLARK DR, VANCOUVER, BC V5L 3K6
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INSTAGRAM: @grimwoodarchitecture

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SHOP DRAWINGS:
SUBMIT SHOP DRAWINGS TO THE ARCHITECT AND ENGINEER FOR APPROVAL PRIOR TO MANUFACTURING PREFABRICATED ELEMENTS OF THE BUILDING.

REVISIONS

| NO. | DESCRIPTION | DATE |
|---|---|---|

1352323 BC Ltd
8923 SHEPHERD WAY,
DELTA, BC V4C 4J9

**THE GROVE ON GLENAIRE**
1883-1901 GLENAIRE DR,
NORTH VANCOUVER, BC

## AREA PLANS

PROJECT No: 65
DATE: MAY 13, 2026
DRAWN BY: Author
CHECKED BY: Checker
SCALE: As indicated

**08**

5/13/2026 8:30:22 AM

GRIMWOOD
ARCHITECTURE
ADDRESS: 1273 CLARK DR, VANCOUVER, BC V5L 3K6
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INSTAGRAM: @grimwoodarchitecture

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REVISIONS

| NO. | DESCRIPTION | DATE |
|---|---|---|

1352323 BC Ltd
8923 SHEPHERD WAY,
DELTA, BC V4C 4J9

**THE GROVE ON GLENAIRE**
1883-1901 GLENAIRE DR,
NORTH VANCOUVER, BC

## SITE PLAN

PROJECT No: 65
DATE: MAY 19, 2026
DRAWN BY: Author
CHECKED BY: A1.00

**A1.00**

SCALE: As indicated

5/19/2026 4:02:44 PM

1 SITE PLAN
1/8" = 1'-0"

GRIMWOOD
ARCHITECTURE
ADDRESS: 1273 CLARK DR, VANCOUVER, BC V5L 3K6
TELEPHONE: 604.565.3142
WEBSITE: www.grimwood.ca
INSTAGRAM: @grimwoodarchitecture

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SHOP DRAWINGS:
SUBMIT SHOP DRAWINGS TO THE ARCHITECT AND ENGINEER FOR APPROVAL PRIOR TO MANUFACTURING PREFABRICATED ELEMENTS OF THE BUILDING.

## GENERAL FLOOR PLAN NOTES

1. ALL CONC WALLS TO BE 8" THK UNO
2. EXTERIOR BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATIONS OR FACE OF PLYWOOD SHEATHING UNO
3. EXTERIOR DIMENSIONS TO COLUMNS ARE TO CENTRE LINE UNO
4. INTERIOR DIMENSIONS ARE TO FACE OF STUD UNO
5. (FF) DENOTES DIMENSION TAKEN TO FINISH FACE
6. CLEAR WIDTH OF ALL INT STAIRS TO BE MIN 36" WIDE (INCLUDING LANDINGS, BOTH DIRECTIONS)
7. REFER TO STRUCTURAL DRAWINGS FOR LOCATION OF PLYWD SHEAR PANELS APPLIED TO STUDS
8. REFER TO STRUCTURAL DRAWINGS FOR JOIST SIZES, DIRECTIONS, BEAM LOCATIONS AND DEPTHS. BEAMS ARE TO BE FLUSH UNO
9. CONFIRM ROUGH OPENING OF OVERHEAD GARAGE DOORS PRIOR TO FORMING CONC FOUNDATION WALLS AND/OR SLABS

## CAR PARKING

| TYPE | SIZE | REQ'D / ALLOWED | PROPOSED | % |
|---|---|---|---|---|
| ACCESSIBLE | 3.7mx5.7m | 1 | 1 | 4% |
| SMALL | 2.6mx4.9m | 7 | 7 | 27% |
| STANDARD | 2.7mx5.7m | 16 | 18 | 69% |
| | | 24 | 26 | 100% |

## BIKE PARKING

| TYPE | SIZE | REQ'D | PROPOSED | |
|---|---|---|---|---|
| BIKE | 0.6mx1.8m | 26 | 28 | (LONG TERM) |
| BIKE | 0.6mx1.8m | 4 | 4 | (SHORT TERM) |
| | | 28 | 28 | |

REVISIONS

| NO. | DESCRIPTION | DATE |
|---|---|---|

1352323 BC Ltd
8923 SHEPHERD WAY,
DELTA, BC V4C 4J9

**THE GROVE ON GLENAIRE**
1883-1901 GLENAIRE DR,
NORTH VANCOUVER, BC

# PARKADE FLOOR PLAN

PROJECT No: 65
DATE: MAY 13, 2026
DRAWN BY: Author
CHECKED BY: Checker
SCALE: As indicated

11

5/13/2026 8:08:38 AM

1 PARKADE LEVEL FLOOR PLAN
3/16" = 1'-0"

DP 7.24 - 12


GRIMWOOD
ARCHITECTURE
ADDRESS: 1273 CLARK DR, VANCOUVER, BC V5L 3K6
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SHOP DRAWINGS:
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## GENERAL FLOOR PLAN NOTES

1. ALL CONC WALLS TO BE 8" THK UNO
2. EXTERIOR BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATIONS OR FACE OF PLYWOOD SHEATHING UNO
3. EXTERIOR DIMENSIONS TO COLUMNS ARE TO CENTRE LINE UNO
4. INTERIOR DIMENSIONS ARE TO FACE OF STUD UNO
5. (FF) DENOTES DIMENSION TAKEN TO FINISH FACE
6. CLEAR WIDTH OF ALL INT STAIRS TO BE MIN 36" WIDE (INCLUDING LANDINGS, BOTH DIRECTIONS)
7. REFER TO STRUCTURAL DRAWINGS FOR LOCATION OF PLYWD SHEAR PANELS APPLIED TO STUDS
8. REFER TO STRUCTURAL DRAWINGS FOR JOIST SIZES, DIRECTIONS, BEAM LOCATIONS AND DEPTHS. BEAMS ARE TO BE FLUSH UNO
9. CONFIRM ROUGH OPENING OF OVERHEAD GARAGE DOORS PRIOR TO FORMING CONC FOUNDATION WALLS AND/OR SLABS

REVISIONS

| NO. | DESCRIPTION | DATE |
|---|---|---|

1352323 BC Ltd
8923 SHEPHERD WAY,
DELTA, BC V4C 4J9

**THE GROVE ON GLENAIRE**
1883-1901 GLENAIRE DR,
NORTH VANCOUVER, BC

## LEVEL 1 FLOOR PLAN

| | |
|---|---|
| PROJECT No: | 65 |
| DATE: | MAY 13, 2026 |
| DRAWN BY: | Author |
| CHECKED BY: | Checker |
| SCALE: | As indicated |

**12**

5/15/2026 12:15:18 PM

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




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

# 2ND LEVEL FLOOR PLAN

## THE GROVE ON GLENAIRE

JANUARY 20, 2026

1883-1901 GLENAIRE DR, NORTH VANCOUVER, BC

APPROVED DP SET

REVISIONS
No. DATE

GRIMWOOD
ARCHITECTURE

13




1 3RD LEVEL FLOOR PLAN
3/16" = 1'-0"

# 3RD LEVEL FLOOR PLAN

## THE GROVE ON GLENAIRE

JANUARY 20, 2026

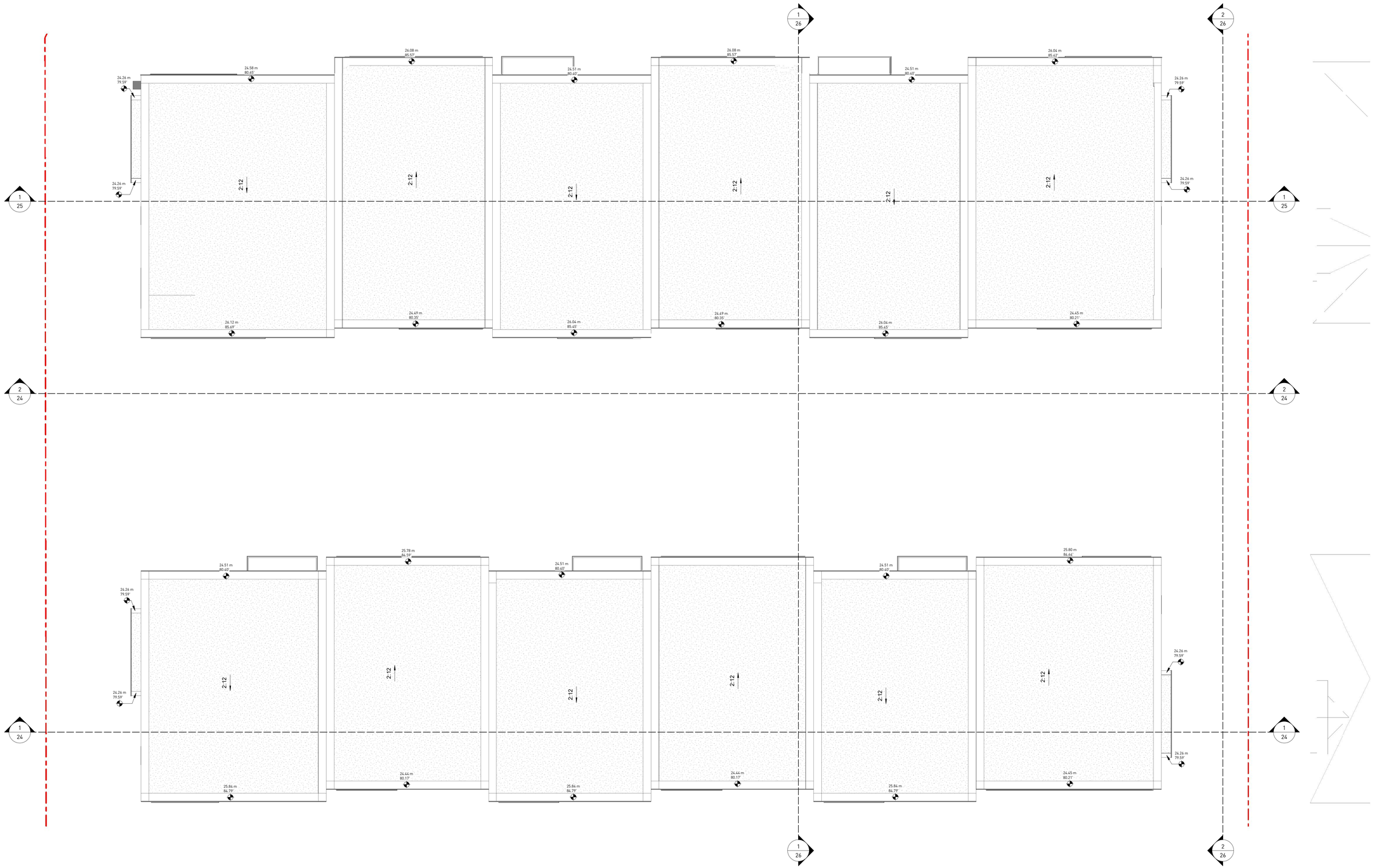
1883-1901 GLENAIRE DR, NORTH VANCOUVER, BC

APPROVED DP SET

REVISIONS
No. DATE

GRIMWOOD
ARCHITECTURE

14




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

# ROOF PLAN

## THE GROVE ON GLENAIRE

JANUARY 20, 2026

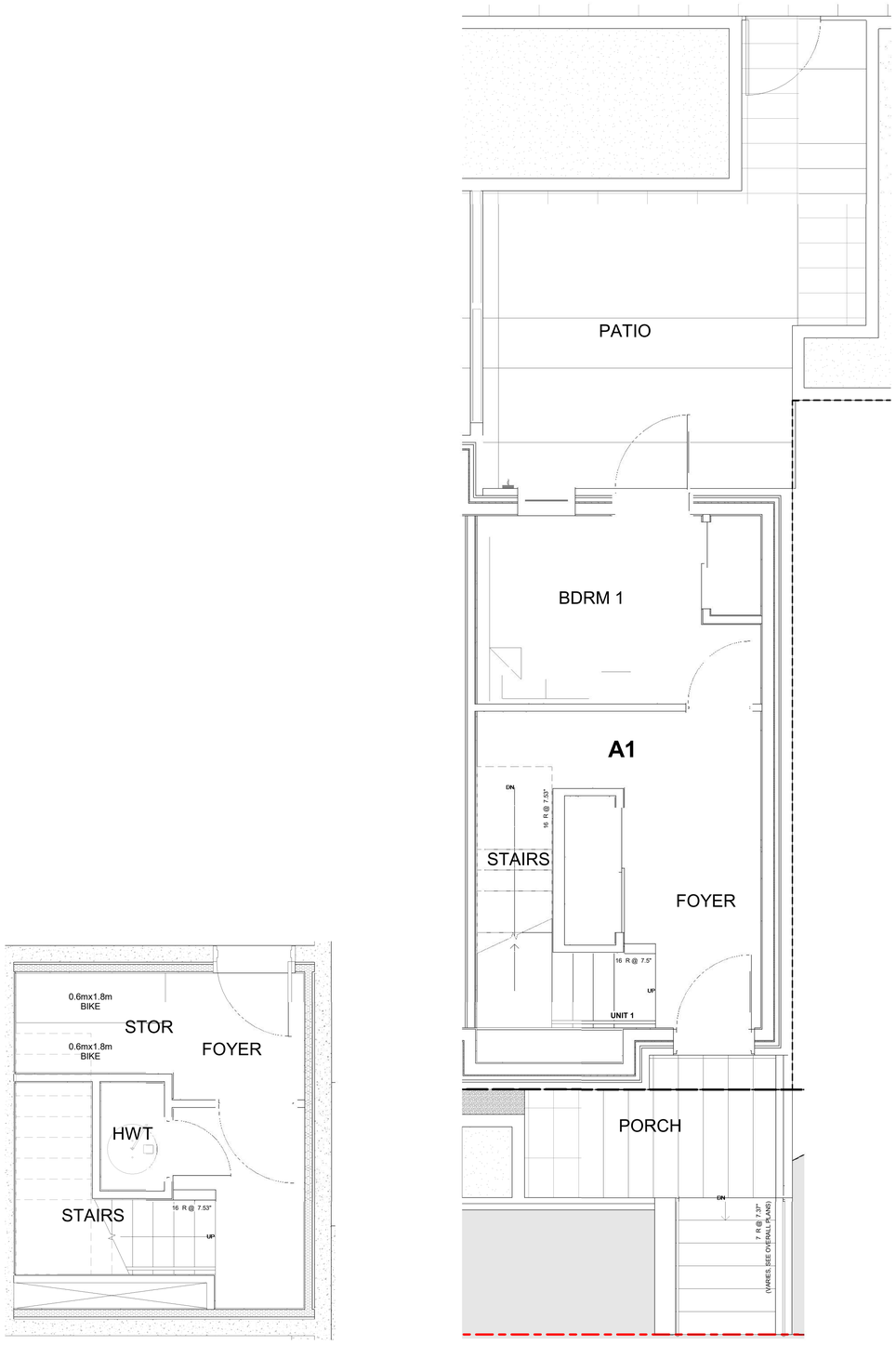
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APPROVED DP SET

REVISIONS
No. DATE

GRIMWOOD
ARCHITECTURE

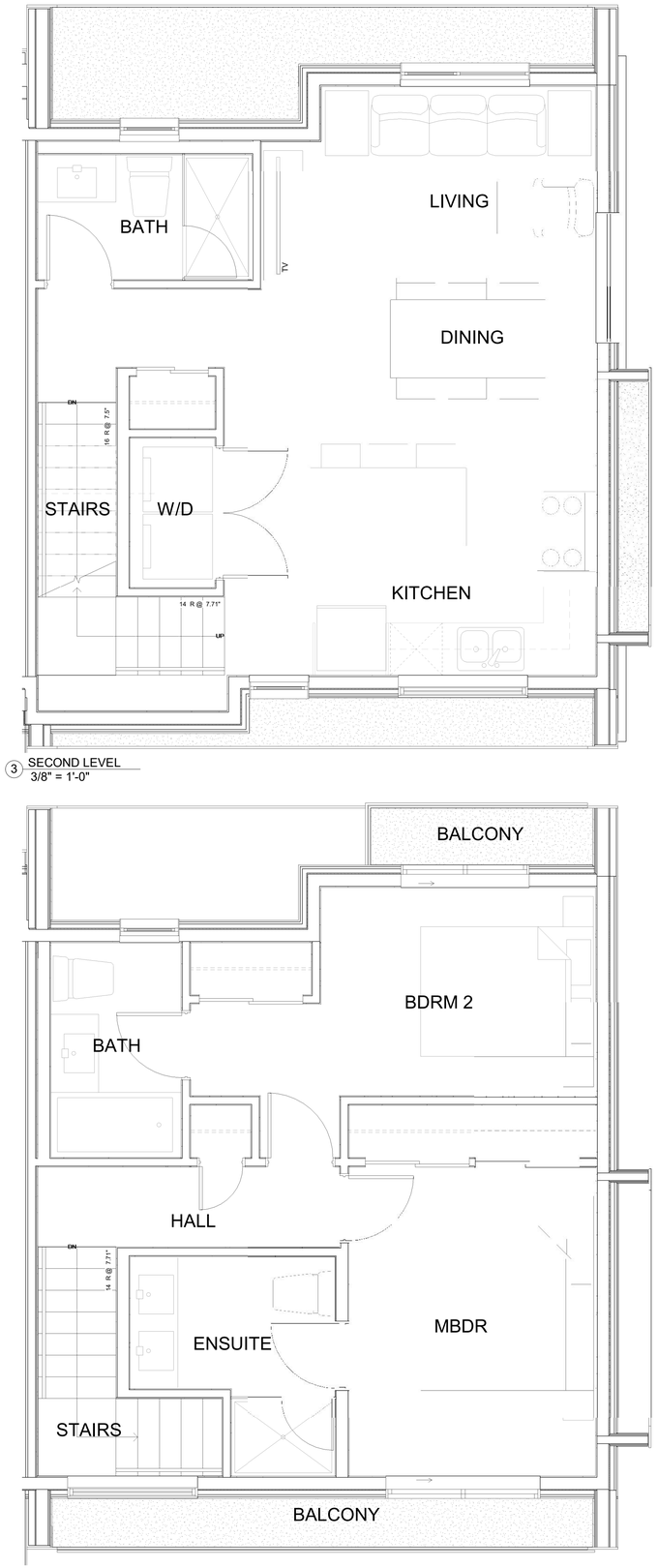
15




2 MAIN LEVEL
3/8" = 1'-0"




1 PARKADE LEVEL
3/8" = 1'-0"

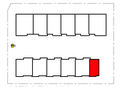



3 SECOND LEVEL
3/8" = 1'-0"




4 THIRD LEVEL
3/8" = 1'-0"





KEY PLAN

# UNIT 01

## FLEX SPACE

| LEVEL | AREA (SF) | AREA (m²) |
|---|---|---|
| PARKADE | 189.14 SF | 17.57 m² |
| | 189.14 SF | 17.57 m² |

## UNIT INTERIOR AREA

| | | |
|---|---|---|
| MAIN LEVEL | 304.44 SF | 28.28 m² |
| SECOND LEVEL | 546.14 SF | 50.74 m² |
| THIRD LEVEL | 533.76 SF | 49.59 m² |
| | 1384.34 SF | 128.61 m² |

## OPEN SPACE

| | | | |
|---|---|---|---|
| MAIN LEVEL | PATIO | 204.07 SF | 18.96 m² |
| MAIN LEVEL | PORCH | 72.66 SF | 6.75 m² |
| THIRD LEVEL | BALCONY | 39.06 SF | 3.63 m² |
| THIRD LEVEL | BALCONY | 18.75 SF | 1.74 m² |
| | | 334.54 SF | 31.08 m² |

## AREA PLANS TYPICAL NOTES

1. INTERIOR UNIT AREA IS MEASURED TO THE CENTRELINE OF INTERIOR WALLS AND TO THE EXTERIOR FINISH FACE OF PERIMETER WALLS. EXTERIOR AREAS AREA CALCULATED BASED ON USABLE AREA
2. REFER TO OVERALL FLOOR PLANS FOR MINOR VARIATIONS

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SHOP DRAWINGS:
SUBMIT SHOP DRAWINGS TO THE ARCHITECT AND ENGINEER FOR APPROVAL PRIOR TO MANUFACTURING PREFABRICATED ELEMENTS OF THE BUILDING.

## GENERAL FLOOR PLAN NOTES

1. ALL CONC WALLS TO BE 8" THK UNO
2. EXTERIOR BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATIONS OR FACE OF PLYWOOD SHEATHING UNO
3. EXTERIOR DIMENSIONS TO COLUMNS ARE TO CENTRE LINE UNO
4. INTERIOR DIMENSIONS ARE TO FACE OF STUD UNO
5. (FF) DENOTES DIMENSION TAKEN TO FINISH FACE
6. CLEAR WIDTH OF ALL INT STAIRS TO BE MIN 36" WIDE (INCLUDING LANDINGS, BOTH DIRECTIONS)
7. REFER TO STRUCTURAL DRAWINGS FOR LOCATION OF PLYWD SHEAR PANELS APPLIED TO STUDS
8. REFER TO STRUCTURAL DRAWINGS FOR JOIST SIZES, DIRECTIONS, BEAM LOCATIONS AND DEPTHS. BEAMS ARE TO BE FLUSH UNO
9. CONFIRM ROUGH OPENING OF OVERHEAD GARAGE DOORS PRIOR TO FORMING CONC FOUNDATION WALLS AND/OR SLABS

REVISIONS

| NO. | DESCRIPTION | DATE |
|---|---|---|

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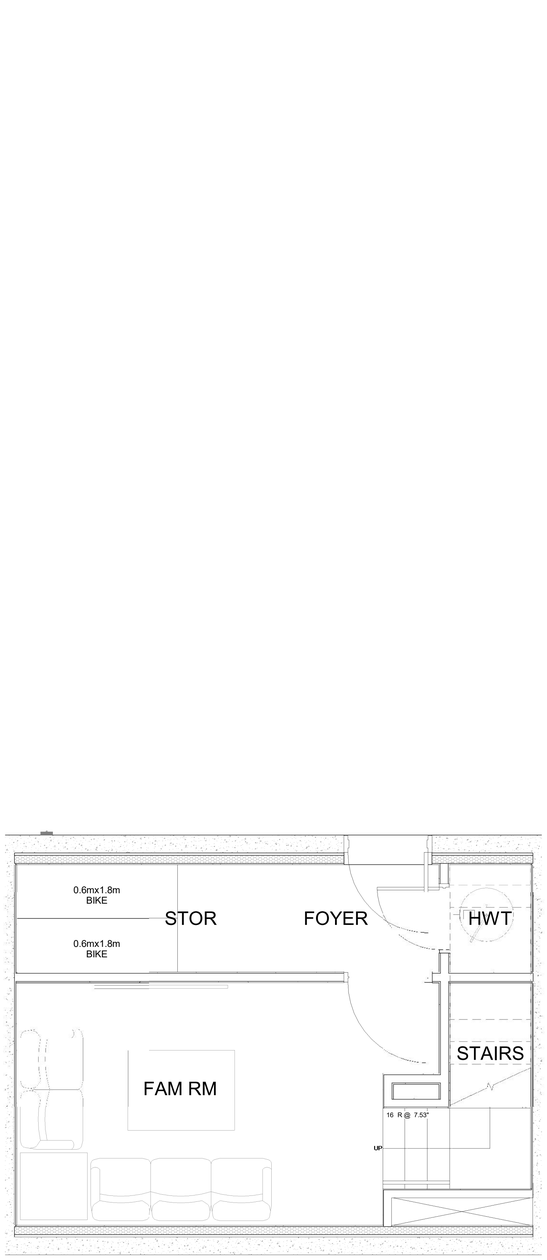
**THE GROVE ON GLENAIRE**
1883-1901 GLENAIRE DR,
NORTH VANCOUVER, BC

# UNIT A1 FLOOR PLANS

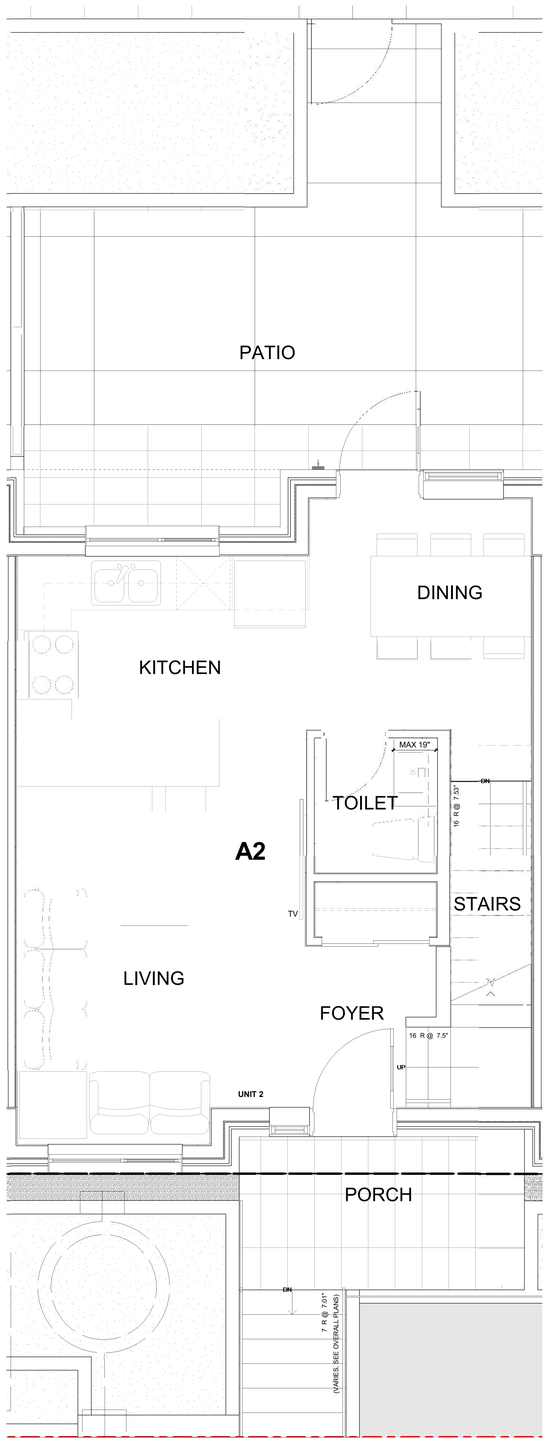
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| PROJECT No: | 65 |
| DATE: | MAY 13, 2026 |
| DRAWN BY: | Author |
| CHECKED BY: | Checker |
| SCALE: | As indicated |

16

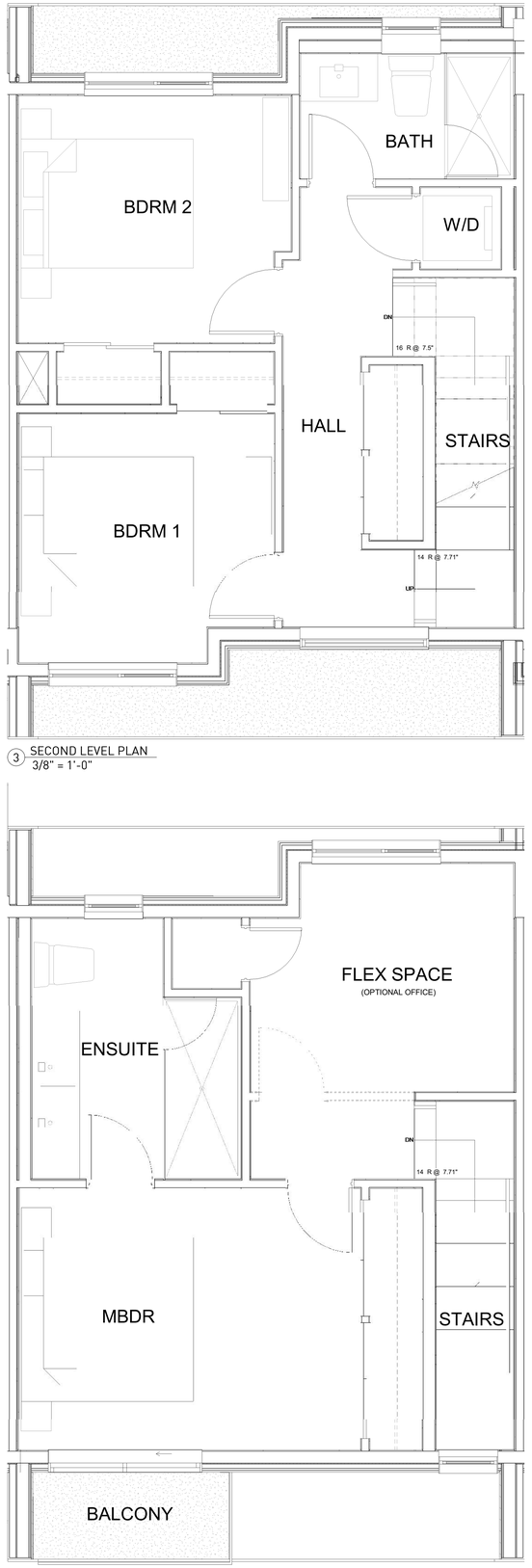
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1 PARKADE PLAN
3/8" = 1'-0"



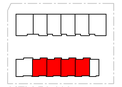

2 FIRST LEVEL PLAN
3/8" = 1'-0"




3 SECOND LEVEL PLAN
3/8" = 1'-0"




4 THIRD LEVEL PLAN
3/8" = 1'-0"



KEY PLAN

# UNITS 02 TO 05

## FLEX SPACE

| LEVEL | AREA (SF) | AREA (m²) |
|---|---|---|
| PARKADE | 302.31 SF | 28.09 m² |
| | 302.31 SF | 28.09 m² |

## UNIT INTERIOR AREA

| | | |
|---|---|---|
| MAIN LEVEL | 490.03 SF | 45.53 m² |
| SECOND LEVEL | 479.41 SF | 44.54 m² |
| THIRD LEVEL | 467.04 SF | 43.39 m² |
| | 1436.48 SF | 133.45 m² |

## OPEN SPACE

| | | | |
|---|---|---|---|
| MAIN LEVEL | PATIO | 251.62 SF | 23.38 m² |
| MAIN LEVEL | PORCH | 82.91 SF | 7.7 m² |
| THIRD LEVEL | BALCONY | 25.63 SF | 2.38 m² |
| | | 360.17 SF | 33.46 m² |

## AREA PLANS TYPICAL NOTES

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2. REFER TO OVERALL FLOOR PLANS FOR MINOR VARIATIONS

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## GENERAL FLOOR PLAN NOTES

1. ALL CONC WALLS TO BE 8" THK UNO
2. EXTERIOR BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATIONS OR FACE OF PLYWOOD SHEATHING UNO
3. EXTERIOR DIMENSIONS TO COLUMNS ARE TO CENTRE LINE UNO
4. INTERIOR DIMENSIONS ARE TO FACE OF STUD UNO
5. (FF) DENOTES DIMENSION TAKEN TO FINISH FACE
6. CLEAR WIDTH OF ALL INT STAIRS TO BE MIN 36" WIDE (INCLUDING LANDINGS, BOTH DIRECTIONS)
7. REFER TO STRUCTURAL DRAWINGS FOR LOCATION OF PLYWD SHEAR PANELS APPLIED TO STUDS
8. REFER TO STRUCTURAL DRAWINGS FOR JOIST SIZES, DIRECTIONS, BEAM LOCATIONS AND DEPTHS. BEAMS ARE TO BE FLUSH UNO
9. CONFIRM ROUGH OPENING OF OVERHEAD GARAGE DOORS PRIOR TO FORMING CONC FOUNDATION WALLS AND/OR SLABS

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**THE GROVE ON GLENAIRE**
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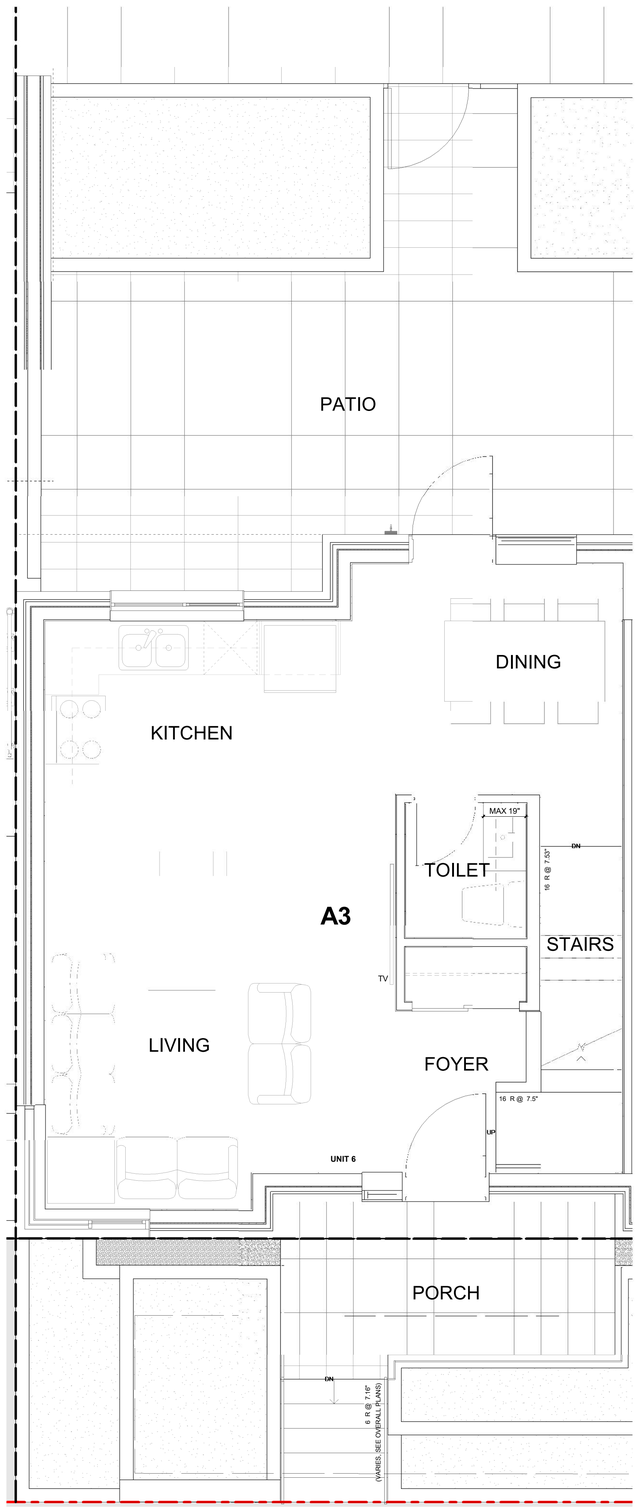
# UNIT A2 FLOOR PLANS

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| DATE: | MAY 13, 2026 |
| DRAWN BY: | Author |
| CHECKED BY: | Checker |
| SCALE: | As indicated |

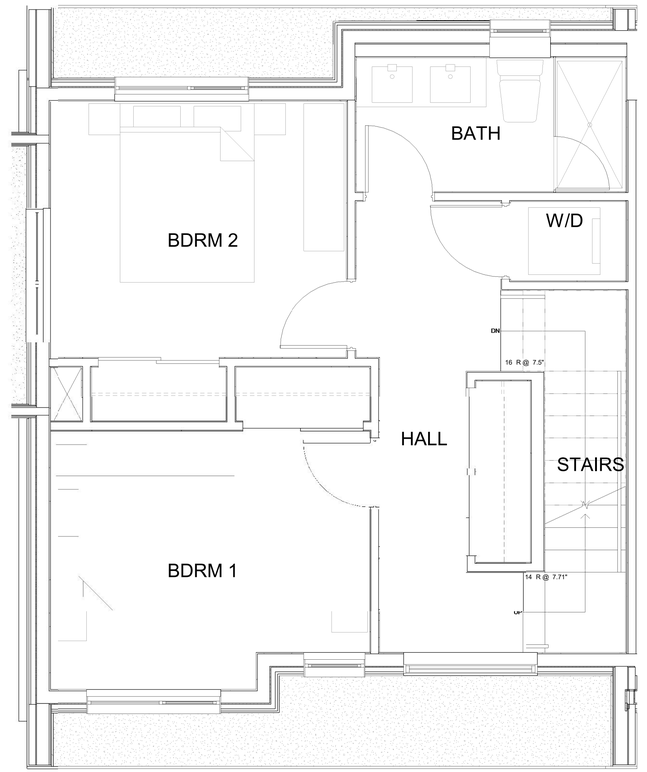
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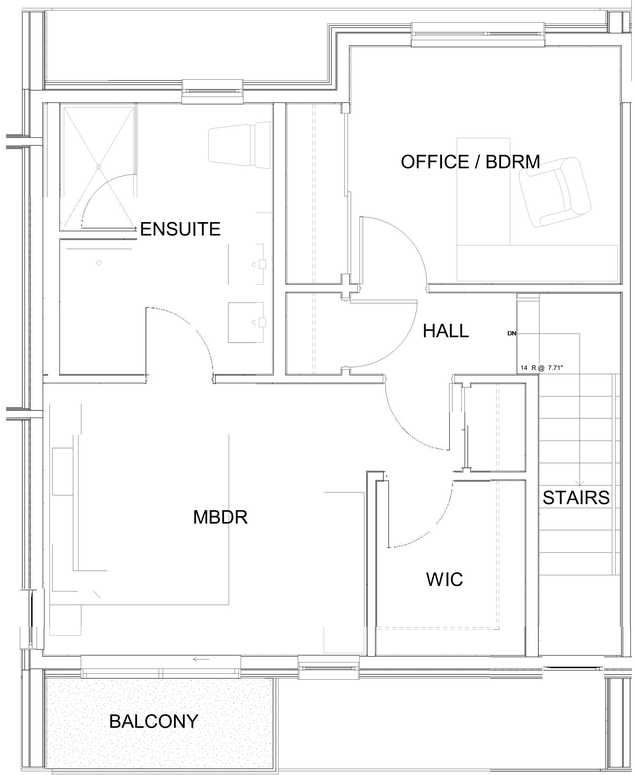
1 PARKADE LEVEL
3/8" = 1'-0"



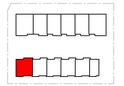

2 MAIN LEVEL
3/8" = 1'-0"




3 SECOND LEVEL
3/8" = 1'-0"




4 THIRD LEVEL
3/8" = 1'-0"



KEY PLAN

# UNIT 06

## FLEX SPACE

| LEVEL | AREA (SF) | AREA (m²) |
|---|---|---|
| PARKADE | 339.32 SF | 31.52 m² |
| | 339.32 SF | 31.52 m² |

## UNIT INTERIOR AREA

| | | |
|---|---|---|
| MAIN LEVEL | 563.46 SF | 52.35 m² |
| SECOND LEVEL | 546.45 SF | 50.77 m² |
| THIRD LEVEL | 532.8 SF | 49.5 m² |
| | 1642.71 SF | 152.61 m² |

## OPEN SPACE

| | | | |
|---|---|---|---|
| MAIN LEVEL | PATIO | 274.6 SF | 25.51 m² |
| MAIN LEVEL | PORCH | 93.22 SF | 8.66 m² |
| THIRD LEVEL | BALCONY | 28.51 SF | 2.65 m² |
| | | 396.32 SF | 36.82 m² |

## AREA PLANS TYPICAL NOTES

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## GENERAL FLOOR PLAN NOTES

1. ALL CONC WALLS TO BE 8" THK UNO
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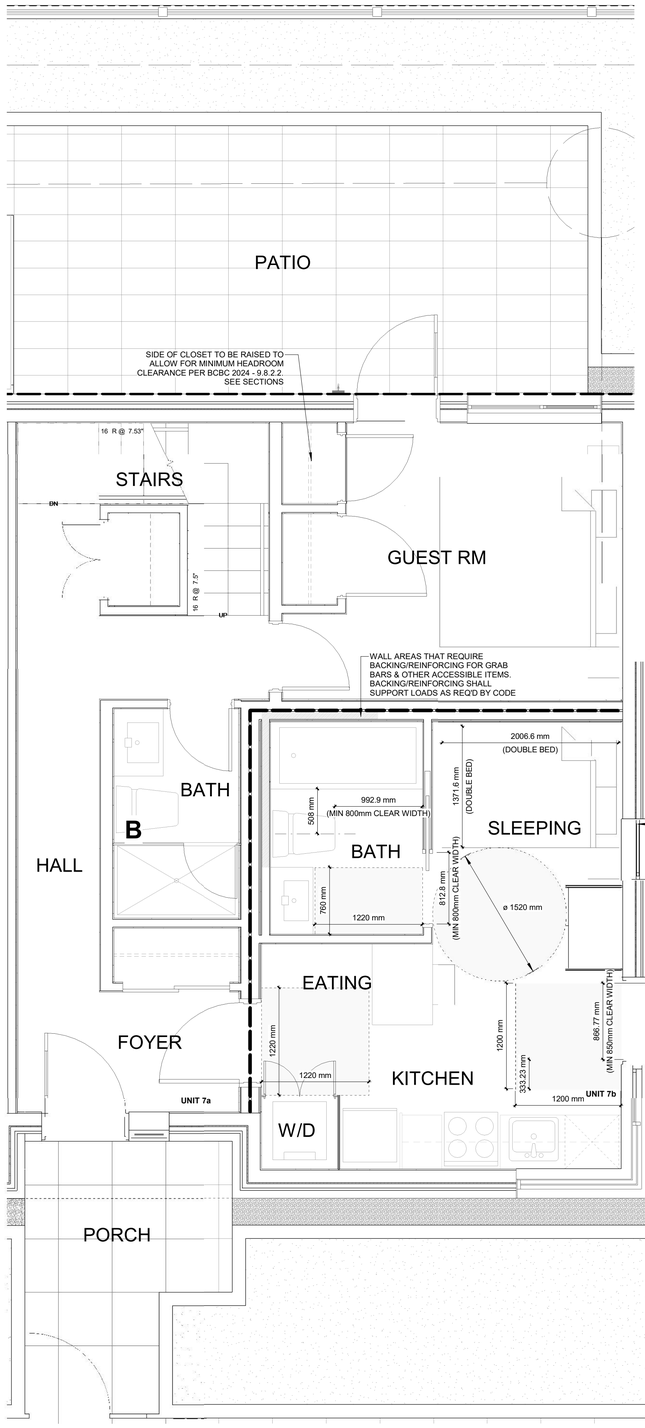
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## UNIT A3 FLOOR PLANS

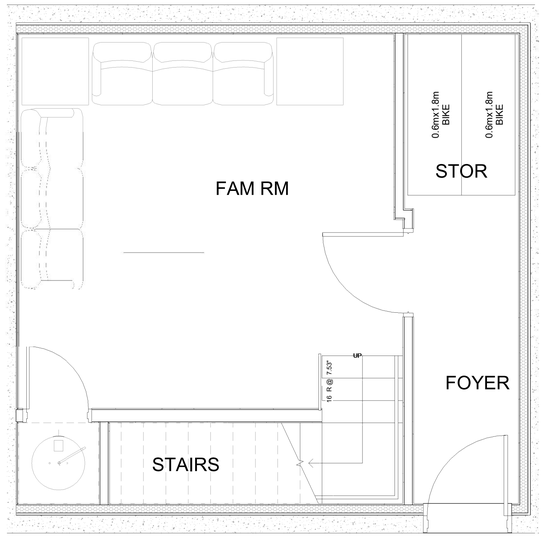
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| DATE: | MAY 13, 2026 |
| DRAWN BY: | Author |
| CHECKED BY: | Checker |
| SCALE: | As indicated |

**18**

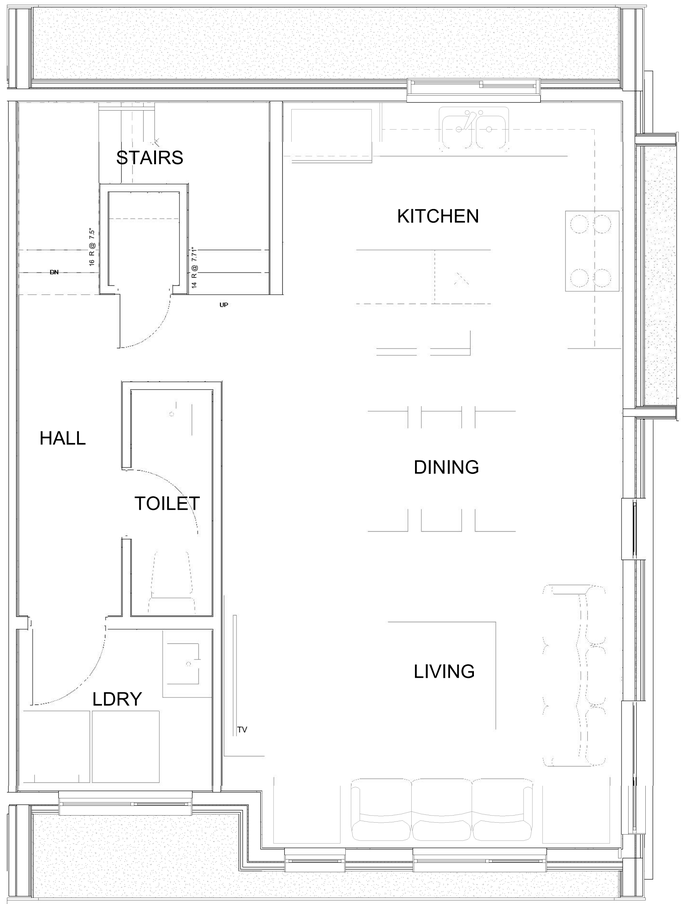
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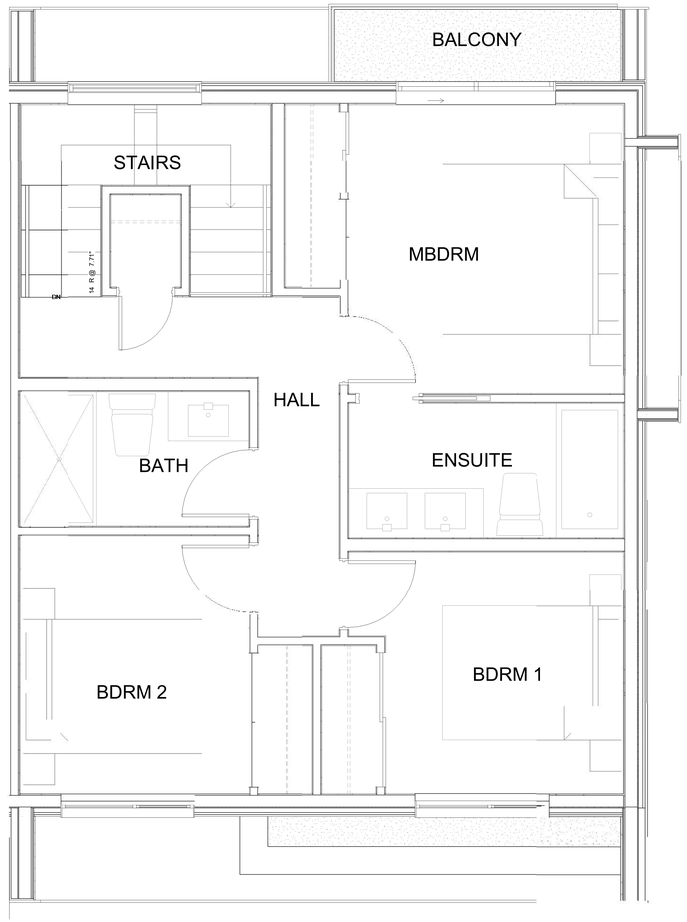

2 FIRST LEVEL PLAN
3/8" = 1'-0"




1 PARKADE PLAN
3/8" = 1'-0"




3 SECOND LEVEL PLAN
3/8" = 1'-0"




4 THIRD LEVEL PLAN
3/8" = 1'-0"

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KEY PLAN

## UNIT 7a

### FLEX SPACE 7a

| LEVEL | AREA (SF) | AREA (m²) |
|---|---|---|
| PARKADE | 376.05 SF | 34.94 m² |
| | 376.05 SF | 34.94 m² |

### UNIT INTERIOR AREA 7a

| | | |
|---|---|---|
| MAIN LEVEL | 429.4 SF | 39.89 m² |
| SECOND LEVEL | 683.86 SF | 63.53 m² |
| THIRD LEVEL | 651.72 SF | 60.55 m² |
| | 1764.98 SF | 163.97 m² |

### OPEN SPACE 7a

| | | | |
|---|---|---|---|
| MAIN LEVEL | PATIO | 216.68 SF | 20.13 m² |
| MAIN LEVEL | PORCH | 67.1 SF | 6.23 m² |
| THIRD LEVEL | BALCONY | 28.68 SF | 2.66 m² |
| | | 312.46 SF | 29.03 m² |

## UNIT 7b

(LOCK-OFF SUITE)

### UNIT INTERIOR AREA 7b

| | | |
|---|---|---|
| MAIN LEVEL | 272.71 SF | 25.34 m² |
| | 272.71 SF | 25.34 m² |

### OPEN SPACE 7b

| | | | |
|---|---|---|---|
| MAIN LEVEL | PATIO | 61.8 SF | 5.74 m² |
| | | 61.8 SF | 5.74 m² |

### AREA PLANS TYPICAL NOTES

1. INTERIOR UNIT AREA IS MEASURED TO THE CENTRELINE OF INTERIOR WALLS AND TO THE EXTERIOR FINISH FACE OF PERIMETER WALLS. EXTERIOR AREAS AREA CALCULATED BASED ON USABLE AREA

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### GENERAL FLOOR PLAN NOTES

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9. CONFIRM ROUGH OPENING OF OVERHEAD GARAGE DOORS PRIOR TO FORMING CONC FOUNDATION WALLS AND/OR SLABS

**REVISIONS**

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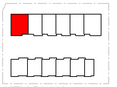
**THE GROVE ON GLENAIRE**
1883-1901 GLENAIRE DR,
NORTH VANCOUVER, BC

## UNIT B1 FLOOR PLANS

| | |
|---|---|
| PROJECT No: | 65 |
| DATE: | MAY 13, 2026 |
| DRAWN BY: | Author |
| CHECKED BY: | Checker |
| SCALE: | As indicated |

**19a**

5/13/2026 8:44:45 AM



KEY PLAN

GRIMWOOD
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SHOP DRAWINGS:
SUBMIT SHOP DRAWINGS TO THE ARCHITECT AND ENGINEER FOR APPROVAL PRIOR TO MANUFACTURING PREFABRICATED ELEMENTS OF THE BUILDING.

## UNIT 12a

### FLEX SPACE 12a

| LEVEL | AREA (SF) | AREA (m²) |
|---|---|---|
| PARKADE | 375.74 SF | 34.91 m² |
| | 375.74 SF | 34.91 m² |

### UNIT INTERIOR AREA 12a

| | | |
|---|---|---|
| MAIN LEVEL | 429.4 SF | 39.89 m² |
| SECOND LEVEL | 683.86 SF | 63.53 m² |
| THIRD LEVEL | 651.72 SF | 60.55 m² |
| | 1764.98 SF | 163.97 m² |

### OPEN SPACE 12a

| | | | |
|---|---|---|---|
| MAIN LEVEL | PATIO | 200 SF | 18.58 m² |
| MAIN LEVEL | PORCH | 63.31 SF | 5.88 m² |
| THIRD LEVEL | BALCONY | 61.05 SF | 5.67 m² |
| | | 324.36 SF | 30.13 m² |

## UNIT 12b

(LOCK-OFF SUITE)

### UNIT INTERIOR AREA 12b

| | | |
|---|---|---|
| MAIN LEVEL | 272.71 SF | 25.34 m² |
| | 272.71 SF | 25.34 m² |

### OPEN SPACE 12b

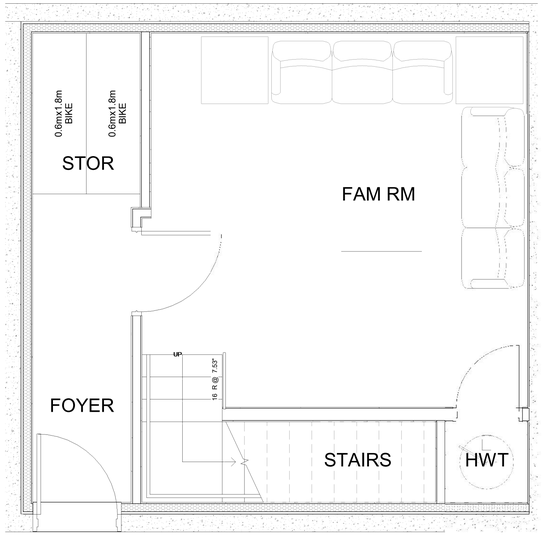
| | | | |
|---|---|---|---|
| MAIN LEVEL | PATIO | 102.97 SF | 9.57 m² |
| | | 102.97 SF | 9.57 m² |

### AREA PLANS TYPICAL NOTES

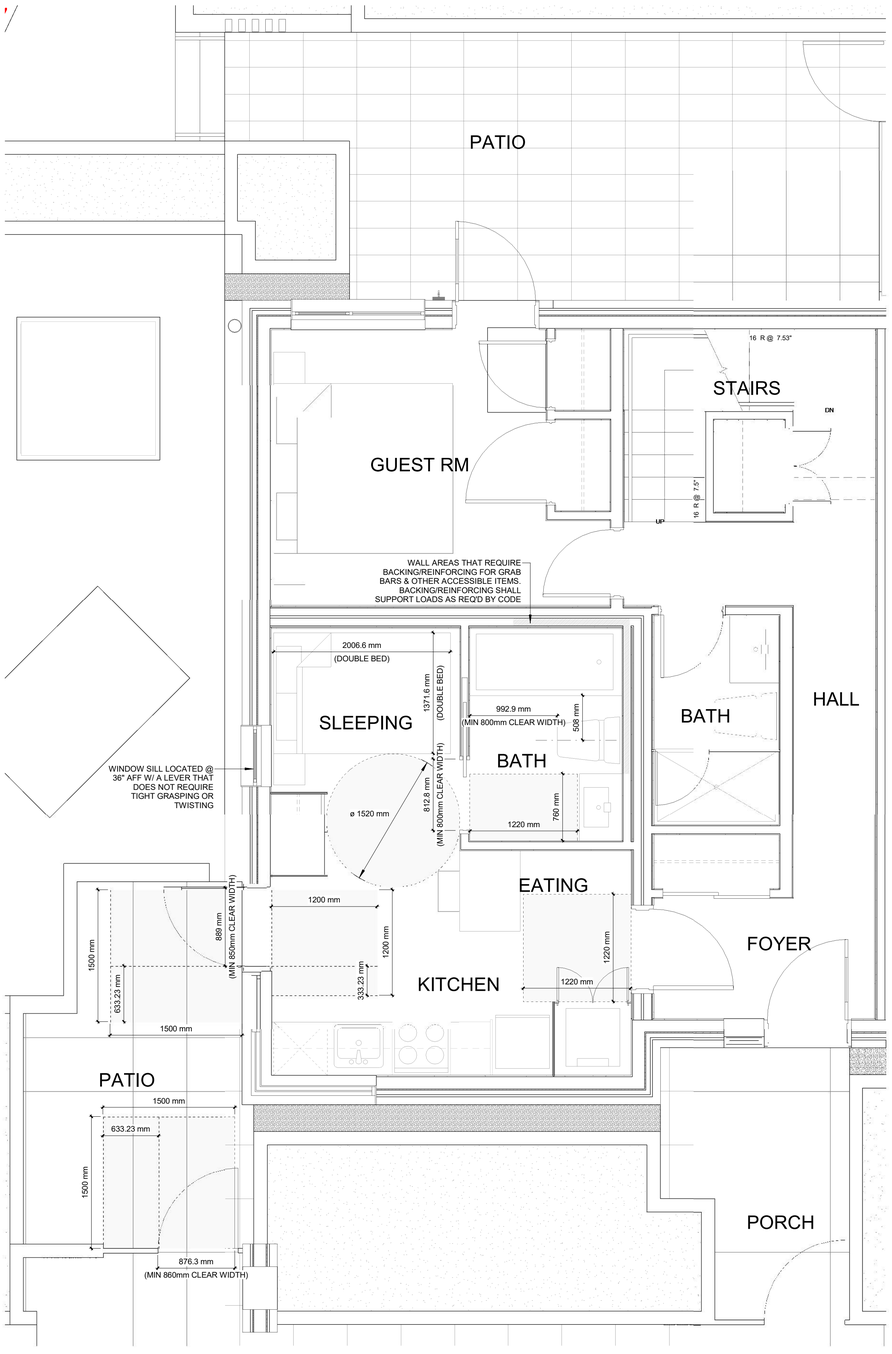
1. INTERIOR UNIT AREA IS MEASURED TO THE CENTRELINE OF INTERIOR WALLS AND TO THE EXTERIOR FINISH FACE OF PERIMETER WALLS. EXTERIOR AREAS AREA CALCULATED BASED ON USABLE AREA

### GENERAL FLOOR PLAN NOTES

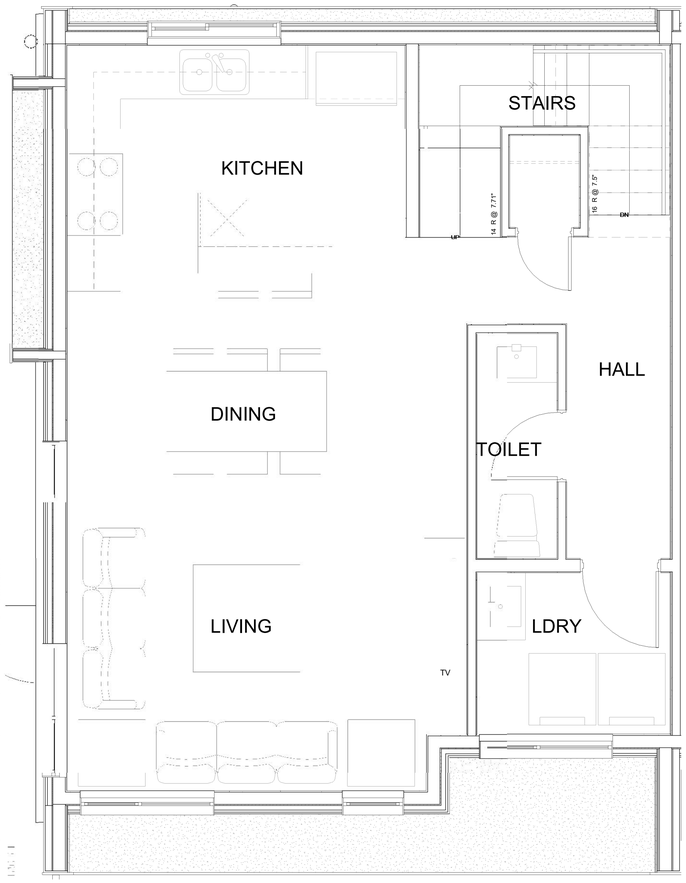
1. ALL CONC WALLS TO BE 8" THK UNO
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3. EXTERIOR DIMENSIONS TO COLUMNS ARE TO CENTRE LINE UNO
4. INTERIOR DIMENSIONS ARE TO FACE OF STUD UNO
5. (FF) DENOTES DIMENSION TAKEN TO FINISH FACE
6. CLEAR WIDTH OF ALL INT STAIRS TO BE MIN 36" WIDE (INCLUDING LANDINGS, BOTH DIRECTIONS)
7. REFER TO STRUCTURAL DRAWINGS FOR LOCATION OF PLYWD SHEAR PANELS APPLIED TO STUDS
8. REFER TO STRUCTURAL DRAWINGS FOR JOIST SIZES, DIRECTIONS, BEAM LOCATIONS AND DEPTHS. BEAMS ARE TO BE FLUSH UNO
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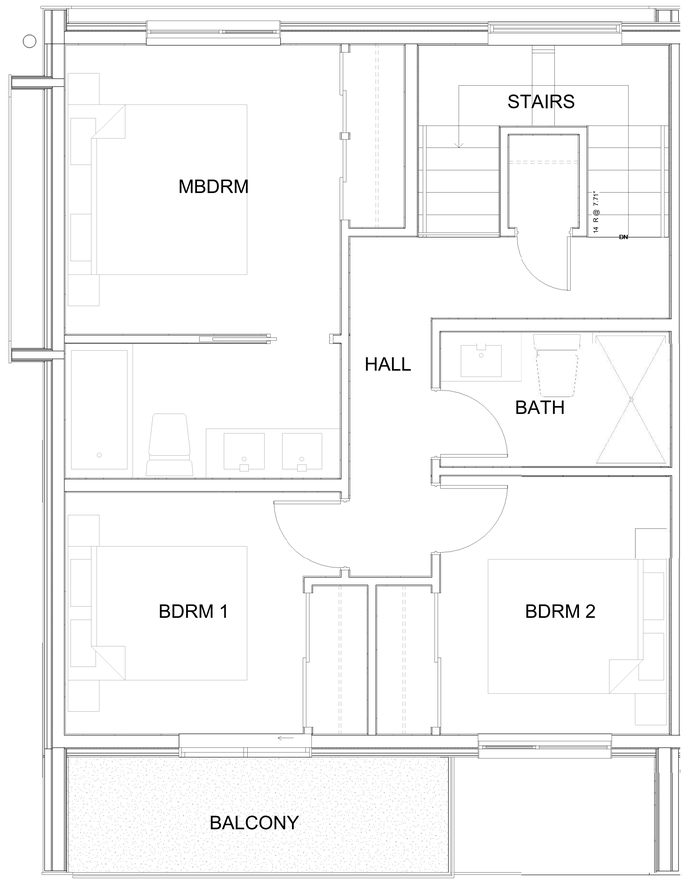

1 PARKADE PLAN
3/8" = 1'-0"




2 FIRST LEVEL PLAN
3/8" = 1'-0"




3 SECOND LEVEL PLAN
3/8" = 1'-0"




4 THIRD LEVEL PLAN
3/8" = 1'-0"

REVISIONS

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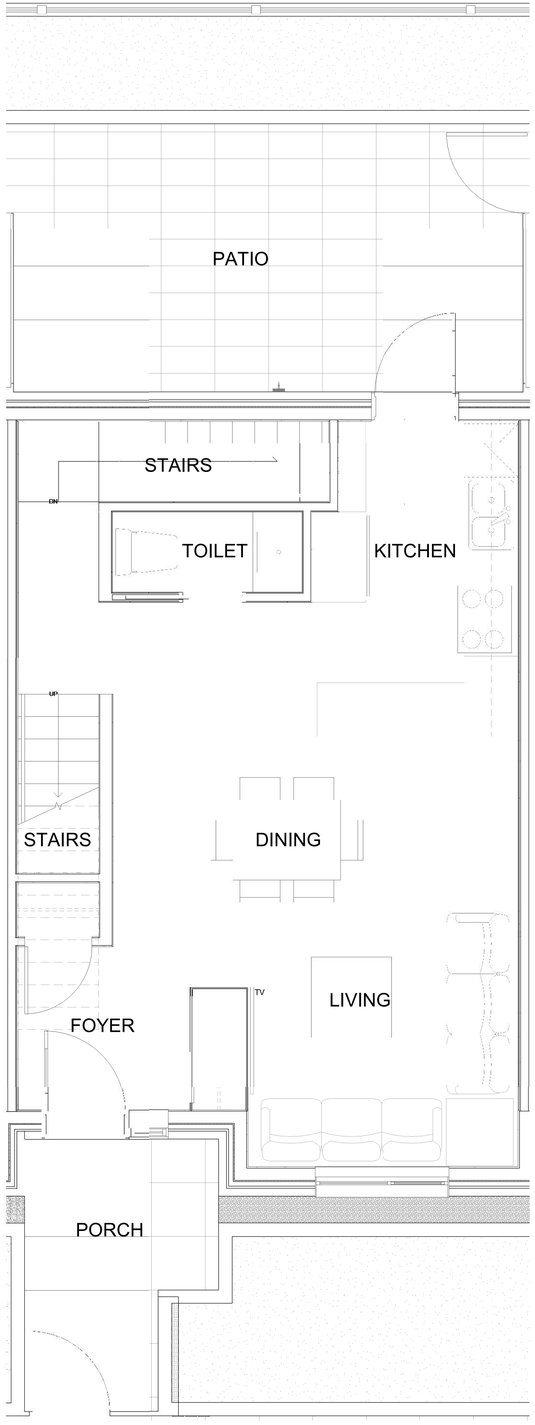
**THE GROVE ON GLENAIRE**
1883-1901 GLENAIRE DR,
NORTH VANCOUVER, BC

## UNIT B2 FLOOR PLANS

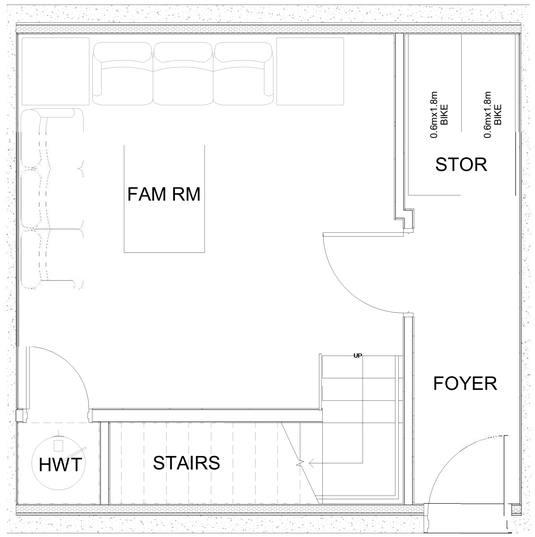
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| CHECKED BY: | Checker |
| SCALE: | As indicated |

**19b**

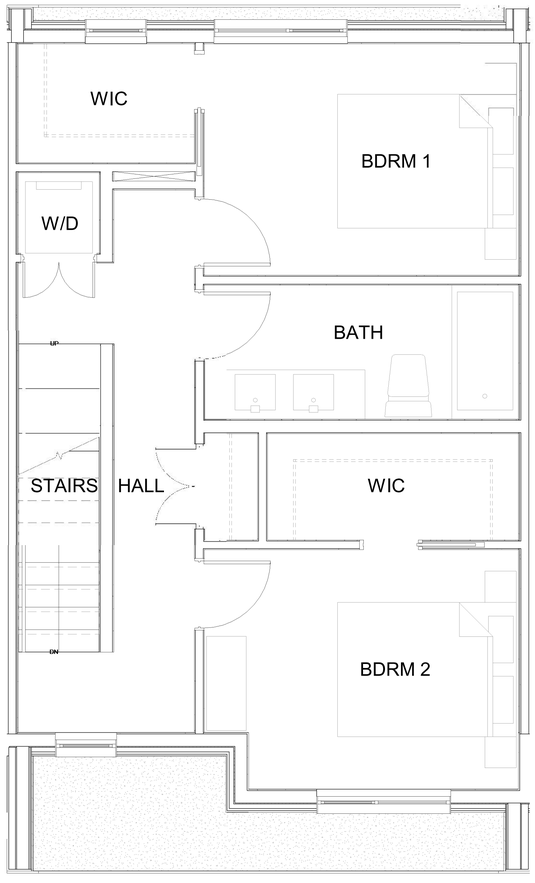
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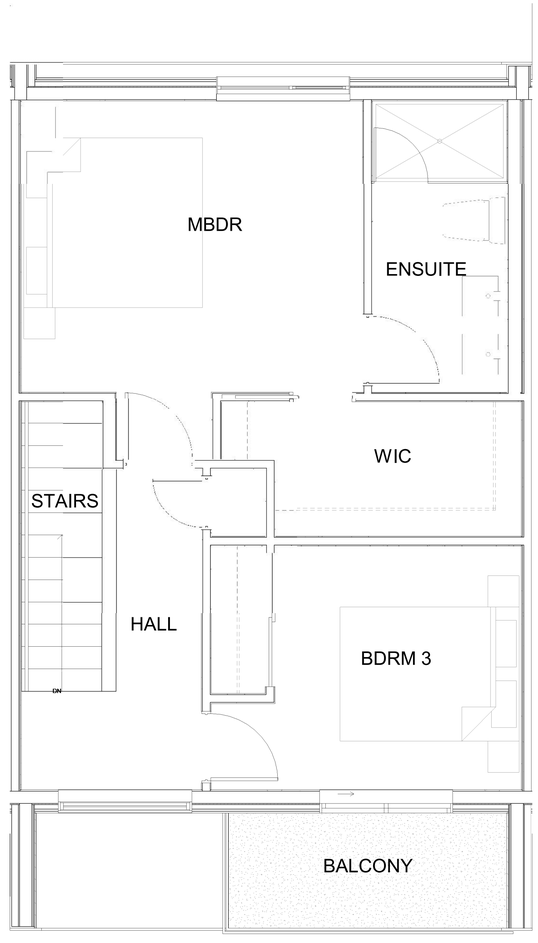

2 FIRST LEVEL PLAN
3/8" = 1'-0"



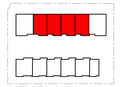

1 PARKADE PLAN
3/8" = 1'-0"




3 SECOND LEVEL PLAN
3/8" = 1'-0"




4 THIRD LEVEL PLAN
3/8" = 1'-0"



KEY PLAN

# UNITS 08 TO 11

## FLEX SPACE

| LEVEL | AREA (SF) | AREA (m²) |
|---|---|---|
| PARKADE | 373.34 SF | 34.68 m² |
| | 373.34 SF | 34.68 m² |

## UNIT INTERIOR AREA

| | | |
|---|---|---|
| MAIN LEVEL | 569.59 SF | 52.92 m² |
| SECOND LEVEL | 559.68 SF | 52 m² |
| THIRD LEVEL | 534.62 SF | 49.67 m² |
| | 1663.9 SF | 154.58 m² |

## OPEN SPACE

| | | | |
|---|---|---|---|
| MAIN LEVEL | PATIO | 195 SF | 18.12 m² |
| MAIN LEVEL | PORCH | 64.29 SF | 5.97 m² |
| THIRD LEVEL | BALCONY | 44.79 SF | 4.16 m² |
| | | 304.08 SF | 28.25 m² |

## AREA PLANS TYPICAL NOTES

1. INTERIOR UNIT AREA IS MEASURED TO THE CENTRELINE OF INTERIOR WALLS AND TO THE EXTERIOR FINISH FACE OF PERIMETER WALLS. EXTERIOR AREAS AREA CALCULATED BASED ON USABLE AREA
2. REFER TO OVERALL FLOOR PLANS FOR MINOR VARIATIONS

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1883-1901 GLENAIRE DR,
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## UNIT C FLOOR PLANS

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**20**

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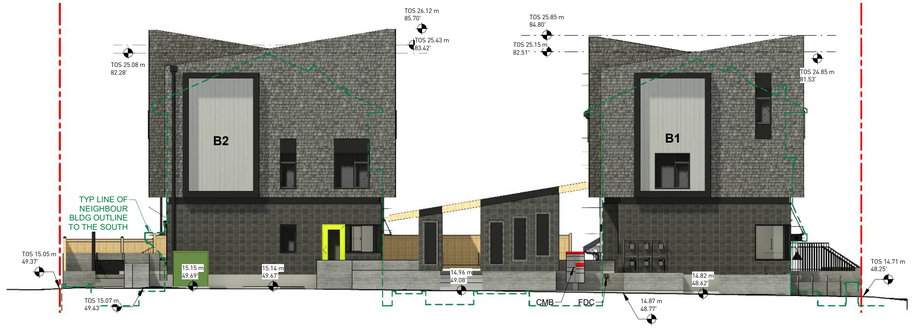
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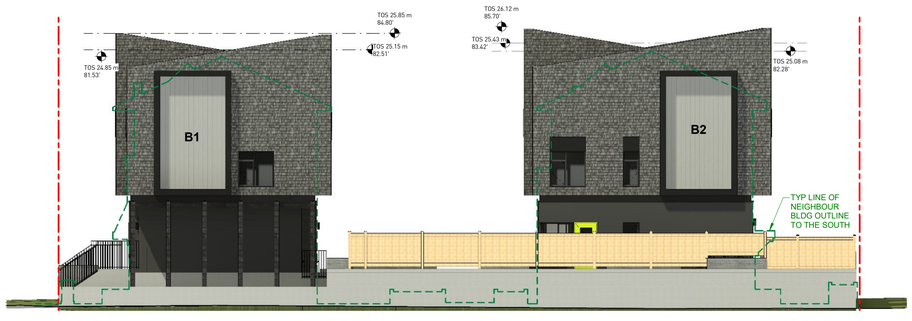

1 WEST ELEVATION
1" = 10'-0"




2 EAST ELEVATION
1" = 10'-0"




3 NORTH ELEVATION
1" = 10'-0"




4 SOUTH ELEVATION
1" = 10'-0"

REVISIONS

| NO. | DESCRIPTION | DATE |
|---|---|---|

## HEIGHT INCREASE BREAKDOWN

| LOCATION | PREVIOUS (MAR 2024) | PREVIOUS (OCT 2024) | PROPOSED JULY 2025 | CHANGE |
|---|---|---|---|---|
| WEST ELEV | 24.52 m | 25.15 m | 25.85 m | + 0.70 m |
| EAST ELEV | 24.79 m | 25.43 m | 26.12 m | + 0.70 m |

| | NEIGHBOUR (SOUTH) | NEW PROPOSED | CHANGE |
|---|---|---|---|
| WEST ELEV | 24.85 m | 25.85 m | + 1.00 m |
| EAST ELEV | 25.08 m | 26.12 m | + 1.04 m |

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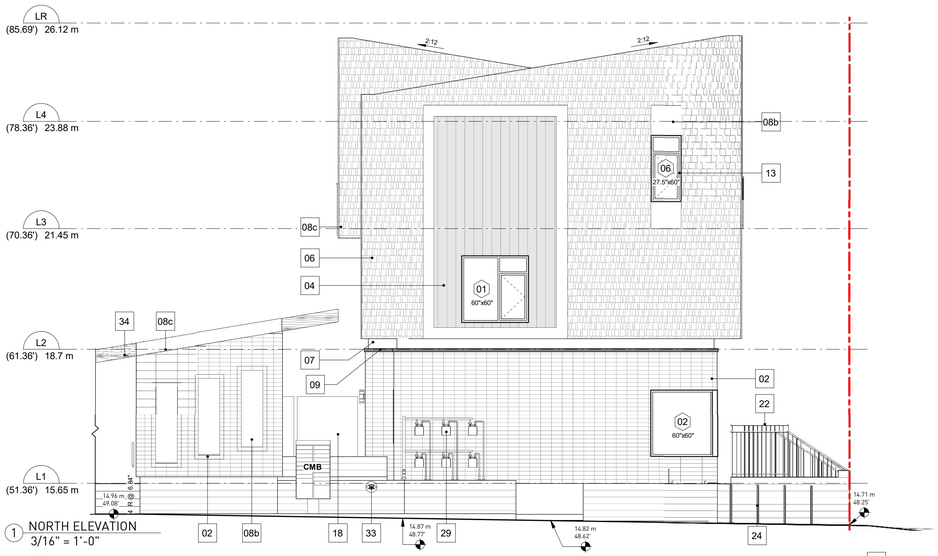
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1883-1901 GLENAIRE DR,
NORTH VANCOUVER, BC

## STREETSCAPE ELEVATIONS

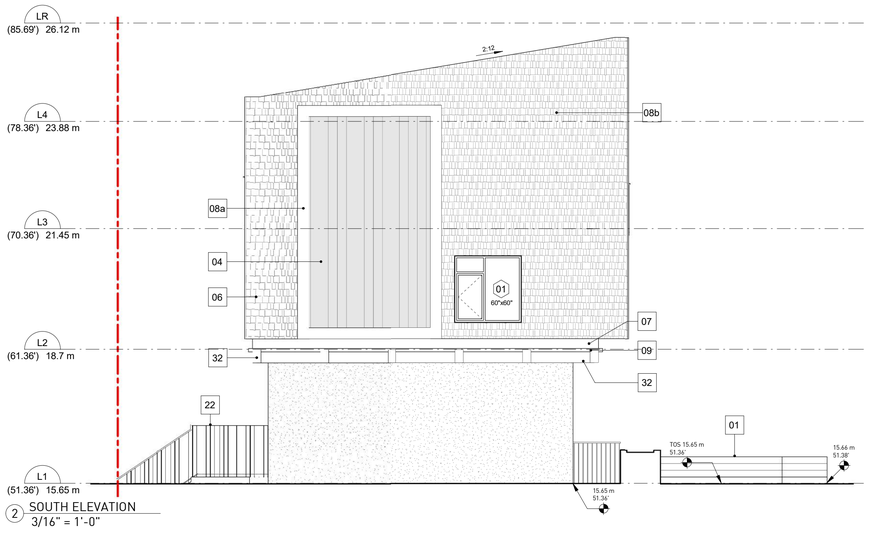
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DATE: MAY 13, 2026
DRAWN BY: Author
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SCALE: As indicated

**21**

5/15/2026 12:18:32 PM




1 NORTH ELEVATION
3/16" = 1'-0"




2 SOUTH ELEVATION
3/16" = 1'-0"

# MATERIALS LEGEND

| # | MATERIAL |
|---|---|
| 01 | CONCRETE WALL, FORM BOARD FINISH |
| 02 | DARK GREY FACEBRICK, OVERSIZED, STACK BOND |
| 03 | CAST-IN-PLACE STUCCO, SMOOTH FINISH, B.MOORE 2133-30 |
| 04 | FIBRE CEMENT, 8" VERTICAL PLANK, SMOOTH FINISH, LIGHT MIST |
| 05 | FIBRE CEMENT, 8" VERTICAL PLANK, SMOOTH FINISH, IRON GRAY |
| 06 | FIBRE CEMENT, HARDIESHINGLE, STAGGERED EDGE PANEL, IRON GRAY |
| 07 | 1" THICK HARDIE TRIMBOARD, SMOOTH FINISH, IRON GRAY |
| 8 | |
| 08a | PRE-FINISHED 24ga METAL FASCIA, B.MOORE 2133-30 |
| 08b | PRE-FINISHED METAL PANEL, B.MOORE 2133-30 |
| 08c | PRE-FINISHED 24ga METAL FASCIA, B.MOORE 2019-50 |
| 09 | PRE-FINISHED METAL FLASHING, B. MOORE 2133-30 |
| 10 | PRE-FINISHED METAL GUTTER/RAIN WATER LEADER, B.MOORE 2133-30 |
| 11 | MAIN ENTRY FIBRE GLASS DOOR (ALL WEATHER), B.MOORE 2026-30 |
| 12 | PATIO ENTRY FIBRE GLASS DOOR (ALL WEATHER), B.MOORE 2133-30 |
| 13 | FIBRE GLASS WINDOWS AND DOORS (ALL WEATHER), B.MOORE 2133-30 |
| 14 | INSUL HM DOOR W/ VISION LIGHT, B.MOORE 2133-30 |
| 15 | 2 PLY HEAT-WELDED SBS ROOF, LIGHT GREY |
| 16 | CONC STAIRS, TREADS: BROOM FINISH, REMAINING SURFACES: SMOOTH FINISH |
| 17 | 72" HIGH CEDAR PERIMETER FENCE, CLEAR STAIN, SEE LAN DGWS |
| 18 | 72" HIGH PC MTL PRIVACY FENCE, B.MOORE 2133-30 |
| 20 | PC MTL TRELLIS, B.MOORE 2133-30 |
| 22 | 42" HIGH POWDER COATED METAL PICKET GUARDRAIL, B.MOORE 2133-30 |
| 23 | 36" HIGH POWDER COATED METAL HANDRAIL, B.MOORE 2133-30 |
| 24 | BIKE RACK, B.MOORE 2133-30, SEE LAN DWGS |
| 25 | LED BACKLIT ADDRESS SIGN, B.MOORE 2133-30 |
| 26 | WALL-MOUNTED LIGHT FIXTURE, B.MOORE 2133-30 |
| 27 | EMERGENCY STROBE LIGHT. SEE CODE REPORT & ELEC DWGS |
| 28 | HOSE BIB, SEE MECH DWGS |
| 29 | GAS METER, SEE MECH & CIVIL DWGS |
| 30 | PMT, SEE ELEC DWGS |
| 32 | CEDAR TRELLIS, LINSEED OIL BLACK STAIN |
| 33 | FIRE DEPARTMENT CONNECTION |
| 34 | NATURAL WOOD ENTRY TRELLIS, LINSEED OIL STAIN |
| 35 | MTL OVERHEAD DOOR, EXT: B.MOORE 2133-30, INT: B.MOORE 2121-40 |
| 36 | PC MTL PATIO GATE & FENCE, B.MOORE 2133-30 |
| 37 | CONC PRE-CURB BASE, TYP @ ALL COURTYARD CONC PLANTERWALLS |
| 38 | INSUL HM DOORS, B.MOORE 2121-40 |
| 39 | INSUL HM DOORS W/ VISION LIGHT, B.MOORE 2121-40 |

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3 EAST ELEVATION
3/16" = 1'-0"

4 WEST ELEVATION
3/16" = 1'-0"

REVISIONS

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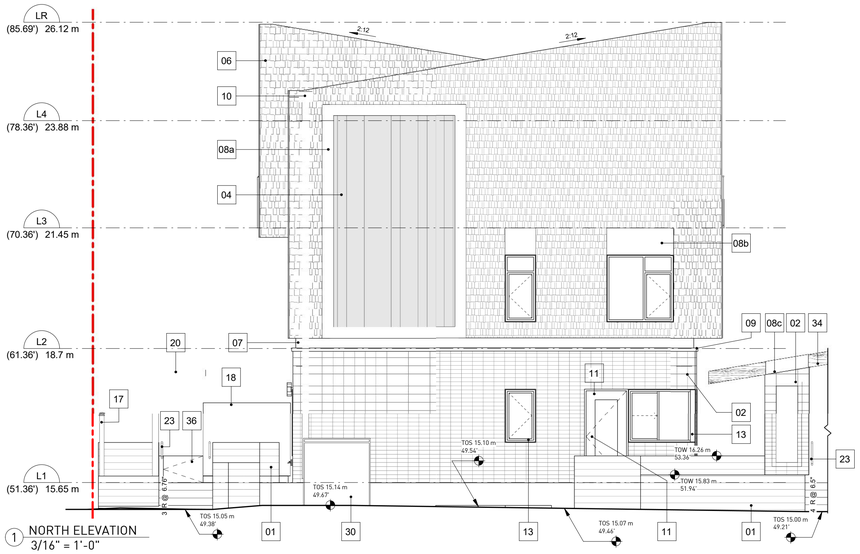
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NORTH VANCOUVER, BC

## ELEVATIONS - BUILDING 1

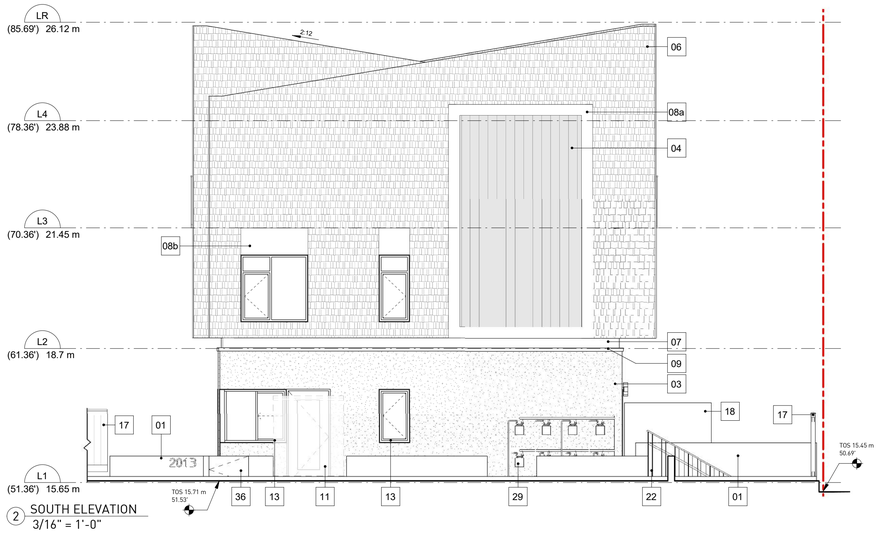
PROJECT No: 65
DATE: MAY 13, 2026
DRAWN BY: Author
CHECKED BY: Checker
SCALE: 3/16" = 1'-0"

**22**

5/15/2026 12:25:07 PM




1 NORTH ELEVATION
3/16" = 1'-0"




2 SOUTH ELEVATION
3/16" = 1'-0"




3 EAST ELEVATION
3/16" = 1'-0"




4 B2 - WEST ELEV
3/16" = 1'-0"

# MATERIALS LEGEND

| # | MATERIAL |
|---|---|
| 01 | CONCRETE WALL, FORM BOARD FINISH |
| 02 | DARK GREY FACEBRICK, OVERSIZED, STACK BOND |
| 03 | CAST-IN-PLACE STUCCO, SMOOTH FINISH, B.MOORE 2133-30 |
| 04 | FIBRE CEMENT, 8" VERTICAL PLANK, SMOOTH FINISH, LIGHT MIST |
| 05 | FIBRE CEMENT, 8" VERTICAL PLANK, SMOOTH FINISH, IRON GRAY |
| 06 | FIBRE CEMENT, HARDIESHINGLE, STAGGERED EDGE PANEL, IRON GRAY |
| 07 | 1" THICK HARDIE TRIMBOARD, SMOOTH FINISH, IRON GRAY |
| 8 | |
| 08a | PRE-FINISHED 24ga METAL FASCIA, B.MOORE 2133-30 |
| 08b | PRE-FINISHED METAL PANEL, B.MOORE 2133-30 |
| 08c | PRE-FINISHED 24ga METAL FASCIA, B.MOORE 2019-50 |
| 09 | PRE-FINISHED METAL FLASHING, B. MOORE 2133-30 |
| 10 | PRE-FINISHED METAL GUTTER/RAIN WATER LEADER, B.MOORE 2133-30 |
| 11 | MAIN ENTRY FIBRE GLASS DOOR (ALL WEATHER), B.MOORE 2026-30 |
| 12 | PATIO ENTRY FIBRE GLASS DOOR (ALL WEATHER), B.MOORE 2133-30 |
| 13 | FIBRE GLASS WINDOWS AND DOORS (ALL WEATHER), B.MOORE 2133-30 |
| 14 | INSUL HM DOOR W/ VISION LIGHT, B.MOORE 2133-30 |
| 15 | 2 PLY HEAT-WELDED SBS ROOF, LIGHT GREY |
| 16 | CONC STAIRS, TREADS: BROOM FINISH, REMAINING SURFACES: SMOOTH FINISH |
| 17 | 72" HIGH CEDAR PERIMETER FENCE, CLEAR STAIN, SEE LAN DGWS |
| 18 | 72" HIGH PC MTL PRIVACY FENCE, B.MOORE 2133-30 |
| 20 | PC MTL TRELLIS, B.MOORE 2133-30 |
| 22 | 42" HIGH POWDER COATED METAL PICKET GUARDRAIL, B.MOORE 2133-30 |
| 23 | 36" HIGH POWDER COATED METAL HANDRAIL, B.MOORE 2133-30 |
| 24 | BIKE RACK, B.MOORE 2133-30, SEE LAN DWGS |
| 25 | LED BACKLIT ADDRESS SIGN, B.MOORE 2133-30 |
| 26 | WALL-MOUNTED LIGHT FIXTURE, B.MOORE 2133-30 |
| 27 | EMERGENCY STROBE LIGHT, SEE CODE REPORT & ELEC DWGS |
| 28 | HOSE BIB, SEE MECH DWGS |
| 29 | GAS METER, SEE MECH & CIVIL DWGS |
| 30 | PMT, SEE ELEC DWGS |
| 32 | CEDAR TRELLIS, LINSEED OIL BLACK STAIN |
| 33 | FIRE DEPARTMENT CONNECTION |
| 34 | NATURAL WOOD ENTRY TRELLIS, LINSEED OIL STAIN |
| 35 | MTL OVERHEAD DOOR, EXT: B.MOORE 2133-30, INT: B.MOORE 2121-40 |
| 36 | PC MTL PATIO GATE & FENCE, B.MOORE 2133-30 |
| 37 | CONC PRE-CURB BASE, TYP. @ ALL COURTYARD CONC PLANTERWALLS |
| 38 | INSUL HM DOORS, B.MOORE 2121-40 |
| 39 | INSUL HM DOORS W/ VISION LIGHT, B.MOORE 2121-40 |

DP 7.24 - 24


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SHOP DRAWINGS:
SUBMIT SHOP DRAWINGS TO THE ARCHITECT AND ENGINEER FOR APPROVAL PRIOR TO MANUFACTURING PREFABRICATED ELEMENTS OF THE BUILDING.

**REVISIONS**

| NO. | DESCRIPTION | DATE |
|---|---|---|

1352323 BC Ltd
8923 SHEPHERD WAY,
DELTA, BC V4C 4J9

**THE GROVE ON GLENAIRE**
1883-1901 GLENAIRE DR,
NORTH VANCOUVER, BC

# ELEVATIONS - BUILDING 2

| | |
|---|---|
| PROJECT No: | 65 |
| DATE: | MAY 13, 2026 |
| DRAWN BY: | Author |
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| SCALE: | 3/16" = 1'-0" |

**23**

5/13/2026 8:55:54 AM

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1 BUILDING 1 LONGITUDINAL SECTION 01
3/16" = 1'-0"




2 BUILDING 1 LONGITUDINAL SECTION 02
3/16" = 1'-0"

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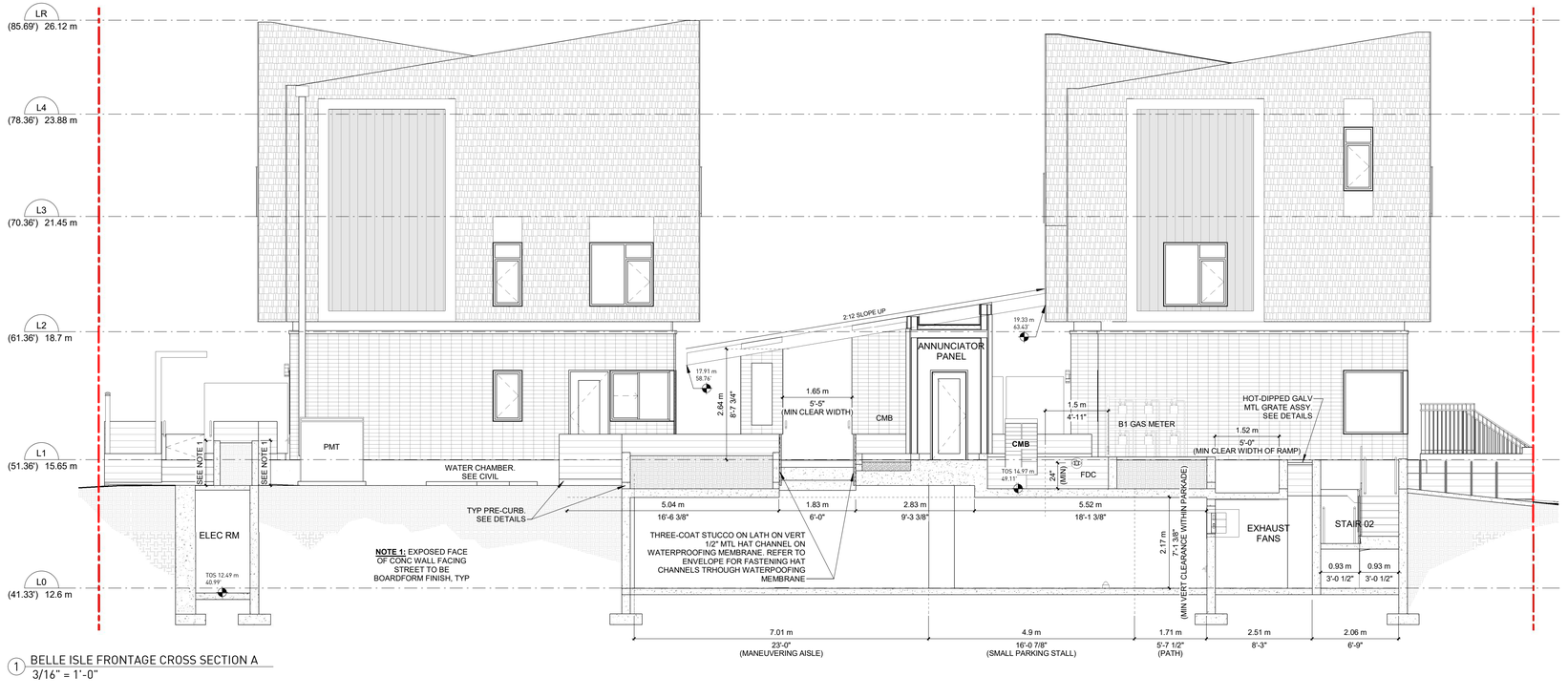
**THE GROVE ON GLENAIRE**
1883-1901 GLENAIRE DR,
NORTH VANCOUVER, BC

# LONGITUDINAL SECTIONS (BUILDING 1)

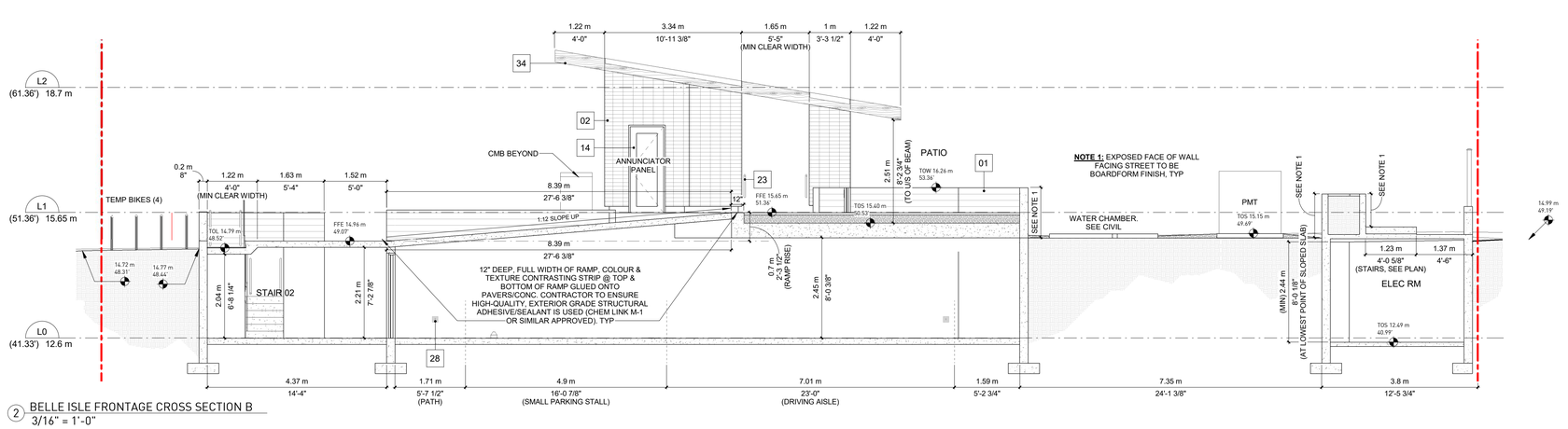
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**24**

5/13/2026 8:59:04 AM




1 BELLE ISLE FRONTAGE CROSS SECTION A
3/16" = 1'-0"




2 BELLE ISLE FRONTAGE CROSS SECTION B
3/16" = 1'-0"

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**REVISIONS**

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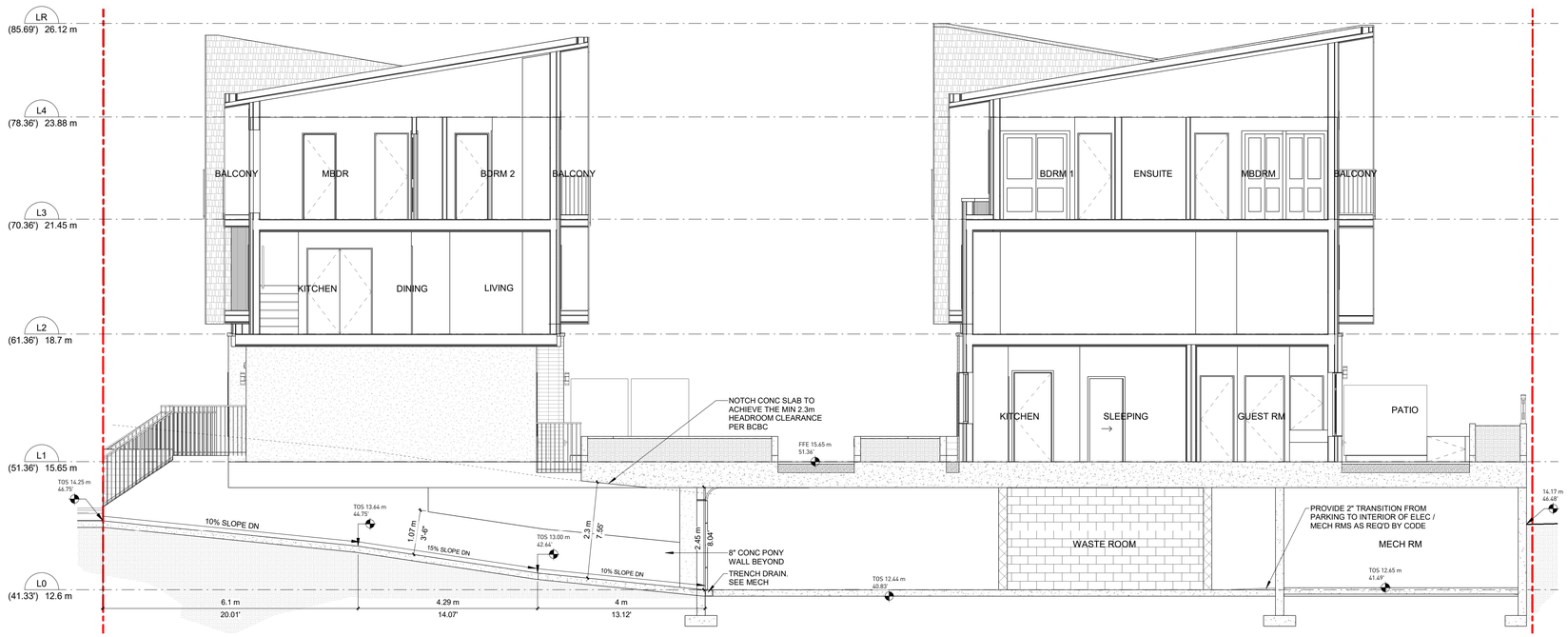
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1883-1901 GLENAIRE DR,
NORTH VANCOUVER, BC

# CROSS SECTIONS

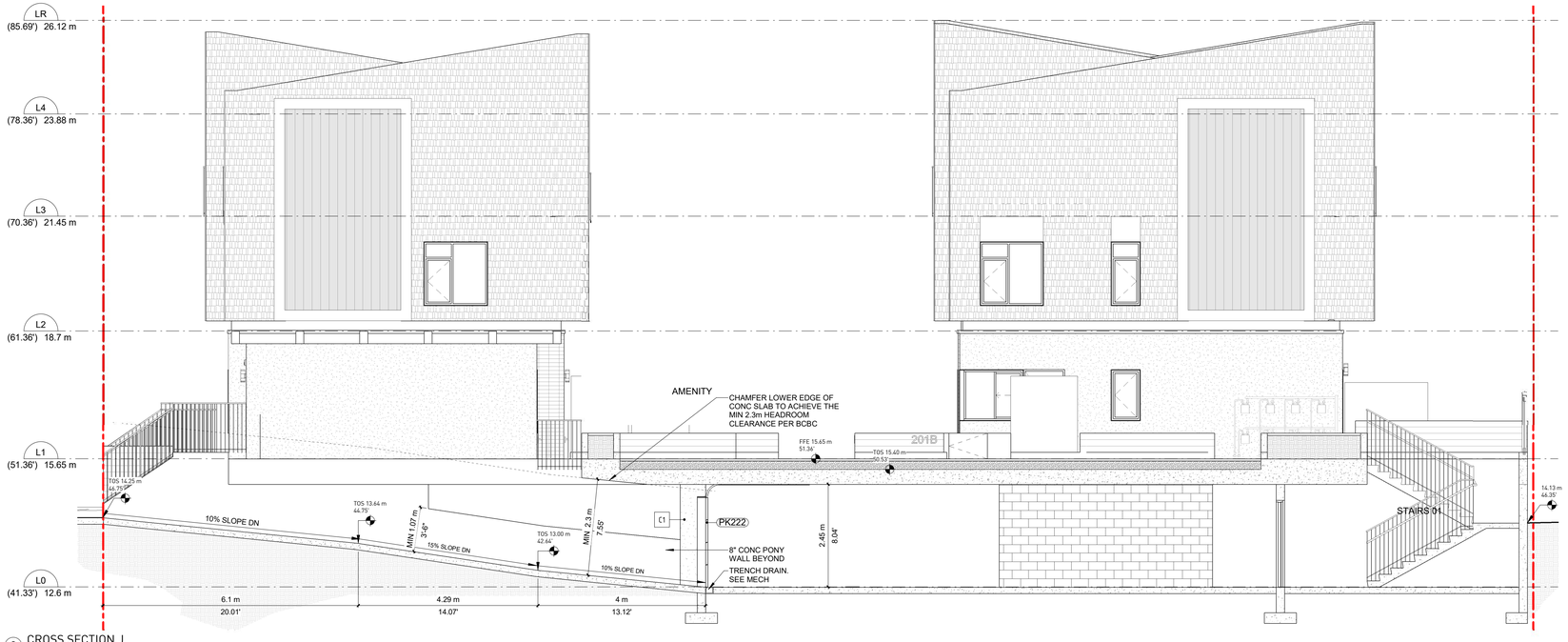
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**25**

5/15/2026 12:30:06 PM




1 CROSS SECTION I
3/16" = 1'-0"




2 CROSS SECTION J
3/16" = 1'-0"

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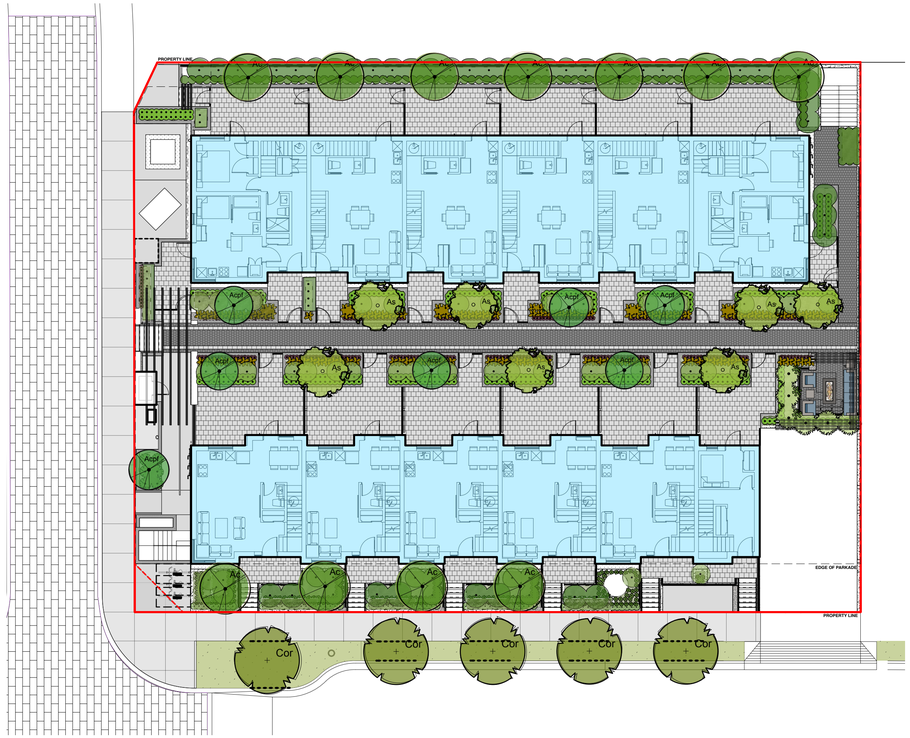
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# CROSS SECTIONS

| | |
|---|---|
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**26**

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**Reissued for DP May 19th, 2026**

# Glenaire Drive

for Rodcon Construction Management

Civic Address: 1883-1901 Glenaire Drive,
North Vancouver, B.C

**CONSULTANT TEAM**

| | |
|---|---|
| OWNER: | Rodcon Construction Management |
| ARCHITECT: | Grimwood Architecture |
| LANDSCAPE: | ETA Landscape Architecture |
| CIVIL: | Webster Engineering |

| Number | Sheet Title |
|---|---|
| L0.0 | Cover Sheet |
| L0.1 | Landscape Notes & Schedules |
| L0.2 | Landscape Illustrative Plan |
| L1.0 | Arborist Tree Management Plan |
| L2.0 | Offsite Plan |
| L3.0 | Landscape Materials Plan |
| L4.0 | Lighting Plan |
| L5.0 | Landscape Grading & Drainage Plan |
| L6.1 | Tree Plan |
| L6.2 | Planting Plan |
| L7.0 | Soil Depth Plan |
| L8.0 | Irrigated Areas & Servicing Plan |
| L9.0 | Landscape Sections & Elevations |
| L10.1 | Softscape Details |
| L10.2 | Hardscape Details |
| L10.3 | Hardscape Details |
| L10.4 | Landscape Site Furnishing Details |
| L10.5 | Landscape Site Furnishing Details |
| App. 1 | 3D Model |

Revision

| No. | Date | Revision Notes |
|---|---|---|

Issue

| No. | Date | Issue Notes |
|---|---|---|
| B | 2024-12-06 | Reissued for DP |
| C | 2025-06-06 | Reissued for DP |
| D | 2025-07-04 | Issued for Coordination |
| E | 2025-07-30 | Issued for ReDP |
| F | 2025-10-06 | Reissued for DP |
| G | 2025-11-07 | Reissued for DP |
| H | 2025-12-12 | Reissued for DP |
| I | 2026-04-24 | Reissued for DP |
| J | 2026-05-12 | Reissued for DP |
| K | 2026-05-19 | Reissued for DP |

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Project

**1881-1901 Glenaire Rd.**

District of North Vancouver

Drawing Title

**Cover Sheet**

Legal

| | |
|---|---|
| Project Manager | Project ID: 22325 |
| Drawn By: TT | Scale: NTS |
| Reviewed By: JL | Drawing No.: L0.0 |
| | 1 of 19 |

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

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

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

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

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

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

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

**ORGANIC CONTENT**: 3-10%

**Acidity (pH)**: 6.0-7.0 as per CSLA Standards

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

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

| | Over prepared subgrade where the subsoil drains rapidly | Over structures or where the subsoil drains poorly |
|---|---|---|
| LARGE TREE | 750mm(30") | 900mm(35") |
| TREES (10m3 PER TREE) | 600mm (24") | 750mm(30") |
| LARGE SHRUBS | 600mm(24") | 500-900mm(20"-36") |
| SMALL SHRUBS | 450mm(18") | 300-500mm(12"-20") |
| GROUNDCOVERS | 300mm(12") | 225mm(9") |
| LAWN-IRRIGATED | 150mm(6") | 150mm(6") |
| LAWN-NOT IRRIGATED | 150mm(6") | 225mm(9") |

SOIL DEPTHS WILL BE CHECKED AT TIME OF SUBSTANTIAL COMPLETION REVIEW

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

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

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

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

CONTRACTOR TO PROVIDE MAINTENANCE FOR 1 YEAR FOLLOWING SUBSTANTIAL COMPLETION.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON PLANT MATERIAL

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

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

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON SOIL SPECIFICATIONS.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**PLANT LIST**

| ID | QTY | LATIN NAME | COMMON NAME | SPACING | SIZE | NOTES | ATTRIBUTES |
|---|---|---|---|---|---|---|---|
| | | | | | | | |
| **TREES - OFF-SITE** | | | | | | | |
| Cor | 5 | Cornus 'Rutban' Aurora | Aurora dogwood | s⇃ | 6cm cal/B&B | full/ bushy canopy | P, B |
| | 0 | | | s⇃ | | | |
| | | | | | | | |
| **LAWN - OFFSITE** | | | | | | | |
| | | Non-Netted, grown on sand | | | | | |
| | | | | | | | |
| **TREES** | | | | | | | |
| Ac | 11 | Acer circinatum | Vine Maple | s⇃ | 3m ht/ mulitstem./B&B | full/ bushy canopy | N |
| Acpf | 7 | Acer circinatum 'Pacific Fire' | Pacific Fire vine maple | s⇃ | 2.5m ht/ mulitstem./B&B | full/ bushy canopy | N, W |
| As | 7 | Acer shirashawanum | Full Moon Maple | s⇃ | 2.5m ht/ mulitstem./B&B | multi-stemmed, full and | |
| | | | | | | | |
| **SHRUBS / GROUNDCOVERS / PERENNIALS1** | | | | | | | |
| Auc | 6 | Arbutus unedo 'Compacta' | dwarf strawberry madrone | 1.37 | #10 cont. | full/ bushy plants | E, B, P, Ed, W |
| Auu | 225 | Arctostaphylos uva-ursi | kinnikinick | 0.30 | #1 cont. | full/ bushy plants | N, E, B, P |
| Cam | 46 | Cornus sanguinea 'Midwinter Fire' | Midwinter Fire dogwood | --- | #10 cont. | full/ bushy plants | W |
| Ct | 49 | Choisya ternata | Mexican mock orange | --- | #3 cont. | full/ bushy plants | E, P |
| Dre | 135 | Dryopteris erythrosora | autumn fern | 0.45 | #1 cont. | full/ bushy plants | E |
| Mr | 106 | Mahonia repens | creeping Oregon grape | 0.46 | #1 cont. | full/ bushy plants | N, E, B, P, Ed |
| Oo | 277 | Oxalis oregana | redwood sorrel | 0.20 | #1 cont. | full/ bushy plants | N, E, P |
| Pq | 3 | Parthenocissus quinquefolia | Virginia creeper | 1.40 | #2 cont./ staked | full/ bushy plants | P, B |
| Pt | 357 | Pachysandra terminalis | Japanese spurge | 0.30 | #1 cont. | full/ bushy plants | E, P |
| Sr | 6 | Sarcococca ruscifolia | sweet box | 0.75 | #3 cont. | full/ bushy plants | E, B, P |
| St | 72 | Stipa tenuissima | Mexican feather grass | 0.30 | #2 cont. | full/ bushy plants | E, P, Ed |
| Tmh | 13 | Taxus x media 'Hicksii' | Hick's Yew | 0.45 | #3 cont. | full/ bushy plants - male | E |
| | 0 | | | 0.00 | | | |
| | | | | | | | |
| **LAWN** | | | | | | | |
| | | Non-Netted, grown on sand | | | | | |
| | | | | | | | |

NOTES:

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

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

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

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

**MATERIALS AND FURNISHINGS**

**SITE FURNISHINGS**

| ID | DETAIL | DESCRIPTION | SIZE | COLOUR | MATERIAL | MODEL | MANUFACTURER | QTY | NOTES |
|---|---|---|---|---|---|---|---|---|---|
| F1 | 3/L10.3 | TIMBER BENCH | varies | custom | - | - | | - | custom |
| F2 | 5/L10.2 | CIP CONCRETE WALL | varies | custom | custom | | | varies | custom |
| F3 | 3/L10.5 | BIKE RACK | 33.4"Hx 7.8"W | Silver | Galvanized Steel | 686A VROOM | Vestre | 3 | |
| F4 | 1/L10.4 | METAL ARBOUR (AMENITY) | | custom | aluminum | - | - | 1 | |
| F6 | 1a/L10.5 | LOUNGE CHAIR | 26"W x 27.5"D | Iron/Carbon | aluminum | Marbella | RH | 2 | |
| F7 | 1b/L10.5 | LOUNGE SOFA | 48.8"W x 27.5"D | Iron/Carbon | aluminum | Marbella | RH | 1 | |
| F8 | 2/L10.5 | FIRE FEATURE | 68"L x 34" W x 18" | Cinder | concrete | Tavolo | Solus | 1 | |
| F9 | 8/L10.2 | BLOCK WALL | varies | Natural | concrete | Dorado wall | Newstone | - | |

**MATERIALS**

| ID | DETAIL | DESCRIPTION | SIZE | COLOUR | PATTERN | MODEL | MANUFACTURER | QTY | NOTES |
|---|---|---|---|---|---|---|---|---|---|
| M1 | 1,2/L10.2 | CONCRETE PAVERS A | 6"x6" | Charcoal | Running Bond | Dorado | Newstone | - | |
| M2 | 1/L10.2 | CONCRETE PAVERS B | 8"x12" | Natural | Running Bond | Dorado | Newstone | - | |
| M3 | 1/L10.2 | CONCRETE PAVERS C | 12"x12" | Natural | Stacked | Dorado | Newstone | - | |
| M4 | 6,7/L10.2 | BROOM FINISHED CONCRETE | - | - | - | - | - | - | |

**FENCING**

| ID | REFEREN | DESCRIPTION | SIZE | MODEL | MANUFACTURER | COMMENT | COLOUR | QTY | ID |
|---|---|---|---|---|---|---|---|---|---|
| S1 | 3/L10.4 | ALUMINUM FENCE | 66" TALL | custom | - | aluminium | black | - | |
| S2 | 4/L10.4 | ALUMINUM SCREEN | 42" TALL | custom | - | aluminium | black | - | |
| S3 | 5/L10.4 | ALUMINUM GATE | 42" TALL | custom | - | aluminium | black | - | |

**LIGHTING FEATURES**

| ID | DETAIL | DESCRIPTION | SIZE | COLOUR | MATERIAL | MODEL | MANUFACTURER | QTY | NOTES |
|---|---|---|---|---|---|---|---|---|---|
| L1 | -/L-.- | STEP/WALL LIGHT | varies | - | - | - | - | - | |

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

Revision

| No. | Date | Revision Notes |
|---|---|---|

Issue

| No. | Date | Issue Notes |
|---|---|---|
| B | 2024-12-06 | Reissued for DP |
| C | 2025-06-06 | Reissued for DP |
| D | 2025-07-04 | Issued for Coordination |
| E | 2025-07-30 | Issued for ReDP |
| F | 2025-10-06 | Reissued for DP |
| G | 2025-11-07 | Reissued for DP |
| H | 2025-12-12 | Reissued for DP |
| I | 2026-04-24 | Reissued for DP |
| J | 2026-05-12 | Reissued for DP |
| K | 2026-05-19 | Reissued for DP |

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Project

**1881-1901 Glenaire Rd.**

District of North Vancouver

Drawing Title

**Landscape Notes & Schedules**

Legal

| | |
|---|---|
| Project Manager | Project ID: 22325 |
| Drawn By: TT | Scale: NTS |
| Reviewed By: JL | Drawing No.: L0.1 |
| | 2 of 19 |

NOTE:
1. Rainwater capture for landscaping irrigation was explored and discussed with District staff, but could not feasibly fit within the site constraints






Revision

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|---|---|---|

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Project

# 1881-1901 Glenaire Rd.

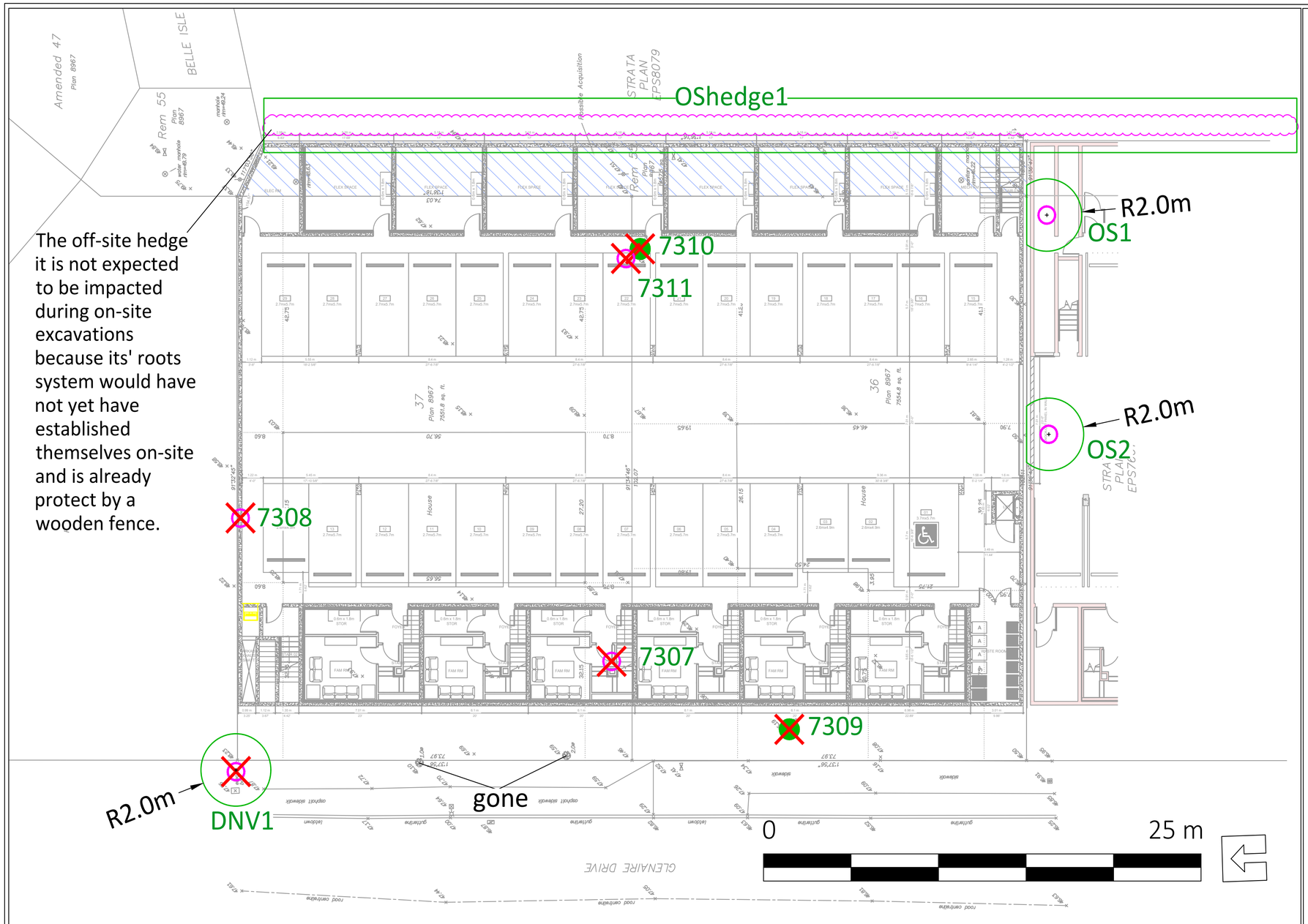
District of North Vancouver

Drawing Title

## Landscape Illustrative Plan

Legal

| | |
|---|---|
| Project Manager | Project ID: 22325 |
| Drawn By: TT | Scale: As Noted |
| Reviewed By: JL | Drawing No.: L0.2 |
| | 3 of 19 |




## LEGEND

- CRITICAL ROOT ZONE
- TREE PROTECTION ZONE AND FENCING
- SURVEYED TREE TO BE RETAINED
- UN-SURVEYED TREE TO BE RETAINED (MUST BE SURVEYED)
- SURVEYED TREE TO BE REMOVED
- UN-SURVEYED TREE TO BE REMOVED (MUST BE SURVEYED)

## NOTES

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

## REFERENCE DRAWINGS

1. Base Survey by: Papove Professional Land Surveying

| | | | |
|---|---|---|---|
| DIAMOND HEAD | 3559 COMMERCIAL STREET<br>VANCOUVER BC \| V5N 4E8<br>T 604.733.4886 | Drawing title: Tree Management Plan<br>Project address: 1883 and 1901 Glenaire Drive, DNV<br>Client: Rodcon | Drawing No: 001<br>Date: 2023/10/11<br>Drawn by: JB<br>Page Size: TABLOID 11"x17" | Page #<br>1 of 1 |

**Tree Management Plan to be read in conjunction with the Arboricultural Inventory and Report prepared by Diamond Head dated 2023, October 11**

Revision

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|---|---|---|

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Project

**1881-1901 Glenaire Rd.**

District of North Vancouver

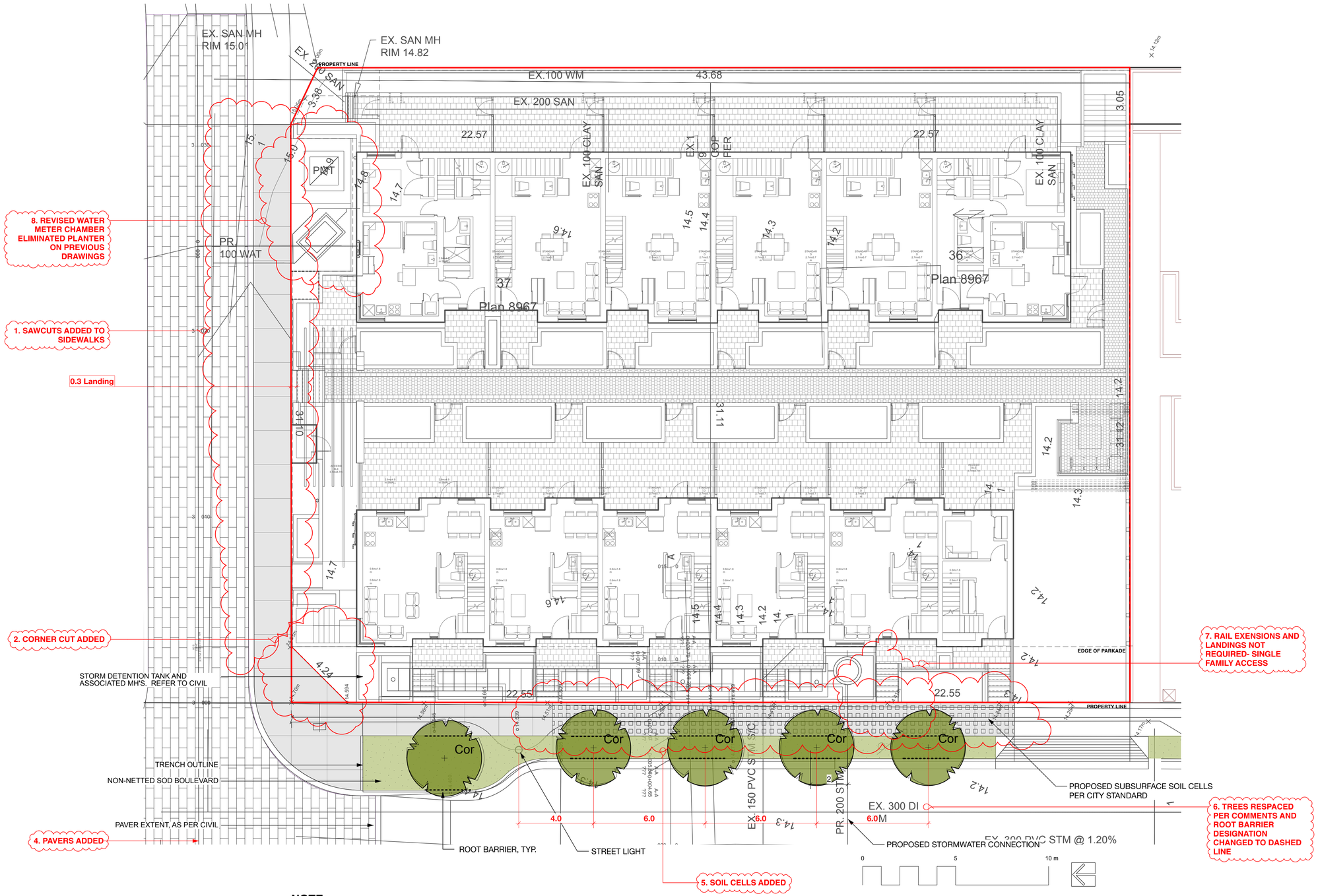
Drawing Title

**Arborist Tree**

**Management Plan**

Legal

| | |
|---|---|
| Project Manager | Project ID<br>22325 |
| Drawn By<br>TT | Scale<br>As Noted |
| Reviewed By<br>JL | Drawing No.<br>**L1.0**<br>5 of 19 |




**8. REVISED WATER METER CHAMBER ELIMINATED PLANTER ON PREVIOUS DRAWINGS**

**1. SAWCUTS ADDED TO SIDEWALKS**

**0.3 Landing**

**2. CORNER CUT ADDED**

**4. PAVERS ADDED**

**5. SOIL CELLS ADDED**

**7. RAIL EXENSIONS AND LANDINGS NOT REQUIRED- SINGLE FAMILY ACCESS**

**6. TREES RESPACED PER COMMENTS AND ROOT BARRIER DESIGNATION CHANGED TO DASHED LINE**

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

**PLANT LIST**

| ID | QTY | LATIN NAME | COMMON NAME | SPACING | SIZE | NOTES | ATTRIBUTES |
|---|---|---|---|---|---|---|---|
| **TREES - OFF-SITE** | | | | | | | |
| Cor | 5 | Cornus 'Rutban' Aurora | Aurora dogwood | as | 6cm cal/B&B | full/ bushy canopy | P, B |



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Project

**1881-1901 Glenaire Rd.**

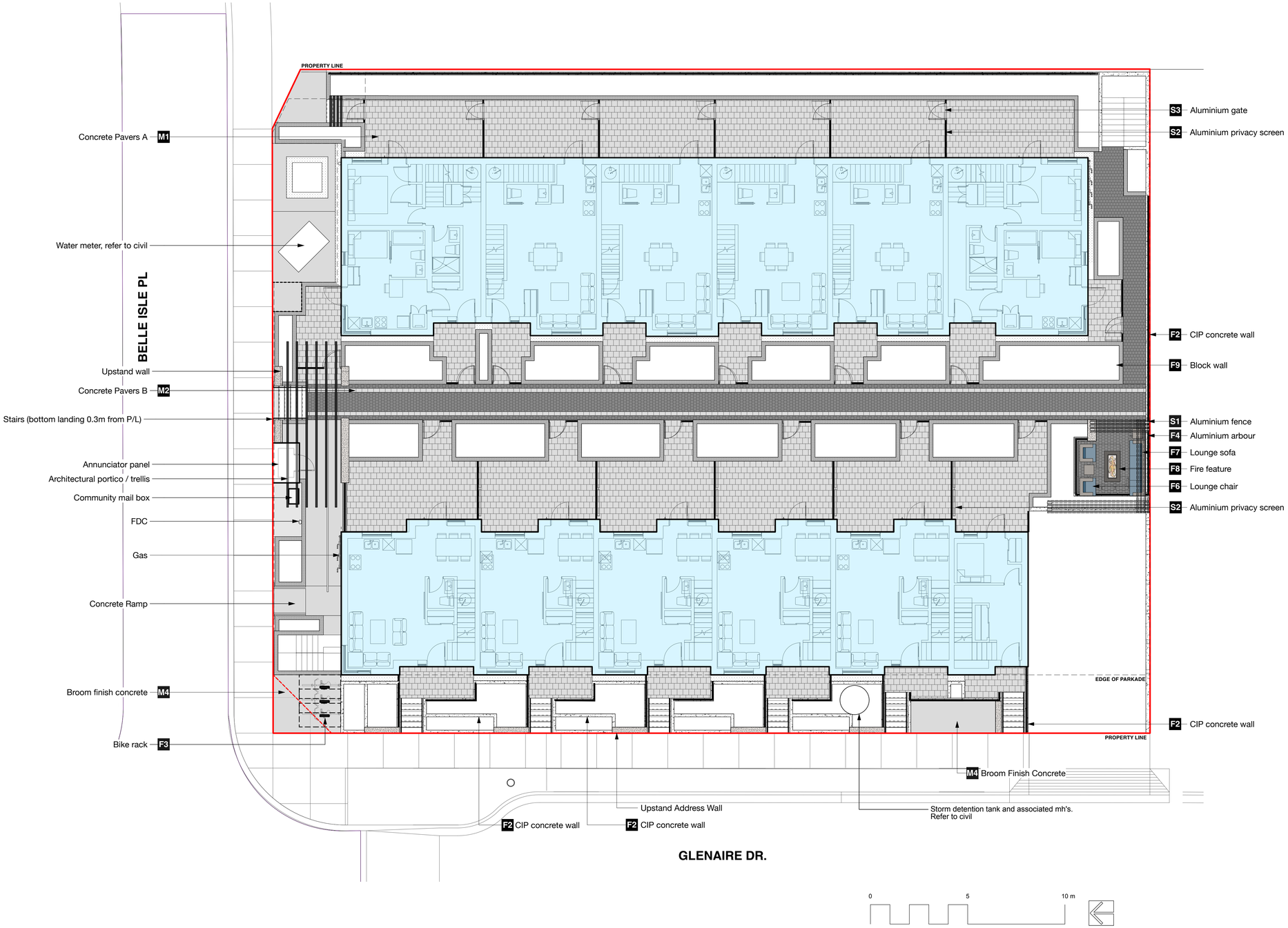
District of North Vancouver

Drawing Title

**Offsite Plan**

Legal

| Project Manager | Project ID |
|---|---|
| | 22325 |
| Drawn By | Scale |
| TT | As Noted |
| Reviewed By | Drawing No. |
| JL | L2.0 |
| | 6 of 19 |




Revision

| No. | Date | Revision Notes |
|---|---|---|

Issue

| No. | Date | Issue Notes |
|---|---|---|
| B | 2024-12-06 | ReIssued for DP |
| C | 2025-06-06 | Reissued for DP |
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| K | 2026-05-19 | Reissued for DP |

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Project

# 1881-1901 Glenaire Rd.

District of North Vancouver

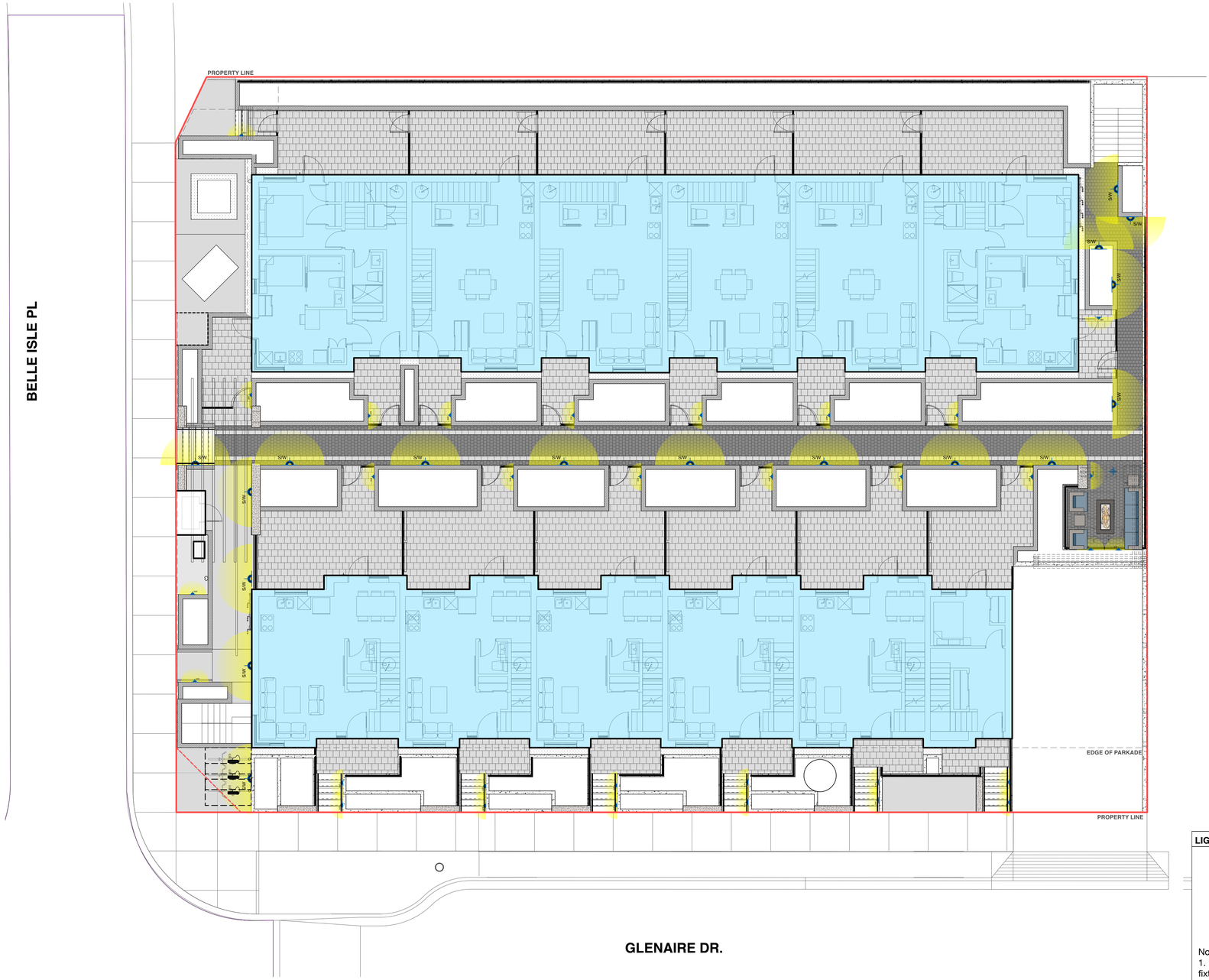
Drawing Title

## Landscape Materials

## Plan

Legal

| | |
|---|---|
| Project Manager | Project ID: 22325 |
| Drawn By: TT | Scale: As Noted |
| Reviewed By: JL | Drawing No.: L3.0 — 7 of 19 |




**LIGHTING PLAN LEGEND**

- Step / Wall Light- small beam spread for gate lighting
- Step / Wall Light- broad beam spread for pathway lighting
- Down Light

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

Revision

| No. | Date | Revision Notes |
|---|---|---|

Issue

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Project

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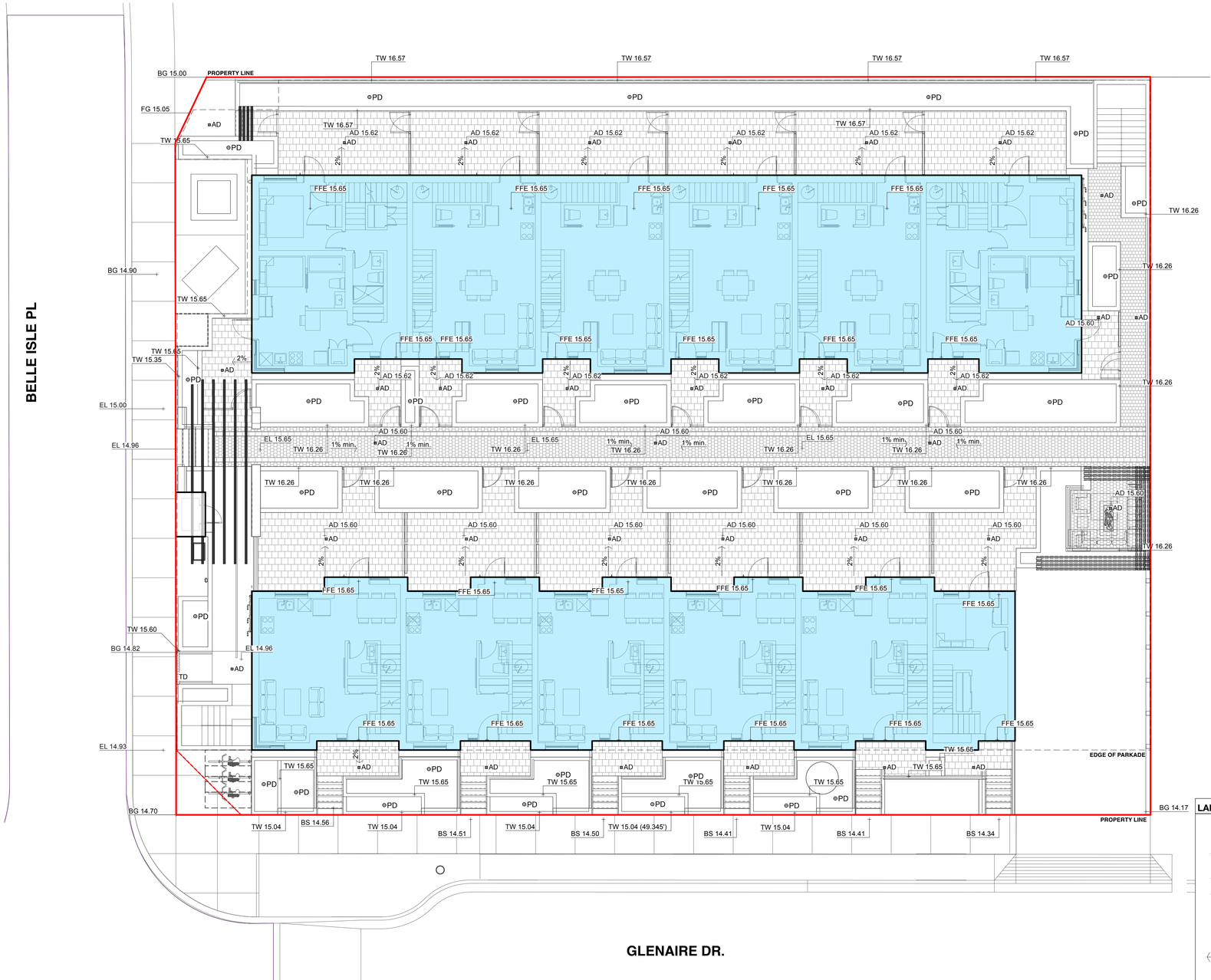
District of North Vancouver

Drawing Title

# Lighting Plan

Legal

| Project Manager | Project ID |
|---|---|
| | 22325 |
| Drawn By | Scale |
| TT | As Noted |
| Reviewed By | Drawing No. |
| JL | L4.0 |
| | 8 of 19 |




## LANDSCAPE GRADING & DRAINAGE PLAN LEGEND

| | |
|---|---|
| TW 0.00m<br>BW 0.00m | TW - Top of Wall<br>BW - Bottom of Wall |
| TS 0.00m<br>BS 0.00m | TS - Top of Step<br>BS - Bottom of Step |
| ToS 0.00m | ToS - Top of Slab |
| FFE 0.00m | FFE - Finish Floor |
| PG 0.00m | PG - Proposed Grade |
| EG 0.00m | EG - Existing Grade |
| IG 0.00m | IG - Interpolated Grade |
| 1% - 5%<br>MIN-MAX | Slope |
| AD | Area Drain |
| LB | Lawn Basin |
| PD | Planter Drain |
| TD | Trench Drain |

Revision

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|---|---|---|

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Project

# 1881-1901 Glenaire Rd.

District of North Vancouver

Drawing Title

# Landscape Grading & Drainage Plan

Legal

| Project Manager | Project ID |
|---|---|
| | 22325 |
| Drawn By | Scale |
| TT | As Noted |
| Reviewed By | Drawing No. |
| JL | L5.0 |
| | 9 of 19 |




**PLANT LIST**

| ID | QTY | LATIN NAME | COMMON NAME | SPACING | SIZE | NOTES | ATTRIBUTES |
|---|---|---|---|---|---|---|---|
| | | | | | | | |
| **TREES - OFF-SITE** | | | | | | | |
| Cor | 5 | Cornus 'Rutban' Aurora | Aurora dogwood | s1 | 6cm cal/B&B | full/ bushy canopy | P, B |
| | 0 | | | s1 | | | |
| **LAWN - OFFSITE** | | | | | | | |
| | | Non-Netted, grown on sand | | | | | |
| **TREES** | | | | | | | |
| Ac | 11 | Acer circinatum | Vine Maple | s1 | 3m ht/ mulitstem./B&B | full/ bushy canopy | N |
| Acpf | 7 | Acer circinatum 'Pacific Fire' | Pacific Fire vine maple | s1 | 2.5m ht/ mulitstem./B&B | full/ bushy canopy | N, W |
| As | 7 | Acer shirashawanum | Full Moon Maple | s1 | 2.5m ht/ mulitstem./B&B | multi-stemmed, full and | |
| **SHRUBS / GROUNDCOVERS / PERENNIALS1** | | | | | | | |
| Auc | 6 | Arbutus unedo 'Compacta' | dwarf strawberry madrone | 1.37 | #10 cont. | full/ bushy plants | E, B, P, Ed, W |
| Auu | 225 | Arctostaphylos uva-ursi | kinnikinick | 0.30 | #1 cont. | full/ bushy plants | N, E, B, P |
| Cam | 46 | Cornus sanguinea 'Midwinter Fire' | Midwinter Fire dogwood | --- | #10 cont. | full/ bushy plants | W |
| Ct | 49 | Choisya ternata | Mexican mock orange | --- | #3 cont. | full/ bushy plants | E, P |
| Dre | 135 | Dryopteris erythrosora | autumn fern | 0.45 | #1 cont. | full/ bushy plants | E |
| Mr | 106 | Mahonia repens | creeping Oregon grape | 0.46 | #1 cont. | full/ bushy plants | N, E, B, P, Ed |
| Oo | 277 | Oxalis oregana | redwood sorrel | 0.20 | #1 cont. | full/ bushy plants | N, E, P |
| Pq | 3 | Parthenocissus quinquefolia | Virginia creeper | 1.40 | #2 cont./ staked | full/ bushy plants | P, B |
| Pt | 357 | Pachysandra terminalis | Japanese spurge | 0.30 | #1 cont. | full/ bushy plants | E, P |
| Sr | 6 | Sarcococca ruscifolia | sweet box | 0.75 | #3 cont. | full/ bushy plants | E, B, P |
| St | 72 | Stipa tenuissima | Mexican feather grass | 0.30 | #2 cont. | full/ bushy plants | E, P, Ed |
| Tmh | 13 | Taxus x media 'Hicksii' | Hick's Yew | 0.45 | #3 cont. | full/ bushy plants - male | E |
| | 0 | | | 0.00 | | | |
| **LAWN** | | | | | | | |
| | | Non-Netted, grown on sand | | | | | |

NOTES:

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

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

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

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

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|---|---|---|

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Project

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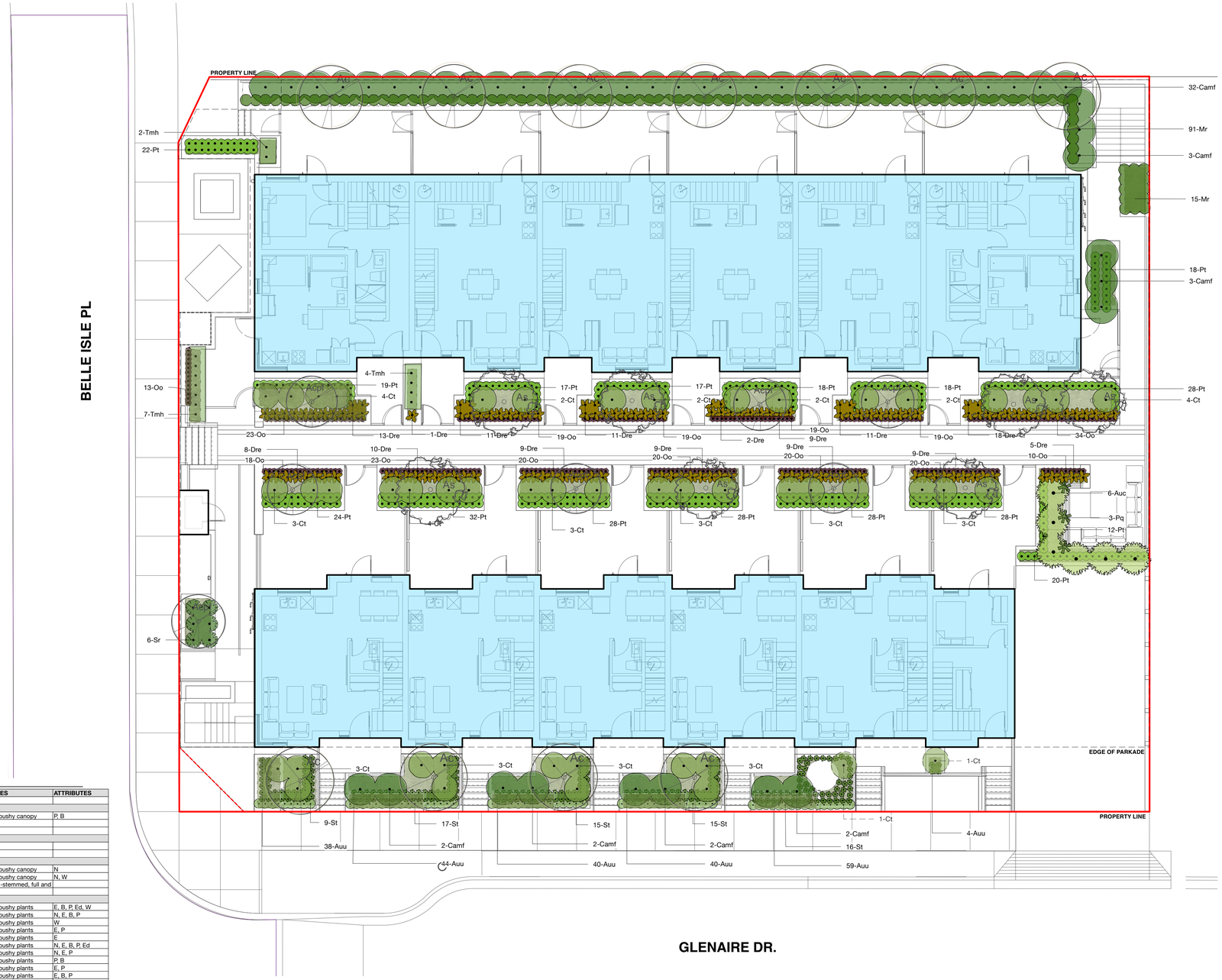
District of North Vancouver

Drawing Title

**Tree Plan**

Legal

| Project Manager | Project ID |
|---|---|
| | 22325 |
| Drawn By | Scale |
| TT | As Noted |
| Reviewed By | Drawing No. |
| JL | **L6.1** |
| | 10 of 19 |




**PLANT LIST**

| ID | QTY | LATIN NAME | COMMON NAME | SPACING | SIZE | NOTES | ATTRIBUTES |
|---|---|---|---|---|---|---|---|
| **TREES - OFF-SITE** | | | | | | | |
| Cor | 5 | Cornus 'Rutban' Aurora | Aurora dogwood | s1 | 6cm cal/B&B | full/ bushy canopy | P, B |
| | 0 | | | s1 | | | |
| **LAWN - OFFSITE** | | | | | | | |
| | | Non-Netted, grown on sand | | | | | |
| **TREES** | | | | | | | |
| Ac | 11 | Acer circinatum | Vine Maple | s1 | 3m ht/ mulitstem./B&B | full/ bushy canopy | N |
| Acpf | 7 | Acer circinatum 'Pacific Fire' | Pacific Fire vine maple | s1 | 2.5m ht/ mulitstem./B&B | full/ bushy canopy | N, W |
| As | 7 | Acer shirashawanum | Full Moon Maple | s1 | 2.5m ht/ mulitstem./B&B | multi-stemmed, full and | |
| **SHRUBS / GROUNDCOVERS / PERENNIALS1** | | | | | | | |
| Auc | 6 | Arbutus unedo 'Compacta' | dwarf strawberry madrone | | 1.37 #10 cont. | full/ bushy plants | E, B, P, Ed, W |
| Auu | 225 | Arctostaphylos uva-ursi | kinnikinick | | 0.30 #1 cont. | full/ bushy plants | N, E, B, P |
| Cam | 46 | Cornus sanguinea 'Midwinter Fire' | Midwinter Fire dogwood | --- | #10 cont. | full/ bushy plants | W |
| Ct | 49 | Choisya ternata | Mexican mock orange | --- | #3 cont. | full/ bushy plants | E, P |
| Dre | 135 | Dryopteris erythrosora | autumn fern | | 0.45 #1 cont. | full/ bushy plants | E |
| Mr | 106 | Mahonia repens | creeping Oregon grape | | 0.46 #1 cont. | full/ bushy plants | N, E, B, P, Ed |
| Oo | 277 | Oxalis oregana | redwood sorrel | | 0.20 #1 cont. | full/ bushy plants | N, E, P |
| Pq | 3 | Parthenocissus quinquefolia | Virginia creeper | | 1.40 #2 cont./ staked | full/ bushy plants | P, B |
| Pt | 357 | Pachysandra terminalis | Japanese spurge | | 0.30 #1 cont. | full/ bushy plants | E, P |
| Sr | 6 | Sarcococca ruscifolia | sweet box | | 0.75 #3 cont. | full/ bushy plants | E, B, P |
| St | 72 | Stipa tenuissima | Mexican feather grass | | 0.30 #2 cont. | full/ bushy plants | E, P, Ed |
| Tmh | 13 | Taxus x media 'Hicksii' | Hick's Yew | | 0.45 #3 cont. | full/ bushy plants - male | E |
| | 0 | | | | 0.00 | | |
| **LAWN** | | | | | | | |
| | | Non-Netted, grown on sand | | | | | |

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

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Project

**1881-1901 Glenaire Rd.**

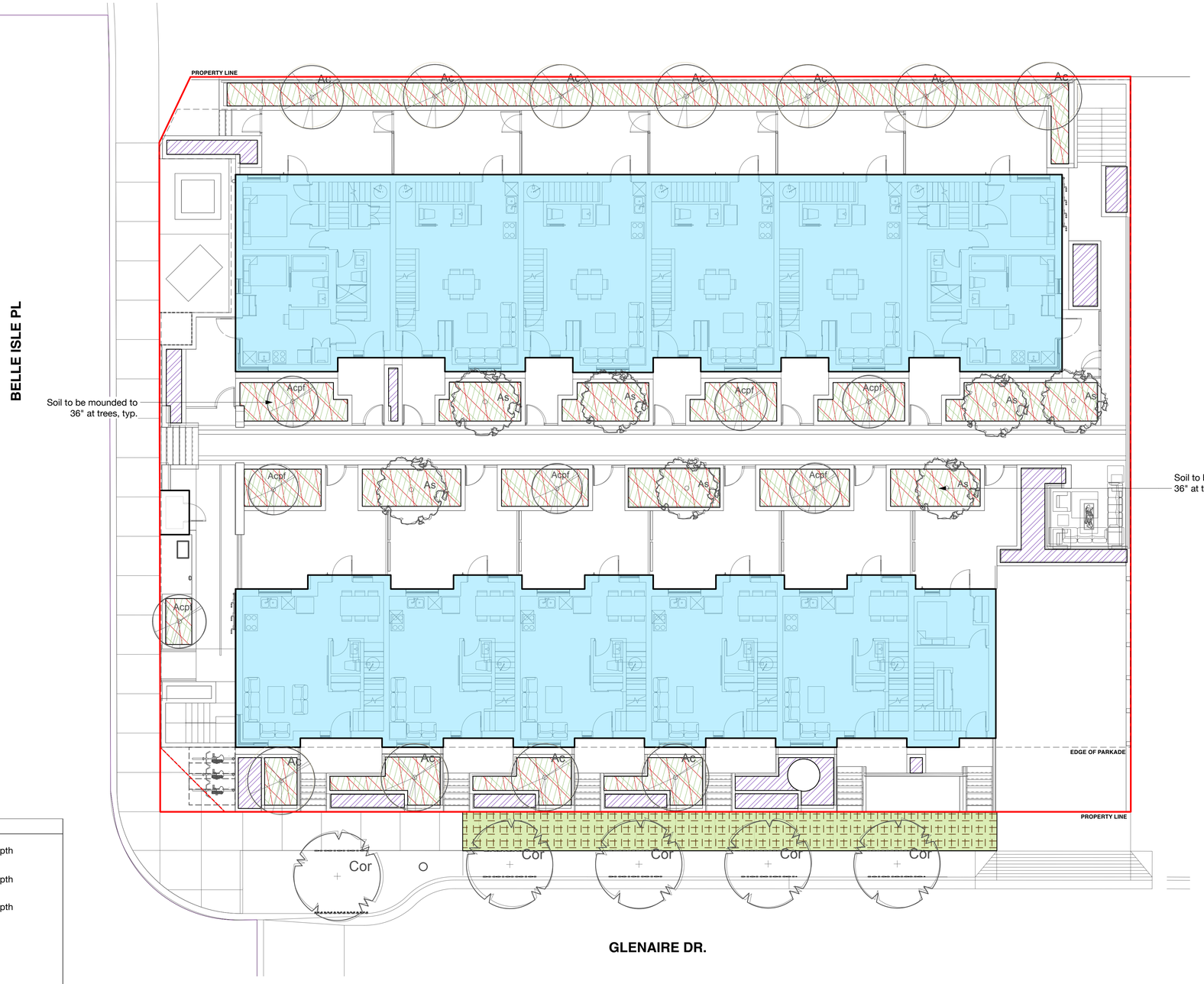
District of North Vancouver

Drawing Title

**Planting Plan**

Legal

| Project Manager | Project ID |
|---|---|
| | 22325 |
| Drawn By | Scale |
| TT | As Noted |
| Reviewed By | Drawing No. |
| JL | L6.2 |
| | 11 of 19 |




**PLANTING SOIL DEPTH LEGEND**

- 300 mm (12") Soil Depth
- 610 mm (24") Soil Depth
- 915 mm (36") Soil Depth
- Root Barrier
- Soil Cell

Note:
All softscape areas to include min. 75mm gravel drainage layers in addition to indicated soil depth for on slab conditions.

Revision

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Project

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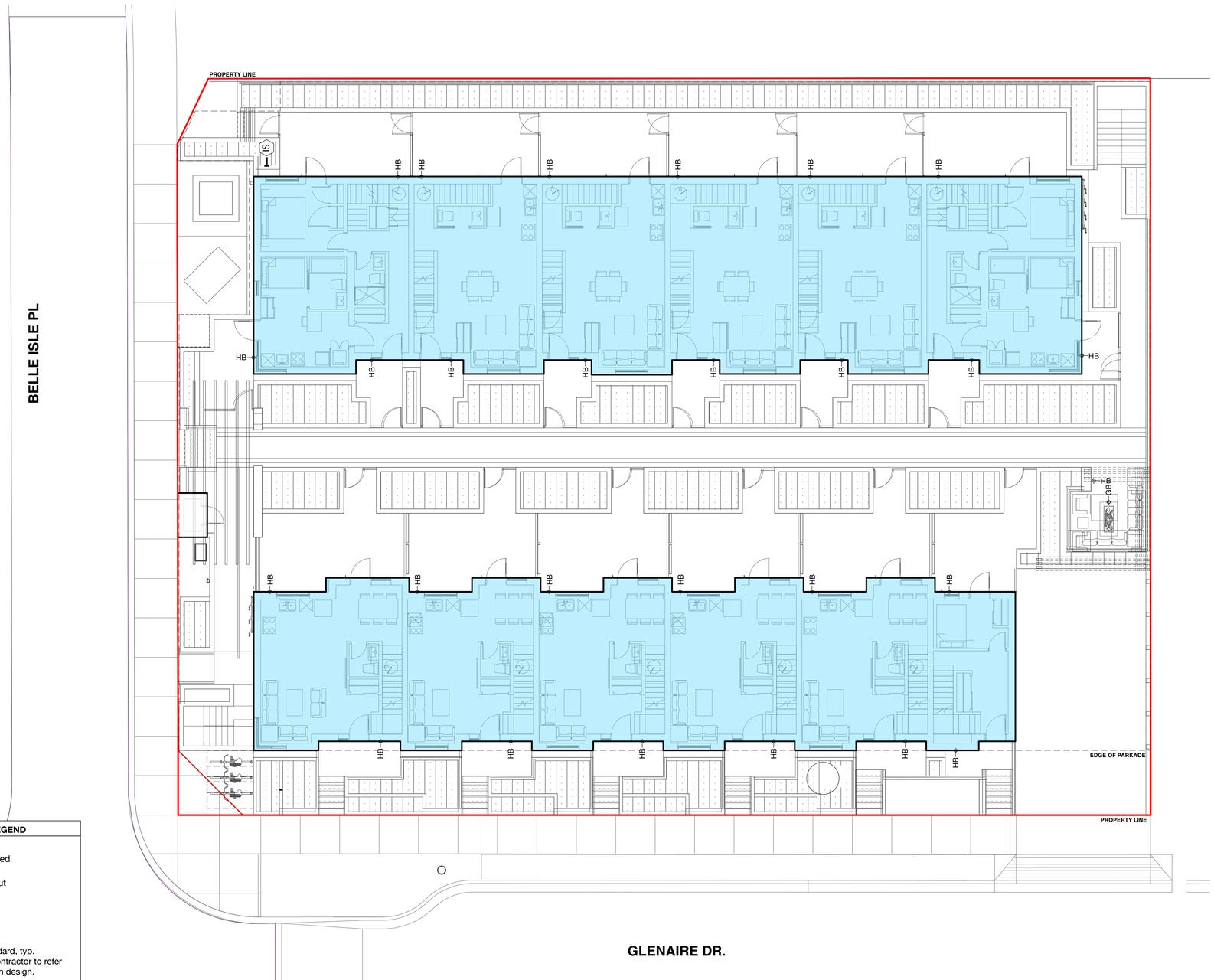
District of North Vancouver

Drawing Title

## Soil Depth Plan

Legal

| | |
|---|---|
| Project Manager | Project ID<br>22325 |
| Drawn By<br>TT | Scale<br>As Noted |
| Reviewed By<br>JL | Drawing No.<br>**L7.0**<br>12<br>of<br>19 |




**IRRIGATED AREAS & SERVICING LEGEND**

| | |
|---|---|
| | Area to be Irrigated |
| IS | Irrigation Stub-out |
| HB | Hosebib |
| GB | Gas Connection |

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

Revision

| No. | Date | Revision Notes |
|---|---|---|

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Project

## 1881-1901 Glenaire Rd.

District of North Vancouver

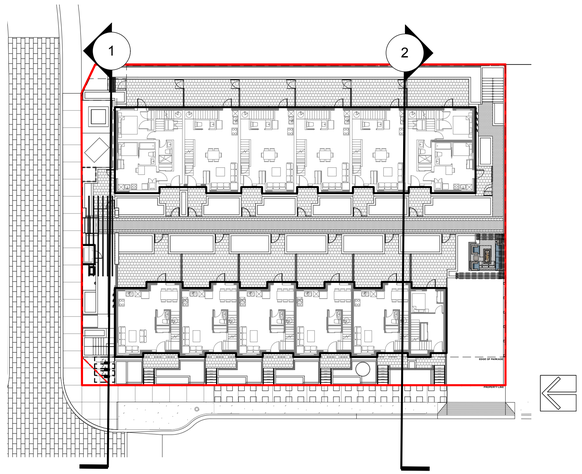
Drawing Title

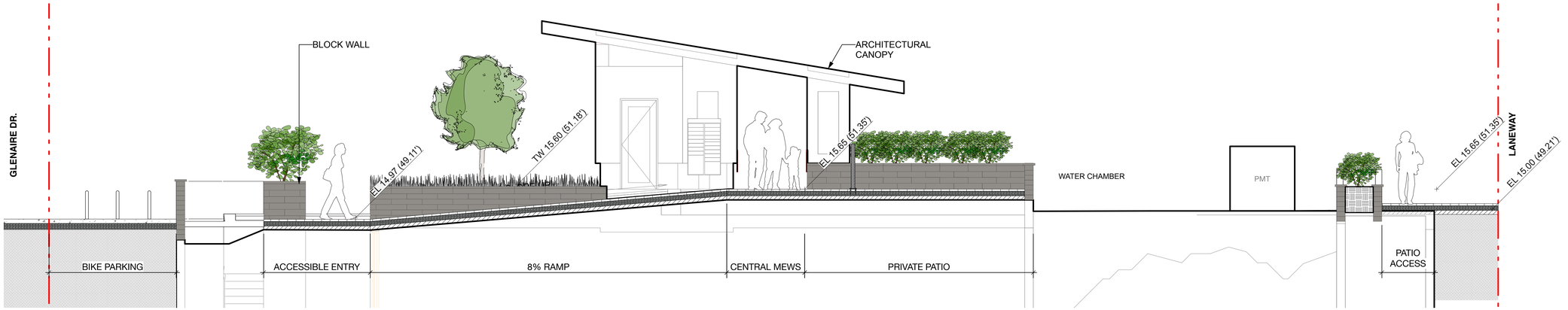
## Irrigated Areas &

## Servicing Plan

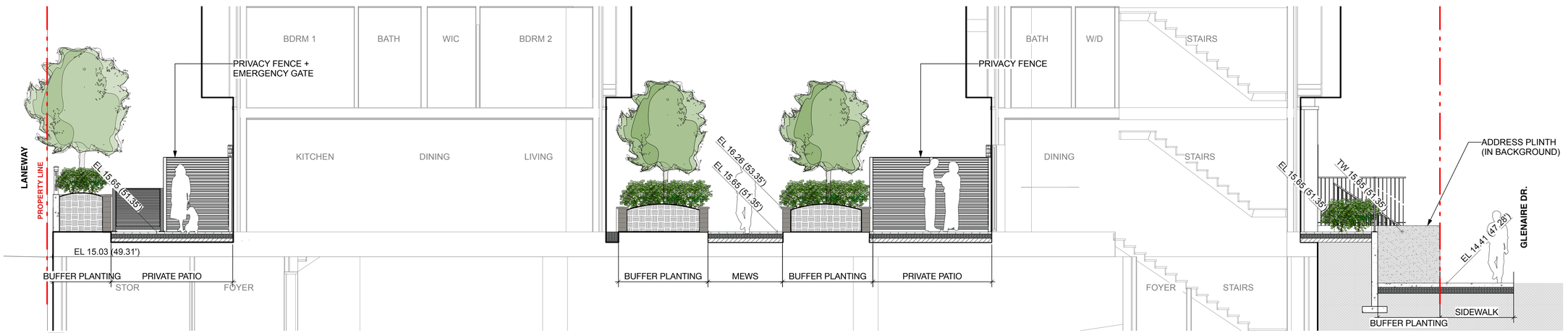
Legal

| | |
|---|---|
| Project Manager | Project ID 22325 |
| Drawn By TT | Scale As noted |
| Reviewed By JL | Drawing No. L8.0 13 of 19 |




2 Glenaire Dr Frontage- Planter & Public Realm to Curb
1:50




1 Glenaire Dr Frontage- Planter & Public Realm to Curb
1:50

Revision

| No. | Date | Revision Notes |
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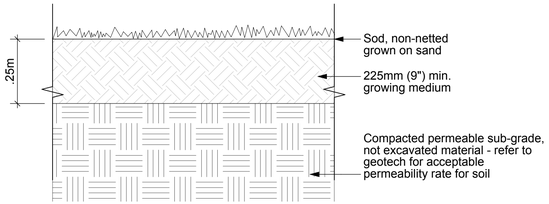
District of North Vancouver

Drawing Title

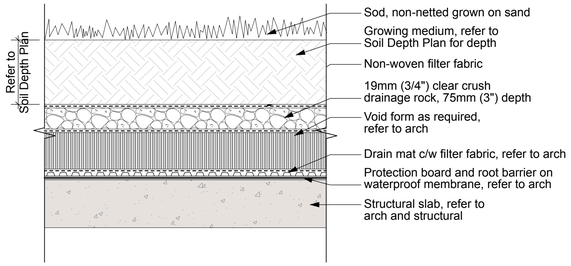
## Landscape Sections & Elevations

Legal

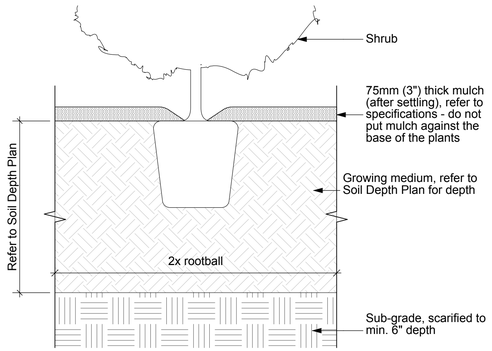
| Project Manager | Project ID |
|---|---|
| | 22325 |
| Drawn By | Scale |
| TT | As Noted |
| Reviewed By | Drawing No. |
| JL | L9.0 |
| | 14 of 19 |



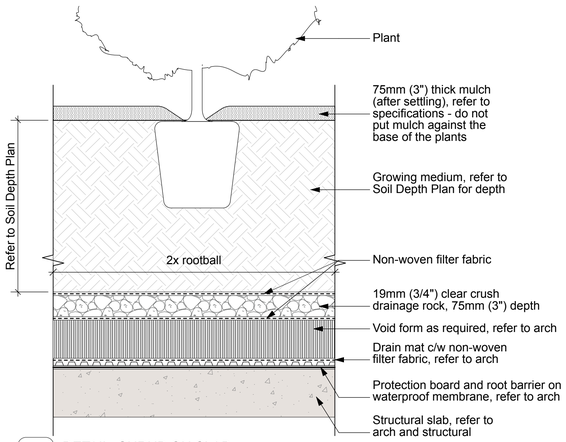

1 DETAIL: SOD AT GRADE
Scale: NTS



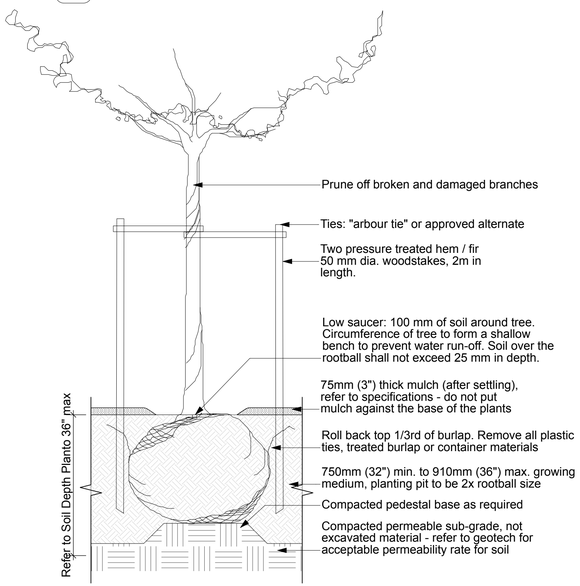

2 DETAIL: SOD ON SLAB
Scale: NTS




3 DETAIL: SHRUB AT GRADE
Scale: NTS

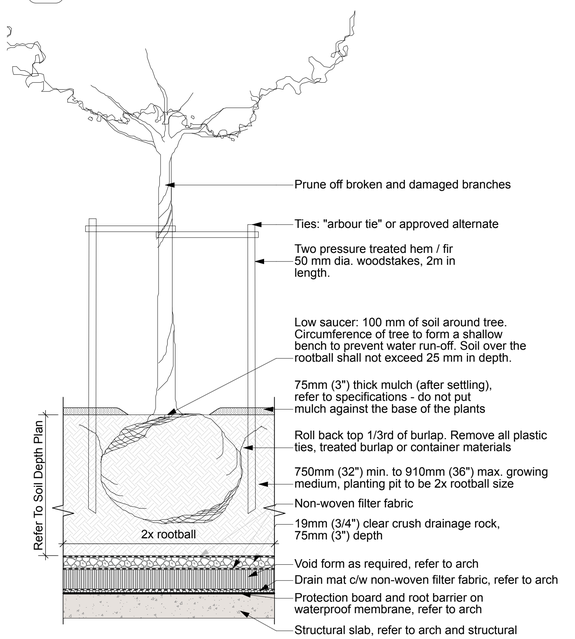



4 DETAIL: SHRUB ON SLAB
Scale: NTS




Notes:
-Tree Wells In Boulevards Shall Be Connected By A Continuous Soil Trench Of At Least 910mm (36") Depth

7 DETAIL: TREE AT GRADE
Scale: NTS




8 DETAIL: TREE ON SLAB
Scale: NTS

PLANTING
- DO NOT CUT LEADER
- ONLY PRUNE BROKEN BRANCHES
- ORIENT TO MAXIMIZE CLEARANCE FOR VEHICLE & PEDESTRIAN ACCESS
- ENSURE TREE IS VERTICAL & CENTERED IN THE BOULEVARD

MINIMUM CLEARANCE
LAMP STANDARD = 2.5m
HYDRO POLES = 2.5m
STOP SIGNS = 6.0m
CATCH BASINS / VALVES = 1.2m
DRIVEWAY AND CROSSINGS = 1.8m
UNDERGROUND UTILITY = 1.5m




CNV SOIL VOLUME REQUIREMENTS
LINK SOIL VOLUMES TO PROVIDE THE FOLLOWING MINIMUM VOLUMES:
- LARGE TREES = 25 CUBIC METERS PER TREE
- MEDIUM TREES = 20 CUBIC METERS PER TREE
- SMALL TREES = 15 CUBIC METERS PER TREE
- IF SOIL VOLUMES ARE NOT LINKED QUANTITIES WILL INCREASE BY 30%

PLEASE NOTE:
- SOIL CELLS AND/OR STRUCTURAL SOIL MAY BE NEEDED TO ACHIEVE REQUIRED SOIL VOLUMES
- PLEASE ASSUME 20% SOIL VOLUME FOR STRUCTURAL SOIL

(N.T.S.) METRIC

# CITY OF NORTH VANCOUVER

## DECIDUOUS TREE PLANTING DETAIL

| | | | |
|---|---|---|---|
| DRAWN: J. NYVALL | DATE: MARCH 2022 | EGBC PERMIT TO PRACTICE NO. 1003480 | DWG.No. T2S |
| CHECKED: C. LINDGREN | APPROVED: J. HALL | | |

9 DETAIL: OFFSITE TREE
Scale: NTS

Revision

| No. | Date | Revision Notes |
|---|---|---|

Issue

| No. | Date | Issue Notes |
|---|---|---|
| B | 2024-12-06 | ReIssued for DP |
| C | 2025-06-06 | Reissued for DP |
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Project

**1881-1901 Glenaire Rd.**

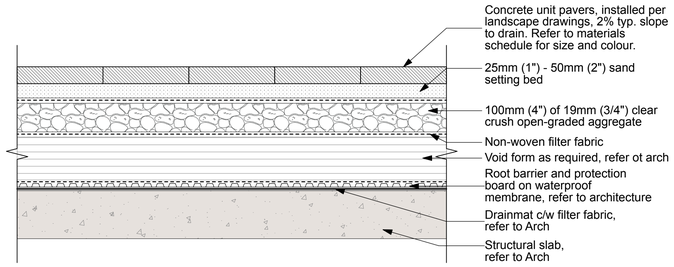
District of North Vancouver

Drawing Title

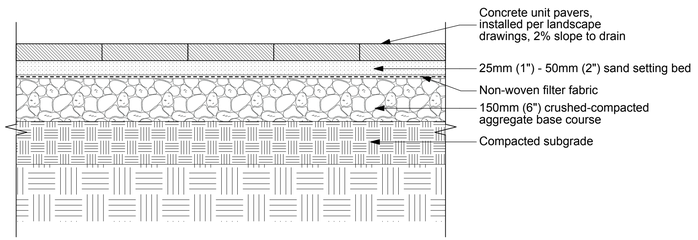
**Softscape Details**

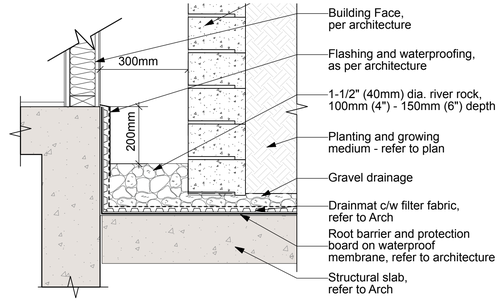
Legal

| Project Manager | Project ID 22325 |
|---|---|
| Drawn By TT | Scale As Noted |
| Reviewed By JL | Drawing No. L10.1 |
| | 15 of 19 |

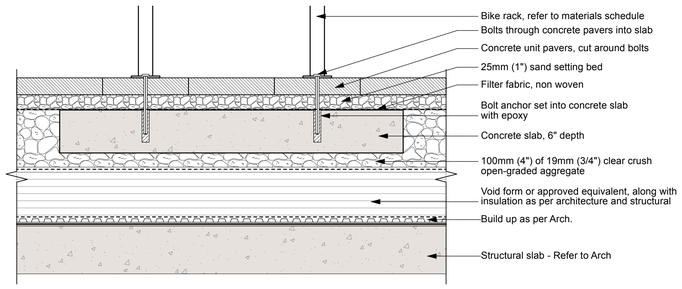



**PEDESTRIAN CONCRETE UNIT PAVERS - ON-SLAB ON INSULATION**

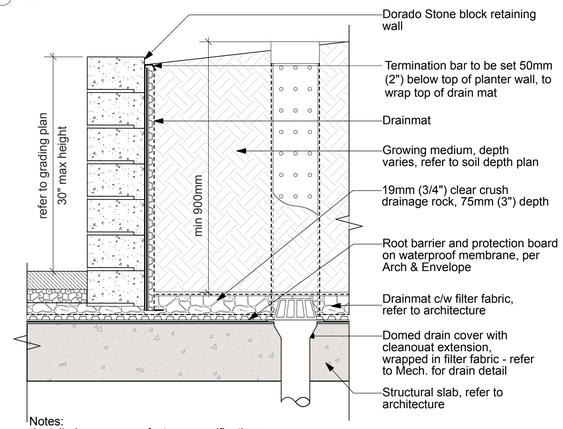



1 DETAIL: CONCRETE UNIT PAVERS ON SLAB
Scale: NTS

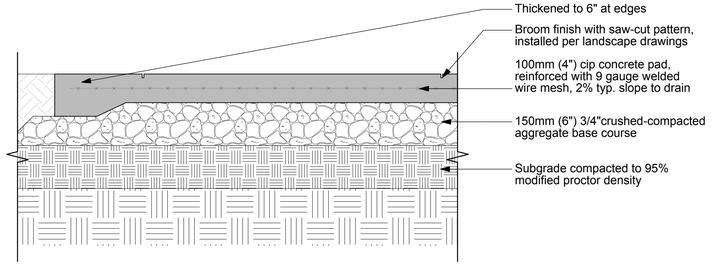



2 DETAIL: CONCRETE UNIT PAVERS AT GRADE
Scale: NTS




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

3 DETAIL: DRIP STRIP
Scale: NTS

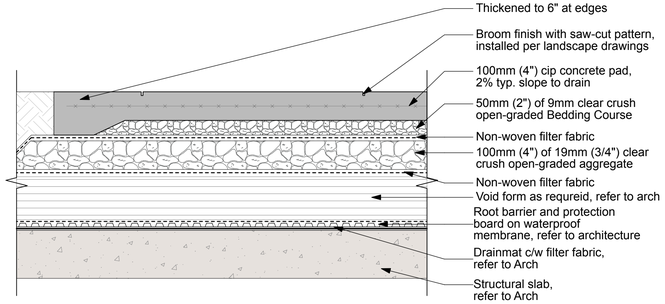



NOTE:
-Saw-cuts to be installed per layout plan, completed within 24hrs of pouring the slab
-Control joints to be 1/4 slab depth
-Control joints max 3m OC, as per MMCD
-Expansion joints to be max 9m OC as per MMCD
-Concrete to be broom-finished unless otherwise noted

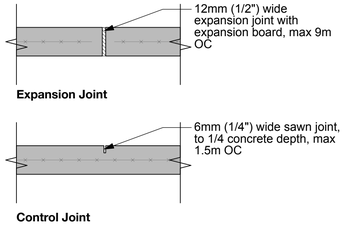
4 DETAIL: BIKE RACK
Scale: NTS

5 DETAIL: CONCRETE BLOCK PLANTER
Scale: 1:10

6 DETAIL: BROOM FINISH CONCRETE AT GRADE
Scale: NTS




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




7 DETAIL: BROOM FINISH CONCRETE ON SLAB
Scale: NTS




8 DETAIL: BLOCK WALL
Scale: NTS



Revision

| No. | Date | Revision Notes |
|---|---|---|

Issue

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Project

**1881-1901 Glenaire Rd.**

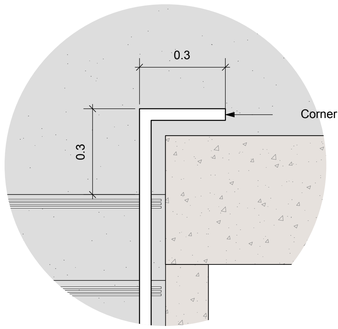
District of North Vancouver

Drawing Title

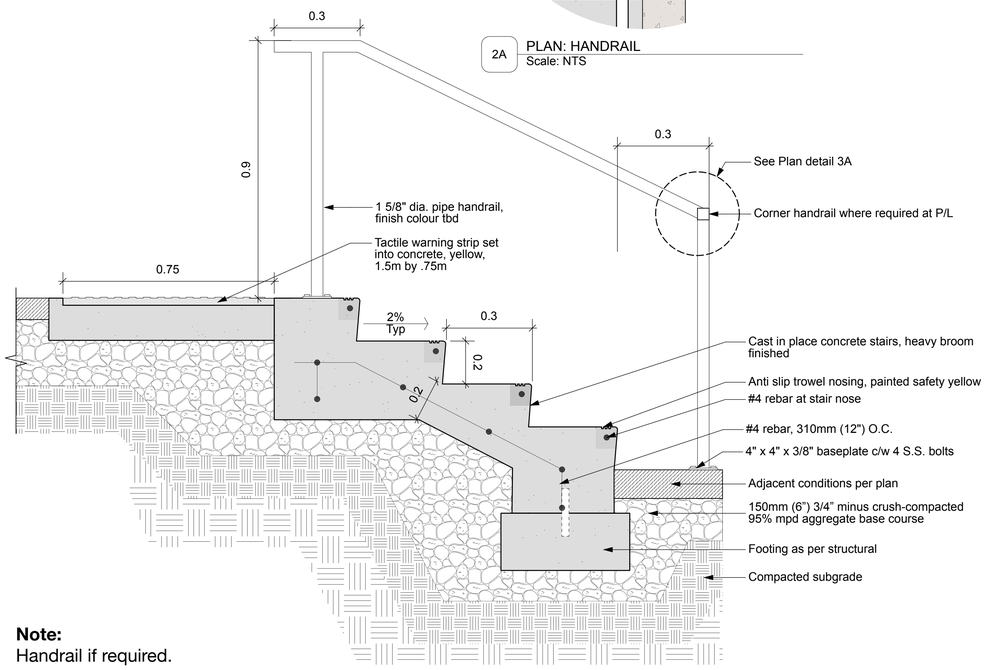
**Hardscape Details**

Legal

| | |
|---|---|
| Project Manager | Project ID: 22325 |
| Drawn By: TT | Scale: As Noted |
| Reviewed By: JL | Drawing No.: **L10.2** |
| | 16 of 19 |

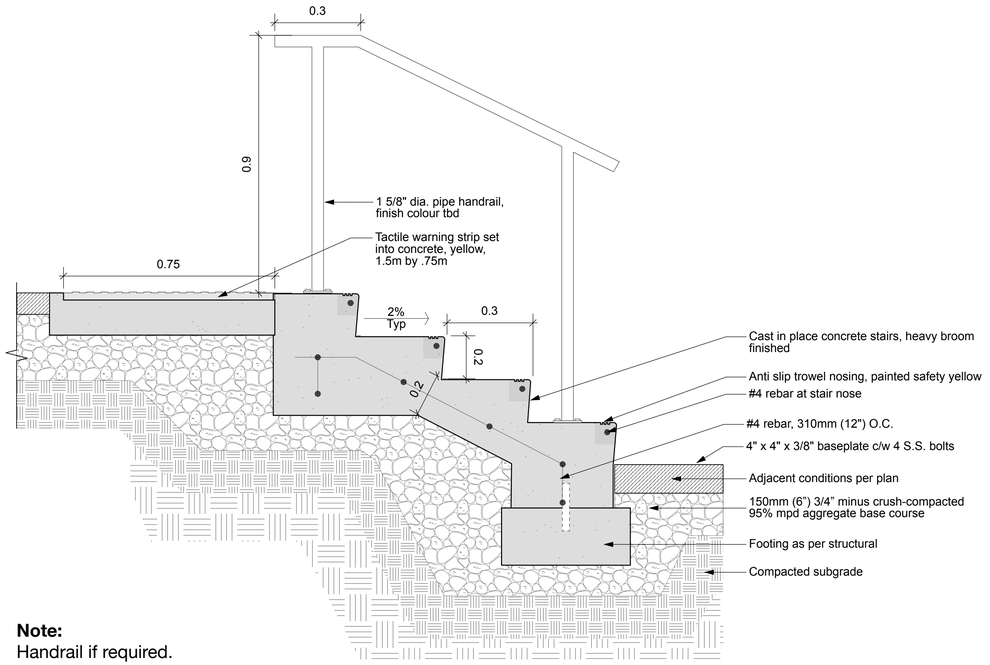



2A PLAN: HANDRAIL
Scale: NTS



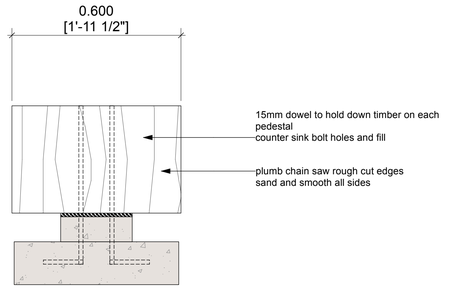

**Note:**
Handrail if required.

2 DETAIL: CIP CONCRETE STAIRS FOR PUBLIC STEPS
Scale: NTS

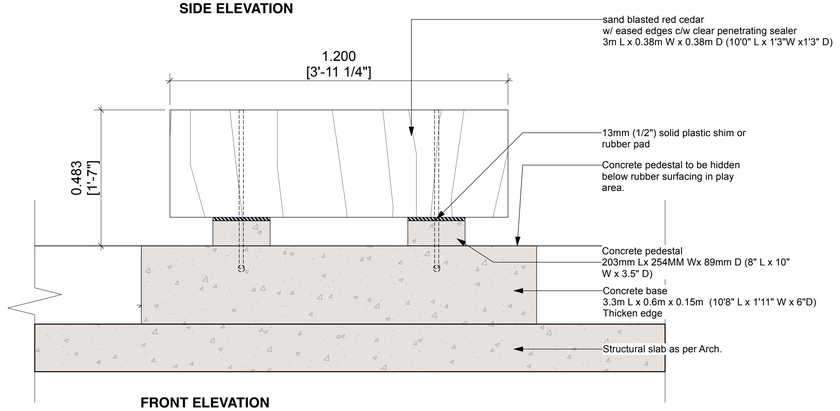



**Note:**
Handrail if required.

1 DETAIL: CIP CONCRETE STAIRS FOR PRIVATE PATIOS
Scale: NTS




**SIDE ELEVATION**




**FRONT ELEVATION**

3 DETAIL: CEDAR BENCH
Scale: NTS

Revision

| No. | Date | Revision Notes |
|---|---|---|

Issue

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Project

**1881-1901 Glenaire Rd.**

District of North Vancouver

Drawing Title

**Hardscape Details**

Legal

| Project Manager | Project ID: 22325 |
|---|---|
| Drawn By: TT | Scale: As Noted |
| Reviewed By: JL | Drawing No.: **L10.3** |
| | 17 of 19 |

Revision

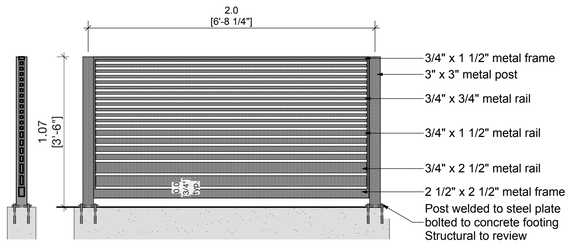
| No. | Date | Revision Notes |
|---|---|---|

Issue

| No. | Date | Issue Notes |
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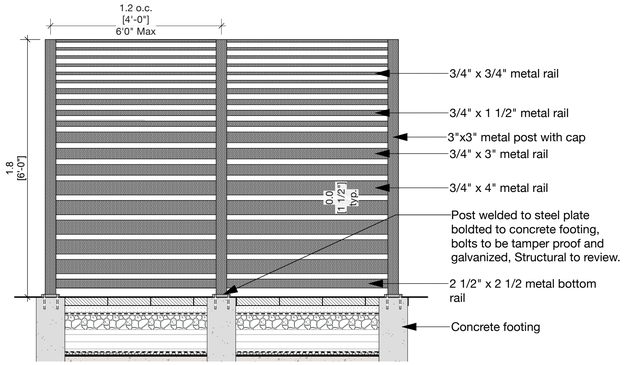
Professional Seal

**General Notes:**
- Shop drawings to be provided for all custom items
- All hardware to be galvanized and submitted to consultant for approval.
- All metal is to be galvanized and powder-coated black, unless otherwise identified.
- No penetrations through waterproof membrane unless identified with a starter curb.

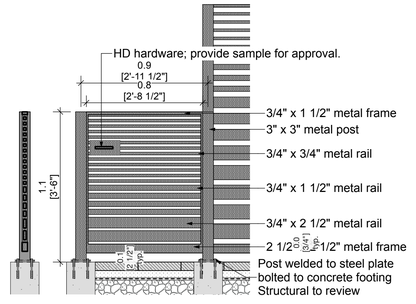



3 DETAIL: ALUMINIUM FENCE
Scale: NTS

**General Notes:**
- Shop drawings to be provided for all custom items
- All hardware to be galvanized and submitted to consultant for approval.
- All metal is to be galvanized and powder-coated black, unless otherwise identified.
- No penetrations through waterproof membrane unless identified with a starter curb.




4 DETAIL: ALUMINIUM SCREEN
Scale: NTS




5 DETAIL: ALUMINIUM GATE
Scale: NTS



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Project

# 1881-1901 Glenaire Rd.

District of North Vancouver

Drawing Title

## Landscape Site

## Furnishing Details

Legal

| | |
|---|---|
| Project Manager | Project ID: 22325 |
| Drawn By: TT | Scale: As Noted |
| Reviewed By: JL | Drawing No.: L10.4 |
| | 18 of 19 |



1A DETAIL: LOUNGE CHAIR
Scale: NTS



1B DETAIL: LOUNGE SOFA
Scale: NTS

solus
Fire Features
www.solusdecor.com

TAVOLO NG & LP
ELECTRONIC START
ADJUSTABLE FLAME

Fire is beautiful and also dangerous if not handled properly. Please have a qualified gas fitter setup and install this product according to local codes.

This product has been tested and certified by Labtest Certification Inc. as being safe, as long as these **minimum clearances** to adjacent materials are maintained.

FOR OUTDOOR USE ONLY

NORTH AMERICA SPECIFICATIONS

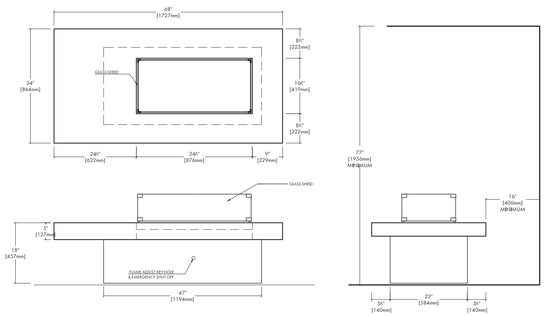
| | Natural Gas | Propane |
|---|---|---|
| Gas type: | | |
| Inlet press: | 7.0" w.c. | 11" w.c |
| Manifold press: | 4.5" w.c. | 5.9"w.c. |
| Heat Output: | 90,000 BTU | 90,000 BTU |

Electrical: 120 Vac,1.5A, 60Hz or 24Vac, 20VA

ANSI Z21.97-2014
CSA 2.17-2017 c UL us

CONCRETE SPECS

Strength: 10,000 psi (proprietary)
Weight: top 410 lbs / 186 kg
base 318 lbs / 145 kg




CLEARANCES to ADJACENT MATERIALS

NOTE:
The site Electrician must provide a switched electrical line to the firepit location.
SEE: *Electronic Ignition Set up Schematic.*

ACCESSORIES

1/ All Weather Fabric Cover /extends warranty.
2/ Glass wind guard (Included).

JOB / ORDER
Name or Number:

Signature & Date:

2 DETAIL: FIRE FEATURE
Scale: NTS

Product sheet

# VROOM bicycle rack

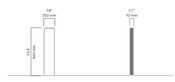
**686A**

Designed by
Tore Borgersen, Michael Olofsson, Espen Voll

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

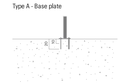


AWARD FOR DESIGN EXCELLENCE




## Anchoring/assembly

Type A - Base plate



## Primary material

Hot-dip galvanised steel

All steel components are hot-dip galvanised, which produces a matt grey surface after a while. We offer a lifetime anti-rust warranty.

15 mm

## Sustainability

| Indicators | Global warming | Total energy used | Recycled materials |
|---|---|---|---|
| Unit | kg CO2 | MJ | % |
| Cradle to Gate A1-A3 | 10.03 | 219.44 | 70.61 |

## Certifications

## Warranty

- Lifetime warranty against rust
- 15 year warranty on powder coating
- 15 year warranty on wood
- Spare parts always available

Visit www.vestre.com for more information.
Specifications are subject to change without notice.
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usa@vestre.com
www.vestre.com

vestre

3 DETAIL: BIKE RACK
Scale: NTS

Revision

| No. | Date | Revision Notes |
|---|---|---|

Issue

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|---|---|---|
| B | 2024-12-06 | Reissued for DP |
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Project

**1881-1901 Glenaire Rd.**

District of North Vancouver

Drawing Title

**Landscape Site**

**Furnishing Details**

Legal

| | |
|---|---|
| Project Manager | Project ID: 22325 |
| Drawn By: TT | Scale: As Noted |
| Reviewed By: JL | Drawing No.: L10.5 19 of 19 |




1 Glenaire Frontage Model
Scale: 1:50




2 Glenaire Frontage Model
Scale: 1:50

Revision

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|---|---|---|

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Project

**1881-1901 Glenaire Rd.**

District of North Vancouver

Drawing Title

**3D Model**

Legal

| | |
|---|---|
| Project Manager | Project ID: 22325 |
| Drawn By: TT | Scale: As Noted |
| Reviewed By: JL | Drawing No.: **App. 1** 24 of 19 |

## BASIC AND ENHANCED ACCESSIBLE DESIGN FEATURES

**Attachment 1**

**Building Access and Main Entrances**

| | Item | Basic (B) Accessible<br><br>Design Features | Enhanced (E) Accessible<br><br>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:<br>• from the street and private parking area to at least one main entrance<br>• from the main entrance to all suite entry doors (unless prohibited by the terrain or unusual site conditions)<br>• from the main entrance to the elevator<br>• 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 | Accessible path of travel is provided from the street to both basic units (and all townhouses; accessible path of travel is provided within the parkade to all but one townhouse that doesn't have stair access to the parkade ) |
| **2-B** | Accessible path of travel | The accessible path of travel is to be:<br>• continuous with no steps<br>• have a permanent, firm, non-slip finish<br>• an uninterrupted clear width of 152cm (5ft)<br>• a gradient not more than 1:20<br>• a different/distinctive texture to adjacent paved surfaces<br>• be free of obstructions lower than 196cm (77in)<br>• be designed as a ramp where gradient exceeds 1:20 (5%) (excludes vehicular underground parking ramp)<br>• 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 | Accessible path of travel from the street has 5' clear width to both basic units (and all townhouses; accessible path of travel within the parkade has 3' clear width to all but one townhouse) |
| **3-B/E** | Lighting,<br><br>weather protection,<br><br>intercom,<br><br>address numbering | Building entrances in accessible paths of travel are to:<br>• provide weather protection with a min. 152cm x152cm (60in x 60in) canopy over the main entrance and door-phone.<br>• have an intercom system installed with user functions located no more than 1375mm (54in) above paved area.<br>• have good lighting outside & inside building entrance - 100 lux<br>• have mailbox units installed no more than 1375 mm (54 in) above the finished paved area.<br>• 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<br><br>visually impaired | YES |

| | Item | Basic (B) Accessible<br><br>Design Features | Enhanced (E) Accessible<br><br>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:<br>• provide a clear opening width of no less than 850mm (34in) if there is only 1 door leaf<br>• have the active leaf providing a clear opening of no less than 850 mm (34in) (in a doorway with multiple leaves)<br>• have power-operated doors, functioning for passage in both directions<br>• be operable by devices that do not require tight grasping or twisting<br>• have a push plate or latch releasing device. | | **Yes –** Applies to identified ground-oriented m/f unit entrances and main building entrance if included in the project design. | To permit easier entry by a person in wheelchair, stroller, trolley (for moving furniture into/out of building). | YES - for both basic units. |

**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.<br>• Doorway thresholds in accessible paths of travel are to be no more than 13 mm (0.5in) above the floor and bevelled.<br>• The entry foyer shall have a non-slip surface. | | **Yes –** Applies to identified ground-oriented m/f unit entrances and main building entrance if included in the project design. | To permit easier entry by person in wheelchair, stroller, trolley (for moving furniture etc). | YES - for both basic units. |
| **6-B** | Tactile warning strip on stairs | • Provide tactile warning strips at the top of stairways, on all emergency stairs, and at landings intercepted by other paths of travel. | | **Yes** | To assist visually impaired with way-finding | YES - for both basic units. |
| **7-B** | Colour contrast | • Provide contrasting colours on signs, address numbers, corridor walls and unit entries. | | **Yes** | To assist visually impaired with way-finding | YES - for both basic units. |

**Corridors and Circulation**

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

| | Item | Basic (B) Accessible<br><br>Design Features | Enhanced (E) Accessible<br><br>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).<br>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.<br><br>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. | N/A |
| **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 | N/A |

| | Item | Basic (B) Accessible<br><br>Design Features | Enhanced (E) Accessible<br><br>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:<br>• have a clear opening width of no less than 850mm (34in)<br>• be operable by devices, such as lever door handles, that do not require tight grasping or twisting of the wrist<br>• operate when a force of not more than 22 N is applied at the handle, push plate or latch releasing device<br>• Where the threshold is not flush with the floor, the difference in level is to be not more than 13 mm and shall be bevelled. | | **Yes –** Also refer to item 4 and 5 above. | To permit easier entry by a person in wheelchair, walker or with a stroller or trolley into the unit. | YES - for both basic units. |
| **11-B** | Unit entry door clearance | Door assemblies for unit entry are to have a clear and level area*:<br>• 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<br>• when the door swing is toward this area, not less than 1500 mm (60 in) long by a width equal to the door assembly width plus not less than 600 mm (24 in) clear space beside the latching jamb of the door | | **Yes –** Also refer to item 4 and 5 above. | To permit easier entry by a person in wheelchair, walker or with a stroller or trolley into the unit. | YES - for both basic units. |

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

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

| | Item | Basic (B) Accessible<br><br>Design Features | Enhanced (E) Accessible<br><br>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).<br>*In at least one bathroom, the toilet is to be located next to a reinforced wall for future grab bar installation. | | **Yes –** Applies to at least one bathroom on the ground floor level of the identified ground-oriented m/f units. | | YES - for both basic 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 | YES - for both basic units. |
| **19-E** | Pressure and temperature control valves | | • Pressure balanced tub and shower valves should minimize risk of scalding (maximum water temperature of approximately 49° C is suggested). | **Yes –** Applies to at least one bathroom on the ground floor level of the identified ground-oriented m/f units. | To prevent scalding | YES - for both basic units. |
| **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 | YES - for both basic units. |
| **21-B** | Bathroom Faucet levers | At least one bathroom is to have lever faucet handles that that do not require tight grasping or twisting. | | | | YES - for both basic units. |
| **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 | YES (In Future it could be converted) |
| **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 | YES - for both basic units. |

**(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<br><br>Design Features | Enhanced (E) Accessible<br><br>Design Features | Applicability to Ground-Oriented Multi-Family | Purpose/ Intent | Compliance (Y/N) |
|---|---|---|---|---|---|---|
| **Residential Unit – Bedroom** | | | | | | |
| **24-E** | Space next to bed | | • A min. of one bedroom to provide no less than 152cm (60 in) of manoeuvring space between closet & double bed. | **Yes –** Applies to at least 1 bed-room on the ground floor level of identified ground-oriented m/f units | To enable a person in a wheelchair to access the bed | YES - for both basic units. |
| **Residential Unit – Kitchen** | | | | | | |
| **25-E** | Turning radius | | Provide 152cm (60 in) turning radius in the kitchen (centre islands may not work). | **Yes –** Applies to the kitchen of identified ground-oriented m/f units | To enable sufficient space for wheelchair movements | YES - for both basic units. |
| **26-B** | Kitchen flooring | • Slip resistant flooring – material as recommended by the applicant's architect. | | **Yes –** Applies to the kitchen of identified ground-oriented m/f units | To reduce risk of slipping | YES - for both basic units. |
| **27-B** | Adjustable shelves | • Kitchen cabinets are to include adjustable shelves | | **Yes –** Applies to the kitchen of identified ground-oriented m/f units | Ergonomic, easier to reach shelves | YES - for both basic units. |
| **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 | YES - for both basic units. |
| **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 | YES - for both basic units. |
| **30-B** | Faucet handles | • All kitchen faucets within units and common amenity areas are to be operable by devices (e.g. "lever" handles) that do not require tight grasping or twisting. | | **Yes –** Applies to the kitchen of identified ground-oriented m/f units | Ergonomic and easier to use by a person with mobility impairments or frailties | YES - for both basic units. |
| **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 | NO |
| **32-E** | Sink adjacent to stove | | • Kitchen to be designed so that the range and sink are adjacent or can have a continuous counter space between them. | **Yes –** Applies to the kitchen of identified ground-oriented m/f units | To enable a person in a wheelchair to move heavy pots between sink & stove | YES - for both basic units. |

| | Item | Basic (B) Accessible<br><br>Design Features | Enhanced (E) Accessible<br><br>Design Features | Applicability to Ground-Oriented Multi-Family | Purpose/ Intent | Compliance (Y/N) |
|---|---|---|---|---|---|---|
| **33-E**<br><br>**(S)** | Countertop & sink height | | • Facilitate future ability to remove the sink cabinet and lower the countertop height.<br>• 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 | NO |
| **34-E**<br><br>**(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 | NO |

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**Residential Unit – Electrical**

| | | | | | | |
|---|---|---|---|---|---|---|
| **35-E** | Kitchen - electrical outlet | | • Ensure ready and safe access to at least one electrical outlet units. | **Yes –** Applies to the kitchen of identified ground-oriented m/f units | To enable a person in a wheelchair to reach plugs for kettle, toaster etc. | YES |
| **36-B** | Rocker switches | • All switch types shall be operable with a closed fist (such as rocker switches) | | **Yes –** Applies to identified ground-oriented m/f units | Ergonomic design | YES |
| **37-B** | Telephone jacks | • Include a telephone jack in at least one bedroom<br>• Telephone jacks are to be approx. 200 mm or less from an electrical outlet. | | **Yes –** Applies to identified ground-oriented m/f units | To enable telephone use from bed | YES |
| **38-B** | Bedroom –<br><br>3-way switch | • Three way switched outlet near bed and doorway | | **Yes –** Applies to identified ground-oriented m/f units | Allows a person in bed to control lights and/or fan. | YES |
| **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.<br>• 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 | YES |
| **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 | YES |

| | Item | Basic (B) Accessible<br>Design Features | Enhanced (E) Accessible<br>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 | YES |
| **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.<br>• Visual alarm signals are required for suites intended for use by people with a hearing impairment.<br>• 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 | YES |

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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 | NO - Front loading but stacked |

**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<br>• be accessible to persons using wheelchairs by a design that does not compromise the water resistance of the building envelope.<br>• have a minimum 86 cm ( 34 in) clear opening door width.<br>• 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 | NO - we will provide a rubber stamp |

| | Item | Basic (B) Accessible<br><br>Design Features | Enhanced (E) Accessible<br><br>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.<br>• 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 | YES |

**(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** STILLE TOWNHOMES
Address 1883--1901 GLENAIRE DRIVE, NORTH VANCOUVER BC
Date 04.24.2026

Type of Residential: multi-family apartment [ ] mixed use building [ ] ground-oriented multi-family
Total number of residential units 12 PLUS 2 LOCK OFF SUITES

**Parking**
Total number of parking stalls 12 PLUS 2 LOCK OFF SUITES (residential component only)
Total number of accessible parking stalls 1 (residential component only)

**A. Basic Accessible Design**

Total **apartment** units designed as **basic accessible** units 0 Unit numbers (if applicable)
Building number/address (if applicable) Unit sizes

**B. Enhanced Accessible Design**

Total **apartment** units designed as **enhanced accessible** units 0 Unit numbers (if applicable)
Building number/address (if applicable) Unit sizes

**C. Ground-oriented Multi-Family Units**

Total **ground-oriented m/f** units designed as **basic accessible** units 2 Unit numbers (if applicable) UNIT 7 LOCK OFF UNIT 12 LOCK OFF
Building number/address (if applicable) Unit sizes 271.30SF

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

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

(signature)

04.24.2026 (date)

(stamp)



ENERGY STEP SOLUTIONS

**Energy Step Solutions Ltd.**

Email: energystepsolutions@gmail.com

Phone: 604-500-9112



## Development Permit for Energy and Water Conservation and Greenhouse Gas Emission Reductions

The proposal as designed to be consistent with the Energy and Water Conservation and Greenhouse Gas Emission Reduction Development Permit Area (DPA). In addition, the applicant has considered the District's Community Energy and Emissions Plan (CEEP) and Council's declaration of a Climate Emergency. The applicant has provided an energy commitment letter from ENERGY STEP SOLUTIONS LTD. dated January 24, 2024, which confirms that the proposal will comply with Energy Step Code 4 and Emissions Level 3 and that no fossil fuels will be used for building operation. The development is proposed to be 100% electric and the measures proposed by the applicant are considered to sufficiently address the objectives of the DPA. Notable highlights from the guidelines include:

Energy Conservation:

*Guideline 1: An integrated design process should be utilized to identify opportunities to reduce a building's energy consumption.*

This approach meets the objectives of the Energy and Water Conservation and Greenhouse Gas Emission Reduction DPA guidelines and meets the BC Step Code requirement of Step 4 and EL-3 of the Part 9 residential. It will incorporate the following:

- Fossil fuel free with electric heat pump technology for space heating with high efficiency;
- Heat recovery ventilators (HRVs);
- Low energy lighting and EnergyStar appliances in all units; and
- Programable thermostats.

*Guideline 2: The effectiveness of the building envelope, including glazing, to reduce heat loss should be maximized.*

The proposed building design will reduce heat loss through the following approaches:

- Implementation of exterior air barriers so that the building airtightness meets Step Code 4 requirements;
- Installation of exterior insulation;
- Full under-slab insulation; and

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**Energy Step Solutions Ltd.**

Email: energystepsolutions@gmail.com

Phone: 604-500-9112

- Evaluation of building efficiency using energy modelling software (Hot2000) to allow for the analysis of wall construction, attic insulation, floor slab insulation, window specifications, envelope air tightness, and solar heat gain.

Water Conservation:

*Guideline 1: An integrated design process should be utilized to identify opportunities to reduce a building's water consumption and incorporate strategies for the capture and use of stormwater for landscaping purposes.*

Strategies to reduce water consumption include:

- Low flush toilets and faucets
- Efficient dishwasher and clothes washer

Greenhouse Gas Emission Reduction:

*Guideline 2: Locally or regionally sourced building materials should be used to reduce transportation energy costs.*

*Guideline 5: A construction waste management plan should be developed and areas for the collection of recyclable materials during construction should be provided on site.*

*Guideline 6: Building products which have low, or no-VOC off-gassing potential should be selected.*

Strategies to reduce greenhouse gas emissions include:

- Fossil fuel free with electric heat pump technology for space heating;
- Some building products manufactured within 800km of the subject property;
- Durable building materials;
- Use of low volatile organic compound (VOC) products; and
- A construction waste management plan to prioritize recycling.

Overall, the measures committed to by the applicant would sufficiently address the DPA guidelines and effectively reduce community Green House Gas generated by buildings in accordance with the CEEP policy (Community Energy and Emissions Plan for 2050).