PUBLIC HEARING BINDER

1246- 1268 Lynn Valley Road & 3050-3174 Baird Road ("Lynn Valley Mall" and "Draycott Gardens") and the South Lane

PUBLIC HEARING APRIL 14, 2026

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Agenda and Reports	
1)	**Public Hearing Agenda**
2)	**Staff Report** – February 18, 2026 This report provides an overview of the project and the land use issues related to the review of the Proposed OCP Amendment and Rezoning Bylaw
3)	**Bylaw 8779 OCP Amendment** which amends Bylaw 8911, 2011 to change the land use designation of 1246-1268 Lynn Valley Road and 3050-3174 Baird Road and the South Lane
4)	**Bylaw 8780 Rezoning Bylaw** which amends Bylaw 3210, 1965 to permit a mixed-use development
5)	**Notice of Public Hearing**
Additional Information	
6)	**Minutes** – Regular Meeting of Council held March 16, 2026
7)	**Land Use** • Official Community Plan *Vision, Principles, Goals and Strategic Directions – see pages 25-28 of PDF* *Lynn Valley Town Centre – see pages 120-128* • Lynn Valley Flexible Planning Framework, 2013
8)	**Traffic and Parking** • Lynn Valley Town Centre Transportation Study, 2013, prepared for the District by Urban Systems • Excerpt from Translink Access for Everyone Plan, 2022 *RapidBus Services – see pages 38-39 of PDF*
9)	**Transportation Impact Assessment** • Transportation Impact Assessment dated March 26, 2026, prepared for Polygon Development 395 Ltd. by Bunt & Associates *Traffic Impact Overview – see pages 4-5 of PDF* *Executive Summary – see pages 15-19* *Transportation Demand Management – see pages 113-117* *Conclusions and Recommendations – see pages 118-124* • Transportation Impact Assessment – Compiled Appendices

10)	**Construction Traffic Management** • Preliminary Construction Traffic Management Plan dated January 22, 2026, prepared by Polygon Construction Management Ltd.
11)	**Design Guidelines** • Lynn Valley Public Realm and Design Guidelines, 2015
12)	**Proposed Design** • Architectural plans "issued for rezoning" dated January 26, 2026, prepared for Polygon Development 395 Ltd. by NSDA Architects • Landscape plans "issued for rezoning" dated March 2, 2026, prepared for Polygon Development 395 Ltd. by Connect Landscape Architecture • Development Outline – letter prepared by Polygon dated January 26, 2026 • Servicing Commitment Letter dated February 26, 2026, prepared by Polygon Development 395 Ltd. • Town Centre Pedestrian Pathway Commitment Letter dated March 4, 2026, prepared by Polygon Development 395 Ltd. • Shadow Studies – *added April 14, 2026*
13)	**Advisory Design Panel** – Excerpt from the Advisory Design Panel's minutes for September 11, 2025, recording the review by the Design Panel of the proposal
14)	**Draycott Gardens Tenant Relocation** • DNV Residential Tenant Relocation Assistance Policy • Residential Tenant Relocation Assistance Plan dated February 9, 2026, prepared by Polygon Development 395 Ltd. *Tenant Communications:* • July 30, 2025 – Notice to tenants • September 10, 2025 – Invitation to Tenant Information Meeting • September 18, 2025 – Minutes of Tenant Information Meetings • February 9, 2026 – Update to tenants • March 5, 2026 – Tentative notice of first reading • March 12, 2026 – Providing tenants with Council agenda and report for first reading • March 12, 2026 – Providing neighbours, including tenants, with update on proposal
15)	**Public Art and Amenity Contributions** • Public art commitment letter dated February 26, 2026, prepared by Polygon Development 395 Ltd. • DNV Developer Public Art Program • DNV Amenity Cost Charges Bylaw
16)	**Green Buildings** • Climate Ready Rezoning commitment letter dated June 17, 2025, prepared by Polygon Development 395 Ltd. • Climate Ready Design Strategy dated January 26, 2026, prepared for Polygon Homes by Straiton Engineering

	• Preliminary Embodied Emissions Report report dated January 23, 2026, prepared for Polygon Homes by Straiton Engineering
17)	**Environment** • Watercourse Assessment Report report dated July 9, 2025, prepared for Polygon Development 395 Ltd. by Diamond Head Consulting
18)	**Arborist Report** • Arboricultural Inventory and Report report dated June 13, 2025, prepared for Polygon Development 395 Ltd. by Diamond Head Consulting • Tree Management Plan dated June 25, 2025, prepared for Polygon Development 395 Ltd. by Diamond Head Consulting
19)	**Geotechnical Report** • Geotechnical Investigation Report for 1246-1262 Lynn Valley Road, dated March 22, 2021, prepared for Polygon Pacific Homes by GeoPacific Consultants • Geotechnical Report for 3050 Baird Road, dated October 18, 2021, prepared for Polygon Pacific Homes by GeoPacific Consultants
20)	**Hydrogeological Report** • Hydrogeological Investigation Report dated November 24, 2025, prepared for Polygon Development 395 Ltd. by GeoPacific Consultants
21)	**Site Profile** – In accordance with the Environmental Management Act, all commercial sites must complete a site profile on the past use of the site. This is in turn forwarded to the Provincial registry. • Site Disclosure Statement dated July 31, 2025, prepared by Polygon Development 395 Ltd. • Release from Ministry of Environment & Parks dated March 13, 2026
22)	**District Land Sale of South Lane** • Staff memo dated March 19, 2026 outlining details of the proposed sale • North Shore News advertisement on the proposed property disposition – March 4, 2026 and March 11, 2026
Public Input	
23)	**Past Public Input** • Information Report dated September 11, 2025 (to provide Council with advance information about the Public Information Meeting) • Summary of Public Engagement (Attachment 4 of Staff Report dated February 18, 2026) • Copies of submissions from the public received during Public Information Meeting (comment forms, emails, virtual PIM comments)
24)	**Public Input** – Correspondence and submissions from the public received since First Reading given March 16, 2026

Polygon Construction Management Ltd.

Traffic Management Plan

Lynn Valley Mall – Baird Road, District of North Vancouver

Plan prepared by:
David Kerr
Last Revised:
January 22, 2026

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CATEGORY DEFINITION

Based on the steps outlined in *Section 3.2: Project Category Determination* in the Ministry's *Traffic Management Manual for Work on Roadways*, the Lynn Valley Mall Project calls for a **Category 2** Traffic Management Plan.

A Category 2 Traffic Management Plan is characterized by:

- moderate impact on the travelling public
- complexity of the road configuration or characteristics
- higher speeds and/or traffic volumes

A Category 2 Traffic Management Plan consists of:

- Traffic Control Plan
- Incident Management Plan
- Public Information Plan
- Implementation Plan

The aim of a Category 2 Traffic Management Plan is to minimize the site-specific risks that were identified for the project.

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TRAFFIC CONTROL PLAN

This Traffic Management Plan provides guidelines and procedures to formulate specific plans to maintain traffic through and around the construction work site to minimize traffic disruptions and ensure the safety of workers and the travelling public.

This Plan was prepared to satisfy the relevant sections of the following references documents:

- Category 1 Traffic Management requirements as specified in the MOTI Traffic Management Manual for Work on Roadways, 2020 (TMM);
- BC Ministry of Transportation and Infrastructure (MoTI) 2020 Traffic Management Manual for Work on Roadways (2020 TMM)
- MoTI Manual of Standard Traffic Signs and Pavement Markings
- MoTI Standard Specification – Section 194

ROAD AUTHORITY

This project occurs entirely within the District of North Vancouver (the Road Authority).

District Hall

Hours: 8:00 AM to 4:30 PM, Monday to Friday.

Email: infoweb@dnv.org

Telephone: 604-990-2311

Address: 355 West Queens Road, North Vancouver, BC, V7N 4N5

For after-hours emergencies or service (4:30pm to 8:00am) please call 604-990-3666

PROJECT AREA

This project has the potential to affect traffic on the following roads:

Lynn Valley Road, primarily westbound lanes adjacent to the project

Ross Road, between Lynn Valley Road and Baird Road

Baird Road, between Ross Road and Harold Road

South Laneway, adjacent to 3050 to 3122 Baird Road.

North Laneway, adjacent to 3162 to 3174 Baird Road.

ROAD ALIGNMENT

There are no impediments to sight distances for the posted speeds.

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SPEED LIMIT
All affected roads are classified as local roads, with a permitted maximum speed of 50 km/h.

WORK ACTIVITY
The type of work anticipated for this project is stationary and short-duration. Most work will take place off the Roadway, with work on the Roadway limited to material or equipment delivery.

HOURS OF WORK
All work will be performed during hours permitted by Noise Regulation Bylaw No. 7188

During off-hours all construction equipment will be parked on the project site.

DELAYS, CLOSURES, DIVERSIONS, AND DETOURS
None anticipated.

SITE FACTORS
EMERGENCY VEHICLES
Clear, unobstructed access to the site will always be maintained for emergency vehicles.

PEDESTRIANS/CYCLISTS
Lynn Valley Road – there is an active sidewalk along the north side of the road, immediately adjacent to the site and this road is an Existing On-Street Bike Route. Pedestrian and Cyclist traffic will need to be accommodated.

Ross Road – there is a sidewalk on the north side that terminates at the property line of 1202 Ross Road. The sidewalk is then irregular asphalt until the corner of Ross Road and Baird Road where a curved corner sidewalk with a letdown has been constructed.

Baird Road – there is no sidewalk along the east side of the road until the Covo property at 1205 Harold Road. There is a improved sidewalk along the west side of the road fronting the properties at 3025 Baird Road and 3175 Baird Road. This road sees a high amount of pedestrian traffic due to providing a direct route to Argyle Secondary School from Lynn Valley Road.

To limit the potential for a pedestrian-related incident we will need to work with the Road Authority to motivate pedestrian traffic to become habituated to using the west side of Baird Road. This can be accomplished to a combination of signage and physical barriers. These efforts should begin during Phase I.

PUBLIC TRANSPORT
Stop ID: 54182 (Lynn Valley @ Bay 2) is located immediately to the east on Lynn Valley Road. No construction activity will interfere with this bus stop

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INCIDENT MANAGEMENT PLAN

The Incident Management Plan defines processes for responding to unplanned events or traffic incidents in the work zone so that incident response operations within the work site are managed effectively.

EMERGENCY RESPONSE AGENCIES AND CONTACT INFORMATION

See Contact List

TYPES OF TRAFFIC INCIDENT THAT COULD OCCUR WITHIN OR AFFECT WORK ZONE

Motor vehicle incident, motor vehicle incident with injuries, vehicle stalls, emergency vehicle transit of work zone, dangerous goods incident, wide load passing, etc.

RESPONSE PROCEDURES

In the event of an incident on the road that is adjacent to the site while work is taking place on or immediately adjacent to the road the following procedure with be followed.

1. The TCP in-charge will notify the Traffic Control Supervisor, or their designate, of the incident by radio.
2. The Traffic Control Supervisor, or their designate, will determine if other operations on the project should be suspended and, if so, assign a worker to communicate this to all workers on site
3. If the incident involves injury to a person or immobilization of a vehicle then the Traffic Control Supervisor, or their designate, will implement the Emergency Response Plan for the site, which includes contacting 911.
4. Traffic Control measures may be modified to ensure the safety of the incident scene and provide access for emergency responders. This may include implementing single lane alternating traffic if more than one TCP is present in the workplace.

RESTORE PROCEDURES

Once the incident scene is released by emergency responders one or more TCP will remove any temporary emergency Traffic Control measures and the Traffic Control Plan for the work will be reinstated.

INVESTIGATION PROCESS

Following an incident involving Traffic Control the PCML Incident Notification Procedure will be followed.

As prime contractor for the workplace PCML will lead the investigation.

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PUBLIC INFORMATION PLAN

CONTACT LIST

EMERGENCY RESPONSE AGENCIES/ASSISTANCE

Fire / Police / Ambulance	911
Environmental	1-800-663-3456

NON-EMERGENCY CONTACTS

Lions Gate Hospital	(604) 988-3131
B.C. Hydro	1-888-769-3766
Fortis Gas	1-800-663-9911
DNV Bylaw Enforcement	(604) 990-2400
WorkSafeBC	604-276-3100
Coast Mountain Bus Company	778-375-7500

PRIME CONTRACTOR'S CONTACT NUMBERS

Darren Cranston	SVP Construction	604-871-4279
David Kerr	Safety Manager	604-871-4248

RESIDENTS

In addition to Traffic Control signage, residents that may be affected by operations related to the construction project will be provided reasonable notice in writing in advance of any planned operation.

Properties with the potential to be directly affected are:

- Ross Plaza – 1230 to 1240 Ross Road
- Vicinity – 3025 Baird Road (Strata)
- Draycott Gardent Apartments – 3050 to 3174 Baird Road
- 3075 Baird Road
- 3077 Baird Road
- 3085 Baird Road
- 3105 Baird Road
- 3123 Baird Road
- Arbour Wind – 3175 Baird Road (Strata)
- Covo – 1205 Harold Road (Strata)
- 1219 Harold Road
- 1225 Harold Road
- 1231 Harold Road

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- Lynn Valley Terrace II – 3171 Mountain Highway (Strata)

WORKERS

All Contractors will be informed of the limited parking available. Carpooling or using Public Transport will be encouraged.

Polygon Construction Management Ltd. will explore renting parking space from low-use lots in the area such as Lynn Valley Full Gospel Church or St. Clement's Anglican Church.

The use of the empty lot at 1202 Ross Road is another parking option that will be explored.

Pay parking is available at the following locations

Lynn Valley Village, 1277 Lynn Valley Rd (ImPark lot #2216)

The Valley Centre, 1200 Lynn Valley Rd (ImPark lot #392)

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IMPLEMENTATION PLAN

SITE SUPERINTENDENT

Name and Contact information: TBD

The Site Superintendent shall ensure that:

- Each crew member is familiar with the Traffic Control Plan.
- Each crew member wears the required safety apparel and uses the required equipment when working on or crossing the highway.
- The work area is protected by implementing the Traffic Control Plan which uses various signs, channelizing devices, and other temporary traffic control devices and measures described in this Plan.

The Site Superintendent will also be the Traffic Control Manager for the project, contingent on acceptance by the Road Authority of this plan.

TRAFFIC CONTROL MANAGER

Name and Contact information: TBD

The Traffic Control Manager is appointed by the Prime Contractor, and is responsible for preparing, implementing, and managing the Prime Contractor's Traffic Management Plan and sub-plans. This includes reviewing, evaluating, and approving the details in the Traffic Control Plan, including the traffic control layouts.

These are the typical duties and responsibilities of the Traffic Control Manager:

- fully implements the Traffic Control Plan
- monitors traffic operations to determine the effectiveness of the Traffic Control Plan
- ensures that the Traffic Management Plan remains current
- oversees modifications to the Traffic Management Plan as required by changes to the construction schedule, accommodation of special events, and changes to sub-plans
- ensures that daily traffic control logs are maintained
- exercises full line authority over all Traffic Control Persons on the work site
- finalizes traffic control measures with the Prime Contractor's Traffic Engineer where these are required by the Road Authority or the standards in this Manual
- sets up and implements a monitoring schedule for both active and inactive work periods throughout the course of the project
- directs the Prime Contractor's Incident Management Plan

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- directs the Prime Contractor's Public Information Plan
- directs the Prime Contractor's Implementation Plan
- attends regular meetings with the Road Authority Representative on behalf of the Prime Contractor to discuss project performance, issues, and plans

This role shall be assigned to a qualified person who is knowledgeable about traffic management principles and requirements, and who has suitable traffic management work experience or training. The Traffic Control Manager may be an employee of the Prime Contractor or a sub-contractor to the Prime Contractor, and may be the designated Traffic Control Supervisor or another qualified person.

TRAFFIC CONTROL SUPERVISOR

(name to be recorded on Daily Traffic Control Log)

The Prime Contractor shall designate a Traffic Control Supervisor who is qualified to assume the responsibilities of this function. It cannot be the Site Superintendent, or Foreman unless the designation is authorized by the Road Authority.

The Traffic Control Supervisor may be an employee of the Prime Contractor or a sub-contractor to the Prime Contractor. It may be the Traffic Control Manager for the project or an onsite Traffic Control Person if circumstances allow. If the traffic management responsibilities for the project require full-time or frequent attention, a different person should be assigned to this role.

In general, the Traffic Control Supervisor is responsible for the following:

- oversee traffic control operations, ensuring traffic control is executed in accordance with the Traffic Control Plan, and updated as necessary.
- ensure compliance with Part 18 of WorkSafeBC's Occupational Health and Safety Regulation regarding supervision of Traffic Control Persons in the work zone
- provide direction to Traffic Control Persons
- required traffic control devices are in place
- signs are checked, maintained, and moved as required
- daily traffic control setups are documented, and changes are identified in the Traffic Control Plan or log book
- traffic concerns are reported to the Traffic Control Manager or Site Supervisor
- each member of the traffic control crew wears the required personal protective clothing and equipment

The Traffic Control Supervisor shall also ensure that all TCPs are:

- carrying evidence of current TCP certification
- equipped with all necessary equipment, including, radios, spare batteries, chargers, and red signalling wands
- performing traffic control duties competently and safely
- positioned in safe locations that are clear of potential environmental hazards, such as a slide or avalanche
- provided with rest breaks

If two or more TCPs work as a team, the employer of the traffic control personnel and the Traffic Control Supervisor should ensure that the responsibility for coordinating changes in traffic flow is assigned appropriately. The Traffic Control Supervisor shall have TCP certification in order to assume the duties of a TCP and direct traffic.

TRAFFIC CONTROL PERSONS

(name(s) to be recorded on Daily Traffic Control Log)

In collaboration with the Prime Contractor, TCPs may be required to prepare, review, amend, and document Traffic Control Plans as part of their daily activities. In order to do so, they shall carry valid TCP certification on the work site at all times and have a good working knowledge of the Traffic Management Manual for Work on Roadways 2020.

TCPs shall communicate instructions and directions to drivers effectively by using standard traffic control motions and signals that are precise and deliberate to be clearly understood by road users.

TCPs quickly become familiar with their work zone, and should try to assess the layout through the eyes of a road user who is arriving at the zone in the worst foreseeable conditions. This will help them to anticipate traffic control issues and identify required changes to the Traffic Control Plan.

TCP performance should emphasize:

- the importance of the job
- alertness and attentiveness
- the need for a courteous but firm manner
- proper TCP positioning in relation to the work activity area in order to achieve effective traffic control and ensure the safety of the public, workers, equipment, and all TCPs
- sufficient discipline to prevent others from loitering near the TCP location
- sufficient discipline to remain in position until relieved by other personnel or until the conflict being controlled no longer exists

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- the requirement to remove or cover Traffic Control Person Ahead C-001-1 signs whenever TCPs are not actively regulating traffic
- the requirement to comply with Part 18 of WorkSafeBC's Occupational Health and Safety Regulation regarding personal protective equipment and traffic control signals

Among other requirements specified in Part 18 of WorkSafeBC's Occupational Health and Safety Regulation, employers and supervisors should ensure that:

- Traffic control arrangements and procedures for the work are made known to all personnel involved in the work.
- Required traffic control devices and procedures are in place before the work starts and are removed when they are not required.
- Any person assigned to be a TCP is adequately trained in a manner acceptable to WorkSafeBC, and performs effectively in accordance with the traffic control arrangements and procedures for the work.

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APPENDICES

- Risk Assessment for Traffic Control including Project Category Determination
- Traffic Control Plan Drawing – Phase I Bulk Excavation – Option 1
- Traffic Control Plan Drawing – Phase I Bulk Excavation – Option 2
- Traffic Control Plan Drawing – Phase I Final Excavation
- Traffic Control Plan Drawing – Phase I General Purpose
- Traffic Control Plan Drawing – Phase II Bulk Excavation
- Traffic Control Plan Drawing – Phase II Final Excavation – Option 1
- Traffic Control Plan Drawing – Phase II Final Excavation – Option 2
- Traffic Control Plan Drawing – Phase II General Purpose

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Risk Assessment

Traffic Control – Lynn Valley Mall – 1266 Lynn Valley Road & 3100 Block Baird Road, District of North Vancouver

The following documents the Risk Assessment required by OHS Regulation 18.3.1 as prepared by David Kerr, Safety Manager.

Using Tables 3.1 and 3.2 of the *Traffic Management Manual for Work on Roadways 2020* this project is considered the following:

Category 2 and **long-duration work**

Schedule

Monday to Friday, starting at 7:00 AM, ending no later than 8:00 PM
Saturday, starting at 9:00 AM, ending no later than 5:00 PM
No work on Sundays or Statutory Holidays

Road Conditions

The posted speed limit for all adjacent streets is 50km/h. Baird Road and Ross Road are both 2 lane residential roads with no centreline. There is currently parking on the south side of Ross Road across from closest adjacency to the project. Baird Road has a combination of improved and unimproved parking laybys on the public roadway. The improved parking laybys are across Baird Road from the project.

There are no impediments to sight lines along either roadway and no other work within 3 KM where the traffic control for that work is reasonably expected to impact this project.

Work Zone Configuration

While every effort will be made to work within the property or on the shoulder of the roadway, single-lane alternating traffic control may be necessary for specific activities and brief duration traffic control may be necessary to move mobile equipment or assist large vehicles to enter or exit the work area.

Environmental

The roads surrounding the project are paved asphalt. There is an unimproved parking layby along the east side of Baird Road. There are no environmental hazards specific to this project including no avalanche or rock fall areas, no overhead structures, and no unusual roadway surface conditions.

Traffic Control Persons

While the project itself is considered long duration, the need for Traffic Control Persons on the roadway is generally limited to brief periods of controlling traffic to allow the positioning of mobile equipment. In limited circumstances, such as tower crane erection, single lane alternating traffic (SLAT) may be required.

There are no permanent physical impediments that would limit escape routes for traffic control persons. Traffic control personnel will be provided protection from general environmental conditions, identified hazards, locations at which they can be positioned to direct traffic and avoid the risk of being struck by traffic, breaks (including hygiene breaks), and site-specific orientation and training.

Supervision

Traffic Control supervision will be provided by the Site Superintendent.

POLYGON CONSTRUCTION MANAGEMENT LTD.
900 – 1333 West Broadway
Vancouver, British Columbia
V6H 4C2 Canada
tel: 604.877.1131
fax: 604.876.7610
www.polyhomes.com

Table 3.1

Initial Project Category Assessment

Traffic Consideration	Value	Point Value	Score
Posted or Statutory Speed Regular posted speed limit of the roadway	≤ 50 km/hr	1	1
	60 - 70 km/hr	3	
	≥ 80 km/hr	4	
Traffic Volume Traffic volume (both directions) in peak hours	< 1,000 vehicles/hr	1	3
	1,000 to 3,000 vehicles/hr	3	
	> 3,000 vehicles/hr	4	
Lanes Number of lanes in both directions (including auxillary lanes)	2 lanes	0	3
	3 lanes	2	
	4 lanes or more	3	
Encroachment Location of Work relative to the Roadway	Off Roadway	0	3
	Shoulder work/partial lane closure	3	
	Full lane closure, ramp closure, or intersection closure	4	
Detours	No detour during construction	0	0
	Detour traffic on temporary roadway during construction next to work zone.	3	
	Detour route during construction takes traffic off regular route away from work zone; requires detour signing	4	
Duration of Work	Short duration work (no more than 1 day-time shift)	1	4
	Long-duration work (less than 2 weeks)	2	
	Long-duration work (2 or more weeks)	4	
Allowable Delays Delay time plus time to travel through work zone in minutes	< 20 minutes	1	1
	≥ 20 minutes	3	
	No allowable delay	4	
Time of Day Time of day that work will occur	Day-time only work	1	3
	Active day-time work, with traffic control devices in place at night	3	
	Active nigh-time work	4	
Vertical Alignment	Flat terrain	0	0
	Rolling terrain	1	
	Mountainous terrain	2	
Horizontal Alignment	Tangent	0	

	Horizontal curves, no curve advisory speeds	1	0
	Horizontal curves, with curve advisory speeds	2	
Intersections	No intersections or stop-controlled intersections(s)	0	0
	Signalized intersections(s) with no left or right turn phases, or single lane roundabout	2	
	Signalized intersections(s) with left or right turn phase(s), or multi-lane roundabout	4	
	Interchange(s)	5	
Runaway Lanes	No runaway lanes	0	0
	Runaway lanes in or near the work zone; they will not be blocked at any time during course of work	1	
	Runaway lanes in or near work zone; they may be blocked by work or queues during course of work	4	
Pedestrians and Cyclists	No pedestrians or cyclists	0	3
	Possible pedestrians and cyclists	2	
	Designated cycle route, sidewalk, or multi-use pathway	3	
HOV or Bus Lane	No HOV or Bus Lane	0	0
	HOV or Bus Lane	4	
Counter-Flow Lane	No counter-flow lane	0	0
	Counter-flow lane	4	

Total Score	21
Category 1	< 16
Category 2	16 to 25
Category 3	> 25
Initial Project Category	2

Table 3.2

Project Risk Analysis

Item	Risk	Definition	Point	Score
Falling object	Low	Potential of falling object through course of work (i.e., overhead works, slung loads, or equipment boom/bucket work)	1	1
	Medium	Working within a known avalanche or rock fall area; no recent evidence of activity	2	
	High	Recent evidence of rock or material entering work site or overhead work that may impact travelling public or worker safety (i.e., overhead structures) Vehicle queues may back into a rock fall or avalanche area	3	
Nature of work activity	Low	Work activity is not expected to create a significant hazard	1	1
	Medium	Work activity will create excessive dirt, dust, or gravel on the road surface, and will thereby create a potential hazard	2	
	High	Work activity such as blasting, scaling, or excavation < 2 metres from active travelling lanes will create a potential hazard	3	
Removal of safety devices	Low	No removal of safety devices	1	1
	Medium	Removal of safety devices such as pavement markings, signage, traffic signal, or reflectors	2	
	High	Removal of containment devices, such as barrier, guard rail, crash attenuators, fencing, etc.	3	
Equipment movement through work zone	Low	Minimal conflict with traffic (e.g., work commencing off travelled roadway)	1	1
	Medium	Conflict with normal traffic flow; no queuing or traffic stoppages	2	
	High	Conflicts with normal traffic; may create queuing and require traffic stoppages. Difficult for equipment to enter and exit site	3	
Roadway surface condition during construction	Low	Roadway surface is maintained	1	1
	Medium	Roadway surface, such as milling and grinding (consistent surface), creates a hazard for road users	2	
	High	Roadway surface is inconsistent, with multiple changes or work tasks (manholes, culvert installation, etc.)	3	
Storage of equipment and material	Low	Stored outside the shoulder	1	2
	Medium	Stored on the shoulder but outside travelled roadway	2	
	High	Stored on shoulder but encroaching on travelled roadway	3	
Load restrictions as a	Low	No load restrictions	1	

result of construction	Medium	Narrow lanes restrict wide loads	2	1
	High	Overweight/overheight vehicles restricted (may result in structural damage)	3	
Lane widths	Low	Maintain existing lane widths	1	1
	Medium	n/a	n/a	
	High	Lane width not maintained throughout work zone, or Single-lane alternating traffic	3	
Work zone or queues block access (active or inactive site)	Low	None	1	1
	Medium	Side street or business access	2	
	High	Major public facility and/or major secondary roadway	3	
Transit access	Low	No transit or school bus stops	1	3
	Medium	Community shuttle or school bus stops	2	
	High	Express transit or major bus route	3	
Impacts of special events	Low	No known event	1	1
	Medium	Moderate public event with attendance under 5,000	2	
	High	Major public event with attendance over 5,000 or moderate public event (under 5,000) with no alternative access or route	3	
Overlapping work	Low	No overlapping work	1	1
	Medium	Another work site within 3 km; traffic control for the projects could impact one another	2	
	High	Work sites adjacent or overlapping	3	
Emergency facility (ie. hospital, police, ambulance, and fire stations)	Low	No emergency facility near work site	1	1
	Medium	24-hour manned emergency facility	2	
	High	Volunteer-staffed emergency facility; consider responder access through work zone to the facility, and emergency response from facility through the work zone	3	

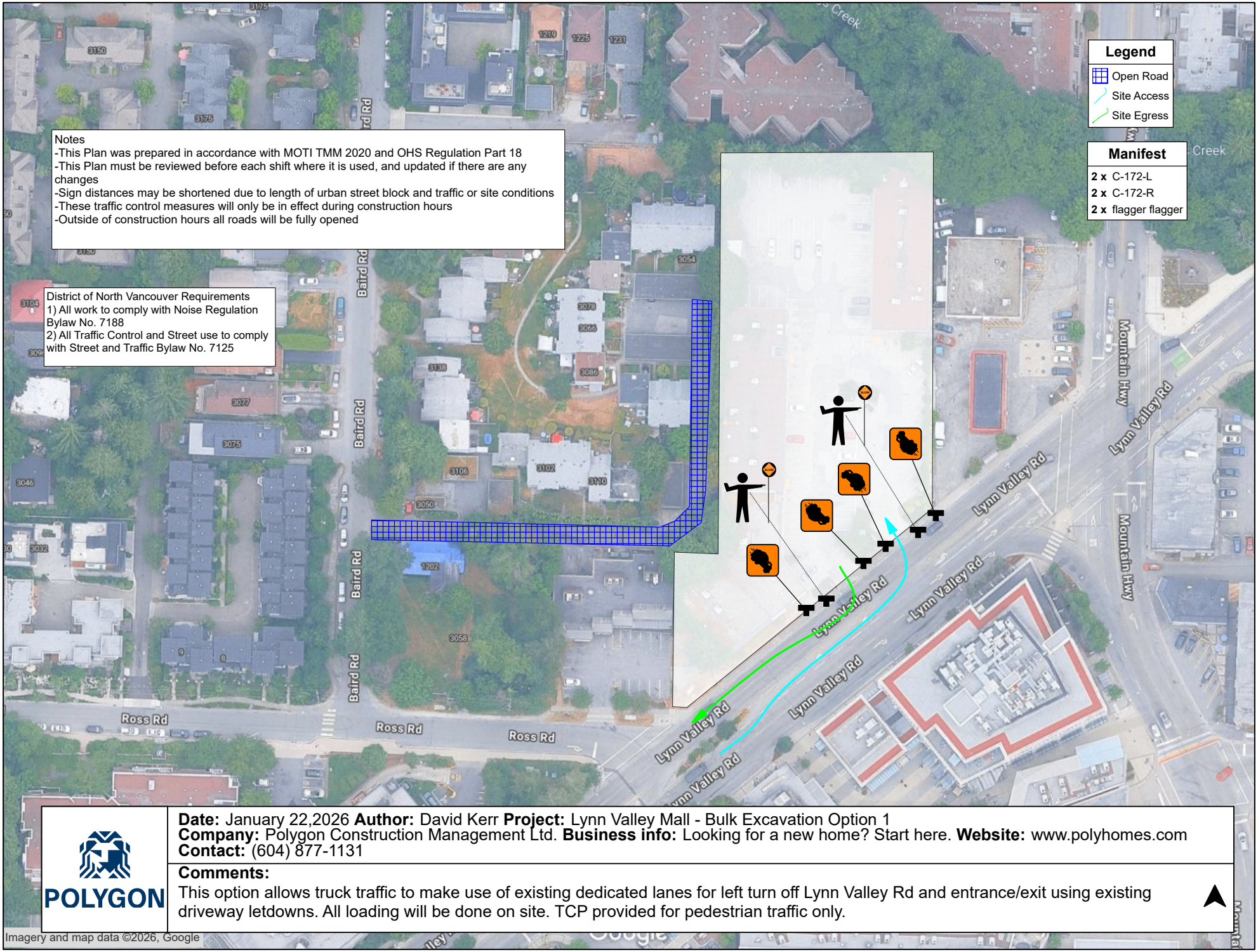
Total Score	**16**
Low Risk	< 23
Medium Risk	23 to 28
High Risk	> 28
Project Risk	**Low**

Table 3.3

Final Project Category Determination

Initial Project Category Assessment	2			
Project Risk	Low	1	3	
Project Category Determination	Category 2			

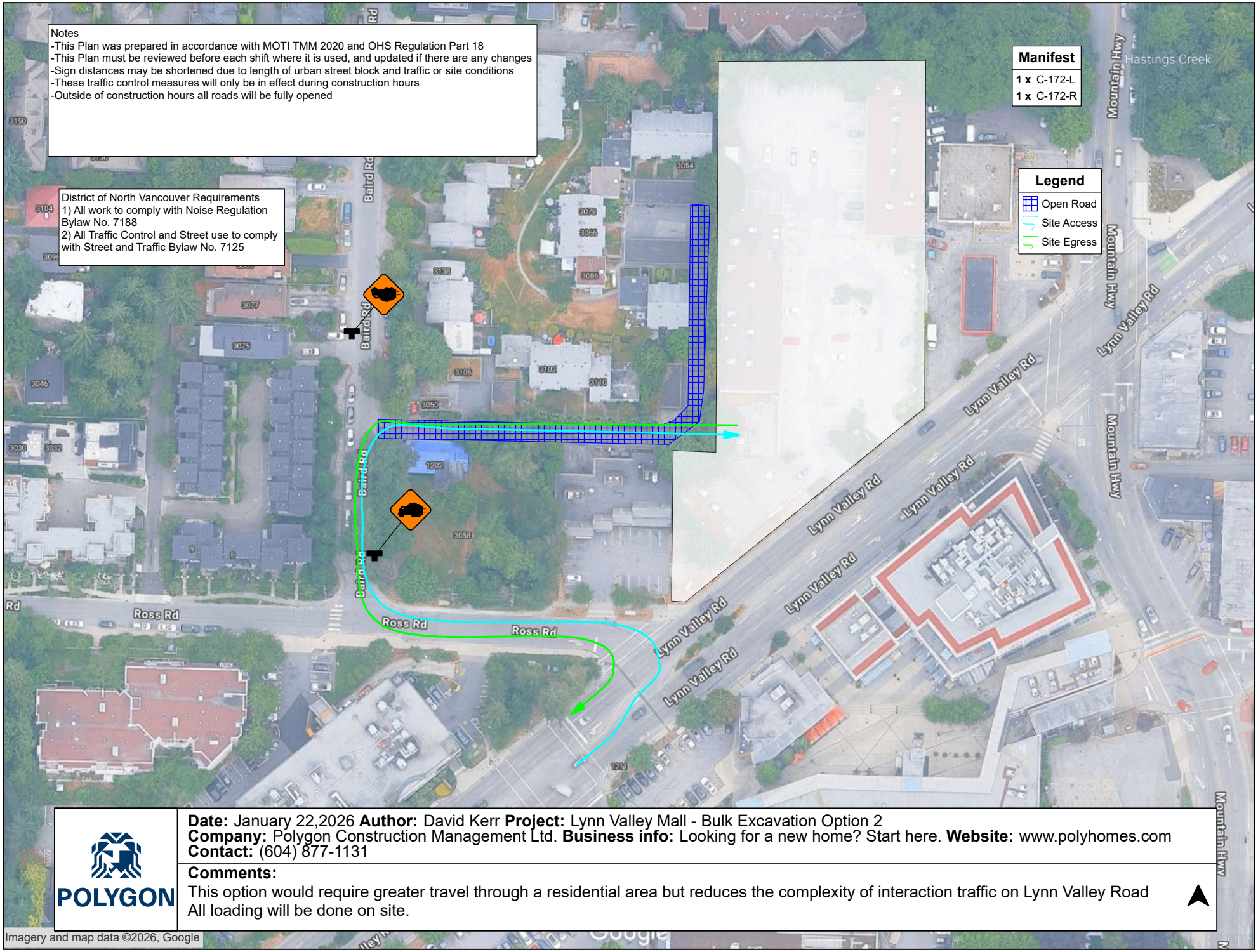
		Initial Project Category Assessment		
		1	2	3
Project Risk	Low	Category 1	Category 2	Category 3
	Medium	Category 1	Category 2	Category 3
	High	Category 2	Category 3	Category 3



POLYGON

Date: January 22,2026 **Author:** David Kerr **Project:** Lynn Valley Mall - Bulk Excavation Option 1
Company: Polygon Construction Management Ltd. **Business info:** Looking for a new home? Start here. **Website:** www.polyhomes.com
Contact: (604) 877-1131

Comments:
This option allows truck traffic to make use of existing dedicated lanes for left turn off Lynn Valley Rd and entrance/exit using existing driveway letdowns. All loading will be done on site. TCP provided for pedestrian traffic only.



Date: January 22,2026 **Author:** David Kerr **Project:** Lynn Valley Mall - Bulk Excavation Option 2
Company: Polygon Construction Management Ltd. **Business info:** Looking for a new home? Start here. **Website:** www.polyhomes.com
Contact: (604) 877-1131

Comments:
This option would require greater travel through a residential area but reduces the complexity of interaction traffic on Lynn Valley Road
All loading will be done on site.

Notes
-This Plan was prepared in accordance with MOTI TMM 2020 and OHS Regulation Part 18
-This Plan must be reviewed before each shift where it is used, and updated if there are any changes
-Sign distances may be shortened due to length of urban street block and traffic or site conditions
-These traffic control measures will only be in effect during construction hours
-Outside of construction hours all roads will be fully opened

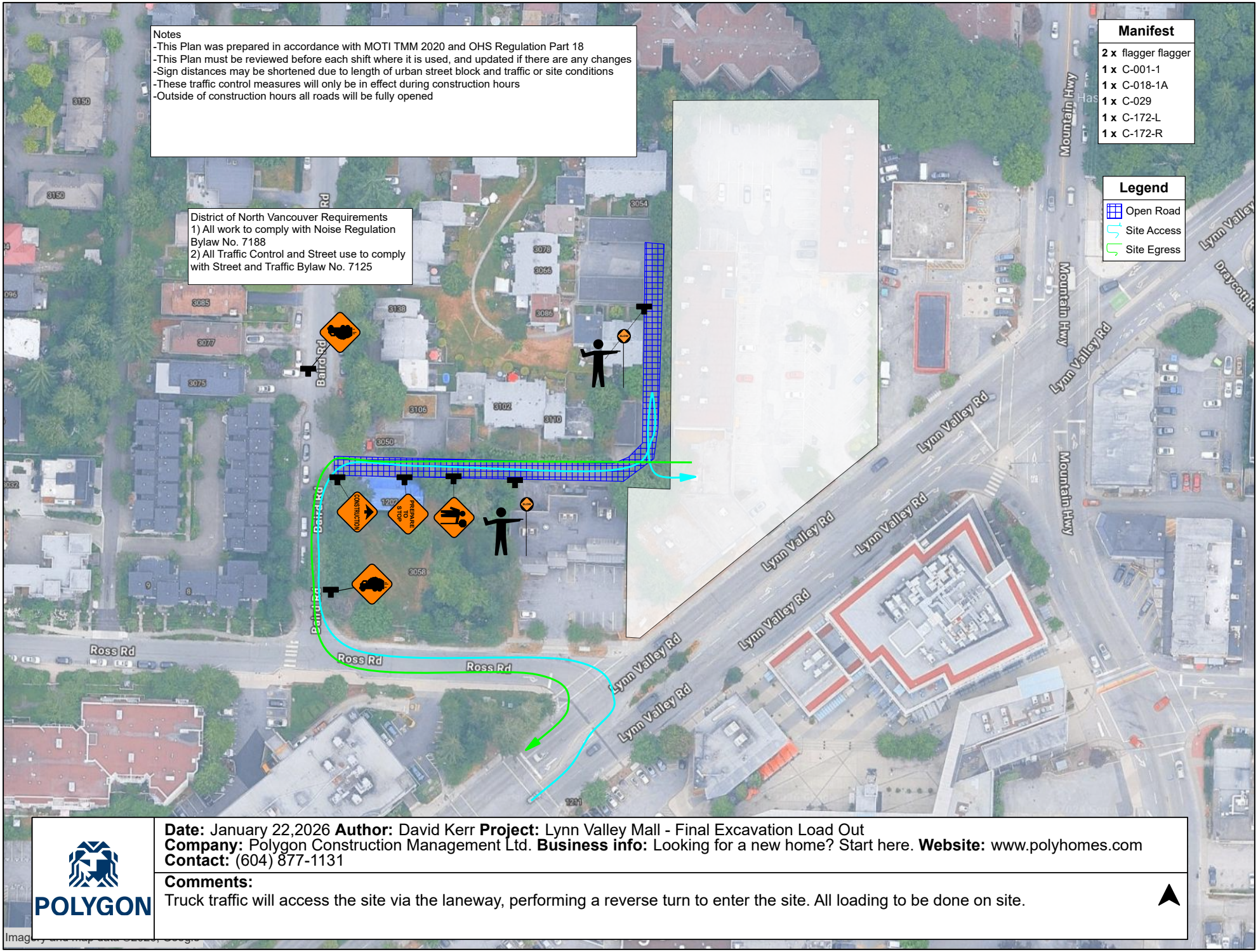
District of North Vancouver Requirements
1) All work to comply with Noise Regulation Bylaw No. 7188
2) All Traffic Control and Street use to comply with Street and Traffic Bylaw No. 7125

Manifest

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1 x	C-001-1
1 x	C-018-1A
1 x	C-029
1 x	C-172-L
1 x	C-172-R

Legend

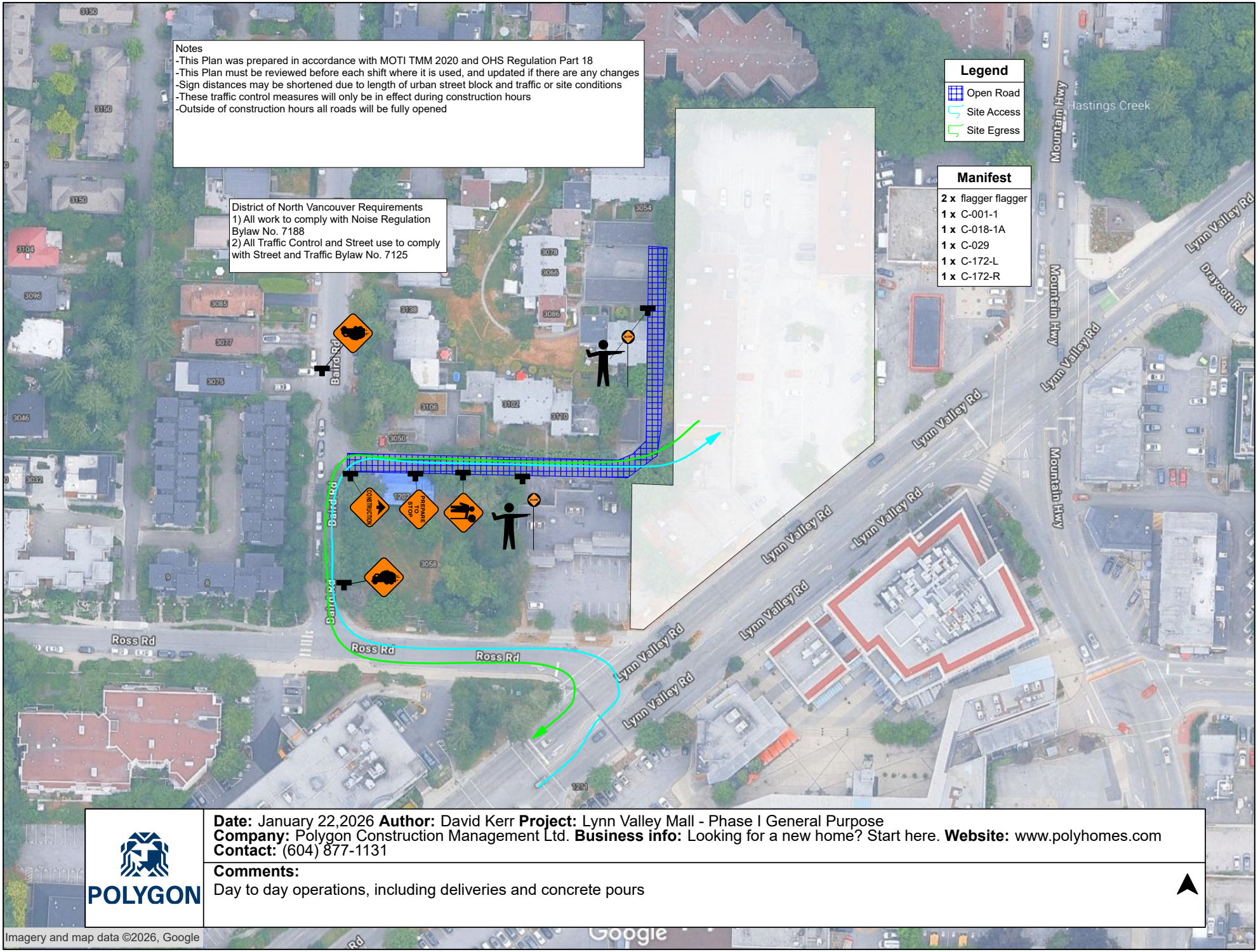
- Open Road
- Site Access
- Site Egress



Date: January 22,2026 **Author:** David Kerr **Project:** Lynn Valley Mall - Final Excavation Load Out
Company: Polygon Construction Management Ltd. **Business info:** Looking for a new home? Start here. **Website:** www.polyhomes.com
Contact: (604) 877-1131

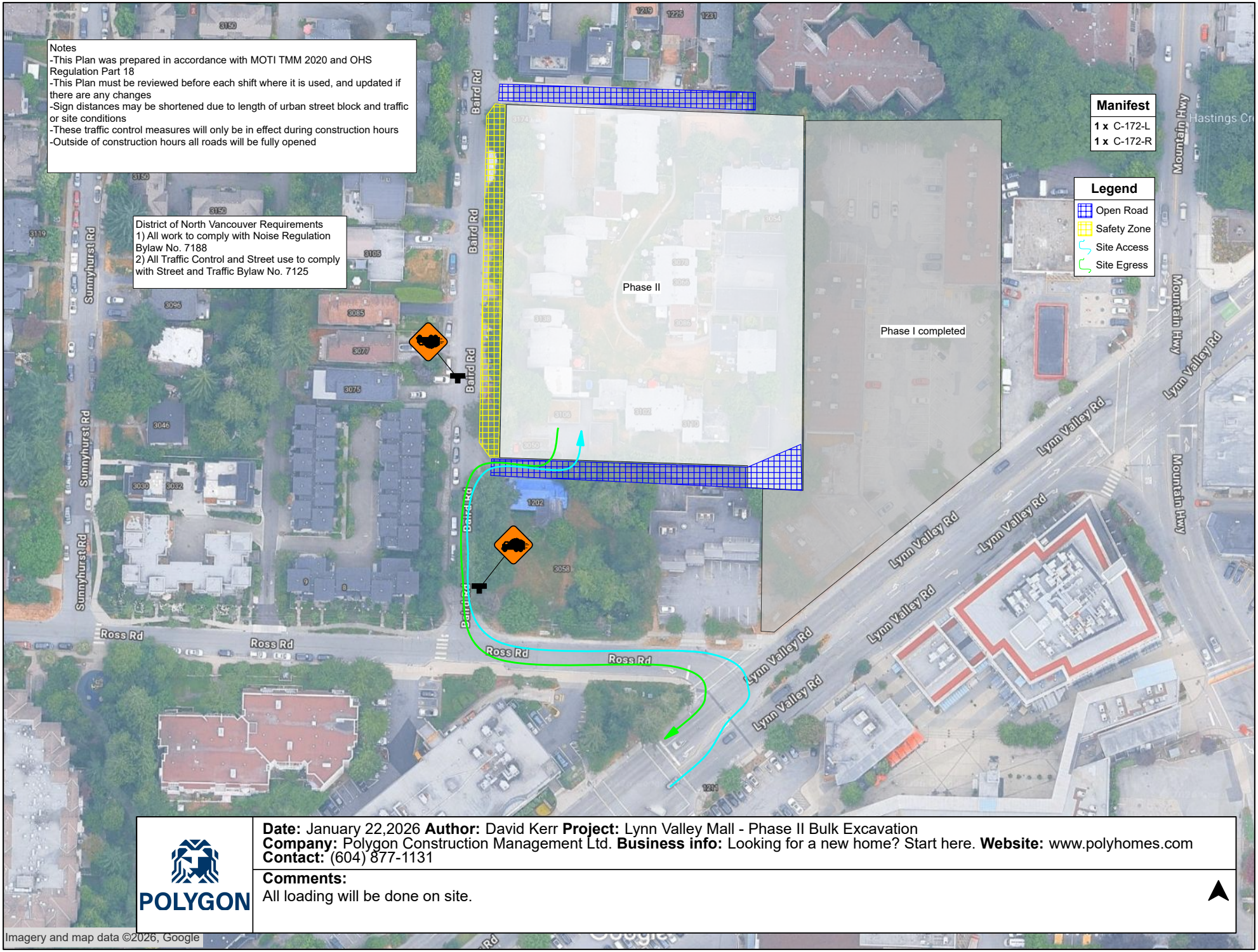
Comments:
Truck traffic will access the site via the laneway, performing a reverse turn to enter the site. All loading to be done on site.

Imagery and map data ©2026, Google



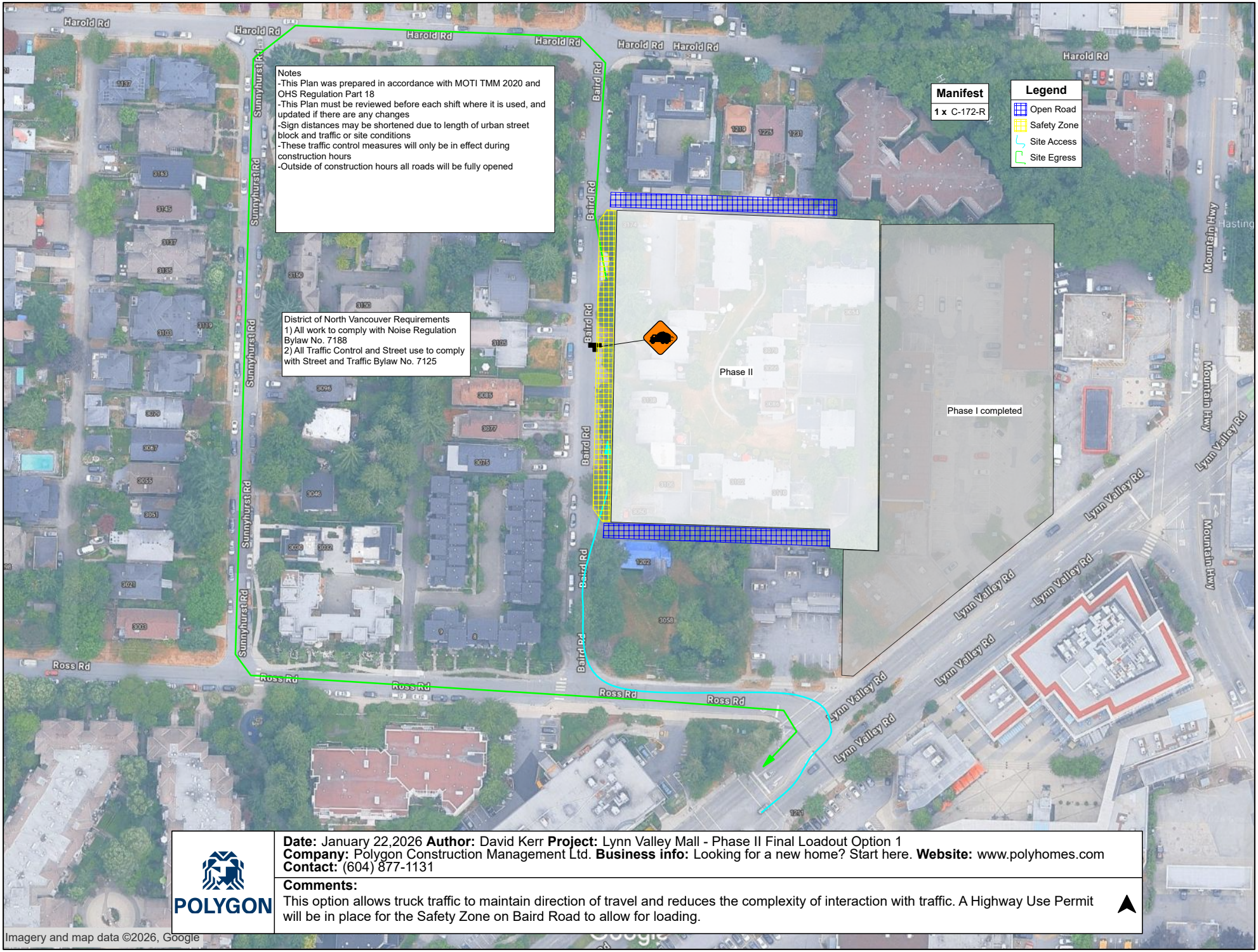
Date: January 22,2026 **Author:** David Kerr **Project:** Lynn Valley Mall - Phase I General Purpose
Company: Polygon Construction Management Ltd. **Business info:** Looking for a new home? Start here. **Website:** www.polyhomes.com
Contact: (604) 877-1131

Comments:
Day to day operations, including deliveries and concrete pours



Date: January 22,2026 **Author:** David Kerr **Project:** Lynn Valley Mall - Phase II Bulk Excavation
Company: Polygon Construction Management Ltd. **Business info:** Looking for a new home? Start here. **Website:** www.polyhomes.com
Contact: (604) 877-1131

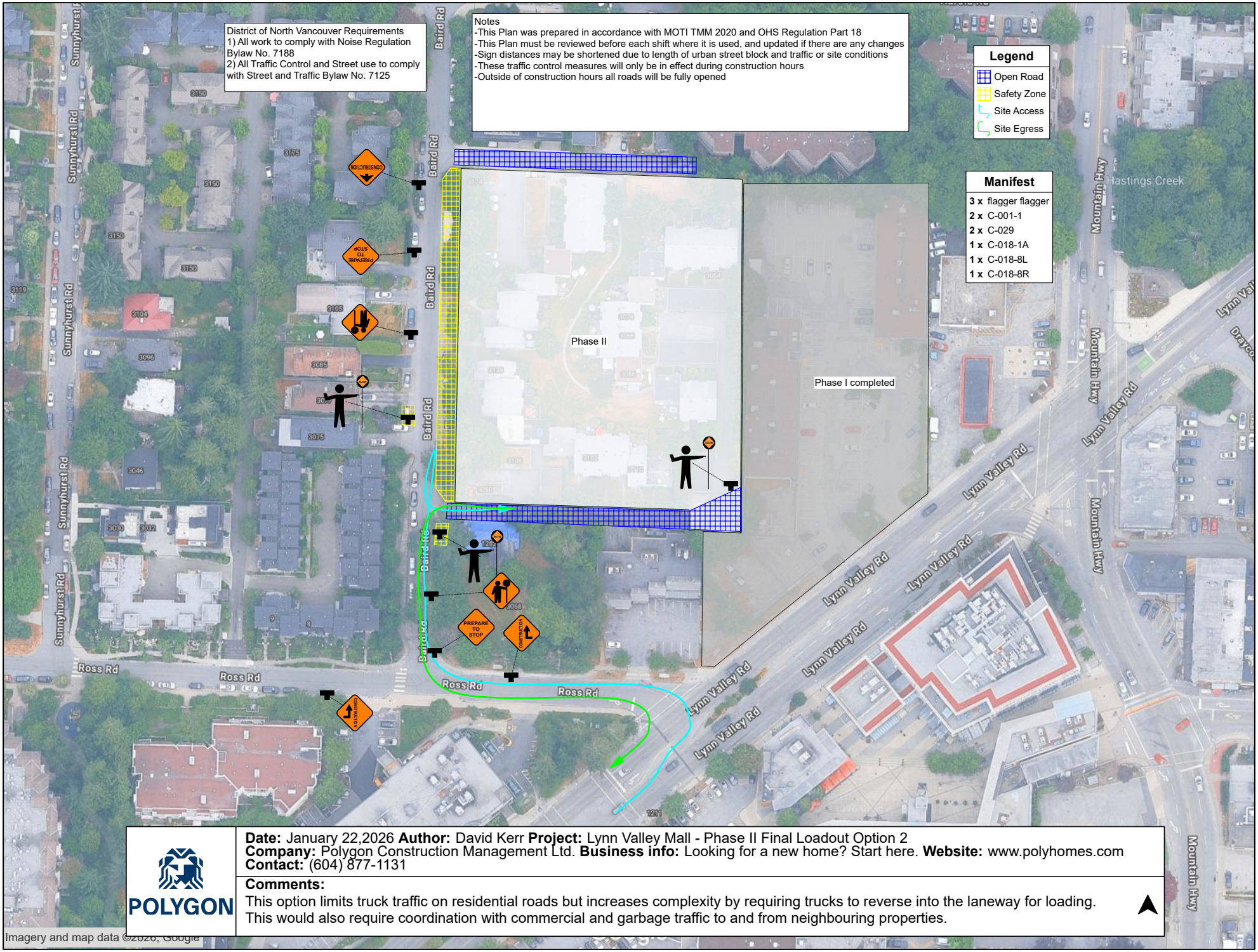
Comments:
All loading will be done on site.



POLYGON

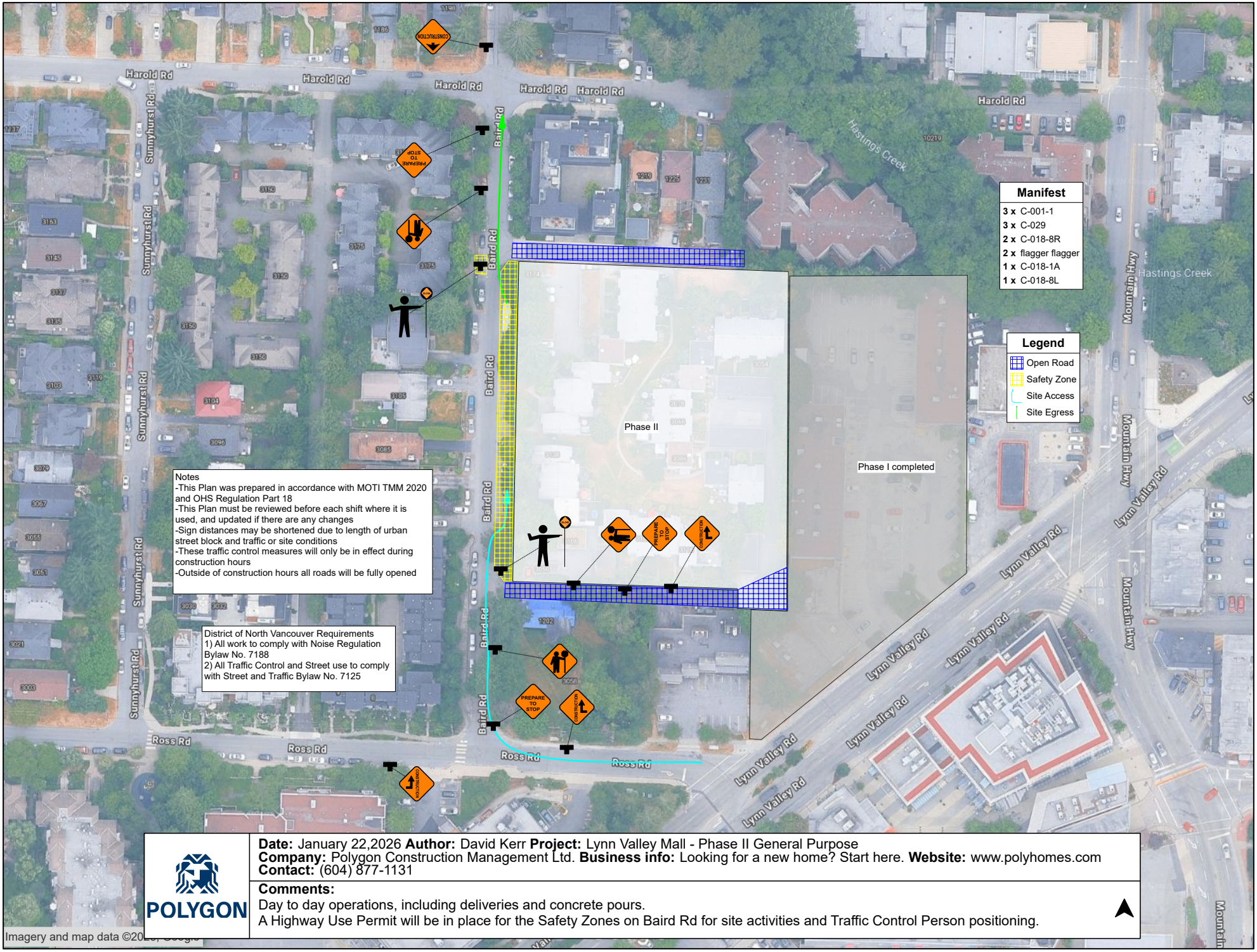
Date: January 22,2026 **Author:** David Kerr **Project:** Lynn Valley Mall - Phase II Final Loadout Option 1
Company: Polygon Construction Management Ltd. **Business info:** Looking for a new home? Start here. **Website:** www.polyhomes.com
Contact: (604) 877-1131

Comments:
This option allows truck traffic to maintain direction of travel and reduces the complexity of interaction with traffic. A Highway Use Permit will be in place for the Safety Zone on Baird Road to allow for loading.



Date: January 22,2026 **Author:** David Kerr **Project:** Lynn Valley Mall - Phase II Final Loadout Option 2
Company: Polygon Construction Management Ltd. **Business info:** Looking for a new home? Start here. **Website:** www.polyhomes.com
Contact: (604) 877-1131

Comments:
This option limits truck traffic on residential roads but increases complexity by requiring trucks to reverse into the laneway for loading. This would also require coordination with commercial and garbage traffic to and from neighbouring properties.



POLYGON

Date: January 22,2026 **Author:** David Kerr **Project:** Lynn Valley Mall - Phase II General Purpose
Company: Polygon Construction Management Ltd. **Business info:** Looking for a new home? Start here. **Website:** www.polyhomes.com
Contact: (604) 877-1131

Comments:
Day to day operations, including deliveries and concrete pours.
A Highway Use Permit will be in place for the Safety Zones on Baird Rd for site activities and Traffic Control Person positioning.



Lynn Valley Town Centre
PUBLIC REALM AND DESIGN GUIDELINES

Ramsay Worden Architects
PFS Studio
June 1, 2015

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1.0 OVERALL DESIGN PRINCIPLES AND OBJECTIVES

1.0 Vision for Lynn Valley Town Centre

Lynn Valley Town Centre is envisioned as a well-designed pedestrian, biking and transit-oriented mixed use centre in the heart of Lynn Valley that celebrates its natural and cultural setting and strong sense of community. Building on the existing strong commercial core with recreation and civic uses, a mix of new residential, commercial and employment uses, park and community space and green building design and infrastructure will create a more vibrant and complete community (Schedule A, District Official Community Plan, 2011).



Lynn Valley Town Centre Boundary

1.1 Design Principles and Purpose

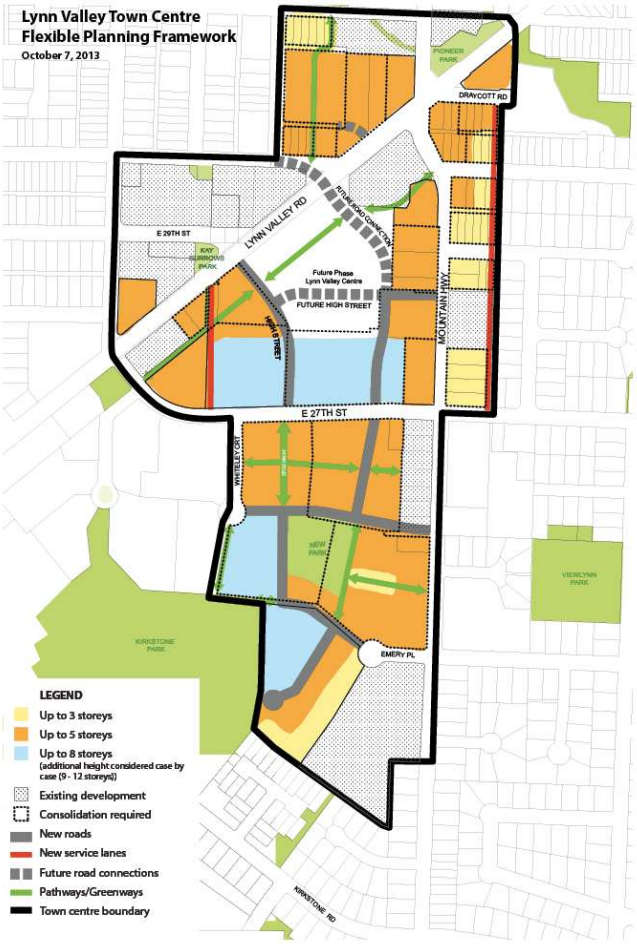
The purpose of this document is to provide a design framework for the built form and public realm consistent with community desire for a Mountain Village. These guidelines are applicable to the Lynn Valley Town Centre as outlined in the OCP, and the Flexible Planning Framework. The intention is to provide flexibility and encourage innovation as the Town Centre develops and grows into the future. References to local history, the use of natural colours, selected local plants and materials and inspiration for imaginative integration of rainwater management into the overall design is included in this document to support authenticity within the Mountain Village theme. The overall goal is to develop attractive, durable buildings appropriate to Lynn Valley and a public realm that complements the natural beauty of the North Shore, supporting the social, recreational and commercial life of the Lynn Valley community.

Guiding Urban Design Principles to Support the Vision:

1. Encourage design excellence and innovation in urban design, architecture and landscape architecture that clearly reflects and responds to Lynn Valley's unique mountain setting and local climate.
2. Connect to the wider Lynn Valley community and natural environment - establish an overall structure that integrates with and links to the surrounding community and streets to encourage active lifestyles and social connections. The location and design of buildings are to maintain key public views toward the mountain setting from new streets to and through the Town Centre.
3. Develop a unique sense of place - by the creation of linked plazas, parks and trails that reference the history, logging, etc.
4. Encourage variety and innovation in building form - encourage distinctive and innovative architecture that differentiates between developments and also differentiates buildings within larger developments.
5. Integrate authentic and natural materials - the design of both the public realm and private developments are encouraged to integrate locally and regionally available materials to further enhance the sense of the mountain village.
6. Provide a vibrant mixed use High Street - that creates a physical, social and economic heart for the community.
7. Integrate innovative, effective stormwater management into the design of the public realm and architecture.

1.2 Policy Context

The Flexible Planning Framework, approved by Council in 2013, builds on the land use policies in the District Official Community Plan and provides more detailed direction on built form and density.



Schedule B: Development Permit Areas of the Official Community Plan Bylaw 7900 includes a series of Form and Character Design Guidelines that apply to all commercial, industrial and multi-family development in the District, including the Lynn Valley Town Centre. Design elements from these OCP guidelines, though not repeated in this Lynn Valley Town Centre Public Realm and Design Guidelines, still apply. Where identified, the Lynn Valley Town Centre Public Realm and Design Guidelines offer additional design measures to provide clarity or further detail to the OCP design guidelines towards achieving the Mountain Village character and vision for the Lynn Valley Town Centre. In limited cases, where identified, the design measures in the Lynn Valley Town Centre Public Realm and Design Guidelines replace those provided in the OCP Form and Character Design Guidelines. See appendix for details.

1.3 Planning Framework

The overall planning framework reflects the community's desire to have a central heart for all of Lynn Valley. The plan includes a series of "hearts" (library plaza, High Street and the new neighbourhood park) each designed to provide unique opportunities and experiences and, when combined, provide a centre where people can live, work, play, recreate, learn and celebrate together. The planning framework aims specifically to include:

- New streets, including a High Street, to provide additional connections within the town centre and the surrounding community;
- A series of safe and pleasant walking, cycling and/or multi-use paths to provide opportunities to walk or cycle around and through the town centre on pathways as well as streets;
- Two small and one larger plaza along the High Street to encourage opportunities to meet, sit and relax;
- Two generous multi-use paths to create 'green spines' from the new neighbourhood park to the High Street and library plaza; and,
- A 1 ½ - 2 acre neighbourhood park for active play with a variety of spaces and activities for individuals of all ages and for community gatherings.



Existing Civic / Commercial Plaza

High Street

Large Public Plaza

Small Public Plazas

Neighbourhood Park

1.4 Other Relevant Documents

Other existing policies, studies and regulations that are relevant to and need to be reviewed in conjunction with these Design Guidelines:

- Development Servicing By-Law 7388 as amended (DSB) and other Municipal Standards
- Lynn Valley Town Centre Transportation Assessment, Urban Systems, 2013
- Hastings Creek Watershed: Ecology and Hydrotechnical Assessment, Raincoast Applied Ecology and Kerr Wood Leidal Associates, 2013
- North Shore Area Transit Plan, Translink, 2012

The above mentioned documents are not repeated in this Design Guideline document. Sections of these existing policies have been revised or expanded to meet design objectives and are outlined in appendix 6.0.

1.5 How to use this Document

These guidelines are intended to be used by property owners, developers and their design consultants, District staff and Council on how to achieve the community's vision for Lynn Valley Town Centre. The document contains statements that apply to all new development within Lynn Valley Town Centre to guide the form and character of commercial, multi-family and ground-oriented housing and their relationship to the public realm and surrounding neighbourhood.

2.0 OPEN SPACE GUIDELINES

2.0 Open Space Guidelines

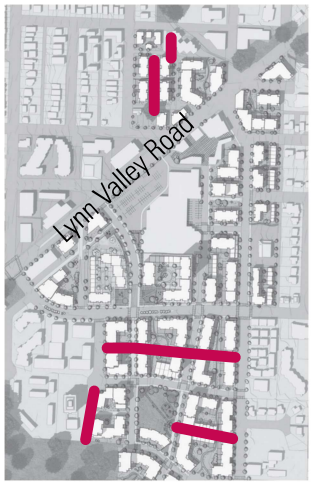
Intent: Build on the vision and overall guiding principles to create a connected pedestrian/bike/transit oriented community that provides strong linkages to civic, mixed use commercial and park nodes and ample spaces for people to gather and interact. Provide a series of pedestrian pathways, pedestrian/cycle greenways and pedestrian mews that link key destinations, parks and plazas in the LVTC.



Proposed pedestrian pathway
Proposed new multimodal connection
Planned cycling connections on existing roads
Proposed new neighbourhood park

2.1 Pedestrian/Cycle Pathways

2.1.1 Town Centre Pedestrian Pathways

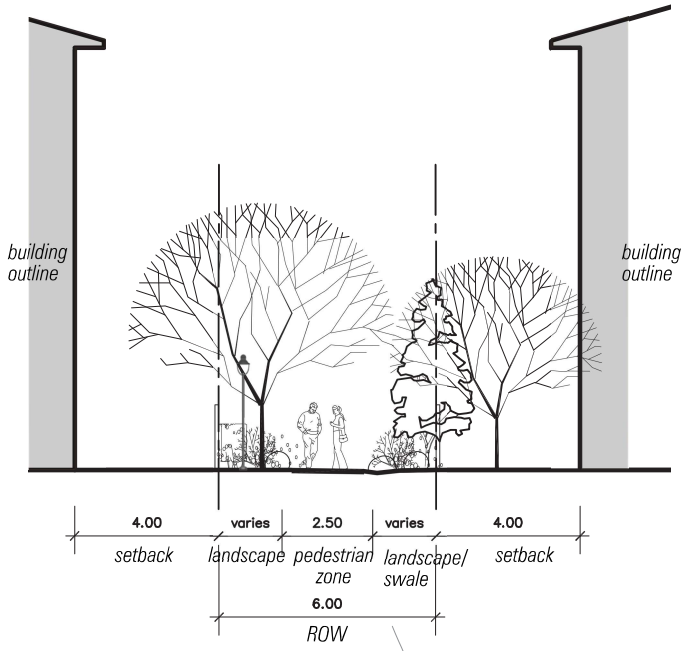


Intent: Design for a series of pedestrian focused pathways outside of the core, both north of Lynn Valley Road and south of East 27th Street. These pathways are intended to be publicly accessible pedestrian routes providing midblock access improving walkability and circulation within the centre.

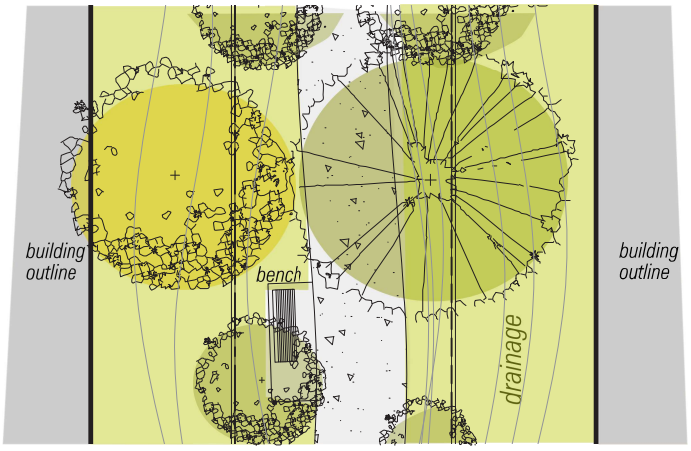
Design Elements:

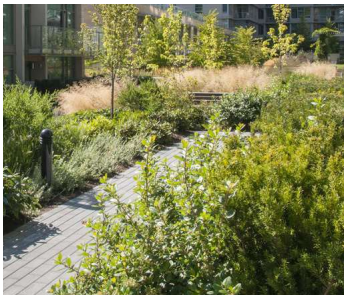
- a surface of concrete or concrete pavers selected from the paving palette for the Town Centre at a minimum width of 2.5 m should be provided
- the pathway is encouraged to meander within the right of way
- landscaping, trees including medium sized conifers and benches are encouraged between the buildings and the pathway surface except at building entries
- planting of non-invasive vine species or climbing plants on the buildings is encouraged where blank walls are present
- pathway surface should be sloped to a parallel drainage swale - benches should be located on the opposite side of the pathway
- buildings along the pathway should be encouraged to have windows and secondary entries if feasible
- furnishings such as benches and waste / recycling receptacles should be located on concrete pads within the landscape zone
  - concrete pads should extend 1.0 m in width under benches for strollers, etc.
  - benches should be set back 0.5 m from the edge of the concrete pad
- lighting should be provided at a pedestrian scale either with fixtures mounted on the adjacent buildings or with Town Centre standard pedestrian-scale lights
- incorporation of public art and integrated cues to wayfinding is encouraged as part of the design

Section



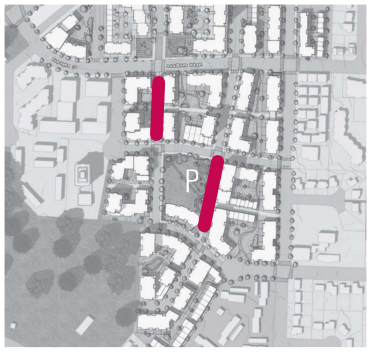
Plan Segment







landscaping provides a buffer between private and public space



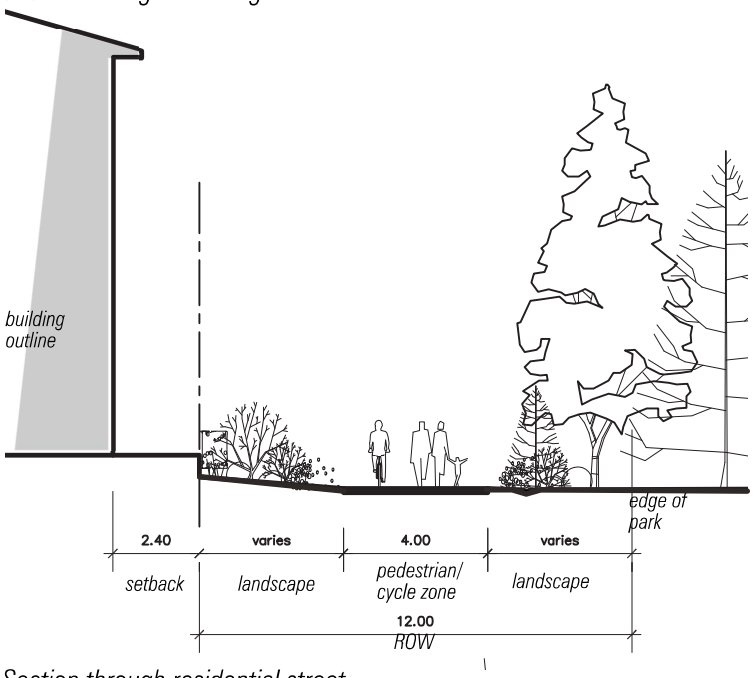
2.1.2 Town Centre Pedestrian/Cycle Greenway

Intent: Design for two generous multi-use paths ('green spines') to facilitate pedestrian and cycling movements within the centre and to link key destinations (Valley Centre Avenue, Library Plaza and the new neighbourhood park).

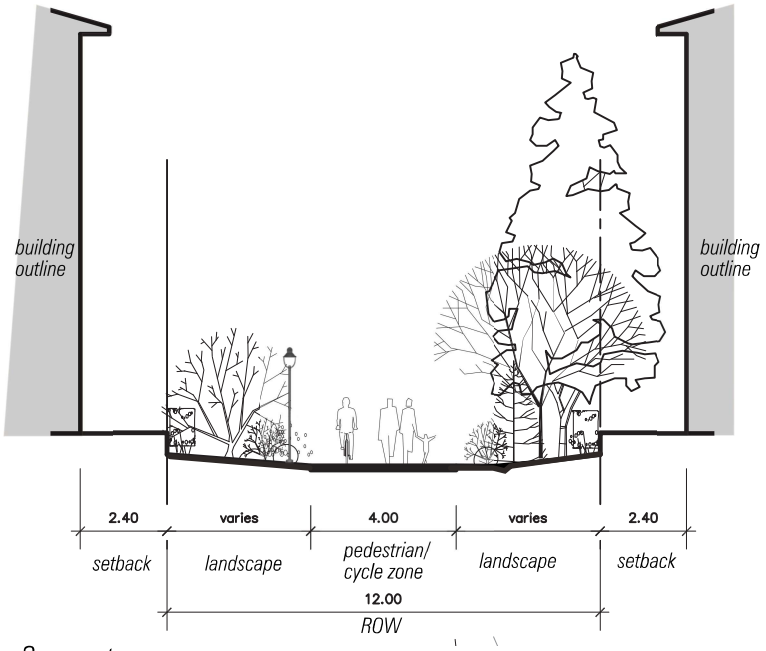
Design Elements:

- a minimum 12.0 m wide ROW including 4.0 m wide pedestrian/cycle path should be provided
- it is encouraged to meander within the ROW to accommodate planting, benches, etc.
- min 4.0 m wide landscape zone should be included on both sides of the path to accommodate tall trees
- the surface of the pathway should be concrete selected from the paving palette for the Town Centre
- pathway surface should be sloped to a parallel drainage swale
- benches should be located on the side of the pathway without the swale
- planting of non-invasive vine species or climbing plants on the buildings is encouraged where blank walls are present
- buildings along the greenway are encouraged to have windows and secondary entries if feasible
- furnishings such as benches and waste / recycling receptacles should be located on concrete pads within the landscape zone
  - concrete pads should extend 1.0 m in width under benches for strollers, etc.
  - benches should be set back 0.5 m from the edge of the concrete pad
- lighting should be provided at a pedestrian scale either with fixtures mounted on the adjacent buildings or with Town Centre standard pedestrian-scale lights
- incorporation of public art and integrated cues to wayfinding is encouraged to be part of the design

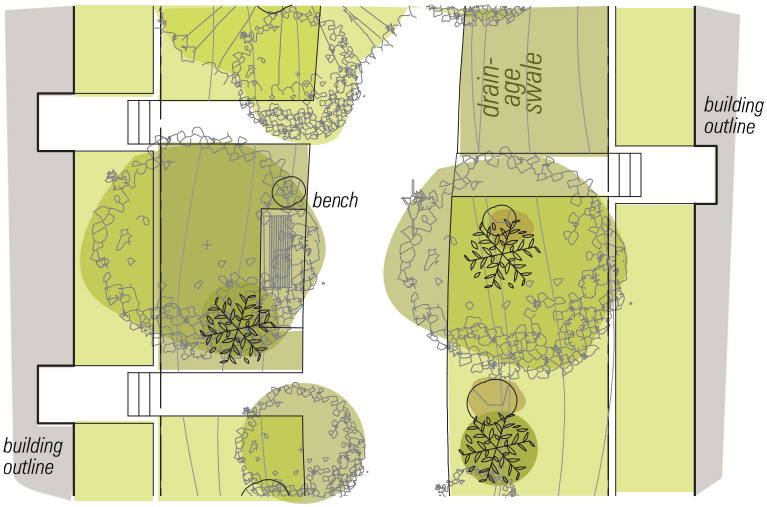
Section through Park edge



Section through residential street

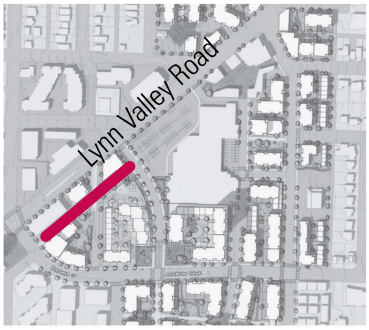


Plan Segment



2.1.3 Town Centre Core Pedestrian/Cycle Greenway

Intent: Design for a pedestrian/cycle connection from Valley Centre Avenue to East 27th Street to improve linkages from Kirkstone Park along Fromme Road to the Town Centre core.

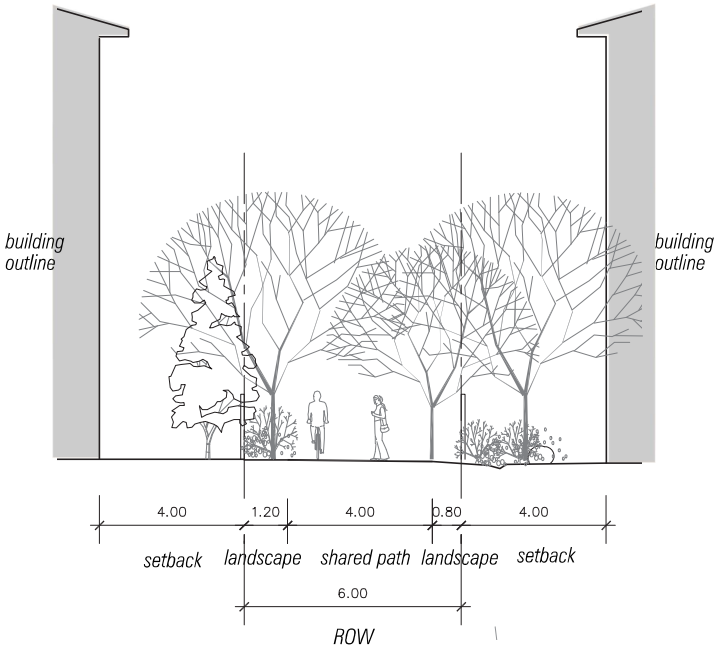


Design Elements:

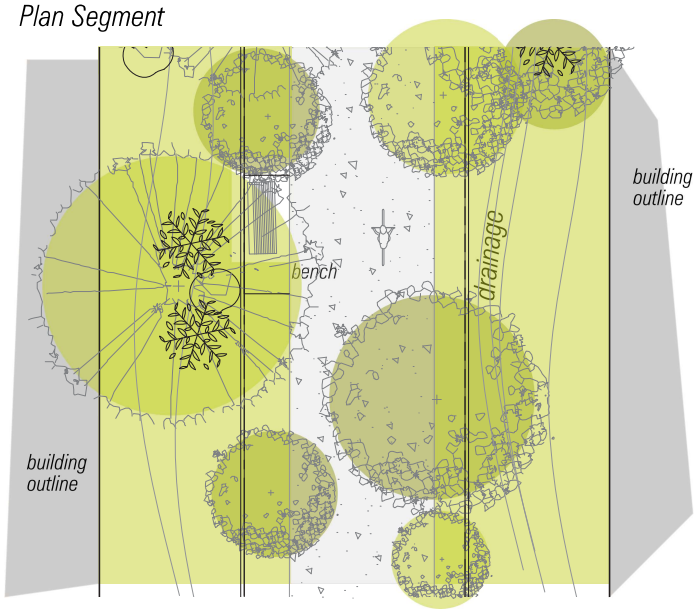
- a minimum 6.0 m wide ROW including 4.0 m wide shared pedestrian/cycle path
- landscape zone on both sides of the path to accommodate natural groupings of trees and shrubs
- garden walls combined with landscaping are encouraged along the property line
- the surface of the pathway should be concrete, selected from the paving palette for the Town Centre
- pathway surface should be sloped to a parallel drainage swale
- benches should be located on the side of the pathway without a drainage swale
- planting of noninvasive vine species or climbing plants on the buildings is encouraged where blank walls are present
- buildings along the pathway are encouraged to have windows and secondary entries if feasible
- furnishings such as benches and waste / recycling receptacles should be located on concrete pads within the landscape zone
  - concrete pads should extend 1.0 m in width under benches for strollers, etc.
  - benches should be set back 0.5 m from the edge of the concrete pad
- lighting should be provided at a pedestrian scale either with fixtures mounted on the adjacent buildings or with Town Centre standard pedestrian-scale lights
- incorporation of public art and integrated cues to wayfinding should be part of the design



Section



Plan Segment



2.1.5 Town Centre Core Pedestrian Mews

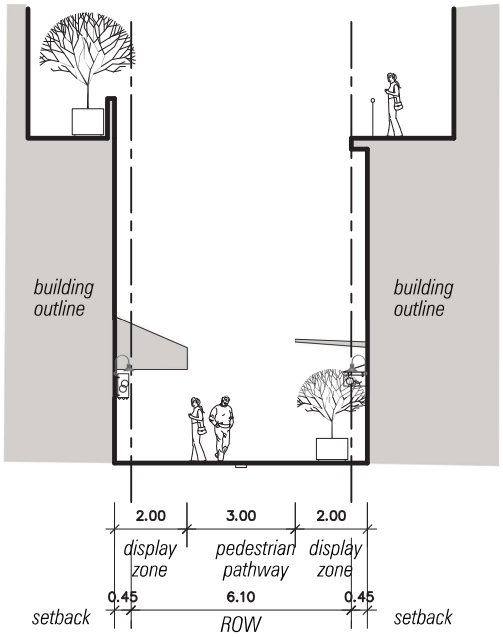


Intent: An intimate pedestrian mews with mixed-use retail and residential is intended to provide a pedestrian connection and retail linkage from Library Plaza to Valley Centre Avenue, the prominent shopping street.

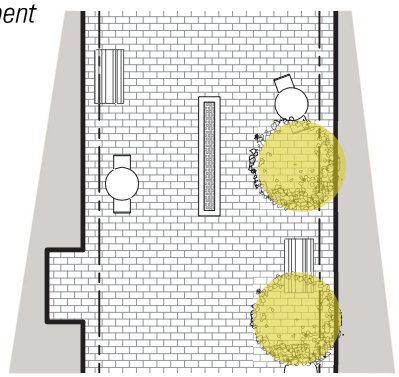
Design Elements:

- a 3.0 m wide pedestrian zone is recommended flanked by a 2.0 m wide zone for seating, retail display, plants in containers, refuse and recycling containers, etc., on both sides
- a building setback of 0.45 m from the property line is recommended
- the surface of the mews should be pavers, consistent with the Town Centre core sidewalk treatment
- buildings should be encouraged to have windows and entries along the mews
- planting of non-invasive vine species or climbing plants on the buildings is encouraged where blank walls are unavoidable
- buildings along the mews are encouraged to incorporate pedestrian-oriented signs with wall mounted lighting integrated into the design
- wall mounted lights are encouraged along the length of the mews
- exterior, wall mounted brackets on the building façades to support seasonal lighting and banners are encouraged
- incorporation of public art and integrated cues to wayfinding should be part of the design
- the possibility of covering portions of the mews with a tensile structure or glazed canopy is encouraged

Section



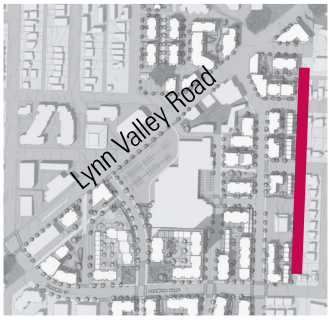
Plan Segment





street furniture amd planters to creating a unique public space

2.1.6 Green Lane

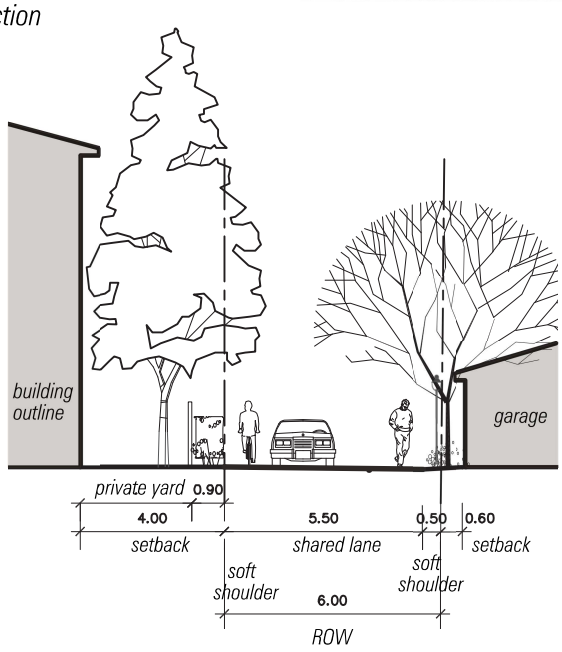


Intent: Design for a Green Lane east of and parallel to Mountain Highway, between East 27th up to Draycott Road. Intended to provide a buffer between the single family neighbourhood to the east and attached multi-family within the centre and an alternative route for cyclists off major streets.

Design Elements:

- dimensions should meet minimum District standards for a vehicular laneway with possible exceptions to allow trees or pockets of landscaping
- a surface of concrete or concrete pavers selected from the paving palette for the Town Centre is recommended
- cyclists should share the laneway with vehicles and pedestrians
- landscaping between the buildings and the lane surface is encouraged if space is adequate, except at building entries
- permeable surface treatment are recommended along the edges in the ROW if feasible
- min 0.9 m width for shrubs, ground cover and other plants is recommended on the west side
- planting of non-invasive vine species or climbing plants on the buildings is encouraged where blank walls are present
- buildings along the Green Lane should be encouraged to have windows and secondary entries, if feasible
- lighting should be provided at a pedestrian scale either with fixtures mounted on building façades or with Town Centre standard pedestrian-scale lights
- incorporation of public art and integrated cues to wayfinding is encouraged to be part of the design

Section



Plan Segment



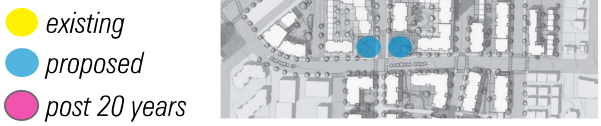




the character of the Green Lane should be appealing to pedestrians and cyclists

2.2 Public Plazas

Intent: Two public plazas are to be located on the north side of East 27th Street on either side of Valley Centre Avenue. These plazas are positioned to benefit from sunlight during the day. Together they are intended to form a gateway into the Town Centre core from East 27th Street.



Design Elements:

- ample seating opportunities should be provided in locations that will receive direct sun during the day and in places that have rain protection
- seating and tables should meet the needs of a broad range of users, optimizing comfort and accessibility
- the use of movable tables and chairs is encouraged
- seating should be designed to be integral to the design concept for the plaza and use materials that complement the material palette of adjacent buildings
- coordinate site furnishings (e.g. garbage containers, bike racks, lighting, tables and seating) with streetscape furnishings including a drinking fountain /water fill station in the large public plaza(s)
- an area where stormwater collected from building roofs or fixed canopies should allow infiltration into a rainwater garden, and be included on private property if space permits
- landscape plantings should respond to the theme of naturalized mountain landscape with a variety of native or similar species including a proportion of coniferous species
- paving should be compatible with the streetscape materials palette and patterned to both respond to surrounding building architecture (entrances, pilasters, etc.) and merge seamlessly into the overall paving pattern of adjacent sidewalks
- public art should be incorporated as free-standing elements that enhance the gateway function of these plazas; public art embellishments of furnishings (benches, storm grates, etc.) are also encouraged



plazas with solar access, comfortable places to sit and generous landscaping will become important Town Centre gathering places





examples of integrating stormwater management into plazas

2.3 Neighbourhood Park

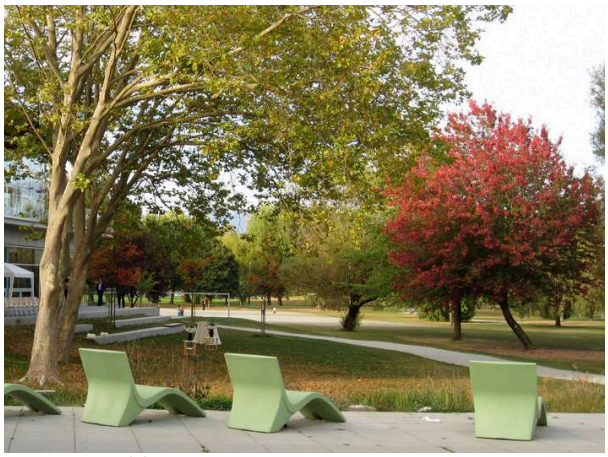


Intent: Design for a new neighbourhood park south of East 27th Street. Details of park planning and design will be determined through a District-led park planning process. Preliminary Design Guidelines are provided below.

2.3.1 Park Planning - General

- provide large square or rectangular shaped, contiguous park space, to accommodate comprehensive park programming
- paved areas of the park should be integrated seamlessly into the adjacent streetscapes
- rain falling on adjacent sidewalks and any associated plaza areas should be well managed and considered a design feature within the park
- provide opportunities for users of all ages including children, youth, seniors and persons with disabilities
- provide flexibility for future demands
- where possible, landscape plans should take advantage of the opportunity to plant large, long-lived trees that are typical of the area's original mix of tree species; large trees will benefit from this one area of unlimited soil volumes to thrive in the Town Centre





examples of furnishings and natural landscaping

2.3.2 Neighbourhood Park Guidelines

(Subject to Parks Planning Process)

- estimated park area of 1.5 - 2 acres
- provide an open lawn area for flexible multi-use including markets, concerts, outdoor community activities and opportunities for active and passive play
- programming of the park should anticipate space and infrastructure to support outdoor special events, gathering, seating and play opportunities related to the Town Centre (water supply, electrical supply, adaptable lighting fixtures, etc.)
- include places to gather, meet, entertain, see and be seen, sunbathe, picnic, play and rest
- incorporate an urban landscape expression with shade trees
- provide unique and innovative seating (also incorporating tables) to meet the capacity and needs of a broad range of users, optimizing comfort and accessibility



outdoor special events

- integrate pedestrian and cycling circulation via a multi-use greenway to the east with a connection to Kirkstone Park
- coordinate site furnishings (e.g. garbage containers, bike racks, lighting, tables and seating) with streetscape furnishings including a drinking fountain /water fill station

2.3.3 Preliminary Play Programming

- address current and future need for active play in the community including informal, passive and adventure play
- provide an innovative neighbourhood children's play area focused on active play, incorporating the following:

    - minimum of 350 square meters of playground space with minimum 15 m width
    - the playground should accommodate up to thirty (30) 5-12 year old children with a minor component for tot aged children.
    - the playground should be designed to the highest possible standards of universal accessibility

  other considerations:

    - create a safe open environment, providing safe physical upper and lower body play challenges
    - include social / imaginative play, and perceptual motor and physical development in the overall design
    - provide a variety of play opportunities for children of all abilities with an emphasis on shared play
    - incorporate features that stimulate the senses and foster inclusive play
    - incorporate a logical circulation pattern allowing children to move from one activity to another in an interesting and challenging manner

- consider incorporating the following play amenities and elements:

    - overhead ladders (monkey bars)
    - climbing net
    - slide pole
    - inclined ladders, climbing structure (also for adults – e.g. pull-ups)
    - ground level imaginative activities,
    - balancing activities
    - slide(s)





generous areas of open space and innovative play structures

3.0 SPECIFIC STREET DESIGN GUIDELINES

3.0 Specific Street Design Guidelines

The following section provides guidelines for specific streets including: the High Street, Library Lane, East 27th Street, and new local streets in the town centre



3.1 High Street (Valley Centre Avenue):

Intent: To create a high quality pedestrian oriented shopping street that can be partially closed off during events.

Design Elements:

- infrastructure including structural support, electricity, water supply and removable bollards (to accommodate seasonal and/or community events including the ability to close off portions of the street to vehicles) should be integrated
- public art in a variety of forms including free standing or within paved areas is highly encouraged
- Within the central section of High Street the use of a variety of tree species is recommended
- Abbotsford Standard Series 'Natural' running bond concrete pavers are recommended for hard surfaced areas of the public and private realm
- Travel lanes are recommended at 3.0 m wide, on street parking at 2.4 m wide, furniture zone and planting clusters at 2.8 m to 5.2 m wide and a clear pedestrian zone at 2.8 m wide
- Abbotsford Standard Series 'Charcoal' herringbone concrete pavers are recommended for travel lanes and on-street parking
- Flush curbs/concrete bands that incorporate trench drains with decorative covers are recommended for enhanced pedestrian mobility.
- concrete paving with sawcut joints is recommended for pedestrian crossings at the entrances to the High Street
- consider locating public art at one end of the pedestrian crossing at the entrances to the High Street
- landscaping including taller trees and conifers, if appropriate, boulders, seating and possible public art incorporated into the paving material are recommended at areas of architectural interest

refer to Section 4.2 for stormwater management guidelines





community/seasonal street events

3.1.1 High Street Planting

The location, size and distribution of street trees clusters and vegetation is a critical determinant of the street and Town Centre character. The following guidelines apply:

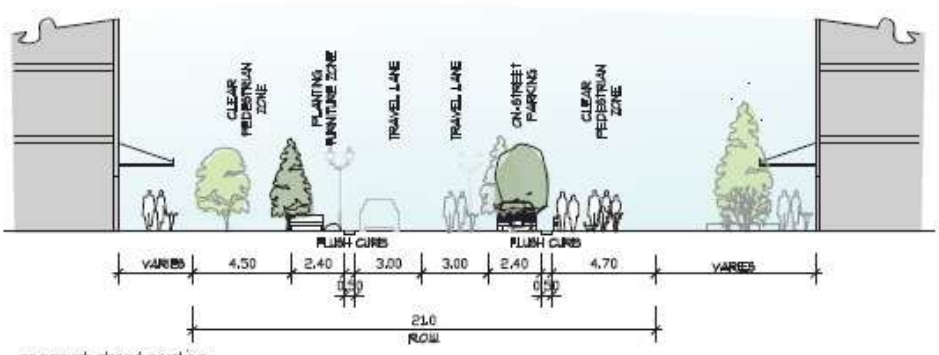
Design Elements:

- Tree clusters should be situated in such a way as to provide adequate unobstructed open space for public events.
- Understorey plantings within the street RoW, within the Central area of High Street should be avoided to improve visibility and free movement of pedestrians.
- Benches should be arranged in such a way as to encourage social interaction. Benches should provide a 1.0m wide clear space to accommodate wheelchairs, strollers, scooters etc.
- Spaces between tree planters are important opportunities for pedestrian level lighting, seating, bike parking, public art and other amenities. These elements should be arranged in a way that does not impede pedestrian movement from one side of the street to the other
- Tree clusters are encouraged on private property and at either end of High Street.
- Tree clusters should have a minimum width of 3.0 m and the minimum distance between clusters should be 3.0 m
- Each cluster should provide diversity in plant species and should incorporate a variety of native tree and understorey shrub species.
- distances between tree clusters should vary
- clusters should not be located directly opposite from each other
- ground cover and/or low shrubs should be incorporated into the tree cluster beds as outlined in Section 4.4 Street Trees Species and Vegetation
- a variety of boulders, logs and other natural elements should be integrated into all planted areas
- a maximum of 3 on-street parking spaces are recommended between tree planter areas

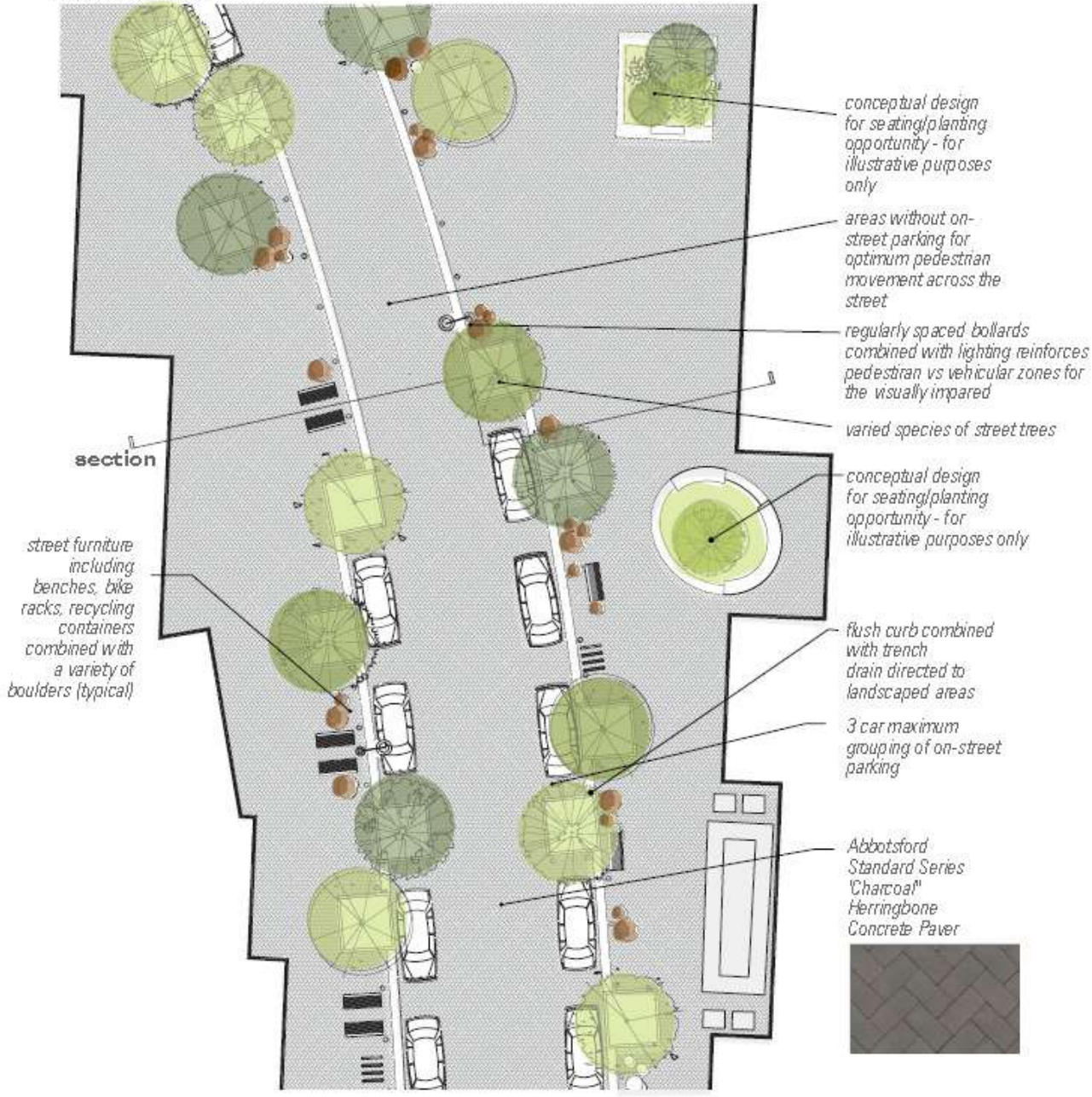


example of art integrated into planting and seating area

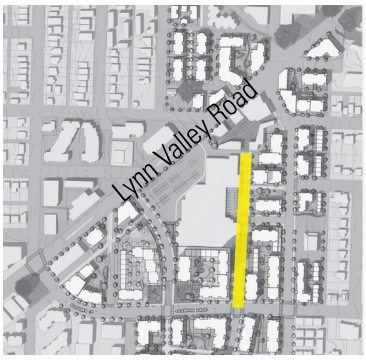
Concept diagram for the High Street (Valley Centre Avenue)



concept street section



3.2 Library Lane



Intent: To create a unique residential street, secondary to the high street, which will provide strategies to slow traffic and identify this as an important connection within the core to link the library plaza and surrounding area and commercial uses to the rest of the Town Centre.

Design Elements:

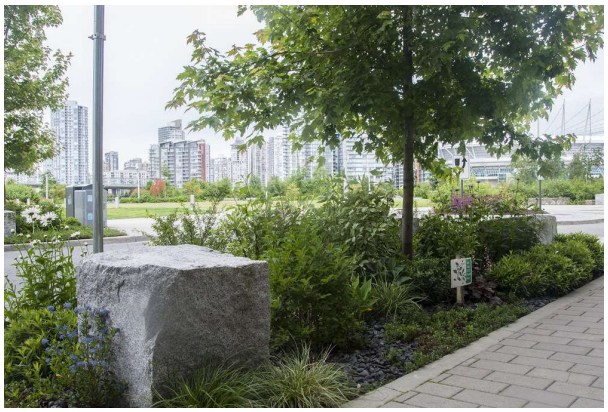
- Abbotsford Standard Series 'Natural' running bond concrete pavers are recommended for hard surfaced areas of the public and private realm which will include concrete bands from the inboard edge of the curb extending to the face of the building/areas of private outdoor space/landscaping
- Abbotsford Standard Series 'Charcoal' herringbone concrete pavers are recommended for travel lanes
- travel lanes are recommended at 3.5 m wide, planted boulevards at 2.3 m and sidewalks at min 2.0 m
- landscaping including taller trees and conifers, if appropriate, boulders, seating and possible public art are recommended at areas of architectural interest including building entrances, consistent with the Mountain Village theme

3.2.1 Library Lane Planting

The location, size and distribution of street tree clusters and vegetation within the planted boulevards and any areas of private planting adjacent to the public realm are critical determinants of the street and Town Centre character. The following guidelines apply:

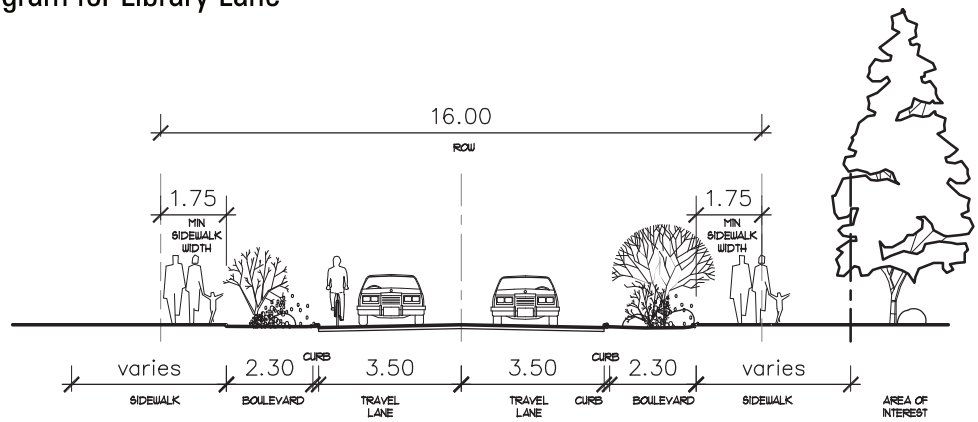
- boulevards should provide variety and diversity in plant species
- a variety of boulders, including some large boulders, should be integrated into all planted areas
- benches should be integrated into boulevard design, oriented to the sidewalk on a concrete pad 1.2 m wide and the length of the pad should accommodate the bench plus 1.0 m of clear space for wheelchairs, strollers, etc.
- recycling and trash receptacles should be located on concrete pads, within the boulevard, adjacent to the sidewalk
- pedestrian level lighting should be integrated into the boulevard design
- public art is encouraged within the boulevard or at areas of architectural interest, including entries, in a variety of forms including free standing or within paved areas
- refer to Section 4.2 for stormwater management guidelines

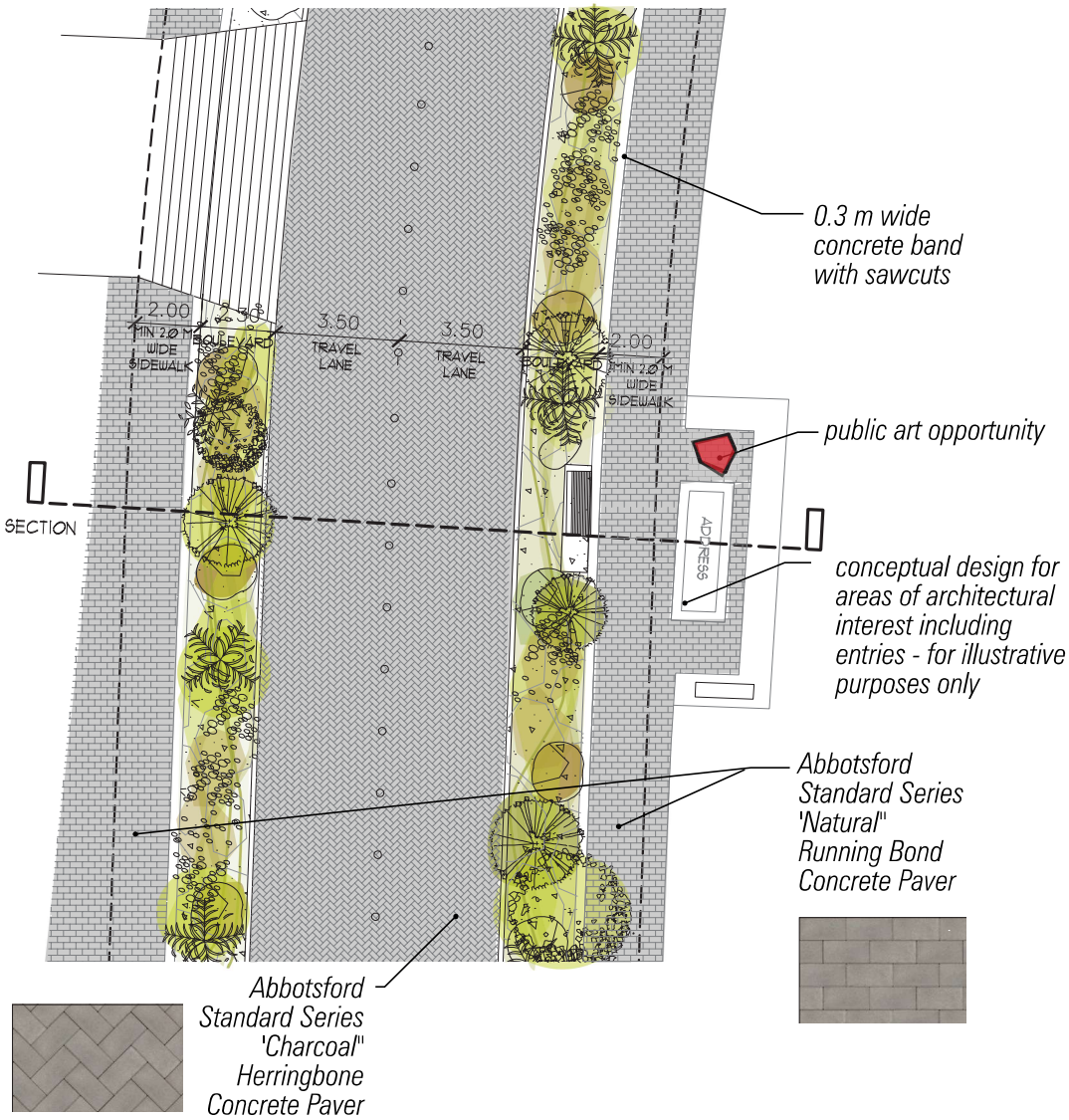




example of boulevard planting and treatment

Concept diagram for Library Lane





3.3 East 27th Street



Intent: To create an environment which facilitates pedestrian, cycling, transit and vehicular connections and provides safe arrival to the centre of the community. Bike facilities will be separated from vehicular travel and integrated with the transit hub allowing for safe cycling movements to and from the core.

Design Elements:

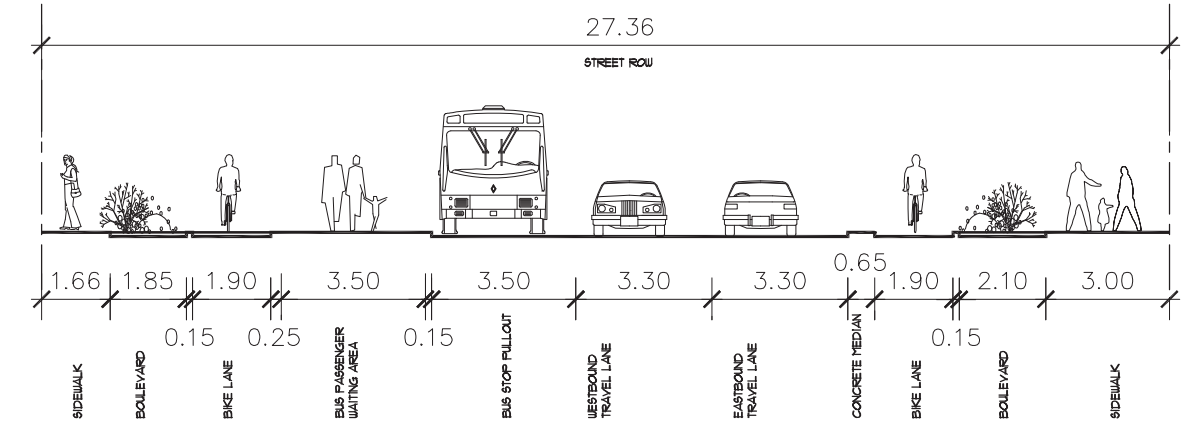
- the public realm along the north edge of East 27th Street is intended to seamlessly connect the overall design theme and natural material selection of the High Street and Library Lane
- East 27th Street should integrate clusters of street trees (refer to 3.1.1 High Street).
- opportunities for public art and adequate provisions for bike racks should be integrated into this portion of the street
- a public art program could be used to develop the design of unique bus shelters
- Abbotsford Standard Series 'Natural' running bond concrete pavers are recommended for hard surfaced areas of the public and private realm excluding concrete bands from the inboard edge of the curb along the north edge of this street extending to the face of the building/areas of private outdoor space/landscaping
- travel lanes and bike lanes, varying in width, will be asphalt
- where required, sections of the bike lanes should be raised on sloping curbs to accommodate min 2.0 m wide pedestrian crossings with Abbotsford Standard Series 'Natural' running bond concrete pavers bounded by 0.3 m wide concrete bands
- bike parking facilities should be included in close proximity to the transit hub
- refer to 3.4 New Local Street for detailed guidelines for the portion of the street south of the bike lane which includes aggregate banding as outlined in appendix 6.1 Supplementary Paving Specifications
- refer to Section 4.2 for stormwater management guidelines
- see also 4.1.1 Cycle Lanes and Paths and section 4.1.7 Transit Shelters



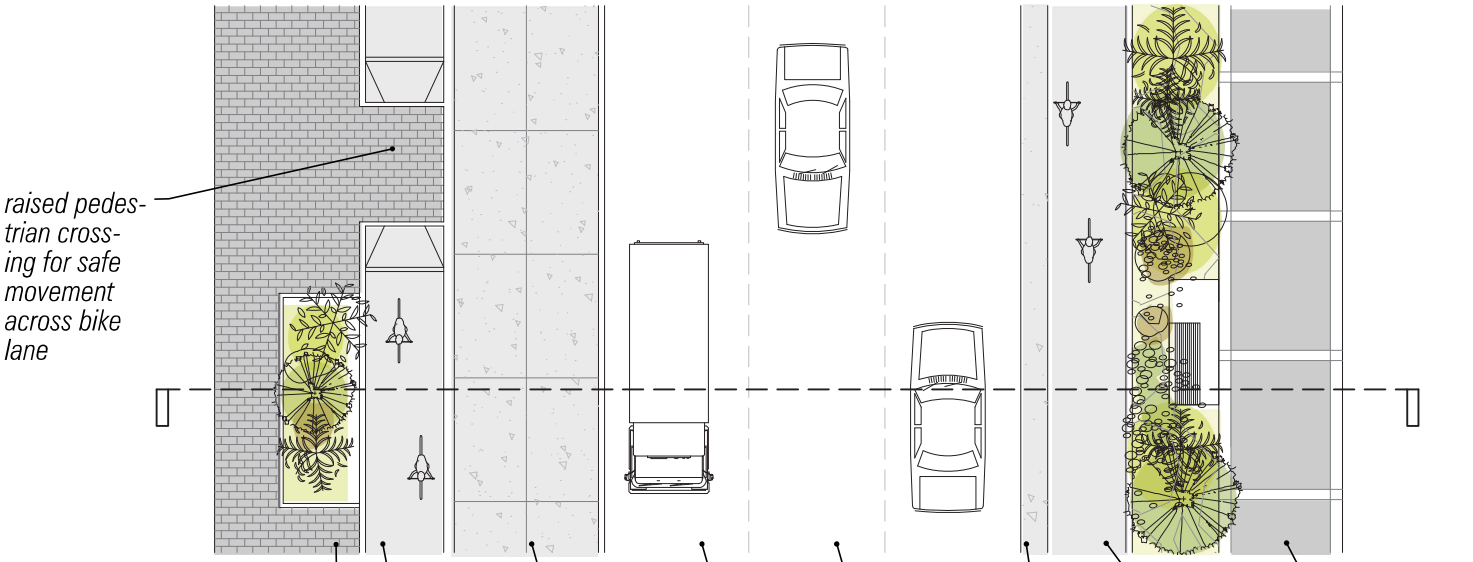


examples of bus stop bike lane condition

Concept diagram for East 27th Street



section



raised pedestrian crossing for safe movement across bike lane

Abbotsford Standard Series "Natural" Running Bond Concrete Paver sidewalk with tree clusters



asphalt bike lane with min 2.0 m wide concrete paver crossings bounded by 0.3 m wide concrete bands

concrete with saw cuts bus stop waiting area combined with bus shelter

bus bay/ transit hub

asphalt travel lanes - typical

concrete raised curb median

asphalt bike lane

see appendix 6.1 for detail of aggregate banding

3.4 New Local Streets:

Intent: To continue the expression of the mountain village theme with planting, pavers, lighting, placement of boulders, that are consistent with those in the town centre core.

Design Elements:

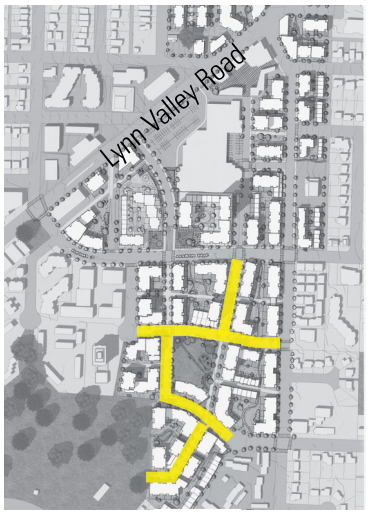
- Abbotsford Standard Series 'Charcoal' herringbone concrete paver is recommended for on street parking to relate to the paving materials within the Town Centre Core
- standard broom finish concrete sidewalks are recommended for all New Local Streets
- pedestrian level lighting, low shrubs or groundcover, boulders and recycling receptacles are recommended at both ends of pedestrian crossing within the planted bulges

3.4.1 Local Streets Planting

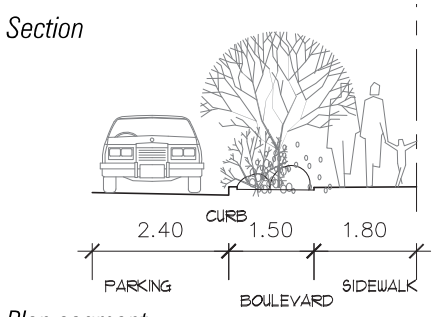
The location, size and distribution of street trees and vegetation within the planted boulevards is a critical determinant of the street and Town Centre character and the following guidelines apply:

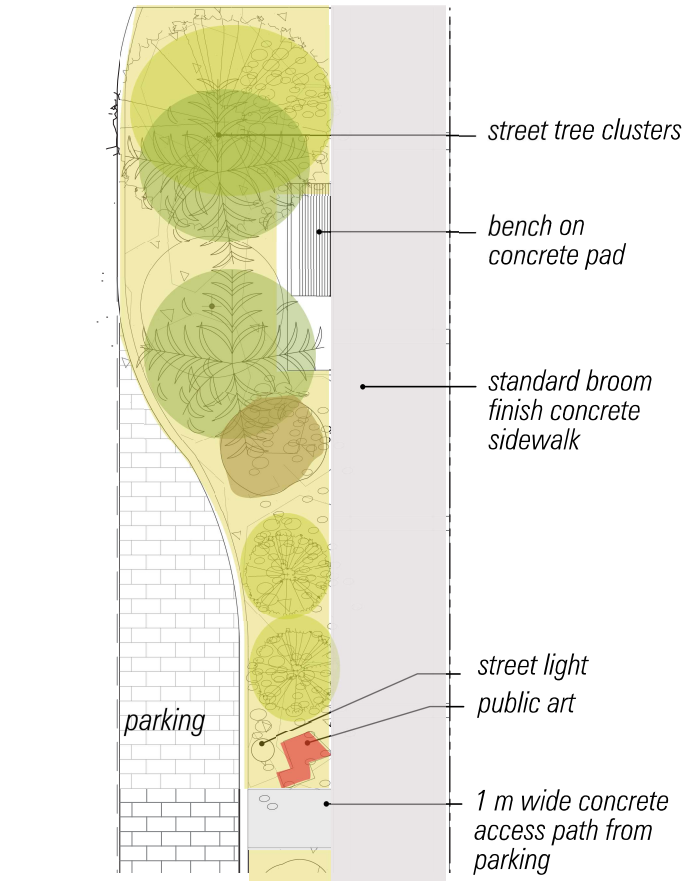
- boulevards should provide variety and diversity in plant species
- a variety of boulders, some very large, should be integrated into all planted areas
- benches should integrated into boulevard design, oriented to the sidewalk on a concrete pad 1.2 m wide and the length of the pad should accommodate the bench plus 1.0 m of clear space for wheelchairs, strollers, etc.
- recycling and trash receptacles should be located within the boulevard, adjacent to the sidewalk
- pedestrian level lighting should be integrated into the boulevard design

- refer to Section 4.2 for stormwater management guidelines



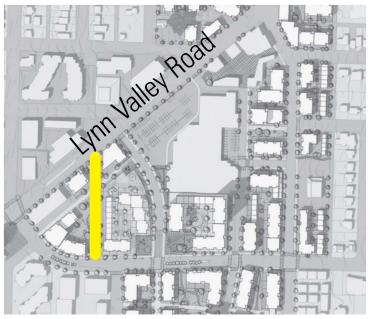
Concept diagram for Local Streets





3.5 Service Passage

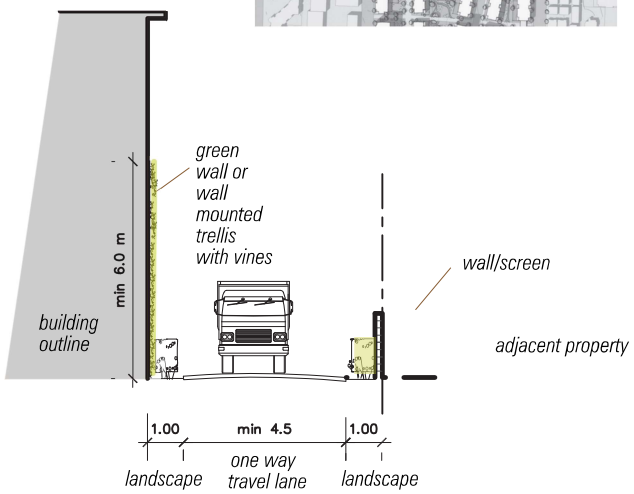
Intent: Design for a one-way service passage that connects from East 27th Street to Lynn Valley Road to facilitate loading and unloading off of the High Street



Design Elements:

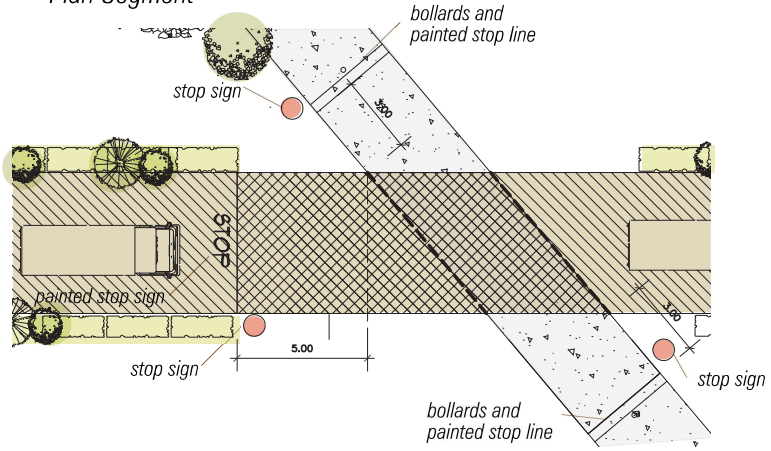
- A min 4.5 asphalt one way travel lane to accommodate semi-trailer trucks
- A min 1.0 m wide landscape strip adjacent to the grocery store
- A min 1.0 m wide landscape strip along neighbouring property lines to accommodate shrubs, hedges and/or ground cover
- additional landscaping is encouraged in areas within the ROW that are not required for truck traffic
- building façade should incorporate a green wall or 6.0 m high trellis to support non-invasive perennial climbing vines wherever possible
- screening unattractive views into the Service Passage and modulating disturbing noise caused by truck movement should be considered in the design of landscaping, walls, fences or screens along common property lines
  - it is recommended that the wall/fence/screen be designed to absorb noise if possible
- lighting should not spill or produce glare into adjacent property
- lighting fixtures mounted on the building façade above truck height are expected
- where the Service Passage intersects with the Town Centre Core Pedestrian/Cycle Greenway, free standing stop signs adjacent to the travel lane and painted signs on the asphalt to ensure truck drivers stop min 5.0 m from the edge of the greenway are suggested (see plan segment)
- a contrasting strip of paving material or painted line, a free standing stop sign adjacent to the pedestrian/cycle greenway and/or a bollard min 3.0 m from the edge of the service passageway travel lane are suggested (see plan segment)
- bollards that can be repainted if damaged and easy to source to replace are recommended
- the height of landscaping installed within 3.0 m of the intersection of the Service Passage with the Greenway should maintain clear and safe sightlines
- loading bays should be located to prevent trucks backing up within 5.0 m of the Greenway

Section





Plan Segment



plan segment of Service Passage intersection with Town Centre Core Pedestrian/Cycle Greenway

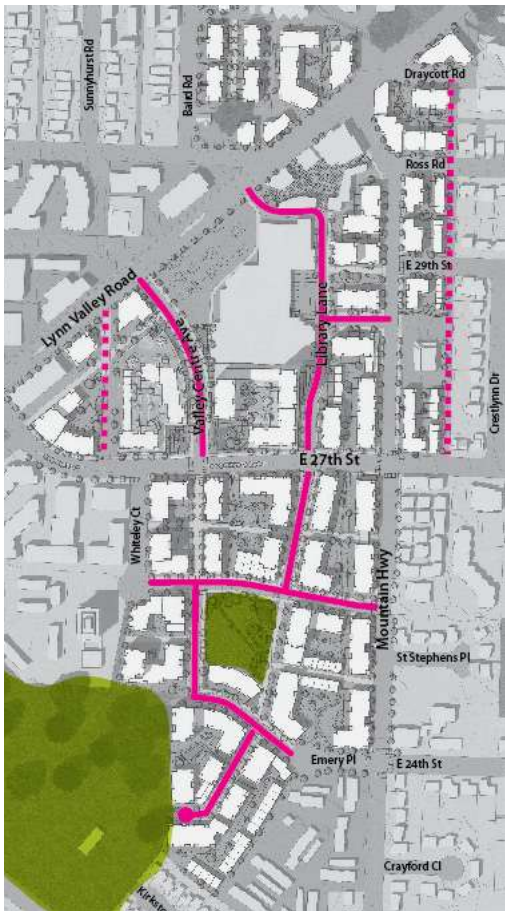
4.0 GENERAL STREET DESIGN GUIDELINES

4.0 GENERAL STREET DESIGN GUIDELINES

These street design guidelines are intended to support a high quality public realm consistent with the Mountain Village theme and to complement existing street design elements in the Town Centre.

4.1 Street Design Elements

- Public art treatments of street furniture add to the design, character and pedestrian experience of the streetscape; the inclusion of unifying public art design is encouraged.
- Paving materials and street furniture should be complementary to those already established for Lynn Valley Road, and East 27th Street, but with colours and materials that reflect the contemporary nature of Library Square.
- Refer to Section 3.2.1 and 3.2.2 for detailed guidelines for High Street and Library Lane.



LEGEND

New roads

Service lane

4.1.1 Cycle Lanes and Paths:

Intent: To encourage cycling and walking by providing convenient, safe and enjoyable routes.

Design Elements:

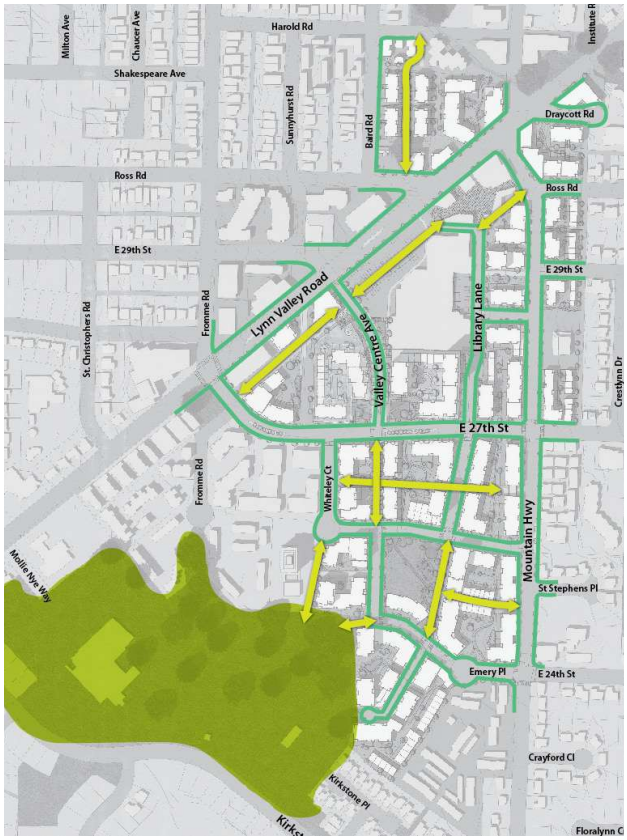
- on-street cycle lanes should be defined by reflective, slip resistant white stripes and bike silhouette graphics
- multi-use paths should be 3.0m minimum wide continuous paved surface, well lit, without abrupt slope changes or raised curbs
- East 27th to be designed as a AAA bike facility and include protected bike lanes and safe intersection design
- bike lanes should be designed to avoid conflicts with the transit hub (refer to section 3.3)



attractive landscaping and clear markings encourage cycling

- bike parking facilities should be incorporated in close proximity to the transit hub
- separated bike lanes should be integrated into the north and south portions of the High street to allow for safe arrival to the destination street
- bike parking facilities should be provided at these arrival points

Pedestrian Connection Plan



Sidewalk

Pedestrian link

Bike Facilities Plan



Triple A Separated Bike Facility

On-road bike route

4.1.2 Parking Pockets including Furniture and Planting Zone:

Intent: Parking pockets are to provide sufficient on street parking alternating with trees landscaping, benches and street lighting along all streets

Design Elements:

- this zone is the appropriate location for street lights, street furniture, transit shelters, wayfinding, signage and landscape areas
- pavers are preferred in parking pockets
- consider including infrastructure and priority spaces for electric vehicles
- furniture within this zone should be chosen, coordinated, located, spaced, and aligned to maximize space for planting and create a high quality, visually harmonious appearance
- hard surfaces within this zone should be permeable, related in colour to adjacent pavements
- along residential frontages, landscaping should dominate, (consistent with Section 4.3 Street Trees and Vegetation), and be combined with rain and stormwater management facilities (section 4.2)
- a 0.45 m wide hard surface access path from sidewalk to parking located on the boulevard between every 2 on-street parking spaces is recommended.
- accessible parking spaces should be located adjacent to a curb letdown



example using native plants and boulders within the parking/furniture/planting zone



corner bulges are opportunities for landscaping and rainwater management







providing places for seating and retail displays is important to the pedestrian-oriented Valley Centre Ave



access paths to on-street parking

4.1.3 Sidewalks

Intent: To provide safe, accessible, pedestrian friendly connections throughout the town centre. Sidewalks will be defined by three material selections: Town Centre Core Streets (yellow) will utilize pavers as outlined in sections 3.1, 3.2, 3.3. Local street sidewalks (green) will be consistent with overarching design objectives outlined in section 3.4. Town centre streets (red) including Lynn Valley Road, Mountain highway and East 27th (see map) will include aggregate banding outlined in appendix 6.1 consistent with existing town centre paving details. Specific locations are outlined below and in the associated town centre map.

i. Pedestrian Zone:

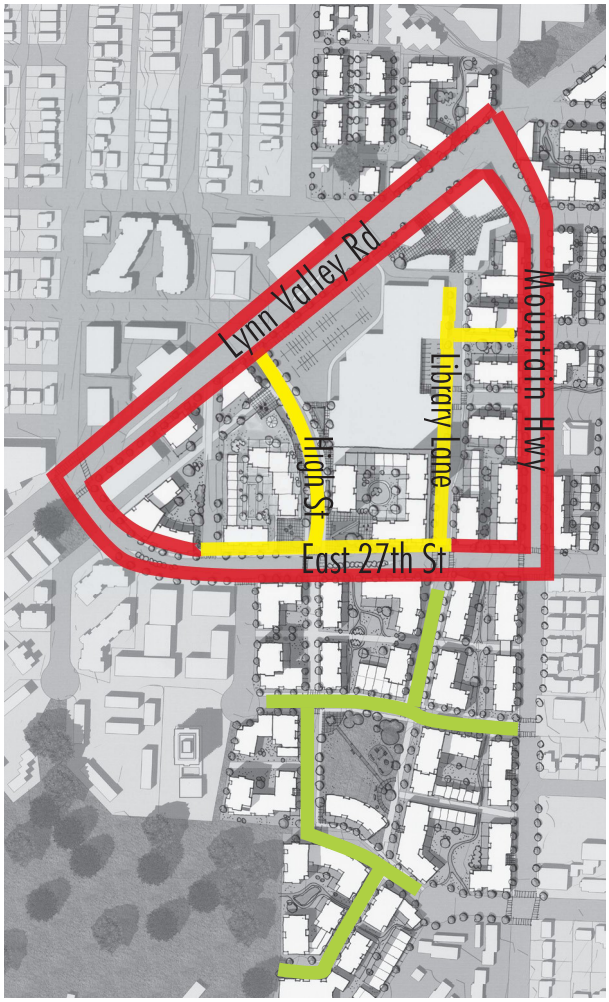
- All sidewalks must include a path of travel, free of overhead obstructions below a height of 2.0m.
- Sidewalks widths and treatments vary based on the street type seen the LVTC key map.

ii. Town Centre Core Streets (Yellow)

- See Street Specific Design Guidelines for sidewalk details.

iii. Town Centre Connector Streets (Red)

- On all Town Centre Connector Streets, the sidewalk treatment should include standard broom-finished concrete and exposed aggregate banding. A minimum 2.0m wide sidewalk should include:
  - 1.5m (min) wide standard broom-finished concrete,
  - 0.3m wide aggregate band on the curb side of the sidewalk,
  - 0.2m wide aggregate band on the property side of the sidewalk.
  - Additionally, along the length of the sidewalk, 0.3m wide perpendicular aggregate cross-banding should be designed in a pattern using 1.2m modules ranging from 1.2m to 4.8m spacing, in random combination.
- Exposed aggregate banding should use Chilliwack Stone aggregate. A concrete sealer should be placed on the surface to finish the installation.



Town Centre Core Streets (refer to Sections 3.1, 3.2, and 3.3)
Lynn Valley Town Centre streets (refer to appendix 6.1)
New Local Streets (refer to Section 3.4)

sidewalk treatment key plan

- This banding should be provided on both sides of the road, except on the North side of East 27th Street, between Valley Center Avenue and Library lane, where the sidewalk treatments will be pavers, similar to the Town Centre Core Streets.

iii. New Local Streets (Green)

- See Street Specific Design Guidelines for sidewalk details.

4.1.4 Accessibility

Intent: to design for pedestrian environments and streets that are safe for all user groups

- avoid changes of grade or gaps in paved surfaces greater than 6 mm
- avoid pavement slopes greater than 5% in direction of travel and 2% cross slope
- to assist the visually impaired, provide tactile strips adjacent to crossings and between surfaces, such as at curbs
- provide smooth walking surfaces
- sawcut joints are preferable to tooled joints
- provide bench pads that are 1.0 m longer than the proposed bench to accommodate strollers, wheelchairs, scooters. etc.

4.2.5 Pedestrian Crossings

Intent: All intersection and mid-block pedestrian crossings should be marked by high-visibility crosswalks.

i. Pedestrian priority:

- landscaped corner bulges at intersections and mid-block crossings with curb extensions shorten pedestrian crossings and are encouraged unless through traffic curb lanes are required
- mid-block crossings are recommended only when absolutely necessary

ii. Special intersections and mid-block cross-walks:

- consider incorporating crosswalks into special curbless shared streets at locations adjacent to public open spaces
- locate crossings to link existing or proposed pedestrian pathways

iii. Accessibility:

- provide curb ramps with detectable change of texture at crossings.
- Include audible tones and pedestrian countdown signals at signalized crossings and consider fully accessible pedestrian signals including braille, vibrating plate and audible location identifier

iv. Lighting:

- Provide pedestrian scale light fixtures with increased light levels to highlight pedestrian crossings and pathways

4.1.6 Street Furniture

Intent: Street furniture within the Town Centre should match or complement the type and appearance of the Library precinct street furniture (see schedule E.1.4 Section 8). Special designs related to Lynn Valley themes are encouraged including public art and/or artist-designed elements. Street furniture to be included in the Town Centre Core should be stainless steel. Street furniture on new local streets and the sides of East 27th Street, Mountain Highway and Lynn Valley Road opposite from the Town Centre Core should be finished with Dark Green (LUMEC#GN8).

i. Benches:

- refer to adjacent images for preferred benches and seating designs
- benches, trash and recycling containers, bike racks etc. should be part of the same product line to ensure visual continuity
- pads for benches not within the furniture zone should be 1.0 m longer than the proposed bench and of the same material as the sidewalk

ii. Recycling Containers (including organics):

- choice of recycling containers is dependent on the District's recycling policies and infrastructure which determine how many categories of recycling are sorted separately and where they are sorted

iii. Bicycle Racks:

- bike racks should be selected to address the anticipated usage at locations throughout the Town Centre
- explore the possibility of using bike racks as public art
- individual rings or "U"s offer the potential to be placed in small or large numbers




preferred Lynn Valley Town Centre benches and seating




examples of Library Plaza recycling containers




examples of recommended bicycle racks




examples of water fountains including opportunities as public art

iv. Newspaper Dispensers and Mailboxes

- these should be integrated into the appropriate colour palette but require coordination with newspaper companies and Canada Post
- should be located adjacent to bus stops, in the furniture zone

v. Water Fountains:

- models that meet requirements for access by people in wheelchairs should be used
- seek opportunities for integrating public art into these elements

vi. Utility Covers

- utility covers that reflect the Town Centre themes are recommended
- consider local art competitions to develop specific designs

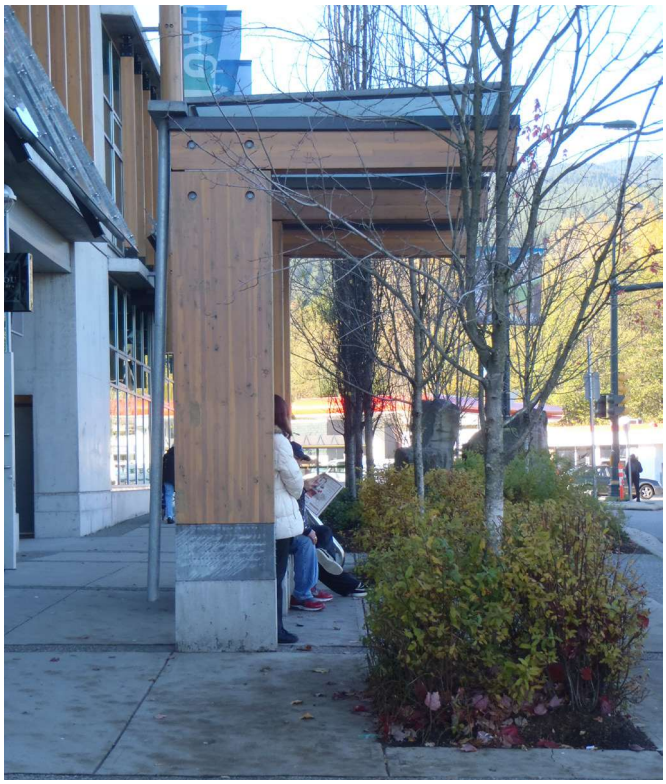
vii. Fire Hydrants

- Heritage fire hydrants to be used within the town centre

4.1.7 Transit Shelters

Intent: Transit shelters should provide an appropriate level of weather protection, lighting and seating for the expected number of transit users. Where feasible, transit shelter design should be integrated into the building design.

- transit shelter design should be consistent with the street and street furniture character and complement the surrounding public realm design
- transit shelters should exhibit a high standard of contemporary design, compatible with architectural character expected of new Town Centre buildings
- materials should be durable and easily maintained
- shelters should be generally enclosed at the back and at least a portion of one side by clear glazing for wind protection and visibility. Advertising poster display should be confined to one vertical side surface
- design of transit information signage and street furniture associated with transit shelters, such as recycling containers and advertising poster display systems, should be compatible with transit shelter designs
- energy efficient lighting should be incorporated into shelter designs
- consider solar photo voltaic opportunities for lighting, and possibly to heat benches



example of incorporating the transit shelter design into the Lynn Valley Library architecture

4.1.8 Public Art

Intent: To provide visual interest and animate the public realm with a range of artistic elements which highlight and reinforce the Lynn Valley Town Centre themes and the character, history, climate and ecology of Lynn Valley. Potential materials and theme include boulders, wood, natural forms and shapes.

- public art that combines practical and artistic objectives such as seating, water fountains and wayfinding, is encouraged
- opportunities to integrate the movement, collection and potential energy of rain into public art pieces are strongly supported
- public art that integrates wayfinding is encouraged
- public art that provides a contrast to the natural elements within the Mountain Village theme are recommended, to provide colour, interest and diversity
- public art pieces that are interactive and function as play elements should be encouraged
- public art treatments of street furniture add to the design, character and pedestrian experience of the streetscape; the inclusion of unifying public art design is encouraged
- the design of lighting in conjunction with public art is encouraged
- recommended locations for public art include:
  - gateways
  - plazas
  - public or private outdoor seating areas
  - transit stops
  - entrances or interest areas in neighbourood parks
  - at commercial or residential entrances
  - at pedestrian pathway entrances or nodes
  - included in street furnishing design

Note: A 'Lynn Valley Town Centre Public Art Plan' will be developed to highlight specific opportunities within the Town Centre.



examples of public art complementary to the Mountain Village and rainwater themes



elements that refer to historic log flumes are highly recommended

4.1.9 Gateways

Intent: To mark significant street or path entrances to districts or neighbourhoods, to highlight transitions between areas and as opportunities for public art. Gateways should not include signage for commercial uses.

- The design of these urban elements should highlight the Mountain Village theme while allowing for artistic freedom and innovation.
- Upright boulders, set back to avoid conflicts with traffic and/or pedestrians, combined with areas of understorey vegetation, are located between the edge of the Lynn Valley Library and the curb and are recommended as a precedent for gateway design in other Town Centre locations. A variety of boulders combined with signage, lighting, wayfinding elements and public art are recommended, supporting the Mountain Village theme.



Town Centre gateway locations



gateway elements around the Library include plantings, boulders and a unique bus shelter



i. Town Centre gateways could include decorative paving inside the intersection combined with other elements consistent with the Mountain Village Theme.

ii. High Street gateways should signal an entrance to the commercial/retail/community gathering place zone.

iii. Library Lane gateways should highlight linkages to the library and reflect adjacent residential uses.

iv. Other gateways between the Town Centre and residential precinct South of East 27th Street should be pedestrian-oriented. Gateways located at pedestrian pathways leading to the nearby parks are encouraged.

4.1.10 Wayfinding

Intent: To provide clear, useful and user friendly graphic information, orient people within the Town Centre, direct them to desired destinations and provide public art opportunities. Wayfinding elements should be consistent within the Town Centre, other public realm signage and graphic elements.

- in addition to providing information, wayfinding elements may also be public art opportunities
- other creative opportunities are encouraged to be incorporated such as local historical and environmental interpretation, storytelling, and, particularly for families with children, invitations to explore, cues to notice and follow, and clues to discover, etc.



an example of using unique paving materials within an intersection, that signals or directs arrival to a particular place

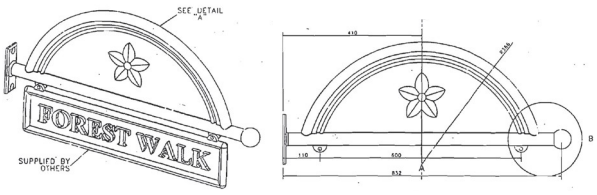


gateways should include natural materials and landscaping and places for people to gather

4.1.11 Signage

Intent: To provide street signage that complements signage already established for Lynn Valley Road, East 27th Street and Mountain Highway and reflects the contemporary style of street furniture in Library Square.

- new street signs should reflect the simple, contemporary design of street furniture, etc. from Library Square.
- painted finishes in black and white are recommended
- dimensions should be complementary to existing DNV standards



example of existing street signs



conceptual design for new street signs



wayfinding combined with public art, street furniture and lighting

4.1.12 Street Lighting

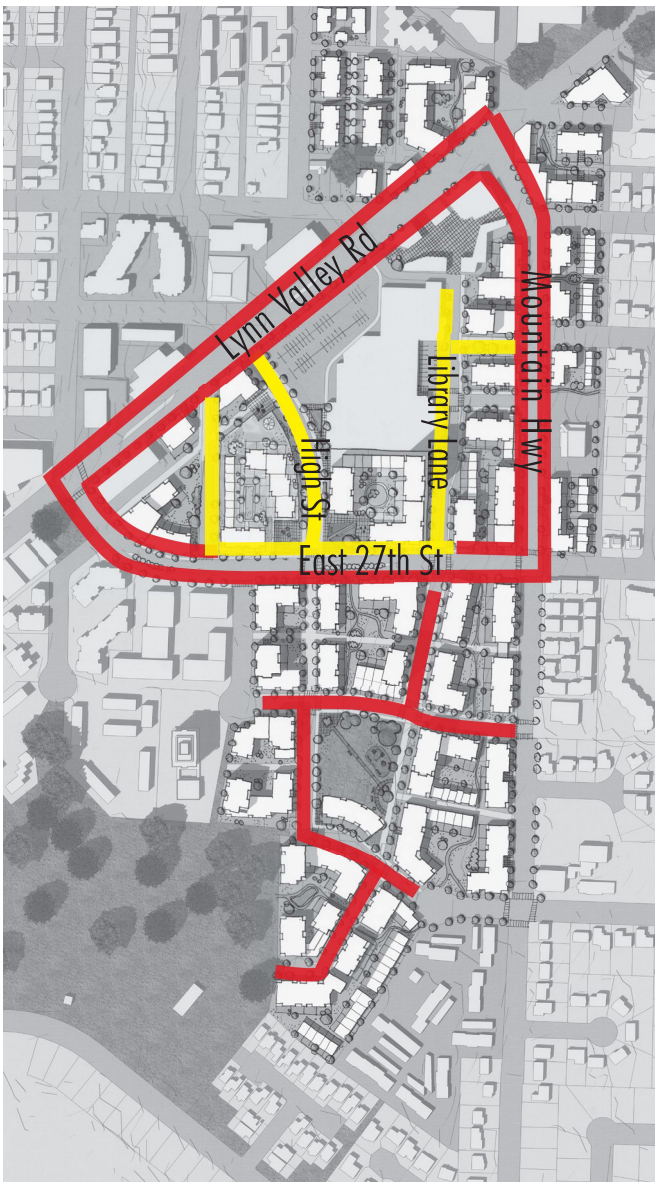
Intent: To provide an appropriate scale, type and level of lighting along traffic and pedestrian routes, complement the existing street lights on Mountain Highway, East 27th Street and Lynn Valley Road and the contemporary style and character of Library Square.

i. Street Lighting Types and Details

- street lighting on new streets, paths, and public realm areas is encouraged to have a unified character, different but related to lighting along those existing streets
- refer to illustrations in appendix 6.3, 6.4, and 6.5 for preferred street lights including pedestrian level lighting
- a black finish with the 44 inch standard base cover is recommended on all Town Centre Core street lights
- Dark Green finish with the BC6 Standard Base Cover is recommended for all streets in the Lynn Valley Town Centre, not including the Town Centre Core streets
- banner brackets are recommended for all street lights on Valley Centre Avenue and Library Lane
- street lights at gateway locations or pedestrian crossings on new local streets should include banner brackets

ii. Light Distribution

- light fixtures should direct appropriate light levels effectively to desired areas, and avoid glare and light spillage to other areas, particularly residential uses and the sky
- light levels should be consistent within areas of similar use, and should avoid creating bright and dark areas
- street lighting should be included on both sides of each street, staggered, and an appropriate mix of pedestrian and street lighting types to meet necessary lighting levels
- fixture types and spacing should be selected to correspond with the scale of area to be lit
- consider including small scale, low level lighting along pedestrian routes, such as under benches, lighting associated with public art, and up-lighting of trees to add to the character and ambiance of pedestrian areas
- all light fixtures should be LED and night sky compliant



street lighting key plan

Town Centre Core Streets (refer to Section 6.2, 6.3 and 6.4 for lighting specifications)

Lynn Valley Town Centre streets (refer to Section 6.2 and 6.5 for lighting specifications)

4.2 Rain and Stormwater Management:

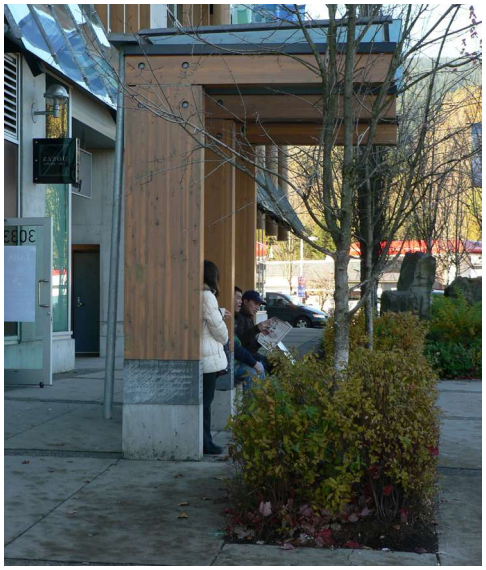
Intent: To encourage rain and stormwater management to be both visible and memorable. These elements should incorporate rain and stormwater strategies into the design of streetscapes, landscapes and architectural elements to enhance the public realm and assist in meeting the requirements set out in the Hastings Creek Watershed ISMP.

Stormwater features are encouraged in streetscapes and should be complementary to other sustainability initiatives such as narrowing streets and limiting crossing distances to enable pedestrian and bike movements within street cross-sections. Where constrained street cross-sections may limit the capacity to provide traditional rain gardens, the focus should be on capturing and directing rainwater in underground French drains. Stormwater features are also encouraged between the buildings and the pedestrian movement zone of the sidewalk, primarily in plazas and setbacks around building entries. In plazas, rain gardens may be located:

- below the grade of the plaza, collecting rainwater from surrounding paving and buildings with either gently sloping sides, where space permits, or with urban edges, including curbs or seating elements.
- at or above grade of the plaza, collecting rainwater from the roofs of adjacent buildings.
- Both types can include additional storage for rainwater in underground trench drains or similar holding areas.

Cisterns can also receive rainwater from roofs and store it for use or slow release into the ground or storm sewers.

Appropriate plants for rain gardens are listed in Section 4.3 Street Tree Species and Vegetation.



an example of rainwater management integrated into landscaped areas at the intersection of Lynn Valley Road and Mountain Highway



trench grate with river rock motif

4.3 Street Tree Species and Vegetation

Intent: To provide the best possible conditions for healthy street trees that support the pedestrian nature of the Town Centre and the Mountain Village theme. The District has developed guidelines for street tree planting to ensure that trees can mature in healthy condition. These standards are especially important considering the landscape is a large determinant of the Town Centre character.

A. General Guidelines

- street trees should be located and provided with growing conditions which optimize health and extend their life span
- best practises such as tree wells or continuous planting beds should be provided
- permeable paving or landscaping should ideally be provided adjacent to trees
- Silva Cells or equivalent should be considered in constrained situations over structure etc.
- placement and location of street tree clusters is encouraged to be "natural" or irregular rather than evenly placed
- natural or 'clusters' more reminiscent of forest groupings of trees are encouraged on all new streets within the Town Centre
- recommended locations include gateways, as buffers to parking or refuse collection areas and to mark pedestrian crossings
- landscape lighting should be included
- conifers are recommended where space permits (2.5 m minimum depending on species) and where they do not impede sidewalks or other public spaces

note: large conifers on private property within the front setbacks are encouraged to relate to the landscape on the street and the height of new developments







examples of informal planting/ boulders

B. Recommended Plant Species for Informal Groupings on Public Streetscapes

i. Trees

- Acer circinatum / Vine Maple
- Acer griseum/ Paperbark Maple
- Acer glabrum var. douglasii/ Douglas Maple
- Amelanchier x grandiflora 'Autumn Brilliance'/
- Carpinus betulus 'fastigiata' / Fastigiate European Hornbeam
- Cornus nuttallii/ Pacific dogwood
- Cercidiphyllum japonicum/ Katsura
- Ginkgo biloba / Ginkgo
- Nyssa sylvatica / Black Gum
- Picea omorika / Serbian Spruce
- Pinus nigra / Black Pine
- Thuja plicata / Western Red Cedar (for natural areas)
- Styrax japonica/ Japanese snowbell tree

ii. Shrubs and Groundcover:

- Adiantum pedatum/ Northern maidenhair fern
- Arctostaphylos uva-ursi 'Vancouver Jade'/ Bearberry
- Autumn Brilliance Apple Serviceberry
- Arctostaphylos uva-ursi/ Kinnikinnick, Bearberry
- Asarum caudatum/ Wild ginger
- Blechnum spicant/ Deer fern
- Calluna vulgaris var./ Heather
- Cornus sericea / Red Twig Dogwood
- Echinicea purpurea 'Kim's Knee High'/Dwarf purple coneflower
- Euphorbia myrsinites/ Donkey-Tail Spurge
- Festuca glauca/ Blue fescue
- Gaultheria shallon / Salal
- Hamamelis virgiana / Witchhazel
- Lonicera pileata/ Privet honeysuckle
- Mahonia aquifolium / Oregon Grape
- Mahonia nervosa/ Cascade Oregon grape
- Polystichum munitum / Sword Fern
- Stipa tenuissima/ Mexican feather grass
- Spirea douglasii / Hardhack
- Spirea japonica 'Walbuma'/ Magic Carpet spirea

iii. Rain Gardens and Bio-Swales:

Trees

- Acer circinatum/ Vine maple
- Amelanchier alnifolia/ Western serviceberry
- Malus fusca/ Pacific crabapple

Shrubs

- Cornus sericea 'Kelseyi'/ Dwarf redtwig dogwood
- Holodiscus discolor/ Oceanspray
- Rubus parviflorus/ Thimbleberry
- Myrican californica/ Pacific wax myrtle
- Physocarpus capitatus /Pacific ninebark

Grasses, Ferns + Groundcover

- Asarum caudatum/ Wild ginger Aster chilensis/ Common California aster
- Carex obnupta/ Slough sedge
- Eleocharis palustris/ Spike rush
- Eriophorum angustifolium/ Common cottongrass
- Isoetes histrix/ Land quillwort
- Typha minima/ Dwarf cattail
- Juncus effusus var. pacificus/ Common Rush
- Juncus tenuis/ Slender rush
- Athyrium filix-femina/ Lady fern
- Osmunda cinnamomea/ Cinnamon fern
- Osmunda regalis/ Royal fern
- Polystichum munitum/ Sword fern

Dry area of Garden (higher banks)

- Achillea millefolium / Yarrow
- Arbutus unedo 'Compacta'/ Strawberry Tree
- Echinacea purpurea/ Purple coneflower
- Ribes sanguineum/ red-flowering currant
- Wahlenbergia communis/ Tufted bluebell

**This list includes full sun and shade tolerant plants. Further investigation of species is required for appropriate plant selection.*



Hamamelis virgiana / Witchhazel

C. Recommended Plant Species for Informal Groupings on Private Property and Parks

i. Trees (Large)

- Acer macrophyllum / Big Leaf Maple
- Carpinus betulus ' fastigiata' / Fastigiate
- European Hornbeam
- Cercidiphyllum japonicum/ Katsura
- Cornus 'Eddie's White Wonder'/ Dogwood 'Eddie's White Wonder'
- Ginkgo biloba / Ginkgo
- Nyssa sylvatica / Black Gum
- Pseudotsuga menziesii / Douglas Fir
- Thuja plicata / Western Red Cedar

ii. Trees (Medium)

- Abies lasiocarpa/ Subalpine fir
- Acer circinatum / Vine Maple
- Acer griseum/ Paperbark Maple
- Acer glabrum var. douglasii/ Douglas Maple
- Betula platyphylla var. japonica 'Whitespire'/ Whitespire Japanese white birch
- Chamaecyparis nootkatensis 'Green Arrow'/ Weeping Alaskan Yellow Cedar
- Davidia involucrate/ Dove Tree
- Parrotia persica / Parrotia
- Picea omorika 'Pendula Bruns'
- Picea glauca 'Pendula'
- Pinus sylvestris 'Fastigiata'/ Scotch pine
- Populus tremula 'Erecta'/ Columnar European aspen
- Stewartia pseudocamellia/ Japanese stewartia

iii. Shrubs and Groundcover

shrubs and groundcover from 4.3.B.ii may be included as well as the following:

- Imperata cylindrical 'Rubra'/ Japanese blood grass
- Chamaecyparis obtuse 'Nana Lutea'/ Golden Dwarf Hinoki Cypress
- Liriope muscari/ Lily turf
- Pennisetum alopecuroides/ Fountain grass
- Santolia chamaecyparissus/ lavender cotton
- Sedum 'Autumn Joy'/Autumn Joy Stonecrop
- Taxus x media 'densiformis'/ Yew



Acer macrophyllum / Big Leaf Maple



Imperata cylindrical 'Rubra'/ Japanese bloodgrass

5.0 BUILDING DESIGN GUIDELINES

5.0 BUILDING DESIGN GUIDELINES

Guidelines for all development forms are divided into the following sections:

Section 5.1: Guidelines common to all building forms

Section 5.2: Guidelines for Commercial and Mixed-Use Development (refer to 4.3 and 4.4 for residential portions)

Section 5.3: Guidelines common to all residential developments

Section 5.4: Guidelines for Medium Density multi-family developments

Section 5.5: Guidelines for Low Density ground-oriented developments up to 3 storeys

5.1 General Guidelines, Part 5

(replaces OCP Schedule B Guideline: A3.7 Building Materials and Transitions and A3.8 Colours and Finishes)

Intent: The form and character of Town Centre developments should support the Mountain Village theme and incorporate elements that extend the natural North Shore environment. Natural building materials, an earth toned colour palette and landscaping integrated into the building forms are strongly recommended.

5.1.1 Building Materials

Intent: Building elevations emphasizing one or two natural building materials, in addition to glazing, are strongly encouraged. Accent materials providing colour, interest and contrast to the overall building design are encouraged. Well crafted, durable materials that support sustainability and Town Centre themes are expected throughout.

- natural building materials including wood, stone, concrete and brick should dominate the expression on lower floors and along the streetwall including retaining and garden walls
- materials on upper floors are expected to be consistent with the quality, durability and

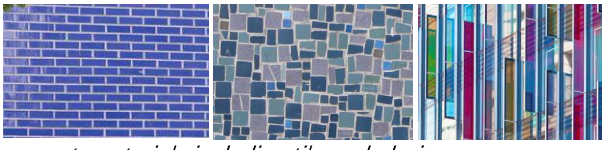


wood products


natural stone


grey brick


concrete, textured concrete and concrete block


accent materials including tile and glazing


examples of wood shading and entrance elements

craftsmanship of the lower levels

- accent materials including ceramic tile or glazed brick and coloured glass and spandrel panels are recommended for their durability and wide range of colour choices
- functional screens, shading devices and other passive solar design elements that complement the architecture are highly recommended
- heavy timber and engineered wood elements especially along the base of the building and at entrances are strongly encouraged
- wood elements should be protected from weathering using best building practices and appropriate finishes that preserve the natural colour and texture
- colours should be chosen to complement the palette of natural stone and wood: tones of grey are considered most appropriate
- the use of red brick is discouraged
- soffit materials should be consistent with the building's overall durability and quality - vinyl and perforated materials are discouraged
- wood soffits are preferred where feasible
- clear vision glass is preferred over tinted products
- material transitions should avoid a "wallpaper" look
- the use of vinyl or aluminum siding or other materials made to imitate natural finishes is discouraged
- the level of design quality required for streetscape elements should be maintained for all sides of buildings and in site design

5.1.2 Building Colours

- the primary colour palette within the Town Centre should reflect the local mountain and forest environment.
- brighter, complementary accent colours to offset low winter light levels and increase visual interest should be considered

Preferred Colour Palette





forest colours





stone colours



accent colour examples

5.1.3 Rainwater Design Elements

Intent: To encourage an understanding of rainwater management through visible queues and integration into components of the public realm

- visible integration of rainwater management into the building design is an important objective
- integration of landscaping including green walls, green roofs and landscaped roof terraces into the building design is strongly supported
- innovative methods of directing rainwater from roofs and canopies to street level landscaped areas including rain gardens is encouraged
- public art that is integrated with and designed to make visible rainwater management strategies is encouraged
- refer to Section 4.2 for stormwater management guidelines



green walls and green roofs support rainwater management



building design should integrate rainwater collection and storage

5.1.4 View Corridors

Intent: to retain key public vistas to the mountains from public spaces and streets.

- protect key public mountain views defined by view corridors (refer to adjacent location map) and at street ends
- incorporating a 2-3 storey streetwall height, where possible, sloped roof lines on low-rise buildings and smaller, terraced upper floors of mid-rise buildings are strategies to optimize views
- developments located on view corridors should provide a view analysis to determine optimal street wall height to protect views



key public view corridors

5.1.5 Variation in Building Design

(replaces OCP Schedule B Guideline, Part 5: B 3.1 Variation in Building Design)

Intent: The identity and character of individual buildings should support the Mountain Village theme while contributing interest and variation to streetscapes

- individual buildings within a development and developments adjacent to each other are expected to provide adequate variation in form, materials



recommended mixed use streetwall heights and step backs

and colour to avoid repetitive, monotonous streetscapes

- design variation as a response to solar orientation is strongly encouraged

5.1.6 Landscape Design

Intent: To encourage an authentic and sustainable landscape throughout the Town Centre that clearly reflects and responds to Lynn Valley's unique mountain setting and local climate.

- incorporate native plants and materials in an "informal", randomly grouped or unstructured manner
- combine tree clusters (including conifers where appropriate, especially in relation to higher buildings), native North Shore shrubs and ground cover species to provide a transition in scale
- provide off leash areas on private developments and where space is prohibitive, dog relief areas are required
- screen views of refuse/recycling and other less attractive architectural elements with plants, trellises or other garden structures
- incorporate green walls as landscape features or to enhance blank walls wherever possible
- incorporate green roofs where possible to manage rainwater, provide useable outdoor space, including opportunities for gathering, play and urban agriculture, enhance views from higher building forms, and/or provide breaks along the streetwall



clusters of local plants and materials including boulders and tall conifers are preferred landscape materials



green walls and other landscaping opportunities are recommended at breaks in the streetwall



shopfront design variety, changes in plane, materials and roof line all provide breaks in the streetwall

5.2 Commercial and Mixed Use Buildings

Intent: To create a high quality pedestrian oriented shopping environment with varied and interesting store fronts, street wall setbacks, wide sidewalks and weather protection

5.2.1 Streetwall Height (Building height facing the street)

(in addition to OCP Schedule B Guideline, Part 5: A1.8 Enclosure)

- a 2-3 storey streetwall height is recommended
- a 2.4 m minimum step back is recommended where possible for storeys above the streetwall to encourage opportunities for terraces and landscaping

5.2.2 Residential Uses

- refer to 5.3.1 Residential Setback Treatments, 5.3.2 Ground-Oriented Units and 5.4.3 Setbacks for detailed design guidelines for residential portions of mixed use buildings

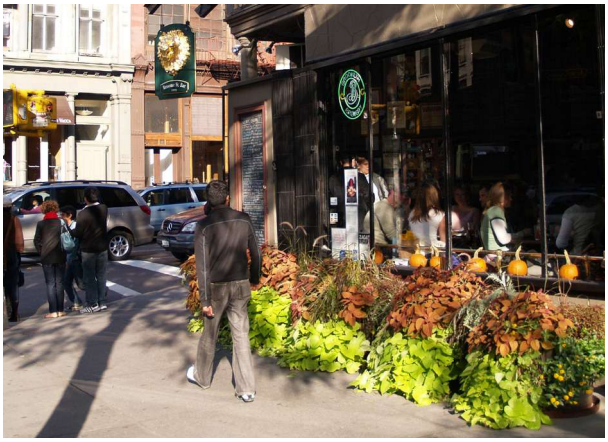
5.2.3 Breaks in the Streetwall

(refer to OCP Schedule B, Part 5, Guideline: A1.10 Breaks in the Streetwall)

- buildings exceeding 45 m long should provide a significant architectural break in the street façade to diminish the visual impact of excessive length
- gaps between sections of overhead weather protection including awnings and canopies should be coordinated with visual breaks in the street façade
- entrances to residential lobbies are opportunities to create breaks in the streetwall through increased setbacks, unique canopies or awnings, a graphic approach to the design of the address and specialized lighting and landscaping
- building breaks that provide opportunities for landscaping are encouraged including planting conifers where appropriate



shopfronts that include heavy timbers and rainwater collection systems support the Mountain Village theme



high quality materials, transparent shopfronts, attractive and individual signage and landscape treatments all support economic activity and a walkable community



the quality and character of the street is enhanced through careful attention to the design of entrances, landscaping, awnings and lighting

5.2.4 Storefronts

(in addition to OCP Schedule B, Part 5 Guideline: A1.11 Storefronts)

Intent: diversity, variety and designs that recognize the human scale are expected on mixed-use streetscapes. Larger commercial spaces with extended frontages are expected to provide active uses along the street including views into shop interiors

i. General Storefront Guidelines

- to provide variety and interest, larger outlets should incorporate smaller shops with their own entries and identities into commercial frontages
- a rhythm of storefront widths from 5.0 to 10.0 m is expected
- small outlets at a scale appropriate for kiosk or incubator businesses are encouraged to enliven the streetwall and provide opportunities for small businesses within the Town Centre
- a minimum of 50% of the entire retail frontage should be comprised of smaller shops
- shop entrances recessed into the building face are recommended to maximize opportunities for glazing, signage and retail display space along the streetwall

ii. Materials and Proportions

- areas of shopfront glazing should maximize views into interiors and opportunities for retail display at the pedestrian level
- 4.0 m minimum dimension for ground level floor to floor heights is recommended
- shopfront exteriors should be constructed of high quality materials that are durable, resistant to graffiti, complement the overall appearance of the building and are compatible with adjacent shopfronts
- including narrow frontages into retail and commercial streetscapes encourages diversity, variety and an enhanced pedestrian experience

iii. Entrances

- shopfront entrances should be focal points on commercial streetscapes

iv. Awnings and Canopies

- awnings and canopies are important opportunities for signage, colour and weather protection and variation along the street
- the size, colour and overall design of awnings on multiple-storefront buildings should balance variety and diversity with the benefits of a unified streetfront
- awnings and canopies should provide weather protection that is as continuous as possible
- canopies, awnings or overhangs should emphasize individual shopfronts
- gaps between awnings or canopies should generally be a maximum of 1.0 m and align with architectural breaks

v. Landscaping/Street Furniture

- planters, window boxes and/or seating integrated into commercial exteriors reinforce the human scale and support variety

5.2.5 Setbacks

(In addition to OCP Schedule B, Part 5 Guideline: A3.3 Setbacks)

- a min 1.0 m setback from property line on the ground floor is recommended to accommodate retail displays and seating
- refer to 5.3.1 for residential setback guidelines



seating and retail displays are accommodated within the commercial setback zone

5.2.6 Signage and Lighting

(replaces OCP Schedule B, Part 5 Guideline: A3.16 Signage and Lighting)

- signs and lighting should contribute to the Town Centre as a walkable, pedestrian-oriented development
- pedestrian-oriented signs are preferred including: overhead hanging signs perpendicular to the shopfront, painted window signs, signage incorporated into awnings or canopies
- shop signs and lighting that are well crafted are encouraged
- larger commercial outlets with extended frontages are expected to incorporate variation in signage along the street
- signs should be unique and complement the style, composition, materials, colours and details of the building
- generally, overhead signs should not extend above the first storey or conflict with design details, windows or cornices
- window signs and graphics should complement and enhance the shopfront design and support walkability by not restricting views into shop interiors
- light fixtures should be located to enhance the building design
- larger format retail outlets should include pedestrian-oriented signs along Valley Centre Avenue
- freestanding commercial signs should incorporate natural materials including stone, wood (including heavy timber) ceramic glazed tiles and masonry and be as sensitively illuminated as reasonable
- car-oriented signs including large backlit plastic signs should be avoided
- exterior lighting on mixed use streets should illuminate façades, entrances and signage and provide adequate light level for personal safety
- exterior lights should not produce glare onto streets, public ways or adjacent properties
- lighting fixture design should complement the building façades.



providing opportunities for innovative signs on the commercial streetscape



examples of free standing signs



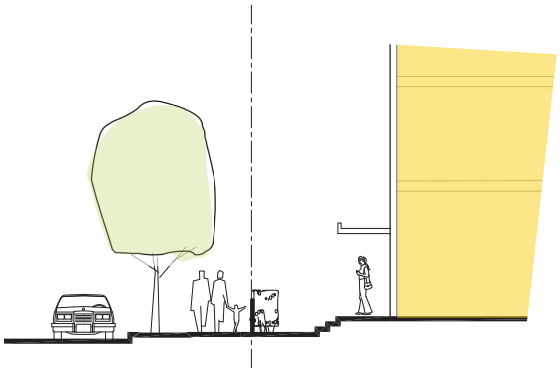
well designed exterior lighting improves the streetscape and enhances the shopfront

5.3 General Residential Building Design Guidelines

Intent: Designers are encouraged to consider pedestrian oriented residential developments that are diverse in colour and form and reflect the mountain village theme

5.3.1 Residential Setback Treatments

- setting back residential buildings from the property lines provides new developments a degree of privacy and a landscaping opportunity, similar to existing residential patterns
- hedges, garden walls, pathways, lighting and addresses or other residential indicators are encouraged to mark the transition from the public to semi-public or private realm



raised front stoops and weather protection are recommended at ground level units

5.3.2 Ground-oriented Units

- street oriented ground level residential units are encouraged in all residential development forms with front doors, gardens, gates, and pathways oriented to the sidewalk where possible, to increase livability and enhance the streetscape
- ground-oriented units accessed from a courtyard should be visible from the street where possible
- strategies to maximize daylighting and livability including generous areas of glazing and high floor to ceiling heights are encouraged
- the interface between public and private properties should be treated with high quality materials and architectural finishes



garden gates, pathways, lighting and addresses enhance residential property edges

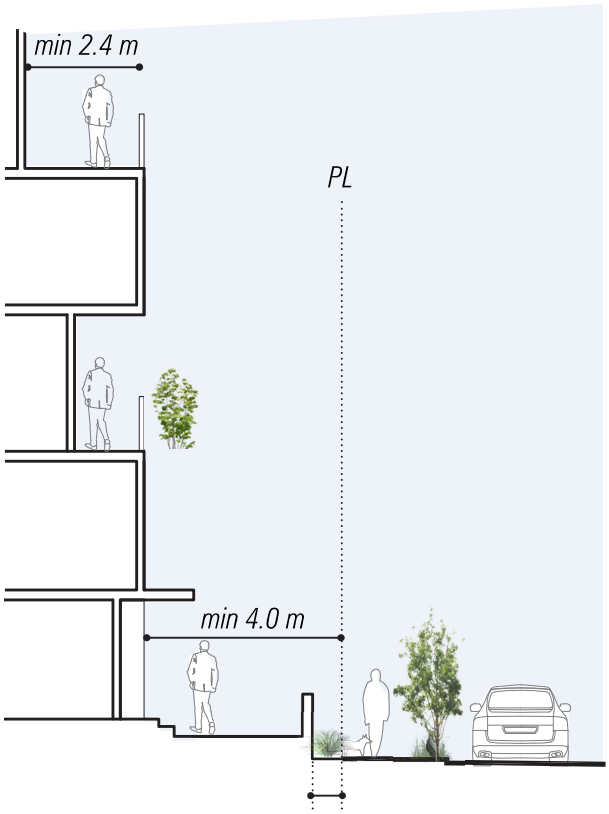
5.4 Medium Density Multi-Family

Intent: Designers are encouraged to consider how new and existing future mid-rise and tall buildings relate to each other and to the backdrop of the North Shore mountains

5.4.1 Setbacks

(replaces OCP Schedule B, Part 5 Guideline: B3.5 Setbacks and B 2.6 Building Setback to the Street)

- residential uses should be setback minimum 4.0 m from the property line
- setting back the garden wall, hedges and gates 0.6 m from the property line is encouraged to provide an opportunity for grade transitions and landscaping
- refer to 4.2.1 Streetwall Height for upper level step backs



recommended residential setbacks

5.4.2 Building Form including Roofs

(replaces OCP Schedule B, Part 5 Guideline: B4.9 Articulation of the Building and B4.10 Sculpting the Top of the Tower)

a. Buildings Up to 5 Storeys

- simple, purposeful roof forms are preferred

b. Buildings Higher than 5 Storeys

- Encourage variety and innovation in building form - encourage distinctive and innovative architecture that differentiates between developments and also differentiates buildings within larger developments.
- stepping back upper levels is encouraged to reduce bulk and shadowing and to enhance livability by incorporating upper terraces and roof gardens
- upper levels, including rooftops incorporating architectural elements such as trellises, arbours or other shading or privacy elements in materials and colours to support the Mountain Village theme are encouraged

5.5 Low Density and Ground-Oriented Multi-Family (up to 3 storeys)

Intent: Designs for townhouses or rowhouses that provide a transition in density between the Town Centre and existing buildings up to 3 storeys single family residential neighbourhoods.

These attached residential forms should support the Mountain Village theme through their form and character including colour, materials and setback treatment.

Roof forms should be simple - either contemporary shed or flat roofs or more traditional steep pitched gable roofs

5.5.1 Height, Massing and Variation

(replaces OCP Schedule B, Part 5 Guideline: C1.1 Height and Massing)

- building height should be maximum three storeys
- portions of buildings adjacent to lower existing houses should transition towards the height of those houses
- massing should reflect the rhythm of individual dwelling units, with an emphasis on vertical proportions.
- stepped building forms, bay windows and recessed areas are encouraged
- variations of massing, dwelling unit types, materials and colour, within a unifying design theme, will contribute to a contemporary Mountain Village theme
- buildings consisting of small groups of dwelling units are encouraged
- long rows of repetitive identical units should be avoided

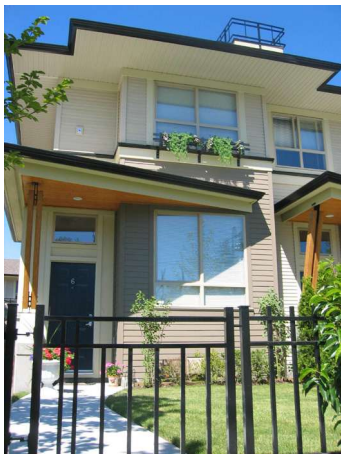
5.5.2 Roof Treatment

(replaces OCP Schedule B, Part 5 Guideline: C1.2 Roof Treatment)

- roofs should relate to and emphasize individual dwelling units
- wide overhangs should be provided
- generous roof canopies over entries are encouraged to provide weather protection and identify unit entries
- use of generously proportioned solid wood fascia, trim and bracket elements contributes to the intended mountain character of buildings
- exploration of green roofs is encouraged







examples of simple roof forms, articulated elevations, landscaped setbacks and individual unit identity

5.5.3 Rear Yard Setbacks

(replaces OCP Schedule B, Part 5 Guideline: C2.8 Rear Yard Setbacks)

- where units back onto walkways, lanes or public open spaces, a minimum 6.0 m setback should be provided for fenced or screened private open space with consideration to vary for L or U-shaped buildings
- some variation is encouraged in setback, and in dwelling unit rear elevation design, to avoid creating a visual wall

5.5.4 Pedestrian Access

(replaces OCP Schedule B, Part 5 Guideline: C2.10 Pedestrian Access)

- street fronting units are preferred, with individual walkways between unit entries and sidewalks
- entries from common courtyards are preferred to entries off parking areas or lanes, unless the lane is developed as a greenway
- unit entries should ideally be visible from well used public property - particularly where entries are off private courtyards
- CPTED best practises should be provided
- Refer to Accessible Design Policy

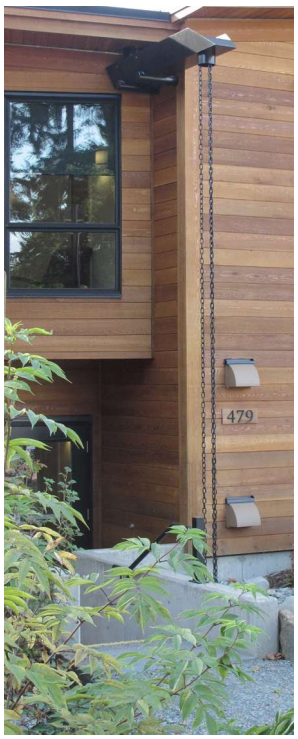
5.5.5 Rainwater Management

- rainwater should be infiltrated optimally into the ground at each development site
- the rainwater management strategy is encouraged to be made visible, and placement and design of gutters, rain water leaders, chains, splash blocks, rain barrels, etc. should be carefully considered
- integrating rainwater management elements into the design should reinforce the identity of individual dwelling units
- simple profiles and geometries of gutters and rain water leaders, and use of durable materials, should contribute to the Mountain Village character
- see also section 4.2 Rain and Stormwater Management

5.5.6 Cladding

(replaces OCP Schedule B, Part 5 Guideline: C3.3 Cladding)

- use of natural materials such as wood siding and shingles, stone, and brick is encouraged and should dominate the building expression, especially facing the street, public open spaces and at ground floor elevations
- stone dash stucco is preferred to smooth trowelled stucco
- textured stucco should be avoided
- manufactured panels, planks and shingles, should be well crafted and durable
- trim should be wood, generally nominal 2" thick, in generous widths to contribute to the Mountain Village character



design elements that manage rainwater are encouraged

6.0 APPENDIX

6.0 Existing Relevant Policies

Schedule B: Development Permit Areas of the Official Community Plan Bylaw 7900 includes a series of Form and Character Design Guidelines that apply to all commercial, industrial and multi-family development in the District, including the Lynn Valley Town Centre. Design elements from these OCP guidelines, though not repeated in this Lynn Valley Town Centre Public Realm and Design Guidelines, still apply. Where identified, the Lynn Valley Town Centre Public Realm and Design Guidelines offers additional design measures to provide clarity or further detail to the OCP design guidelines towards achieving the Mountain Village character and vision for the Lynn Valley Town Centre. In limited cases, where identified, the design measures in the Lynn Valley Town Centre Public Realm and Design Guidelines replace those provided in the OCP Design Guidelines. See below for details.

a. DNV OCP, Schedule B, Part 5: Guidelines for Commercial and Mixed-Use Buildings

Lynn Valley Town Centre Public Realm and Design Guidelines offer revisions to the following sections:

A 1.8: ***Enclosure*** - revised and expanded
A 1.10 ***Breaks in the Streetwall*** - revised and expanded
A 1.11 ***Storefronts*** - revised and expanded
A 2.10 ***Rainwater Management*** - added
A 2.11 ***View Corridors*** - added
A 3.1 ***Variation in Building Design*** - revised and expanded
A 3.3 ***Setbacks*** - revised and expanded
A 3.7 ***Building Materials and Transitions*** - incorporated into General Building Design Guidelines
A 3.8 ***Colours and Finishes*** - incorporated into General Building Design Guidelines
A 3.11 ***Balconies*** - revised
A 3.16 ***Signage and Lighting*** - revised and expanded

b. DNV OCP, Schedule B, Part 5: Guidelines for Multi-Family Housing

Lynn Valley Town Centre Public Realm and Design Guidelines offer revisions to the following sections:

General Residential Building Design Guidelines
B 2.6 ***Building Setbacks to the Street*** - revised and expanded
B 3.1 ***Variation in Building Design*** - revised and expanded
B 3.5 ***Setbacks***
B 3.8 ***Building Materials and Transitions*** - revised and expanded
B 3.15 ***Balconies*** - replaced
B 4.2 ***Maximum Building Frontage*** - replaced
B 4.5 ***Maximum Building Footprint*** - replaced
B 4.9 ***Articulation of the Building*** - revised and expanded
B 4.10 ***Sculpting the Top of the Tower*** - revised and expanded
B 4.11 ***Balconies*** - deleted

c. DNV OCP, Schedule B, Part 5: Guidelines for Ground-Oriented Housing

Lynn Valley Town Centre Public Realm and Design Guidelines offer revisions to the following sections:

C 1.1 ***Height and Massing*** - revised and expanded
C 1.2 ***Roof Treatment*** - revised and expanded
C 2.8 ***Rear Yard Setbacks*** - revised and expanded
C 2.9 ***Side Yard Setbacks*** - revised and expanded
C 2.10 ***Pedestrian Access*** - revised and expanded
C 3.2 ***Variations in Design*** - revised and expanded
C 3.3 ***Cladding*** - revised and expanded
C 3.4 ***Varied Roof lines*** - revised and expanded

6.1 Supplementary Paving Specifications

See also Development Servicing Bylaw 7388: Water, sanitarysewer and stormwater standards and the MMCD Supplementary Specifications and Standard Drawings

01. Specification

- Specified minimum 28 day compressive strength: 32 mpa
- Air entrainment: 6 to 9%
- Slump: +/- 80mm
- Maximum aggregate size: 19mm
- Minimum cement content: 335 kg/cubic meter

- Chilliwack Stone is to be used. The supplier and reference number should be included on the drawing notes. The concrete sub-contractor would need to make provisions to modify the mix to incorporate this aggregate.

- Exposed aggregate finishing takes place after the initial set and is achieved using a gentle wash with water and brush until the desired aggregate exposure is achieved. The slab must then be allowed to cure for at least 7 days. It should then be dried, cleaned and a concrete sealer should be placed on the surface to finish the installation.

- The Developer and Contractor must control siltation during this entire operation, but especially during the washing. The fine cement slurry must be prevented from entering the drainage system, by use of silt dams, CB filter cloth bags or barriers or other approved methods. This is very important and the Owner will be held responsible for any system contamination or other Environmental impact that occurs as a result of his operation.

- Approval for the final specification is required from the General Manager of Engineering of the District of North Vancouver.

02. Locations

- The sidewalk must comprise a minimum 1.5m-wide standard broom finish concrete sidewalk and exposed aggregate banding, in accordance with paving specifications as set out in Figure 1 and in the locations as set out in (b), as per the sidewalk detail shown in Figure 2.

- In conjunction with the sidewalks, exposed aggregate banding must be provided as follows:
  - one 0.3m-wide exposed aggregate band directly adjacent to and parallel to the sidewalk at the front of the sidewalk (curb side);
  - one 0.2m-wide exposed aggregate band directly adjacent to and parallel to the sidewalk at the rear of the sidewalk (property side); and
  - several 0.3m-wide exposed aggregate cross bands perpendicular to the bands set out above, in a pattern using a 1.2m module, with the pattern to be made up of multiples of the basic module ranging from 1.2m to 4.88m in random combinations.

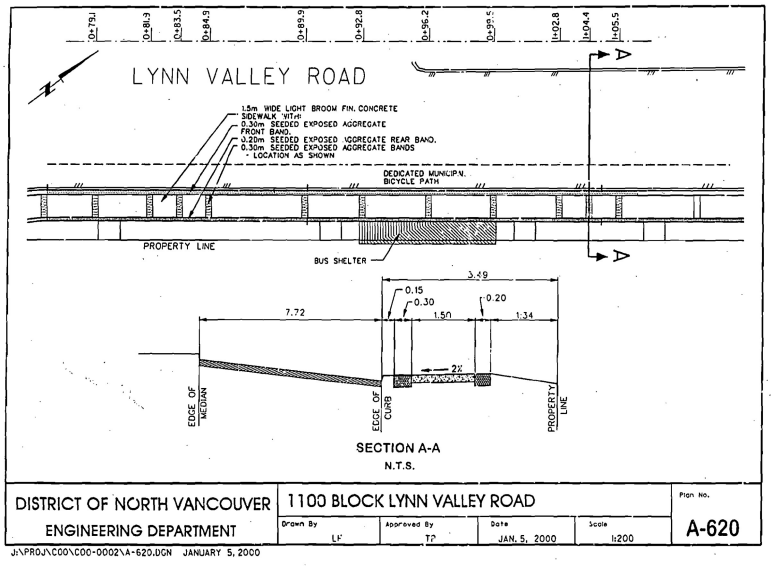


Figure 1: sidewalk construction detail

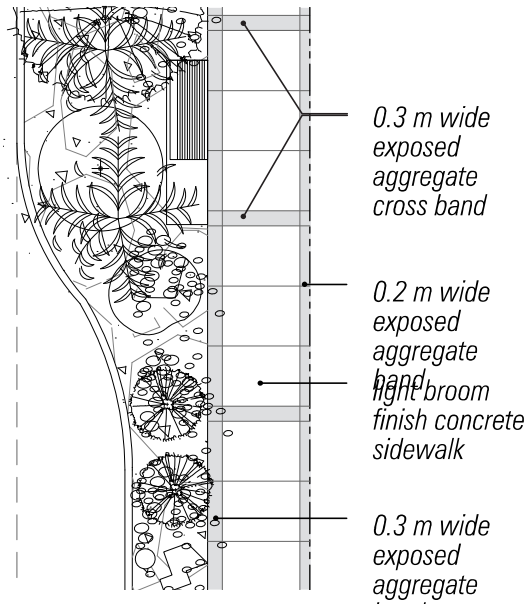


Figure 2: illustration of sample of aggregate banding

6.2 Town Centre Core Lighting Standards

(not including Town Centre Core Streets as per Section 6.2)

Specifications on the pedestrian luminaires, decorative poles, banner arms and decorative signage arms are listed below.

Pedestrian Luminaire:

Lumec Domus 30 series consisting of the following:

- 70 watt HPS ballast assembly, 120 volt, medium base socket.
- SE3D type 3 recessed optical system with house side cutoff shield, type 5 distribution pattern is available if required.
- Luminous ring option to be installed on Domus 30.
- Drop clear polycarbonate lens to be mounted to frame, which houses the tempered glass lens.
- 1F1A shephard hook mounting arm. This arm can be installed on both pedestrian decorative poles and decorative roadway poles.
- Luminaire and mounting arm will be finished in Frances Andrews #RAL 1011: Butterscotch powder coat paint finish.

Decorative Poles:

Pedestrian:

Manufactured by Westcoast Engineering.

Decorative poles consist of the following:

- 4400mm tapered octagonal pole to meet District of North Vancouver standards.
- Pole will be drilled and tapered to accept Lumec's 1F1A mounting arm. Pole and mounting arm to be finished in a GN8TX dark green powder coat.
- Two piece cast aluminum decorative base with a transition ring which will wrap around the tapered octagonal pole. The decorative cast base shall include a dogwood flower mounted with the middle of the casting, the name Lynn Valley on the upper part of the casting, and D.N.V. on the lower part of the casting. The decorative casting will be finished in a combination dark green and butterscotch powder coat finish.
- Electrical outlets are to be installed on each pole.

Roadway:

Westcoast Engineering decorative streetlight poles consisting of the following:

- 7900mm tapered octagonal pole to meet the District of North Vancouver standards, finished in a GN8TX dark green powder coat finish.
- The standard octagonal pole, both new and existing, will be adapted to accept a pedestrian luminaire and two-piece cast aluminum base. Banner brackets and pipes shall be Globe Foundries Ltd. No. BB100 or approved alternate.
- Two piece decorative base design shall be the same style as described in the decorative pedestrian pole section.
- Electrical outlets are to be installed on each pole.

Decorative Signage:

Westcoast Engineering Decorative sign arm consisting of the following:

- 25mm diameter round steel pipe approximately 905mm long.
- The end of the 25mm pipe to be finished with a 50mm diameter cast aluminum ball.
- Upper half circle casting illustrating a dogwood flower will be mounted to the top of the 25mm round arm.
- The lower street sign will be supplied by others.

The decorative signage arm will be attached to the pole with a coupler. The coupler will be welded to the pole, the 25mm arm will slide inside the coupler and three tamper proof screws will hold the arm in place.

6.3 Town Centre Core Lighting Specifications

Beta Pendant

selux



Project: _____

Type: _____ **Qty:** _____

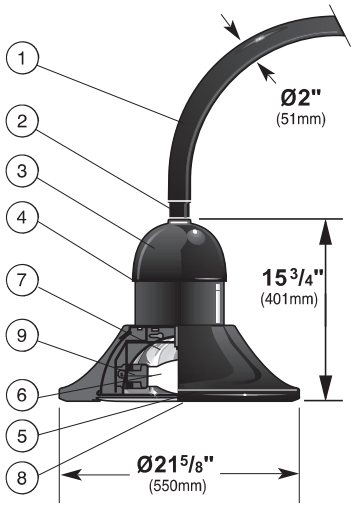
Series	Optics	Reflector	Mounting	Lamping	Finish	Voltage	Options

Pole Series	Height	Finish	Pole Options

Series	Optics	Reflector	Mounting	Lamping		Finish	Voltage	Options
BPC Beta Pendant	**L** Flat Glass Lens **S** Sagged Glass Lens	**R2** Type II Aluminum Reflector **R3** Type III Aluminum Reflector **R5** Type V Aluminum Reflector	**1** Single **2C** Double Cluster **3C** Triple Cluster **4C** Quadruple Cluster **W** Wall Mount **P** Pendant	**Metal Halide** **H050**[1] 50w **H070** 70w **H100** 100w **H150** 150w	**HPS** **S050**[1] 50w **S070** 70w **S100** 100w **S150**[2] 150w	**WH** White **BK** Black **BZ** Bronze **SV** Silver **SP** Specify Premium Color	**120** **208** **240** **277** **347**	**HS** House Side Shield **QR** Quartz Restrike (40w Max) **FS**[1] Single Fusing **PCT** Photocell Tenon

[1] Not available for 347v [2] Only for 55v lamp

BPC - L



BPC-S



1. Mounting Arm - Ø2" (51mm) curved arm attaches to pole by means of a transition fitter supplied with fixture.

2. Fixture Connection - The fixture cap is securely fastened to curved arm using a steel connector.

3. Fixture Cap - Decorative fixture cap; removable to provide easy access to ballast.

4. Gasketing - Continuous molded gaskets provide weather-proofing, dust, and insect control.

5. Fixture Hood - Decorative aluminum shade.

6. Lamp - One clear, ED17 metal halide or high pressure sodium up to 150w. Horizontal lamp for R2 and R3 reflectors; base-up vertical lamp for R5 reflector. Lamp provided by others.

7. Reflector - Precision formed aluminum reflector available with a Type II, III, or V distribution.

8. Shielding - Specify tempered flat glass lens (L), or tempered sagged glass lens (S). Lenses are secured using a captive ring and are easily removable for access to lamp (no special tools required). Version with tempered Glass Lens (BPC-L) is IDA-Approved™ dark sky friendly.

9. Socket - 4KV Pulse rated porcelain medium base socket pre-wired to ballast at factory.

10. Ballast - (Not shown) A high efficiency, pulse start, core and coil ballast regulates voltage for H.I.D. lamp. Consult factory for detailed ballast information.

Polyester Powder Coating. All Selux luminaires and poles are finished in our Tiger Drylac certified facility and undergo a five stage intensive pretreatment process where product is thoroughly cleaned, phosphated and sealed. Selux powder coated products provide excellent salt and humidity resistance as well as ultra violet resistance for color retention. All products are tested in accordance with test specifications for coatings from ASTM and PCI.

Standard exterior colors are White (WH), Black (BK), Bronze (BZ) and Silver (SV). Selux premium colors (SP) are available, please specify from your Selux color selection guide. Hot Dip Galvanized finish (GV) on all steel parts also available.

Preferred Street Lighting Manufacturer: Selux Model: Beta

6.4 Town Centre Core Lighting Specifications: For Pedestrian pathways

Beta Lantern

selux



Project: _____

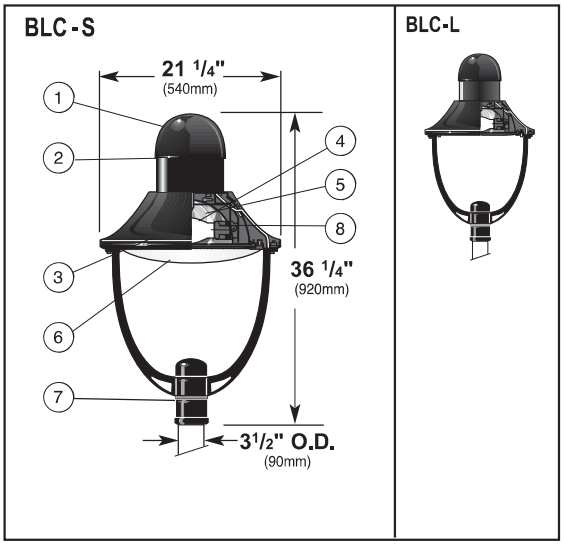
Type: _____ **Qty:** _____

Series	Optics	Reflector	Mounting	Lamping	Finish	Voltage	Options

Pole Series	Height	Finish	Pole Options

Series	Optics	Reflector	Mounting	Lamping		Finish	Voltage	Options
BLC Beta Lantern	**L** Flat Glass Lens **S** Sagged Glass Lens	**R2** Type II Aluminum Reflector **R3** Type III Aluminum Reflector **R5** Type V Aluminum Reflector	**1** Single **2** Double **W** Wall Mount	**Metal Halide** **H050**[1] 50w **H070** 70w **H100** 100w **H150** 150w	**HPS** **S050**[1] 50w **S070** 70w **S100** 100w **S150**[2] 150w	**WH** White **BK** Black **BZ** Bronze **SV** Silver **SP** Specify Premium Color	**120** **208** **240** **277** **347**	**HS** House Side Shield **QR** Quartz Restrike (40w Max) **FS**[1] Single Fusing **PCT** Photocell Tenon

[1]Not available for 347V [2]Only for 55v lamp



1. Fixture Cap - Decorative aluminum fixture cap removable for ballast access.

2. Gasketing - Continuous molded gaskets provide weather-proofing, dust, and insect control.

3. Fixture Hood - Decorative aluminum shade with hinged door for lamp access (no special tools required).

4. Lamp - One clear, ED-17 metal halide or high pressure sodium up to 150w. Horizontal lamp for R2 and R3 reflectors; base-up vertical lamp for R5 reflector. Lamp provided by others.

5. Reflector - Precision formed aluminum reflector available with a Type II, III, or V distribution.

6. Shielding - Specify tempered flat glass lens (L), or tempered sagged glass lens (S). Lenses are secured using a captive ring and are easily removable for access to lamp (no special tools required). Version with tempered Glass Lens (BLC-L) is IDA-Approved™ dark sky friendly.

7. Pole Fitter - Cast aluminum fitter secures to pole with 3 stainless steel Allen head set screws. For 3 1/2" (90mm) pole tenon.

8. Socket - 4KV Pulse rated porcelain medium base socket pre-wired to ballast at factory.

9. Ballast - (Not shown) A high efficiency, pulse start, core and coil ballast regulates voltage for H.I.D. lamp. Consult factory for detailed ballast information.

Selux utilizes a high quality Polyester Powder Coating. All Selux luminaires and poles are finished in our Tiger Drylac certified facility and undergo a five stage intensive pretreatment process where product is thoroughly cleaned, phosphated and sealed. Selux powder coated products provide excellent salt and humidity resistance as well as ultra violet resistance for color retention. All products are tested in accordance with test specifications for coatings from ASTM and PCI.

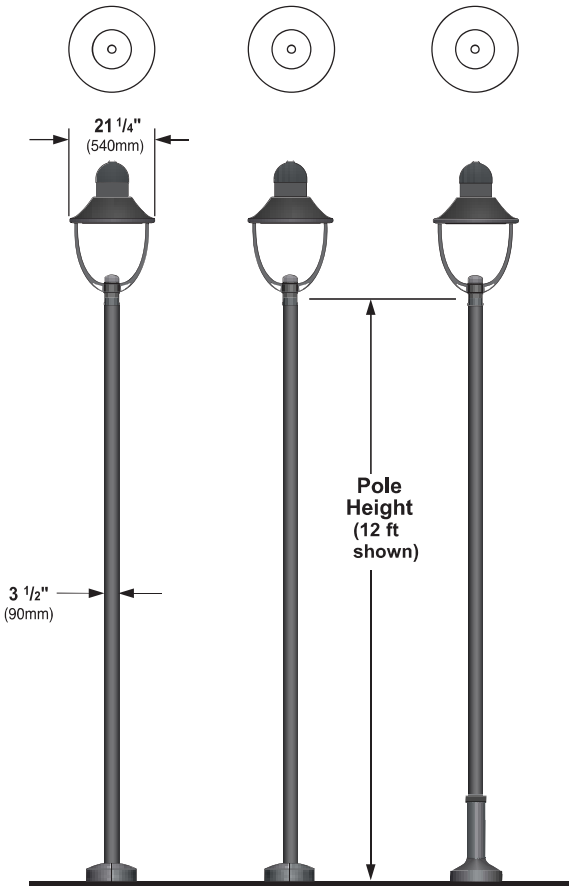
Standard exterior colors are White (WH), Black (BK), Bronze (BZ), and Silver (SV). Selux premium colors (SP) are available, please specify from your Selux color selection guide. Hot Dip Galvanized finish (GV) on all steel parts also available.

Preferred Pedestrian Level Street Lighting Manufacturer: Selux Model: Beta or equivilant

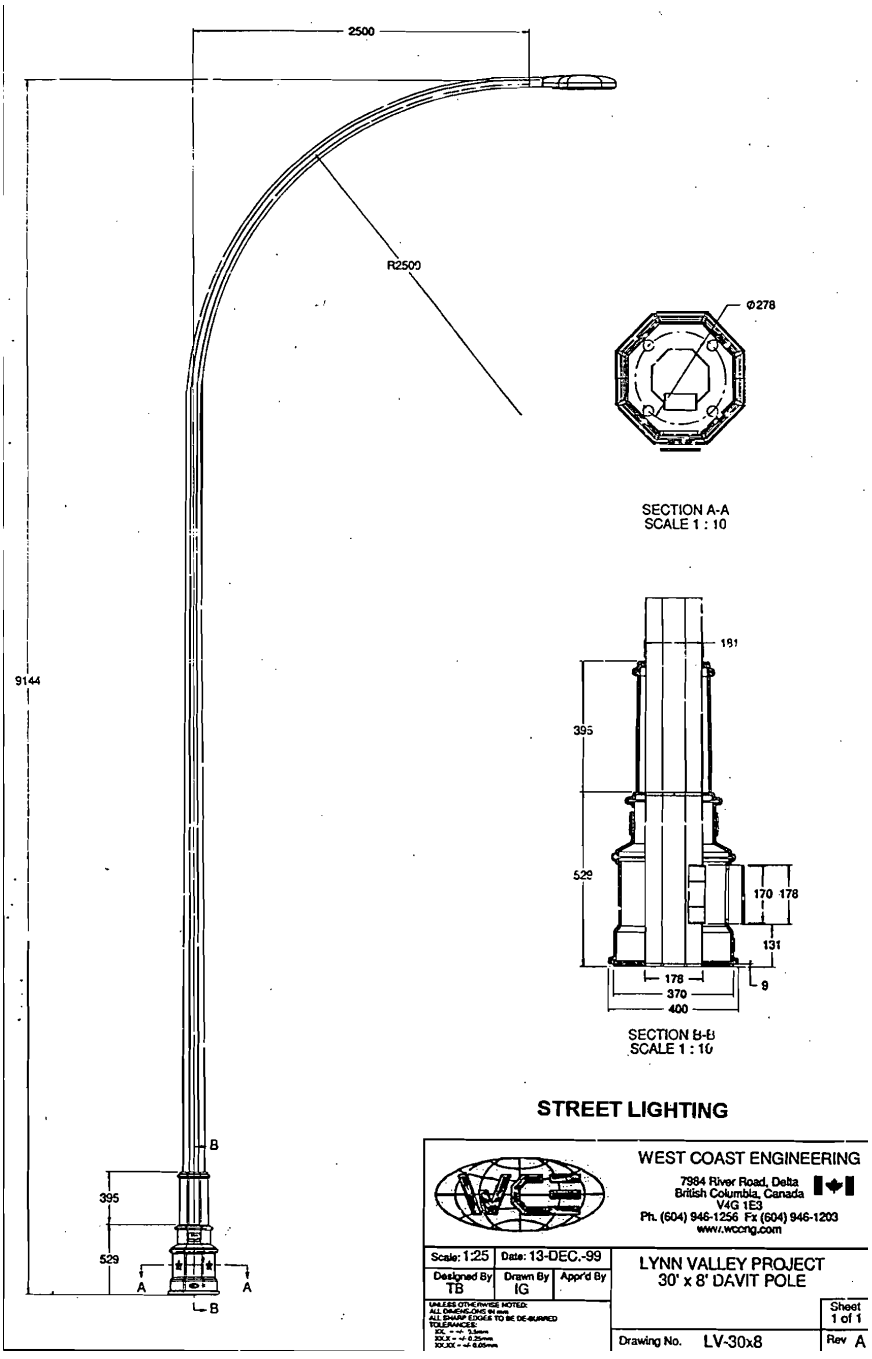
Beta Lantern

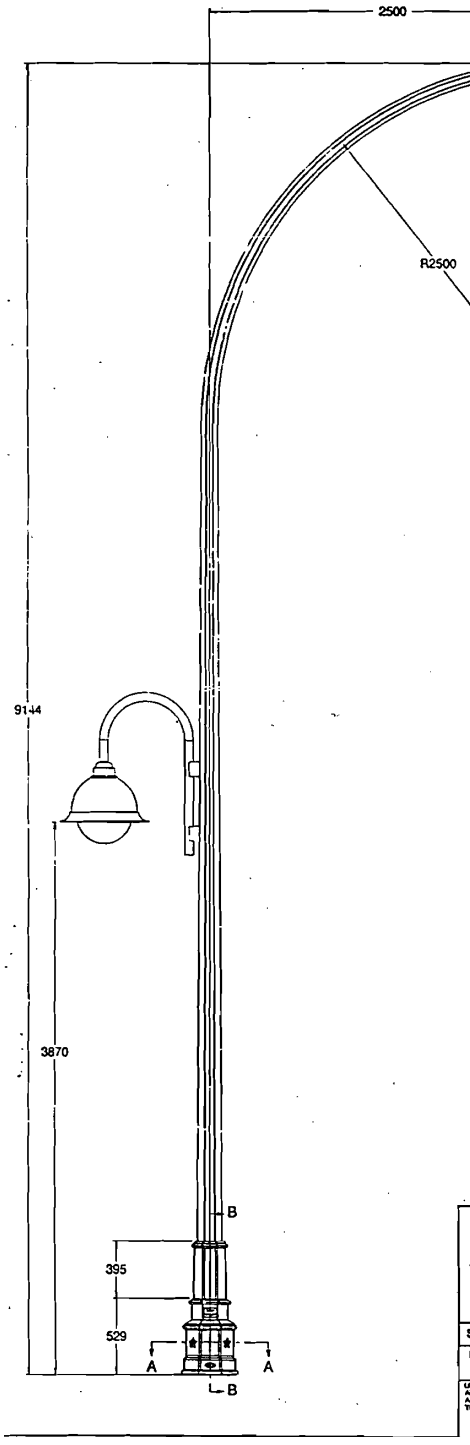
Single

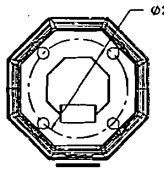
Die-cast aluminum fitter base secured to pole with three, stainless steel, Allen head set screws.



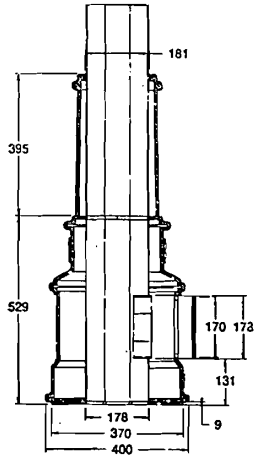
6.5 Town Centre Lighting Specifications







SECTION A-A
SCALE 1 : 10



SECTION B-B
SCALE 1 : 10

STREET LIGHTING WITH PEDESTRIAN LUMINAIRE



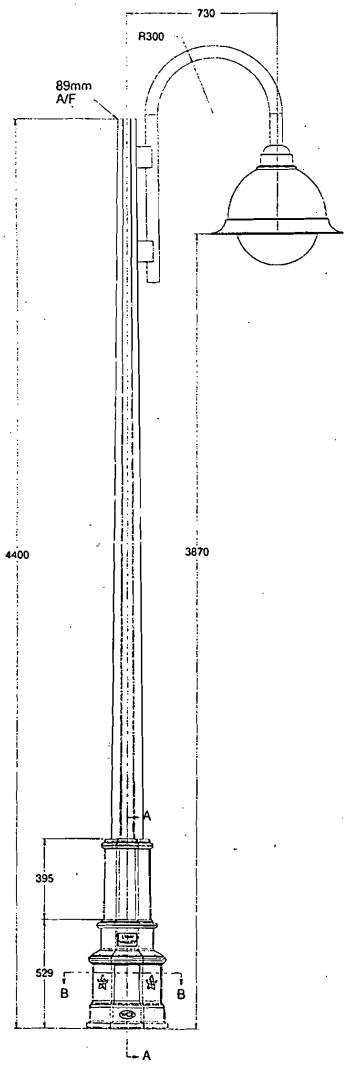
WEST COAST ENGINEERING
7984 River Road, Delta
British Columbia, Canada
V4G 1E3
Ph. (604) 946-1256 Fx (604) 946-1203
www.wceng.com

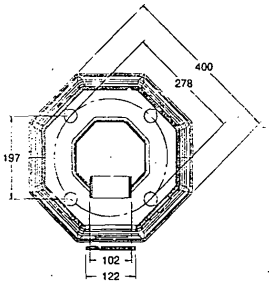
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Designed By: TR	Drawn By: IG	Appr'd By:

LYNN VALLEY PROJECT
30' x 8' DAVIT POLE

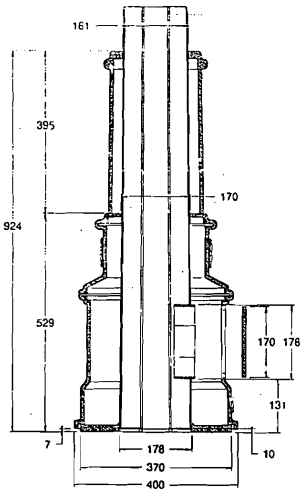
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Sheet 1 of 1

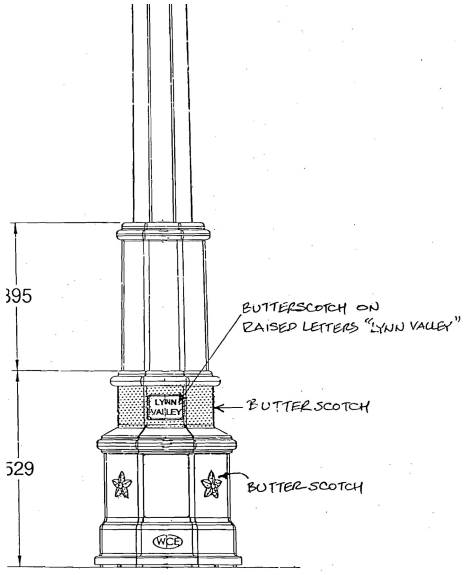




SECTION B-B
SCALE 1 : 7.5



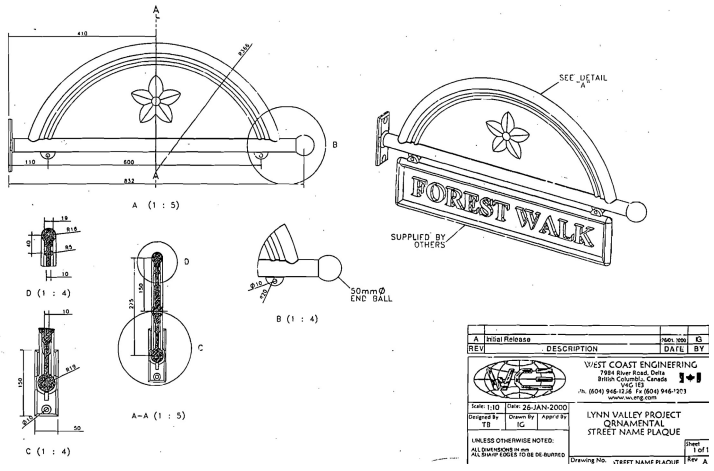
SECTION A-A
SCALE 1 : 7.5



DECORATIVE BASE ALL AREAS NOT SPECIFIED AS BUTTERSCOTCH SHALL BE PAINTED LUMEC#GN8 : DARK GREEN

PEDESTRIAN LIGHTING

WEST COAST ENGINEERING
7984 River Road, Delta
British Columbia, Canada
V4G 1E3
Ph. (604) 946-1256 Fx (604) 946-1203



REV	DESCRIPTION	DATE	BY
A	Initial Release	Feb. 10th	IG

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Scale: 1:10	Date: 26-JAN-2000	
Designed By: TB	Drawn By: IG	Appvd By:

LYNN VALLEY PROJECT
ORNAMENTAL
STREET NAME PLAQUE

UNLESS OTHERWISE NOTED:
ALL DIMENSIONS IN mm
ALL SHARP EDGES TO BE DE-BURRED

Drawing No. STREET NAME PLAQUE | Sheet 1 of 1 | Rev A

Ramsay Worden Architects
PFS Studio
District of North Vancouver



Building 3 Entry from northwest along Baird Road

Lynn Valley Mall - Multi-Residential Development

POLYGON

NSDA ARCHITECTS

connect LANDSCAPE ARCHITECTURE

3050-3174 Baird Road,1246-1268 Lynn Valley Road
District of North Vancouver BC
Rezoning Application
March 2, 2026

PROJECT OVERVIEW

The Lynn Valley Mall Multi-Residential Development provides 397 homes across four six-storey buildings of diverse types including 333 strata condominiums and 64 rental residences including 32 dedicated three-bedroom rental replacement units to maintain the existing Draycott Gardens stock. Homes range from studio to three bedrooms, addressing a wide spectrum of housing needs including renters, first-time buyers, and growing families. At-grade commercial space is integrated within the program providing an active Lynn Vally Road streetscape and supporting an economically thriving community.

01 Project Phasing

A two-phase strategy ensures efficient delivery and tenant stability. Phase 1 provides 63 residential strata units while prioritizing rental opportunities, tenant relocation and commercial development, emphasizing inclusive multi-use community-building. Phase 2 focuses on providing 270 additional strata residential homes, amenities and semi-public green space to the Town Center.

02 Commercial Space

The project provides 2,331 m^2 of commercial floor area, including 1,071 m^2 of active, street-frontage and 1,260 m^2 of upper-storey commercial space. These components support job creation, reinforce the Town Centre commercial node, and contribute to the economic health of the District through trade and sustained local employment opportunities.

03 Public Realm and Open Space

The proposal enhances the public experience with an ample public realm interface, layered landscaping, and a generously sized semi-public courtyard at the site's core. These improvements transform underused surface parking space into active, green amenities, and accessible semi-public spaces that promote outdoor living and community interaction.

04 Site Access

Vehicle access is efficiently handled through the existing laneway off Baird Road, reducing pressure on arterial routes. A Town Centre Pedestrian Path running N-S through the sites significantly improves site permeability, offering convenient connections to surrounding streets and adjacent amenities.

05 Architectural Character

Inspired by contemporary interpretations of a mountain village, the design balances a modern aesthetic with West Coast materials. Articulated, rhythmic massing, generous balconies, and a mix of wood-textured finishes, durable metal accents, and stone detailing promote visual variety and contribute to a distinct and welcoming streetscape.

06 Policy Alignment

The application directly supports the District's evolving Official Community Plan by focusing new density within the Lynn Valley Town Centre. The 2.5 FSR aligns with t OCP targets and supports climate-forward objectives through proximity to transit, bicycle lanes, and mixed-use functionality.

07 Zoning Compatibility

The rezoning to CD reflects the intent of existing zoning designations (C2 and RM3) and emerging OCP land use categories (RES5, RES6, CRMU2). The proposal fits harmoniously within the built form and intended land use patterns of the Lynn Valley Town Centre.

08 Built Form, Setbacks, and Neighbourhood Integration

Each building is six storeys—consistent with adjacent Town Centre developments—and oriented to maintain a high-quality public interface. A 4.5 m typical building setback at the property line and 7.0 m road dedication on Lynn Valley Road create a broad, planted edge that integrates active frontages and improves walkability, mitigated by landscaping and buffers.

3D RENDERING



Building 4 Entry on Baird Road

CONTEXT PLAN (N.T.S.)



DRAWING LIST

ARCHITECTURAL

A-001.1	Cover Sheet
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A-001.3	Contex Plan
A-001.4	Project Statistics
A-001.5	Project Statistics
A-001.6	Fire Department Access Plan
A-002.1	Survey
A-002.2	Survey
A-002.3	Survey
A-002.4	Survey
A-002.5	Survey
A-002.6	Survey
A-002.7	Survey
A-004	Design Rationale
A-005	Project Context
A-006	Project Context
A-007	Existing Site
A-008	Rendered Views
A-009	Rendered Views
A-010	Materials
A-100	Site Plan
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FSR-104	02 Level Floor Areas
FSR-105	03-06 Levels Floor Areas
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A-302	North and West Elevations
A-303	Section A and B
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A-305.1	Building 1-West Elevation
A-305.2	Building 1-South Elevation
A-305.3	Building 1-East Elevation
A-305.4	Building 1-North Elevation
A-306.1	Building 2-West Elevation
A-306.2	Building 2-South Elevation
A-306.3	Building 2-East Elevation
A-306.4	Building 2-North Elevation
A-307.1	Building 3-West Elevation
A-307.2	Building 3-South Elevation
A-307.3	Building 3-East Elevation
A-307.4	Building 3-North Elevation
A-308.1	Building 4-West Elevation
A-308.2	Building 4-South Elevation
A-308.3	Building 4-East Elevation
A-308.4	Building 4-North Elevation

LANDSCAPE

0	Cover Sheet
1	Vision
2	Context
3	Inventory
4	Concept Development
5	Concept Development
6	Concept Development
7	Concept Plan
8	Analysis
9	Social Hub
10	Social Hub Section
11	Commercial Frontage
12	Commercial Frontage section
13	Kids Play & Sports
14	Courtyard & Lounge
15	Play + Lounge Sections
16	Woodland Corridor
17	Greenway Frontage
18	Corridor + Greenway Frontage Sections
19	Tree Management Plan
20	Planting Palette
21	Planting Plan
22	Lighting Plan
23	Softscape Details
24	Softscape Details
25	Hardscape Details
26	Paver Details
27	Furnishing Details
28	Furnishing Details

CIVIL

AE90-C-090	Key Plan
AE90-C-801	Stormwater Mgmt. Plan

PROJECT TEAM

OWNER/APPLICANT
Polygon Development 389 Ltd.
Polygon Development 390 Ltd.
Polygon Development 396 Ltd.
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604 682-7146

SURVEY
Butler Sundvick
A605 - 20020 84 Ave.
Langley, BC V2Y 5H8
Tel. 604-513-9611

DEVELOPMENT INFO

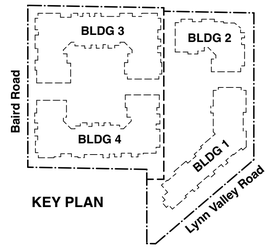
Legal Address:

Lot 3 Block 3 District Lot 2023 Plan 14333 (007-865-473);
Lot 2 Block 3 District Lot 2023 Plan 13905 (007-993-994);
Lot B Block 3 District Lot 2023 Plan 14474 (007-800-614); and
The parcel south of Lot B

Rezoning from C2 and RM3 to CD

NOTE: Balcony areas are not included in net and gross area calculations.

SETBACKS & EASEMENTS				
Phase	**Setback**	**Required (m)**	**Provided (m)**	**Notes (m)**
1	Bldg. 1 West	7.50	7.84	
	Lynn Valley Road	1.50	1.50	7.0 Dedication
	East PL Bldg. 1	4.50	4.50	
	East PL Bldg. 2	4.50	4.50	
	North PL Bldg. 2	4.00	4.00	1.50 Dedication
	West PL Bldg. 2	10.50	7.50	
2	West PL Bldgs. 3 & 4	4.50	4.50	0.25 Dedication
	South PL Bldg. 4	4.50	6.40	
	East PL Bldg. 4	2.30	2.30	
	East PL Bldg. 3	4.50	4.50	
	North PL Bldg. 3	4.50	4.50	
Max. Building Height				
Bldg. 1	6 Stories	22.00	21.30	
Bldg. 2	6 Stories	20.50	19.30	
Bldg. 3	6 Stories	20.50	20.00	
Bldg. 4	6 Stories	20.50	19.50	



KEY PLAN

DEVELOPMENT STATISTICS

AREA CALCULATIONS	(sq.ft.)	(sq.m.)
Site Area	155356.52	14433.09
Building 1	**88350.54**	8208.03
Commercial	25078.80	2329.90
Residential	63271.74	5878.13
Building 2	**58538.02**	5438.36
Building 3	**126798.46**	11779.96
Building 4	**114704.28**	10656.37
Net Total	**388391.30**	36082.72
Proposed FSR	**2.50**	

UNIT DISTRIBUTION

OVERALL UNIT DISTRIBUTION			
Market	**Unit**		
	Bedrooms	**Provision**	**Mix**
RENTAL	1	-	31%
	2	-	19%
	3		50%
CONDO	Studio	-	2%
	1	Den	30%
	1		5%
	2	-	56%
	3		8%

FLOOR AREAS BY USE		PHASE 1						PHASE 2					
		PARKADE		BUILDING 1		BUILDING 2		PARKADE		BUILDING 3		BUILDING 4	
	Stories	(sq.ft.)	(sq.m.)	(sq.ft.)	(sq.m.)	(sq.ft.)	(sq.m.)	(sq.ft.)	(sq.m.)	(sq.ft.)	(sq.m.)	(sq.ft.)	(sq.m.)
Parkade													
Below Grade Area - P2	1	133734.00	12424.29										
Below Grade Area - P1	1	133734.00	12424.29										
Gross Total:													
Net Total:													
Level 01													
Commercial	1			11528.60	1071.04	0.00	0.00			0.00	0.00	0.00	0.00
Residential Strata Lot				0.00	0.00	7439.58	691.16			18163.72	1687.46	15614.00	1450.59
Residential Strata Amenity(excluded)				0.00	0.00	**606.00**	56.30			0.00	0.00	**1245.00**	115.66
Circulation/Services - Residential Strata				0.00	0.00	1878.46	174.51			3314.10	307.89	2614.76	242.92
Rental Replacement Residential				0.00	0.00	0.00	0.00			0.00	0.00	0.00	0.00
Circulation/Services - Rental				1098.20	102.03	0.00	0.00			0.00	0.00	0.00	0.00
Gross Total:				**12626.80**	1173.07	**9924.04**	921.97			**21477.82**	1995.35	**19473.76**	1809.17
Net Total (Gross - FSR exclusion)				**12626.80**	1173.07	**9318.04**	865.67			**21477.82**	1995.35	**18228.76**	1693.51
Level 02													
Commercial	1			13550.20	1258.85	0.00	0.00			0.00	0.00	0.00	0.00
Residential Strata Lot				0.00	0.00	8194.57	761.30			18493.30	1718.08	16859.15	1566.27
Residential Strata Amenity(excluded)				**1060.00**	98.48	0.00	0.00			0.00	0.00	0.00	0.00
Circulation/Services - Residential Strata					0.00	1009.77	93.81			2121.00	197.05	2022.95	187.94
Rental Replacement Residential				0.00	0.00	0.00	0.00			0.00	0.00	0.00	0.00
Circulation/Services - Rental				443.20	41.17	0.00	0.00			0.00	0.00	0.00	0.00
Gross Total:				**15053.40**	1398.51	**9204.34**	855.11			**20614.30**	1915.13	**18882.10**	1754.20
Net Total (Gross - FSR exclusion)				**13993.40**	1300.03	**9204.34**	855.11			**20614.30**	1915.13	**18882.10**	1754.20
Level 03-04													
Residential Strata Lot				0.00	0.00	8994.14	835.58			19358.60	1798.47	17556.34	1631.04
Circulation/Services - Residential	2			1873.85	174.09	1009.77	93.81			2121.00	197.05	2022.95	187.94
Rental Replacement Residential				13558.74	1259.65	0.00	0.00			0.00	0.00	0.00	0.00
Gross Total / Floor:				**15432.59**	1433.73	**10003.91**	929.39			**21479.60**	1995.52	**19579.29**	1818.97
Net Total (Gross - FSR exclusion) / Floor				**15432.59**	1433.73	**10003.91**	929.39			**21479.60**	1995.52	**19579.29**	1818.97
Gross Total L03-L04				30,865.17	2,867.47	20,007.82	1,858.79			42,959.20	3,991.04	39,158.58	3,637.95
Net Total L03-L04				30,865.17	2,867.47	20,007.82	1,858.79			42,959.20	3,991.04	39,158.58	3,637.95
Level 05-06													
Residential Strata Lot				0.00	0.00	8994.14	835.58			18752.57	1742.17	17194.47	1597.42
Circulation/Services - Residential	2			1873.85	174.09	1009.77	93.81			2121.00	197.05	2022.95	187.94
Rental Replacement Residential				13558.74	1259.65	0.00	0.00			0.00	0.00	0.00	0.00
Gross Total / Floor:				**15432.59**	1433.73	**10003.91**	929.39			**20873.57**	1939.22	**19217.42**	1785.36
Net Total (Gross - FSR exclusion) / Floor				**15432.59**	1433.73	**10003.91**	929.39			**20873.57**	1939.22	**19217.42**	1785.36
Gross Total L05-L06				30,865.17	2,867.47	20,007.82	1,858.79			41,747.14	3,878.43	38,434.84	3,570.71
Net Total L05-L06				30,865.17	2,867.47	20,007.82	1,858.79			41,747.14	3,878.43	38,434.84	3,570.71
Gross Total:				**89410.54**	8306.51	**59144.02**	5494.66			**126798.46**	11779.96	**115949.28**	10772.04
Net Total (Gross - FSR exclusion)				88350.54	8208.03	58538.02	5438.36			126798.46	11779.96	114704.28	10656.37
Gross Total All Buildings:						**391302.30**	**36353.16**						
Exclusion Total:						**2911.00**	**270.44**						

RESIDENTIAL UNIT DISTRIBUTION BY BUILDING PER PHASE																
	Unit				**Level 01**	**Level 02**	**Levels 03-04**	**Levels 05-06**	**Total**				**Avg. Size**	
	Type	**Bedrooms**	**Provision**	**Type**	**1 Storey**	**1 Storey**	**2 Storey**	**2 Storey**	**Units**	**by Bedroom**	**Mix**		(sq.ft.)	(sq.m.)
PHASE 1	**BUILDING 1 - Market Rental**													
		1	-	B	0	0	5	5	20	20	31%			
		2	1 Bath	C	0	0	1	1	4	4	12%			
		2	2 Bath	C	0	0	2	2	8	8	12%			
	BUILDING 1 - Rental Replacement													
		3	2 Bath	D	0	0	8	8	32	32	50%			
			Units/Floor:		0	0	16	16	**64**					
	BUILDING 2 - Residential Strata													
		1	-	B	1	0	0	0	1	1	2%			
		1	Den	B	1	2	2	2	11	11	17%			
		2	2 Bath	C	7	8	9	9	51	51	81%			
			Units/Floor:		9	10	11	11	**63**	**127**				
			Total Phase 1 Units:						**127**					
PHASE 2	**BUILDING 3 - Residential Strata**													
			Studio	A	1	1	1	1	6	6	4%			
		1		B	3	1	1	1	8	8	6%			
		1	Den	B	7	7	7	9	46	46	32%			
		2	2 Bath	C	9	11	12	12	68	68	48%			
		3	2 Bath	D	3	3	3	1	14	14	10%			
			Units/Floor:		23	23	24	24	**142**					
	BUILDING 4 - Residential Strata													
		1		B	2	1	1	2	9	9	7%			
		1	Den	B	5	6	7	8	41	41	32%			
		2	2 Bath	C	10	12	12	10	66	66	52%			
		3	2 Bath	D	2	2	2	2	12	12	9%			
			Units/Floor:		19	21	22	22	**128**					
			Total Phase 2 Units:						**270**					
TOTAL			**Market Rental Units:**						**32**					
			Rental Replacement Units:						**32**					
			Residential Strata Units:						**333**					
			All Units:						**397**					

POLYGON

Date	Issue / Revisions
2025-06-23	Issued for ADP
2025-08-27	Issued for ADP
2026-01-26	Issued for Rezoning
2026-03-02	Reissued for Rezoning

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Project
Lynn Valley / Draycott Gardens
1246-1268 Lynn Valley Rd
District North Vancouver

Sheet Title
Project Statistics

Project Number
23018

Scale

Sheet Number
A-001.4

PARKING STATISTICS

PARKING REQUIREMENTS
District of North Vancouver Zoning Bylaw Part 10, Alternative Vehicle Parking Rates, Accessible Design Policy for Multi-Family Housing

	Base Unit		Required Ratio	Proposed Ratio	Propos	Required	Proposed		Shared	By-law
PHASE 1	**BUILDING 1 - Market Rental**									
	1 Bed	20	0.70	0.70		**14**	**14**			Table 2 Alternative-vehicle-parking-rates
	2 Bed	12	0.85	0.85		**11**	**11**			Table 2 Alternative-vehicle-parking-rates
	BUILDING 1 - Rental Replacement									
	3 Bed	32	1.10	1.00	.	**36**	**32**			Table 2 Alternative-vehicle-parking-rates
			Total:	**Total:**		**61**	57			
	Min. Visitor	64	0.10	0.10		**6**	**6**			Table 2,3 Alternative-vehicle-parking-rates
	Vehicle Parking Reduction Opportunity									
	Proximity to Transit (FTN)		0.05	0.05		**-3**				4.0 (a) ii
	Excess Visitor Shared with Commercial Parking		0.05	0.05						4.0 (b)
			Total After Parking Reduction Applied:			**58**	**57**			
	BUILDING 1 - Commercial Retail & Office									
	Area (sq.m):	2,330	1 per 40 m2	min.1 per 44 m2		**59**	**53**			1001 Commercial 1. Base Rate, Table 3
	Accessible:					**1**				1004.1 (ii)
	Vehicle Parking Reduction Opportunity									
	Proximity to Transit (FTN)		0.05	0.05		**-3**				4.0 (a) ii
	Commercial when Shared with Visitor Parking		0.05	0.05		**2**	**2**		**2**	4.0 (b)
			Total After Parking Reduction Applied:			**54**	**53**			
	BUILDING 2 - Residential Strata									
	1 Bed	12	1.05	1.00		**13**	**12**			Table 2 Alternative-vehicle-parking-rates
	2 Bed	51	1.25	1.00		**64**	**51**			Table 2 Alternative-vehicle-parking-rates
			Total:	**Total:**		**77**	**63**			
	Min. Visitor	63	0.10	0.10		**6**	**6**			Table 2,3 Alternative-vehicle-parking-rates
	Vehicle Parking Reduction Opportunity									
	Proximity to Transit (FTN)		0.05	1.00		**-4**				4.0 (a) ii
	Min. Visitor Shared with Commercial Parking		0.05	1.00						4.0 (b)
			Total After Parking Reduction Applied:			**73**	**63**			
				PHASE 1 PARKING						
	Accessible					**8**	**10**			Accessible Design Application 8
	Max. Small Car		0.35	0.35		**65**	**0**			1007.1
				Total Phase 1 Visitor Stalls:		**12**	**12**			
				Total Phase 1 Visitor Stalls after shared commercial:		**10**	**9**			Stalls shared with Phase 1 Commercial
				Total Phase 1 Residential Stalls:		**131**	**120**			
				Total Phase 1 Stalls:		**197**	**185**			
PHASE 2	**BUILDING 3 - Residential Strata**									
	1 Bed	60	1.05	1.00		**63**	**60**			Table 2 Alternative-vehicle-parking-rates
	2 Bed	68	1.25	1.00		**85**	**68**			Table 2 Alternative-vehicle-parking-rates
	3 Bed	14	1.40	1.00		**20**	**14**			Table 2 Alternative-vehicle-parking-rates
			Total:	**Total:**		**168**	**142**			
	Min. Visitor	142	0.10	0.10		**14**	**14**			
	Vehicle Parking Reduction Opportunity									
	Proximity to Transit (FTN)		0.05	0.05		**-8**				4.0 (a) ii
	Excess Visitor Shared with Commercial Parking		0.05	0.05						
			Total After Parking Reduction Applied:			**160**	**142**			
	BUILDING 4 - Residential Strata									
	1 Bed	50	1.05	1.00		**53**	**50**			Table 2 Alternative-vehicle-parking-rates
	2 Bed	66	1.25	1.00		**83**	**66**			Table 2 Alternative-vehicle-parking-rates
	3 Bed	12	1.40	1.00		**17**	**12**			Table 2 Alternative-vehicle-parking-rates
			Total:	**Total:**		**153**	**128**			
	Min. Visitor	128	0.10	0.10		**13**	**13**			Table 2,3 Alternative-vehicle-parking-rates
	Vehicle Parking Reduction Opportunity									
	Proximity to Transit (FTN)		0.05	0.05		**-8**				4.0 (a) ii
	Excess Visitor Shared with Commercial Parking		0.05	0.05						4.0 (b)
			Total After Parking Reduction Applied:			**145**	**128**			
				PHASE 2 PARKING						
	Accessible					**16**	**15**			1004.1 (ii), Application 8. pg. 3
	Small Car		0.35			**104**	**0**			1007.100000000
				Total Phase 2 Visitor Stalls:		**27**	**27**			
				Total Phase 2 Residential Stalls:		**305**	**270**			
				Total Phase 2 Stalls:		**332**	**297**			
				Total Phase 1+2 Stalls:		**529**	**482**			

PROPOSED PARKING SUMMARY

		PHASE 1	PHASE 2	Total
P1	Residential	0	112	112
	Residential Accessible	1	8	**9**
	Residential Visitor	**12**	**27**	**39**
	Commercial (Unshared)	**53**	0	53
	Commercial Accessible	2	0	**2**
	Shared Commercial and Visitor	3	0	3
	Small Car	0	0	
	Total Stalls:	**65**	**139**	**204**
P2	Residential	63	158	221
	Residential Accessible	10	7	**17**
	Residential Rental Replacment	**57**	0	57
	Small Car	0	0	
	Total Stalls per Phase:	**120**	**158**	**278**
	Total	**185**	**297**	**482**

BICYCLE PARKING REQUIREMENTS
Bicycle Parking and End-of-Trip Facilities

			Class 1						Class 2		
		Max.	Required Ratios				Required	Proposed	Ratio	Required	Proposed
PHASE 1	**BUILDING 1**		%	1 BR	2 BR	3 BR			%		
	Market Rental & Rental Replacement			1.5	2.0	2.0	**118**	118			
	Vertical Spaces	**29**	25%								
	Non-Standard Bicycle Spaces		5%				**6**	**6**			
	Commercial - All		0.004				**9**	9	0.001	**7**	**7**
	Commercial - Office								0.003	**4**	**4**
	Vertical Spaces	**2**	25%					**0**			
	Non-Standard Bicycle Spaces		5%				**1**	**1**			
	BUILDING 2										
	Residential Strata			1.5	2.0	2.0	**120**	**120**			
	Vertical Spaces	**30**	25%					**0**			
	Non-Standard Bicycle Spaces		5%				**6**	**6**			
	Total Stalls:						**247**	**247**			
	Bicycle Repair Station Required:	**1**					**1 at P1**				
PHASE 2	**BUILDING 3**										
	Residential Strata			1.5	2.0	2.0	**254**	255			
	Vertical Spaces	**63**	25%					0			
	Non-Standard Bicycle Spaces		5%				**13**	13			
	BUILDING 4										
	Residential Strata			1.5	2.0	2.0	**231**	232			
	Vertical Spaces	**57**	25%					0			
	Non-Standard Bicycle Spaces		5%				**12**	12			
	Total Stalls:						**485**	**487**			
	Bicycle Repair Station Required:	**1**					**1 at P1**	**1**			
					Total Units:			**397**	0.017	**40**	**40**
					Total Stalls:		**732**	**734**		**51**	**51**

POLYGON

Date	Issue / Revisions
2025-06-23	Issued for ADP
2025-08-27	Issued for ADP
2026-01-26	Issued for Rezoning
2026-03-02	Reissued for Rezoning

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Project
Lynn Valley / Draycott Gardens
1246-1268 Lynn Valley Rd
District North Vancouver

Sheet Title
Project Statistics

Project Number
23018

Scale

Sheet Number
A-001.5

POLYGON

Date	Issue / Revisions
2026-01-26	Issued for Rezoning

Notes:

1. All buildings are fully sprinklered
2. Parkade suspended slab construction below throughout
3. Driveway slab to be designed to support required weight of available fire fighting equipment

N

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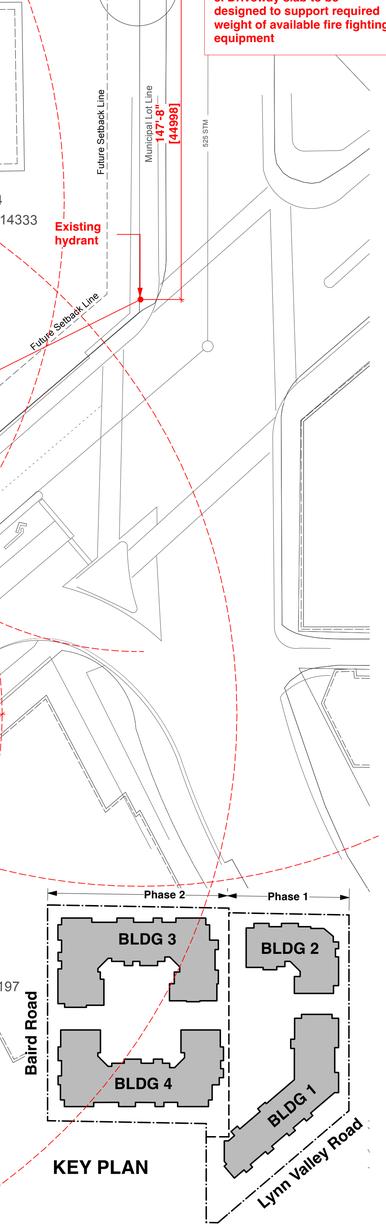
Project
Lynn Valley / Draycott Gardens
1246-1268 Lynn Valley Rd
District North Vancouver

Sheet Title
Fire Department Plan

Project Number
23018

Scale
1"=30'

Sheet Number
A-001.6



POLYGON

Date	Issue / Revisions
2025-06-23	Issued for DP
2025-08-27	Issued for ADP
2026-01-26	Issued for Rezoning
2026-03-02	Reissued for Rezoning

TOPOGRAPHIC PLAN OF:
LOT B BLOCK 3 DISTRICT LOT 2023 PLAN 14474,
LOT 2 BLOCK 3 DISTRICT LOT 2023 PLAN 13905,
LOT 3 BLOCK 3 DISTRICT LOT 2023 PLAN 14333,
THAT PART OF LOT 5 BLOCK 3 DISTRICT LOT 2023 PLAN 1283
SHOWN AS PART OF VALLEY ROAD ON PLAN 3544A,
THAT PART OF LOT 6 BLOCK 3 DISTRICT LOT 2023
NEW WESTMINSTER DISTRICT PLAN 1283
SHOWN AS PART OF VALLEY ROAD ON PLAN 3544A

0 5 10
SCALE 1 : 100 DISTANCES ARE IN METRES

N

SURVEY CONTROL POINT DERIVATION

CITY OF NORTH VANCOUVER CONTROL MONUMENTS
HORIZONTAL DATUM: NAD83 (CSRS) 4.0.0.BC.1.MVRD
VERTICAL DATUM: CVD2013/GVRD2018

MARK(S)	NORTHING	EASTING	ELEVATION
73H1177	5464916.961	497218.525	139.281 m
73H4870 (Grid/ellipsoid)	5464887.962	496824.503	150.274 m

NOTE:
THE ORIGIN POINT OF THIS SURVEY IS CONTROL MONUMENT 73H1177 WITH UTM GRID COORDINATES. ALL OTHER COORDINATES WERE DERIVED FROM OBSERVATIONS AND MEASUREMENTS MADE ON SITE. TO CONVERT TO GRID DISTANCES, SCALE THE SURVEY AT THE ORIGIN POINT USING THE COMBINED SCALE FACTOR OF 0.999581.

CIVIC ADDRESS:
SHOWN OF FACE OF PLAN

LEGEND:

BO	⊙	DENOTES BOLLARD
CB	▤	DENOTES CATCH BASIN
RCB	Ⓒ	DENOTES ROUND CATCH BASIN
EM	EM	DENOTES ELECTRICAL BOX
FH	◇	DENOTES FIRE HYDRANT
MH	Ⓜ	DENOTES MANHOLE
LS	⊙—⊙	DENOTES LAMP STANDARD (UNLESS NOTED OTHERWISE)
WV	WV	DENOTES WATER VALVE
GV	GV	DENOTES GAS VALVE
SN	S	DENOTES SIGN
DR	DR	DENOTES DRAIN
TW		DENOTES TOP OF WALL
MW		DENOTES MONITORING WELL
IR		DENOTES IRRIGATION VALVE
DEC		DENOTES DECIDUOUS
CON		DENOTES CONIFEROUS

TREE CANOPY RADIUS (m)
XXXX TREE TYPE DL X
TREE CALIPER (mm)

NOTES:
PROPERTY LINES OF SUBJECT SITE ARE DERIVED FROM FIELD SURVEY
ALL OTHERS ARE COMPILED FROM LAND TITLE OFFICE RECORDS
AND ARE FOR SCENERY PURPOSES ONLY.

OFFSETS TO PROPERTY LINES ARE NOT TO BE USED TO DEFINE BOUNDARIES

THIS PLAN SHOULD BE READ IN CONJUNCTION WITH
TITLE NUMBERS: CA9405700, CA9405702
CA9405708, BB3506589 AND BB3506591
TO CONFIRM ANY CHARGES THAT
MAY AFFECT THIS PLAN

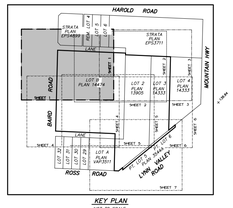
THIS PLAN SHOWS THE LOCATION OF VISIBLE FEATURES ONLY
AND DOES NOT INDICATE BURIED SERVICES THAT MAY EXIST
ON OR AROUND THE SUBJECT SITE.

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NOTES:
ALL MANHOLE INVERTS AND PIPE DIAMETERS
ARE APPROXIMATE AND SHOULD BE VERIFIED
DURING CONSTRUCTION



KEY PLAN
NOT TO SCALE



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SHEET 1 OF 7

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Project
Lynn Valley / Draycott Gardens
1246-1268 Lynn Valley Rd
District North Vancouver

Sheet Title
Survey Plan

Project Number
23018

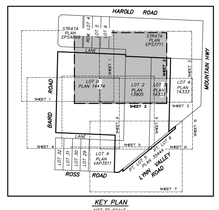
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POLYGON

Date	Issue / Revisions
2025-06-23	Issued for DP
2025-08-27	Issued for ADP
2026-01-26	Issued for Rezoning
2026-03-02	Reissued for Rezoning

SCALE 1 : 100 DISTANCES ARE IN METRES



KEY PLAN
NOT TO SCALE



SHEET 2 OF 7

2025-03-18
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Project
Lynn Valley / Draycott Gardens
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Sheet Title
Survey Plan

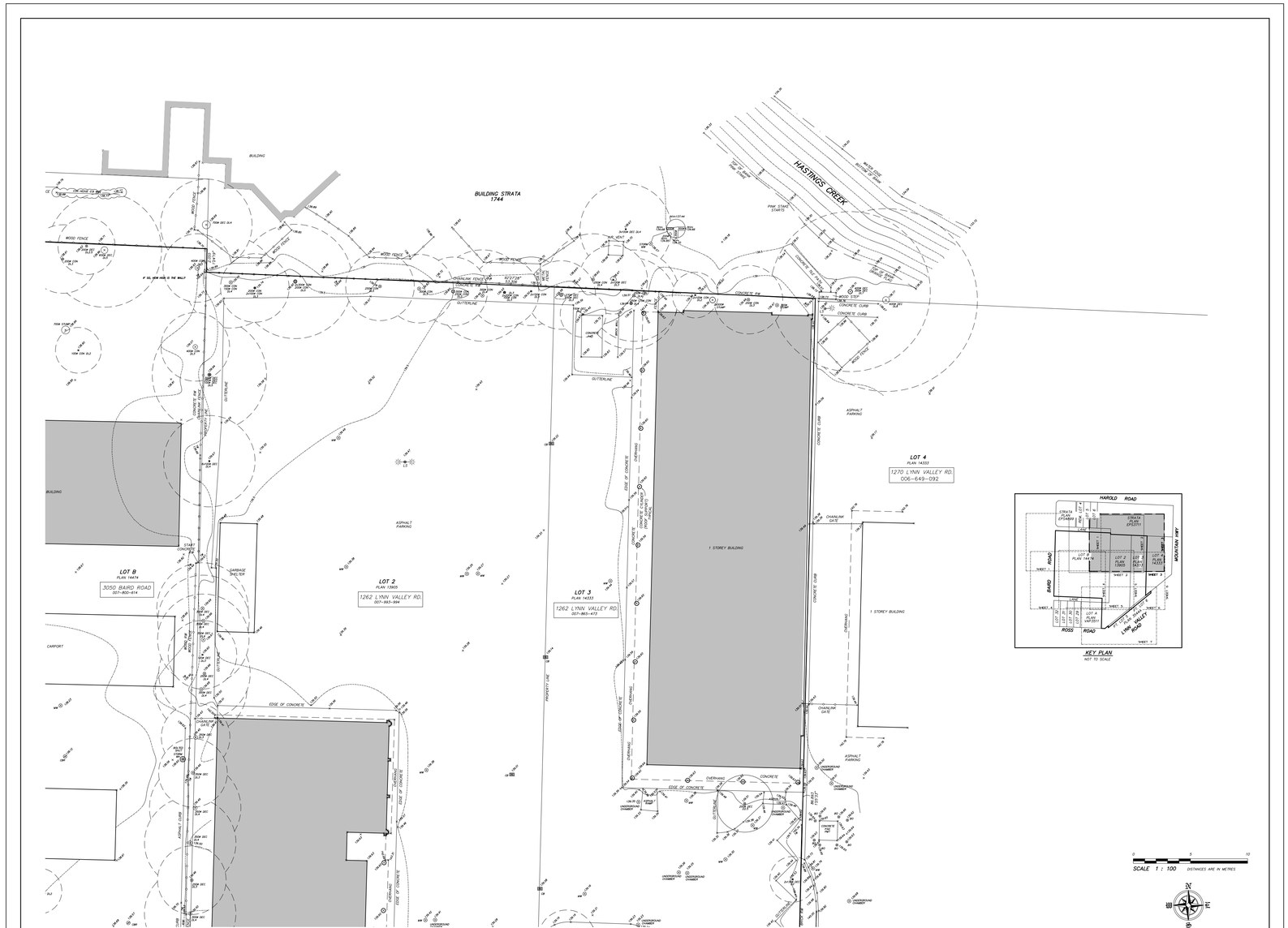
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POLYGON

Date	Issue / Revisions
2025-06-23	Issued for DP
2025-08-27	Issued for ADP
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SHEET 3 OF 7

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Project
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District North Vancouver

Sheet Title
Survey Plan

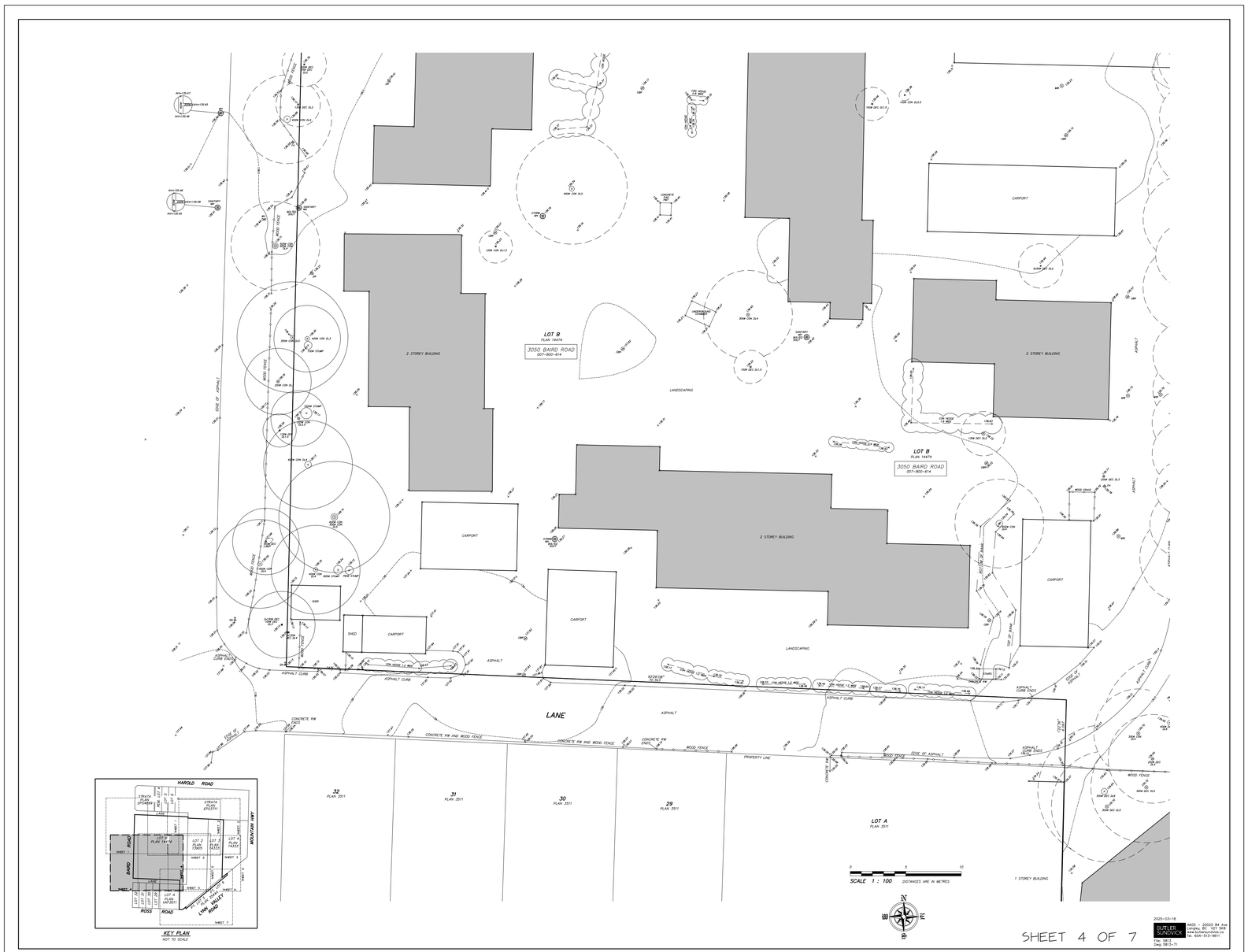
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Sheet Number
A-002.3

POLYGON

Date	Issue / Revisions
2025-06-23	Issued for DP
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Lynn Valley / Draycott Gardens
1246-1268 Lynn Valley Rd
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Sheet Title
Survey Plan

Project Number
23018

Scale
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Sheet Number
A-002.4

POLYGON

Date	Issue / Revisions
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Sheet Title
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Project Number
23018

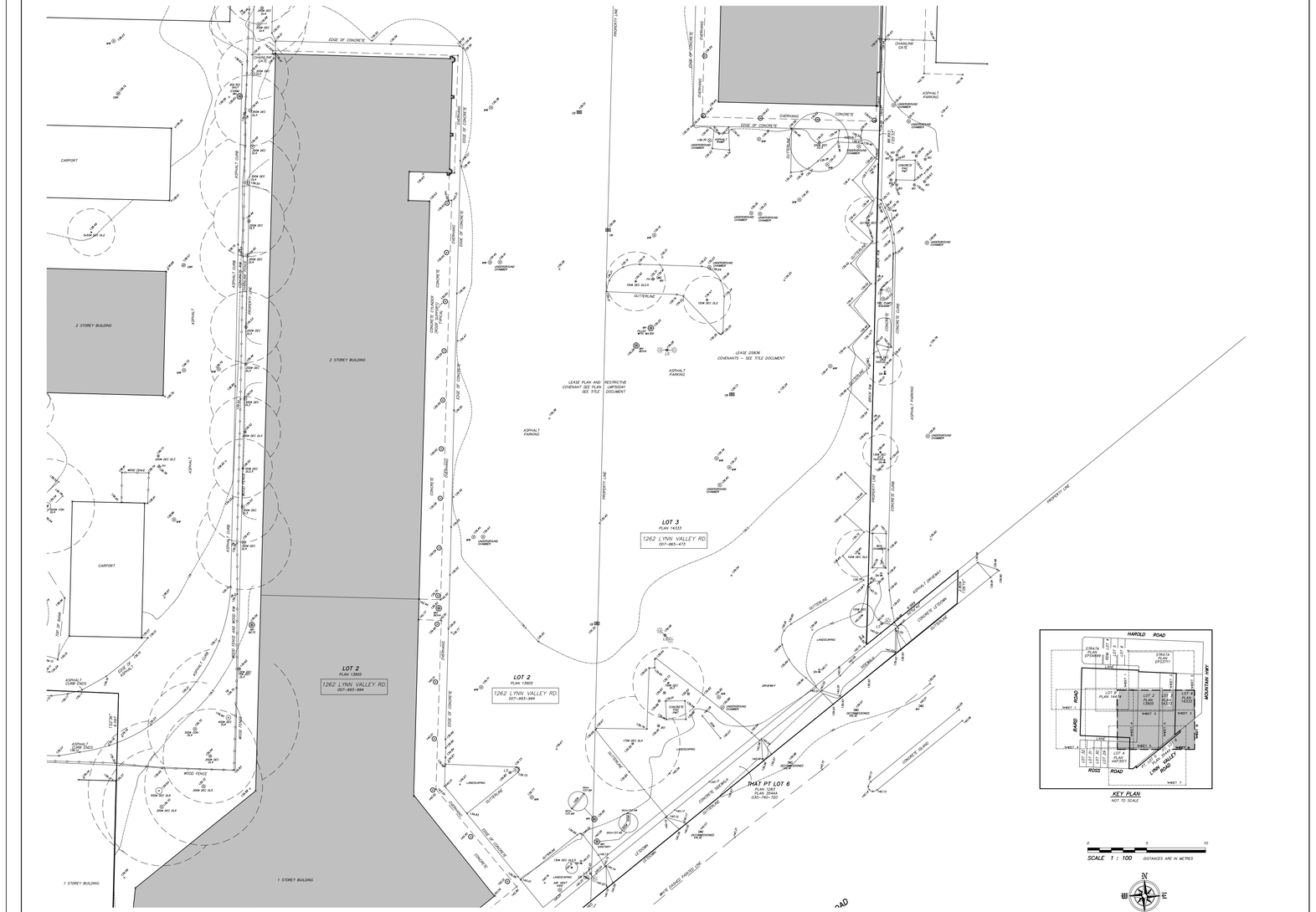
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Sheet Number
A-002.5

2025-09-18
CUTLER SUNDVICK
#855 – 20000 84 Ave
Langley BC V2Y 0E8
www.cutlersundvick.ca
Tel 604-513-3611
File: 5813
Dwg: 5813-11

POLYGON

Date	Issue / Revisions
2025-06-23	Issued for DP
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Project

Lynn Valley / Draycott Gardens
1246-1268 Lynn Valley Rd
District North Vancouver

Sheet Title

Survey Plan

Project Number

23018

Scale

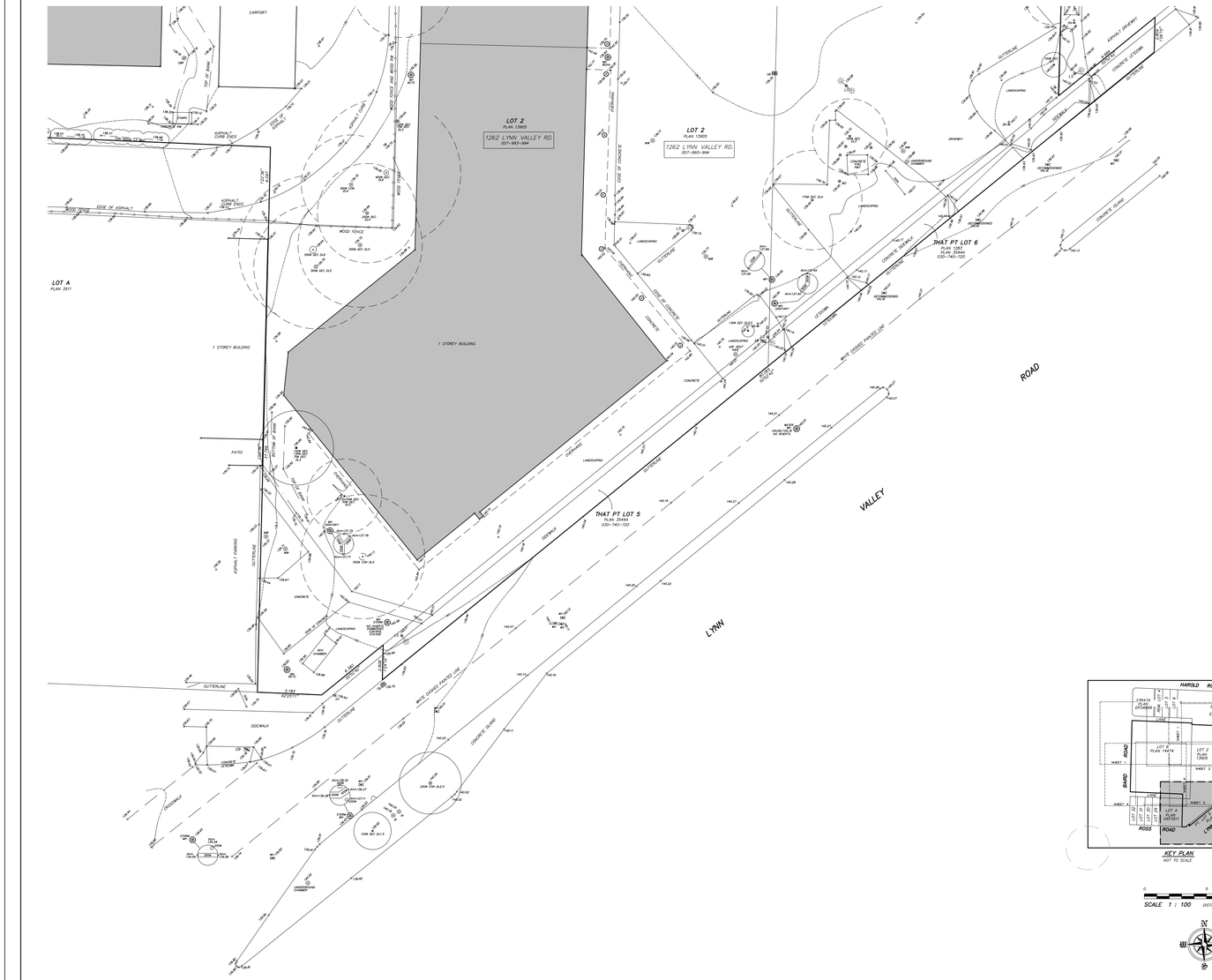
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Sheet Number

A-002.6

POLYGON

Date	Issue / Revisions
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Sheet Title
Survey Plan

Project Number
23018

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Sheet Number
A-002.7

2025-05-16
BUTLER SUNDVICK
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Langley, BC V2Y 0K8
Tel: 604-513-3651
Fax: 604-513-3611
File: 5813
Dwg: 5813-11



1 **Lynn Valley Centre**



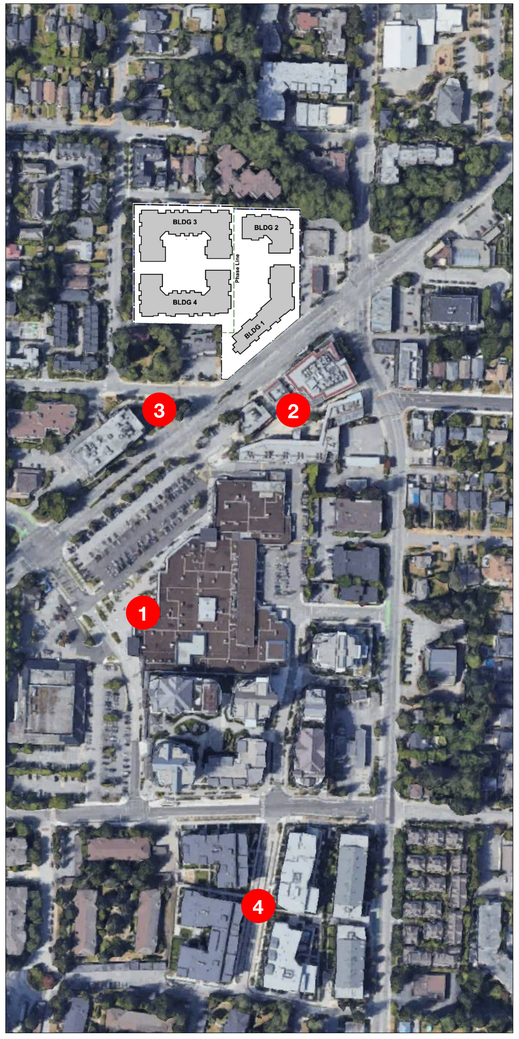
2 **Lynn Valley Village & Public Liabrary**



3 **The Valley Centre - 1200 Lynn Valley Rd.**



4 **Taluswood - 2663 Library Lane**



Neighbourhood Plan

N

POLYGON

Date	Issue / Revisions
2025-06-23	Issued for DP
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Project
Lynn Valley / Draycott Gardens
1246-1268 Lynn Valley Rd
District North Vancouver

Sheet Title
Project Context

Project Number
23018

Scale

Sheet Number
A-005



5 **Covo - 1025 Harold Rd.**



Neighbourhood Plan



6 **Vicinity - 3025 Baird Rd.**



7 **Walter's Place - 1327 Draycott Rd.**



8 **Lynn Valley United Church - 3201 Mountain Hwy.**

POLYGON

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Sheet Title
Project Context

Project Number
23018

Scale

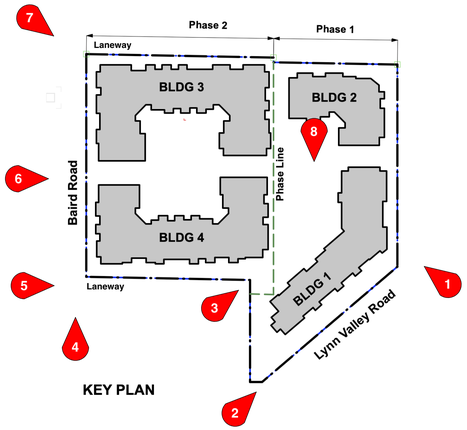
Sheet Number
A-006



1. Phase 1 Site from southwest



2. Phase 1 Site from southeast



POLYGON

Date	Issue / Revisions
2025-06-23	Issued for DP
2025-08-27	Issued for ADP
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3. Laneway at Phasing Line looking at Phase 2 Site from southwest



4. View down Baird Road from the south



5. Laneway from east



6. Phase 2 Property Line along Baird Road looking east



7. Northwest corner of Phase 2 Site looking southeast



8. Phase 1 Site from north

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Project
Lynn Valley / Draycott Gardens
1246-1268 Lynn Valley Rd
District North Vancouver

Sheet Title
Existing Site

Project Number
23018

Scale

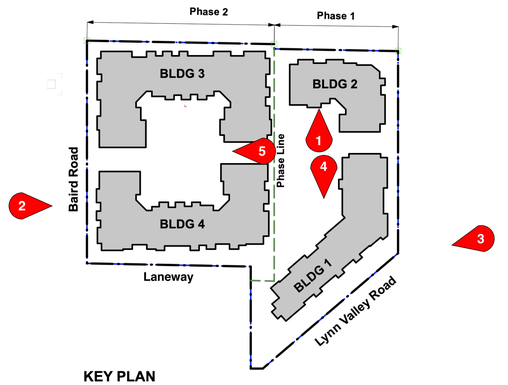
Sheet Number
A-007



1. Building 2 Entry from south



2. Building 4 Entry from west



KEY PLAN



3. Building 1 frontage along Lynn Valley Rd.



4. Building 1 from north along vehicular accessway



5. Buildings 3 & 4 from east across courtyard

POLYGON

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Project
Lynn Valley / Draycott Gardens
1246-1268 Lynn Valley Rd
District North Vancouver

Sheet Title
Rendered Views

Project Number
23018

Scale

Sheet Number
A-008



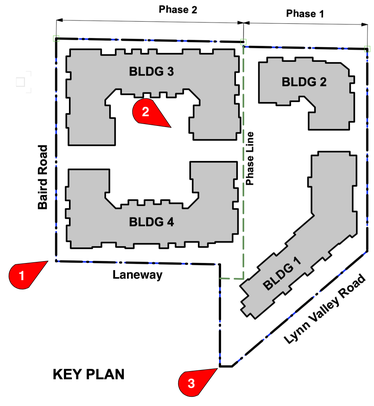
1. **Building 4 from southwest at Laneway**



2. **Building 4 from northwest across courtyard**



3. **Building 1 looking southeast along Lynn Valley Road**



KEY PLAN

POLYGON

Date	Issue / Revisions
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Project
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Sheet Title
Rendered Views

Project Number
23018

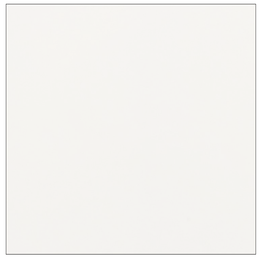
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Sheet Number
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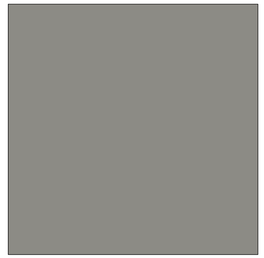
POLYGON

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2026-03-02	Reissued for Rezoning

Field Colours - Cementitious Fiberboard and Metal Fabrications



1. **Benjamin Moore CC-30 Oxford White**



2. **Benjamin Moore CC-548 Asphalt**



3. **Benjamin Moore CC-542 Willow**



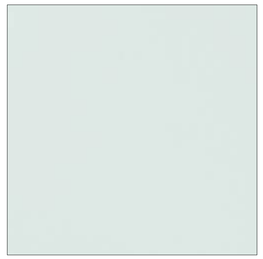
4. **Prefinished Wood Veneer Board**



14. **Architectural Concrete**



16. **Ledgestone Cladding - Grey**



10. **Obscure Glass in Aluminum Frame**

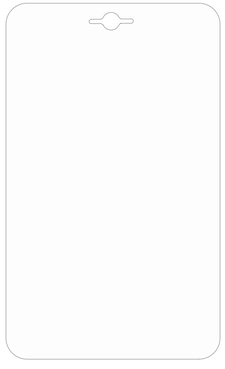


5. **Sealed Stained Wood/Glulam**

Metal Colours - Railings, Flashing, Panels and Frames



Akzo Nobel Interpon powder coat Black Charcoal



Akzo Nobel Interpon powder coat Standard White



Akzo Nobel Interpon powder coat Standard Silver

Metal Colours - Railing, Flashing and Frames



11. **Safety Glass Railing in Pre-Finished Aluminum Frame**



7. **Vinyl Window Frame - Clear Low-e Glazing**

9. **Glass Door in Vinyl Frame**

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Project
Lynn Valley / Draycott Gardens
1246-1268 Lynn Valley Rd
District North Vancouver

Sheet Title
Materials

Project Number
23018

Scale

Sheet Number
A-010

01 Introduction

Polygon Developments 389, 390 and 396 Ltd. are proposing to provide a 2-phase mixed-use residential complex of 397 homes ranging from one to three bedrooms over four buildings consisting of market condominium, rental and rental replacement residences. The project will provide 1,071 sq m of tenanted at-grade commercial space and 1,260 sq m of upper-storey commercial space over a 2-storey underground parking structure. The proposal seeks to redevelop existing properties through the rezoning of lot consolidations at 1246-1270 Lynn Valley Road, Draycott Gardens at 3050-3174 Baird Road and the Laneway south of 3050 Baird Rd. District of North Vancouver, BC.

The proposed site, located near the intersection of Lynn Valley Road and Mountain Highway and bounded to the west by Baird Road, is currently zoned as C2 and RM3 and zoned for either RES5 and RES6 or CRMU2 development in the current or revised Official Community Plan (OCP). This application proposes to pursue rezoning to CD in order to develop four 6-storey buildings (denoted in this application as Buildings 1, 2, 3 and 4) over 2 construction Phases (denoted as Phase 1 and the subsequent Phase 2). The proposal recognizes it's aims to achieve an overall site FSR of 2.5.

Buildings 1 and 2, including an underground parking structure, will be developed in Phase 1. Buildings 3 and 4, including an abutting underground parking structure accessed via provisions established in Phase 1, will be constructed in Phase 2. The proposal recognizes the proximity of transit routes and bicycle lanes along a primary arterial roadway and so seeks a relaxation in required parking stall quantities.

Building 1 will front Lynn Valley Road along its primary elevation at the southeast periphery of the site. It will consist of a single-storey, at-grade commercial frontage with building services, a second storey of commercial space, and 64 rental homes over its top 4 floors. The rental residential component will be comprised of 32 market residential homes and 32 three-bedroom rental replacement homes. Phase 1 of the project will allow for the retention of the existing tenants at the Draycott Gardens into the new rental replacement units prior to the commencement of Phase 2 development.

Building 2, Building 3, and Building 4 will be located at the northeast, northwest and southwest corners of the site and provide 63, 142 and 128 market condominium homes respectively, including shared residential amenity spaces.

Site access during all construction phases will be maintained via an existing laneway off Baird Road that currently provides vehicular access to the existing Draycott Gardens development.

02 Official Community Plan/Neighbourhood Development Policiy

Land Use:
The proposal creates higher-density housing directly adjacent to commercial and civic services. Massing transitions from larger forms along Lynn Valley Road toward surrounding lower-rise residential. Landscaped setbacks and a central semi-public courtyard provide open space, sunlight access, and visual relief.

Community Facilities, Services, and Amenities:
The proposal contributes to community vibrancy through its landscaped courtyard, widened sidewalks, and potential for integrated public art. Commercial uses provide community-serving businesses and employment, complementing nearby civic amenities like the library and plaza.

Mobility Network:
The project proposes reduced parking supply, underground structures, and shared visitor/commercial parking, consistent with OCP direction. Bicycle facilities, sidewalk widening, and adjacency to transit routes advance the mobility goals of reducing car-dependency and prioritizing walking and cycling.

Housing:
The development provides homes across strata, market rental, and rental replacement tenures, including three-bedroom replacement units for families. Unit diversity serves a broad demographic, and the retention/replacement of Draycott Gardens rental stock ensures continuity of affordable rental options.

Parks and Open Spaces:
The site abuts Hastings Creek Park and integrates a large semi-public landscaped courtyard. Setbacks and planting support ecological integration and stormwater management. The project strengthens pedestrian linkages to nearby greenways and provides new semi-public gathering areas at grade.

Sustainability:
The proposal commits to energy-efficient building systems aimed at lowering GHG emissions. Landscaped setbacks, rain gardens, and courtyards integrate greenery and improve permeability. Underground parking reduces surface heat islands, while tenant recycling and composting facilities advance waste diversion objectives.

Commercial and Employment Uses:
The project includes street-level and upper-storry commercial space, fronting Lynn Valley Road with transparent glazing and pedestrian activation. Commercial space is designed to accommodate a range of tenants, ensuring ongoing job creation and active edges that contribute to a vibrant centre.

03 Site and Context

The proposed site has south and west facing frontages on Lynn Valley Road and Baird Road, respectively. It is located within the Lynn Valley Town Center Plan of the Official Community Plan. Directly across Lynn Valley Road to the south is Lynn Valley Village housing the North Vancouver District Public Library and adjacent, the Lynn Valley Centre mall. The site is in close proximity to commercial properties and arterial traffic on Lynn Valley Road and Mountain Highway. Additionally, within close proximity, are multiple churches, parks, schools and community recreational facilities.

The development seeks to integrate itself within this vibrant and established community context by providing:

- A mix of market rental and strata residences of different sizes that will cater to the needs of a broad range of lifestyles, demographics and economies, amenity spaces and generous outdoor activity areas that add to urban vitality and accommodate diverse recreational needs. *The project will meet all applicable District and provincial requirements for Accessibility and Adaptability*

- Commercial space that will secure long-term commercial activity, economic growth through employment opportunities and community investment.

- At-grade commercial space along the Lynn Valley Road frontage that will create an actively engaged pedestrian public interface while bolstering the economic health of the community

- Transit-oriented housing density with ready access to bicycle lane networks that will promote environmentally responsible options for reduced greenhouse gas emissions and car-dependency.

- A North-South Town Centre Pedestrian Path ROW through the site is provided allowing limited porosity through the site without disturbance to the activity and privacy of resident life

The eastern site periphery abuts an existing gas station and immediately to the west and north are existing multi-family and single family residential developments ranging from 1 to 4 stories with Hastings Creek Park forming a portion of the northern site boundary. Occupying an inside corner of the site at the southwest is an aging single-storey commercial mall with at-grade parking.

The site consists of several lots to be consolidated with a total area of 14,433 sq m with the resultant site for Phase 1 a trapezoidal boundary measuring approximately 63m in overall width by 136m in overall depth and a rectangular Phase 2 site measuring 134m by 102m.

The site slopes downward by 1.0m from north to south along its west perimeter, is generally level from west to east to along the north property line and drops typically towards the southeast by 2m. The low point of the site is at the southwest west corner with a difference of 2m to its highest point at the southeast.

The Phase 1 site is currently occupied by a two-building single-storey commercial mall and at-grade parking lot which is scheduled for demolition to enable the proposal. The Phase 2 site is occupied by the Draycott Gardens, a multi-family rental residence of two buildings, 2 stories in height. These residences will be demolished following the occupancy of Phase 1 and tenant relocation procedures.

04 Building Height and Setbacks

The buildings are set back from all property lines. Perimeter development along Lynn Valley Road is governed by a 7.0 m dedication for future widening to enable a planted median abutting an off-site bicycle lane, the sidewalk and the active public streetscape along the Road frontage. A 4.5 m building setback is provided along most other peripheries. A transition buffer between adjoining parcels and adjacent buildings is provided along the east property line to facilitate Phase 1 excavation and along the north frontage at the Laneway.

The public and semi-public realms along the street within setbacks are punctuated by landscape interventions to appropriately address both the pedestrian streetscape and neighbouring sites. Landscaping, paving and planters and guardrails along the residential entries at the development perimeter provide for private patio spaces, open publicly usable seating areas and ample trees on private property. Sidewalk widths respect neighbouring uses and mobility needs.

The main floor is elevated above the street level where possible with individual unit patios within the setbacks accessed via gated stairs to maintain a clear separation of private outdoor space adjacent to the public realm. Buildng face separations range from 10.5 m tto 13.5 m throughout.

Building heights are 6 stories and step back along the Baird Rd. frontage at levels 05-06 in order to mitigate the formal transition to single family and low-rise developments along the west side to of the road. Building heights are consistent across Phases in keeping with those of surrounding Town Centre developments and the intent of the OCP to act in harmony with the height, scale and form of neighbouring sites.

05 Form and Expression

The buildings have been carefully situated on the site to maximize perimeter view efficiency. Porosity and ample space between structures to reduce the building wall effect along the site periphery and opens to an expansive landscaped courtyard and vehicular accessway. Ground-level units are integrated with the semi-public realm with homes and patios fenced and partially screened with greenery. The commercial frontage is punctuated by an open breezeway allowing views, engagement and pedestrian passage into the courtyard area from Lynn Valley Road.

The expression of each building has been carefully considered. Envisioned as a modern and contemporary interpretation of a mountain village with West Coast highlights and details, it presents distinctive and easily identifiable entryways with a willfully-engaged ground-level presence. Visual interest and engagement are fostered by repetitive motifs and architectural forms that play across facades, combined in varied ways, while the well-proportioned building form with generous balconies, overhangs and minimal embellishment will allow the buildings to age timelessly.

The material differentiation and colours are used to break up the facades and create a sense of receding planes at the upper floors as recesses, eyebrows and material changes are designed to punctuate and visually reduce the impact of the vertical street wall. Materials at the street level capitalize on the traditional texture and physicality of stone and wood to compliment a reserved colour palette and integrate the residential portion with the commercial frontage. Details featuring prefinished wood grain finishes and durable metal fabrications are used to accentuate the main residential entry, unit entries at the street-level and will form part of the visual language throughout the project.

POLYGON

Date	Issue / Revisions
2025-06-23	Issued for DP
2025-08-27	Issued for ADP
2026-01-26	Issued for Rezoning
2026-03-02	Reissued for Rezoning

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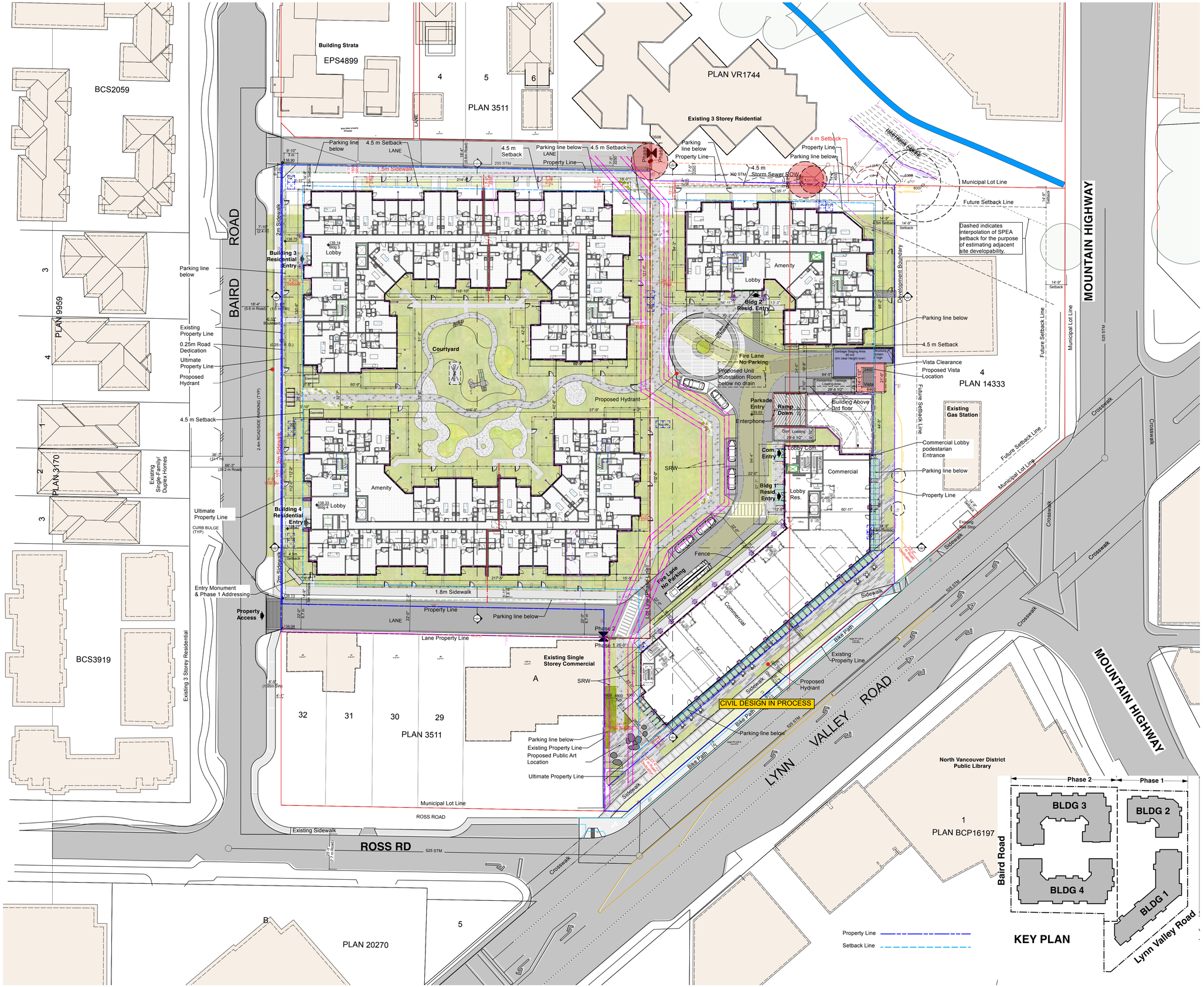
Project
Lynn Valley / Draycott Gardens
1246-1268 Lynn Valley Rd
District North Vancouver

Sheet Title
Design Rationale

Project Number
23018

Scale

Sheet Number
A-011



POLYGON

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2025-06-23	Issued for ADP
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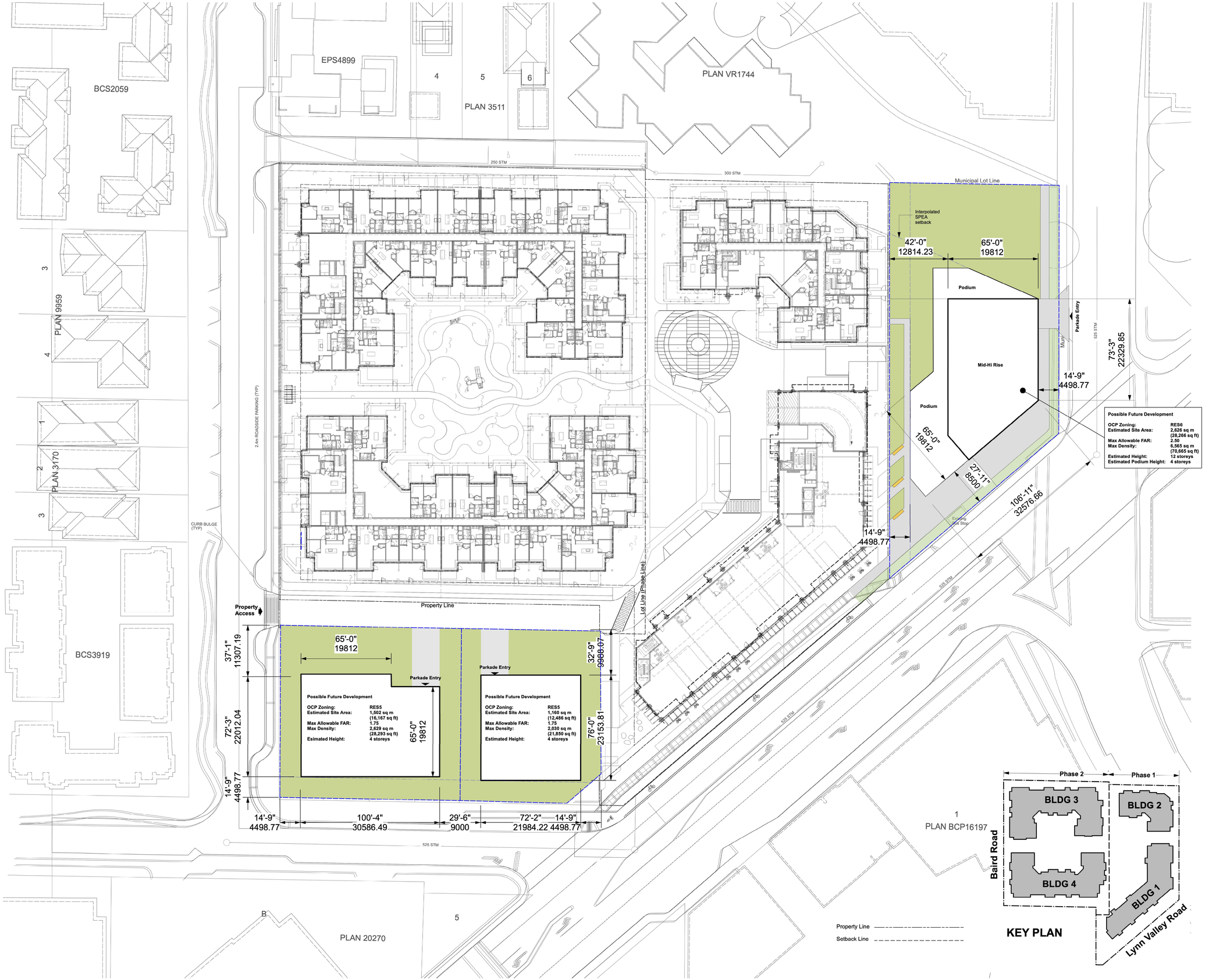
Project
Lynn Valley / Draycott Gardens
1246-1268 Lynn Valley Rd
District North Vancouver

Sheet Title
Site Plan

Project Number
23018

Scale
1"=30'

Sheet Number
A-100



POLYGON

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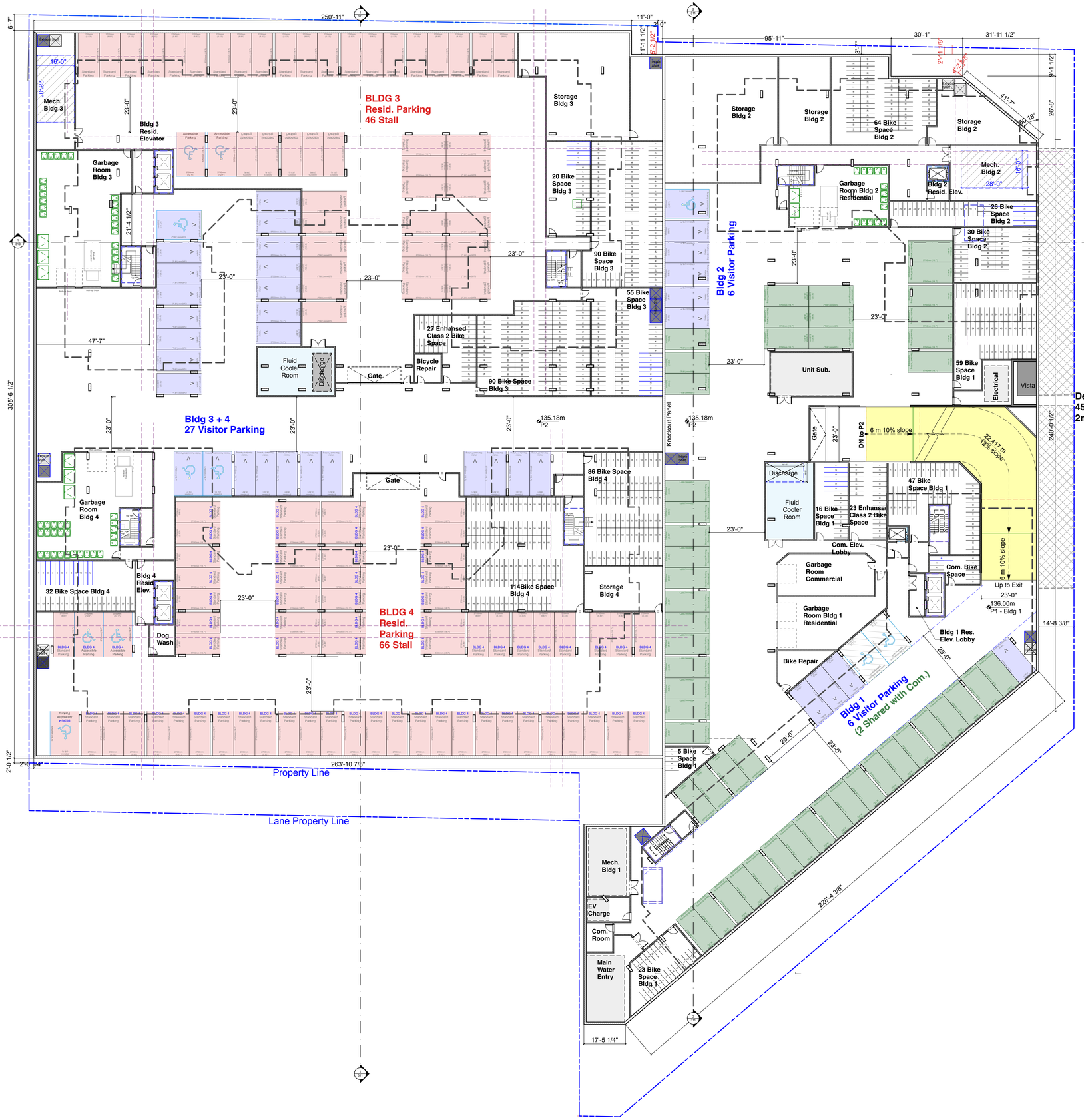
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District North Vancouver

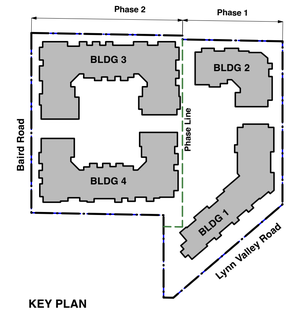
Sheet Title
Remainder Study

Project Number
23018

Scale
1"=30'

Sheet Number
A-100.1





KEY PLAN

N

POLYGON

Date	Issue / Revisions
2025-06-23	Issued for ADP
2025-08-27	Issued for ADP
2026-01-26	Issued for Rezoning
2026-03-02	Reissued for Rezoning

P1 Phase 1:
74 parking stalls total provided

including 12 visitor parking stalls (2 shared)
BLDG 1 :
52 Commercial Parking stalls

118 Bike Spaces (5%=6 longer spaces)
9 Commercial Bike Spaces (1 longer spaces)
BLDG 2 :
120 Market Residential Bike Spaces
(5%=6 longer spaces)

P1 Phase 2:
139 Parking stalls total provided

including 27 visitor parking stalls

BLDG 3 :
46 Residential parking stalls
255 Bike Spaces (5%=13 longer spaces)

BLDG 4 :
66 Residential parking stalls
232 Bike Spaces (5%=12 longer spaces)

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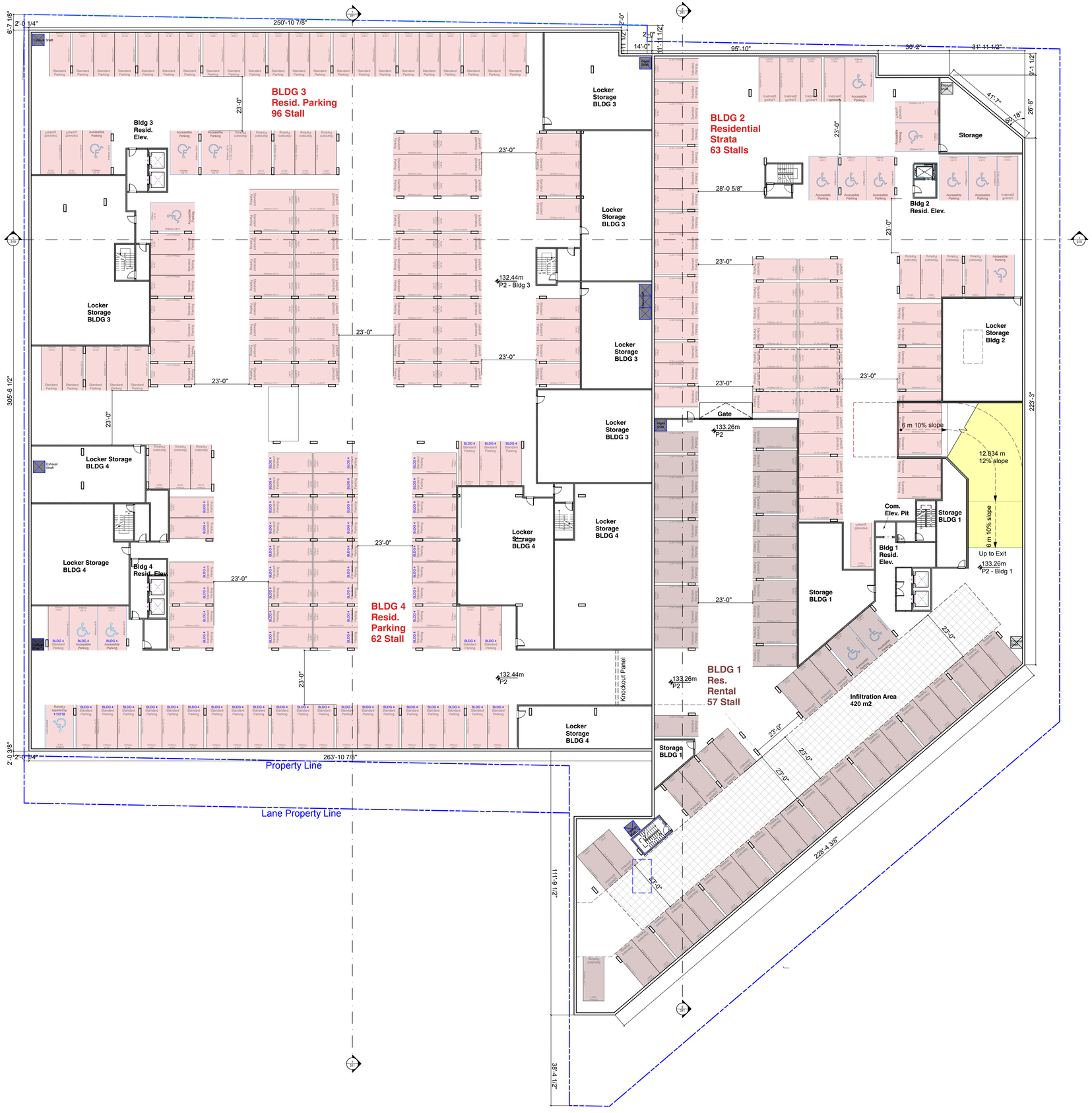
Project
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1246-1268 Lynn Valley Rd
District North Vancouver

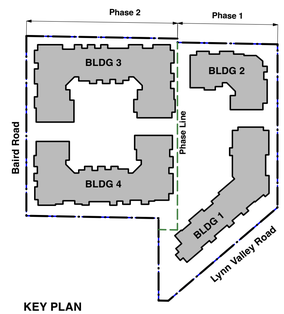
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P1 Parking

Project Number
23018

Scale
1"=20'

Sheet Number
A-101





KEY PLAN

N

POLYGON

Date	Issue / Revisions
2025-06-23	Issued for ADP
2025-08-27	Issued for ADP
2026-01-26	Issued for Rezoning
2026-03-02	Reissued for Rezoning

P2 Phase 1:
113 parking stalls total provided

BLDG 1 :
57 Residential Replacement Rental stalls

BLDG 2 :

63 Residential Rental stalls

P2 Phase 2:
158 Parking stalls total provided

BLDG 3 :
96 Residential parking stalls

BLDG 4 :
62 Residential parking stalls

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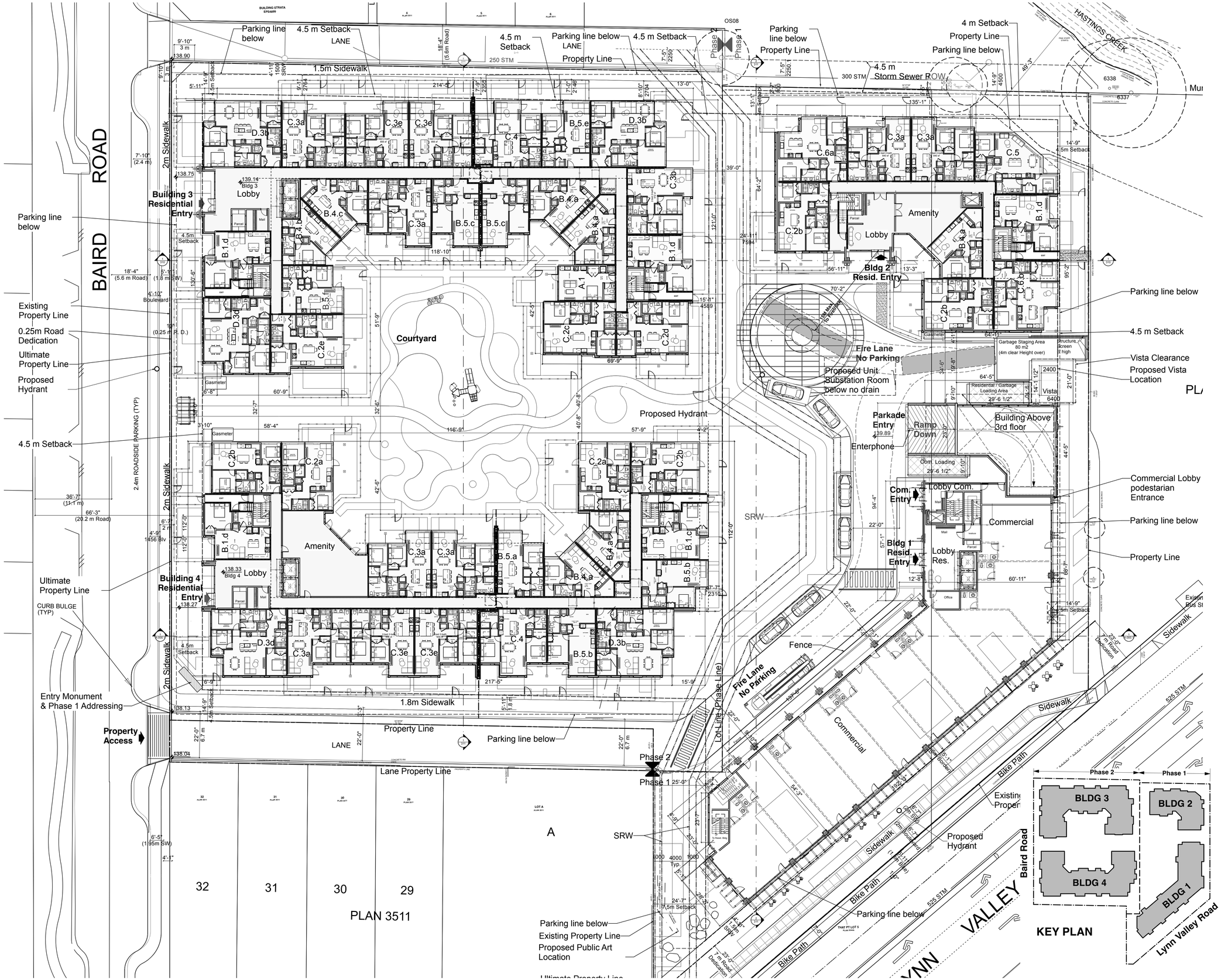
Project
Lynn Valley / Draycott Gardens
1246-1268 Lynn Valley Rd
District North Vancouver

Sheet Title
P2 Parking

Project Number
23018

Scale
1"=20'

Sheet Number
A-102



POLYGON

Date	Issue / Revisions
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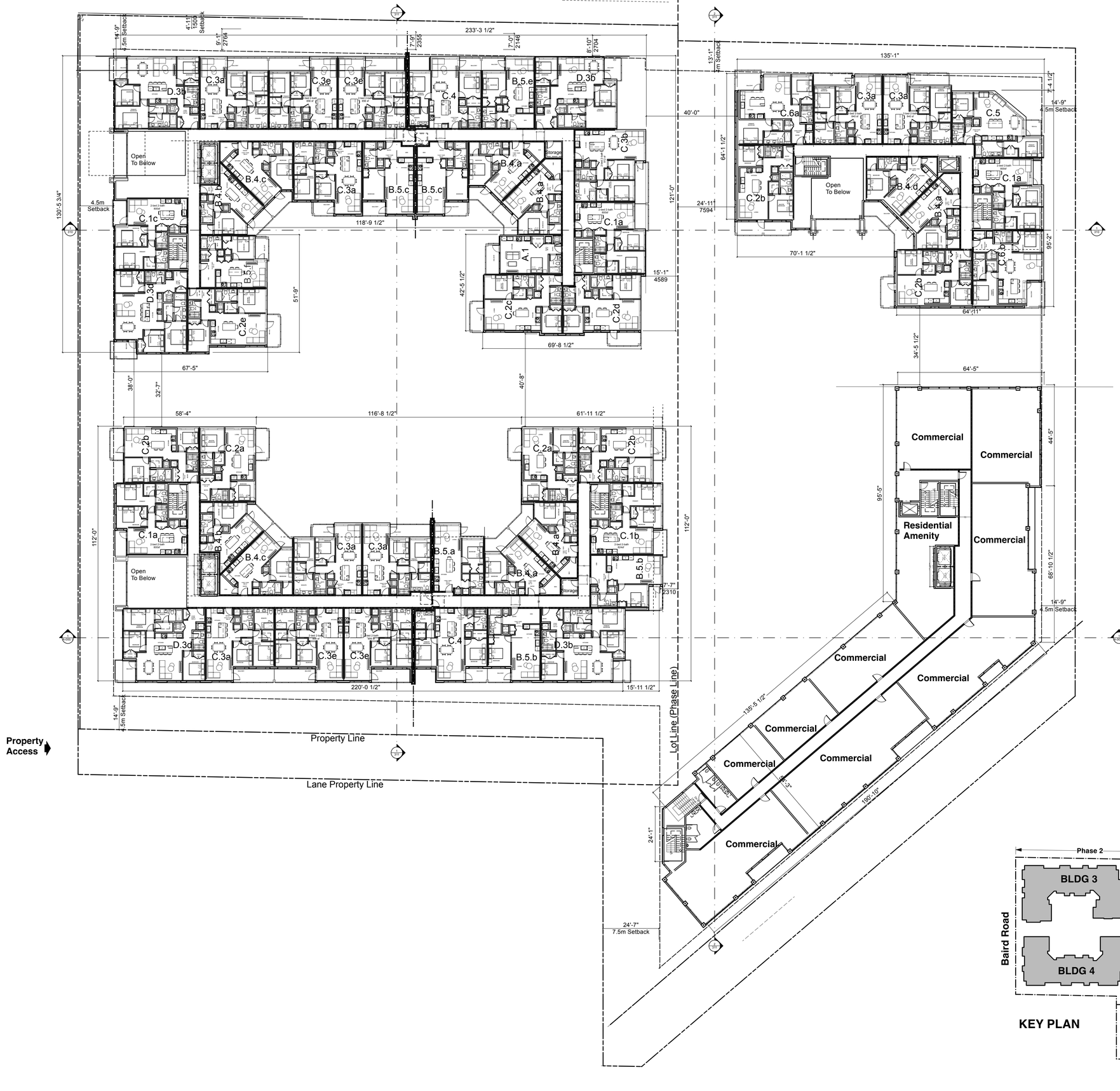
Project
Lynn Valley / Draycott Gardens
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District North Vancouver

Sheet Title
01 Level

Project Number
23018

Scale
1"=20'

Sheet Number
A-103



POLYGON

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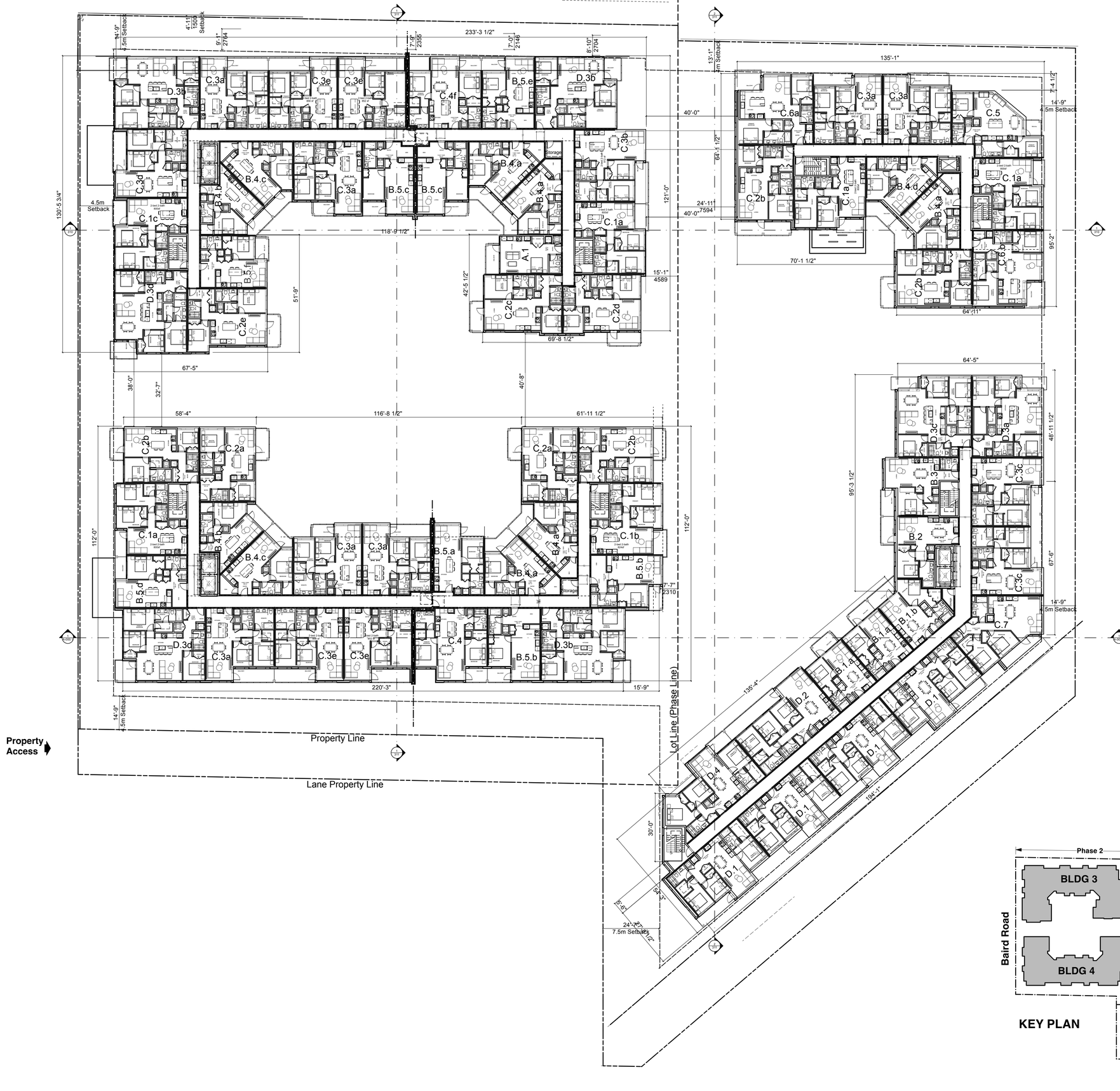
Project
Lynn Valley / Draycott Gardens
1246-1268 Lynn Valley Rd
District North Vancouver

Sheet Title
02 Level

Project Number
23018

Scale
1"=20'

Sheet Number
A-104



POLYGON

Date	Issue / Revisions
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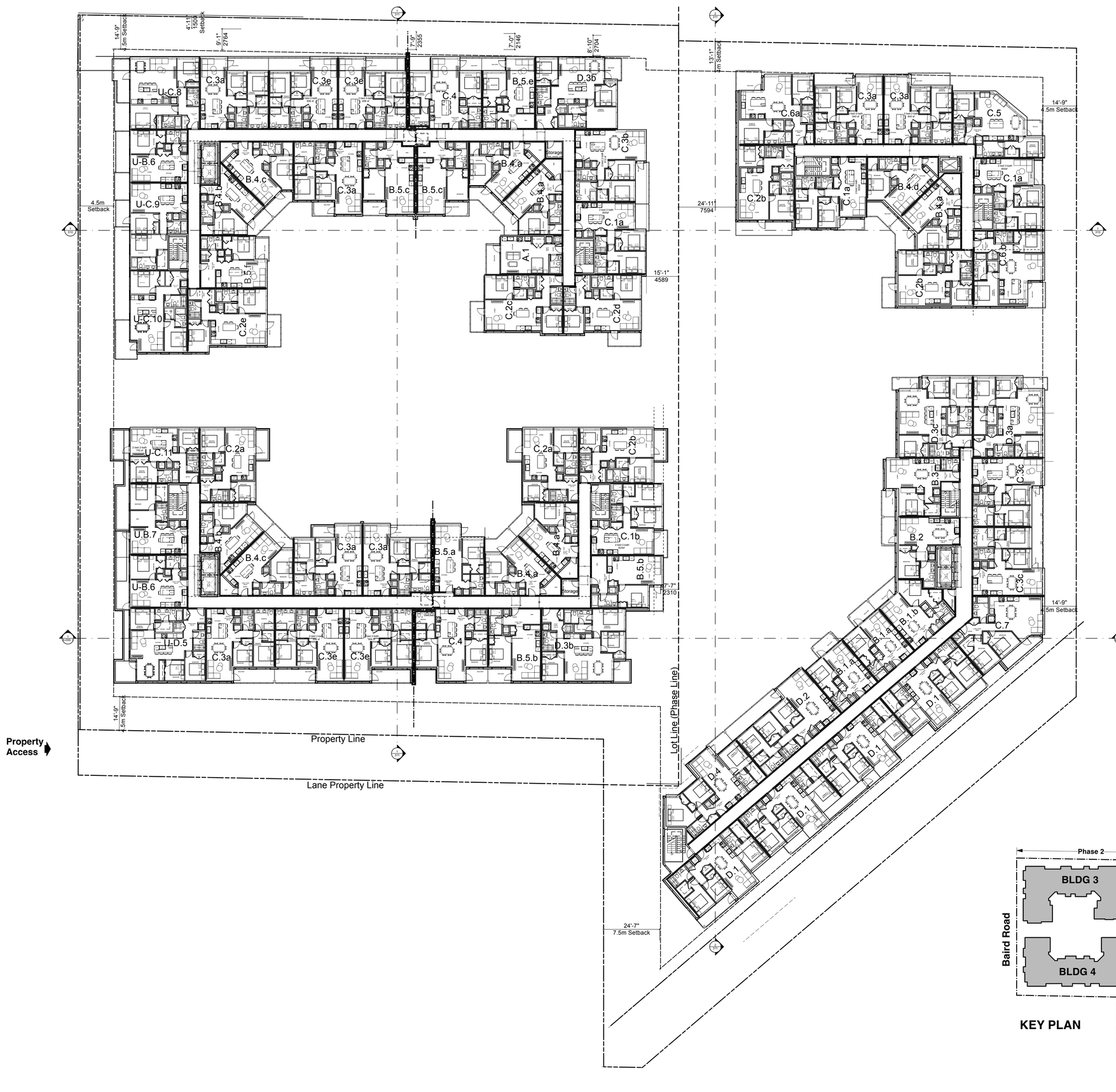
Project
Lynn Valley / Draycott Gardens
1246-1268 Lynn Valley Rd
District North Vancouver

Sheet Title
03-04 Level

Project Number
23018

Scale
1"=20'

Sheet Number
A-105



POLYGON

Date	Issue / Revisions
2025-06-23	Issued for ADP
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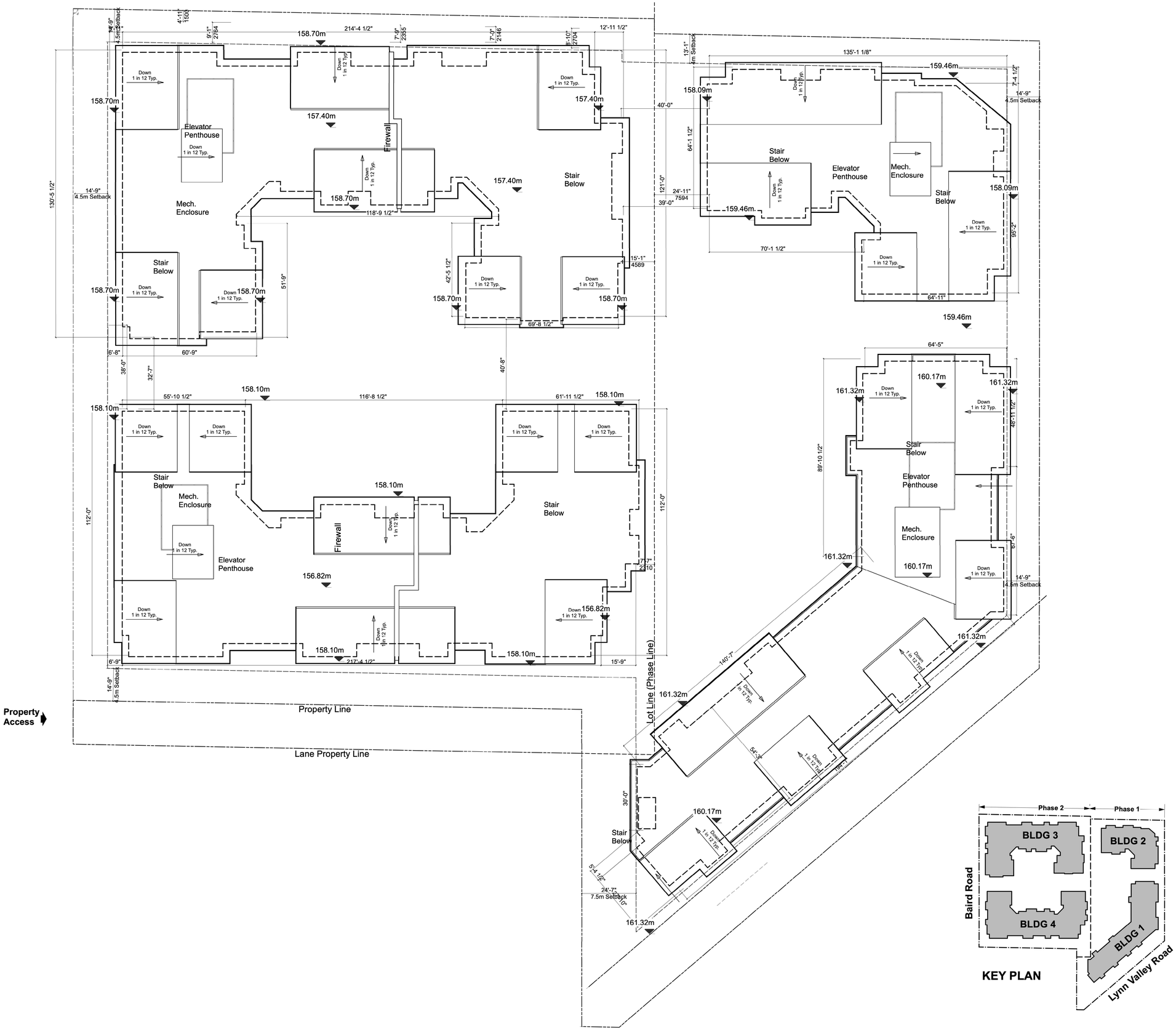
Project
Lynn Valley / Draycott Gardens
1246-1268 Lynn Valley Rd
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Sheet Title
05-06 Level

Project Number
23018

Scale
1"=20'

Sheet Number
A-106



POLYGON

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Project
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1246-1268 Lynn Valley Rd
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Sheet Title
Roof Plan

Project Number
23018

Scale
1"=20'

Sheet Number
A-107

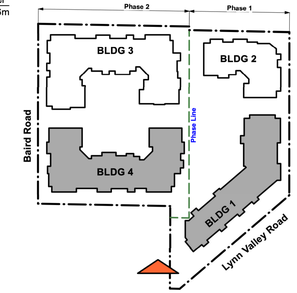


1 South Elevation - Bldg 4 and 1
Scale: 1:250

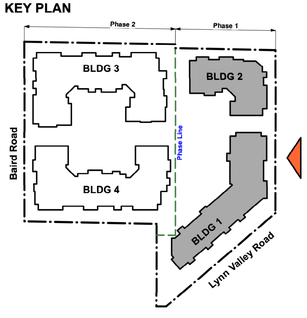


2 East Elevation - Bldg 1 and 2
Scale: 1:250

KEY PLAN



KEY PLAN



POLYGON

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2025-06-23	Issued for DP
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2026-03-02	Re-issued for Rezoning

Exterior Finish Material:

Cladding

1- Fiber Cement Lap Siding
Colour: CC-30 Oxford White

2- Fiber Cement Horizontal Lap Siding
Colour: CC-548 Asphalt

3- Fiber Cement Vertical Siding
Board & Batten (Fiber Cement)
Colour: CC-542 Willow

4- Fiber Cement Lap Siding (Wood)
Colour: CC-542 Willow

5- Fiber Cement Cladded Column

6- Fiber Cement Soffit Board (soffit)

7- Stone Veneer
Ledgestone Cladding Grey

Door and Window

10- Vinyl Window Frame - Clear Low-e Glazing

11- Storefront System in Aluminum Frame

12- Glass Door in Vinyl Frame

13- Metal Door

Misc. Metal

15- Railing - Aluminum Picket

16- Railing - Safety Glass in Aluminum Frame

17- Divider - Obscure Glass in Aluminum Frame

18- Mechanical Enclosure - Aluminum

19- Aluminum Fence/ Gate

20- Aluminum Clad Fascia

21- Aluminum Flashing

Misc.

25- Architectural Concrete

26- Glass Canopy in Aluminum Frame

27- Signage Retail

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Sheet Title
South and East Elevations

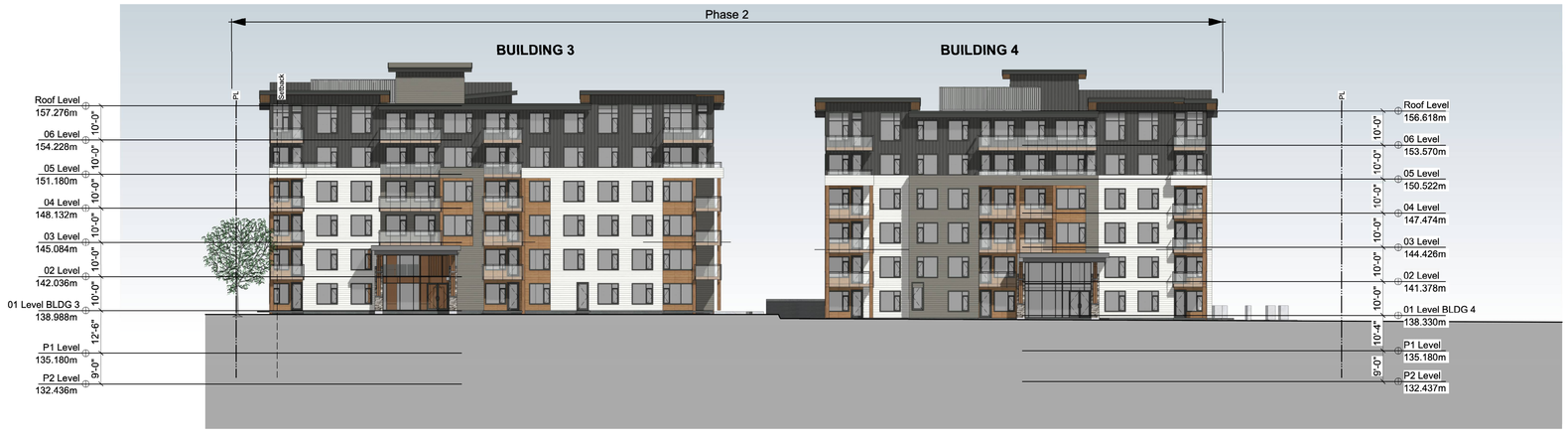
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23018

Scale
1:250

Sheet Number
A-301

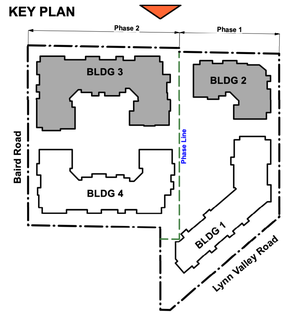


1 North Elevation - Bldg 2 and 3
Scale: 1:250

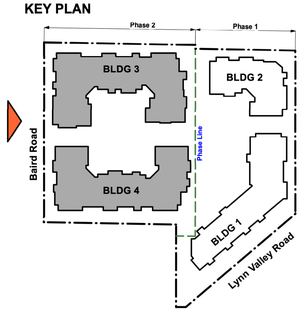


2 West Elevation - Bldg 3 and 4
Scale: 1:250

KEY PLAN



KEY PLAN



POLYGON

Date	Issue / Revisions
2025-06-23	Issued for DP
2025-08-27	Issued for ADP
2026-01-26	Issued for Rezoning
2026-03-02	Re-issued for Rezoning
2026-03-02	Re-issued for Rezoning

Exterior Finish Material:

Cladding

1- Fiber Cement Lap Siding
Colour: CC-30 Oxford White

2- Fiber Cement Horizontal Lap Siding
Colour: CC-548 Asphalt

3- Fiber Cement Vertical Siding
Board & Batten (Fiber Cement)
Colour: CC-542 Willow

4- Fiber Cement Lap Siding (Wood)
Colour: CC-542 Willow

5- Fiber Cement Cladded Column

6- Fiber Cement Soffit Board (soffit)

7- Stone Veneer
Ledgestone Cladding Grey

Door and Window

10- Vinyl Window Frame - Clear Low-e Glazing

11- Storefront System in Aluminum Frame

12- Glass Door in Vinyl Frame

13- Metal Door

Misc. Metal

15- Railing - Aluminum Picket

16- Railing - Safety Glass in Aluminum Frame

17- Divider - Obscure Glass in Aluminum Frame

18- Mechanical Enclosure - Aluminum

19- Aluminum Fence/ Gate

20- Aluminum Clad Fascia

21- Aluminum Flashing

Misc.

25- Architectural Concrete

26- Glass Canopy in Aluminum Frame

27- Signage Retail

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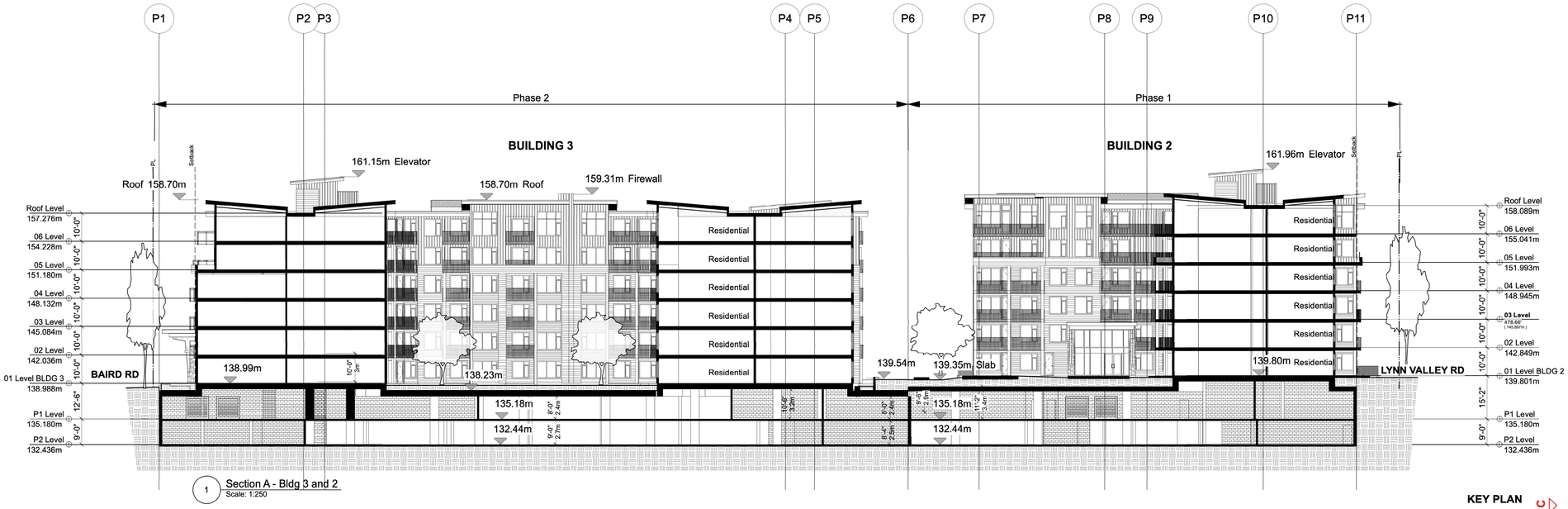
Project
Lynn Valley / Draycott Gardens
1246-1268 Lynn Valley Rd
District North Vancouver

Sheet Title
North and West Elevations

Project Number
23018

Scale
1:250

Sheet Number
A-302



1 Section A - Bldg 3 and 2
Scale: 1:250

2 Section B - Bldg 4 and 1
Scale: 1:250

KEY PLAN

POLYGON

Date	Issue / Revisions
2025-06-23	Issued for DP
2025-08-27	Issued for ADP
2026-01-26	Issued for Rezoning
2026-03-02	Re-issued for Rezoning

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Misc.

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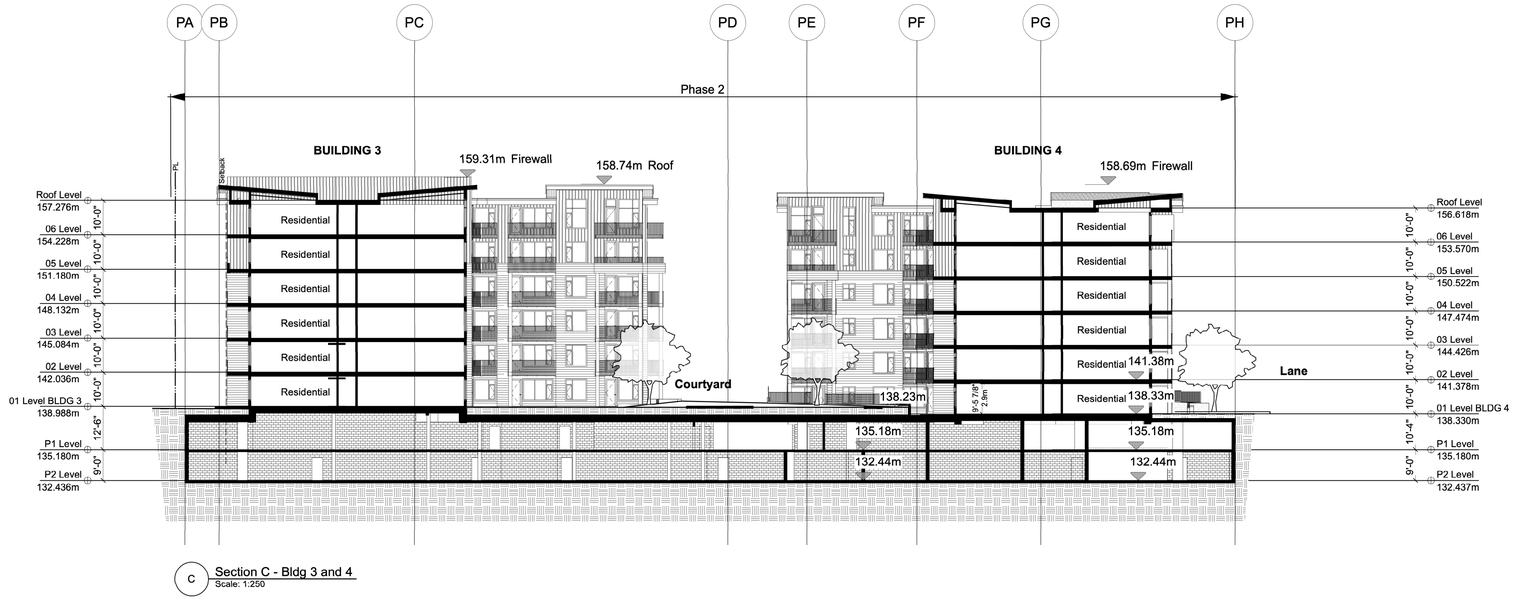
Project
Lynn Valley / Draycott Gardens
1246-1268 Lynn Valley Rd
District North Vancouver

Sheet Title
Section A and B

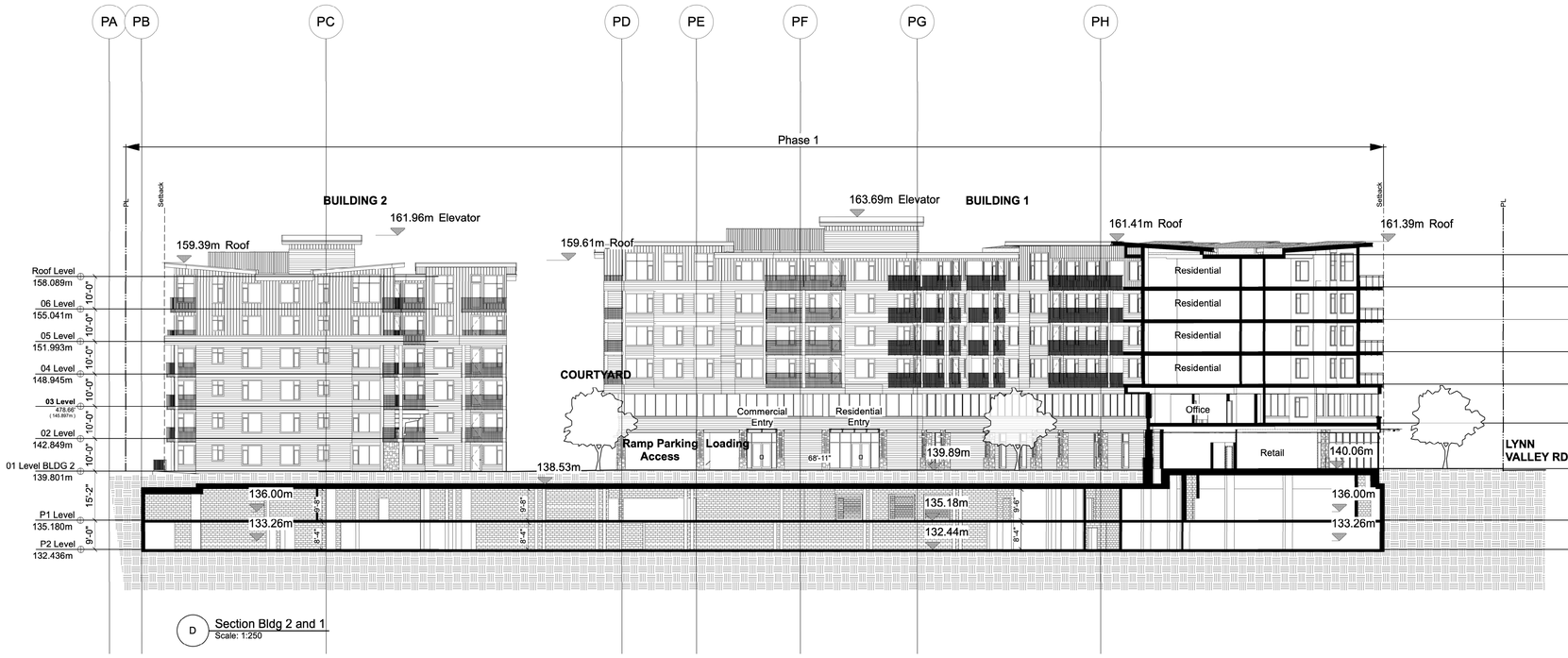
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23018

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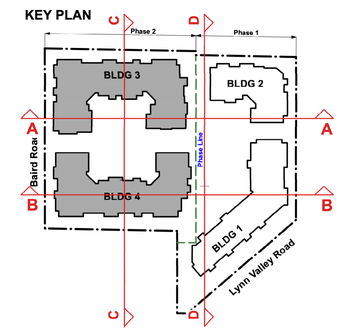
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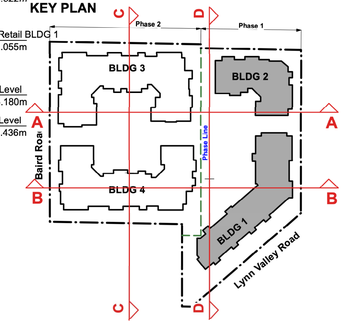


C Section C - Bldg 3 and 4
Scale: 1:250



D Section Bldg 2 and 1
Scale: 1:250





POLYGON

Date	Issue / Revisions
2025-06-23	Issued for DP
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Misc.

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Project
Lynn Valley / Draycott Gardens
1246-1268 Lynn Valley Rd
District North Vancouver

Sheet Title
Section C and D
Elevations

Project Number
23018

Scale
1:250

Sheet Number
A-304

POLYGON

Date	Issue / Revisions
2025-06-23	Issued for DP
2025-08-27	Issued for ADP
2026-01-26	Issued for Rezoning
2026-03-02	Re-issued for Rezoning



1 West Elevation - Bldg 1
Scale: 1:100



2 West Elevation - Bldg 1
Scale: 1:100

Exterior Finish Material:

Cladding

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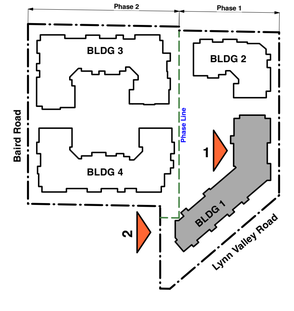
Misc.

25- Architectural Concrete

26- Glass Canopy in Aluminum Frame

27- Signage Retail

KEY PLAN



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Project
Lynn Valley / Draycott Gardens
1246-1268 Lynn Valley Rd
District North Vancouver

Sheet Title
Building 1 - West

Project Number
23018

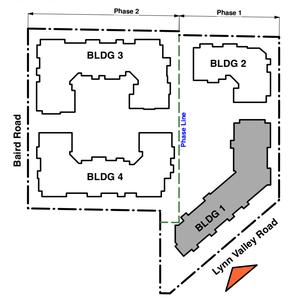
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Sheet Number
A-305.1



1 South Elevation - Bldg 1
Scale: 1:100

KEY PLAN



POLYGON

Date	Issue / Revisions
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Misc.

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Project
Lynn Valley / Draycott Gardens
1246-1268 Lynn Valley Rd
District North Vancouver

Sheet Title
Building 1 - South

Project Number
23018

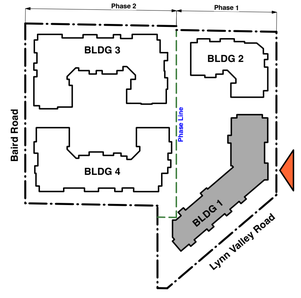
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Sheet Number
A-305.2



1 East Elevation - Bldg 1
Scale: 1:100

KEY PLAN



POLYGON

Date	Issue / Revisions
2025-06-23	Issued for DP
2025-08-27	Issued for ADP
2026-01-26	Issued for Rezoning
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Misc.

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Project
Lynn Valley / Draycott Gardens
1246-1268 Lynn Valley Rd
District North Vancouver

Sheet Title
Building 1 - East

Project Number
23018

Scale
1:100

Sheet Number
A-305.3

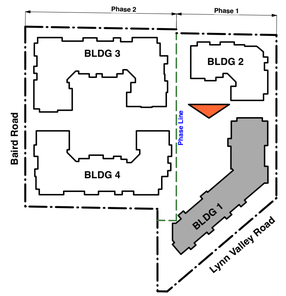


1 North Elevation - Bldg 1
Scale: 1:100



2 North Elevation - Bldg 1
Scale: 1:100

KEY PLAN



POLYGON

Date	Issue / Revisions
2025-06-23	Issued for DP
2025-08-27	Issued for ADP
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Door and Window

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21- Aluminum Flashing

Misc.

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Project
Lynn Valley / Draycott Gardens
1246-1268 Lynn Valley Rd
District North Vancouver

Sheet Title
Building 1 - North

Project Number
23018

Scale
1:100

Sheet Number
A-305.4



1 West Elevation - Bldg 2
Scale: 1:100

POLYGON

Date	Issue / Revisions
2025-06-23	Issued for DP
2025-08-27	Issued for ADP
2026-01-26	Issued for Rezoning
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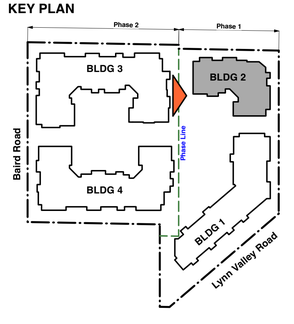
Misc.

25- Architectural Concrete

26- Glass Canopy in Aluminum Frame

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KEY PLAN



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Project
Lynn Valley / Draycott Gardens
1246-1268 Lynn Valley Rd
District North Vancouver

Sheet Title
Building 2 - West

Project Number
23018

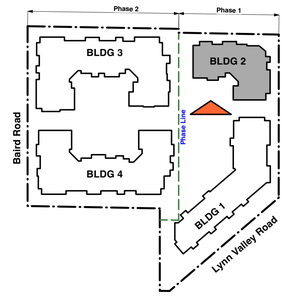
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Sheet Number
A-306.1



1 South Elevation - Bldg 2
Scale: 1:100

KEY PLAN



POLYGON

Date	Issue / Revisions
2025-06-23	Issued for DP
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Project
Lynn Valley / Draycott Gardens
1246-1268 Lynn Valley Rd
District North Vancouver

Sheet Title
Building 2 - South

Project Number
23018

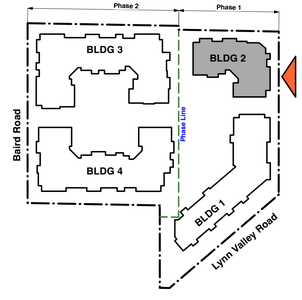
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Sheet Number
A-306.2



1 East Elevation - Bldg 2
Scale: 1:100

KEY PLAN



POLYGON

Date	Issue / Revisions
2025-06-23	Issued for DP
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Project
Lynn Valley / Draycott Gardens
1246-1268 Lynn Valley Rd
District North Vancouver

Sheet Title
Building 2 - East

Project Number
23018

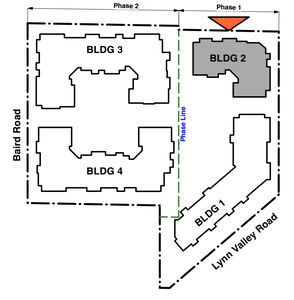
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Sheet Number
A-306.3



1 North Elevation - Bldg 2
Scale: 1:100

KEY PLAN



POLYGON

Date	Issue / Revisions
2025-06-23	Issued for DP
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2026-01-26	Issued for Rezoning
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Colour: CC-548 Asphalt

3- Fiber Cement Vertical Siding
Board & Batten (Fiber Cement)
Colour: CC-542 Willow

4- Fiber Cement Lap Siding (Wood)
Colour: CC-542 Willow

5- Fiber Cement Cladded Column

6- Fiber Cement Soffit Board (soffit)

7- Stone Veneer
Ledgestone Cladding Grey

Door and Window

10- Vinyl Window Frame - Clear Low-e Glazing

11- Storefront System in Aluminum Frame

12- Glass Door in Vinyl Frame

13- Metal Door

Misc. Metal

15- Railing - Aluminum Picket

16- Railing - Safety Glass in Aluminum Frame

17- Divider - Obscure Glass in Aluminum Frame

18- Mechanical Enclosure - Aluminum

19- Aluminum Fence/ Gate

20- Aluminum Clad Fascia

21- Aluminum Flashing

Misc.

25- Architectural Concrete

26- Glass Canopy in Aluminum Frame

27- Signage Retail

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Project
Lynn Valley / Draycott Gardens
1246-1268 Lynn Valley Rd
District North Vancouver

Sheet Title
Building 2 - North

Project Number
23018

Scale
1:100

Sheet Number
A-306.4



1 West Elevation - Bldg 3
Scale: 1:100

POLYGON

Date	Issue / Revisions
2025-06-23	Issued for DP
2025-08-27	Issued for ADP
2026-01-26	Issued for Rezoning
2026-03-02	Re-issued for Rezoning

Exterior Finish Material:

Cladding

1- Fiber Cement Lap Siding
Colour: CC-30 Oxford White

2- Fiber Cement Horizontal Lap Siding
Colour: CC-548 Asphalt

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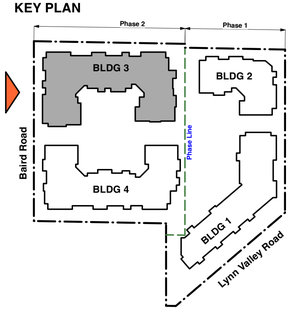
Misc.

25- Architectural Concrete

26- Glass Canopy in Aluminum Frame

27- Signage Retail

KEY PLAN



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Project
Lynn Valley / Draycott Gardens
1246-1268 Lynn Valley Rd
District North Vancouver

Sheet Title
Building 3 - West

Project Number
23018

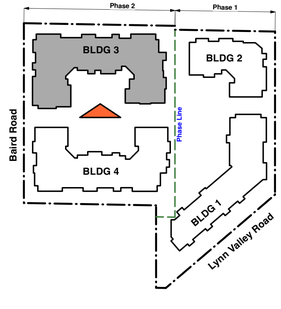
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Sheet Number
A-307.1



1 South Elevation - Bldg 3
Scale: 1:100

KEY PLAN



POLYGON

Date	Issue / Revisions
2025-06-23	Issued for DP
2025-08-27	Issued for ADP
2026-01-26	Issued for Rezoning
2026-03-02	Re-issued for Rezoning

Exterior Finish Material:

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Door and Window

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21- Aluminum Flashing

Misc.

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Project
Lynn Valley / Draycott Gardens
1246-1268 Lynn Valley Rd
District North Vancouver

Sheet Title
Building 3 - South

Project Number
23018

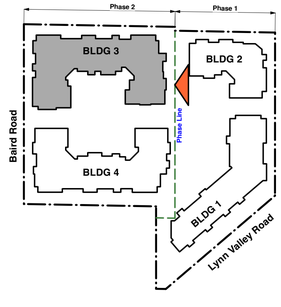
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1:100

Sheet Number
A-307.2



1 East Elevation - Bldg 3
Scale: 1:100

KEY PLAN



POLYGON

Date	Issue / Revisions
2025-06-23	Issued for DP
2025-08-27	Issued for ADP
2026-01-26	Issued for Rezoning
2026-03-02	Re-issued for Rezoning

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Misc.

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Project
Lynn Valley / Draycott Gardens
1246-1268 Lynn Valley Rd
District North Vancouver

Sheet Title
Building 3 - East

Project Number
23018

Scale
1:100

Sheet Number
A-307.3



1 North Elevation - Bldg 3
Scale: 1:100

POLYGON

Date	Issue / Revisions
2025-06-23	Issued for DP
2025-08-27	Issued for ADP
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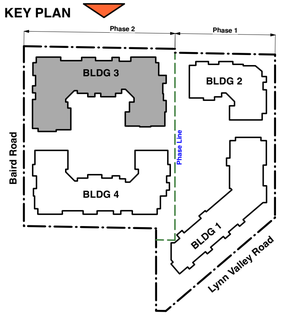
Misc.

25- Architectural Concrete

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Project
Lynn Valley / Draycott Gardens
1246-1268 Lynn Valley Rd
District North Vancouver

Sheet Title
Building 3 - North

Project Number
23018

Scale
1:100

Sheet Number
A-307.4



1 West Elevation - Bldg 4
Scale: 1:100

POLYGON

Date	Issue / Revisions
2025-06-23	Issued for DP
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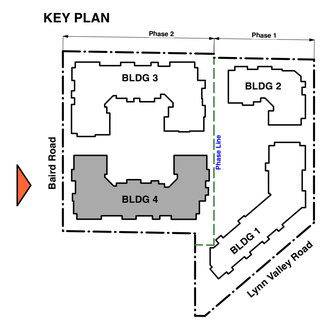
Misc.

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KEY PLAN



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Project
Lynn Valley / Draycott Gardens
1246-1268 Lynn Valley Rd
District North Vancouver

Sheet Title
Building 4 - West

Project Number
23018

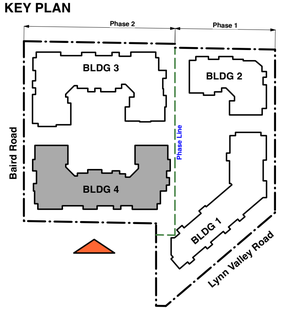
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Sheet Number
A-308.1



1 South Elevation - Bldg 4
Scale: 1:100

KEY PLAN



POLYGON

Date	Issue / Revisions
2025-06-23	Issued for DP
2025-08-27	Issued for ADP
2026-01-26	Issued for Rezoning
2026-03-02	Re-issued for Rezoning

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21- Aluminum Flashing

Misc.

25- Architectural Concrete

26- Glass Canopy in Aluminum Frame

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Project
Lynn Valley / Draycott Gardens
1246-1268 Lynn Valley Rd
District North Vancouver

Sheet Title
Building 4 - South

Project Number
23018

Scale
1:100

Sheet Number
A-308.2



1 East Elevation - Bldg 4
Scale: 1:100

POLYGON

Date	Issue / Revisions
2025-06-23	Issued for DP
2025-08-27	Issued for ADP
2026-01-26	Issued for Rezoning
2026-03-02	Re-issued for Rezoning

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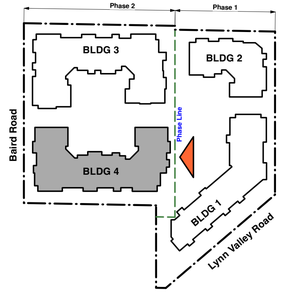
Misc.

25- Architectural Concrete

26- Glass Canopy in Aluminum Frame

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KEY PLAN



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Project
Lynn Valley / Draycott Gardens
1246-1268 Lynn Valley Rd
District North Vancouver

Sheet Title
Building 4 - East

Project Number
23018

Scale
1:100

Sheet Number
A-308.3



1 North Elevation - Bldg 4
Scale: 1:100

POLYGON

Date	Issue / Revisions
2025-06-23	Issued for DP
2025-08-27	Issued for ADP
2026-01-26	Issued for Rezoning
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Door and Window

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Misc.

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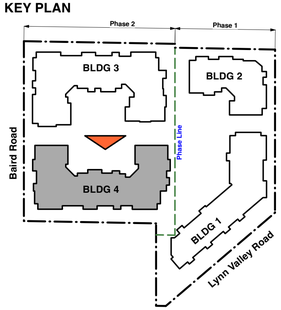
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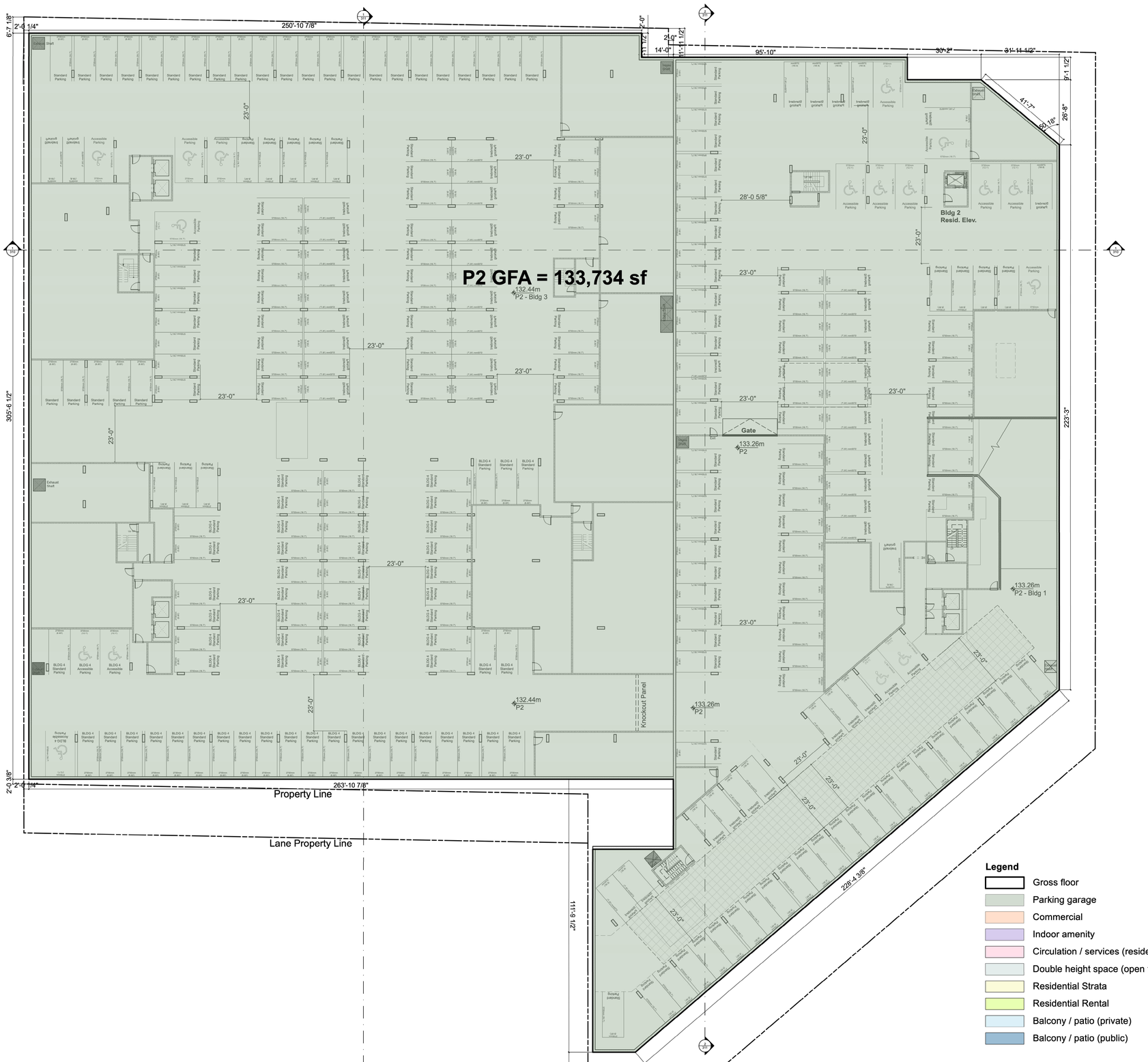
Project
Lynn Valley / Draycott Gardens
1246-1268 Lynn Valley Rd
District North Vancouver

Sheet Title
Building 4 - North

Project Number
23018

Scale
1:100

Sheet Number
A-308.4



Legend

- Gross floor
- Parking garage
- Commercial
- Indoor amenity
- Circulation / services (residential strata & rental)
- Double height space (open to below)
- Residential Strata
- Residential Rental
- Balcony / patio (private)
- Balcony / patio (public)

N

POLYGON

Date	Issue / Revisions
2025-06-23	Issued for ADP
2025-08-27	Issued for ADP
2026-01-26	Issued for Rezoning
2026-03-02	Reissued for Rezoning

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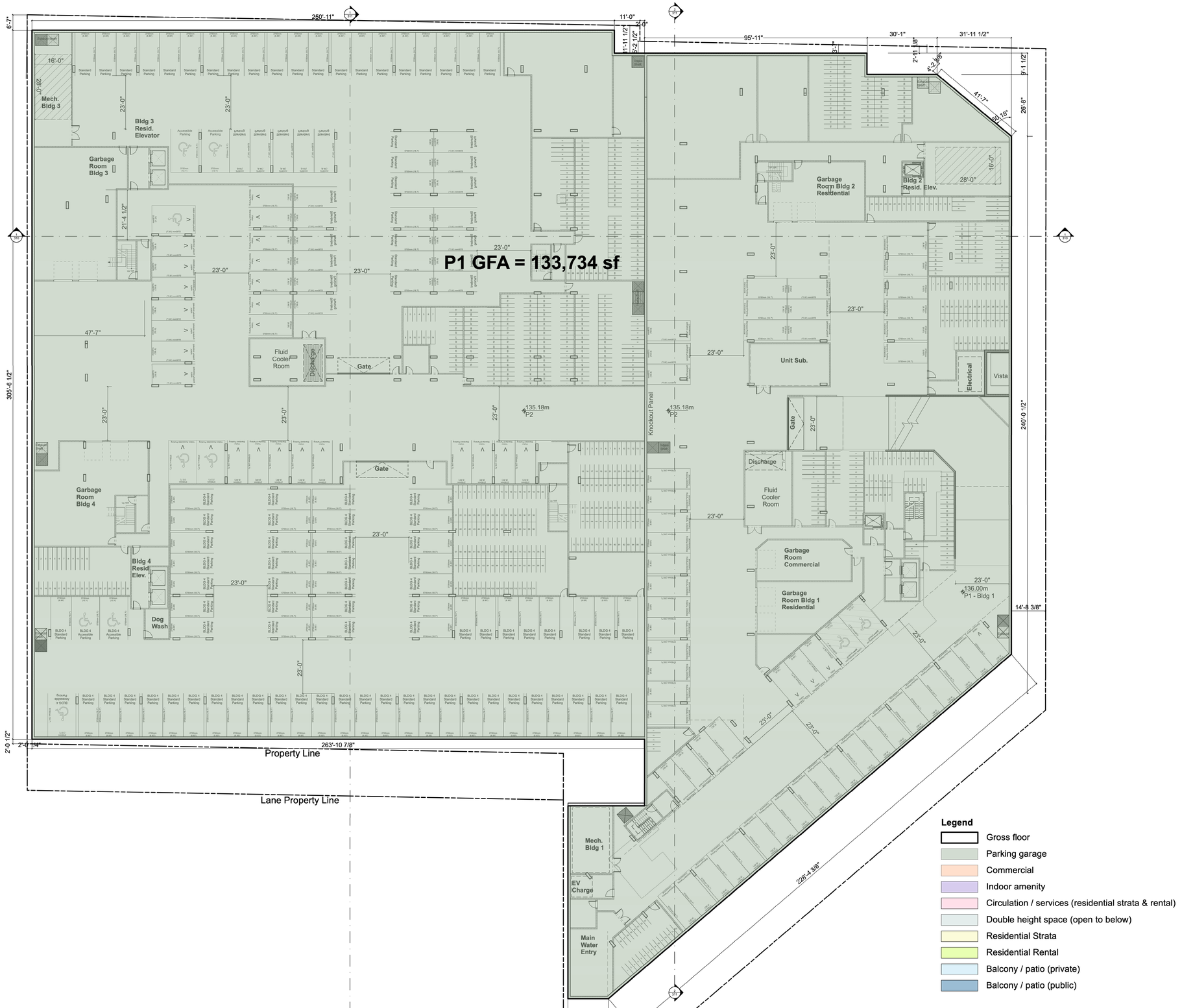
Project
Lynn Valley / Draycott Gardens
1246-1268 Lynn Valley Rd
District North Vancouver

Sheet Title
Parking P2

Project Number
23018

Scale
1"=20'

Sheet Number
FSR-101



POLYGON

Date	Issue / Revisions
2025-06-23	Issued for ADP
2025-08-27	Issued for ADP
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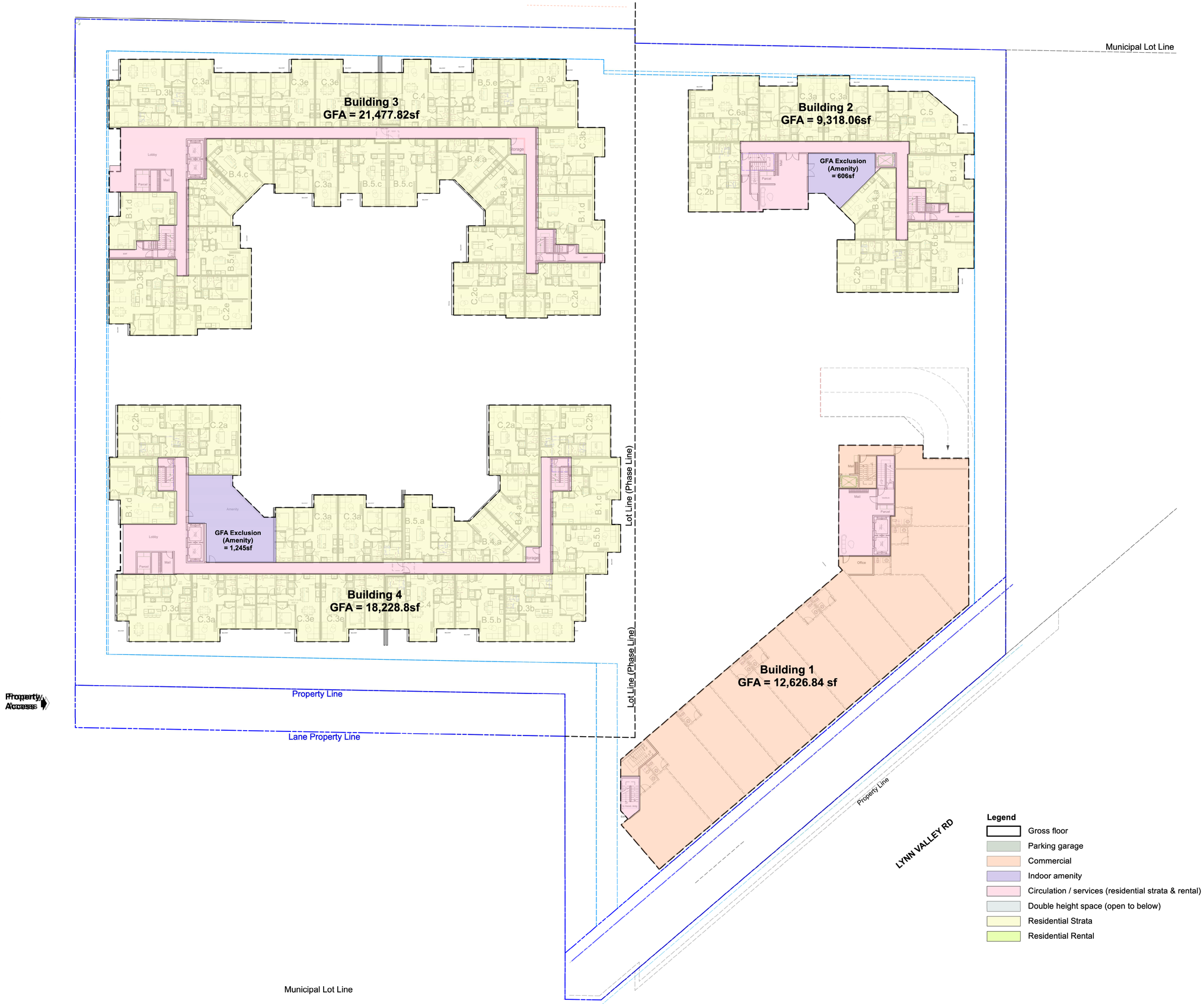
Project
Lynn Valley / Draycott Gardens
1246-1268 Lynn Valley Rd
District North Vancouver

Sheet Title
Parking P1

Project Number
23018

Scale
1"=20'

Sheet Number
FSR-102



POLYGON

Date	Issue / Revisions
2025-06-23	Issued for ADP
2025-08-27	Issued for ADP
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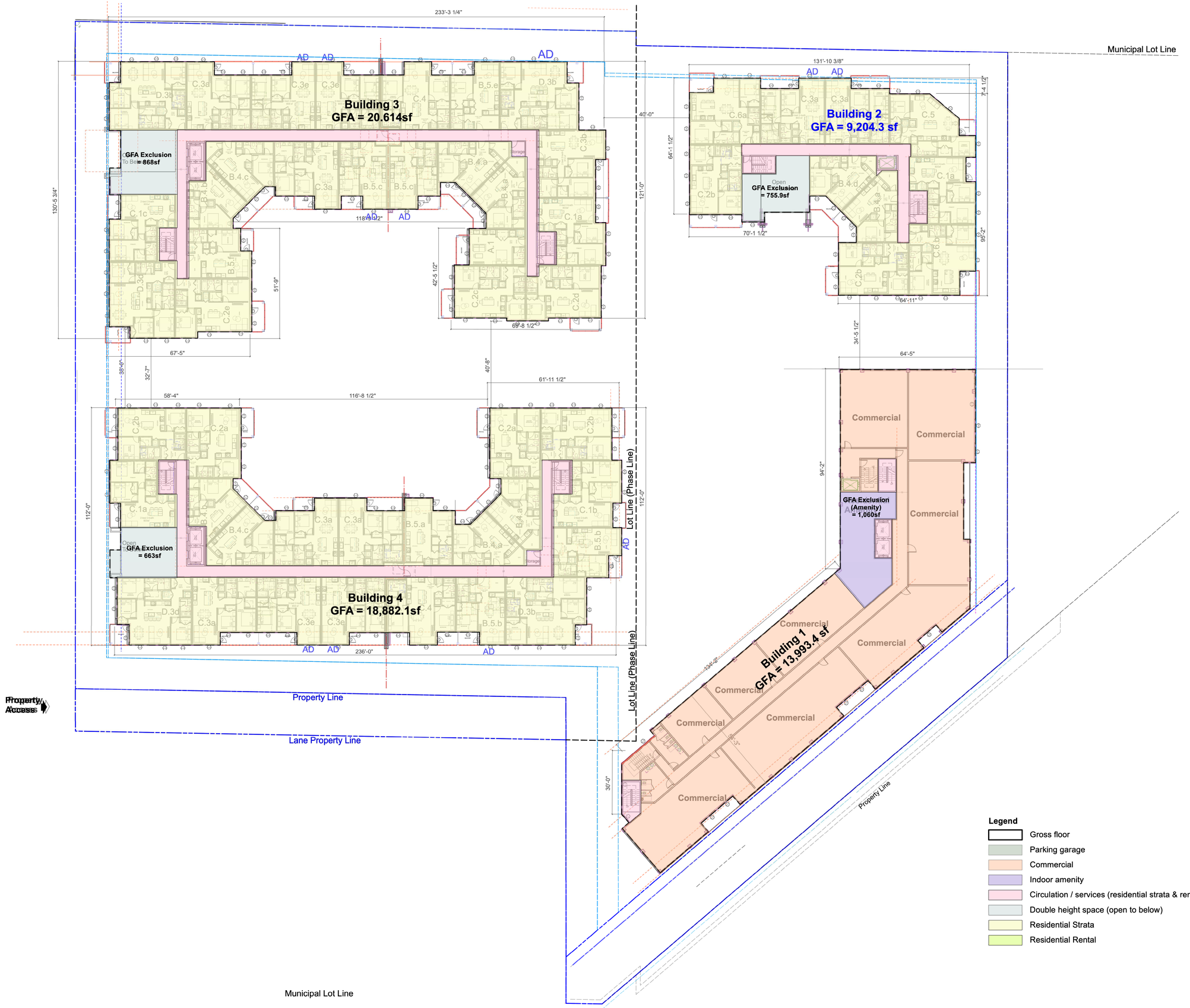
Project
Lynn Valley / Draycott Gardens
1246-1268 Lynn Valley Rd
District North Vancouver

Sheet Title
01 Level Floor Areas

Project Number
23018

Scale
1"=20'

Sheet Number
FSR-103



Legend

- Gross floor
- Parking garage
- Commercial
- Indoor amenity
- Circulation / services (residential strata & rental)
- Double height space (open to below)
- Residential Strata
- Residential Rental

POLYGON

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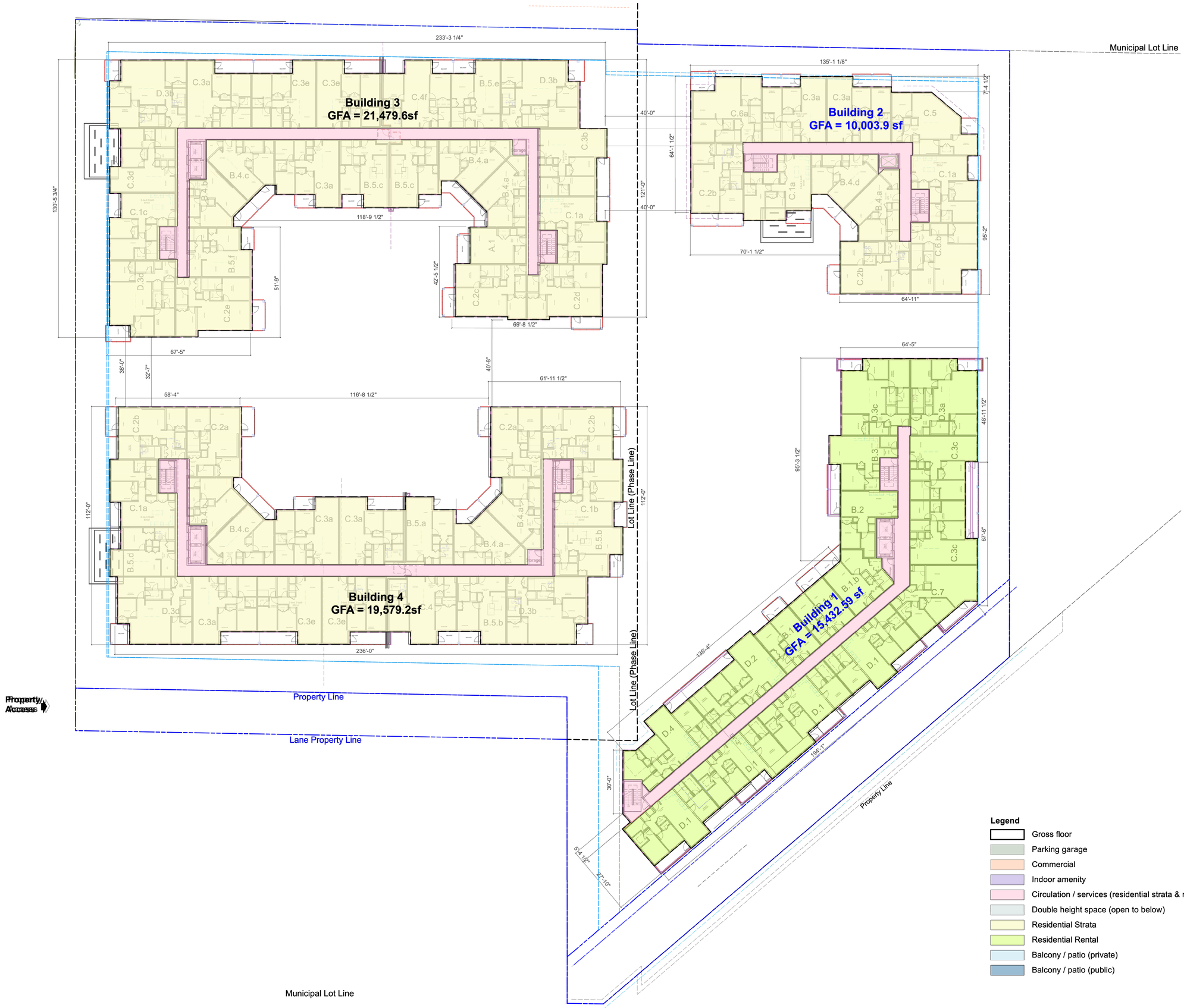
Project
Lynn Valley / Draycott Gardens
1246-1268 Lynn Valley Rd
District North Vancouver

Sheet Title
02 Level Floor Areas

Project Number
23018

Scale
1"=20'

Sheet Number
FSR-104



POLYGON

Date	Issue / Revisions
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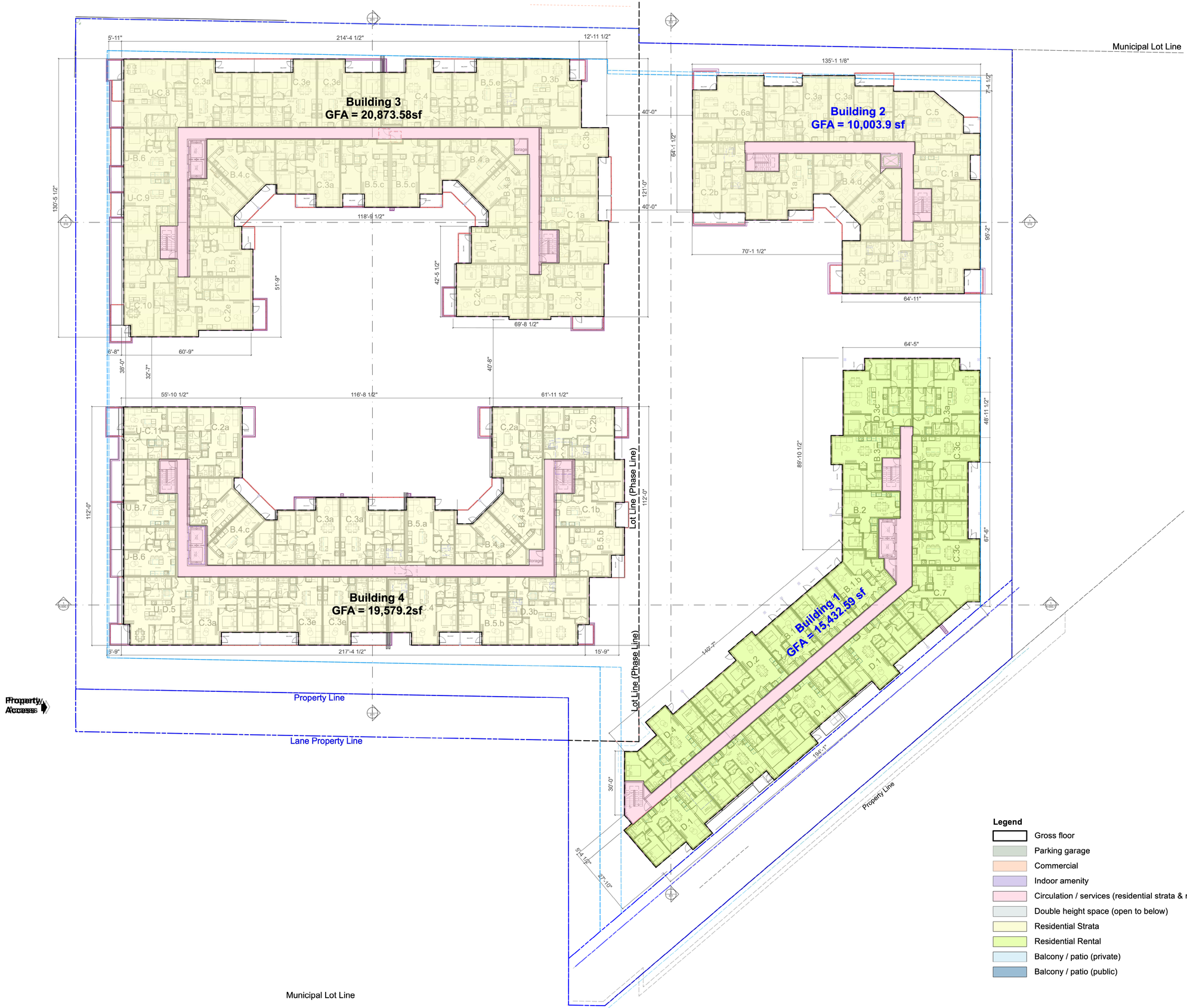
Project
Lynn Valley / Draycott Gardens
1246-1268 Lynn Valley Rd
District North Vancouver

Sheet Title
03 & 04 Level Floor Areas

Project Number
23018

Scale
1"=20'

Sheet Number
FSR-105



Legend

- Gross floor
- Parking garage
- Commercial
- Indoor amenity
- Circulation / services (residential strata & rental)
- Double height space (open to below)
- Residential Strata
- Residential Rental
- Balcony / patio (private)
- Balcony / patio (public)

POLYGON

Date	Issue / Revisions
2025-06-23	Issued for ADP
2025-08-27	Issued for ADP
2026-01-26	Issued for Rezoning
2026-03-02	Reissued for Rezoning

NSDA ARCHITECTS

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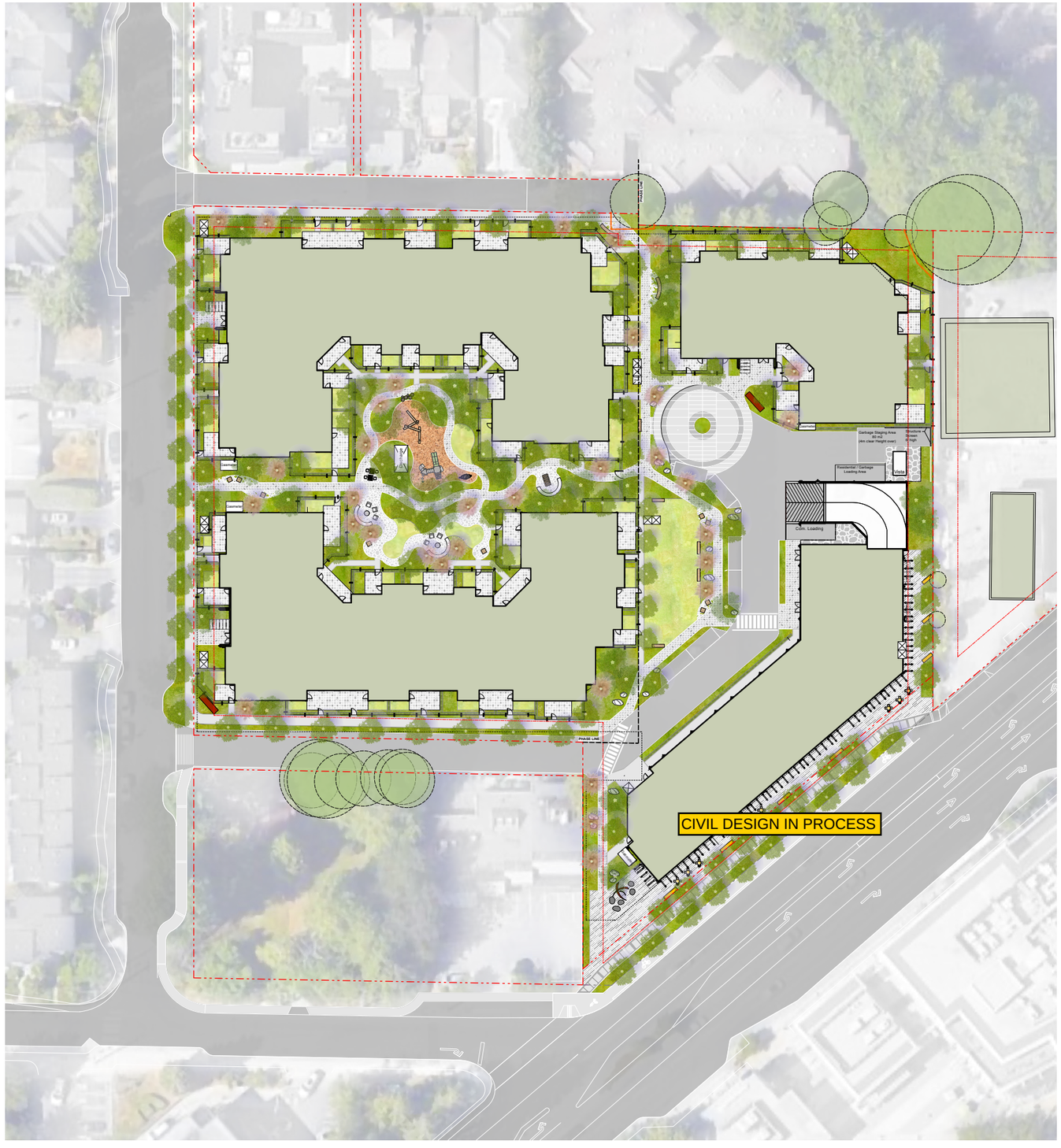
Project
Lynn Valley / Draycott Gardens
1246-1268 Lynn Valley Rd
District North Vancouver

Sheet Title
05 & 06 Level Floor Areas

Project Number
23018

Scale
1"=20'

Sheet Number
FSR-106



LYNN VALLEY

ISSUED FOR REZONING

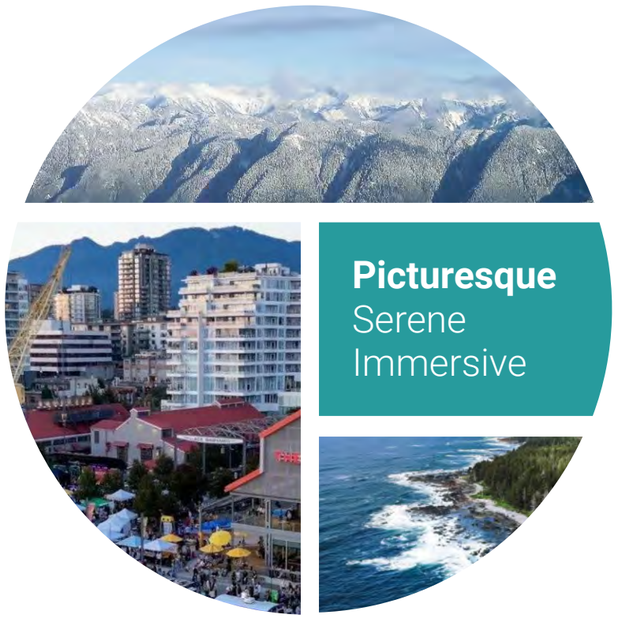
MAR 02, 2026

24-105

connect
LANDSCAPE ARCHITECTURE

VISION

The landscape design takes inspiration from Northshore's stunning blend of mountains, ocean, and city views alongside a lively, modernized core, to create a space honours Lynn Valley's identity while linking the active community through the surrounding natural beauty.



Picturesque
Serene
Immersive

WEST COAST LIVING

A captivating journey along Northshore, offering vistas where mountain, ocean and urban skylines converge.



Interactive
Social
Vibrant

URBAN RHYTHM

A revitalized extension of the local commercial heart, pulsating with urban energy and invigorating social connectivity

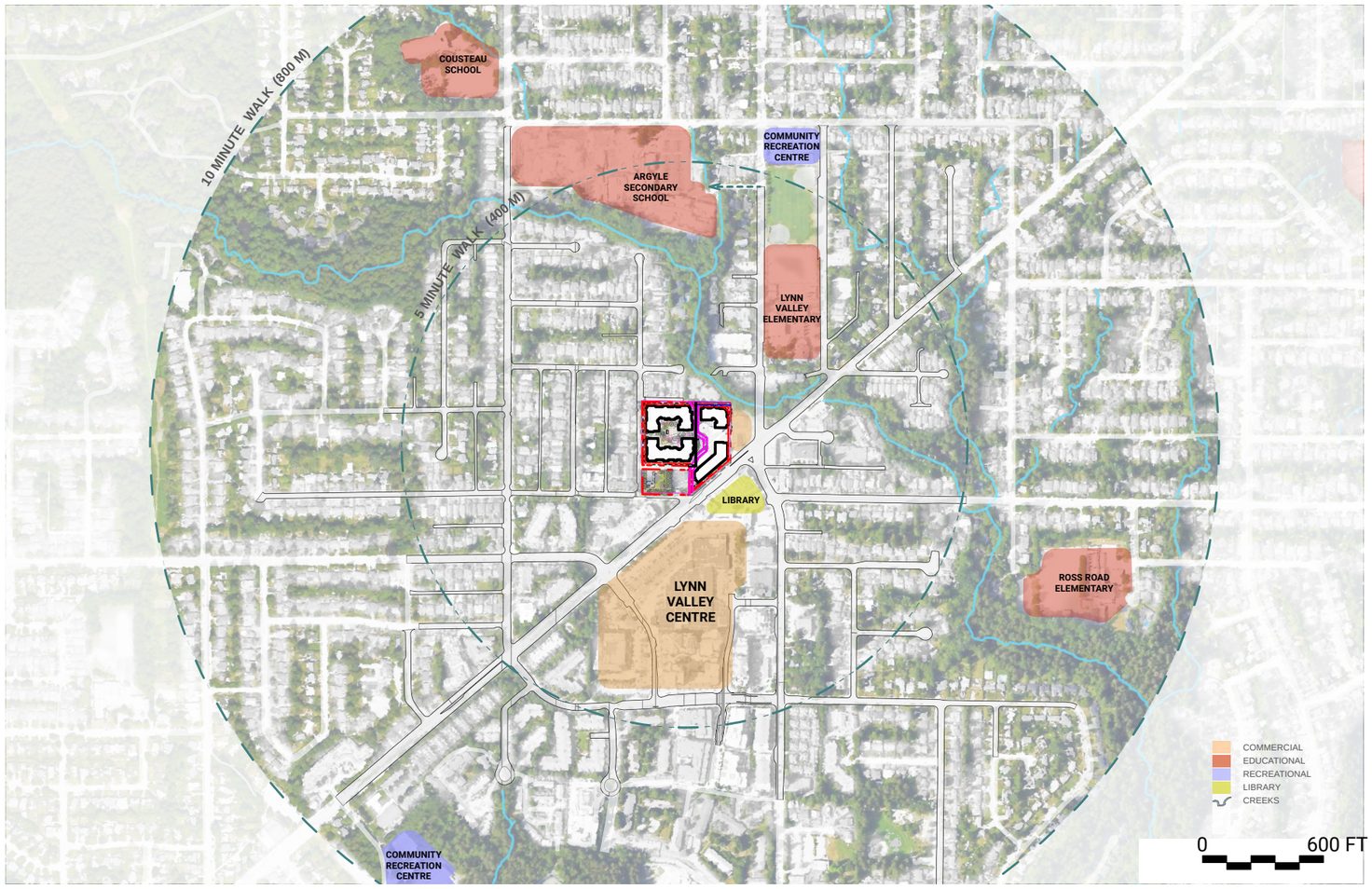


Biodiverse
Sustainable
Resilient

ECHO FROM NATURE

A tribute to Lynn Valley's unique landscape, uniting communities with its abundant natural beauty.

CONTEXT


10 MINUTE WALK (800 M)
5 MINUTE WALK (400 M)
COUSTEAU SCHOOL
ARGYLE SECONDARY SCHOOL
COMMUNITY RECREATION CENTRE
LYNN VALLEY ELEMENTARY
LIBRARY
LYNN VALLEY CENTRE
ROSS ROAD ELEMENTARY
COMMUNITY RECREATION CENTRE
COMMERCIAL
EDUCATIONAL
RECREATIONAL
LIBRARY
CREEKS
0
600 FT

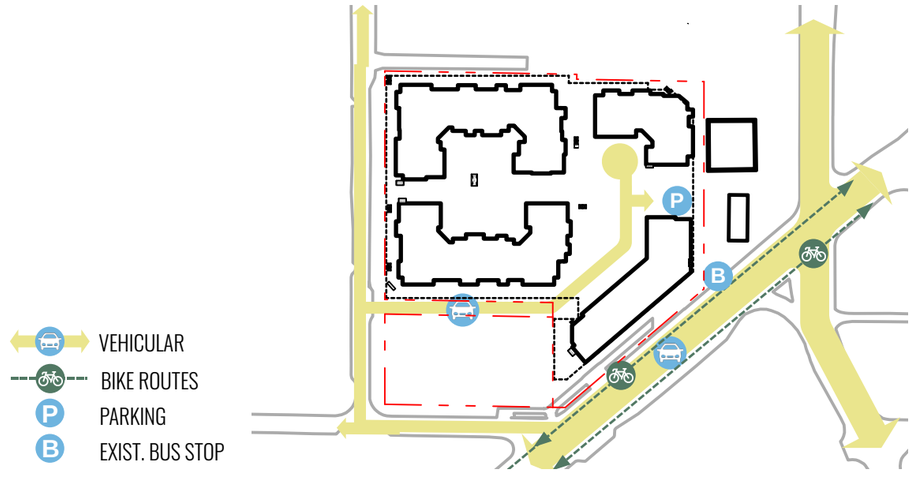




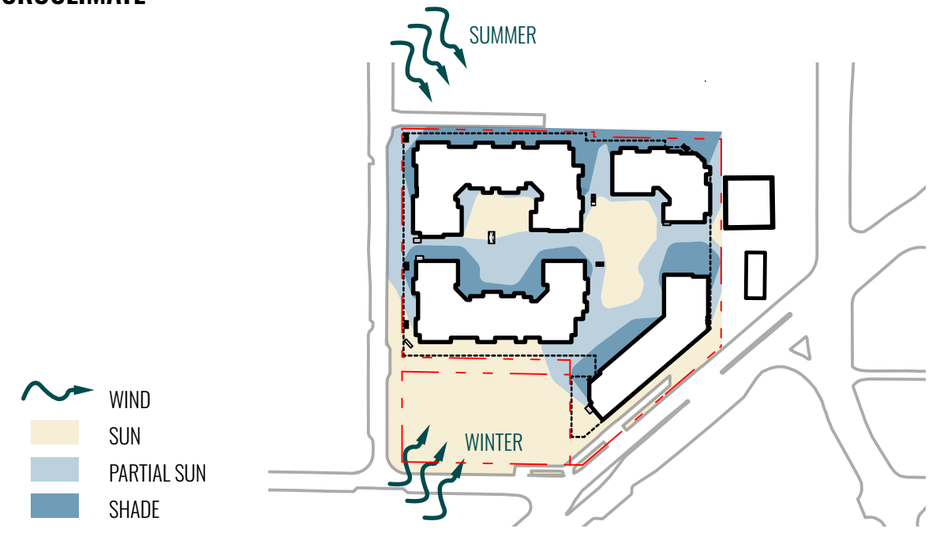


INVENTORY

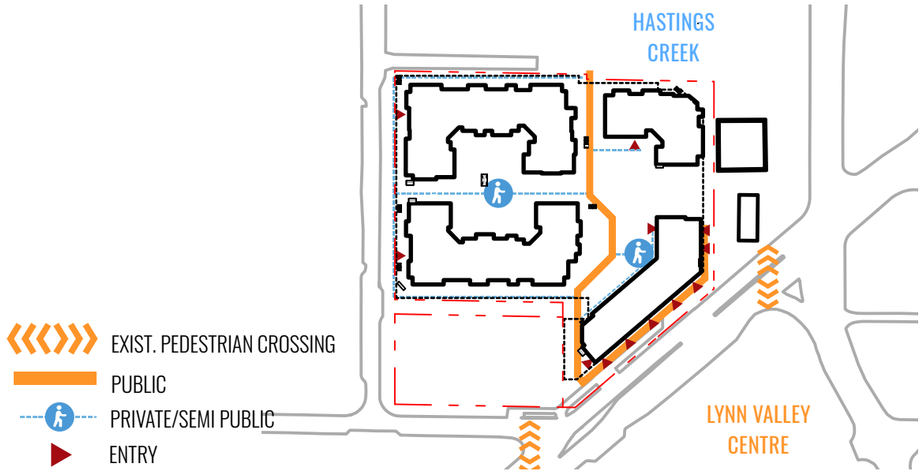
CIRCULATION



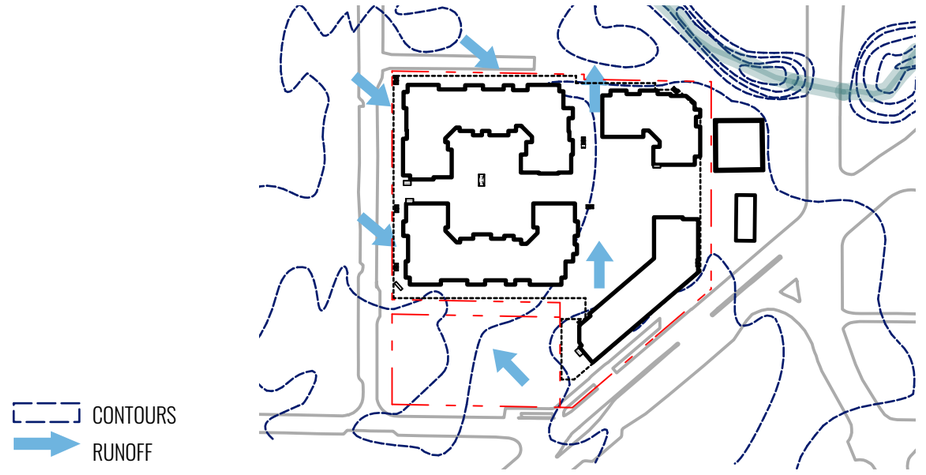
MICROCLIMATE



ACCESS

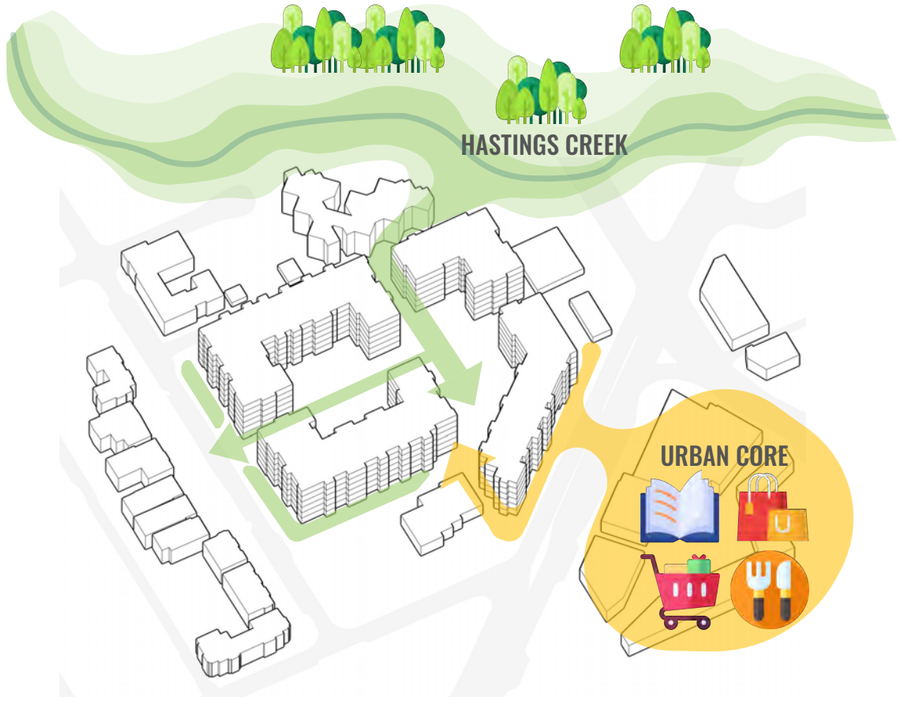


TOPOGRAPHY

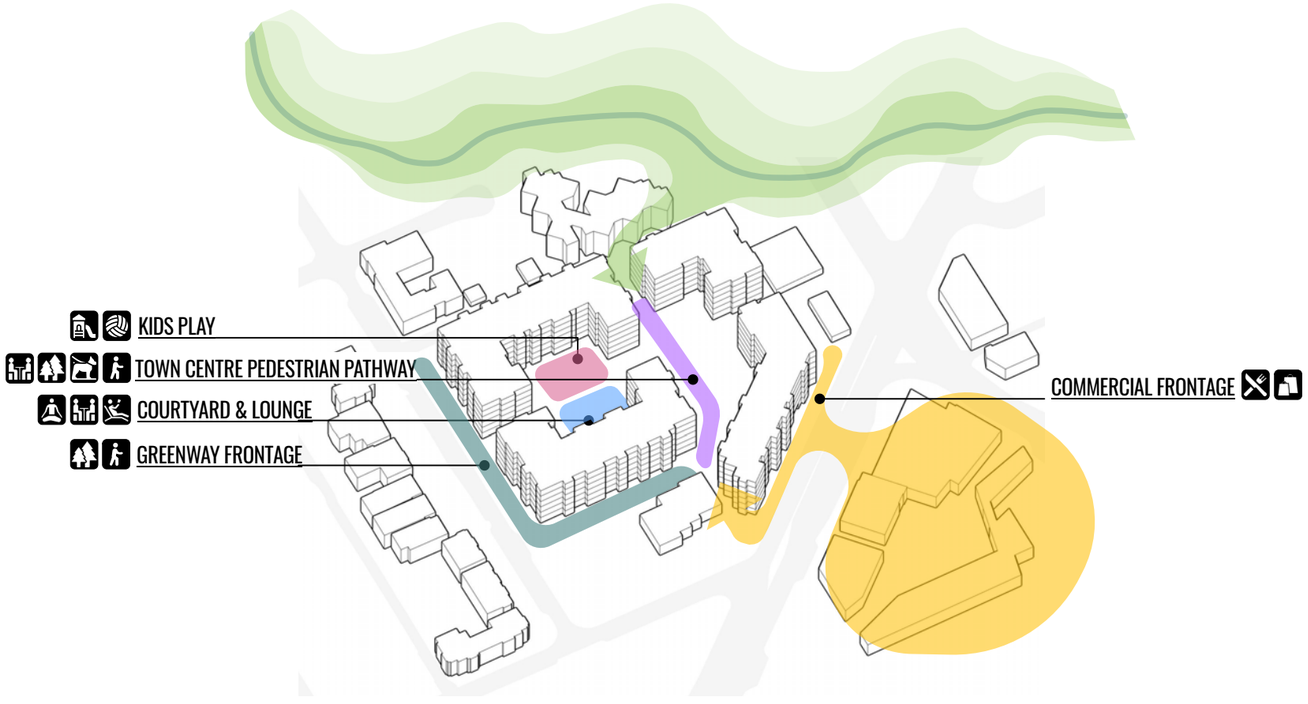


CONCEPT DEVELOPMENT

extending and converging



fostering and diversifying



CONCEPT PLAN



GENERAL LEGEND

KEY	DESCRIPTION
EX. PROP.	EXISTING PROPERTY LINE
P/L	PROPERTY LINE
S/L	SETBACK LINE
	ROW
	EXTENT OF STRUCTURE BELOW
	STORM SEWER ROW
PHASELINE	PHASE LINE

1 KIDS PLAY

2 COURTYARD & LOUNGE

3 TOWN CENTRE PEDESTRIAN PATHWAY

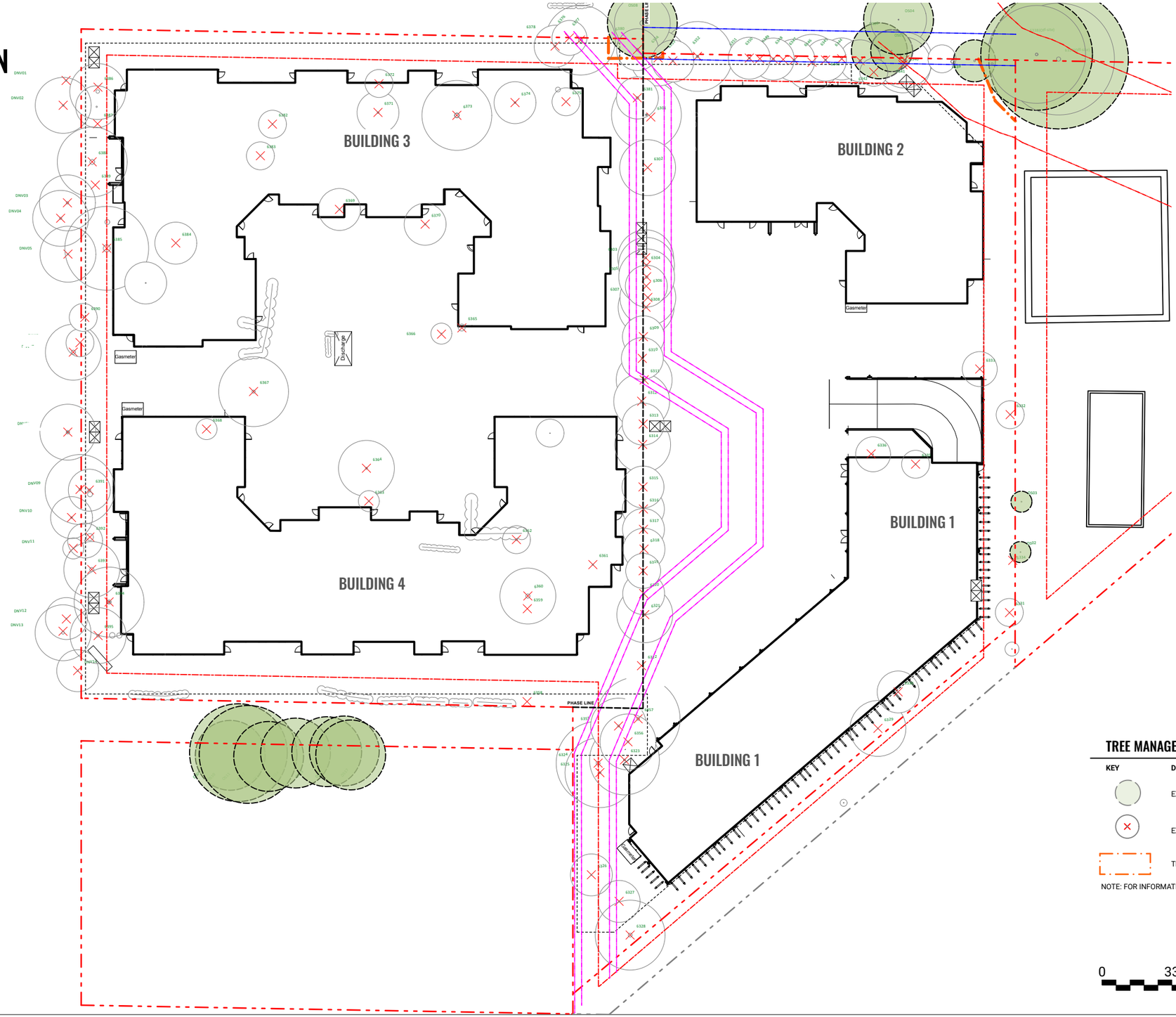
4 COMMERCIAL FRONTAGE

5 GREENWAY FRONTAGE

PUBLIC ART NODE

SIGNAGE

TREE MANAGEMENT PLAN



TREE MANAGEMENT LEGEND

KEY	DESCRIPTION
	EXISTING TREE TO BE RETAINED AND PROTECTED
	EXISTING TREE TO BE REMOVED
	TREE PROTECTION FENCE

NOTE: FOR INFORMATION ONLY. DETAILS PER ARBORIST'S REPORT AND PLAN

0 33 49 66 FT

PLANTING PALETTE

MASS PLANTING LIST

TREES	QTY %	BOTANICAL NAME	COMMON NAME
Deciduous Trees	**95**		
		Acer circinatum	Vine Maple
		Acer griseum	Paperbark Maple
		Acer palmatum 'Osakazuki'	Osakazuki Japanese Maple
		Acer rubrum 'Redpointe'	Redpointe Red Maple
		Carpinus betulus 'Frans Fontaine'	Frans Fontaine Hornbeam
		Stewartia pseudocamellia	Japanese Stewartia
Coniferous Trees	**32**		
		Picea omorika 'Bruns'	Bruns Serbian Spruce
		Pinus contorta	Shore Pine
		Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Limber Pine
		Pinus monticola	White Pine
Feature Trees	**33**		
		Arbutus	Arbutus menziesii
		Cercis canadensis 'The Rising Sun'	The Rising Sun Eastern Redbud
		Cornus kousa 'Milky Way'	Milky Way Dogwood
		Prunus 'Ichiyo'	Ichiyo Cherry

Feature Planting - Groundcovers

Feature Planting - Shrubs

Shade Garden - Groundcovers

Shade Garden - Shrubs

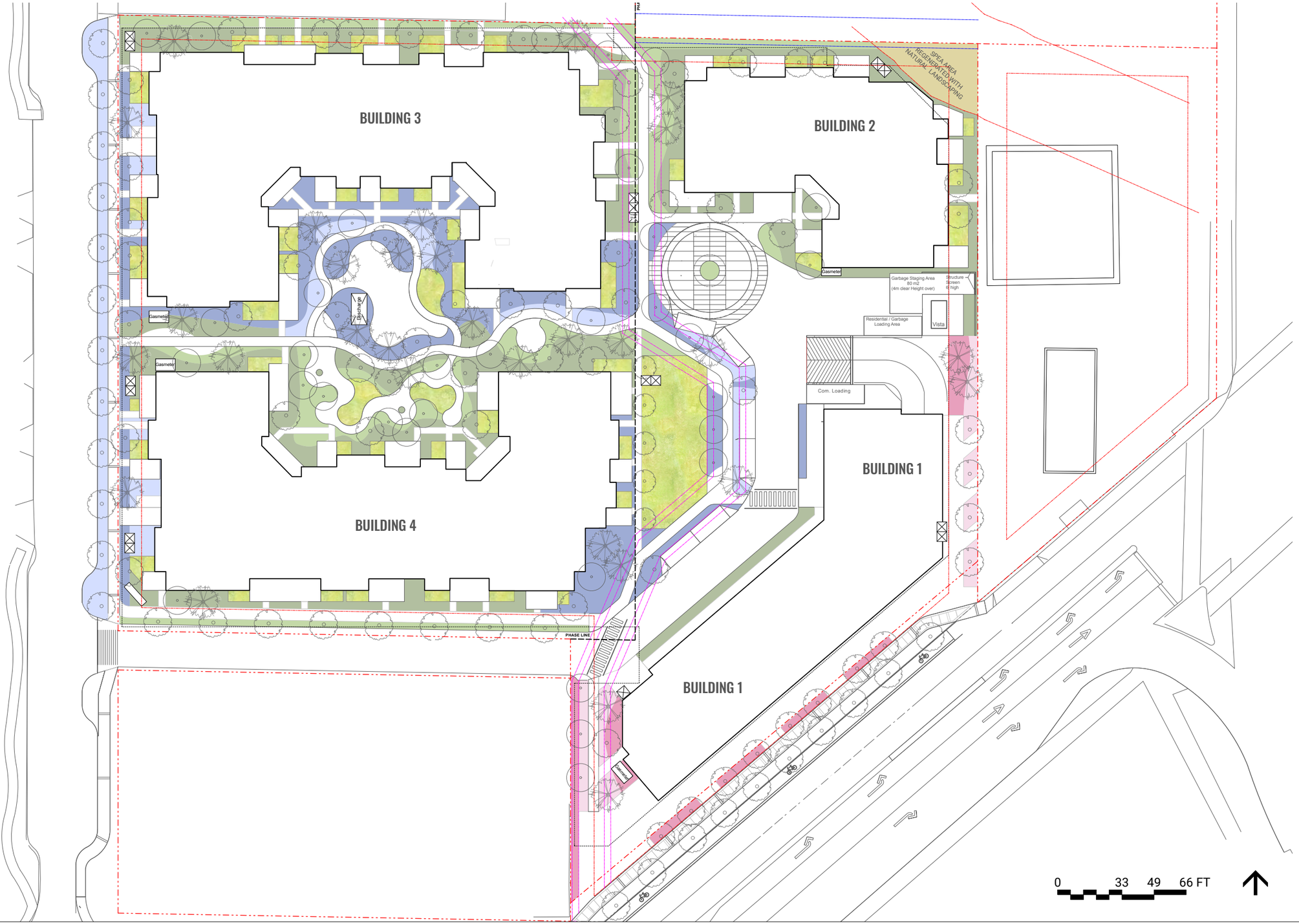
Urban Edge - Groundcovers

Urban Edge - Shrubs

AREA NAME	QTY %	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
Feature Planting - Groundcovers					
	40%	*Fragaria chiloensis*	Coastal Strawberry	10cm pot	---
	20%	*Hakonechloa macra*	Japanese Forest Grass	#1 pot	---
	40%	*Thymus serpyllum*	Creeping Thyme	10cm pot	---
Feature Planting - Shrubs					
	8.7%	*Azalea japonica 'Hino White'*	Hino White Azalea	#3 pot	0.6 o.c.
	8.7%	*Buxus microphylla 'Winter Gem'*	Korean Boxwood	#3 pot	0.6 o.c.
	4.3%	*Ceanothus impressus 'Victoria'*	Californian Lilac	#5 pot	1.2 o.c.
	11.6%	*Echinacea purpurea*	Coneflower	#1 pot	0.45 o.c.
	11.6%	*Epilobium angusstifolium*	Fireweed	#1 pot	0.45 o.c.
	5.8%	*Hydrangea macrophylla 'Let's Dance'*	Reblooming Hydrangea	#3 pot	0.9 o.c.
	5.8%	*Hydrangea paniculata 'Limelight'*	Limelight Hydrangea	#3 pot	0.9 o.c.
	8.7%	*Ilex crenata*	Japanese Holly	#2 pot	0.6 o.c.
	11.6%	*Lavandula angustifolia 'Hidcote Blue'*	Lavender	#1 pot	0.45 o.c.
	11.6%	*Sambucus canadensis*	Common Elderberry	#3 pot	0.45 o.c.
	11.6%	*Solidago Canadensis*	Golden Rod	#1 pot	0.45 o.c.
Shade Garden - Groundcovers					
	33.3%	*Asarum caudatum*	Western wild ginger	#1 pot	0.45 o.c.
	33.3%	*Liriope muscari*	Lily Turf	#1 pot	0.45 o.c.
	33.3%	*Mahonia repens*	Creeping Oregon Grape	#1 pot	0.45 o.c.
Shade Garden - Shrubs					
	7.9%	*Hosta 'June'*	Plantain Lily	#1 pot	0.75 o.c.
	7.5%	*Osmaronia cerasiformis*	Indian Plum	#3 pot	0.9 o.c.
	7.5%	*Polypdium glycyrrhiza*	Liquorice fern	#2 pot	0.9 o.c.
	15%	*Prunus laurocerasus 'Otto Luyken'*	English Laurel	#2 pot	0.9 o.c.
	7.5%	*Rhododendron 'Lemon Dream'*	Lemon Dream Rhododendron	#3 pot	0.9 o.c.
	7%	*Rhododendron 'Ramapo'*	Ramapo Rhododendron	#3 pot	0.6 o.c.
	15%	*Rosa nutkana*	Nootka Rose	#3 pot	0.9 o.c.
	8.3%	*Sarcococca hookeriana var. humilis*	Sweetbox	#3 pot	0.6 o.c.
	16.7%	*Vaccinium ovafolium*	Oval leafed blueberry	#3 pot	0.9 o.c.
Urban Edge - Groundcovers					
	40%	*Allium cernuum*	Nodding Onion	#1 pot	0.3 o.c.
	20%	*Festuca glauca 'Elijah Blue'*	Elijah Blue Fescue	#2 pot	0.6 o.c.
	40%	*Thymus serpyllum*	Creeping Thyme	10cm pot	0.3 o.c.
Urban Edge - Shrubs					
	10%	*Achillea millefolium 'Terracotta'*	Terracotta Yarrow	#1 pot	0.45 o.c.
	15%	*Arbutus unedo 'Compacta'*	Strawberry Bush	#5 pot	0.9 o.c.
	10%	*Camassia quamash*	Blue Camas	#1 pot	0.3 o.c.
	20%	*Choisya x dewitteana 'Aztec Pearl'*	Mexican Mock Orange	#3 pot	0.9 o.c.
	20%	*Lavandula angustifolia*	English Lavender	#1 pot	0.45 o.c.
	10%	*Sedum 'Autumn Joy'*	Autumn Joy Stonecrop	#1 pot	0.45 o.c.
	15%	*Spiraea x bumulda 'Goldflame'*	Goldflame Spiraea	#2 pot	0.6 o.c.

NOTE: Squamish Nation Culturally Significant Vegetation
Native Vegetation

PLANTING PLAN



TOWN CENTRE PEDESTRIAN PATHWAY



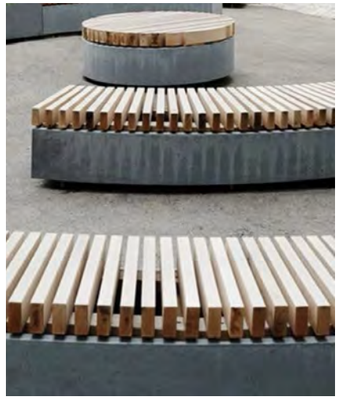












MATERIALS LEGEND

KEY	DESCRIPTION
HARDSCAPE	
	CIP CONCRETE PAVING
	CONCRETE SLAB PAVER
	FLAGSTONE PAVING
	CONCRETE UNIT PAVER
	CONCRETE UNIT PAVER
	GRANULAR SURFACING
	SOFT SURFACING TBD
SOFTSCAPE	
	SOD LAWN
	PLANTING
	HEDGE
FURNISHING	
	BIKE RACK QTY: X (X SPACES)
	FEATURE WOOD SEATING
	FEATURE METAL SEATING
	TABLE AND CHAIRS
	PUBLIC ART
	FEATURE PEBBLE SEATING
	BOULDERS

COMMERCIAL FRONTAGE





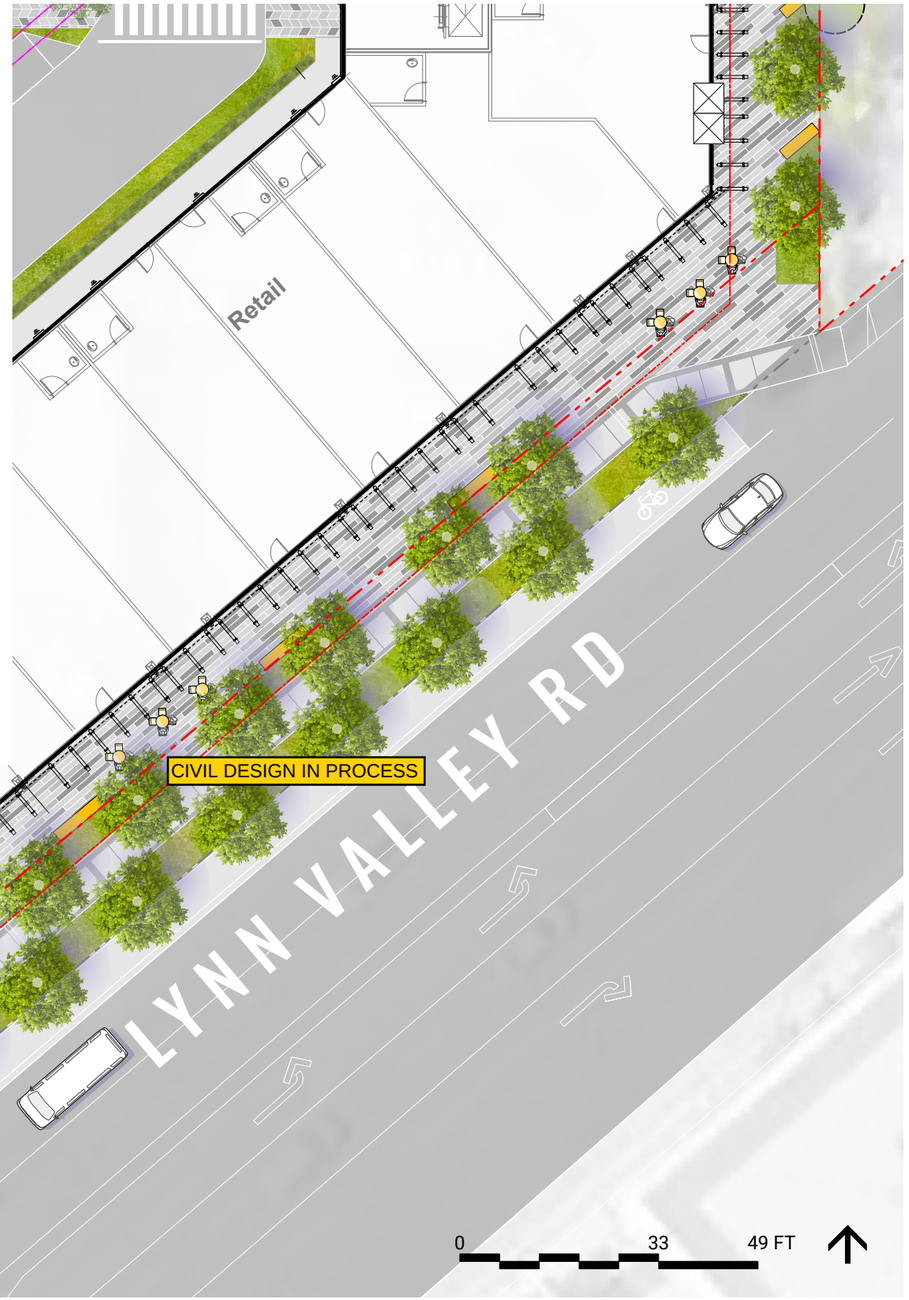












MATERIALS LEGEND

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	FLAGSTONE PAVING
	CONCRETE UNIT PAVER
	CONCRETE UNIT PAVER
	GRANULAR SURFACING
	SOFT SURFACING TBD
SOFTSCAPE	
	SOD LAWN
	PLANTING
	HEDGE
FURNISHING	
	BIKE RACK QTY: X (X SPACES)
	FEATURE WOOD SEATING
	FEATURE METAL SEATING
	TABLE AND CHAIRS
	PUBLIC ART
	FEATURE PEBBLE SEATING
	BOULDERS

KIDS PLAY

















MATERIALS LEGEND

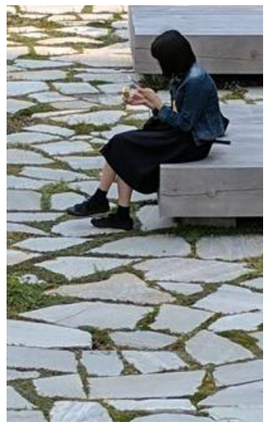
KEY	DESCRIPTION
HARDSCAPE	
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	FLAGSTONE PAVING
	CONCRETE UNIT PAVER
	CONCRETE UNIT PAVER
	GRANULAR SURFACING
	SOFT SURFACING TBD
SOFTSCAPE	
	SOD LAWN
	PLANTING
	HEDGE
FURNISHING	
	BIKE RACK QTY: X (X SPACES)
	FEATURE WOOD SEATING
	YARD FENCE
	CHESS TABLE
	CONCRETE SEATING
	HARVEST TABLE

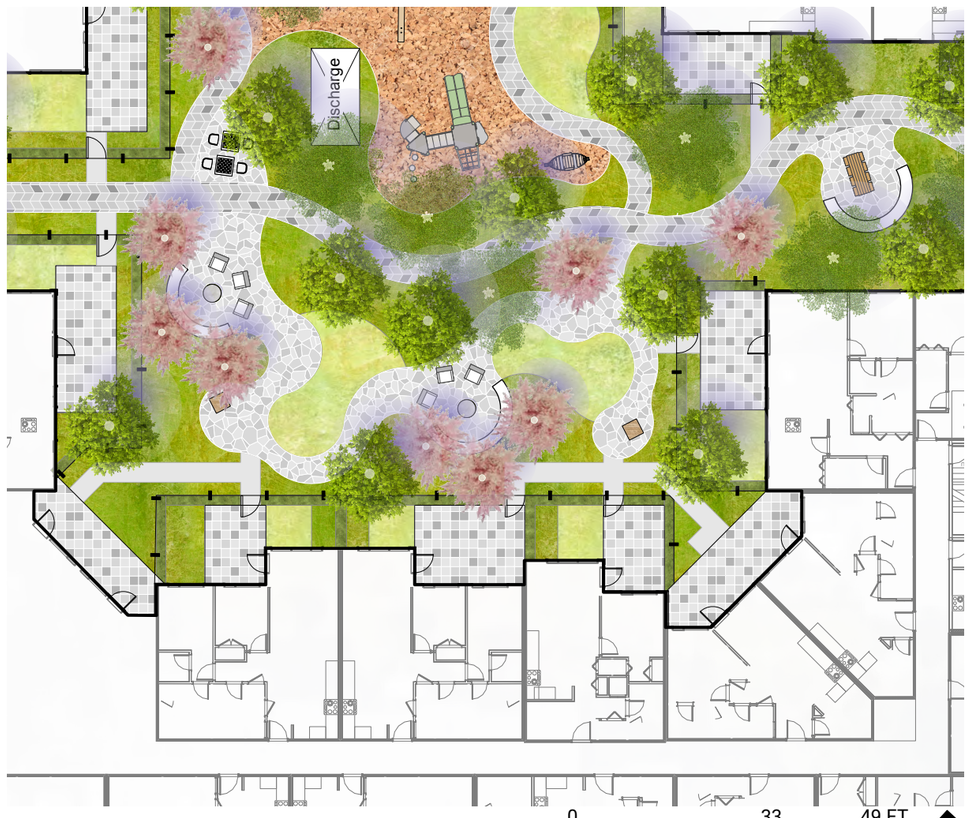
COURTYARD & LOUNGE









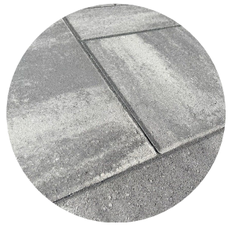



MATERIALS LEGEND

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HARDSCAPE	
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FURNISHING	
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	FEATURE WOOD SEATING
	YARD FENCE
	CHESS TABLE
	CONCRETE SEATING
	HARVEST TABLE

GREENWAY FRONTAGE



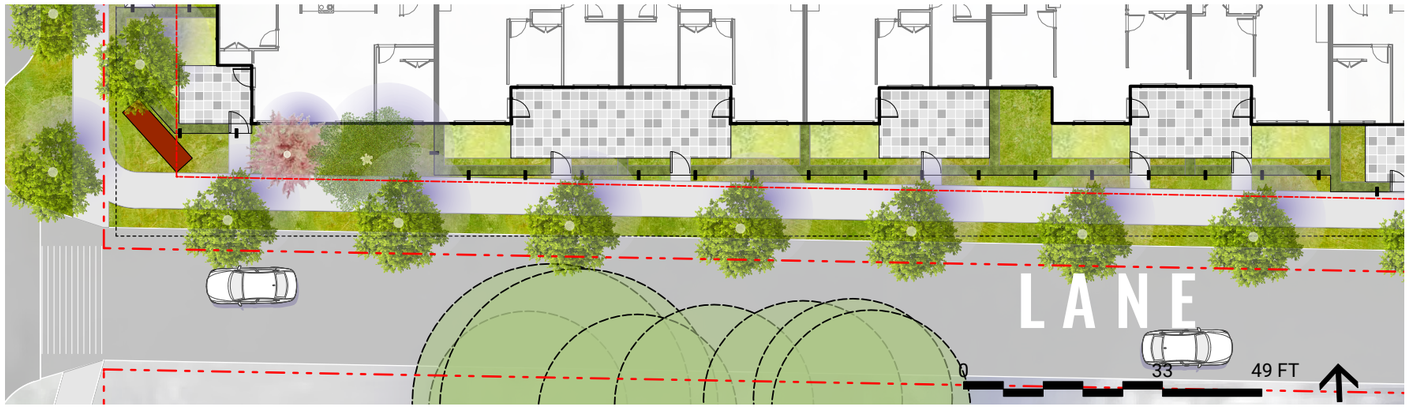












MATERIALS LEGEND

KEY	DESCRIPTION
HARDSCAPE	
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	CONCRETE UNIT PAVER
	GRANULAR SURFACING
	SOFT SURFACING TBD
SOFTSCAPE	
	SOD LAWN
	PLANTING
	HEDGE
FURNISHING	
	BIKE RACK QTY: X (X SPACES)
	FEATURE WOOD SEATING
	YARD FENCE

January 26th 2026

District of North Vancouver | Development Planning Department

355 W Queens Rd, North Vancouver, BC V7N 4N5

604-990-2480

RE: 1246-1268 Lynn Valley Road | 3050-3174 Baird Road – Rezoning & Development Permit Application – Development Outline

Polygon Development 389 Ltd, Polygon Development 390 Ltd., & Polygon Development 396 Ltd are pleased to submit this Rezoning & Development Permit application, for a phased multi-family residential and commercial development in the Lynn Valley Town Centre.

The development comprises two phases, which will include more than **24,000sf of commercial employment generating space, 32x replacement rental homes, 32x market rental homes, and 333x market strata homes** across four six-storey woodframe buildings, over a two-storey underground basement parkade. This totals 364 net new homes for the District of North Vancouver.

The project targets an FSR blend of 2.50, which will anticipate an OCP amendment.

The architectural character envisages a **contemporary interpretation of the "mountain village" aesthetic**, with its use of wood and stone elements, juxtaposed with large overhangs and prominent points of entry. **Encapsulated within a lush public realm**, the development sensitively recognizes the surrounding context, from the residential homes to the west and north, to the public & commercial frontage of Lynn Valley Road to the south east.

SUBJECT SITE:

The 3.57-acre site assembly consists of 1246-1268 Lynn Valley Road, 3050-3174 Baird Road, and the "Lane" between 3050-3174 Baird Road and 1202 Ross Road.

The assembly is situated on the northern side of Lynn Valley Road, with the Lynn Valley Main Library and Lynn Valley Centre shopping mall to the south, and Hastings Creek to the north.

900 – 1333 West Broadway
Vancouver, British Columbia
V6H 4C2 Canada

tel: 604.877.1131
fax: 604.876.1258
www.polyhomes.com

CURRENT USE OF THE SITE ASSEMBLY:

1246-1268 Lynn Valley Road:

1. Zoning: C2-General Commercial Zone 2
2. Site Area: 67,145sf
3. Current Use: Approximately 25,000sf of multi-tenanted commercial space, in one 1-storey building and one 2-storey building.

3050-3174 Baird Road:

1. Zoning: RM3-Multi-Family Residential Zone 3
2. Site Area: 83,592sf
3. Current Use: 32x, approximately 1,150sf, two-storey tenanted homes.

The "Lane":

1. Zoning: NA
2. Site Area: 4,619sf
3. Current Use: Public Lane

PROPOSED DEVELOPMENT SUMMARY:

The development will be phased into two phases. The purpose of this is to allow for the construction of a new rental building in Phase 1 that will be offered to the existing tenants located in the second phase. Once these tenants have relocated into the first phase, the construction of the second phase will commence.

Phase 1:

1. Building 1:
    a. 32x Replacement Rental homes
        i. ±1,000 sq ft
        ii. Three Bedrooms
        iii. Designated for existing tenants at existing rental rates as on the date they move out plus any annual increase allowed under the Residential Tenancy Act.
        iv. Homes will become market rental if the final member of the original tenants leaves the new replacement rental home.

b. 32x Market Rental homes
    i. Diverse sizes.
    ii. Diverse unit mix.

Total Rental Homes: 64

These Rental homes are in accordance with the goals of the draft Rental & Affordable Housing Task Force Strategy Report (2021):

a. To expand the supply and diversity of housing, particularly in Town Centres;
b. To expand the supply of rental and affordable housing;
c. To Engable the replacement of existing rental housing stock at roughly the same size and the same rental rates, and;
d. To minimize the impact to tenants by phasing the development to minimize displacement.

2. Building 2:
    a. 63x Market Strata homes
        i. Diverse housing types to satisfy the mixed demographics in the area.

Phase 2:

3. Building 3 & 4:
    a. 270x Market Condo homes
        i. Diverse housing types to satisfy the mixed demographics in the area.
        ii. Includes 26x three-bedroom homes

OFFICIAL COMMUNITY PLAN:

The Official Community Plan (OCP) Designation for the Property (155,356 sq ft site):

1. Low & Medium Density Residential.
2. No Commercial use specified in 2011 OCP.
3. 6-12 storeys height limit. Proposed at 6 storeys throughout the development.

Overall density specified in the 2011 OCP for the Comprehensive Development: 324,773 sq ft (2.09 FSR)
Proposed density for the Comprehensive Development: 388,390 sq ft (2.50 FSR)

This is very low density for the Lynn Valley Town Centre which is very much in need of additional housing close to transit and urban amenities.

DETAILED DEVELOPMENT OUTLINE:

The Site Assembly:

1. The proposal is to form a site assembly, consisting of the two sites of 1246-1268 Lynn Valley Road & 3050-3174 Baird Road. These lots would remain separate, and a single site covenant would be used to allow the necessary transfer of density between them, resulting in an overall FSR of 2.50.
2. The lane between 3050-3174 Baird Road and 1202 Ross Road would also form part of the assembly, and the density derived from it, assumed at 2.50 FSR, would be transferred to the site assembly indicated in Point 1 by way of a single site covenant.

The Proposed Uses of the Sites:

1. To assist the District of North Vancouver in achieving its housing targets, as outlined in the British Columbia Housing Supply Act, as well as acknowledging the intended residential land use designations in the Official Community Plan, the proposed development will be primarily residential in nature.
2. However, to encourage public activity on Lynn Valley Road, and to augment the Lynn Valley Town Centre node, we propose ground orientated commercial space interfacing with Lynn Valley Road, as well as one level of commercial office space on the second floor of the building facing Lynn Valley Road.
3. The proposed permited uses for the development are as follows:
    a. Building supply establishment;
    b. Business/office support services;
    c. Childcare;
    d. Fitness centre;
    e. Health service purposes;
    f. Liquor store; (Bylaw 7443)
    g. Neighbourhood public house with on-site brewing; (Bylaw 7443)
    h. Office purposes;
    i. Personal service offices;
    j. Pet care establishments;

k. Restaurants;
l. Retail food services;
m. Retail purposes;
n. Veterinarian

Phased Development Proposal:

1. The development will be phased with the Lynn Valley Road site being the first site to be developed. This will allow demolition of the existing strip mall to make way for the following two buildings, built above an underground basement parkade:
    a. Building 1 (Six-Storey Concrete & Wood Frame):
        i. 11,328sf of Ground Floor Commercial space.
        ii. 13,114sf of Second Floor Commercial Office space.
        iii. 64 Rental Homes in four storeys, built above the first and second floor commercial spaces. 32 of the 64 rental Homes will be ±1,000sf three bedroom homes, with the intention of them being offered to the existing tenants at 3050 Baird Road as part of the District of North Vancouver tenant relocation assistance policy, at the existing rental rates as on the date they move out plus any annual increase allowed under the Residential Tenancy Act. These homes will become market rental if the final member of the original tenants leaves the new replacement rental home.
    b. Building 2 (Six-Storey Wood Frame):
        i. 63 Market Condo Homes.

2. Once the rental component of Building 1 is complete, it will allow for the relocation of the existing tenants at 3050 Baird Road to this building. This will allow for the demolition of the 32 existing homes to make way for the following two buildings, built above the extended basement parkade from the Lynn Valley Road site.
    a. Building 3 (Six-Storey Wood Frame):
        i. 142 Market Condo Homes.
    b. Building 4 (Six-Storey Wood Frame):
        i. 128 Market Condo Homes.

Parking:

The intention of the development is to provide at least one parking stall for each of the market strata homes, one parking stall for each of the replacement rental homes, and then comply with the required quantity

stalls for the market rental homes as per the District of North Vancouver's zoning bylaw, and Alternative Vehicle Parking Rates policy.

The development is located within 400m of the Frequent Transit Network, and is therefore subject to a 5% reduction in the required quantity of parking stalls.

TDM measures, contained within the Traffic Impact Assessment and Report, provide justification for further relaxation for the provided amount of parking stalls for the development.

The table depicting the required and proposed parkings stalls are included in the rezoning application resubmission.

The basement parkade will be two-phased to coincide with the phasing of the development, with access being in Phase 1. It is anticipated that the basement parkade will require two full levels to comply with these parking requirements.

ARCHITECTURE & PUBLIC REALM:

Form & Siting:

The buildings have been carefully situated on the site to maximize perimeter view efficiency. Porosity and ample space between structures reduce the "building wall" effect along the site periphery and opens to an expansive landscaped courtyard and vehicular accessway. Ground-level units are integrated with the semi-public realm with homes and patios fenced and partially screened with greenery. The commercial component fronts Lynn Valley Road, with Lynn Valley Centre and Public Library across the road. An 8.5m wide road dedication fronting Lynn Valley Road has been incorporated into the proposal to allow for a Rapid Bus Transit system in the future.

"Mountain Village" Architectural Expression:

The expression of each building has been carefully considered. Envisioned as a contemporary interpretation of a the "Mountain Village" aesthetic with West Coast highlights and details, it presents distinctive and easily identifiable entryways with a willfully-engaged ground-level presence. Visual interest and engagement are fostered by repetitive motifs and architectural forms that play across facades,

combined in varied ways, while the well-proportioned building form with generous balconies, overhangs and minimal embellishment will allow the buildings to age timelessly.

Landscape:

The lush and organic landscape undulates through the development, creating a seamless blend between public realm and the built form. The layout creates flowing, natural forms with pathways that contract and expand, creating spaces to pause and interact. Carefully selected vegetation, including trees, shrubs, and ground covers promote biodiversity while reducing the need for maintenance. This results in a public realm that becomes a vibrant, living space that invites residents and visitor to engage with nature as they walk through the site. A 4m wide Right of Way has been incorporated into the development which allows for the Town Centre Pedestrian Pathway to run north-south through the site on the western side of Phase 1. This will connect the public on Lynn Valley Road to the lane to the north of the development. Public Art has been proposed at the southwest of Building 1, which will signify the start of the Town Centre Pedstrian Pathway.

Materiality:

The material differentiation and colours are used to break up the facades and create a sense of receding planes at the upper floors, as recesses, eyebrows, and material changes are designed to punctuate and visually reduce the impact of the vertical street wall. Materials at the street level capitalize on the traditional texture and physicality of stone and wood to compliment a reserved colour palette and integrate the residential portion with the commercial frontage. Details featuring prefinished wood grain finishes and durable metal fabrications are used to accentuate the main residential entry, unit entries at the street-level, and will form part of the visual language throughout the project.

IN CONCLUSION:

This development will be a significant contribution to the housing shortage being experienced by the province, and District of North Vancouver in particular. With its 333 new market condo homes, in a variety of sizes, together with the addition of 64 rental homes, of which 32 are replacement rental homes, Polygon Development 389 Ltd. hopes to provide a valuable addition to this already incredible community.

We look forward to working with the District of North Vancouver on another exciting project that will undoubtedly assist in implementing the goals and vision for the Lynn Valley Town Centre.

Polygon Development 389 Ltd., Polygon Development 390 Ltd., & Polygon Development 396 Ltd.



Devon Smart
Development Manager

February 26, 2026

District of North Vancouver
355 W Queens Road
District of North Vancouver
BC V7N 4N5

Attention: Mackenzie Stonehocker, Development Planner

Dear Mackenzie,

Re: **Lynn Valley Mall | District of North Vancouver**
Rezoning Application No. PLN2025-00020
Lynn Valley Mall (1246–1268 Lynn Valley Road)
& Draycott Gardens (3050 Baird Road)
Servicing Commitment Letter
Polygon Development 395 Ltd. ("Polygon")

Polygon Development 395 Ltd. acknowledges that it desires to proceed to first reading on March 16, 2026, and that the District is prepared to accommodate this desire on the condition that Polygon accepts the risks of proceeding while certain aspects of the development – particularly relating to off-site infrastructure works and services requirements – have not been fully determined.

Accordingly, please accept this letter as Polygon's confirmation that it understands and agrees that, as a precondition to Council consideration of adoption of our proposed OCP and zoning bylaw amendments, Polygon will enter into a development covenant committing to construct and installation, at Polygon's sole cost, all works and services required by the Municipal Engineer, in his or her discretion, acting reasonably.

Such works and services may, in the municipal Engineer's discretion, include construction and installation of the works and services set out in the attached DNV Development Engineering memo dated February 18, 2026. Additional details will be outlined in the Development Covenant.

We trust this letter will allow our OCP Amendment and Rezoning application to be put forward to Council for first reading consideration on March 16, 2026.

Yours truly,

Polygon Development 395 Ltd. (agent for the owner)

Devon Smart
Development Manager

900 - 1333 West Broadway
Vancouver, British Columbia
V4H 4C2 Canada

tel: 604.877.1131
fax: 604.876.1258
www.polyhomes.com

March 4, 2026

District of North Vancouver
355 W Queens Road
District of North Vancouver
BC V7N 4N5

Attention: Mackenzie Stonehocker, Development Planner

Dear Mackenzie,

Re: **Lynn Valley Mall | District of North Vancouver**
Rezoning Application No. PLN2025-00020
Lynn Valley Mall (1246–1268 Lynn Valley Road)
& Draycott Gardens (3050 Baird Road)
Town Centre Pedestrian Pathway Commitment Letter
Polygon Development 395 Ltd. ("Polygon")

Polygon Development 395 Ltd. acknowledges the District's request to incorporate a Town Centre pedestrian pathway through the above-mentioned redevelopment site.

We confirm that a publicly accessible pedestrian connection will be incorporated into the project. Based on current site constraints and building layout, the proposed right of way is anticipated to be up to 4.0 metres in width, with 1.0 metre setbacks on either side.

Given the physical and programmatic limitations of the site, the ultimate width, alignment, and design of the pathway will require refinement through the Development Permit stage. Polygon will work with District staff to finalize a configuration that reasonably achieves the intent of the pedestrian network while remaining compatible with the overall site layout and building design as it evolves through review.

Yours truly,

Polygon Development 395 Ltd. (agent for the owner)



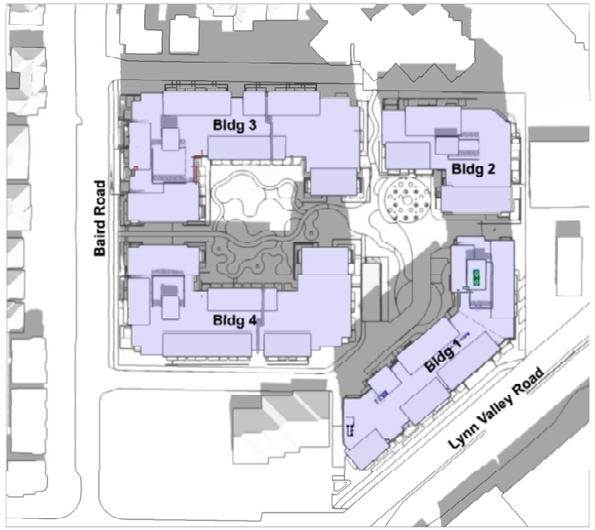
Devon Smart
Development Manager

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Vancouver, British Columbia
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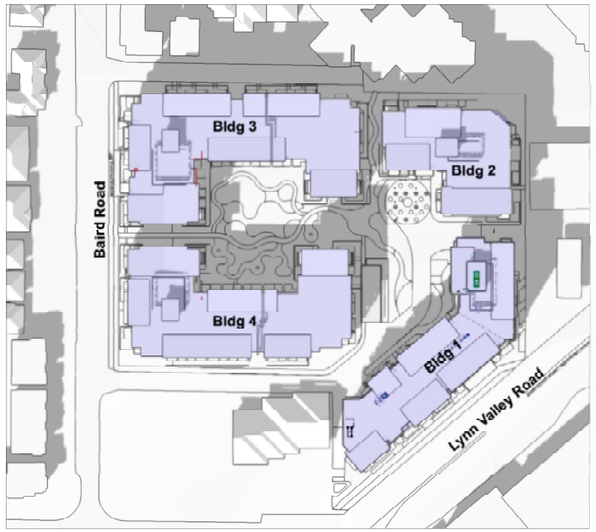
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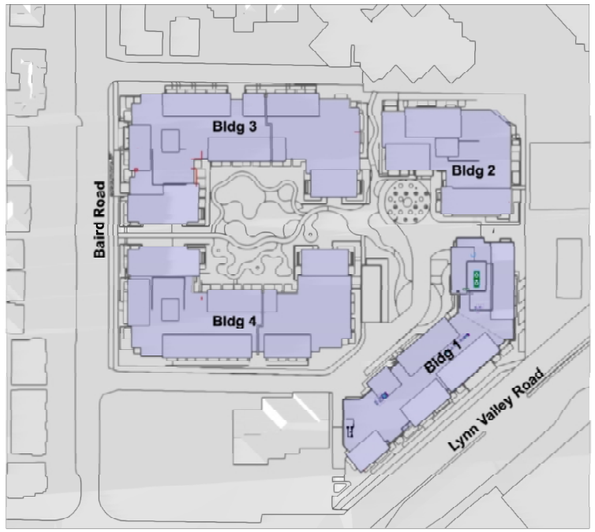
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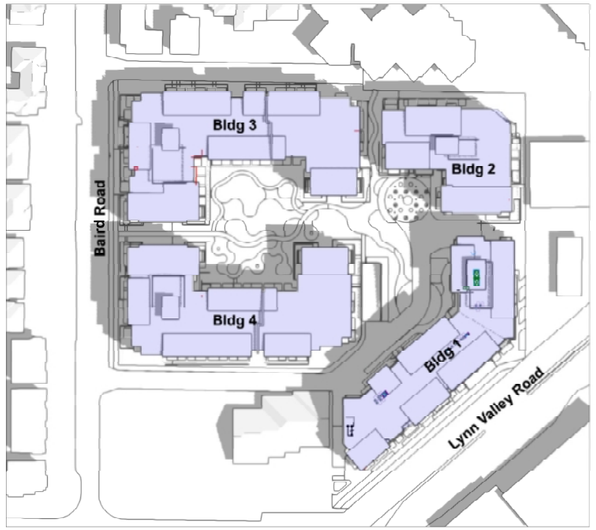
March 21,12:00 pm



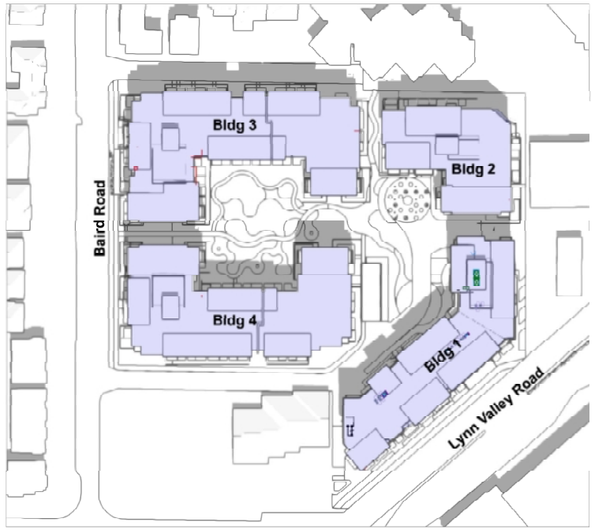
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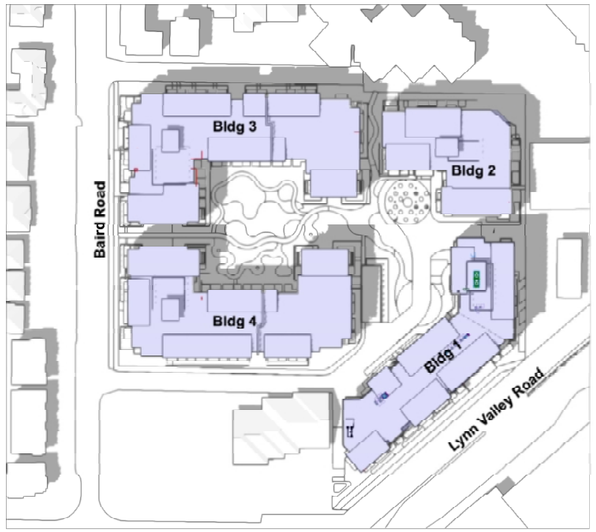
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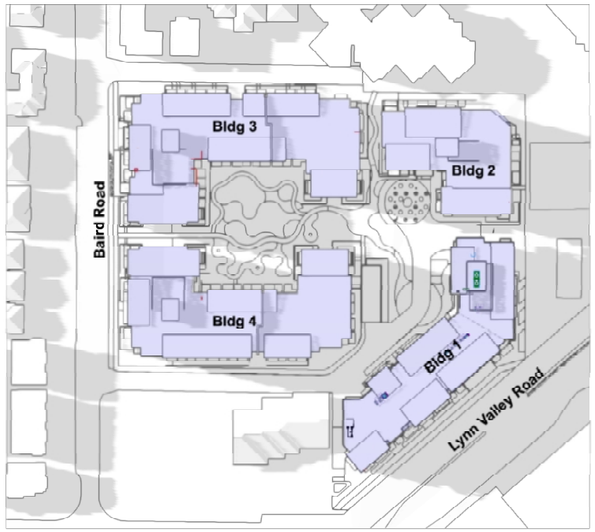
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June 21, 12:00 pm



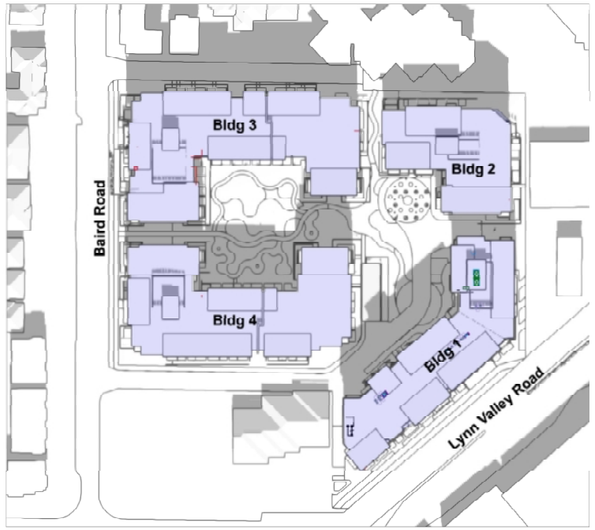
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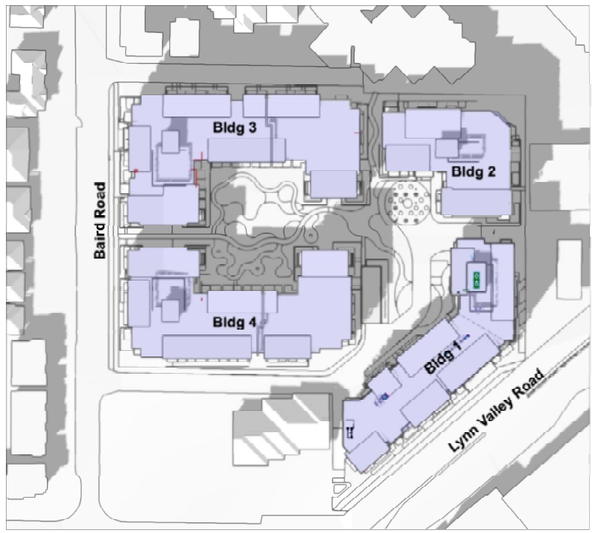
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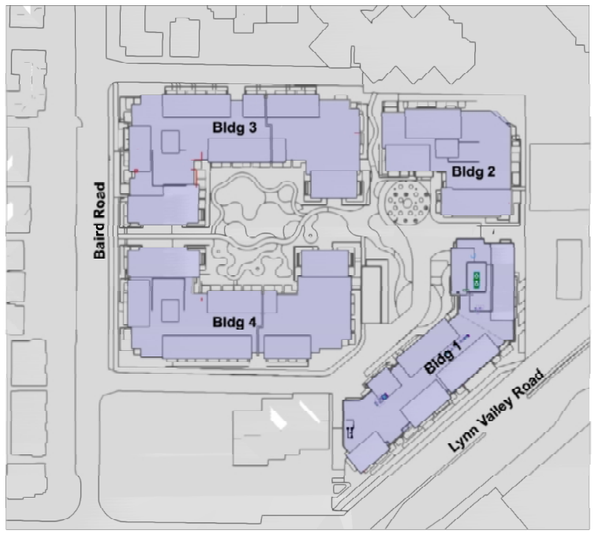
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September 21, 12:00 pm



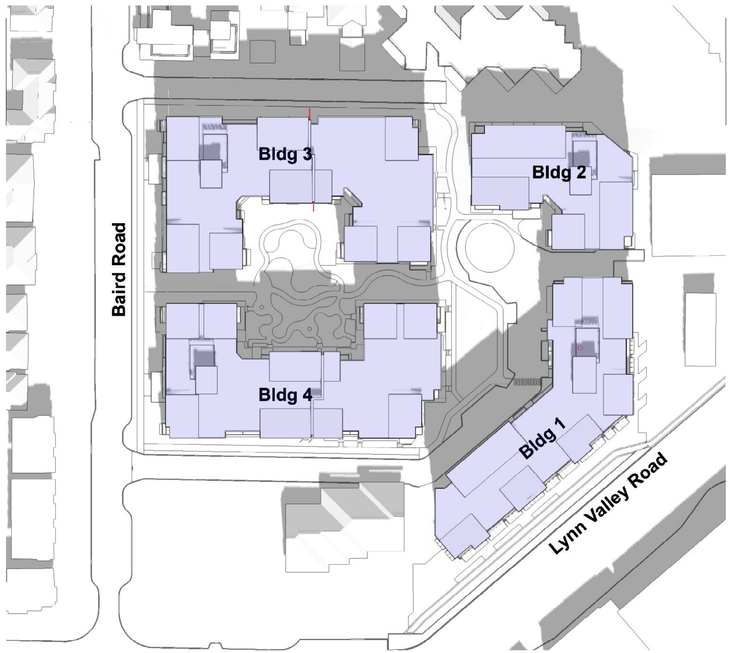
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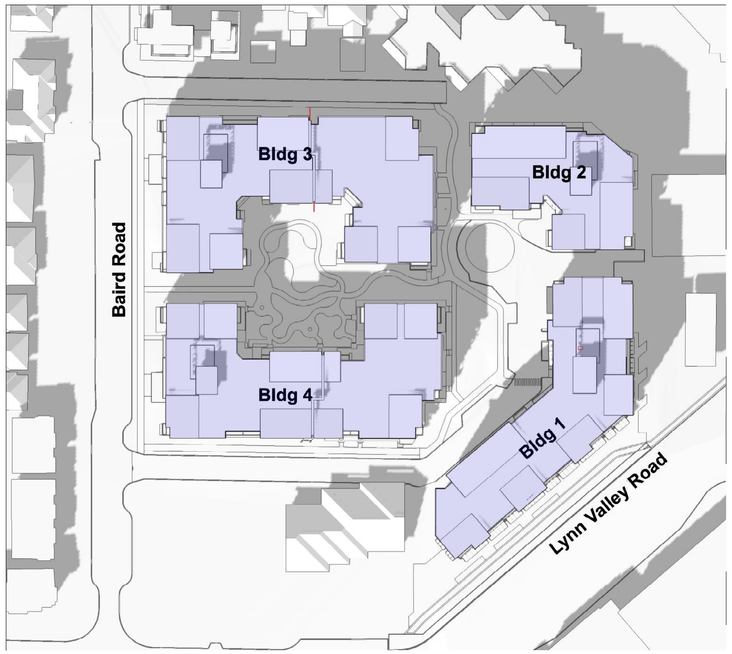
September 21, 6:00 pm



March 21 - 10 am



March 21 - 12 noon



March 21 - 2 pm



March 21 - 6 pm

POLYGON

Date | Issue / Revisions

N

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Project
Lynn Valley / Draycott Gardens
1246-1268 Lynn Valley Rd
District North Vancouver

Sheet Title
Shadow Analysis
March 21

Project Number
23018

Scale
1:750

Sheet Number
A-500



March 21 - 10 am



March 21 - 12 noon



March 21 - 2 pm

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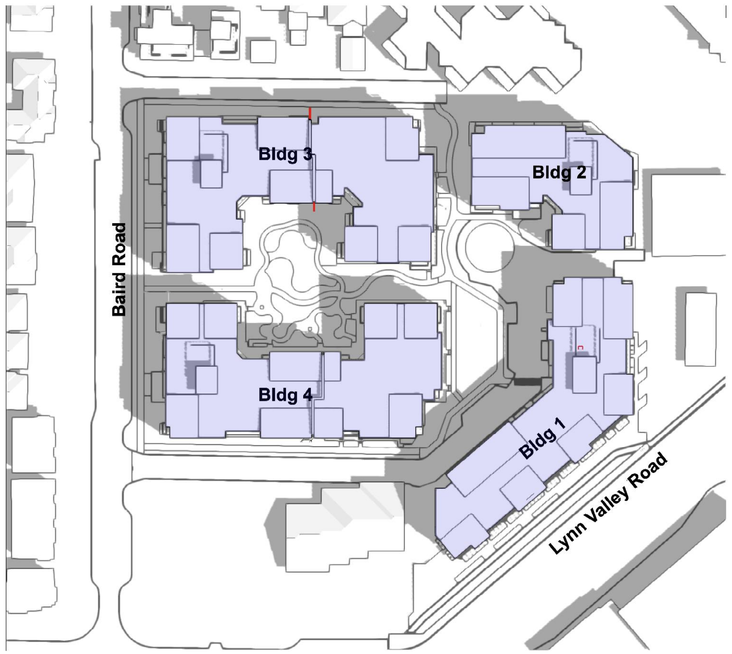
Project
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1246-1268 Lynn Valley Rd
District North Vancouver

Sheet Title
Shadow Analysis Axo
March 21

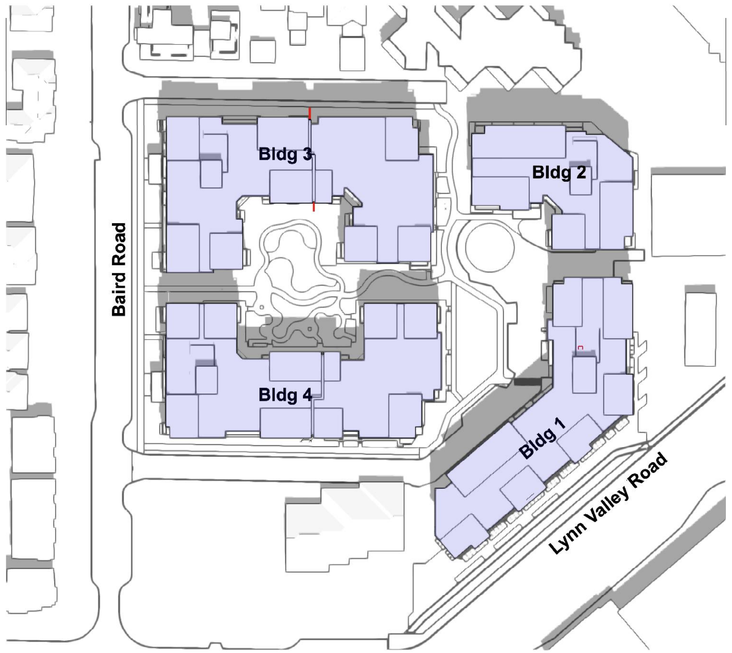
Project Number
23018

Scale
1:750

Sheet Number
A-500.2



June 21 - 10 am



June 21 - 12 noon



June 21 - 2 pm



June 21 - 6 pm

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Sheet Title
Shadow Analysis
June 21

Project Number
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Scale
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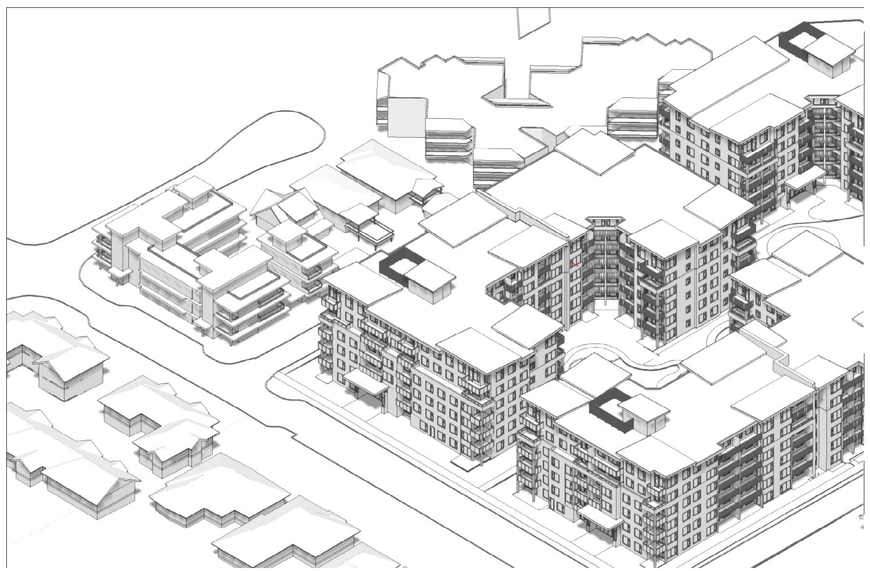
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June 21 - 10 am



June 21 - 12 noon



June 21 - 2 pm

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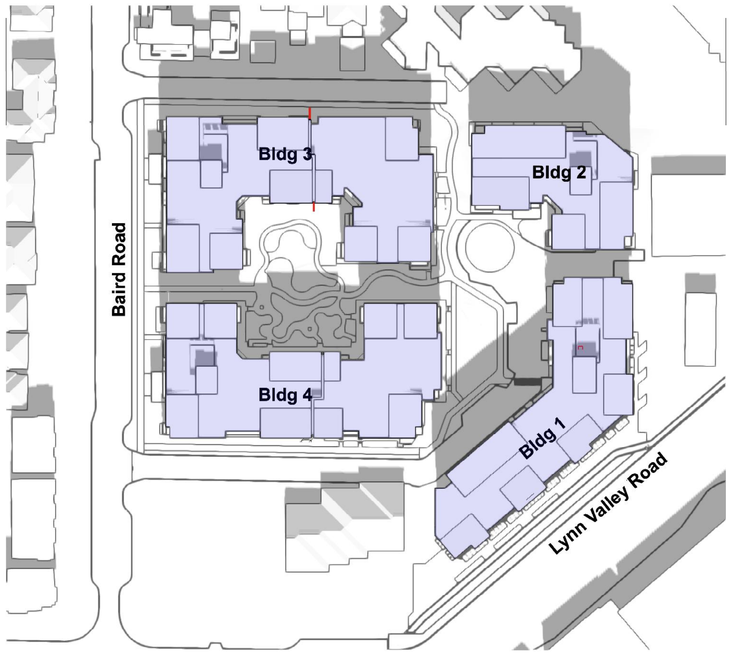
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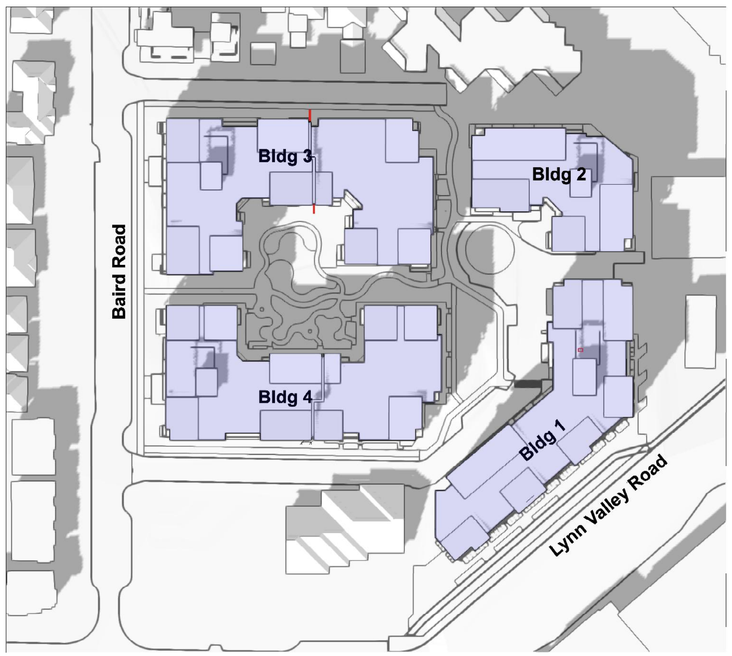
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Sept 21 - 10 am



Sept 21 - 12 noon



Sept 21 - 2 pm



Sept 21 - 6 pm

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September 21 - 10 am



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Scale
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Sheet Number
A-502.2

MINUTES OF THE ADVISORY DESIGN PANEL MEETING HELD ON September 11th, 2025 AT THE DISTRICT OF NORTH VANCOUVER

ATTENDING:	Sgt. Kevin Bracewell Mr. John Gilmour Mr. Robert Greene Mr. Tieg Martin Mr. Stuart Rothnie Mr. Joshua Bernsen Ms. Emily Blair
REGRETS:	Mr. Koosha Kheradmandnia Ms. Farnaz Sharifi Mr. David Parke Ms. Mahnaz Mohamadloo,
STAFF:	Ms. Tash Cheong (Staff Liaison), Development Planner Mr. Alfonso Tejada, Urban Design Planner Ms. Yan Zeng, Development Planning Department Manager Ms. Mackenzie Stonehocker, Development Planner Ms. Dorin Vaez Mahdavi, Planning Assistant
APPLICANT:	Ms. Dayna Gilbert (Forum Asset Management) Mr. Jason Santeford (Gensler) Mr. Daryl Tyacke (ETA Landscape Architect) Mr. Devon Smart (Polygon Development 395 Ltd.) Mr. Peter Fodor (NSDA Architects) Mr. Ken Larsson (Connect Landscape Architecture)

1. PANEL WELCOME AND DINNER

The meeting was called to order at 6:00 PM by Mr. Stuart Rothnie and attendance was taken.

2. ADMINISTRATION

The minutes of the Advisory Design Panel meeting held on July 10, 2025, were reviewed and amended. A motion to adopt the amended minutes was moved by Mr. Robert Greene, seconded by Mr. John Gilmour, and carried unanimously.

b.) **Lynn Valley Mall (1246-1268 Lynn Valley Road) and Draycott Gardens (3050-3174 Baird Road) - OCP Amendment, Rezoning and** DP for a mixed-use development including 2525 m2 of commercial and 408 residential units in four 6-storey buildings

Staff Introduction:

Ms. Mackenzie Stonehocker, Development Planner, introduced the project and explained the context. The site is located in the heart of Lynn Valley, fronting onto both Lynn Valley Road and Baird Road to the west. Hastings Creek runs behind the site, the existing Petro Canada station is to the east and Lynn Valley Village is to the south. The Ross Plaza is located immediately beside the site. She explained that the Lynn Valley flexible planning framework marks these sites as up to five stories and this proposal is for the redevelopment of two existing uses: Draycott Gardens – a townhouse complex built in 1972, and Lynn Valley Mall – consisting of one and two-story commercial buildings with surface parking.

The proposal also includes the purchase of the District lane to the south of the site. This proposal falls under the Lynn Valley Town Centre Public Realm and Design Guidelines for Form and Character DPA, Streamside Protection DPA and Energy and Water Conservation and GHG Emission Reduction DPA. The proposal is for four six-storey buildings developed in two phases. Building one includes rental units, and two levels of commercial space and tenants of Draycott Gardens can live in their existing homes until new rental replacement units are ready for occupancy in building one. Buildings two, three and four would all be six-storey strata buildings.Ms. Stonehocker further spoke about the access off the lane, the break in the ground

floor retail space for a breezeway, and the numerous pedestrian paths and outdoor spaces on the ground plane.

She then posed the following questions for the Panel's input:

- Question 1 – Is the scale/separation of the buildings related to a functional human scale?
- Question 2 - Do the west sides of Buildings 3 and 4 create a good fit with the scale and height of existing (or potential future) development along Baird Road?
- Question 3 - Is the south side of Building 1 (facing Lynn Valley Road) integrated with the surrounding context, and potential future redevelopment to the east (Petro Canada) and west (Ross Plaza)?
- Question 4 – Are the materiality and scale proposed for these buildings contributing to, or detracting from the urban character of Lynn Valley Road and Baird Road?

The Chair thanked Ms. Mackenzie Stonehocker for the presentation and asked a clarifying question:

- **Q:** Could you clarify what you meant by mentioning that the applicant will be purchasing the lane?
    - **Staff Answer:** The applicant has gone through a process with our real estate department to negotiate purchasing that lane. The lane would have to remain open for access to the rear of Ross Plaza and it will be upgraded as part of the development proposal.
    - **Staff Answer:** Ms. Yan Zang, Manager of Development Planning, explained further that this is a usual practice in the District as this lane will be serving the private development in the future.
- **Q:** That provides the applicant the control on the design, feel and look of that laneway. Is that correct?
    - **Staff Answer:** Yes, and the District would not be responsible for the maintenance of the road and it would be a private road serving the development.
- **Q:** Would the lane still provide the right of access to the mall to the south (during and after the development)?
    - **Staff Answer:** As long as Ross Plaza is in operation, there is guaranteed access.
- **Q:** Regarding the bike lane on Lynn Valley Road, is it the District's intention for the future of bikes on Lynn Valley Rd.?
    - **Staff Answer:** The proposal has not fully gone through its engineering review yet, so the final street design is not confirmed yet.
- **Q:** Was there a rule against putting access to the commercial parkade from Lynn Valley Road?
    - **Staff Answer:** As per staff direction, parking access off in Valley Road at that location is not permitted.

No further questions were raised, and the Chair asked the applicant to begin their presentation.

Applicant Presentation:

Mr. Peter Fodor, the Principal of NSDA Architects, started the presentation by providing a background on the Lynn Valley Mall Development with 2.5 FSR and 408 homes (32 dedicate 3-bedroom rental replacement homes, 36 market rental homes, and 340 market strata homes). This development includes 2525 square meters of commercial and office space as well as outdoor amenities and landscape courtyard. He noted that the project will be compliant with the new 2025 OCP intents and Town Centre policies and it follows District guidelines for commercial and mixed-use buildings, multifamily housing and town village centers and advances the current OCP 2030 targets for housing, growth management and environment management. He further described the location of the site as well as the social and cultural amenities in the neighbourhood.

Phase one of the project will be targeting the Lynn Valley Mall and Draycott Gardens will be the the second phase. It was also noted that the access point to the Draycott Gardens is the laneway at Baird Rd. Phase one prioritizes market rental replacement housing, and it commences with the demolition of the existing Lynn Valley Mall and the construction of building one and two and phase two of the development will begin with the demolition of the Draycott Gardens and construction of building three and four. Mr. Fodor demonstrated the access points for vehicles and fire trucks, as well as the waste and recycling stating area at the back of the building one. In terms of the open spaces, the site responds to the Parks and Open Space requirements and guidelines by maintaining the SPEA setback on Hastings Creek and buildings are separated by 9 meters. There will be a large semi-public courtyard expanding on-site green space compared to the existing conditions. He mentioned the economic impact of this project as this mixed-use development reduces regional commuting, replacing around 2,300 sq. m. of existing commercial areas with 2,525 sq. m. of combined retail and office spaces. Moreover, he noted positive impacts of the public art component, the allocated breezeway, and the streetscape design. In terms of the infrastructure, he pointed out that the project relies on existing infrastructure and servicing is performed below grade on site. Other strengths of the project mentioned include supporting OCP 2030 by developing complete, walkable centres, enhancing densification of the Lynn Valley Town Centre commercial and community hubs, and prioritizing sustainable transportation modes. He elaborated by providing additional data-driven evidence.

Mr. Fodor described the visual design and used material (stone, wood, and metal) in this project as inspired by an interpretation of a mountain village. He also noted that all homes have basic accessible design features for the district's requirements, 5% of homes in each phase will have enhanced accessible design features, and the project is designed BCBC 2024 part 3 Section 8. Some climate action aspects of the project such as using LED light fixtures, controlled lighting, EV infrastructure and car and bicycle charging were pointed out. Mr. Fodor also spoke to the CPTED features of the project and emphasized safety through clear sight lines, lighting, controlled access, and defined public-private spaces.

Mr. Ken Larsson, from Connect Landscape Architecture, continued the presentation by providing some background on the inspirations behind the landscape design of this project with a focus on nature. He described a site design inspired by natural trails and creeks, with nearly

half the area dedicated to outdoor spaces that balance public and private zones. The layout centers around four key areas, including a vibrant street frontage, a social hub transitioning to a semi-private courtyard, and a breezeway linking civic and residential spaces. Features include a proposed bike lane, enhanced sidewalks, lush landscaping, and informal gathering spots. The courtyard is divided into active zones, including a nature-based play area that encourages mingling and community interaction, and it acts as a shaded, forest-like connector across the site. He noted that climate resilience is addressed through native plantings, efficient irrigation, and improved water absorption.

The Chair thanked the applicant team for their presentation and asked if there were any questions of clarification from the Panel to the applicant.

- **Q:** Would you consider also integrating of the public art into the breezeway, the ceiling, and the ground level?
    - **Applicant Answer:** We will go through the usual process of engaging with the District to discuss our public art proposal. We have not considered the breezeway ceiling as a form of public art, but we want to obscure the parkade entry ramp and we think that it would be a great opportunity to place our public art there.
- **Q:** What are your plans for the lighting in the public realm?
    - **Applicant Answer:** That is an important node for our development and we have a particular focus on it for security reasons as well as public experience. It will not be a dark and heavy greenway.
- **Q:** What is the dimension (the width) of the lane?
    - **Applicant Answer:** 6 meters.
- **Q:** What is the dimension (the width) of the breezeway?
    - **Applicant Answer:** Breezeway is about 40 feet.
- **Q:** What is the reason behind a need or desire a northern connection to Hastings Creek? Was there a demand from the district that you provide a potential future connection into that site?
    - **Applicant Answer:** Early plans envisioned visual permeability through the site, allowing residents to walk freely toward Lynn Valley Rd from their homes. There are going to be private occupants in this area so ideally we do not want to allow people in the north on the site free egress into the site and to the Lynn Valley Centre,
- **Q:** Could you describe how you can get to the commercial parking for retail and office spaces? Should you go through Baird Rd, go down the ramp to the commercial parking at level one, then enter the elevator to go to the retail space?
    - **Applicant Answer:** Yes, there is a retail elevator at the elbow of building one.
- **Q:** Could you clarify what is at the intersection at the dead-end lane in the north?
    - **Applicant Answer:** That is the neighbour's property. There is a little gravel in that area. Ideally the public would walk down the boulevard along the Baird Rd and connect to the Lynn Valley Rd. I do not see many people walking down the northern lane. But it is a private property and there is no fence there.
- **Q:** How is the waste and recycling staging is envisioned to work considering the emergency access to the building through the lane?

    - **Applicant Answer:** The staging is immediately behind building one. If you are driving, you have obstructed access up to building two. On your left you can find access to the parkade and the stating area and the commercial loading. The design accommodates large vehicles at the Class D loading dock, with turning analysis and traffic impact assessment completed.
- **Q:** Could you clarify what are the slab openings demonstrated on page 30?
    - **Applicant Answer:** They are mechanical.
- **Q:** Are building 3 and 4 going to have separate parkade gates?
    - **Applicant Answer:** There will be a gate for the parkade, and we will separate the commercial and rental from the strata development.
- **Q:** Could I as a member of the public, walk from there to the Lynn Valley Rd?
    - **Applicant Answer:** There will be a lane with public access and a walkway between building 3 and 4. The walkway is for the occupants.
- **Q:** How will you define your territory so that members of public do not use that as a shortcut to Lynn Valley Rd?
    - **Applicant Answer:** It is tricky to do that and there are limitations regarding the gates. Our intention is to discourage this by landscaping and planting in different ways.
- **Q:** Are people able to park or be in the vicinity of the bike storage lockers?
    - **Applicant Answer:** You will need fob access to the private bike lockers, but there are also at-grade bike racks.
- **Q:** What is the treatment at the eastern edge – the interface between the gas station?
    - **Applicant Answer:** We are proposing adding extra commercial frontage with paving and short connections to the adjacent Petro Canada site. While the owners aren't planning development soon, the design allows future integration, potentially creating a shared commercial corridor between the sites.
- **Q:** Can the pathway along the Hastings Creek be enhanced instead of planting shrubs and hiding the creek?
    - **Applicant Answer:** The creek has a setback attached to it and we were informed by the District that we are not allowed to develop there. The land must be untouched, and indigenous plants will be placed there.

Urban Design Presentation:

Mr. Tejada started his presentation by noting that this proposal is still in early stages, with unresolved built form issues and unclear parking organization across site sections. He raised concerns about the service court's functionality for loading and garbage staging, noting it's a site plan issue that also impacts the building form and its integration with the surrounding context. He continued by pointing out that a six-storey building Is being proposed while the flexible planning framework suggests five-storey buildings in this zone. The design still considers the scale and context of the existing surrounding neighborhood, which is expected to remain unchanged for some time. Mr. Tejada noted that the design reflects an urban or mountain village character but raised concerns about convoluted parking and loading access for commercial and office spaces. He questioned the ramp's layout between phases and suggested the plan needs further analysis and attention. He also identified the lane access point as a major

site plan issue, citing conflicts between garbage staging, loading, ramp access, and incoming traffic in that area.

Mr. Tejada highlighted concerns about pedestrian mobility, privacy, and security - especially around the breezeway's open access to the garden. He also flagged potential future impacts from transportation changes on Lynn Valley Rd, including setbacks, commercial frontage, and bus stop relocation, urging careful attention to these for long-term project success. Additionally, he mentioned that the building form appears dominant relative to the eastern and northern neighborhoods. He raised concerns about tight spacing between buildings - narrowing from 9 to 7 meters internally - especially given the six-storey height and nearby vegetation, suggesting the proportions may feel constrained. He emphasized that the continuous six-storey form should ideally be stepped back to fourstoreys to better align with guidelines and the Baird Rd neighborhood. While the village-style character and materials seem appropriate, he flagged concerns about specific areas - particularly where the building bends on Mountain Hwy and Lynn Valley Rd - that may need closer architectural attention. There is a potential to have more defined character in this corner on the ground floor. Mr. Tejada concluded the proposal needs further resolution on site planning and building form to better fit the surrounding context.

Summary of Panel Commentary and Consensus Items:

The Chair thanked staff and the applicant team for their presentations and invited comments from the Panel.

General Design, Massing and Location:

- The mix of homes and commercial spaces was supported.
- Concern was raised regarding the need for more rental units due to strata affordability issues.
- There was an appreciation for the articulation of the building with recessed balconies rather than a flat building.
- It was noted that the distribution of the buildings on the site follows a clear logic.
- Mostly, the scale and separation of buildings were considered acceptable. A member agreed that regarding the scale of the units along the Baird Rd, a transition from 4- to 6-storeys would be a nice articulation.
- It was mentioned that the scale and height of the buildings mix well with the local context, and it reflects the materiality and shape of the library.
- One member was concerned about the scale of the project and believed that 6-storeys in this neighbourhood might be too high. It was suggested that building 1 should be lower (like 4 storeys).
- A member noted that the south side of the building complements the Lynn Valley Village development and once both developments are complete, that part of the street will be more vibrant.
- A concern was raised regarding the addressing, though it has yet to be determined.

- A member expressed interest in the social aspect of the project and believed that it will be a nice place for children to spend time.
- It was noted that there are not many details in the site plans and renderings which limited the feedback.
- A concern was raised regarding the subset of building one and the viability of the northern CRU was questioned especially when the gas station was developed. It was proposed that if the mixed-use development was done in conjunction with redeveloping the other parcel, it would be more successful and there would be a sensible entrance for the commercial area. Another member agreed that the viability of the northern CRU is in question and there may be a better use for that space.
- More information about the mechanical penetrations would be helpful.
- It was mentioned that a detailed cross-section through Lynn Valley Rd and Baird Rd was missing which causes a challenge for judging the relative scale.

Materiality and Building Façade:

- A member supported the elevations and the mix of siding and the cladding as well as the wood beams and posts.
- There was support for the chosen materials, which add to the urban character, aligned with the guidelines, and fit within the neighbourhood.
- In terms of the material, considering the Lynn Valley Town Centre Public Realm and Design Guidelines, the use of the heavy timber is muted, and it could be celebrated more.
- It was suggested to consider using natural materials like natural stone and natural granite.
- It was suggested to distinguish the buildings from each other in terms of materiality.
- The importance of pavement markings on the main vehicle route was highlighted to help the entrances.
- Regarding the Design Guidelines, a comment was made about the A3.11 balcony. There were concerns about the balconies projecting out past the plane of the face of the building. Additionally, the all-glass material was not considered a good idea for the projecting balconies.

Accessibility and Safety:

- There was a concern regarding the access to the parkade - the viability of the commercial space having to drive around to Baird Rd and down the narrow alley and finding the commercial parking inside the parkade.
- One member discussed that although there are comments about the commercial parking, if the commercial units are desirable, people will migrate across the street from the library or the mall and go there.
- There was support for the small CRUs and it is visually appealing from the street but there needs to be enough pedestrian traffic to support it.
- There was a concern regarding the District's restriction on car access in and out of the parkade from Lynn Valley Rd.

- Concerns were brought up about wayfinding in the area, and it was noted that the entrances need to pop where buildings 3 and 4 are located.
- It was recommended to have wider access points. Similarly on the north side, it is unclear how the access point will be used but it could benefit from a wider corridor.
- It was noted that the hierarchy of the pathways is clear.
- Questions were raised about the entrances of buildings 3 and 4: Where will the pick-up and drop-offs or deliveries take place? (Applicant responded that they are working with the District to use their off-street guidelines with regards to parallel parking and it will be incorporated with discussions with the engineering and transportation.)
- A concern was raised about the width of the lane and it was pointed out that 6 meters is not adequate for the level of traffic.
- Another concern was with the access point of Baird Rd, which may need to be widened.
- A concern was raised regarding the security of bike storage – there needs to be substantial and robust locking system in place.

Common Spaces and Landscaping:

- It was mentioned that there is sufficient green space in the project.
- A question was raised about whether the covered plaza will be a spot for children to hang out.
- It was recommended to consider a pub in the area.
- A member supported the balance between the public and private realm.
- It was discussed that the connection under the breezeway continuing on a public path could benefit from more material distinction or having wider space between the buildings to highlight the public access versus the private access for the internal pathway.
- It was recommended to have a double row of trees along the Lynn Valley Rd.
- There was support for the breezeway, but it was suggested that the horizontal stone cladding might be heavy and it is slightly low and long. It could be replaced with a large piece of timber, and it could be raised.
- A concern was raised about the connection point to Lynn Valley Rd especially if adolescents will be using that route. It may encourage jaywalking and the concern for jaywalking was highlighted by another member as well.
- There was a concern about the lighting, and it was brought up that the site lighting along the lane is not sufficient.
- A concern was raised about the northern side of the site – that is a hangout area and people will be drawn to that location with the bollard light.
- Another concern was about the trellis being a work of public art and it was noted that it will attract people to a semi-private area.
- A member said that Argyle students will be heading towards the Lynn Valley Centre and they will be drawn into the lane and the site. You can either deter them or invite them.
- Regarding the public art piece, it was suggested that if it will be places around the entrance, it might benefit from an area to pause – a seating area or a covered area. Additionally, if the children and young people are drawn to the space, how will the noise and other possible disturbances be handled?

- It was also recommended to keep the conversation on public art open-ended.
- There was a concern about the designation of the areas being public, semi-public, and private (especially regarding the breezeway) and it is not clear in the landscaping plan how the transition occurs in the social hub area.

The applicant made a few comments in response to the panel's feedback:

- This site is at the center of the Lynn Valley Village, and it is an appropriate location for placing the highest density and the new OCP encourages this level of density in this area.
- They understand the surrounding context, and they have tried to articulate the elevations with material and colours.
- They're aiming to allocate at least the same amount of commercial space that currently exists on-site, though they also need to allocate rental replacement homes.

Ms. Zeng also made a comment and clarified that no decision has been made by Council regarding the OCP and while this project is not too ambitious in terms of the density, the general guidelines suggest 5-storey buildings and that is the policy baseline staff are required to follow at this time. She also acknowledged that the applicant has considered many factors especially for the existing tenants. While this application is at the early stages of revisions, changes can be reviewed at a later time.

The Chair invited the Panel to compose a motion:

MOVED by Mr. Tieg Martin, and **SECONDED** by Mr. John Gilmour:

THAT the ADP has reviewed the proposal and SUPPORTS the general concept but recommends revisions to the proposal ***and a further presentation to address the items noted by the Panel*** *in its review of the project.*

CARRIED

The motion was approved, with a single vote in opposition.

4. ADJOURNMENT

The meeting was adjourned at 9:21 p.m.

5. NEXT MEETING

TBD

signed on behalf of chair John Gilmour Jan 14 2026

Chair (Tarh Chong) staff liaison Date

DISTRICT OF NORTH VANCOUVER

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

Residential Tenant Relocation Assistance Plan

The Residential Tenant Relocation Assistance Plan should be submitted at the time of your Detailed Planning Application. To ensure legibility, please complete (type) using the fillable PDF form.

The District of North Vancouver's Residential Tenant Relocation Assistance Policy is applicable to all rezoning applications that require the demolition of any building or combination of buildings containing five or more dwelling units occupied by renters as their primary place of residence at the time of submission of a Detailed Planning Application.

Instructions for Landlords and Developers

1. **Understand the rights and responsibilities of landlords and tenants.**
   Please review the District of North Vancouver's Residential Tenant Relocation Assistance Policy and the Provincial *Residential Tenancy Act* regarding relocation assistance expectations and requirements.
2. **Provide a Tenant Household Needs Assessment form to existing tenants**.
   A Tenant Household Needs Assessment (THNA) form should be provided to each existing tenant household to be completed at the discretion of the tenant. Information provided by the tenants should inform your Residential Tenant Relocation Assistance Plan. The THNA form is provided on the District's website.
   Completed surveys should be attached to your Residential Tenant Relocation Assistance Plan submission as Appendix B. Evidence of delivery (e.g. registered mail delivery receipts) should be provided upon request to demonstrate that tenant households have received the form.
3. **Complete the Residential Tenant Relocation Assistance Plan requirements, including:**
   A. Site Information
   B. Summary of Existing Rental Units
   C. Tenant Relocation Coordinator Contact Information
   D. Detailed Tenant Relocation Assistance Plan
   E. Detailed Tenant Communications Plan
   F. Appendix A – Current Occupancy Assessment
   G. Appendix B – Completed Tenant Household Needs Assessment Forms
   H. Appendix C – Communication Materials
4. **Sign a Developer *FOIPPA* Compliance Acknowledgement form.**
   The Developer *FOIPPA* Compliance Acknowledgement form (*"FOIPPA* Acknowledgement form") outlines the landlord's responsibility to protect the information they receive from their tenants. The *FOIPPA* Acknowledgement form is provided at the end of this document and on the District's website.
5. **Include completed Residential Tenant Relocation Assistance Plan and signed *FOIPPA* Acknowledgement form with your Detailed Planning Application submission package.**

For DNV Staff Use Only			
Date Received		**Development Planner Assigned**	
eDocs #			

eDocs Security Settings	✓	**Users/Groups**	**Access Rights**
		All eDocs Users	View Profile
		PPP Clerks	Full Access
		Development Planner Assigned	Full Access
		Development Planning	Read Only
		Community Planning	Read Only

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Residential Tenant Relocation Assistance Plan

A. Site Information					
Address	3050 Baird Road, North Vancouver				
Owner name	Polygon Development 389 Ltd. & Polygon Development 390 Ltd.				
Applicant name	Devon Smart (Agent for Polygon Development 389 Ltd. & Polygon Development 390 Ltd.)				
Email	dsmart@polyhomes.com	**Phone**	604-871-4473	**Cell**	604-506-6314

B. Summary of Existing Rental Units

Existing building type
(Select all that apply)

- [x] Market rental building
- [ ] Non-market rental building
- [ ] Stratified multi-family building, with strata units as rental units
- [ ] Single-family building(s), with or without secondary suites
- [ ] Other (*please specify)*:

Please complete the summary table below. Information should be accurate as of the date of your Detailed Application Submission.

Unit Type	Number of Occupied Rental Units	Number of Vacant Rental Units	Number of Owner-Occupied Units	Current Average Monthly Rent of Rental Units
Studio				$
1 BR				$
2 BR				$
3 BR	31	1		$ 2,707.00
4 BR +				$
Total	31	1	0	n/a

C. Tenant Relocation Coordinator Contact Information					
Coordinator name	Amanda Acheson & Robert Smallwood				
Email	info@westwoodridge.ca	**Phone**	604-871-4478	**Cell**	
Organization	Westwood Ridge Development Corp.				

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Residential Tenant Relocation Assistance Plan

D. Detailed Tenant Relocation Assistance Plan (1/2)		
Policy Components	**Tenant Assistance Plan**	
	Date: February 6, 2026	
Financial Assistance *Please indicate how you plan to compensate the tenants.* Minimum expectation • 4 months' rent • A residency bonus of $35 per month for each month of the tenant's residency	Number of months of free rent:	0 months
	Amount of residency bonus per tenant:	$ 0.00 per month of tenancy
	Additional financial assistance:	Option 1: Tenants move into replacement homes with the same number of bedrooms at their current rent (adjusted by RTA): None-Tenants are not being displaced. Option 2: Tenants relocate elsewhere: 4 month's rent + residency bonus of $35 per month for each month of tenant's residency.
Moving Expenses *Please indicate how you plan to assist tenants with moving expenses.* Minimum expectation Flat rate payout to each tenant housing in the amount of: • $1,000 for studio and 1-bedroom units • $1,250 for 2-bedroom units • $1,500 for 3-bedroom or larger units	Studio and 1-bedroom units:	$ per unit
	2-bedroom units:	$ per unit
	3-bedroom or larger units:	$ 1,500.00 per unit
	Additional moving expenses:	
Right of First Refusal *Please indicate whether the applicant is offering right of first refusal to the tenants.* Minimum expectation • Tenants are offered first right to rent in new purpose-built rental unit • Tenants are offered right of first refusal to purchase a new strata unit with a 5% purchase price discount	Will tenants be offered first right to rent in a new purpose-built rental unit?	(•) Yes (at their current rents - adjusted by RTA) ( ) No
	Will tenants be offered right of first refusal to purchase a new strata unit?	( ) Yes (•) No
	Purchase price discount (where applicable):	% discount below market price
	Other comments:	

Please note that you may be requested by District staff to provide additional and/or updated information throughout the Detailed Planning Application and Building Permit processes.

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Residential Tenant Relocation Assistance Plan

D. Detailed Tenant Relocation Assistance Plan (2/2)		
Policy Components	**Tenant Assistance Plan**	
Relocation Assistance *Please indicate how you plan to provide relocation assistance to tenants.* Minimum expectations: • Tenant Relocation Coordinator is available to tenants • A list of at least 3 rental unit options is provided to each tenant household that: ○ have the same number of bedrooms as current unit ○ are located within the District unless otherwise specified by the tenant ○ have rents that are no more than the greater of 10% above current rent or 10% above CMHC median rent, by number of bedrooms, for Metro Vancouver unless the tenant has requested a list of more expensive rental unit options (if no comparably priced units are available, provide units closest in price) ○ meet other specified needs or preferences of the tenant if possible • Additional support to vulnerable tenants (e.g., seniors, persons with disabilities, tenants with low income or mental health issues, etc.)	Has a Tenant Relocation Coordinator been hired?	◉ Yes ○ No
	Confirm that a Tenant Household Needs Assessment form has been provided to each tenant household. All completed forms must be attached as Appendix B.	◉ Yes, and all completed forms are attached as Appendix B ○ No
		If 'No', please provide a rationale:
	Please confirm that you will undertake the following tenant relocation assistance measures. *(Select all that apply)*	✓ Provide a minimum of 3 rental unit options to each tenant ✓ Rental unit options will have the same number of bedrooms as the tenant's current unit ✓ Rental unit options will be located within the District of North Vancouver unless otherwise specified by the tenant ✓ Rental unit options will have rents that are no more than the greater of 10% above current rent or 10% above CMHC median rent, by number of bedrooms, for Metro Vancouver unless the tenant has requested a list of more expensive rental unit options (if no comparably priced units are available, options closest in price will be provided) ✓ Rental unit options will meet other specified needs or preferences of the tenant
	Additional relocation supports:	Note: The 3 rental options will be subject to stock availability.
Notice to Vacate *Please indicate the notice period to vacate that you plan to provide tenants.* Minimum expectation: • 6 months after demolition permit is issued	Notice period:	6 months
	Other comments:	

Please note that you may be requested by District staff to provide additional and/or updated information throughout the Detailed Planning Application and Building Permit processes.

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Residential Tenant Relocation Assistance Plan

E. Detailed Tenant Communications Plan		
Policy Components	**Tenant Communications Plan**	
	Date:	February 6, 2026
How and when did you inform tenants of the Preliminary Planning Application and/or Detailed Planning Application?	A letter was emailed to each of the tenants on July 30, 2025, and a Tenant Information Meeting was held on September 18, 2025.	
How will you be communicating to tenants throughout the Detailed Planning Application process? <u>Minimum expectation:</u> • Tenants will be notified when the rezoning application is considered at Council meetings, Council workshops, public information meetings, and Public Hearings • Notifications will be provided directly to tenants • Notifications will be posted in conspicuous places within the building(s), where possible	- Tenants will be notified when the rezoning application is considered at Council meetings, Council workshops, Public Information meetings, and Public Hearings. - Notifications will be provided directly to tenants. - Notifications will be posted in conspicuous places within the building(s), where possible.	
What kind of resources will you be communicating to your tenants and how will you facilitate tenants in accessing these resources? <u>Examples:</u> • Residential Tenancy Branch website • DNV Residential Tenant Relocation Assistance Policy • Tenant Resource and Advisory Centre resources	- Residential Tenancy Branch website - DNV Residential Tenant Relocation Assistance Policy - Tenant Resource and Advisory Centre resources	
Other Comments:		

Please note that you may be requested by District staff to provide additional and/or updated information throughout the Detailed Planning Application and Building Permit processes.

DISTRICT OF NORTH VANCOUVER

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Appendix A – Current Occupancy Assessment

The collection of personal information is for the purpose of evaluating a Residential Tenant Relocation Assistance Plan by the District of North Vancouver to be submitted with the Detailed Planning Application. The legislated authority to collect personal information is section 26(e) of the *Freedom of Information and Protection of Privacy Act*. If you require additional information about the collection of personal information please contact the District of North Vancouver's Privacy Head at 604-990-2211 or records@dnv.org.

Building Address	Rental Unit No.	No. of Bedrooms	No. of Occupants	Start of Tenancy	Type of Tenancy	Current Monthly Rent	Did the tenant complete a Tenant Household Needs Assessment form?	Brief Summary of Tenant Household Needs or Characteristics
				Start:	◯ Fixed End: ◯ Periodic	$	◯ Yes ◯ No	
				Start:	◯ Fixed End: ◯ Periodic	$	◯ Yes ◯ No	
				Start:	◯ Fixed End: ◯ Periodic	$	◯ Yes ◯ No	
				Start:	◯ Fixed End: ◯ Periodic	$	◯ Yes ◯ No	
				Start:	◯ Fixed End: ◯ Periodic	$	◯ Yes ◯ No	
				Start:	◯ Fixed End: ◯ Periodic	$	◯ Yes ◯ No	
				Start:	◯ Fixed End: ◯ Periodic	$	◯ Yes ◯ No	
				Start:	◯ Fixed End: ◯ Periodic	$	◯ Yes ◯ No	

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Appendix A – Current Occupancy Assessment

Address	Rental Unit	No. of Bedrooms	No. of Occupants	Start of Tenancy	Type of Tenancy	Current Monthly Rent	Did the tenant complete a Tenant Household Needs Assessment form?	Brief Summary of Tenant Household Needs or Characteristics
				Start:	◯ Fixed End: ◯ Periodic	$	◯ Yes ◯ No	
				Start:	◯ Fixed End: ◯ Periodic	$	◯ Yes ◯ No	
				Start:	◯ Fixed End: ◯ Periodic	$	◯ Yes ◯ No	
				Start:	◯ Fixed End: ◯ Periodic	$	◯ Yes ◯ No	
				Start:	◯ Fixed End: ◯ Periodic	$	◯ Yes ◯ No	
				Start:	◯ Fixed End: ◯ Periodic	$	◯ Yes ◯ No	
				Start:	◯ Fixed End: ◯ Periodic	$	◯ Yes ◯ No	
				Start:	◯ Fixed End: ◯ Periodic	$	◯ Yes ◯ No	
				Start:	◯ Fixed End: ◯ Periodic	$	◯ Yes ◯ No	
				Start:	◯ Fixed End: ◯ Periodic	$	◯ Yes ◯ No	

Please print as many additional pages of Appendix A as needed.

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Appendix B – Completed Tenant Household Needs Assessment Forms

The applicant is responsible for submitting copies of all completed and signed Tenant Household Needs Assessment forms as Appendix B. Evidence of delivery (e.g. registered mail delivery receipts) should be available upon request to demonstrate that tenants have received the form.

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Appendix C – Correspondence with Tenants

The applicant is responsible for submitting copies of all written communication or notification materials sent to tenants, including any information provided to tenants at the preliminary applications stage, to District staff as Appendix C.

Tenant Relocation Policy – Developer
FOIPPA Compliance Acknowledgement

The District of North Vancouver's Residential Tenant Relocation Assistance Policy (RTRAP) requires landlords to collect tenants' personal information to assist them to find new, comparable rental accommodations. Landlords must handle tenants' personal information in compliance with the *Freedom of Information and Protection of Privacy Act* (*FOIPPA*). Adhering to the below privacy procedures will ensure compliance with the requirements of *FOIPPA.*

Collection: The RTRAP collects the following personal information through the Residential Tenant Relocation Assistance Plan form (the "Plan") and the Tenant Household Needs Assessment form (THNA): tenant name, unit address, unit type, number of occupants, monthly rent, length of tenancy, and household needs or characteristics (e.g. parking, pets, accessibility). Helping tenants find new, comparable rental accommodations is the only purpose for collecting their personal information. This purpose complies with section 26(c) of *FOIPPA* which states that personal information may be collected where "the information relates directly to and is necessary for a program or activity of the public body". Tenants' personal information cannot be used for any other purposes.

Use: Tenants' personal information must, per section 32(a) of *FOIPPA*, only be used "for the purpose for which that information was obtained or compiled, or for a use consistent with that purpose (see section 34)". Section 34 provides that a use is consistent if it has a "reasonable and direct connection to that purpose." Accordingly, tenants' personal information can only be used for the purposes of the RTRAP program.

Disclosure: *FOIPPA* sets out the circumstances under which personal information may be disclosed and that it can only be disclosed to individuals inside Canada. The tenants' personal information can only be disclosed "for the purpose for which it was obtained or compiled, or a use consistent with that purpose" (section 33.2(a)). In other words, disclosure is only to those who require it in order to perform work that "relates directly to and is necessary for" (section 26) delivering the assistance available under RTRAP (e.g. on a "Need to Know" basis).

Accuracy: *FOIPPA* requires that "every reasonable effort" be made to ensure personal information is accurate and complete (section 28). When a tenant completes the THNA form, they need to review the personal information they provide to confirm it is correct. It is important to double check for accuracy when transcribing from the form to Appendix A of The Plan.

Correction: Per *FOIPPA*, tenants can request to review and correct their personal information at any time up to one year after the decision is implemented regarding the assistance they received under RTRAP. The landlord will provide the access.

Protection: Every reasonable effort must be made to protect tenant information from unauthorized collection, use, disclosure, access, or premature destruction. This includes password protecting tenant information, keeping it separate from other information, keeping it in one location, limiting access (e.g. "Need to Know" basis), and not sharing it as unencrypted data. These are all reasonable security efforts.

Storage and Access: *FOIPPA* requires that the tenants' personal information be stored and accessed only from within Canada. Storing it on a cloud service provider, even one in Canada, is still likely to allow access from the US. Keeping it in a secure electronic folder with only one person with access is the most *FOIPPA* compliant.

Retention: Personal information is only kept for as long as it is operationally required. Under *FOIPPA* it can only be kept for one year after a decision has been made and implemented regarding the assistance a tenant is eligible for under RTRAP. After that, tenant correspondence must be securely destroyed so they cannot be reconstituted and the personal information in Appendix A of The Plan must be aggregated so that specific individuals cannot be identified in the future.

I have read and understand my responsibilities with regard to compliance with *FOIPPA* as explained above.

Signature:  Print Name: Devon Smart Date: February 9, 2026

Home	No of Bedrooms	No of Occupants	Start of Tenancy	Type of Tenancy	Current Monthly Rent
3050 Baird Road	3	2	October 15, 2020	Month to Month	$2,759.21
3054 Baird Road	3	2	August 1, 2018	Month to Month	$2,941.29
3058 Baird Road	3	8?	May 15, 2006	Month to Month	$1,956.83
3062 Baird Road	3	4	February 1, 2023	Month to Month	$4,088.25
3066 Baird Road		1	July 1, 2019	Month to Month	$2,869.56
3070 Baird Road	3	2	November 15, 2019	Month to Month	$2,759.20
3074 Baird Road	3	1	April 15, 1997	Month to Month	$1,956.83
3078 Baird Road	3	2	March 15, 2004	Month to Month	$1,909.36
3082 Baird Road	3	1	December 1, 2013	Month to Month	$2,058.36
3086 Baird Road	3	Vacant			$4,000.00
3110 Baird Road	3	2	July 1, 2009	Month to Month	$1,984.40
3090 Baird Road	3	2	March 1, 2021	Month to Month	$2,814.11
3094 Baird Road	3	2	January 1, 1995	Month to Month	$1,967.05
3098 Baird Road	3	4	April 1, 2024	Fixed (March 31, 2026)	$3,900.00
3102 Baird Road	3	2	August 1, 2020	Month to Month	$2,785.84
3106 Baird Road	3	5	July 1, 2022	Month to Month	$4,006.38
3114 Baird Road	3	2	July 1, 2002	Month to Month	$1,956.18
3118 Baird Road	3	3	August 1, 2023	Month to Month	$4,134.82
3122 Baird Road	3	2	July 1, 2000	Month to Month	$1,956.18
3126 Baird Road	3	4	December 12, 2022	Month to Month	$4,134.82
3130 Baird Road	3	3	July 1 2007	Month to Month	$1,961.61
3134 Baird Road	3	4	July 1, 2024	Fixed (July 31, 2025)	$4,195.00
3138 Baird Road	3	1	July 2, 2005	Month to Month	$1,956.18
3142 Baird Road	3	1	October 1, 2003	Month to Month	$1,956.18
3146 Baird Road	3	6	August 7, 2024	Fixed (July 31, 2025)	$4,135.00
3150 Baird Road	3	2	December 1, 2001	Month to Month	$1,755.36
3154 Baird Road	3	2	February 1, 2019	Month to Month	$2,979.93
3158 Baird Road	3	2	December 1, 2012	Month to Month	$2,131.25
3162 Baird Road	3	2	November 1, 2013	Month to Month	$2,009.46
3166 Baird Road	3	2	April 1, 1994	Month to Month	$1,757.19
3170 Baird Road	3	2	November 1, 1992	Month to Month	$1,983.36
3174 Baird Road	3	2	June 1, 2020	Month to Month	$2,869.57
				Average	$2,707.15

Total Number of Homes	32
Total Number of Occupied Homes	31
Total Number of Vacant Homes	1
Average monthly rent	$2,707.15

WESTWOOD RIDGE
development corporation

July 30, 2025

Dear Residents,

We are writing to provide you with an update about the future of Draycott Gardens (3050–3174 Baird Road, North Vancouver). Polygon Development 396 Ltd. ("Polygon"), the owner of Draycott Gardens, recently submitted a rezoning and development permit application to the District of North Vancouver. As part of the long-term vision for the Official Community Plan, the existing buildings will eventually be replaced with new homes. However, at this time we want to reassure you that there is no immediate need to move.

Polygon's proposal is designed to minimize disruption for current residents. Under the current plan:

- You would be able to remain in your home until the new replacement rental homes are built on the nearby property at 1246–1268 Lynn Valley Road.
- When the replacement rental homes are complete and ready for occupancy, all eligible tenants will have the first right of refusal to rent one of the new three-bedroom rental homes.
- Polygon will provide a Tenant Relocation Coordinator to assist you throughout the process.
- Should a tenant not wish to relocate to the new building once it is ready, eligible tenants will also have the option to receive the compensation required under the District of North Vancouver's Residential Tenant Relocation Assistance Policy. A copy of policy is attached for your review.

This application is still in its very early stages, and discussions with the District of North Vancouver have only just begun. A public information meeting is expected later this fall, and we will share updates with you well in advance once more information is available. For now, please know that you are not required to vacate your home anytime soon**.** Our priority is to keep you informed and supported throughout every step of this process.

We have also attached an optional Tenant Household Needs Assessment Form, which you may choose to return to us should you decide not to move into the newly built replacement rental homes once ready.

If you have any questions or would like more information, please don't hesitate to reach out to Westwood Ridge Development Corp., the property manager for Draycott Gardens, at **info@westwoodridge.ca**.

We truly appreciate your tenancy and will ensure that you are kept up to date as this proposal progresses.

Regards,

Amanda Acheson
Westwood Ridge Development Corp.
Agent for Polygon Development 396 Ltd.

Mackenzie Stonehocker

From: Smart, Devon <dsmart@polyhomes.com>
Sent: September 10, 2025 12:24 PM
To: Mackenzie Stonehocker
Cc: Harris, Samantha
Subject: FW: Draycott Gardens - Tenant Information Meeting - September 18, 2025

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Mackenzie

As requested, please see the tenant information meeting invitation below.

We are preparing an attendance sheet accordingly.

Kind regards

Devon Smart
Development Manager
Polygon Development 395 Ltd.
email: dsmart@polyhomes.com
tel: 604.871.4473
cell: 604.506.6314

From: info@westwoodridge.ca <info@westwoodridge.ca>
Sent: September 10, 2025 12:17 PM
To: info@westwoodridge.ca
Subject: Draycott Gardens - Tenant Information Meeting - September 18, 2025

Dear Tenants,

You are invited to an in-person information meeting regarding the planned redevelopment and rental replacement of all homes at Draycott Gardens. This meeting is for current Draycott Gardens residents only.

Date & Times (please choose one):

- 2:00 PM – Thursday, September 18, 2025
- 6:00 PM – Thursday, September 18, 2025

Location:
Lynn Valley Community Room
3033 Mountain Hwy, North Vancouver, BC

What will be covered:

- Anticipated project timing and key milestones
- Expected rents for replacement homes
- Location of the replacement units
- Potential unit and building amenities

- Q & A Opportunity

To help us plan seating, please RSVP by replying to this email (info@westwooridge.ca) with your preferred session time (2:00 PM or 6:00 PM), the names of the attendees, and your home address.

If you are unable to attend, you may still reply to request a summary of the presentation materials. If you require any accessibility accommodations, please include that in your RSVP so we can assist you.

We look forward to meeting with you and answering your questions.

Sincerely,

Westwood Ridge Development Corporation
Agent for the Owner

“LYNN VALLEY MALL | DRAYCOTT GARDENS”

Polygon Development 395 Ltd.

Draycott Gardens Residential Tenant Information Meeting Minutes
Lynn Valley Community Room | 3033 Mountain Highway
September 18, 2025 | Meeting 1: 2-3pm, Meeting 2: 6-7pm

Project Background

- In July 2021, Polygon Development 395 Ltd. initiated the design of a multi-phased, mixed-use development featuring both residential and commercial components
- In June 2023 a preliminary OCP amendment & rezoning application was submitted to the District of North Vancouver.
- In July 2025, a Detailed Rezoning and Development Permit Application was formally submitted to the District of North Vancouver.
- As part of the District’s public engagement process, a Tenant Information Meeting was held on September 18, 2025.

The two subject properties are currently designated in the current Official Community Plan as:

- **1246-1268 Lynn Valley Road: Residential Level 5 - Low Density Apartment**: Up to six storeys and 1.75 Floor Space Ratio (FSR)
- **3050-3174 Baird Road: Residential Level 6 – Medium Density Apartment**: Up to twelve storeys and 2.5 FSR

Development Proposal

- A multi-phased, mixed-use development including both residential and commercial uses.
- Four six-storey buildings are proposed.
- 68 purpose-built rental homes, including 32 replacement rental units.

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Vancouver, British Columbia
V4H 4C2 Canada
tel: 604.877.1131
fax: 604.876.1258
www.polyhomes.com

- Approximately 340 strata condominiums.
- Approximately 2,525 m² (27,180 sq. ft.) of commercial space over two levels.

Site Plan Highlights

- Rental homes will be located on the top four floors of Building 1.
- Retail & office uses will be in the lower two floors of Building 1.
- These rental homes will be constructed prior to the commencement of Phase 2 (Draycott Gardens) in order to allow the existing residents to potentially relocate to the new rental building constructed by Polygon Development 395 Ltd.
- Direct elevator access from the underground parkade will be provided.

Phasing Plan

Phase 1

- Demolition of the existing Lynn Valley Mall.
- Construction of Buildings 1 & 2.
- Site access via the lane off Baird Road.

Phase 2

- Residents in Draycott Gardens relocate into Building 1 of Phase 1.
- Demolition of the existing Draycott Gardens buildings, after Phase 1 is complete.
- Construction of Buildings 3 & 4.
- Site access continues from the lane off Baird Road.

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Rental Home Features

Suite Features

- Three-bedroom homes
- Two full bathrooms
- Air conditioning
- Dishwasher and stacked washer/dryer
- Built to meet BC Energy Step Code 3
- Built in accordance with the BC Building Code

Amenities

- Indoor amenity room (details to be determined)
- Underground parking and bicycle lockers available for rent
- On-site Rental Office and Mail Delivery Area

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fax: 604.876.1258
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Roles & Responsibilities

- Polygon Development 395 Ltd. and Westwood Ridge Development Corporation will be available to address tenant inquiries throughout the redevelopment process.
- A Tenant Relocation Coordinator will be assigned to assist tenants.
- Tenants are encouraged to stay engaged and communicate their intentions and tenancy status, while maintaining good standing.

Tenant Eligibility

Eligible Tenants:

- Must have a written tenancy agreement in their name effective as of July 9, 2025.

Not Eligible:

- Sub-lessees
- Roommates or occupants not named in the tenancy agreement
- Tenants evicted for cause, including those responsible for or allowing breaches of tenancy rules

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Tenant Options

If You Choose to Stay and Meet All Eligibility Requirements:

1. Moving expenses of up to $1,500 reimbursed.
2. Offered a new lease at the same rent as the time of vacating, subject to annual government rent increase limits.
3. Minimum one-year fixed-term lease, continuing month-to-month thereafter.

If You Choose to Leave and Meet All Eligibility Requirements:

- Eligible tenants will receive financial compensation in accordance with the District of North Vancouver's Residential Tenant Relocation Assistance Policy in effect as of July 2025, payable after final adoption of the rezoning bylaw.

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Note: Benefits are provided per household, not per individual.

Next Steps

Polygon Development 395 Ltd. will continue to work closely with the District of North Vancouver to advance the rezoning application and seek Council approval. The site plan, buildings, and units are subject to adjustment as part of the rezoning, development permit, and building permit approval process.

Tenant Questions:

1. **What is the size of each unit?**
   All replacement rental units will be three-bedroom homes. A draft example unit floorplan was presented to give the tenants an idea of what a new replacement rental unit could look like. Exact square footage and layouts are under review with the District and have not yet been finalized. No townhomes are planned.

2. **What is the unit mix?**
   In addition to the 32 replacement rental homes, there will be approximately 36 market rental units, including a mix of one- and two-bedroom homes. This is still subject to discussion with the District and required revisions to site plan and building layouts.

3. **What will the new tenancy look like?**
   Eligible tenants can sign a new lease at their current rent (at time of move-out), subject to allowable increases. A minimum one-year fixed term will apply, after which the lease could continue month-to-month. The details are to be confirmed by the District and Polygon Development 395 Ltd.

4. **What amenities will be included?**
   Amenity options under consideration include a social lounge or fitness room, but final decisions are pending District approval and final building design. Feedback is welcome.

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5. **What green or outdoor space will be available?**

   A few tenants are concerned that they will be losing their yards. Common green space will be provided for the occupants of the rental building. The green area between Buildings 3 & 4 will be for the maintenance and use of the Strata Corporation. Each rental home will have its own balcony.

6. **What is the deadline for tenants to decide on the new rental homes?**

   A specific deadline has not been set. Once the building in Phase 1 nears completion, tenants may be invited to tour the new homes to assist with their decision, and allocation of the homes by Polygon Development 395 Ltd.

7. **What if a tenant chooses not to move into a new unit?**

   In such cases, eligible tenants will be offered financial compensation in accordance with the District's Tenant Relocation Policy (effective July 2025), if and after the rezoning bylaw receives final approval.

8. **What is the project timeline?**

   Timelines are still being determined. Rezoning and permitting processes are subject to the municipality's internal approval processes. Phase 1 must be fully completed before Draycott Gardens tenants are relocated.

9. **How long will each phase take?**

   Construction of each phase is expected to take at least two years, but timelines may vary due to construction conditions or other external factors.

10. **How will unit allocation be handled?**

    Allocation will be based on a tenant needs assessment. Details of the process are still under development and review between the District and Polygon Development 395 Ltd.

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11. Will parking and storage lockers be available?

Limited parking will be available for rent. The availability of storage lockers for rent is still under review. A few tenants showed concern about the size of the parking spaces, but it was conveyed to them that each bay will be in compliance with municipal regulations.

12. How will project updates be communicated to tenants?

1. Council decisions will be posted on the District of North Vancouver website.
2. Polygon Development 395 Ltd. will share updates with Westwood Ridge, who will relay information to tenants

13. How will tenants be protected during construction of the Lynn Valley Mall redevelopment, and then the redevelopment of the Draycott Gardens site after they have moved across?

Polygon will comply with all District safety requirements, including the submission and approval of construction safety and management plans.

14. Is the Ross Drive property part of this development?

No, the Ross Drive home is not included in the redevelopment plan.

15. Will there be discounts for tenants who want to purchase a home?

This is not being offered.

Thank you,



Polygon Development 395 Ltd.
Devon Smart
Development Manager

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Vancouver, British Columbia
V4H 4C2 Canada

tel: 604.877.1131
fax: 604.876.1258
www.polyhomes.com

WESTWOOD RIDGE
PROPERTY MANAGEMENT

February 9, 2026

Draycott Gardens Residents
Baird Road, North Vancouver

Dear Residents,

We are writing to provide an update regarding the proposed redevelopment of Draycott Gardens and to follow up on the information previously shared with you in our letter, emails, the Tenant Information Meeting, and Public Information Meeting.

As noted in that earlier correspondence, Polygon Development 395 Ltd. has submitted a rezoning and development permit application to the District of North Vancouver, and the project is proceeding through the District's review process. In advance of the anticipated first reading of the application in early March, we want to ensure residents continue to have opportunities to ask questions, receive updates, and share information with us. **This letter is not a notice to end tenancy, and no decisions are required at this time.**

As part of the District's review process, Polygon Development 395 Ltd. will be preparing a Residential Tenant Relocation Assistance Plan. To help inform this work, tenants are invited to complete a Tenant Household Needs Assessment Form. Completion of the form is voluntary, but encouraged, as it helps us better understand household needs and preferences and plan appropriately. If you have already completed and returned the form, no further action is required.

Reminder: Housing Options

If the current redevelopment proposal proceeds, eligible tenants would have the following options:

Option 1: Move into a replacement rental home in the new building at your current rent
Tenants who wish to remain in the community would be offered a replacement rental home in the first phase of the project, at their current rent (with annual increases as permitted under the Residential Tenancy Act). The existing Draycott Gardens townhomes will remain in place, allowing tenants to avoid relocating during construction of the replacement rental homes. Compensation of $1,500 towards moving costs will be provided. As this option avoids displacement and allows tenants to transition directly into the new building, additional relocation compensation associated with off-site moves does not apply under this option.

Option 2: Relocate elsewhere prior to commencement of Phase 2 of the redevelopment and be eligible for the District of North Vancouver's Tenant Relocation Assistance Policy (enclosed)
Tenants who choose not to move into the new building may elect to relocate prior to the demolition of the existing homes, which would occur before Phase 2 if the project proceeds.

Tenants who choose Option 2 would be eligible for tenant relocation assistance in accordance with the District of North Vancouver's Residential Tenant Relocation Assistance Policy dated May 31, 2021, attached, including applicable financial compensation based on length of tenancy, relocation assistance, and up to $1,500 compensation towards moving expenses. Relocation compensation would be paid no earlier than the adoption of the rezoning bylaw and would be paid no later than the time the tenant moves out provided final adoption of the rezoning bylaw for this proposal has been achieved. Relocation compensation under the policy applies only to tenants who elect to relocate off-site.

One-on-One Meetings

To support tenants through this process, we are offering individual meetings with households to:

- Answer questions about the proposed redevelopment and anticipated timeline
- Explain the options available under the District's relocation requirements
- Assist with completing the Tenant Household Needs Assessment Form, if desired
- Listen to and receive resident feedback

These meetings will be hosted by Rob Smallwood, Vice President of Property Management, and Amanda Acheson, Director of Leasing, from Westwood Ridge, the property managers for Draycott Gardens.

Initial meeting appointments will be held on-site Friday, February 13 2026, with 30-minute appointments available between 10:30 a.m. and 5:30 p.m. Appointments will be scheduled on a first-come, first-served basis. If you are unable to attend on this date, or if your preferred time is not available, additional in-person meetings and Zoom options will be offered.

Please reply by email to info@westwoodridge.ca with your preferred 30-minute meeting time on February 13 or if you would like to be notified about other available dates and Zoom meeting options.

Thank you for your continued engagement. We appreciate your time and look forward to speaking with you.

Yours truly,



Amanda Acheson
Westwood Ridge Development Corp.
Agent for Polygon Development 395 Ltd.

Encl. DNV Residential Tenant Relocation Assistance Policy (May 31, 2021)
DNV Tenant Household Needs Assessment Form

DISTRICT OF NORTH VANCOUVER

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

Tenant Household Needs Assessment Form

Polygon Development 395 Ltd. is intending to submit a Detailed Planning Application to the District of North Vancouver to rezone the property located at Draycott Garden - Baird Road, North Vancouver . As part of this Application, the District requires landlords to complete a Residential Tenant Relocation Assistance Plan which outlines relocation assistance for existing tenants that would be relocated as a result of approval of the redevelopment proposal. To develop a Residential Tenant Relocation Plan that meets the needs of existing tenants, landlords are expected to provide all tenant households with a Tenant Household Needs Assessment form.

Completion of this form is voluntary, but it is recommended that you complete this form so that your housing needs can be considered.

Instructions for Tenants

1. **Understand the rights and responsibilities of landlords and tenants.**
   Please consult the following resources to understand relocation assistance and financial compensation available to you from your landlord:
   - Visit the BC Residential Tenancy Branch website: www.renters.gov.bc.ca
   - Read the District's Residential Tenant Relocation Assistance Policy: Enclosed with this form or visit www.dnv.org
2. **Complete the Tenant Household Needs Assessment Form**.
   Please complete Sections A to C of the Tenant Household Needs Assessment Form. Completion of this form will assist District staff in reviewing your landlord's Residential Tenant Relocation Assistance Plan.
3. **Save a copy for your records.**
4. **Return the completed Tenant Household Needs Assessment Form.**
   Please return the completed Tenant Household Needs Assessment Form to your landlord. Completed forms will be attached to the Residential Tenant Relocation Assistance Plan that will be reviewed by District staff.
5. **Keep your contact details up to date.**
   It is important to make sure that your landlord has your current contact details (email, phone number) so they can provide you with updates on the Detailed Planning Application.

By way of submission of a Detailed Planning Application, the landlord will provide the District of North Vancouver with a copy of this form which contains information regarding your tenancy in order to assess their proposal. Please note, correspondence you have with the landlord which is directly related to the planning application process may also be shared with the District. If you have any questions about the Detailed Planning Application review process, please contact the District of North Vancouver at planning@dnv.org.

A. Tenancy Information			
Tenant Name			
Address		**Unit**	
Number of occupants in your household			
Approximate length of tenancy (years)			

DISTRICT OF NORTH VANCOUVER

355 West Queens Road
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604-990-2311 DNV.org

B. Specific Tenant Household Characteristics
Please list any specific household needs that should be considered when finding alternate housing options. Examples include, but are not limited to: • mobility or accessibility features such as elevators and ramps; • accommodation that is age-friendly; • accommodation that is pet-friendly; • proximity to particular amenities such as schools and child care; and/or • specific number of parking spaces. This list should be considered as a preliminary assessment of your current needs. Any additional needs you may identify at a later time should be brought to the attention of your landlord.

C. Return to the New Building *(if redevelopment proposal is approved)*	
Would you be interested in renting in the new building?	○ Yes ○ No
Would you be interested in purchasing a strata unit in the new building?	○ Yes ○ No

Signature	
Date	

The collection of your personal information is for the purpose of evaluating a Residential Tenant Relocation Assistance Plan by the District of North Vancouver to be submitted with the Detailed Planning Application. The legislated authority to collect your personal information is section 26(e) of the *Freedom of Information and Protection of Privacy Act.* If you require additional information about the collection of your personal information please contact the District of North Vancouver's Privacy Head at 604-990-2211 or records@dnv.org.

The Corporation of the District of North Vancouver

CORPORATE POLICY

Title	Residential Tenant Relocation Assistance Policy
Section	Development and Community Planning

POLICY

This policy provides guidelines for residential tenant relocation assistance.

This policy is supported by the District's Official Community Plan through the following goals:

- Encourage and enable a diverse mix of housing type, tenure and affordability to accommodate the lifestyles and needs of people at all stages of life; and
- Foster a safe, socially inclusive and supportive community that enhances the health and well-being of all residents.

Council recognizes that housing is essential to the well-being of all District residents. Existing residential buildings, particularly older purpose-built rental buildings, form an important source of housing in the District that tends to be more affordable for residents. Low rental vacancy rates mean that tenants being displaced by redevelopment can find it challenging to obtain alternate comparable and affordable accommodations in a timely manner.

Policy approved on: November 28, 2016

Policy amended on: March 19, 2018 and May 31, 2021

Applicability:

This policy is applicable to rezoning applications that result in the demolition of any building or combination of buildings containing five or more dwelling units occupied by renters as their primary place of residence at the time of submission of a Detailed Planning Application, including rental units in single family homes, strata units operating as rental units, and purpose-built rental units. This policy and the provisions outlined within represent the preferred suggestions for a voluntary commitment by the developer applicant (the "**Developer**") to support renters who may be evicted as part of a redevelopment.

Supports should generally be provided on a dwelling unit basis and should be provided to tenant households regardless of whether the tenancy agreement in place is periodic (month to month) or fixed term (lease). Any compensation provided to tenants by the Developer should not be used in Community Amenity Contribution negotiations. The Residential Tenant Relocation Assistance Policy does not replace or affect in any way the requirements set out in the *Residential Tenancy Act*.

Exemptions:

This policy does not apply to redevelopment that is permitted outright under existing zoning. Furthermore, tenants who move into an existing rental dwelling unit after submission of a Detailed Planning Application are not expected to receive the supports offered to pre-existing tenants and should be notified as such prior to signing their rental agreement.

Provisions:

A. Provisions at the Preliminary Planning Application Stage

At the Preliminary Planning Application stage, the Developer should notify all tenants in writing that plans for redevelopment are being made and that a relocation assistance package is part of these plans. Tenants should be informed that this is not a notice to vacate, but rather an early effort to inform tenants of possible upcoming changes. Early in the process, the Developer should provide tenants with information concerning the District's Residential Tenant Relocation Assistance Policy. Copies of these communication materials should be submitted to municipal planning staff.

B. Provisions at the Detailed Planning Application Stage

At the time of submission of a Detailed Planning Application, the Developer should submit a completed Residential Tenant Relocation Assistance Plan application form, which should include the following components:

1. Current Occupancy Assessment Summary:

   Should contain the following information:
   a. Number of occupied and vacant units;
   b. Number of people living in each unit, if the tenant agrees to provide this information;
   c. Type of tenancy for each tenant household (e.g. periodic or fixed term);
   d. Start and, if relevant, end date of tenancy for each tenant household;
   e. Rent for each unit;
   f. Number of bedrooms of each unit; and
   g. Specific tenant household characteristics from the tenant household needs assessment form, should the tenant wish to provide this information, which may include mobility or accessibility features, the need for a pet-friendly unit, proximity to particular amenities such as schools, or number of parking spaces needed.

2. Tenant Assistance Package:

   At minimum, the Tenant Assistance Package should include:

   a. Financial Assistance;
      i. The equivalent of four months' rent (either by cash, free rent up to the maximum length of the notice period, or a combination of both as the tenant prefers) to each tenant household.

ii. A residency bonus in the form of an additional $35 per month for each month the tenant has resided in the rental unit or complex.

iii. Assistance with moving expenses in the form of a flat rate payout of $1,000 for studio and 1-bedroom units, $1,250 for 2-bedroom units, and $1,500 for 3-bedroom or larger units (Developers should adjust these amounts upwards annually based on an appropriate consumer index).

b. Relocation Assistance;

i. An experienced Tenant Relocation Coordinator should be hired or appointed by the Developer to assist those tenants who wish assistance in finding new rental accommodation (the "Tenant Relocation Coordinator").

ii. The Tenant Relocation Coordinator should provide a list of at least three available, comparably priced rental dwelling units to each tenant household that have the same number of bedrooms as the current unit, are located within the District unless otherwise specified by the tenant household, and/or meet other needs or preferences specified by the tenant if possible. The Tenant Relocation Coordinator is also expected to help tenants secure units, including by providing references and by setting up viewing times for potential units, where desired. In the event of a dispute between the tenant and the Tenant Relocation Coordinator, the Developer should make available and pay for a mediator.

iii. The recommended maximum rent for the available replacement rental units found by the Tenant Relocation Coordinator should be no more than the greater of:

- 10% above the tenant's current rent; or
- 10% above the most recently published CMHC median rent level, by number of bedrooms, for Metro Vancouver

except in cases where the tenant has requested that the Tenant Relocation Coordinator provide a list of more expensive available rental units. When no comparably priced rental units are available, then available units closest to the comparable price should be provided

iv. In cases where temporary housing is a possibility, then the Developer should provide interim housing options on site, if feasible, during the construction of the new building(s) for tenants who wish to return to the new units.

v. In cases involving vulnerable tenants (e.g. seniors, persons with disabilities, tenants with low income, mental health issues, etc.), Developers are encouraged to connect the tenant to, or provide the tenant with information on, or otherwise facilitate, additional support to tenants, such as help accessing BC Housing rent supplement assistance (e.g. Shelter Aid for Elderly Residents (SAFER)), where appropriate, and partnering with health organizations and other non-profit services.

c. Timing of Compensation

   If the tenant moves out prior to approval of the rezoning application, financial compensation is to be provided to the tenant by the Developer immediately following final adoption of the rezoning bylaw(s). For all other tenants, financial compensation is to be provided to the tenant no later than the date they move out whether or not a demolition permit has been obtained or an eviction notice has been served.

d. Notice to Vacate

   The Developer should offer to provide to all remaining tenants in possession of rental units a minimum of six months' notice to vacate, after a Demolition Permit is issued by the District.

e. First Right to Rent

   The Developer should offer evicted tenants the first right to rent in any new purpose-built rental units. In cases where rental units are replaced with below-market rental units, returning tenants must meet any applicable eligibility requirements. For tenants exercising the right to rent new purpose-built rental units at the development, compensation for moving expenses to reflect Section 2.a.iii should be provided at both the move out stage and when the tenant returns to the building.

f. Evicted tenants who wish to purchase a strata unit or a "rent to own" in the new development should be offered a right of first refusal with a 5% purchase price discount.

3. Tenant Communications Plan:

   The Developer should provide to the District an outline of how tenants will be involved and notified of input opportunities throughout the rezoning process. This communications plan will be included in the staff report for Council. Developers should provide updates to residents as the rezoning process progresses, including when the application for rezoning is considered at Council meetings, Council workshops, public information meetings, and Public Hearings. These notifications should be provided directly to tenants and where possible, posted in conspicuous places within the building(s). Information on tenant resources, including the Residential Tenancy Branch webpage, this Residential Tenant Relocation Assistance Policy, and resources available through the Tenant Resource and Advisory Centre, should also be made available to tenants. The Developer should provide copies of all written correspondence and notifications to municipal planning staff.

4. Tenant Relocation Coordinator:

   The Developer should direct the Tenant Relocation Coordinator to aid tenants in finding alternative rental units, as specified in this policy, and to implement any Tenant Assistance Package offered to the tenants. The Tenant Relocation Coordinator should have regular hours during which they are available to the tenants by phone and email, and those hours should be convenient to the tenants and where possible, posted in conspicuous places on-site. Reasonable measures should be taken to ensure that any tenants with language barriers are provided pertinent information in their preferred language.

C. Provisions After Rezoning Approval

If the rezoning bylaw is adopted by Council, the Tenant Assistance Package that the Developer has voluntarily committed to the District to offer to the tenants will be secured by the District by way of a section 219 covenant granted by the Developer, or by such other means as may be required by the Municipal Solicitor. The agreed upon Tenant Relocation Package should be delivered in writing to each tenant's residential address by the Tenant Relocation Coordinator.

Authority to Act:

Administration of this policy is delegated to the Community Planning Department.

Mackenzie Stonehocker

From: info@westwoodridge.ca
Sent: March 05, 2026 1:52 PM
Cc: info@westwoodridge.ca
Subject: Draycott Gardens Redevelopment Update

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Draycott Gardens Residents,

I hope this email finds you well. We wanted to advise you that we tentatively expect First Reading of the redevelopment application for Draycott Gardens to occur on March 16th, 2026. The agenda is posted one week in advance, and we will inform you by email on the 10th if this is the confirmed scheduled date. We will also include a link to the Council agenda and the report to Council.

To assist in understanding the application process the District of North Vancouver website has a flowchart which can be found here Apply for rezoning and below is a screenshot of the steps.

5. Bylaw introduction	Staff prepares a report to Council, which Council reviews. If your application is ready to proceed, Council will introduce the bylaw (first reading) and set a date for a public hearing.	
6. Public input	At the public hearing, Council hears from local residents who may be impacted by your rezoning.	You attend the meeting to give a presentation or respond to Council's questions
7. 2nd and 3rd reading	Following the public hearing, Council gives the bylaw a second and third reading, or rejects it.	
8. Revise and respond	Staff provide recommendations and requirements	
9. Pay fees and address all conditions	You address any conditions and pay all outstanding fees.	
10. Final adoption	Council considers adopting the zoning bylaw	Attend the Council meeting

We also wanted to advise you of a public notification to the residents of the District of Noth Vancouver regarding a proposed bylaw that is part of the redevelopment plan of Draycott Gardens. Please find the notice on page A18 of the North Shore News via the following link March 4, 2026 by North Shore News - Issuu

We continue to encourage all residents to fill in and return your Tenant Household Needs Assessment Forms if you have not already done so. We are still available for Zoom or in-person meetings to those tenants who have not had a chance to meet with us to discuss the process or for those who have further questions or concerns. Feel free to reach out should you wish to schedule a meeting.

Please let us know if you have any questions.

Thank you,

Amanda Acheson
Director of Leasing
Westwood Ridge Development Corp.

Suite 900 – 1333 West Broadway
Vancouver, BC V6H 4C2
website: www.westwoodridge.ca
tel: 604.871.4478

Mackenzie Stonehocker

From: info@westwoodridge.ca
Sent: March 12, 2026 1:40 PM
Cc: info@westwoodridge.ca
Subject: Draycott Gardens - DNV Council Meeting Agenda March 16, 2026
Attachments: DNV Council Agenda - March 16 2026.pdf

Dear Residents,

I hope this email finds you well. Attached is the District of North Vancouver Council meeting agenda for Monday, March 16th, 2026 with the First Reading for the redevelopment proposal involving Draycot Gardens scheduled.

Below are links to the First Reading Package and the Staff Report.

- https://app.dnv.org/OpenDocument/Default.aspx?docNum=6690348
- https://app.dnv.org/OpenDocument/Default.aspx?docNum=6690349

Please let me know if you have any questions.

Thank you,

Amanda Acheson
Director of Leasing
Westwood Ridge Development Corp.

Suite 900 – 1333 West Broadway
Vancouver, BC V6H 4C2
website: www.westwoodridge.ca
tel: 604.871.4478



Lynn Valley Mall & Draycott Gardens

1246-1268 Lynn Valley Road & 3050-3174 Baird Road

INTRODUCTION

The Lynn Valley Mall Multi-Residential Development proposes the **gentle densification and revitalization of the town core** through a mixed-use project of 397 attainable homes across four six-storey buildings. By introducing a balanced range of housing close to daily amenities, the proposal delivers **a complete, walkable community designed to serve residents at every stage of life.**

KEY STATS

32 dedicated three-bedroom rental replacement homes

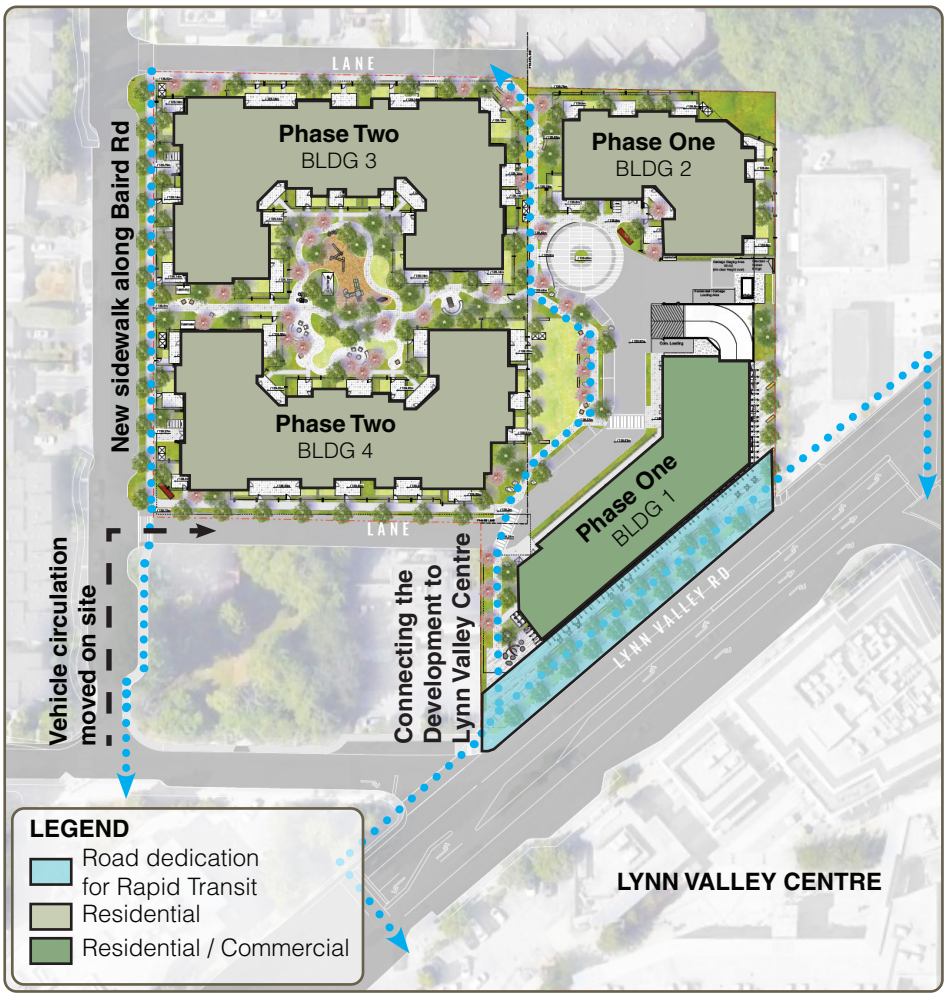
32 new market rental homes

333 new strata homes

Over **24,000 sq.ft.** of new commercial space

Extensive **public realm improvements**

Highly walkable design and location resulting in only ~3 additional vehicle trips per minute during any peak hour



PROJECT HIGHLIGHTS





Assisting Draycott Garden residents while planning for Lynn Valley Town Centre's growth:

- Providing new 3-bedroom/2 bath **replacement rental homes**
- Phasing the project to support a **seamless transition for tenants** into new homes when completed
- Offering **first right of refusal at the same rent** the day tenants move across, with additional funding provided to cover moving costs, supporting long term rental
- **Delivering 397 attainable housing options** for first-time buyers and families, as well as appropriately sized homes for downsizers who wish to age in place



Lynn Valley Mall & Draycott Gardens



Delivers major infrastructure investment funding for the District of North Vancouver, Metro Vancouver and Translink by providing:

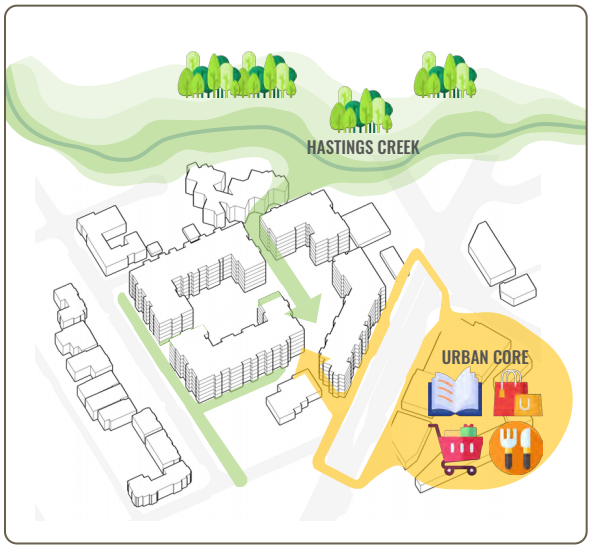
- **Over $25 Million** towards DNV funding for infrastructure and community amenities
- **~$7 Million** for off-site infrastructure including new sidewalks, water, sanitary and service upgrades
- **Over $9 Million** for Metro Vancouver and Translink
- Delivery of a **30 ft. road dedication** from this property that is proposed for a **new rapid bus transit node**





Responding to the OCP, neighbourhood context, and feedback:

- Proposing four **6-storey wood-frame** residential buildings and over 24,000 sq. ft. of new commercial space
- Stepping back the 5th and 6th floors along Baird Road
- Creating a **vibrant, connected public realm** through new lush, natural landscaping and improved pedestrian access
- Strengthening Lynn Valley Town Centre as a **complete walkable and sustainable community** through gentle densification
- Enhances civic pride and local culture through **onsite Public Art**



Connectivity - the result of creating a highly walkable community:

- Delivering a **new sidewalk along Baird Road** from Harold Road to Ross Road
- Creating a **new N-S Town Centre pedestrian pathway** connecting the development to Lynn Valley Town Centre
- Proposed housing form - in a walkable town centre - **generates less trips than a typical suburban detached-home neighbourhood**
- Conducting conservative traffic studies, as directed by DNV Staff, reports **~ 3 additional trips per minute during any peak hour**
- Engineering analysis demonstrates **Baird Rd is capable of handling substantially more traffic than is expected** from this proposal, ensuring continued functionality during peak periods

POLYGON

This redevelopment is an opportunity for residential renewal that is based on Polygon's respect for the dignity of Lynn Valley residents.

Devon Smart, Development Manager
Polygon Development 395 Ltd.
dsmart@polyhomes.com | 604.871.4473

February 26, 2026

North Vancouver Recreation & Culture
851 West Queens Road
North Vancouver, BC V7N 4E3

Attention: Lori Phillips, Public Art Officer

Dear Ms. Phillips,

Re: **Lynn Valley Mall | District of North Vancouver**
Rezoning Application No. PLN2025-00020
Lynn Valley Mall (1246–1268 Lynn Valley Road)
& Draycott Gardens (3050 Baird Road)
Public Art Commitment Letter
Polygon Development 395 Ltd. ("Polygon")

This letter is submitted in support of Polygon Development 395 Ltd.'s rezoning application for the lands located at 1246–1268 Lynn Valley Road (Lynn Valley Mall) and 3050 Baird Road (Draycott Gardens).

Polygon acknowledges the District of North Vancouver's Public Art Program and the important role that art plays in strengthening community identity and enhancing the public realm. As part of the proposed redevelopment, we are prepared to participate in the Developer Public Art Program under **Option B – Developer Funds and Manages the Public Art Component**, subject to Council's direction and approval.

Should Council confirm that on-site public art is to be delivered as part of this application, Polygon will retain a qualified public art consultant and/or artist to oversee the development, coordination, and commissioning of a artwork(s) commensurate with the scale and significance of the project, with an estimated total budget of up to $500,000.

Our team has begun considering appropriate opportunities for public art within the redevelopment, including a prominent, publicly accessible location and potential integration within the project's architectural and landscape design.

We acknowledge that Council retains discretion regarding the implementation of the Public Art Program and the allocation of any associated contributions, and Polygon will proceed in accordance with Council's direction.

A detailed Public Art Plan outlining the proposed approach, budget, schedule, and artist selection process will be prepared and submitted at the appropriate stage in consultation with District staff. We look forward to working collaboratively with North Vancouver Recreation & Culture and District staff as the application progresses.

Should you have any questions, please feel free to contact me at any time.

Yours truly,

Polygon Development 395 Ltd. (agent for the owner)



Devon Smart
Development Manager

The Corporation of the District of North Vancouver

CORPORATE POLICY MANUAL

Section:	Social & Community Services Planning	10
Sub-Section:	Cultural Planning	4794
Title:	DEVELOPER PUBLIC ART PROGRAM	4

POLICY

Please see attachment A to this policy

REASON FOR POLICY

To develop appropriate guidelines, procedures and budgetary allocations for private sector development, public/private partnerships and temporary public art projects.

AUTHORITY TO ACT

As outlined in Attachment A of this Policy.

Approval Date:	February 5, 2001	Approved by:	Regular Council
1. Amendment Date:	March 10, 2003	Approved by:	Regular Council
2. Amendment Date:	July 21, 2003	Approved by:	Regular Council
3. Amendment Date:		Approved by:	

A.5.3 DEVELOPER PUBLIC ART PROGRAM

1. Definitions, Value & Guiding Principles

Refer to Public Art Policy (10-2794-2; Sections A.1, A.2, A.4)

2. Goals

To include private sector developments in the enhancement of the community through installation of public art.

3. Objectives

The main objective of the District of North Vancouver's Developer Public Art Program is to create incentives for developers to contribute toward the creation and installation of public art. The description of the Program as set out in this Attachment A is a guideline only for the purpose of directing municipal staff and informing the public as to some considerations that Council will likely wish to take into account in respect of rezoning applications to which this policy applies, as set out in section 6.1 below. For greater certainty nothing in this Policy in any way binds or fetters Council in the exercise of any of its statutory powers and duties.

4. Benefits

Benefits to the development

- provides an impetus and flexible framework for integrating high quality public art works on or near private developments.
- provides evidence of the developer's commitment to and investment in the community.
- reveals some aspect of the social, historical, physical or commercial context of the site
- adds to the attractiveness and value of the site, presenting a positive image to potential clients and investors.
- creates a landmark feature, helping a building stand out from the crowd.

Benefits to the community

- establishes common requirements for public art in both municipal and private developments.
- revitalizes the urban landscape of the community
- links private and public spaces creating harmonious, accessible, people-friendly places in the municipality
- offers an opportunity for artists to contribute to the shape and feel of their community

5. Roles

Developer Public Art Program: The Developer Public Art Program is designed to encourage developers to commission site-specific works of art that are integrated into exterior architectural features, landscape elements and/or public spaces adjacent to or part of the development project. Because public art is enjoyed and experienced in the public domain, the sites identified should be the most publicly accessible parts of the development.

Developers: The policy allows the developer considerable latitude in selecting artists and site/location of the art, making recommendations on thematic content and materials, determining funding options, and participating in the artist selection process. Staff will encourage developers to submit a public art plan in their detailed application. After the public hearing, an artist selection process is undertaken, the artwork is commissioned, fabricated and installed, and a detailed description of the work is prepared. Developers are encouraged to contact the municipal staff about the Developer Public Art Program as early as possible in the development process.

Artist: The artist is commissioned specifically to create public artwork for the development site or collaborate with other design team members. Incorporating the artist's perspective early in the planning allows for creative solutions in the design process, and for public art to be successfully integrated into the site design. Artists should have a broad knowledge of the current practice of public art and demonstrate capability of working in public and development contexts.

Public Art Consultant: Developers may wish to hire an independent consultant to provide advice on public art opportunities, potential locations for public art, artist resources and, if desired, to act as the developer's agent throughout the implementation phase. .

Selection panel: The Selection Panel is the preferred method of selecting an artist. It involves a time-limited jury appointed by the Public Art Advisory Committee. Composition should include resident(s), artists, architect, landscape architect and a developer representative. The Selection Panel's role is to select the best artist and artwork to meet the project's design, technical, and budgetary parameters, theme, site requirements, and public art criteria.

District staff: Municipal staff will advise developers of the existence of the Developer Public Art Program, and work with the developer to manage the public art selection as outlined in this policy. Members of Staff will act as liaisons between the developer and the Public Art Advisory Committee.

Public Art Advisory Committee: The Public Art Advisory Committee assists the developer and municipal staff in preparing a public art plan, establishing selection panels, recommending approval for projects to Council, and advising on implementation of the project. The comments and recommendations of the Public Art Advisory Committee are incorporated into the staff report to Council that accompanies any rezoning application.

6. Guidelines

6.1 Eligibility

The Developer Public Art Program will apply to rezoning applications involving:

a) residential building proposals with five or more units

b) non-residential building proposals with a gross floor area of 500 sq. meters or more. Not counted in the square footage are: public amenity space, corridors, stairwells, parking, utility areas (except where they are the primary use, e.g. parking garage). Rezoning applications relating to non-profit housing, non-profit senior's housing and

provincially subsidized housing developments are exempted from this requirement.

6.2 Budget

In order to ensure high quality art, the recommended budget for a Developer Public Art Contribution should be calculated on the basis of 1% of the gross construction costs as noted on the building permit. The budget for public art should be sufficient to provide for: careful planning and integration of the art into the project, durable and effective materials and workmanship, appropriate compensation for the artist, and long term maintenance of the public art work.

Staff will encourage developer's to secure any commitments they make under this Developer Public Art Program by cash or letter of credit prior to adoption of the rezoning bylaw. Any letter of credit provided will be released upon completed installation of the artwork and receipt of final project documentation.

<u>Eligible costs</u>

- Preparing a public art plan
- Artist selection and consultation costs
- Artist commission
- Design, materials and fabrication of original art work
- Site preparation, shipping, insurance and other ancillary expenses directly related to installation of the art work
- Project documentation
- Public relations costs that recognize and celebrate the public art (e.g. unveiling ceremonies, educational/promotional materials, interpretive signage)
- Funds deposited to DNV Public Art Reserve Fund

The District will not assume any responsibility for continued maintenance of public artworks installed on private lands. If privately initiated artwork is intended for public lands, staff will encourage the developer to submit 10% of the public art budget to DNV Public Art Reserve Fund to maintain the art work.

<u>Ineligible costs</u> (as per PAP, Section B.2.6.)

Public art funding does not apply to costs normally associated with capital projects such as design and engineering, insurance, fees and permits, development cost charges, building demolition, relocation of tenants, contingency funds, land acquisition, environmental testing or other engineering project costs.

6.3 Developer Options

There are three recommended options associated with the Developer Public Art Program:

Option A Developer funds and municipality manages the public art component

Developers may authorise the municipality to manage the public art project on the development site. The process would involve municipal staff and the Public Art Advisory Committee in preparing the proposal call, making siting decisions, the selection of artist(s), and the fabrication and installation of the public art commission in coordination with the

developer. Developers will have a representative on the selection panel. A portion of the project budget will be used by the municipality to cover administration costs for the public art selection process. (See Public Art Policy B.2.5)

Option B Developer funds and manages the public art component

Developers may directly commission public art works for their development site, retaining a public art consultant and/or artist to supervise the process. The developer must ensure the artwork is safe and conforms to relevant building codes, and that the municipal engineer approves any artwork encroaching on municipal rights-of-way. Municipal staff can help organize the selection process and provide a listing of public art consultants and artists experienced in creating site-compatible works, if requested.

Option C Developer contributes to District's Public Art Statutory Reserve Fund.

Developers may contribute an amount equal to 1% of construction costs to the municipality's Public Art Statutory Reserve Fund. This option is designed to allow for the pooling of public art budgets that are less than $25,000 in order to ensure that quality public art can be funded. Funds collected will be spent on public art within the local area of the developer's projects.

7. Reporting

Municipal staff are directed to report on public art contributions as an item under a separate heading on every report to Council relating to any rezoning application for a private development to which this policy applies.

Preliminary Application

Developers are encouraged to consider the inclusion of public art at the earliest possible stage to enable the artist to work closely with the developer's design team. The ultimate success of many public art projects depends on the timely integration of art, design, purpose and location.

Developers should arrange an initial meeting with municipal staff to review the approved guidelines and procedures.

Detailed Application

1. Upon submission of the detailed application, staff will encourage the developer to file a letter of commitment specifying:
    - Preferred funding option
    - Budget allocation
    - Project schedule
    - Appointment of public art consultant/artist on design team

2. Prior to public hearing/public information meeting, staff will encourage the developer to present a public art plan to the Public Art Advisory Committee, specifying:
    - Location(s) for public art on development site
    - Artistic theme/concept and material options
    - Artist Selection Process – type of competition, schedule & jury composition
    - Detailed budget for public art

3. Prior to issuance of the development permit, if applicable, staff will encourage the developer to confirm the artist and project design.

4. At the completion of the project the developer staff will encourage the developer to submit the following information to the municipality to confirm that the public art commitments have been fulfilled:
    - Artist Statement & Biography
    - Specifications of art work and placement on site
    - Long-term Maintenance Plan
    - Final accounting of public art project expenses
    - Photo/slides for DNV public art inventory

The Public Art Advisory Committee will review the public art plan and submit recommendations to Council for final approval. The developer's plan should conform to the objectives and principles in the District's Master Plan for Public Art and any local area streetscape guidelines approved by Council.

8. Policy Review

The Developer Public Art Program will be evaluated after three years to determine if any changes are required.

Adopted by Council: February 5, 2001
Amended by Council: March 10, 2003

The Corporation of the District of North Vancouver

Bylaw 8705

A bylaw to impose Amenity Cost Charges

The Council for The Corporation of the District of North Vancouver enacts as follows:

WHEREAS the Local Government Act empowers the Council of the District to provide for the imposition of amenity cost charges;

AND WHEREAS the Council believes it is desirable to establish amenity cost charges;

AND WHEREAS Council has taken into consideration the factors prescribed in Division 19.1 of the Local Government Act;

AND WHEREAS in the opinion of Council, the charges imposed under this bylaw are related to capital costs attributable to projects included in the capital expenditure program of the District;

NOW THEREFORE the Council of The Corporation of the District of North Vancouver, in open meeting assembled, enacts as follows:

Citation

1. This bylaw may be cited as "Amenity Cost Charges Bylaw 8705, 2024"

Definitions

2. In this bylaw

   apartment means two or more dwelling units on one parcel of land none of which is a secondary suite which have their principal access from a common hallway or foyer;

   building permit means any permit required under the District of North Vancouver Building Bylaw, which permit authorizes construction, alteration or extension of a building or structure;

   coach house means coach house as defined in the zoning bylaw;

   commercial use means the carrying on of any business, including the sale or provision of goods, accommodation, entertainment, meals or services, but excludes industrial uses and institutional uses and excludes a "residential multi-family, apartment", "residential multi-family, ground oriented" or single- family development;

complete building permit application means an application under the District of North Vancouver Building Bylaw on a completed and executed application form, accompanied by plans sufficient to determine compliance with the Building Code and applicable bylaws, together with all required fees;

District means the Corporation of the District of North Vancouver;

dwelling unit includes a room, a suite of rooms or a building that is used or is intended to be used as an individual self-contained private residence which contains, or includes

a. a sink, a toilet, a washbasin, a shower or bath, or facilities for the installation of same, whether such equipment or facilities are provided to each such room, suite of rooms or building structure or are shared;

b. not more than one set of cooking facilities; and

c. accessory uses that are customary ancillary uses to such residences;

gross floor area in respect of a building permitted under the Zoning Bylaw to be used for combination, commercial, industrial, institutional uses means the floor area within the building measured to the inside surface of every exterior wall plus a deemed wall thickness of 100 mm, but excludes areas used or intended to be used for parking of motor vehicles or bicycle storage;

industrial use means the manufacturing, fabricating, processing, assembling, storing, transporting, warehousing, renting or wholesale distribution of goods, materials or things, but excludes an institutional use and excludes retail sales, party and meeting equipment rentals, wholesaling in conjunction with retail sales, household services and repairs, service stations, automotive repairs and auto body shops, restaurants, drive-ins and food outlets, or any uses accessory to any of the foregoing exclusions;

institutional use means

a. a principal or accessory use in any "PA" or "PRO" zone created by the Zoning Bylaw other than golf courses, marinas, pet care establishments, ski resorts and any uses accessory to golf courses, marinas, pet care establishments and ski resorts;

b. a child care facility, firehall, group home, multi-level care facility or cemetery use permitted in any zone created by the Zoning Bylaw

single-family means either one dwelling unit or one dwelling unit plus one secondary suite dwelling unit or one dwelling unit plus one secondary suite dwelling unit and one coach house;

townhouse means:

a. two or more dwelling units on one parcel of land that is not an apartment (i.e. including a triplex, fourplex, or multiplex); or

b. a single-family residential use that is part of a larger residential multi-family development consisting of two or more connected dwelling units on one parcel of land other than a bare land strata development;

secondary suite means a secondary suite as defined in the Zoning Bylaw;

subdivision means a subdivision as defined in the Land Title Act or Strata Property Act;

wall includes a foundation or other wall located below grade, except as otherwise provided in this bylaw;

Zoning Bylaw means the zoning bylaw enacted by the Council of the District, as amended.

Application

3. This bylaw applies to all land in the District of North Vancouver.

Imposition of Charges

4. Pursuant to section 570.2(1) of the Local Government Act, for the purpose of providing funds to assist the District in paying the capital costs of providing, constructing, altering or expanding the amenities set out in Schedule B to this bylaw to service, directly or indirectly, the development and the increased population of residents or workers that results from the development for which the charge is being imposed, every person who obtains

   a. approval of a subdivision to create parcels that may be used for residential occupancy under the Land Title Act or the Strata Property Act.

   b. a building permit authorizing the construction, alteration or extension of a building or structure,

   must pay to the District the amenity cost charges established under this bylaw, subject to section 6.

5. The amenity cost charges payable under section 3 are shown in Schedule A to this bylaw.

Exemptions

6. Despite any other provision of this bylaw, an amenity cost charge is not payable if any of the following applies in relation to a development authorized by a building permit:

   a. an amenity cost charge has previously been paid for the same development unless, as a result of further development, new capital cost burdens will be imposed on the District;

   b. the development falls within any class of affordable housing prescribed by regulation under the Local Government Act;

   c. the Local Government Act or any regulations thereunder provide that no amenity cost charge is payable.

Payment of Charges – Single-family

7. Amenity cost charges in respect of creation of parcels permitted under the Zoning Bylaw to be used for single family residential uses must be paid at the time of subdivision approval.

Payment of Charges – All Development other than Single-family

8. (a) Amenity cost charges for all classes of development other than the class referred to in section 6 must be paid at the time of building permit issuance.

   (b) The amount of amenity cost charges payable in respect of a building permit is established as of the date a complete building permit application is submitted.

Single-family Charge Calculation

9. Amenity cost charges imposed under this bylaw for single family use must be calculated on the basis of the applicable rate per parcel set out in Schedule "A" plus the amenity cost charge applicable to a coach house (if there is one), also as set out in Schedule "A".

Townhouse Charge Calculation

10. Amenity cost charges imposed under this bylaw for townhouse use, must be calculated on the basis of the applicable rate for each Dwelling Unit in the development as set out in Schedule "A".

Apartment Charge Calculation

11. Amenity cost charges imposed under this bylaw for apartment use must be calculated on the basis of the applicable rate for each Dwelling Unit in the development as set

out in Schedule "A".

Commercial, Industrial and Institutional Charge Calculation

12. Amenity cost charges imposed under this bylaw for commercial, industrial and institutional uses must be calculated on the following basis:

    a. the gross floor area of the building or structure, or

    b. in the case of an alteration or extension of less than the entire building or structure, the portion of the building or structure to which the building permit applies.

Multiple Uses

13. When a parcel of land or a building or structure on a parcel of land is used or developed or intended to be used or developed for more than one class of use, charges under this Bylaw shall be the aggregate of the following:

    a. the applicable ACC rate for single family, townhouse and apartment units multiplied by the number of proposed dwelling units in the development, if any; and

    b. the applicable ACC rate for each other class of use multiplied by the gross floor area used or intended to be used for each such other class in the development, as though the gross floor area for each separate class of use were each a separate development.

Severability

14. If any section, subsection, paragraph, subparagraph or lesser portion of this bylaw, including a schedule, is held to be invalid or unenforceable for any reason by a court of competent jurisdiction the said portion shall be severed and the invalidity or unenforceability of such portion shall not affect the validity of the remainder which shall continue to be in force and in effect.

READ a first time July 9, 2024

READ a second time as amended February 11, 2025

READ a third time February 11, 2025

ADOPTED February 24, 2025

Mayor

Corporate Officer

Schedule A to Bylaw 8705

Amenity Cost Charges

Land Use	Total Amenity Cost Charge
Single-family	**$41,358.00 per primary dwelling unit/ lot**
Townhouse (includes rowhouse and multiplex)	**$37,221.00 per dwelling unit**
Apartment	**$26,193.00 per dwelling unit**
Coach house	**$19,645.00 per dwelling unit**
Commercial	**$18.62 per m^2 gross floor area**
Industrial	**$18.62 per m^2 gross floor area**
Institutional	**$6.90 per m^2 gross floor area**

Schedule B to Bylaw 8705

List of Amenities

1. Karen Magnussen Community Centre (Expansion)
2. Seymour / Maplewood Community Centre
3. Sports Fields (Upgrade and Expansion)
4. Public Art
5. Arts, Culture and Library Amenities
6. Child Care Facilities

June 17, 2025

District of North Vancouver
355 W Queens Road
District of North Vancouver
BC V7N 4N5

Attention: The General Manager, Planning, Properties & Permits

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To whom it may concern,

Re: **Lynn Valley Mall | District of North Vancouver**
Climate Ready Rezoning Policy for New Part 3 Buildings Commitment Letter
Polygon Development 389 Ltd. | Polygon Development 390 Ltd. |
& Polygon Development 396 Ltd. ("Polygon")

This letter forms part of Polygon's rezoning and development permit application for its site assembly at 1246-1268 Lynn Valley Road, 3050 Baird Road, and the laneway to the south of 3050 Baird Road.

It serves to convey our commitment to meet the requirements of the District of North Vancouver's Climate Ready Rezoning Policy.

At the time of building permit application, Polygon commits to issue documentation stipulating the following:

1. Complete refrigerant emissions calculations.
2. The use of filtration devices with a minimum MERV of 13.
3. Active mechanical cooling for all residential dwelling units within Part 3 buildings.
4. A description of passive design strategies employed to minimize cooling energy requirements and energy performance modelling to support the choice of passive cooling measures selected.

We trust you find this in order, and if you have any questions, please contact us via the undersigned.

Yours truly,

Polygon Development 395 Ltd. (agent for the owner)

Devon Smart
Development Manager

900 - 1333 West Broadway
Vancouver, British Columbia
V4H 4C2 Canada

tel: 604.877.1131
fax: 604.876.1258
www.polyhomes.com

Polygon Homes
900 – 1333 West Broadway
Vancouver, BC V6H 4C2

2026-01-26

Attention: Devon Smart
Development Manager

Subject: 1246-1268 Lynn Valley Road & 3050 Baird Road
Climate Ready Design Strategy

The development in the 1200 block of Lynn Valley Road in North Vancouver, BC, consists of three six-storey wood-framed apartment buildings and one six-storey mixed-use building. The development has a total of 396 residential suites all over a two-storey underground parkade.

The project is designed to meet Step 3 and Emissions Level 3 of the BC Energy Step Code as required by Part 14 of the District of North Vancouver Construction Bylaw. The proposed development includes several sustainability features, both inherent in the project site and incorporated into the proposed design, that help to reduce energy consumption and greenhouse gas emissions of the building while maintaining a comfortable environment for the building's occupants.

Energy-Efficient Design Strategies

Straiton Engineering has been retained to conduct modelling and analysis, ensuring optimal energy efficiency in the building design. To minimize heat gain and loss, the building envelope will be carefully designed to maximize effectiveness, incorporating high-performance insulation and air-sealing techniques.

Windows have been strategically located to maximize ventilation and natural light penetration, with small punch windows used to limit heat loss while providing ventilation. The tint and reflectivity of glazing will be selected to maximize visual light transmission while minimizing solar heat gain. High-performance glazing will be utilized throughout the building to minimize heat transfer while allowing ample natural light into the interior spaces.

The buildings will utilize heat pumps and supplemental electric baseboards to heat and cool the buildings. The aim of the mechanical design is to utilize simple, low-maintenance systems to provide energy-efficient, low-carbon solutions to maintaining a comfortable living space.

Daylight-responsive controls will be incorporated into lighting systems, automatically adjusting artificial lighting levels based on available natural light and reducing energy usage during daylight hours.

Embodied Emissions and Refrigerant Emissions

The development has made efforts to minimize embodied and refrigerant emissions, where possible. The buildings are primarily wood-framed construction, which is significantly less carbon-intensive than similar concrete or steel construction. Where concrete construction is used for the commercial spaces, it has been minimized in scale by consolidating the spaces within two levels of a single building. The concrete parkade volume has likewise been kept to a minimum, while still maintaining minimum parking allowances.

Fibreglass and mineral wool insulation are used where practical in place of foam or other products that utilize a blowing agent. The simplified mechanical system also helps reduce the amount of materials required to maintain comfort within the building, while also reducing the volume of refrigerant necessary.

Straiton Engineering has prepared a Preliminary Embodied Emissions Report outlining the major contributors and estimating the total greenhouse gas emissions over the lifespan of the building. Refer to the attached report dated January 23, 2026 for additional details.

A refrigerant emissions calculation will also be performed as the mechanical system is designed and refrigerant volumes are determined. It is anticipated that the emissions will be relatively low due to the minimal size and complexity of the HVAC systems. Additionally, the project is anticipating utilizing the new generation of low global warming A2L refrigerants, such as R-32 and R-454B, rather than the conventional refrigerants such as R-410A.

Indoor Air Quality

In an effort to provide a healthy indoor environment for the building occupants, MERV-13 air filters will be installed on air handling units introducing outdoor air into occupied indoor spaces.

Cooling Design Strategies

The buildings utilize active mechanical cooling in each residential suite, commercial unit, and amenity space. These systems will be capable of maintaining a space at a maximum of 26°C during peak summer design conditions.

Additional passive design features are also being implemented, such as minimizing window-to-wall ratios while maintaining views and natural light, locating larger windows beneath balconies and overhangs to provide shading during summer months, maximizing operable window areas for use during shoulder seasons, and utilizing low solar heat gain coefficient glazing.

Conclusion

The development at Lynn Valley Road and Baird Road in North Vancouver, BC embodies a holistic approach to sustainability and climate readiness. The project is on track to meet its sustainability goals and will continue to explore and implement measures to provide a healthy living space for the building occupants.

If you have any questions or comments, please do not hesitate to contact our office.

Sincerely,

John Buxton, P.Eng.
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Polygon Homes
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Vancouver, BC V6H 4C2

2026-01-23

Attention: Devon Smart
Development Manager

Subject: 1246-1268 Lynn Valley Road & 3050 Baird Road
Preliminary Embodied Emissions Report

Straiton Engineering was retained as the energy consultant for the above-noted project. This letter is intended to outline the key measures and strategies intended to reduce the project's embodied emissions.

The Lynn Valley Road development consists of three six-storey residential buildings and one six-storey mixed-use building with retail, offices, and residential levels. The buildings will all be constructed over a common two-storey underground parkade. The site contains a total of 396 residential suites, 1,093 m^2 of retail space, and 1,433 m^2 of office space. The development has a Gross Floor Area of 36,083 m^2 with an additional 28,885 m^2 of parking.

A preliminary embodied emissions analysis was performed on the proposed development, which incorporated information on the materials to be used in the building's construction. This included quantities and specifications for major structural and envelope components such as wood framing, concrete, insulation, and glazing. The Athena Impact Estimator database was used to source the embodied carbon values for these materials, ensuring that regionally specific and industry-standard data informed the analysis.

The following table summarizes the major parameters that were analyzed in the preliminary emissions calculation and are intended to form the basis for the project design development.

Table 1 – Embodied Emissions Major Parameters

	Proposed Building
Foundations	Concrete strip footings at perimeter walls 100 mm thick parking level slab on grade Column pad footings at 8m o/c
Beams and Columns	Concrete slab bands at 8m o/c
Below-grade Floors	Underground concrete parkade structure 140mm spray fiberglass insulation below L1 suspended slab

	Proposed Building
Above-grade Floors	**Residential:** Wood joist floor with 19mm plywood subfloor, 38mm concrete topping, and 235mm mineral wool insulation **Commercial:** 200 mm concrete floor slab
Below Grade Walls	200 mm cast-in-place concrete
Exterior Walls	**Residential:** Wood-framed wall with 2x6 studs 400mm o/c and R-22 mineral wool batt insulation **Commercial:** Steel-framed wall with 2x6 studs 400mm o/c, R-22 mineral wool batt insulation, and 25mm continuous rigid XPS insulation 200mm CIP concrete wall with 25mm rigid XPS insulation, 2x6 wood studs at 400mm o/c, and R-24 mineral wool batt insulation
Fenestration	Double-glazed, low-e, argon-filled windows with vinyl framing Double-glazed, low-e, argon-filled storefront with aluminum framing
Roofs	Inverted roof with 235mm wood joist structure 400mm o/c, 19mm plywood sheathing, 150mm rigid polyisocyanurate insulation, and 2-ply SBS membrane
Project Extra Materials	None

The embodied emissions analysis revealed that the building's total greenhouse gas (GHG) emissions over its 60-year lifespan are estimated to be 17,142,379 $kgCO_{2e}$. The emissions equate to 475 $kgCO_{2e}/m^2$, with the residential portion averaging 40,269 $kgCO_{2e}$/suite. The major contributors to these emissions were the concrete and wood materials used in the structure and envelope, along with the insulation and glazing systems. Concrete elements, particularly in the parkade and structural components, emerged as the largest sources of embodied emissions, followed by wood framing and insulation materials.

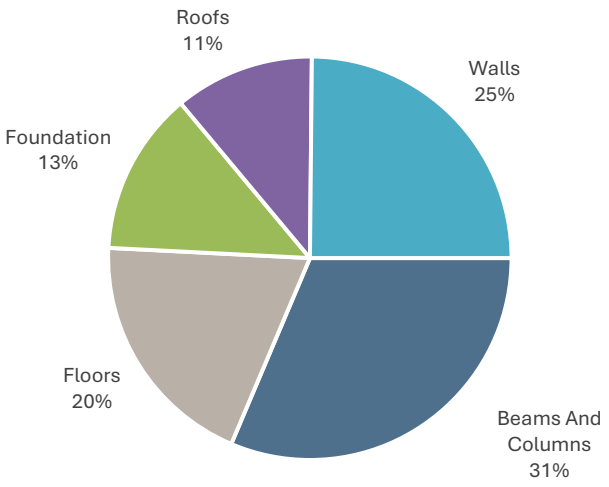


Figure 1 - Global Warming Potential by Assembly Type

As these results were based on preliminary modelling and limited design information, further refinements of the emissions calculations will be required as detailed design information becomes available. These refinements may alter the final building emissions performance.

If you have any questions or comments, please do not hesitate to contact our office.

Sincerely,

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Watercourse Assessment Report



Lynn Valley Town Centre
Lynn Valley Mall – 1246-1268 Lynn Valley Road
Draycott Gardens – 3050 Baird Road
North Vancouver, BC

July 9, 2025

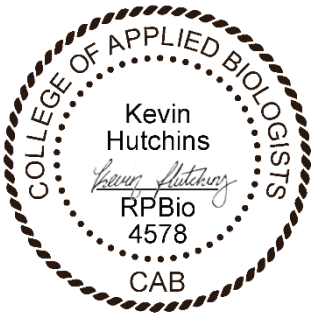
Submitted to:

Attn: Devon Smart
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1333 W Broadway #900
Vancouver, BC V6H 4C2
Email: dsmart@polyhomes.com

DIAMOND HEAD
3559 Commercial Street
Vancouver, BC 604.733.4886

The following Diamond Head Consulting staff performed the site visit and prepared the report. All general and professional liability insurance and individual accreditations have been provided below for reference.





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1.0 Introduction

Polygon Development 395 Ltd. is currently planning a comprehensive development in the Lynn Valley neighbourhood of North Vancouver. This project includes a number of adjacent properties (Figure 1). The properties (collectively referred to in this report as Lynn Valley Town Centre) include 1246-1260 Lynn Valley Road, 1262-1268 Lynn Valley Road, and 3050 Baird Road.

The property at 1262-1268 Lynn Valley Road is within the District's Streamside Protection Development Permit Area (DPA). A fish-bearing watercourse, known as Hastings Creek, flows north of the property. The District of North Vancouver requires an assessment of this watercourse to determine the riparian setbacks required to comply with municipal and provincial regulations. Diamond Head Consulting Ltd. (DHC) was retained to determine the riparian setbacks for the creek and any other watercourses found on site.

Civic address:	1262-1268 Lynn Valley Road
Legal description:	LOT 3 BLOCK 3 DISTRICT LOT 2023 PLAN 14333
Client name:	Polygon Development 395 Ltd.
Date of site visit:	June 19, 2025

1.1 Project Location

The parcels located on Lynn Valley Road are currently occupied by commercial businesses and parking areas. The parcel located on Baird Road is currently occupied by residential development and landscaped areas. Nearby land uses include mostly commercial and residential development, with some institutional development, parks, and green spaces. The Lynn Valley Town Centre site is approximately 1.5 hectares. Hastings Creek is located north of the site and flows generally from northwest to southeast.



View of the eastern part of the project, which is within the Streamside Protection DPA.

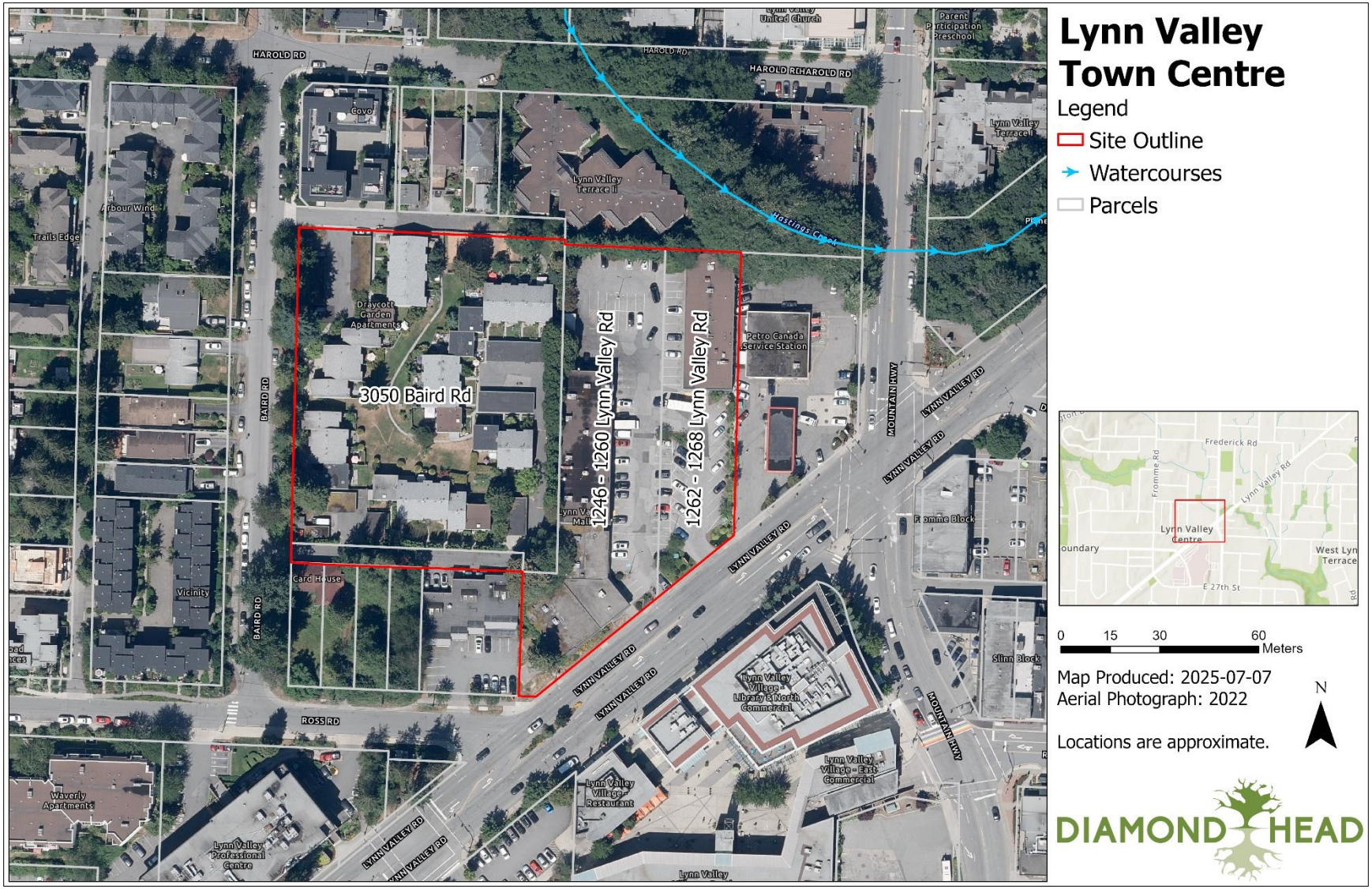


Figure 1. Project location – Lynn Valley Town Centre, 1246-1260 Lynn Valley Road, 1262-1268 Lynn Valley Road, and 3050 Baird Road, North Vancouver, BC.

1.2 Construction Work Plan

The Lynn Valley Town Centre redevelopment will consist of a mix of residential and commercial development, as well as paved and landscaped common areas and underground parking (Figure 2).



Figure 2. Preliminary Site Plan for the Lynn Valley Town Centre development. Drawing developed by NSDA Architects, March 6, 2025.

2.0 Legal Requirements

Regulations exist for works in and about streams and the ocean. These regulations are contained within municipal bylaws and the Development Permit Area (DPA) process, the provincial *Riparian Areas Protection Regulation* (2019), the *Water Sustainability Act* (2016), and the federal *Fisheries Act* (1985, updated 2019).

2.1 District of North Vancouver

This property falls within the Streamside Protection DPA. Watercourse setbacks are regulated within the Streamside Protection DPA of the Official Community Plan (OCP) Bylaw 7900, 2011. The Stream Protection DPA affects all development located adjacent to watercourses. This DPA requires the development to be located outside of the streamside protected area; however, where that is not possible, the area within 5 meters of the top of bank, edge of wetlands, or top of ravine bank should remain free of development, including new impervious or semi-impervious surfaces and new structures or extensions of existing permanent structures, including decks and patios.

2.2 Provincial

The *Water Sustainability Act* (WSA) and the associated *Riparian Areas Protection Regulation* (RAPR) are the primary provincial statutes regulating water resources. Any work proposed that may affect the integrity of a watercourse channel requires a notification or approval application to be submitted under Section 11 of the WSA. No requirements are expected under this legislation.

The RAPR identifies minimum streamside protection and enhancement areas (SPEAs) that must be protected. Additional measures may be required to protect these SPEAs, including but not limited to identifying a windfirm forest edge. The RAPR identifies minimum riparian setback distances that must be met by municipal policy.

The BC *Weed Control Act* imposes a duty on all land occupiers to control designated noxious weeds growing or located on land and premises occupied by that person. This Act aims to control and manage the spread of invasive plants within BC and protect the province's economy, natural resources, and society from the negative impacts associated with them. No requirements for this project are expected under this legislation.

The BC *Wildlife Act* protects birds and their nests during the breeding season. Section 34(a), (b), and (c) of the provincial *Wildlife Act* [1996 chap 488] prohibits the taking of birds, eggs, and nests. Nests of eagle, peregrine falcon, gyrfalcon, osprey, heron, and burrowing owl are specifically protected whether or not they are active. Note that under the *BC Wildlife Act*, Designation and Exemption Regulation (1990), BC Reg. 168/90, Section 11.3 (2), a person is exempt from Section 34 of the Wildlife Act with respect to taking, injuring, molesting or destroying a bird or its egg or a nest occupied by a bird or its egg if the bird is listed in Schedule B or C.

2.3 Federal

The *Species at Risk Act* (SARA, 2002), includes provisions to help protect and manage threatened and endangered species and their critical habitat. Any areas of known communities or species at risk should be protected. No requirements under SARA are expected for this project. The *Migratory Birds Convention Act* (1994) is a treaty signed with the United States to protect listed bird species. Bird nest surveys may be required before trees are felled during the nesting season (~March 1st to August 31st). Note that under the *Mirgratory Bird Regulation* (2022), the nests of certain species are protected whether or not they are active. These species are listed in Schedule 1 of the MBR and includes great blue heron (*Ardea herodias*) and pileated woodpecker (*Dryocopus pileatus*).

The *Fisheries Act* (1985, updated 2019) protects all fish and fish habitat in Canadian waters. Section 35 (1) of the Federal *Fisheries Act* prohibits serious harm to fish. This harm includes the death of fish or any permanent alteration to, or destruction of, fish habitat. Fisheries and Oceans Canada (DFO) is responsible for regulatory enforcement of works in and around streams and the ocean. Section 35(2) of the *Fisheries Act* contains provisions for the DFO to authorize works where the harmful alteration, disruption, or destruction (HADD) of fish habitat is expected. No requirements for this project are expected under this legislation.

3.0 Site Description

A DHC biologist completed a field assessment on June 19, 2025, to identify the existing conditions and significant environmental features located on and adjacent to the property. This assessment was used to determine the required stream and riparian protection measures for this project.

3.1 Topography

The site is generally flat and graded for development (Figure 3). The site's ground elevation varies between 138 and 140 metres above sea level (ASL). Northeast of the development site, there is a slope which extends down towards Hastings Creek to 135 m ASL.

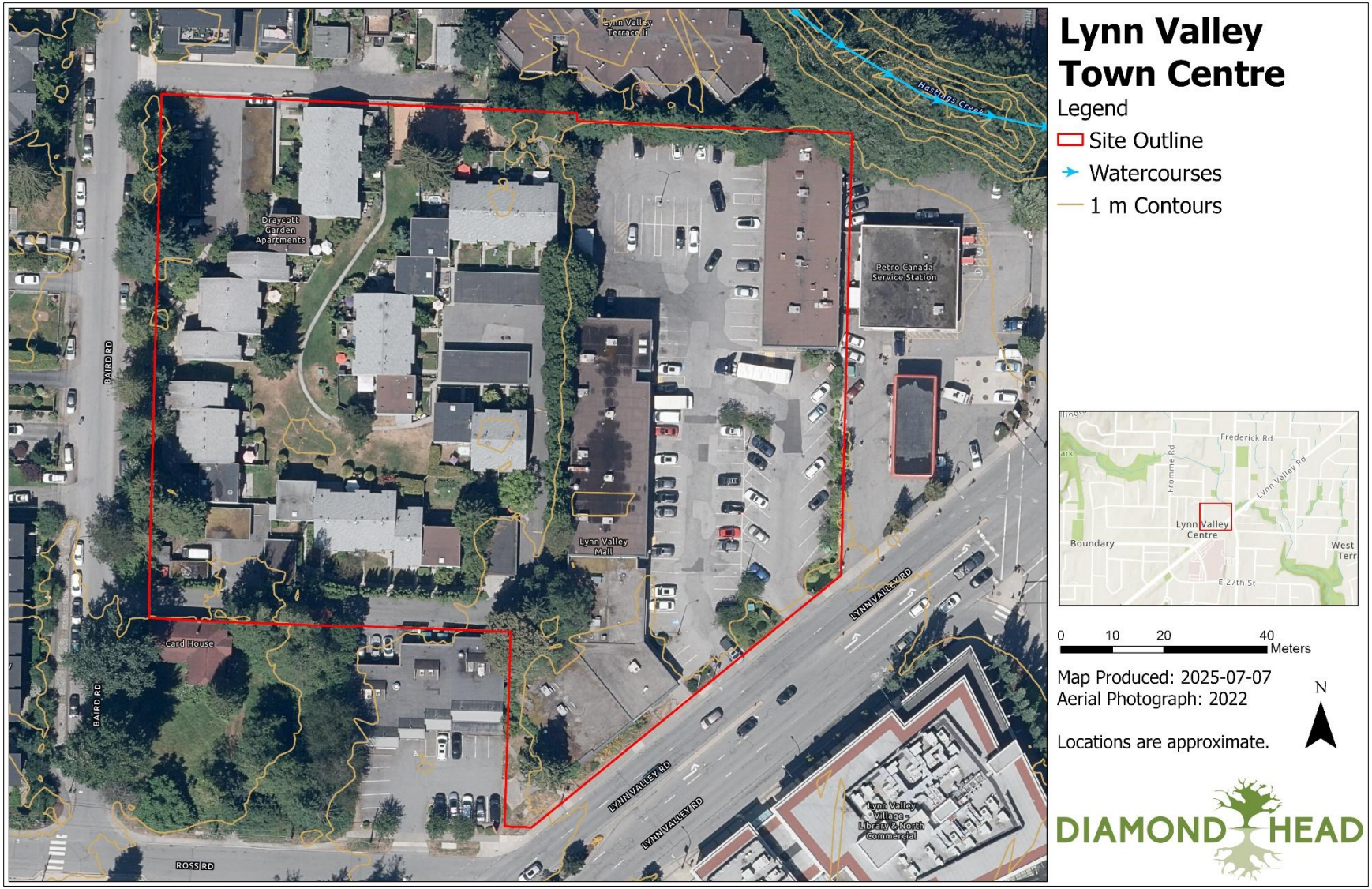


Figure 3. Site location, 1 m topographic lines and watercourses within the project area.

3.2 Biogeoclimatic Classification

The Biogeoclimatic Ecosystem Classification (BEC) system of British Columbia defines ecosystems in the province according to plant communities and their associated topography, soil, and climate. This site is within the Coastal Western Hemlock Dry Maritime (CWHdm) subzone, which occurs at low elevations on the mainland. This subzone is associated with warm, relatively dry summers and moist, mild winters with little snowfall. The growing seasons are long and feature only minor water deficits in zonal sites.

Site level classification (Site Series) is defined by soil moisture and nutrient availability and describes the late seral or climax plant community that will develop through natural succession. As such, the highly modified study area could not be classified into site series. The soils within the project area are heavily disturbed due to previous development on-site and current land uses.

3.3 Plant Communities

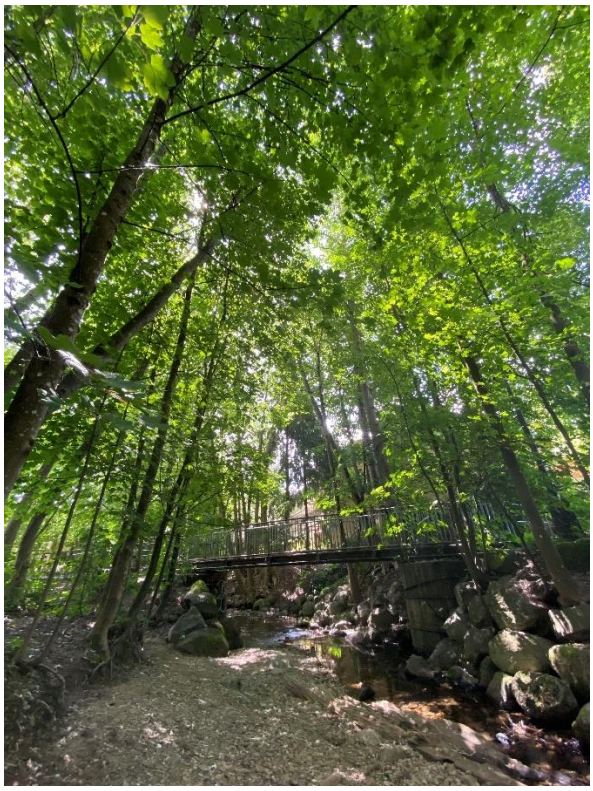
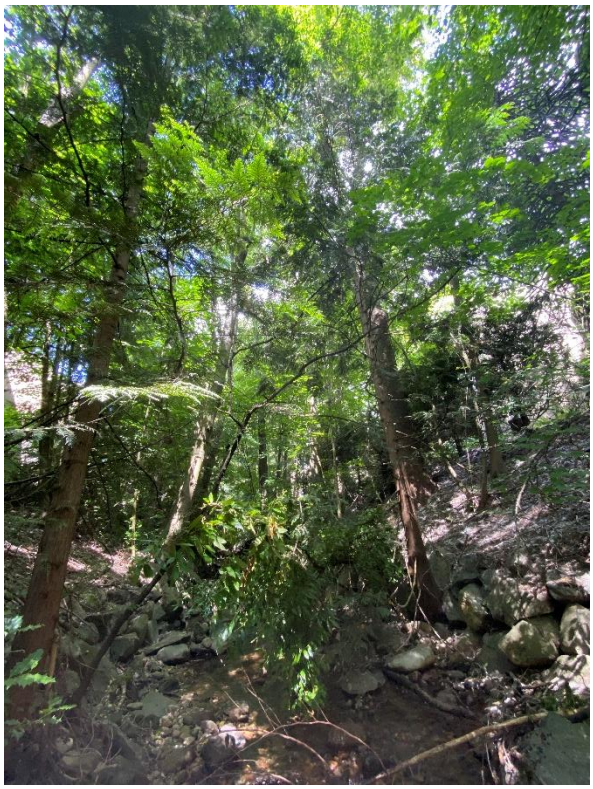
The two parcels located on Lynn Valley Road are mainly asphalt with little vegetation except some trees growing around the outer property lines. The property at 3050 Baird Road has trees planted in various landscaped areas. A complete inventory of the trees found on the project site can be found in the *Arboricultural Inventory and Report* developed by DHC, dated June 13, 2025. Native tree species found on the property include western hemlock (*Tsuga heterophylla*), western redcedar (*Thuja plicata*), red alder (*Alnus rubra*), cascara (*Rhamnus purshiana*), bitter cherry (*Prunus emarginata*), Douglas-fir (*Pseudotsuga menziesii*), and Sitka mountain-ash (*Sorbus sitchensis*). The remaining trees on the project site are non-native species. The only native understory species observed on the project site is vine maple (*Acer circinatum*).

A young, multi-storied, deciduous stand of trees occupies the riparian area of Hastings Creek, which is off-site. Tree species composition in this area includes mostly red alder and non-native sycamore maple, with lesser components of black cottonwood and western redcedar. Average tree height and diameter at breast height (DBH) are 22 m and 25 cm, respectively. The largest tree was measured at 36 m tall with a DBH of 75 cm. Overstory trees in this area had a density of approximately 400 stems per hectare.

Understory vegetation within the riparian area of Hastings Creek was sparse, with approximately 10% coverage. Species diversity was low, with the only species observed being vine maple (1-5% coverage) and sword fern (*Polystichum* munitum, 1-5% coverage).

3.4 Invasive Plant Species

On the project site, invasive plant species are growing around the property boundaries and roadsides (Figure 4). Species observed include English ivy (*Hedera helix*), cherry laurel (*Prunus laurocerasus*), and Himalayan blackberry (*Rubus bifrons*). Invasive species found in the riparian area of Hastings Creek include English ivy, cherry laurel, English holly (*Ilex aquifolium*), and yellow archangel (*Lamium galeobdolon*). These plants are scattered in small to medium patches throughout the area, covering approximately 40% of the ground.

Representative views of tree canopy cover within the riparian area of Hastings Creek.





View of invasive species within the landscaped areas on the project site (left) and within the riparian area of Hastings Creek (right).

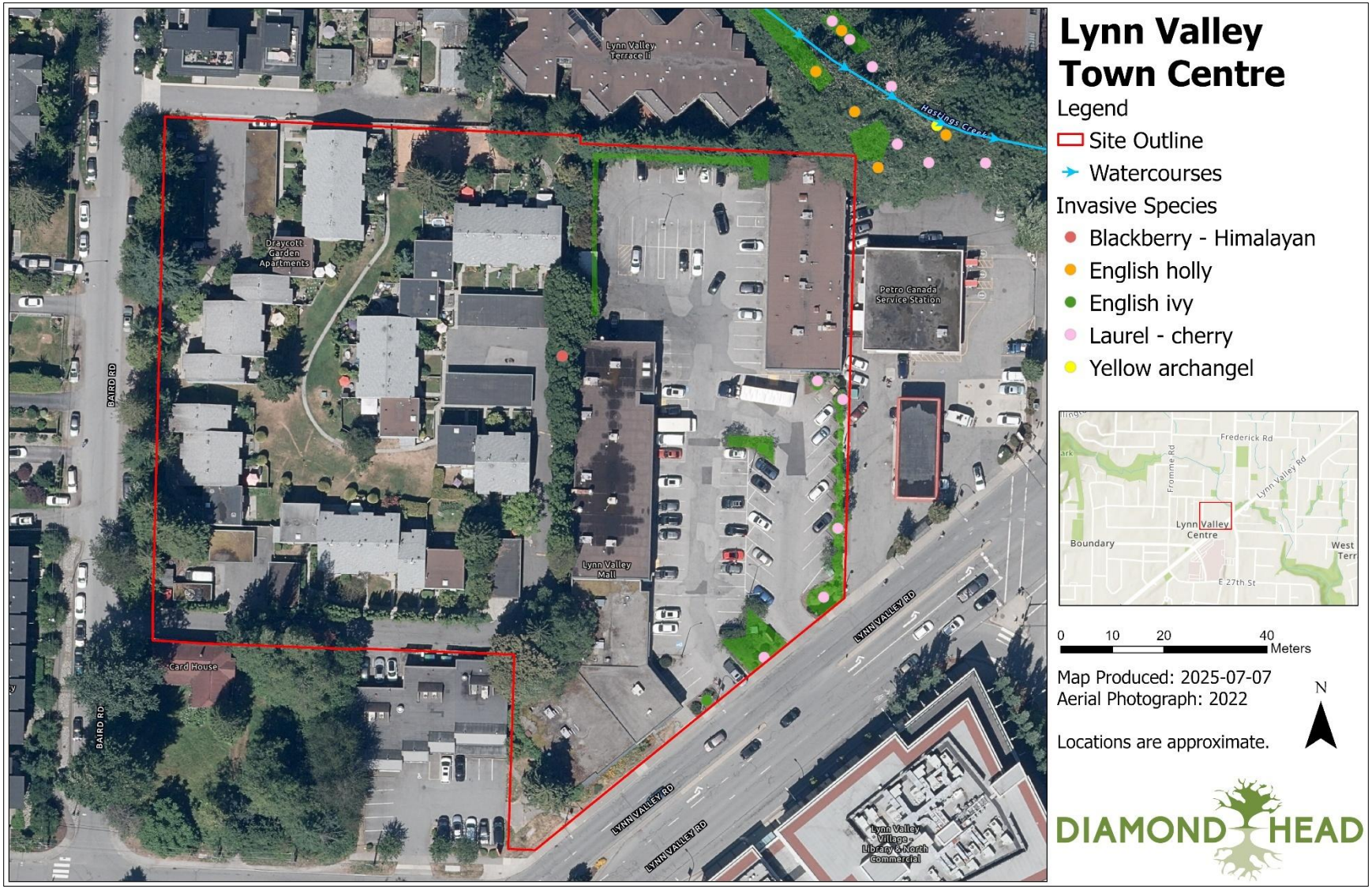


Figure 4. Invasive plant species observed on and adjacent to the project site on June 19, 2025.

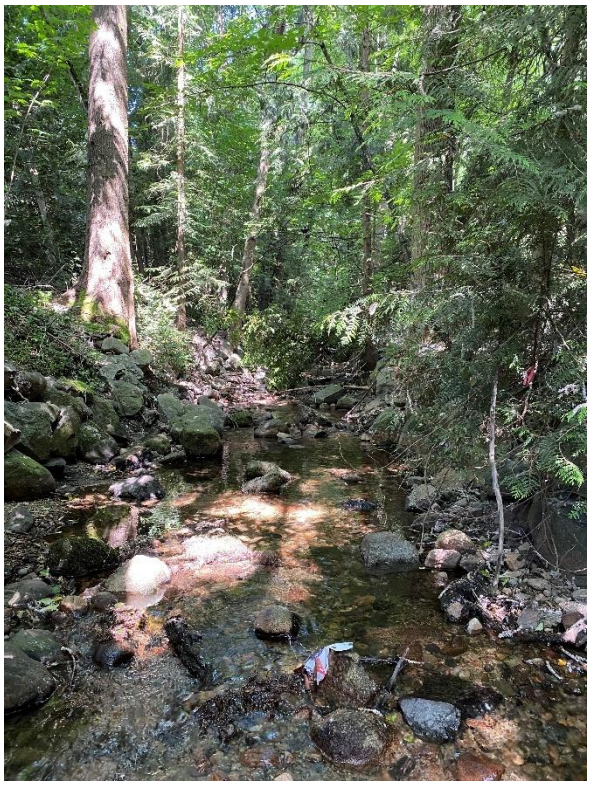
3.5 Watercourses

Hastings Creek is the only watercourse identified in proximity to the project area (Figure 5). The headwaters of Hastings Creek are located on the southern slope of Mount Fromme. From there, it flows down the mountain and through a culvert under East Braemar Road. The creek then flows southwest for approximately 2 km through parks, green spaces, and residential developments before reaching the project site. It flows off-site to the northeast of the project area, and then continues under Mountain Highway to the southwest for an additional 2 km before draining into Lynn Creek. Lynn Creek then flows generally south for approximately 3 km and drains into the Burrard Inlet.

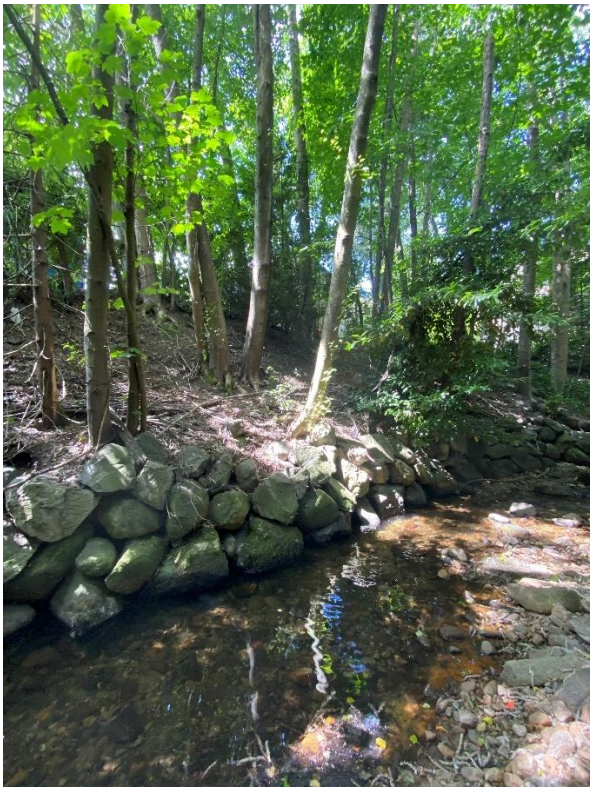
Hastings Creek is a fish-bearing watercourse. Small unidentified species of fish were observed within the watercourse during the site assessment on June 19, 2025. The Ministry of Environment has identified a culvert located at Lynn Valley Road as a potential obstruction to fish passage, with evidence that the culvert may be passable during high flows[1]. Adjacent to the project site, the bed of Hastings Creek consists of boulders (15%), cobbles (35%), gravel (35%), and sand (15%). The streambanks have been armoured in some areas with large boulders. Armoured creek banks are located mainly adjacent to existing development on either side of the creek west of Mountain Highway. The watercourse characteristics include:

- Average width of 4.1 m.
- Average depth of 45 cm.
- Left bank height was 2.85 m with a slope of 92% grade.
- Right bank height was 2.73 m with a slope of 100% grade.
- Stream slope averaged 2% grade.

[1] Habitat Wizard. Accessed on July 02, 2025.




Representative views of the surveyed portion of Hastings Creek.




View of creek banks and riparian understory vegetation.

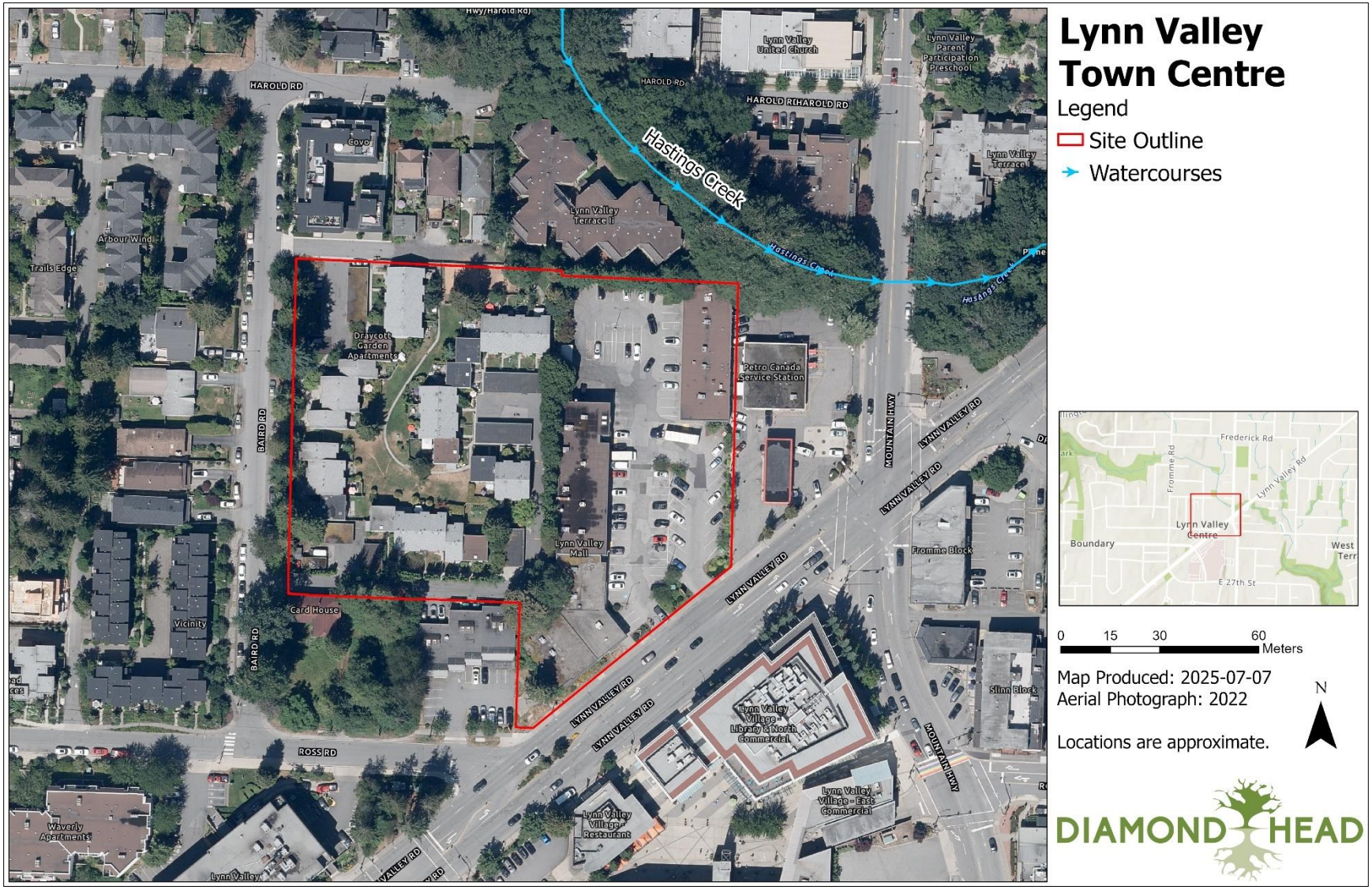


Figure 5. Locations of watercourses on and around the project site.

3.6 Wildlife

A detailed inventory of wildlife (requiring trapping and extended observation) was not completed as part of this site assessment. Based on observations of habitat features and professional knowledge of these ecosystems, the following is a discussion of wildlife that likely inhabits the project area.

The project site is highly developed and with the exception of Hastings creek provides little connectivity to any surrounding natural areas. Hastings Creek is a modified riparian corridor that runs from the extensive, undeveloped forests of the North Shore Mountains through a series of parks and residential development. These natural areas surrounding Hastings Creek provide a variety of habitat features that support a diversity of wildlife.

3.6.1 Aquatic Species

The watercourse on site drains into Lynn Creek, which empties into the Burrard Inlet. Fish that have been recorded in the last 20 years in Hastings Creek are identified in Table 1.

Table 1. Fish species identified in the watercourse within the past 20 years.

Common Name	Scientific Name
Coastal Cutthroat Trout	*Oncorhynchus clarkii clarkii*
Coho Salmon	*Oncorhynchus kisutch*
Cutthroat Trout	*Oncorhynchus clarkii*
Rainbow Trout	*Oncorhynchus mykiss*
Sculpin (general)	*Cottus* spp.
Signal Crayfish	*Pacifastacus leniusculus*

A formal survey for amphibians was not conducted. Critical habitat features required by most amphibians include water features and wetlands for breeding. Hastings creek supports flowing water with poor habitat for breeding. There are some species that may inhabit this riparian zone including the red-legged frog (*Rana aurora*), Pacific treefrog (*Pseudacris regilla*), northwestern salamander (*Ambystoma gracile*), long-toed salamander (*Ambystoma macrodactylum*), and the Ensatina salamander (*Ensatina eschscholtzii*).

3.6.2 Terrestrial Species

Mammal surveys were not completed during this study. The forest and shrub communities found in the riparian area of Hastings Creek provide habitat for a diversity of small mammals, including squirrels, voles, shrews, and mice. Medium and large-sized mammals likely to inhabit this area (as part of a larger range) include raccoons (*Procyon lotor)*, skunks (*Mephitis mephitis)*, coyotes (*Canis latrans)*, black-tailed deer (*Odocoileus hemionus*), and black bears (*Ursus americanus*).

Bird species likely to inhabit the project site are those that are highly tolerant of urban activity. The riparian areas of Hastings creek provide a combination of water, forest, and shrub communities that can provide valuable habitat for a wider variety of resident and migratory birds. Bird species groups likely

present include swallows, hummingbirds, warblers, woodpeckers, flycatchers, jays, crows, chickadees, nuthatches, thrushes, sparrows, wrens, kinglets, and finches.

Bird surveys were not completed during this study. The site visit was conducted during the nesting season (generally from March to August each year in the Lower Mainland). Bird species identified visually or vocally during the assessment are documented in Table 2.

Table 2. Bird species identified on site.

Common Name	Scientific Name
American Crow	*Corvus caurinus*
American Robin	*Turdus migratorius*
Black-capped Chickadee	*Poecile atricapillus*
Chestnut-backed Chickadee	*Parus rufescens*
Golden-crowned Kinglet	*Regulus satrapa*
House Finch	*Haemorhous mexicanus*
Northern Flicker	Colaptes auratus

No raptor nests were found during the initial survey. Raptors' nests are protected year-round under the BC *Wildlife Act* and require vegetative and noise buffers around them. These buffers are determined based on the species present and the time of year.

A formal survey for reptiles was not conducted. It is possible that garter snakes (*Thamnophis sirtalis*) inhabit grassy, sun-exposed areas on the site.

3.7 Species at Risk

The BC Conservation Data Centre (CDC) records BC's most vulnerable vertebrate animals and vascular plants, each of which is assigned to a provincial Red or Blue list according to its provincial conservation status rank. Species or populations at high risk of extinction or extirpation are placed on the Red list and are candidates for formal endangered species status. Blue-listed species are considered vulnerable to human activity and natural events.

The CDC database did not identify any known species at risk on the project site (Figure 6). Four species at risk (SAR) have historical occurrences within 3 km of the project site. These include Johnson's hairstreak (*Callophrys johnsoni*), the northern red-legged frog (*Rana aurora*), the Pacific water shrew (*Sorex bendirii*) and poor pocket moss (*Fissidens pauperculus*). Occurrence data for these species are provided in Table 3. No suitable habitat for these species was observed on the project site.

Table 3. Details on species at risk occurrences within 3 km of the project site.

Common Name	Scientific Name	BC Status	Location	Occurrence Details
Johnson's Hairstreak	*Callophrys johnsoni*	Red listed	1.9 km east of the project site	One male Johnson's hairstreak was collected in this area in 2004, and a photograph was taken of one in this area in 1997.
Northern Red-legged Frog	*Rana aurora*	Blue listed	2 km northeast of the project site	One adult was observed within the boundaries of the Lower Seymour Conservation Reserve in 2005.
Pacific Water Shrew	*Sorex bendirii*	Red listed	50 m west of the project site	BCCDC notes the coordinates are very approximate. One Pacific water shrew collected in this area in 1955.
Poor Pocket Moss	*Fissidens pauperculus*	Red listed	1.8 km northeast of the project site	First observed at this site in 1961 and has been repeatedly observed in this location, with the most recently confirmed observation in 2021.

Proposed critical habitat for the marbled murrelet (*Brachyramphus marmoratus*) is located approximately 2.8 km north of the project site. This area was identified as part of the Amended Recovery Strategy for the marbled murrelet in Canada. The marbled murrelet is blue-listed in BC. There is also proposed critical habitat for the red-listed spotted owl caurina subspecies (*Strix occidentalis caurina*) located approximately 2.8 km north of the project site. The critical habitat for this species is included as part of the Amended Recovery Strategy for the spotted owl caurina subspecies in Canada. Both of these species have multiple critical habitat polygons mapped throughout the North Shore Mountains. There is also a critical habitat polygon for poor pocket moss where this species has been observed multiple times, approximately 1.8 km northeast of the project site. No suitable habitat for any of these species was observed on the project site.

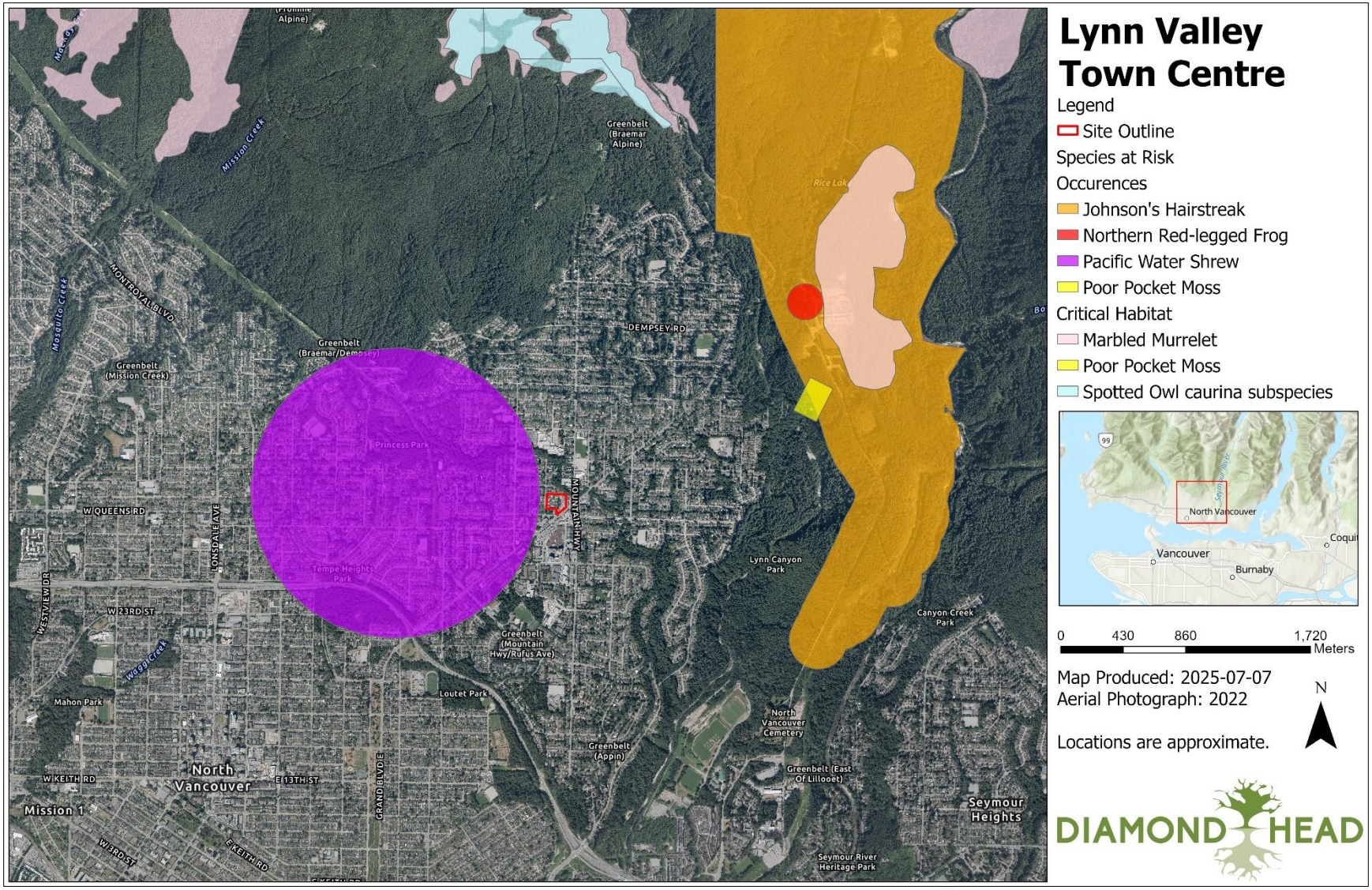


Figure 6. Species at risk occurrences and critical habitat within 3 km of the project site.

4.0 Riparian Protection

4.1 Provincial Riparian Areas Protection Regulation

The minimum riparian setback required following the provincial *Riparian Areas Protection Regulation* was calculated using the detailed assessment method. This assessment resulted in a required Streamside Protection and Enhancement Area (SPEA) setback of 12.3 m for Hastings Creek measured back from the stream boundary. The resulting SPEA extends approximately 4.6 m^2 into the northeast corner of the project site.

The Provincial RAPR requires that measures be identified that will protect and maintain the integrity of the SPEA. These include ensuring that the slope and the trees remain stable. In this case, the measures would require that the existing stand of trees remain protected and that a suitable geotechnical setback be established.

4.2 District of North Vancouver

The Streamside DPA stipulates that all development should be located outside of the Streamside Protected Area. For 1262-1268 Lynn Valley Road, the Streamside Protected Area is 15 m measured back from the top of bank (Figure 7). The 15 m setback exceeds the RAPR minimum setback. It occupies approximately 63 m^2 of the northeastern corner of the project site.

The Streamside DPA stipulates that proposed development should be located to avoid damaging impacts and to minimize intrusion into the Streamside Protection Area. This includes protecting and enhancing the natural features of the riparian area, including natural tree cover, drainage patterns and landforms. The preliminary development plans for this project, developed by NSDA Architects, dated March 6, 2025, include a development setback from the property boundary in the northeastern corner of the site. The 15 m streamside setback partially extends into the proposed development area; however, this area is currently occupied by the existing development and will require restoration.

4.3 Water Sustainability Act

All work in and around a stream must comply with the *Water Sustainability Act* (WSA). No requirements are expected for this project based on preliminary development plans. If a WSA notification is required, the province must be notified of the planned construction activities at least 45 days prior to construction starting by a QEP under Section 11 of the WSA and meet minimum standards.

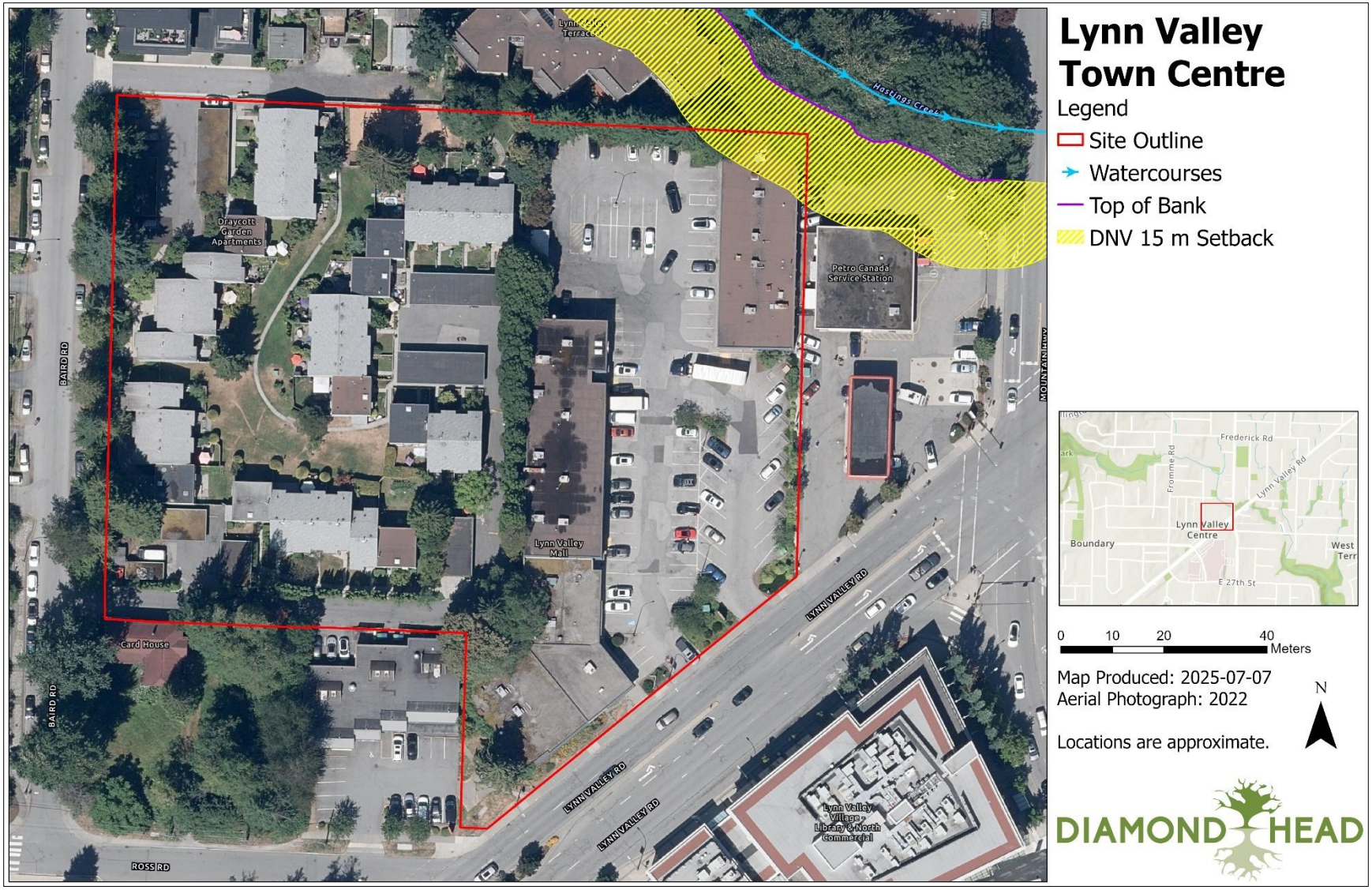


Figure 7. The approximate location of the setback required by the District of North Vancouver (15 m) measured from the top of bank.

5.0 Summary of Requirements

Table 4 below provides a summary of all the expected regulations pertaining to the Lynn Valley Town Centre development. A preliminary site plan has been provided (Figure 2). Additional regulations may be required if development plans change.

Table 4. Summary of environmental considerations and requirements pertaining to Lynn Valley Town Centre.

Jurisdiction	Regulation*	Relevance to Site
Federal	*Species at Risk Act*	No requirements are expected for this project.
	Migratory Birds Convention Act	Bird nest surveys are required before trees are felled during the nesting season (March 1st to August 31st).
	Fisheries Act	No requirements are expected for this project.
Provincial	*Water Sustainability Act*	No requirements are expected for this project.
	Riparian Areas Protection Act	Provincial SPEA has been determined. The City's Streamside DPA exceeds the RAPR minimum.
	Weed Control Act	No provincially noxious weeds were identified on the property.
	Wildlife Act	No raptor nests were observed. Bird nest surveys are required before trees are felled during the nesting season (March 1st to August 31st).
Municipal	*Tree Protection Bylaw 7671, 2012*	Tree removals will be required for this development. For details on tree removals, refer to the *Arboricultural Inventory and Report* developed by DHC, dated June 13, 2025, and the associated *Tree Management Plan* developed by DHC, dated June 25, 2025.
	Streamside Protection DPA	The watercourse adjacent to the property will be protected as per the Streamside Protection DPA. Please refer to Section 4.2 for setback requirements.

*Includes associated regulations under an Act (e.g. Riparian Areas Protection Regulation, Water Sustainability Regulation)

6.0 Erosion and Sediment Control Requirements

The riparian setback area for this creek must be protected at all stages of construction. The creek channel is located downslope and away from the construction area. It is recommended that a silt fence be installed as close to the top of bank as feasible at the edge of the planned development area. These fences must remain in place for the duration of the project. This fencing can be installed in the same location as the tree protection fencing.

The Contractor shall comply with all applicable laws governing sediment and erosion control. Care shall be exercised during all phases of the Work to control the release of sediments and other debris or deleterious substances into the watercourse. Specifically, the discharge of substances deleterious to fish or other aquatic life is prohibited.

Construction and excavation wastes, overburden, soil, or other substances deleterious to aquatic life must be disposed of or placed in such a manner by the Contractor to prevent their entry into any watercourse. All excavated material shall be stockpiled as far as possible away from the watercourses. Excavated soils should be covered and protected with polyethylene sheeting, and/or silt fencing installed and maintained along the toe of excavated slopes.

Sediment and erosion control measures (silt fence/hay bales) must be installed adjacent to work areas to control potential release of soils or sediment-laden water from entering the creek or the ocean.

The Contractor shall determine in consultation with the Owner's representative a monitoring program, with a schedule, test points and methodology to be used to measure the concentration of total suspended solids (TSS) in the runoff water discharged during the construction work. TSS concentrations shall be compared against criteria specified in the *Land Development Guidelines for the Protection of Aquatic Habitat* (DFO and MELP 1993) and the *B.C. Approved Water Quality Guidelines (Criteria) 1998 Edition.* Specifically, total suspended solids in runoff water shall not exceed 25 mg/litre above background suspended solid concentrations during normal dry weather operation and shall not exceed 75 mg/litre of suspended solids above background levels during design storm events.

If sediment or other deleterious materials enter the creeks during any of the work activities, the Contractor shall immediately take remedial steps to control and contain the release. The Owner and its representatives shall have authority to immediately suspend without compensation to the Contractor, all activities which are resulting, or which could imminently result, in the release of sediment or other deleterious materials to any adjacent fish bearing water bodies.

7.0 General Environmental Construction Specifications

The Contractor shall conduct all operations in a manner which minimizes disturbances to environmental resources, and which complies with the requirements of all authorities having jurisdiction, including federal and provincial legislation, regulations, permits, approvals, authorizations, and guidelines applicable to the Project. In undertaking the Work, the Contractor shall be responsible for the actions of its agents, employees, subcontractors and everyone else engaged by or through the Contractor. Accordingly, the Contractor shall undertake all reasonable actions to ensure that environmental protection measures are in place and working effectively throughout all areas affected by the Project.

In the event that an activity which contravenes these Environmental Construction Specifications occurs, the Owner may issue a Stop Work Order directing the immediate suspension of all or a portion of the activity(ies) causing the environmental impact and may order or at the Contractor's cost undertake remedial measures to be conducted as deemed necessary. The Contractor shall be solely responsible for all costs of all work stoppages and/or remedial works necessary, which result from the foregoing.

The Contractor shall notify the Owner in writing, immediately upon discovery, of the existence of any hazardous conditions, property, or equipment within or immediately adjacent to the Site. However, it shall be the Contractor's responsibility to take all necessary precautions against injury to the environment and to persons or damage to property from such hazards until corrected by the responsible party.

The Contractor shall comply with all applicable law, including all federal and provincial legislation. In the event of a discrepancy between any of the clauses of these Environmental Construction Specifications and the provisions of any applicable law, including any legislation, regulations, or municipal bylaws, the more stringent provisions resulting in the higher protection of the environment, the lower discharges of contaminants and the higher degree of environmental protection and safety shall prevail.

Impacts from construction activities to the existing riparian habitat will be minimized through the use of best management practices (BMP) and guidelines, including those found in the following documents:

- *"A Users' Guide for Changes In and About A Stream in British Columbia"* 2022 – Government of British Columbia
- "*Standards and Best Practices for Instream Works*" 2004 - B.C. Ministry of Water, Land and Air Protection
- "*Land Development Guidelines for the Protection of Aquatic Habitat*" 1993 - Department of Fisheries and Oceans
- "Develop with Care 2014: Environmental Guidelines for Urban and Rural Land Development in British Columbia" 2014 - B.C. Ministry of Environment
- "Guidelines for Raptor Conservation during Urban and Rural Land Development in British Columbia" 2013 - B.C. Ministry of Environment

These BMPs will be implemented to avoid, limit, or mitigate impacts to water quality and quantity, aquatic, and riparian habitats. The following is a summary of BMPs to be implemented that will ensure that practices comply with legislation. These are not comprehensive, however, a qualified environmental monitor will use adaptive management to monitor construction activities and implemented additional measures where necessary.

Mitigation measures recommended for this project to ensure minimal or no impacts to aquatic resources and no net loss of habitat include but are not limited to the following:

- Ensure equipment and machinery are in good operating condition (power washed), free of leaks, excess oil, and grease. No equipment refuelling or servicing should be undertaken within 50 m of any watercourse or surface water drainage.
- All construction materials must be clean, non-eroding and non-toxic to aquatic life. Ensure that all works involving the use of concrete, cement, mortars, and other Portland cement or lime-containing construction materials will not deposit, directly or indirectly, sediments, debris, concrete, concrete

fines, wash or contact water into or about any watercourse. Concrete materials cast in place must remain inside sealed formed structures.
- Any materials that inadvertently fall into the stream or the ocean must be removed immediately.
- Sediment control measures are to be put in place prior to any work activities and remain in place until work is complete and the site is stable.

7.1 Environmental Monitoring

It is recommended that a qualified Environmental Monitor inspect, oversee, and report on the project with respect to environmental legislation, regulatory approvals, and best management practices (BMPs). During Construction, the Environmental Monitor will have the primary responsibility to evaluate the effectiveness of the environmental mitigation measures to achieve compliance with the terms and conditions of all regulatory permits, approvals, and environmental legislation. Environmental monitoring reports will be completed to document construction activities, mitigation measures, problems encountered, if any, and how they were managed. Following construction, the Environmental Monitor will prepare and submit an environmental monitoring completion report.

The role of the Environmental Monitor will be to inspect, evaluate and report on the performance of the construction activities and effectiveness of environmental control methods and mitigation measures with respect to applicable legislation, permits and approvals, and BMPs.

The key responsibilities of the Environmental Monitor include:

- Liaison with regulatory agencies, and other key stakeholders;
- Holding a pre-construction meeting with the Contractor to review and discuss the project approvals and the required environmental BMPs;
- Providing technical assistance on environmental matters to construction personnel and regulatory agencies;
- Inspecting activities during construction to evaluate and report on compliance with terms and conditions of environmental approvals and permits;
- Providing recommendations for modifying and/or improving environmental mitigation measures, as necessary;
- Documenting construction activities by field notes and photographs;
- Suspending construction activities that are causing, or potentially causing, risk of environmental damage;
- Preparing factual environmental monitoring summary reports throughout the duration of construction, to summarize activities and actions taken to minimize potential effects during each of the construction activities;
- Monitoring levels of turbidity and/or total suspended solids (TSS) relative to criteria established in the *Land Development Guidelines for the Protection of Aquatic Habitat* (25 mg/L above background levels and 75 mg/L above background levels during storm events); and
- Monitoring levels of pH to relative to criteria established by the Canadian Council of Ministers of the Environment for the protection of aquatic habitat.

The Environmental Monitor will have the authority to suspend construction activities if, in their opinion, the Contractor's actions contravene, or potentially contravene, the recommended BMPs or applicable legislation, permits, and approvals.

Appendix A: Statement of Limitations

This document was prepared by Diamond Head Consulting Ltd. Should this report contain an error or omission then the liability, if any, of Diamond Head Consulting Ltd. should be limited to the fee received by Diamond Head Consulting Ltd. for the preparation of this document. Recommendations contained in this report reflect Diamond Head Consulting Ltd.'s judgment in light of information available at the time of study. The accuracy of information provided by Diamond Head Consulting Ltd. is not guaranteed. This report is valid for 6 months from the date of submission. Additional site visits and report revisions are required after this point to ensure accuracy of the report.

Neither all nor part of the contents of this report should be used by any party, other than the client, without the express written consent of Diamond Head Consulting Ltd. This report was prepared for the client for the client's own information and for presentation to the approving government agencies. The report may not be used or relied upon by any other person unless that person is specifically named by Diamond Head Consulting Ltd as a beneficiary of the report, in which case the report may be used by the additional beneficiary Diamond Head Consulting Ltd has named. If such consent is granted, a surcharge may be rendered. The client agrees to maintain the confidentiality of the report and reasonably protect the report from distribution to any other person. If the client directly or indirectly causes the report to be distributed to any other person, the client shall indemnify, defend and hold Diamond Head Consulting Ltd harmless if any third party brings a claim against Diamond Head Consulting Ltd relating to the report.

Arboricultural Inventory and Report



Site Location:
1260 Lynn Valley Road, 3050 Baird Road
and 1202 Ross Road, North Vancouver, BC

To be submitted with Tree Management Plan dated June 13th, 2025

Submitted to:
Attn: Devon Smart
Polygon Development 395 Ltd.
1333 W Broadway #900
Vancouver, BC V6H 4C2
Email: dsmart@polyhomes.com

Date: June 13, 2025

Submitted by:

DIAMOND HEAD
3559 Commercial Street
Vancouver, BC 604.733.4886

The following Diamond Head Consulting staff conducted the on-site tree inventory and prepared or reviewed the report.

All general and professional liability insurance and staff accreditations are provided below for reference.

Supervisor:



Max Rathburn | Principal | Arboriculture Manager | Senior Arborist
ISA Certified Arborist (PN-0599A)
ISA Tree Risk Assessment Qualified (TRAQ)
BC Parks Wildlife and Danger Tree Assessor

Project Staff:



Joey Banh | Arborist
ISA Certified Arborist (PN-9035A)
ISA Tree Risk Assessment Qualified (TRAQ)
BC Parks Wildlife and Danger Tree Assessor (P3051)

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Insurance Information:

WCB: # 657906 AQ (003)
General Liability: Northbridge General Insurance Corporation - Policy #CBC1935506, $10,000,000
Errors and Omissions: Lloyds Underwriters – Policy #1010615D, $1,000,000

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Scope of Assignment:

Diamond Head Consulting Ltd. (DHC) was retained to complete an arboricultural assessment to supplement the proposed development application for 1260 Lynn Valley Road, 3050 Baird Road and 1202 Ross Road. This report contains an inventory of trees and summarizes management recommendations with respect to future development plans and construction activities. The approximate location and general health of off-site trees are included, as a limited assessment, because there is a legal obligation to protect them. This report is produced with the following primary limitations, detailed limitations specified in Appendix 7:

1) Our investigation is based solely on visual inspection of the trees during our last site visit. This inspection is conducted from ground level. We do not conduct aerial inspections, soil tests or below grade root examinations to assess the condition of tree root systems unless specifically contracted to do so.

2) Unless otherwise stated, tree risk assessments in this report are limited to trees with a *high* or *extreme* risk rating in their current condition, and in context of their surrounding land use at the time of assessment. The time frame for assessment of the likelihood of failure is 2 years.

3) The scope of work is primarily decided by site boundaries. Only trees specified in the scope of work were inventoried.

4) Beyond six months or if there are significant changes to the site or to the trees, from the date of this report, the client must contact DHC to confirm its validity because site base plans and tree conditions may change beyond the original report's scope. Added site visits and report revisions may be needed after this point to ensure report accuracy for the municipality's development permit application process. Site visits and reporting needed after the first submission are not included within the original proposal fee and will be charged to the client at an additional cost.

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The client is responsible for:

- Obtaining a tree removal permit from the relevant authority prior to any tree cutting.
- Reviewing this report to understand and implement all tree **risk**, removal and protection requirements related to the project.
- Understanding that we have shown trees along the outskirts of the property boundary but not shrubs or other material that could be impacted by your contractors working at your property. The trees we have located are approximate locations and a legal survey is required to determine proper ownership of a tree. It is your responsibility to ensure that all plant material that may have roots passing property lines are protected.
- Obtaining relevant permission from adjacent property owners before removing off-site trees and vegetation.
- Obtaining a timber mark if logs are being transported offsite.
- Ensuring the project is compliant with the tree permit conditions.
- Constructing and maintaining tree protection fencing.
- Ensuring an arborist is present onsite to supervise any works in or near tree protection zones.
- Ensuring they (the client) carry out the risk mitigation recommendations in a reasonable time frame as noted in the Risk Rating Matrice Appendix
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1.0 Introduction

1.1 Site Overview

The subject site consists of three lots. 3050-3174 Baird Rd is the Draycott Gardens residential complex. The residential complex consists of 2 storey residential buildings, with planted trees scattered across the site mainly within landscaping and grassfields. District trees are found on the west fronting Baird Rd, and off-site trees are found south of the laneway SW and NE of the subject site. The other two lots are commercial. The commercial lots are mainly asphalt with commercial building and parking lots. Trees front the outer property lines.

1.2 Proposed Land Use Changes

The proposed development consists of four residential buildings, retail space at building 1 and an underground parkade. In preparing this report, we reviewed the following information:

- Topographic survey by Butler and Sundvick.
- Proposed site plan by NSDA Architects.

1.3 Report Objective

This report has been prepared to ensure the proposed development is compliant with the District of North Vancouver Tree Protection Bylaw 7671 and the Development Servicing Bylaw 8145. Refer to Bylaw 7671 for the complete definition of protected trees, summarized below as:

- Large diameter trees greater than 75 cm DBH (measured at 1.3 m above grade) measured for a single stem or, calculated based on the sum of the DBH of the largest stem + (60% x DBH) of each additional stem;
- District tree of any size;
- Tree of any size in a protected area (defined buffer adjacent to a stream) or on wetland (and within 30 m of wetland) or waterfront (and 30 m inland) or sloping terrain (>30%);
- A replacement tree or tree retained as part of a past tree permit;
- A heritage tree identified in Schedule A of the bylaw;
- A wildlife tree;
- A tree of any size that is an arbutus, Garry oak, Oregon ash, Pacific yew, western white pine or yellow-cedar;

Bylaw 8145 requires that arborist reports for development assess the health of **all existing on-site and boulevard trees**, interpreted as an inventory of on-site trees greater than or equal to 10 cm DBH and a count of any trees under that size.

Additionally, neighbouring trees with a tree protection zone that extends into the subject site have been captured in the arborist report.

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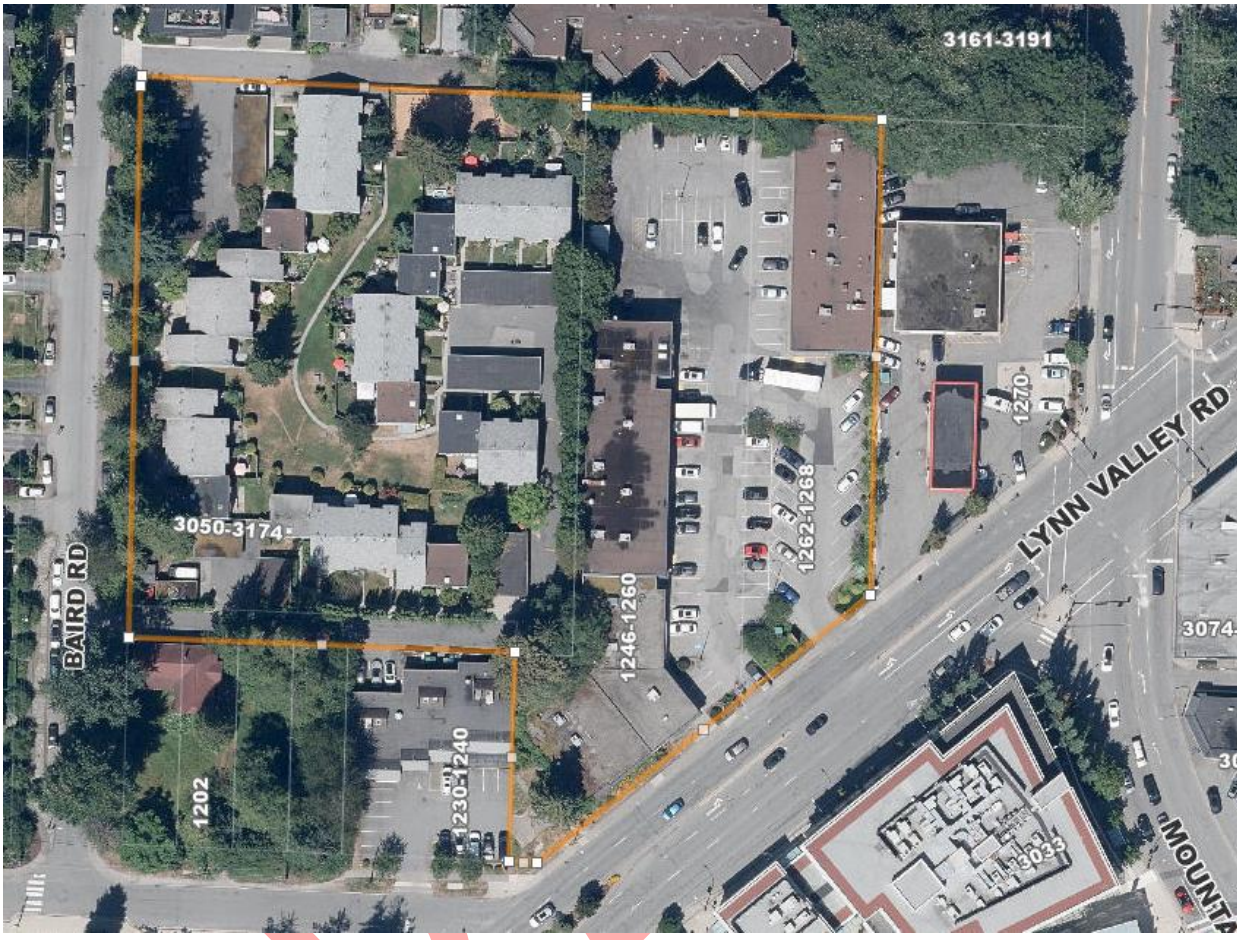


Figure 1. Lynn Valley Town Centre in context of the surrounding landscape and infrastructure.

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2.0 Process and Methods

Joey Banh of Diamond Head Consulting LTD visited the site on June 12, 2025. The following methods and standards are used throughout this report.

2.1 Tree Inventory

Select trees on site and shared with adjacent properties were marked with a numbered tag and assessed for attributes including: species; height measured to the nearest meter; and, diameter at breast height (DBH) measured to the nearest centimeter at 1.4 m above grade. Off-site trees had a limited visual assessment and their locations have been noted, but not tagged. The general health and structural integrity of each tree was assessed visually and assigned to one of five categories: *excellent; good; moderate; poor; or dying/dead*. Descriptions of the health and structure rating criteria are given in Appendix 3.

Tree retention value, categorized as *high, medium, low, or nil,* was assigned to each tree or group of trees based on their health and structure rating, and potential longevity in a developed environment. Descriptions of the retention value ratings are given in Appendix 4. Recommendations for tree retention or removal were determined by taking in to account a tree's retention value rating, its location in relation to proposed building envelopes and development infrastructure.

2.2 Tree Risk Assessment

Tree risk assessments were completed following methods of the ISA Tree Risk Assessment Manual[1]. This methodology assigns risk based on the likelihood of failure, the likelihood of impact and the severity of consequence if a failure occurs. Only on-site trees that had *high* or *extreme* risk ratings in their current condition and in context of their surrounding land use were noted. Appendix 5 gives the likelihood and risk rating matrices used to categorize tree risk. DHC recommends that on-site trees be re-assessed for risk after the site conditions change (e.g. after damaging weather events, site disturbance from construction, creation of new targets during construction or in the final developed landscape).

2.3 Tree Protection

Tree protection zones were calculated for each tree according to Bylaw 7671 requirements for barriers to extend to the dripline or 5 metres from the stem of the outermost tree, whichever is greater, but may be modified based on professional judgement of the project arborist to accommodate species-specific tolerances and site-specific growing conditions.

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[1] Dunster, J.A., Smiley, E.T., Matheny, N. and Lilly, S. (2013). Tree Risk Assessment Manual. *International Society of Arboriculture*. Champaign, Illinois.

3.0 Findings: Tree Inventory and Risk Assessment

3.1 Tree Inventory

The complete tree inventory is given in Appendix 1.

Trees On-site

There were 92 on-site trees included in this inventory. Of these, one (1) is shared with the district of north van. All on-site trees are proposed for removal to accommodate the proposed site plan (see Appendix 1 for individual tree inventory information).

Three (3) of the 92 on-site trees are large-diameter trees (<75 cm DBH).

Trees on Adjacent Properties

There are 17 privately owned off-site trees within 4 m of the property line, or with a tree protection zone that extends into the subject site. Of these, four (4) are recommended to removal and 13 are recommended to be retained.

There are 14 district trees within 4 m of the property line, or with a tree protection zone that extends into the subject site, all of which are recommended for removal.

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3.2 Tree Risk Assessment

Table 2: Summary of trees that pose a high or extreme risk at the time of assessment. To meet these criteria there was a probable or imminent likelihood of failure and will impact a target with significant or severe consequences. Trees that meet these criteria are shown in the table below. Residual risk will be discussed for any tree within the table that is not a complete removal.

Tree		Target	Likelihood			Consequences	Risk Rating	Action	Residual Risk
Number	Part to Fail	Type	Failure	Impact	Failure & Impact				
6309	Main stem	Parking lot	Probable	High	Likely	Significant	High	Remove	Nil
6310	Main stem	Parking lot	Probable	High	Likely	Significant	High	Remove	Nil
6317	Main stem	Parking lot	Probable	High	Likely	Significant	High	Remove	Nil
6341	Replacement leaders	Parking lot	Probable	High	Likely	Significant	High	Remove	Nil
6356	Main stem	Existing building	Probable	High	Likely	Significant	High	Remove	Nil
6357	Main stem	Existing building	Probable	High	Likely	Significant	High	Remove	Nil
6377	Top 4 m of main leader	Private property	Probable	High	Likely	Significant	High	Prune away hazardous component	Low

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4.0 Tree Replacement

Replacement trees for the removal of large diameter trees (over 75cm) are required if the subject lot will have less than 20% canopy cover remaining after the removal of the large diameter tree. If the canopy cover is over 20% after the removal, no replacement tree is required.

- If the subject lot is less than 420 square meters in area, one replacement tree for every large-diameter tree must be planted.
- If the subject lot is over 420 square meters in area, three replacement trees for every large-diameter tree must be planted.

The subject lot will have les than 20% canopy cover remaining after the removal of the large diameter trees therefore **9** replacements are required for large-diameter trees.

In addition to the large-diameter tree replacements, the District may require replacement trees or new tree planting. The District will determine the quantity of trees required and the project arborist or landscape architect can then prepare a landscape plan showing the location and species.

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5.0 Discussion and Summary

On-site works

- No on-site trees can be retained due to the extent of proposed construction.
- Client must obtain written permission from the property owners prior to the removal of any off-site district-owned trees
- Removal/ mitigation of dead and hazardous trees is recommended if the planning phase is to be extended.

Off-site Tree #6338 – Structural Condition

- Diamond Head Consulting assessed off-site red alder tree # 6338 from the subject site property. It is seen with a decay column on the south stem of a commandant trunk pair . Due to this defect and species characteristic, it is prone to future failures. It is recommended that the client discuss with the neighbour that the tree should be assessed for risk failure potential by a consulting arborist.

Off-Site Tree Encroachments

- Minor TPZ encroachment is required for trees #6337, #6338, and OS08 to accommodate the underground parkade. Arborist supervision is required, including possible minor root pruning. Tree protection fencing will be shifted to the edge of the encroachment during this work.

Trees OS09–OS17

- Work assumes existing asphalt within the root zones will remain in place. If replacement is required, the arborist must assess construction methods and potential impacts beforehand.

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Appendix 1 Complete Tree Inventory Table

The complete tree inventory below contains information on tree attributes and recommendations for removal or retention. Tree ownership in this inventory table is not definitive, its determination here is based on information available from the legal site survey, GPS locations, and field assessment during site visits. Tree Protection Zones are measured from the outer edge of a tree's stem. If using these measurements for mapping the tree protection zone, ½ the tree's diameter must be added to the distance to accommodate a survey point at the tree's center. Where tree protection fencing is proposed to vary from the minimum municipal TPZ, comments will be included in the Retention/TPZ comments and shown on the Tree Management Plan.

*TPZ is the tree protection zone size required by the relevant municipal bylaw or, if not defined, the project arborist.

Surveyed? Y/N	Tag #	Location	Species Common Name	Botanical Name	DBH (cm)	Height (m)	Dripline Radius (m)	Health and Structure Rating	Comments	Retention Value Rating	Retain/ Remove	Retention/TPZ Comments	*TPZ (m)
Y	6301	On Site	Sycamore Maple	*Acer pseudoplatanus*	53	8	4	Moderate	Quad stem at base. Moderate vigour. Root zone restricted by curb and parking lot. 28+23+12.	Medium	Remove	In conflict with the proposed site plan and underground parkade.	5
Y	6302	On Site	Vine Maple	*Acer circinatum*	30	7	4	Moderate	Multistem at base. Tips of crown experiencing dieback. Root zone restricted by curb and parking lot. 10x3.	Medium	Remove	In conflict with the proposed site plan and underground parkade.	5
Y	6303	On Site	Hornbeam	*Carpinus betulus*	35	9	5	Moderate	Single stem tree growing in row of hornbeams. Asymmetrical crown suppressed by adjacent trees. Root zone restricted by curb and parking lot.	Medium	Remove	In conflict with the proposed site plan and underground parkade.	5
Y	6304	On Site	Hornbeam	*Carpinus betulus*	30	9	5	Moderate	Single stem tree growing in row of hornbeams. Asymmetrical crown suppressed by adjacent trees. Root zone restricted by curb and parking lot.	Medium	Remove	In conflict with the proposed site plan and underground parkade.	5
Y	6305	On Site	Hornbeam	*Carpinus betulus*	34	9	5	Moderate	Single stem tree growing in row of hornbeams. Asymmetrical crown suppressed by adjacent trees. Root zone restricted by curb and parking lot.	Medium	Remove	In conflict with the proposed site plan and underground parkade.	5
Y	6306	On Site	Hornbeam	*Carpinus betulus*	14	5	4	Poor	Single stem tree growing in row of hornbeams. Heavily suppressed tree. Root zone restricted by curb and parking lot.	Low	Remove	In conflict with the proposed site plan and underground parkade.	5

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Y	6307	On Site	Hornbeam	*Carpinus betulus*	28	9	5	Moderate	Single stem tree growing in row of hornbeams. Asymmetrical crown suppressed by adjacent trees. Root zone restricted by curb and parking lot. Vines taken over.	Medium	Remove	In conflict with the proposed site plan and underground parkade.	5
Y	6308	On Site	Hornbeam	*Carpinus betulus*	30	9	5	Moderate	Single stem tree growing in row of hornbeams. Asymmetrical crown suppressed by adjacent trees. Root zone restricted by curb and parking lot. Vines taken over.	Medium	Remove	In conflict with the proposed site plan and underground parkade.	5
Y	6309	On Site	Hornbeam	*Carpinus betulus*	45	10	4	High Risk	Tree growing in row within wooden retaining wall and adjacent to existing building. Tree strapped to wooden fence. Failed leaders created wounds with decay columns.	Nil	Remove	In conflict with the proposed site plan and underground parkade and due to its existing condition.	5
Y	6310	On Site	Hornbeam	*Carpinus betulus*	38	10	4	High Risk	Tree growing in row within wooden retaining wall and adjacent to existing building. Tree strapped to wooden fence. A failed leaders created a wound with decay column. One 8 cm branch attached to where the decay column is.	Nil	Remove	In conflict with the proposed site plan and underground parkade and due to its existing condition.	5
Y	6311	On Site	Hornbeam	*Carpinus betulus*	38	10	4	Poor	Tree growing in row within wooden retaining wall and adjacent to existing building. Tree strapped to wooden fence. Limited rooting zone. Suppressed crown. Hard reduction pruned from existing building.	Low	Remove	In conflict with the proposed site plan and underground parkade.	5
Y	6312	On Site	Hornbeam	*Carpinus betulus*	34	10	4	Poor	Tree growing in row within wooden retaining wall and adjacent to existing building. Tree strapped to wooden fence. Limited rooting zone. Suppressed crown. Hard reduction pruned from existing building.	Low	Remove	In conflict with the proposed site plan and underground parkade.	5

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Y	6313	On Site	Hornbeam	*Carpinus betulus*	28	10	4	Poor	Tree growing in row within wooden retaining wall and adjacent to existing building. Tree strapped to wooden fence. Limited rooting zone. Suppressed crown. Hard reduction pruned from existing building.	Low	Remove	In conflict with the proposed site plan and underground parkade.	5
Y	6314	On Site	Hornbeam	*Carpinus betulus*	38	10	4	Poor	Tree growing in row within wooden retaining wall and adjacent to existing building. Tree strapped to wooden fence. Limited rooting zone. Suppressed crown. Hard reduction pruned from existing building.	Low	Remove	In conflict with the proposed site plan and underground parkade.	5
Y	6315	On Site	Hornbeam	*Carpinus betulus*	26	10	4	Poor	Tree growing in row within wooden retaining wall and adjacent to existing building. Tree strapped to wooden fence. Limited rooting zone. Suppressed crown. Hard reduction pruned from existing building.	Low	Remove	In conflict with the proposed site plan and underground parkade.	5
Y	6316	On Site	Hornbeam	*Carpinus betulus*	25	10	4	Poor	Tree growing in row within wooden retaining wall and adjacent to existing building. Tree strapped to wooden fence. Limited rooting zone. Wound from failed branch at 2 m. Probed within and cannot be probed beyond 4 cm. Suppressed crown. Hard reduction pruned from existing building.	Low	Remove	In conflict with the proposed site plan and underground parkade.	5
Y	6317	On Site	Hornbeam	*Carpinus betulus*	35	10	4	High Risk	Tree growing in row within wooden retaining wall and adjacent to existing building. Tree strapped to wooden fence. A failed leaders created a wound with decay column. One 8 cm branch attached to where the decay column is.	Nil	Remove	In conflict with the proposed site plan and underground parkade and due to its existing condition.	5

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Y	6318	On Site	Hornbeam	*Carpinus betulus*	23	10	4	Poor	Tree growing in row within wooden retaining wall and adjacent to existing building. Tree strapped to wooden fence. Limited rooting zone. Wound from failed branch at 2 m. Probed within and cannot be probed beyond 4 cm. Suppressed crown. Hard reduction pruned from existing building. Poor, compacted soils.	Low	Remove	In conflict with the proposed site plan and underground parkade.	5
Y	6319	On Site	Hornbeam	*Carpinus betulus*	24	10	4	Poor	Tree growing in row within wooden retaining wall and adjacent to existing building. Tree strapped to wooden fence. Limited rooting zone. Wound from failed branch at 2 m. Probed within and cannot be probed beyond 4 cm. Suppressed crown. Hard reduction pruned from existing building. Poor, compacted soils.	Low	Remove	In conflict with the proposed site plan and underground parkade.	5
Y	6320	On Site	Hornbeam	*Carpinus betulus*	36	10	4	Poor	Tree growing in row within wooden retaining wall and adjacent to existing building. Tree strapped to wooden fence. Limited rooting zone. Wound from failed branch at 2 m. Probed within and cannot be probed beyond 4 cm. Suppressed crown. Hard reduction pruned from existing building. 65% LCR.	Low	Remove	In conflict with the proposed site plan and underground parkade.	5
Y	6321	On Site	Hornbeam	*Carpinus betulus*	40	10	4	Poor	Tree growing in row within wooden retaining wall and adjacent to existing building. Tree strapped to wooden fence. Limited rooting zone. Wound from failed branch at 2 m. Probed within and cannot be probed beyond 4 cm. Suppressed crown. Hard reduction pruned from existing building. 65% LCR.	Low	Remove	In conflict with the proposed site plan and underground parkade.	5

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Y	6322	On Site	Norway Maple	*Acer platanoides*	20	7	5	Poor	Tree growing by wooden fence. Triple stem at base. Heavily suppressed.	Low	Remove	In conflict with the proposed site plan and underground parkade.	5
Y	6323	On Site	Red Alder	*Alnus rubra*	32	12	5	Moderate	Growing in unmanicured landscape space behind retail building. Asymmetrical crown suppressed by adjacent trees. Moderate vigour.	Medium	Remove	In conflict with the proposed site plan and underground parkade.	5
Y	6324	On Site	Norway Maple	*Acer platanoides*	60	13	6	Moderate	Growing in unmanicured landscape space behind retail building. Asymmetrical crown suppressed by adjacent trees. Codominant stems at 2 m with bark inclusion. Bulge at union beginning to form on south side. Moderate vigour.	Medium	Remove	In conflict with the proposed site plan and underground parkade.	6
Y	6325	On Site	Red Alder	*Alnus rubra*	32	12	5	Moderate	Growing in unmanicured landscape space behind retail building. Asymmetrical crown suppressed by adjacent trees. Moderate vigour.	Medium	Remove	In conflict with the proposed site plan and underground parkade.	5
Y	6326	On Site	Vine Maple	*Acer circinatum*	32	4	4	Poor	Triple stem at base. Stubs from old pruning wounds. Asymmetrical crown suppressed by adjacent building. Root zone within existing building.	Low	Remove	In conflict with the proposed site plan and underground parkade.	5
Y	6327	On Site	Vine Maple	*Acer circinatum*	27	4	3	Poor	Triple stem at base. Crown suppressed by adjacent building. One stem dead. Root zone within existing building.	Low	Remove	In conflict with the proposed site plan and underground parkade.	5
Y	6328	On Site	Norway Spruce	*Picea abies*	56	18	6	Moderate	Single stem. Crown slightly asymmetrical from existing building. Root zone restricted by existing building.	Medium	Remove	In conflict with the proposed site plan and underground parkade.	6
Y	6329	On Site	Japanese Cherry	*Prunus serrulata*	18	5	5	Moderate	Growing within landscape area within curb. Limited root zone. Crown at 70% LCR.	Medium	Remove	In conflict with the proposed site plan and underground parkade.	5

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Y	6330	On Site	Japanese Cherry	*Prunus serrulata*	17	3	4	Moderate	Growing within landscape area within curb. Limited root zone. Crown at 70% LCR. Crown pruned to have a flat top.	Medium	Remove	In conflict with the proposed site plan and underground parkade.	5
Y	6331	On Site	Japanese Cherry	*Prunus serrulata*	12	3	4	Poor	Growing within landscape area within curb. Limited root zone. Crown at 40% LCR. Poor vigour.	Low	Remove	In conflict with the proposed site plan and underground parkade.	5
Y	6332	On Site	Japanese Cherry	*Prunus serrulata*	12	4	4	Dying	Growing within landscape area within curb. Limited root zone. Crown at 20% LCR.	Nil	Remove	In conflict with the proposed site plan and underground parkade and due to its existing condition.	5
Y	6333	On Site	Black Walnut	*Juglans nigra*	38	4	4	Dying	Growing within landscape area within curb. Limited root zone. Crown at 10% LCR.	Nil	Remove	In conflict with the proposed site plan and underground parkade and due to its existing condition.	5
N	6334	On Site	Japanese Cherry	*Prunus serrulata*	10	4	4	Poor	Growing within landscape area within curb. Small tree with peeling bark and deadwood within. Limited root zone. Crown at 10% LCR.	Low	Remove	In conflict with the proposed site plan and underground parkade.	5
Y	6335	On Site	Japanese Cherry	*Prunus serrulata*	13	3	3	Poor	Growing within landscape area within curb. Limited root zone. Crown at 35% LCR.	Low	Remove	In conflict with the proposed site plan and underground parkade.	5
Y	6336	On Site	Japanese Cherry	*Prunus serrulata*	14	2	3	Poor	Growing within landscape area within curb. Limited root zone. Crown at 35% LCR. Pruned to have a flat top.	Low	Remove	In conflict with the proposed site plan and underground parkade.	5
Y	6337 (Off-site)	Off Site	Red Alder	*Alnus rubra*	60	24	10	Moderate	Dominant edge tree growing at edge of curb. Roots limited by asphalt. Shared with private property.	Medium	Retain	Protect as required.	10

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Y	6338 (Off-site)	Off Site	Red Alder	*Alnus rubra*	80	24	8	Poor	Dominant edge tree growing at edge of curb. Codominant stem at base with bark inclusion. 2 m wound on south stem at 6 m. Appears to have deadwood and decay within. Roots limited by asphalt.. 40x2.	-	Retain	Protect as required.	8
Y	6339	On Site	Western Red Cedar	*Thuja plicata*	20	15	4	Poor	Growing within concrete retaining wall. Compacted, poor soil. Limited root zone. Asymmetrical crown suppressed by adjacent building.	Low	Remove	In conflict with the proposed site plan and underground parkade.	5
Y	6340	On Site	Western Hemlock	*Tsuga heterophylla*	22	5	1	Dead	Dead snag. Not rated as high risk due to its location and it being between wire fence and existing tree.	Nil	Remove	In conflict with the proposed site plan and underground parkade and due to its existing condition.	5
Y	6341	On Site	Western Hemlock	*Tsuga heterophylla*	48	10	3	High Risk	Growing in landscape strip between an electrical box and wire fence on north side within retaining wall. Codominant stem at base. Historically topped at 5 m remaining leaders developing a kink and growing phototrophically.	Nil	Remove	In conflict with the proposed site plan and underground parkade and due to its existing condition.	5
Y	6342	On Site	Cascara	*Rhamnus purshiana*	17	6	2	Poor	Growing in landscape strip between an electrical box, parking lot and wire fence on north side within retaining wall. Heavy inclusion between leaders. Suppressed crown.	Low	Remove	In conflict with the proposed site plan and underground parkade.	5
Y	6343	On Site	Western Hemlock	*Tsuga heterophylla*	60	14	4	Poor	Growing in landscape strip between parking lot and wire fence on north side within retaining wall. Codominant stem near base with acute bark inclusion. Forked leaders at 4 m from possible previous topping, but visual assessment limited by dense crown and wire fence.	Low	Remove	In conflict with the proposed site plan and underground parkade.	5

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Y	6344	On Site	Western Hemlock	*Tsuga heterophylla*	30	8	2	Poor	Growing in landscape strip between parking lot and wire fence on north side within retaining wall. Codominant stem near base with acute bark inclusion. Codominant leaders on west stem with U union. Poor vigour. Suppressed tree.	Low	Remove	In conflict with the proposed site plan and underground parkade.	5
Y	6345	On Site	Western Hemlock	*Tsuga heterophylla*	45	10	4	Poor	Growing in landscape strip between parking lot and wire fence on north side within retaining wall. Multistem at base with bark inclusion. Ivy completely taken over, limiting view of crown.	Low	Remove	In conflict with the proposed site plan and underground parkade.	5
Y	6346	On Site	Western Hemlock	*Tsuga heterophylla*	50	12	4	Poor	Growing in landscape strip between parking lot and wire fence on north side within retaining wall. Codominant stems base with acute bark inclusion. Ivy completely taken over, limiting view of crown and stem.	Low	Remove	In conflict with the proposed site plan and underground parkade.	5
Y	6347	On Site	Western Hemlock	*Tsuga heterophylla*	55	12	4	Poor	Growing in landscape strip between parking lot and wire fence on north side within retaining wall. Codominant stems at base with bark inclusion. Dense lower foliage and proximity to wire fence is limiting view of crown and stem.	Low	Remove	In conflict with the proposed site plan and underground parkade.	5
N	6348	On Site	Vine Maple	*Acer circinatum*	30	5	3	Poor	Growing in landscape strip between parking lot and wire fence on north side within retaining wall. Multistem at base. Suppressed tree with limited visual assessment due to density of crown mixed with other trees. Hedge-like barrier.	Low	Remove	In conflict with the proposed site plan and underground parkade.	5

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Y	6349	On Site	Western Hemlock	*Tsuga heterophylla*	38	12	4	Poor	Growing in landscape strip between parking lot and wire fence on north side within retaining wall. Single stem. Ivy taking over. Untagged and not full 360 degree assessment due to lower crown density with other trees and proximity to wire fence.	Low	Remove	In conflict with the proposed site plan and underground parkade.	5
N	6350	On Site	Vine Maple	*Acer circinatum*	35	5	3	Poor	Growing in landscape strip between parking lot and wire fence on north side within retaining wall. Multistem at base. Suppressed tree with limited visual assessment due to density of crown mixed with other trees. Hedge-like barrier.	Low	Remove	In conflict with the proposed site plan and underground parkade.	5
Y	6351	On Site	Western Hemlock	*Tsuga heterophylla*	38	12	4	Poor	Growing in landscape strip between parking lot and wire fence on north side within retaining wall. Single stem. Ivy taking over. Not full 360 degree assessment due to lower crown density with other trees and proximity to wire fence.	Low	Remove	In conflict with the proposed site plan and underground parkade.	5
Y	6352	On Site	Western Hemlock	*Tsuga heterophylla*	85	13	4	Poor	Growing in landscape strip between parking lot and wire fence on north side within retaining wall. Triple stem. Ivy taken over tree. Not full 360 degree assessment due to lower crown density with other trees and proximity to wire fence.	Low	Remove	In conflict with the proposed site plan and underground parkade.	5
Y	6353	On Site	Eastern White Cedar	*Thuja occidentalis*	30	6	4	Poor	Growing in landscape strip between parking lot and wire fence on north side within retaining wall. Tall hedge species tree. Multistem typical of species. Asymmetrical crown.	Low	Remove	In conflict with the proposed site plan and underground parkade.	5

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Y	6354	On Site	Western Hemlock	*Tsuga heterophylla*	60	14	4	Poor	Growing in landscape strip between parking lot and wire fence on north side within retaining wall. Codominant stem near base with acute bark inclusion. Forked leaders at 4 m from possible previous topping, but visual assessment limited by dense ivy and wire fence.	Low	Remove	In conflict with the proposed site plan and underground parkade.	5
Y	6355	On Site	Norway Spruce	*Picea abies*	36	18	4	Poor	Growing in unmanicured landscape space behind retail building. Asymmetrical crown suppressed by adjacent trees. Poor vigour. 60% LCR.	Low	Remove	In conflict with the proposed site plan and underground parkade.	5
Y	6356	On Site	Red Alder	*Alnus rubra*	29	15	3	High Risk	Growing in unmanicured landscape space behind retail building. Crown suppressed. Wound on East side of stem with deadwood and decay within. Reaction wood grown around it.	Nil	Remove	In conflict with the proposed site plan and underground parkade and due to its existing condition.	5
Y	6357	On Site	Red Alder	*Alnus rubra*	58	16	6	High Risk	Growing in unmanicured landscape space behind retail building. Crown suppressed. Large wound of stem with deadwood and decay within. Reaction wood grown around it. Can be probed up to 5 cm at the top, soft decayed matter within.	Nil	Remove	In conflict with the proposed site plan and underground parkade and due to its existing condition.	6
N	6358	On Site	Sycamore Maple	*Acer pseudoplatanus*	18	8	4	Moderate	Growing in landscape strip within curb and concrete path. Codominant stem at base.	Medium	Remove	In conflict with the proposed site plan and underground parkade.	5
N	6359	On Site	Bitter Cherry	*Prunus emarginata*	16	8	3	Poor	Growing in landscape area between existing dwelling and car park. Crown suppressed.	Low	Remove	In conflict with the proposed site plan and underground parkade.	5
Y	6360	On Site	Western Red Cedar	*Thuja plicata*	60	14	4	Moderate	Growing in landscape area and roots restricted between existing dwelling and car park. Single stem. Symmetrical crown.	Medium	Remove	In conflict with the proposed site plan and underground parkade.	5

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Y	6361	On Site	Black Walnut	*Juglans nigra*	20	7	4	Moderate	Growing in backyard of residential unit within wood fence. Codominant stem at 1.6 m. Wide spreading crown. Not full 360 degree assessment due to fence.	Medium	Remove	In conflict with the proposed site plan and underground parkade.	5
Y	6362	On Site	Vine Maple	*Acer circinatum*	12	8	2	Poor	Growing by corner of residential unit within wood fence. Wound on stem from base up to 2 m. Deadwood within.	Low	Remove	In conflict with the proposed site plan and underground parkade.	5
Y	6363	On Site	Golden Chain Tree	*Laburnum x watereri*	20	5	2	Moderate	Growing in grass lawn within complex. Old pruning wounds had deadwood within. Reaction wood grown around it. Moderate vigour.	Medium	Remove	In conflict with the proposed site plan and underground parkade.	5
Y	6364	On Site	Pine spp.	*Pinus spp.*	32	7	4	Poor	Growing in grass lawn within complex. Roots cracking existing concrete path. Bark damage on various parts of trunk. Canker growth at base.	Low	Remove	In conflict with the proposed site plan and underground parkade.	5
Y	6365	On Site	Eastern White Cedar	*Thuja occidentalis*	20	5	1	Moderate	Growing in residential unit in front yard. Single, large hedge species. Root zone restricted by concrete path. Untagged due to wood fence.	Medium	Remove	In conflict with the proposed site plan and underground parkade.	5
Y	6366	On Site	Japanese Snowbell	*Styrax japonicus*	25	6	3	Moderate	Growing in residential unit in front yard. Root zone restricted by residential building. Untagged due to wood fence.	Medium	Remove	In conflict with the proposed site plan and underground parkade.	5
Y	6367	On Site	Norway Spruce	*Picea abies*	62	22	4	Moderate	Growing in residential unit in backyard. Resin flow on various parts of main stem by sapsucker damage. Single stem. Symmetrical crown.	Medium	Remove	In conflict with the proposed site plan and underground parkade.	5
Y	6368	On Site	Douglas-Fir	*Pseudotsuga menziesii*	16	8	2	Moderate	Growing in residential unit in backyard within wood fence. Root zone restricted by existing building. Single stem. Untagged and not full 360 degree assessment due to wood fence.	Medium	Remove	In conflict with the proposed site plan and underground parkade.	5

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Y	6369	On Site	Vine Maple	*Acer circinatum*	45	6	4	Moderate	Growing in grass area by existing building. Root zone restricted by existing building. Multistem at base. Crown raised to 1.5 m. Moderate vigour.	Medium	Remove	In conflict with the proposed site plan and underground parkade.	5
Y	6370	On Site	Norway Spruce	*Picea abies*	24	8	3	Moderate	Growing in grass area by existing building. Root zone restricted and asymmetrical crown due to existing building. Moderate vigour.	Medium	Remove	In conflict with the proposed site plan and underground parkade.	5
Y	6371	On Site	Sycamore Maple	*Acer pseudoplatanus*	24	10	3	Moderate	Growing in backyard of a residential unit within wood fence. Root zone restricted and asymmetrical crown due to existing building and asphalt path. Untagged and not full 360 degree assessment due to wood fence.	Medium	Remove	In conflict with the proposed site plan and underground parkade.	5
Y	6372	On Site	Sitka Mountain-Ash	*Sorbus sitchensis*	25	10	3	Moderate	Growing in backyard of a residential unit within wood fence. Multistem at base. Root zone restricted and asymmetrical crown due to existing building and asphalt path. Untagged and not full 360 degree assessment due to wood fence.	Medium	Remove	In conflict with the proposed site plan and underground parkade.	5
Y	6373	On Site	Western Red Cedar	*Thuja plicata*	108	23	7	Moderate	Growing by existing playground. Codominant stem at 1.8 m with acute bark inclusion. West stem becomes codominant at 3 m. Wounds on various parts of stem with deadwood within. Reaction wood grown around it.	Medium	Remove	In conflict with the proposed site plan and underground parkade.	7
Y	6374	On Site	Sawara Cypress	*Chamaecyparis pisifera*	25	9	3	Moderate	Growing by wood fence. Codominant leaders at 2 m. Crown raised to 2 m. Moderate vigour. Not full 360 degree assessment due to wood fence.	Medium	Remove	In conflict with the proposed site plan and underground parkade.	5
Y	6375	On Site	Norway Spruce	*Picea abies*	14	6	3	Moderate	Growing within wood fence. Single stem. Untagged and not full 360 degree assessment due to wood fence.	Medium	Remove	In conflict with the proposed site plan and underground parkade.	5

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Y	6376	Shared-District	Norway Spruce	*Picea abies*	63	20	4	Poor	Single stem tree with subdominant stem growing from base. Asymmetrical crown suppressed by adjacent trees. Moderate deadwood. Tree is putting of excessive cones which is an indication of stress.	Low	Remove	In conflict with the proposed site plan and underground parkade.	5
Y	6377	On Site	Bitter Cherry	*Prunus emarginata*	46	18	4	High Risk	Growing in landscape area. Tree had been poorly pruned on lower crown. Top 4 m of the main leader is dead.	Nil	Remove	In conflict with the proposed site plan and underground parkade. Meanwhile, pruning for hazard mitigation is recommended until the project's status is determined.	5
Y	6378	On Site	Sycamore Maple	*Acer pseudoplatanus*	16	10	3	Dead	Dead standing tree adjacent within canopy of tree #6377 to private property.	Nil	Remove	In conflict with the proposed site plan and underground parkade and due to its existing condition.	5
Y	6380	On Site	Western Red Cedar	*Thuja plicata*	45	17	4	Moderate	Codominant stem at 4 m with bark inclusion. Roots below existing grade on site. Untagged and not full 360 degree assessment due to wood fence.	Medium	Remove	In conflict with the proposed site plan and underground parkade.	5
Y	6381	On Site	Western Red Cedar	*Thuja plicata*	35	11	3	Poor	Codominant stem off-site tree with multileader. Roots likely restricted by existing curb.	Low	Remove	In conflict with the proposed site plan and underground parkade.	5
Y	6382	On Site	Bitter Cherry	*Prunus emarginata*	16	9	2	Moderate	Growing by existing dwelling in front yard. Roots restricted by existing dwelling. Wound on stem at 5 m. Untagged and not full 360 degree due to wood fence	Medium	Remove	In conflict with the proposed site plan and underground parkade.	5

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Surveyed? Y/N	Tag #	Location	Species Common Name	Botanical Name	DBH (cm)	Height (m)	Dripline Radius (m)	Health and Structure Rating	Comments	Retention Value Rating	Retain/ Remove	Retention/TPZ Comments	*TPZ (m)
Y	6383	On Site	Vine Maple	*Acer circinatum*	20	5	2	Poor	Growing in front yard of existing residential unit. Codominant stem at base. Decay column from base to 0.5 m. Untagged and not full 360 degree due to wood fence	Low	Remove	In conflict with the proposed site plan and underground parkade.	5
Y	6384	On Site	Vine Maple	*Acer circinatum*	20	6	2	Moderate	Growing in landscaping of existing residential unit within wooden retaining wall. Multistem at base. Moderate vigour.	Medium	Remove	In conflict with the proposed site plan and underground parkade.	5
Y	6385	On Site	Douglas-Fir	*Pseudotsuga menziesii*	112	30	8	Moderate	Large, dominant tree growing in landscape area near car park. Root zone under asphalt, concrete path and sidewalk. Roots cracking asphalt. One large visible surface root. Vigorous, symmetrical crown. Single stem.	High	Remove	In conflict with the proposed site plan and underground parkade.	8
Y	6386	On Site	Western Red Cedar	*Thuja plicata*	56	16	5	Moderate	Growing in row of trees by car park. Root zone paved over. Stubs remaining one subdominant stem growing at base. Asymmetrical crown suppressed by adjacent trees.	Medium	Remove	In conflict with the proposed site plan and underground parkade.	5
Y	6387	On Site	English Oak	*Quercus robur*	23	15	6	Moderate	Growing in row of trees by car park. Root zone paved over. Single stem. Asymmetrical crown suppressed by adjacent trees.	Medium	Remove	In conflict with the proposed site plan and underground parkade.	6
Y	6388	On Site	Lawson Cypress	*Chamaecyparis lawsoniana*	74	22	6	Moderate	Growing in row of trees by car park. Root zone paved over. Single stem. Asymmetrical crown suppressed by adjacent trees.	Medium	Remove	In conflict with the proposed site plan and underground parkade.	6
Y	6389	On Site	Bitter Cherry	*Prunus emarginata*	16	7	4	Poor	Growing in row of trees by car park. Root zone paved over. Single stem. Resinosus at 1 m. Heavily suppressed.	Low	Remove	In conflict with the proposed site plan and underground parkade.	5
Y	6390	On Site	Vine Maple	*Acer circinatum*	20	7	3	Moderate	Growing in landscape area by road. Multistem at base. Moderate vigour.	Medium	Remove	In conflict with the proposed site plan and underground parkade.	5

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Surveyed? Y/N	Tag #	Location	Species Common Name	Botanical Name	DBH (cm)	Height (m)	Dripline Radius (m)	Health and Structure Rating	Comments	Retention Value Rating	Retain/ Remove	Retention/TPZ Comments	*TPZ (m)
Y	6391	On Site	Western Red Cedar	*Thuja plicata*	41	16	6	Moderate	Old codominant stem removed leaving old stump at base. Single stem. Asymmetrical crown suppressed by adjacent trees. Roots restricted by existing concrete path.	Medium	Remove	In conflict with the proposed site plan and underground parkade.	6
Y	6392	On Site	Western Red Cedar	*Thuja plicata*	23	9	4	Moderate	Growing in landscape area. Single stem. Crown slightly asymmetrical.	Medium	Remove	In conflict with the proposed site plan and underground parkade.	5
Y	6393	On Site	Western Red Cedar	*Thuja plicata*	58	18	5	Moderate	Growing in landscape area. Single stem. Crown beginning to thin. Asymmetrical crown suppressed by adjacent trees.	Medium	Remove	In conflict with the proposed site plan and underground parkade.	5
Y	6394	On Site	Lawson Cypress	*Chamaecyparis lawsoniana*	160	23	8	Moderate	Growing in landscape area. Root zone compacted by pedestrian path. Multistem at 0.8 m. Bark peeled near base, likely people peeling bark. Asymmetrical crown suppressed by adjacent trees.	Medium	Remove	In conflict with the proposed site plan and underground parkade.	8
Y	6395	On Site	Western Red Cedar	*Thuja plicata*	44	20	4	Moderate	Growing in landscape area. Single stem. Asymmetrical crown suppressed by adjacent tree. Crown beginning to dieback. 80% LCR.	Medium	Remove	In conflict with the proposed site plan and underground parkade. Permission from the district required.	5
Y	DNV01	District	Cascara	*Rhamnus purshiana*	45	5	6	Moderate	Growing in treed area by road. Root zone paved over. Multistem at base. Moderate vigour.	-	Remove	In conflict with the proposed site plan and underground parkade. Permission from the district required.	6
Y	DNV02	District	Cascara	*Rhamnus purshiana*	40	9	5	Moderate	Growing in treed area by road. Root zone paved over. Multistem at base. Moderate vigour.	-	Remove	In conflict with the proposed site plan and underground parkade. Permission from the district required.	5

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Surveyed? Y/N	Tag #	Location	Species Common Name	Botanical Name	DBH (cm)	Height (m)	Dripline Radius (m)	Health and Structure Rating	Comments	Retention Value Rating	Retain/ Remove	Retention/TPZ Comments	*TPZ (m)
Y	DNV03	District	Western Red Cedar	*Thuja plicata*	37	13	4	Moderate	Growing in treed area by road. Root zone paved over. Single stem. Crown slightly suppressed.	-	Remove	In conflict with the proposed site plan and underground parkade. Permission from the district required.	5
Y	DNV04	District	Western Red Cedar	*Thuja plicata*	36	13	4	Moderate	Growing in treed area by road. Root zone paved over. Single stem. Crown slightly suppressed. Moderate vigour.	-	Remove	In conflict with the proposed site plan and underground parkade. Permission from the district required.	5
Y	DNV05	District	Cascara	*Rhamnus purshiana*	50	5	4	Poor	Growing in treed area by road. Root zone paved over. Multistem at base. Previously topped with multiple forked leaders becoming replacement leaders. Moderate vigour.	-	Remove	In conflict with the proposed site plan and underground parkade. Permission from the district required.	5
Y	DNV06	District	Sycamore Maple	*Acer pseudoplatanus*	12	8	3	Moderate	Growing in treed area by road. Root zone paved over. Single stem. Asymmetrical crown suppressed by adjacent trees.	-	Remove	In conflict with the proposed site plan and underground parkade. Permission from the district required.	5
Y	DNV07	District	Western Red Cedar	*Thuja plicata*	56	15	5	Moderate	Growing in treed area by road. Root zone paved over. Single stem. Symmetrical crown.	-	Remove	In conflict with the proposed site plan and underground parkade. Permission from the district required.	5
Y	DNV08	District	Western Red Cedar	*Thuja plicata*	80	18	5	Moderate	Growing in treed area by road. Root zone paved over. Codominant stem at 1.8 m with acute bark inclusion. Crown beginning to thin.	-	Remove	In conflict with the proposed site plan and underground parkade. Permission from the district required.	5

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Surveyed? Y/N	Tag #	Location	Species Common Name	Botanical Name	DBH (cm)	Height (m)	Dripline Radius (m)	Health and Structure Rating	Comments	Retention Value Rating	Retain/ Remove	Retention/TPZ Comments	*TPZ (m)
Y	DNV09	District	Douglas-Fir	*Pseudotsuga menziesii*	38	18	6	Moderate	Growing in treed area by road. Root zone paved over. Single stem. Asymmetrical crown suppressed by adjacent trees.	-	Remove	In conflict with the proposed site plan and underground parkade. Permission from the district required.	6
Y	DNV10	District	Western Red Cedar	*Thuja plicata*	29	15	4	Moderate	Growing in treed area by road. Root zone paved over. Single stem. Asymmetrical crown suppressed by adjacent trees.	-	Remove	In conflict with the proposed site plan and underground parkade. Permission from the district required.	5
Y	DNV11	District	Black Cottonwood	*Populus balsamifera ssp. trichocarpa*	12	8	3	Moderate	Growing in treed area by road. Root zone paved over. Crown suppressed.	-	Remove	In conflict with the proposed site plan and underground parkade. Permission from the district required.	5
Y	DNV12	District	Sitka Mountain-Ash	*Sorbus sitchensis*	13	9	5	Moderate	Growing in treed area by road. Root zone paved over. Crown suppressed.	-	Remove	In conflict with the proposed site plan and underground parkade. Permission from the district required.	5
Y	DNV13	District	Lodgepole Pine	*Pinus contorta*	44	20	8	Poor	Growing in treed area by road. Root zone paved over. Asymmetrical crown suppressed by adjacent trees. Resinosus on various parts of main stem. Crown dying back to 60% LCR.	-	Remove	In conflict with the proposed site plan and underground parkade. Permission from the district required.	8
Y	DNV14	District	Cotoneaster	*Cotoneaster spp.*	20	5	3	Moderate	Growing in treed area by road. Multistem. Moderate vigour.	-	Remove	In conflict with the proposed site plan and underground parkade. Permission from the district required.	8
Y	OS02	Off Site	Red Maple	*Acer rubrum*	14	7	2	Poor	Off-site tree with sunscald damage on west side. Deadwood within. Crown thinning. Roots restricted by existing curb and retaining wall.	-	Remove	In conflict with the proposed detection tank	5

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Surveyed? Y/N	Tag #	Location	Species Common Name	Botanical Name	DBH (cm)	Height (m)	Dripline Radius (m)	Health and Structure Rating	Comments	Retention Value Rating	Retain/ Remove	Retention/TPZ Comments	*TPZ (m)
Y	OS03	Off Site	Red Maple	*Acer rubrum*	15	7	2	Moderate	Off-site tree. Roots restricted by existing curb and retaining wall.	-	Remove	In conflict with the proposed detection tank	5
Y	OS04	Off Site	Vine Maple	*Acer circinatum*	30	6	5	Moderate	Off-site tree north of air vent. Triple stem.	-	Retain	Protect as required.	5
Y	OS05	Off Site	Vine Maple	*Acer circinatum*	12	6	4	Moderate	Off-site tree south of air vent. Roots likely growing against concrete wall.	-	Remove	In conflict with the proposed underground parkade. Permission from the owner required.	5
Y	OS06	Off Site	Western Hemlock	*Tsuga heterophylla*	12	12	3	Moderate	Off-site tree south of air vent. Single stem. Roots likely growing against concrete wall.	-	Remove	In conflict with the proposed underground parkade. Permission from the owner required.	5
Y	OS08	Off Site	Bitter Cherry	*Prunus emarginata*	45	8	4	Moderate	Off-site tree behind fence of a residential unit. Roots below existing grade on site.	-	Retain	Protect as required.	5
N	OS09	Off Site	Black Poplar	*Populus nigra*	40	18	3	Poor	Off-site tree behind fence on laneway. Top 2 m dead. Ivy taking over.	-	Retain	Protect as required.	5
N	OS10	Off Site	English Oak	*Quercus robur*	28	14	7	Moderate	Off-site tree behind fence on laneway. Asymmetrical crown over laneway.	-	Retain	Protect as required.	7
N	OS11	Off Site	Red Alder	*Alnus rubra*	35	14	7	Moderate	Off-site tree behind fence on laneway. Asymmetrical crown. Ivy taken over.	-	Retain	Protect as required.	7
N	OS12	Off Site	Black Poplar	*Populus nigra*	40	18	2	Poor	Off-site tree behind fence on laneway. Asymmetrical crown. Ivy taken over.	-	Retain	Protect as required.	5
N	OS13	Off Site	Sitka Mountain-Ash	*Sorbus sitchensis*	15	4	2	Dead	Small dead off-site tree behind fence on laneway.	-	Retain	Protect as required.	5
N	OS14	Off Site	Black Poplar	*Populus nigra*	70	23	4	Moderate	Large, dominant off-site tree behind fence on laneway.	-	Retain	Protect as required.	5
N	OS15	Off Site	Vine Maple	*Acer circinatum*	35	7	5	Poor	Off-site tree behind fence on laneway. Crown dying back. One stem dead.	-	Retain	Protect as required.	5

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Surveyed? Y/N	Tag #	Location	Species Common Name	Botanical Name	DBH (cm)	Height (m)	Dripline Radius (m)	Health and Structure Rating	Comments	Retention Value Rating	Retain/ Remove	Retention/TPZ Comments	*TPZ (m)
N	OS16	Off Site	Norway Maple	*Acer platanoides*	10	5	3	Poor	Off-site tree behind fence on laneway. Small, self-planted volunteer tree.	-	Retain	Protect as required.	5
N	OS17	Off Site	Chokecherry	*Prunus virginiana*	10	5	3	Moderate	Off-site tree behind fence on laneway.	-	Retain	Protect as required.	5

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Appendix 2 Site Photographs



Photo 1. Overview of commercial lots with parking lot and commercial buildings.



Photo 2. Show decay columns in #6309 in the Hornbeam row.

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Photo 3. Decay column in south leader of off-site tree # 6338.



Photo 4. Trees #6340 and 6341.



Photo 5. Tree #6357.



Photo 6. Off-site trees OS09-OS17.



Photo 7. District trees fronting Baird Rd. Douglas-fir #6385 can be seen in the back of the photo.



Photo 8. Tree #6385.

Appendix 3 Tree Health and Structure Rating Criteria

The tree health and structure ratings used by Diamond Head Consulting summarize each tree based on both positive and negative attributes using five stratified categories. These ratings indicate health and structural conditions that influence a tree's ability to withstand local site disturbance during the construction process (assuming appropriate tree protection) and benefit a future urban landscape.

Excellent: Tree of possible specimen quality, unique species or size with no discernible defects.

Good: Tree has no significant structural defects or health concerns, considering its growing environment and species.

Moderate: Tree has noted health and/or minor to moderate structural defects. This tree can be retained, but may need mitigation (e.g., pruning or bracing) and monitoring post-development. A moderate tree may be suitable for retention within a stand or group, but not suitable on its own.

Poor: Tree is in serious decline from previous growth habit or stature, has multiple defined health or structural weaknesses. It is unlikely to acclimate to future site use change. This tree is not suitable for retention within striking distance of most targets.

Dying/Dead: Tree is in severe decline, has severe defects or was found to be dead.

High Risk: The tree shows severe health decline and/or with major structural weaknesses or decay. Dead or compromised tree parts increase the likelihood of failure, posing a high risk to nearby targets within the timeframe of this report. the tree is not suitable for retention due to deteriorating tree conditions and exceeding thresholds as a risk high or extreme risk as outlined in Appendix 5. See Section 3.2 for individual detailed risk assessments and Appendix 4 for risk rating definitions.

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Appendix 4 Tree Retention Value Rating Criteria

The tree retention value ratings used by Diamond Head Consulting provide guidance for tree retention planning. Each tree in an inventory is assigned to one of four stratified categories that reflect its value as a future amenity and environmental asset in a developed landscape. Tree retention value ratings take in to account the health and structure rating, species profile*, growing conditions and potential longevity assuming a tree's growing environment is not compromised from its current state.

High: Tree suitable for retention. Has a good or excellent health and structure rating. Tree is open grown, an anchor tree on the edge of a stand or dominant within a stand or group. Species of *Populus, Alnus* and *Betula* are excluded from this category.

Medium: Tree suitable for retention with some caveats or suitable within a group**. Tree has moderate health and structure rating, but is likely to require remedial work to mitigate minor health or structural defects. Includes trees that are recently exposed, but wind firm, and trees grown on sites with poor rooting environments that may be ameliorated.

Low: Tree has marginal suitability for retention. Health and structure rating is moderate or poor; remedial work is unlikely to be viable. Trees within striking distance of a future site developments should be removed.

Nil: Tree is unsuitable for retention. It has a dying/dead or poor health and structure rating. It is likely that the tree will not survive, or it poses and unacceptable hazard in the context of future site developments.

* The species profile is based upon mature age and height/spread of the species, adaptability to land use changes and tree species susceptibility to diseases, pathogen and insect infestation.

** Trees that are 'suitable as a group' have grown in groups or stands that have a single, closed canopy. They have not developed the necessary trunk taper, branch and root structure that would allow then to be retained individually. These trees should only be retained in groups.

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Appendix 5 Risk Rating Matrices

Trees with a *probable* or *imminent* likelihood of failure, a *medium* or *high* likelihood of impacting a specified target, and a *significant* or *severe* consequence of failure have been assessed for risk and included in this report (Section 3.2). These two risk rating matrices showing the categories used to assign risk are taken without modification to their content from the International Society of Arboriculture Tree Risk Assessment Qualification Manual.

Matrix 1: Likelihood

Likelihood of Failure	Likelihood of Impacting Target			
	Very Low	**Low**	**Medium**	**High**
Imminent	Unlikely	Somewhat Likely	Likely	Very Likely
Probable	Unlikely	Unlikely	Somewhat Likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat Likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

Matrix 2: Risk Rating

Likelihood of Failure and Impact	Consequences of Failure			
	Negligible	**Minor**	**Significant**	**Severe**
Very Likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat Likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low



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Appendix 6 Construction Guidelines

Tree management recommendations in this report are made under the expectation that the following guidelines for risk mitigation and proper tree protection will be adhered to during construction.

Respecting these guidelines will prevent changes to the soil and rooting conditions, contamination due to spills and waste, or physical wounding of the trees. Any plans for construction work and activities that deviate from or contradict these guidelines should be discussed with the project arborist so that mitigation measures can be implemented.

Tree Protection Zones

A Tree protection zone (TPZ) is determined using either dripline or a DBH multiplier to define a radius measured in all directions from the outside of a tree's trunk. It is typically determined according to local municipal bylaw specifications and may be modified based on professional judgement of the project arborist to accommodate species specific tolerances and site specific growing conditions. For retained trees, the TPZ and fencing indicated in this report are proposed as suitable in relation to the level of disturbance proposed on the site plan provided to the project arborist. Arborist consultation is required if any additional work beyond the scope of the plans provided is proposed near the tree. Work done in addition to the proposed impacts discussed in this report may cause the tree to decline and die.

Tree Protection Fencing: Tree protection zones (TPZs) will be protected by Tree Protection Fencing except where site features constrict roots (e.g., retaining walls or roads), where continual access is required (e.g., sidewalks), or when an acceptable encroachment into the TPZ is proposed, in which case the fencing will be modified. Tree Protection Fencing is shown on the Tree Protection Plan and, where it varies from the TPZ, the rationale is described in the inventory table in Section 3.1.

Within a TPZ, no construction activity, including materials storage, grading or landscaping, may occur without project arborist approval. Within the TPZ, the following are tree preservation guidelines based on industry standards for best practice and local municipal requirements:

- No soil disturbance or stripping.
- Maintain the natural grade.
- No storage, dumping of materials, parking, underground utilities or fires within TPZs or tree driplines.
- Any planned construction and landscaping activities affecting trees should be reviewed and approved by a consulting arborist.
- Install specially designed foundations and paving when these structures are required within TPZs.
- Route utilities around TPZs.
- Excavation within the TPZs should be supervised by a consultant arborist.
- Surface drainage should not be altered in such a way that water is directed in or out of the TPZ.
- Site drainage improvements should be designed to maintain the natural water table levels within the TPZ.

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Prior to any construction activity, Tree Protection Fencing must be constructed as shown on the Tree Protection Plan. The protection barrier or temporary fencing must be at least 1.2 m in height and constructed of 2" by 4" lumber with orange plastic mesh screening. Tree Protection Fencing must be constructed prior to tree removal, excavation or construction and remain intact for the entire duration of construction.

Tree Crown Protection and Pruning

All heavy machinery (excavators, cranes, dump trucks, etc.) working within five meters of a tree's crown should be made aware of their proximity to the tree. If there is to be a sustained period of machinery working within five meters of a tree's crown, a of line of colored flags should be suspended at eye-level of the machinery operator for the length of the protected tree area. Any concerns regarding the clearance required for machinery and workers within or immediately outside tree protection zones should be referred to the project arborist so that a zone surrounding the crowns can be established or pruning measures undertaken. Any wounds incurred to protected trees during construction should be reported to the project arborist immediately.

Unsurveyed Trees

Unsurveyed trees identified by DHC in the Tree Retention Plan have been hand plotted for approximate location only using GPS coordinates and field observations. The location and ownership of unsurveyed trees cannot be confirmed without a legal surveyed. The property owner or project developer must ensure that all relevant on- and off-site trees are surveyed by a legally registered surveyor, whether they are identified by DHC or not.

Removal of logs from sites

Private timber marks are required to transport logs from privately-owned land in BC. It is property owner's responsibility to apply for a timber mark prior to removing any merchantable timber from the site. Additional information can be found at: http://www.for.gov.bc.ca/hth/private-timber-marks.htm

Regulation of Soil Moisture and Drainage

Excavation and construction activities adjacent to TPZs can influence the availability of moisture to protected trees. This is due to a reduction in the total root mass, changes in local drainage conditions, and changes in exposure including reflected heat from adjacent hard surfaces. To mitigate these concerns the following guidelines should be followed:

- Soil moisture conditions within the tree tree protection zones should be monitored during hot and dry weather. When soil moisture is inadequate, supplemental irrigation should be provided that penetrates soil to the depth of the root system or a minimum of 30 cm.
- Any planned changes to surface grades within the TPZs, including the placement of mulch, should be designed so that any water will flow away from tree trunks.
- Excavations adjacent to trees can alter local soil hydrology by draining water more rapidly from TPZs more rapidly than it would prior to site changes. It is recommended that when excavating within 6 m of any tree, the site be irrigated more frequently to account for this.

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Root Zone Enhancements and Fertilization

Root zone enhancements such as mulch, and fertilizer treatments may be recommended by the project arborist during any phase of the project if they deem it necessary to maintain tree health and future survival.

Paving Within and Adjacent to TPZs

If development plans propose the construction of paved areas and/or retaining walls close to TPZs, measures should be taken to minimize impacts. Construction of these features would raise concerns for proper soil aeration, drainage, irrigation and the available soil volume for adequate root growth. The following design and construction guidelines for paving and retaining walls are recommended to minimize the long-term impacts of construction on protected trees:

- Any excavation activities near or within the TPZ should be monitored by a certified arborist. Structures should be designed, and excavation activities undertaken to remove and disturb as little of the rooting zone as possible. All roots greater than 2 cm in diameter should be hand pruned by a Certified Arborist.
- The natural grade of a TPZ should be maintained. Any retaining walls should be designed at heights that maintain the existing grade within 20 cm of its current level. If the grade is altered, it should be raised not reduced in height.
- Compaction of sub grade materials can cause trees to develop shallow rooting systems. This can contribute to long-term pavement damage as roots grow. Minimizing the compaction of subgrade materials by using structural soils or other engineered solutions and increasing the strength of the pavement reduces reliance on the sub-grade for strength.
- If it is not possible to minimize the compaction of sub-grade materials, subsurface barriers should be considered to help direct roots downward into the soil and prevent them from growing directly under the paved surfaces.

Plantings within TPZs

Any plans to landscape the ground within the TPZ should implement measures to minimize negative impacts on the above or below ground parts of a tree. Existing grass layer in TPZs should not be stripped because this will damage surface tree roots. Grass layer should be covered with mulch at the start of the project, which will gradually kill the grass while moderating soil moisture and temperatures. Topsoil should be mixed with the mulch prior to planting of shrubs, but new topsoil layer should not be greater than 20 cm deep on top of the original grade. Planting should take place within the newly placed topsoil mixture and should not disturb the original rooting zone of the trees. A two-meter radius around the base of each tree should be left unplanted and covered in mulch; a tree's root collar should remain free from any amendments that raise the surface grade.

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Monitoring during construction

Ongoing monitoring by a consultant arborist should occur for the duration of a development project. Site visits should be more frequent during activities that are higher risk, including the first stages of construction when excavation occurs adjacent to the trees. Site visits will ensure contractors are respecting the recommended tree protection measures and will allow the arborist to identify any new concerns that may arise.

During each site visit the following measures will be assessed and reported on by a consulting arborist:

- Health and condition of protected trees, including damage to branches, trunks and roots that may have resulted from construction activities, as will the health of. Recommendations for remediation will follow.
- Integrity of the TPZ and fencing.
- Changes to TPZ conditions including overall maintenance, parking on roots, and storing or dumping of materials within TPZ. If failures to maintain and respect the TPZ are observed, suggestions will be made to ensure tree protection measures are remediated and upheld.
- Review and confirmation of recommended tree maintenance including root pruning, irrigation, mulching and branch pruning.
- Changes to soil moisture levels and drainage patterns; and
- Factors that may be detrimentally impact the trees.

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Appendix 7 Report Assumptions and Limiting Conditions

1) Unless expressly set out in this report or these Assumptions and Limiting Conditions, Diamond Head Consulting Ltd. ("Diamond Head") makes no guarantee, representation or warranty (express or implied) regarding this report, its findings, conclusions or recommendations contained herein, or the work referred to herein.

2) The work undertaken in connection with this report and preparation of this report have been conducted by Diamond Head for the "Client" as stated in the report above. It is intended for the sole and exclusive use by the Client for the purpose(s) set out in this report. Any use of, reliance on or decisions made based on this report by any person other than the Client, or by the Client for any purpose other than the purpose(s) set out in this report, is the sole responsibility of, and at the sole risk of, such other person or the Client, as the case may be. Diamond Head accepts no liability or responsibility whatsoever for any losses, expenses, damages, fines, penalties or other harm (including without limitation financial or consequential effects on transactions or property values, and economic loss) that may be suffered or incurred by any person as a result of the use of or reliance on this report or the work referred to herein. The copying, distribution or publication of this report (except for the internal use of the Client) without the express written permission of Diamond Head (which consent may be withheld in Diamond Head's sole discretion) is prohibited. Diamond Head retains ownership of this report and all documents related thereto both generally and as instruments of professional service.

3) The findings, conclusions and recommendations made in this report reflect Diamond Head's best professional judgment given the information available at the time of preparation. This report has been prepared in a manner consistent with the level of care and skill normally exercised by arborists currently practicing under similar conditions in a similar geographic area and for specific application to the trees subject to this report on the date of this report. Except as expressly stated in this report, the findings, conclusions and recommendations it sets out are valid for the day on which the assessment leading to such findings, conclusions and recommendations was conducted. If generally accepted assessment techniques or prevailing professional standards and best practices change at a future date, modifications to the findings, conclusions, and recommendations in this report may be necessary. Diamond Head expressly excludes any duty to provide any such modification if generally accepted assessment techniques and prevailing professional standards and best practices change.

4) Conditions affecting the trees subject to this report (the "Conditions", include without limitation, structural defects, scars, decay, fungal fruiting bodies, evidence of insect attack, discolored foliage, condition of root structures, the degree and direction of lean, the general condition of the tree(s) and the surrounding site, and the proximity of property and people) other than those expressly addressed in this report may exist. Unless otherwise stated information contained in this report covers only those Conditions and trees at the time of inspection. The inspection is limited to visual examination of such Conditions and trees without dissection, excavation, probing or coring. While every effort has been made to ensure that any trees recommended for retention are both healthy and safe, no guarantees, representations or warranties are made (express or implied) that those trees will not be subject to structural failure or decline. The Client acknowledges that it is both professionally and practically impossible to predict with absolute certainty the behavior of any single

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tree, or groups of trees, in all given circumstances. Inevitably, a standing tree will always pose some risk. Most trees have the potential for failure and this risk can only be eliminated if the risk is removed. If Conditions change or if additional information becomes available at a future date, modifications to the findings, conclusions, and recommendations in this report may be necessary. Diamond Head expressly excludes any duty to provide any such modification of Conditions change or additional information becomes available.

5) Nothing in this report is intended to constitute or provide a legal opinion and Diamond Head expressly disclaims any responsibility for matters legal in nature (including, without limitation, matters relating to title and ownership of real or personal property and matters relating to cultural and heritage values). Diamond Head makes no guarantee, representation or warranty (express or implied) as to the requirements of or compliance with applicable laws, rules, regulations, or policies established by federal, provincial, local government or First Nations bodies (collectively, "Government Bodies") or as to the availability of licenses, permits or authorizations of any Government Body. Revisions to any regulatory standards (including bylaws, policies, guidelines an any similar directions of a Government Bodies in effect from time to time) referred to in this report may be expected over time. As a result, modifications to the findings, conclusions and recommendations in this report may be necessary. Diamond Head expressly excludes any duty to provide any such modification if any such regulatory standard is revised.

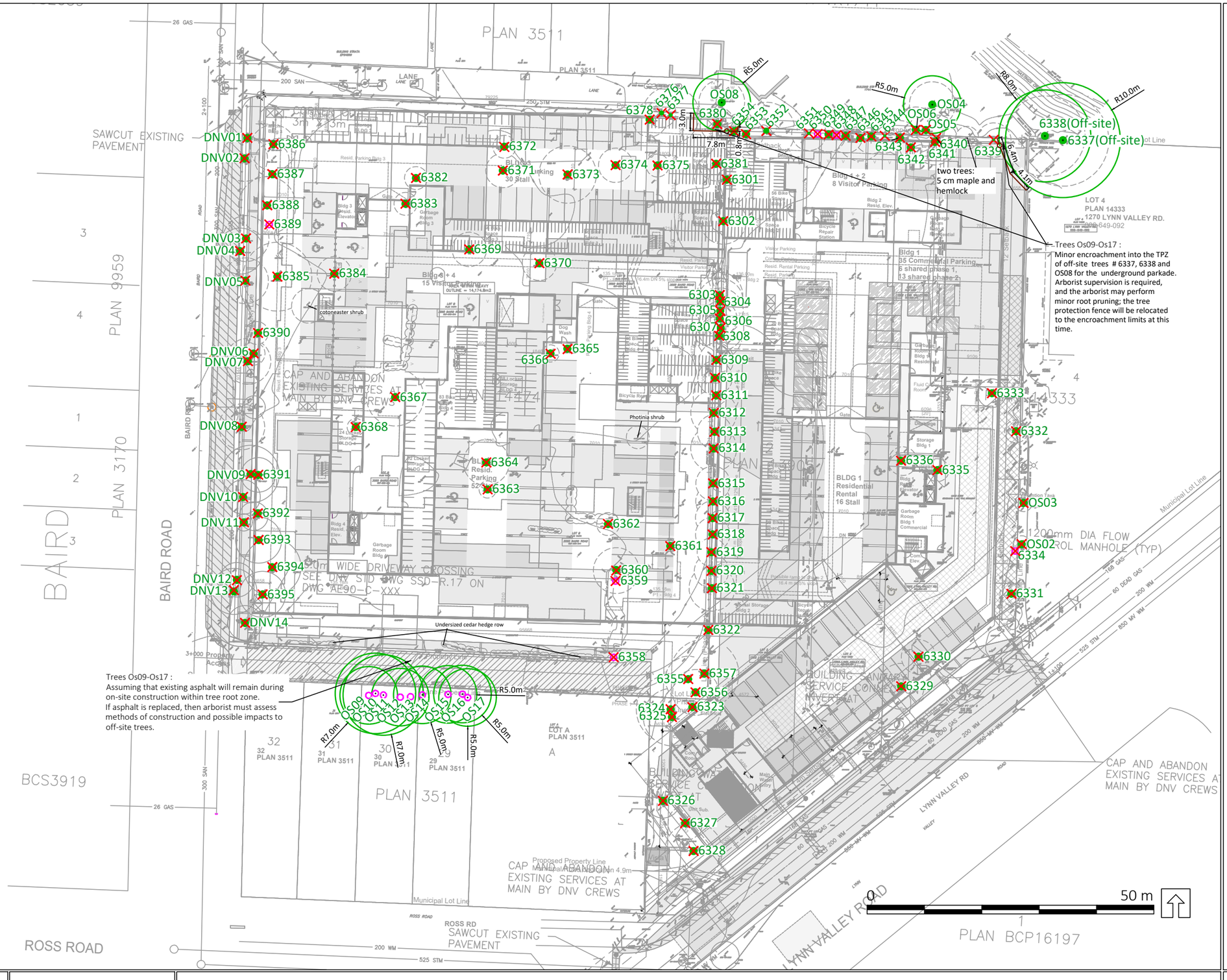
6) Diamond Head shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.

7) In preparing this report, Diamond Head has relied in good faith on information provided by certain persons, Government Bodies, government registries and agents and representatives of each of the foregoing, and Diamond Head assumes that such information is true, correct and accurate in all material respects. Diamond Head accepts no responsibility for any deficiency, misinterpretations or fraudulent acts of or information provided by such persons, bodies, registries, agents and representatives.

8) Sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.

9) Loss or alteration of any part of this report invalidates the entire report.

DRAFT



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Drawing title: Tree Management Plan
Project address: 1260 Lynn Valley Road, 3050 Baird Road and 1202 Ross Road
Client: Polygon

Drawing No: 001
Date: 2025/06/25
Drawn by: JB
Page Size: TABLOID 11"x17"

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Polygon Pacific Homes
900 – 1333 West Broadway
Vancouver, BC
V6H 3Y4

March 22nd, 2021
File:18586

Attention: Matthew Carter

Re: Geotechnical Investigation Report: Proposed Mixed-Use Development
1246 – 1262 Lynn Valley Road, North Vancouver, BC

1.0 INTRODUCTION

We understand that a new mixed-use development is proposed for the above referenced site. Design drawings have not yet been provided; however, we understand that the development is to consist of 155 residential homes and commercial space over 2 levels of underground parking. The underground portion of the development is expected to be constructed in close proximity to property lines. We anticipate that the excavation required for the 2 levels of underground could vary from 6 m to 8 m below existing grades.

This report provides the results of our field investigation and makes geotechnical recommendations for the design and construction of the proposed development. It was prepared exclusively for Polygon Pacific Homes, for their use and for the use of others on their development team. We also expect this report to be used by the District of North Vancouver in the development and permitting process.

2.0 SITE DESCRIPTION

The development site is comprised of two contiguous lots and is irregular in shape. The properties are located on the north side of Lynn Valley Road and are bounded by existing residential or commercial developments to the north, west and east. The site gently slopes from 140 m geodetic at the south to 139 m geodetic at the north. The two lots have an approximate area of 6,170 m^2 (DNV GEOweb Property Viewer, 2021).

At the time of our investigation each of the proposed development lots were improved with commercial buildings, up to 2 levels above grade, paved parking and landscaped areas. The location of the site and the current improvements is shown on Drawing No. 18586-01.

3.0 FIELD INVESTIGATION

GeoPacific Consultants Ltd. conducted an investigation of the above referenced site on March 17th, 2021. At that time, a total of three solid stem auger test holes, supplemented with two dynamic cone penetration tests (DCPT's), were advanced to depths of up to 10.7 m below existing grades using a track mounted auger drill rig supplied by Uniwide Drilling, of Prince George, B.C. Two of the test holes were finished as groundwater monitoring wells to determine the groundwater conditions present at the site.

The approximate locations of the test holes are shown on our attached Drawing No. 18586-01, following

the text of this report.

4.0 SUBSURFACE CONDITIONS

4.1 Soil Conditions

According to the Geological Survey of Canada Map 1486A the regional geology is described as Capilano sediments overlying Vashon drift glacial till. A general description of the soils encountered at the site during our investigation is provided below.

Asphalt / Fill

All three test holes were advanced in locations with asphaltic surfacing. The asphalt was underlain by up to 0.9 m of compact to dense, silty sand to sandy silt and gravel fill.

Silt

Silt was observed to underly the asphalt and fill described above. DCPT soundings indicate that the silt ranged from stiff to very stiff. Generally, the silt was noted to be grey brown with oxidation mottling and dry to moist. This stratum extended down to 1.5 m to 3.4 m below existing grades.

Silty Sand and Gravel (Glacial Till)

Silty sand and gravel was encountered at all three test holes at depths ranging from 1.5 m to 3.4 m below existing grades. Our observations indicate that the glacial till contact dips towards the northwest (TH21-01). The glacial till was relatively less silty from 3.4 m to 4.6 m at TH21-01. The cobble content increased with depth at all test hole locations and the till was generally very dense and grey to grey-brown. The glacial soils were observed to become wet and sandier at approximately 7.6 m below grades at TH21-01 and sample recovery was poor. Auger refusal occurred within this stratum at TH21-02 and TH21-03, but was present to the extent of exploration at TH21-01 (10.7 m below grades).

For specific subsurface soil descriptions at each test hole location, please review our test hole logs in Appendix A, following this report.

4.2 Groundwater Conditions

The static groundwater table was not encountered during our investigation and is expected to be well below anticipated development grades. However, a localized moist to wet zone was observed within the glacial till at TH21-01. We expect that this groundwater is perched within a sandier zone in the glacial till. The soils at TH21-02 and TH21-03 were generally dry. Groundwater monitoring wells were installed within the glacial soils to better understand the groundwater conditions at the site. The following table presents our initial groundwater measurements recorded at the site.

Table 1: Well Screen Details and Initial Groundwater Measurements

Well #	Estimated Well Head Elevation (m geo)	Screened Interval Elevation (m geo)	March 17th 2021	
			Groundwater Depth (m bgs)	Groundwater Elevation (m geo)
MW21-01	139.0	131.0 to 129.5	6.6	132.4
MW21-03	140.0	135.1 to 133.6	5.5	134.5

The initial groundwater measurements indicate that the perched groundwater level within the glacial till varies from approximately 5.5 to 6.5 m below existing grades (132.5 m geodetic to 134.5 m geodetic). Anticipated excavation depth could range from 6 m to 8 m below existing grades, as such, we expect that the proposed excavation may encounter perched groundwater. Groundwater data should be collected and reviewed when final design drawings are available.

5.0 DISCUSSION

Design drawings have not yet been provided; however, we understand that the development is to consist of 155 residential homes and commercial space over 2 levels of underground parking. The underground portion of the development is expected to be constructed in close proximity to property lines. We anticipate that the excavation required for the 2 levels of underground could vary from 6 m to 8 m below existing grades.

Based on the expected footing elevations, we anticipate that footings will be founded on undisturbed very dense glacial till, which is considered to provide suitable support for the proposed structure. We anticipate that the development can be adequately supported on conventional pad and strip foundations. Due to the below grade structure's proximity to property lines, we anticipate that a vertical shored excavation will be required on all sides of the development site. Shoring requirements will ultimately depend on the final site layout, footing elevations, and the presence of nearby utilities.

It is expected that Polygon Pacific Homes will endeavor to obtain an encroachment agreement with the neighboring properties to the west, north or east to permit conventional anchored shotcrete shoring to be used for excavation support. If unsuccessful, vertical elements and bracing may be required in place of conventional shotcrete shoring. See section 6.6 for additional recommendations.

The existing soils on-site are <u>not</u> considered liquefiable during the design earthquake defined in the 2019 Vancouver Building By-Law.

We confirm, from a geotechnical standpoint, that the proposed residential development is feasible, provided the recommendations outlined in section 6.0 of this report are incorporated into the overall design.

6.0 DESIGN RECOMMENDATIONS

6.1 Site preparation

Prior to construction of foundations and grade supported slabs, all materials considered to compromise the design recommendations following this section are to be removed. These materials include, but are not limited to, vegetation, organic topsoils, variable fills, and loose or otherwise disturbed materials. However,

we expect that stripping depths will be governed by slab and footing elevations rather than soil conditions for the majority of the development.

Should grade reinstatement be required in locations not supporting foundations, we recommend the use of engineered fill. "Engineered Fill" is defined as ***clean sand to sand and gravel*** *containing silt and clay less than 5 % by weight*, compacted in 300 mm loose lifts to a minimum of 98% of the ASTM D698 (Standard Proctor) maximum dry density at a moisture content that is within 2% of optimum for compaction. Grade reinstatement below foundation locations will require the use of minimum 5MPa lean mix concrete.

6.2 Foundations

Based on the preliminary design information provided and the soil conditions encountered on site, we envisage that footings will be founded on very dense glacial till as described in Section 4.1 above.

We recommend that footings placed on a subgrade of very dense soil, prepared as described above, may be designed on the basis of a serviceability limit state (SLS) bearing pressure of 400 kPa and a factored ultimate limit state (ULS) bearing pressure of 600 kPa for pad or strip footings.

Irrespective of bearing pressures, footings should not be less than 450 mm in width for strip foundations and not less than 600 mm in width for square or rectangular foundations. Foundations should also be buried a minimum of 460 mm below the surface for frost protection.

We expect that the settlement of footings designed as recommended should be within the normally acceptable limits of 25 mm total and 2 mm per m differential.

Adjacent foundations constructed at differing elevation should be offset from each other by a minimum distance of twice the difference in elevation 2:1 (H:V). For example, two foundations separated by 1.0 m in elevation should be offset horizontally from each other by a minimum distance of 2.0 m as measured from the inside edges of those foundations. Foundations constructed within 2:1 (H:V) of each other may impose additional vertical and horizontal forces on lower foundation, columns, and/or foundation walls. GeoPacific should review foundation layouts which do not achieve the minimum 2:1 (H:V) offset

Foundation subgrades of all buildings must be reviewed by a geotechnical engineer prior to footing construction.

6.3 Seismic Design of Foundations

A design seismic hazard having a 2% probability of exceedance in a 50 year period (return period of 1 in 2,475 years) would result in a peak ground acceleration (PGA) of 0.332g for this site.

The subgrade underlying the site may be classified as Site Class C as defined in Table 4.1.8.4A of the 2019 Vancouver Building By-Law. The subsurface soils beyond the depth of foundations are not considered prone to ground liquefaction or other forms of ground softening caused by earthquake induced ground motions.

6.4 Slab-On-Grade Floors

Floor slabs should be underlain by a minimum of 150 mm of free draining granular material, such as 19 mm clear crushed gravel, compacted tightly in place. General grade reinstatement or backfill beneath slab on grade areas should be done with engineered fill, as described in Section 6.1. The free draining under slab

layer (gravel) should be hydraulically connected to the perimeter drainage system to facilitate the removal of any water which accumulates under the slab.

Compaction of the slab-on-grade fill must be reviewed by the geotechnical engineer.

6.5 Site and Foundation Drainage

Slab elevations for the underground portion of the development have not yet been provided. We assume that the excavation depth for the proposed 2 levels of underground would range from 6 m to 8 m below existing grades. The initial groundwater measurements recorded at the site indicate that the perched groundwater level at the site ranges from approximately 5.5 m to 6.6 m below existing grades. Thus, the proposed excavation will likely encounter the perched groundwater level. The proceeding drainage recommendations should be reviewed once final design drawings are available.

We expect groundwater inflows during construction can be managed with conventionally pumped sumps. We recommend that the mechanical design assume an inflow of 20 – 30 L/min into the excavation for sizing of the sump pump.

A perimeter drainage system will be required for the below grade structure to prevent the development of hydrostatic pressure on the foundation walls and the basement floor slabs. Long term steady state flows are expected to be less than 5 L/min for post construction.

6.6 Temporary Excavations and Shoring

Due to the structure's anticipated proximity to property lines and neighbouring structures, we expect that a vertical shored excavation will be required on all sides of the development.

It is our opinion that the soils onsite are sufficiently strong to allow for typical anchored shotcrete shoring, which is the most economical method for the expected excavation depth and soil conditions. We expect that conventional anchors will be appropriate for the majority of the site. However, we recommend an allowance be made for injection type hollow core anchors in the event that saturated seams of sand or gravel are encountered within the glacial till.

We understand that Polygon Pacific Homes will attempt to secure encroachment agreements with the neighboring properties to the west, north or east. If this is not achieved, vertical elements will be required to provide soil support on these sides of the excavation. Additionally, some method of horizontal restraint such as rakers, struts or corner braces will be required. It should be noted that these internally supported shoring methods are often costly and require coordination with the structural design.

Our experience in this area indicate that cobbles and boulders are present in the glacial till. Cobbles and small boulders can typically be removed with conventional excavation equipment. However, large boulders and bedrock may require splitting/blasting to facilitate their removal from site.

Temporary cut slopes in excess of 1.2 m in height require review by a professional engineer in accordance with WorkSafe BC guidelines.

6.7 Earth Pressures on Foundation Walls

We expect the foundation walls to be fully restrained at the location of intervening floors and somewhat flexible (capable of some rotation) between the floors. We assume that a vertical excavation cut will be supported using a shoring system with no working space and a drained cavity between the shoring and foundation walls.

We recommend that foundation walls be designed to resist the following lateral earth pressures:

Static:	Triangular soil pressure distribution of 4.0 H (kPa), where H is equal to the total wall height in metres.
Seismic:	Inverted triangular soil pressure distribution of 2.0 H (kPa), where H is equal to the total wall height in metres.

The preceding loading recommendations assumes synthetic drainage behind the foundation walls. We expect that the perimeter drainage system will be connected to the synthetic drainage material and sufficiently the groundwater level such that hydrostatic pressures against the foundation walls are eliminated.

Any additional surcharge load located near the foundation walls should be added to the earth pressures given.

The geotechnical engineer should be contacted for the review of all backfill materials and procedures.

7.0 FIELD REVIEWS

The preceding sections make recommendations for the design and construction of the proposed development. We have recommended the review of certain aspects of the design and construction. It is important that these reviews are carried out to ensure that our intentions have been adequately communicated. It is also important that any contractors working on the site review this document prior to commencing their work.

It is the responsibility of the contractors working on-site to inform GeoPacific a minimum of 48 hours in advance that a field review is required. In summary, reviews are required by geotechnical engineer for the following portions of the work.

1. Excavation	Review of temporary cut slopes and soil conditions.
2. Shoring	Review of shotcrete shoring construction, anchor installation, testing, and de-tensioning, and anchor/shoring removal.
3 Engineered Fill	Review of fill materials and compaction;
4. Foundations	Review of foundation subgrades.
5. Slab on-grade	Review of subgrade and under slab fill materials and compaction.
6. Backfill	Review of backfill materials and placement against foundation walls.

It is critical that these reviews are carried out to ensure that our intentions have been adequately communicated. It is also critical that contractors working on the site view this document in advance of any work being carried out so that they become familiar with the sensitive aspects of the works proposed. It is the responsibility of the developer to notify GeoPacific Consultants Ltd. when conditions or situations not outlined within this document are encountered.

8.0 CLOSURE

This report has been prepared exclusively for Polygon Pacific Homes for the purpose of providing geotechnical recommendations for the design and construction of the proposed development described herein. The report remains the property of GeoPacific Consultants Ltd. and unauthorized use, or duplication of this report is prohibited.

We are pleased to be of assistance to you on this project and we trust that our comments and recommendations are both helpful and sufficient for your current purposes. If you would like further details or would like clarification of any of the above, please do not hesitate to call.

For:

GeoPacific Consultants Ltd.

Reviewed By:



MAR 2 2 2021

Adam Zywotkiewicz, B.Sc., GIT
Project Geologist

Matt Kokan, M.A.Sc., P.Eng.
Principal Engineer



N
W E
S

SITE PLAN

SCALE = NTS

LEGEND:

◇ MW21-## – MONITORING WELL (MW) LOCATION

⊕ TH21-## – TEST HOLE (TH) LOCATION

LOCATIONS ARE APPROXIMATE

REFERENCE:

GEOWeb, 2021

GEOPACIFIC
VANCOUVER KAMLOOPS CALGARY
1779 W. 75th Avenue
Vancouver, B.C. V6P 6P2
P 604.439.0922
F 604.439.9189

DATE:	MARCH 22, 2021	
DRAWN BY: AZ	APPROVED BY:	REVIEWED BY: MJK
SCALE:	NTS	

GEOTECHNICAL INVESTIGATION

1246 & 1262 Lynn Valley Road, North Vancouver, BC

SITEPLAN

FILE NO.: 18586

DWG. NO.: 18586-01

REVISIONS:
A.
B.
C.

APPENDIX 'A'

Test Hole Log: TH21-01 (MW21-01)

File: 18586
Project: Proposed Mixed-Use Development
Client: Polygon Homes
Site Location: 18586

GEOPACIFIC CONSULTANTS
1779 West 75th Avenue, Vancouver, BC, V6P 6P2
Tel: 604-439-0922 Fax:604-439-9189

Depth (ft / m)	Symbol	SOIL DESCRIPTION	Depth (m)
0 / 0		Ground Surface	0.0
		Asphalt	
		Silty Sand and Gravel (Fill) Silty sand and gravel, compact to dense, moist, grey	0.9
3 / 1			1.2
		Sand Sand, some silt, some gravel, compact, grey brown, dry to moist	
		Silt Silt, very stiff, brown with oxidation mottling, dry	
10 / 3			3.4
		Silty Sand and Gravel Silty sand and gravel, cobbles throughout, very dense, grey brown, moist	
35 / 10		End of Borehole	10.7

Moisture Content (%)

DCPT (blows per foot) 10 30 50 70 90
9, 21, 18, 18, 26, 17, 16, 16, 16, 10, 67, >100

Groundwater / Well

Remarks

Till becomes wet at 7.6 m, poor sample recovery

Hollow stem refusal at 9.4 m

Logged: AZ
Method: SS Auger
Date: March 17, 2021

Datum: Existing Grades
Figure Number:
Page: 1 of 1

Test Hole Log: TH21-02

File: 18586
Project: Proposed Mixed-Use Development
Client: Polygon Homes
Site Location: 18586

GEOPACIFIC CONSULTANTS
1779 West 75th Avenue, Vancouver, BC, V6P 6P2
Tel: 604-439-0922 Fax:604-439-9189

Depth (ft / m)	Symbol	SOIL DESCRIPTION	Depth (m)
0 / 0		Ground Surface	0.0
0 – 2 / 0 – 0.6		***Asphalt***	0.6
2 – 5 / 0.6 – 1.5		***Silty Sand and Gravel (Fill)*** Silty sand and gravel, compact to dense, dry, grey	1.5
5 – 7 / 1.5 – 2		***Silt*** Silt, very stiff, brown with oxidation mottling, dry	
7 – 16 / 2 – 4.9		***Silty Sand and Gravel*** Silty sand and gravel, cobbles throughout, very dense, grey brown, moist	4.9
16 / 5		End of Borehole	

Moisture Content (%)

DCPT (blows per foot) 10 30 50 70 90
7
16
17
23
50
100

Groundwater / Well

Remarks: Auger refusal at 4.9 m below grades

Logged: AZ
Method: SS Auger
Date: March 17, 2021

Datum: Existing Grades
Figure Number:
Page: 1 of 1

Test Hole Log: TH21-03 (MW21-03)

File: 18586
Project: Proposed Mixed-Use Development
Client: Polygon Homes
Site Location: 18586

GEOPACIFIC CONSULTANTS
1779 West 75th Avenue, Vancouver, BC, V6P 6P2
Tel: 604-439-0922 Fax:604-439-9189

Depth (ft / m)	Symbol	SOIL DESCRIPTION	Depth (m)
0 / 0		Ground Surface	0.0
		Asphalt	0.6
1 / 1		***Silty Sand and Gravel (Fill)*** Silty sand and gravel, compact to dense, dry, brown	1.5
2 / 2		***Silt*** Silt, very stiff, brown with oxidation mottling, dry	
3 / 3		***Silty Sand and Gravel*** Silty sand and gravel, cobbles throughout, very dense, grey brown, dry to moist	
4 / 4			
5 / 5			
6 / 6			
7 / 7			
8 / 8			
9 / 9			
10 / 10			
11 / 11			
12 / 12			

Moisture Content (%)

DCPT (blows per foot): 10 30 50 70 90
6, 8, 31, 25, 15, 14, 51, 100

Groundwater / Well

Remarks: Auger refusal at 6.4 m below grades

Logged: AZ
Method: SS Auger
Date: March 17, 2021

Datum: Existing Grades
Figure Number:
Page: 1 of 1

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Polygon Pacific Homes
900 – 1333 West Broadway
Vancouver, BC
V6H 3Y4

October 18, 2021
File:19978

Attention: Jacqueline Garvin

Re: Geotechnical Investigation Report: Proposed Mixed-Use Development
3050 Baird Road, North Vancouver, BC

1.0 INTRODUCTION

We understand that Polygon Pacific Homes intend to proceed with the redevelopment of the above referenced site. Preliminary information provided to us indicates that the proposed development is to consist of two 4 to 5 storey buildings constructed over a common 2 or 3 level parkade. We anticipate that the excavation could be up to 12 m below existing grades, but this ultimately depends on the finalized parkade design.

This report provides the results of our field investigation and makes geotechnical recommendations for the design and construction of the proposed development. It was prepared exclusively for Polygon Pacific Homes, for their use and for the use of others on their development team. We also expect this report to be used by the District of North Vancouver in the development and permitting process.

2.0 SITE DESCRIPTION

The development site is comprised of a single lot and is roughly rectangular in shape. The property is located approximately 100 m west of the intersection of Lynn Valley Road and Mountain Highway. The site is bounded by Baird Road to the west, an existing commercial development to the east and southeast, and existing single family homes to the north and south. Currently the site is improved with low rise apartment buildings, paved access ways and landscaped yards. The site is generally flat at an elevation of approximately 139 m geodetic with small localized low points at 138 m geodetic and encompasses an area of approximately 7,750 m^2 (DNV GEOweb Property Viewer, 2021).

The location of the site and the current improvements is shown on Drawing No. 19978-01.

3.0 FIELD INVESTIGATION

GeoPacific Consultants Ltd. conducted an investigation of the above referenced site on October 8th, 2021. At that time, a total of four solid stem auger test holes, each supplemented with a dynamic cone penetration test (DCPT) sounding, were advanced to depths of up to 9.1 m below existing grades using a track mounted auger drill rig supplied by Uniwide Drilling, of Prince George, B.C. One of the test holes was finished as a groundwater monitoring well to determine the groundwater conditions present at the site.

The approximate locations of the test holes are shown on our attached Drawing No. 19978-01, following the text of this report.

4.0 SUBSURFACE CONDITIONS

4.1 Soil Conditions

According to the Geological Survey of Canada Map 1486A the regional geology is described as Capilano sediments overlying Vashon drift glacial till. A general description of the soils encountered at the site during our investigation is provided below.

Asphalt / Fill

All four test holes were advanced in locations with asphaltic surfacing underlain by approximately 0.3 m of compact sand and gravel fill.

Sand to Silty Sand

At TH21-01 and TH21-02, up to 0.6 m of compact sand to silty sand was observed to underlie the asphalt and fill. It was noted to be brown to light brown, dry to moist and mottled.

Silt to Sandy Silt

Silt to sandy silt was encountered at all four test holes at depths ranging from 0.6 to 1.2 m below existing grades. This stratum was generally sandy at the upper contact and fined with depth. It was noted to be light brown to grey with oxidation mottling and be moist to wet. DCPT soundings indicate that this stratum was generally firm. The silt layer was noted to extend down to 2.0 to 4.7 m below existing grades and be thickest at the southwest corner of the site (TH21-03).

Silty Sand and Gravel (Glacial Till)

Glacial till was encountered at depths ranging from 2.0 to 4.7 m below existing site grades. The glacial till consisted of silty sand and gravel. It was noted to be grey brown to grey, dry to moist, very dense and contain cobbles throughout. DCPT refusal occurred at the upper contact of the glacial till at all test hole locations. Auger refusal also occurred within the glacial till at all test hole locations at depths ranging from 3.2 to 9.1 m below existing grades. However, based on our experience in the area we expect that the glacial till extends well below the contemplated excavation depths.

For specific subsurface soil descriptions at each test hole location, please review our test hole logs in Appendix A, following this report.

4.2 Groundwater Conditions

The static groundwater level was not encountered during our investigation and is expected to be below the anticipated development grades. Some light seepage of perched groundwater was noted at the upper contact with the glacial till during drilling.

One groundwater monitoring well was installed at the site to determine if perched groundwater exists within the glacial soils. The following table summarizes the well installation details and the initial manual measurement recorded at the site.

Table 1: Well Screen Details and Initial Groundwater Measurement

Well #	Estimated Well Head Elevation (m geo)	Screened Interval Elevation (m geo)	March 17th, 2021	
			Groundwater Depth (m bgs)	Groundwater Elevation (m geo)
MW21-01	139.0	132.3 to 130.8	7.5	131.5

The initial groundwater measurement indicates that the perched groundwater level within the glacial till is at approximately 7.5 m below existing grades. We are of the opinion that this perched groundwater is trapped in a sandier zone within the till. Groundwater of this nature generally drains quickly during excavation and typically does not create persistent drainage.

5.0 DISCUSSION

Preliminary information provided to us indicates that the proposed development is to consist of two 4 to 5 storey buildings constructed over a common 2 or 3 level parkade. We anticipate that the excavation for the underground parking could be up to 12 m below existing grades, but this ultimately depends on the finalized parkade design.

Based on the expected footing elevations, we anticipate that footings will be founded on undisturbed very dense glacial till, which is considered to provide suitable support for the proposed structure. However, depending on the finalized parkade design, soil conditions may need to be confirmed.

We anticipate that the development can be adequately supported on conventional pad and strip foundations. Due to the below grade structure's proximity to property lines, we anticipate that a vertical shored excavation will be required on all sides of the development site. Shoring requirements will ultimately depend on the final site layout, footing elevations, and the presence of nearby utilities.

The existing soils on-site are not considered liquefiable during the design earthquake defined in the 2018 British Columbia Building Code (BCBC).

We confirm, from a geotechnical standpoint, that the proposed residential development is feasible, provided the recommendations outlined in section 6.0 of this report are incorporated into the overall design.

6.0 DESIGN RECOMMENDATIONS

6.1 Site preparation

Regardless of whether the building is constructed over a 2 or 3 level parkade, it is expected to be founded below the depths of any unsuitable soils at the site. Prior to construction of foundations and grade supported slabs, all materials considered to compromise the design recommendations following this section are to be removed. These materials include, but are not limited to, vegetation, organic topsoils, variable fills, and loose or otherwise disturbed materials. However, we expect that stripping depths will be governed by slab and footing elevations rather than soil conditions for the majority of the development.

Should grade reinstatement be required in locations not supporting foundations, we recommend the use of engineered fill. "Engineered Fill" is defined as ***clean sand to sand and gravel*** *containing silt and clay less than 5 % by weight*, compacted in 300 mm loose lifts to a minimum of 98% of the ASTM D698 (Standard Proctor) maximum dry density at a moisture content that is within 2% of optimum for compaction. Grade reinstatement below foundation locations will require the use of minimum 5MPa lean mix concrete.

6.2 Foundations

Based on the preliminary design information provided and the soil conditions encountered on site, we envisage that footings will be founded on very dense glacial till as described in Section 4.1 above.

We recommend that footings placed on a subgrade of very dense soil, prepared as described above, may be designed on the basis of a serviceability limit state (SLS) bearing pressure of 400 kPa and a factored ultimate limit state (ULS) bearing pressure of 600 kPa for pad or strip footings.

Irrespective of bearing pressures, footings should not be less than 450 mm in width for strip foundations and not less than 600 mm in width for square or rectangular foundations. Foundations should also be buried a minimum of 460 mm below the surface for frost protection.

We expect that the settlement of footings designed as recommended should be within the normally acceptable limits of 25 mm total and 2 mm per m differential.

Adjacent foundations constructed at differing elevation should be offset from each other by a minimum distance of twice the difference in elevation 2:1 (H:V). For example, two foundations separated by 1.0 m in elevation should be offset horizontally from each other by a minimum distance of 2.0 m as measured from the inside edges of those foundations. Foundations constructed within 2:1 (H:V) of each other may impose additional vertical and horizontal forces on lower foundation, columns, and/or foundation walls. GeoPacific should review foundation layouts which do not achieve the minimum 2:1 (H:V) offset

Foundation subgrades of all buildings must be reviewed by a geotechnical engineer prior to footing construction.

6.3 Seismic Design of Foundations

A design seismic hazard having a 2% probability of exceedance in a 50 year period (return period of 1 in 2,475 years) would result in a peak ground acceleration (PGA) of 0.332g for this site.

The subgrade underlying the site may be classified as Site Class C as defined in Table 4.1.8.4A of the 2019 Vancouver Building By-Law. The subsurface soils beyond the depth of foundations are not considered prone to ground liquefaction or other forms of ground softening caused by earthquake induced ground motions.

6.4 Slab-On-Grade Floors

Floor slabs should be underlain by a minimum of 150 mm of free draining granular material, such as 19 mm clear crushed gravel, compacted tightly in place. General grade reinstatement or backfill beneath slab on grade areas should be done with engineered fill, as described in Section 6.1. The free draining under slab layer (gravel) should be hydraulically connected to the perimeter drainage system to facilitate the removal of any water which accumulates under the slab.

Compaction of the slab-on-grade fill must be reviewed by the geotechnical engineer.

6.5 Site and Foundation Drainage

Slab elevations for the underground portion of the development have not yet been provided. However, based on the contemplated 2 or 3 levels of parking, we expect that any groundwater encountered would be in the form of perched groundwater trapped in sandier zones within the glacial till.

We expect that inflows from perched groundwater can be managed with conventionally pumped sumps. We recommend that the mechanical design assume an inflow of 20 – 30 L/min into the excavation for sizing of the sump pump.

A perimeter drainage system will be required for the below grade structure to prevent the development of hydrostatic pressure on the foundation walls and the basement floor slabs. Long term steady state flows are expected to be less than 5 L/min for post construction, but should be confirmed once final excavation depths are known.

6.6 Temporary Excavations and Shoring

Due to the structure's anticipated proximity to property lines and neighbouring structures, we expect that a vertical shored excavation will be required on all sides of the development.

It is our opinion that the soils onsite are sufficiently strong to allow for typical anchored shotcrete shoring, which is the most economical method for the expected excavation depth and soil conditions. We expect that conventional anchors will be appropriate for the majority of the site. However, we recommend an allowance be made for injection type hollow core anchors in the event that saturated seams of sand or gravel are encountered within the glacial till.

Our experience in this area indicate that cobbles and boulders are present in the glacial till. Cobbles and small boulders can typically be removed with conventional excavation equipment. However, large boulders and bedrock may require splitting/blasting to facilitate their removal from site.

Temporary cut slopes in excess of 1.2 m in height require review by a professional engineer in accordance with WorkSafe BC guidelines.

6.7 Earth Pressures on Foundation Walls

We expect the foundation walls to be fully restrained at the location of intervening floors and somewhat flexible (capable of some rotation) between the floors. We assume that a vertical excavation cut will be supported using a shoring system with no working space and a drained cavity between the shoring and foundation walls.

We recommend that foundation walls be designed to resist the following lateral earth pressures:

Static:	Triangular soil pressure distribution of 4.0 H (kPa), where H is equal to the total wall height in metres.
Seismic:	Inverted triangular soil pressure distribution of 2.0 H (kPa), where H is equal to the total wall height in metres.

expect that the perimeter drainage system will be connected to the synthetic drainage material and sufficiently the groundwater level such that hydrostatic pressures against the foundation walls are eliminated.

Any additional surcharge load located near the foundation walls should be added to the earth pressures given.

The geotechnical engineer should be contacted for the review of all backfill materials and procedures.

7.0 FIELD REVIEWS

The preceding sections make recommendations for the design and construction of the proposed development. We have recommended the review of certain aspects of the design and construction. It is important that these reviews are carried out to ensure that our intentions have been adequately communicated. It is also important that any contractors working on the site review this document prior to commencing their work.

It is the responsibility of the contractors working on-site to inform GeoPacific a minimum of 48 hours in advance that a field review is required. In summary, reviews are required by geotechnical engineer for the following portions of the work.

1. Excavation	Review of temporary cut slopes and soil conditions.
2. Shoring	Review of shotcrete shoring construction, anchor installation, testing, and de-tensioning, and anchor/shoring removal.
3 Engineered Fill	Review of fill materials and compaction;
4. Foundations	Review of foundation subgrades.
5. Slab on-grade	Review of subgrade and under slab fill materials and compaction.
6. Backfill	Review of backfill materials and placement against foundation walls.

It is critical that these reviews are carried out to ensure that our intentions have been adequately communicated. It is also critical that contractors working on the site view this document in advance of any work being carried out so that they become familiar with the sensitive aspects of the works proposed. It is the responsibility of the developer to notify GeoPacific Consultants Ltd. when conditions or situations not outlined within this document are encountered.

8.0 CLOSURE

This report has been prepared exclusively for Polygon Pacific Homes for the purpose of providing geotechnical recommendations for the design and construction of the proposed development described herein. The report remains the property of GeoPacific Consultants Ltd. and unauthorized use, or duplication of this report is prohibited.

We are pleased to be of assistance to you on this project and we trust that our comments and recommendations are both helpful and sufficient for your current purposes. If you would like further details or would like clarification of any of the above, please do not hesitate to call.

For:

GeoPacific Consultants Ltd.

Reviewed By:



Permit to Practice EGBC
1000782

OCT 18 2021

Adam Zywotkiewicz, B.Sc., GIT
Project Manager

Matt Kokan, M.A.Sc., P.Eng.
Principal





SITE PLAN

SCALE = NTS

LEGEND:

TH##-## – PROPOSED TEST HOLE (TH) LOCATION

LOCATIONS ARE APPROXIMATE

REFERENCE:

GEOweb Property Viewer, 2021

GEOPACIFIC
VANCOUVER KAMLOOPS CALGARY

1779 W. 75th Avenue
Vancouver, B.C. V6P 6P2

P 604.439.0922
F 604.439.9189

DATE:	October 14, 2021	
DRAWN BY: AZ	APPROVED BY:	REVIEWED BY: MJK
SCALE: NTS		

GEOTECHNICAL INVESTIGATION

3050 Baird Road, North Vancouver, BC

TEST HOLE LOCATIONS

FILE NO.: 19978

DWG. NO.: 19978-01

REVISIONS:
A.
B.
C.

ORIGINAL PAPER SIZE: 432x317

APPENDIX 'A'

Test Hole Log: TH21-01

File: 19978
Project: Proposed Mixed-Use Development
Client: Polygon Development Ltd.
Site Location: 3050-3174 Baird Road, North Vancouver

GEOPACIFIC CONSULTANTS
1779 W 75th Avenue, Vancouver, BC, V6P 6P2
Tel: 604-439-0922 Fax:604-439-9189

INFERRED PROFILE

Depth (ft / m)	Symbol	SOIL DESCRIPTION	Depth/Elev (m)	Moisture Content (%)	DCPT (blows per foot) 10 20 30 40	Groundwater / Well	Remarks
0 / 0		Ground Surface	139.0				
		ASPHALT	0.0				
		SAND and GRAVEL SAND and GRAVEL, brown to dark brown, compact, dry, primarily medium to coarse grained sand	138.4 0.6				
3 / 1		**SILTY SAND** SILTY SAND, brown to light brown, compact, slightly moist, primarily fine to medium grained sand, minor red brown and grey mottling	137.8 1.2				
7 / 2		**SANDY SILT** SANDY SILT, light brown, stiff to very stiff, moist, trace coarse grained sand, some red brown mottling, some laminations	136.9 2.1				
12 / 4		**SILTY SAND and GRAVEL** SILTY SAND and GRAVEL, brown to light brown and brown grey, dense to very dense, slightly moist, fine to coarse grained sand, trace to some cobble	135.3 3.7				DCPT refusal at 2.7 m Auger refusal at 3.7 m
		End of Borehole					

DCPT: 19, 13, 16, 18, 14, 17, 14, 31, >50

Logged: MW
Method: Auger
Date: October 8, 2021

Datum: Sea Level
Figure Number: A01
Page: 1 of 1

Test Hole Log: TH21-02

File: 19978
Project: Proposed Mixed-Use Development
Client: Polygon Development Ltd.
Site Location: 3050-3174 Baird Road, North Vancouver

GEOPACIFIC CONSULTANTS
1779 W 75th Avenue, Vancouver, BC, V6P 6P2
Tel: 604-439-0922 Fax:604-439-9189

INFERRED PROFILE

Depth (ft / m)	Symbol	SOIL DESCRIPTION	Depth/Elev (m)
0 / 0		Ground Surface	138.8
0 / 0		**ASPHALT**	0.0
1 / 0		**SAND and GRAVEL** SAND and GRAVEL, dark brown to brown and brown grey, compact, slightly moist, primarily medium to coarse sand	
7 / 2		**SAND** SAND, brown grey, compact, slightly moist, primarily medium grained sand, minor dark brown and red brown and grey mottling	136.5 2.3
11 / 3		**SANDY SILT** SANDY SILT, light brown grey, stiff to very stiff, moist, trace gravel, some red brown and grey mottling	135.5 3.4
16 / 5		**SILTY SAND and GRAVEL** SILTY SAND and GRAVEL, brown grey, very dense, slightly moist, primarily coarse grained with some fine to medium grained sand	133.6 5.2
20 / 6		**SILTY SAND and GRAVEL** SILTY SAND and GRAVEL, grey, very dense, slightly moist, fine to coarse grained sand	
		End of Borehole	

Moisture Content (%)

DCPT (blows per foot) 10 20 30 40



Groundwater / Well

Remarks

DCPT refusal at 2.7 m

Minor groundwater seepage was observed to occur between 4.6 - 5.2 m

Auger refusal at 5.2 m

Logged: MW
Method: Auger
Date: October 8, 2021

Datum: Sea Level
Figure Number: A02
Page: 1 of 1

Test Hole Log: TH21-03 (MW21-03)

File: 19978
Project: Proposed Mixed-Use Development
Client: Polygon Development Ltd.
Site Location: 3050-3174 Baird Road, North Vancouver

GEOPACIFIC CONSULTANTS
1779 W 75th Avenue, Vancouver, BC, V6P 6P2
Tel: 604-439-0922 Fax:604-439-9189

INFERRED PROFILE

Depth (ft / m)	Symbol	SOIL DESCRIPTION	Depth/Elev (m)
0 / 0		Ground Surface	138.0
		ASPHALT	0.0 / 137.4
1 / 0		**SAND and GRAVEL** SAND and GRAVEL, brown grey, compact, moist, primarily medium to coarse grained sand	0.6
2 / 1		**SANDY SILT** SANDY SILT, light brown to brown grey and grey to grey brown, firm to stiff, moist - red brown and grey mottling 0.6 - 0.9 m - silt is grey from 0.9 - 1.5 m - highly laminated 0.9 - 2.4 m - silt content increases from 2.4 - 3.4 m	134.6 / 3.4
3 / 2		**SILT** SILT, grey, firm, moist to wet	133.3 / 4.7
4 / 3		**SAND** SAND, brown grey, very dense, moist, some gravel, trace silt, primarily fine to medium grained sand	132.7 / 5.3
5 / 4		**SILTY SAND and GRAVEL** SILTY SAND and GRAVEL, brown grey to grey and grey brown, very dense, moist - brown grey 5.3 - 6.1 m - grey to grey brown 6.1 - 8.8 m	
6 / 5			
7 / 6			
8 / 7			
9 / 8			129.2 / 8.8
10 / 9		End of Borehole	

Moisture Content (%)

DCPT (blows per foot)
10 20 30 40
25, 11, 4, 6, 7, 9, 8, 9, 6, 8, 6, 5, 5, 4, 6, >50

Groundwater / Well

Remarks

- Minor groundwater seepage was observed to occur at approximately 2.1 m
- DCPT refusal at 4.9 m
- Groundwater level was measured to be 7.25 m on October 8, 2021 at 15:00
- Auger refusal at 8.8 m

Logged: MW
Method: Auger
Date: October 8, 2021

Datum: Sea Level
Figure Number: A03
Page: 1 of 1

Test Hole Log: TH21-04

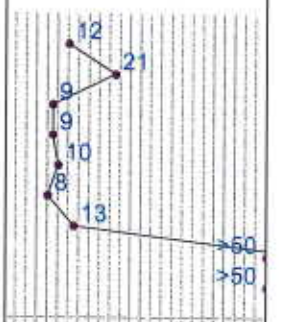
File: 19978
Project: Proposed Mixed-Use Development
Client: Polygon Development Ltd.
Site Location: 3050-3174 Baird Road, North Vancouver

GEOPACIFIC CONSULTANTS
1779 W 75th Avenue, Vancouver, BC, V6P 6P2
Tel: 604-439-0922 Fax:604-439-9189

Depth (ft / m)	Symbol	SOIL DESCRIPTION	Depth/Elev (m)
0 / 0		Ground Surface	138.8
		ASPHALT	0.0
		SAND and GRAVEL SAND and GRAVEL, grey brown, compact, moist	
3 / 1		**SANDY SILT** SANDY SILT, light brown, stiff, moist, red brown and grey mottling	136.8
7 / 2			2.0
		SILT SILT, brown grey to grey, stiff, moist, trace to some sand, grey and red brown mottling	
		SILTY SAND and GRAVEL SILTY SAND and GRAVEL, grey to grey brown and brown grey, dense to very dense, moist to wet, some medium to coarse grained sand lenses	
30 / 9			129.7
		End of Borehole	9.1

Moisture Content (%)

DCPT (blows per foot) 10 20 30 40



Groundwater / Well

Remarks

Minor groundwater seepage was observed to occur at approximately 2.4 m

DCPT refusal at 2.7 m

Auger refusal at 9.1 m

Logged: MW
Method: Auger
Date: October 8, 2021

Datum: Sea Level
Figure Number: A04
Page: 1 of 1

GEOPACIFIC CONSULTANTS

P (604) 439 0922
geopacific.ca
1779 West 75th Avenue
Vancouver, B.C. V6P 6P2

Polygon Development 395 Ltd.
1333 West Broadway #900
Vancouver, BC
V6H 4C2

November 24, 2025
File: 18586
R0

Attention: Devon Smart

Re: Hydrogeological Investigation Report – Proposed Mixed-Use Development
1246-1268 Lynn Valley Road, North Vancouver, BC

1.0 INTRODUCTION

We understand that Polygon Development 395 Ltd. intends to proceed with the development of the above-mentioned site. Architectural drawings provided by NSDA Architects., dated 23rd June 2025, indicate that the proposed development will include a 2-phase mixed-use residential complex comprising 408 homes in four separate buildings with at-grade commercial retail space and some office space. The development will be over two levels of common underground parking. Phase 1 encompasses the approximate eastern half of the site, and Phase 2 encompasses the approximate western half of the site. The P2 top-of-slab elevation is shown at 133.26 m geodetic (Phase 1) and 132.44 m geodetic (Phase 2).

This report presents the results of our hydrogeological investigation and provides recommendations pertaining to groundwater management for the design and construction of the proposed development. The report has been prepared exclusively for Polygon Development 395 Ltd, for their use and the use of others on their design and construction team. We also expect this report will be relied upon by the District of North Vancouver during their permit process. No other use of this report is permitted without written consent of GeoPacific.

2.0 SITE DESCRIPTION

The site is located at the civic address of 3050 – 3174 Baird Road, 1246-1260 and 1262-1268 Lynn Valley Road, North Vancouver, BC.

Phase 1 is located at the eastern half of the site and is comprised of two contiguous lots (1246-1260 and 1262-1268 Lynn Valley Road) which create an irregular shaped parcel. The Phase 1 is located on the north side of Lynn Valley Road and is bounded by existing residential or commercial developments to the north, west and east. The site gently slopes from 140 m geodetic at the south to 139 m geodetic at the north. The phase 1 site has an approximate area of 6,170 m^2 (DNV GEOweb Property Viewer, 2025). It is currently improved with commercial buildings, up to 2 levels above grade, with paved parking and landscaped areas.

Phase 2 is located at the western half of the site and is comprised of a single lot that is roughly rectangular in shape. Phase 2 is bounded by Baird Road to the west, an existing commercial development to the east and southeast (Phase 1), and existing single-family homes to the north and south. Currently, the site is improved with low rise apartment buildings, paved access ways and landscaped yards. The site is generally flat at an elevation of approximately 139 m geodetic with small localized low points at 138 m geodetic and encompasses an area of approximately 7,750 m^2 (DNV GEOweb Property Viewer, 2025).

Combined, both phases have an area of 14,174.8 m^2 according to the Butler Sundvick Drawings, dated 19th March 2025.

Hastings Creek is located approximately 20 m from the northeast corner of Phase 1, and is noted to flow in an easterly direction, away from the site, joining Lynn Creek approximately 1.6 km southeast of the site. According to the survey drawings provided by Butler Sundvick (dated 18th March, 2025), the creek top-of-bank elevation is at around 138.30 m geodetic and the waters edge is shown at elevations of between 134.20 and 134.09 m geodetic.

The location of the site in relation to surrounding improvements is shown on Drawing No. 18586-01, following the text of this report.

3.0 FIELD INVESTIGATION

Two phases of site investigation were completed at the site by GeoPacific. The initial investigation targeted Phase 1 and was conducted on the March 17th, 2021. At that time, a total of three solid stem auger test holes, supplemented with two dynamic cone penetration tests (DCPT's), were advanced to depths of up to 10.7 m below existing grade. Two of the test holes were finished as groundwater monitoring wells to determine the groundwater conditions present at the site.

The second phase of investigation targeted Phase 2 and was conducted on the 8th of October 2021. At that time, a total of four solid stem auger test holes, each supplemented with a dynamic cone penetration test (DCPT) sounding, were advanced to depths of up to 9.1 m below existing grade. Two test holes were finished as groundwater monitoring wells to facilitate the groundwater monitoring and testing.

Both phases of investigation were completed using a track mounted auger drill rig supplied by Uniwide Drilling, of Prince George, B.C. All monitoring wells were installed with a 10/20 sand pack surrounding the screened interval and backfilled with bentonite chips to grade. All monitoring wells were completed with cemented flush mount covers. Any test holes not completed as monitoring wells were subsequently backfilled and sealed in accordance with provincial requirements.

Prior to the investigations, a BC One Call was placed and a utility and service locate was conducted to clear the proposed drilling locations for buried services and utilities. The test holes were supervised and logged by a member of our technical team, and samples were obtained for geotechnical soil classification.

The approximate locations of the test holes and wells shown on Drawing No. 18586-01, following the text of this report. Detailed test hole logs are presented in Appendix 'A', following the text of this report.

4.0 SUBSURFACE CONDITIONS

4.1 Mapped Geology

According to the Geological Survey of Canada Map 1486A the regional geology is described as Capilano sediments overlying Vashon drift glacial till.

4.2 Soil Conditions

In general, the soil profile noted from the surface downwards at our test hole locations consisted of topsoil/ asphalt, underlain by post-glacial silt, then silty sand and gravel glacial till to beyond the depth of investigation. A general description of the soils encountered is provided below.

Topsoil / Asphalt

All seven test holes were advanced in locations with asphaltic surfacing. The asphalt was underlain by up to 0.9 m of compact to dense, silty sand to sandy silt and gravel fill. It was noted to be brown to light brown, dry to moist and mottled.

Sand to Silty Sand to Silt to Sandy Silt (Post-Glacial)

A layer of silt to sand was encountered at all test holes below the upper fill soils and is inferred to be post glacial. The post glacial soils are present to depths of between 1.5 m (TH21B-02 and TH21B-03) and 4.7 m (TH21A-03(MW21A-03)) below current site grades. The soils are typically sandy at the upper contact and fined with depth and be thickest at the southwest corner of the site. It was noted to be light brown to grey with oxidation mottling and be moist to wet. DCPT soundings vary between 4 to 31 which indicate that this stratum was generally firm to stiff.

Silty Sand and Gravel (Glacial Till)

A layer of silty sand and gravel is present below the post glacial deposits at all drilling locations, and we infer that this layer is representative of Glacial Till. The glacial till soils are present to the maximum drilled depth of 10.7 m (TH21B-01(MW21B-01)) below existing grades. It was noted to be grey to brown to grey, dry to moist, very dense and contain cobbles throughout. DCPT refusal occurred at the upper contact of the glacial till at all test hole locations. Auger refusal also occurred within the glacial till at all test hole locations at depths ranging from 3.2 to 10.7 m below existing grades.

Based on our experience in the area we expect that the glacial till extends well below the contemplated excavation depths.

More detailed descriptions for the subsurface soil conditions are presented on the drilling logs provided in Appendix 'A', following the text of this report.

5.0 GROUNDWATER CONDITIONS

5.1 Mapped Groundwater Conditions

With reference to the British Columbia Water Resources Atlas, the site is **not** situated within the mapped extent of any known groundwater aquifer. No groundwater aquifers were identified during the site investigation. A shallow perched groundwater regime is anticipated at the upper contact of the lower permeability glacial till soils, or from within sandier zones in the low permeability glacial till soils at depth.

As mentioned above there is a watercourse (Hastings Creek) located 20 m to the north east of the site that flows in an easterly direction away from the site and joins Lynn Creek as a tributary approximately 1.6 km southeast of the site. According to the survey drawings provided by Butler Sundvick (dated 18th March, 2025), the creek top-of-bank elevation is at 138.30 m geodetic, and the waters edge is shown at elevations of between 134.20 and 134.09 m geodetic.

The following sections describes our program of groundwater monitoring, hydraulic conductivity testing, seepage analysis and will provide recommendations pertaining to groundwater management for the design and construction of the proposed development.

5.2 Hydrogeological Units

The first hydrogeological unit encountered is the topsoil, fill and post-glacial soils. Precipitation typically accumulates in surficial soils when confined by underlying less permeable soil layers. Groundwater seepage resulting from excavation through the upper surficial soils are expected to be minor and transient, with any inflows of perched groundwater expected to cease after reaching an initial drained condition. Subsequent inflows of perched groundwater from these deposits would be coincident with periods of sustained precipitation.

Glacial till is present underlying the post glacial material. Some perched groundwater seepage commonly occurs during early excavation through glacial till soils. Though this is anticipated to be limited to short term transient seepage of perched groundwater from more permeable and sandy lenses the till or from perched groundwater accumulated at the upper contact of glacial till soils. In our experience, groundwater seepage resulting from glacial till generally reduces relatively rapidly, to a near negligible rate.

Given the hydrogeological units presented in this section, we do not anticipate encountering static groundwater conditions. Any groundwater encountered is expected to be representative of perched groundwater that would actively drain into the excavation by gravity.

5.3 Groundwater Monitoring Well Summary

Groundwater monitoring wells were installed at the site, to facilitate monitoring of groundwater levels and hydraulic conductivity testing. These wells are summarised on the following table (Table 1).

Table 1 – Summary of Groundwater Monitoring Wells

Well No.	Surface Elevation (m geodetic)	Screened Section		Geology of Screen Section
		m bgs	m geo	
Phase 1				
MW21B-01	139.00	8.00 – 9.50	131.00 - 129.50	Silty Sand and Gravel (Glacial Till)
MW21B-03	140.00	4.90 – 6.40	135.10 - 133.60	
Phase 2				
MW21A-01	139.00	3.27 – 4.10	135.73 – 133.90	Silty Sand and Gravel (Glacial Till)
MW21A-02	138.80	3.27 – 4.81	135.53 – 133.99	
MW21A-03	138.00	6.80 – 8.40	131.20 - 129.60	

***Well elevations are estimated from City of North Vancouver 1 m elevation contours and considered approximate**

After the installation of the above wells they were subsequently developed using a bailer that was used to remove a minimum of three well volumes from each of the wells, or until they became dry. Due to the age and condition of TH21A-03 (MWA21-03) and MWB21-01, the wells were re-developed to remove sediment and smearing to improve connectivity between the well screen and the surrounding formation. During the development of MW21B-03 and MWA21-01 wells both became dry after approximately 1.5 well volumes.

5.4 Manual Groundwater Level Measurements

The following table is a summary of manual water level measurement obtained using a water level monitoring probe (Table 2).

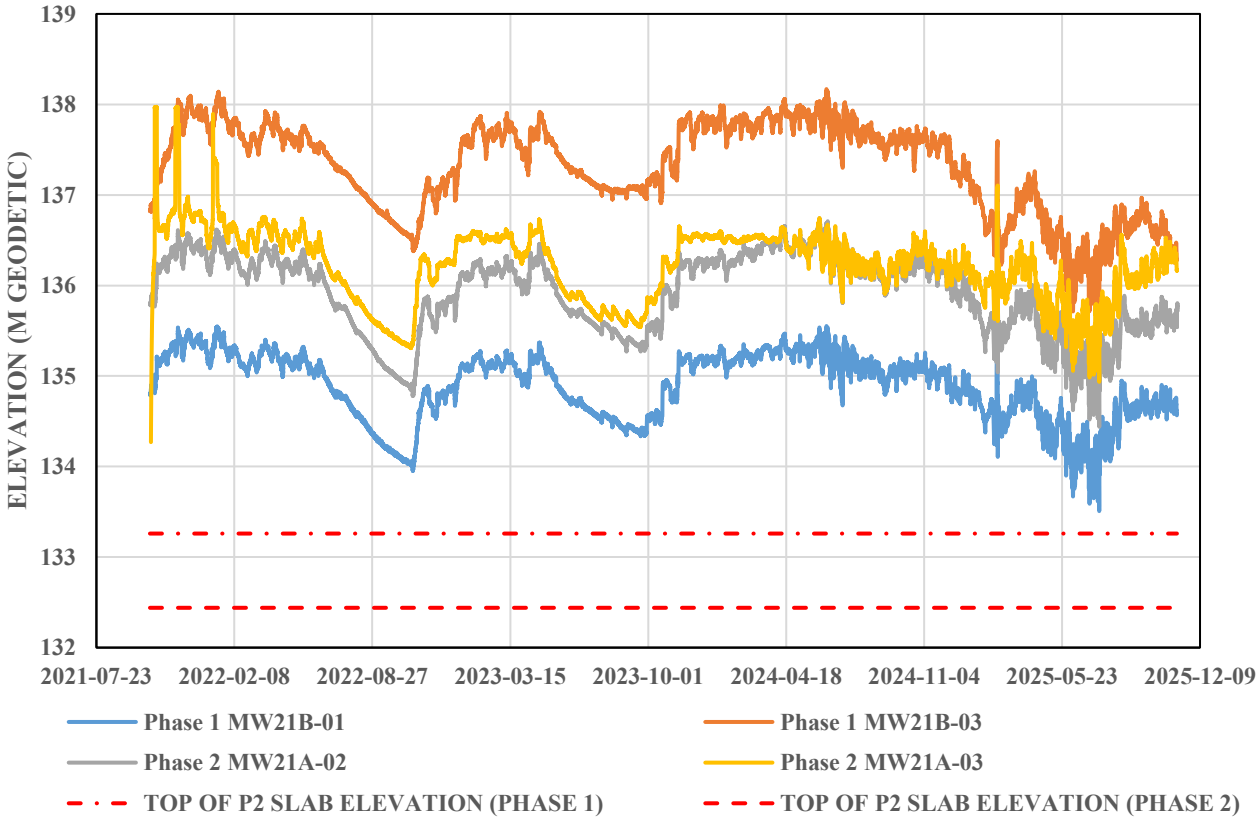
Table 2 – Manual Groundwater Level Measurements

Well No.	Oct 21, 2025		Nov 5, 2025		Nov 7, 2025		Nov 11, 2025	
	mbgs	mgeo	mbgs	mgeo	mbgs	mgeo	mbgs	mgeo
Phase 1								
MW21B-01	5.3	133.7	4.42	134.58	4.55	134.45	4.59	134.41
MW21B-03	3.37	136.63	3.71	136.29	3.94	136.06	3.90	136.10
Phase 2								
MW21A-01	4.21	134.79	2.30	136.70	Not accessible		Not accessible	
MW21A-02	3.45	135.35	3.08	135.72	3.03	135.77	3.05	135.75
MW21A-03	2.10	135.90	1.84	136.16	2.30	135.7	1.77	136.23

5.5 Automated Groundwater Level Measurements

Groundwater levels have been monitored at selected wells using automated pressure transducers for the period between October 2021 to November 2025 and are presented on the following graph (Figure 1):

Figure 1 – Groundwater Monitoring Levels Recorded using Automated Piezometers



The above graph (Figure 1) displays the groundwater levels recorded at each of the four groundwater monitoring wells for both Phase 1 and Phase 2. The dash-dot red line and the dashed red line are representative of the top of P2 slab elevation for Phase 1 (133.26 m geodetic) and Phase 2 (132.44 m geodetic) respectively. Groundwater elevation data was recorded continuously for a period of 49 months and encapsulates the winter periods between 2021 and 2024. Thus, we consider the data suitable to understand seasonal variation in groundwater levels.

Figure 1 shows that the water level data recorded at each of the four monitoring wells have a similar trend over-time, with water levels generally starting to increase around mid-October which is consistent with the beginning of the rainy period. The water levels before November 2024 show a clear seasonal trend, with lower groundwater levels during the summer months and higher groundwater levels over the rainy winter period. After November 2024 the typical groundwater level trend changes and the four monitoring wells show a trend with clear fluctuations, though lesser change seasonally. The cause for the change in the groundwater level trend is unclear, though may be attributed to changes in groundwater recharge or possibly attributed to development in the wider area.

A groundwater contour plan, shown on Drawing No.18586-02, shows the general flow direction of groundwater across the site. The groundwater contour plan is presented in Appendix 'B', following the text of this report.

The lowest elevations of the P2 top of slab, which vary slightly between the two phases, are shown by a dashed red line and a dashed dotted red line above. Based on the P2 elevations, the shallow groundwater will be encountered during excavation. A seepage analysis is included below in Section 6.0 that will provide an estimate of groundwater seepage rates into the proposed excavation.

5.6 Hydraulic Conductivity Testing

Slug testing was conducted at the site to provide estimates of the hydraulic conductivity of subsurface soils. A PVC bailer was used to induce a near-instantaneous change in groundwater level, and the subsequent recovery to a rest water level was monitored using an automated pressure transducer that was set to a 2 second sampling frequency. A hydraulic conductivity test was not completed in MW21A-01 due to insufficient water column in the monitoring well. The results of the hydraulic conductivity testing are summarised on the following table (Table 3):

Table 3 – Summary of Estimated Hydraulic Conductivity Values

Well No.	**Geology of Screen Section**	**Hydraulic Conductivity Estimate - Bouer and Rice Solution (m/s)**
Phase 1		
MW21B-01	Silty Sand and Gravel (Glacial Till)	2.1×10^{-06}
MW21B-03		3.9×10^{-07}
Phase 2		
MW21A-02	Silty Sand and Gravel (Glacial Till)	4.4×10^{-06}
MW21A-03		1.3×10^{-07}
Geometric Mean		8.3×10^{-07}

The above estimated hydraulic conductivity values indicate that the hydraulic conductivity of the subsurface soils is of moderately low to low permeability. Thus, significant groundwater seepage is not expected. The slug test data was analyzed using Aquifer Test Pro 10.0 and the analysis sheets are presented in Appendix 'C'.

5.7 BC Water Atlas

A search was conducted on the BC Water Atlas website on the 6th of November, 2025 (BC Gov, 2025). The search confirmed that the site is **not** situated within the mapped extent of any known groundwater aquifer. The search further concluded that there are three well records (WTN99396, WTN99371 and WTN99378) located within 500 m of the subject site, all completed at the Lynn Valley Care Center that is located approximately 470 m southwest of the subject site. The well records are summarized in Table 4 below:

Table 4 – Summary of Available Well Records

Well Tag No.	Address	Distance	Well Depth (mbgs)	Description
WTN99396	1070 Lynn Valley Road	470 m SW	46	The well record indicates that the soil profile comprises cobbles and boulders of granite to 22 mbgs followed by gravel with sand and gravel lenses to 45 mbgs and granite bedrock at depth. The well record indicates that there is an estimated well yield of 20 USgpm and that static groundwater level is at 15.06 mbgs.
WTN99371			213	The well record indicates that the soil profile comprises till-like material with large cobbles followed by till gravel with boulders to 35.36 mbgs, gravel with coarse sand and green silt to 41.45 mbgs followed by bedrock to depth. The well record indicates that there is an estimated well yield of 23 USgpm and that the static groundwater level is at 16.8 mbgs.
WTN99378			121.92	The well record indicates that the soil profile comprises gravel and large cobbles to 56.4 m below ground surface (mbgs) followed by coarse sand and gravel to 62.8 mbgs followed by bedrock to the maximum drilled depth. The well record indicates that there is an estimated well yield of 50 USgpm and that the static groundwater level is at 20.42 mbgs.

Given the proposed excavation depth, and geological profile encountered at the subject site, we expect that there will be no impact to the well by the proposed works as they are considered beyond the radius of influence of the site.

5.8 Summary of Groundwater Conditions

Our review of the soil and groundwater conditions, presented in the previous sections, indicates that a shallow groundwater regime is present below the site and will likely be encountered during the proposed excavation works. Groundwater monitoring conducted between 2021 and 2025 suggests that for 2 levels of below grade buried parking, a shallow groundwater regime will be encountered below about 138 m to 135.5 m geodetic.

Our hydraulic conductivity testing results, detailed above in Section 5.6, suggests that the glacial till soils are generally of low permeability and hence would likely produce relatively light groundwater seepage during construction that can be managed using conventional methods such as sumps and sump pumps.

It is our understanding that long-term pumping of groundwater, for below grade parking in the District of North Vancouver, is not permitted and thus any portion of the proposed structure that extends below the seasonal maximum water table will likely require an infiltration system to redistribute groundwater seepage to the subsurface. This is discussed further in Section 8.0 below.

Hydrogeological sections that show the proposed buried underground parking, soil profile and groundwater levels are included in Drawing No. 18586-G-GW1, following the text of this report. The location of the section line is shown on Drawing No. 18586-01, following the text of this report.

6.0 SEEPAGE ANALYSIS

A seepage analysis was undertaken for both phases of the proposed development using a finite element computer program SEEP/W (GeoStudio, 2021) to provide an initial estimate for the groundwater inflows into the proposed excavation. Two north to south sections were selected for the seepage analysis, representing Phase 1 and Phase 2.

Considering our field observations and experience in the area, the following assumptions were considered in the finite element seepage analysis:

1) All materials are modelled as saturated.
2) As a conservative measure, a constant head boundary for recharge to the seepage model was assumed to be 30 m from the excavation.
3) The combined excavation measures 129 m x 95 m.
4) The excavation depth for the purpose of the model is set to 0.6 m below the P2 slab elevation, to account for perimeter drainage and excavations for footings.
5) The constant head boundary condition groundwater level was set to 135 m geodetic in the north for both phases, which is assumed to be the high-water level at Hastings Creek. The constant head boundary condition groundwater level was set to 138 m geodetic in the south for Phase 1 and 136.6 m geodetic for Phase 2, which is based on the highest groundwater level observed at MW21B-03 and MW21A-03 respectively.
6) The hydraulic conductivity of the fill soils has been assigned an assumed hydraulic conductivity of 1.0 x 10^{-06} m/s based on our experience and published literature values.
7) The hydraulic conductivity of the post glacial sediments has been assigned an assumed hydraulic conductivity of 1.0 x 10^{-06} m/s based on our experience and published literature values.
8) The hydraulic conductivity of the glacial till soils in both phases have been assigned a hydraulic

conductivity of 8.3 x 10^{-07} m/s, based on the geometric mean of slug testing results completed at monitoring wells (detailed in Section 5.6 above).

9) The calculated seepage volumes are based on inflows from subsurface groundwater only. Inflows as a result of precipitation are not included.

The results of the seepage analysis indicate that steady-state groundwater seepage is estimated at a rate of approximately 40 L/min (<3 L/min per 1,000 m^2 of excavation) combined from both phases, assuming they are both excavated at once and that groundwater recharge stabilizes at a 30 m distance from the excavation. The graphical representations of our seepage analysis results are included in Appendix 'D'.

The seepage analysis has been undertaken based on some assumptions and in conjunction with the limitations of the software which include analysis in two-dimensional space with a somewhat simplified soil stratigraphy. The layers within the model have been inferred between drill logs. Slight variations in elevations, soil conditions, and fluctuating groundwater levels will ultimately impact the actual flow volumes encountered in the excavation. We recommend that seepage rates are confirmed at the time of bulk excavation for the purpose of sizing mechanical systems.

7.0 GROUNDWATER MANAGEMENT PLAN

7.1 Construction

Any groundwater ingress and precipitation during construction will be directed to a sump. The sump is to be constructed at the low point(s) of the excavation to the specifications outlined on the Erosion and Sediment Control Plan. Water will then be pumped from the sump to the onsite water treatment system which includes CO_2 adjustment, settling tanks and mechanical filtration. Discharge water will then be directed to a catch basin adjacent to the site.

7.2 Post-Construction

A perimeter drainage system is recommended to prevent the buildup of hydrostatic pressures acting on the parkade walls or underslab, in accordance with BC Building Code recommendations. Though it is our understanding that the District of North Vancouver does not permit any permanent pumping of groundwater to their municipal storm or sanitary infrastructure. Considering this, any water that enters the perimeter drainage system in the permanent condition would accumulate in sumps at the P2 level and should be directed to an on-site groundwater infiltration system.

8.0 DISCUSSION

We understand that Polygon Development 395 Ltd. intends to proceed with the development of the above-mentioned site. Architectural drawings provided by NSDA Architects., dated 23rd June 2025, indicate that the proposed development will include a 2-phase mixed-use residential complex comprising 408 homes in four separate buildings with at-grade commercial retail space and upper storey commercial office space. The development will be over two levels of common underground parking. Phase 1 encompasses the approximate eastern half of the site, and Phase 2 encompasses the approximate western half of the site. The P2 top-of-slab elevation is shown at 133.26 m geodetic (Phase 1) and 132.44 m geodetic (Phase 2).

Given the soil conditions encountered, groundwater monitoring and groundwater testing completed we anticipate that there will be some groundwater seepage to the proposed excavation. Groundwater seepage is anticipated to be primarily from the glacial till soils which we anticipate are not capable of storing or transmitting significant quantities of groundwater. No aquifers were identified during the site investigation, and if present are expected to be far below the proposed excavation depths.

Our hydraulic conductivity testing yielded results for the glacial till that are typical of low permeability soils. A seepage analysis was completed for the site, as detailed in Section 6.0. This seepage analysis estimated that steady-state groundwater seepage would be at a rate of 40 L/min (<3 L/min per 1,000 m^2) for the entire site, based on highly conservative model assumptions. This is a relatively negligible rate of groundwater seepage for a site of this size. However, it is our understanding that long-term pumping of groundwater, for below grade buildings in the District of North Vancouver, is not permitted and therefore an on-site groundwater disposal solution will be required. On-site infiltration test will be required to design the proposed infiltration system.

During construction groundwater ingress and precipitation will be directed to a sump and subsequently towards the ESC system, after treatment discharge water will then be directed to a catch basin adjacent to the site.

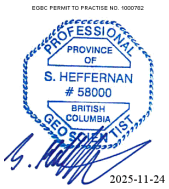
Lastly, monitoring wells can create preferential pathways for groundwater to travel and flow from zones of higher pressure towards areas with lower pressure and therefore it is recommended that any wells installed at the site be decommissioned in accordance with Provincial requirements.

9.0 CLOSURE

This report has been prepared exclusively for our client, for the purpose of providing groundwater management recommendations for the design and construction of the proposed development described herein. This report remains the property of GeoPacific Consultants Ltd. and unauthorized use of, or duplication of this report is prohibited.

We are pleased to be of assistance on this project and we trust that our recommendations are sufficient for your current purposes. If you would like further details or would like clarification of any of the above, please do not hesitate to contact the undersigned.

For:
GeoPacific Consultants Ltd.



Sean Heffernan, M.Sc., P.Geo.
Hydrogeology Manager

Reviewed by:

Matt Kokan, M.A.Sc., P.Eng.
Principal

Ana Berry, M.Sc.
Hydrogeologist



N

LEGEND:

- SITE BOUNDARY
- PHASE BOUNDARY
- HYDROGEOLOGICAL SECTION LINE
- 1M ELEVATION CONTOURS (NV)
- GROUNDWATER MONITORING WELL
- TEST HOLE

NOTES

LOCATION OF SITE BOUNDARY AND TEST HOLE LOCATIONS ARE APPROXIMATE.

REFERENCE:

Basemap copyright Google (2025).

GEOPACIFIC CONSULTANTS

DATE:		
14 NOVEMBER 2025		
DRAWN BY:	APPROVED BY:	REVIEWED BY:
AB	MJK	MJK
SCALE:		
NTS		

GEOTECHNICAL INVESTIGATION

1246 - 1268 LYNN VALLEY RD, NORTH VANCOUVER, BC

TEST HOLE LOCATIONS

FILE NO.: 18586

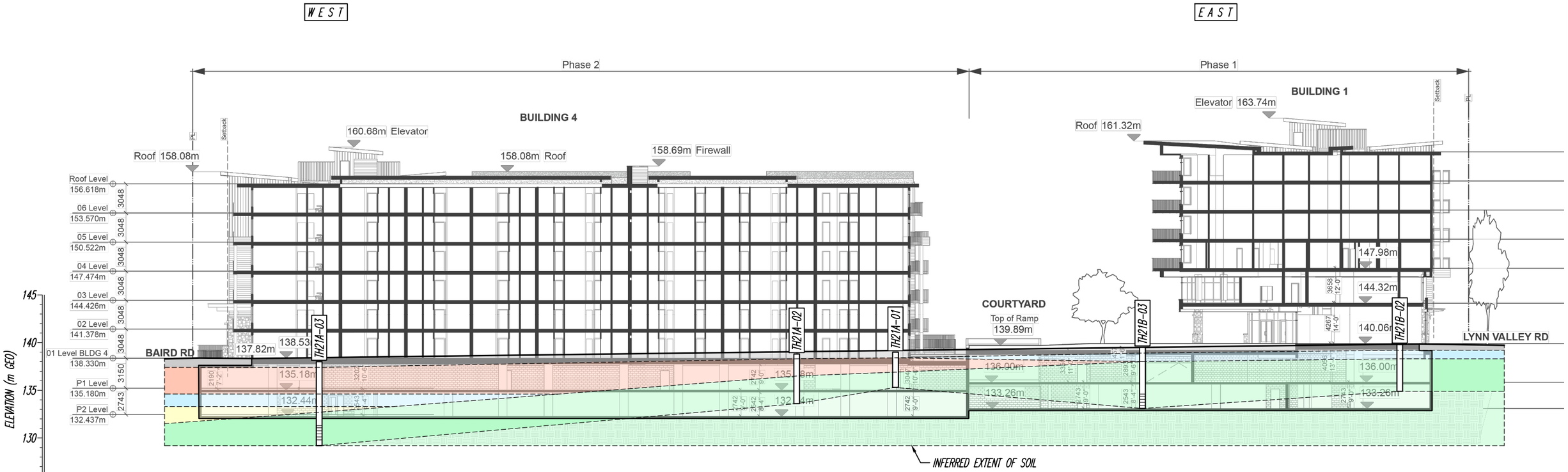
DWG. NO.: 18586-01

REVISIONS:

A.

B.

C.



CROSS SECTION

1:400

LEGEND:

- FILL/SAND AND GRAVEL
- SANDY SILT
- SILT
- SAND
- SILTY SAND AND GRAVEL

ORIGINAL PAPER SIZE 11"x17"

REFERENCE: NSDA ARCHITECTS PROJECT NO. 23018 SHEET NO. A-303 JUNE 23, 2025	GEOPACIFIC CONSULTANTS	DATE: NOVEMBER 18, 2025	PROPOSED DEVELOPMENT 3050-3174 BAIRD ROAD & 1246-1268 LYNN VALLEY ROAD, NORTH VANCOUVER, B.C. HYDROGEOLOGY - SECTION A	FILE NO.: 18586	REVISIONS: A. B. C.
		DRAWN BY: N.S.K. / APPROVED BY: M.J.K. / REVIEWED BY: A.B.		DWG. NO.: G-GW1	
		SCALE: AS SHOWN			

APPENDIX A

Test Hole Log: TH21A-01 (MW21A-01)

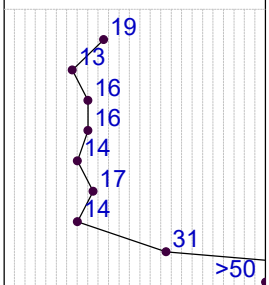
File: 19978
Project: Proposed Mixed-Use Development
Client: Polygon Development Ltd.
Site Location: 3050-3174 Baird Road, North Vancouver

GEOPACIFIC CONSULTANTS
1779 W 75th Avenue, Vancouver, BC, V6P 6P2
Tel: 604-439-0922 Fax:604-439-9189

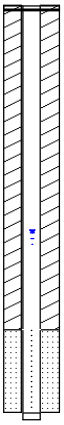
Depth (ft / m)	Symbol	SOIL DESCRIPTION	Depth/Elev (m)
0 / 0		Ground Surface	138.9
		ASPHALT	0.0 / 138.3
		SAND and GRAVEL SAND and GRAVEL, brown to dark brown, compact, dry, primarily medium to coarse grained sand	0.6 / 137.6
1 / 2		***SILTY SAND*** SILTY SAND, brown to light brown, compact, slightly moist, primarily fine to medium grained sand, minor red brown and grey mottling	1.2 / 136.7
3 / 4		***SANDY SILT*** SANDY SILT, light brown, stiff to very stiff, moist, trace coarse grained sand, some red brown mottling, some laminations	2.1 / 135.2
5 / 6		***SILTY SAND and GRAVEL*** SILTY SAND and GRAVEL, brown to light brown and brown grey, dense to very dense, slightly moist, fine to coarse grained sand, trace to some cobble	3.7
7 / 8		End of Borehole	
9 / 10			

Moisture Content (%)

DCPT (blows per foot) 10 20 30 40



Groundwater / Well



Remarks

Water level is 2.3 m on the 6/11/2025

DCPT refusal at 2.7 m

Auger refusal at 3.7 m

Logged: MW
Method: Auger
Date: October 8, 2021

Datum: Sea Level
Figure Number: A01

Test Hole Log: TH21-02A (MW21A-02)

File: 19978
Project: Proposed Mixed-Use Development
Client: Polygon Development Ltd.
Site Location: 3050-3174 Baird Road, North Vancouver

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1779 W 75th Avenue, Vancouver, BC, V6P 6P2
Tel: 604-439-0922 Fax:604-439-9189

INFERRED PROFILE

Depth (ft / m)	Symbol	SOIL DESCRIPTION	Depth/Elev (m)
0 / 0		Ground Surface	138.2
		ASPHALT	0.0
		SAND and GRAVEL SAND and GRAVEL, dark brown to brown and brown grey, compact, slightly moist, primarily medium to coarse sand	
7 / 2		***SAND*** SAND, brown grey, compact, slightly moist, primarily medium grained sand, minor dark brown and red brown and grey mottling	135.9 2.3
11 / 3		***SANDY SILT*** SANDY SILT, light brown grey, stiff to very stiff, moist, trace gravel, some red brown and grey mottling	134.9 3.4
16 / 5		***SILTY SAND and GRAVEL*** SILTY SAND and GRAVEL, brown grey, very dense, slightly moist, primarily coarse grained with some fine to medium grained sand	133.0 5.2
20 / 6		***SILTY SAND and GRAVEL*** SILTY SAND and GRAVEL, grey, very dense, slightly moist, fine to coarse grained sand	
		End of Borehole	

Moisture Content (%)

DCPT (blows per foot) 10 20 30 40

17, 15, 10, 9, 12, 10, 15, 44, >50

Groundwater / Well

Remarks

DCPT refusal at 2.7 m
Groundwater level at 3.08 m on 6/11/2025

Minor groundwater seepage was observed to occur between 4.6 - 5.2 m

Auger refusal at 5.2 m

Logged: MW
Method: Auger
Date: October 8, 2021

Datum: Sea Level
Figure Number: A02

Test Hole Log: TH21-03A (MW21A-03)

File: 19978
Project: Proposed Mixed-Use Development
Client: Polygon Development Ltd.
Site Location: 3050-3174 Baird Road, North Vancouver

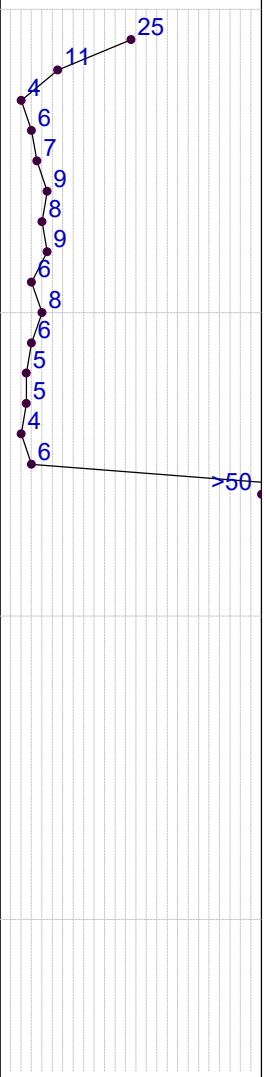
GEOPACIFIC CONSULTANTS
1779 W 75th Avenue, Vancouver, BC, V6P 6P2
Tel: 604-439-0922 Fax:604-439-9189

INFERRED PROFILE

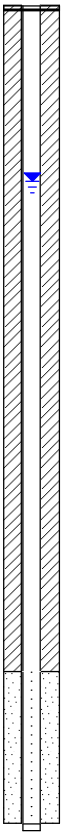
Depth (ft / m)	Symbol	SOIL DESCRIPTION	Depth/Elev (m)
0 / 0		Ground Surface	137.9
		ASPHALT	0.0 / 137.3
1 / 0		***SAND and GRAVEL*** SAND and GRAVEL, brown grey, compact, moist, primarily medium to coarse grained sand	0.6
2 / 1		***SANDY SILT*** SANDY SILT, light brown to brown grey and grey to grey brown, firm to stiff, moist - red brown and grey mottling 0.6 - 0.9 m - silt is grey from 0.9 - 1.5 m - highly laminated 0.9 - 2.4 m - silt content increases from 2.4 - 3.4 m	
3 / 2			
4 / 3			134.6 / 3.4
5 / 4		***SILT*** SILT, grey, firm, moist to wet	133.2 / 4.7
6 / 5		***SAND*** SAND, brown grey, very dense, moist, some gravel, trace silt, primarily fine to medium grained sand	132.6 / 5.3
7 / 6		***SILTY SAND and GRAVEL*** SILTY SAND and GRAVEL, brown grey to grey and grey brown, very dense, moist - brown grey 5.3 - 6.1 m - grey to grey brown 6.1 - 8.8 m	
8 / 7			
9 / 8			129.1 / 8.8
10 / 9		End of Borehole	

Moisture Content (%)

DCPT (blows per foot) 10 20 30 40



Groundwater / Well



Remarks

Groundwater level was measured to be 1.77 m on 6/11/2025

Minor groundwater seepage was observed to occur at approximately 2.1 m

DCPT refusal at 4.9 m

Auger refusal at 8.8 m

Logged: MW
Method: Auger
Date: October 8, 2021

Datum: Sea Level
Figure Number: A03
Page: 1 of 1

Test Hole Log: TH21-04A

File: 19978
Project: Proposed Mixed-Use Development
Client: Polygon Development Ltd.
Site Location: 3050-3174 Baird Road, North Vancouver

GEOPACIFIC CONSULTANTS
1779 W 75th Avenue, Vancouver, BC, V6P 6P2
Tel: 604-439-0922 Fax:604-439-9189

INFERRED PROFILE

Depth (ft / m)	Symbol	SOIL DESCRIPTION	Depth/Elev (m)
0 / 0		Ground Surface	138.5
		ASPHALT	0.0
		SAND and GRAVEL SAND and GRAVEL, grey brown, compact, moist	
1 / 1		***SANDY SILT*** SANDY SILT, light brown, stiff, moist, red brown and grey mottling	136.5
2 / 2		***SILT*** SILT, brown grey to grey, stiff, moist, trace to some sand, grey and red brown mottling	2.0
3 / 3		***SILTY SAND and GRAVEL*** SILTY SAND and GRAVEL, grey to grey brown and brown grey, dense to very dense, moist to wet, some medium to coarse grained sand lenses	
4 / 4			
5 / 5			
6 / 6			
7 / 7			
8 / 8			
9 / 9			129.3
10 / 10		End of Borehole	9.1

Moisture Content (%)

DCPT (blows per foot) 10 20 30 40

12, 21, 9, 9, 10, 8, 13, >50, >50

Groundwater / Well

Remarks

Minor groundwater seepage was observed to occur at approximately 2.4 m

DCPT refusal at 2.7 m

Auger refusal at 9.1 m

Logged: MW
Method: Auger
Date: October 8, 2021

Datum: Sea Level
Figure Number: A04
Page: 1 of 1

Test Hole Log: TH21-01 B (MW21B-01)

File: 18586
Project: Proposed Mixed-Use Development
Client: Polygon Homes
Site Location: 18586

GEOPACIFIC CONSULTANTS
1779 West 75th Avenue, Vancouver, BC, V6P 6P2
Tel: 604-439-0922 Fax:604-439-9189

Depth (ft / m)	Symbol	SOIL DESCRIPTION	Depth (m)
0 / 0		Ground Surface	0.0
		Asphalt	
		Silty Sand and Gravel (Fill) Silty sand and gravel, compact to dense, moist, grey	0.9
4 / 1			1.2
		Sand Sand, some silt, some gravel, compact, grey brown, dry to moist	
7 / 2		***Silt*** Silt, very stiff, brown with oxidation mottling, dry	
11 / 3			3.4
		Silty Sand and Gravel Silty sand and gravel, cobbles throughout, very dense, grey brown, moist	
35 / 10			10.7
		End of Borehole	

Moisture Content (%)

DCPT (blows per foot): 10 30 50 70 90
9, 21, 18, 18, 26, 17, 16, 16, 16, 10, 67, >100

Groundwater / Well

Remarks

Till becomes wet at 7.6 m, poor sample recovery

Hollow stem refusal at 9.4 m

Logged: AZ
Method: SS Auger
Date: March 17, 2021

Datum: Existing Grades
Figure Number:

Test Hole Log: TH21B-02

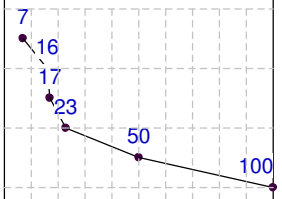
File: 18586
Project: Proposed Mixed-Use Development
Client: Polygon Homes
Site Location: 18586

GEOPACIFIC CONSULTANTS
1779 West 75th Avenue, Vancouver, BC, V6P 6P2
Tel: 604-439-0922 Fax:604-439-9189

Depth (ft / m)	Symbol	SOIL DESCRIPTION	Depth (m)
0 / 0		Ground Surface	0.0
		Asphalt	
		Silty Sand and Gravel (Fill) Silty sand and gravel, compact to dense, dry, grey	0.6
1 / 1		***Silt*** Silt, very stiff, brown with oxidation mottling, dry	1.5
2 / 2		***Silty Sand and Gravel*** Silty sand and gravel, cobbles throughout, very dense, grey brown, moist	
3 / 3			
4 / 4			
5 / 5		End of Borehole	4.9
6 / 6			
7 / 7			
8 / 8			
9 / 9			
10 / 10			

Moisture Content (%)

DCPT (blows per foot): 10, 30, 50, 70, 90



Groundwater / Well

Remarks

Auger refusal at 4.9 m below grades

Logged: AZ
Method: SS Auger
Date: March 17, 2021

Datum: Existing Grades
Figure Number:

Test Hole Log: TH21B-03 (MW21B-03)

File: 18586
Project: Proposed Mixed-Use Development
Client: Polygon Homes
Site Location: 18586

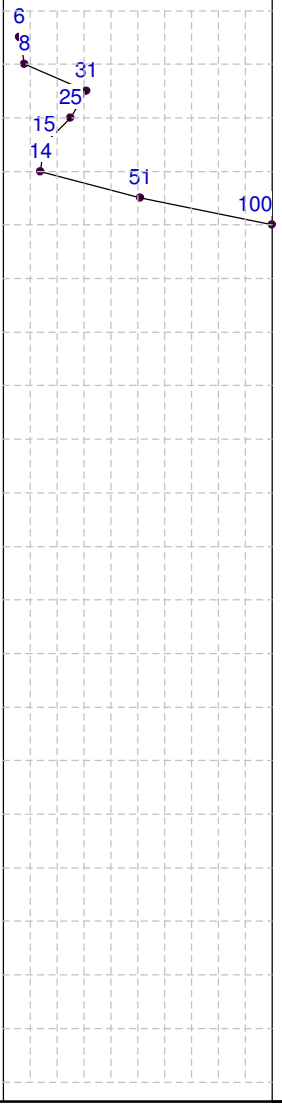
GEOPACIFIC CONSULTANTS
1779 West 75th Avenue, Vancouver, BC, V6P 6P2
Tel: 604-439-0922 Fax:604-439-9189

INFERRED PROFILE

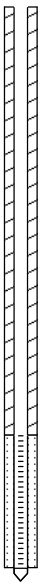
Depth (ft / m)	Symbol	SOIL DESCRIPTION	Depth (m)
0 / 0		Ground Surface	0.0
		Asphalt	0.6
1 / 1		***Silty Sand and Gravel (Fill)*** Silty sand and gravel, compact to dense, dry, brown	1.5
5 / 2		***Silt*** Silt, very stiff, brown with oxidation mottling, dry	
9 / 3		***Silty Sand and Gravel*** Silty sand and gravel, cobbles throughout, very dense, grey brown, dry to moist	
16 / 5			

Moisture Content (%)

DCPT (blows per foot) 10 30 50 70 90



Groundwater / Well



Remarks

Auger refusal at 6.4 m below grades

Logged: AZ
Method: SS Auger
Date: March 17, 2021

Datum: Existing Grades
Figure Number:

APPENDIX B



N

LEGEND:

- SITE BOUNDARY
- PHASE BOUNDARY
- GROUNDWATER CONTOURS
- 1M ELEVATION CONTOURS (NV)
- GROUNDWATER MONITORING WELL
- TEST HOLE

NOTES

LOCATION OF SITE BOUNDARY IS APPROXIMATE.

GROUNDWATER CONTOURS COMPLETED USING WATER LEVELS FROM MW21A-02, MW21A-03, MW21B-01 AND MW21B-03 TAKEN ON 11/11/2025.

REFERENCE:

Basemap copyright Google (2025).

GEOPACIFIC CONSULTANTS

DATE:		
14 NOVEMBER 2025		
DRAWN BY:	APPROVED BY:	REVIEWED BY:
AB	MJK	MJK
SCALE:		
NTS		

GEOTECHNICAL INVESTIGATION

1246 - 1268 LYNN VALLEY RD, NORTH VANCOUVER, BC

GROUNDWATER CONTOURS

FILE NO.: 18586

DWG. NO.: 18586-02

REVISIONS:

A.

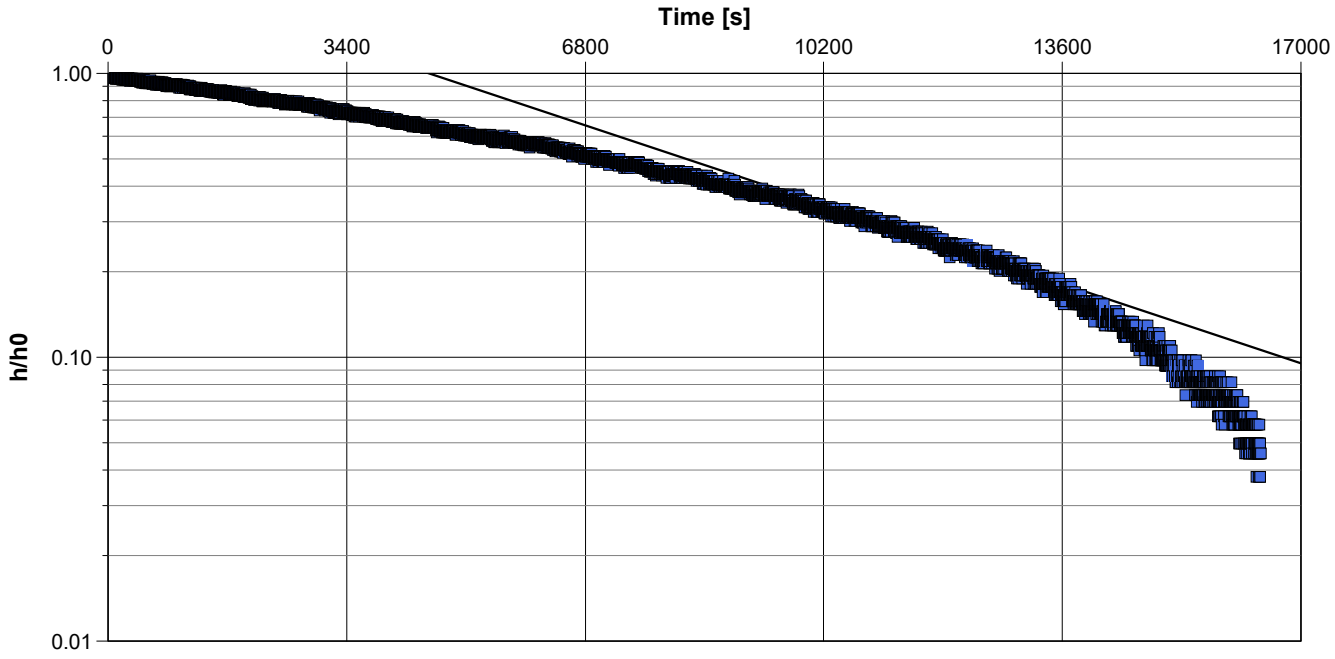
B.

C.

APPENDIX C

	Slug Test Analysis Report
	Project: Proposed Mixed-Use Development
	Number: 19978
	Client: Polygon

Location: 3050 Baird Road	Slug Test: MW21A-03	Test Well: Well 1
Test Conducted by: AB		Test Date: 12/11/2025
Analysis Performed by: AB	MW21A-03	Analysis Date: 12/11/2025
Aquifer Thickness: 10.00 m		

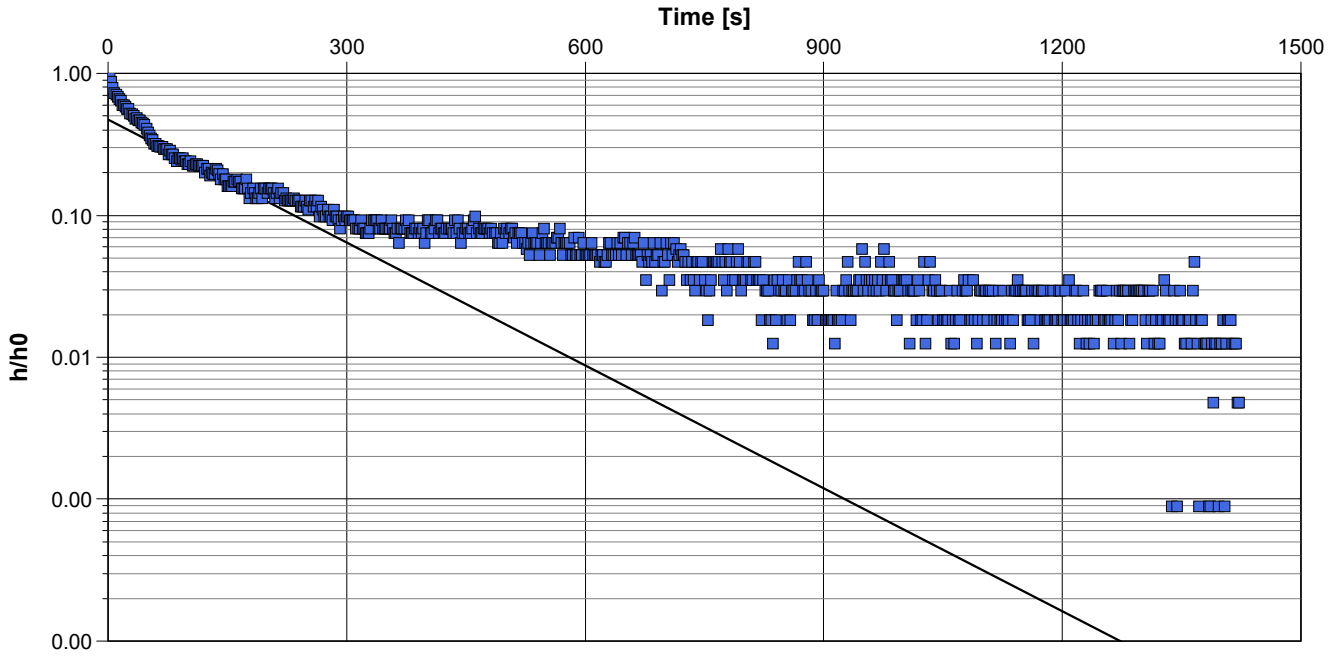


Calculation using Bouwer & Rice

Observation Well	Hydraulic Conductivity [m/s]	
Well 1	1.26×10^{-7}	

	Slug Test Analysis Report
	Project: Proposed Mixed-Use Development
	Number: 19978
	Client: Polygon

Location: 3050 Baird Road	Slug Test: MW21A-02	Test Well: Well 1
Test Conducted by: AB		Test Date: 07/11/2025
Analysis Performed by: AB	MW21A-02	Analysis Date: 07/11/2025
Aquifer Thickness: 10.00 m		

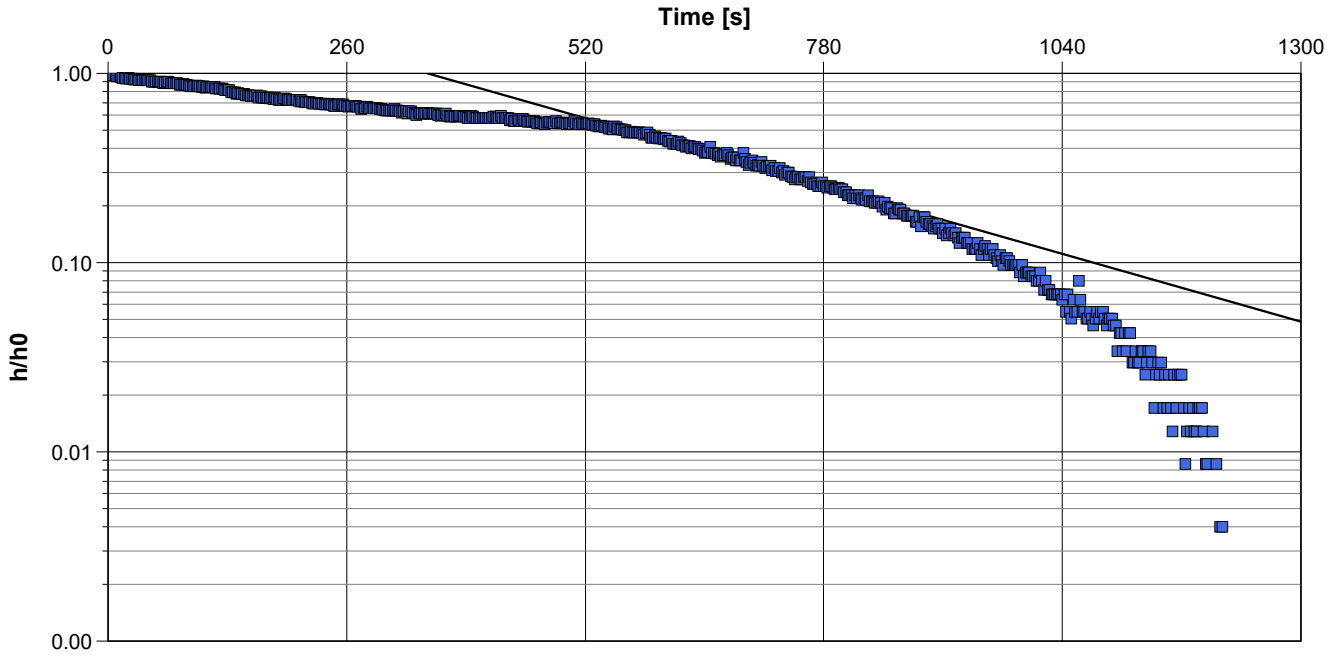


Calculation using Bouwer & Rice

Observation Well	Hydraulic Conductivity [m/s]	
Well 1	4.41×10^{-6}	

	Slug Test Analysis Report
	Project: Proposed Mixed Use Development
	Number: 18586
	Client: Polygon

Location: Lynn Valley Mall North Vancouver	Slug Test: MW21B-01	Test Well: Well 1
Test Conducted by: AB		Test Date: 12/11/2025
Analysis Performed by: AB	MW21B-01	Analysis Date: 12/11/2025
Aquifer Thickness: 10.00 m		

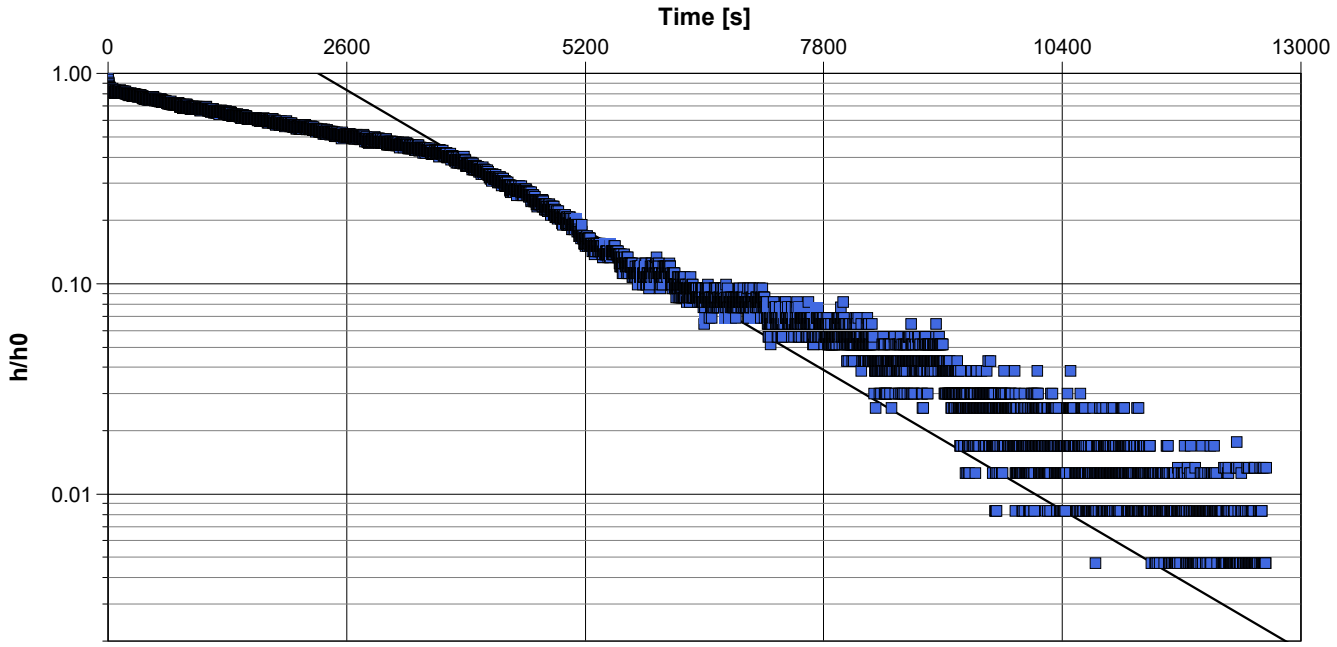


Calculation using Bouwer & Rice

Observation Well	Hydraulic Conductivity [m/s]	
Well 1	2.10×10^{-6}	

	Slug Test Analysis Report
	Project: Proposed Mixed Use Development
	Number: 18586
	Client: Polygon

Location: Lynn Valley Mall North Vancouver	Slug Test: MW21B-03	Test Well: Well 1
Test Conducted by:		Test Date: 13/11/2025
Analysis Performed by: AB	MW21B-03	Analysis Date: 13/11/2025
Aquifer Thickness: 1.00 m		



Calculation using Bouwer & Rice

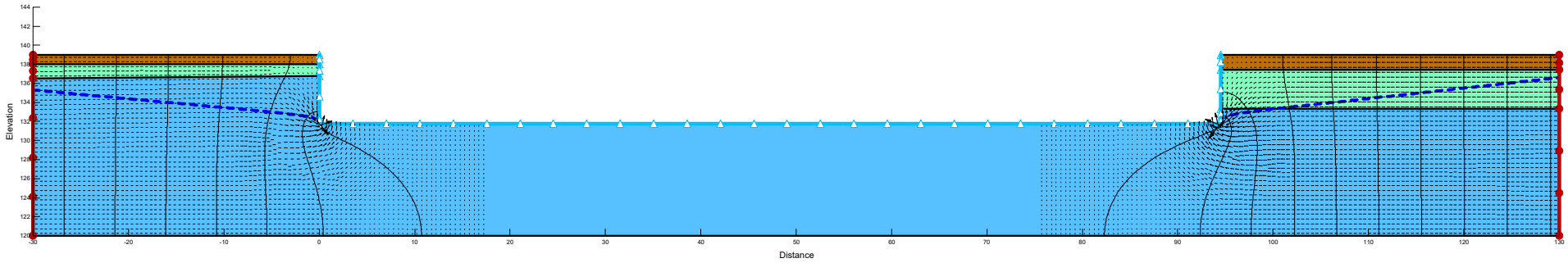
Observation Well	Hydraulic Conductivity [m/s]	
Well 1	3.91×10^{-7}	

APPENDIX D

PHASE 2

NORTH

SOUTH

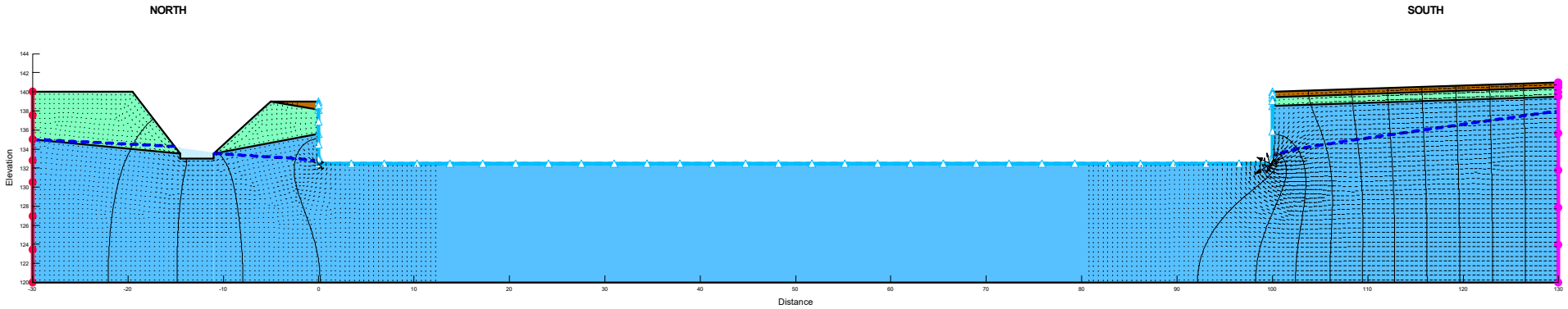


Color	Name	Material Model	Sat Kx (m/sec)
	Fill	Saturated Only	1e-06
	Glacial Till	Saturated Only	8.3e-07
	Post Glacial	Saturated Only	1e-06

Project: PROPOSED DEVELOPMENT	**Job No.: 18586**
Model: SEEP/W Analysis	Date: November 14th, 2025
Method: Steady-State	Scale : 1:650
Site Address : 1246-1268 LYNN VALLEY ROAD, NORTH VANCOUVER, BC	Analysis by: AB

Phase 2 Seep.gsz

PHASE 1



Color	Name	Material Model	Sat Kx (m/sec)
	Fill	Saturated Only	1e-06
	Glacial Till	Saturated Only	8.3e-07
	Post Glacial	Saturated Only	1e-06

Project: PROPOSED DEVELOPMENT	**Job No.: 18586**
Model: SEEP/W Analysis	Date: November 14th, 202
Method: Steady-State	Scale : 1:650
Site Address : 1246-1268 LYNN VALLEY ROAD, NORTH VANCOUVER, BC	Analysis by: AB

GEOPACIFIC
VANCOUVER KAMLOOPS CALGARY
1779 W. 75th Avenue
Vancouver, B.C. V6P 6P2
P 604.439.0922
F 604.439.9189

BRITISH COLUMBIA

Site Disclosure Statement

All fields marked with an asterisk (*) are mandatory.

Has the site been used for any industrial or commercial uses described in Schedule 2 of the Contaminated Sites Regulation? *

- (●) Yes
- ( ) No

If you answered yes to the question above, you must complete this form if no exemptions apply.

Exemptions

Do any of the exemptions from submitting a site disclosure statement apply? (see the Contaminated Sites Regulation, Part 2, Division 3) *

- ( ) Yes
- (●) No

If you answered no to the question above, you must complete this form.

Section I - Contact information

A: Site owners(s) or operators(s)

Last name *

Smart

First name *

+ Add Another

Devon

Company, if applicable

Polygon Development 396 Ltd., Inc. No. BC1276726

Address *

Suite 900 - 1333 West Broadway

City *

Vancouver

Province *

BC

Country *

Canada

Postal code *

V6H 4C2

Phone number *

604-871-4473

Email *

dsmart@polyhomes.com

Last name *

Smart

First name *

Devon

Company, if applicable

Polygon Development 389 Ltd., Inc. No. BC1203254 and Polygon Devel

Address *

Suite 900 - 1333 West Broadway

City *

Vancouver

Province *

BC

Country *

Canada

Postal code *

V6H 4C2

Phone number *

604-871-4473

Email *

dsmart@polyhomes.com

B: Person completing site disclosure statement (leave blank if same as above)

Last name

N/A

First name

N/A

Company, if applicable

N/A

C: Person to contact regarding the site disclosure statement

Last name *

Dogra

First name *

Sumeet

Company, if applicable

Keystone Environmental Ltd.

Address *

320 - 4400 Dominion Street

City *

Burnaby

Phone number *

604-430-0671

Email *

sdogra@keystoneenvironmental.ca

Section II - Site information

Coordinates for the centre of the site:

Latitude

Degrees *

49

Minutes *

20

Seconds *

13.4

Longitude

Degrees *

123

Minutes *

2

Seconds *

23.5

Attention:

A separate map with appropriate scale showing the location and boundaries of the site must be included.

☑ I will include a map with my submission *

Land ownership *

◉ Legally titled, registered property

○ Untitled Crown land

For legally titled, registered property

Site address *

1246-1268 Lynn Valley Road + 3050-3174 Baird Road + Laneway To South of 3050-

City *

North Vancouver

Postal code *

V7J 2A3

PID *

007-993-994

Land description *

⊗

+ Add Another

LOT 2 BLOCK 3 DISTRICT LOT 2023 PLAN 13905

PID *

007-865-473

Land description *

LOT 3 BLOCK 3 DISTRICT LOT 2023 PLAN 14333

PID *

007-800-614

Land description *

LOT B BLOCK 3 DISTRICT LOT 2023 PLAN 14474

Section III - Specified industrial or commercial uses

Indicate all the industrial or commercial uses described in the Contaminated Sites Regulation Schedule 2 which have occurred or are occurring on this site.

Example Schedule 2 references and descriptions

E1. appliance, equipment, or engine maintenance, repair, reconditioning, cleaning or salvage

F10. solvent manufacturing, bulk storage, shipping and handling

Schedule 2 reference and description *

F5. petroleum product, other than compressed gas, dispensing facilities, including service static
F7. petroleum product (other than compressed gas), or produced water storage in non-mobile a

Select all that apply, choose "none" if no Schedule 2 uses apply.

Section IV - Additional information

1. Provide a brief summary of the planned activity and proposed land use at the site. *

Redevelopment and as part of redevelopment, the Site will include laneway currently located to the south of the 3050-3174 Baird Road Parcel. As seen on the attached map, the laneway is considered part of the Site.

If not applicable, type N/A

2. Indicate the information used to complete this site disclosure statement including a list of record searches completed. *

1240-1268 Lynn Valley Road:
- Detailed Site Investigation, 1240–1268 Lynn Valley Road, North, Vancouver, BC, prepared by Active Earth Engineering Ltd., dated November 2020.
- Supplemental Site Investigation (SSI) – 1246–1248 Lynn Valley Road, North Vancouver, BC, prepared by Keystone Environmental Ltd., dated July 2012.
- Supplementary Site Investigation – 1246–1248 Lynn Valley Road, North Vancouver, BC, prepared by Keystone Environmental Ltd., dated August 2009.
- Preliminary Site Investigation – Stage 1 PSI – 1246–1248 Lynn Valley Road, North Vancouver, BC, prepared by Keystone Environmental Ltd., dated July 2007.

3050-3174 Baird Road:
- Phase I Environmental Site Assessment (ESA), 3050-3174 Baird Road, North Vancouver, BC. Prepared by Keystone Environmental Ltd., dated October 18, 2021.

Current Land Titles for all parcels.

Records reviewed include: site visit, interviews, historical records reviews, aerial photographs and satellite imagery, land use maps, city directories, land titles, water well directories, geology, surficial geology, topography maps, BC ENV on-line Site Registry, and soil, groundwater, and vapor analytical results.

3. List any past or present government orders, permits, approvals, certificates or notifications pertaining to the environmental condition of the site: *

The property at 1240-1268 Lynn Valley Road was notified by Petro Canada (for off-Site property located at 1270 Lynn Valley Road) in 2003 for a potential for off-Site migration to the property. In 2006, Petro Canada submitted a withdrawal for the notification of off-Site migration to the property and in March 31, 2021, a Detailed Report for the Site was obtained and a notification for off-Site migration was not observed.

If not applicable, type N/A

Section V - Declarations

Where a municipal approval is not required, you must indicate the reason for submission directly to the registrar:

- Under order
- BIA proceedings
- Foreclosure
- Decommissioning
- CCAA proceedings
- Ceasing operations

By signing below, I confirm that the information in this form is complete and accurate to the best of my knowledge:

SIGNATURE



JULY 31, 2025

Sign above

For agents completing this form, save to PDF then forward the form to the owner/operator to complete this section.

First and last name

Devon Smart

- (●) Owner
- ( ) Operator

Date signed

Approving authority contact information

All fields in this section must be completed by the municipality (including regional districts) or approving officer prior to forwarding the form to the site registrar.

First and last name

Chelsea Nerpio

Agency

District of North Vancouver

Address

355 W Queens Rd, North Vancouver, BC, V7N 2K6

Phone number

6049903680

Email

nerpioc@dnv.org

Reason for submission (Please check one or more of the following):

- [ ] Building permit
  for an activity that will likely disturb soil
- [ ] Subdivision
- [X] Zoning
- [X] Development permit
  for an activity that will likely disturb soil

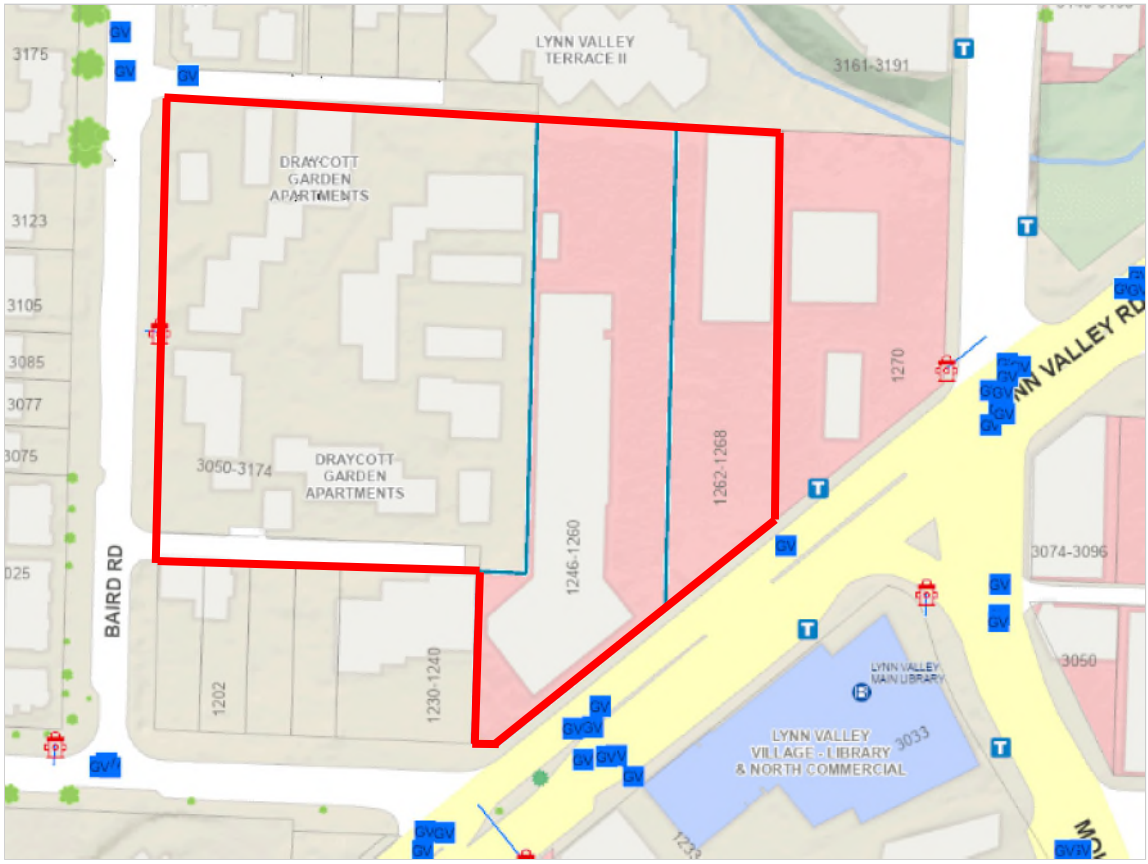
Date received by approving authority

July 31, 2025

Date submitted to registrar

July 31, 2025

DNV Property Information Report



March 13, 2026

File:26250-20/24288, 24289
Site IDs: 24288, 24289

VIA EMAIL ONLY: dsmart@polyhomes.com

Polygon Development 396 Ltd., Inc. No. BC1276726
900 - 1333 West Broadway,
Vancouver, BC V6H 4C2
Attention: Devon Smart

Dear Devon Smart,

Re: Release Request – Rezoning and Development Permit
1246-1268 Lynn Valley Road, 3050-3174 Baird Road and the Laneway adjacent to the south of 3050 Baird Road, North Vancouver, BC
PIDs: 007-993-994, 007-865-473, 007-800-614

This letter is notice pursuant to the *Local Government Act* (section 557(2)(b)(i)) that the District of North Vancouver may approve the combined rezoning and development permit application #DS-PLN2025-00020 under this section because the director does not require site investigation under section 40.1(2) or section 41 of the *Environmental Management Act* (EMA).

This notice is for the limited purpose of rezoning and development permit #DS-PLN2025-00020 and does not apply to any other approvals that may be required with respect to the subject site.

Please be advised of the following:

- This letter allows municipalities and approving officers to proceed with approval of the subject application. It does not constitute review or acceptance by the director of any aspect of the submission requirements for applications under Protocol 6.

- Those persons undertaking site investigations and remediation at contaminated sites in British Columbia are required to do so in accordance with the requirements of EMA and its regulations. The proponent should review all aspects of the government's contaminated sites legislation, protocols and supporting guidance.

- The proponent should retain a qualified environmental consultant to identify and characterize any soil and/or groundwater of suspect environmental quality encountered during any subsurface work at the subject site.

- Penalties for noncompliance with the contaminated sites requirements are provided in sections 115 and 120(17) of EMA.

Refer to the ministry's site identification webpage for more information.

Please contact SiteID@gov.bc.ca if you have any questions about this letter.

Sincerely,



Daniel Tan
for Director, *Environmental Management Act*

cc: Chelsea Nerpio, District of North Vancouver, nerpioc@dnv.org
Erika Nassichuk, District of North Vancouver, nassichuke@dnv.org
Luca Patillo, Keystone Environmental Ltd., lpatillo@keystoneenvironmental.ca
Evan Scheidt, Ministry of Environment and Parks, Evan.Scheidt@gov.bc.ca

DISTRICT OF NORTH VANCOUVER

Memo

March 19, 2026

TO: Mackenzie Stonehocker – Planner 2, Development Planning

FROM: Vito Caffo – Property Services Agent

SUBJECT: **Disposition of Road Allowance Adjacent to 3050–3174 Baird Road, and 1246–1268 Lynn Valley Road and the Agreement of Purchase and Sale dated October 22, 2024 between the District and Polygon Development 389 Ltd. and Polygon Development 390 Ltd. (collectively, "the Purchaser")**

The owners of 3050–3174 Baird Road and 1246–1268 Lynn Valley Road, have entered into an agreement of purchase and sale with the District to acquire an adjacent portion of municipal road allowance. The agreed purchase price for the land is $2,024,100, and it totals approximately 4,619 square feet (429.1 m²).

This disposition is intended to facilitate the redevelopment of the adjacent lands and is subject to the adoption of bylaws to rezone the lands and amend the Official Community Plan. The transaction includes a Licence to Occupy to govern use of the Road Allowance and ensure continued access to adjacent properties, with the transfer of fee simple title to occur at a later date upon the successful rezoning of the adjacent Ross Plaza lands.

NOTICE
Proposed Road Closure and Property Disposition

1246-1268 Lynn Valley Rd and 3050-3174 Baird Rd Highway Closure Bylaw 8781, 2026

The District of North Vancouver gives notice of its intention to close to traffic, and remove the highway dedication of, the portion of road allowance shown outlined in bold and labelled "Closed Road" on the sketch above. This portion of road allowance is 429.1 square metres.



The District of North Vancouver then intends to enter into an agreement granting to Polygon Development 389 Ltd. and Polygon Development 390 Ltd. ("Polygon") a licence to occupy the Closed Road in perpetuity and an agreement to ultimately sell the fee simple title to the Closed Road to Polygon in the future. The licence will stipulate that it is subject at all times to the common law rights of access over the Closed Road of the registered owners and occupiers of immediately adjacent properties. The purchase price for the above licence and disposition is equal to the market value of the Closed Road in the amount of $2,024,100.00. This licence and disposition are subject to the adoption of a bylaw to rezone the Adjacent Lands.

The bylaw to remove the highway dedication of the Closed Road will be considered by Council at its regular meeting on Monday, March 16, 2026 at 7:00pm.

Public input on this item will be facilitated by registering in advance with the Corporate Officer at signup@dnv.org prior to 3:00pm, Monday, March 16, 2026. You will then be contacted by the Corporate Officer with instructions on how to participate in the meeting in person or virtually via Zoom. Written submissions may also be made at input@dnv.org.

DISTRICT OF NORTH VANCOUVER

Questions?
Vito Caffo
Property Services Agent
604-990-2277
caffov@dnv.org

Celebration and concern watching from afar

Continued from A5

internet was shut down."

He described heading to Lonsdale without any formal plan.

"When the news was confirmed, my wife and I simply followed that same Iranian instinct and decided to go to Lonsdale, hoping to see other Iranians who might come out so we could share the excitement from our cars and celebrate together."

Maryam Shariatmadari, a North Shore political activist who became internationally known after protesting Iran's mandatory hijab laws, said she has lost contact with loved ones.

"Unfortunately, I have lost contact with my family and friends inside Iran and have not been able to speak with them since that date. The news indicates that the internet has been shut down."

She said the reaction among many Iranians must be understood in the context of decades of repression.

"It is very hard to say this, and I know it may be unimaginable for people living in free societies: that millions of people become hostages of a bloodthirsty dictatorship, try every possible path, and after so many sacrifices conclude that the only way to move past this regime is through military assistance from other countries."



Protesters gather at the Vancouver Art Gallery on Saturday, September 16, 2023, to commemorate the one-year anniversary of the Women, Life, Freedom movement in Iran. HAMID JAFARI / NORTH SHORE NEWS

She described the gathering on Lonsdale as spontaneous.

"This gathering happened without any prior call. Iranians kept arriving with their flags and filling the sidewalks."

Still, she said her emotions remain complicated.

"I am happy about the death of those who killed our loved ones, but I am worried about the future."

Poreghbal echoed that duality.

"This happiness may seem extreme to some," she said. "But it comes after 47 years of tyranny. Those who have not experienced it cannot understand."

Across the North Shore, celebration and concern now move side by side – hope for an end to a decades-long regime, and fear of what the coming days may bring.

Hamid Jafari is a Vancouver-based freelance journalist who writes about the Iranian community in Canada, art, culture, and social media trends. He has done two placements with the North Shore News that were supported by New Canadian Media. itshamidjafari@gmail.com

Indian Arm residents warn of wake damage

Continued from A16

They can be replaced. What can't be is the shoreline," she said.

At the Feb. 27 meeting, Metro's board resolved to send a letter to the port and the federal Minister of Transportation calling for greater enforcement of vessel speed limits to prevent further wake damage.

"My hope is that this vote will send a message with the weight of the board behind it that will be heard – that we're just asking for the marine regulations that exist to be followed," McCutcheon said.

In response to earlier complaints, FortisBC reduced the number of trips being made each day and directed its contractors to slow down. The gas company acknowledged the ongoing wake issue in its statement.

"FortisBC is aware of community concerns regarding our contractor's vessel operations in Indian Arm. Safety and respect for the local community are paramount to us, and we expect our contractors to uphold these values. We have operational protocols in place to ensure continued adherence to port guidelines. If community members have any questions, please visit our webpage, or contact *egp@fortisbc.com.*"



A FortisBC contractor's water taxi ferries workers to and from the Eagle Mountain Woodfibre Gas Pipeline job site deep in the North Vancouver backcountry. LAURA ELDERTON

With the work camp proposal no longer on the table, Metro board members voted to pause the temporary use permit process until better research and consultation could be done in conjunction with a pending official community plan review.

District of North Vancouver Coun. Lisa Muri, who represents the district at the Metro Vancouver board, said any introduction of new activities in the remote area will need much more careful planning to manage considerable risks.

"We have huge concerns in regards to allowing people going into a very sensitive ecosystem, but also a very inaccessible area," she said. "We do not have a fire boat in the District of North Vancouver. North Shore Rescue also has significant concerns about medical evacuations and who would be responsible for those calls."

The Wigwam Inn was built in 1910 as a wilderness getaway. In later years it became a dance hall, a brothel and an underground casino before the Royal Vancouver Yacht Club purchased the land in 1985 and converted it to a destination for its members.

The yacht club's leadership had been interested in the work camp proposal because it could have provided funds needed for renovations and upgrades at the 116-year-old facility, including a new roof and septic system and conversion from diesel powered generators to renewable energy.

"Wigwam is obviously one of our most beautiful and favourite offshore stations, and it's always on the books to continue to revitalize the space," said Claire Wright, general manager of the Royal Vancouver Yacht Club. "That would have been an opportunity to get some needed funds. But we're going to continue to take care of that lovely space and move forward with it."